

Your Ref: Referral Agency Response Application (Design and Siting)
Our Ref: BE:AG SR20\0007

27 May 2020

Kevin and Jacqueline Westhoff
18 Row Street
INGHAM QLD 4850

jackkevwesty@gmail.com

Dear Kevin and Jacqueline

Referral Agency Response for Design and Siting
Planning Act 2016

Receipt of your application deemed to be properly made on Friday 24 April 2020 seeking a Referral Agency Response for Design and Siting to facilitate the construction of a class 10a open carport at 18 Row Street Ingham, is acknowledged and its contents noted.

Your application was assessed by relevant staff and considered at Council's General Meeting held on Tuesday 26 May 2020.

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

This Notice outlines aspects of the development's condition of approval, currency period, approved plans and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, negotiated decisions, suspension of the appeal period and lodging an appeal, should you wish to do so.

Please note, this approval will lapsed in 24 months' time on Thursday 26 May 2022 if it is not acted upon.

Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

Yours sincerely



Alan Rayment
Chief Executive Officer

Encl - Referral Agency Response



25 Lannercost Street
INGHAM QLD 4850



PO Box 366 INGHAM QLD 4850
ABN 46 291 971 168



4776 4600
4776 3233



council@hinchinbrook.qld.gov.au
HinchinbrookShireCouncil

27 May 2020

REFERRAL AGENCY RESPONSE

SECTION 56 OF PLANNING ACT 2016

APPLICATION DETAILS

This Referral Agency Response relates to the below development application:

Application Number	SR20\0007
Property ID Number	101713
Applicant Details	Kevin and Jacqueline Westhoff 18 Row Street INGHAM QLD 4850
Owner Details	Kevin and Jacqueline Westhoff 18 Row Street INGHAM QLD 4850
Property Description	18 Row Street Ingham Lot 12 on I22489
Proposal	Referral Agency Response (Design and Siting)
Referral Trigger	<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	26 May 2020
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;
- (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 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 Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

Yours sincerely



Electronic

George Milford
Planning Consultant

SCHEDULE OF CONDITIONS

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><tr><th>Plan / Document Name</th><th>Number</th><th>Date</th></tr><tr><td>Site Plan and prepared by NQ Garages and Sheds</td><td>N/A</td><td>Received 30/03/2020</td></tr><tr><td>Elevation Plans prepared by NQ Garages and Sheds</td><td>INGH13740 Sheet 2 of 5</td><td>24/04/2020</td></tr></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 Plan and prepared by NQ Garages and Sheds	N/A	Received 30/03/2020	Elevation Plans prepared by NQ Garages and Sheds	INGH13740 Sheet 2 of 5	24/04/2020	At all times.
Plan / Document Name	Number	Date									
Site Plan and prepared by NQ Garages and Sheds	N/A	Received 30/03/2020									
Elevation Plans prepared by NQ Garages and Sheds	INGH13740 Sheet 2 of 5	24/04/2020									
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 boundary to which the attached dwelling resides; and</p> <p>4.3 Where retaining walls, fences, buildings or other barriers which would cause a 'damaging 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
5. Building		
5.1	The Class 10a building requires a development permit for building works.	At all times and prior to the issuing of a building permit.
5.2	The applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier.	
5.3	The Class 10a building requires compliance to relevant Fire Safety regulations as reflected in s3.7.1.6 of the Building Code of Australia (Volume Two), as required.	
6. Construction and Operation		
	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.	At all times and prior to the issuing of a building permit.
	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.	
7. Damage to Infrastructure		
	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 Class 10a 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.	At all times.
8. Setback Clearance Area		
	The area between the Class 10a structure and the side property boundary shared with Lot 611 on I22450 is not to be utilised as storage space.	At all times.
9. Unenclosed Structure		
	The Class 10a structure must be constructed and maintained as an open structure (apart from support columns) and may not be enclosed unless otherwise approved by Council.	At all times.

APPROVED PLANS

NQ GARAGES & SHEDS

ABN 49 083 114 005
8 TOWNSVILLE RD, INGHAM 4850
PH/FAX: (07) 4777 2884
MOB: 0407 167 389

EXISTING
DWELLING

Chand: R.I.J. WESTHOFF
18 Kew St
Ingham

10m approx

12.3
approx

Proposed Fire Stanchions
Brick Structure
Open Carport

1m Rowing

Street

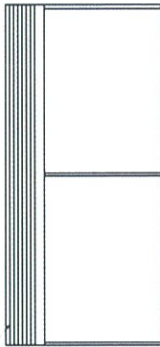

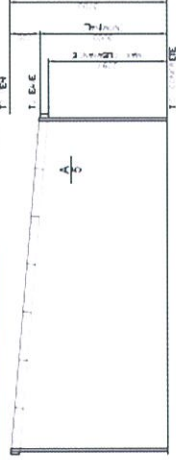
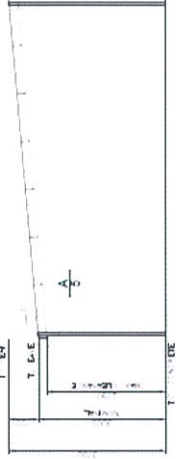
Row

18

APPROVED PLAN

This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

SR20\0007
26 May 2020

			
<p>1 SIDEWALL EXTERIOR ELEVATION</p>		<p>2 SIDEWALL EXTERIOR ELEVATION</p>	
			
<p>3 ENDWALL INTERIOR ELEVATION</p>		<p>4 ENDWALL INTERIOR ELEVATION</p>	
<p>APPROVED PLAN This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council. SR20\0007 26 May 2020</p>			
<p>NQ GARAGES AND SHEDS 07 47772884 K & J WESTHOFF 18 ROW STREET INGHAM</p>			
<p>fairdinkum SHEDS</p>			
<p>NORTHERN CONSULTING Civil & Structural Engineers 50 Parvat Street Curtonga, Qld 4812 Fax 07 4725 5550 Email: design@northernconsulting.com.au ABN 14 1205 173 361</p>			
<p>Mr Timothy Roy Messer BE MIEAust RP EQ Registered Professional Engineer 2559950 Signature: <i>[Signature]</i> Date: 26/5/2020 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register</p>			
PROPOSED	FOR	DRAWN	FDS
	AT	CHECKED	IM
		DATE	26/4/2020
		JOB NO.	INGH13740
SHEET			
2			
OF			
5			