

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

2 May 2024

Our reference: DA240011 Document ID: 1222749

Daniel Constructions
20 Lillian Cresent
KENSINGTON QLD 4670
Via Email—info@danielconstructions.com.au

Dear Applicant

CONCURRENCE AGENCY RESPONSE

32 HORTON 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 15 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: Daniel Constructions

Applicant contact details: 20 Lillian Cresent

KENSINGTON QLD 4670

Email: info@danielconstructions.com.au

Phone: 4100 9975

Mobile: 0413 296 674

Site details

Street address: 32 HORTON STREET, BIGGENDEN

Real property description: 18SP198429

Application details

Application No: DA240011

Date of Decision 2 May 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	Development Permit	Shed over 4m height
against planning scheme		-

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 <u>Attachment 2</u>.

Approved Plans and Specifications

Document No./ Reference	Title (prepared by)	Date
SP198428/18	Site plan by Daniel Constructions	08/03/2024
429620-GA	General Arrangement by Ranbuild	07/03/2024
ENG2/1-429620	Steel Frame Diagrams by Ranbuild	07/03/2024

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

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



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Attachment 1 – Conditions to be imposed by Concurrency Agency

No.	Conditions				
Gene	neral				
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.				
2.	All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21.				
Desig	gn and Siting				
3.	The approved shed must be sited a minimum: 1.5 metres from the northwestern side boundary 7.5 metres from Tardent Street property boundary, and 				
	6 metres from Horton Street, with all setbacks measured from the outermost projection of the structure.				
4.	The floor area of the approved shed must not exceed 110 m ²				
5.	The overall height of the approved shed must not exceed 5 metres measured from natural ground level.				
6.	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					
7.	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				
8.	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.



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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.



Drawing Title & No.- SP198429/18 Site Plan

Date: 8-Mar-24

Address: 32 Horton Street, Biggenden

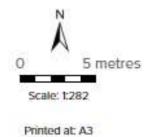
Owner: Richard Harris

Contractor: Daniel Constructions QBCC 1134009

18SP198429
0.0808
32 HORTON STREET,
BIGGENDEN
Biggenden



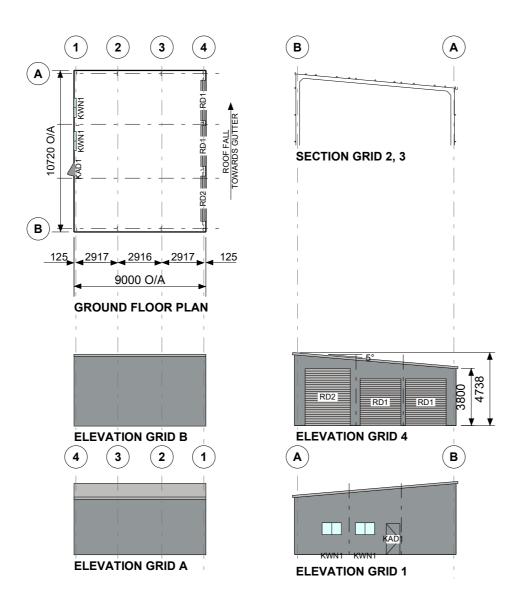
Future proposed house site



Proposed Shed

10.72 x 9 x 3.8m







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	CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR	
ROOF	TRIMDEK 0.42 BMT	СВ	SH	
WALLS	TRIMDEK 0.42 BMT	СВ	WY	
CORNERS	-	СВ	WY	
BARGE	-	СВ	SH	
GUTTER	EMLINE	СВ	SH	

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

QTY	MARK	DESCRIPTION		
2	RD1	B&D, Firmadoor, R.D, "R1F-W/Lock-Drive Through" 3000H x 2700W Clr Open C/		
1	RD2	B&D, Firmadoor, R.D, Indust. "R2F",W/Lock , 3699 high x 3000 wide Clr. Open. C/B		
1	KAD1	Premium (TA650DO) Access Door Kit, C/B (BG). (Not Available in WA)		
2	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BG)		
	$\frac{N}{R}$	NORTH BURNETT		

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

decision notice for application number

DA240011

CLIENT Richard Harris

32 Horton Street **BIGGENDEN QLD 4621**

BUILDING
BIG G SKILLION 10720 SPAN x 3800/4738 EAVE x 9000 LONG

ACCREDITED PRACTITIONER

Alexander Filonov **RPEQ 8094**

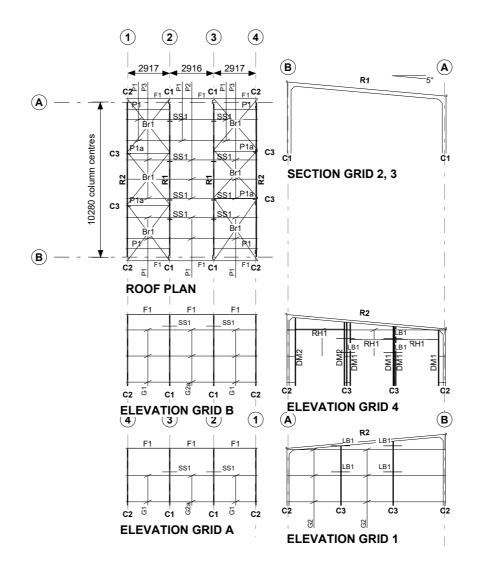
Level 1, 12 Beaumont St Hamilton NSW 2303 +61 2 4962 4311 7/03/2024

GENERAL ARRANGEMENT

SCALE A3 SHEET 1:250 DRAWING NUMBER 429620-GA

Α 12/12

Date: 7/03/2024







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ACCREDITED PRACTITIONER
Alexander Filonov
MIEAust, CPEng, NPER, RPEQ 8094
Level 1, 12 Beaumont St Hamilton NSW 2303
+61 2 4962 4311
7/03/2024

CLIENT Richard Harris	BUILDING TYPE Big G Skillion	DRAWING NUMBER ENG2/1-429620			
	BUILDING DIMENSION 10720S x 3800/4738E x 9000L	FOR BUILDING PERMIT STAGE			
32 Horton Street BIGGENDEN QLD 4621	STEEL FRAME DIAGRAMS	DRAWN RDS	REV A	SCALE 1:250 A3	PAGE 2/12



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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.gld.gov.au/view/html/inforce/current/act-2016-025#sch.1