



Mailing Address: PO Box 390, Gayndah Qld 4625  
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ABN: 23 439 388 197

11 April 2018

Your Reference:  
Our Reference: 70/18

Desmond and Doris Robertson  
4 Richard Street  
**BIGGENDEN QLD 4621**

Dear Sir/Madam

**CONCURRENCE AGENCY RESPONSE**  
**4 RICHARD STREET, BIGGENDEN QLD 4321**  
(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 26 March 2018. 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**

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Applicant name: Desmond and Doris Robertson  
Applicant contact details: 4 Richard Street  
BIGGENDEN QLD 4621

**Site details**

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Street address: 4 Richard Street, Biggenden  
Real property description: Lot 73 on B4467

**Application details**

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Application No: 70\18  
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
Building Work	Development Permit	To construct an addition to a Class 1a building – Relocatable structure

## Referral triggers

The development application was referred to Council under the following provisions of the Queensland Development Code (QDC) – MP 1.4 Building Over or Near Relevant Infrastructure.

Referral trigger Performance Criteria P1, P2

## 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 Schedule 1.

## Conditions

This approval is subject to the conditions in Schedule 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 Schedule 2.

## 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



MJP Pitt  
Chief Executive Officer

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

## Attachment 1 – Conditions to be imposed

No.	Conditions	Condition Timing
<b>Condition administered and enforced by North Burnett Regional Council</b>		
1.	Obtain a Development Permit for: (a) Building Works	Prior to Commencement of the development
2.	Provide Engineering Certification to ensure compliance with QDC MP 1.4 - Building over or near relevant infrastructure.	Prior to Commencement of the development
3.	The owner of the property would need to engineer their building design to prevent any damage to the sewer network. This design is to be assessed by the NBRC Planning and Development team and also the NBRC Water and Wastewater team prior to commencement of the project.	Prior to Commencement of the development
4.	North Burnett Regional Council (NBRC) requires the owner to perform a sewer CCTV survey (video footage to be provided to NBRC) of the sewer main before and after construction to ensure the sewer main was not damaged during construction. Any defects in the sewer main prior to construction will need to be reported to NBRC immediately.	Prior to Commencement of the development
5.	The completed building works are to conform to the <i>Building Act 1975</i> as amended.	Until the issue of a form 21 Final Certificate
6.	The requirements of the Queensland Building and Construction Commission are to be adhered to.	Until the issue of a form 21 Final Certificate
7.	The development Permit is to have a currency period of two (2) years.	Until the issue of a form 21 Final Certificate
8.	The foundations need to have a horizontal separation from Councils infrastructure of at least 0.5m and the depth should ensure that the sewer pipe is outside the zone of influence.	Until the issue of a form 21 Final Certificate

## **Attachment 2 – Reasons for decision to impose conditions**

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The reason for this decision are:

- A Development Permit is required under *The Planning Act 2016* prior to the undertaking of any Building Work and/or Plumbing and Drainage Work.
- Currency period for a class 1 and 10a structure is legislated by the Building Act 1975 s71 (3).
- That the proposed building work does not damage the relevant infrastructure, in this instance the sewer line, or the proposed building's integrity.
- That North Burnett Regional Council's Water and Wastewater Department have access to, and ventilation for, the maintenance of the relevant infrastructure (sewer line).



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## **Attachment 3 – Plans**

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Refer to following pages