

9 July 2024

Our reference: DA240012
Document ID: 1243656

David Wright Properties
 139 Bruce Highway
 BURPENGARY Q 4505

Dear Applicant

CONCURRENCE AGENCY RESPONSE
 GLENRAE DIP ROAD, GLENRAE
 (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 8 July 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: David Wright
 Applicant contact details: 139 Bruce Highway
 BURPENGARY Q 4505
 Email: sally@davidwright.com.au
 Phone: 07 3888 2234
 Mobile:

Site details

Street address: GLENRAE DIP ROAD, GLENRAE
 Real property description: 111MZ910

Application details

Application No: DA240012
 Date of Decision: 9 July 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
Amenity and Aesthetics	Development Permit	Removal Dwelling (IN)

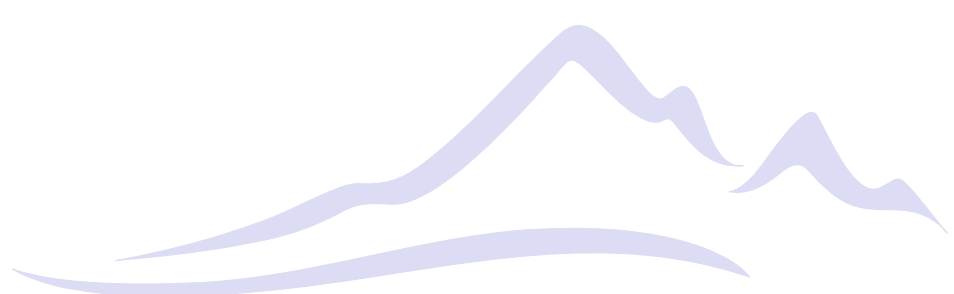
Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully

for 

Garth Nolan
Planning and Environment Manager

Enc: Attachment 1-conditions to be imposed
Attachment 2-reasons for decision to impose conditions
Attachment 3-appeal rights
Attachment 4-plans



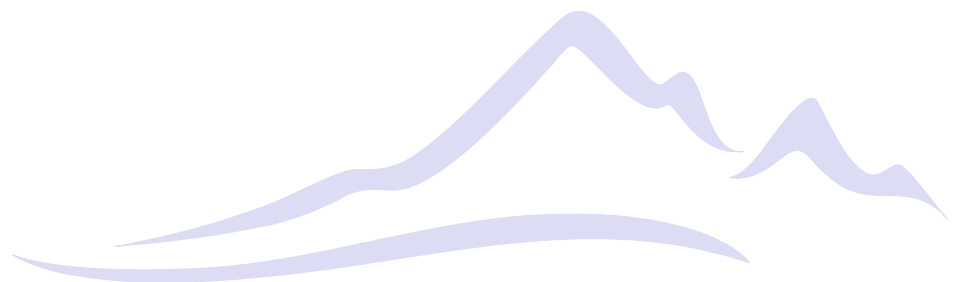
Attachment 1 – Conditions to be imposed by Concurrence Agency

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 removal dwelling must be sited generally in accordance with the endorsed site plan—Site plan by AM20 Design, drawing number HOO-001 jobh code 900143, revision D.
3.	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	
4.	The approved removal dwelling is to be used for private/domestic purposes only. The approved structure must not be used 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
Removal/Resiting of a Dwelling or Other Structure	
5.	Complete all external works associated with the relocated dwelling within 12 months from the date of the development approval, or as otherwise approved in writing by the Concurrence Agency.
6.	All debris including any remaining stumps, foundations and plumbing fixtures must be removed from the site.
7.	The ground surface must be returned to a level state and must not contain trip hazards or excavations likely to be a safety risk.
Security	
8.	Provide a security to the Concurrence Agency to the amount of \$12,000.00 in the form of a cash bond, or an irrevocable bank guarantee that is to be maintained until such time as the Concurrence Agency provides written advice that the security (or part of the security) can be released. This security must be provided to the Concurrence Agency prior to the issue of the development approval for building works.
Works to be completed before Release of any Bond	
9.	All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21.
10.	Replace or make good all exterior wall cladding material so as to be free of any visible or performance related defects.
11.	Complete all external wall finishes so as to provide a surface that is free of flaking paint, stains or rust. Wall finishes are to be renewed or replaced so as to match the colour and finish of surrounding wall areas of the building or structure.
12.	Replace or make good all roof cladding materials so as to be free of any visible or performance related defects including rust, flaking paint or broken tiles.
13.	Provide a copy of Form 21 Final Certificate/s covering all building works carried out under this approval to ensure that the dwelling is fully compliant with the <i>Building Act 1975</i> including, but not limited to the following works: <ol style="list-style-type: none"> a. Relocation and restumping of dwelling including all foundations; and b. Frame, bracing and tie down whether new, or required for upgrade; and

	c. Any new works whether renovations, additions, or other to bring the structure up to required NCC Classification compliance.
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Attachment 1B – Advice Notes

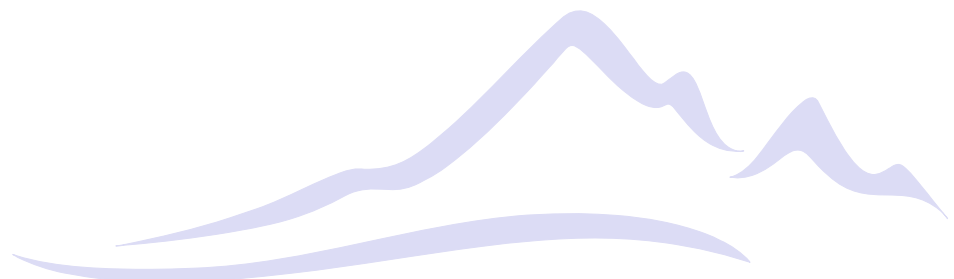
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Prior to any alteration or modification of a building, it is recommended that an inspection be undertaken of the resite/removal dwelling or building by a qualified person/s to determine the existence of Asbestos Cement Material (ACM), Asbestos Cement Products (ACP) or any other material not deemed as an acceptable construction material as defined in the Australian Standards or the Building Code of Australia.



Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

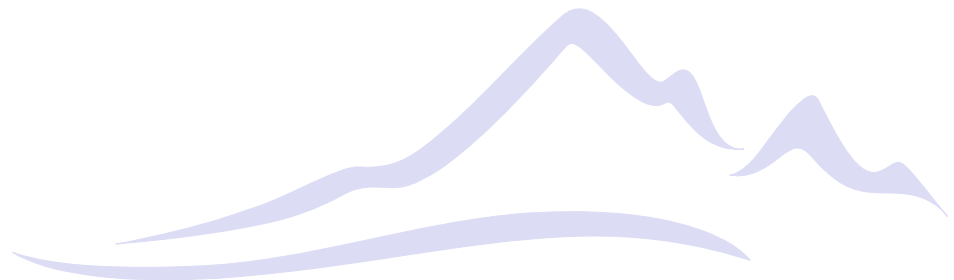
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.
- Under *Planning Regulations 2017* Schedule 9, Division 2, Table 7, Council can set an amount for security of the works and the *Building Act 1975* s93 allows for the security to be release. The amount of this security bond has been set by the North Burnett Regional Council under Council resolution adopted on the 15 June 2016.
- The currency period for a resited structure is legislated by the *Building Act 1975* s71(3)
- The Amenity and Aesthetics policy adopted by North Burnett Regional Council on the 4 November 2016 states that matters for consideration are to be the architectural style, building form, construction materials and physical condition of the proposed dwelling complements existing houses in the locality and surrounding pattern of development.



Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.





E : admin@am20design.com.au
M : 0467 554 848

Licensee: Adeleh Mollaei
QBCC : 15197524

PROPOSED DWELLING FOR G HOOPER AT LOT 111 GLENRAE DIP ROAD GLENRAE



- House Removing - Demolition - Asbestos Removal -

David Wright House Removers and Demolition
240 Bruce Hwy, Eastern Service Road
Burpengary East, QLD 4505
P | (07) 38882234 F | (07) 3888 2231
E | info@davidwright.com.au

SHEET	REVISION	DRAWING TITLE
HOO - 001	D	SITE PLAN
HOO - 002	D	EXISTING FLOOR PLAN
HOO - 003	D	PROPOSED FLOOR PLAN
HOO - 004	D	ELEVATIONS
HOO - 005	D	ELEVATIONS
HOO - 006	D	SECTION A-A'
HOO - 007	D	DETAILS

GENERAL NOTES:

The proposed dwelling is to comply with standard building by-laws, Building Code of Australia NCC 2022 and all Australian Standards relevant to the classification of the building.

THE PROPOSED DWELLING

- The proposed dwelling is a relocated building and is to be sited as shown.
- Location of building approximate only. Building must adhere to local council's minimum setbacks.
- All plumbing and drainage to local council requirements.
- Finished levels to be determined onsite.

TIMBERWORK

- This building is an existing timber framed building with chamferboard cladding.

CONCRETE

- Refer to Engineer's Specifications.

ADDITIONAL TIMBERWORK

- Refer to Engineer's Specifications.

TIMBER SCHEDULE

- Refer to Engineer's Documents.

TERRAIN

- Refer to Site Classification Report CQ24307 by CQ Soil Testing.

SITE CLASSIFICATION

- The site classification has been determined to be classified as a " M" site as per soil report CQ24307 by CQ Soil Testing dated 22/11/2023. Refer to engineer's specifications for bored pier diameter and a minimum depth.

STUMPS

- Stump positions are indicative only. Refer to Engineer's Documents.

BRACING

- Refer to Engineer's Specifications.

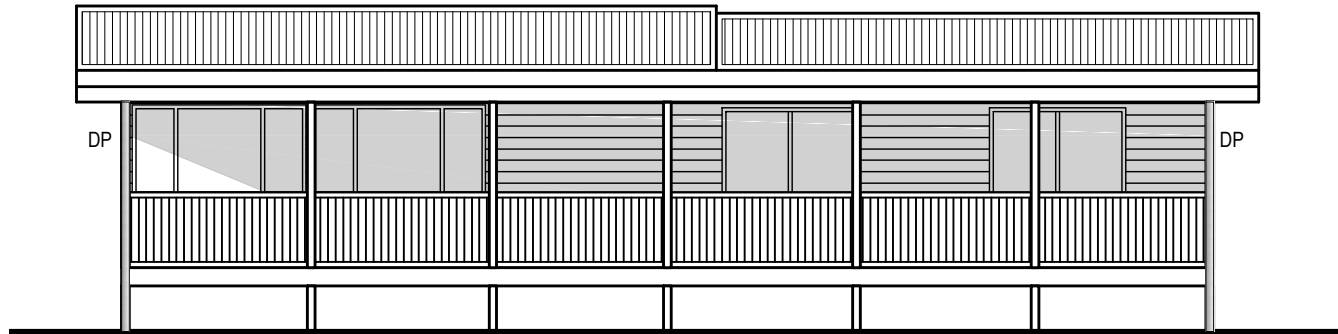
TIE DOWN

- Refer to Engineer's Specifications.

SUSTAINABILITY

As per Queensland Development Code Part MP4.1 & MP4.2:

- Ceiling Batts with minimum R3 Rating to be installed.
- All shower roses to be AAA-rated unless otherwise noted.
- All WC cisterns to be 6/3 litre dual-flush.
- Provide energy efficient lighting to at least 80 per cent of the house.
- Water pressure to any fixture must not exceed 500kPa. Water pressure limiting devices to be installed in areas with high water pressure.
- Provide greenhouse efficient hot water systems such as solar, heat pump or gas hot water with minimum 14 renewable energy certificates. Provide temp. limiting devices to all bathroom fixtures.



PROPOSED NORTH ELEVATION
Scale 1:100

LEGEND	
○ ^{DP}	Downpipe
□ ^{EF}	Exhaust Fan
— —	Line of Roof Above
Ⓢ	Smoke Alarm
□ ^{SL}	Skylight

LEGEND - DEMOLITION	
	Demolished Roof
	Demolished Wall
	Demolished Masonry Wall
	Existing Roof
	Existing Wall
	Masonry Wall
	Extent Of Removed Surface

WINDOW SCHEDULE	
a Awning	gb Glass Brick
bf Bi-Fold	l Louvre
c Casement	obs Obscured Glass
da Double Awning	s Sliding
dh Double Hung	v Vented
f Fixed	

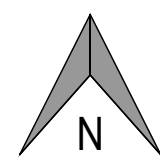
NOTE:
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APPROVED PLANS

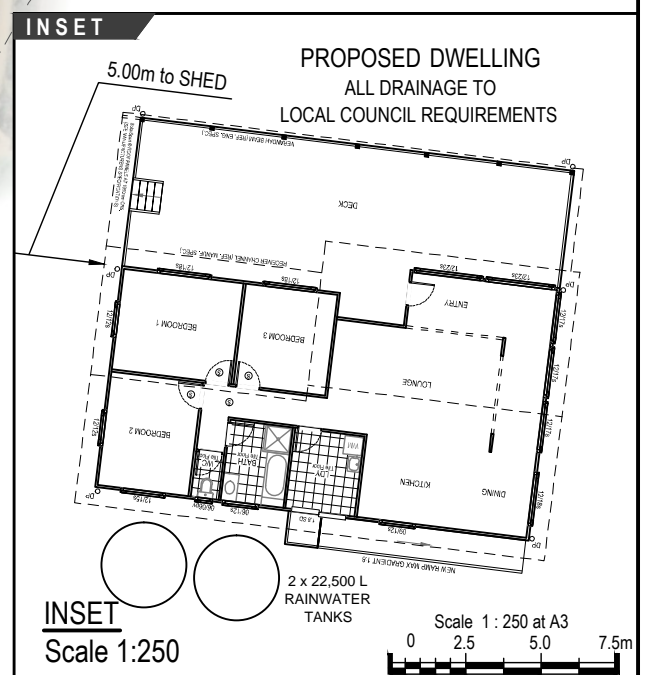
These plans are associated to the
decision notice for application number

DA240012




NORTH BURNETT
 REGIONAL COUNCIL
APPROVED PLANS
 These plans are associated to the
 decision notice for application number
DA240012

**WARNING:
BUILDING LOCATION SUBJECT TO
SEPTIC / WATER TREATMENT DESIGN**



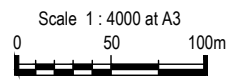
LOT INFORMATION	
LOT PLAN	111 MZ910
STREET NUMBER	LOT 111
STREET NAME	GLENRAE DIP
LOCALITY	GLENRAE
AREA CODE	4626
SITE COVER	
SITE AREA	64.6 ha
EXISTING SHEDS FOOTPRINT	285m ² APPROX.
PROPOSED DWELLING FOOTPRINT	177m ² APPROX.
PROPOSED SITE COVER	462m ² , 0.07% APPROX.

SITE PLAN
Scale 1:4000

REV	DESCRIPTION	DATE	DRN.	APPRVD.
A	ISSUED FOR DESIGN APPROVAL	23.10.2023	MP	AM
B	ISSUED FOR ENGINEERING	23.11.2023	MP	AM
C	BUILDING HEIGHT CHANGE	28.11.2023	MP	AM
D	BUILDING HEIGHT CHANGE	11.03.2024	MP	AM

WARNING NOTICE:
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2. All contractors to confirm all levels, angles and dimensions on site before commencing work.
3. All construction to comply with the Building Code of Australia 2022 and current Australian Standards.
4. Do not scale off drawings.

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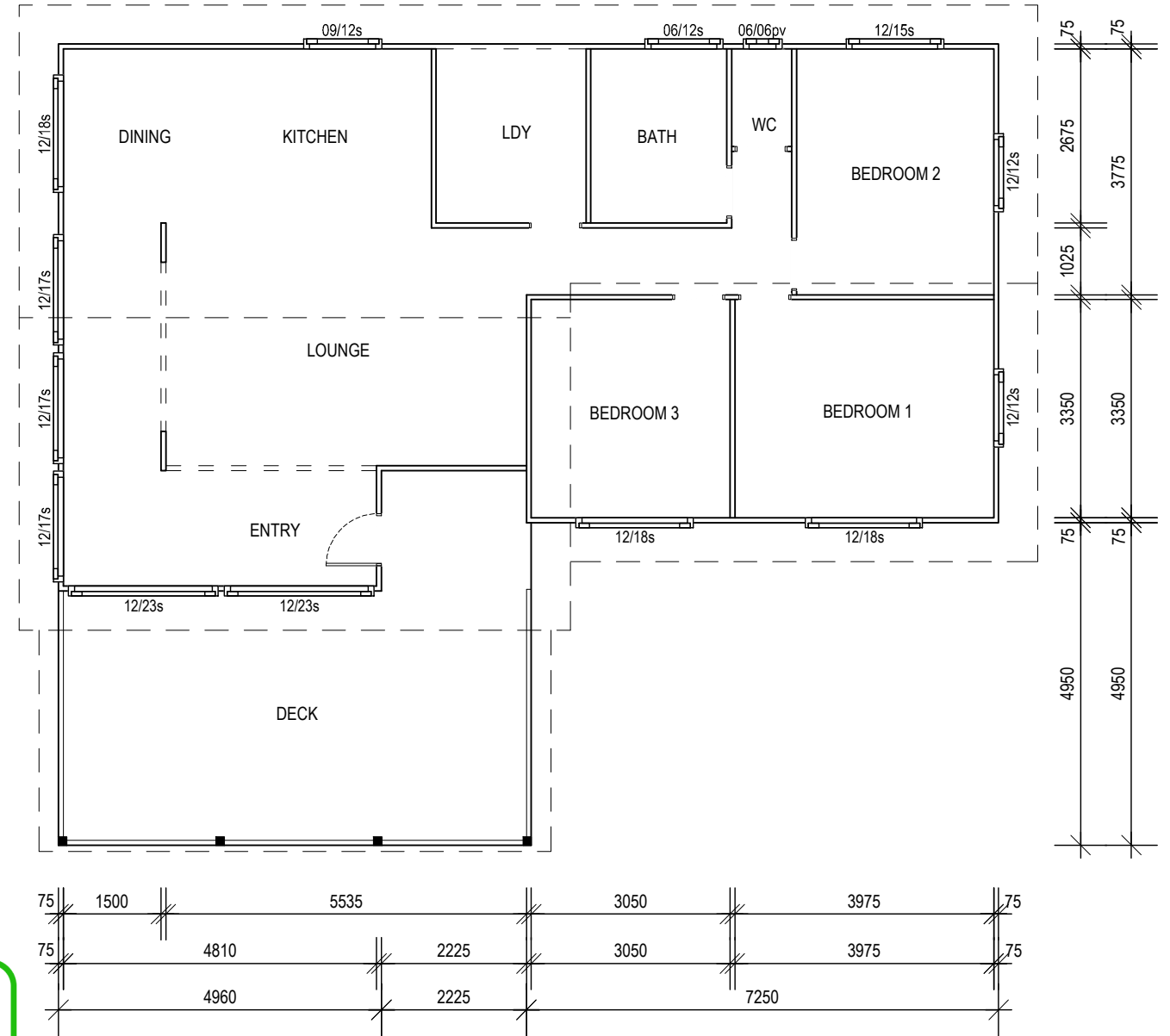
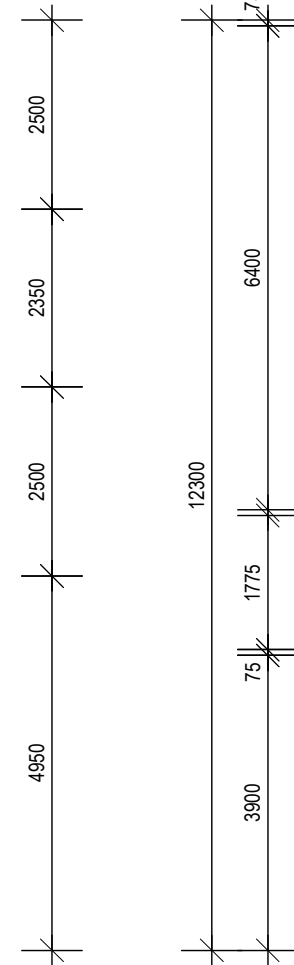
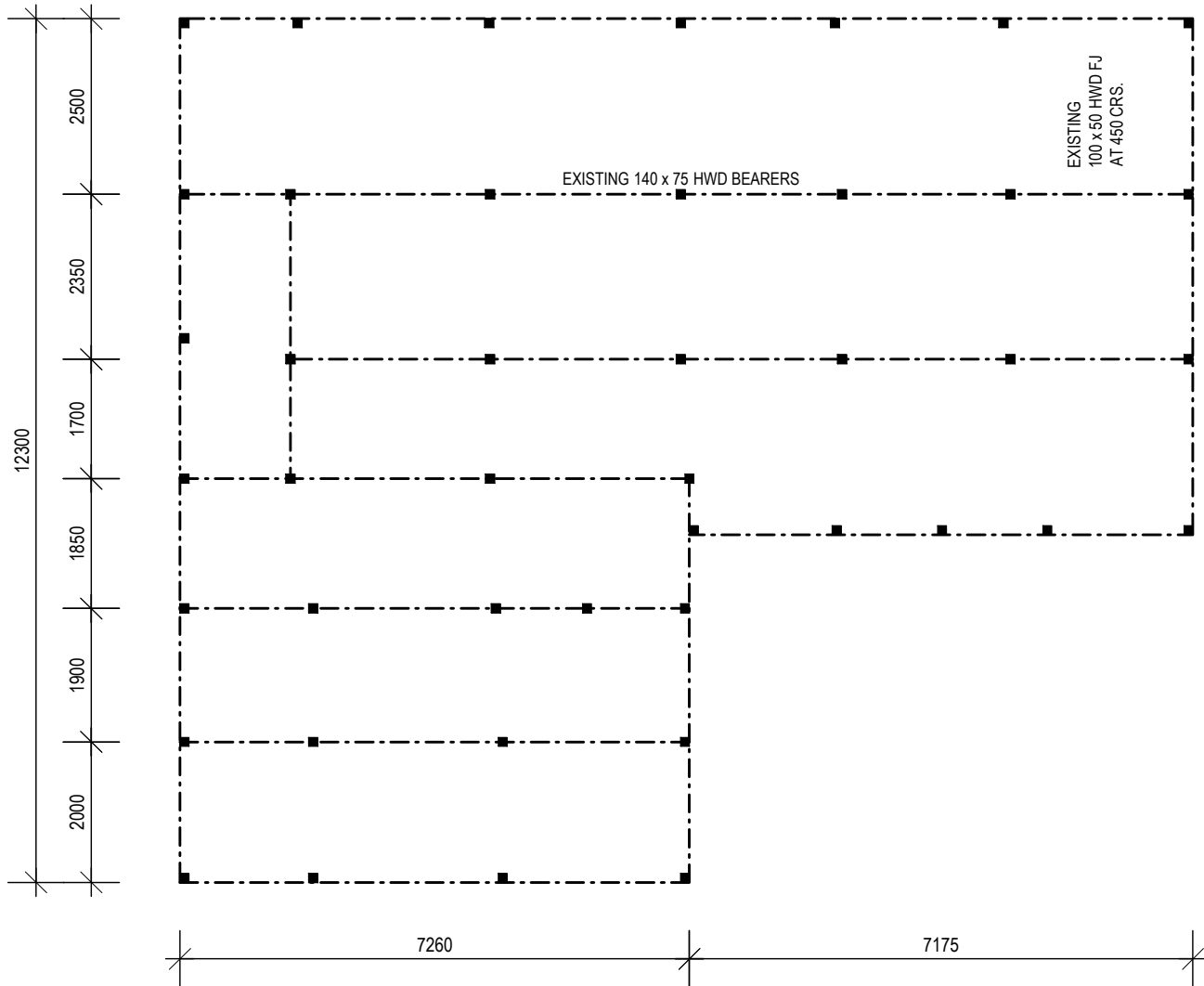
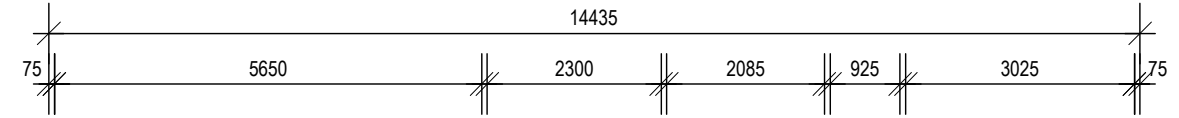
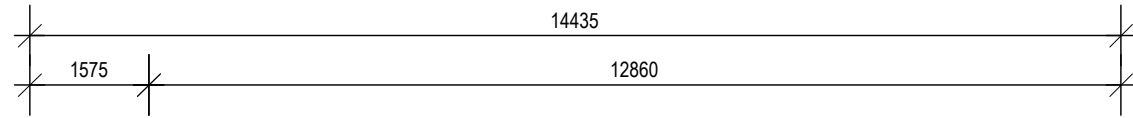


Project Address
**PROPOSED DWELLING AT
LOT 111 GLENRAE DIP
ROAD
GLENRAE**

Client	G HOOPER		
Sheet	SITE PLAN		
Drawing No.	HOO-001	Job Code.	900143
REV	D		



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EXISTING SUB-FLOOR PLAN
Scale 1:100

EXISTING FLOOR PLAN
Scale 1:100



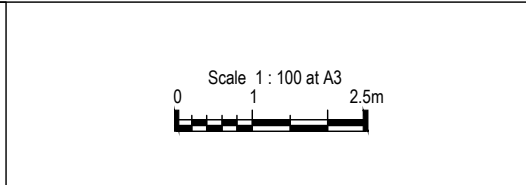
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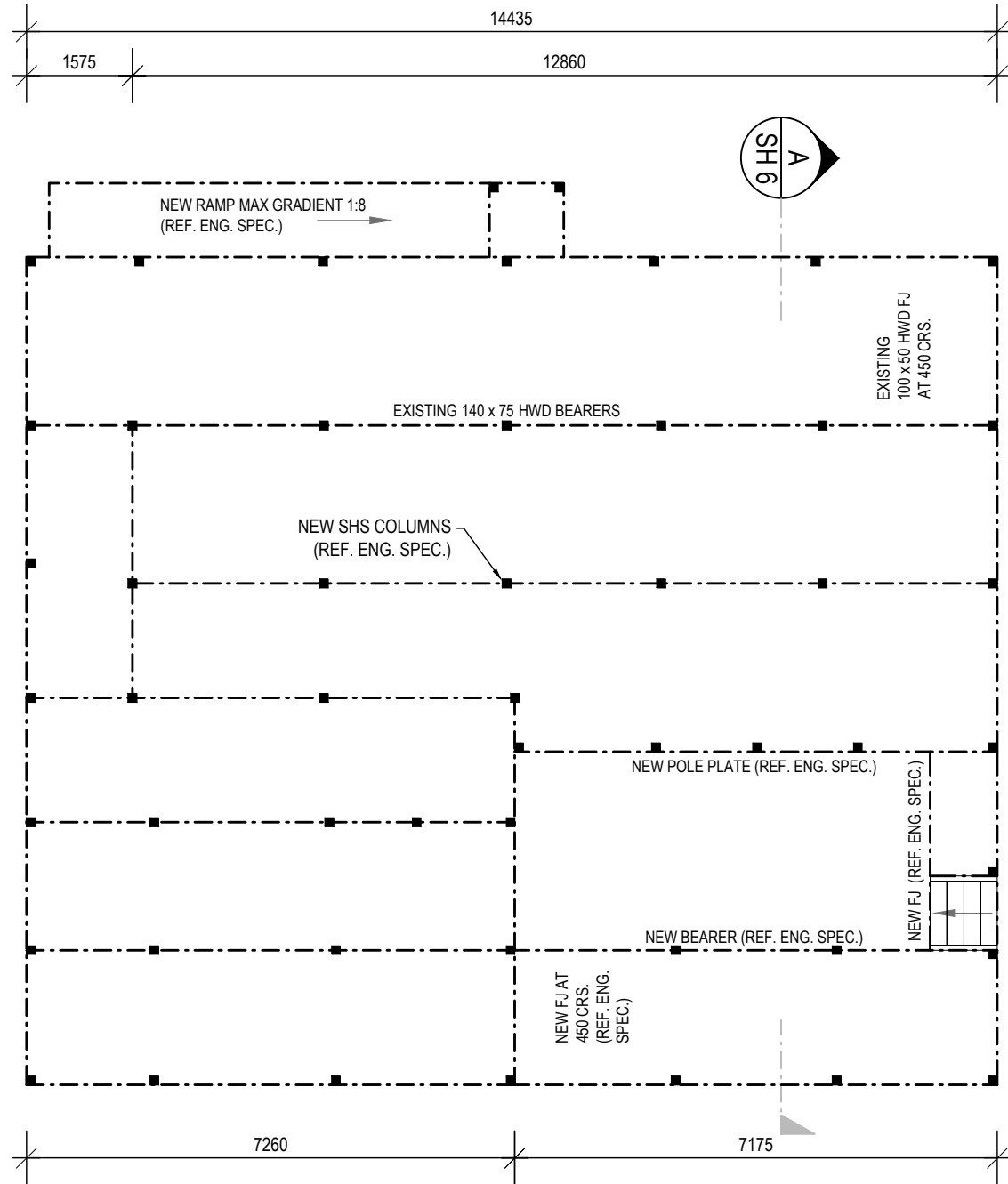
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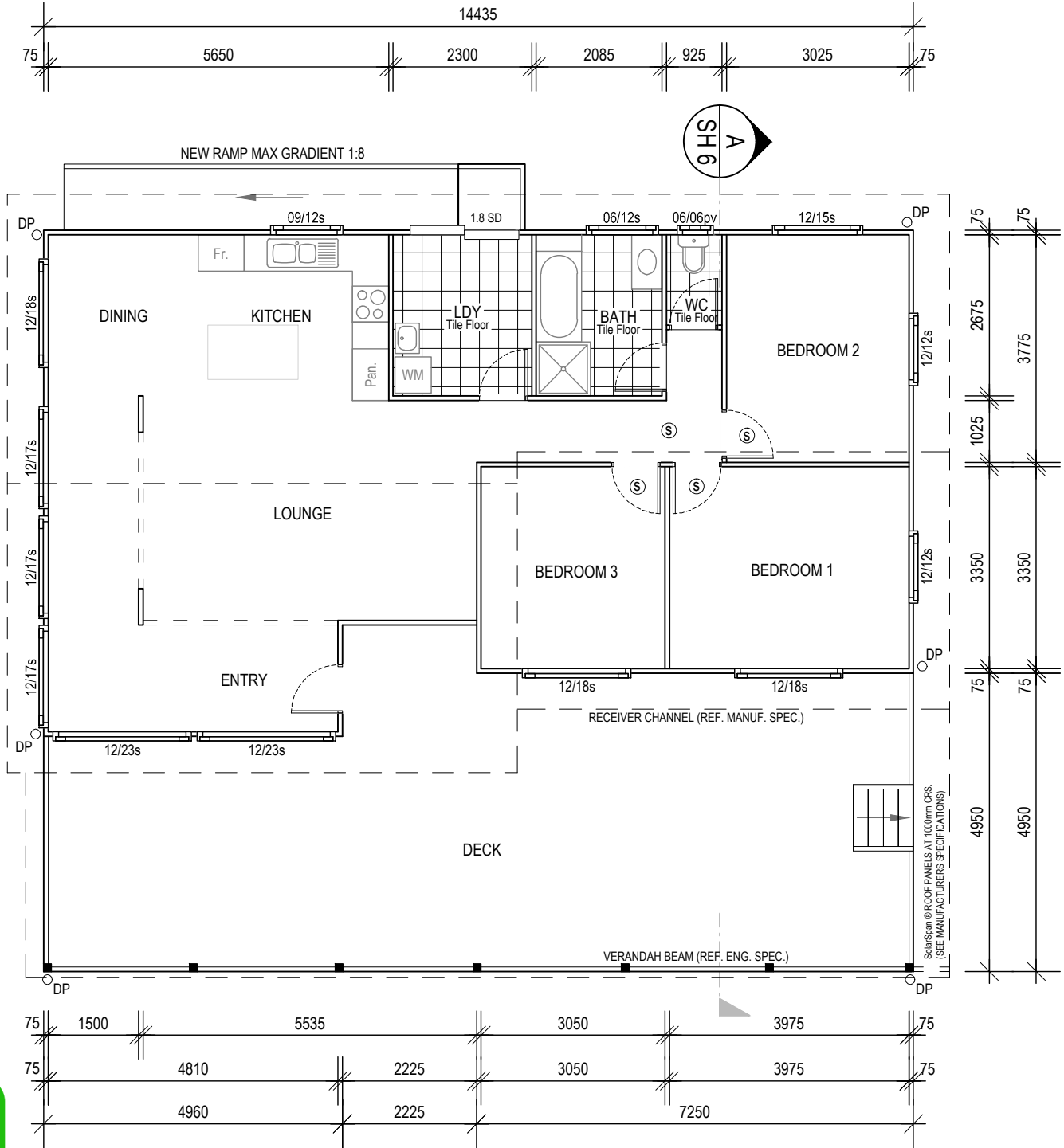


Project Address
PROPOSED DWELLING AT LOT 111 GLENRAE DIP ROAD GLENRAE

Client	G HOOPER		
Sheet	EXISTING FLOOR PLAN		
Drawing No.	HOO-002	Job Code.	900143
REV	D		



PROPOSED SUB-FLOOR PLAN
Scale 1:100



PROPOSED FLOOR PLAN
Scale 1:100



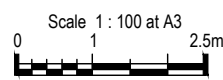
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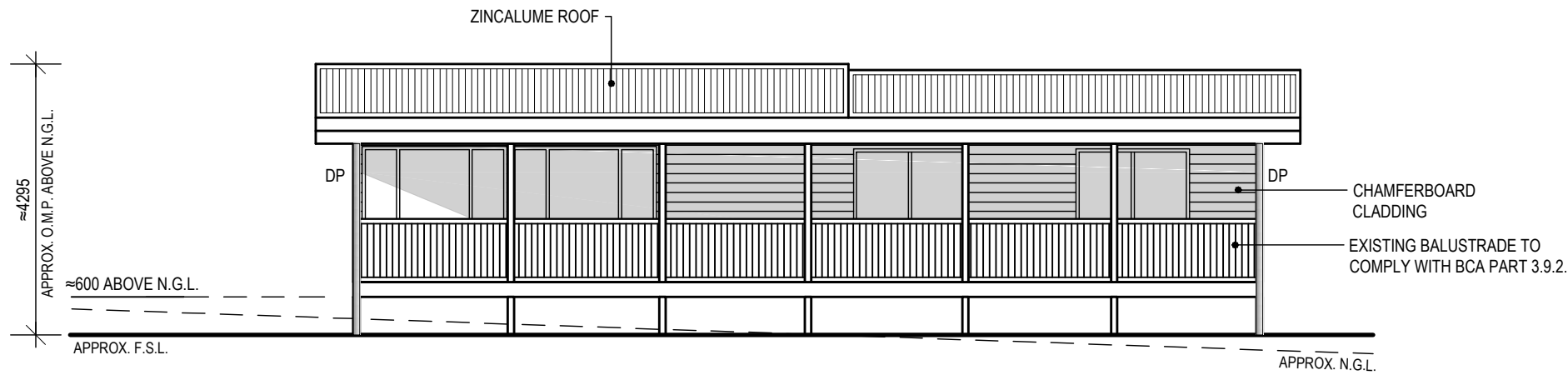
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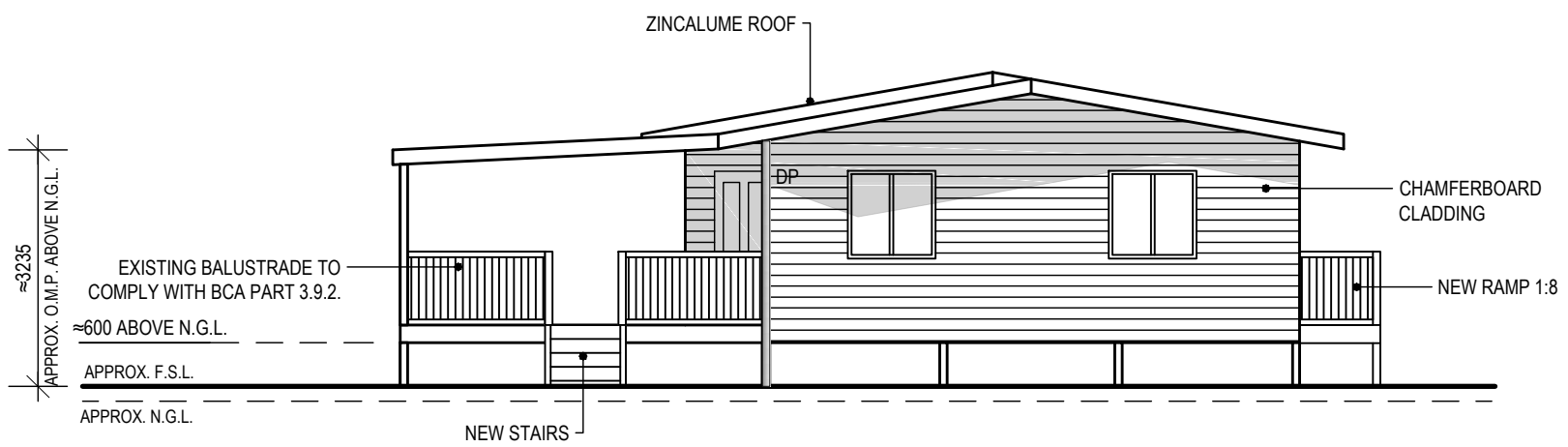


Project Address
PROPOSED DWELLING AT LOT 111 GLENRAE DIP ROAD GLENRAE

Client	G HOOPER		
Sheet	PROPOSED FLOOR PLAN		
Drawing No.	HOO-003	Job Code.	900143
REV	D		



PROPOSED NORTH ELEVATION
Scale 1:100



PROPOSED WEST ELEVATION
Scale 1:100



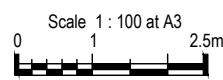
N.B.
N.G.L. = NATURAL GROUND LINE
F.S.L. = FINISHED SURFACE LEVEL

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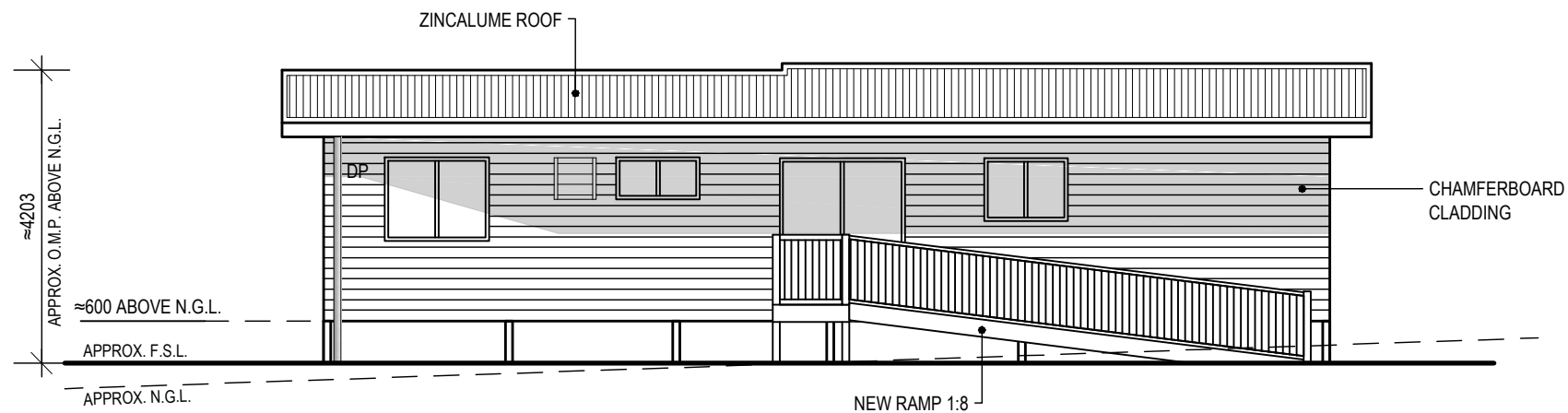
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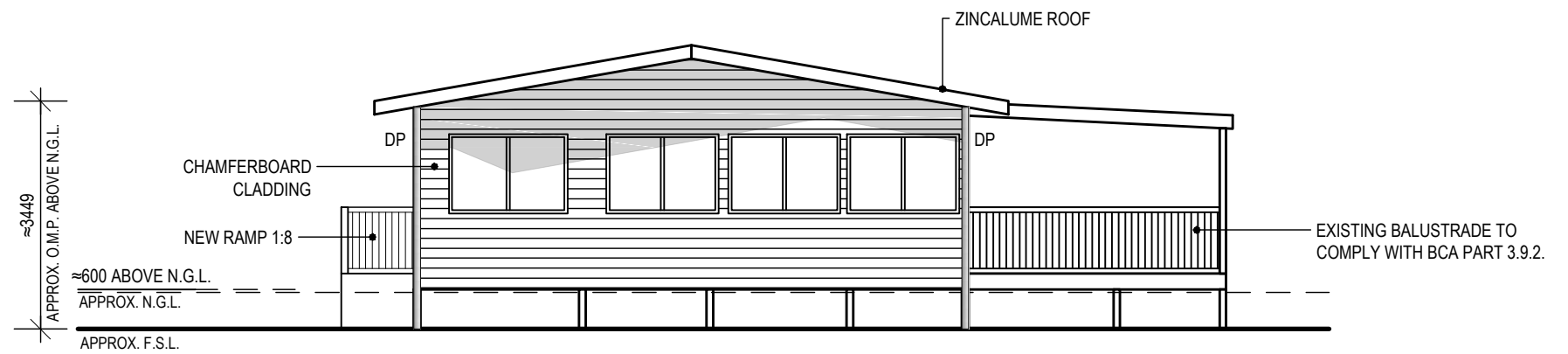


Project Address
**PROPOSED DWELLING AT
LOT 111 GLENRAE DIP
ROAD
GLENRAE**

Client	G HOOPER		
Sheet	ELEVATIONS		
Drawing No.	HOO-004	Job Code.	900143
REV	D		



PROPOSED SOUTH ELEVATION
Scale 1:100



PROPOSED EAST ELEVATION
Scale 1:100



N.B.
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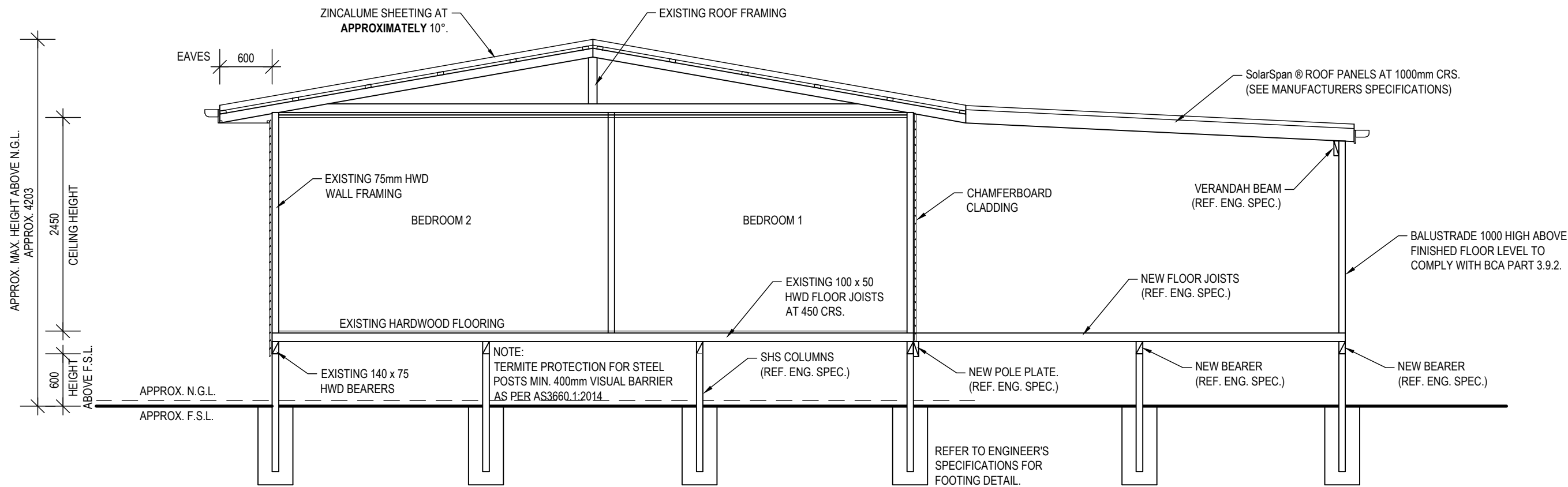
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**PROPOSED DWELLING AT
LOT 111 GLENRAE DIP
ROAD
GLENRAE**

Client	G HOOPER		
Sheet	ELEVATIONS		
Drawing No.	HOO-005	Job Code.	900143
REV	D		



SECTION A-A
Scale 1:50

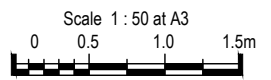


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QBCC : 15197524

Project Address
**PROPOSED DWELLING AT
LOT 111 GLENRAE DIP
ROAD
GLENRAE**

Client	G HOOPER		
Sheet	SECTION A-A'		
Drawing No.	HOO-006	Job Code.	900143
REV	D		



David Wright

House Removers & Demolition

- House Removing - Demolition - Asbestos Removal -

QUEENSLANDS
LARGEST NO.1
PROFESSIONAL
HOUSE REMOVERS

📞 **07 3888 2234** ✉ info@davidwright.com.au 🌐 www.davidwright.com.au

27th June 2024

To Whom It May Concern,

This letter is to confirm that the house being moved from David Wright House Removers holding depot (House 43) at 240 Bruce Highway Eastern Service Rd, Burpengary East to Glenrae has asbestos located in the eaves, and infill panels on the exterior.

I am a fully qualified Asbestos assess and licenced through QLD Workplace health and safety.

Thank you.

Kind Regards,

Sally Wright

David Wright Properties L/L



APPROVED PLANS

These plans are associated to the
decision notice for application number

DA240012

DISPLAY YARDS

Bruce Highway, Burpengary

240 Bruce Hwy, Eastern Service Road, Burpengary East QLD 4505

Follow us on  /David Wright House Removers P/L

ABN: 83 112 119 490
Reg. Builder: 1066702



HOUSE 43
\$89,500

Photo page 1 of 4



APPROVED PLANS

These plans are associated to the
decision notice for application number

DA240012



Photo page 2 of 4



APPROVED PLANS

These plans are associated to the decision notice for application number

DA240012



Photo page 3 of 4



NORTH BURNETT
REGIONAL COUNCIL

APPROVED PLANS

These plans are associated to the
decision notice for application number

DA240012



Photo page 4 of 4



APPROVED PLANS

These plans are associated to the
decision notice for application number

DA240012

Photographs



Image 1 – Proposed construction site



Image 2 – Proposed construction site



APPROVED PLANS
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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>

