

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

28 March 2024

Our reference: DA240004 Document ID: 1217122

James Norton 21 Donelly Street MOUNT PERRY QLD 4671 Via email—supasonicjn@gmail.com

Dear Applicant

CONCURRENCE AGENCY RESPONSE

21 DONELLY STREET, MOUNT PERRY (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 13 February 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: James Leslie Norton

Applicant contact details: 21 Donelly Street

MOUNT PERRY QLD 4671

Email: supasonicjn@gmail.com

Phone:

Mobile: 0490 800 790

Site details

Street address: 21 DONELLY STREET, MOUNT PERRY

Real property description: 1SP205527

Application details

Application No: DA240004

Date of Decision 28 March 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 Design
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
2000005: 5		04.04.0004
2023005 issue B	Approval Drawings by Yara Barrozo	31.01.2024
2023005 Dwg W01 issue B	Proposed Site Plan by Yara Barrozo	31.01.2024
	Proposed Site Plan Treatment system by Yara	
2023005 Dwg W02 issue B	Barrozo	31.01.2024
	Proposed Shed Floor Plan (includes	
2023005 Dwg W03 issue B	elevations) by Yara Barrozo	31.01.2024
xiHR-220823-2-1 Sheet 1 of 7	Elevations by Mecano	22.08.2023

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

Mike Lisle

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



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Attachment 1 – Conditions to be imposed by Concurrency Agency

No.	Conditions		
Gene	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.		
Desig	gn and Siting		
2.	The approved shed must be sited a minimum 2.4 metres from the north-eastern property boundary, and 18m from Donelly 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 120m 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.		
Use			
6.	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		
7.	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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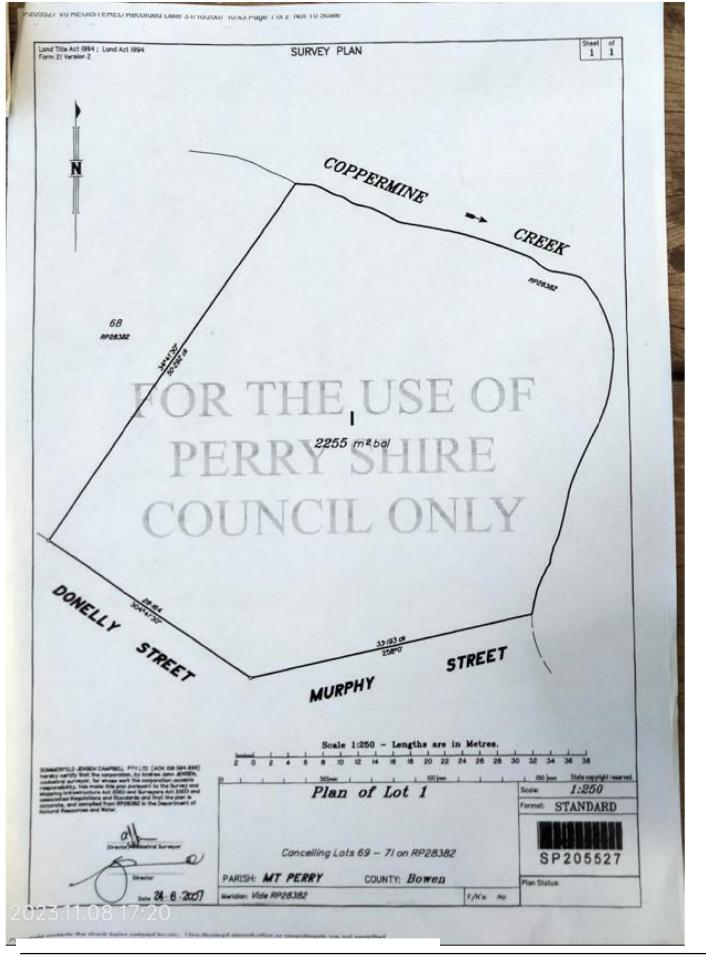
Web: northburnett.qld.gov.au

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Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.





New Shed

at

21 Donelly Street Mount Perry Qld 4671.

Jim Norton

00 Approval Cover

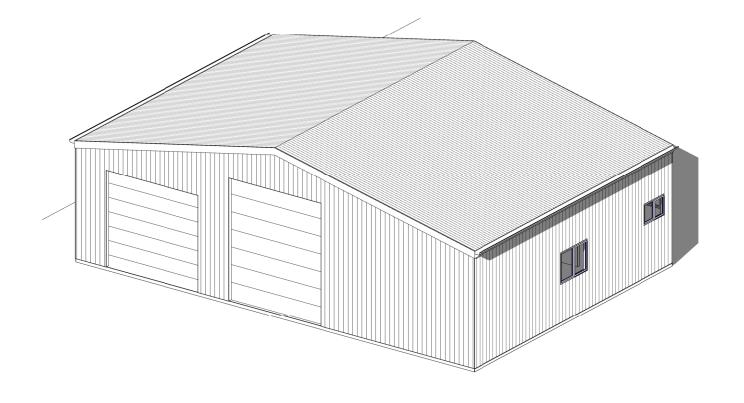
W01 Proposed Site Plan

W02 Proposed Site Plan Treatment System

W03 Proposed Shed Floor Plan

W04 General Notes
W05 Safety Notes

W06 Sustainable Building Note





PO Box 41 Mount Perry Qld 4671 m 0438 169 443 yara@yarabarrozo.com.au

> QBCC 1223159 ABN 98 374 846 249



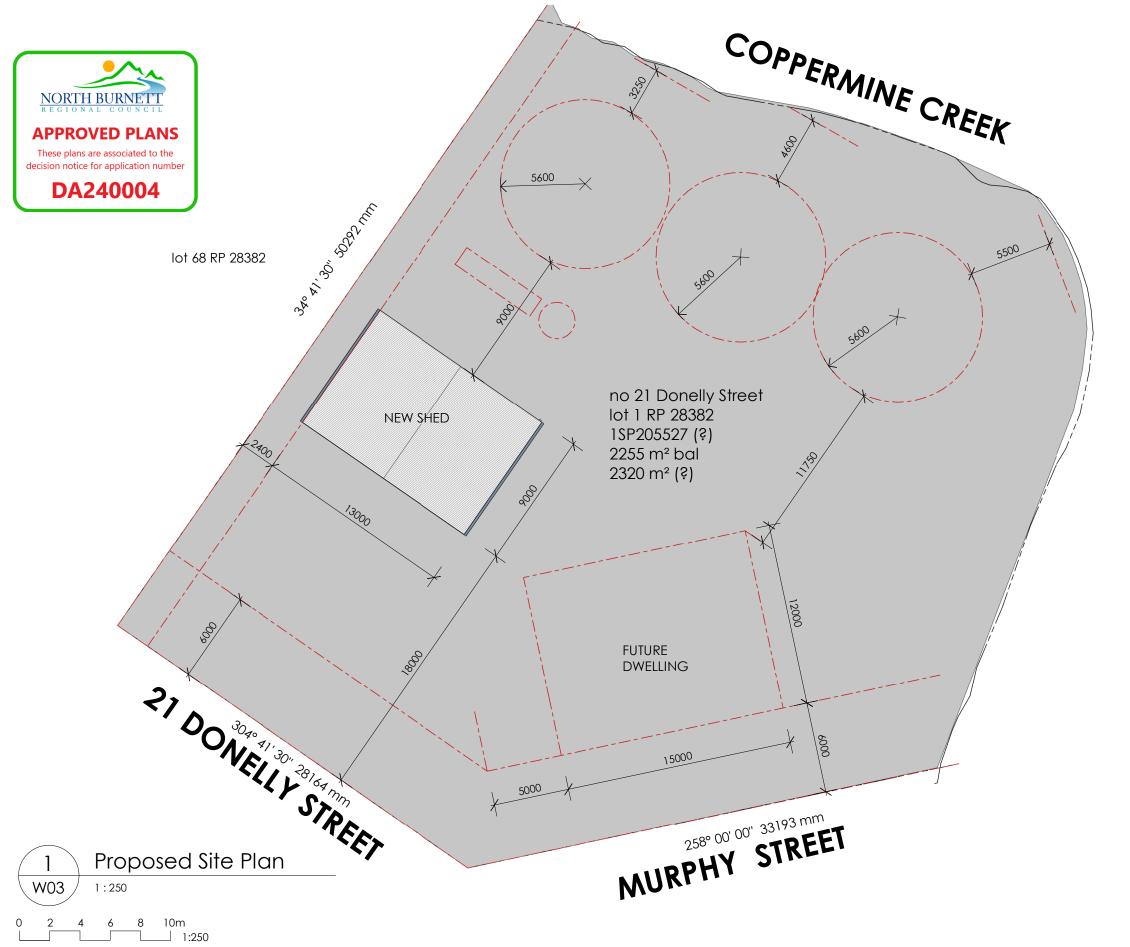
Approval Drawings

Job No **2023005**

Issue

Issue Date 31/01/2024

E



additional notes:

this drawing to be read in conjunction with site works notes within General Notes drawing.

site cover 13.2 %

Area Schedule (Site Cover)		
name	area	% site
site covered	117.0 m ²	5.2%
site covered	180.0 m²	8.0%
site open	1958.0 m²	86.8%
	2255.0 m ²	100.0%

R.P.D. Lot 1 RP 28382 1SP205527 (?) Par Mt. Perry County Bowen

Local Authority

Area 2255 sqm

Zoning

Demolition Control: NO Dwelling Character: NO Small Lot: NO

N2/W33N



Yara Barrozo Kauffmann Bach Arch QBCC1223159 Mount Perry Qld 4671.

ABN 98 374 846 249

Issue Date Issue description

A 11.11.23 Septic design 31.01.24 Approval

Rev Date Revision Description A 11.11.23 Ex + Prelim Design B 31.01.24 Approval



New Shed Mount Perry Qld 4671.

at 21 Donelly Street for Jim Norton

Proposed Site Plan	Scale at A3 1:250
	Drawn YB
Approval Drawings	Checked

Job No 2023005 Dwg No W01 Issue

Certifier





Bach Arch QBCC1223159

Mount Perry Qld 4671.

ABN 98 374 846 249

Issue description

A 11.11.23 Septic design

B 31.01.24 Approval

Rev Date Revision Description A 11.11.23 Ex + Prelim Design B 31.01.24 Approval

New Shed

at 21 Donelly Street Mount Perry Qld 4671. for Jim Norton

Proposed Site Plan Treatment System

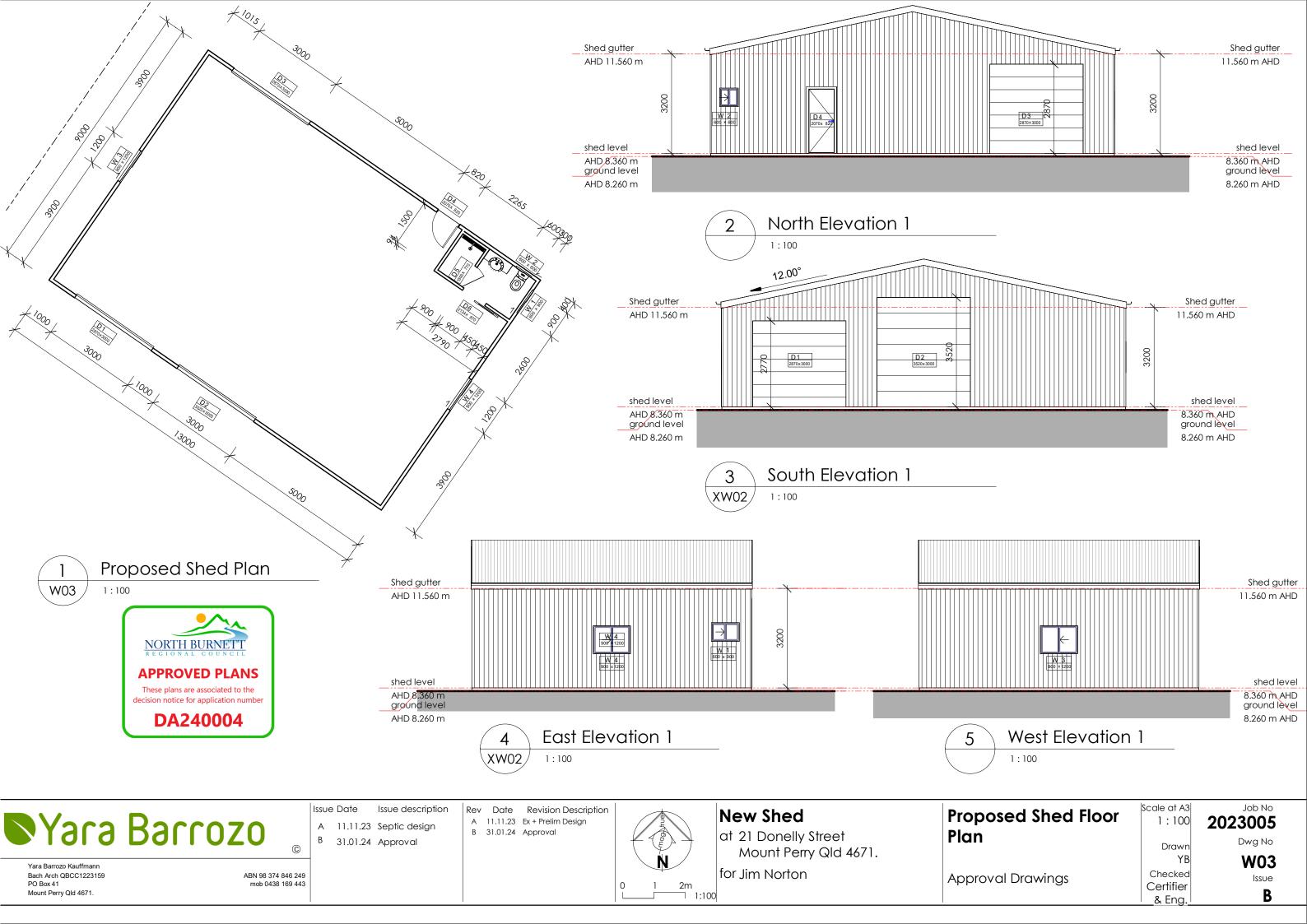
Approval Drawings

Scale at A3 1:250 Drawn

Job No 2023005 Dwg No **W02**

Issue

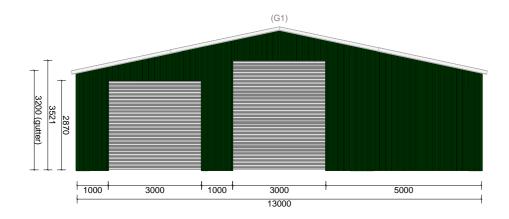
Checked Certifier

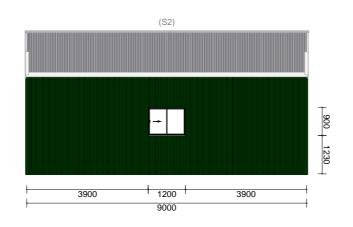


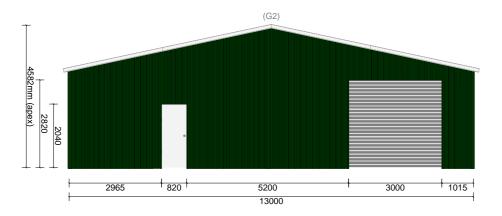


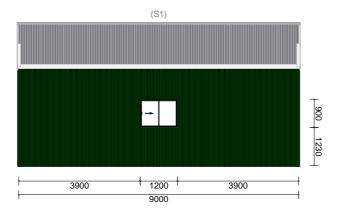


Colours and Clauding		
Location	Value	
Roof	Zinc Corrugated Sheeting 762mm Cover X 0.42mm High Tensile	
Trim	Off White	
Gutter Type	Square	
Walls	Caulfield Green Trimclad 0.42BMT High Tensile	
Roller Doors	Off White / Off White	
Roof Pitch	12	













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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