

Your Ref: Referral Agency Response Application (Design and Siting)  
Our Ref: PC:AG SR21\0012

26 May 2021

Mr Mark Hall  
Mark Hall Building Design  
21 The Avenue  
HERMIT PARK QLD 4812

*mark@markhalldesigns.com*

Dear Mr Hall

**Referral Agency Response for Design and Siting**  
*Planning Act 2016*

Receipt of your application deemed to be properly made on Tuesday 4 May 2021 seeking a Development Permit for Referral Agency Response (Siting Variation) to facilitate the construction of a combined Open Carport and Enclosed Garage (Class 10a) Structure at 141 Patterson Parade Lucinda, is acknowledged and its contents noted.

Your application was assessed by relevant staff and considered by Council at its General Meeting held on Tuesday 25 May 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 25 May 2023, if 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





Kelvin Tytherleigh  
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](mailto:council@hinchinbrook.qld.gov.au)  
 HinchinbrookShireCouncil

26 May 2021

**SECTION 83 OF PLANNING ACT 2016**

**APPLICATION DETAILS**

This Referral Agency Response relates to the below Development Application:

Application Number	SR21\0012
Property ID Number	101824
Applicant Details	Mark Hall Mark Hall Building Design 21 The Avenue HERMIT PARK QLD 4812
Owner Details	Allan Hansen 930-934 Ingham Road BOHLE QLD 4818
Property Description	141 Patterson Parade, Lucinda QLD 4850 Lot 13 on L46921
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	25 May 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 Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

CONDITION		TIMING																		
<p><b>1. Administration</b></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 otherwise, 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.																		
<p><b>2. Approved Plans</b></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 prepared by Mark Hall Building Design</td><td>WD1</td><td>March 2021</td></tr><tr><td>Proposed Ground Floor Plan prepared by Mark Hall Building Design</td><td>WD2</td><td>March 2021</td></tr><tr><td>Proposed Upper Floor Plan prepared by Mark Hall Building Design</td><td>WD3</td><td>March 2021</td></tr><tr><td>Proposed Roof Plan prepared by Mark Hall Building Design</td><td>WD4</td><td>March 2021</td></tr><tr><td>Elevation Plans prepared by Mark Hall Building Design</td><td>WD5 WD6</td><td>March 2021</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 prepared by Mark Hall Building Design	WD1	March 2021	Proposed Ground Floor Plan prepared by Mark Hall Building Design	WD2	March 2021	Proposed Upper Floor Plan prepared by Mark Hall Building Design	WD3	March 2021	Proposed Roof Plan prepared by Mark Hall Building Design	WD4	March 2021	Elevation Plans prepared by Mark Hall Building Design	WD5 WD6	March 2021	At all times.
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<p><b>3. Currency Period</b></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.																		
<p><b>4. Lawful Point of Discharge</b></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>		At all times.																		



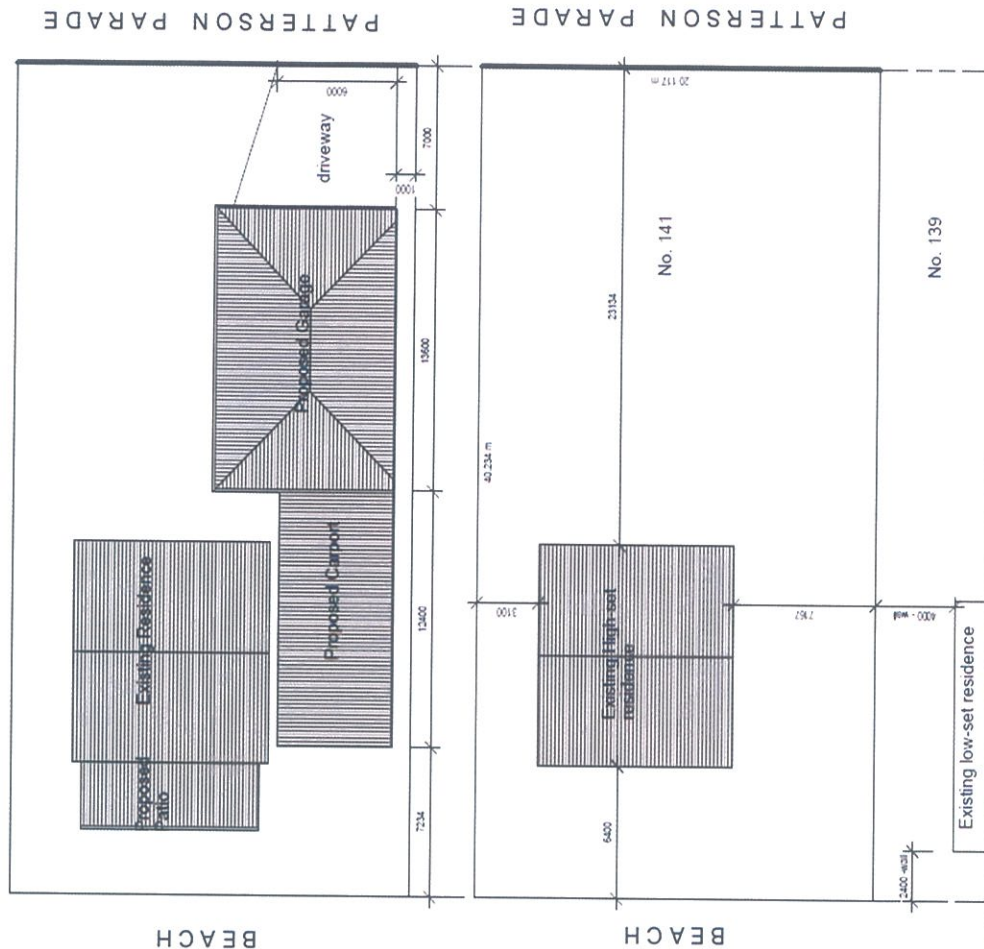
CONDITION	TIMING
4.3 Where retaining walls, fences, buildings or other barriers which would cause a 'damaging effect' and produce a concentrated flow at an outfall are constructed, a drainage system is installed to discharge surface water such that it does not adversely affect surrounding properties or properties downstream from the development.	
<b>5. Building</b> 5.1 The Class 10a structure (combined open carport and enclosed garage) identified on the Approved Plans of Development requires a Development Permit for Building Works; 5.2 The applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier; and 5.3 The dwelling requires compliance to relevant Fire Safety regulations as reflected in s3.7.1.6 of the <i>Building Code of Australia</i> (Volume Two), as required.	At all times and prior to the issuing of a building permit.
<b>6. Construction and Operation</b> Any construction work associated with this development shall be carried out in accordance with sound engineering practices. 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.  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.	At all times and prior to the issuing of a building permit.
<b>7. Setback Clearance Area</b> The area between the Class 10a structure and the side property boundary shared with Lot 12 on L46921 must kept clear and tidy and must not to be utilised for storage.	At all times.
<b>8. Damage to Infrastructure</b> 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.
<b>9. Unenclosed Structure</b> The Class 10a structure must be constructed and maintained as an open structure and must not be enclosed unless otherwise approved by Council.	At all times.
<b>10. Habitation of Structure</b> The Class 10a structure cannot be utilised for habitation (as Class 1a) unless otherwise approved by Council.	At all times.

### NOTES : WIND CLASSIFICATION C2

- ALL TIMBER FRAMES IN ACCORDANCE WITH AS 1684 1:2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION PART 1:2010 CLAUSE 10.1.1
- ALL STEELWORK TO BE PROTECTED IN ACCORDANCE WITH PART 3.4.4 FOR STEELWORK
- EXPOSED WALL & ROOF SHEETING TO BE APPROPRIATE FOR ITS LOCATION & EXPOSURE TO WEATHER
- ALL INTERNAL WET AREAS TO BE FULLY TANKED & APPROVED 'WET SEALED'
- FINISHED SURFACE GROUND AROUND PERIMETER OF BUILDING TO FALL AWAY FROM BUILDING
- TERMINATION OF THE STRUCTURE FROM SUBTERRANEAN METHODS IN ACCORDANCE WITH AS 3600 1:2008 BUILDER TO NOMINATE METHOD USED
- IT IS RECOMMENDED THAT ALL INTERNAL TIMBER LOSEP TREATED TO H2 & ALL EXTERNAL TIMBER LOSEP TREATED TO H3
- PROVIDE SINKERS CHAIRS & SPEC FOR SLAB & FOOTING DETAILS
- PROVIDE DOWNPIPES TO DISCHARGE AT BASE OF BUILDING
- IT IS THE BUILDER'S RESPONSIBILITY TO COMPLY WITH THE BCA SUBSIDIARY REQUIREMENTS
- ALL DOWNPIPES TO DISCHARGE AT BASE OVER CONC. SPILL PAD & BE DIRECTED AWAY FROM BUILDING

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

SR21\0012  
25 May 2021



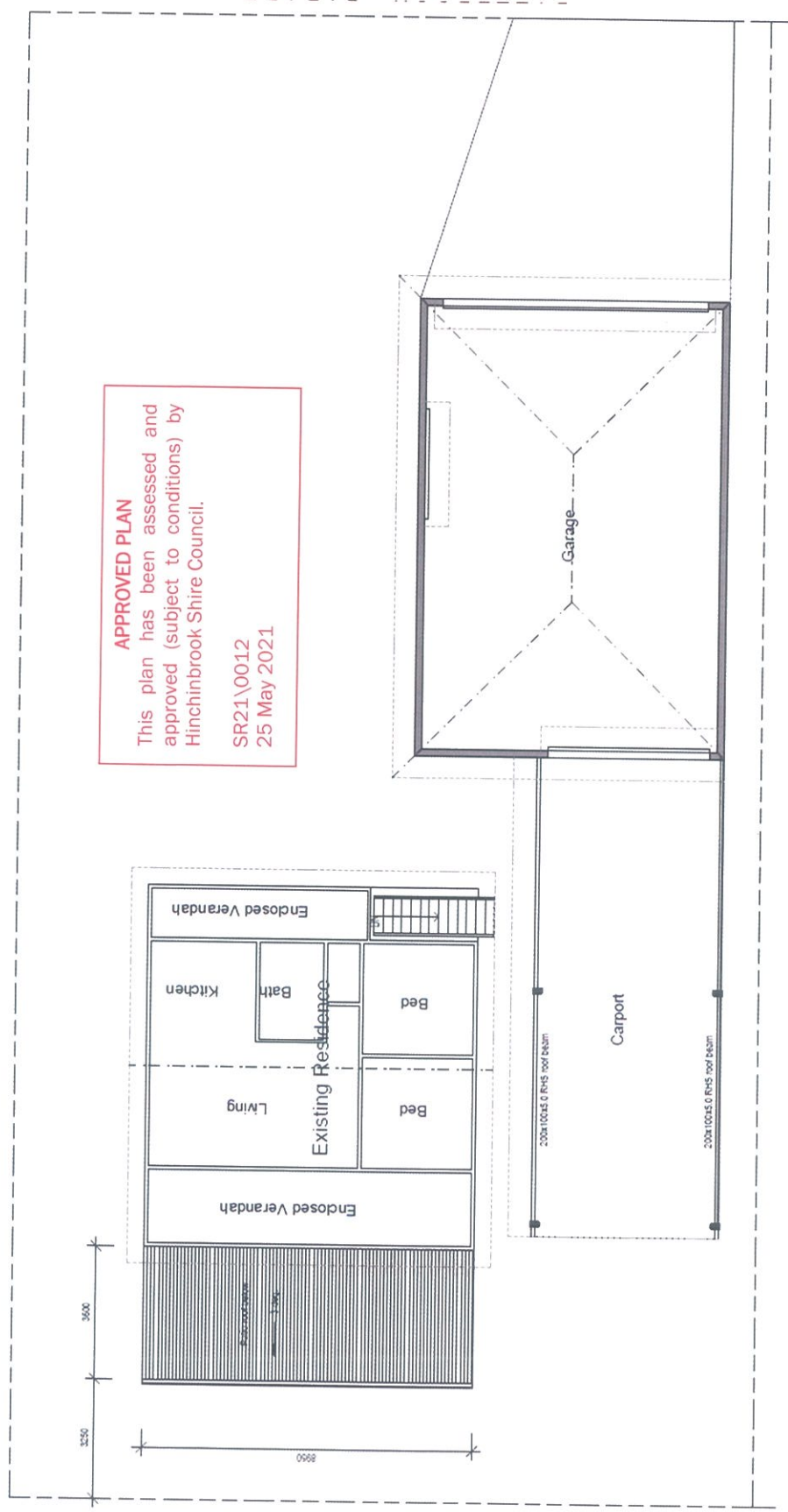
No	Description	Date
A	Owners approval	25/3/2021
B	Planning application + Engineers design	30/3/2021
C	Planning application - site boundary set back	4/5/2021

**Mark Hall Building Design**  
21 THE AVENUE, HERMIT PARK,  
TOWNSVILLE QLD 4812  
Ph. 0417 008 134  
Email mark@markhalldesigns.com  
Licensed under QBCC Act 1991 No. 480144 Building Design  
Medium Rise Expiry Date 7/4/2021

Site Plans	
Project number	SE02332021
Date	March 2021
Drawn by	M Hall
Checked by	Checker
Scale	As indicated







**APPROVED PLAN**  
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1 Proposed Upper Floor Plan  
SCALE 1:100 @ A3

No	Description	Date
A	Owners approval	25/3/2021
B	Planning application + Engineers design	30/3/2021
C	Planning application site boundary set back	4/5/2021

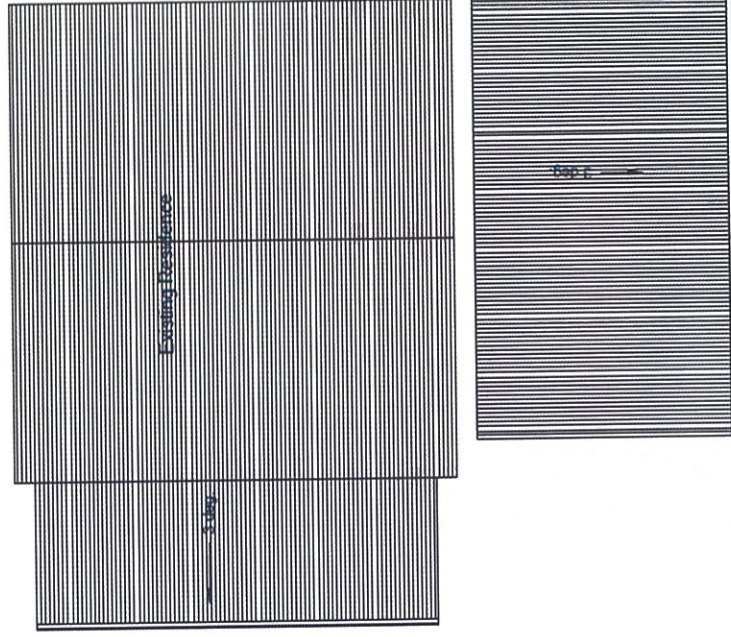
<b>Mark Hall Building Design</b>		<b>Owner - Allan Hansen</b>	
21 THE AVENUE, HERMIT PARK, TOWNSVILLE QLD. 4812		<b>Builder - Glenn Sexton Constructions</b>	
Ph. 0417 008 134		<b>Project - Additions to residence at 141 Patterson Parade, Lucinda</b>	
Email mark@markhalldesigns.com			
Licensed under QBCC Act 1991 No. 490144 Building Design Medium Risk. Expiry Date 7/4/2021			

<b>Proposed Upper Floor Plan</b>	
Project number	SE/23/2021
Date	March 2021
Drawn by	M. Hall
Checked by	Checker
Scale	WD 3



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### 1 Proposed Roof Drainage Plan

SCALE 1:100 @ A3

No	Description	Date
A	Owners approval	25/5/2021
B	Planning application + Engineers design	30/3/2021
C	Planning application-side boundary set back	4/5/2021

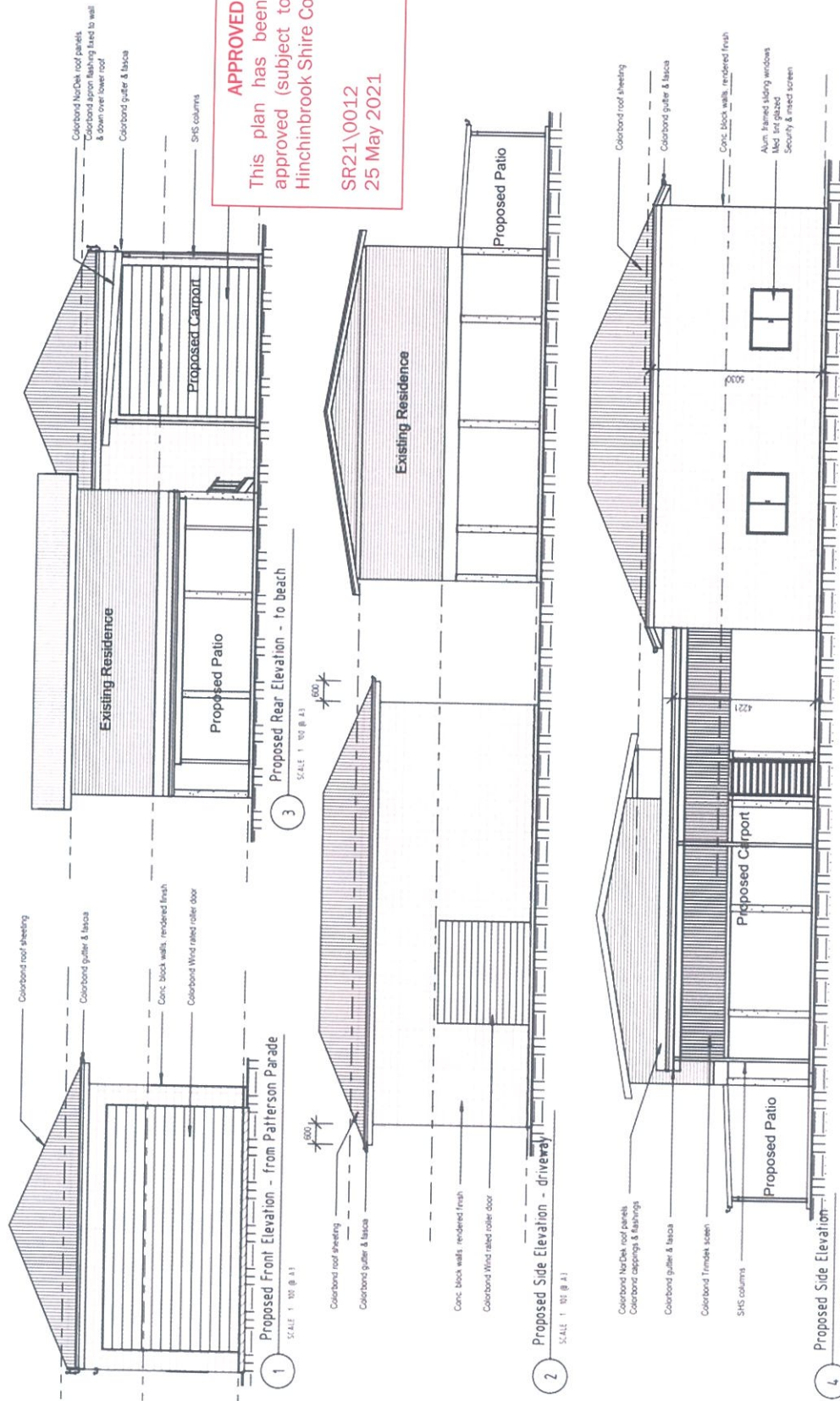
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21 THE AVENUE, HERMIT PARK,  
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Ph. 0417 008 134  
Email mark@markhalldesigns.com  
Licensed under QBCC Act 1901 No. 460144 Building Design  
Medium Rise. Expiry Date 7/4/2021

**Owner - Allan Hansen**  
**Builder - Glenn Sexton Constructions**  
**Project - Additions to residence at**  
**141 Patterson Parade, Lucinda**

### Proposed Roof Plan

Project number	SE0232021
Date	March 2021
Drawn by	M. Hall
Checked by	Checker
Scale	1:100



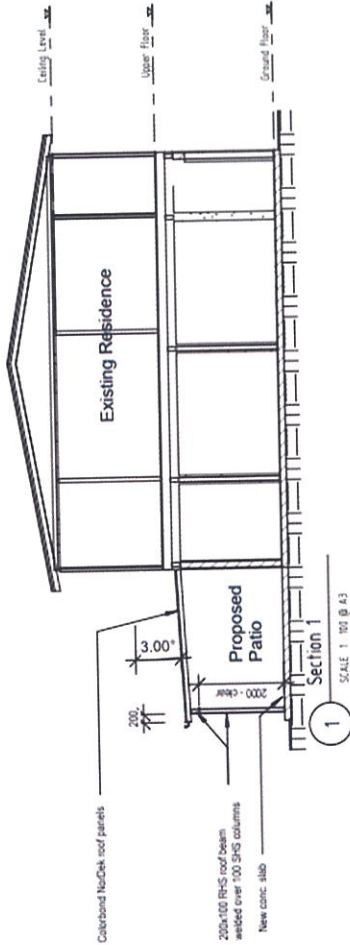


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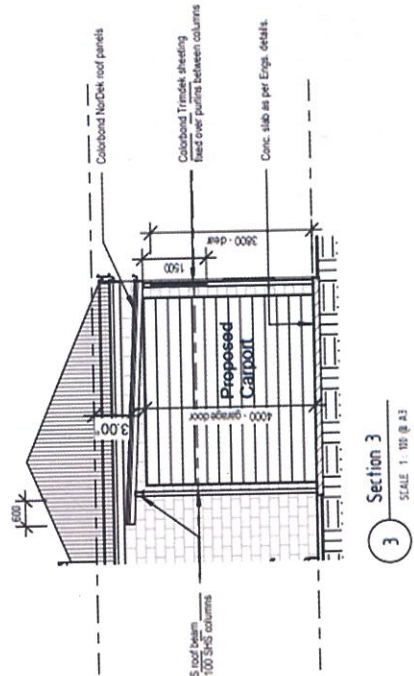
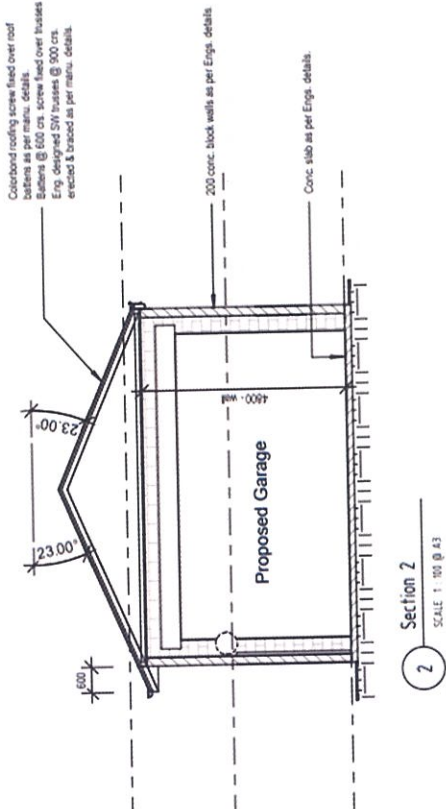
No		Description	Date
A	Owner's approval	25/3/2021	
B	Planning application - Engineers design	30/3/2021	
C	Planning application - side boundary set back	14/4/2021	
Documents: SR107-23978022			
Version: 1.1			
Revision Date: 16/04/2021			
Licenced under QBCC Act 1991 No 460144 Building Design			
Medium Rise Expiry Date 7/4/2021			
Email mark@markhaldesigns.com			
Ph. 0417 008 134			
21 THE AVENUE, HERMIT PARK, TOWNSVILLE QLD 4812			
Builder - Glenn Sexton Constructions			
Project - Additions to residence at 141 Patterson Parade, Lucinda			
Owner - Allan Hansen			
Proposed Elevations			
Project number		SEX233021	
Date		March 2021	
Drawn by		M. Hall	
Checked by			
Scale		1	100

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No.	Description	Date
A	Owners approval	25/3/2021
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Licensed under QBCC Act 1991 No. 460144 Building Design  
Medium Rise. Expiry Date 7/4/2021

**Owner - Allan Hansen**  
**Builder - Glenn Sexton Constructions**  
**Project - Additions to residence at**  
**141 Patterson Parade, Lucinda**

Detail Sections	
Project number	SEX2330021
Date	March 2021
Drawn by	M. Hall
Checked by	
Scale	1:100

WD 6