

24 October 2023

Our reference: DA230047
Document ID: 1176291

Andrew Ray James
 3 Noden Street
SARINA QLD 4737

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
 BYRNES PARADE, BYRNESTOWN
 (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 September 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: Andrew Ray James
 Applicant contact details: 3 Noden Street
 SARINA QLD 4737
 Email: andrew.dessafety@gmail.au
 Phone:
 Mobile: 0434 535 821

Site details

Street address: BYRNES PARADE, BYRNESTOWN
 Real property description: 3B5812

Application details

Application No: DA230047
 Date of Decision: 24 October 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
Concurrency Agency	Development Permit	Shed height over 4m

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
	Site Plan by Applicant	
WSS232233-3	Layout by Apex Engineering Group Pty Ltd	19/05/2023
WSS232233-5	Bracing by Apex Engineering Group Pty Ltd	19/05/2023
WSS232233-6	Concrete Piers by Apex Engineering Group Pty Ltd	19/05/2023
WSS232233-7	Slab Dimensions by Apex Engineering Group Pty Ltd	19/05/2023

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 shed must be sited generally in accordance with the approved plan, all setbacks measured from the outermost projection of the structure.
3.	The overall height of the approved shed must not exceed five (5) metres measured from natural ground level.
4.	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	
5.	The approved shed is to be used for private/domestic purposes only. The approved structure must <u>not</u> 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
6.	The approved shed must <u>not</u> be used for habitable purposes.
7.	The openings of the approved shed must not be enclosed in accordance with Approved Plan documentation

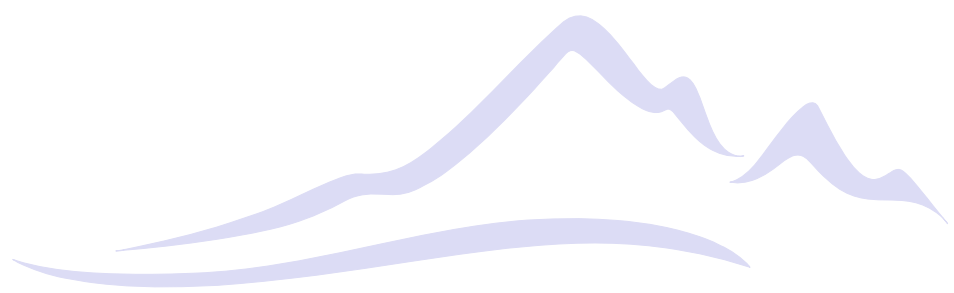
Attachment 1B – Advice Notes

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.
D.	Implement drainage, erosion and sediment control measures to ensure dirt and sediment remains on the construction site. Ensure erosion and sediment runoff does not contaminate stormwater at unacceptable levels.
E.	All work undertaken within the road reserve, including the construction of residential driveways or changes to existing driveways, are to be in accordance with Subordinate Local Law No. 1 Schedule 27 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011. For further information visit North Burnett Regional Council's website or contact the North Burnett Regional Council's Civil Works Team.

Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

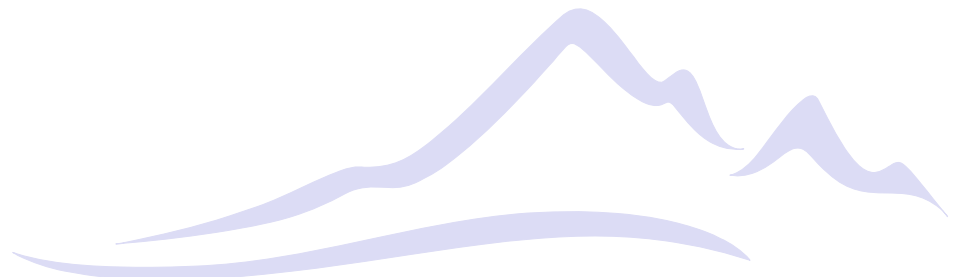
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.

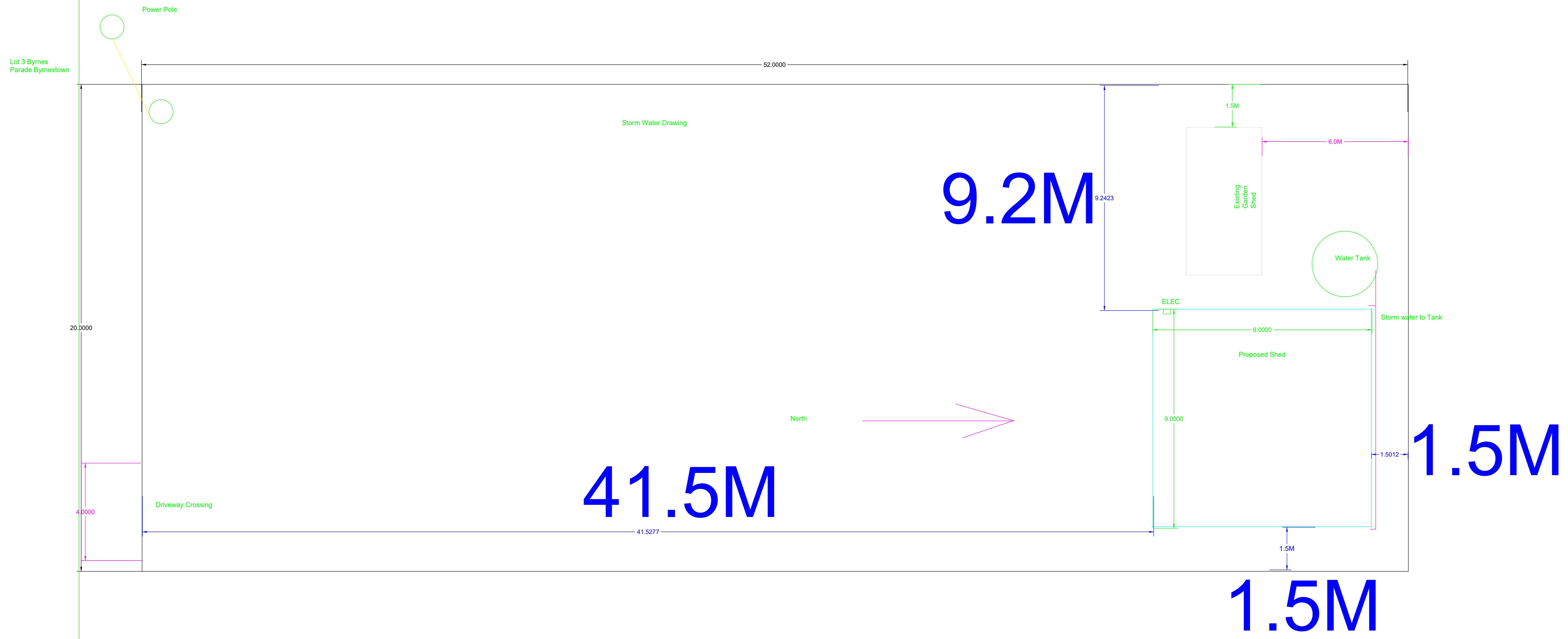


Attachment 3 – Approved Plans

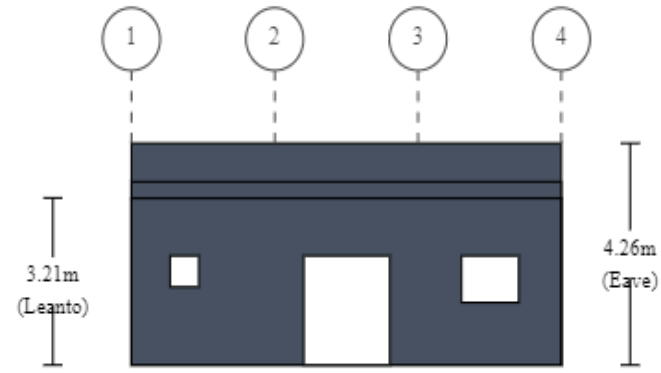
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Please refer to the following pages for approved plans.

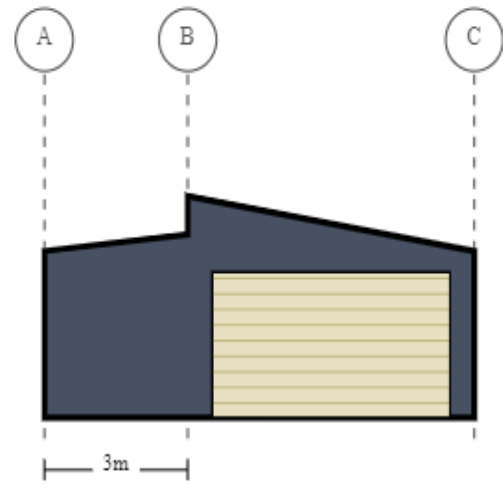




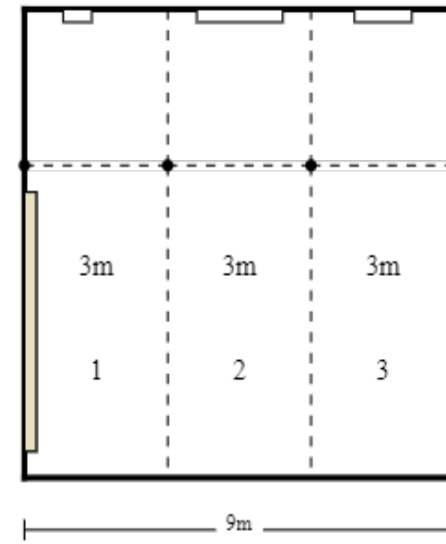

NORTH BURNETT
 REGIONAL COUNCIL
APPROVED PLANS
 These plans are associated to the
 decision notice for application number
DA230047



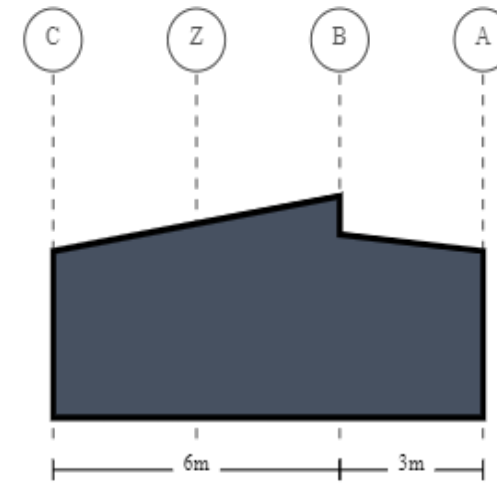
Left Side



Left End



Right Side



Right End



Purchaser Name: Andrew James

Site Address: Lot 3 Byrnes Parade Byrnestown QLD 4625 Australia

Drawing # WSS232233 - 3

Print Date: 19/05/23

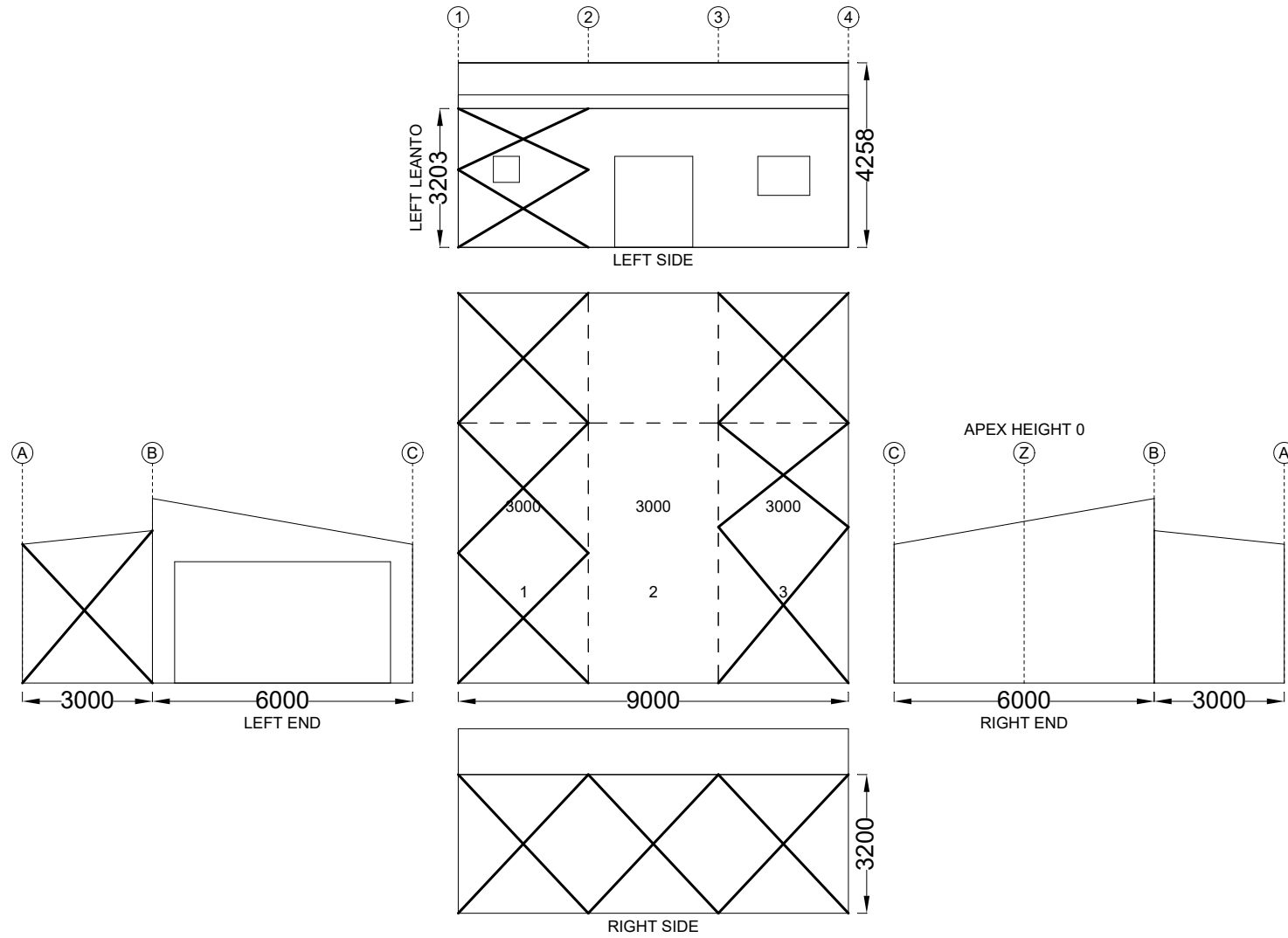
Layout
NOT FOR CONSTRUCTION
 Not to Scale
 © Copyright Steelx IP Pty Ltd

Seller: Wide Span Sheds Pty Ltd
 Wide Span Sheds Pty Ltd
 Phone: 07 5657 8888
 Fax: 07 5657 8899
 Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
 ACN 632 588 562
 ME Aust. (Registered NER Structural) 5276680
 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
 Practising Professional Structural & Civil Engineers

Signature: 
 John Ronaldson
 Date: 19/05/23

Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.
 Cross bracing in the roof is to the purlin nearest to the end wall mullions, where applicable.




Revision	Date	Initial		
			Purchaser Name: Andrew James	
			Site Address: Lot 3 Byrnes Parade Byrnestown QLD 4625 Australia	
			Drawing # WSS232233 - 5	Print Date: 19/05/2023

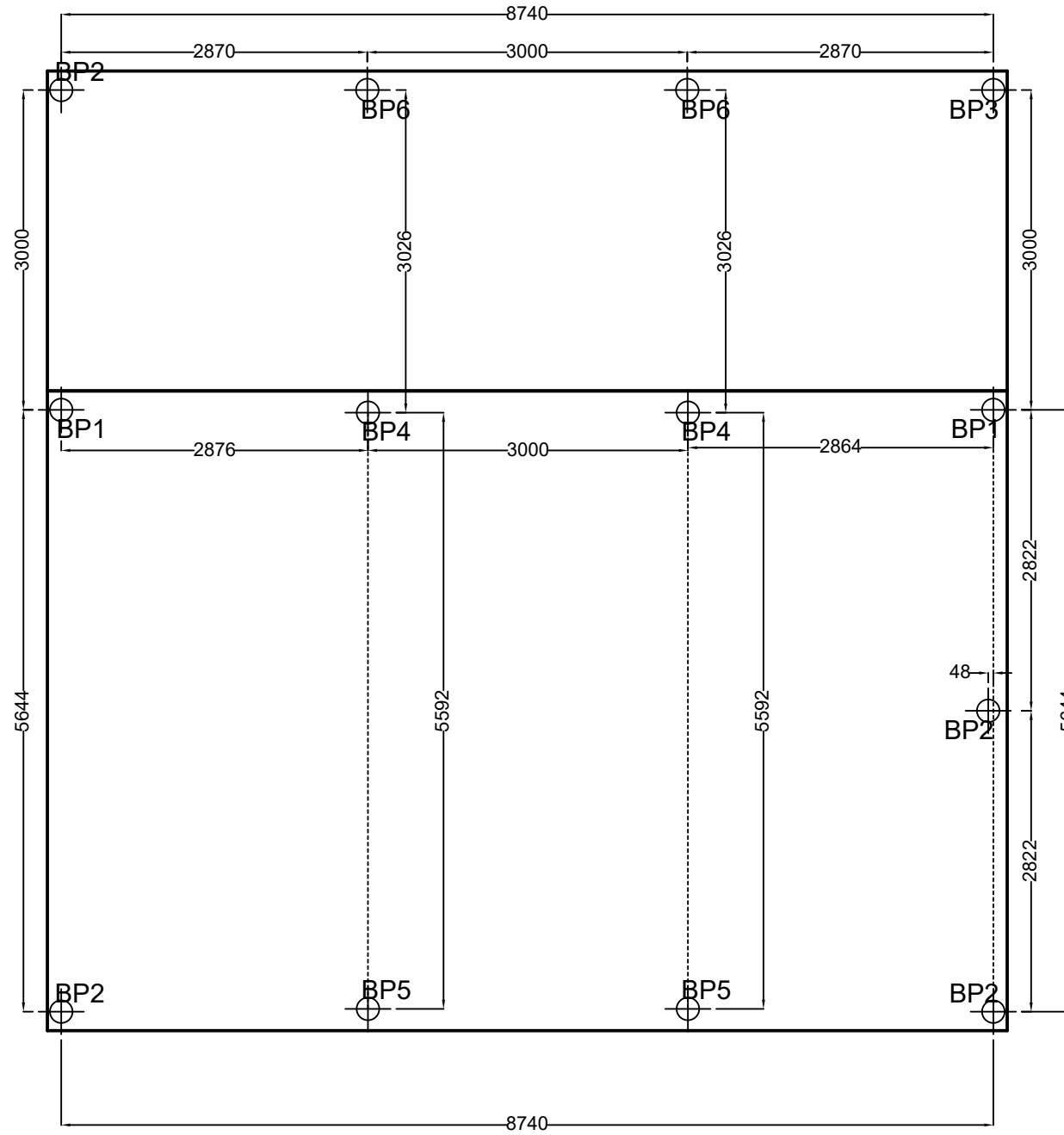
Bracing
 NOT FOR CONSTRUCTION
 NOT TO SCALE
 Page 1 of 1
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Seller: Wide Span Sheds Pty Ltd
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 Phone: 07 5657 8888
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 Practising Professional Structural & Civil Engineers

Signature:  John Ronaldson
 Date: 19/05/23

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.

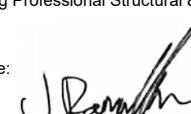


Revision	Date	Initial		
			Purchaser Name: Andrew James	
			Site Address: Lot 3 Byrnes Parade Byrnestown QLD 4625 Australia	
			Drawing # WSS232233 - 6	Print Date: 19/05/2023

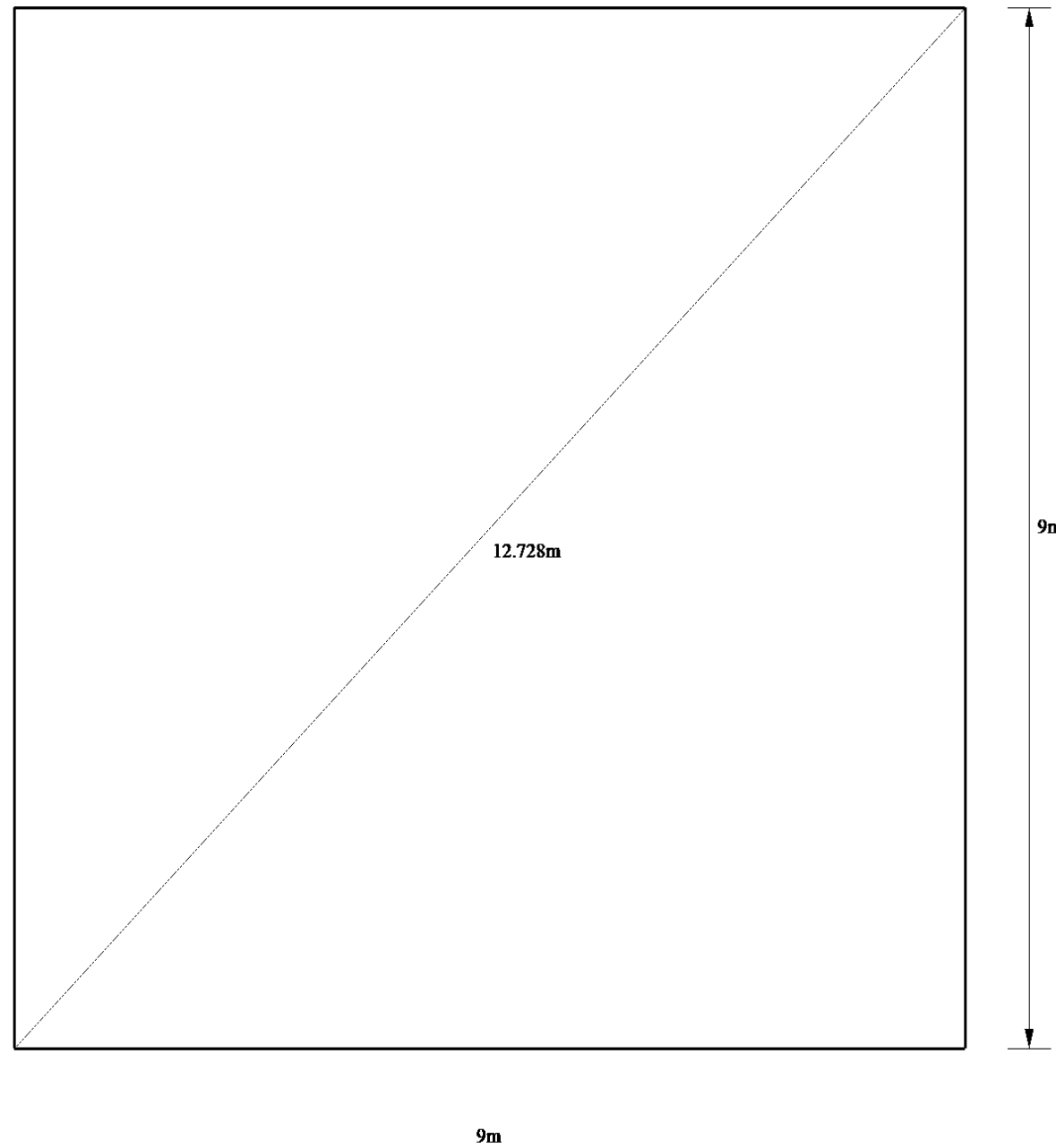
Concrete Piers
PIER MEASUREMENT ONLY. NOT FOR CONSTRUCTION
NOT TO SCALE
Page 1 of 1
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Seller: Wide Span Sheds Pty Ltd
Name: Wide Span Sheds Pty Ltd
Phone: 07 5657 8888
Fax: 07 5657 8899
Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:  John Ronaldson
Date: 19/05/23

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.




Purchaser Name: Andrew James	
Site Address: Lot 3 Byrnes Parade Byrnestown QLD 4625 Australia	
Drawing # WSS232233 - 7	Print Date: 19/05/23

Slab Dimensions
Also refer to Concrete Piers Plan. NOT FOR CONSTRUCTION
Not to Scale
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Practising Professional Structural & Civil Engineers

Signature: 
John Ronaldson
Date: 19/05/23

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>

