

12 July 2023

Your Reference:  
 Our Reference: DA230030

A Glagau  
 13 TARDENT STREET  
 BIGGENDEN QLD 4621

Dear Sir/Madam

**CONCURRENCE AGENCY RESPONSE**  
 13 TARDENT STREET, BIGGENDEN  
 (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 13 June 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: Anne Glagau  
 Applicant contact details: 13 TARDENT STREET  
 BIGGENDEN QLD 4621  
 Email: mannywerner@hotmail.com  
 Phone: 0439139164  
 Mobile:

**Site details**

Street address: 13 TARDENT STREET, BIGGENDEN  
 Real property description: 17B44614

**Application details**

Application No: DA230030  
 Date of Decision: 12 July 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
Amenity and Aesthetics	Development Permit	Secondary Dwelling
Concurrence Referral	Development Permit	Building over or near relevant infrastructure



## **Attachment 1 – Conditions to be imposed by Concurrence Agency**

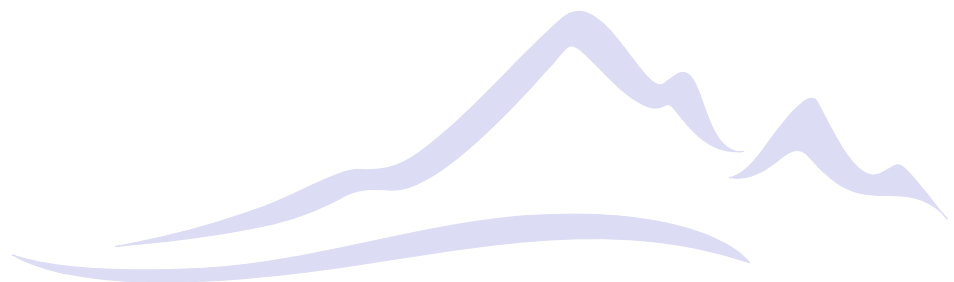
No.	Conditions
<b>General</b>	
1.	Unless otherwise stated in a particular condition, all conditions must be completed prior to the completion of building works, or issue of a final certificate, whichever is the sooner, unless otherwise agreed to in writing by the Concurrence Agency.
<b>Design and Siting</b>	
2.	The approved secondary dwelling must be sited a minimum 1.5 metres from side and rear property boundary and 6 metres from Tardent Street, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved secondary dwelling must not exceed 60m <sup>2</sup> .
4.	The roof height of the approved secondary dwelling must not exceed 5 metres measured from natural ground level.
5.	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.
6.	A CCTV survey inspection is to be performed of the existing sewer and stormwater mains through the property before commencement and upon completion of the works. The video footage and any defects are to be reported immediately to the North Burnett Regional Council after each survey inspection. The cost of the CCTV inspections are at the owner's expense.
7.	A copy of the CCTV inspection of the sewer main shall be provided to Council for assessment of the pipeline condition. If the condition of the pipeline is determined by Council to be less than 80% expected useful life, the main must be replaced or relined at the applicant's expense.
8.	All black and grey waters are to be connected to the existing house drain. No new connection to the sewer is to be made.
9.	The ramp shall remain fixed in a way that allows it to be removed easily if required and no pylons or slabs are to be used to support it.
<b>Use</b>	
10.	The approved secondary dwelling is to be used for private/domestic purposes only. The approved structure must not be 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
11.	The approved secondary dwelling can be used for habitable purposes.
<b>Landscaping</b>	
12.	Establish landscaping for screening purposes along the elevations of the approved structure as amended in red by Council on the endorsed site plan. Landscaping must consist of a minimum of one (1) tree and/or shrub per three (3) lineal metres, growing to a minimum height of four (4) metres.
13.	Provide landscaping along the nearest side boundary to the approved structure to a standard adequate to screen the building from adjoining premises.
14.	Maintain the new landscaping on the site to the satisfaction of the Concurrence Agency
15.	The ground surface must be returned to a level state and must not contain trip hazards or excavations likely to be a safety risk.

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**Attachment 1B – Advice Notes**

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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.

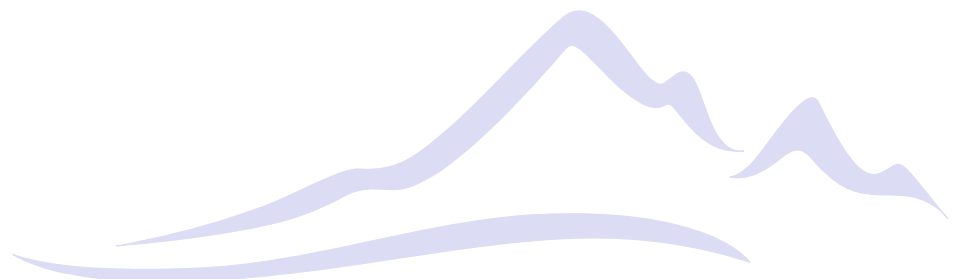


## **Attachment 2 – Reasons for decision to impose conditions**

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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.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.4
- 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.
- 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.

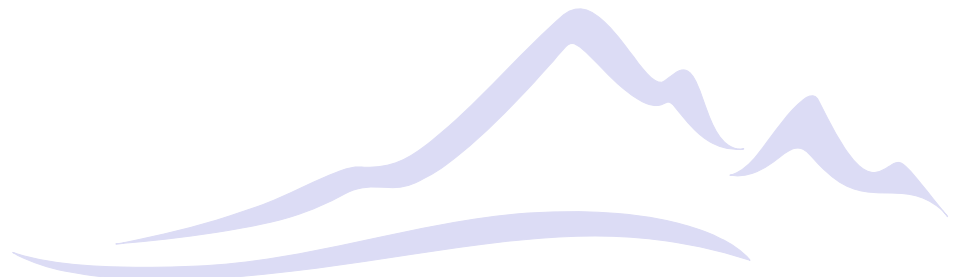


## **Attachment 3 – Approved Plans**

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



## **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>

