



HINCHINBROOK SHIRE COUNCIL

Our Ref: SR18\0006

02 July 2018

Jeff Petersen
944 Hawkins Creek Road
Hawkins Creek QLD 4850

Dear Sir,

DECISION NOTICE *Planning Act 2016*

In relation to your recent request for siting dispensation, Council have assessed your application and it was APPROVED SUBJECT TO CONDITIONS. The decision was made on Tuesday 26 June 2018.

APPLICATION DETAILS

Application Number:	SR18\0006
Property ID Number:	105864
Applicant Details:	Jeff A Petersen 944 Hawkins Creek Road Hawkins Creek QLD 4850
Owner Details:	Jeff A Petersen 944 Hawkins Creek Road Hawkins Creek QLD 4850
Property Description:	27 Allamanda Avenue, Allingham, Queensland, 4850 Lot 17 on A77411, Parish of Cordelia
Proposal:	Residential Siting Relaxation – Side/Rear Boundary Dispensation
Level of Assessment:	Code Assessment



DEEMED APPROVAL

The application has not deemed to be approved under s.64 of the *Planning Act 2016*.

CONDITIONS OF APPROVAL

The conditions of this approval are set out in the Schedule of Conditions. The conditions are identified to indicate whether the Assessment Manager or a referral agency (if any) imposed them.

REFERRAL AGENCIES

Not Applicable

PROPERTY NOTES

Not Applicable

FURTHER DEVELOPMENT PERMITS REQUIRED

This approval does not authorise any filling of land or building work, and a development permit for carrying out any filling of land and/or building work must be obtained.

This approval also does not authorise any works within Council's Road Reserve (e.g. new/additional access, repair/modifications to existing access or works to footpaths), or any filling of land permits.

If this is required the relevant application will need to be lodged with Council or other relevant authority.

RIGHTS OF APPEAL

You may appeal against any matter stated in the Decision Notice. Chapter 6, Part 1 and Part 2 of the *Planning Act 2016* detail appeal rights afforded to the applicant and submitter/s (if any) to the Planning and Environment Court or Building and Development Dispute Resolution Committee. Attached are the relevant provisions of the *Planning Act 2016* relating to the Rights of Appeal.

APPROVAL CURRENCY PERIOD

All building works to be completed within two (2) years, commencing the date the decision is made, unless otherwise stated in the conditions of approval.

APPROVED PLANS & SPECIFICATIONS

In accordance with the *Planning Act 2016*, a copy of the approved plans and specifications (if relevant) are attached.

FURTHER INFORMATION

The development must be carried out in accordance with the approved plans and specifications and the requirements of all relevant laws, and any deviation there from must have the prior approval of the Chief Executive Officer.



Should you have any questions or seek clarification with regard to any aspect of this notice, I encourage you to contact Council's Development, Planning and Environmental Services on telephone (07) 4776 4609.

Yours sincerely,

Gerhard Visser
Planning & Development Manager

Enclosed: Approved Plans/Documents
 Appeal Rights



NOTICE ABOUT DECISION – STATEMENT OF REASONS

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

This Notice is prepared in accordance with s.63(5) and s.83(7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- any other information, documents or other material Council was either required to, or able to, consider in its assessment.

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

REASONS FOR THE DECISION

Council approve the side/rear boundary siting relaxation from the permissible 1.5m to 600mm respectively for the construction of a proposed shed on Lot 17 on A77411, Parish of Cordelia and located at 27 Allamanda Avenue, Allingham, subject to conditions.

The reasons for approval are:

- The proposed structure (shed) is to be used ancillary to the existing residence, will not obstruct daylight and ventilation to habitable rooms on the adjoining properties and will not impede on the privacy of neighbouring residences;
- The proposed structure (shed) is not for habitable purposes and is located adjacent to an adjoining shed structure with similar setback distances;
- The proposed structure (shed) will not have an overshadowing effect on neighbouring residences; and
- The respective neighbours have consented to the proposed encroachment.



CONDITIONS OF APPROVAL

Conditions of Development		Compliance Timing																								
Administration																										
(1)	The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:- <ul style="list-style-type: none">a. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the technical reports;b. The development must unless otherwise stated, be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standardsc. The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering.	At all times																								
Currency Period																										
(2)	The currency period applicable to this approval. <ul style="list-style-type: none">• Siting Relaxation – Two (2) Years until 03 July 2020	As per condition																								
Approved Plans																										
(3)	The development 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 conditions of this approval: <table><tr><th>Plan / Document Name</th><th>Number</th><th>Date</th></tr><tr><td>Site Plan – Council Approval Jeff Petersen – 27 Allamanda Avenue, Forrest Beach</td><td>JEF002 PR01.01</td><td>14 May 2018</td></tr><tr><td>Building Approval – Site Plan JEF001_Proposed Shed</td><td>BA0.02 Rev: A</td><td>23 May 2018</td></tr><tr><td>Building Approval – Floor Plan JEF001_Proposed Shed</td><td>BA1.01</td><td>23 May 2018</td></tr><tr><td>Building Approval – Roof Plan JEF001_Proposed Shed</td><td>BA1.02 Rev: A</td><td>23 May 2018</td></tr><tr><td>Building Approval – Slab Layout JEF001_Proposed Shed</td><td>BA 1.03 Rev: A</td><td>23 May 2018</td></tr><tr><td>Building Approval – Elevations 1-2 JEF001_Proposed Shed</td><td>BA 2.01 Rev: A</td><td>23 May 2018</td></tr><tr><td>Building Approval – Elevations 3-4 JEF001_Proposed Shed</td><td>BA 2.02 Rev: A</td><td>23 May 2018</td></tr></table>	Plan / Document Name	Number	Date	Site Plan – Council Approval Jeff Petersen – 27 Allamanda Avenue, Forrest Beach	JEF002 PR01.01	14 May 2018	Building Approval – Site Plan JEF001_Proposed Shed	BA0.02 Rev: A	23 May 2018	Building Approval – Floor Plan JEF001_Proposed Shed	BA1.01	23 May 2018	Building Approval – Roof Plan JEF001_Proposed Shed	BA1.02 Rev: A	23 May 2018	Building Approval – Slab Layout JEF001_Proposed Shed	BA 1.03 Rev: A	23 May 2018	Building Approval – Elevations 1-2 JEF001_Proposed Shed	BA 2.01 Rev: A	23 May 2018	Building Approval – Elevations 3-4 JEF001_Proposed Shed	BA 2.02 Rev: A	23 May 2018	At all times
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Building Approval – Elevations 3-4 JEF001_Proposed Shed	BA 2.02 Rev: A	23 May 2018																								
(4)	Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.	At all times																								
(5)	Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council prior to the submission of a Development Application for Operational Works	As per condition																								



Lawful Point of Discharge	
(6) 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.	At all times
(7) 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 the surface water such that it does not adversely affect surrounding properties or properties downstream from the development.	At all times
Building	
(8) The class 10a (shed) structure requires a development permit for building works.	At all times
(9) The Applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier.	At all times
(10) The class 10a (shed) structure requires compliance to relevant Fire Safety regulations as reflected in s.3.7.1.6 of the Building Code of Australia (Volume Two).	At all times
(11) The class 10a (shed) structure may not be used for habitation.	At all times
(12) The area (0.6m) between the structure and the side boundary line bordering onto Lot 16 A77411, also known as 29 Allamanda Avenue, Allingham, be provided with an impervious surface and kept clean of any vegetation; and The area (0.6m) between the structure and the rear boundary line bordering onto Lot 239 CWL3400, also known as Beatts Road, Allingham, be provided with an impervious surface and kept clean of any vegetation.	At all times
Construction and Operations	
(13) 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 on to existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.	At all times



Damage to Infrastructure	
(14) 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, including but not limited to, mobilisation of 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.	At all times



For visual purposes only



Proposed Shed
8m x 8m

Site Location



Data Sources & Acknowledgements

While every care is taken to ensure the accuracy of the data used on this map, the Council nor any data providers make no representation or warranty about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way for any reason.

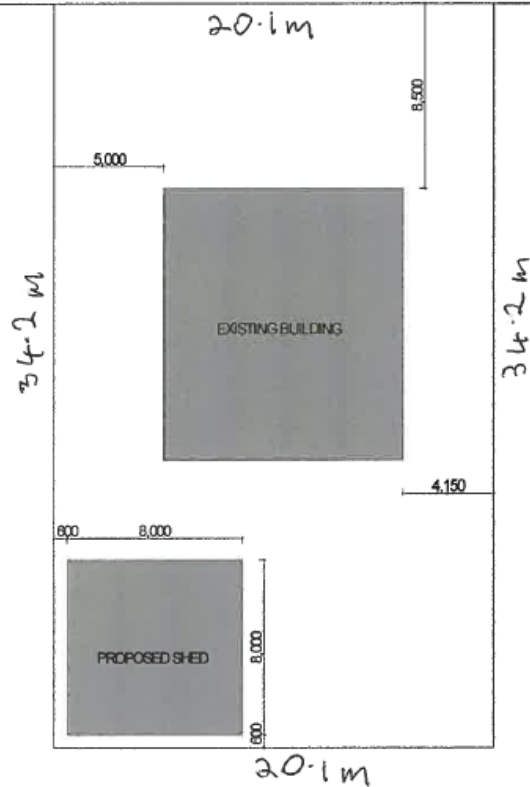
Cadastral information sourced from Department of Natural Resources and Mines is current as at 2018 and is accurate 1:50,000. Copyright Department of Natural Resources and Mines 2018

"This map is not to be resold or re-made as part of a commercial product"

0 2.25 4.5 9 13.5 18 Metres



27 ALLAMANDA AVENUE - FOREST BEACH



HINCHINBROOK SHIRE COUNCIL
Residential Siting Relaxation
APPROVED

Gerhard Visser
02 July 2018

1. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND COUNCIL BY-LAW.
2. EXISTING BUILDING DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. EXISTING FOOTINGS AND ANY BUILDING STRUCTURE MUST BE CHECKED BY STRUCTURAL ENGINEER FOR ADEQUACY.
4. EXISTING SERVICES LOCATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
5. CONCRETE CONSTRUCTION TO COMPLY WITH AS 3600.
6. ALL BRICKWORK INCLUDING BRICK VENEER SHALL BE IN ACCORDANCE WITH AS 4576 AND AS 4577.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS 1600.
8. TERRACE MANAGEMENT SYSTEM REQUIRED TO CONFORM WITH AS 4576.
9. ALL STRUCTURAL WORK SHALL COMPLY WITH ENGINEER'S DETAILS.
10. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & CONSTRUCTION.
11. ELECTRICIAN TO SUPPLY AND INSTALL APPROVED WIRE MESH SMOKE ALARMS IN ACCORDANCE WITH AS 1593.
12. DO NOT SCALE DRAWING - USE PROVIDED DIMENSIONS.
13. POSITION OF CO-ORDINATES APPROXIMATE ONLY AND TO BE USED FOR DISCREETION.
14. BALUSTRADES SHALL COMPLY WITH BCA SECTION D. ACCESS AND EGRESS / HAVE 1000mm HIGH MIN ADJACENT TO THE STAIR WELL / OPENINGS IN BALUSTRADE MUST NOT ALLOW WHERE CARE IS REQUIRED.
15. NEW ROOF-BARKING & NEW CEILING PATIS - R2.
16. WHEN IN DOUBT, ASK.

COUNCIL APPROVAL

PROJECT
XPOT - Renovation

DATE
JEFF PETERSEN

27 ALLAMANDA AVENUE FOREST BEACH



SITE PLAN

PROJECT
XPRESSDRAFT 10000 10000
SHAWANSH CREEK ROAD
IN-PAVOLD 800

DATE
14 May 18
DRAWN
1200
BY
@AS

SCALE
1:1
PROJECT
XPOT
DATE
PR 01.01
A

DRAWING LIST		
No	DRAWING TITLE	REVISION
BA 0.01	COVER SHEET	A
BA 0.02	SITE PLAN	A
BA 1.01	FLOOR PLAN	A
BA 1.02	ROOF PLAN	A
BA 1.03	SLAB LAYOUT	A
BA 2.01	ELEVATIONS 1 & 2	A

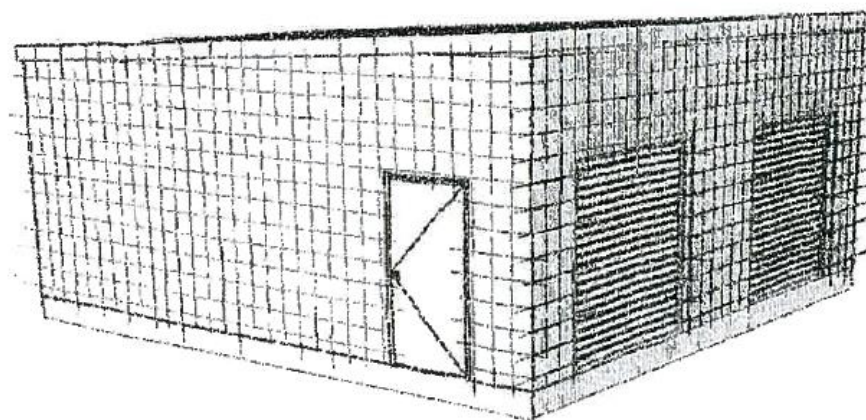
HINCHINBROOK SHIRE COUNCIL

Residential Siting Relaxation

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Gerhard Visser

02 July 2018

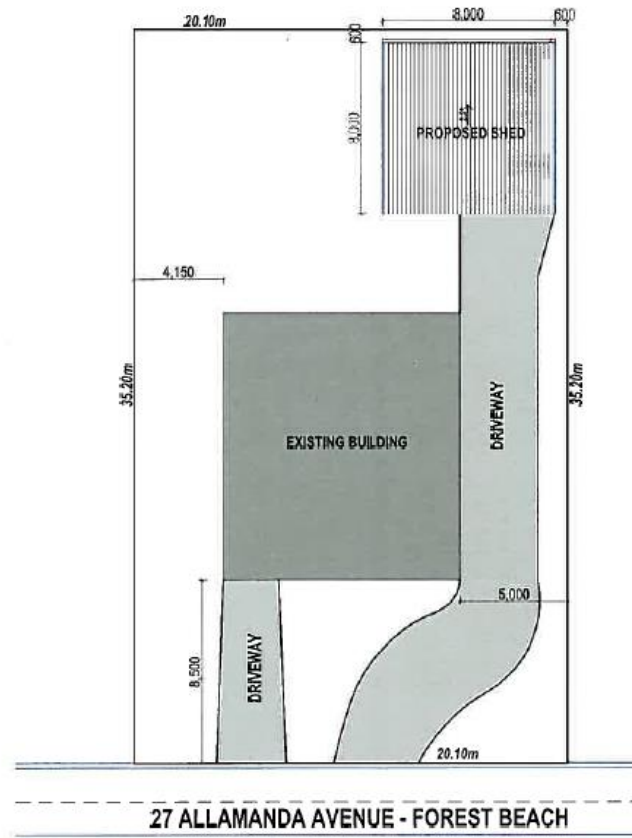


BLOCKWORK SHED

HINCHINBROOK SHIRE COUNCIL

Residential Siting Relaxation
APPROVED

Gerhard Visser
02 July 2018



1. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND COUNCIL BY-LAWS.
2. EXISTING BUILDINGS DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. EXISTING FOOTINGS AND ANY BUILDING STRUCTURE MUST BE CHECKED BY STRUCTURAL ENGINEER FOR ADOPTION.
4. EXISTING SERVICES LOCATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
5. CONCRETE CONSTRUCTION TO COMPLY WITH AS3600.
6. ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700-MASONRY CODE.
7. TENDER CONSTRUCTION TO COMPLY WITH AS1084.2.
8. TERMITE MANAGEMENT SYSTEM REQUIRED TO CONFORM WITH AS3661.1.
9. ALL STRUCTURAL WORK SHALL COMPLY WITH ENGINEER'S DETAILS.
10. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANTS DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT FROM START OF WORK & ITS DURATION.
11. ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKIE ALARMS IN ACCORDANCE WITH AS3786.
12. DO NOT SCALE DRAWING - USE FIGURED DIMENSIONS.
13. POSITION OF DOWNPIPES APPROX ONLY AND TO BE DESCRIBED IN DETAIL.
14. BALUSTRADES SHALL COMPLY WITH BCA SECTION 3 ACCESS AND EGRESS / HAVE 1000mm HIGH MIN ADJACENT TO THE STAIR WELL. OPENINGS IN BALUSTRADE MUST NOT ALLOW SPHERE CURVE 125mm WIDE.
15. NEW ROOF GARKING & NEW CEILING-BATTS - R12.
16. WHEN IN DOUBT, ASK.



DATE	2018/07/02	BY	JP
REVISION		DATE	

BUILDING APPROVAL

PROJECT NAME: JEP001_PROPOSED SHED

DESIGNER: JEFF PETERSEN

27 ALLAMANDA AVENUE
INGHAM QLD 4850

DATE: 2018/07/02

XPRESSDRAFT_ORCC 1101841
94 HAYWARDS ROAD INGHAM QLD 4850

PROJECT NO:

SITE PLAN

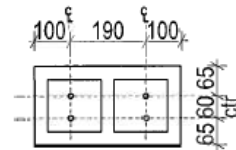
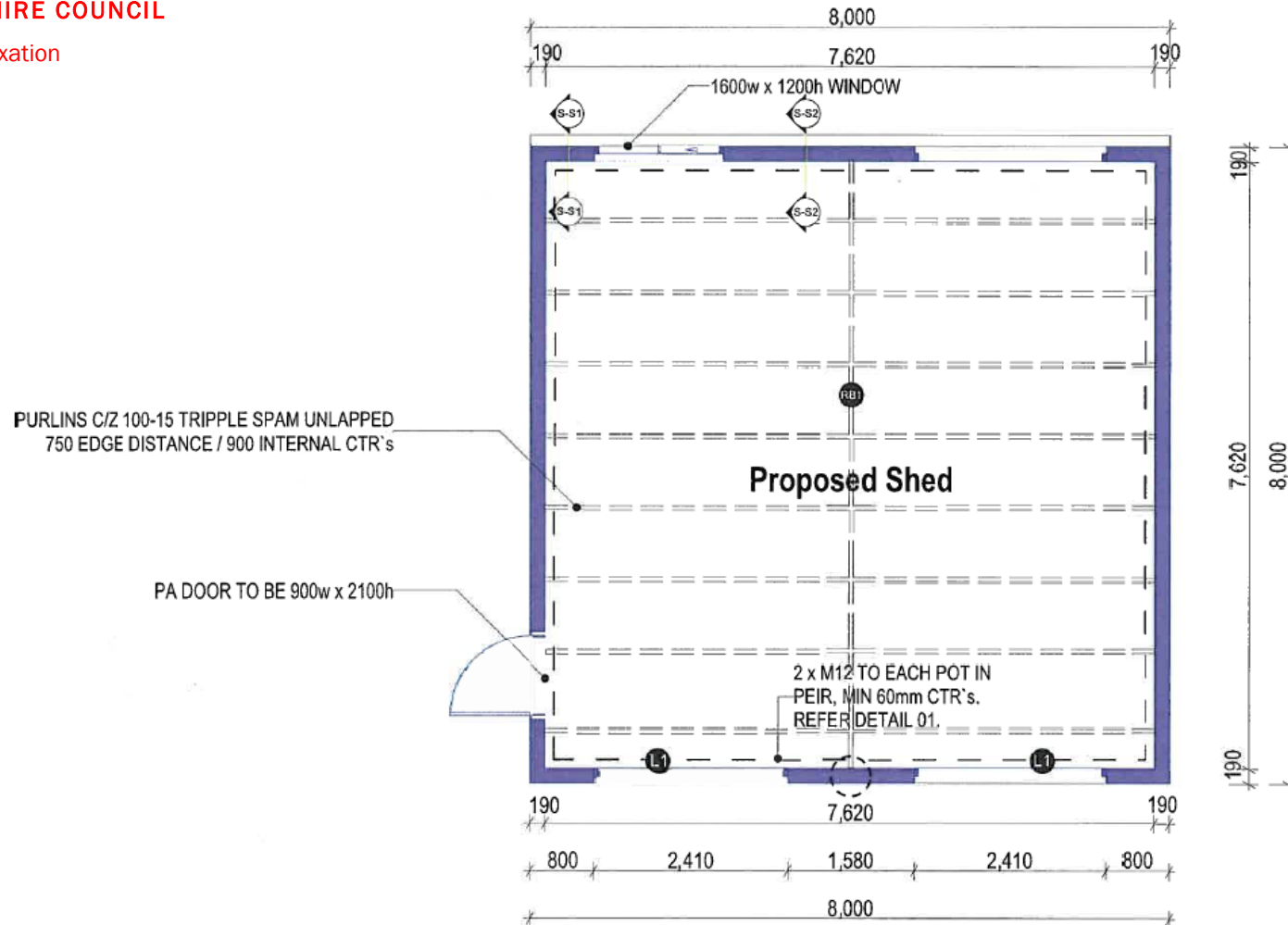
DATE	2018/07/02	BY	JP
REVISION		DATE	

JEP002 BA 0.02 A

2 of 7

Residential Siting Relaxation
APPROVED

Gerhard Visser
02 July 2018



- LEGEND:**
- RB1** 200 x 100x4mm RHS
 - RB2** 150 x 100x4mm RHS
 - L1** BLOCK LINTELS, HEIGHT VARIES. 1 IN 16 IN TOP & BOTTOM COURSE L8 TIES @ 400 CTR's.

BLOCK WALLS



1. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF THE CITY OF LOS ANGELES, CALIFORNIA, AND ALL LAWS.
2. EXISTING BUILDINGS DIMENSIONS TO BE CONFORMED TO FOR COMPLIANCE TO COMMENCEMENT OF WORK.
3. EXISTING FOOTINGS AND WALLS SHALL BE REMOVED AND SHALL NOT BE CREEPED BY STRUCTURAL ENGINEERS FOR ADJUSTMENT.
4. EXISTING FOUNDATION LOCATION TO BE CONFIRMED ON SITE FOR COMPLIANCE TO COMMENCEMENT OF ANY WORK.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS3100.
6. ALL BROCKWORK (INCLUDING BRICK) VENEER SHALL BE IN ACCORDANCE WITH ASTRO-MASTORY CODE.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH AS1181 (AS1182).
8. FINISH MANAGEMENT SYSTEM TO BE IN ACCORDANCE WITH AS1181.
9. ALL STRUCTURAL WORK SHALL COMPLY WITH THE BUILDING CODE OF THE CITY OF LOS ANGELES, CALIFORNIA, AND ALL LAWS.
10. THE DRAWING IS TO BE READ AND UNDERSTOOD IN CONNECTION WITH THE MECHANICAL, ELECTRICAL AND/OR ANY OTHER CONSULTING DOCUMENTATION AS APPLICABLE TO THE PROJECT PRIOR TO START OF WORK AT ITS DURATION.
11. ALL ELECTRICAL TO SUPPLY AND INSTALL APPROVED HARD WIRE SMOKES ALARMS IN ACCORDANCE WITH ASTING.
12. NOT FOR SCALE DRAWING: SEE ARCHITECTURAL DRAWING FOR POSITION OF DOWNERS APPROVE NOT TO BUILDERS DISCRETION.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS3100 AND WITH SECTION D. ACCESS AND EGRESS: HAVE 1000mm HIGH NEW OPENINGS IN BALUSTRADE MUST NOT ALLOW SPACING OVER 100mm HIGH.
14. NEW DOOR TO BE 1000mm HIGH AND 1000mm WIDE.
15. CEILING/STAIRS IN BOUT.
16. WHEN IN DOOR.

Q	Q.1000 applied, 1000	Q	1.15, 20
Q	continued for 1000	Q	10-15

BUILDING APPROVAL

JEF001_PROPOSED SHED

JEFF PETERSEN

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

27 ALLAMANDA AVENUE
MICHIGAN 48060

INFORM 4559

XPRESSDRAFT_OBCC 1101941
944 HAWKINS ROAD INDIANOLA, IA 50450

0014-1801/95/0000-0000\$05.00/0

FLOOR PLAN

100

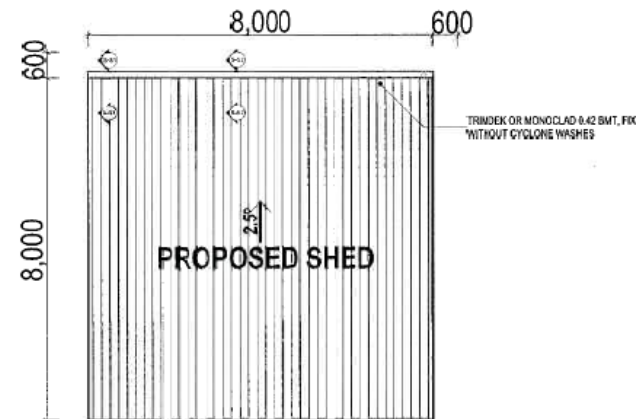
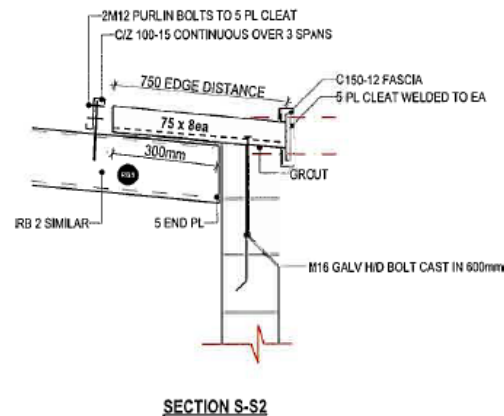
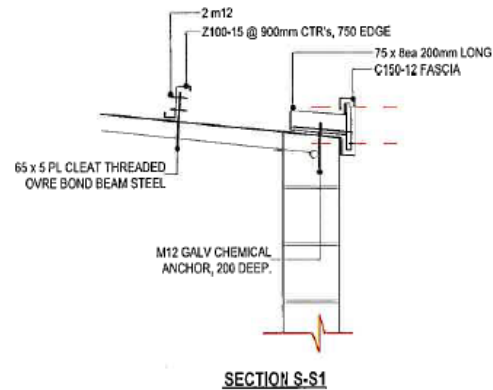
27-May-18

JEF002 BA 1.01

HINCHINBROOK SHIRE COUNCIL

Residential Siting Relaxation
APPROVED

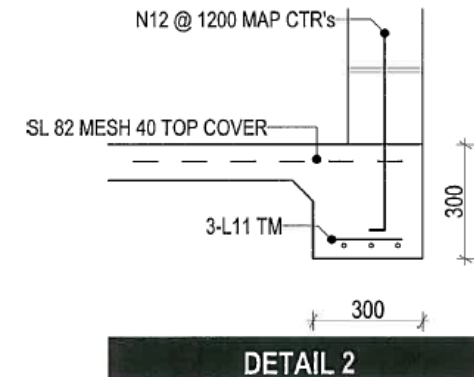
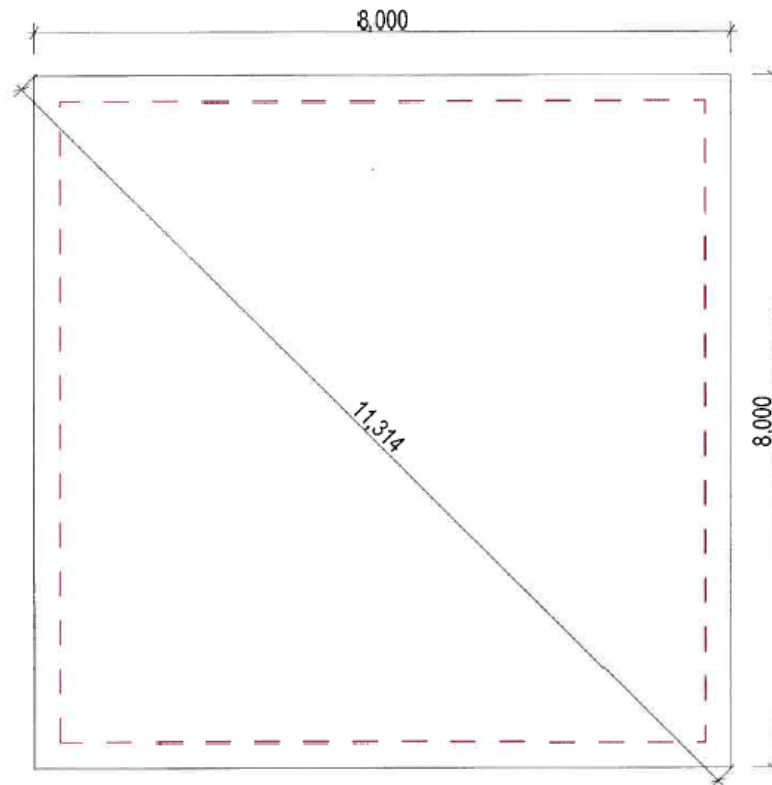
Gerhard Visser
02 July 2018



1. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND COUNCIL BY-LAWS.
2. EXISTING BUILDING DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. EXISTING FOOTINGS AND ANY BUILDING STRUCTURE MUST BE CHECKED BY STRUCTURAL ENGINEER FOR ADEQUACY.
4. EXISTING SERVICES LOCATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
5. CONCRETE CONSTRUCTION TO COMPLY WITH AS3600.
6. ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700-MASONRY CODE.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS1684.2.
8. TERMITE MANAGEMENT SYSTEM REQUIRED TO CONFORM WITH AS3660.1.
9. ALL STRUCTURAL WORK SHALL COMPLY WITH ENGINEERS DETAILS.
10. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND ON ANY OTHER CONSULTANTS DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & ITS DURATION.
11. ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3800.
12. DO NOT SCALE DRAWING USE FIGURED DIMENSIONS.
13. POSITION OF DOWNPIPES APPROX ONLY AND TO BUILDERS DISCRETION.
14. BALUSTRADES SHALL COMPLY WITH BCA SECTION D ACCESS AND EGRESS I HAVE 1000mm HIGH MIN ADJACENT TO THE STAIR WELL / OPENINGS IN BALUSTRADE MUST NOT ALLOW SPACER OVER 125mm WIDE.
15. NEW ROOF-SARKING & NEW CEILING-BATTIS - R2.
16. WHEN IN DOUBT, ASK.



1	Project Name	2	Project No.
3	Client Name	4	Client No.
BUILDING APPROVAL			
JEP001 PROPOSED SHED			
JEFF PETERSEN			
27 ALLAWANDA AVENUE			
INGHAM 4850			
Xpressdraft Group			
Xpressdraft Group 1111/141			
341 HAWTHORN ROAD 1700-1701 QLD 4150			
ROOF PLAN			
23 May 18	1:100	A3	
JEP002	BA 1.02	A	



1. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND COUNCIL BY-LAWS.
2. EXISTING BUILDINGS DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. EXISTING FOOTINGS AND ANY BUILDING STRUCTURE MUST BE CHECKED BY STRUCTURAL ENGINEER FOR ADEQUACY.
4. EXISTING SERVICES LOCATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
5. CONCRETE CONSTRUCTION TO COMPLY WITH AC208.
6. ALL BRICKWORK (INCLUDING BRICK VENEERS) SHALL BE IN ACCORDANCE WITH AS3700-MASONRY CODE.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS1684.2.
8. THERMAL MANAGEMENT SYSTEM REQUIRED TO CONFORM WITH AS2541.
9. ALL STRUCTURAL WORK SHALL COMPLY WITH ENGINEERS DETAILS.
10. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANTS DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT FROM TO START OF WORK & ITS DURATION.
11. ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786.
12. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS.
13. POSITION OF DOWNPIPES APPROX ONLY AND TO BUILDERS DISCRETION.
14. BALUSTRADES SHALL COMPLY WITH BCA SECTION D: ACCESS AND EGRESS / HAVE 1000mm HIGH MGN ADJACENT TO THE STAIR WELL / OPENINGS IN BALUSTRADE MUST NOT ALLOW SPHERE OVER 125mm WIDE.
15. NEW ROOF-SARKING & NEW CEILING-SATS -- R2.
16. WHEN IN DOUBT, ASK.

NO	REVISION	DATE	BY	CHKD
1				

BUILDING APPROVAL
PROJECT NAME
JEFF001 PROPOSED SHED
CLIENT NAME
JEFF PETERSEN
OFFICE ADDRESS
**27 ALLAMANDA AVENUE
INGHAM 4850**

DRAWING NO
XPRESSDRAFT_DECC_11314
944 HAWKINS ROAD INGHAM 4850
DRAWING TITLE
SLAB LAYOUT

DATE	SCALE	DATE	SCALE
23-May-18	1:100	23-May-18	1:100
JEFF002	BA 1.03	JEFF002	BA 1.03

HINCHINBROOK SHIRE COUNCIL

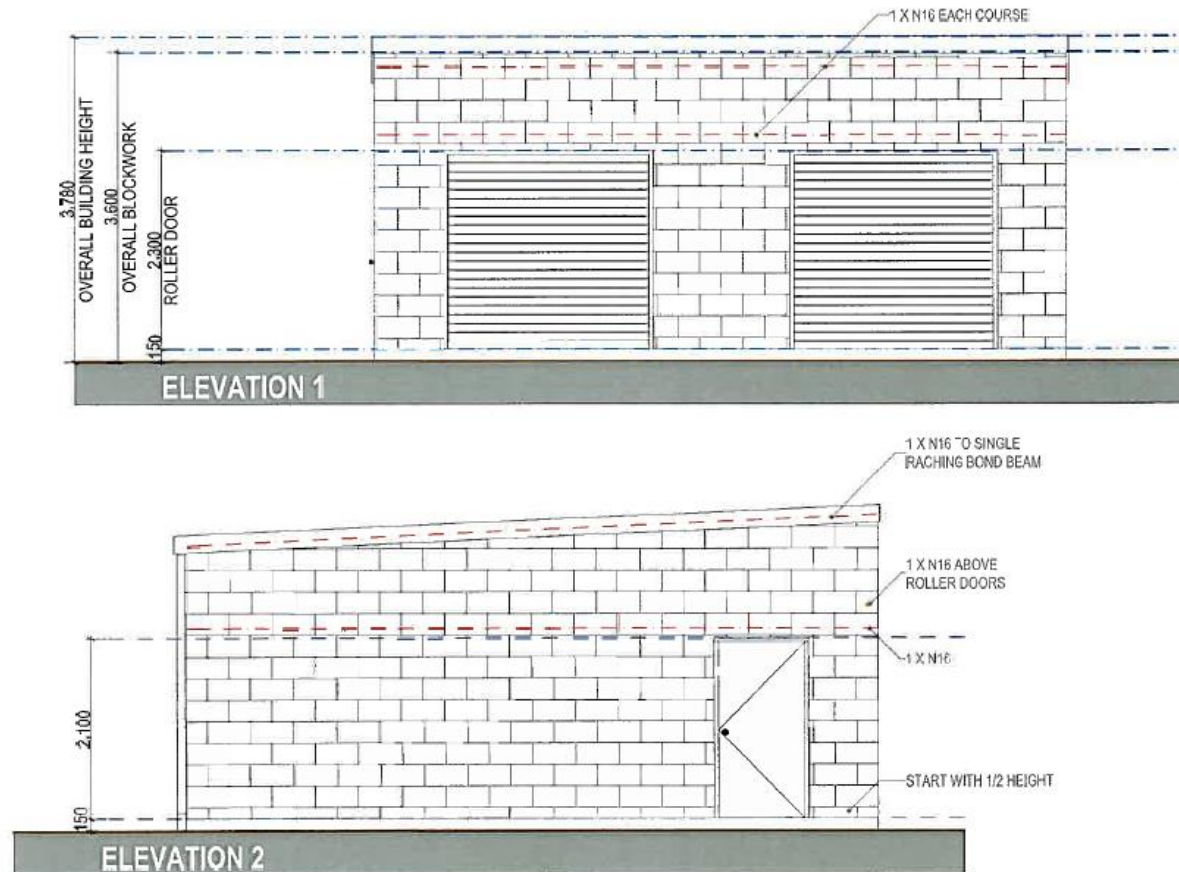
Residential Siting Relaxation
APPROVED

Gerhard Visser
02 July 2018

HINCHINBROOK SHIRE COUNCIL

Residential Siting Relaxation
APPROVED

Gerhard Visser
02 July 2018



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info@xpressdraft.com.au

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3. EXISTING FOOTINGS AND ANY BUILDING STRUCTURE MUST BE CHECKED BY STRUCTURAL ENGINEER FOR ADEQUACY.
4. EXISTING SERVICES LOCATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
5. CONCRETE CONSTRUCTION TO COMPLY WITH ASSM10.
6. ALL BRICKWORK (INCLUDING BRICK WORKERS) SHALL BE IN ACCORDANCE WITH ASS303-MASONRY CODE.
7. TIMBER CONSTRUCTION TO COMPLY WITH ASS104.2.
8. TERMITE MANAGEMENT SYSTEM REQUIRED TO CONFORM WITH ASS302.1.
9. ALL STRUCTURAL WORK SHALL COMPLY WITH ENGINEERS DETAILS.
10. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND ON ANY OTHER CONSULTANT'S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & ITS DURATION.
11. ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRE SMOKE ALARMS IN ACCORDANCE WITH ASS304.
12. DO NOT SCALE DRAWING - USE DIMENSIONED DIMENSIONS.
13. POSITION OF DOWNPIPES APPROX ONLY AND TO BUILDERS DISCRETION.
14. BALUSTRADES SHALL COMPLY WITH BCA SECTION 9 ACCESS AND EGRESS (HAVE 1000mm HIGH VEH ADJACENT TO THE STAIR WELL) OPENINGS IN BALUSTRADE MUST NOT ALLOW SPINKE OVER 125mm WIDE.
15. NEW ROOF-SARING & NEW CEILING-BATS - RO.
16. WHEN IN DOUBT, ASK.

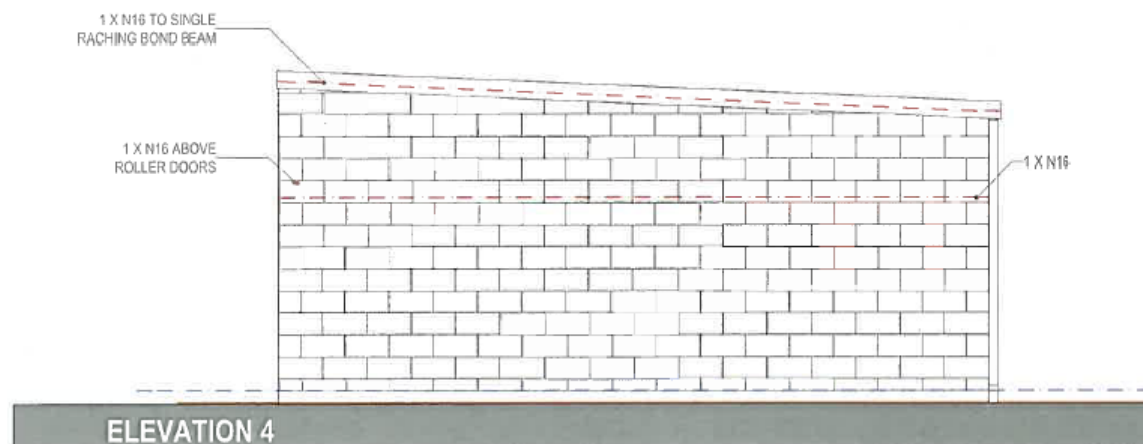
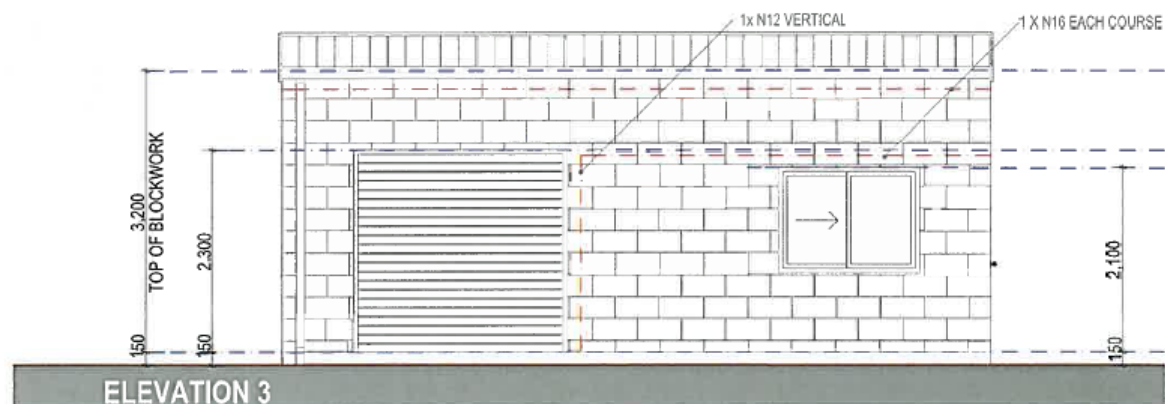
NO.	DESCRIPTION	DATE	BY
1	APPROVAL	02/07/2018	JEFF PETERSEN

BUILDING APPROVAL
PROJECT NAME
JEF001 - PROPOSED SHED
DATE OF ISSUE
JEFF PETERSEN
BY OFFICE
27 ALLAMANDA AVENUE
BIGHAM 4850

DESIGNED BY
XPRESSDRAFT_ORG 9131941
944 HUNTERS ROAD BIGHAM QLD 4850

PROJECT
ELEVATIONS 1 & 2

NO.	DATE	DESCRIPTION	BY
23-02-18	1:100	A3	
JEF002	BA.2.01	A	



1. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND COUNCIL BY-LAWS.
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4. EXISTING SERVICES LOCATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
5. CONCRETE CONSTRUCTION TO COMPLY WITH AS3600.
6. ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700 MASONRY CODE.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS1684.5.
8. TERMITE MANAGEMENT SYSTEM REQUIRED TO CONFORM WITH AS3602.1.
9. ALL STRUCTURAL WORK SHALL COMPLY WITH ENGINEERS DETAILS.
10. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND OR ANY OTHER CONSULTANTS DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & ITS DURATION.
11. ELECTRICIAN TO SUPPLY AND INSTALL WIRING / HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3194.
12. DO NOT SCALE DRAWING AS FLOURED DIMENSIONS.
13. POSITION OF DOWNPIPES APPROX ONLY AND TO BUILDERS DISCRETION.
14. BALUSTRADES SHALL COMPLY WITH BCA SECTION D. ACCESS AND EGRESS / HAVE 1000mm HIGH MIN ADJACENT TO THE STAIR WELL / OROWDS IN BALUSTRADE MUST NOT ALLOW SPINES OVER 15mm WIDE.
15. NEW ROOF-SARKING & NEW CEILING-BATTS - R2.
16. WHEN IN DOUBT, ASK.

NO	DATE	DESCRIPTION	BY	CHECKED
1	27-May-18	ISSUED FOR APPROVAL	JEP	JP

BUILDING APPROVAL

JEP001 PROPOSED SHED

JEFF PETERSEN

27 ALLAMANDA AVENUE
INGHAM 4850

27 MAY 2018

27 MAY 2018

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HINCHINBROOK SHIRE COUNCIL

Residential Siting Relaxation
APPROVED

Gerhard Visser
02 July 2018

APPEAL RIGHTS

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states –
 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.



231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
decision includes–
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision ; and
 - (e) a deemed refusal.*non-appealable*, for a decision or matter, means the decision or matter–
 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

