

3 August 2023

Your Reference:  
 Our Reference: DA230037

Joseph Hanssen  
 17 Golden Spur Street  
 EIDSVOLD QLD 4627

Dear Sir/Madam

**CONCURRENCE AGENCY RESPONSE**  
 17 GOLDEN SPUR STREET, EIDSVOLD  
 (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 5 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: Joseph Hanssen  
 Applicant contact details: 17 Golden Spur Street  
 EIDSVOLD QLD 4627  
 Email: info@onetenmotorcycles.com.au  
 Phone:  
 Mobile: 0409 896 007

**Site details**

Street address: 17 GOLDEN SPUR STREET, EIDSVOLD  
 Real property description: 4SP241995

**Application details**

Application No: DA230037  
 Date of Decision: 3 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	3 x shipping containers





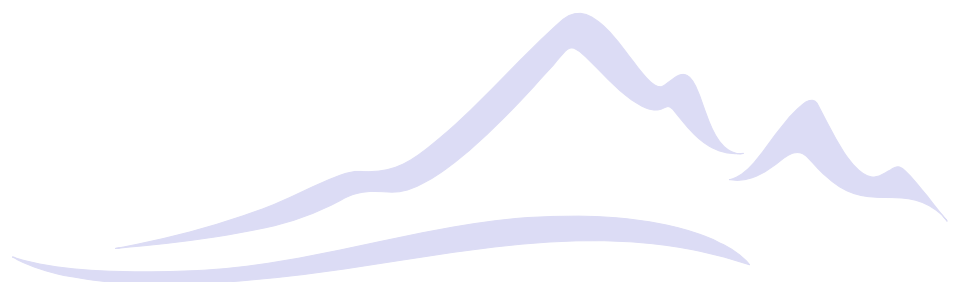
## **Attachment 1 – Conditions to be imposed by Concurrence Agency**

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 three (3) approved shipping containers must be sited from the rear property boundary, as follows <ul style="list-style-type: none"> <li>• shipping container 1 a minimum 1.5 metres,</li> <li>• shipping container 2 a minimum 6 metres, and</li> <li>• shipping container 3 a minimum of 13m</li> </ul> with all setbacks measured from the outermost projection of the structure.
3.	The three (3) approved shipping containers must be sited from the northern side property boundary, as follows <ul style="list-style-type: none"> <li>• shipping container 1 a minimum 4 metres,</li> <li>• shipping container 2 a minimum 4 metres, and</li> <li>• shipping container 3 a minimum of 15m</li> </ul> with all setbacks measured from the outermost projection of the structure.
4.	The three (3) approved shipping containers must be sited from the Golden Spur Street property boundary, as follows <ul style="list-style-type: none"> <li>• shipping container 1 a minimum 50 metres,</li> <li>• shipping container 2 a minimum 47 metres, and</li> <li>• shipping container 3 a minimum of 34m</li> </ul> with all setbacks measured from the outermost projection of the structure.
5.	The three (3) approved shipping containers must be sited from the southern side property boundary, as follows <ul style="list-style-type: none"> <li>• shipping container 1 and 2 a minimum 30 metres, and</li> <li>• shipping container 3 a minimum of 18m</li> </ul> with all setbacks measured from the outermost projection of the structure.
6.	The floor area of the approved each shipping container must not exceed 14.5m <sup>2</sup> , and combined area of 44m <sup>2</sup> .
7.	The overall height of the three (3) approved shipping containers must not exceed 3.5 metres measured from natural ground level.
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.
<b>Use</b>	
9.	The three (3) approved shipping containers 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 three (3) approved shipping containers must not be used for habitable purposes.

<b>Landscaping</b>	
11.	Establish landscaping for screening purposes along the property boundaries 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.
12.	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.	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**

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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 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.

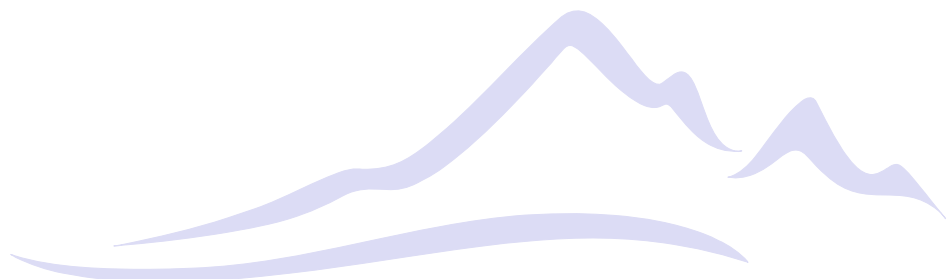


## **Attachment 3 – Approved Plans**

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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>

