

2/12/2022

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

Your Reference:
Our Reference: DA220052

Jayden Long
22 Brookes Street
BIGGENDEN QLD 4621

Dear Sir / Madam

**RE: DEVELOPMENT APPLICATION FOR 1 FOR BUILDING WORK - BUILDING WORK
ASSESSABLE AGAINST PLANNING SCHEME FOR DESIGN AND SITING OF A SHED AT 22
BROOKES STREET, BIGGENDEN; LAND DESCRIBED AS 42RP62329**

Thank you for the above-mentioned development application lodged with the North Burnett Regional Council on 30 November 2022 and taken to be properly made on 30 November 2022.

Please find attached the Decision Notice for the above-mentioned development application.

Sections 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 an appeal, after the appeal has ended;
- if there is no appeal but there was a submitter, all submitters have notified the Council that they will not appeal the decision, or when the last appeal period ends.

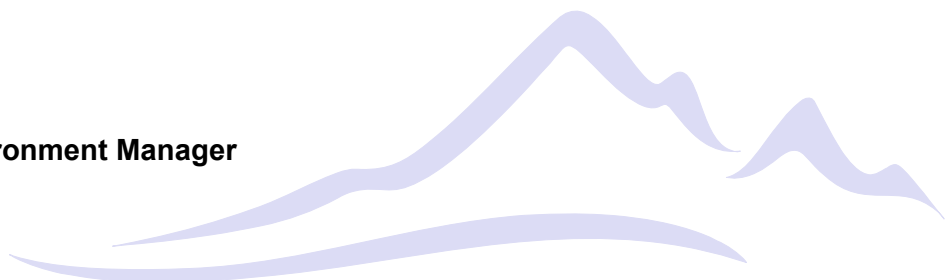
Please quote Council's application number: DA220052 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact Council's Development Services team on telephone 1300 696 272.

Yours sincerely



David Rowland
Interim Planning & Environment Manager

Enc: Decision notice
Approved plans



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 30 November 2022 The North Burnett Regional Council has assessed your application and decided it as follows—

Applicant's Details

Name: Jayden Long
 Postal Address: 22 Brookes Street
 BIGGENDEN QLD 4621
 Email: s_jane87@hotmail.com
 Phone No.:
 Mobile No.: 0418 195 422

Location details

Street address: 22 BROOKES STREET, BIGGENDEN
 Real property description: 42RP62329
 Local government area: North Burnett Regional Council

Application details:

Application number: DA220052
 Approval sought: Development Permit
 Description of development proposed: Building Work Assessable Against Planning Scheme for Design and Siting of a Shed

Decision

Date of decision: 2 December 2022
 Decision details: Approved in full with 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.

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development 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"/>

Approved plans and specifications

Copies of the following plans, specifications and/or drawings are enclosed in attachment 3—

Drawing/report title	Prepared by	Date	Reference no.
Site Plan	J Long	30.11.2022	
Elevations	Mecano	15.11.2022	Q41714 Page 1 o f 3
Floor Plan	Mecano	15.11.2022	Q41714 Page 2 o f 3

Conditions

This approval is subject to the conditions in Attachment 1 and 2. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*—refer <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sec.85>. A hard copy of section 85 of *Planning Act 2016* can be provided upon request.

Conditions about infrastructure

No conditions about infrastructure have been imposed under Chapter 4 of the *Planning Act 2016*

Rights of appeal

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>) and Schedule 1 of the *Planning Act 2016* (<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1>). 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>). A hard copy of the appeal rights extracted from the *Planning Act 2016* can be provided upon request.

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

Yours faithfully

for 

David Rowland
Interim Planning & Environment Manager

Enc: Attachment 1-conditions imposed by assessment manager
Attachment 3-approved plans
Attachment 4-appeal rights

Attachment 1 – Conditions Imposed by Assessment Manager

General

- 1) Carry out the approved development in accordance with the approved plans and documents 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 and documents, the conditions prevail.
- 3) Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.
- 4) 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 Assessment Manager.
- 5) Comply with all the conditions of this development permit prior to commencement of the use, and maintain compliance whilst the use continues.

Design and Siting

- 6) The approved shed and carport must be sited a minimum 0.5 metres from southwest side and rear property boundary, with all setbacks measured from the outermost projection of the structure.
- 7) The floor area of the approved shed and carport must not exceed 126m²
- 8) The overall height of the approved shed and carport must not exceed 4 metres measured from natural ground level.
- 9) 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.
- 10) Walls on the south-western side boundary and rear boundary are to be constructed of maintenance free, prefinished metal sheeting or unpainted or untreated masonry.

Use

- 11) The approved shed and carport is 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
- 12) The approved shed must not be used for habitable purposes.
- 13) The openings of the approved shed and carport must not be enclosed in accordance with Approved Plan documentation.

Construction management

- 14) Unless otherwise approved in writing by the Assessment manager, do not carry out building work in a way that makes audible noise—
 - a) on a business day or Saturday, before 6:30am or after 6:30pm
 - b) on any other day, at any time.
- 15) Contain all litter, building waste, and sediment on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or public spaces.

Lighting

- 16) Lighting to be used within the development is to be designed and installed in accordance with AS4282-1997: "Control of the Obtrusive Effects of Outdoor Lighting" so as not to cause nuisance to occupants, nearby residents or passing motorists.

Advice to the applicant

- This development permit does not represent a development permit for Building Works under the *Building act 1975*.
- All building works the subject of this notice can only proceed once a development permit for building works is issued by a building certifier.
- Please note this 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.
- This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the North Burnett Regional Council website (www.northburnett.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.
- 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.
- The existing structures that are to be removed may contain asbestos containing materials. A suitably qualified person must inspect the buildings prior to demolition. Any material found that contains asbestos must be handled according to *Work Health and Safety Regulations 2011*. For further information visit www.worksafe.qld.gov.au.

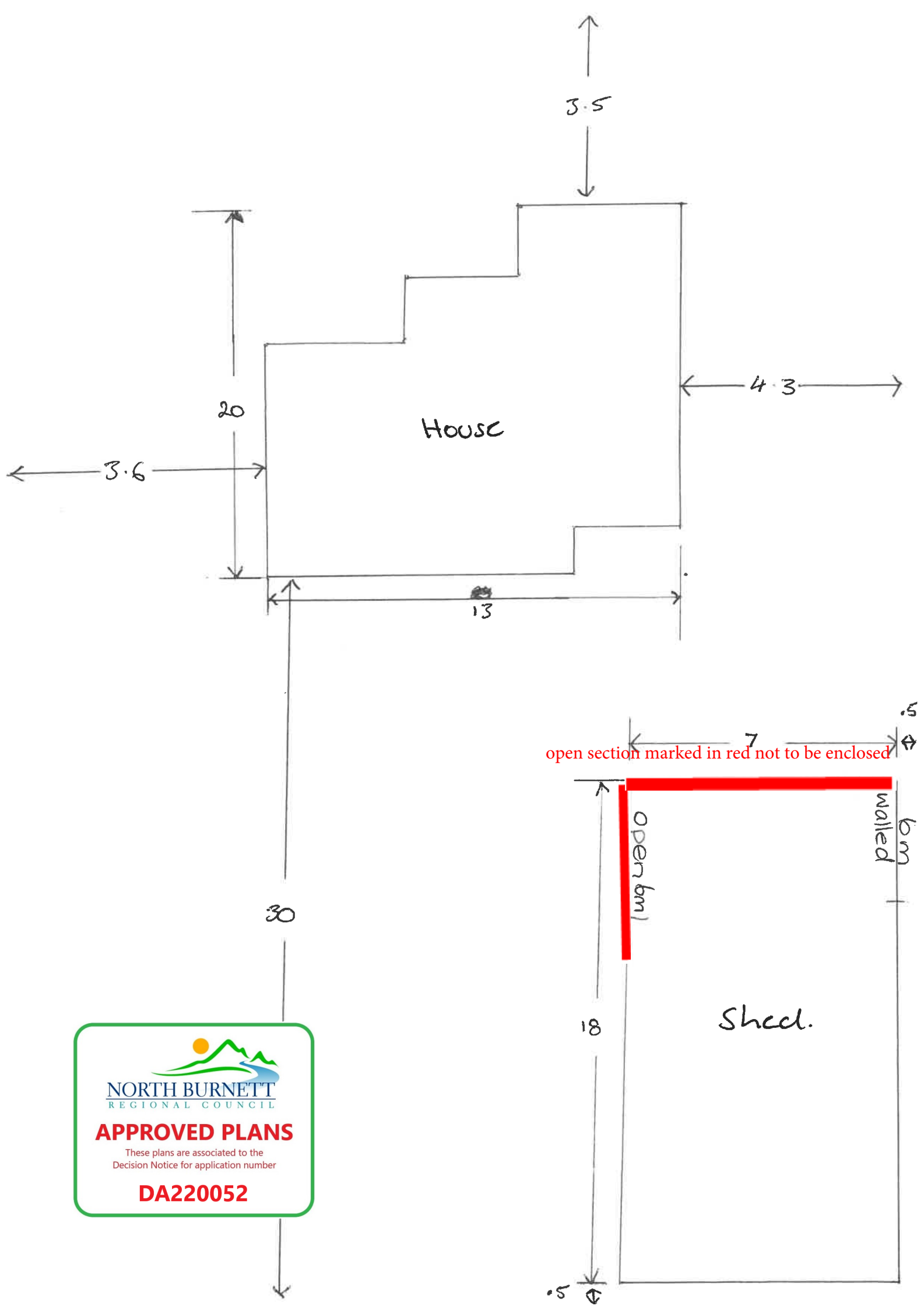


Mailing Address: PO Box 390, Gayndah Qld 4625
Street Address: 34-36 Capper Street, Gayndah Qld 4625
Telephone: 1300 696 272
Facsimile: (07) 4161 1425
Email: admin@northburnett.qld.gov.au
Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

Attachment 2 – Approved Plans

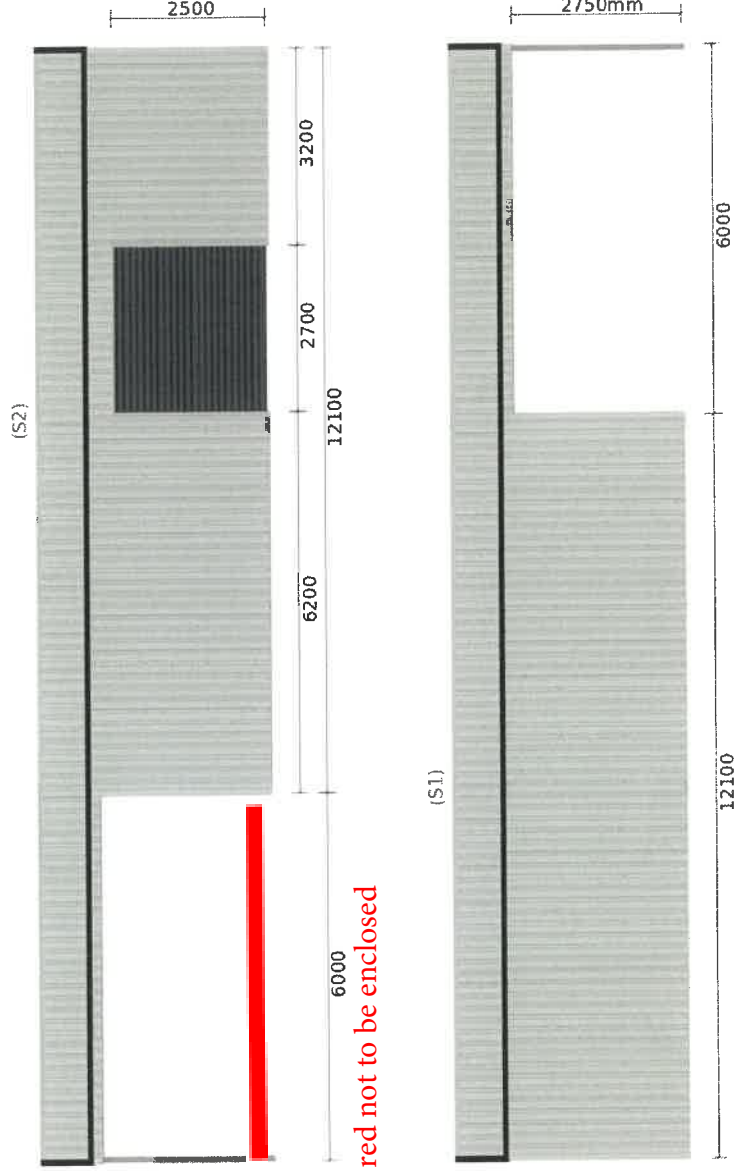
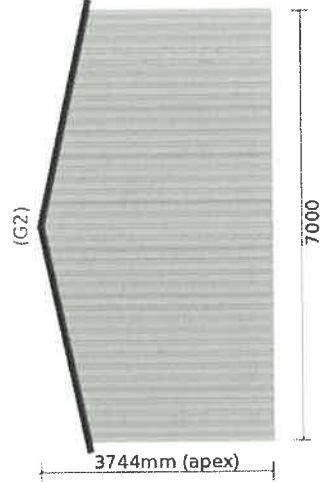
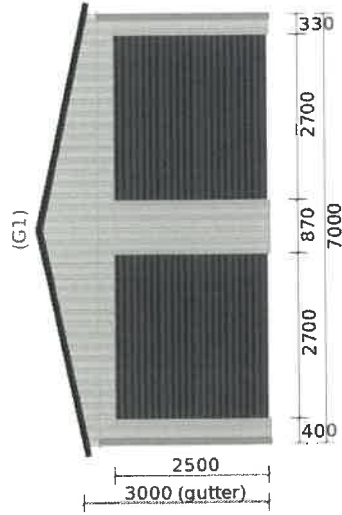
Intentionally left blank

Please refer to the following pages for approved plans.





Domestic Shed - Elevations



open section marked in red not to be enclosed



Mecano Sheds Pty Ltd

ABN : 66 060 490 851

31 Boundary St, Bundaberg South QLD 4670

Ph : (07) 4152 6211

sales@mecano.com.au

www.mecano.com.au

Rollers
3 x RD1 - 2500x2810

Domestic Shed - Floorplan



NORTH BURNETT
REGIONAL COUNCIL

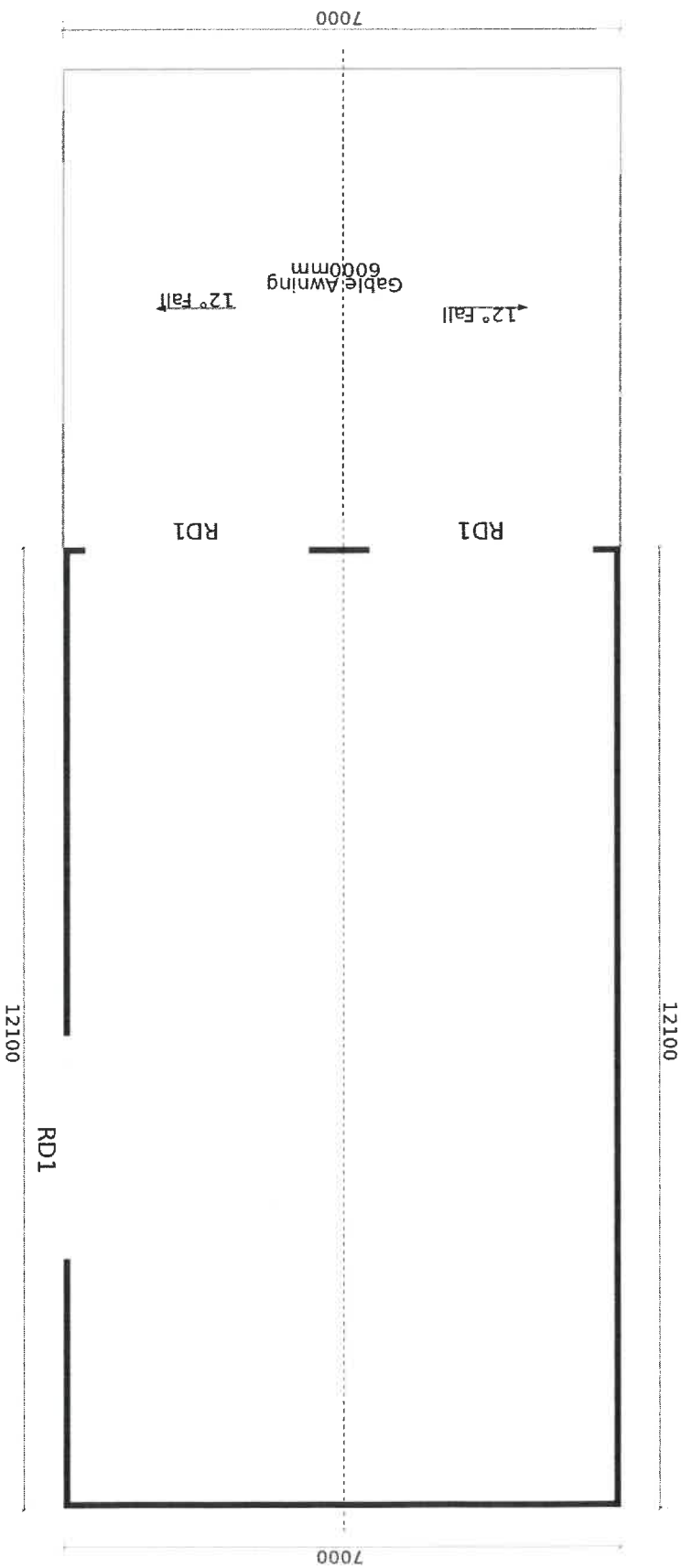
APPROVED PLANS

These plans are associated to the
Decision Notice for application number

DA220052

Quotation

Jayden Long
Ph : 0418195422
Email : s.jane87@hotmail.com
Quote ID: Q41714



Attachment 4 – Appeal Rights Planning Act 2016

Intentionally left blank

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>