

15 April 2024

**Our reference: DA240008**  
**Document ID: 1219613**

W Grant  
 8608 Isis Highway  
 DALLARNIL QLD 4621  
 Via email—billgrant85@gmail.com

Dear Applicant

**CONCURRENCE AGENCY RESPONSE**

8608 ISIS HIGHWAY, DALLARNIL  
 (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 28 March 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: William Grant  
 Applicant contact details: 8608 Isis Highway  
 DALLARNIL QLD 4621  
 Email: billgrant85@gmail.com  
 Phone:  
 Mobile: 0409 669 760

**Site details**

Street address: 8608 ISIS HIGHWAY, DALLARNIL  
 Real property description: 4RP15855

**Application details**

Application No: DA240008  
 Date of Decision: 16 April 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
Building Work - assessable against planning scheme	Development Permit	Shed - Design



### **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.

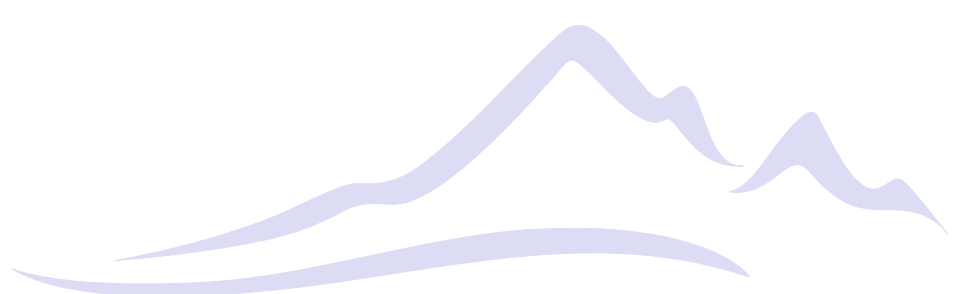
Yours faithfully

for 

Michael Lisle

**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

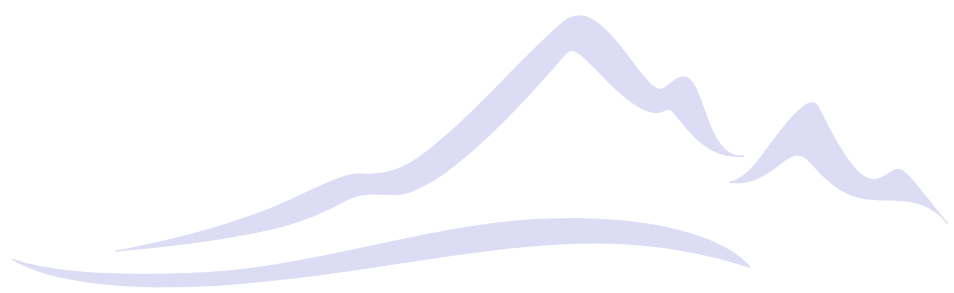


## Attachment 1 – Conditions to be imposed by Concurrence Agency

No.	Conditions
<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 approved shed must be sited— <ul style="list-style-type: none"> <li>• seven (7) metres from the northern property boundary,</li> <li>• two (2) metres from the southern property boundary</li> <li>• and at least 28m from rear property boundary</li> </ul> with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 110 m <sup>2</sup> .
4.	The overall height of the approved shed must not exceed 4.5 metres measured from natural ground level.
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.
<b>Use</b>	
6.	The approved shed 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 shed must not be used for habitable purposes.

## Attachment 1B – Advice Notes

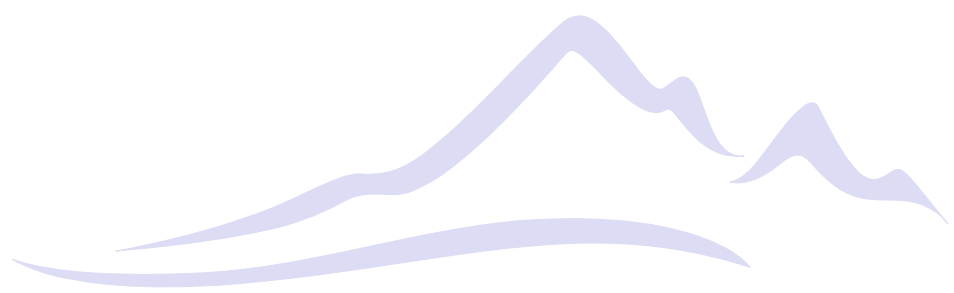
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity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

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.

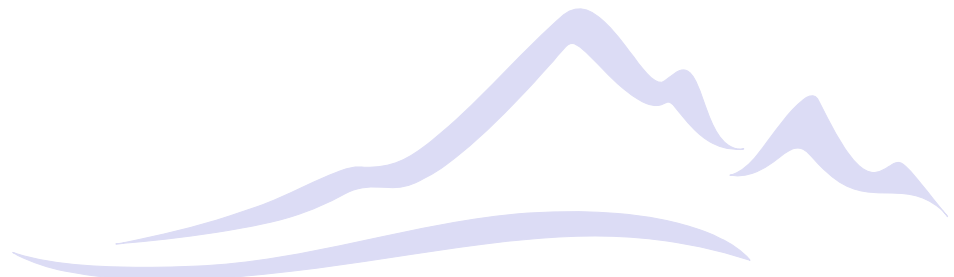


## **Attachment 3 – Approved Plans**

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**Please refer to the following pages for approved plans.**





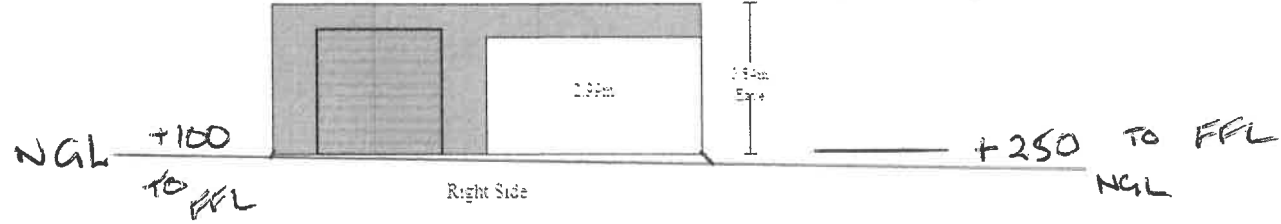
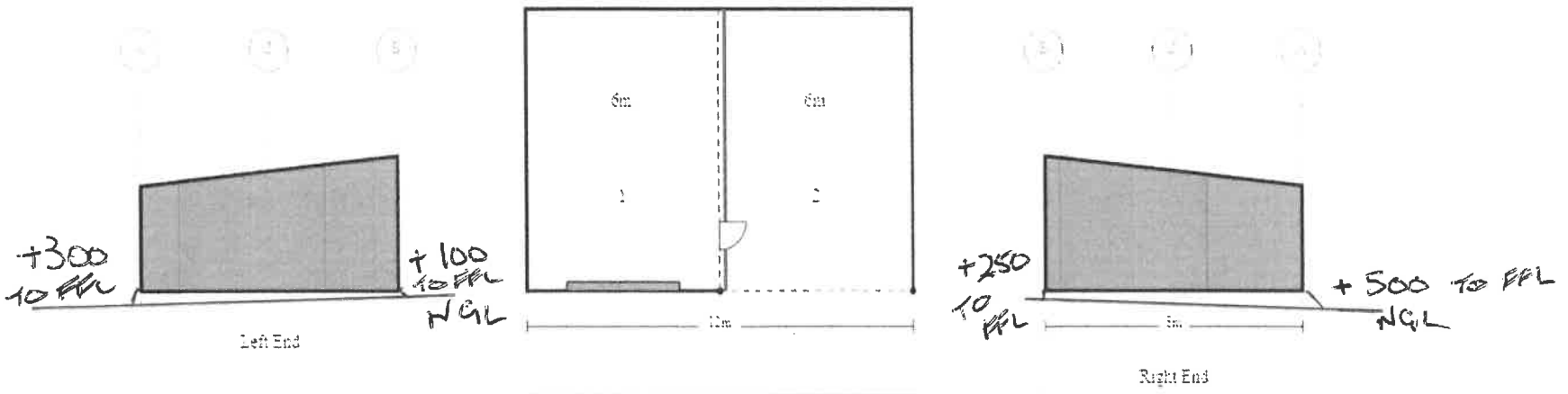
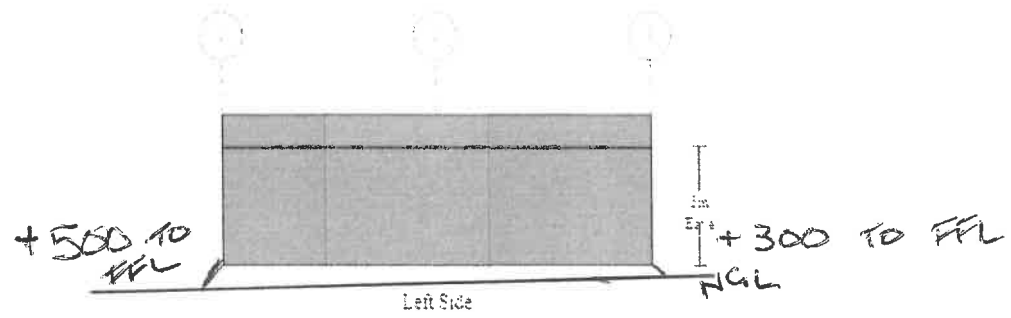


**APPROVED PLANS**

These plans are associated to the decision notice for application number

**DA240008**

7



Purchaser Name: Bill Grant

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Site Address: 8608 Isis Hwy Dallamill QLD 4621 Australia

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Drawing # WSS240333 - 3

Print Date: 28/02/24

**Layout**  
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 Practising Professional Structural & Civil Engineers

Signature: *J. Ronaldson*

John Ronaldson  
 Date: 28/02/24

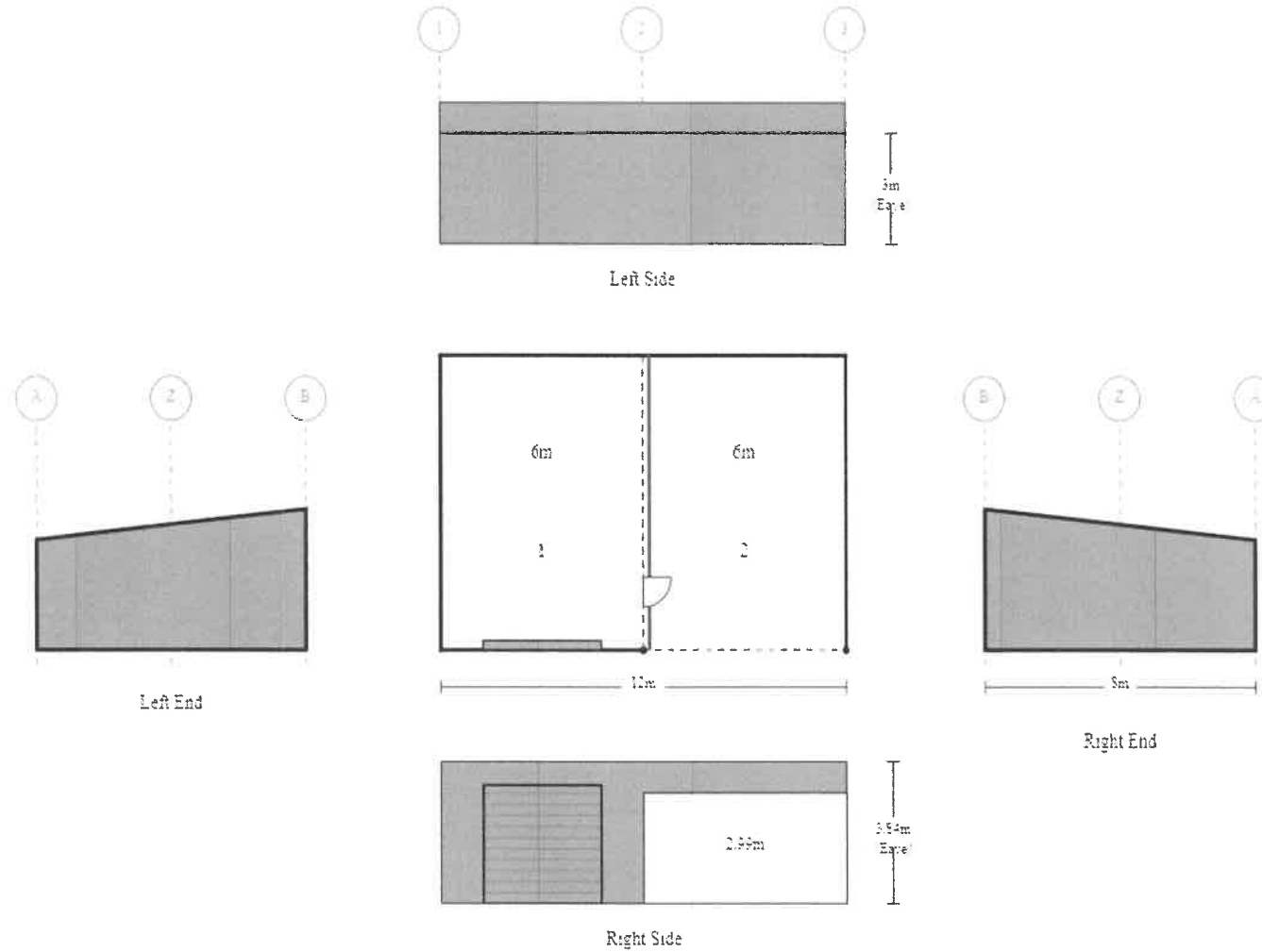




**APPROVED PLANS**

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Site Address: 8608 Isis Hwy Dallamill QLD 4621 Australia

Drawing # WSS240333 - 3

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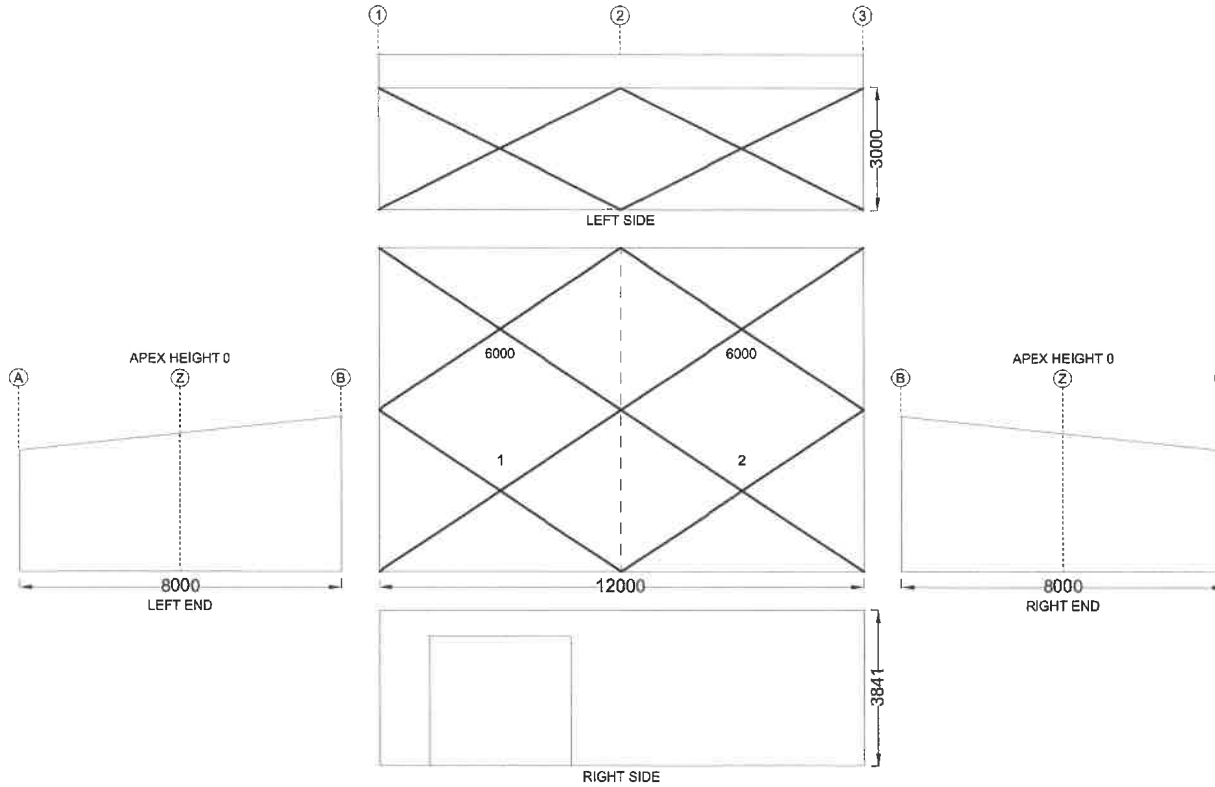
Apex Engineering Group PTY LTD  
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Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 28/02/24

Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.




Revision	Date	Initial	Purchaser Name: Bill Grant	
			Site Address: 8608 Isis Hwy Dallarnil QLD 4621 Australia	
			Drawing # WSS240333 - 5	Print Date: 28/02/2024

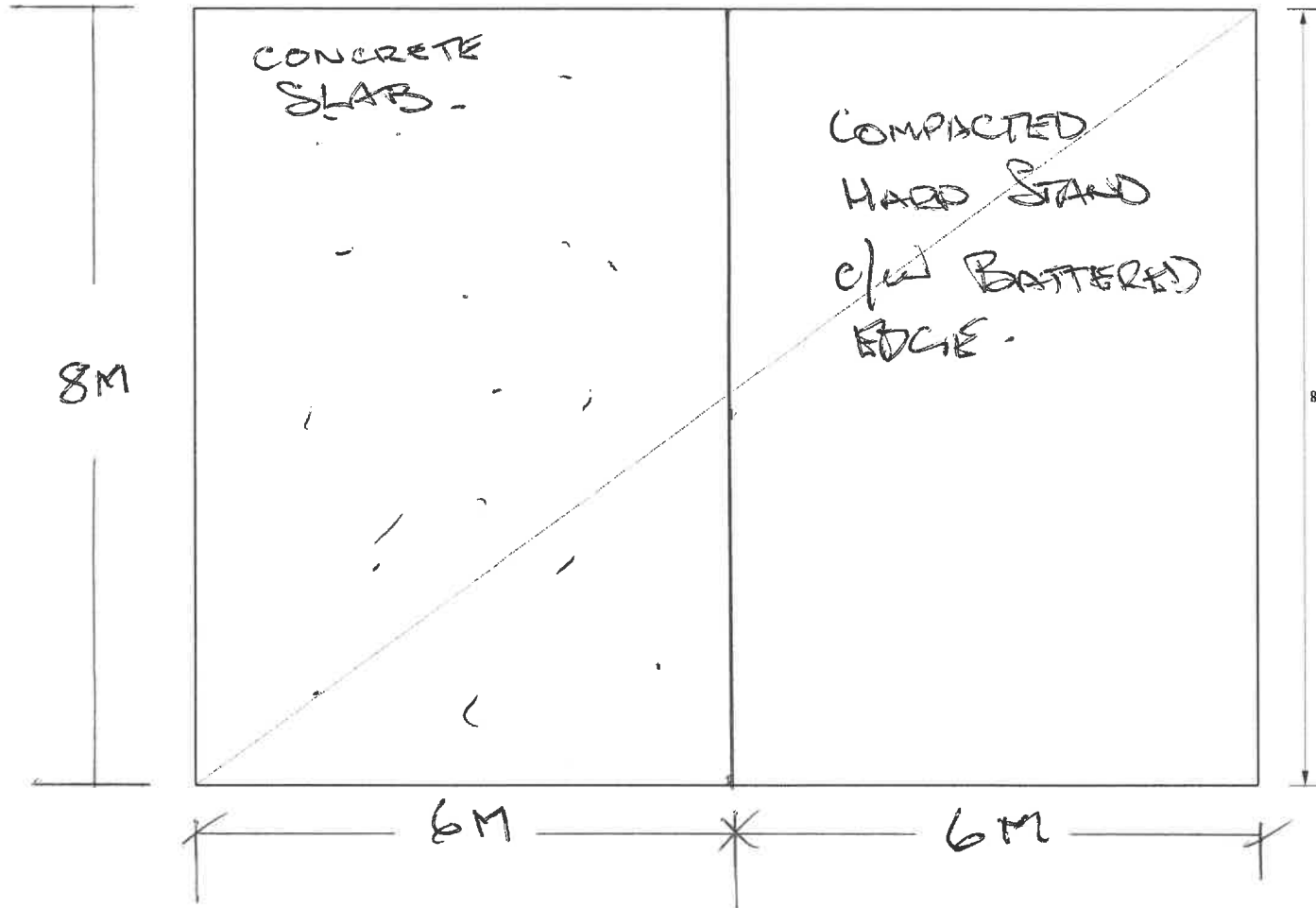
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These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.



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**Slab Dimensions**  
Also refer to Concrete Piers Plan. NOT FOR CONSTRUCTION  
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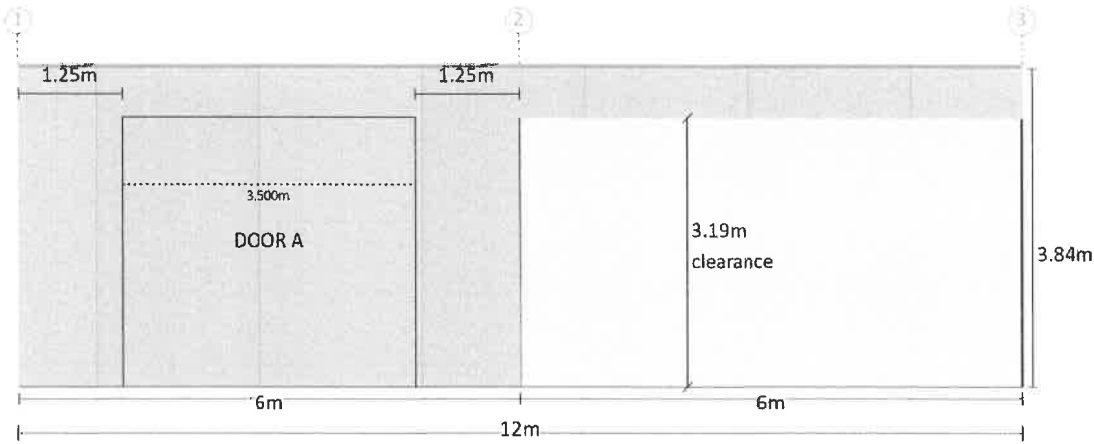
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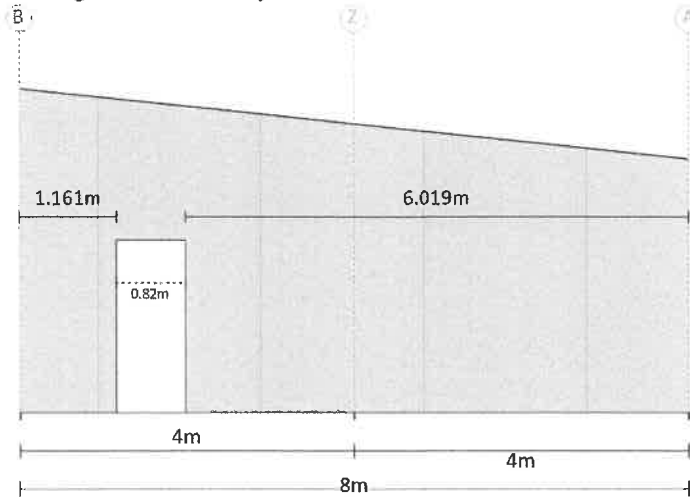
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

Bay Dividing Wall Between Bays 1 & 2



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**Component Position  
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Signature:

John Ronaldson

Date: 28/02/24

Notes:  
 Brackets are not shown. Refer to Specification Details  
 for more information. Opening members not labeled.

BAY 1 RIGHT END DIVIDING WALL ELEVATION



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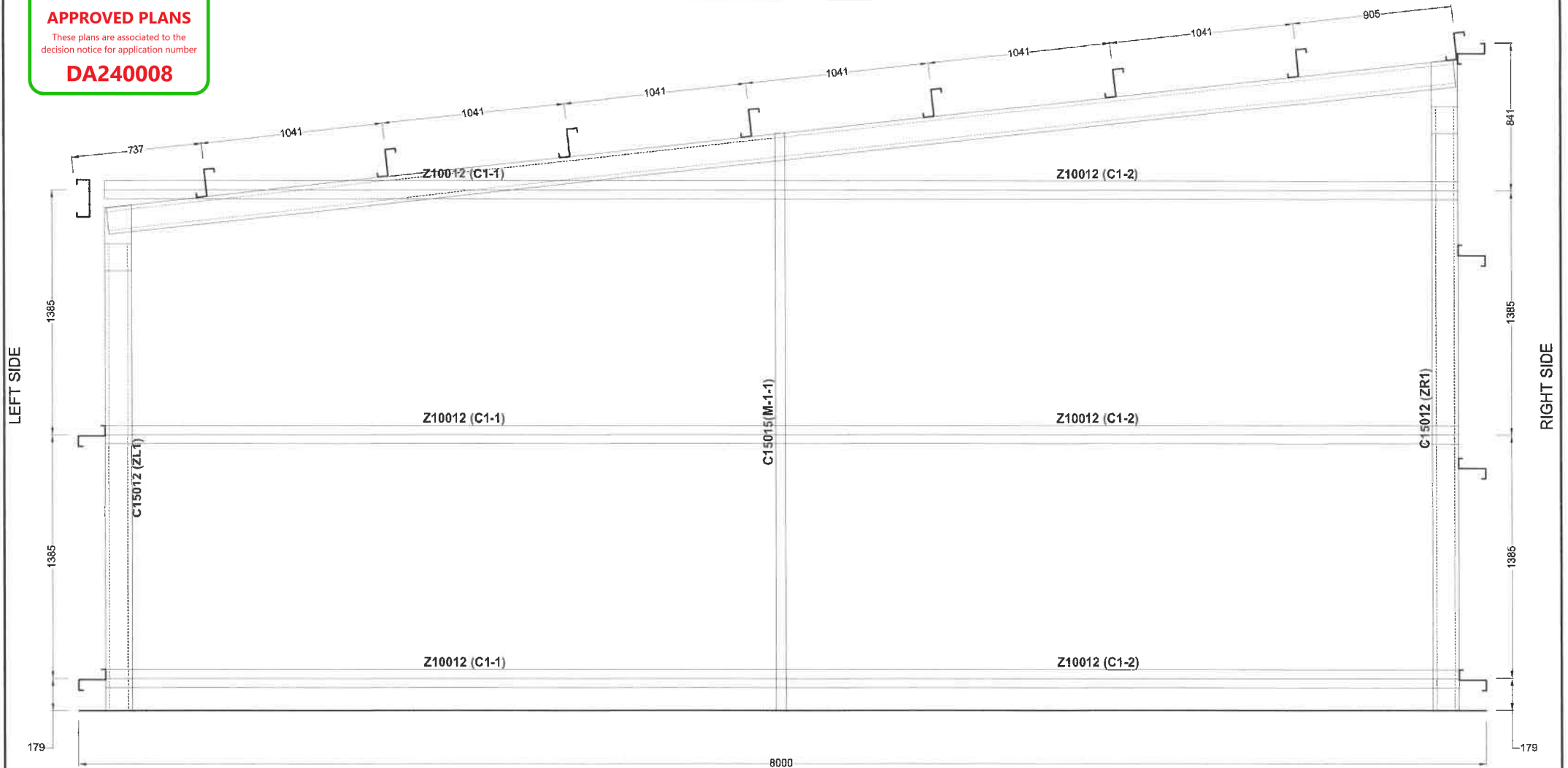
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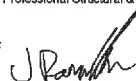
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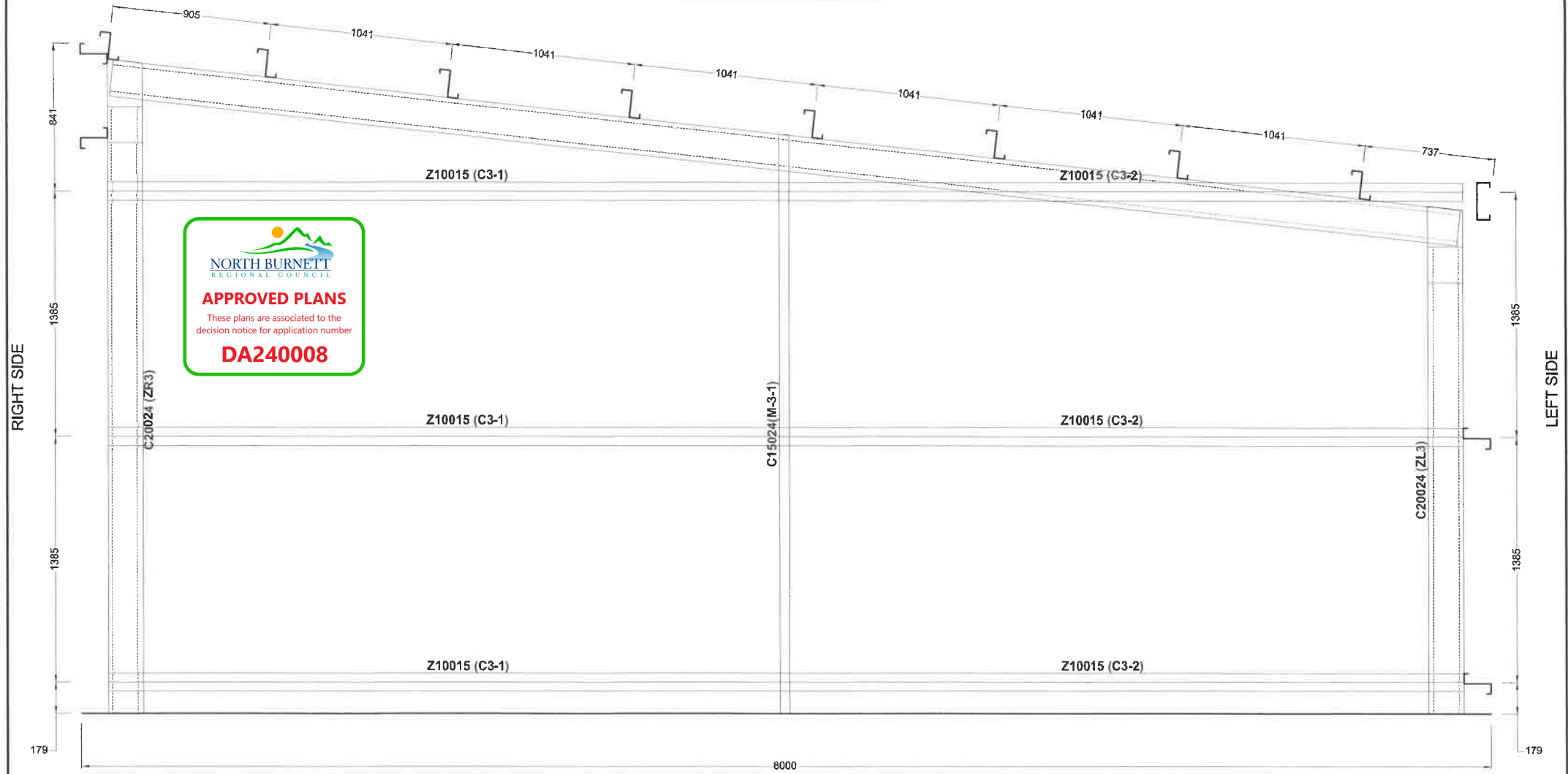
LEFT END ELEVATION



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			Drawing # WSS240333 - 11	Print Date: 28/02/2024			
					Signature:  John Ronaldson Date: 28/02/2024		

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RIGHT END ELEVATION



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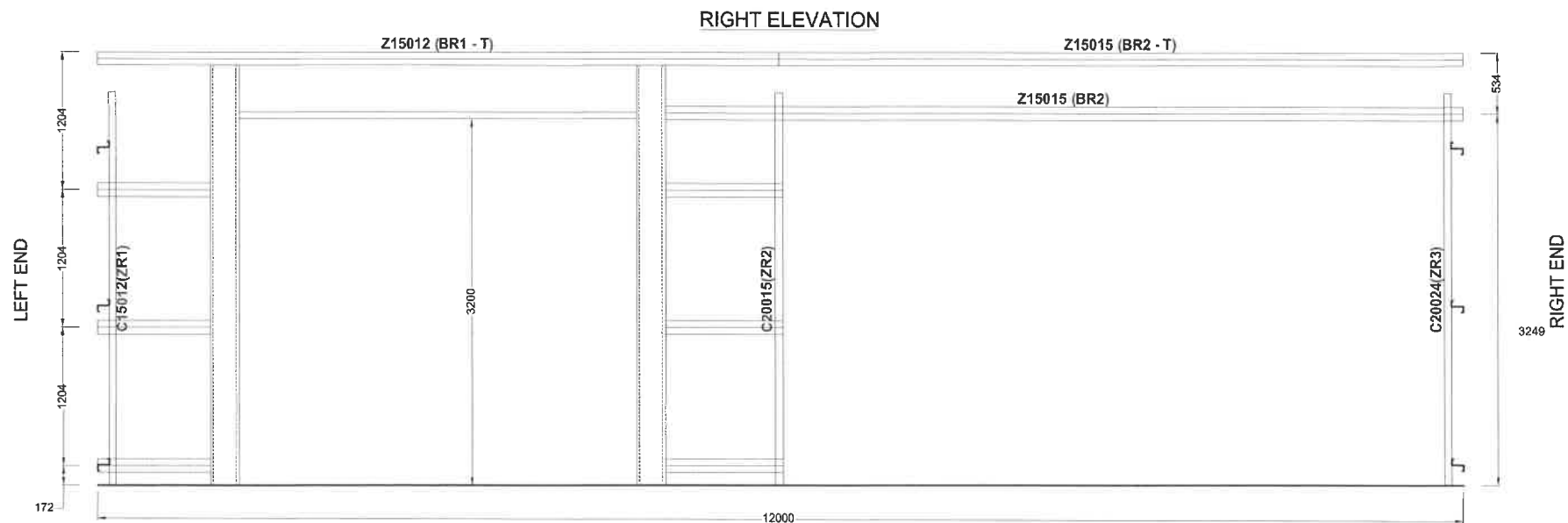
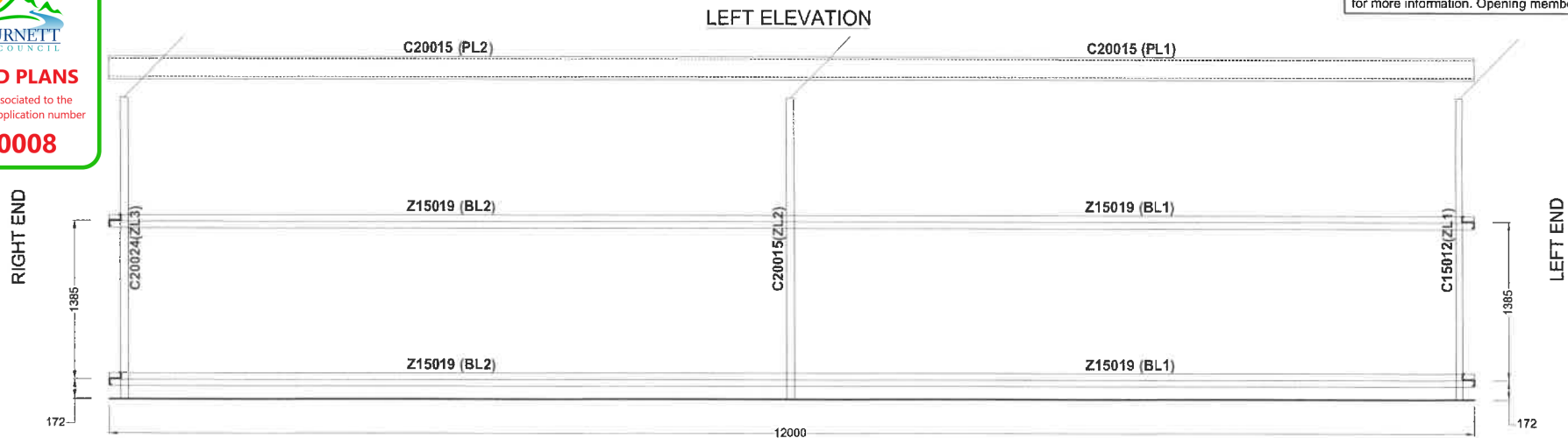


**APPROVED PLANS**

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**DA240008**

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					<p>Signature: <i>J. Ronaldson</i></p> <p>John Ronaldson</p> <p>Date: 28/02/24</p>		



## **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>

