

14 February 2022

Your Reference:  
 Our Reference: DA210053

Cooper Colin  
 51 Queen Street  
 DALLARNIL QLD 4621

Dear Sir/Madam

**CONCURRENCE AGENCY RESPONSE**

51 QUEEN STREET, DALLARNIL  
 (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 16 December 2021. 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: Colin Cooper  
 Applicant contact details: 51 Queen Street  
 DALLARNIL QLD 4621  
 Email: onepointec@gmail.com  
 Phone: 0435 950 723  
 Mobile: 0432 402 407 Annemarie

**Site details**

Street address: 51 QUEEN STREET, DALLARNIL  
 Real property description: 2RP15873

**Application details**

Application No: DA210053  
 Date of Decision: 14 February 2022  
 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	Shipping containers



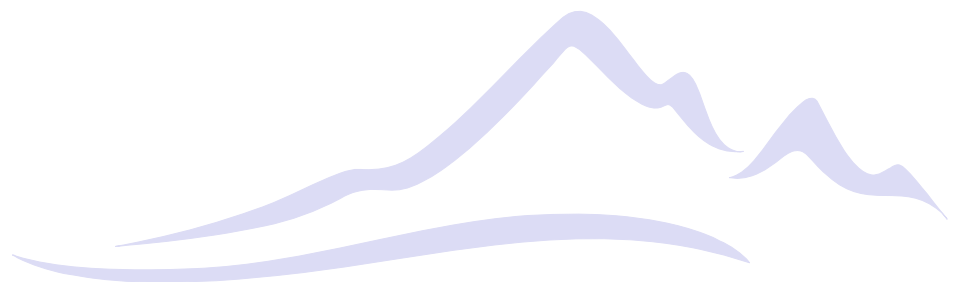
## Attachment 1 – Conditions to be imposed by Concurrence Agency

No.	Conditions
<b>General</b>	
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.
2.	All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21.
<b>Design and Siting</b>	
3.	The approved two (2) shipping containers must be sited a minimum 7.4m metres from the Queen Street property boundary and 44m from the northern boundary, with all setbacks measured from the outermost projection of the structure.
4.	The floor area for each approved shipping container must not exceed 14.4m <sup>2</sup> .
5.	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.
6.	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.
<b>Use</b>	
7.	The approved shipping containers are to be used for private/domestic purposes only. The approved structure must not be used as a separate domicile/dwelling or used for any industrial/business use unless valid development approvals are granted for such uses. To this end, the use of any of the approved building/s associated with this approval must be ancillary and incidental to the predominant use of the site for a Dwelling Unit
8.	The approved shipping containers must not be used for habitable purposes.
<b>Landscaping</b>	
9.	Establish landscaping for screening purposes along the elevations of the approved structure as amended in red by Council on the endorsed site plan. Landscaping must consist of a minimum of one (1) shrub per three (3) lineal metres.
10.	Maintain the new landscaping on the site to the satisfaction of the Concurrence Agency
<b>Removal/Resiting of Shipping Containers</b>	
11.	All debris including any remaining stumps or foundations from the existing location of the shipping containers must be removed.
12.	The ground surface must be returned to a level state and must not contain trip hazards or excavations likely to be a safety risk.

## 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.	Please note this amenity and aesthetics assessment pertains to the approval of a class 10 building only (defined as Domestic Carport, Shed and Garage (10a)). It is recommended that clarification from a Building Certifier be sought to ensure that an

	appropriate building classification is applied to align with the building size, purpose, use and intent of operations within the building.
D.	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**

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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 North Burnett Regional Council Planning Scheme V1.4.
- 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.



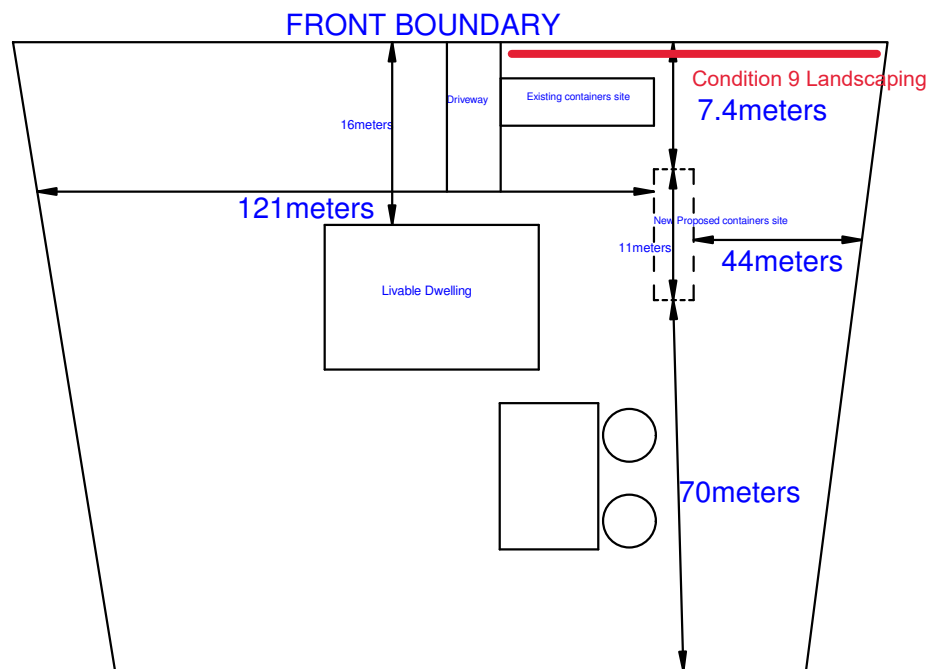
## **Attachment 3 – Approved Plans**

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**Please refer to the following pages for approved plans.**





**Site plan**  
by Col Cooper  
13 December 2021  
Page 1 of 1

## **Attachment 4 – Planning Act 2016 Extract Appeal Rights**

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**Please refer to attached document or**

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

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1>

