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ABN: 23 439 388 197

14 June 2019

Our Reference: 106/19 - #937095

BuildOn Building Certification  
PO Box 59  
MIRIAM VALE QLD 4677

Dear Fred,

**RE: DEVELOPMENT APPLICATION FOR BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME—  
DOMESTIC SHED AT 18 GEORGE STREET, MOUNT PERRY ON LAND DESCRIBED AS LOT 18 ON SP305667**

Thank you for the above-mentioned development application for a development permit, lodged with Council on 27 May 2019. Please find attached the decision notice.

Section 71 and 72 of the Planning Act 2016 identifies when a development approval has effect and the development may start. In summary, a development approval generally has immediate effect, except when, if there is any appeal, after the appeal has ended.

Please quote Council's application number: 106/19 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact Council's Development Services department on 1300 696 272.

Yours sincerely,

  
Gary Rinehart  
Chief Executive Officer

## Decision notice — approval (with conditions)

(Given under section 63 of the Planning Act 2016)

Thank you for your development application detailed below which was properly made on 26 April 2019. The North Burnett Regional Council has assessed your application and decided it as follows:

### 1. Applicant's details

Name: Fred Feather – BuildOn Building Certification  
 Postal Address: PO Box 59  
 MIRIAM VALE QLD 4677  
 Phone: 4974 5049

### 2. Location details

Street address: 17 GEORGE Street  
 MOUNT PERRY QLD 4671  
 Real property description: Lot 18 on SP305677  
 Local government area: North Burnett Regional Council

### 3. Decision

Application number: 106/19  
 Date of decision: 13 June 2019  
 Decision details: Approved in full subject to conditions. These conditions are set out in [Attachment 1](#) and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

### 4. Details of proposed development

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Carrying out building work assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 5. Approved plans

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Copies of the following plans are enclosed in Attachment 3.

Drawing title	Prepared by	Date	Reference no.
Site Plan	North Burnett Regional Council	14.06.2019	
Detailed Site Plan	R Forsyth		

## 6. Conditions

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This approval is subject to the conditions in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

## 7. Further development permits

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- Not applicable

## 8. Referral agencies

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Not applicable – There were no referral agencies for this application.

## 9. Properly made submissions

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Not applicable – No part of the application required public notification.

## 10. Currency period for the approval

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This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

- (1) A part of a development approval lapses at the end of the following period (the **currency period**)—
- for any part of the development approval relating to a material change of use—if the first change of use does not happen within—
    - the period stated for that part of the approval; or
    - if no period is stated—6 years after the approval starts to have effect;
  - for any part of the development approval relating to reconfiguring a lot—if a plan for the reconfiguration that, under the *Land Title Act*, is required to be given to a local government for approval is not given to the local government within—
    - the period stated for that part of the approval; or
    - if no period is stated—4 years after the approval starts to have effect;
  - for any other part of the development approval—if the development does not substantially start within—
    - the period stated for that part of the approval; or
    - if no period is stated—2 years after the approval starts to take effect.

## 11. Rights of appeal

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The rights of applicants to appeal to a tribunal or the *Planning and Environment Court* against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*.

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6>

For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6-pt.2>

Appeal provisions are set out in chapter 6, part 1 of the *Planning Act 2016*

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6> and schedule 1 of the *Planning Act 2016* <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1>

A hard copy of the appeal provisions are provided with this approval.

Should you require any further assistance in process, please contact Council's Development Services department on 1300 696 272.

Yours faithfully,



Gary Rinehart  
**Chief Executive Officer**

Enc: Attachment 1 – Conditions imposed by assessment manager  
Attachment 2 – Approved plans

## Attachment 1 – Conditions Imposed by Assessment Manager

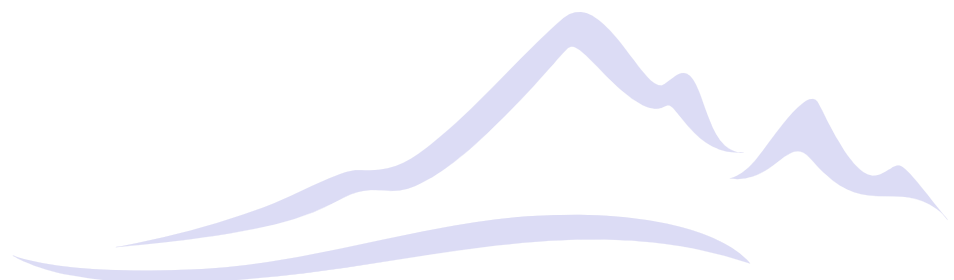
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### General

- 1) Carry out the approved development generally in accordance with the approved plans identified in section 5 “Approved plans” of the decision notice approval, except as modified by the conditions of this approval as relevant.
- 2) Where there is any conflict between conditions of this approval and details shown on the approved plans, the conditions prevail.
- 3) Comply with all of the conditions of this development permit prior to the commencement of the use, unless otherwise and maintain compliance whilst the use continues.
- 4) Outmost projection of the tank is to be 2.4 metres from the road boundary.
- 5) All stormwater overflow from tank is to be discharge to a lawful discharge point.

### Advice to the applicant

- This approval does not represent a development approval for Building Works under the *Building Act 1975*.
- This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

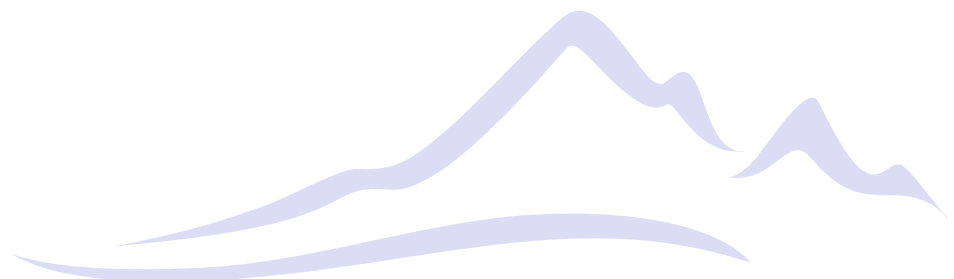


## **Attachment 2 – Approved Plans**

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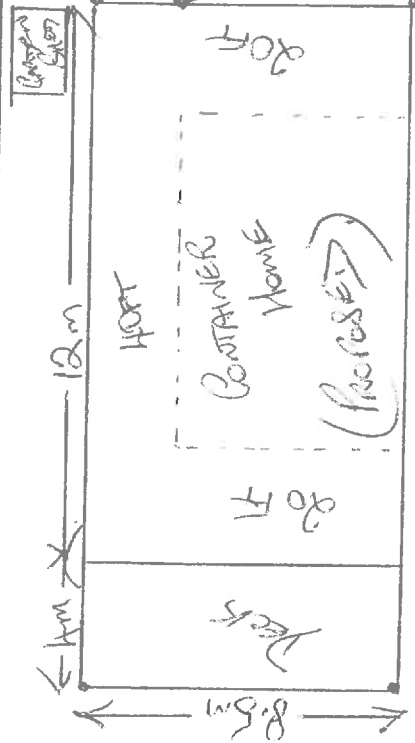
**Please refer to the following pages for approved plan**



# CATHOLIC CHURCH GROUNDS

SOUTH 60.412M

180°  
FINE TREES



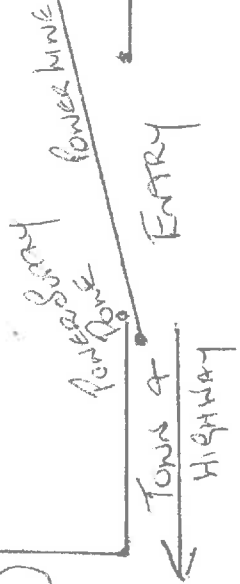
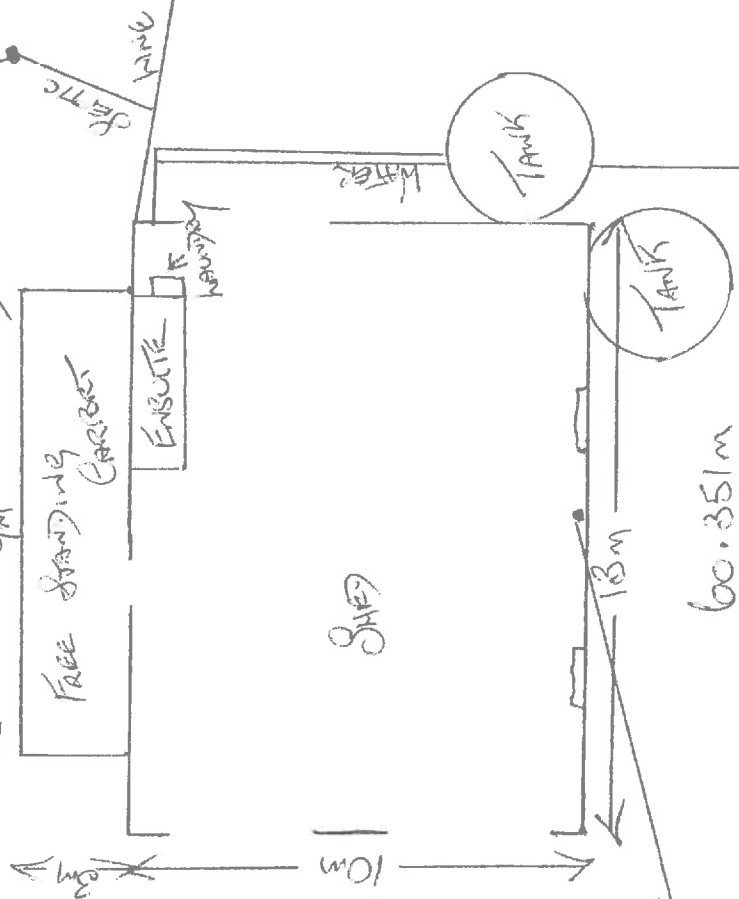
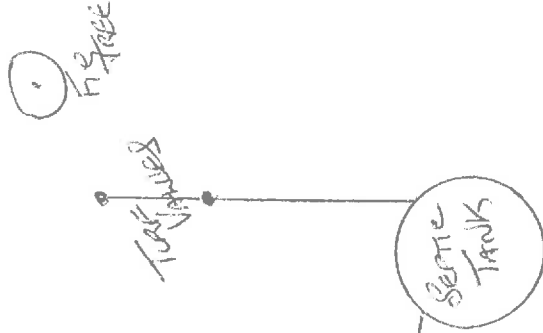
LOT 180W SP  
305677

58.202M  
EAST

**This document forms part of development permit 68-19.**

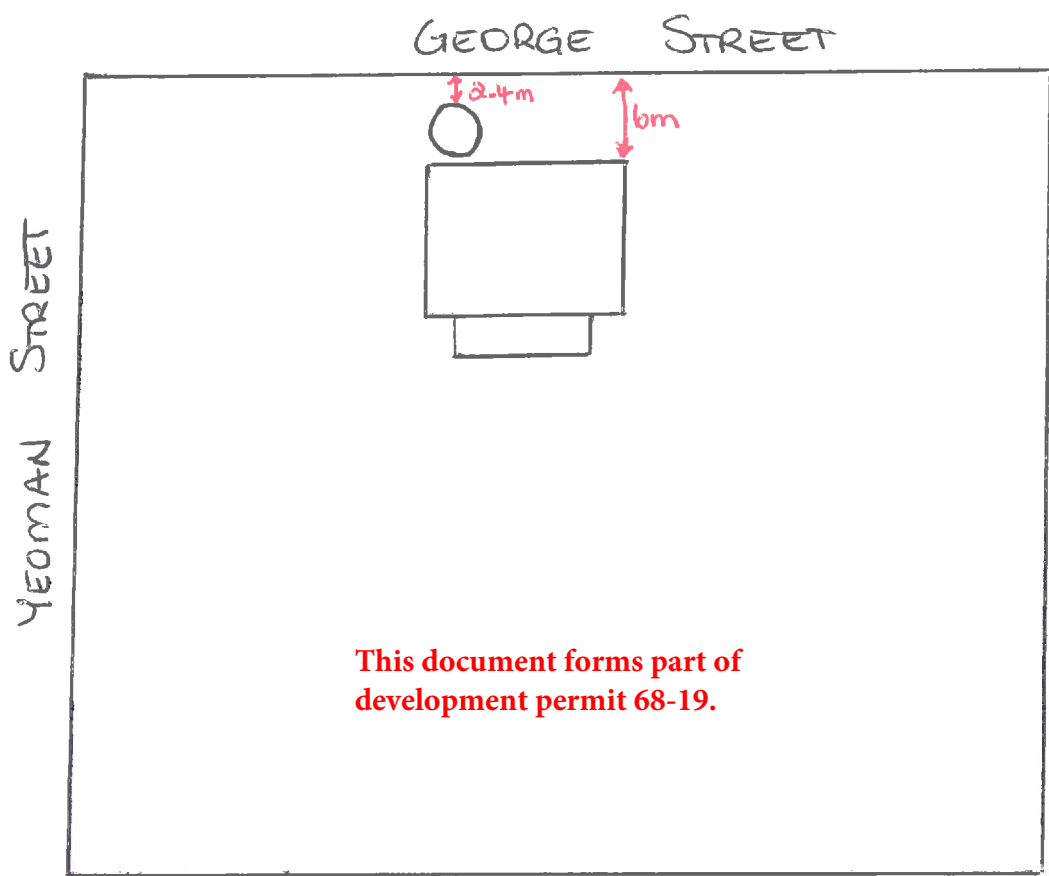
(NO STREET) WEOMAN WEST

- TOWN WATER
- FIRE
- HYDRANT



17 GEORGE STREET NORTH  
TOWNMETER SURVEY METER ENTRY  
TOWNSHIP HIGHWAY ENTRY

189936#  
FINE TREES



SITE PLAN

14.6.19

by N.B.R.C.