

18 July 2023

Your Reference:
Our Reference: DA230029

A Myatt
78 Huesman Street
MOUNT PERRY QLD 4671
Via Email: opieinoz@gmail.com

Dear Sir/Madam

DECISION NOTICE

1 ANNIE STREET, MOUNT PERRY
(Given under section 63 of the *Planning Act 2016*)

Thank you for your concurrence agency referral for the following premises which was properly referred on 18 July 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: Anthony Robert Myatt
Applicant contact details: 78 Huesman Street
Mount Perry Q 4671
Email: opieinoz@gmail.com
Phone:
Mobile: 0403 779 918

Site details

Street address: 1 ANNIE STREET, MOUNT PERRY
Real property description: 4SP209636

Application details

Application No: DA230029
Date of Decision 18 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	Shipping Container Dwelling

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 shipping container dwelling must be sited a minimum 14 metres from the Annie Street property boundary; 4.3m from the eastern property boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shipping container dwelling part only must not exceed 30m ² .
4.	The overall height of the approved shipping container dwelling must not exceed 3.5 metres measured from natural ground level.
5.	The height of the approved shipping container dwelling must not exceed 3.5 metres height above natural ground shown on the endorsed plan. 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.
6.	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	
7.	The approved shipping container 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
8.	The approved shipping container dwelling can be used for habitable purposes.
Landscaping	
9.	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, excluding the access driveway area.
10.	Maintain the new landscaping on the site to the satisfaction of the Concurrence Agency

Attachment 1B – Advice Notes

A.	This 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

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.
- 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>

