

29 June 2023

Shed Constructions (QLD) Pty Ltd
1 Salloom Street
GIN GIN QLD 4671

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE

2 FARADAY STREET, MONTO

(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 8 May 2023 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:	Shed Constructions (QLD) Pty Ltd
Applicant contact details:	1 Salloom Street GIN GIN QLD 4671
Email:	accounts@shedconstructionsqld.com.au
Phone:	07 4157 3144
Mobile:	0428 865 103

Site details

Street address:	2 FARADAY STREET, MONTO
Real property description:	106M7471

Application details

Application No:	DA230026
Date of Decision	29 June 2023
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
Concurrency Agency	Development Permit	Shed - Design and Siting

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 3 Design and Siting – QDC non-compliance and/or QDC alternate provision assessment
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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 <u>Attachment 1</u> .
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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
Sheet 1	Site Plan by Shed Construction Qld	20.04.2023
Sheet 2	Site Plan by Shed Construction Qld	20.04.2023
DNGGIN01891	Elevations by Shed Construction Qld	20.04.2023
DNGGIN01891	Building plan (floor) by Shed Construction Qld	20.04.2023

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

for 

Mick Jarman
Planning and Environment Manager

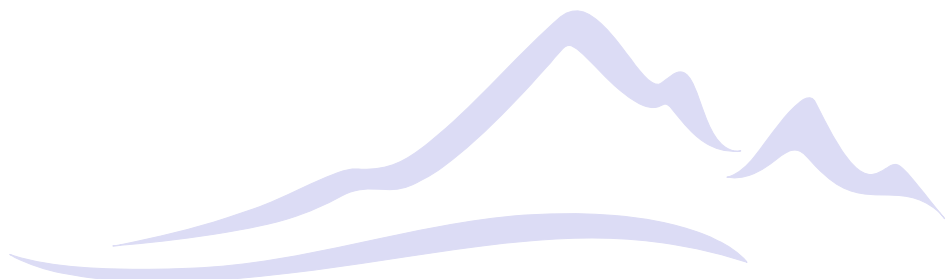
Enc: Attachment 1-conditions to be imposed
Attachment 2-reasons for decision to impose conditions
Attachment 3-appeal rights
Attachment 4-plans

Attachment 1 – Conditions to be imposed by Concurrence Agency

No.	Conditions
General	
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.
Design and Siting	
2.	The approved shed must be sited a minimum 2 metres from the rear south-western property boundary to the lane and 1m from western boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 110m ²
6.	The overall height of the approved shed must not exceed 4 metres measured from natural ground level. Any earthworks required for the development must be undertaken in such a way as to ensure that the height of the building complies with this condition.
8.	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.
Use	
9.	The approved shed 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
10.	The approved shed must not be used for habitable purposes.

Attachment 1B – Advice Notes

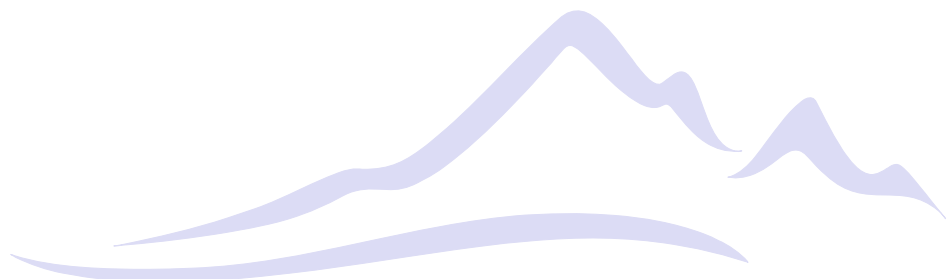
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity 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.



Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

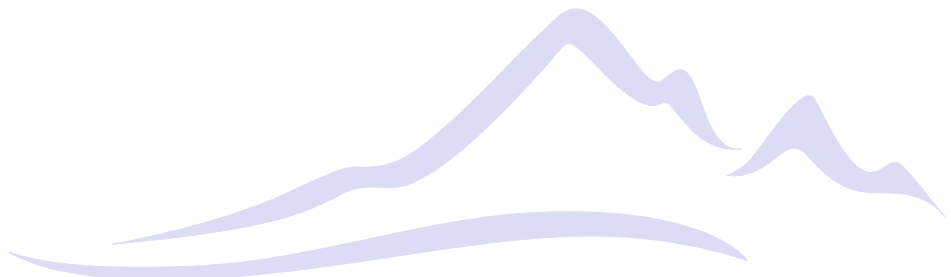
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.



Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



Site Calculations	
SITE AREA	922.96m ²
EXISTING FLOOR AREA	124.08m ²
PROPOSED AREA	63.00m ²

Notes	
1	PP 19/4/23 11:50 am Proposed Shed 9 x 7
2	PP 19/4/23 11:51 am Existing Dwelling
3	PP 19/4/23 11:55 am Existing Shed 8 x 4.6





APPROVED PLANS

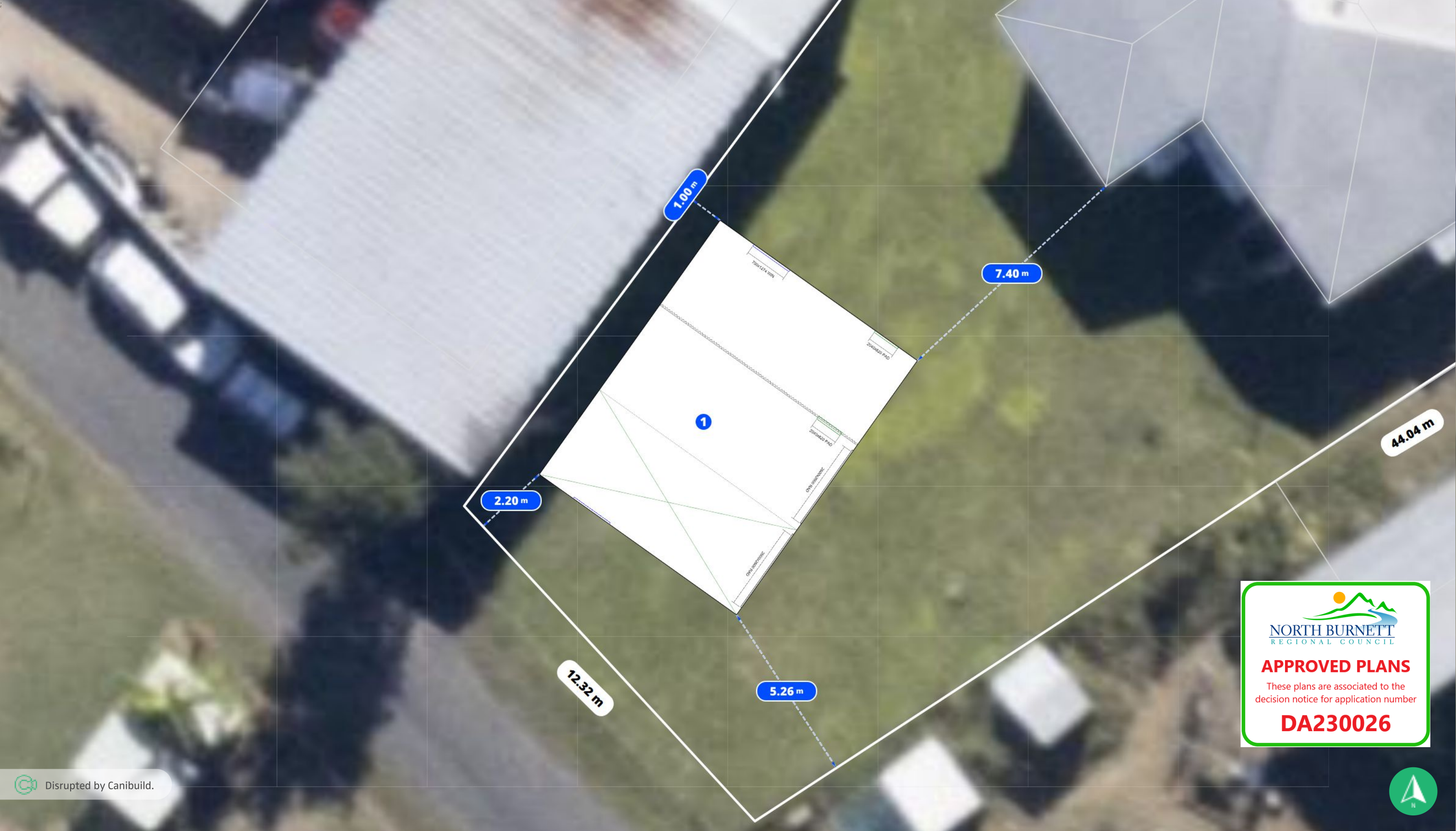
These plans are associated to the decision notice for application number

DA230026

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Client Name		Client Email	Client Phone	Signature	Client Name		Client Email	Client Phone	Signature		
<div>Copyright Statement</div> <p>This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.</p> <div>Disclaimer</div> <p>This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.</p> <p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.</p>					Generated by Peter Van Peype peter@shedconstructionsqld.com.au		Phone +61428865103	Sheet Name Site Plan	Sheet no. 1	Lic no.	Job no.
					Property Details 2 Faraday St, Monto, QLD 4630, Australia Lot/DP: 106/M7471		Design Sammy Chalmers			Scale 1:200@A3	
							1 st version date: 20/04/2023		Current version date: 20/04/2023	Version # 2	





NORTH BURNETT
REGIONAL COUNCIL

APPROVED PLANS

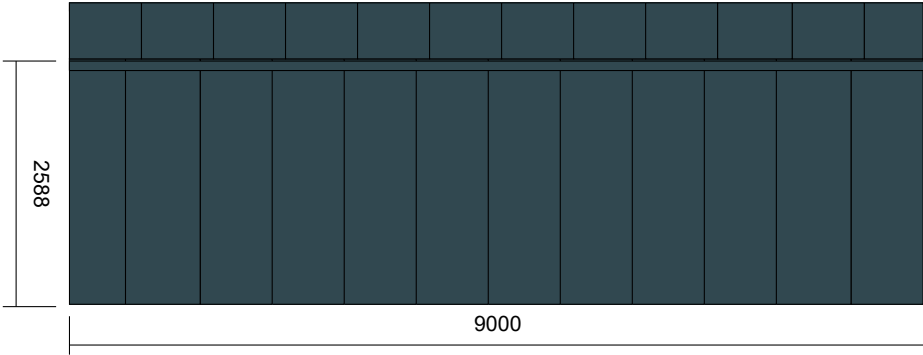
These plans are associated to the decision notice for application number

DA230026

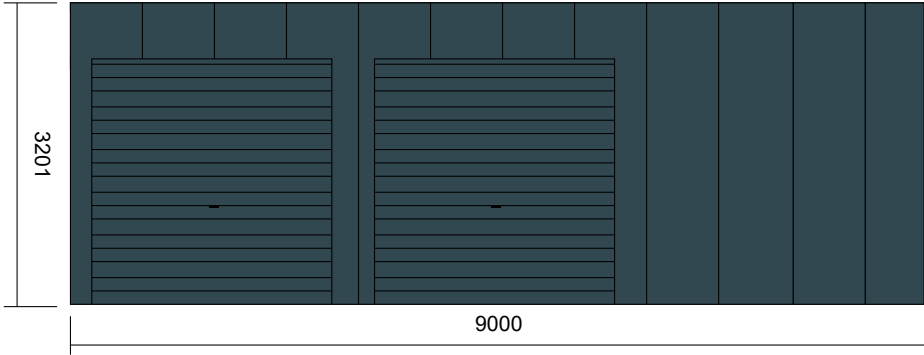
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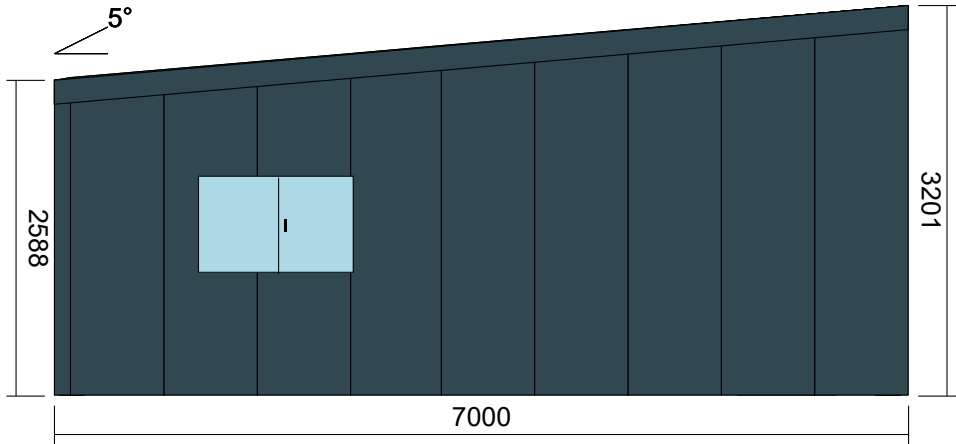
Client Name	Client Email	Client Phone	Signature	Client Name	Client Email	Client Phone	Signature		
<p>Copyright Statement</p> <p>This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.</p> <p>Disclaimer</p> <p>This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.</p> <p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.</p>				<p>Generated by Peter Van Peype</p> <p>peter@shedconstructionsqld.com.au</p> <p>Phone +61428865103</p>		<p>Sheet Name</p> <p>Site Plan</p>	<p>Sheet no.</p> <p>2</p>	<p>Lic no.</p>	<p>Job no.</p>
				<p>Property Details</p> <p>2 Faraday St, Monto, QLD 4630, Australia</p> <p>Lot/DP: 106/M7471</p>		<p>Design</p> <p>Sammy Chalmers</p>			<p>Scale</p> <p>@A3</p>
						<p>1st version date:</p> <p>20/04/2023</p>		<p>Current version date:</p> <p>20/04/2023</p>	<p>Version #</p> <p>2</p>



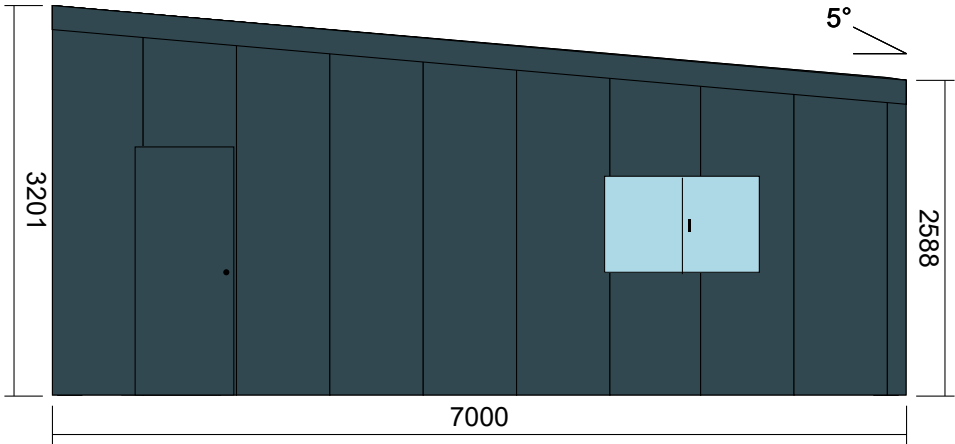
Low Side Elevation



High Side Elevation



Front Elevation



Rear Elevation

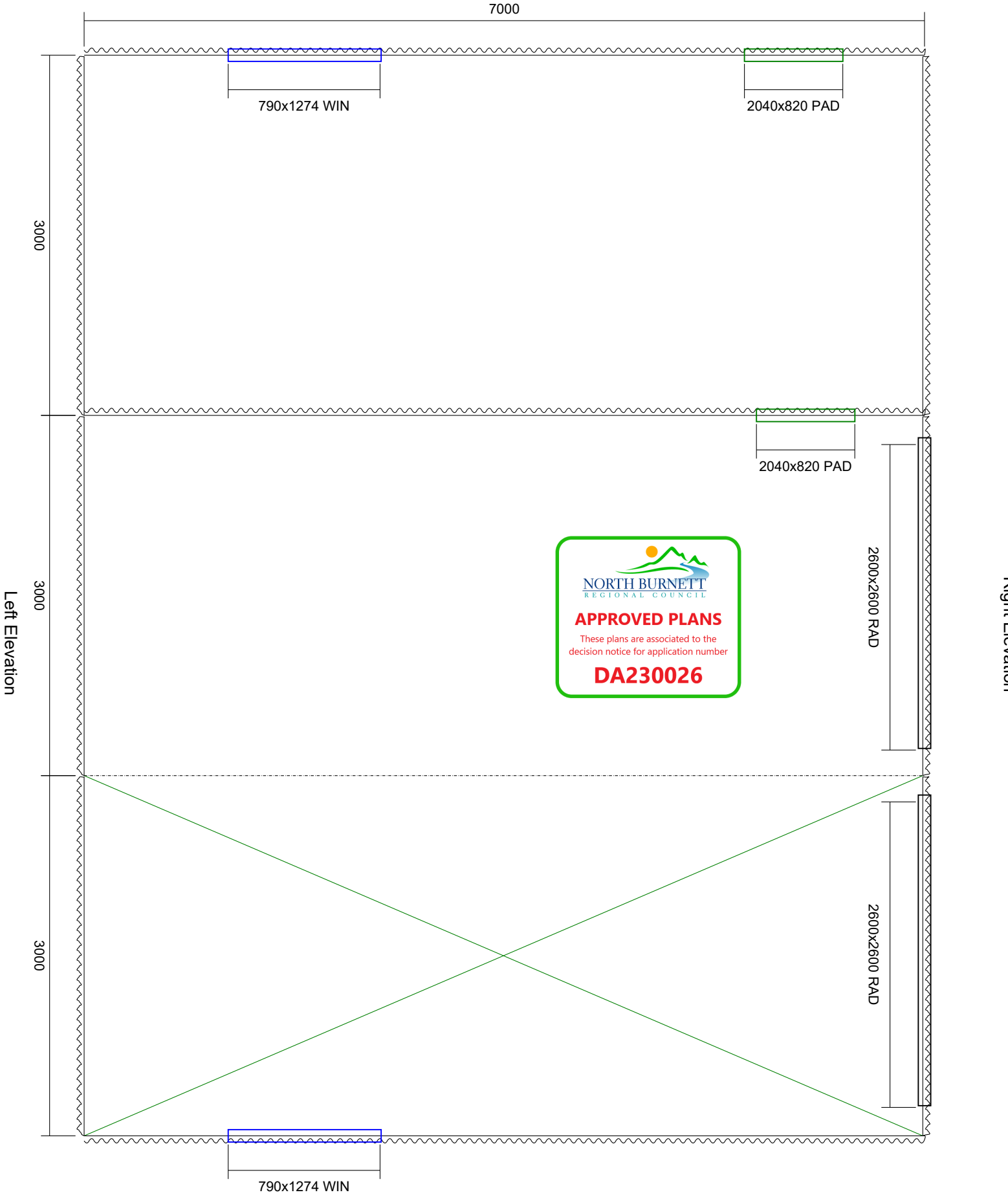
Customer Signed

Date

Management Signed

Date

Rear Elevation



Building Plan	Shed Constructions QLD Pty Ltd	
	Job #: DNGGIN01891	Client: Sammy Chalmers

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>

