



Mailing Address: PO Box 390, Gayndah Qld 4625
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Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

12 January 2021

Your Reference:
Our Reference: DA200176

Carol Miller
4 Bow Street
DEGILBO QLD 4621

Dear Ms Miller

CONCURRENCE AGENCY RESPONSE
4-6 BOW STREET, DEGILBO
(Given under section 56(4) of the *Planning Act 2016*)

Thank you for your concurrence agency referral for the following premises which was properly referred on 23 December 2020. The North Burnett Regional Council has assessed the referral against the relevant matters of its jurisdiction and has made a decision as follows:

Applicant details

Applicant name: Carol A Miller
Applicant contact details: 4-6 Bow Street
DEGILBO QLD 4621
Email: ziggygone@gmail.com
Phone: 0439 750 506
Mobile:

Location details

Street address: 4-6 BOW STREET, DEGILBO
Real property description: Lot 303 on D4701
Local government area: North Burnett Regional Council

Application details

Application number: DA200176
Proposed development: Development Permit for Building Works

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Description of Proposal
Amenity and Aesthetics	Development Permit	Removal House (IN)

Referral triggers

The development application was referred to the Council under the following provisions of the *Planning Regulation 2017*

Referral trigger	Schedule 9 – Building work assessable against the <i>Building Act</i> Part 3 Division 2 Table 1 Particular class 1 and 10 building and structures involving possible amenity and aesthetic impact Schedule 9 – Building work assessable against the <i>Building Act</i> Part 3 Division 2 Table 7 Building work for removal or rebuilding
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Decision

Decision Details: The North Burnett Regional Council advises the assessment manager that;

The development approval must be subject to stated development conditions set out in Attachment 1.

Conditions

This approval is subject to the conditions in Attachment 1.

The North Burnett Regional Council advises the assessment manager that the conditions must be attached to any development approval for the application in accordance with section 56 of the *Planning Act 2016* and that under section 62(b) of the *Planning Act 2016*. The assessment manager must attach this response to any approval for the development.

Reasons for decision to impose conditions

Under section 56 (7)(c) of the *Planning Act 2016*, the North Burnett Regional Council is required to set out reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved Plans and Specifications

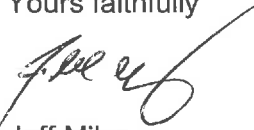
Document Number Reference	Title (prepared by)	Date
21-3121 page A00 – Issue B	Cover Page by King Architectural Engineering	16/11/2020
21-3121 page A01 – Issue B	Photos of Existing Dwelling by King Architectural Engineering	16/11/2020
21-3121 page A03 – Issue B	Proposed Site Plan by King Architectural Engineering	16/11/2020
21-3121 page A04 – Issue B	Floor Plan by King Architectural Engineering	16/11/2020
21-3121 page A05 - Issue B	Elevations by King Architectural Engineering	16/11/2020

Giving of the Notice

Under section 56(4) of the *Planning Act 2016*, this notice of referral agency response has been issued (where applicable) to the applicant and the assessment manager of the application.

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

Yours faithfully



Jeff Miles

Planning and Environment Manager

Enc: Attachment 1-conditions to be imposed
Attachment 2-reasons for decision to impose conditions
Attachment 3-appeal rights
Attachment 4-plans

Attachment 1 – Conditions to be imposed by Concurrency Agency

No.	Conditions
General	
1.	Unless otherwise stated in a particular condition, all conditions must be completed prior to the completion of building works, or issue of a final certificate, whichever is the sooner, unless otherwise agreed to in writing by the Concurrence Agency.
Design and Siting	
2.	The approved removal dwelling must be sited a minimum 6 metres from the road adjoining property boundaries, and 3 metres from eastern and southern boundaries with all setbacks measured from the outermost projection of the structure.
3.	The height of the approved removal dwelling must not exceed the height above natural ground shown on the endorsed plan. Any earthworks required for the development must be undertaken in such a way as to ensure that the height of the building complies with this condition.
4.	Utilise colours in the development that are sympathetic to the surrounding environment and avoid excessive brightness, contrast, colour intensity, and reflectivity. In this regard, materials/colours on the roof and wall of the structures must not reflect glare into the habitable rooms of any dwelling on surrounding allotments.
Use	
5.	The approved removal dwelling is to be used for private/domestic purposes only. The approved structure must not be used for any industrial/business use unless valid development approvals are granted for such uses.
Removal/Resiting of a Dwelling or Other Structure	
6.	Complete all external works associated with the relocated dwelling within 12 months from the date of the development approval, or as otherwise approved in writing by the Concurrence Agency.
7.	All debris including any remaining stumps, foundations and plumbing fixtures must be removed from the site.
8.	The ground surface must be returned to a level state and must not contain trip hazards or excavations likely to be a safety risk.
9.	If asbestos is present it is to be removed by a licenced removalist prior to transporting the dwelling or structure.
Security	
10.	Provide a security to the Concurrence Agency to the amount of \$12,000.00 in the form of a cash bond, or an irrevocable bank guarantee that is to be maintained until such time as the Concurrence Agency provides written advice that the security (or part of the security) can be released. This security must be provided to the Concurrence Agency prior to the issue of the development approval for building works.
Works to be completed before Release of any Bond	
11.	All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21.
12.	Replace or make good all exterior wall cladding material so as to be free of any visible or performance related defects.
13.	Complete all external wall finishes so as to provide a surface that is free of flaking paint, stains or rust. Wall finishes are to be renewed or replaced so as to match the colour and finish of surrounding wall areas of the building or structure.
14.	Replace or make good all roof cladding materials so as to be free of any visible or performance related defects including rust, flaking paint or broken tiles.

15.	<p>Provide a copy of Form 21 Final Certificate/s covering all building works carried out under this approval to ensure that the dwelling is fully compliant with the <i>Building Act 1975</i> including, but not limited to the following works:</p> <ul style="list-style-type: none"> a. Relocation and restumping of dwelling including all foundations; and b. Frame, bracing and tie down whether new, or required for upgrade; and c. Any new works whether renovations, additions, or other to bring the structure up to required NCC Classification compliance.
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Attachment 1B – Advice Notes

A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Prior to any alteration or modification of a building, it is recommended that an inspection be undertaken of the resite/removal dwelling or building by a qualified person/s to determine the existence of Asbestos Cement Material (ACM), Asbestos Cement Products (ACP) or any other material not deemed as an acceptable construction material as defined in the Australian Standards or the Building Code of Australia.



Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- Under *Planning Regulations 2017* Schedule 9, Division 2, Table 7, Council can set an amount for security of the works and the *Building Act 1975* s93 allows for the security to be release. The amount of this security bond has been set by the North Burnett Regional Council under Council resolution adopted on the 15 June 2016.
- The currency period for a resited structure is legislated by the *Building Act 1975* s71(3)
- The Amenity and Aesthetics policy adopted by North Burnett Regional Council on the 4 November 2016 states that matters for consideration are to be the architectural style, building form, construction materials and physical condition of the proposed dwelling complements existing houses in the locality and surrounding pattern of development.

Attachment 3 – Planning Act 2016 Extract Appeal Rights

CHAPTER 6, PART 1 APPEAL RIGHTS

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the **appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.
- Note*—See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
 - (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
 - (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

- (4) The **service period** is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

SCHEDULE 1 APPEALS (section 229)

1. Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the Plumbing and Drainage Act; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
 - (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—

storey see the Building Code, part A1.1.

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
<p>1. Development applications For a development application other than an excluded application, an appeal may be made against—</p> <p>(a) the refusal of all or part of the development application; or</p> <p>(b) the deemed refusal of the development application; or</p> <p>(c) a provision of the development approval; or</p> <p>(d) if a development permit was applied for—the decision to give a preliminary approval.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	<ol style="list-style-type: none"> 1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
<p>2. Change applications For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity's decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ol style="list-style-type: none"> 1. The applicant 2. If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice 	The responsible entity	If an affected entity starts the appeal—the applicant	<ol style="list-style-type: none"> 1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5. Any eligible submitter for the change application
<p>3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <p>(a) the assessment manager's decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ol style="list-style-type: none"> 1 The applicant 2. For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application 	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager

Table 3 Appeals to a tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1. A concurrence agency for the development application related to the approval. 2. A private certifier for the development application related to the approval
2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision.	—	—
3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision.	The person who made the decision	—	—
4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—



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Email: admin@northburnett.qld.gov.au
Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

Attachment 4 – Approved Plans

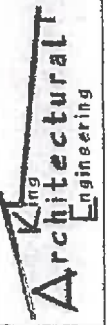
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Please refer to the next page for approved plans

PROPOSED REMOVAL HOUSE
FOR
CAROL MILLER
AT
4 BOW STREET, DEGILBO QLD 4621

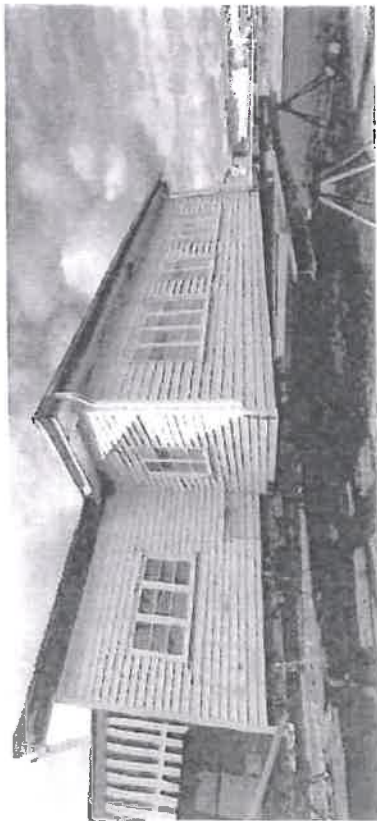


SHEET LIST	
NO.	SHEET NAME
A00	COVER PAGE
A01	PHOTOS OF EXISTING DWELLING
A02	EXISTING SITE PLAN
A03	PROPOSED SITE PLAN
A04	FLOOR PLAN
A05	PROPOSED ELEVATIONS
A06	PROPOSED SUB-FLOOR
A07	PIER DETAIL
A08	WALL BRACING PLAN
A09	TIE DOWN DETAIL
A10	FLEXIBLE PLUMBING DETAILS

PROJECT: PROPOSED REMOVAL HOUSE 4 BOW STREET, DEGILBO, QLD, 4621 CLIENT: CAROL MILLER	DATE: AUG 2020	DRAWN BY: SNV	ISSUE: B	CLIENT AMENDMENTS 16/11/2020
	JOB NO: 21-3121	PAGE: A00	ISSUE: A	ISSUE FOR CONSTRUCTION 30/09/2020
DRAWING: COVER PAGE	SCALE: AS INDICATED	CHECKED BY: SC	COMMENT	DATE



31 Brisbane Road
Ebow Vale, 4504
Ph (07) 5612 5405
P2 (07) 5589 5914

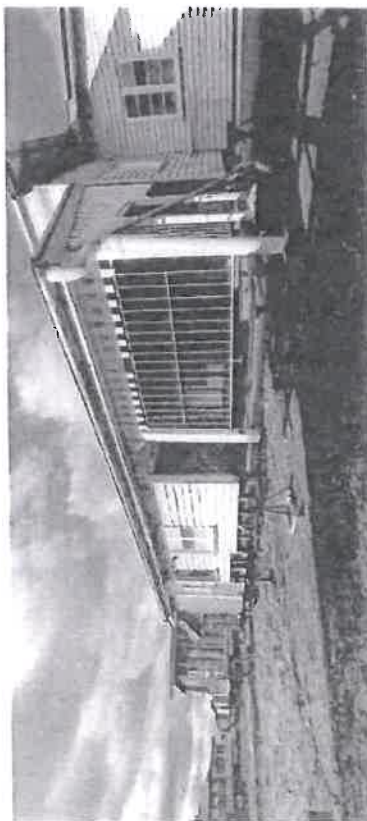


EXISTING FRONT ELEVATION



EXISTING RIGHT HAND ELEVATION

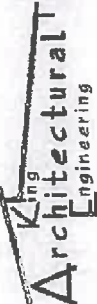

NORTH BURNETT
 REGIONAL COUNCIL
APPROVED PLANS
 These plans are associated to the
 Decision Notice for application number
DA200176



EXISTING LEFT HAND ELEVATION

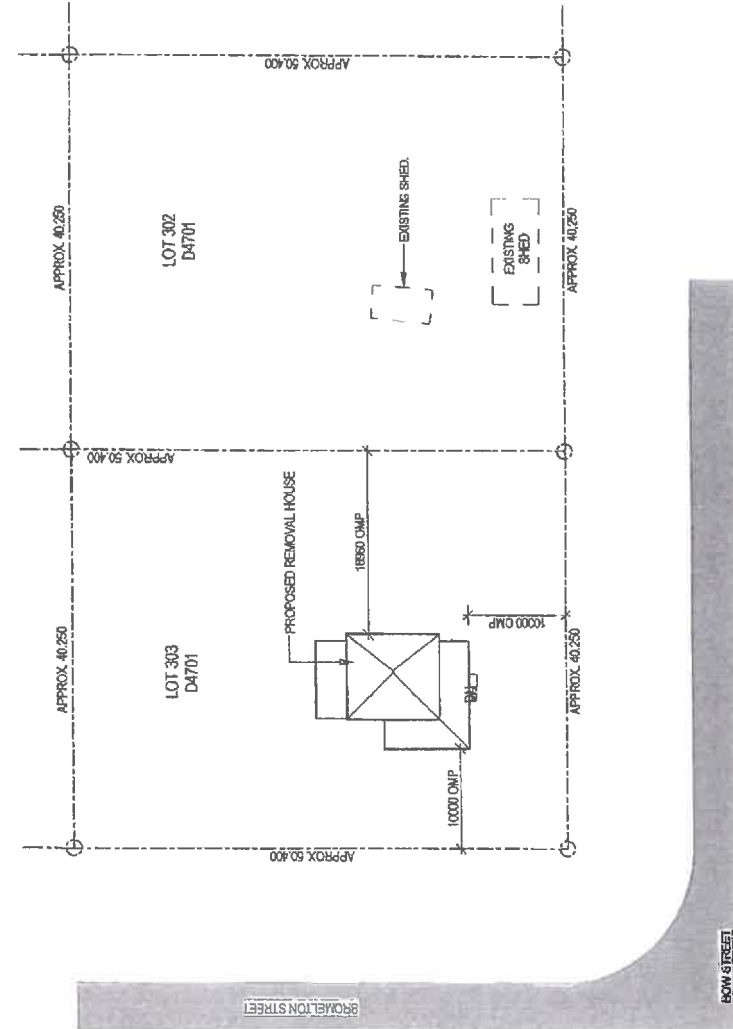


EXISTING REAR ELEVATION

	51 Dredgess Canal Clew Valley, QLD 4504 Ph (07) 5812 5445 P2 (07) 3389 5914	PROJECT: PROPOSED REMOVAL HOUSE 4 BOW STREET, DEGILOO, QLD, 4621 CLIENT: CAROL MILLER	DRAWING: PHOTOS OF EXISTING DWELLING	DATE: AUG 2020 JOB NO: 21-3121 SCALE: AS INDICATED	DRAWN BY: SNW PAGE: A01 CHECKED BY: SC	CLIENT AMENDMENTS ISSUE FOR CONSTRUCTION COMMENT	15/11/2020 30/09/2020 DATE

SITE AREAS

SITE AREA 4046m²
 PROPOSED SITE COVER 230m² (5.6%)
 WIND CLASSIFICATION N2(W33)
 BUILDING CLASS 1A/10A



1 PROPOSED SITE PLAN
 A03 SCALE: 1 : 500

- NOTES:**
- ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NOC REQUIREMENTS
 - CONTOUR GROUND TO PREVENT WATER PONDING AROUND HOUSE AND ENSURE ROOF-WATER DISPOSED CLEAR OF FOOTINGS.
 - ALL DIMENSIONS APPROXIMATE, AS PROVIDED BY OWNER.
 - ALL DIMENSIONS APPROXIMATE, WHEELED TO ESTIMATED FENCE LINE.
 - ALL DIMENSIONS ROUNDED TO NEAREST 100MM.
 - BUILDING COMPLIANCE BY OTHERS, ZONING REQUIREMENTS, BOUNDARY CLEARANCES, LOCATION OF SERVICES ETC MAY NOT BEEN INVESTIGATED, DESIGN INDICATIVE PROPOSAL ONLY.
 - DIMENSIONS INDICATIVE ONLY, ALL DIMENSIONS, SURVEY, CLEARANCES, QUANTITIES, NUMBER OF POSTS, BEAMS ETC TO BE CONFIRMED BY BUILDER BEFORE CONSTRUCTION. ANY INCONSISTENCIES TO BE REFERRED TO ENGINEER.



PRD: LOT 302 & 301 ON D4701
 SITE AREA 4046m²
 NORTH BURNETT REGIONAL COUNCIL

PROJECT: PROPOSED REMOVAL HOUSE 4 BOW STREET, DEGIUBO, QLD, 4621		DATE: AUG 2020	DRAWN BY: SNW
CLIENT: CAROL MILLER	DRAWING: PROPOSED SITE PLAN	JOB NO: 21-3121	PAGE: A03
31 Brisbane Road QLD 4604 Ph (07) 5812 3443 P2 (07) 5588 9914		CLIENT AMENDMENTS B 15/11/2020 A 30/09/2020	ISSUE FOR CONSTRUCTION COMMENT DATE

SEAL FLOORS IN WET AREAS AND PROVIDE SPLASH BACKS TO A63749.

CONNECT TO STORMWATER SYSTEM AS PER COUNCIL REQUIREMENTS



MP 4.1 - 4.2 SUSTAINABLE BUILDING UPGRADE

WHERE APPLICABLE PLUMBING, ELECTRICAL ITEMS ARE BEING REPLACED, THESE ITEMS SHOULD BE REPLACED WITH FOLLOWING:

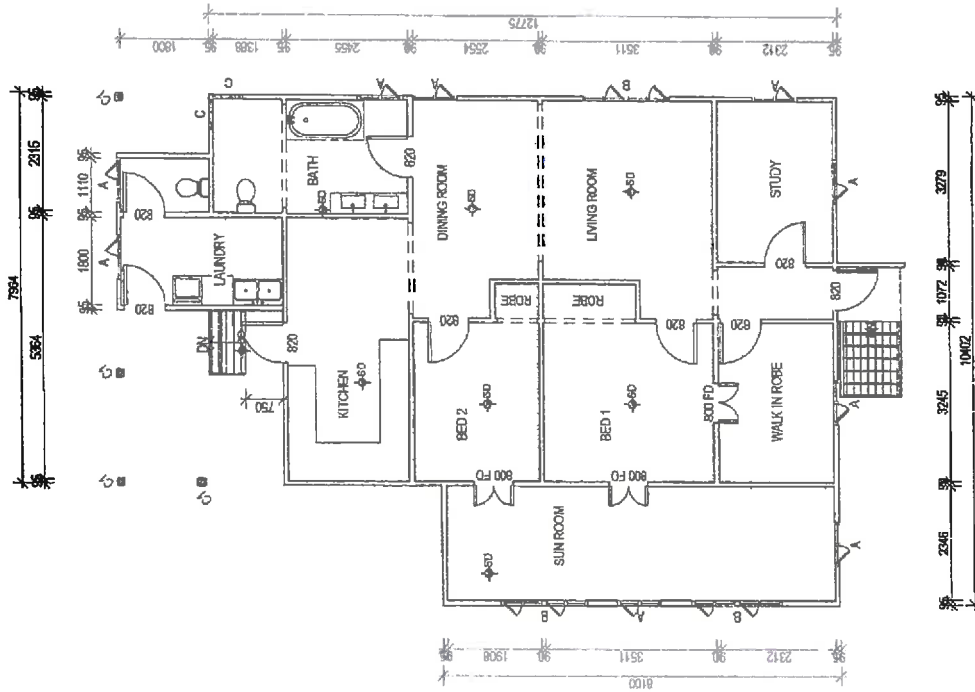
TAPS
LAUNDRY & KITCHEN SINK TAPS 3 STAR

SHOWER ROSE
AAA RATED - AS/NZS 6800:2004 OR A 3 STAR RATING

WATER SUPPLY
IF WATER SUPPLY EXCEEDS 500 kPa A WATER PRESSURE LIMITING DEVICE IS REQUIRED AS PER ASS 641.2.0CB.

RAINFALL TANK STANDARDS
TANK SIZE TO COUNCIL REQUIREMENTS. INSTALLED TO MANUFACTURERS SPECIFICATIONS IN ACCORDANCE WITH PART 28 OF DEVELOPMENT CODE.

TOILETS
PROVIDE DUAL FLUSH 6.5 LITRE 4 STAR RATING. SEE ENERGY EFFICIENCY REPORT FOR ENERGY EFFICIENCY RATING AND REQUIREMENTS.



WINDOW SCHEDULE

- A - 1200x800 - CASSEMENT WINDOW
- B - 1200x1600 - CASSEMENT WINDOW
- C - 600x800 - FIXED WINDOW

COLUMN SCHEDULE

- C1 - EXISTING 100x100 HMD POST

◆80 INSTALL HARD WIRED SMOKE DETECTORS IN ACCORDANCE WITH AUSTRALIAN STANDARD A.S. 3785 AS PER BCA. 3.7.2

DWELLING INFORMATION

CEILING: 2420 PLASTERBOARD
FLOORING: 85 X 19 HMD
WALLS: PLASTERBOARD

FLOOR AREA

INTERNAL AREAS 119.0m²
EXTERNAL AREAS 11.5m²
TOTAL AREA 130.5m²

NOTES:

ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NCC REQUIREMENTS.

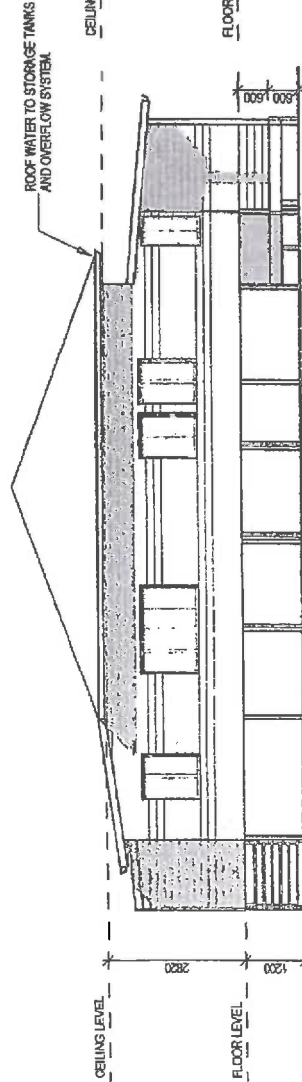
REFER BRACING PLAN FOR SITE SPECIFIC STRUCTURAL UPGRADE REQUIREMENTS

BUILDING DIMENSIONS, CONDITIONS AND MATERIALS INDICATIVE ONLY. OWNER/CONTRACTOR TO CONFIRM BEFORE COMMENCEMENT.

ALL DIMENSIONS ROUNDED TO NEAREST 10MM.

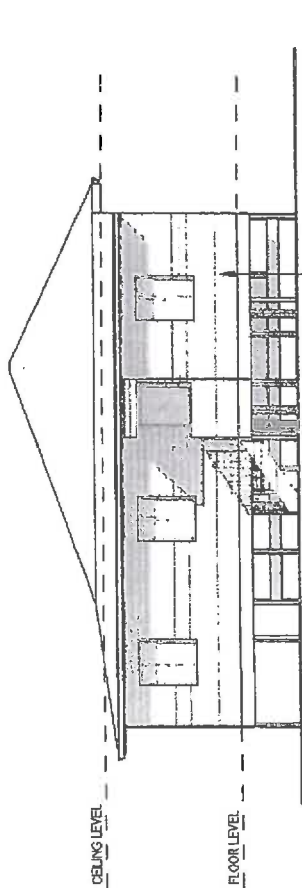
<p>PROJECT: PROPOSED REMOVAL HOUSE 4 BOW STREET, DEGLIBO, QLD, 4621</p>		<p>DATE: AUG 2020</p>	<p>DRAWN BY: SNW</p>
<p>CLIENT: CAROL MILLER</p>	<p>DRAWING: FLOOR PLAN</p>	<p>JOB NO: 21-3121</p>	<p>PAGE: A04</p>
<p>31 Brisbane Road Clyde Vale 4504 Ph (07) 5512 5445 Pz (07) 5589 5914</p>	<p>King Architectural Engineering</p>	<p>ISSUE</p>	<p>COMMENT</p>
<p>1 FLOOR PLAN A04 SCALE: 1:100</p>	<p>DATE: AUG 2020</p>	<p>ISSUE</p>	<p>DATE</p>
<p>CLIENT AMENDMENTS</p>	<p>1/6/1/2020</p>	<p>ISSUE FOR CONSTRUCTION</p>	<p>30/09/2020</p>

CONNECT TO STORMWATER SYSTEM AS PER COUNCIL REQUIREMENTS.

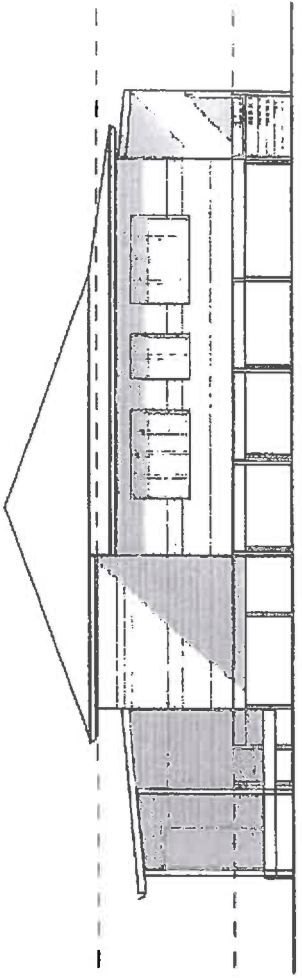


2 ELEVATION 2
A05 SCALE: 1 : 100

1 ELEVATION 1
A05 SCALE: 1 : 100



3 ELEVATION 3
A05 SCALE: 1 : 100



4 ELEVATION 4
A05 SCALE: 1 : 100

NOTES:

- ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NCC REQUIREMENTS.
- IMPORTANT NOTE: MEMBER SIZES AND CONSTRUCTION DETAILS ON ALL DRAWINGS OBTAINED FROM EXTERNAL INSPECTION AND GENERAL BUILDING PRACTICE FROM THE PERIOD, IF AFTER DISMANTLING IT IS FOUND THAT SIZES DO NOT AGREE WITH THOSE ASSUMED ON DWG. CONTACT ENGINEER TO REVISE DESIGN/UPGRADE.
- ALL MEMBERS CUT OR REMOVED FOR REMOVAL PURPOSES TO BE REPAIRED OR REPLACED TO EQUAL STRENGTH.
- ALL HEIGHTS NOMINAL / INDICATIVE ONLY.
- ALL WATER & PEST DAMAGED TONBER TO BE REPAIRED OR REPLACED.
- ROOF HEIGHTS SHOWN INDICATIVE ONLY. TO BE CONFIRMED IF REQUIRED FOR APPROVAL.
- BUILDING DIMENSIONS, CONDITIONS AND MATERIALS INDICATIVE ONLY. OWNER/CONTRACTOR TO CONFIRM BEFORE COMMENCEMENT.
- ALL DIMENSIONS ROUNDED TO NEAREST 10MM.

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
 These plans are associated to the Decision Notice for application number **DA200176**

31 Brisbane Road Chivv Vale 4504 P: (07) 3012 3445 F: (07) 3009 5914	PROJECT: PROPOSED REMOVAL HOUSE 4 BOW STREET, DEGILOO, QLD, 4621		DATE: AUG 2020	DRAWN BY: SNW
	CLIENT: CAROL MILLER	DRAWING: PROPOSED ELEVATIONS		JOB NO: 21-3121 PAGE: A05
King Architectural Engineering	ISSUE A COMMENT ISSUE FOR CONSTRUCTION	DATE 30/09/2020	SCALE: AS INDICATED	CHECKED BY: SC