

27 August 2024

Our reference: DA240037
Document ID: 1242727

Frank Hollingsworth
 PO Box 20
 Wowan 4702
 Email—f.holly1@gmail.com

Dear Applicant

CONCURRENCE AGENCY RESPONSE
 19 RUTHERFORD STREET, MONTO
 (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: Frank Hollingsworth
 Applicant contact details: PO Box 20
 Wowan 4702
 Email: f.holly1@gmail.com
 Phone:
 Mobile: 0427794481

Site details

Street address: 19 RUTHERFORD STREET, MONTO
 Real property description: 905M74713

Application details

Application No: DA240037
 Date of Decision: 27 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
Concurrency Agency	Development Permit	Shed design and siting

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 <i>Building Act</i> Part 3 Division 2 Table 1 Particular class 1 and 10 building and structures involving possible amenity and aesthetic impact Schedule 9 – Building work assessable against the <i>Building Act</i> Part 3 Division 2 Table 3 Design and Siting – QDC non-compliance and/or QDC alternate provision assessment
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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

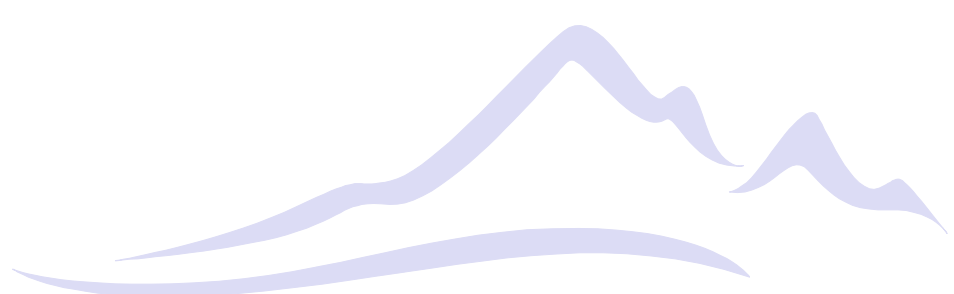
Under section 56 (7)(c) of the *Planning Act 2016*, the North Burnett Regional Council is required to set out reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved Plans and Specifications

Document No./ Reference	Title (prepared by)	Date
Page 1/2	Site Plan	
BILO01-7500 Page 2/2	Floor Plan and Elevation by Ranbuild	


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.



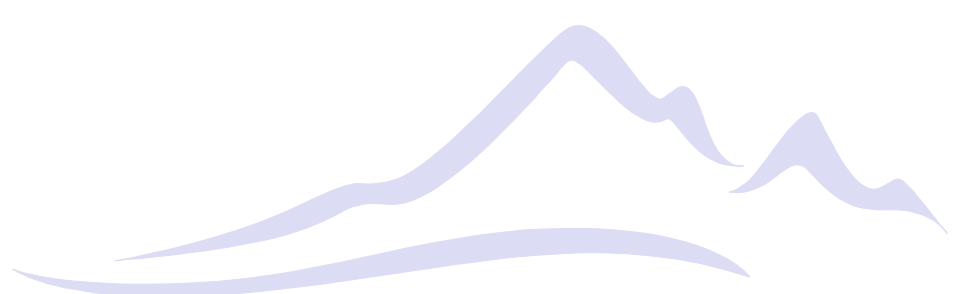
Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

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



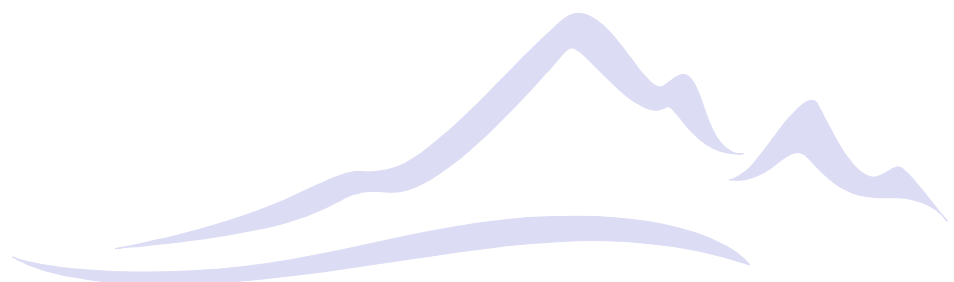
Attachment 1 – Conditions to be imposed by Concurrence Agency

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	
2.	The approved shed must be sited a minimum— <ul style="list-style-type: none"> • 1.5m from the northern property boundary • 2m from the southern property boundary • 20 metres from the Rutherford Street property boundary with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 110m ²
4.	The overall height of the approved shed must not exceed 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.
6.	The shed is to be compliant to Queensland Development Code MP1.4 Building over or near relevant infrastructure (QDC MP1.4). The QDC MP1.4 can be obtained from https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code
7.	Excavation for the work must not be carried out within 600mm of the outer wall of the sewer line.
8.	Compaction by vibration for the work must not be carried out within 2m of the vertical plane along the centreline of the sewer line.
9.	The use of fill for must not result in over 1m of fill being placed over the sewer line.
10.	A clear zone over Council infrastructure is to be maintained for maintenance purposes as per requirements of QDC MP1.4— <ul style="list-style-type: none"> (i) a minimum width of 1.5m along the horizontal plane that intersects the vertical plane along the centreline; and (ii) a height of 2.4m from the finished surface level; and (iii) a length the same as the length of the infrastructure
Use	
9.	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
10.	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.

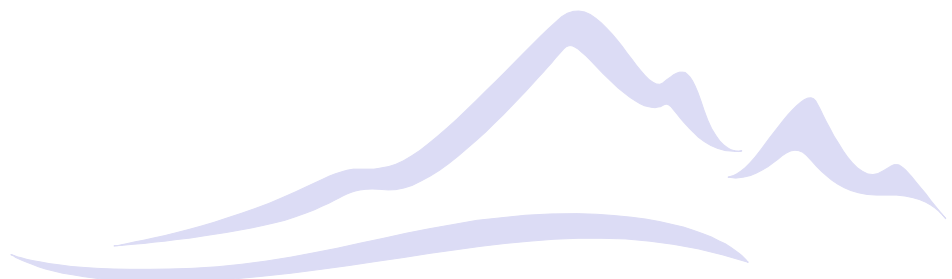
C.	Please note this amenity and aesthetics assessment pertains to the approval of a class 10 building only (defined as Domestic Carport, Shed and Garage (10a)). It is recommended that clarification from a Building Certifier be sought to ensure that an appropriate building classification is applied to align with the building size, purpose, use and intent of operations within the building.
D.	Before any driveway works commence a permit to work in the road reserve must be obtained from the North Burnett Regional Council. The application form is available on Council's website at https://northburnett.qld.gov.au/wp-content/uploads/2023/01/Undertaking-Works-on-a-Road-Reserve.docx



Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

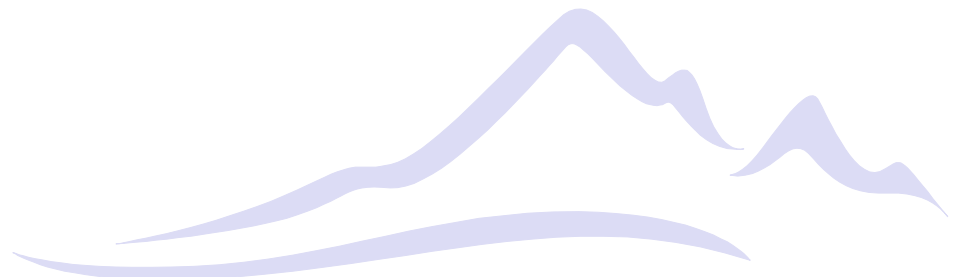
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.4.
- 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.

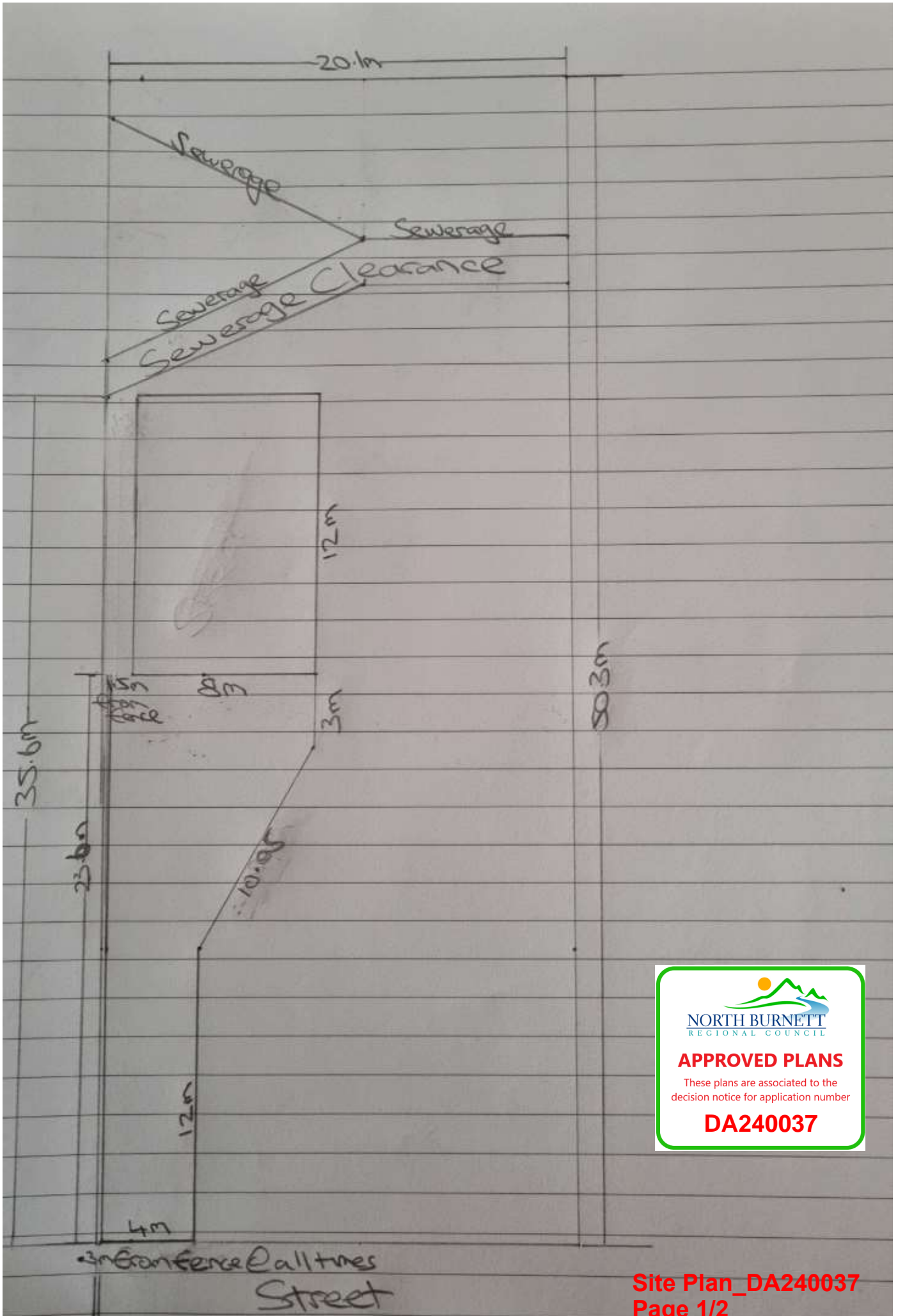


Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



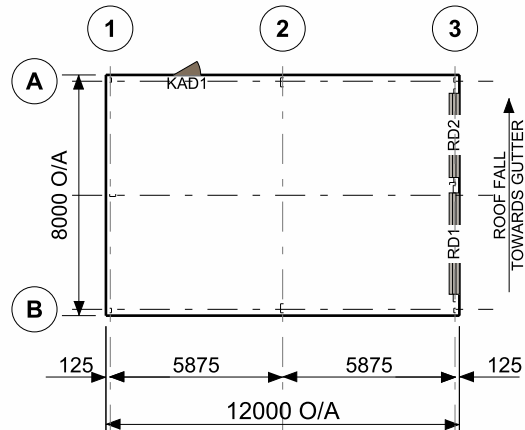


NORTH BURNETT
REGIONAL COUNCIL

APPROVED PLANS

These plans are associated to the decision notice for application number

DA240037



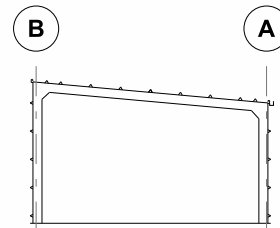
GROUND FLOOR PLAN



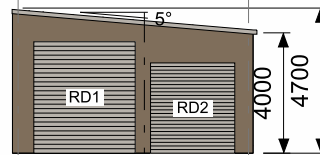
ELEVATION GRID B



ELEVATION GRID A



SECTION GRID 2



ELEVATION GRID 3



ELEVATION GRID 1

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	SM
WALLS	TRIMDEK 0.42 BMT	CB	JP
CORNERS	-	CB	JP
BARGE	-	CB	DU
GUTTER	EMLINE	CB	DU
DOWNPIPE	90x90	PV	WT

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

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	B&D, Firmadoor, R.D, Indust. "R2F", W/Lock , 3628 high x 3370 wide Clr. Open. C/B
1	KAD1	Premium (TA650DO) Access Door Kit, C/B (BG). (Not Available in WA)
1	RD2	B&D, Firmadoor, R.D, "R1F-W/Lock", 2925 high x 2800 wide Clear Opening width



ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Rosie Young

SITE
**19 Rutherford St
MONTQ QLD 4630**

BUILDING
BIG G SKILLION
8000 SPAN x 4000/4700 EAVE x 12000 LONG

TITLE
FLOOR PLAN & ELEVATION

SCALE A4 SHEET 1:250	DRAWING NUMBER BILO01-7500	REV A	PAGE 1/1
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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>

