

5 December 2023

Our reference: DA230057
Document ID: 1183877

Project BA
4/59 Mary Street
NOOSAVILLE
Via email— info@projectba.com.au

Dear Applicant

CONCURRENCE AGENCY RESPONSE

11 FREDERICK 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 6 November 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: | Project BA |
| Applicant contact details: | 4/59 Mary Street NOOSAVILLE |
| Email: | info@projectba.com.au |
| Phone: | 54518784 |
| Mobile: | |

Site details

| | |
|----------------------------|--------------------------------|
| Street address: | 11 FREDERICK STREET, BIGGENDEN |
| Real property description: | 2RP120689 |

Application details

| | |
|-----------------------|---------------------------------------|
| Application No: | DA230057 |
| Date of Decision | 5 December 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 | Removal Dwelling (IN) |

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 1 Particular class 1 and 10 building and structures involving possible amenity and aesthetic impact Schedule 9 – Building work assessable against the <i>Building Act</i> Part 3 Division 2 Table 7 Building work for removal or rebuilding |
|------------------|--|

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 |
|--------------------------|--|------------|
| PRO1270 Sheet A-01 Rev A | Cover Sheet by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-02 Rev A | Site Plan by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-03 Rev A | Proposed Column Layout by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-04 Rev A | Proposed Floor Plan by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-05 Rev A | Proposed Roof Plan by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-06 Rev A | Proposed Elevations 1 by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-07 Rev A | Proposed Elevations 2 by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-08 Rev A | 3D by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-20 Rev A | Existing Floor Plan by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-21 Rev A | Existing Roof Plan by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-22 Rev A | Existing Elevations by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-23 Rev A | Existing Elevations by Evoke Architects | 13.09.2023 |
| PRO1270 Sheet A-24 Rev A | Existing Elevations by Evoke Architects | 13.09.2023 |

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.

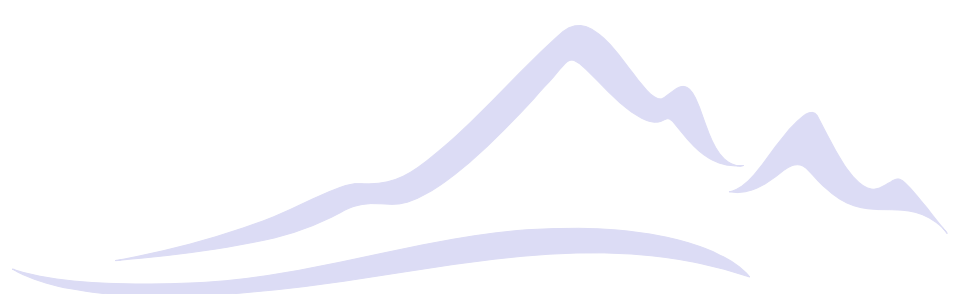
Yours faithfully

for 

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



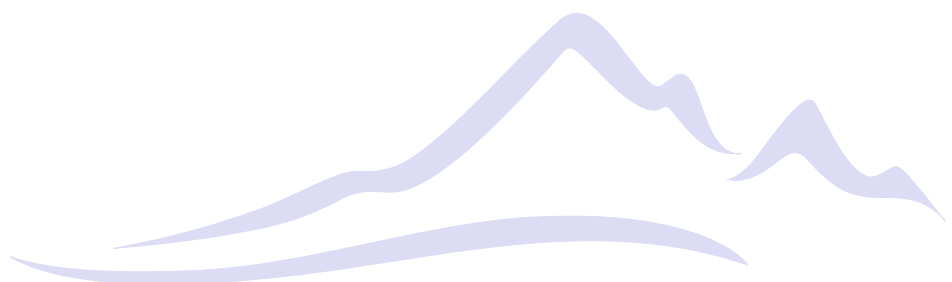
Attachment 1 – Conditions to be imposed by Concurrence Agency

| 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 removal dwelling must be sited a minimum 6 metres from the Frederick Street property boundary, 1.5m from side and rear property boundaries, with all setbacks measured from the outermost projection of the structure. |
| 3. | The overall height of the approved removal dwelling must not exceed 6.5 metres measured from natural ground level. |
| 4. | The height of the approved removal dwelling must not exceed the 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. |
| Use | |
| 5. | The approved removal dwelling is to be used for private/domestic purposes only. The approved structure must not 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. |
| Removal/Resiting of a Dwelling or Other Structure | |
| 6. | Complete all external works associated with the relocated dwelling within 12 months from the date of the development approval, or as otherwise approved in writing by the Concurrence Agency. |
| 7. | All debris including any remaining stumps, foundations and plumbing fixtures must be removed from the site. |
| 8. | The ground surface must be returned to a level state and must not contain trip hazards or excavations likely to be a safety risk. |
| Security | |
| 9. | Provide a security to the Concurrence Agency to the amount of \$12,000.00 in the form of a cash bond, or an irrevocable bank guarantee that is to be maintained until such time as the Concurrence Agency provides written advice that the security (or part of the security) can be released. This security must be provided to the Concurrence Agency prior to the issue of the development approval for building works. |
| Works to be completed before Release of any Bond | |
| 19. | All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21. |
| 20. | Replace or make good all exterior wall cladding material so as to be free of any visible or performance related defects. |
| 21. | Complete all external wall finishes so as to provide a surface that is free of flaking paint, stains or rust. Wall finishes are to be renewed or replaced so as to match the colour and finish of surrounding wall areas of the building or structure. |
| 22. | Replace or make good all roof cladding materials so as to be free of any visible or performance related defects including rust, flaking paint or broken tiles. |
| 23. | Provide a copy of Form 21 Final Certificate/s covering all building works carried out under this approval to ensure that the dwelling is fully compliant with the <i>Building Act 1975</i> including, but not limited to the following works: |

| | |
|--|---|
| | <ul style="list-style-type: none"> a. Relocation and restumping of dwelling including all foundations; and b. Frame, bracing and tie down whether new, or required for upgrade; and c. Any new works whether renovations, additions, or other to bring the structure up to required NCC Classification compliance. |
|--|---|

Attachment 1B – Advice Notes

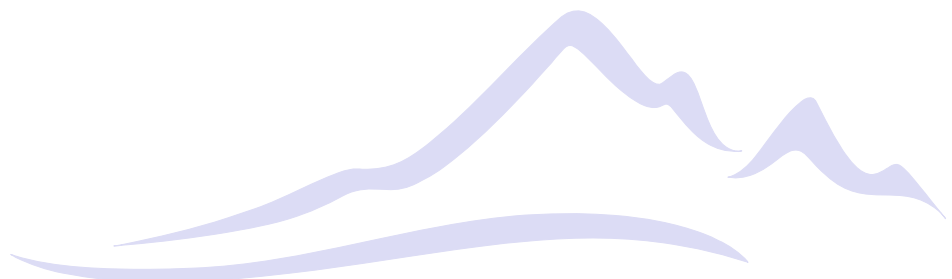
| | |
|----|---|
| A. | This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> . |
| B. | All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.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

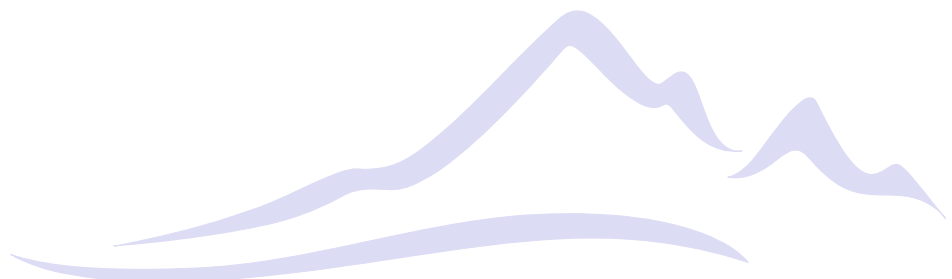
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.
- Under *Planning Regulations 2017* Schedule 9, Division 2, Table 7, Council can set an amount for security of the works and the *Building Act 1975* s93 allows for the security to be release. The amount of this security bond has been set by the North Burnett Regional Council under Council resolution adopted on the 15 June 2016.
- The currency period for a resited structure is legislated by the *Building Act 1975* s71(3)
- 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.



GENERAL NOTES:

- DO NOT SCALE FROM THIS DRAWING - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF EVOKE ARCHITECTS PRIOR TO COMMENCEMENT OF WORK. - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.
- SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO COMPLY WITH NCC, PART 3.7.5.
*SD

- ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & AS 4055-2012 FOR WINDLOADING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE & LOCAL AUTHORITY REGULATIONS
- FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSOCIATED SOIL TESTS AND/ OR ENGINEERS SPECIFICATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES.
- ARTICULATION JOINTS TO ENGINEERS DESIGN REPORT
- LOH - WHERE INDICATED TO BE REMOVABLE DOORS WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC 3.8.3
- REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS
- WATER PROOFING TO WET AREAS TO COMPLY WITH NCC, PART 3.8.1
- SMOKE ALARMS TO BE INTER-CONNECTED

SUSTAINABILITY COMPLIANCE

- 1. TRIPLE 'A' RATED SHOWER ROSES.
- 2. DUAL FLUSH TOILETS (6 LITRE FULL FLUSH / 3 LITRE HALF FLUSH).
- 3. 500kpa WATER PRESSURE-LIMITING DEVICES.
- 4. ENERGY EFFICIENT LIGHTING TO 80% OF DWELLING INTERNAL FLOOR SPACE.

TERMITE PROTECTION:
TO AS3660-2017 "TERMSPEC" TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870. REFER ENGINEERS PLAN FOR EXPANSION JOINT LOCATIONS.

SLAB:
STEPDOWNS TO EXTERNAL SURFACES TO COMPLY WITH THE NCC. CONCRETE SLABS, PATHS & DRIVEWAYS NOT DESIGNED BY ENGINEER ARE NOT PART OF THIS APPLICATION.

PLUMBING:
PLUMBER / DRAINER TO VERIFY ALL DIMENSIONS PRIOR TO POSITIONING UNDERSLAB POINTS. MEASUREMENTS MAY VARY. FLOOR WASTE FIXTURES TO BE POSITIONED AT THE TIME OF CONSTRUCTION.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-
i) ALL ROOMS WITHIN 500mm VERTICAL OF THE FLOOR
ii) BATHROOMS- WITHIN 1500mm VERTICAL OF THE BATH BASE
iii) FULLY GLAZED DOORS
iv) SHOWER SCREENS
v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

NOTE: GLAZING REQUIREMENTS MAY BE DIFFERENT FROM THAT STATED UNDER BUSHFIRE CATEGORY REQUIREMENTS REFER 'BAL RATING'

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

ALL WET AREAS TO COMPLY WITH NCC 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

THERMAL INSULATION; INSULATION TO CEILING AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING REFER SARKING REQUIREMENT UNDER BUSH FIRE CATEGORY. BEDROOMS REQUIRE MINIMUM 10% LIGHT & 5% VENTILATION TO TOTAL FLOOR AREA.

RELEVANT AUSTRALIAN STANDARDS

- CONCRETE CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE.

- TIMBER STRUCTURE STANDARD AS 1720.3- 2016

- TIMBER CONSTRUCTION AS1684 - 2010
- MASONARY STRUCTURES AS4773-2010
- CONCRETE STRUCTURES AS3600-2018
- CONCRETE ROOF TILES AS2049-2002
- RESIDENTIAL SLABS & FOOTINGS AS2870-2011
- WINDOW & GLASS INSTALLATION AS2047 AND AS1288.
- BARRIERS FOR SUBTERRANEAN TERMITES TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1-2014
- WIND LOADS FOR HOUSING AS4055-2012
- STEEL STRUCTURES AS4100-2016
- DAMP PROOF COURSE & FLASHINGS AS/NZS2904
- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE NCC.
- PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE NCC.



HOUSE RELOCATION TO:

11 FREDERICK ST, BIGGENDEN



APPROVED PLANS

These plans are associated to the decision notice for application number

DA230056

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

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PRO 1270

SHEET NUMBER A - 01

REV A

CLIENT NAME:
ROBSTY PTY LTD

PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.

SHEET NAME:
COVER SHEET

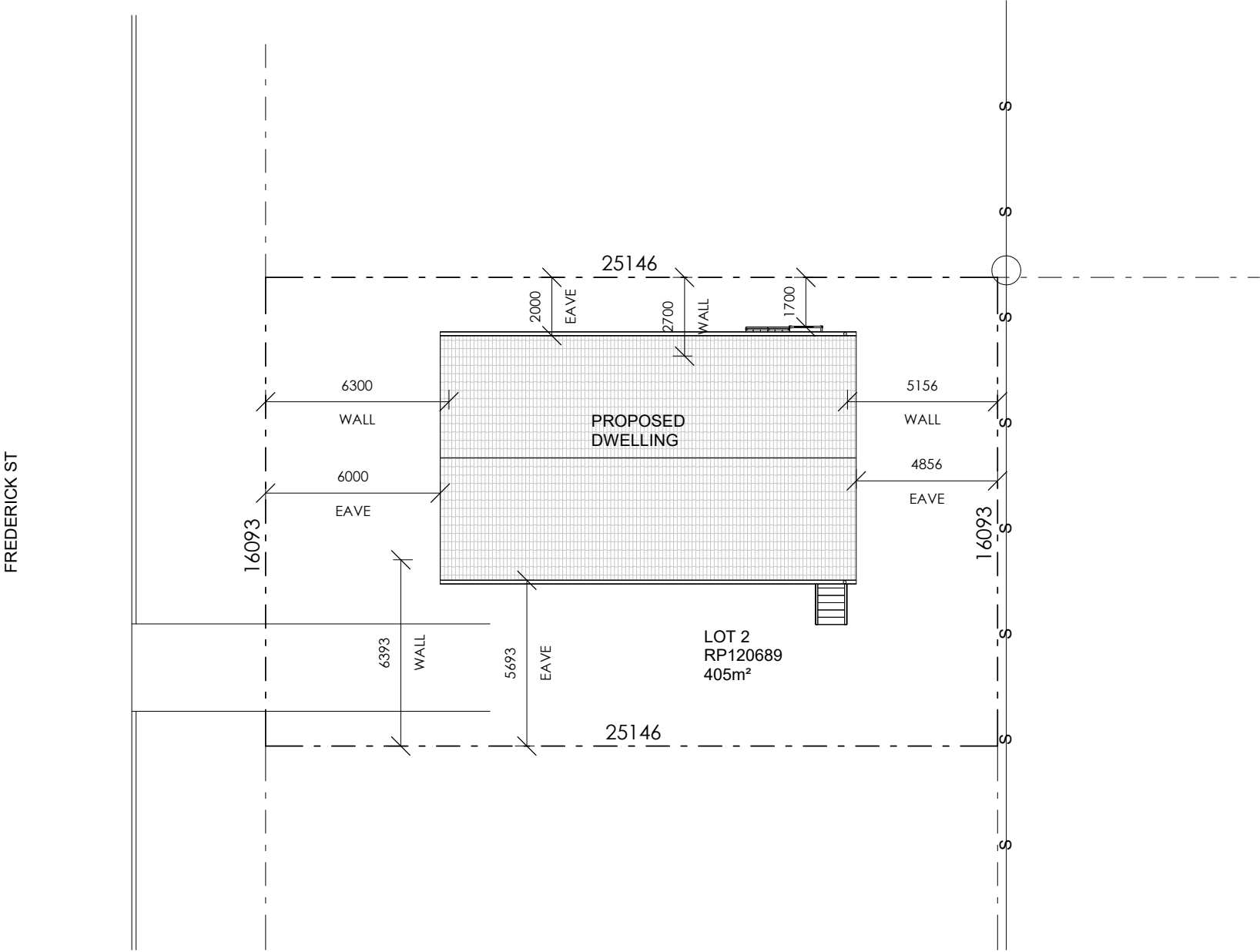


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QLD REG# 4782

1

SITE PLAN

1 : 200 @A3





APPROVED PLANS

These plans are associated to the decision notice for application number

DA230056

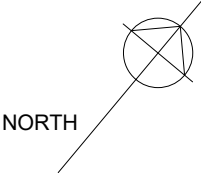
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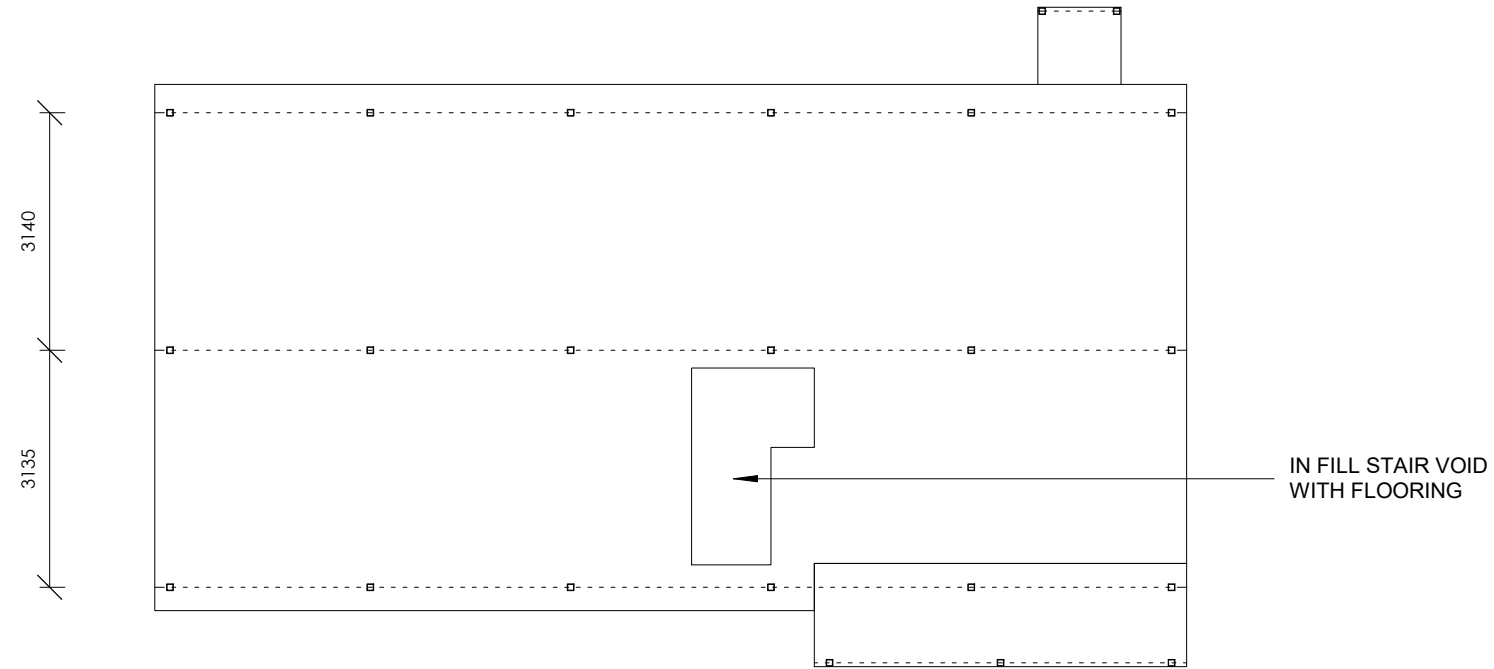
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SHEET NAME:
SITE PLAN





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QLD REG# 4782





APPROVED PLANS

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DA230056

1

PROPOSED COLUMN LAYOUT

1 : 100 @A3

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PRO 1270

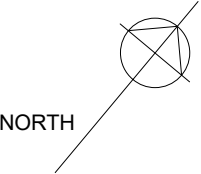
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REV A


CLIENT NAME:
ROBSTY PTY LTD

PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.

SHEET NAME:
PROPOSED COLUMN LAYOUT

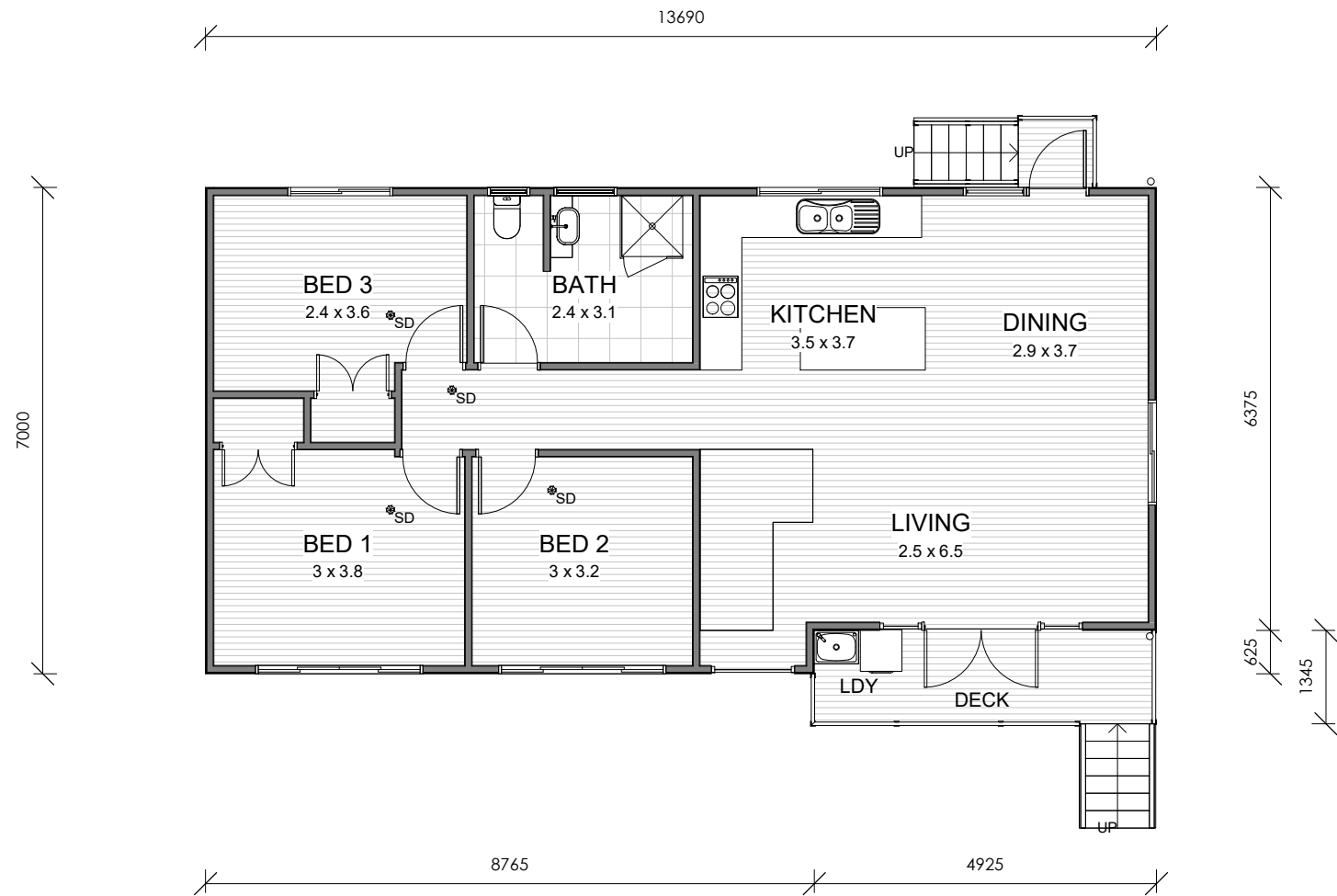


NORTH



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- NOTES:
- ALL DRAWINGS AND DIMENSIONS FOR HOUSE RAISE OR MOVE ONLY. CHECK ALL DIMENSIONS BEFORE COMPLETING OTHER BUILDING WORK.
 - DIMENSIONS TAKE PRIORITY OVER RL'S THAT MAY HAVE BEEN DERIVED FROM COUNCIL CONTOURS
 - LOCAL COUNCIL HEIGHT LIMIT NOT TO BE EXCEEDED




APPROVED PLANS
These plans are associated to the decision notice for application number
DA230056

1 PROPOSED FLOOR PLAN

1 : 100 @A3

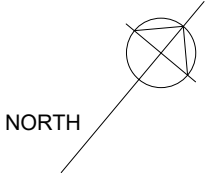
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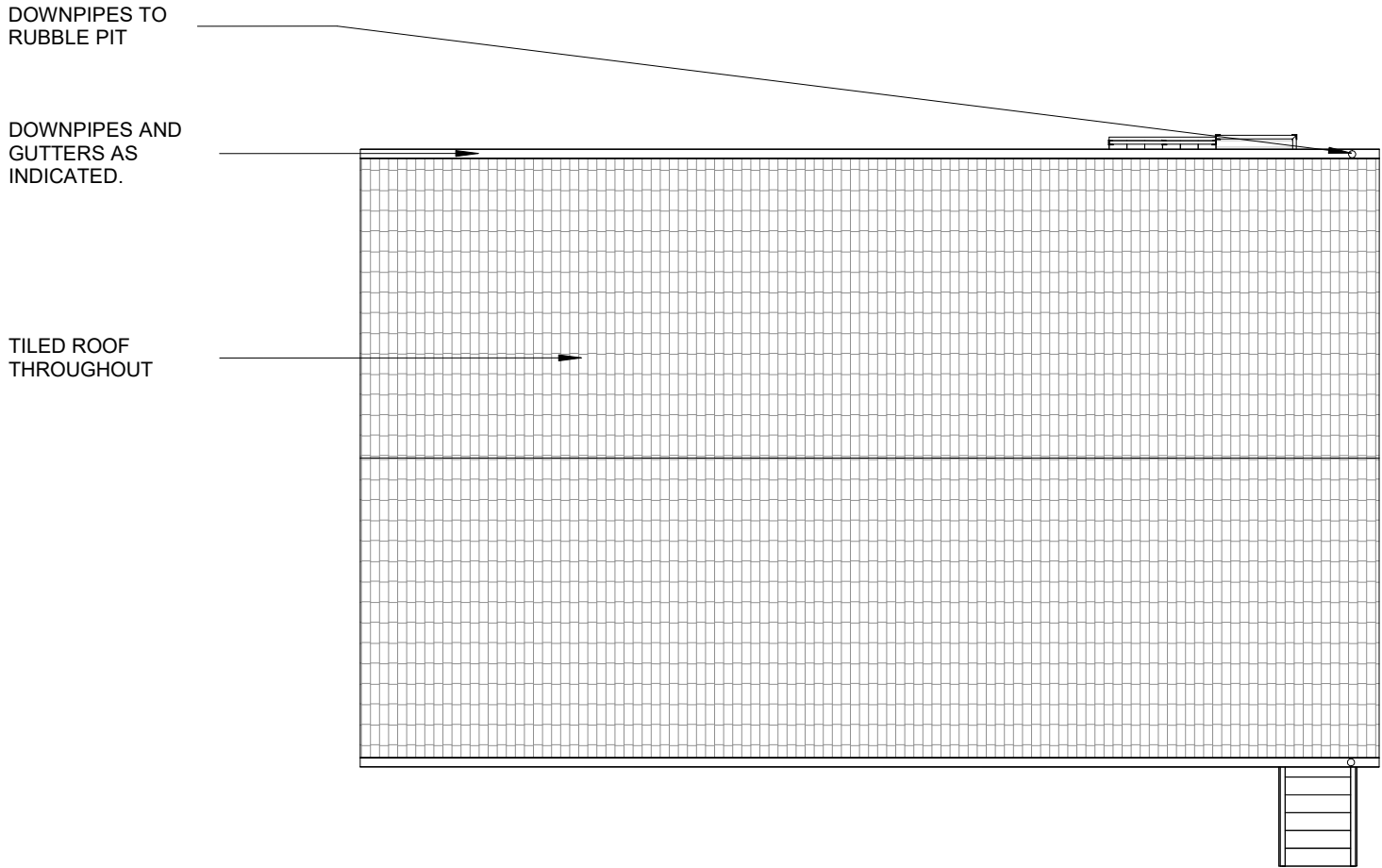
CLIENT NAME:
ROBSTY PTY LTD

PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.

SHEET NAME:
PROPOSED FLOOR PLAN




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APPROVED PLANS

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DA230056

1

PROPOSED ROOF PLAN

1 : 100 @A3

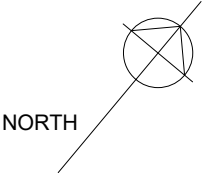
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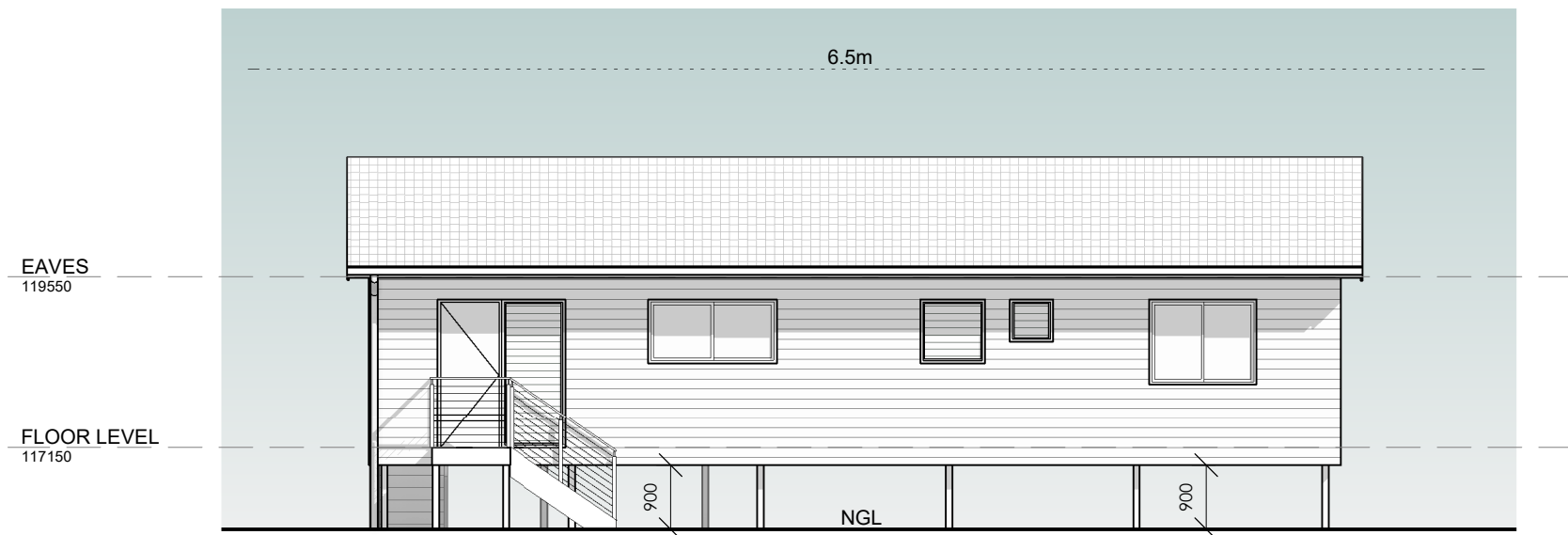
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SHEET NAME:
PROPOSED ROOF PLAN





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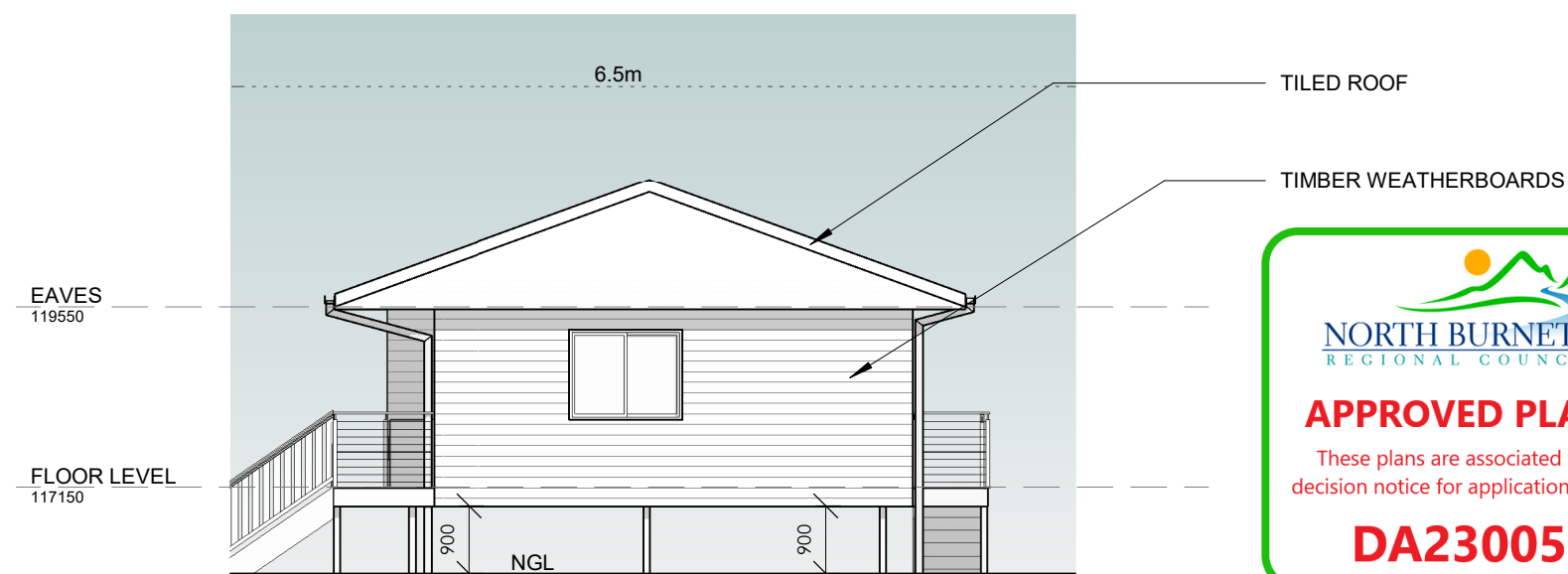
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1

01 NORTH ELEVATION

1 : 100 @A3



APPROVED PLANS

These plans are associated to the decision notice for application number

DA230056

2

02 EAST ELEVATION

1 : 100 @A3

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| PRO 1270 | SHEET NUMBER A - 06 | REV A |

CLIENT NAME:
ROBSTY PTY LTD

PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.

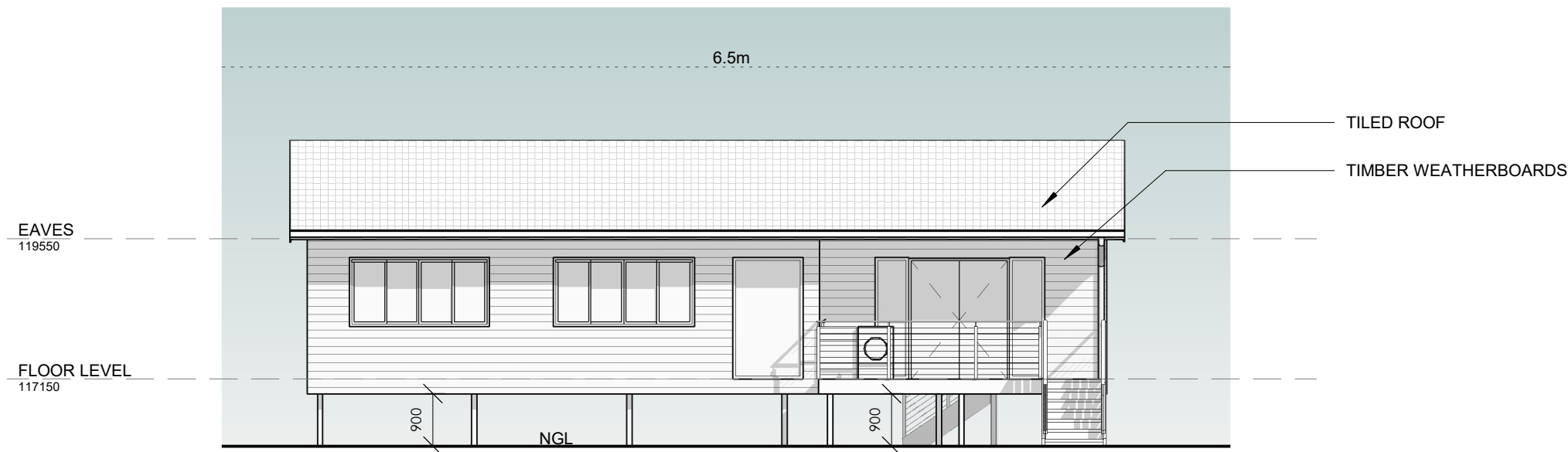
SHEET NAME:
PROPOSED ELEVATIONS 1



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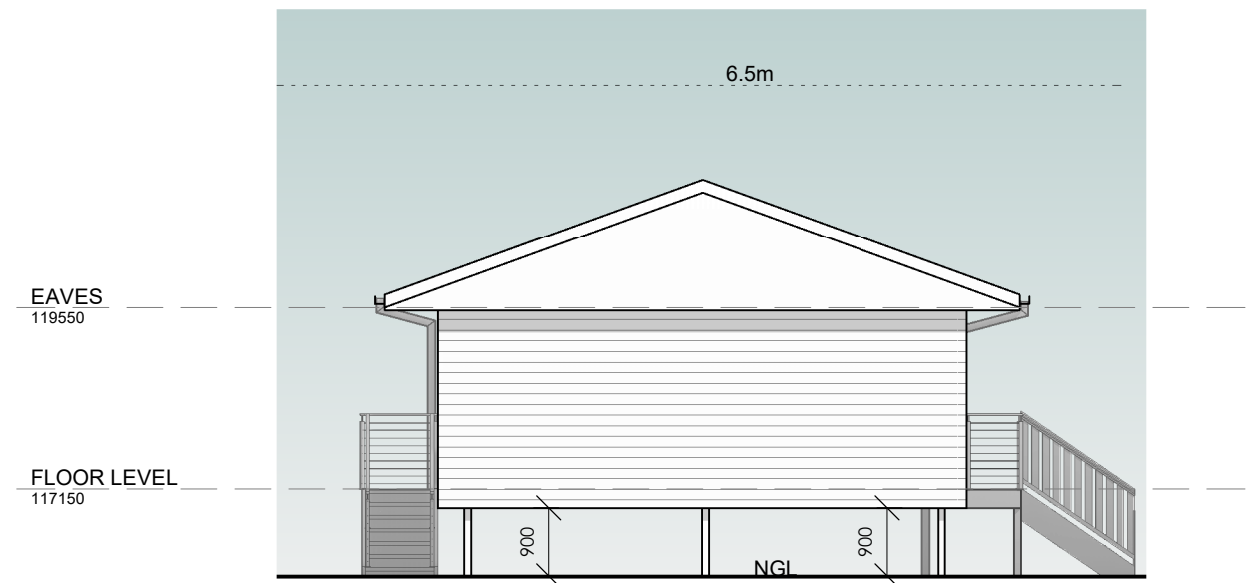
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1 03 SOUTH ELEVATION

1 : 100 @A3



2 04 WEST ELEVATION

1 : 100 @A3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

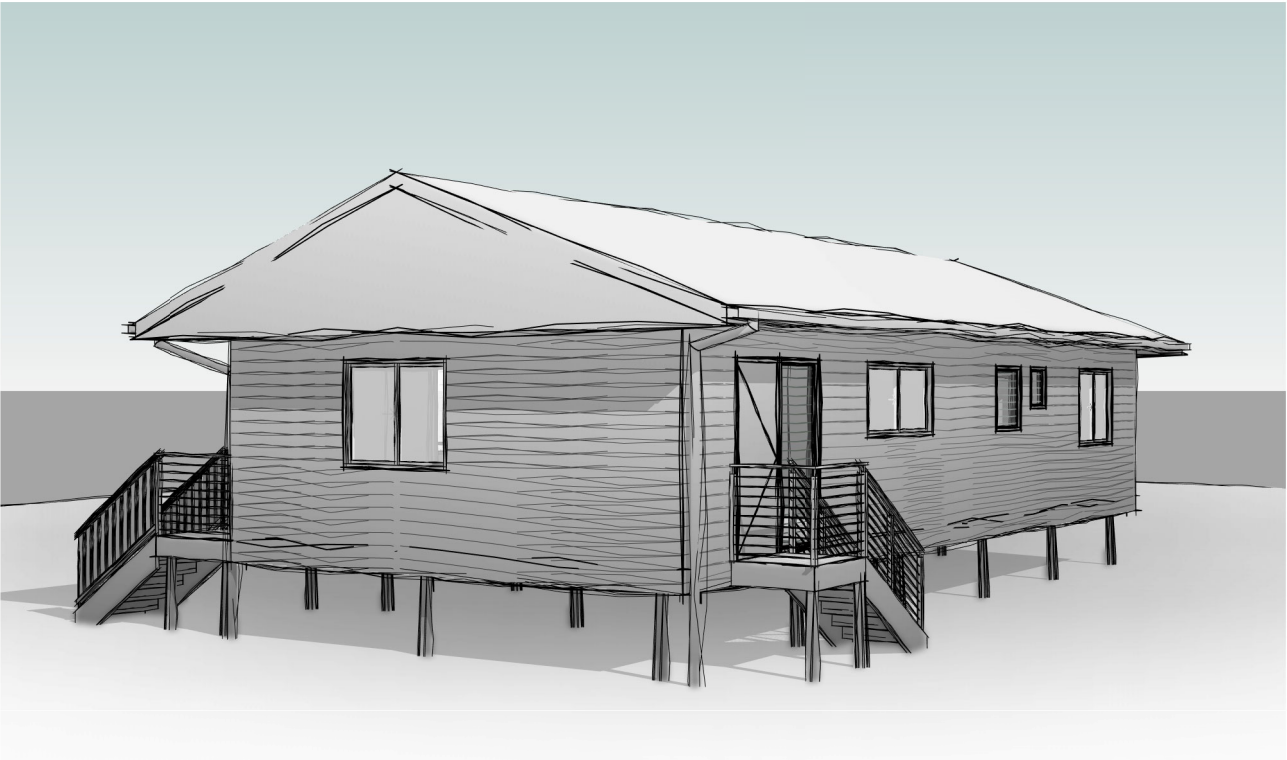
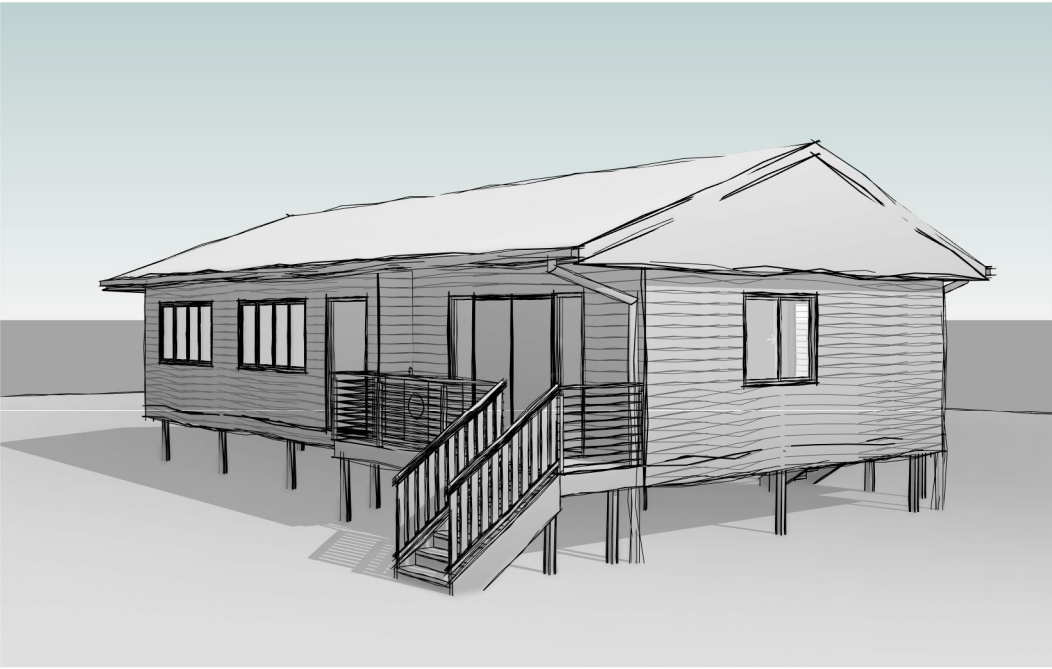
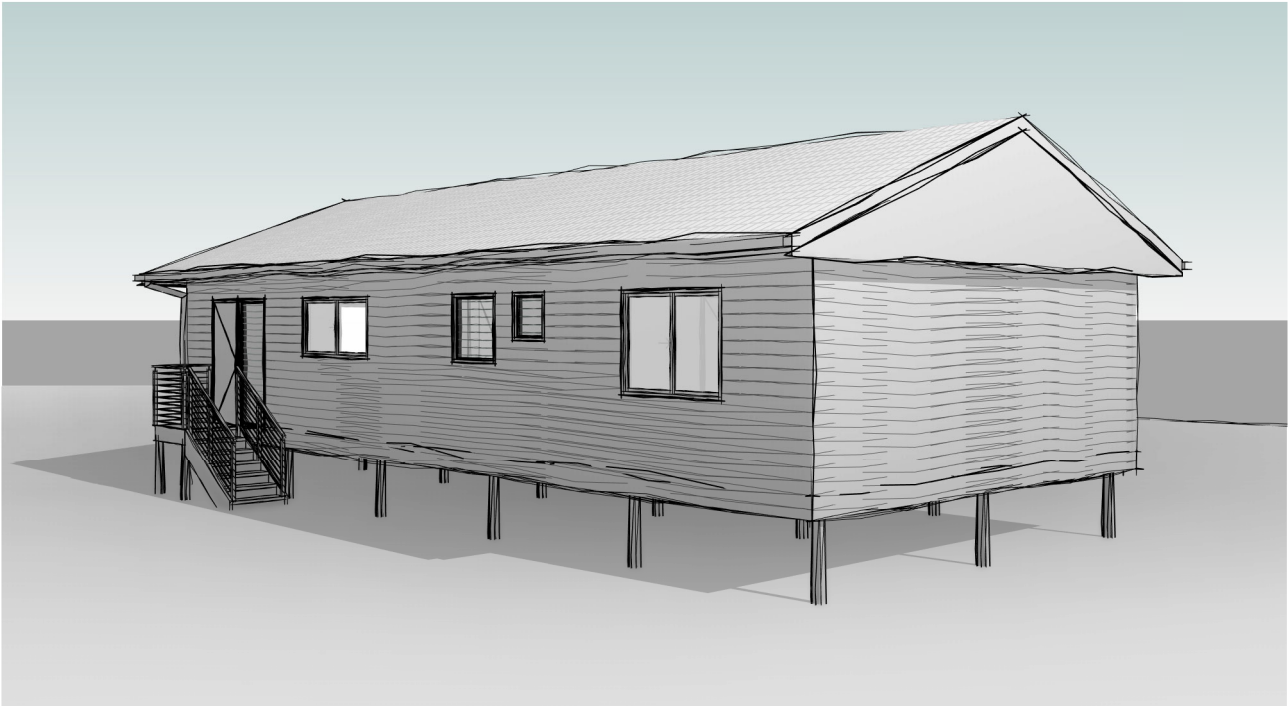
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| PRO 1270 | SHEET NUMBER A - 07 | REV A |

CLIENT NAME:
ROBSTY PTY LTD

PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.

SHEET NAME:
PROPOSED ELEVATIONS 2







APPROVED PLANS

These plans are associated to the decision notice for application number

DA230056

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| PRO 1270 | SHEET NUMBER A - 08 | REV A |

CLIENT NAME:
ROBSTY PTY LTD

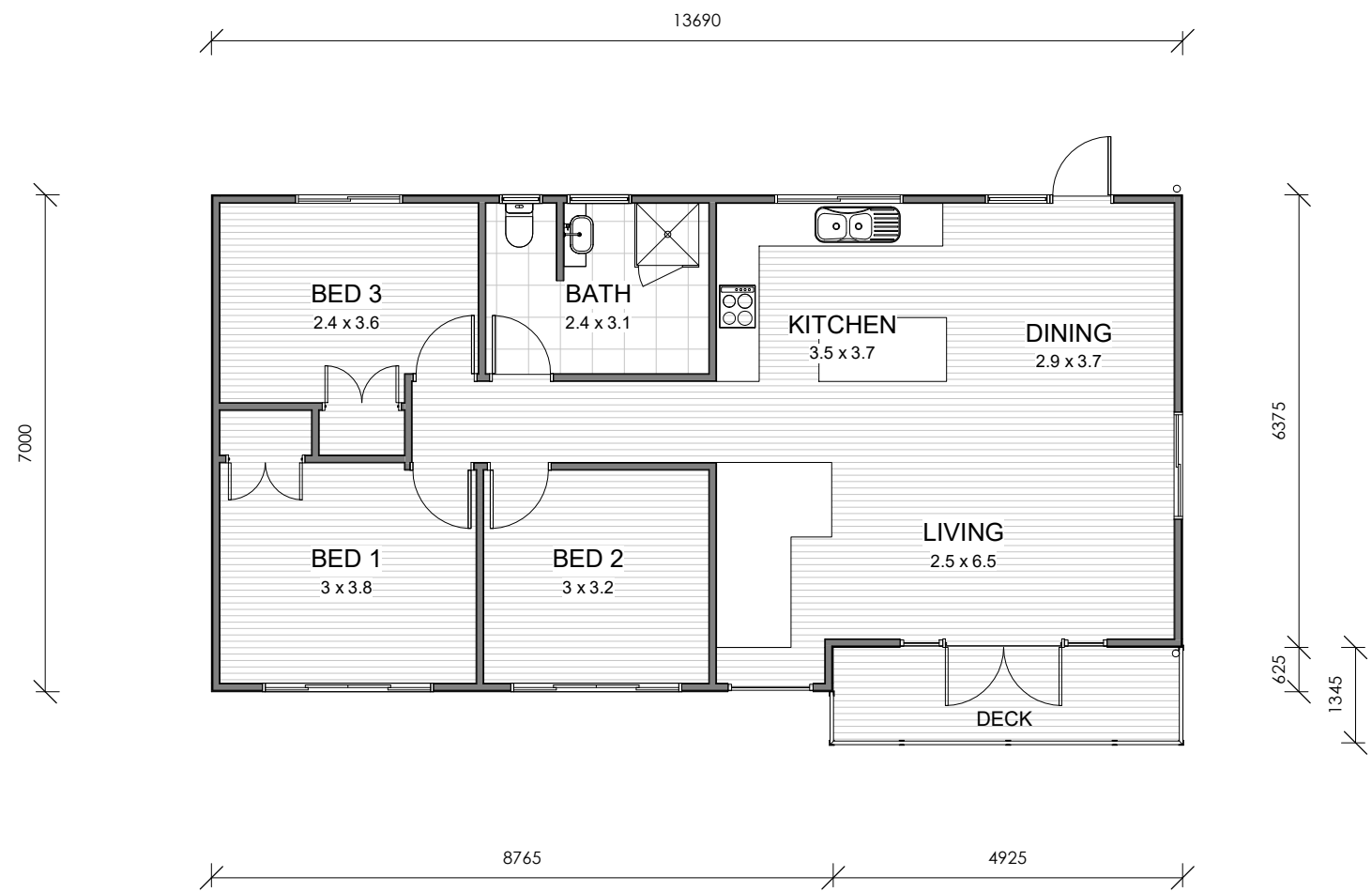
PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.

SHEET NAME:
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- NOTES:**
- ALL DRAWINGS AND DIMENSIONS FOR HOUSE RAISE OR MOVE ONLY. CHECK ALL DIMENSIONS BEFORE COMPLETING OTHER BUILDING WORK.
 - DIMENSIONS TAKE PRIORITY OVER RL'S THAT MAY HAVE BEEN DERIVED FROM COUNCIL CONTOURS
 - LOCAL COUNCIL HEIGHT LIMIT NOT TO BE EXCEEDED



EXISTING MACKAY AND SONS
HOUSE LOCATED 180 NYLETA
ST, COOPERS PLAINS.



APPROVED PLANS

These plans are associated to the
decision notice for application number

DA230056

1

EXISTING FLOOR PLAN

1 : 100 @A3

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| PRO 1270 | SHEET NUMBER A - 20 | REV A |

CLIENT NAME:
ROBSTY PTY LTD

PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.

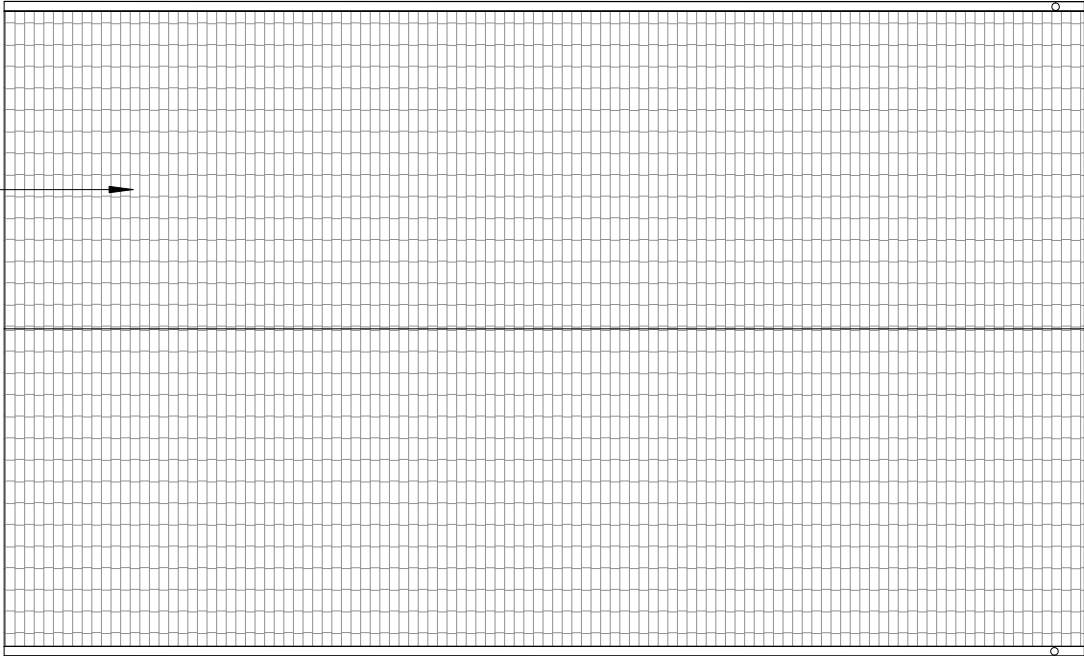
SHEET NAME:
EXISTING FLOOR PLAN



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EXISTING TILED ROOF





APPROVED PLANS

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DA230056

1

EXISTING ROOF PLAN

1 : 100 @A3

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| PRO | SHEET NUMBER | REV |
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| 1270 | A - 21 | A |

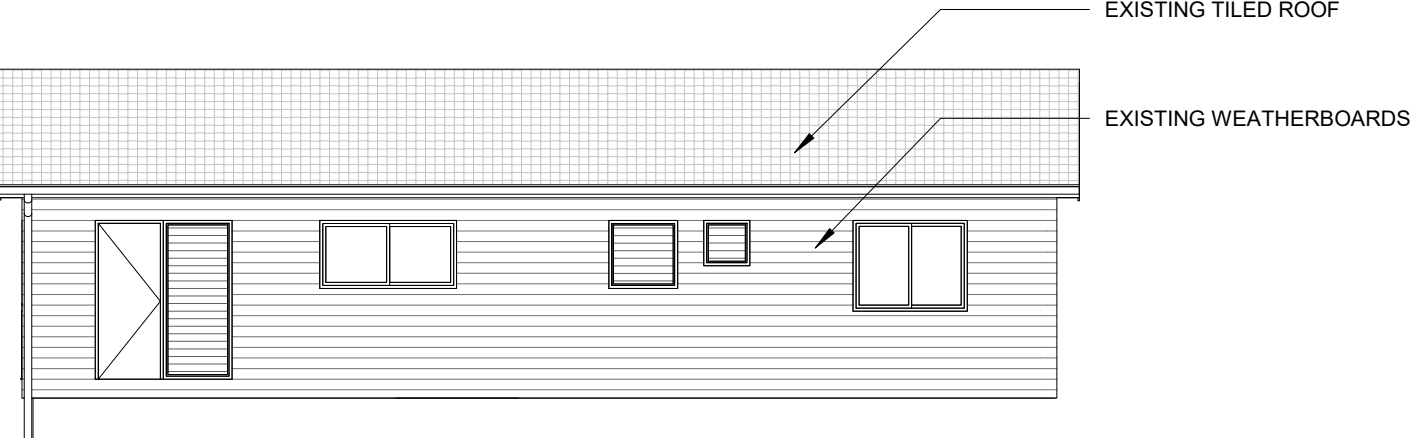
CLIENT NAME:
ROBSTY PTY LTD

PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.

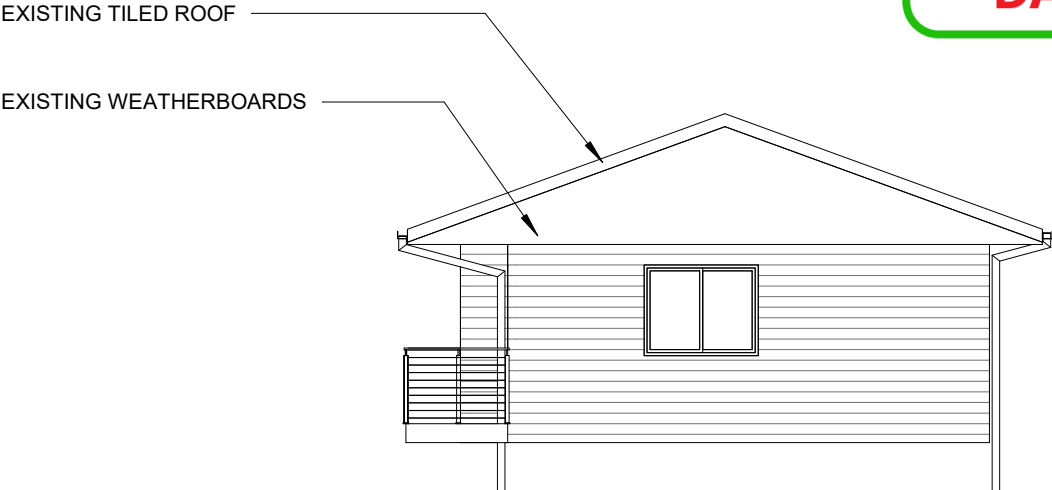
SHEET NAME:
EXISTING ROOF PLAN



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1 **EXISTING NORTH ELEVATION**
1 : 100 @A3



2 **EXISTING EAST ELEVATION**
1 : 100 @A3

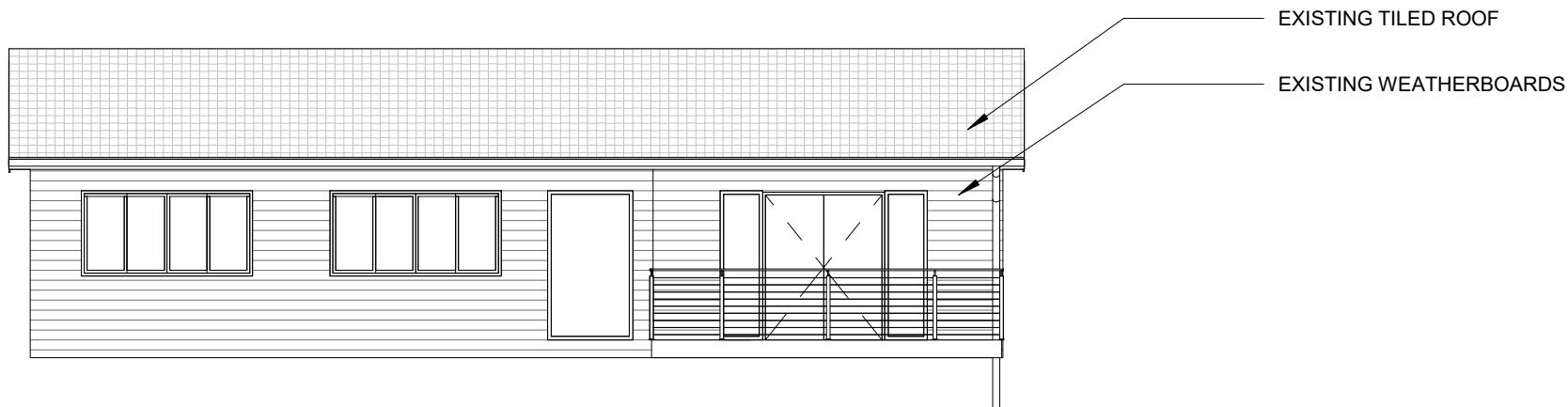


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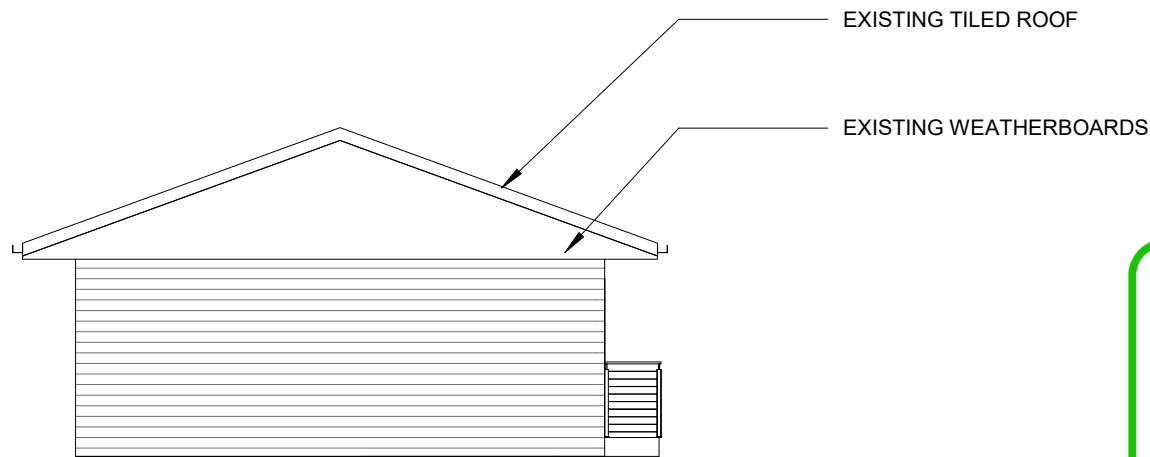
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| PRO 1270 | SHEET NUMBER A - 22 | REV A |

CLIENT NAME:
ROBSTY PTY LTD
PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.
SHEET NAME:
EXISTING ELEVATIONS





1 **EXISTING SOUTH ELEVATION**
1 : 100 @A3



2 **EXISTING WEST ELEVATION**
1 : 100 @A3



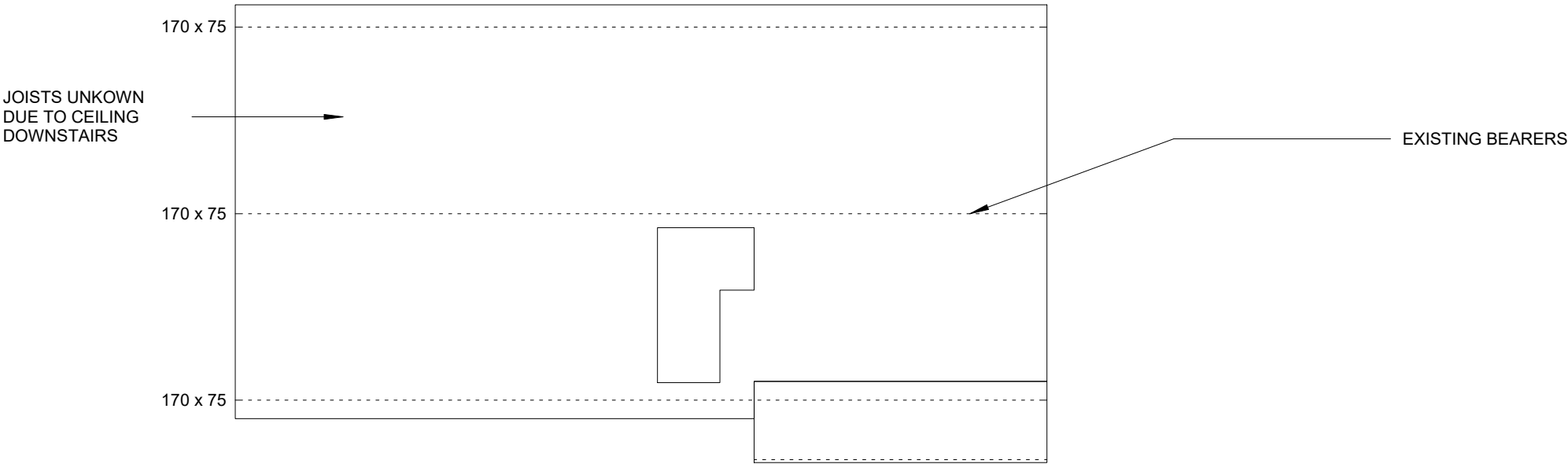
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| PRO 1270 | SHEET NUMBER A - 23 | REV A |

CLIENT NAME:
ROBSTY PTY LTD
PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.
SHEET NAME:
EXISTING ELEVATIONS



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APPROVED PLANS

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DA230056

1

EXISTING FLOOR STRUCTURE

1 : 100 @A3

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| PRO 1270 | SHEET NUMBER A - 24 | REV A |

CLIENT NAME:
ROBSTY PTY LTD

PROJECT ADDRESS:
11 FREDERICK ST, BIGGENDEN, QLD, 4621.

SHEET NAME:
EXISTING FLOOR STRUCTURE



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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>

