



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: northburnett.qld.gov.au
ABN: 23 439 388 197

21 February 2024

Our reference: DA240005
Document ID: 1201496

Steven Scholl t/a Schollys Concrete & Carpentry
PO Box 120
Biggenden QLD 4621
Email—scholl@live.com.au

Dear Applicant

CONCURRENCE AGENCY RESPONSE

2 ALICE 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 February 2024. 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:	Steven Scholl T/a Schollys Concrete & Carpentry
Applicant contact details:	PO Box 120 Biggenden
Email:	scholl@live.com.au
Phone:	0429528959
Mobile:	

Site details

Street address:	2 ALICE STREET, BIGGENDEN
Real property description:	4SP210405

Application details

Application No:	DA240005
Date of Decision	22 February 2024
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
Concurrency Agency	Development Permit	Carport - QDC Siting

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 3 Design and Siting – QDC non-compliance and/or QDC alternate provision assessment

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
Page 1/DA240005	Site Plan by S Scholl	12.02.2024
QP1 – 33120512221205	Architectural Drawings by McHugh Steel	Dec 2023
RP1 – 33120512221205	Roof Purlin View by McHugh Steel	Jan 2024
FP1 – 33120512221205	Footing View by McHugh Steel	Jan 2024
SW1 – 33120512221205	Side Wall by McHugh Steel	Jan 2024
EW1 – 33120512221205	End Wall Frame by McHugh Steel	Jan 2024

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 

Mike Lisle

Planning & Environment Manager

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 carport must be sited a minimum 6 metres from the southern side property boundary and can adjoin to the property boundary facing Alice Street (0m setback from the Alice Street boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved carport must not exceed 48m ²
4.	The carport is maintained as an 'open' structure and is not to be infilled with walling or roller doors.
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 carport 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.
7.	The approved carport must not be used for habitable purposes.

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.



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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.

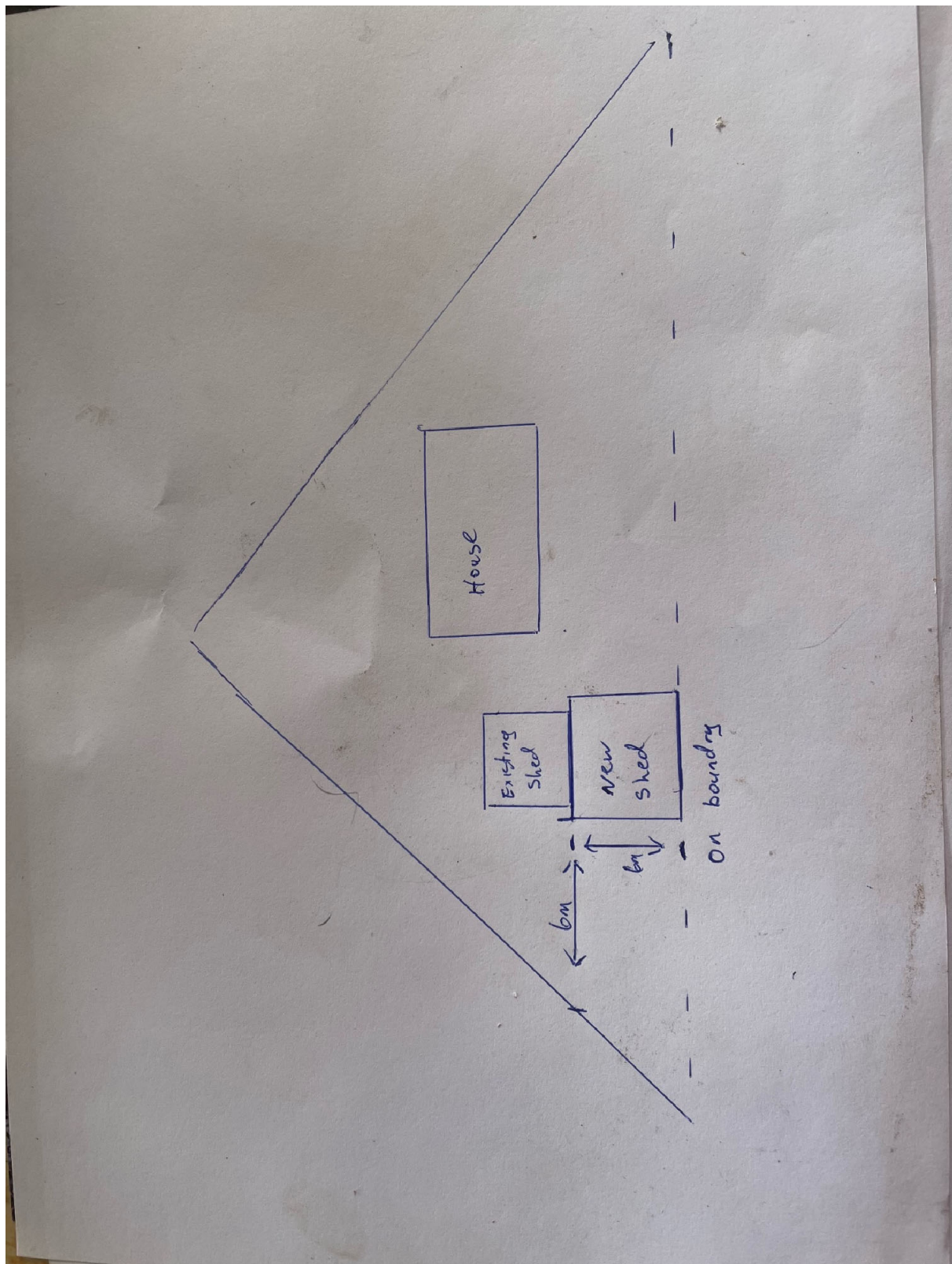


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Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.

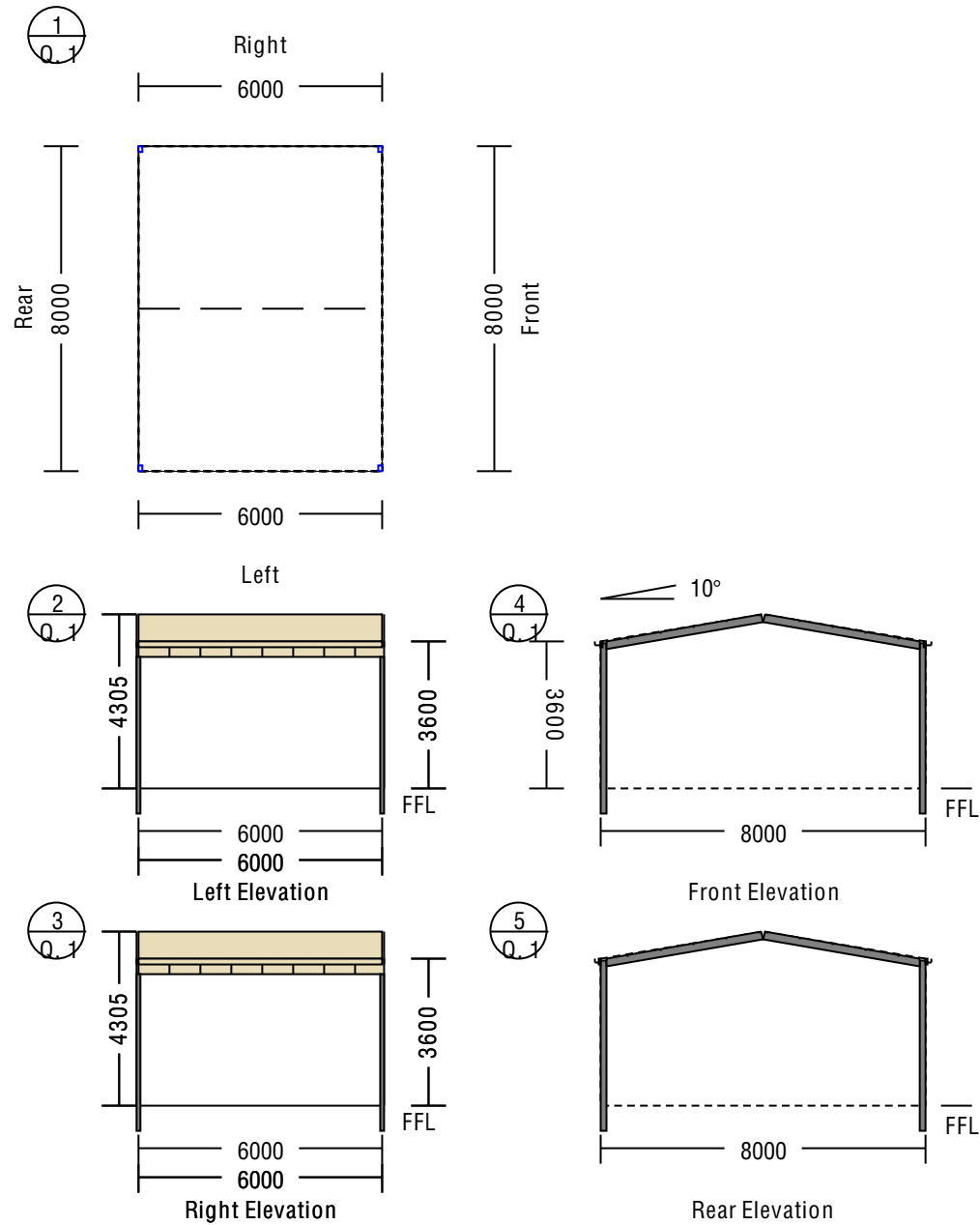


Title—Site plan

Drawn by—S Scholl

Date—12/2/2024

Reference—Page 1/DA240005



CLIENT

Carport Gable Roof-Carport Corner Posts Vdes=49 m/s (Reg-B) 8.000 x 6.000 x 3.600

At: 2 Alice Street Biggenden 4621

For: Steven Scholl

Approved by:

Date:

DRAWING

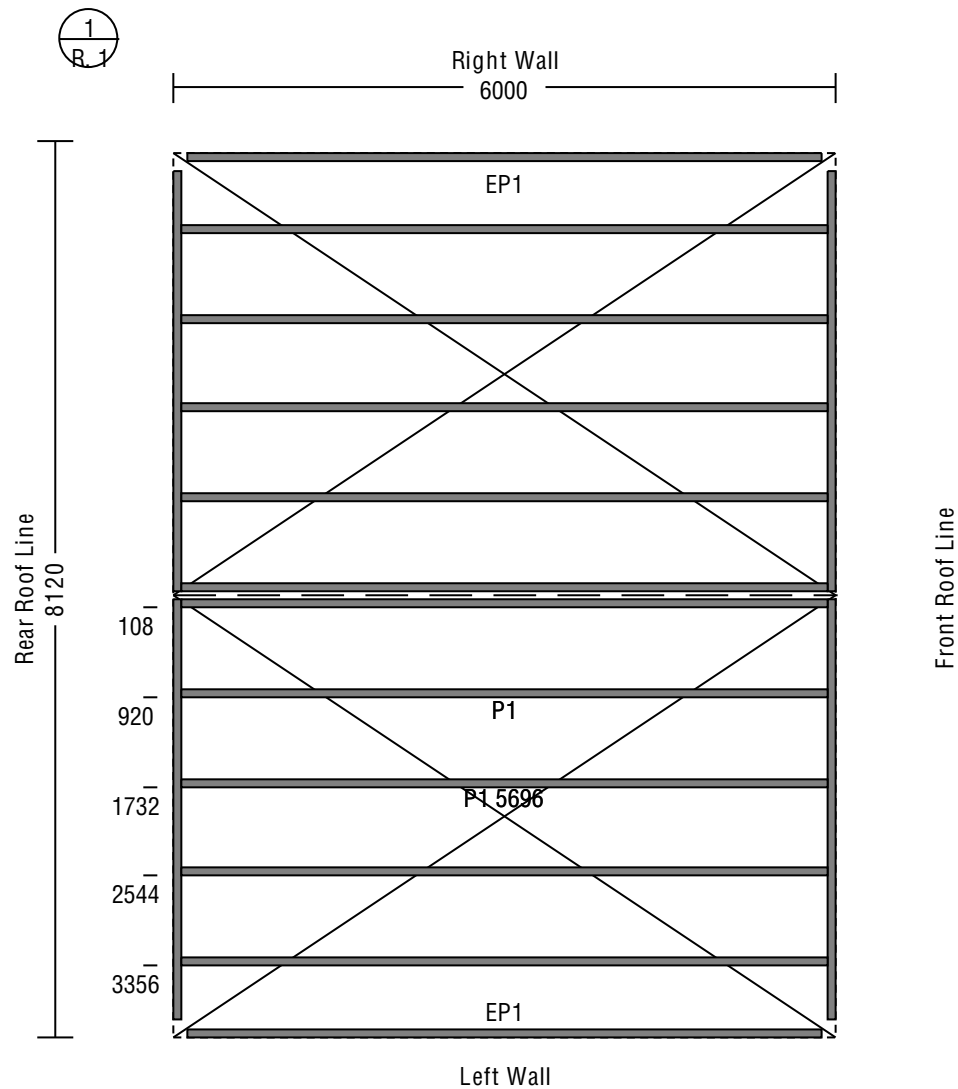
QP 1

Ref: 33120512221205

NTS

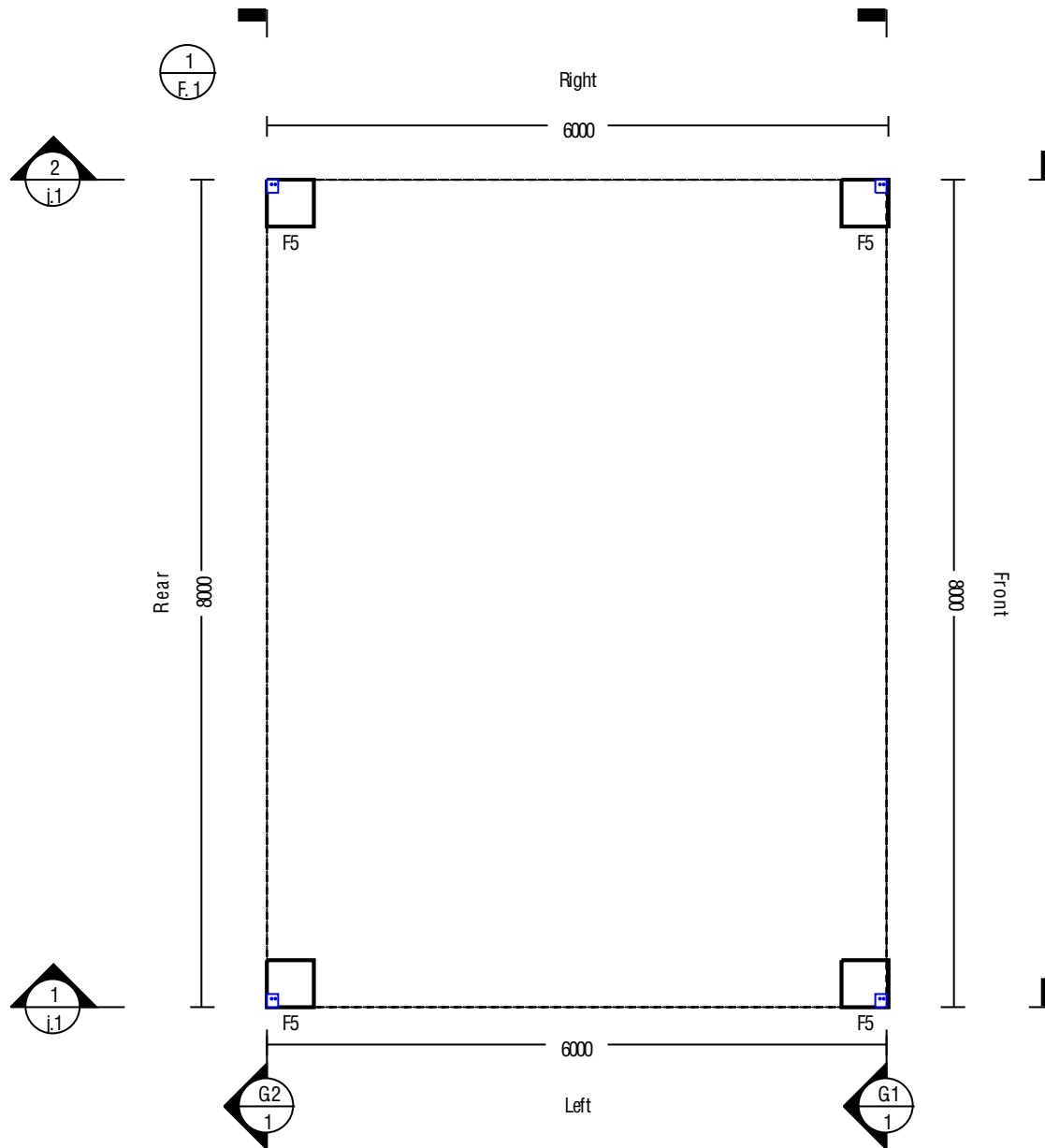
ARCHITECTURAL DRAWINGS

Roof Bracing
Type: 50x1.2 Strap Bracing



CLIENT
Carport Gable Roof-Carport Corner Posts Vdes=49 m/s (Reg-B) 8.000 x 6.000 x 3.600
At: 2 Alice Street Biggenden 4621
For: Steven Scholl
Approved by: _____ Date: _____

DRAWING		
RP 1	Ref: 33120512221205	NTS
Roof Purlin View		

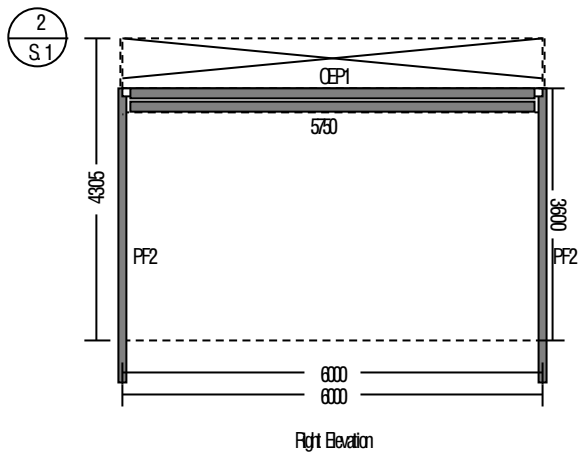
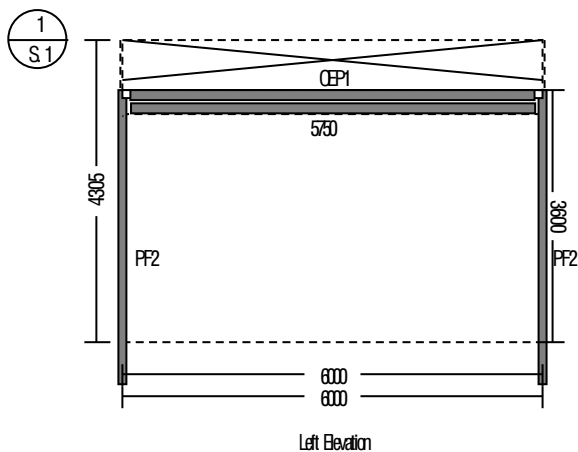


Refer to standard drawing SLAB



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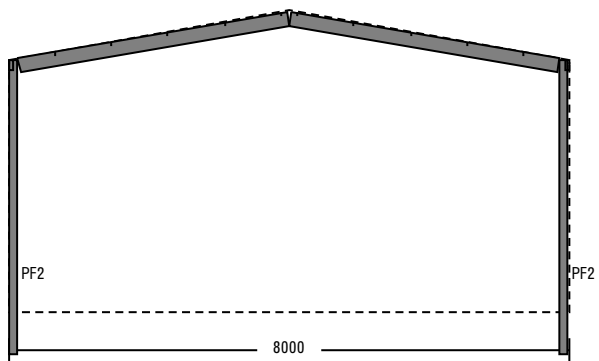
DRAWING		
FP 1	Ref: 33120512221205	NTS
Footing View		



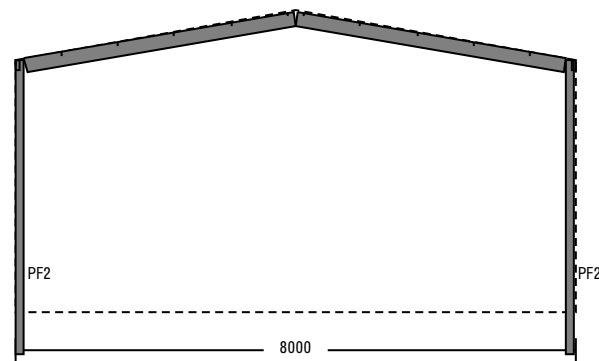
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At: 2 Alice Street Biggenden 4621	
For: Steven Scholl	
Approved by:	Date:

DRAWING		
SW 1	Ref: 33120512221205	NTS
Side Wall		

1
E.1



1
E.2



CLIENT

Carport Gable Roof-Carport Corner Posts Vdes=49 m/s (Reg-B) 8.000 x 6.000 x 3.600

At: 2 Alice Street Biggenden 4621

For: Steven Scholl

Approved by:

Date:

DRAWING

EW 1

Ref: 33120512221205

NTS

End Wall Frame



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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>