



Mailing Address: PO Box 390, Gayndah Qld 4625
Street Address: 34-36 Capper Street, Gayndah Qld 4625
Telephone: 1300 696 272
Facsimile: (07) 4161 1425
Email: admin@northburnett.qld.gov.au
Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

17 October 2018

Your Reference:
Our Reference: 197/18

Mr Lincoln Driver
2 Downing Street
GAYNDAH QLD 4625

Dear Sir

CONCURRENCE AGENCY RESPONSE
2 DOWNING STREET, GAYNDAH QLD 4625
(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 20 September 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

Applicant name: Lincoln Driver
Applicant contact details: 2 Downing Street
Gayndah Qld 4625

Site details

Street address: 2 Downing Street, Gayndah
Real property description: Lot 4 on SP301504

Application details

Application No: 197/18
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 a Class 10a Storage Shed

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



On behalf of Gary Rinehard
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
Condition administered and enforced by North Burnett Regional Council		
1.	Obtain a Development Permit for: (a) Building Works	Prior to Commencement of the development
2.	Provide engineer's design and certification (RPEQ) to locate the proposed building over and adjacent to Council's sewer main to ensure compliance with QDC MP 1.4 - Building over or near relevant infrastructure. Details are to be submitted with the building application for assessment.	Prior to Commencement of the development
3.	The foundations need to have a horizontal separation from Council's infrastructure of at least 1.5 metre from the new manhole (yet to be constructed) as per figure 13, MP 1.2 (attached); and the depth should ensure that the sewer pipe is outside the zone of influence.	Prior to Commencement of the development
4.	North Burnett Regional Council (NBRC) requires a sewer CCTV survey of the sewer main before and after construction to ensure the sewer main was not damaged during construction. Council will perform the CTV survey with all costs to be paid by the owner.	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



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Attachment 2 – Reasons for decision to impose conditions

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

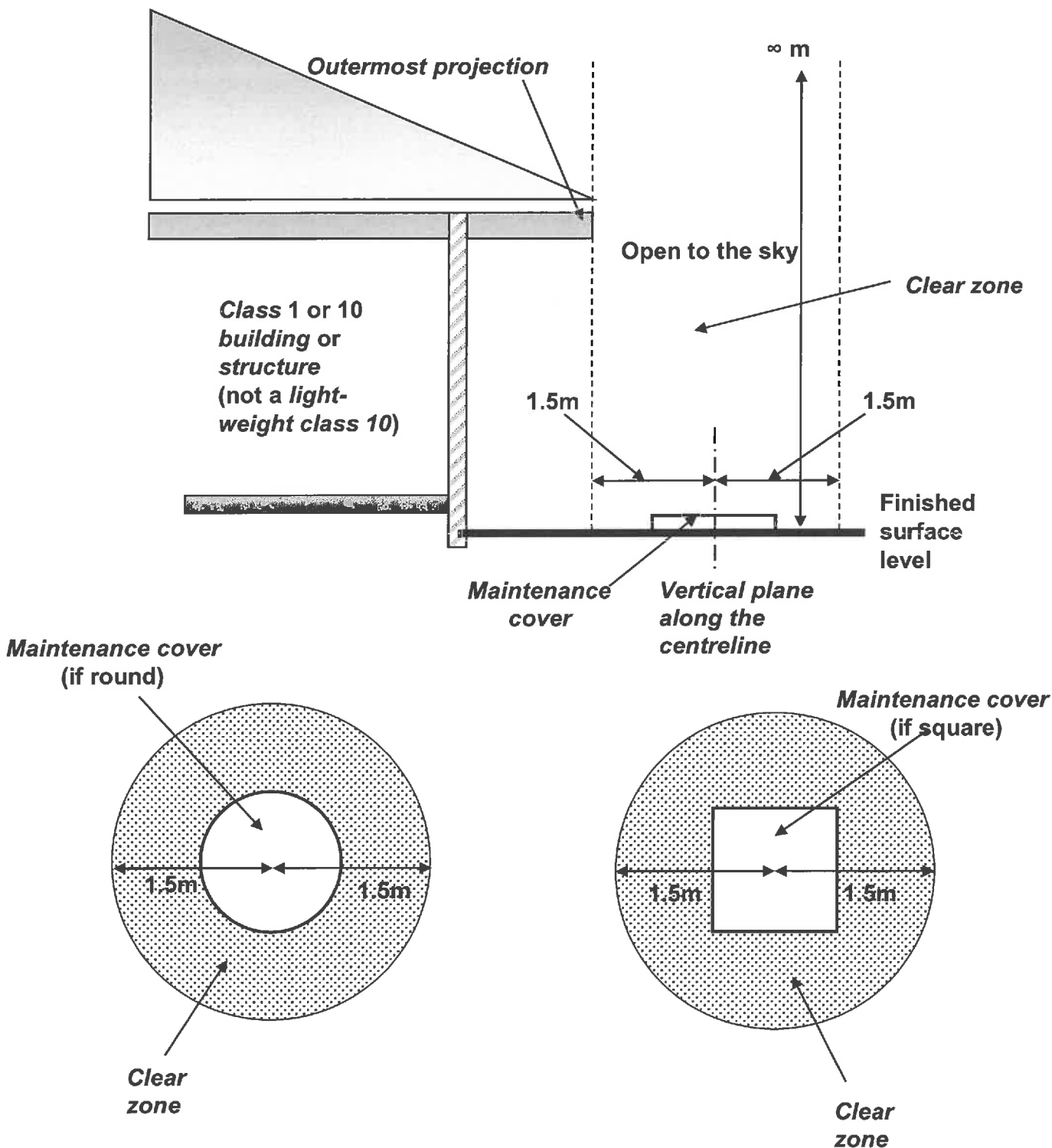


Figure 13
Example for A2.1(2)(c)



16/10/2018

1:360

2 Downing Street,
Gayndah

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