

Your Ref: Referral Agency Response Application (Design and Siting)
Our Ref: PC:HR SR21\0026

29 September 2021

Mr Benjamin Collings
BNC Planning Pty Ltd
PO Box 5493
TOWNSVILLE QLD 4810

enquire@bncplanning.com.au

Dear Mr Collings

Referral Agency Response for Design and Siting
Planning Act 2016

Receipt of your application deemed to be properly made on Friday 10 September 2021 seeking a Development Permit for Referral Agency Response (Siting Variation) to facilitate the construction of a new dwelling at 16 Willow Street Allingham, is acknowledged and its contents noted.

Your application was assessed by relevant staff and considered by Council at its General Meeting held on Tuesday 28 September 2021.

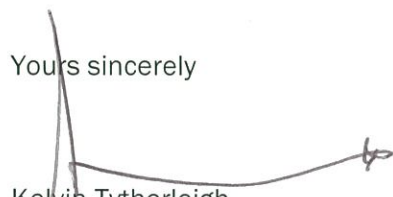
Council resolved to approve the proposed application, subject to reasonable and relevant conditions which accord generally with the application as made. Council's Referral Agency Response is attached for your perusal.

This Notice outlines aspects of the development, Conditions of Approval (if any), currency period and approved plans.

Please note, this approval will lapse in 24 months' time, on Thursday 28 September 2023, if not acted upon.

Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Team Leader, Hayley Roy on 4776 4609 for the necessary assistance.

Yours sincerely



Kelvin Tytherleigh
Chief Executive Officer

Encl - Referral Agency Response



25 Lannercost Street
INGHAM QLD 4850



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HinchinbrookShireCouncil

29 September 2021

SECTION 83 OF PLANNING ACT 2016

APPLICATION DETAILS

This Referral Agency Response relates to the below Development Application:

Application Number	SR21\0026
Property ID Number	103791
Applicant Details	Benjamin Collings BNC Planning Pty Ltd PO Box 5493 TOWNSVILLE QLD 4810
Owner Details	David and Sonya Bell PO Box 451 INGHAM QLD 4850
Property Description	16 Willow Street, Allingham QLD 4850 Lot 211 on A7741
Proposal	Referral Agency Response (Siting Variation)
Statutory Environment	<i>Planning Act 2016;</i> <i>Building Act 1975;</i> and <i>Queensland Development Code.</i>

DECISION

The information below outlines the specifics of the Referral Agency Response:

Decision	Hinchinbrook Shire Council as the relevant Referral Agency issues a Referral Agency Response – with Conditions.
Decision Date	28 September 2021
Decision Type	Referral Agency Response
Assessment Instrument	<i>Queensland Development Code MP1.2</i>

REFERRAL AGENCY CONDITIONS

Hinchinbrook Shire Council, as the relevant Referral Agency, requires that any Development Approval issued for the proposal is subject to the Referral Agency Conditions stated in this response in accordance with Section 56(1)(b) of the *Planning Act 2016*.

ASSESSMENT MANAGER

Building certifier to be engaged.

RESPONSE CURRENCY PERIOD

Pursuant to Section 54(4) of the *Planning Act 2016*, you will not be required to refer your building work application to Council for a further Referral Agency Response if:

- (a) You submit this Referral Agency Response in its entirety, including all referenced plans and documents, when making the application to the Assessment Manager; and
- (b) There are no changes to the proposal that was presented to Council with this referral; and
- (c) The Development Application to the Assessment Manager is made within two (2) years of the date of this Referral Agency Response.

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with Section 56(7) of the *Planning Act 2016* to provide the reasons for the decision made in relation to this Referral Agency Response.

All terms used in this Notice have the meaning given to them in the *Planning Act 2016*.

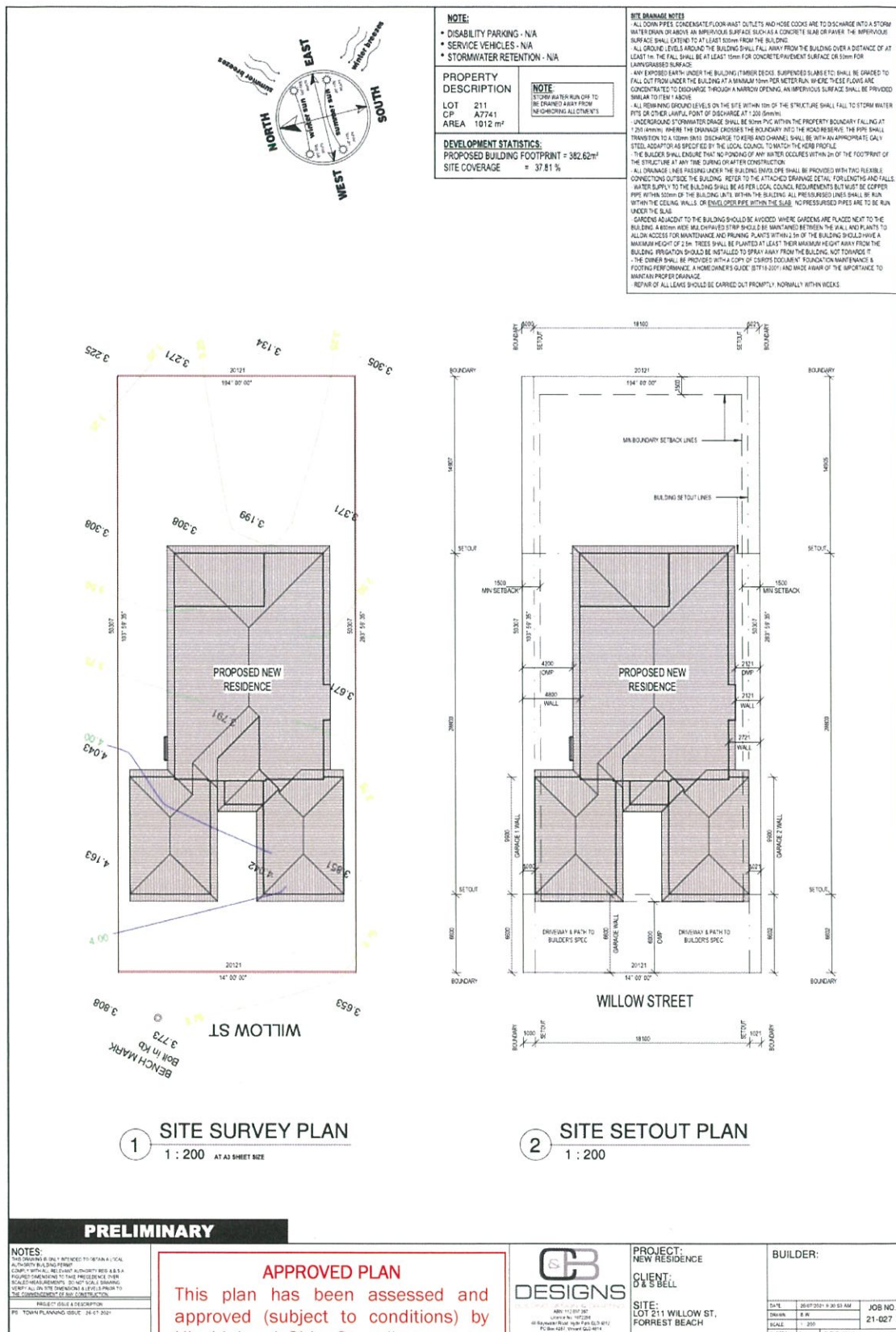
The proposed development is considered to be consistent with the relevant assessment benchmarks of the *Queensland Development Code MP1.2*, specifically:

- The proposal is considered to meet or have the ability to meet the requirements of the relevant Performance Outcome(s) of the *Queensland Development Code MP1.2*; and
- Conditions have been included with the Referral Agency Response to ensure compliance with the *Queensland Development Code MP1.2*.

Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Team Leader, Hayley Roy on 4776 4609 for the necessary assistance.

CONDITION		TIMING												
1.	<p>Administration</p> <p>The applicant is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p> <p>1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</p> <p>1.2 The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards; and</p> <p>1.3 The Conditions of Approval, the requirements of Council's Planning Scheme and best practice engineering.</p>	At all times.												
2.	<p>Approved Plans</p> <p>2.1 The development and use of the site is to be generally in accordance with the following plans that are to be the Approved Plans of Development, except as altered by any other condition of approval; and</p> <table border="1"><thead><tr><th>Plan / Document Name</th><th>Number</th><th>Date</th></tr></thead><tbody><tr><td>Site Survey Plans and Site Setout Plan</td><td>21-027 Sheet 1</td><td>26/07/2021</td></tr><tr><td>Floor Plan</td><td>21-027 Sheet 2</td><td>26/07/2021</td></tr><tr><td>Elevations</td><td>21-027 Sheet 3</td><td>26/07/2021</td></tr></tbody></table> <p>2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plan and documents, the Conditions of Approval prevail.</p>	Plan / Document Name	Number	Date	Site Survey Plans and Site Setout Plan	21-027 Sheet 1	26/07/2021	Floor Plan	21-027 Sheet 2	26/07/2021	Elevations	21-027 Sheet 3	26/07/2021	At all times.
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3.	<p>Currency Period</p> <p>This Referral Agency Response in its entirety, including all referenced plans and documents, must be submitted with a building application to the relevant Assessment Manager within two (2) years of the date of this Referral Agency Response.</p>	As per condition.												
4.	<p>Lawful Point of Discharge</p> <p>4.1 All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer;</p> <p>4.2 The structure must include guttering which directs stormwater to a legal point of discharge within the confines of the subject site; and</p> <p>4.3 Where retaining walls, fences, buildings or other barriers which would cause a 'damming effect' and produce a concentrated flow at an outfall are constructed, a drainage system is installed to discharge surface water such that it does not adversely affect surrounding properties or properties downstream from the development.</p>	At all times.												

CONDITION	TIMING
<p>5. Building</p> <p>5.1 The proposed structure requires a Development Permit for building works;</p> <p>5.2 The applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier; and</p> <p>5.3 The proposed structure must comply with the requirements of the relevant Fire Safety Regulations as reflected in s3.7.1.6 of the <i>Building Code of Australia</i> (Volume Two).</p>	At all times and prior to the issuing of a Building Permit.
<p>6. Construction and Operation</p> <p>Any construction work associated with this development shall be carried out in accordance with sound engineering practice. In particular, no nuisance is to be caused to adjoining residents by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage. Where material is spilled or carried onto existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>Any construction works associated with the access arrangements to the property from the road reserve is subject to a Private Works in a Road Reserve Application and approval.</p>	At all times and prior to the issuing of a building permit.
<p>7. Damage to Infrastructure</p> <p>In the event that any part of Council's existing sewer, water, channel and kerbing, or road infrastructure is damaged as a result of construction activities occurring on the site that is associated with the proposed structure, including but not limited to, mobilisation off heavy earthmoving equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced by Council, at the developer's cost.</p>	At all times.
<p>8. Setback Clearance Area</p> <p>8.1 The area between the proposed structure and side boundaries shared with Lot 218 on A7743 and Lot 210 on SP214798 must not be utilised as storage space; and</p> <p>8.2 Any wall within 750mm of the side property boundary must be constructed of and treated with material that is maintenance free.</p>	At all times.
<p>9. Location of Structure</p> <p>The proposed structure, its footings and facia, guttering and any projections must be entirely contained in the property boundary.</p>	At all times and confirmed prior to ground slab and footings being poured.



BUILDING EXPOSURE		DESIGN WIND CLASSIFICATION : C3	
PROVIDE BULK INSULATION TO CEILING SPACE OR APPROVED EQUIVALENT TO R2.5WV		SPEEDWAVE ROOF CROSS BRACING REFER ROOF TRUSS MANUFACTURER'S SPEC	
1 ELEVATION 1 1 : 100		RAISED WALL HT. RL 8.00 AHD WALL HT. RL 7.10 AHD FLOOR PLAN RL 4.40 AHD 307MM SLOPE REQUIRES MINIMUM HABITABLE FLOOR LEVEL OF 4.38m AHD	
2 ELEVATION 2 1 : 100		RAISED WALL HT. RL 8.00 AHD WALL HT. RL 7.10 AHD FLOOR PLAN RL 4.40 AHD	
3 ELEVATION 3 1 : 100		RAISED WALL HT. RL 8.00 AHD WALL HT. RL 7.10 AHD FLOOR PLAN RL 4.40 AHD	
4 ELEVATION 4 1 : 100		RAISED WALL HT. RL 8.00 AHD WALL HT. RL 7.10 AHD FLOOR PLAN RL 4.40 AHD	
PRELIMINARY			
NOTES: THE DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL COUNCIL BUILDING PERMIT. IT IS NOT A FINAL DESIGN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT IS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.		APPROVED PLAN This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council. SR21\0026 28 September 2021	
DESIGNS 10/101 201 10/101 201 10/101 201		PROJECT: NEW RESIDENCE CLIENT: O & S BELL SITE: LOT 211 WILLOW ST. FORREST BEACH	
BUILDER: DATE: 28/07/2021 5:30 PM DRAWN: B.R. SCALE: 1:100 SHEET NO: 2		JOB NO: 21-027	