



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

13 December 2022

Your Reference:  
Our Reference: DA220056

Project BA  
4/59 Mary Street  
NOOSAVILLE QLD 4566

Dear Sir/Madam

**CONCURRENCE AGENCY RESPONSE**  
33 WARTON STREET, GAYNDAH  
(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 9 December 2022. 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:	Project BA
Applicant contact details:	4/59 Mary Street NOOSAVILLE
Email:	info@projectba.com.au
Phone:	54518784
Mobile:	

#### **Site details**

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Street address:	33 WARTON STREET, GAYNDAH
Real property description:	1SP234322

#### **Application details**

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Application No:	DA220056
Date of Decision	13 December 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	Removal House (IN)
Building works assessable against the planning scheme	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 7 Building work for removal or rebuilding
	Schedule 9 – Building work assessable against the <i>Building Act</i> Part 3 Division 2 Table 12 Flood Hazard Area

## 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 No./ Reference	Title (prepared by)	Date
PRO1018 Sheet A-01- REV B	Cover Sheet by Evoke Architects	29.11.2022
PRO1018 Sheet A-02- REV B	Site Plan by Evoke Architects	29.11.2022
PRO1018 Sheet A-03- REV B	Proposed Column Layout by Evoke Architects	29.11.2022
PRO1018 Sheet A-04- REV B	Proposed Floor Plan by Evoke Architects	29.11.2022
PRO1018 Sheet A-05- REV B	Proposed Roof Plan by Evoke Architects	29.11.2022
PRO1018 Sheet A-06- REV B	Proposed Elevation (1) - 1_North & 2_East by Evoke Architects	29.11.2022
PRO1018 Sheet A-7- REV B	Proposed Elevations (2) – 3_South & 4_West by Evoke Architects	29.11.2022
PRO1018 Sheet A-08- REV B	3D by Evoke Architects	29.11.2022
PRO1018 Sheet A-20- REV B	Existing Floor Plan by Evoke Architects	29.11.2022
PRO1018 Sheet A-21- REV B	Existing Roof Plan by Evoke Architects	29.11.2022
PRO1018 Sheet A-22- REV B	Existing Elevations- 1_North 2_East by Evoke Architects	29.11.2022
PRO1018 Sheet A-23- REV B	Existing Elevations 1_South 2_West by Evoke Architects	29.11.2022
PRO1018 Sheet A-24- REV B	Existing Floor Structure by Evoke Architects	29.11.2022

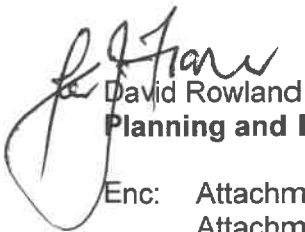
Document No./ Reference	Title (prepared by)	Date
Page 23	Dwelling Image 1	
Page 24	Dwelling Image 2	
Page 25	Dwelling Image 3	
Page 26	Dwelling Image 4	

**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



David Rowland  
**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
<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.
<b>Design and Siting</b>	
2.	The approved dwelling must be sited a minimum six (6) metres from the Warton Street property boundary and two (2) metres from the northern property boundary, with all setbacks measured from the outermost projection of the structure.
3.	Buildings with habitable rooms (Class 1, 2, 3 and 4 buildings under the BCA)— <ol style="list-style-type: none"> <li>on premises below the defined flood level identified on Overlay maps OM-FH-009 to OM-FH-015 – have habitable rooms with finished floor levels at least 300 millimetres above the defined flood level; or</li> <li>below the flood level of a 1 per cent AEP flood event – have habitable rooms with finished floor levels at least 300 millimetres above the flood level of a 1 per cent AEP flood event</li> </ol>
6.	The design and construction of services infrastructure within a site (including electricity, gas, water supply, sewerage and telecommunications)— <ol style="list-style-type: none"> <li>prevent floodwater intrusion and infiltration; and</li> <li>resist hydrostatic and hydrodynamic forces resulting from a 1 per cent AEP flood event.</li> </ol>
7.	Filling or excavation does not result a net increase in filling of more than 50m <sup>3</sup> — <ol style="list-style-type: none"> <li>within 100 metres of a wetland or waterway; or</li> <li>within the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or</li> <li>within the Defined flood event identified on Overlay maps OM-FH-009 to OM-FH-015; or</li> <li>(d) below the flood level of a 1 per cent AEP flood event.</li> </ol>
8.	Works are to avoid changes to flood characteristics outside the site that may result— <ol style="list-style-type: none"> <li>in loss of flood storage;</li> <li>alterations to flow paths;</li> <li>acceleration or retardation of flows; or</li> <li>(d) reductions in flood warning times elsewhere in the flood plain</li> </ol>
<b>Removal/Resiting of a Dwelling or Other Structure</b>	
15.	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.
16.	All debris including any remaining stumps, foundations and plumbing fixtures must be removed from the site.
17.	The ground surface must be returned to a level state and must not contain trip hazards or excavations likely to be a safety risk.
<b>Security</b>	
18.	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.

<b>Works to be completed before Release of any Bond</b>	
19.	All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21.
20.	Replace or make good all exterior wall cladding material so as to be free of any visible or performance related defects.
21.	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.
22.	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.
23.	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: <ul style="list-style-type: none"> <li>a. Relocation and restumping of dwelling including all foundations; and</li> <li>b. Frame, bracing and tie down whether new, or required for upgrade; and</li> <li>c. Any new works whether renovations, additions, or other to bring the structure up to required NCC Classification compliance.</li> </ul>

### **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.

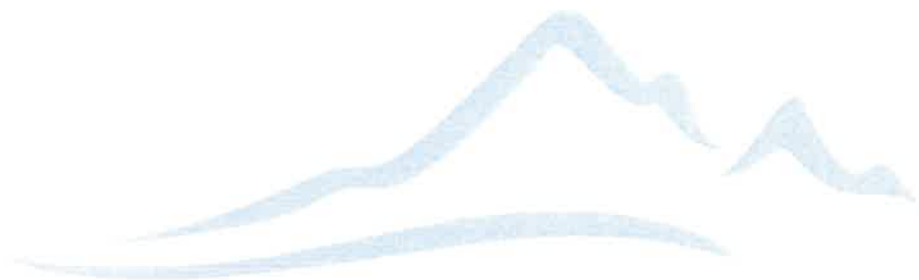


## **Attachment 2 – Reasons for decision to impose conditions**

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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 Queensland Development Code MP1.2 and MP1.3.
- 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.
- 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 – Approved Plans**

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**Intentionally left blank**

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



**GENERAL NOTES:**

- DO NOT SCALE FROM THIS DRAWING - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF EVOKE ARCHITECTS PRIOR TO COMMENCEMENT OF WORK. - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.
- SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO COMPLY WITH NCC, PART 3.7.5.

- ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & AS 4055-2012 FOR WINDLOADING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE & LOCAL AUTHORITY REGULATIONS
- FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSOCIATED SOIL TESTS AND/ OR ENGINEERS SPECIFICATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES.
- ARTICULATION JOINTS TO ENGINEERS DESIGN REPORT
- LOH - WHERE INDICATED TO BE REMOVABLE DOORS WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC 3.8.3
- REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS
- WATER PROOFING TO WET AREAS TO COMPLY WITH NCC, PART 3.8.1
- SMOKE ALARMS TO BE INTER-CONNECTED

**SUSTAINABILITY COMPLIANCE**

1. TRIPLE 'A' RATED SHOWER ROSES.
2. DUAL FLUSH TOILETS (6 LITRE FULL FLUSH / 3 LITRE HALF FLUSH).
3. 500kpa WATER PRESSURE-LIMITING DEVICES.
4. ENERGY EFFICIENT LIGHTING TO 80% OF DWELLING INTERNAL FLOOR SPACE.

TERMITE PROTECTION:  
TO AS3660-2017 "TERMSPEC" TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870. REFER ENGINEERS PLAN FOR EXPANSION JOINT LOCATIONS.

SLAB:  
STEPDOWNS TO EXTERNAL SURFACES TO COMPLY WITH THE NCC. CONCRETE SLABS, PATHS & DRIVEWAYS NOT DESIGNED BY ENGINEER ARE NOT PART OF THIS APPLICATION.

PLUMBING:  
PLUMBER / DRAINER TO VERIFY ALL DIMENSIONS PRIOR TO POSITIONING UNDERSLAB POINTS. MEASUREMENTS MAY VARY. FLOOR WASTE FIXTURES TO BE POSITIONED AT THE TIME OF CONSTRUCTION.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-
- i) ALL ROOMS WITHIN 500mm VERTICAL OF THE FLOOR
  - ii) BATHROOMS- WITHIN 1500mm VERTICAL OF THE BATH BASE
  - iii) FULLY GLAZED DOORS
  - iv) SHOWER SCREENS
  - v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
  - vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

NOTE: GLAZING REQUIREMENTS MAY BE DIFFERENT FROM THAT STATED UNDER BUSHFIRE CATEGORY REQUIREMENTS REFER 'BAL RATING'

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

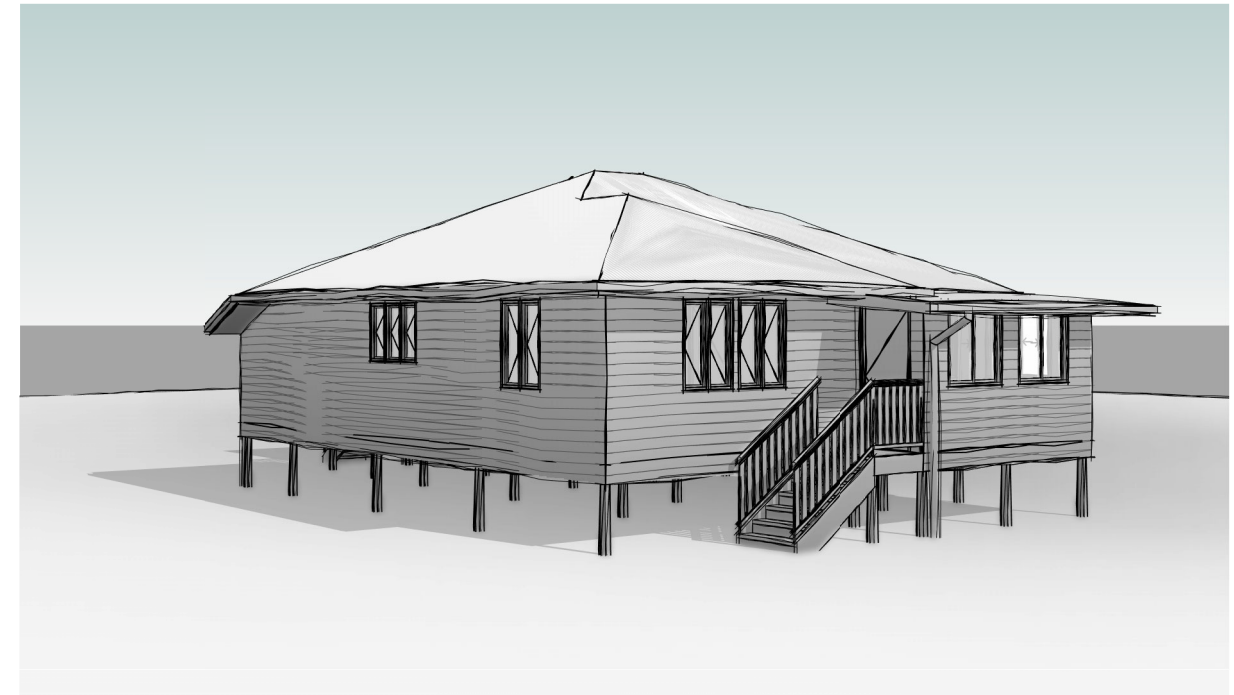
ALL WET AREAS TO COMPLY WITH NCC 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

THERMAL INSULATION; INSULATION TO CEILING AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING REFER SARKING REQUIREMENT UNDER BUSH FIRE CATEGORY. BEDROOMS REQUIRE MINIMUM 10% LIGHT & 5% VENTILATION TO TOTAL FLOOR AREA.

**RELEVANT AUSTRALIAN STANDARDS**

- CONCRETE CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE.
- TIMBER STRUCTURE STANDARD AS 1720.3- 2016
- TIMBER CONSTRUCTION AS1684 - 2010
- MASONRY STRUCTURES AS4773-2010
- CONCRETE STRUCTURES AS3600-2018
- CONCRETE ROOF TILES AS2049-2002
- RESIDENTIAL SLABS & FOOTINGS AS2870-2011
- WINDOW & GLASS INSTALLATION AS2047 AND AS1288.
- BARRIERS FOR SUBTERRANEAN TERMITES TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1-2014
- WIND LOADS FOR HOUSING AS4055-2012
- STEEL STRUCTURES AS4100-2016
- DAMP PROOF COURSE & FLASHINGS AS/NZS2904
- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE NCC.
- PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE NCC.



HOUSE RELOCATION TO:

**33 WARTON ST, GAYNDAH**



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
15.11.2022	PRELIMINARY	A
29.11.2022	HOUSE MOVED TO REAR OF SITE	B

PRO 1018 SHEET NUMBER A - 01 REV B

CLIENT NAME:  
**ROBSTY PTY LTD**

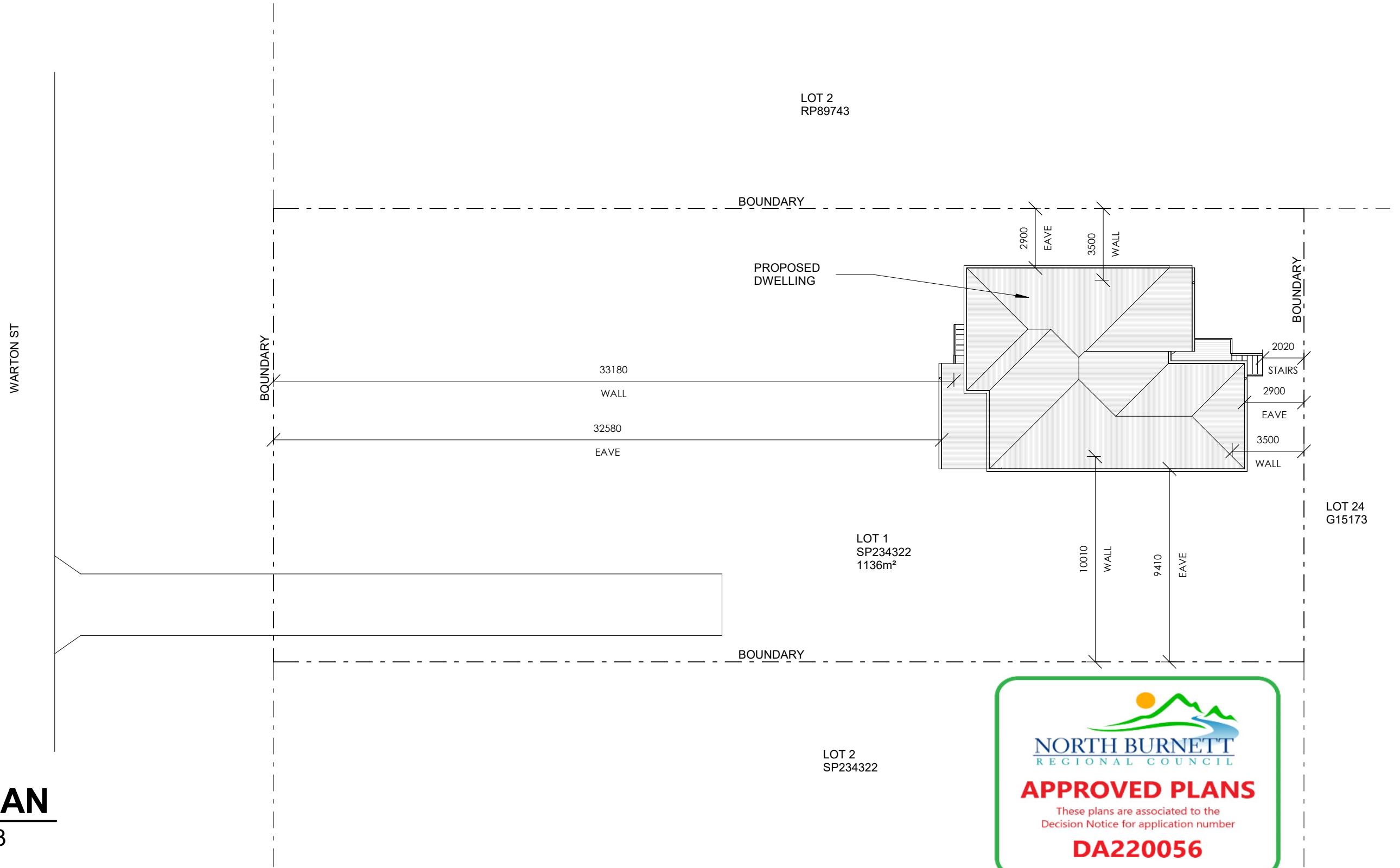
PROJECT ADDRESS:  
**33 WARTON ST, GAYNDAH, QLD, 4625.**

SHEET NAME:  
**COVER SHEET**



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**1** **SITE PLAN**  
1 : 200 @A3



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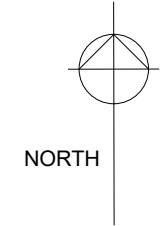
  

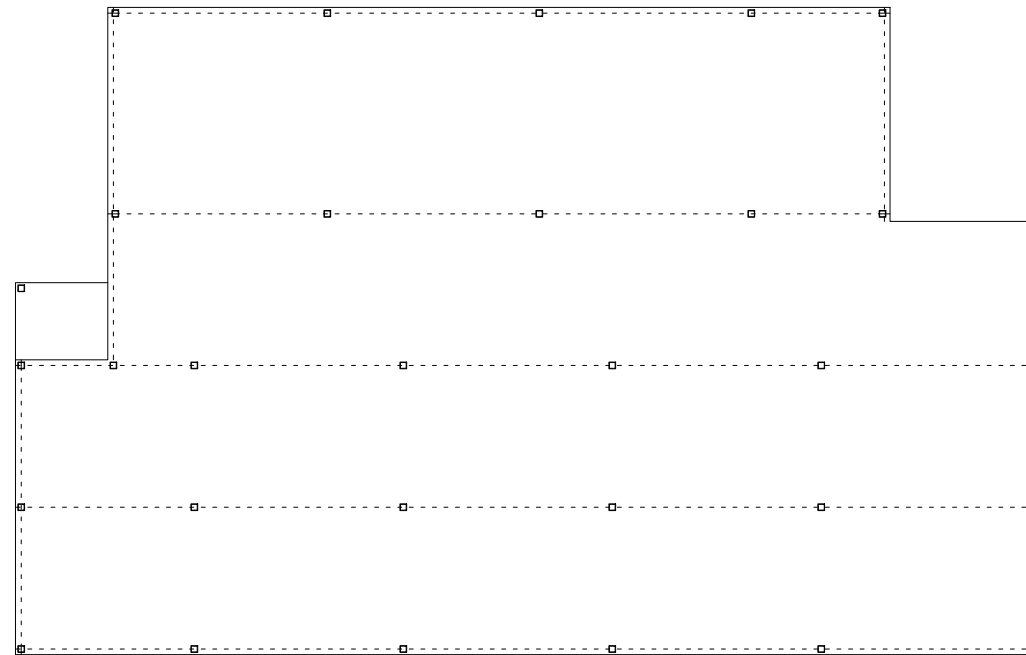
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CLIENT NAME:  
**ROBSTY PTY LTD**

PROJECT ADDRESS:  
**33 WARTON ST, GAYNDAH, QLD, 4625.**

SHEET NAME:  
**SITE PLAN**





NO ACCESS TO  
HOUSE,  
STRUCTURE  
ESTIMATED



1

# PROPOSED COLUMN LAYOUT

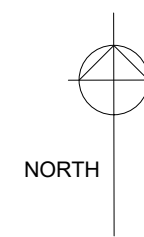
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CLIENT NAME:  
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PROJECT ADDRESS:  
33 WARTON ST, GAYNDAH, QLD, 4625.  
SHEET NAME:  
PROPOSED COLUMN LAYOUT



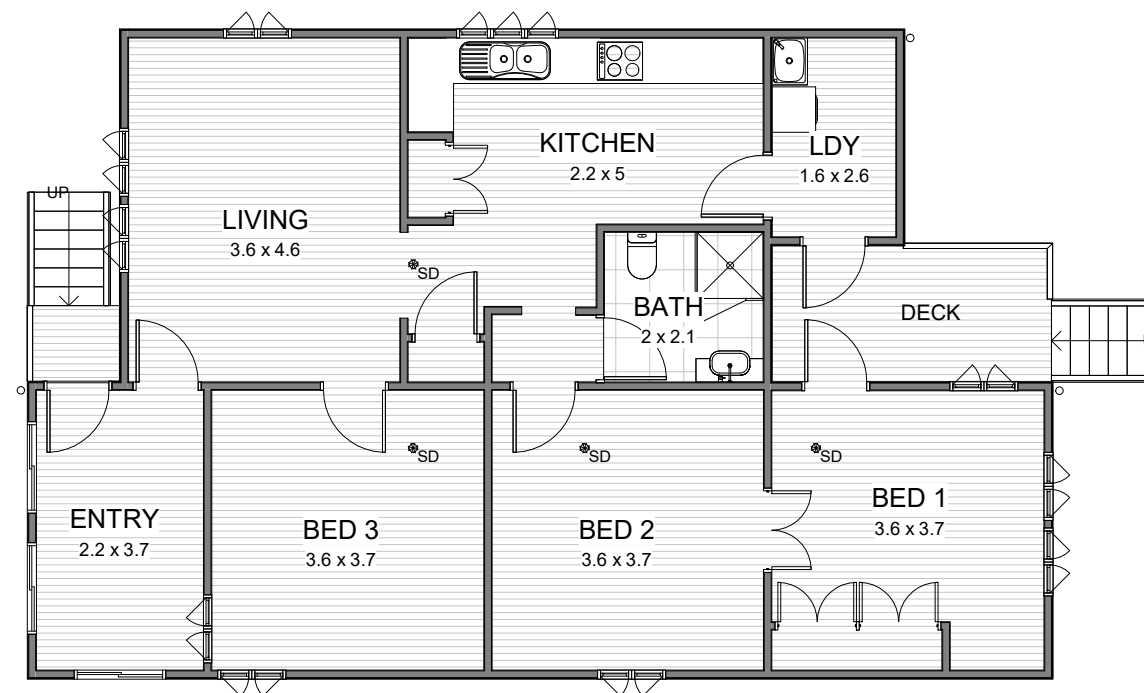
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**NOTES:**

- ALL DRAWINGS AND DIMENSIONS FOR HOUSE RAISE OR MOVE ONLY. CHECK ALL DIMENSIONS BEFORE COMPLETING OTHER BUILDING WORK.
- DIMENSIONS TAKE PRIORITY OVER RL'S THAT MAY HAVE BEEN DERIVED FROM COUNCIL CONTOURS
- LOCAL COUNCIL HEIGHT LIMIT NOT TO BE EXCEEDED



**1 PROPOSED FLOOR PLAN**  
1 : 100 @A3

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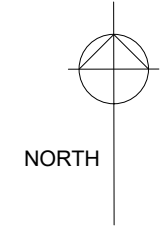
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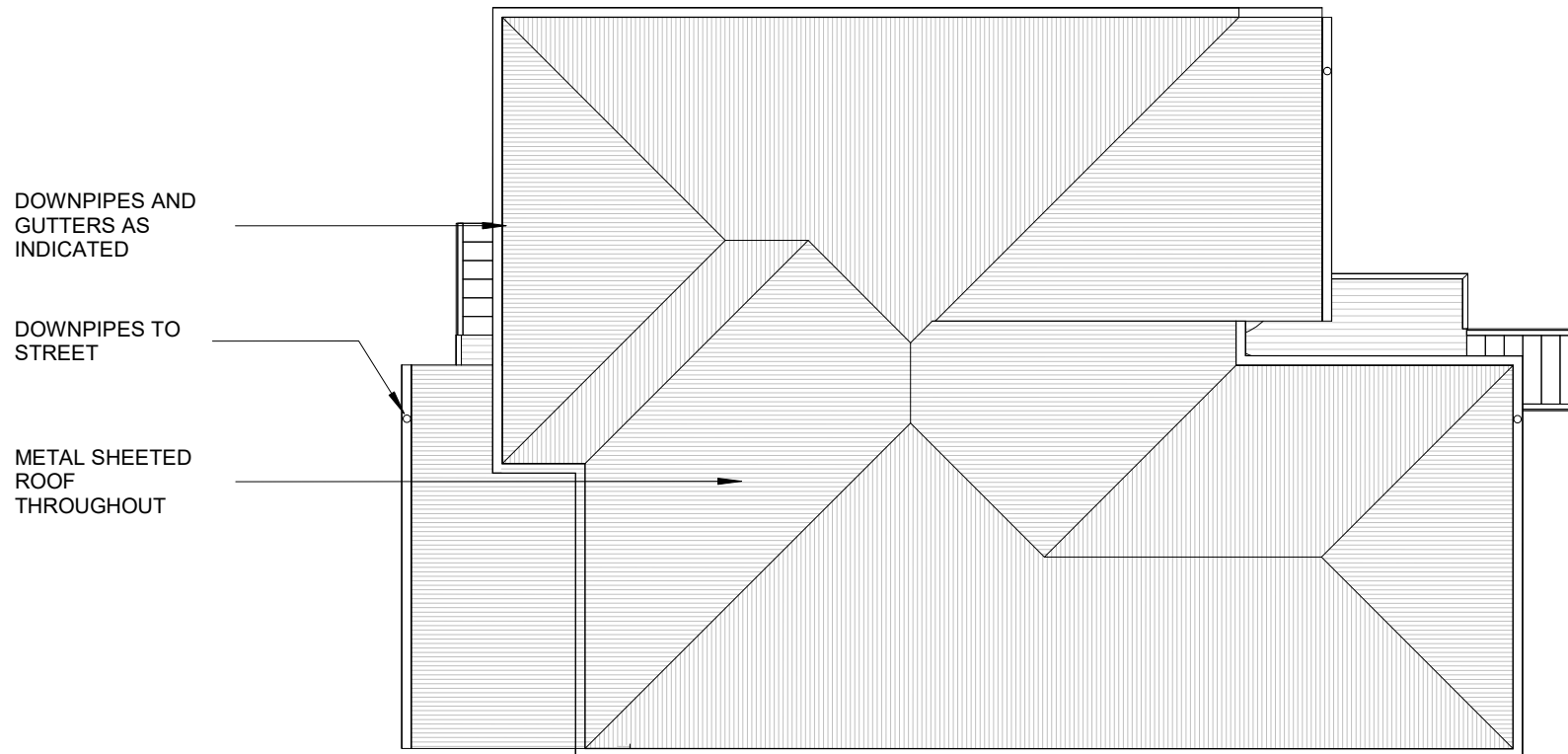
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CLIENT NAME:  
**ROBSTY PTY LTD**

PROJECT ADDRESS:  
**33 WARTON ST, GAYNDAH, QLD, 4625.**

SHEET NAME:  
**PROPOSED FLOOR PLAN**





**1** **PROPOSED ROOF PLAN**  
1 : 100 @A3

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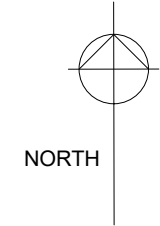
  

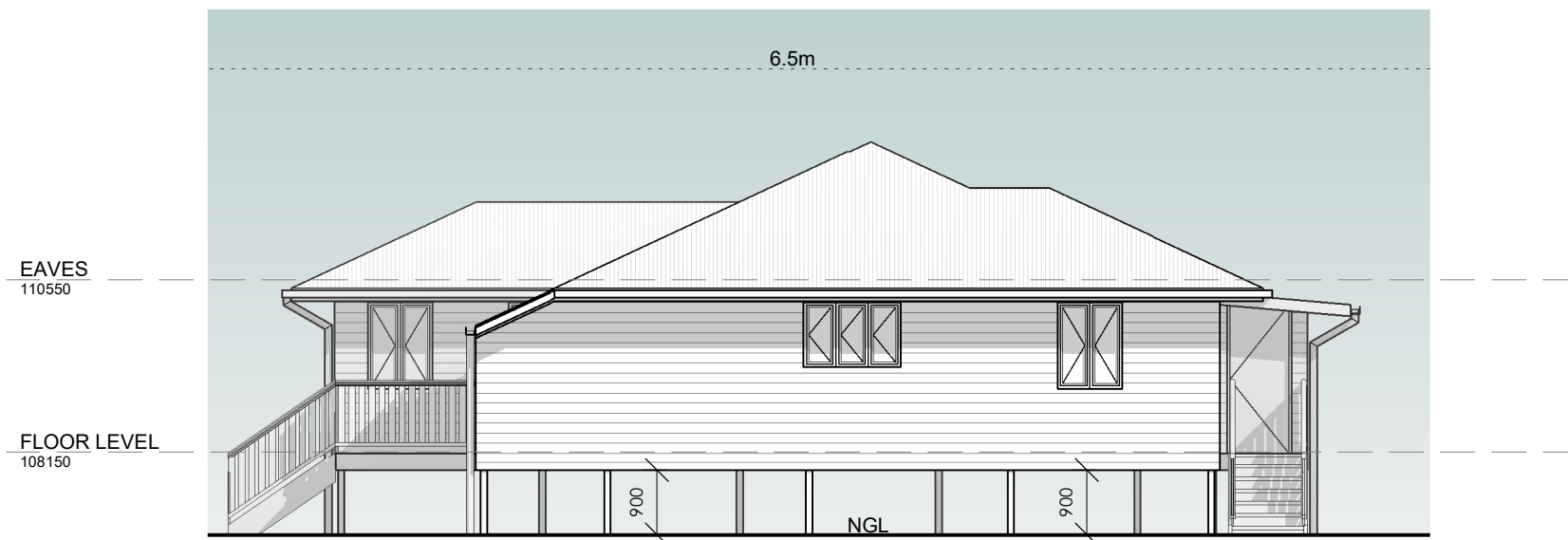
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CLIENT NAME:  
**ROBSTY PTY LTD**

PROJECT ADDRESS:  
**33 WARTON ST, GAYNDAH, QLD, 4625.**

SHEET NAME:  
**PROPOSED ROOF PLAN**





1

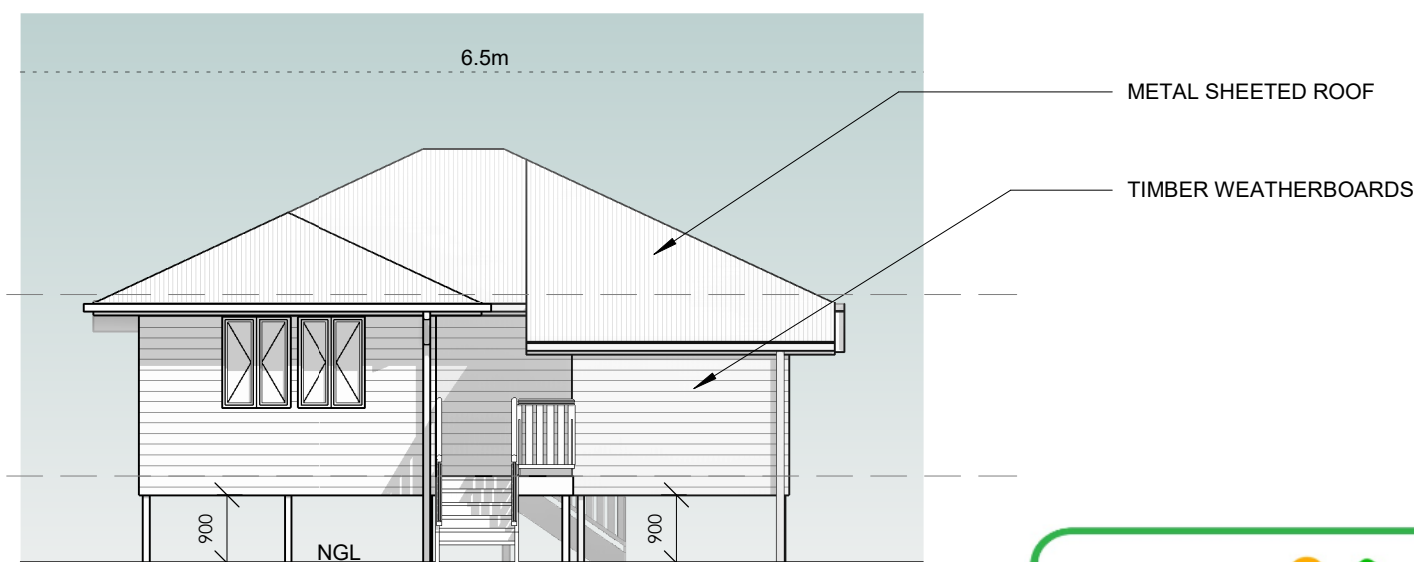
# 01 NORTH ELEVATION

1 : 100 @A3

### NOTES:

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- DIMENSIONS TAKE PRIORITY OVER RL'S THAT MAY HAVE BEEN DERIVED FROM COUNCIL CONTOURS
- LOCAL COUNCIL HEIGHT LIMIT NOT TO BE EXCEEDED

IMPORTANT: SITE AFFECTED BY FLOODING. COUNCIL TO PROVIDE MINIMUM FLOOR LEVEL RL AND SURVEYOR TO SET OUT HOUSE HEIGHT.



2

# 02 EAST ELEVATION

1 : 100 @A3



**APPROVED PLANS**

These plans are associated to the Decision Notice for application number

**DA220056**

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

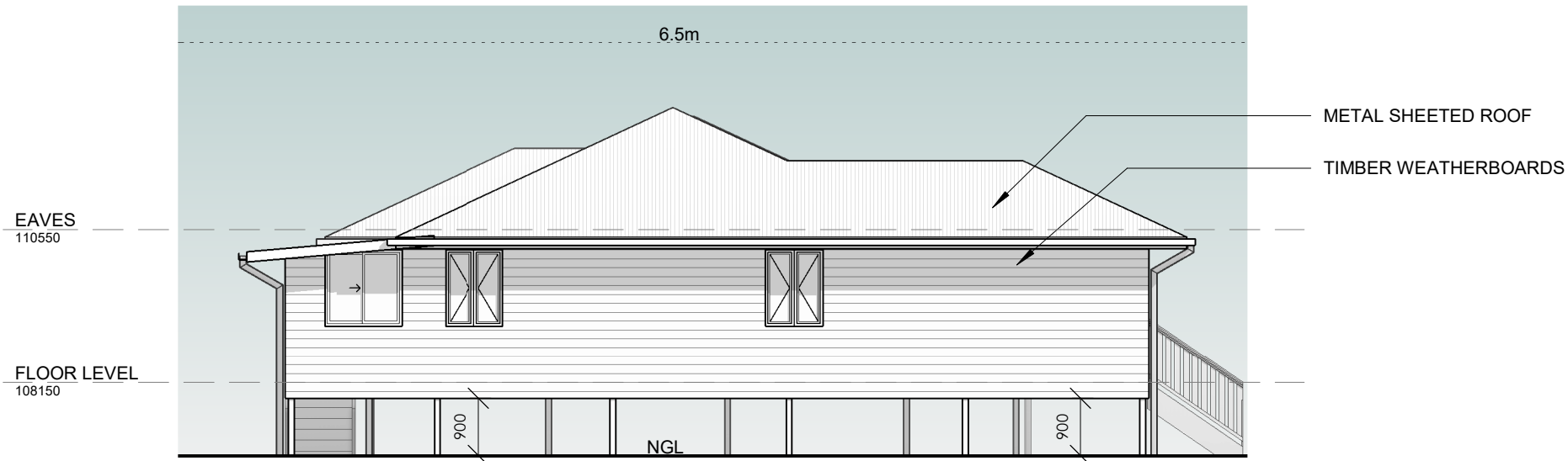
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PRO 1018 SHEET NUMBER A - 06 REV B

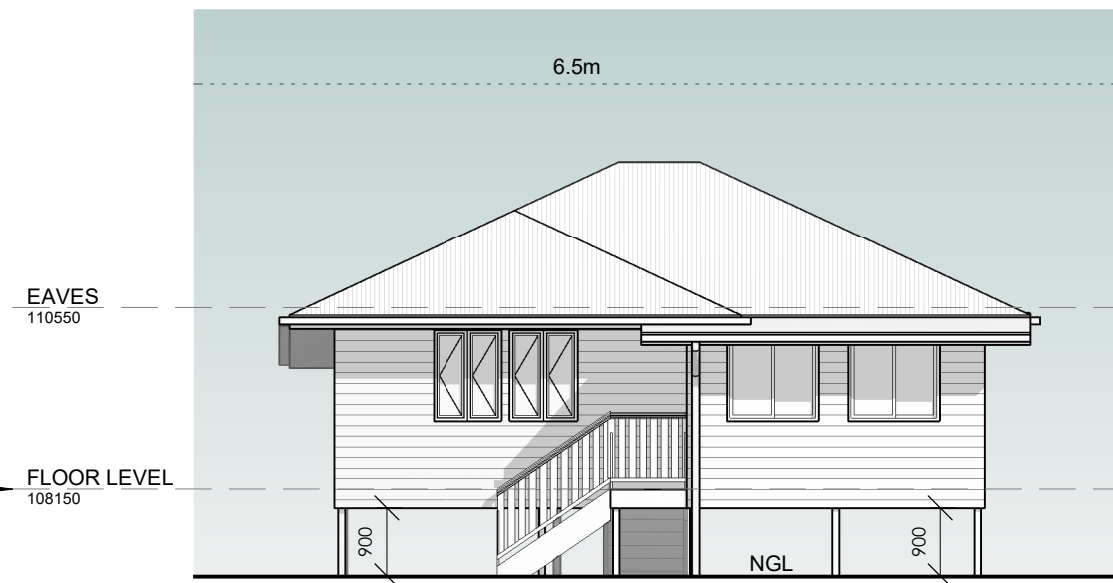
CLIENT NAME:  
ROBSTY PTY LTD  
PROJECT ADDRESS:  
33 WARTON ST, GAYNDAH, QLD, 4625.  
SHEET NAME:  
PROPOSED ELEVATIONS 1



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**1** **03 SOUTH ELEVATION**  
1 : 100 @A3



**2** **04 WEST ELEVATION**  
1 : 100 @A3

IMPORTANT: SITE AFFECTED BY FLOODING. COUNCIL TO PROVIDE MINIMUM FLOOR LEVEL RL AND SURVEYOR TO SET OUT HOUSE HEIGHT.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
15.11.2022	PRELIMINARY	A
29.11.2022	HOUSE MOVED TO REAR OF SITE	B

PRO 1018 SHEET NUMBER A - 07 REV B

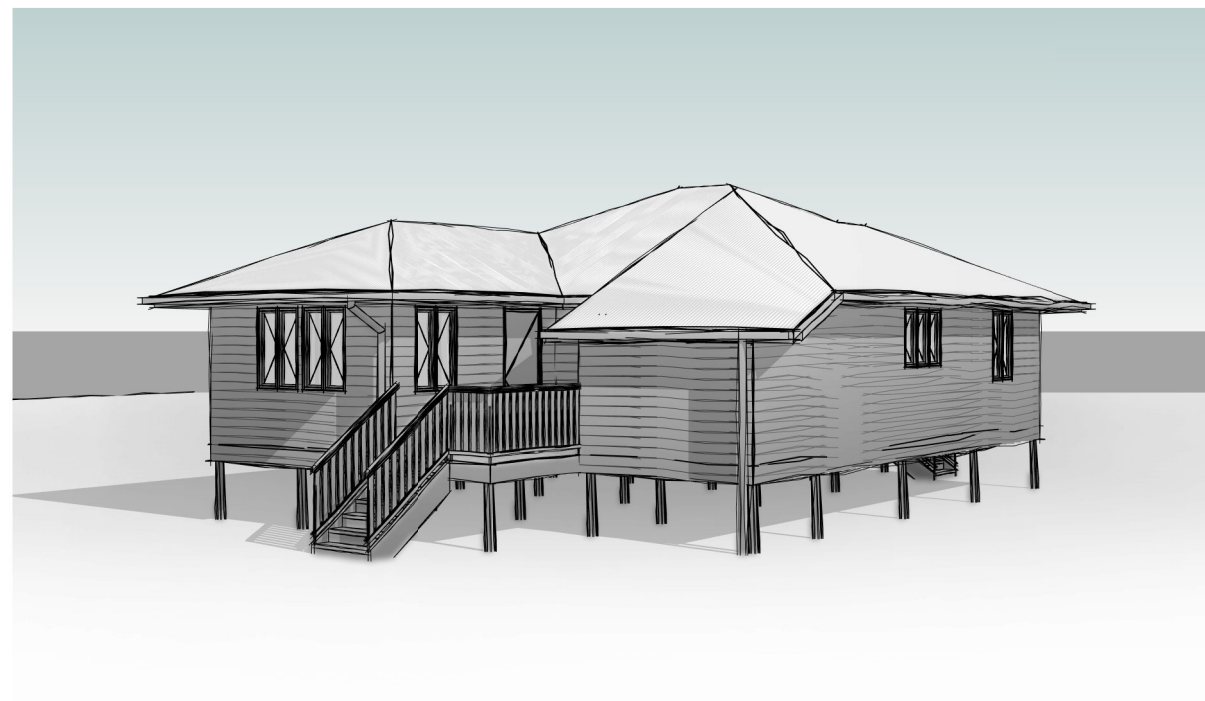
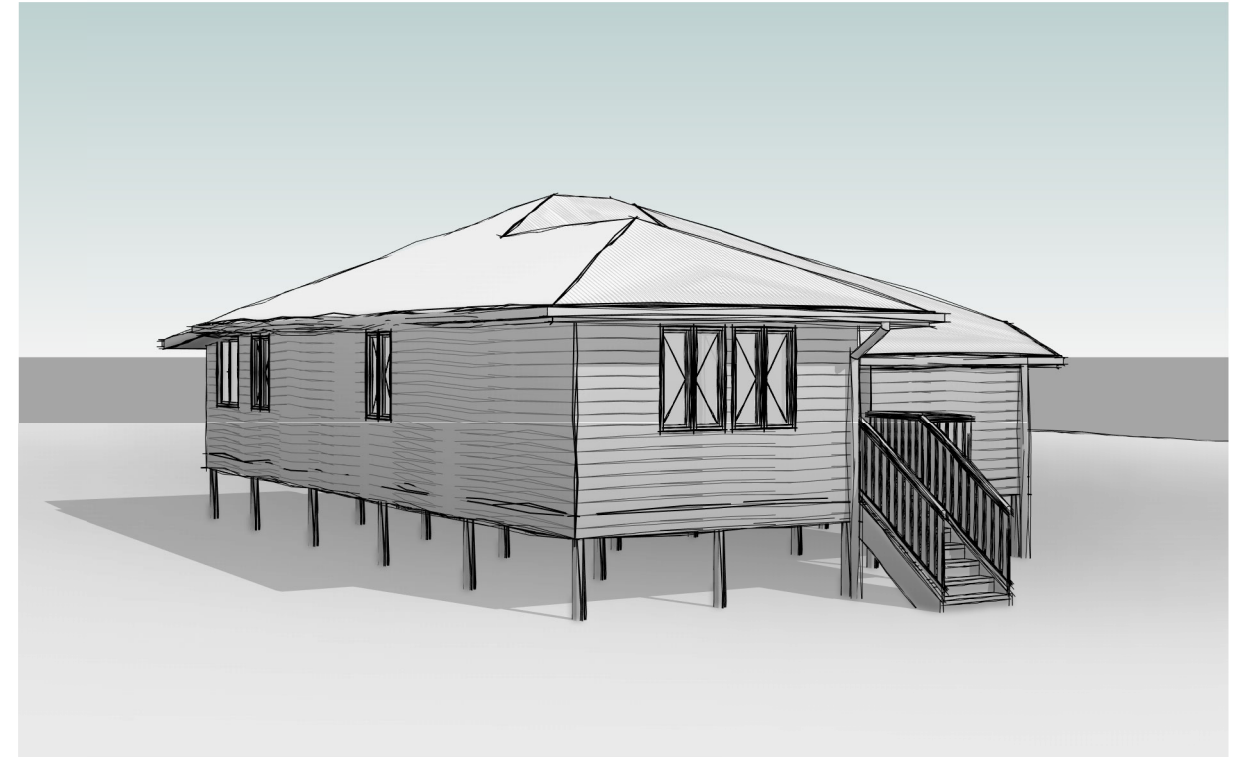
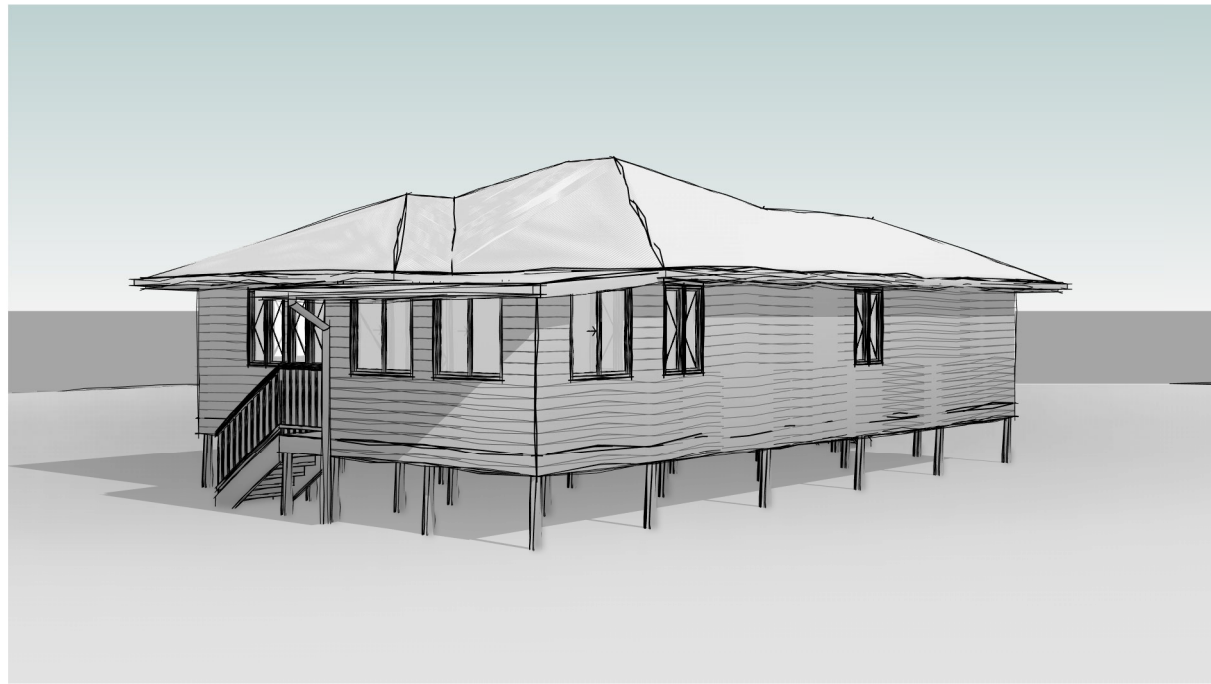
CLIENT NAME:  
**ROBSTY PTY LTD**

PROJECT ADDRESS:  
**33 WARTON ST, GAYNDAH, QLD, 4625.**

SHEET NAME:  
**PROPOSED ELEVATIONS 2**



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DATE	DESCRIPTION	REV
15.11.2022	PRELIMINARY	A
29.11.2022	HOUSE MOVED TO REAR OF SITE	B

PRO 1018	SHEET NUMBER A - 08	REV B
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CLIENT NAME:  
ROBSTY PTY LTD

PROJECT ADDRESS:  
33 WARTON ST, GAYNDAH, QLD, 4625.

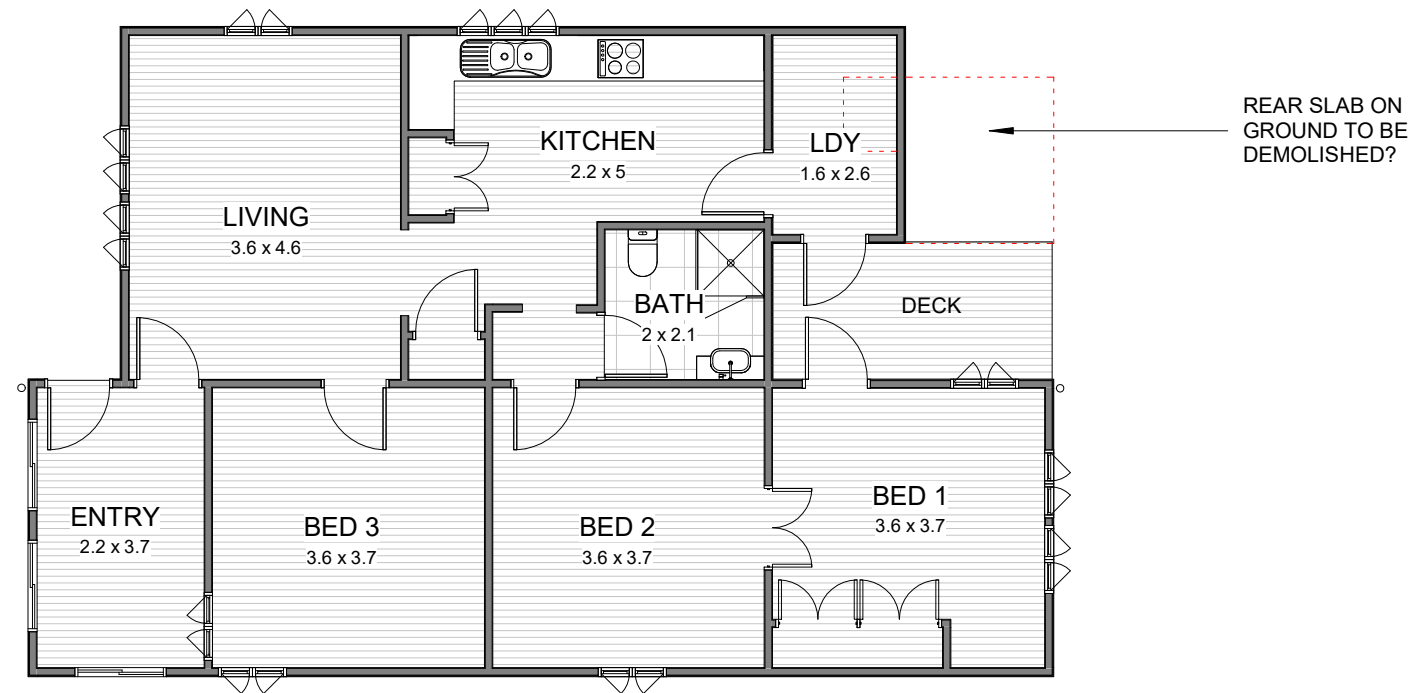
SHEET NAME:  
3D



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**NOTES:**

- ALL DRAWINGS AND DIMENSIONS FOR HOUSE RAISE OR MOVE ONLY. CHECK ALL DIMENSIONS BEFORE COMPLETING OTHER BUILDING WORK.
- DIMENSIONS TAKE PRIORITY OVER RL'S THAT MAY HAVE BEEN DERIVED FROM COUNCIL CONTOURS
- LOCAL COUNCIL HEIGHT LIMIT NOT TO BE EXCEEDED



EXISTING HOUSE LOCATED 22 ALEXANDRA ST, BARDON.



1

**EXISTING FLOOR PLAN**

1 : 100 @A3

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DATE	DESCRIPTION	REV
15.11.2022	PRELIMINARY	A
29.11.2022	HOUSE MOVED TO REAR OF SITE	B

PRO 1018 SHEET NUMBER A - 20 REV B

CLIENT NAME:  
ROBSTY PTY LTD  
PROJECT ADDRESS:  
33 WARTON ST, GAYNDAH, QLD, 4625.  
SHEET NAME:  
EXISTING FLOOR PLAN



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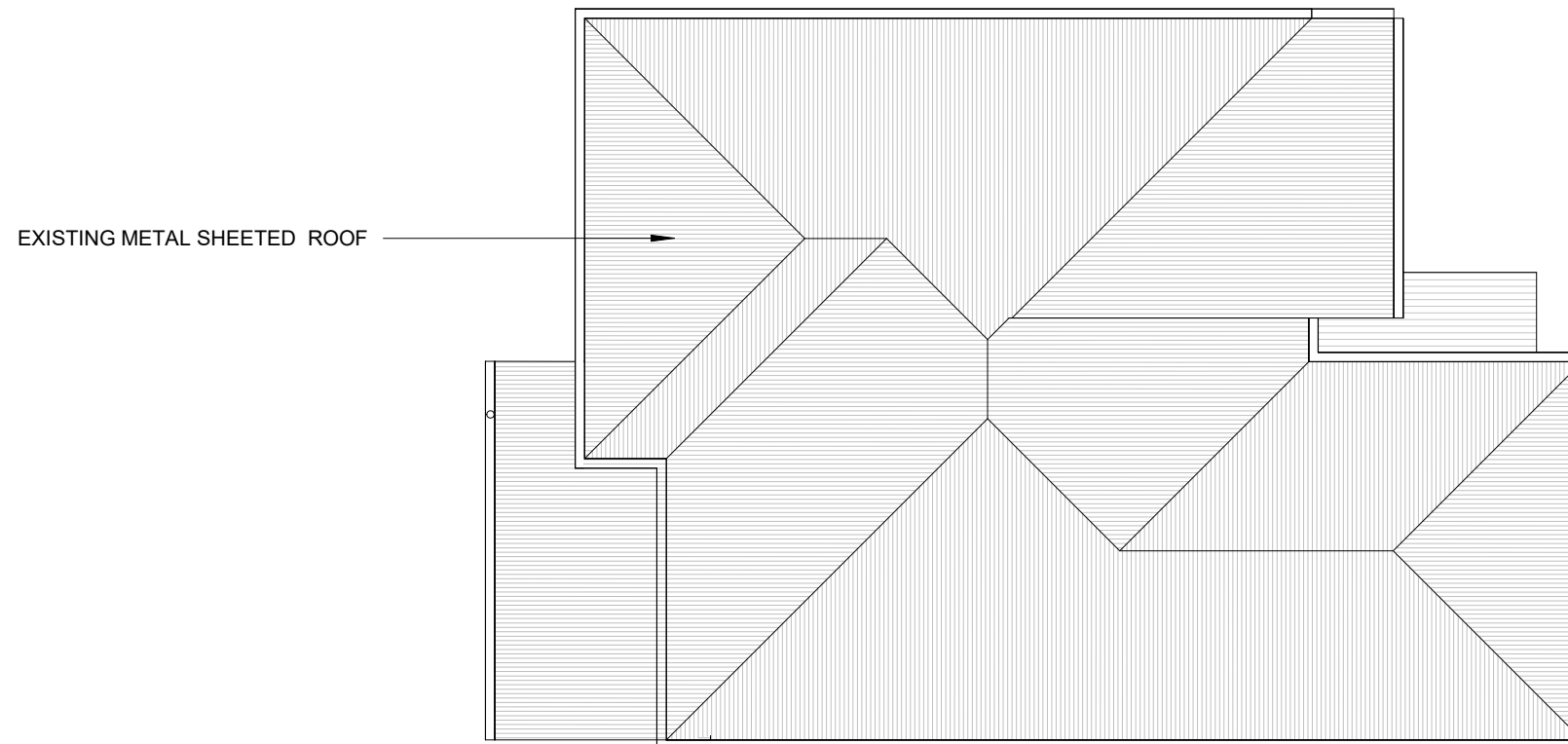
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**NOTES:**

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- LOCAL COUNCIL HEIGHT LIMIT NOT TO BE EXCEEDED



**1** **EXISTING ROOF PLAN**  
1 : 100 @A3

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DATE	DESCRIPTION	REV
15.11.2022	PRELIMINARY	A
29.11.2022	HOUSE MOVED TO REAR OF SITE	B

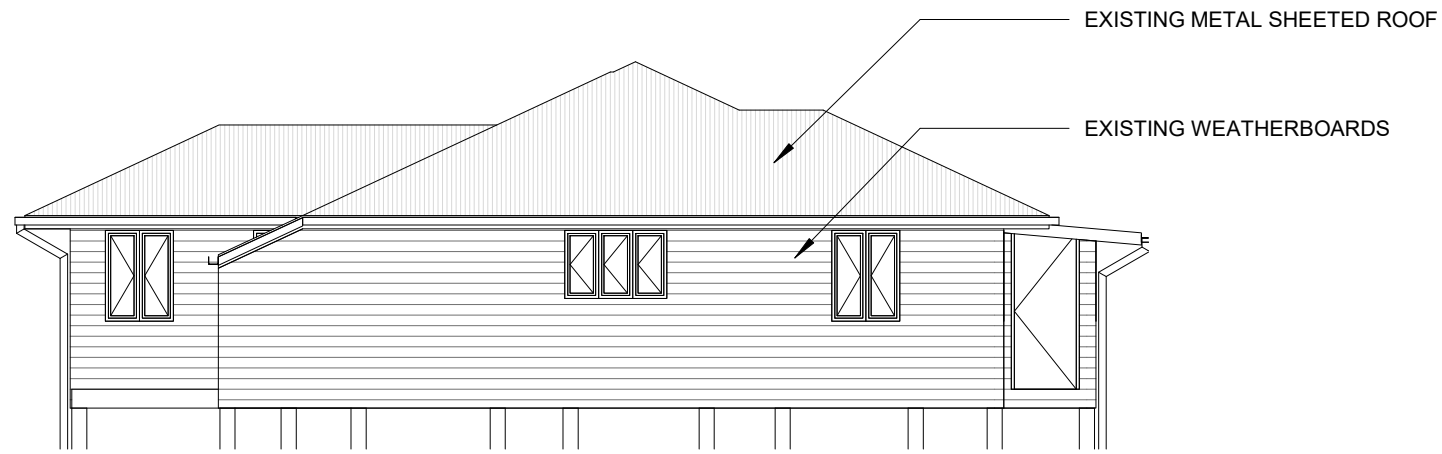
PRO 1018      SHEET NUMBER A - 21      REV B

CLIENT NAME:  
**ROBSTY PTY LTD**

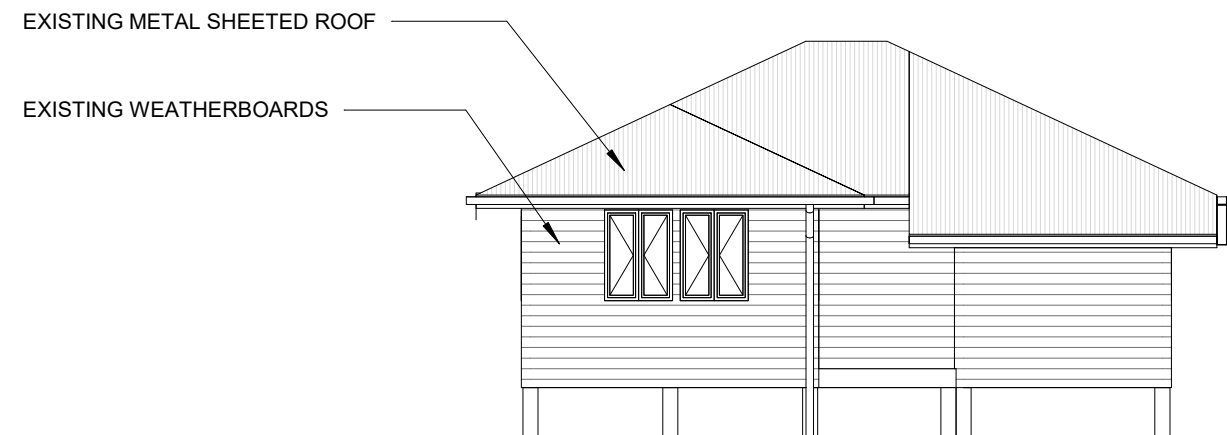
PROJECT ADDRESS:  
**33 WARTON ST, GAYNDAH, QLD, 4625.**

SHEET NAME:  
**EXISTING ROOF PLAN**





**1** **EXISTING NORTH ELEVATION**  
1 : 100 @A3



**2** **EXISTING EAST ELEVATION**  
1 : 100 @A3

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DATE	DESCRIPTION	REV
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29.11.2022	HOUSE MOVED TO REAR OF SITE	B

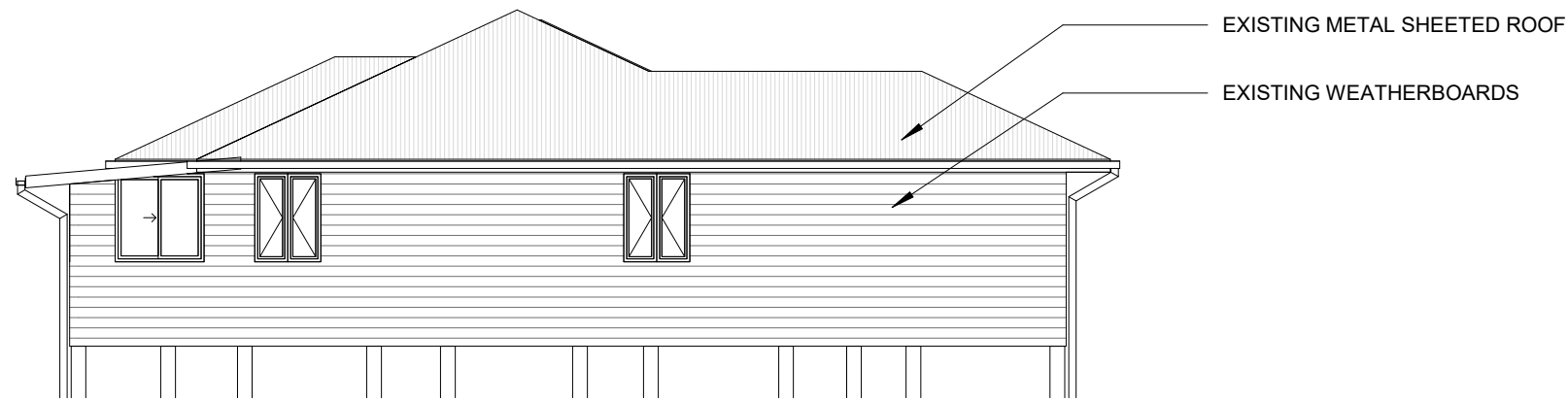
PRO 1018      SHEET NUMBER A - 22      REV B

CLIENT NAME:  
**ROBSTY PTY LTD**

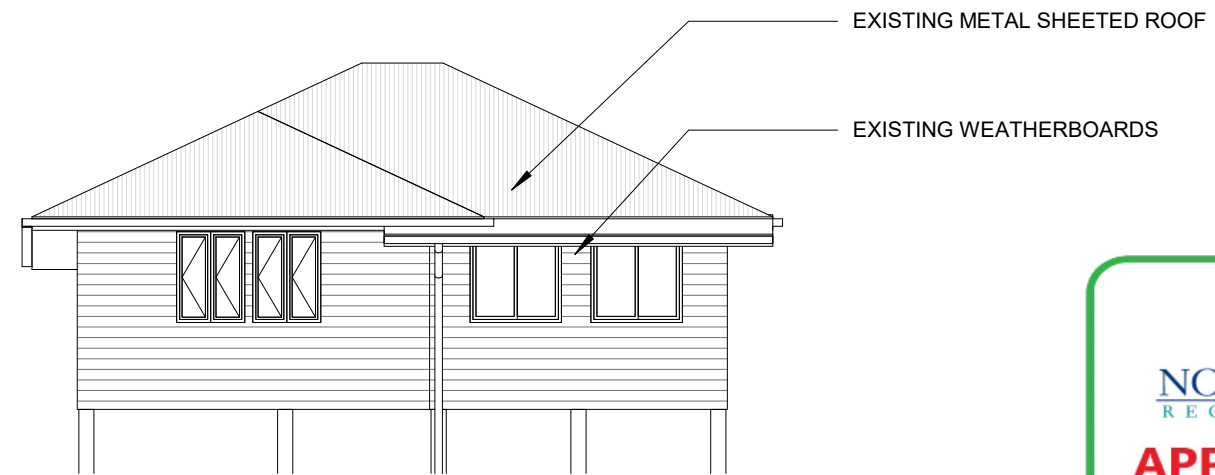
PROJECT ADDRESS:  
**33 WARTON ST, GAYNDAH, QLD, 4625.**

SHEET NAME:  
**EXISTING ELEVATIONS**





**1** **EXISTING SOUTH ELEVATION**  
1 : 100 @A3



**2** **EXISTING WEST ELEVATION**  
1 : 100 @A3



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29.11.2022	HOUSE MOVED TO REAR OF SITE	B

PRO 1018      SHEET NUMBER A - 23      REV B

CLIENT NAME:  
**ROBSTY PTY LTD**

PROJECT ADDRESS:  
**33 WARTON ST, GAYNDAH, QLD, 4625.**

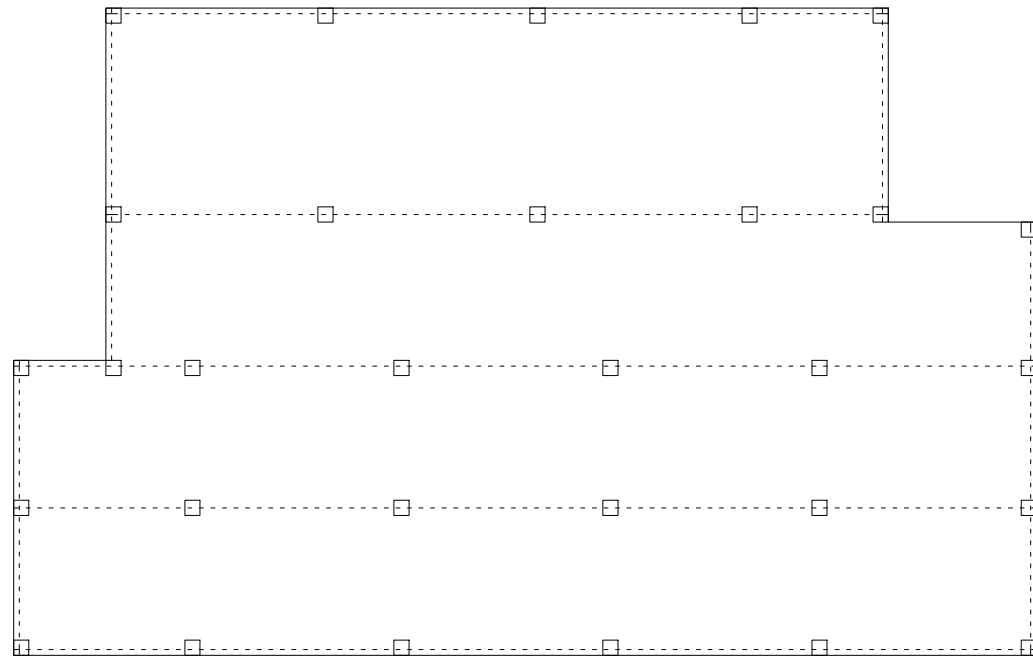
SHEET NAME:  
**EXISTING ELEVATIONS**



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- LOCAL COUNCIL HEIGHT LIMIT NOT TO BE EXCEEDED



NO ACCESS TO HOUSE, STRUCTURE ESTIMATED



1

**EXISTING FLOOR STRUCTURE**

1 : 100 @A3

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DATE	DESCRIPTION	REV
15.11.2022	PRELIMINARY	A
29.11.2022	HOUSE MOVED TO REAR OF SITE	B

PRO 1018      SHEET NUMBER A - 24      REV B

CLIENT NAME:  
ROBSTY PTY LTD

PROJECT ADDRESS:  
33 WARTON ST, GAYNDAH, QLD, 4625.

SHEET NAME:  
EXISTING FLOOR STRUCTURE





**NORTH BURNETT**  
REGIONAL COUNCIL

**APPROVED PLANS**

These plans are associated to the  
Decision Notice for application number

**DA220056**



**NORTH BURNETT  
REGIONAL COUNCIL**

**APPROVED PLANS**

These plans are associated to the  
Decision Notice for application number

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**APPROVED PLANS**

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**NORTH BURNETT**  
REGIONAL COUNCIL

**APPROVED PLANS**

These plans are associated to the  
Decision Notice for application number

**DA220056**



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

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**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>

