

18 August 2023

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: DA230033

Burnett Country Certifiers
Suite 1, First Floor
44 Princess Street
BUNDABERG QLD 4670

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE

MCKAY STREET, MOUNT PERRY
(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 30 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: | Burnett Country Certifiers |
| Applicant contact details: | Suite 1, First Floor 44 Princess Street BUNDABERG QLD 4670 |
| Email: | bundaberg@burnettcc.com.au |
| Phone: | 07 4154 2222 |
| Mobile: | |

Site details

| | |
|----------------------------|---------------------------|
| Street address: | MCKAY STREET, MOUNT PERRY |
| Real property description: | 15RP28376 |

Application details

| | |
|-----------------------|---------------------------------------|
| Application No: | DA230033 |
| Date of Decision | 18 August 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 | Dwelling |

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 *Building Act* Part 3 Division 2 Table 1 Particular class 1 and 10 building and structures involving possible amenity and aesthetic impact

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

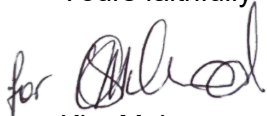
| Document No./ Reference | Title (prepared by) | Date |
|-----------------------------------|--------------------------------------|------------|
| Drawing No. 23210 Page 2 | Site Plan by Gatley Building Design | 19/05/2023 |
| Drawing no. FP6852-23 | Floor Plan | 12/06/2023 |
| Drawing no. AWBdVi-0423-4 Sheet 1 | Colour & Cladding by Steeltek Frames | 12/04/2023 |
| Drawing no. AWBdVi-0423-4 Sheet 2 | General Notes by Steeltek Frames | 12/04/2023 |

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



Kim Mahoney

General Manager – Corporate and Community

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 dwelling must be sited generally in accordance with the approved "Site Plan" by Gatley Building Design, drawing number 23210, dated 19/5/2023 page 2 with all setbacks measured from the outermost projection of the structure. |
| 3. | The floor area of the approved dwelling must not exceed 45 m ² . |
| 4. | The overall height of the approved dwelling must not exceed five (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. |
| Use | |
| 6. | The approved 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 |
| Landscaping | |
| 7. | Provide landscaping along the side boundaries to a standard adequate to screen the building from adjoining premises. Landscaping must consist of a minimum of one (1) tree and/or shrub per three (5) lineal metres, growing to a minimum height of four (4) metres. |
| 8. | Maintain the new landscaping on the site to the satisfaction of the Concurrence Agency |

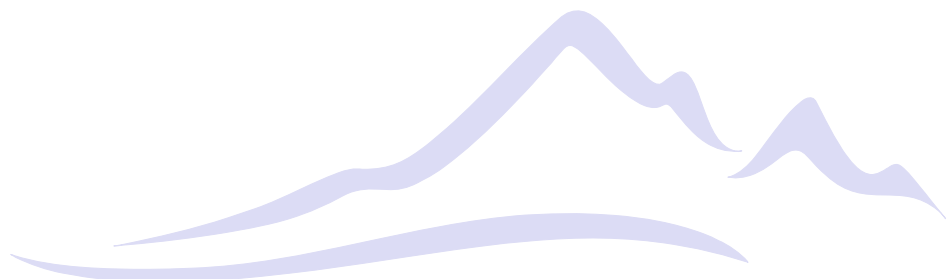
Attachment 1B – Advice Notes

| | |
|----|---|
| 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

The reason for this decision are:

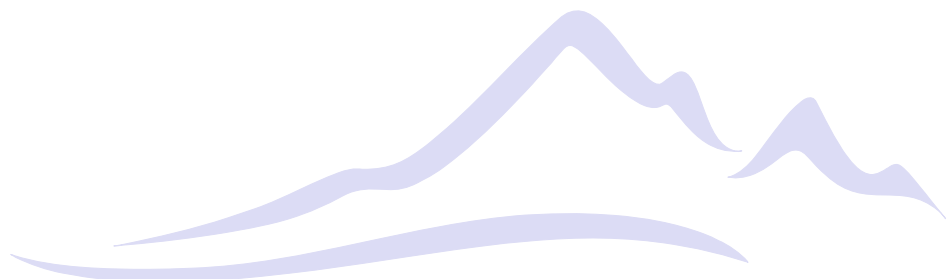
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development 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.



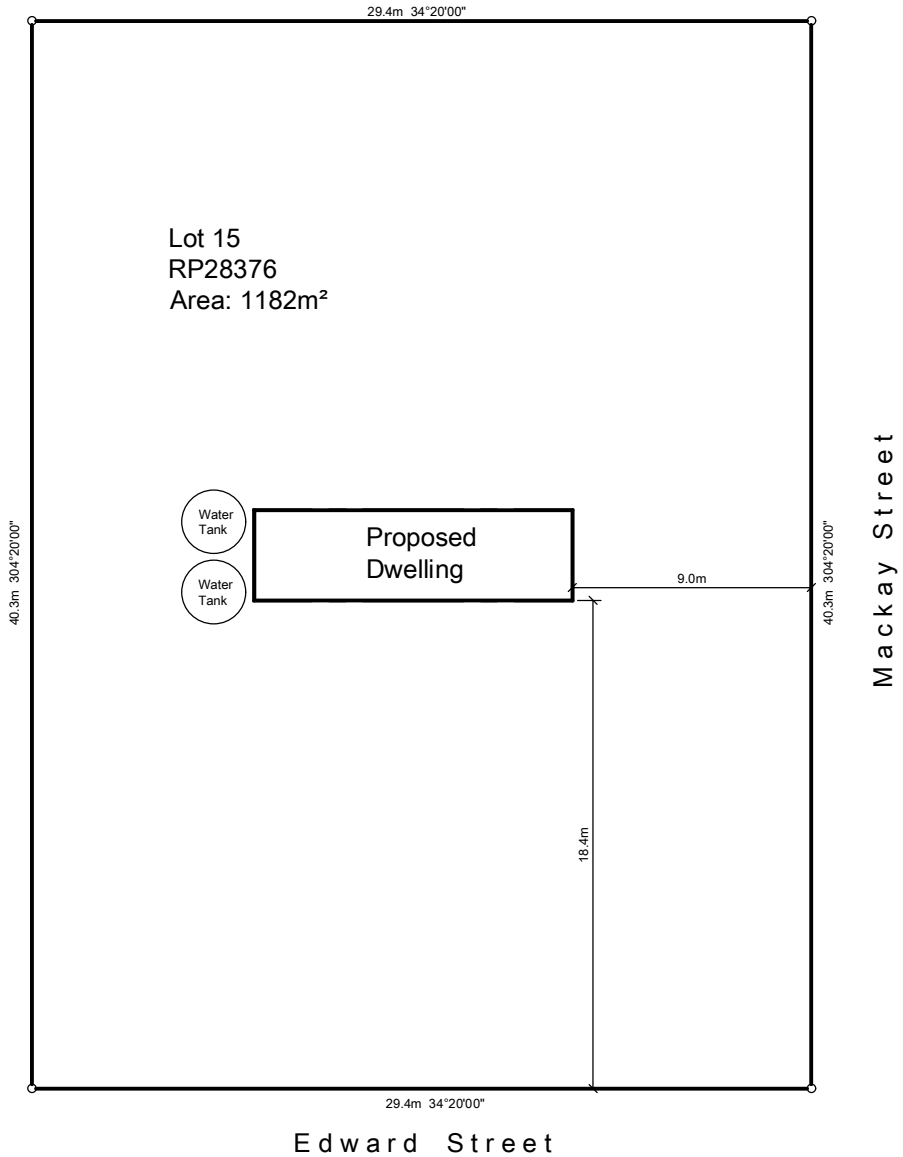
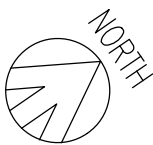
Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



| Rev | Description | Date |
|-----|-------------|------|
| - | - | - |



SITE NOTE:

General Site levels and finished floor levels are to be verified by builder prior to starting work.

Site Drainage Fall ground away from building 50mm for a minimum distance of 1.0m on all sides.

Provide falls to finished ground surface to prevent water ponding at any point in the vicinity of the building or on the common boundary of adjoining allotments.

Waste Disposal Discharge waste water to council sewer. If on site disposal of waste water is required do do in accordance with engineers design.


 **SITE PLAN**
scale 1:400



APPROVED PLANS

These plans are associated to the decision notice for application number

DA230033

| | | | | |
|---|--|---|---|-----------------|
|  | Q.B.C.C. No: 15243624 P.O. Box 1530 Bundaberg Q. 4670 Ph: (07) 41531183 Email: admin@gatleybuildingdesign.com.au Web: www.gatleybuildingdesign.com.au | Site: Lot 15 Mackay Street Mt Perry RP28376 | Issue: Final | Date: 19/05/23 |
| | | Project: Proposed Dwelling Client: Mandy O'Connell | © Copyright 2023, John Gatley Building Designs. | |
| | | Description: Site Plan | Design: R.B. Drawn: J.W. Approved: R.B. | |
| | | | Drawing No: 23210 | Page: 02 |









Model: 12X3.4m Florence
Serial #: 00250

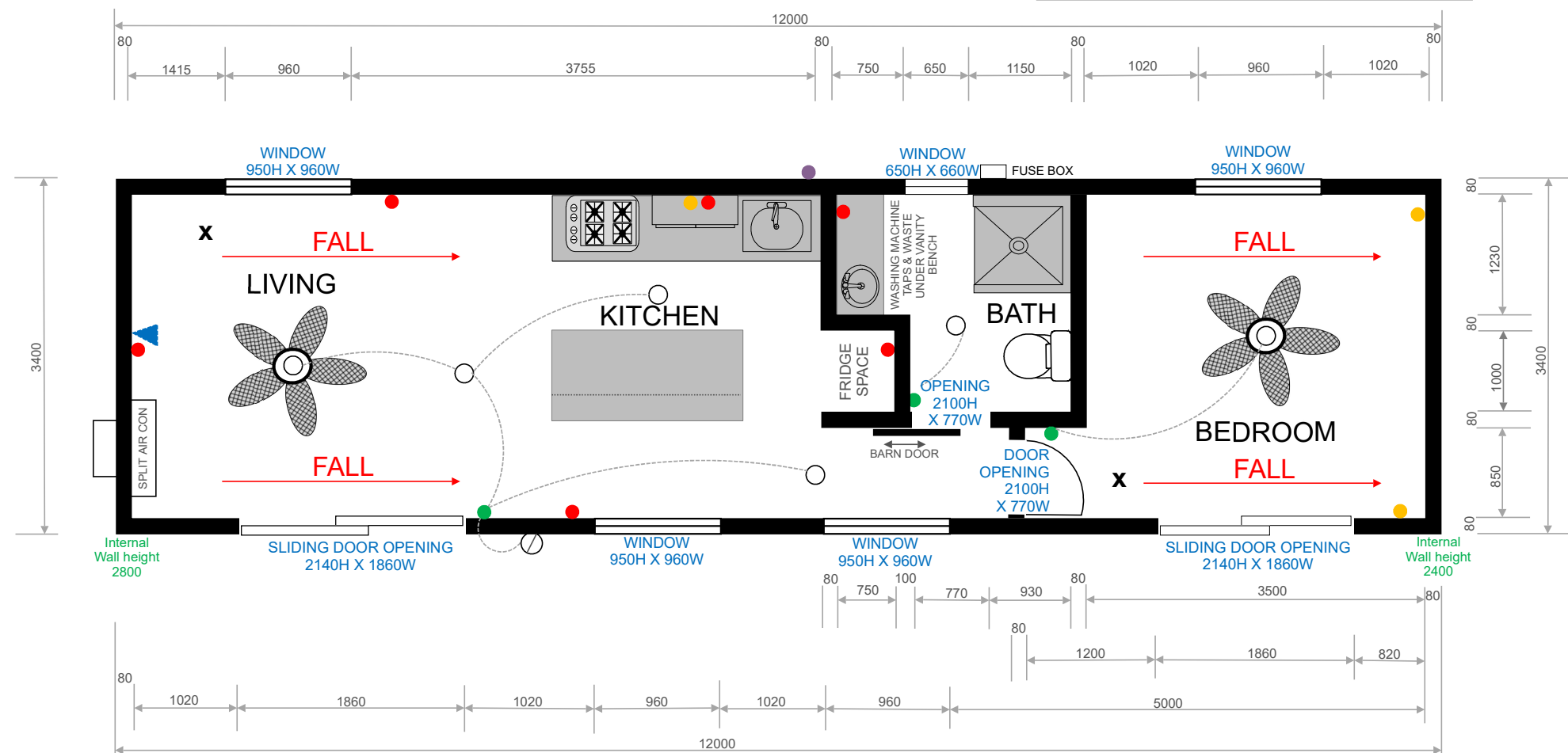
PAINT
EXTERIOR: TBC
TIMBER SLATS: TBC
INTERIOR: TBC

DONGA 250

- Sliding Glass door
- 2X Sliding Fly Screen Doors
- Split Air Conditioner
- White marble tiles
- White kitchen cabinets
- Barn door to the bathroom
- Outdoor Spot Light

ELECTRICAL LEGEND

-  DOUBLE POWER POINT
-  DBL POWER POINT WITH USB
-  LIGHT SWITCH
-  DOWN LIGHT
-  TV POINT
-  SMOKE ALARM
-  EXTERIOR LIGHT
-  EXTERNAL DBL POWER POINT



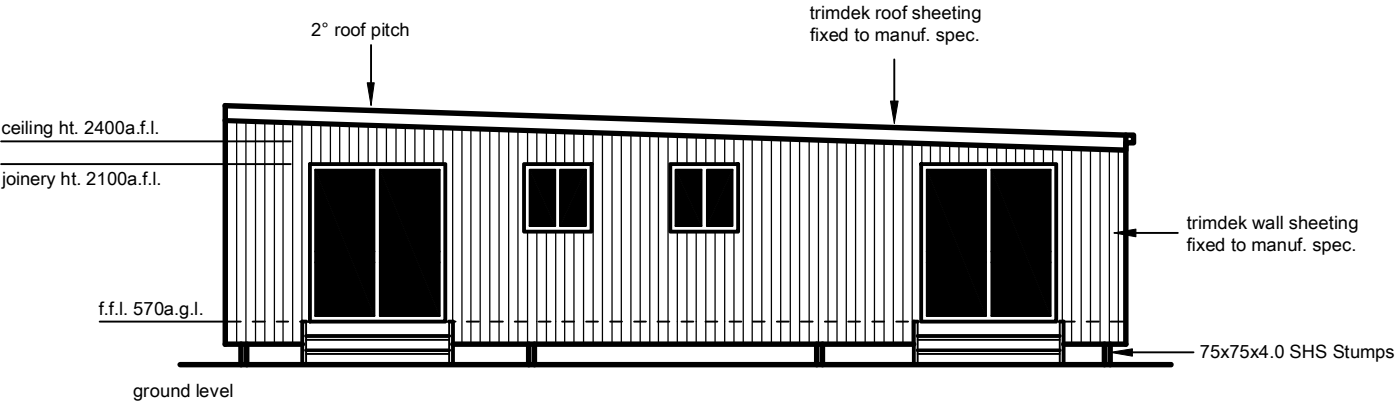
APPROVED PLANS

These plans are associated to the decision notice for application number

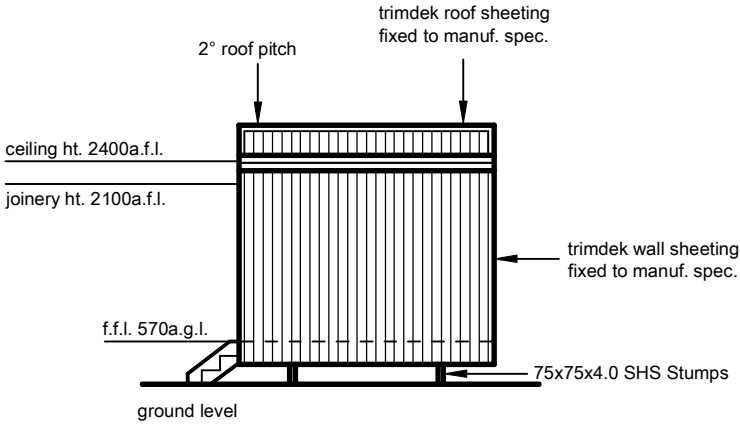
DA230033

DRAWING TITLE & NO. _ FLOOR PLAN_FP6852-23 _ DATE: 12/06/2023
ADDRESS _Lot 15-RP28376 on Mackay Street MOUNT PERRY QLD 4671
OWNER _Mandy O'Connell
CONTRACTOR _Ian Herbener
QBCC LIC. NO. 1304394

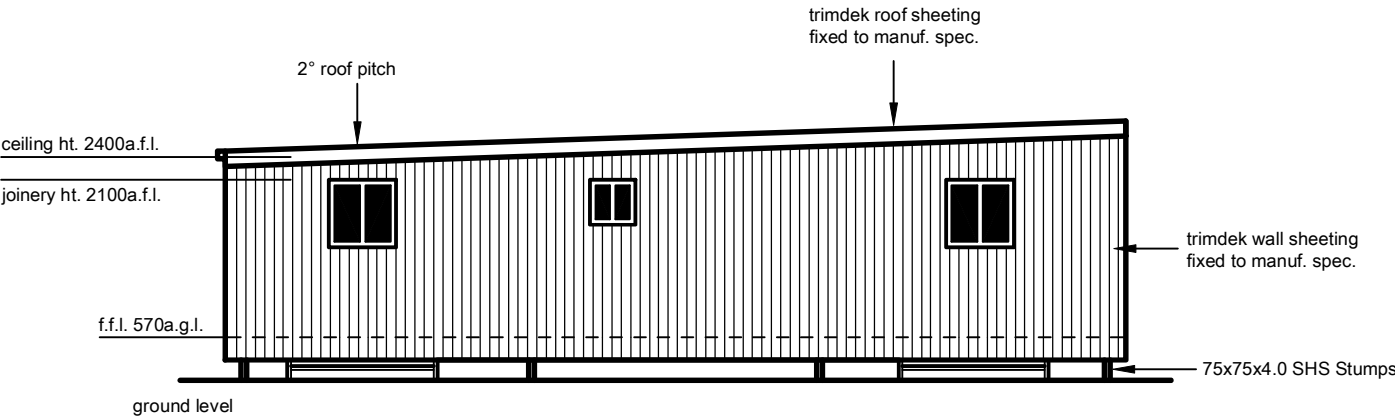
| Rev | Description | Date |
|-----|-------------|------|
| - | - | - |



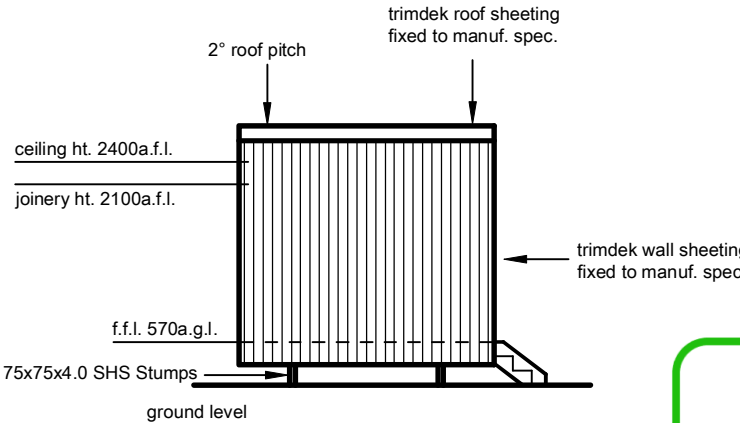
FRONT ELEVATION
scale 1:100



SIDE ELEVATION
scale 1:100



REAR ELEVATION
scale 1:100



SIDE ELEVATION
scale 1:100

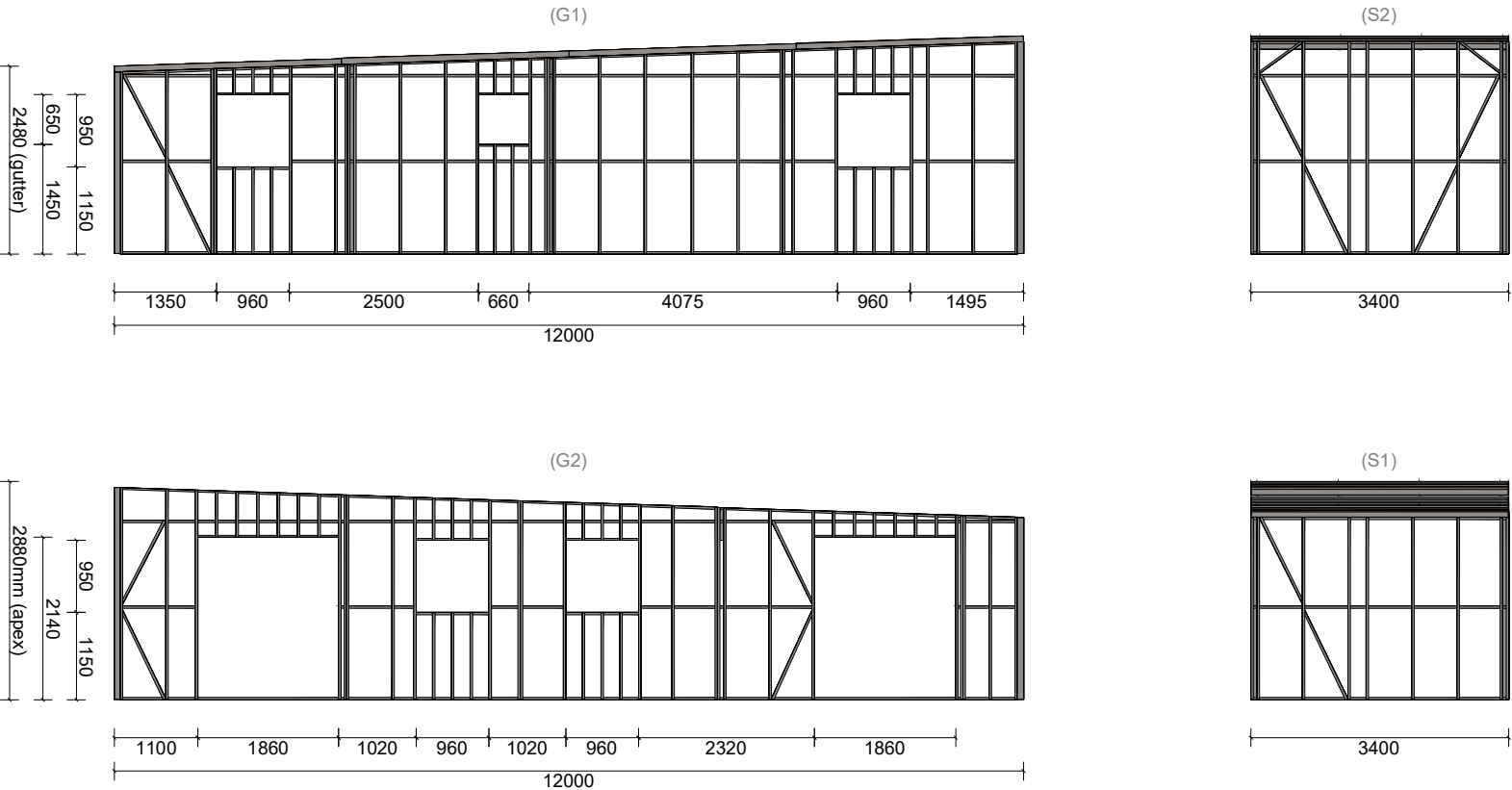


GENERAL:
Construction to be in accordance with the National Construction Code 2019 Volume 2 and shall comply with all local authority regulations and requirements. Timber sizes and connection details not shown to be in accordance with A.S. 1684-2010 residential timber-frame construction manual for wind speed nominated nominated. Verify all dimensions on site before starting work

| | | | | |
|--|--|---|---|-----------------|
| | Q.B.C.C. No: 15243624 P.O. Box 1530 Bundaberg Q. 4670 Ph: (07) 41531183 | Site: Lot 15 Mackay Street Mt Perry RP28376 | Issue: Final | Date: 19/05/23 |
| | Email: admin@gatleybuildingdesign.com.au Web: www.gatleybuildingdesign.com.au | Project: Proposed Dwelling Client: Mandy O'Connell | © Copyright 2023, John Gatley Building Designs. | |
| | | Description: Elevations | Design: R.B. Drawn: J.W. Approved: R.B. | |
| | | | Drawing No: 23210 | Page: 03 |

Colours and Cladding

| Location | Value |
|------------------|--|
| Roof Sheetting | Not Included |
| Trim | Not Included |
| Walls (as shown) | Trimclad / Trimdek Or Equivalent 762mm Cover X 0.42mm High Tensile |
| Roof Pitch | 1.90915243 |



DRAWING TITLE & NO._ COLOUR & CLADDING_AWBdVi-0423-4 Sheet 1
DATE: 12/04/2023

Mr Vic Bacud Jr
Registered Professional Engineer
MIEAust, CPEng
APEC, ITnPE(Aust)
RPEQ 3647
NER-3: Civil and Structural

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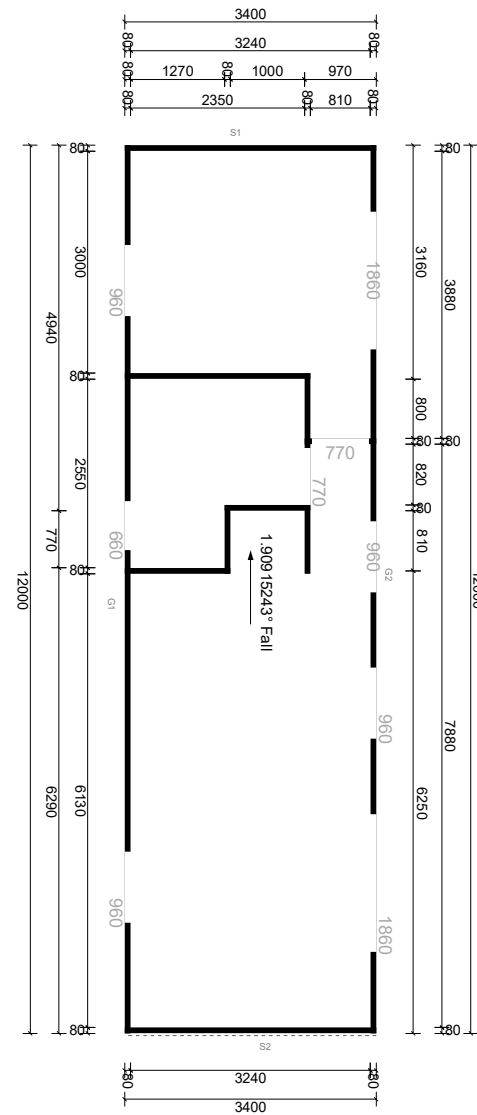
Proposed Structure For:
Mandy O'Connell
Located At:
Lot 1 EDWARD ST, MOUNT
PERRY QLD 4671

DWG NO: AWBbVi-0423-4 Sheet 1 of 5
JOB-REF: TTH MANDY O'CONNELL DATE: 12/04/2023

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mectech.com.au/validate/eng?id=AWBbVi-0423-4

DO NOT SCALE
Intended Page Size: A3
Intended Page Orientation: landscape





DRAWING TITLE & NO._ GENERAL NOTES_AWBdVi-0423-4 Sheet 2
DATE: 12/04/2023

General Notes

1. These notes are to be read in conjunction with other relevant drawings and specifications. Any discrepancy to be referred to the Engineer.
2. All dimensions are to be checked on site before work starts. Variations to be confirmed and agreed. Dimensions shall not be obtained by scaling the drawings.

Steelwork

1. Cold formed steel sections of 1.2mm thickness or less shall have a minimum yield stress of 500MPa and 450MPa for greater thickness.
2. Cold formed girts and purlins shall be Lysaght, Stramit, Mecano or equivalent sizes, and sections properties. Fabrication shall comply with all manufacturer's catalogue and manuals conforming to 4600:2018, The Cold Formed Steel Structures Code.
3. All M16 bolts shall be 8.8/S, 830MPa Minimum Tensile Strength to AS1252 and all M12 bolts shall be 4.6/S, 400MPa Minimum Tensile Strength to AS1111.
4. Steel flat bars, angular bars, universal beams/columns shall be Grade 250 to AS3679, with a 410MPa Minimum Tensile Strength.
5. RHS and SHS shall be as indicated in the drawing to comply with AS1163 and AS4100
 - Tru Blu, Big Blu with 350MPa minimum yield strength
 - Greens Tuf with 450MPa minimum yield strength.

6. Roof, wall, sway braces and fly braces shall be as shown in the drawing, or to manufacturer's manuals.
7. All weldments shall be 6mm fillet minimum and to receive an appropriate coat of anti-corrosive paint before any final finish coating is applied.
8. Stability of the structure during construction is the Builder's responsibility. Provide suitable temporary bracing as needed.

Earthwork

1. All vegetation, roots, top soil and unsuitable materials within the building area shall be stripped as required. Approved filling materials shall be evenly spread and adequately compacted to 90% SRD. Approximate soil bearing capacity shall be at least 100KPa. Client is advised to obtain Engineer's soil report, or local Council advice with regards to the soil condition of the site. Concrete sizes are based on "M" or "S" soil types. Footings founded on natural stiff ground.
2. Base course to slab shall be as shown in the drawing.
3. Site drainage shall be maintained at all times before and after construction, to prevent increase in moisture content in the supporting soil for foundation, slab and other components on ground. Water down pipe shall be extended at least 1.0m away from the edge of ground beam/slab towards a drain out.
4. Termite soil poisoning under the slab shall be applied to AS3660.1:2014, if required by Local Authority.
5. Owner of the building is advised to obtain a copy of "Guide to Home Owners On Foundation Maintenance And Footing Performance"

Mr Vic Bacud Jr
Registered Professional Engineer
MIEAust, CPEng
APEC, ITnPE(Aust)
RPEQ 3647
NER-3: Civil and Structural



Proposed Structure For:
Mandy O'Connell
Located At:
Lot 1 EDWARD ST, MOUNT
PERRY QLD 4671

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Intended Page Size: A3

Intended Page Orientation: Portrait



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DWG NO: AWBbVi-0423-4

Sheet 2 of 5

JOB-REF: TTH MANDY O'CONNELL
DATE: 12/04/2023

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APPROVED PLANS

These plans are associated to the
decision notice for application number

DA230033

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>

