

28 March 2024

Our reference: DA240004
Document ID: 1217122

James Norton
 21 Donnelly 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 Donnelly 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

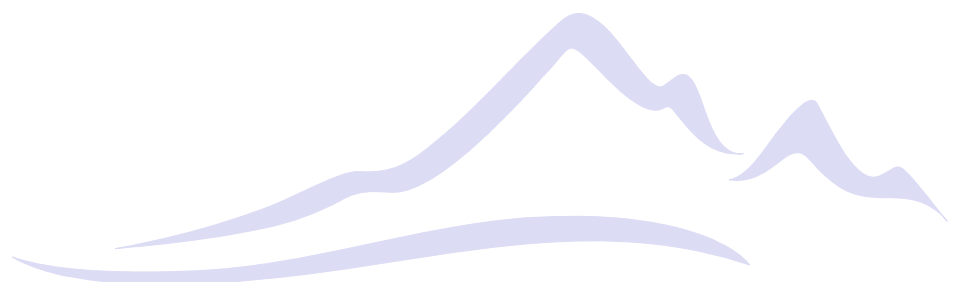
Application details

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 against planning scheme	Development Permit	Shed Design

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

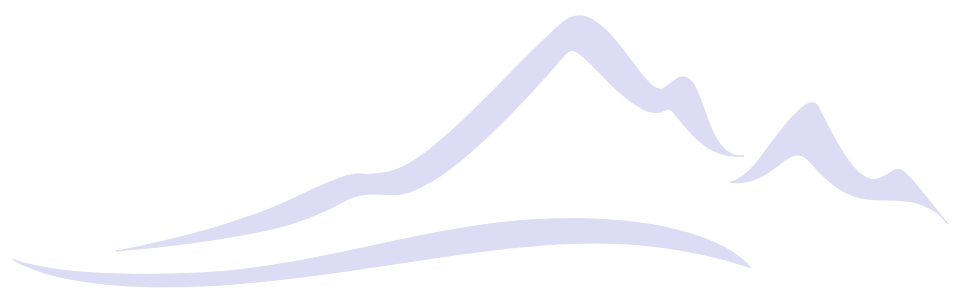


Attachment 1 – Conditions to be imposed by Concurrence Agency

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 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

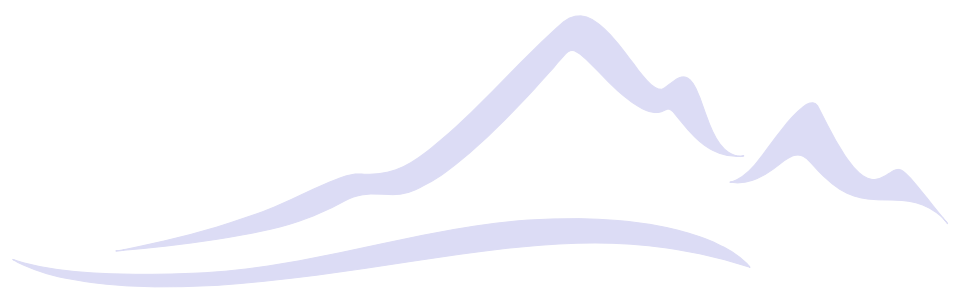
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity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



Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

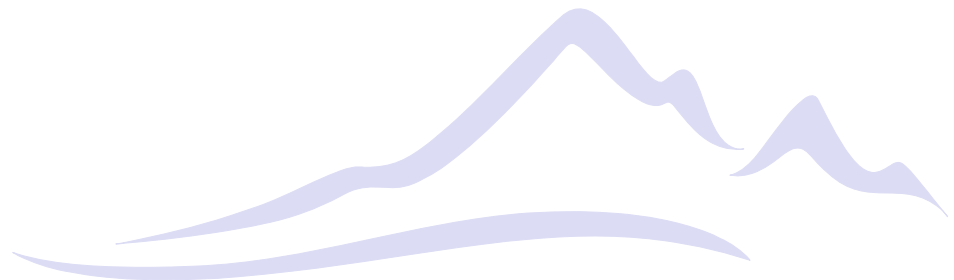
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.

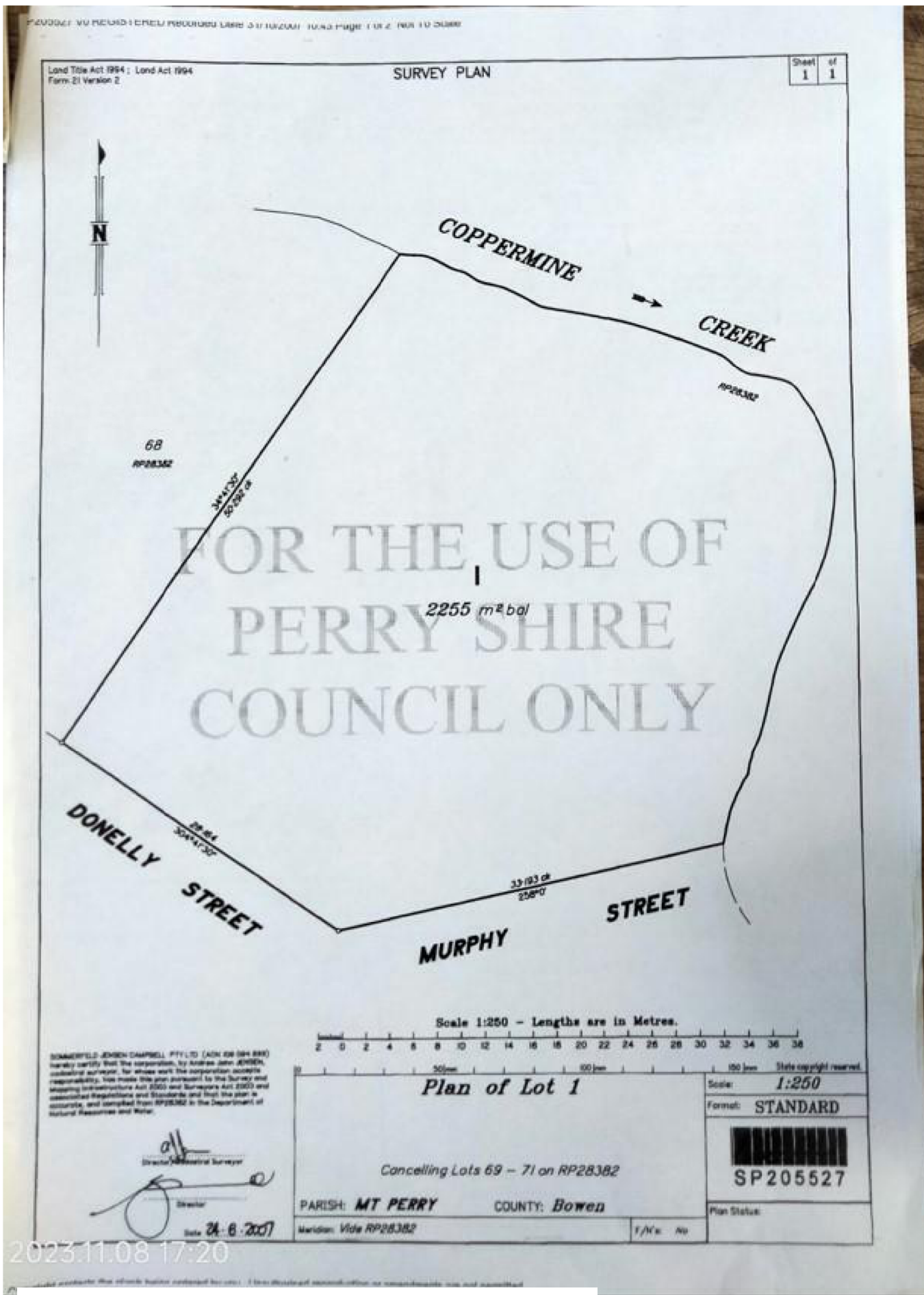


Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



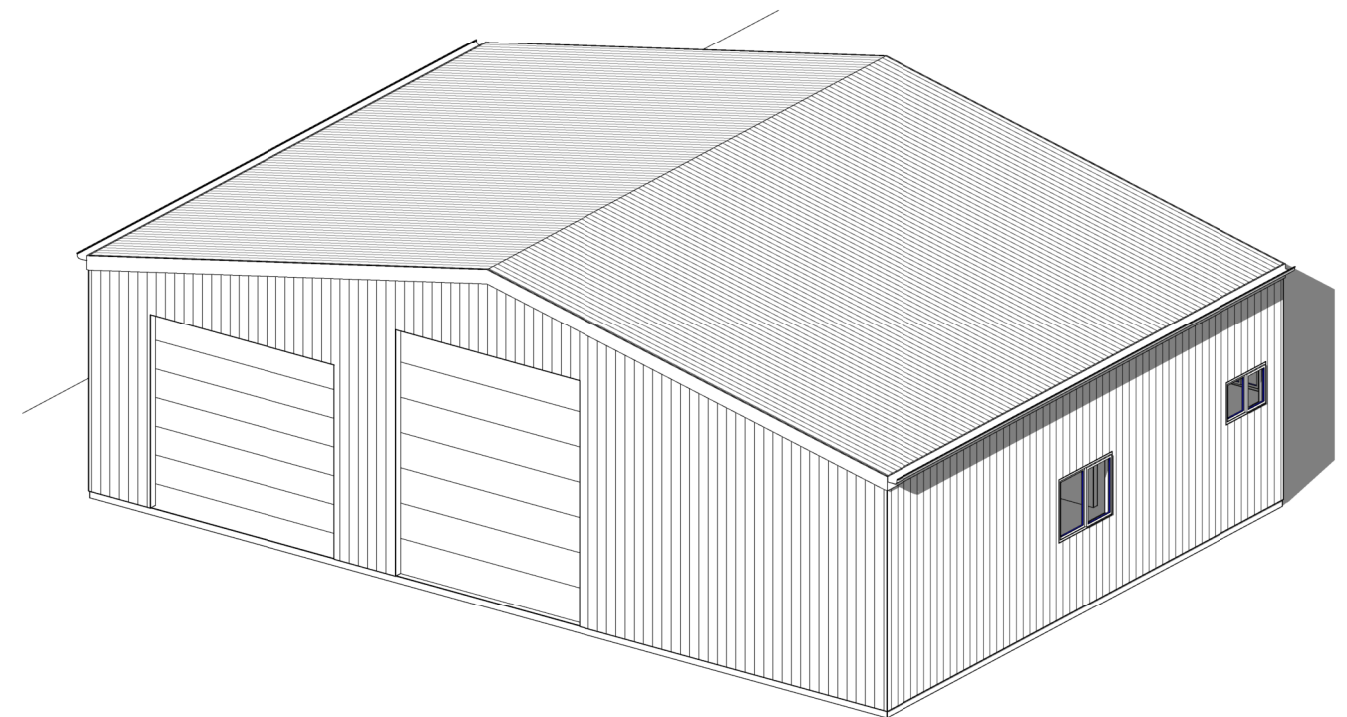


New Shed

at
21 Donnelly Street
Mount Perry Qld 4671.

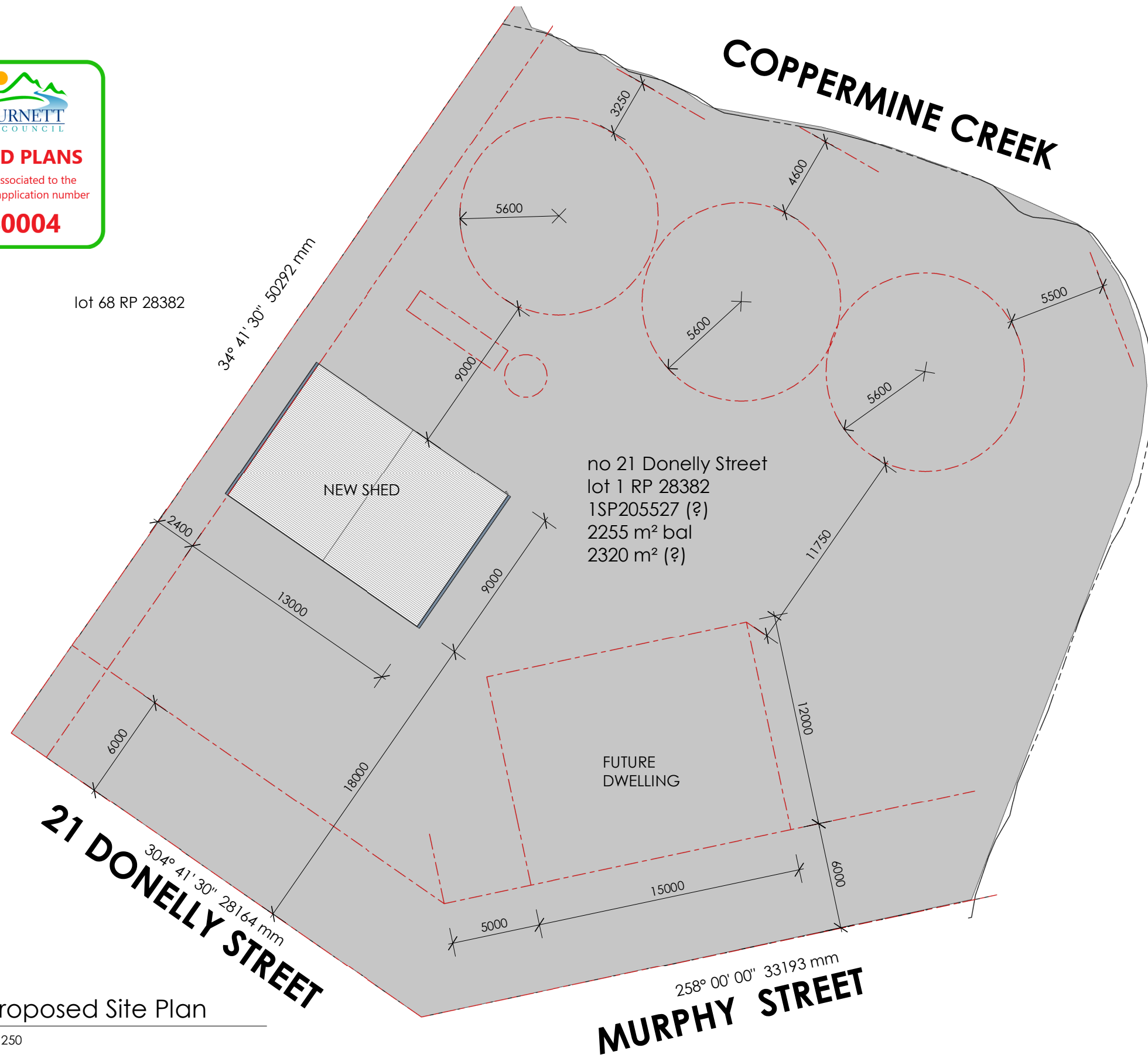
for
Jim Norton

- W00 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





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 m ²	8.0%
site open	1958.0 m ²	86.8%
	2255.0 m ²	100.0%

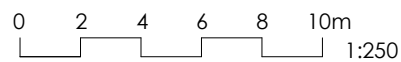
R.P.D.
Lot 1 RP 28382
1SP205527 (?)
Par Mt. Perry
County Bowen

Local Authority
NBRC

Area
2255 sqm

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

1 Proposed Site Plan
W03 1 : 250



N2/W33N

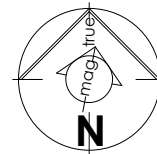
Yara Barrozo

Yara Barrozo Kauffmann
Bach Arch QBCC1223159
PO Box 41
Mount Perry Qld 4671.

ABN 98 374 846 249
mob 0438 169 443

Issue Date	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 Donnelly Street
Mount Perry Qld 4671.
for Jim Norton

Proposed Site Plan

Approval Drawings

Scale at A3
1 : 250

Drawn
YB

Checked
Certifier
& Eng.

Job No
2023005

Dwg No
W01

Issue
B




NORTH BURNETT
 REGIONAL COUNCIL
APPROVED PLANS
 These plans are associated to the
 decision notice for application number
DA240004

lot 68 RP 28382

NEW SHED

no 21 Donnelly Street
 lot 1 RP 28382
 1SP205527 (?)
 2255 m² bal
 2320 m² (?)

FUTURE DWELLING

21 DONELLY STREET
 304° 41' 30" 28164 mm
 28191 mm

MURPHY STREET
 258° 00' 00" 33193 mm

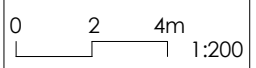
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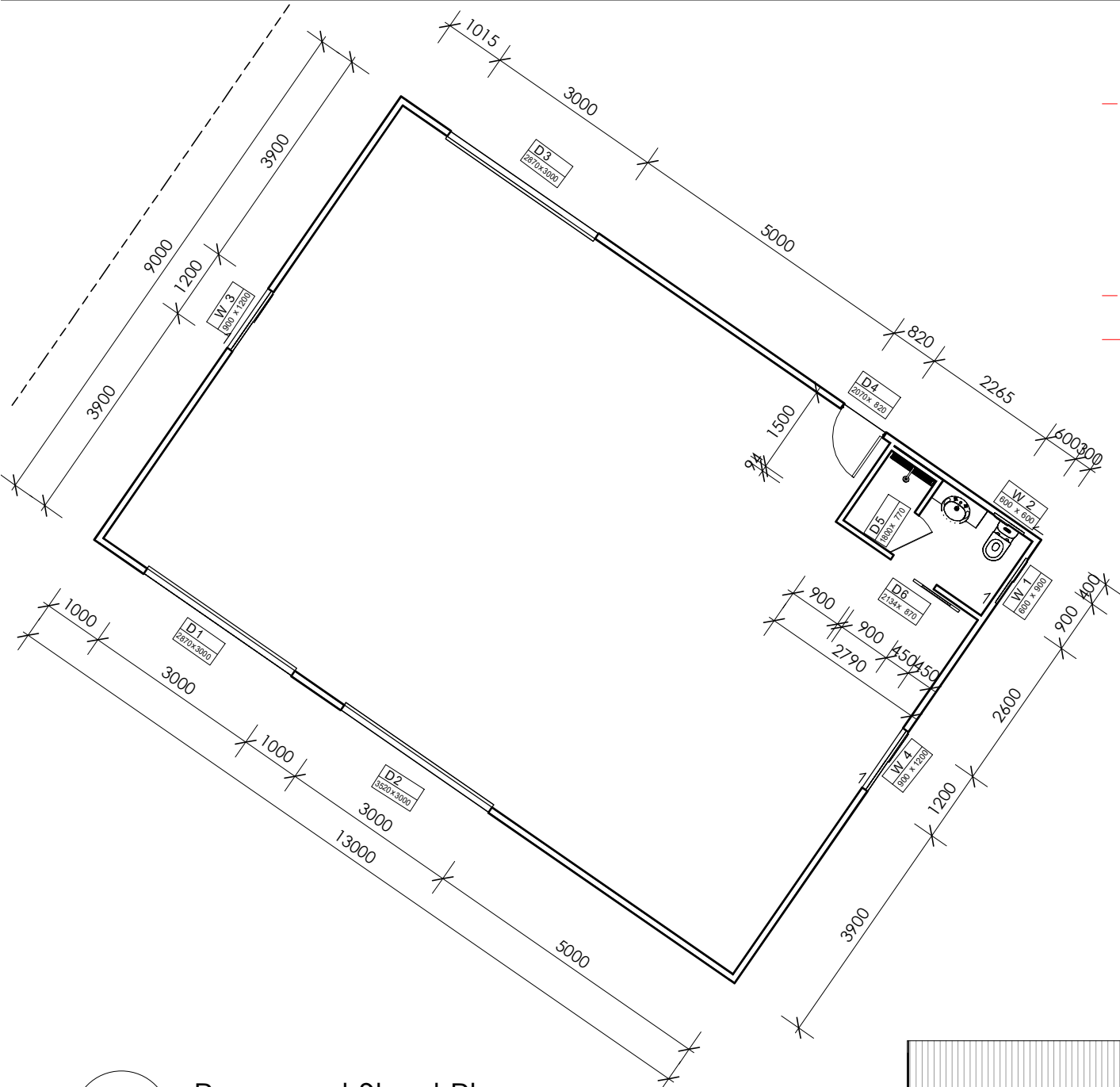
New Shed
 at 21 Donnelly Street
 Mount Perry Qld 4671.
 for Jim Norton

**Proposed Site Plan
 Treatment System**

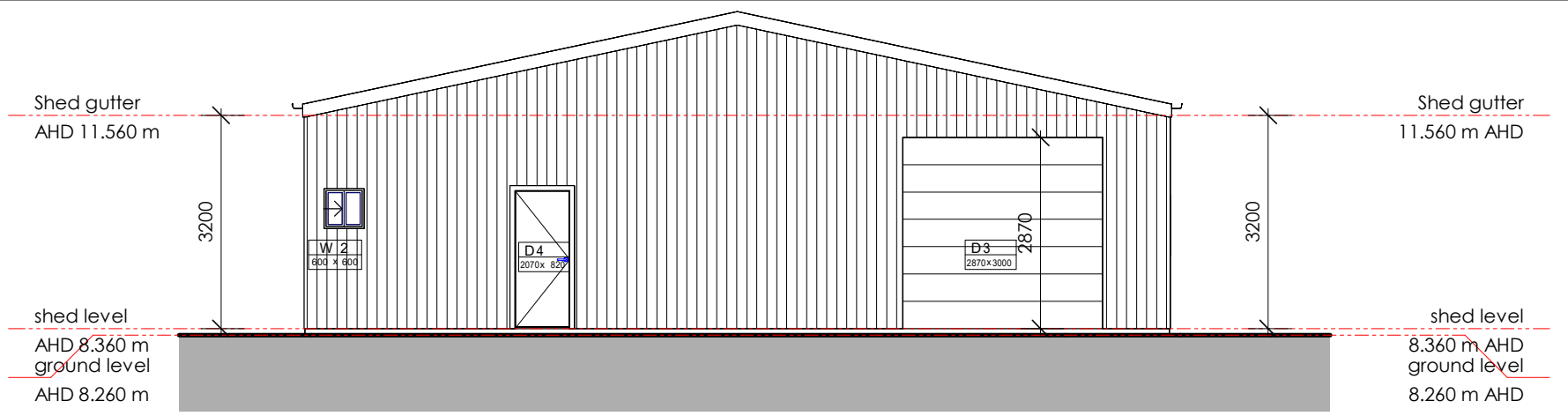
Approval Drawings

Scale at A3
 1 : 250
 Drawn
 YB
 Checked
 Certifier
 & Eng.

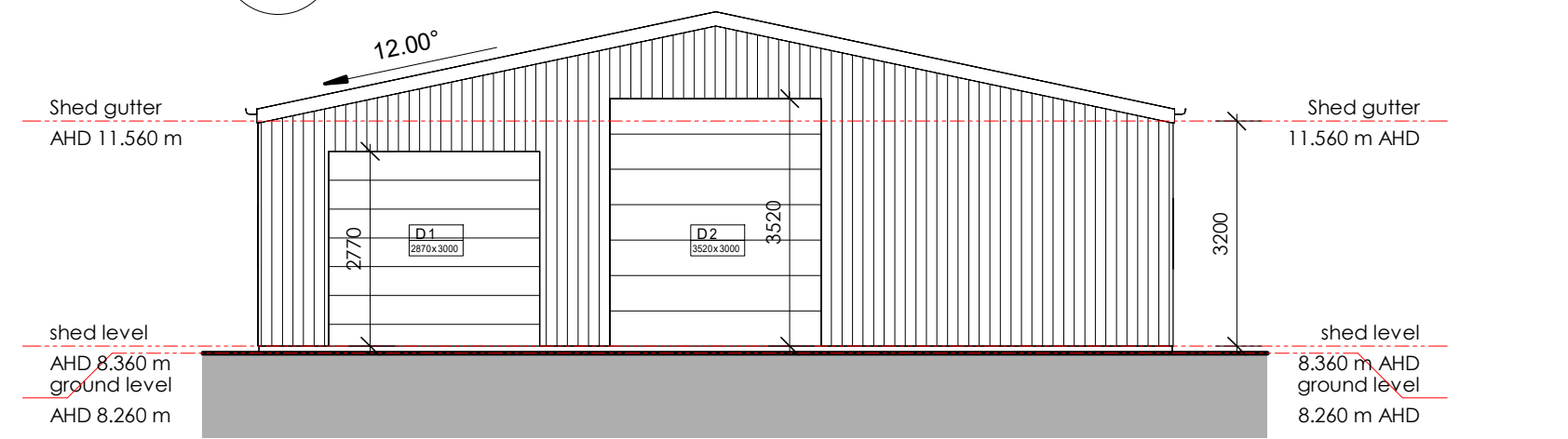
Job No
2023005
 Dwg No
W02
 Issue
B



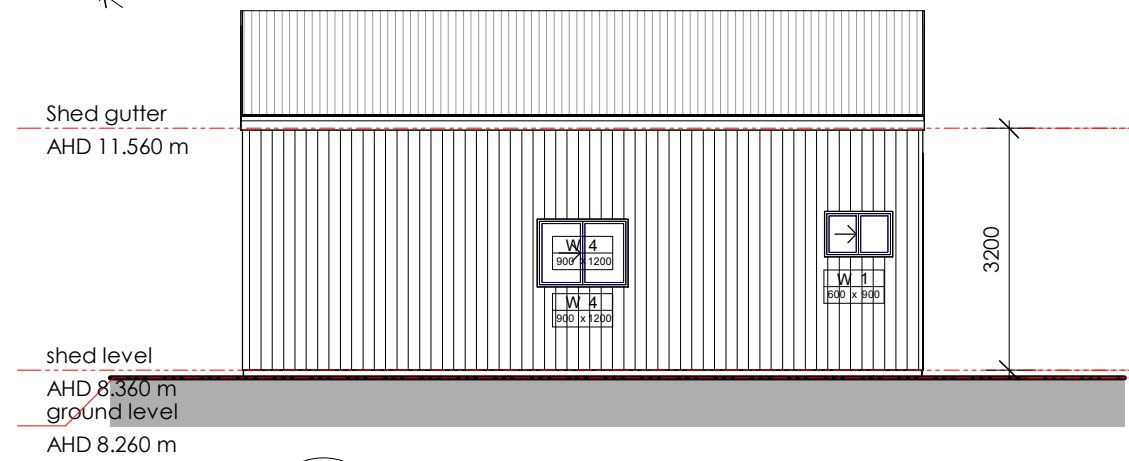
1 Proposed Shed Plan
W03 1:100



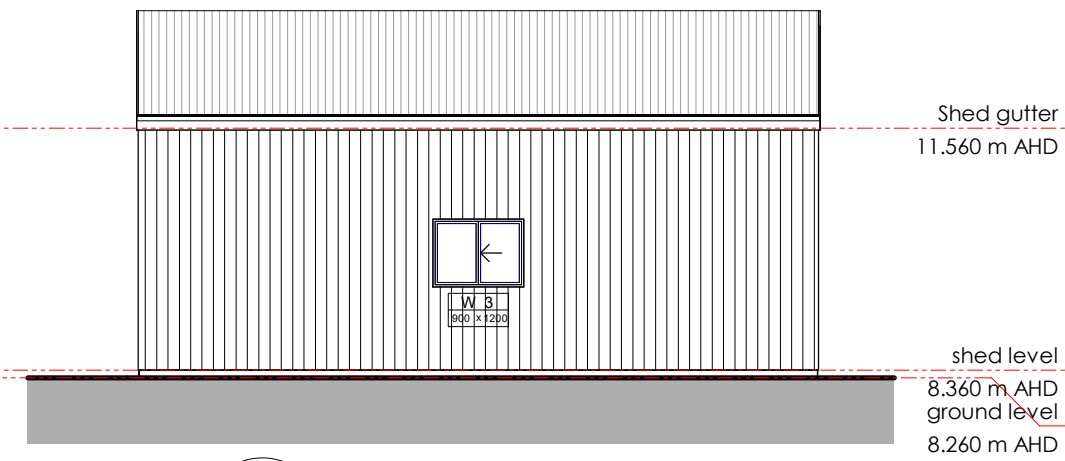
2 North Elevation 1
1:100



3 South Elevation 1
XW02 1:100

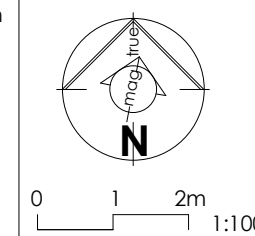


4 East Elevation 1
XW02 1:100



5 West Elevation 1
1:100

Issue Date	Issue description	Rev	Date	Revision Description
A 11.11.23	Septic design	A	11.11.23	Ex + Prelim Design
B 31.01.24	Approval	B	31.01.24	Approval



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

Proposed Shed Floor Plan
Approval Drawings

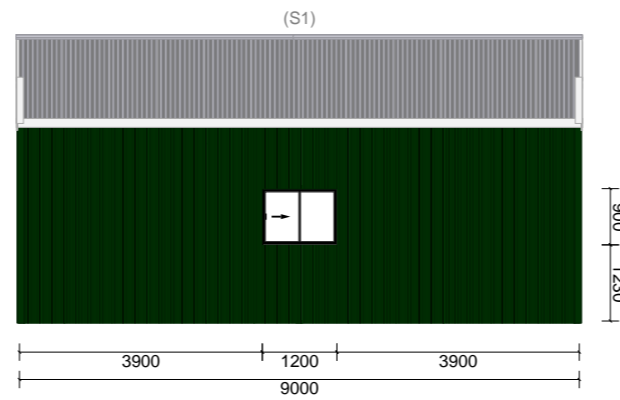
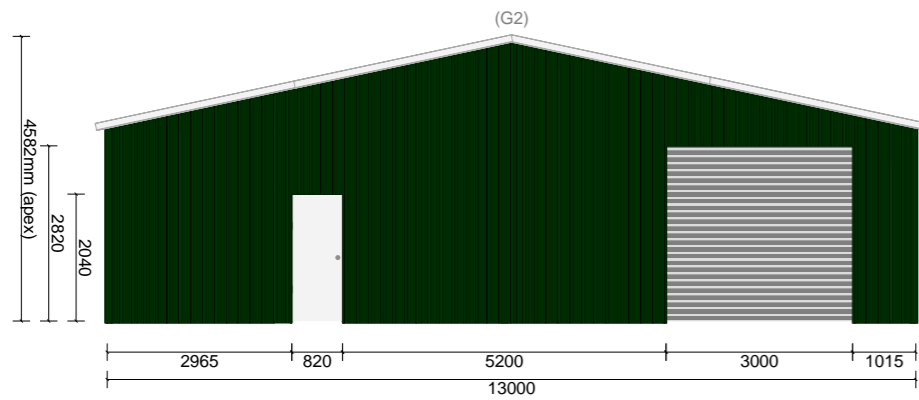
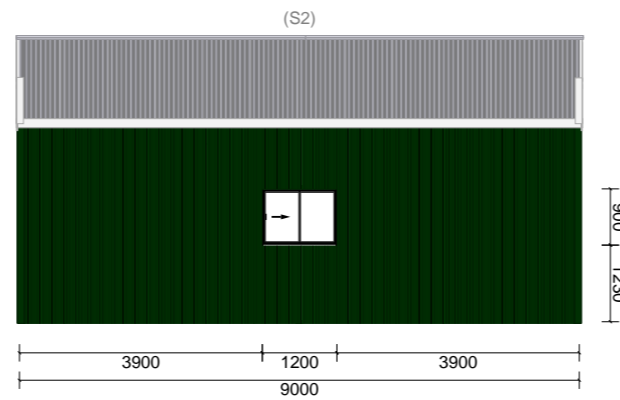
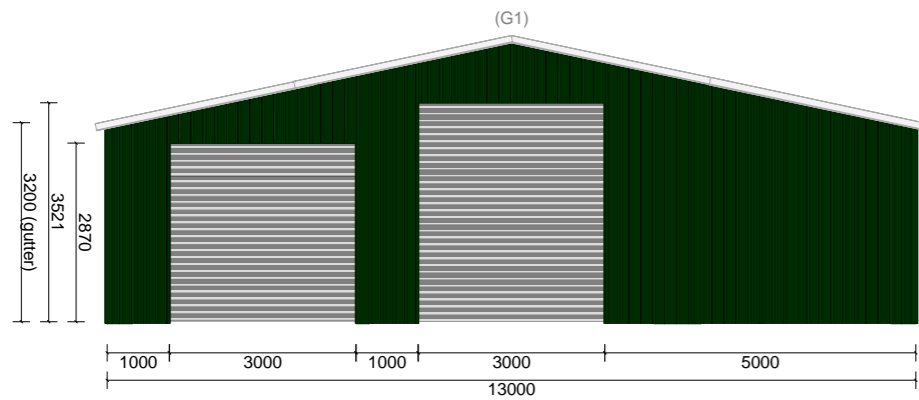
Scale at A3
1:100
Drawn YB
Checked Certifier & Eng.

Job No
2023005
Dwg No
W03
Issue
B



Colours and Cladding

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



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>

