

9 May 2023

Your Reference:
Our Reference: DA230018

C R J Designer Homes
PO Box 2952
BUNDABERG QLD 4670

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
554 BERRIES ROAD, GOLDEN FLEECE
(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 4 April 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: C R J Designer Homes
Applicant contact details: PO Box 2952
BUNDABERG QLD 4670
Email: michael@crjdesignerhomes.com.au
Phone:
Mobile: 0427 553 732

Site details

Street address: 554 BERRIES ROAD, GOLDEN FLEECE Q 4621
Real property description: 111CK724

Application details

Application No: DA230018
Date of Decision 9 May 2023
Proposed development: Development Permit for Building Works

Aspects of development and type of approval being sought

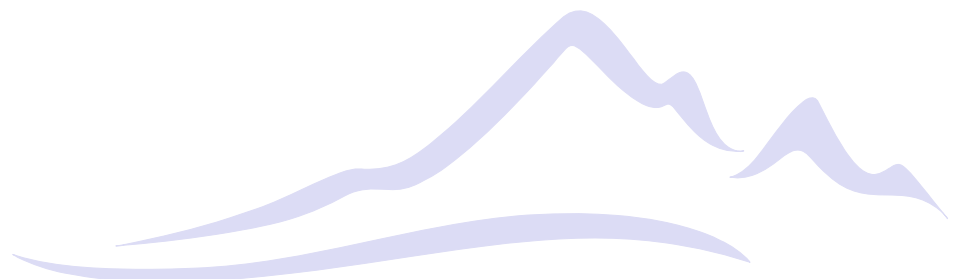
Nature of Development	Approval Type	Brief Description of Proposal
Building Work - assessable against planning scheme	Development Permit	Secondary Dwelling

Attachment 1 – Conditions to be imposed by Concurrency 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 secondary dwelling must be sited generally in accordance with approved "Site Plan by Gatley Building Design, Drawing number 22866 Page 02 dated 22/03/22"
3.	The floor area of the approved secondary dwelling must not exceed 170m ²
4.	The carport and deck are to be maintained as an 'open' structure and is not to be enclosed with walling and/or roller doors as per the approved plans.
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 secondary 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.

Attachment 1B – Advice Notes

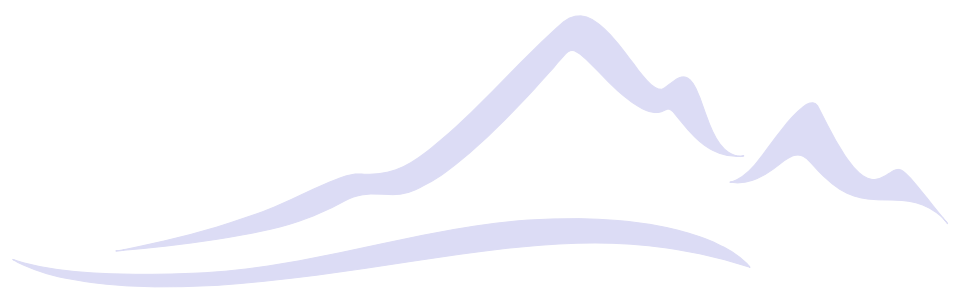
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.



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 currency period for a resited structure is legislated by the *Building Act 1975* s71(3)



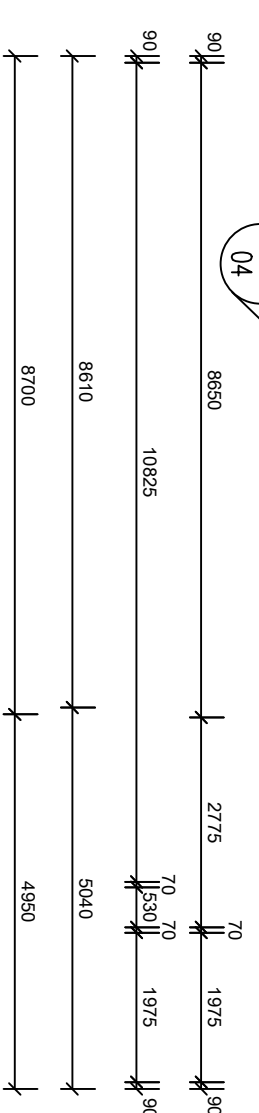
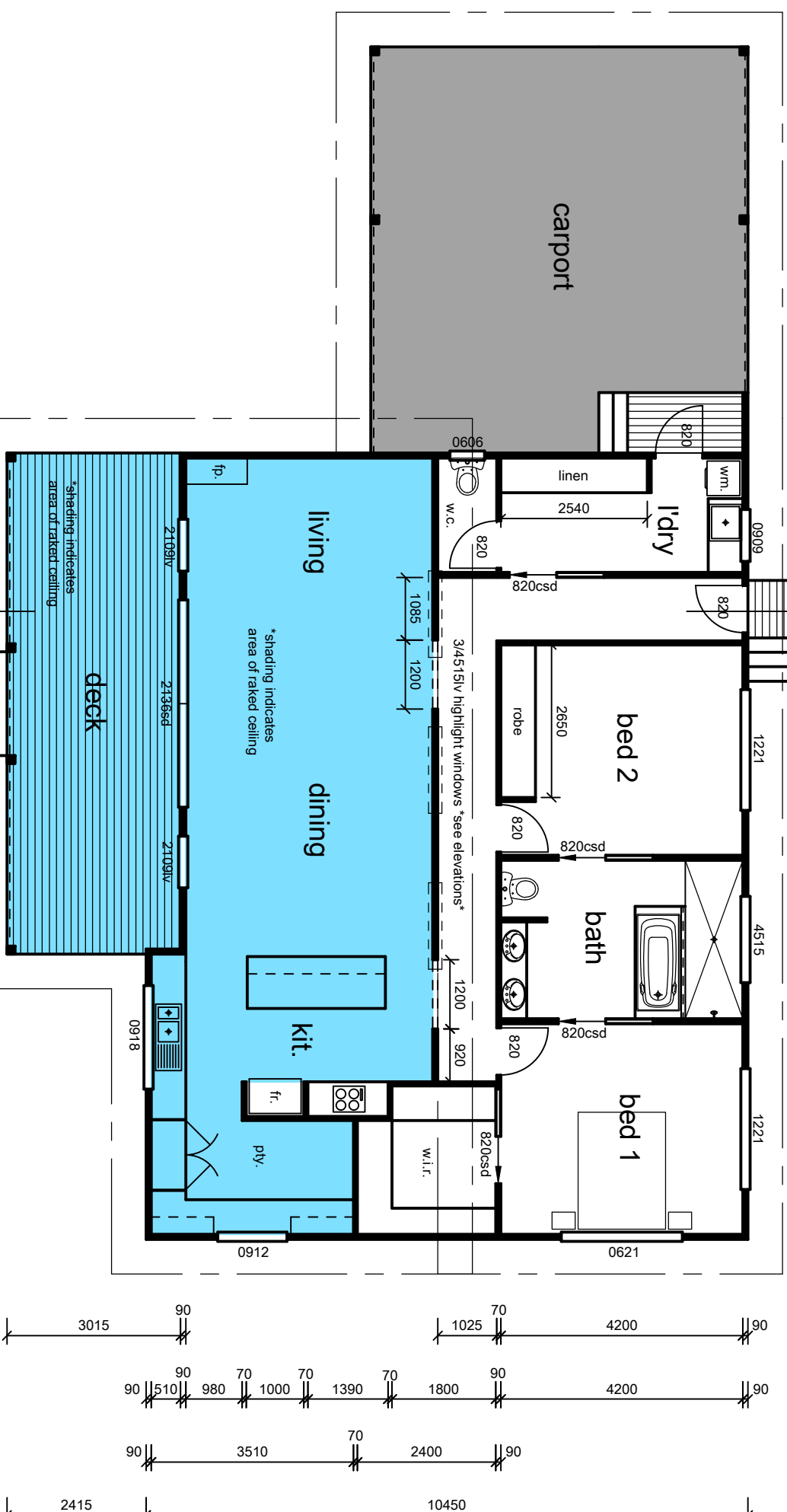
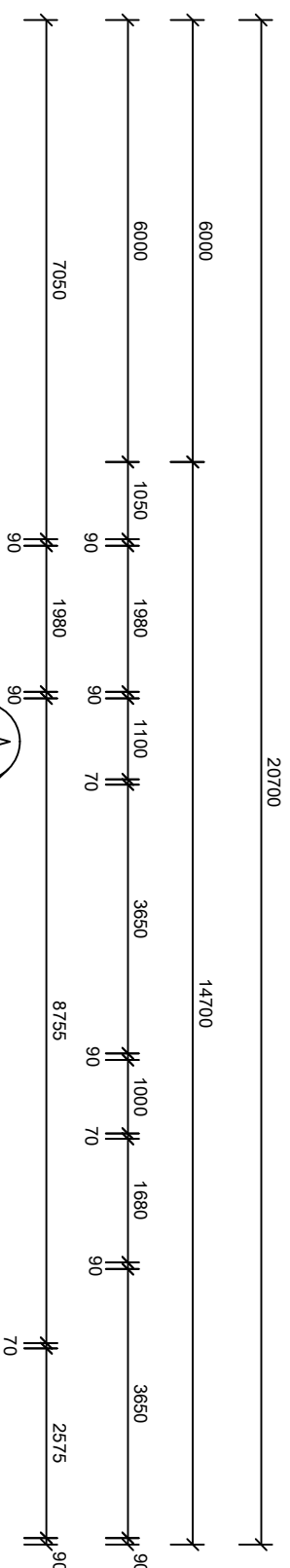
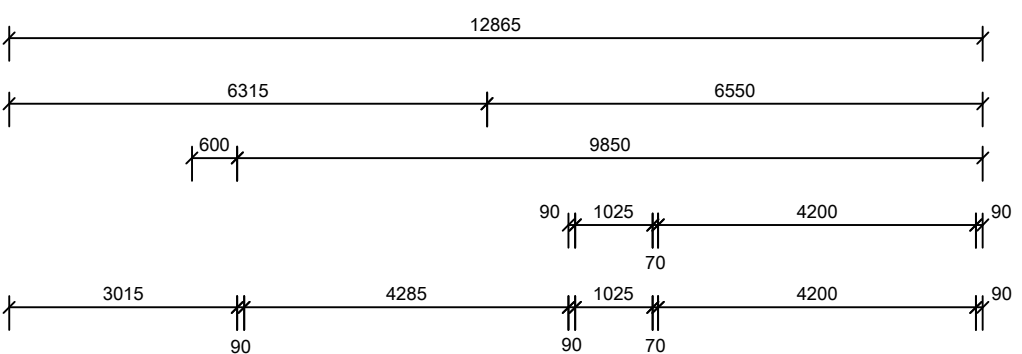
Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



Rev	Description	Date
-	-	-



Area:
 O/s walls - 137.6m²
 Carport - 46.1m²
 Deck - 26.2m²
 Total - 209.9m²

FLOOR PLAN

Scale 1:100

gately.
 BUILDING DESIGN

Q.B.C.C. No: 15243624
 P.O. Box 1530
 Bundaberg Q. 4670
 Ph: (07) 41531 183
 Email: admin@gatelybuildingdesign.com.au
 Web: www.gatelybuildingdesign.com.au

Site: 554 Barries Road, Golden Fleece 111 / CK724	Issue: Final	Date: 22/03/22
Project: Proposed Secondary Dwelling Client: Manfred & Christine Mielhke Description: FLOOR PLAN	© Copyright 2022, John Gately Building Designs. Design: B.R. Drawn: B.R. Approved: J.G.	Drawing No: 22866 Page: 01

APPROVED PLANS
 These plans are associated to the decision notice for application number **DA230018**

Rev	Description	Date
-	-	-

2138.8m 90°01'00"

Lot 111
CK724



indicates extent of
existing main dwelling -
240.7m² floor area

Existing
Dwelling

Proposed
Dwelling

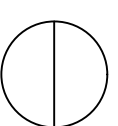
60m

135m nominal

78m nominal

Berries Road

261.5m 190°00'00"



SITE PLAN

scale 1:1000



G.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: 554 Berries Road, Golden Fleece
111 / CK724

Project: Proposed Secondary Dwelling
Client: Manfred & Christine Miehke
Description: SITE PLAN

Issue: **Final** Date: 22/03/22

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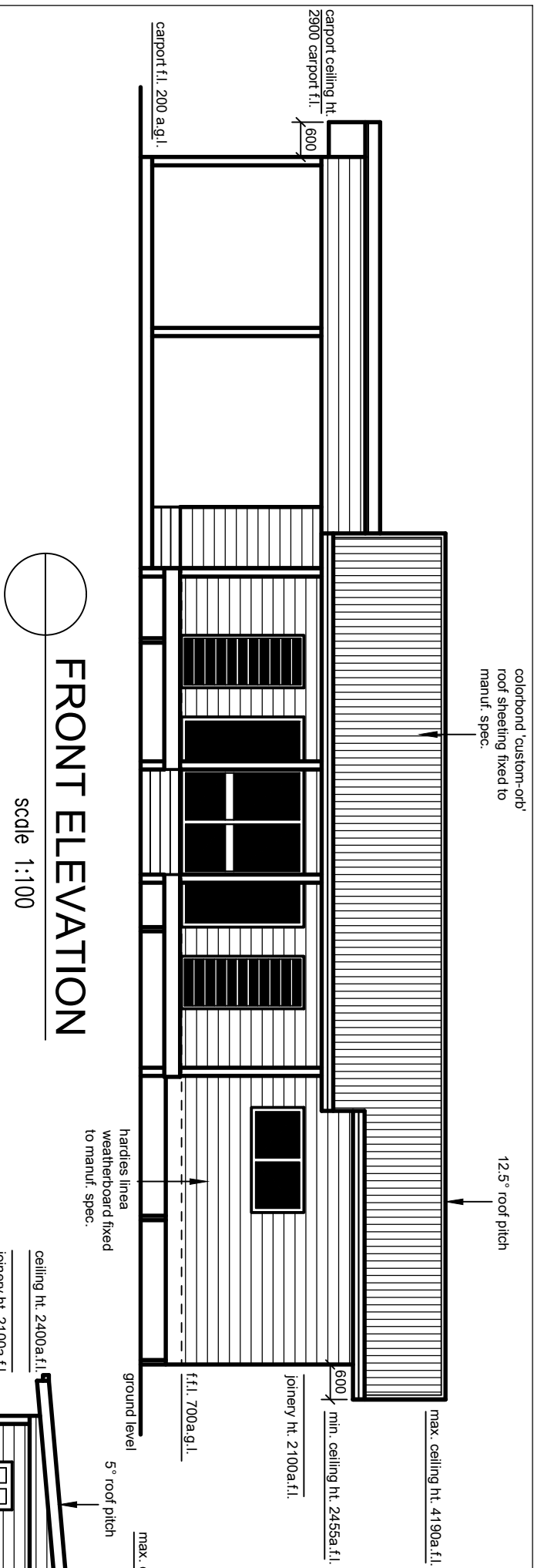
Design: B.R. Drawn: B.R. Approved: J.G.

Drawing No: **22866** Page: **02**



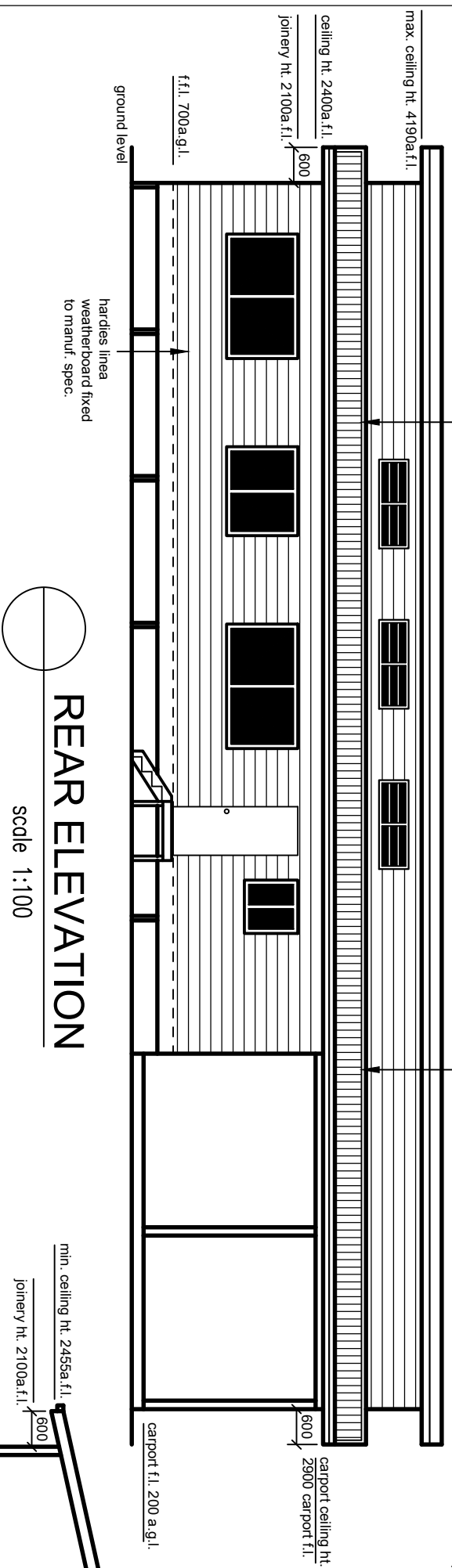
APPROVED PLANS
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decision notice for application number
DA230018

Rev	Description	Date
-	-	-

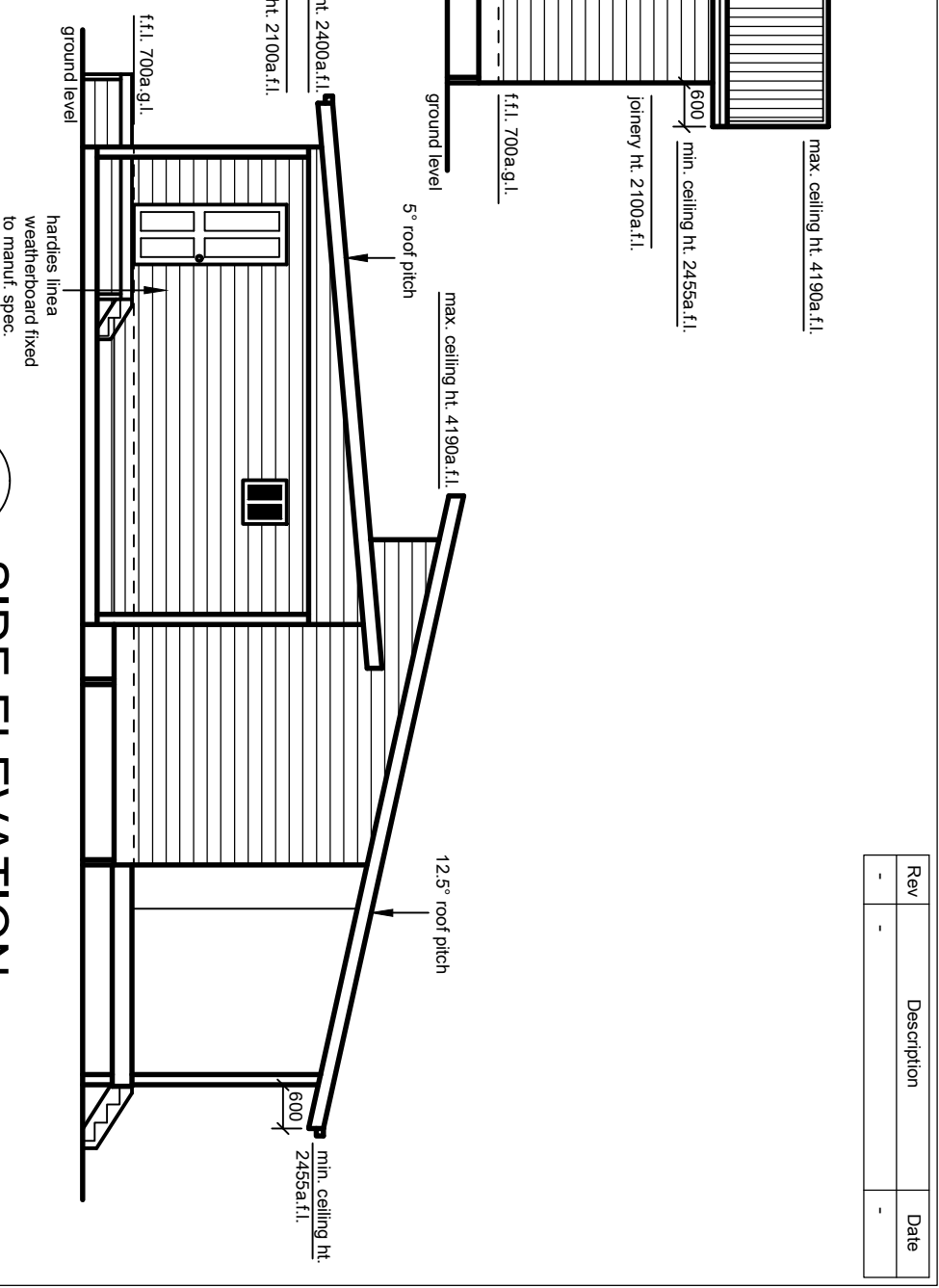


FRONT ELEVATION
scale 1:100

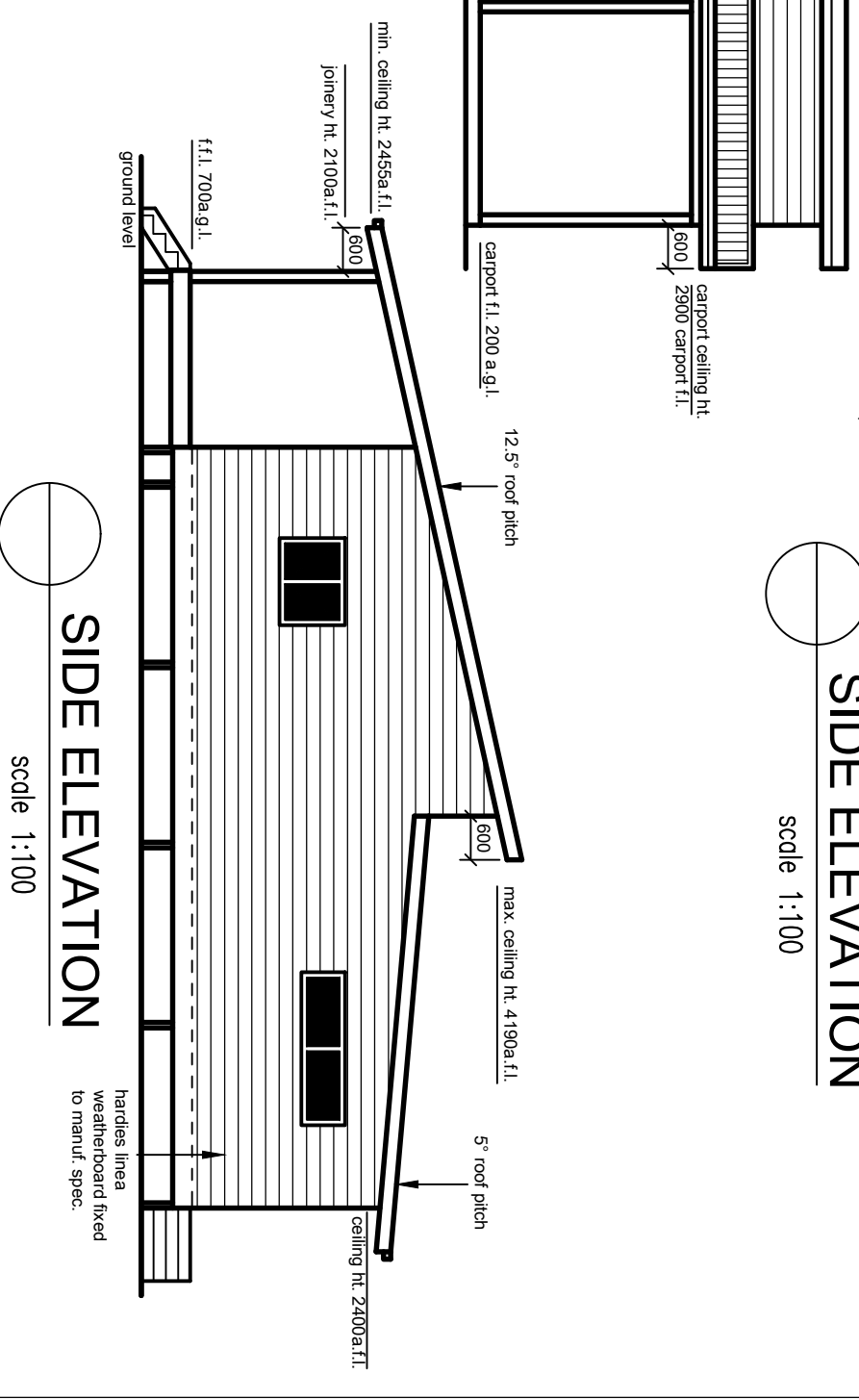
colorbond 'custom-orb'
roof sheeting fixed to
manuf. spec.



REAR ELEVATION
scale 1:100



SIDE ELEVATION
scale 1:100




SIDE ELEVATION
scale 1:100



APPROVED PLANS

These plans are associated to the decision notice for application number **DA230018**

 gatley. BUILDING DESIGN	Q.B.C.C. No: 15243624 P.O. Box 1530 Bundaberg Q. 4670 Ph: (07) 41531 183 Email: admin@gatleybuildingdesign.com.au Web: www.gatleybuildingdesign.com.au	Site: 554 Berries Road, Golden Fleece 111 / CK724	Issue: Final	Date: 22/03/22
	Project: Proposed Secondary Dwelling Client: Manfred & Christine Miehke Description: Elevations	© Copyright 2022, John Gatley Building Designs. Design: B.R. Drawn: B.R. Approved: J.G. Drawing No: 22866	Page: 03	

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>

