

2 May 2024

Our reference: DA240011
Document ID: 1222749

Daniel Constructions
 20 Lillian Crescent
 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 Crescent 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

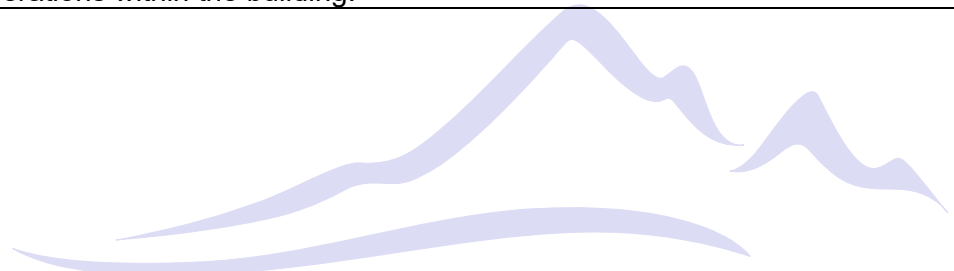
Nature of Development	Approval Type	Brief Description of Proposal
Building Work - assessable against planning scheme	Development Permit	Shed over 4m height

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.
2.	All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21.
Design and Siting	
3.	The approved shed must be sited a minimum: <ul style="list-style-type: none"> • 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

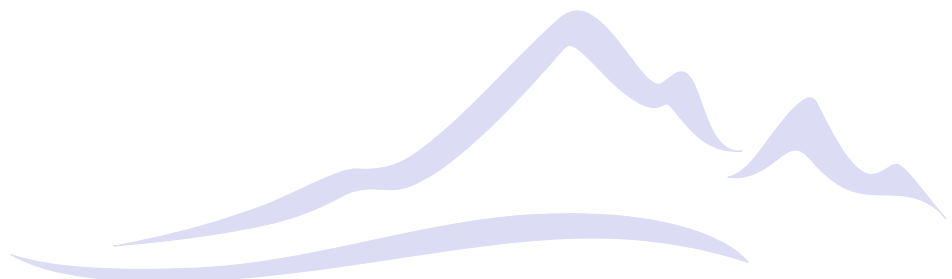
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity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



Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

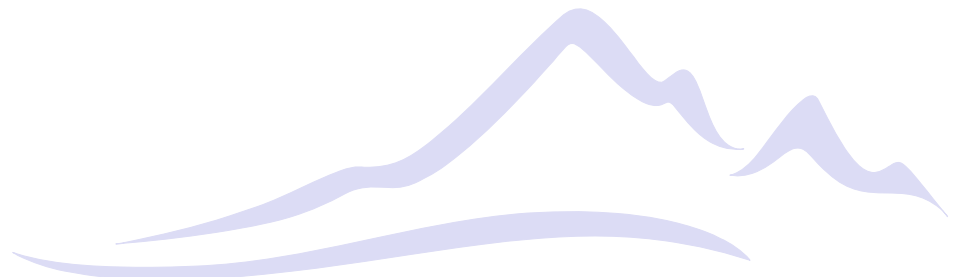
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development 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.



Drawing Title & No.- SP198429/18 Site Plan

Date: 8-Mar-24

Address: 32 Horton Street, Biggenden

Owner: Richard Harris

Contractor: Daniel Constructions QBCC 1134009

LotPlan 185P198429

Area 0.0808

PropertyName

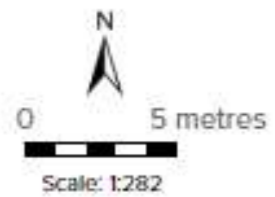
Property Address 32 HORTON STREET,
BIGGENDEN

Property Address1

Locality Biggenden



Future proposed house site



Printed at: A3



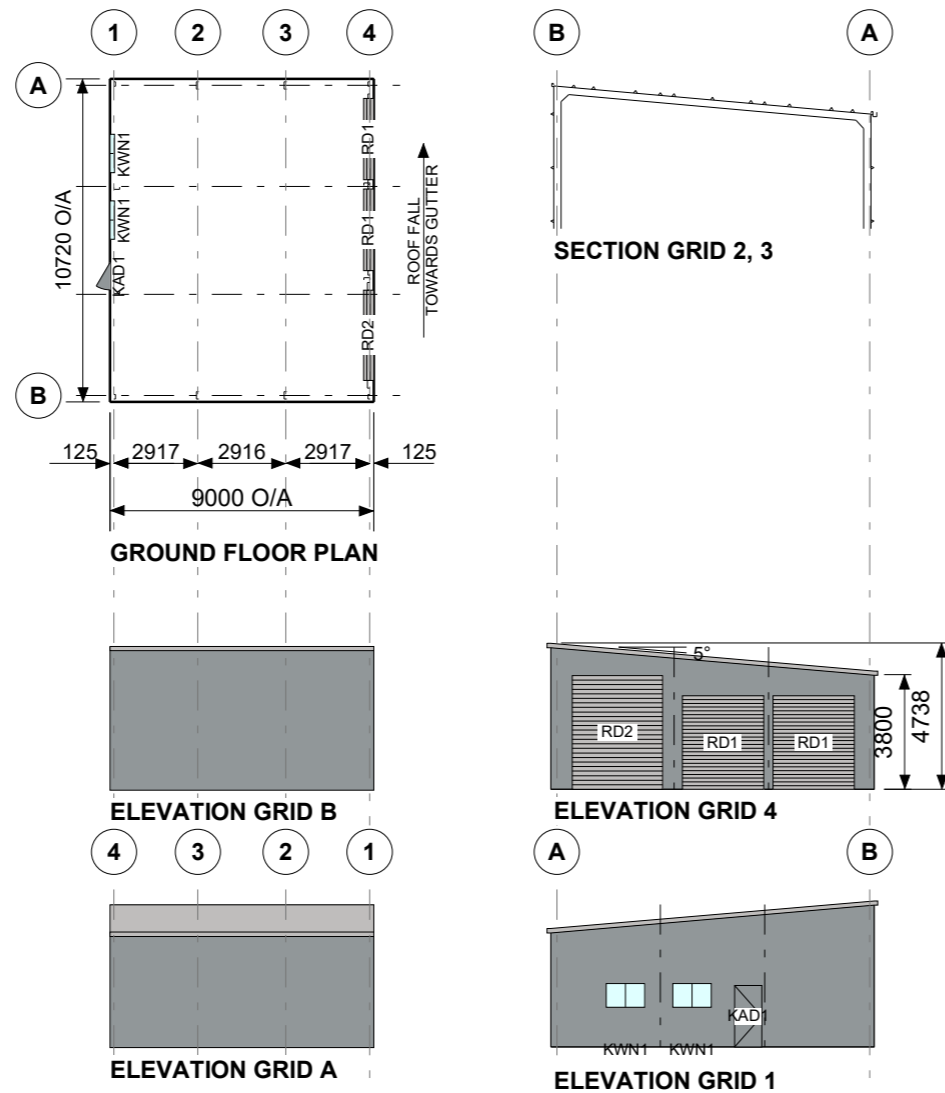
CLADDING

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

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

ACCESSORY SCHEDULE & LEGEND

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)



ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT
Richard Harris

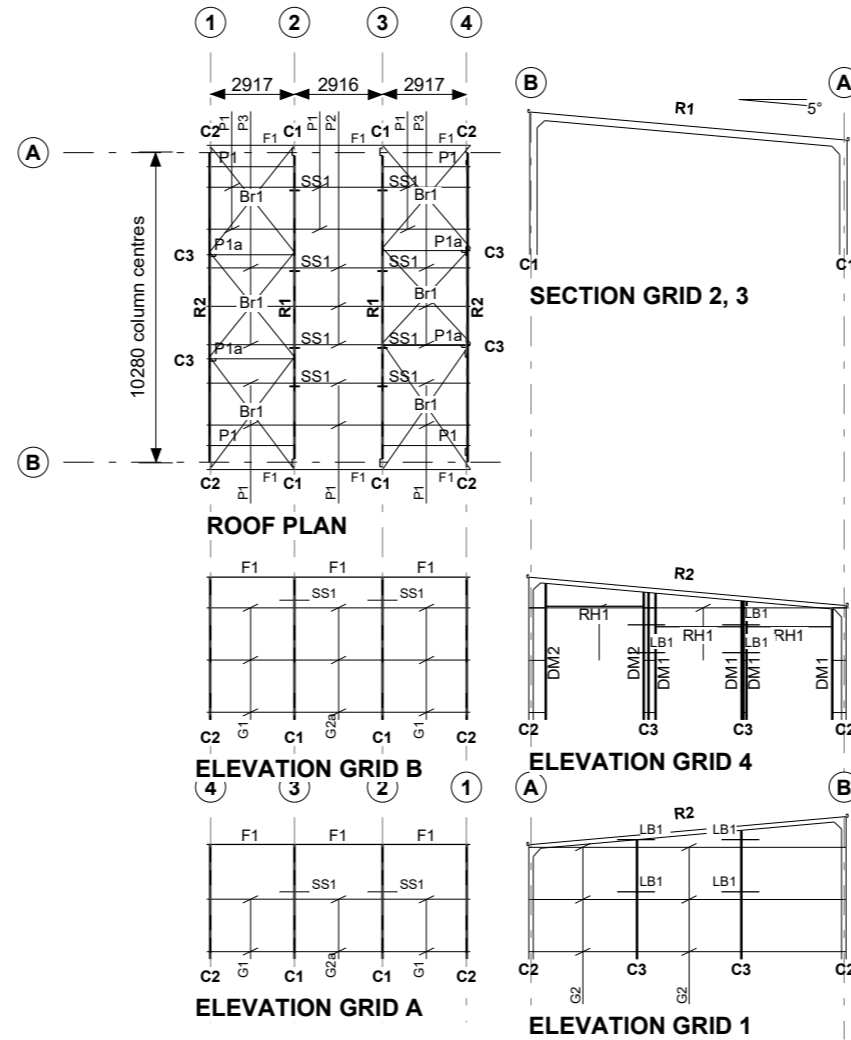
SITE
**32 Horton Street
BIGGENDEN QLD 4621**

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**

TITLE
GENERAL ARRANGEMENT

SCALE A3 SHEET 1:250	DRAWING NUMBER 429620-GA	REV A	PAGE 12/12
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Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

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

SITE
32 Horton Street
BIGGENDEN QLD 4621

BUILDING TYPE
Big G Skillion

BUILDING DIMENSION
10720S x 3800/4738E x 9000L

TITLE
STEEL FRAME DIAGRAMS

DRAWING NUMBER
ENG2/1-429620

FOR BUILDING PERMIT STAGE

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

