

26 August 2024

Our reference: DA240027
Document ID: 1242537

Possco Pty Limited
 520 Glenrae Dip Road
 MUNDUBBERA QLD 4626
 Via email—possco09@bigpond.com

Dear Applicant

CONCURRENCE AGENCY RESPONSE
 5-7 PORTER STREET, GAYNDAH
 (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 29 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:	Possco Pty Limited
Applicant contact details:	520 Glenrae Dip Road MUNDUBBERA QLD 4626
Email:	possco09@bigpond.com
Phone:	0427 653 505
Mobile:	0427 653 505

Site details

Street address:	5-7 PORTER STREET, GAYNDAH
Real property description:	24G15173

Application details

Application No:	DA240027
Date of Decision	26 August 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 and Carport over 110m2

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.

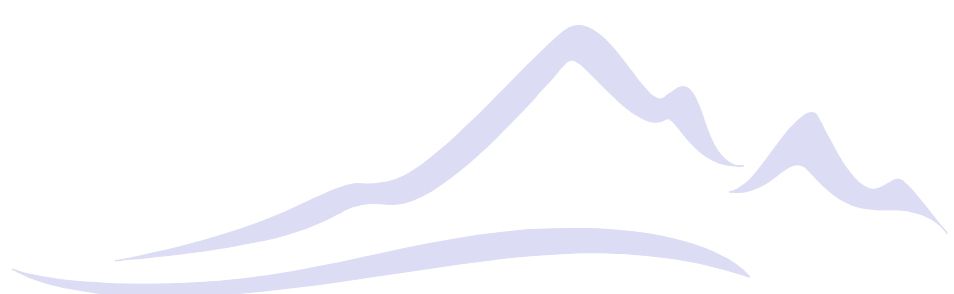
Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully

for 

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



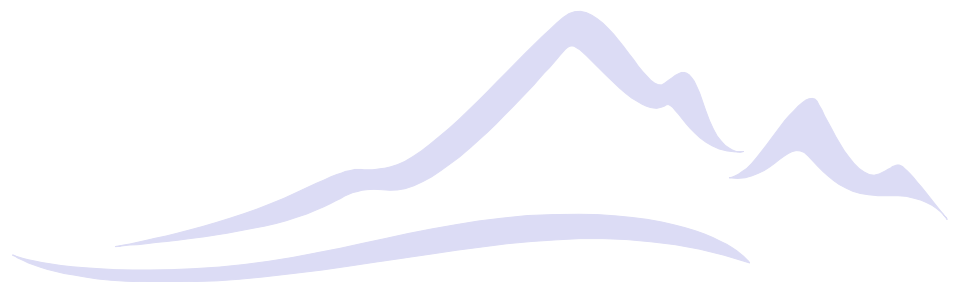
Attachment 1 – Conditions to be imposed by Concurrence Agency

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 - Shed	
2.	The approved shed must be sited a minimum— <ul style="list-style-type: none"> • 2 metres from the western side property boundary • 27 metres from the rear (northern) boundary • 156 metres from Porter Street boundary and • 2 metres from the eastern side property boundary with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 162m ²
4.	The wall height of the approved shed must not exceed 4.5 metres measured from natural ground level.
5.	The overall height of the approved shed must not exceed 5.8 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.
Design and Siting - Carport	
7.	The approved carport must be sited a minimum— <ul style="list-style-type: none"> • 1.5 metres from the western side property boundary • 64 metres from the rear (northern) boundary • 27 metres from Porter Street boundary and • 1.5 metres from the eastern side property boundary with all setbacks measured from the outermost projection of the structure.
8.	The floor area of the approved carport must not exceed 54m ²
9.	The overall height of the approved carport must not exceed 4 metres measured from natural ground level.
10.	The carport is maintained as an 'open' structure and is not to be infilled with walling or roller doors.
Use – Shed and Carport	
11.	The approved shed and carport are to be used for private/domestic purposes only. The approved structures 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.
12.	The approved shed and carport must not be used for habitable purposes.

Flood Hazard	
13.	Bulk storage of hazardous materials of 50 litres or more of chemicals of class C1 and C2 combustible liquids under Australian Standards AS1940 occurs outside of the flood and inundation area identified in the North Burnett Regional Council Planning Scheme Overlay Maps
14.	Location of services infrastructure to the approved shed and carport are to be above the identified flood hazard as identified in the North Burnett Regional Council Planning Scheme Overlay Maps.

Attachment 1B – Advice Notes

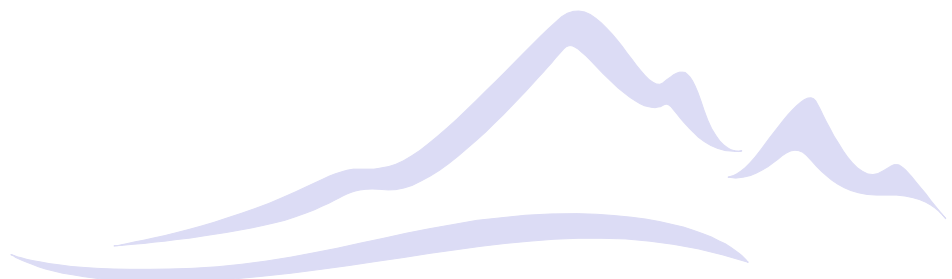
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity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

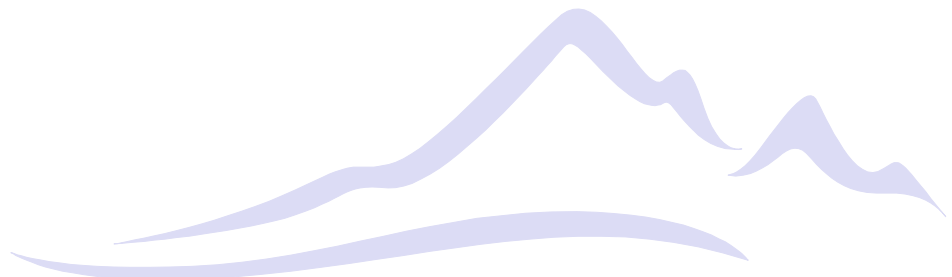
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development 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
DA240027

Legend located on next page

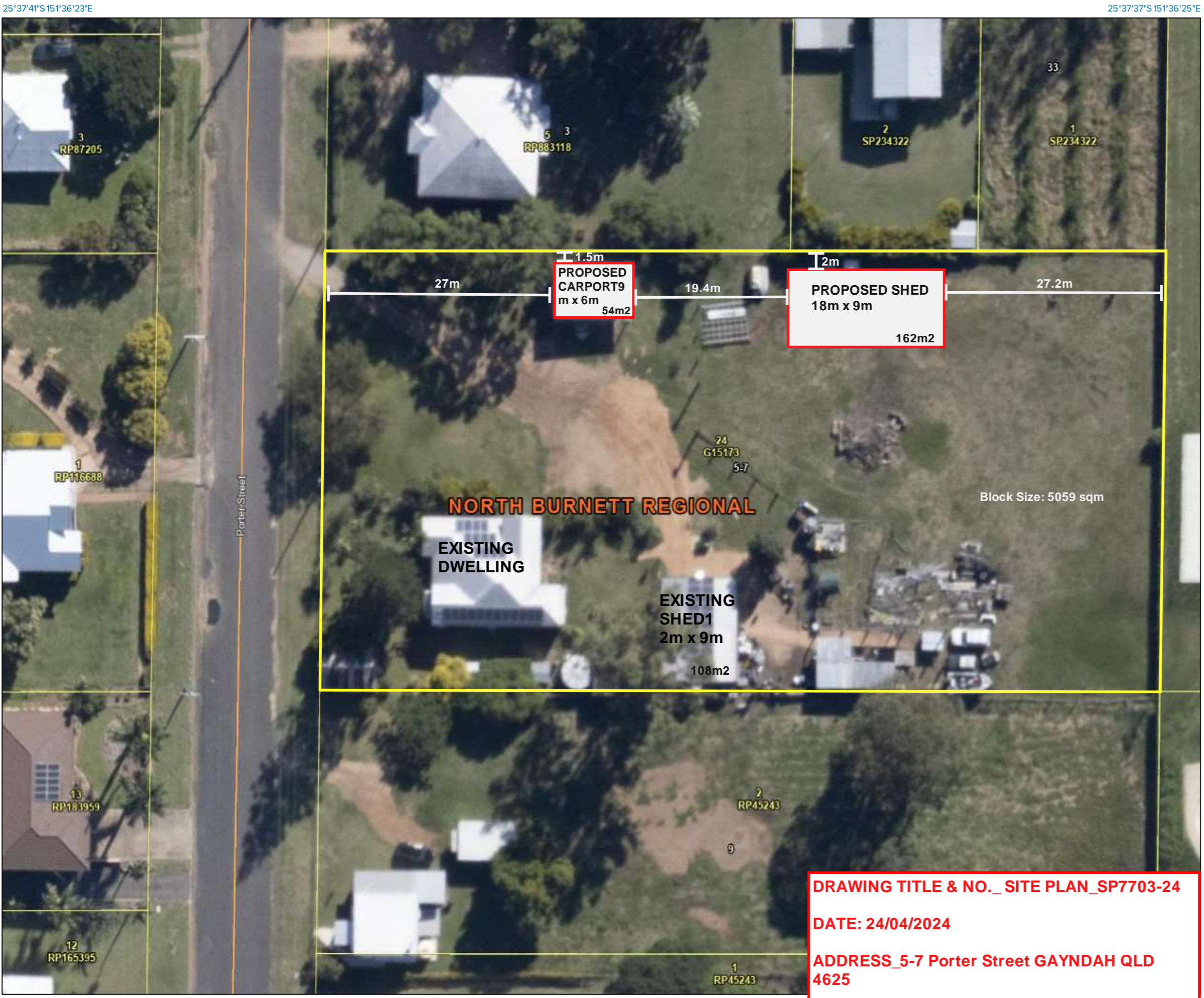


Printed at: A3
 Print date: 8/4/2024

Not suitable for accurate measurement.
 Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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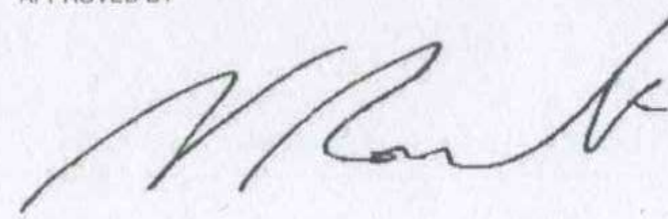


DRAWING TITLE & NO. _ SITE PLAN _ SP7703-24
DATE: 24/04/2024
ADDRESS_5-7 Porter Street GAYNDAH QLD 4625
OWNER_Melanie Lohse
CONTRACTOR Possco Pty Ltd

25°37'41"S 151°36'23"E

25°37'37"S 151°36'25"E

25°37'43"S 151°36'26"E



Plan Sheet

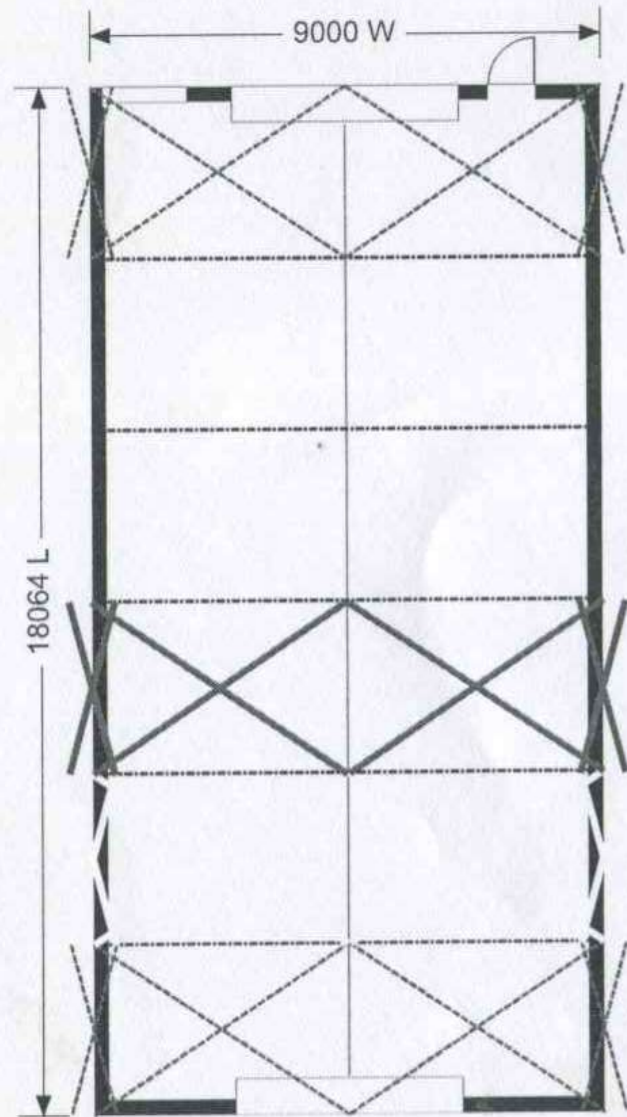
NICOLAS B ROULANT
B.ENG (CIVIL) , MIE AUST 157390

RPEQ 6888 (QLD); 11619ES (NT); CC4590B (TAS); EC25307 (VIC)

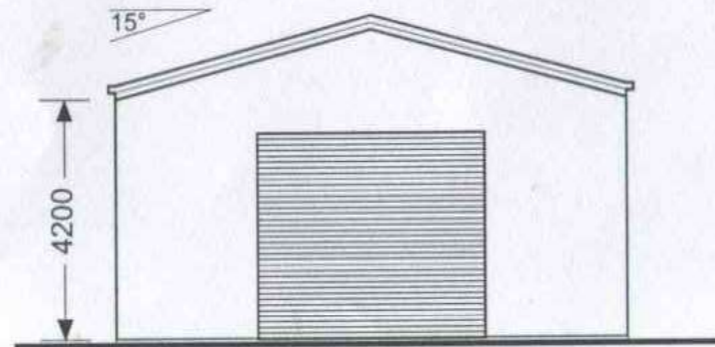
Customer Melanie Lohse
Site Address Lot 3 Juliet Street
Suburb Gayndah QLD 4625

Project 16290-Lohse
Lot on Plan Lot 3 on Plan SP244269
Wind Speed N40

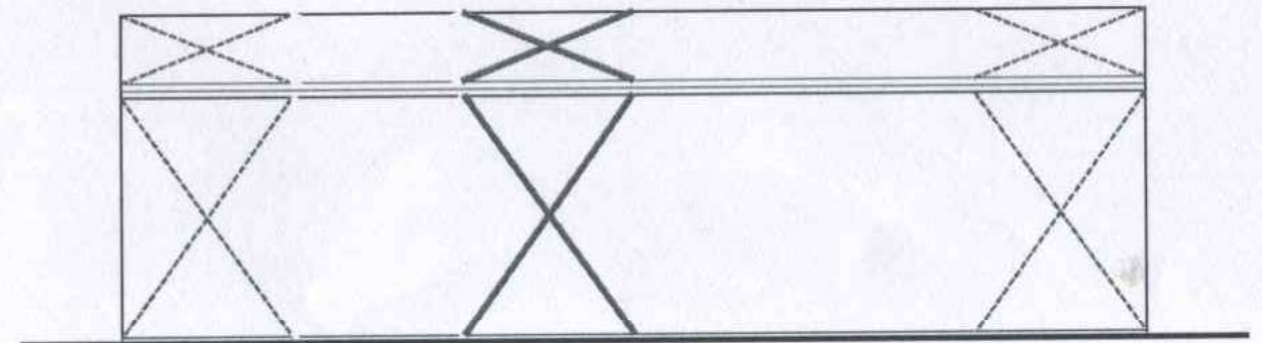
These drawings are to be read in conjunction
with Garage World standard structural detail drawings.
Use figured dimensions only.
Note! Drawing is NOT TO SCALE



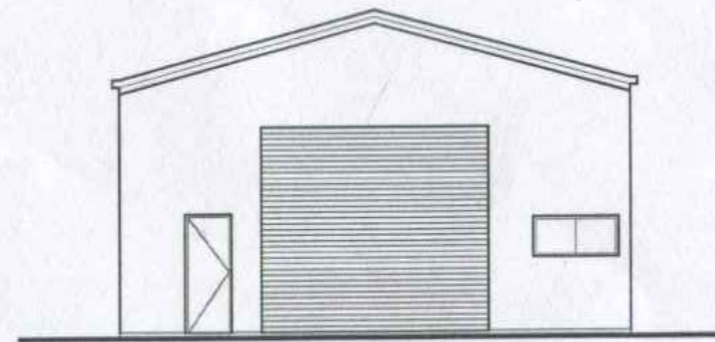
FLOOR PLAN



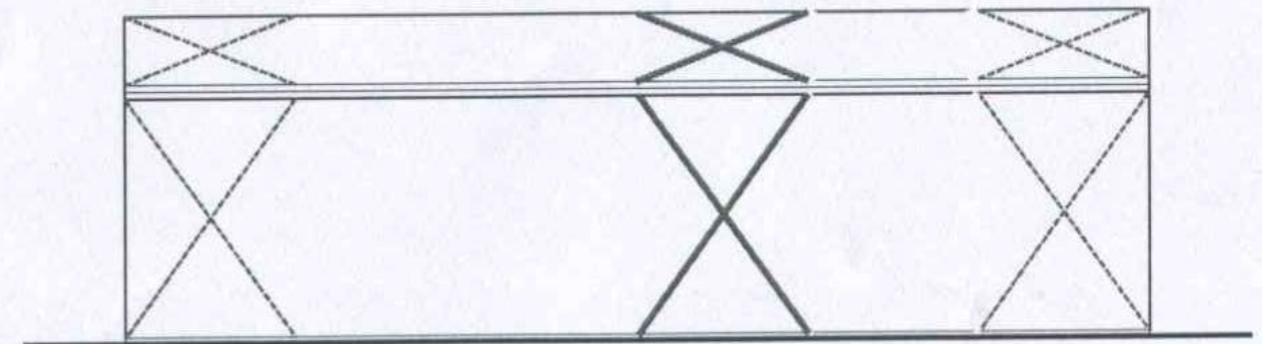
1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION



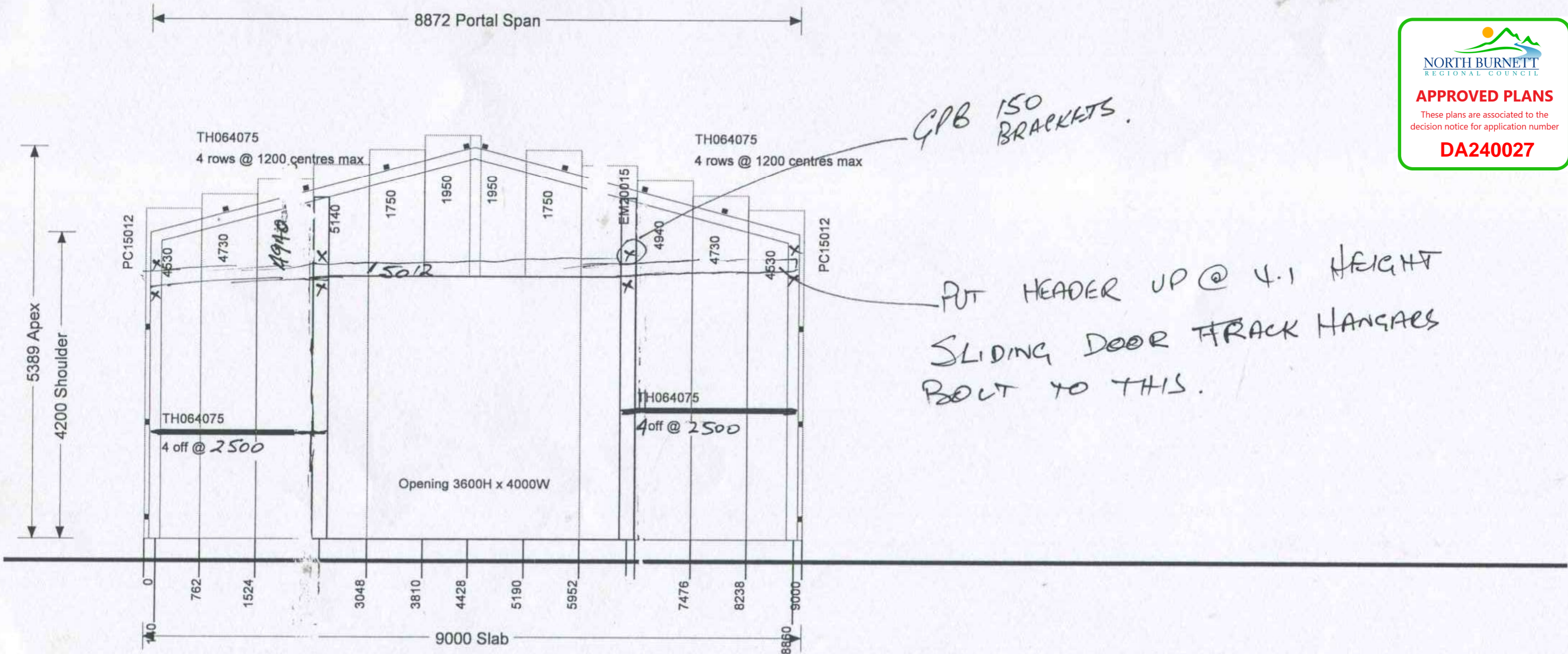
APPROVED PLANS
These plans are associated to the
decision notice for application number
DA240027

Gable Framing Front [D1]

Customer Melanie Lohse
Site Address Lot 3 Juliette
Suburb Gayndah QLD 4625

Project 16290-Lohse
Lot on Plan Lot 3 on Plan SP244269
Wind Speed N40

These drawings are to be read in conjunction
with Garage World standard structural detail drawings.
Use figured dimensions only.
Note! Drawing is NOT TO SCALE





APPROVED PLANS
These plans are associated to the
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DA240027



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Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	ZL	ZL
WALLS	-		
CORNERS	-		
BARGE	-	CB	MO
GUTTER	EMLINE	CB	MO
DOWNPIPE	90x90	PV	WT

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

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
 APPROVED PLANS These plans are associated to the decision notice for application number DA240027		

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	B	2.5	1.0

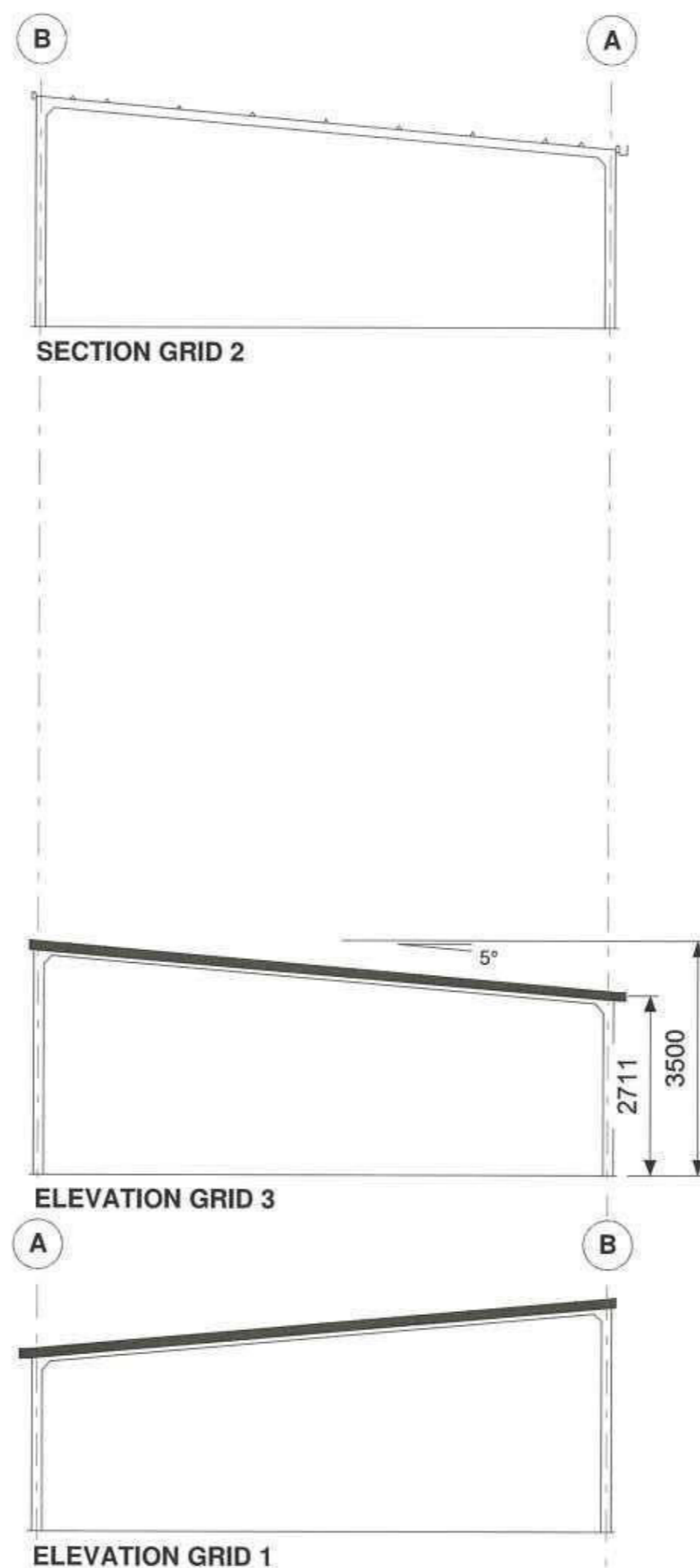
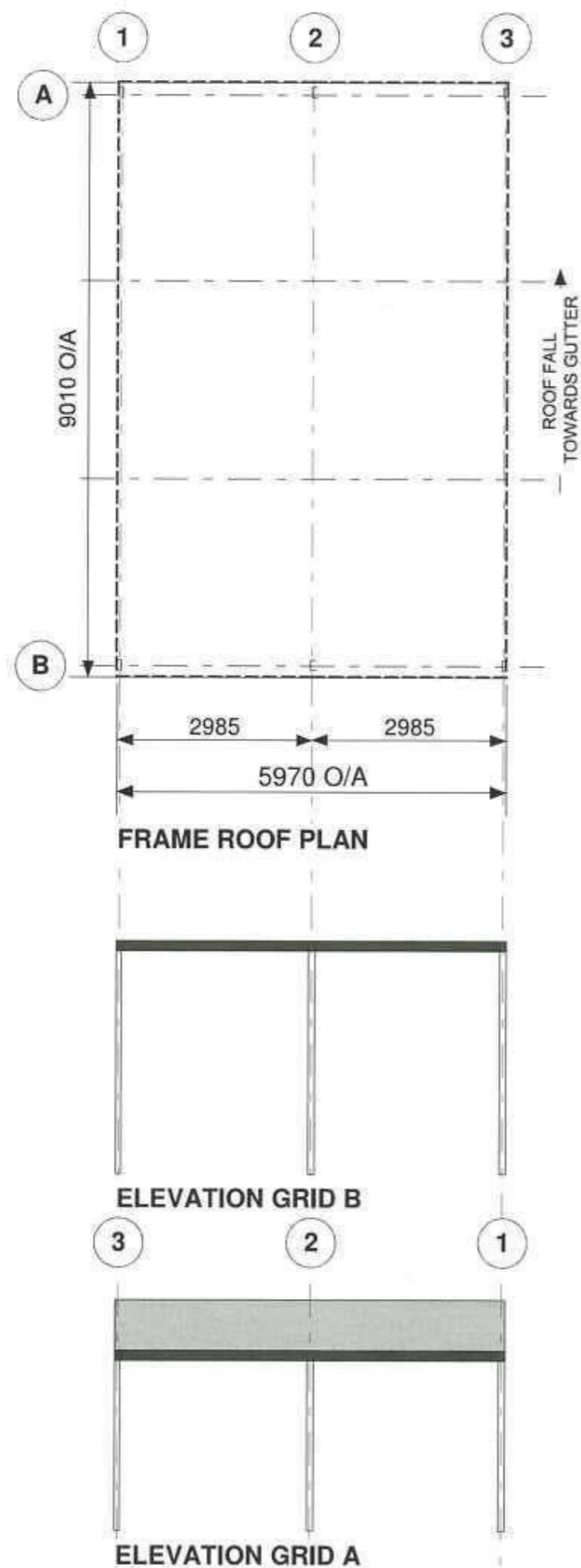
CLIENT
Melanie Lohse

SITE
**5-7 Porter Street
GAYNDAH QLD 4625**

BUILDING
**SUNDOWN DELUXE SKILLION
9010 SPAN x 2711/3500 EAVE x 5970 LONG**

TITLE
GENERAL ARRANGEMENT

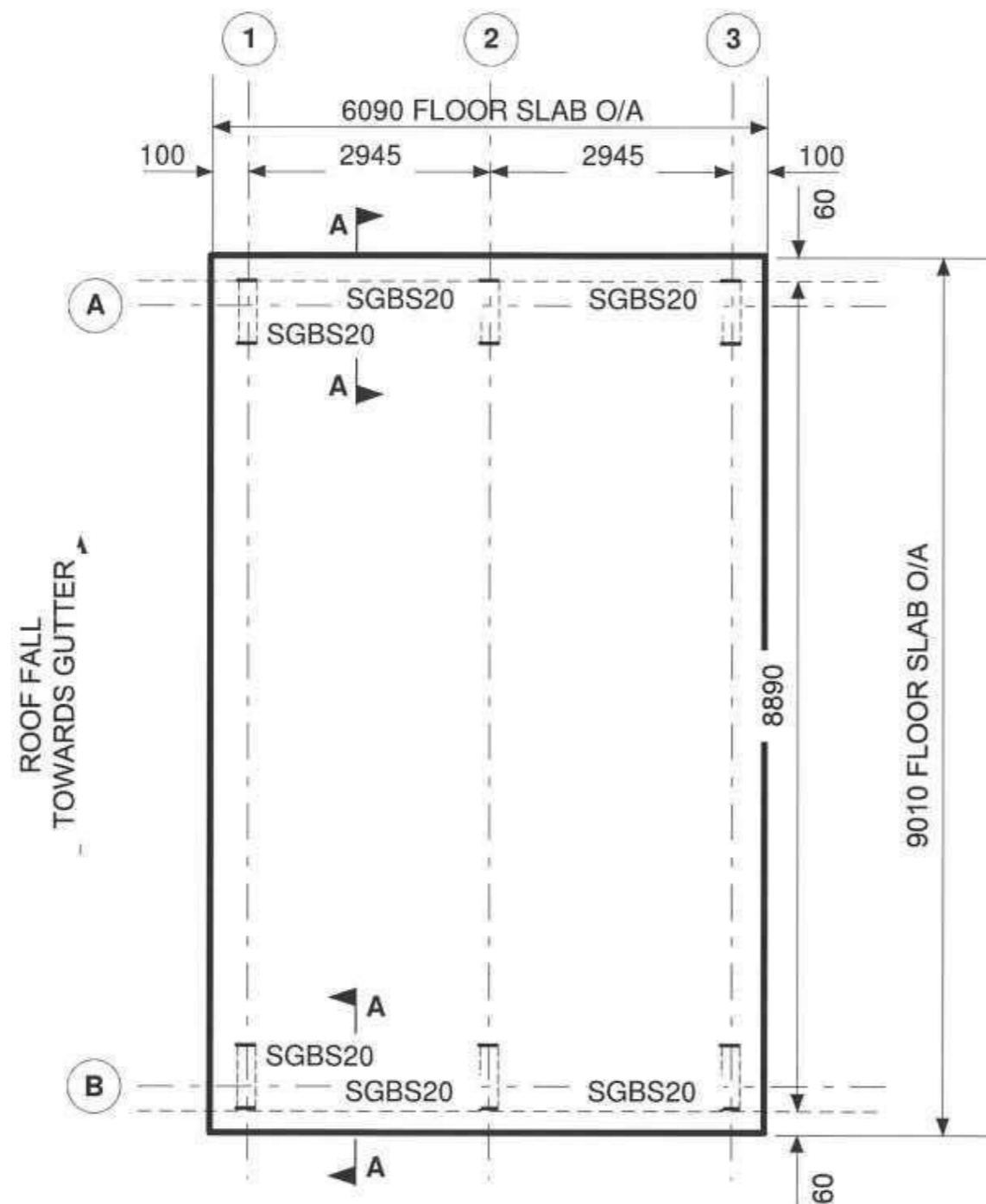
SCALE A4 SHEET 1:125	DRAWING NUMBER 379841-GA	PAGE 1/2
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Cont. on page 2



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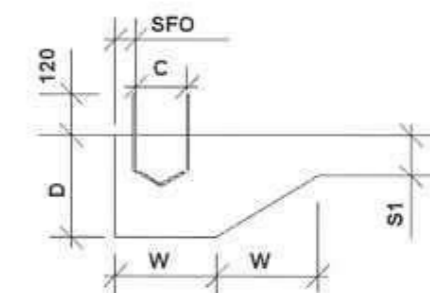


BASE STRAP & HD BOLT SCHEDULE
6 REQ'D BASE STRAP SGBS20

NOTES

ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS.
SEE ERECTION INSTRUCTIONS FOR SECTION & SLAB DETAILS
SEE ENG-S-DELUXE-02 FOR ADDITIONAL DET'S NOTES & CONCRETE SPECIFICATION

"D" = 250 "W" = 250
"C" = 205 FOR SGBS20
"S1" = 100
"SFO" = 60



SECTION A-A
BASE STRAP LOCATION
SLAB



CLIENT Melanie Lohse		
SITE 5-7 Porter Street GAYNDAH QLD 4625		
BUILDING SUNDOWN DELUXE SKILLION 9010 SPAN x 2711/3500 EAVE x 5970 LONG		
TITLE RC SLAB PLAN		
SCALE NTS	DRAWING NUMBER 379841-RSP	PAGE 1/1

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>

