

Your Ref: Referral Agency Response Application (Design and Siting)
Our Ref: PC:AG SR21\0014

26 May 2021

Mr Richard Peeke
Richard Peeke Building and Carpentry Services
PO Box 8
TAYLORS BEACH QLD 4850

rpeeke@bigpond.com

Dear Mr Peeke

Referral Agency Response for Design and Siting
Planning Act 2016

Receipt of your application deemed to be properly made on Thursday 15 April 2021 seeking a Development Permit for Referral Agency Response (Siting Variation) to facilitate the construction of a Verandah and Dwelling Extension (Class 1a) at 22 Allamanda Avenue 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 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



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\0014
Property ID Number	103117
Applicant Details	Richard Peeke Richard Peeke Building and Carpentry Services PO Box 8 TAYLORS BEACH QLD 4850
Owner Details	Paul Adrian and Karen Joy Stephens 3490 Katamatite/Shepparton Road CONGUPNA VIC 3633
Property Description	22 Allamanda Avenue, Allingham QLD 4850 Lot 30 on A77411
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 Support Officer, Aimee Godfrey on 4776 4658 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 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.																					
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>Verandah Extension – Existing Site Plan</td><td>1 of 6</td><td>18 March 2021</td></tr><tr><td>Verandah Extension – Proposed Site Plan</td><td>2 of 6</td><td>18 March 2021</td></tr><tr><td>Verandah Extension – Existing Plan</td><td>3 of 6</td><td>18 March 2021</td></tr><tr><td>Verandah Extension – Existing Elevations</td><td>4 of 6</td><td>18 March 2021</td></tr><tr><td>Verandah Extension – Proposed Plan</td><td>5 of 6</td><td>18 March 2021</td></tr><tr><td>Verandah Extension – Proposed Elevations</td><td>6 of 6</td><td>18 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	Verandah Extension – Existing Site Plan	1 of 6	18 March 2021	Verandah Extension – Proposed Site Plan	2 of 6	18 March 2021	Verandah Extension – Existing Plan	3 of 6	18 March 2021	Verandah Extension – Existing Elevations	4 of 6	18 March 2021	Verandah Extension – Proposed Plan	5 of 6	18 March 2021	Verandah Extension – Proposed Elevations	6 of 6	18 March 2021	At all times.
Plan / Document Name	Number	Date																					
Verandah Extension – Existing Site Plan	1 of 6	18 March 2021																					
Verandah Extension – Proposed Site Plan	2 of 6	18 March 2021																					
Verandah Extension – Existing Plan	3 of 6	18 March 2021																					
Verandah Extension – Existing Elevations	4 of 6	18 March 2021																					
Verandah Extension – Proposed Plan	5 of 6	18 March 2021																					
Verandah Extension – Proposed Elevations	6 of 6	18 March 2021																					
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>	At all times.																					

CONDITION	TIMING
<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>	
<p>5. Building</p> <p>5.1 The proposed extension 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 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.</p>	<p>At all times and prior to the issuing of a building permit.</p>
<p>6. Construction and Operation</p> <p>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.</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>	<p>At all times and prior to the issuing of a building permit.</p>
<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 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.</p>	<p>At all times.</p>
<p>8. Location of Structure</p> <p>8.1 The approved structure, its footings and fascia, guttering and any projections must be entirely contained in the property boundary; and</p> <p>8.2 The setout of the Class 10a structure must be surveyed prior to the ground slab and footings being poured to ensure that the fascia and guttering will not encroach onto road reserve and Esplanade.</p>	<p>At all times and confirmed prior to ground slab and footings being poured.</p>

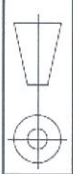
APPROVED PLAN

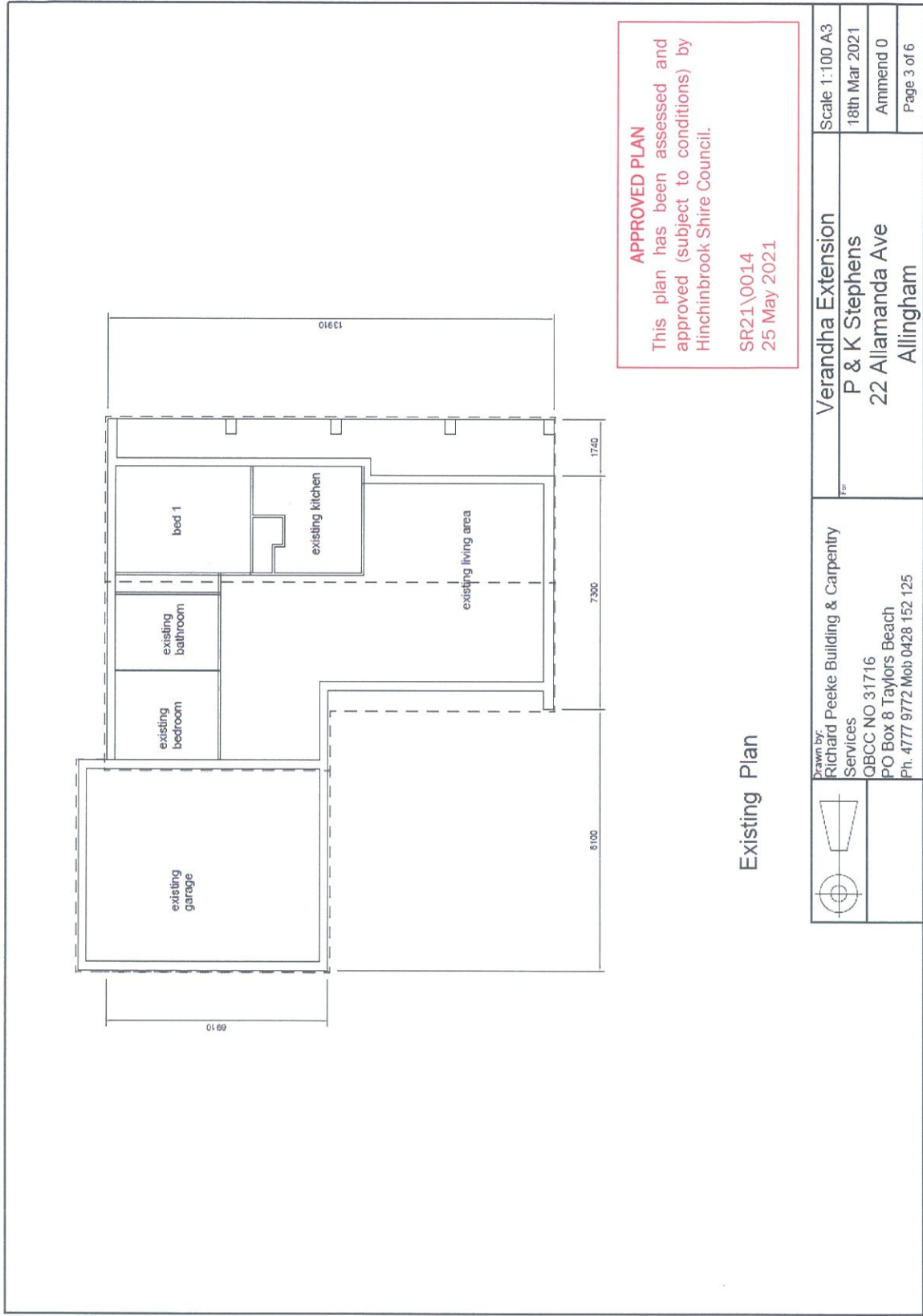
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

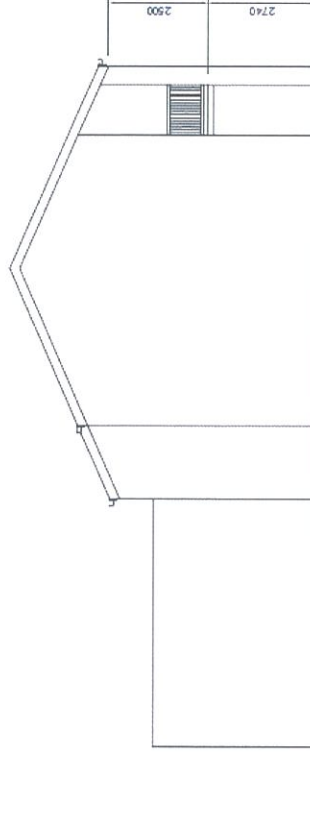
SR21\0014
25 May 2021



Existing Site Plan

	Drawn by: Richard Peeke Building & Carpentry Services QBCC NO 31716 PO Box 8 Taylors Beach Ph. 4777 9772 Mob 0428 152 125	Verandha Extension P & K Stephens 22 Allamanda Ave Allingham	Scale 1:200 A3 18th Mar 2021 Amend 0 Page 1 of 6
---	--	---	---



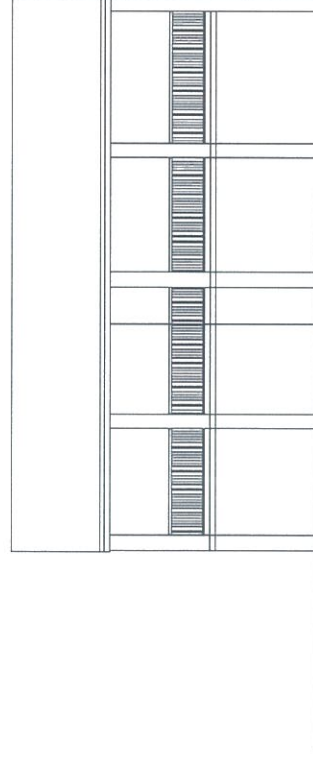


Existing South Elevation

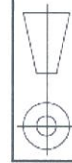
APPROVED PLAN

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

SR21\0014
25 May 2021



Existing East Elevation

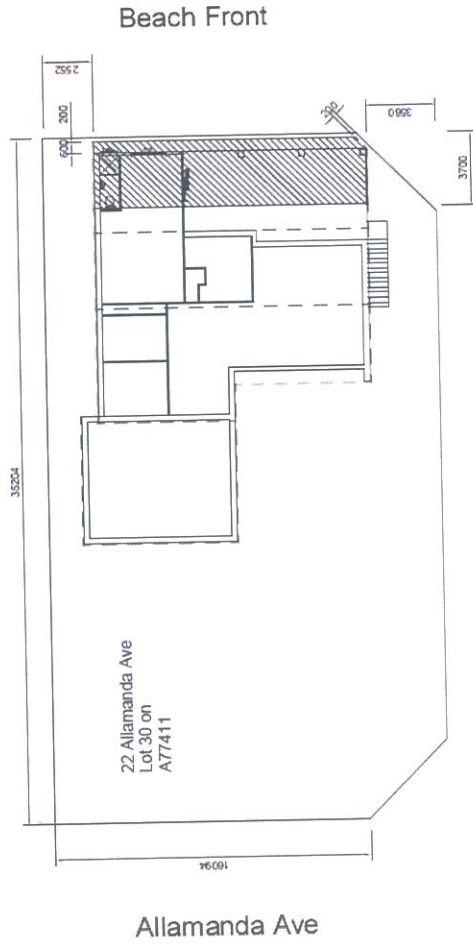


Drawn by:
Richard Peeke Building & Carpentry
Services
QBCC NO 31716
PO Box 8 Taylors Beach
Ph. 4777 9772 Mob 0428 152 125

Verandha Extension
P & K Stephens
22 Allamanda Ave
Allingham

Scale 1:100 A3
18th Mar 2021
Amend 0
Page 4 of 6




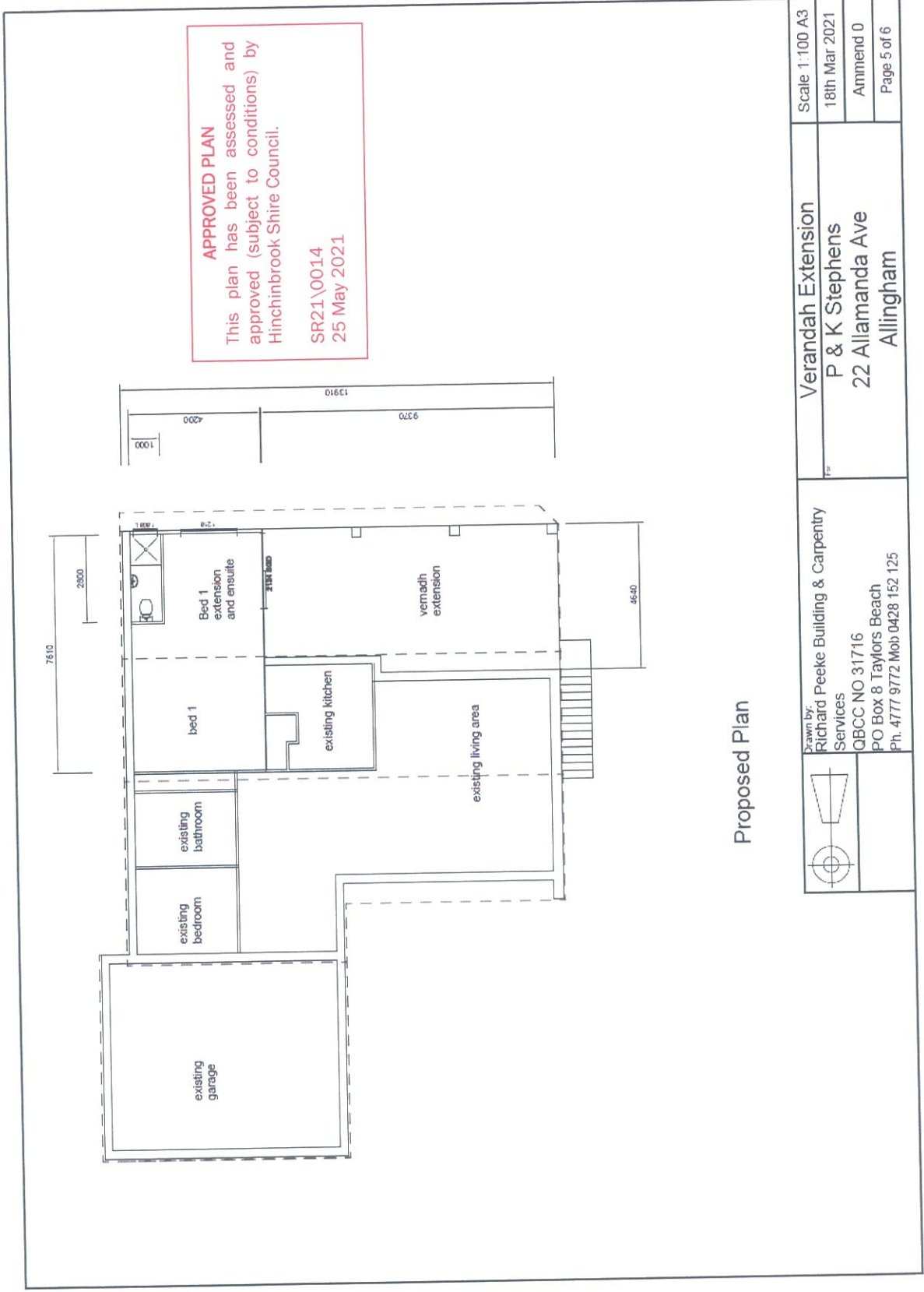


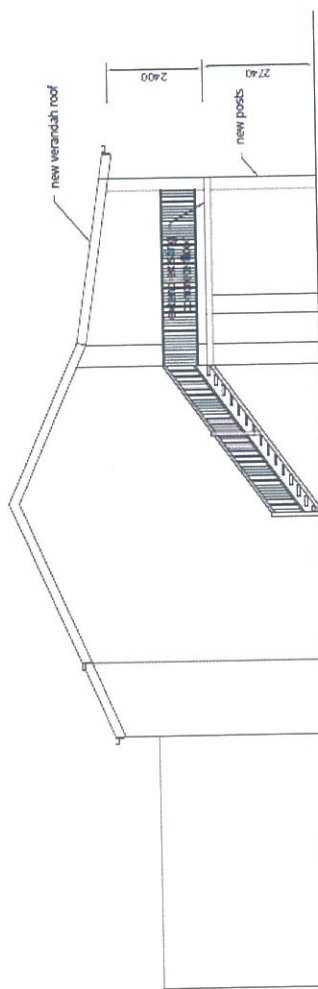
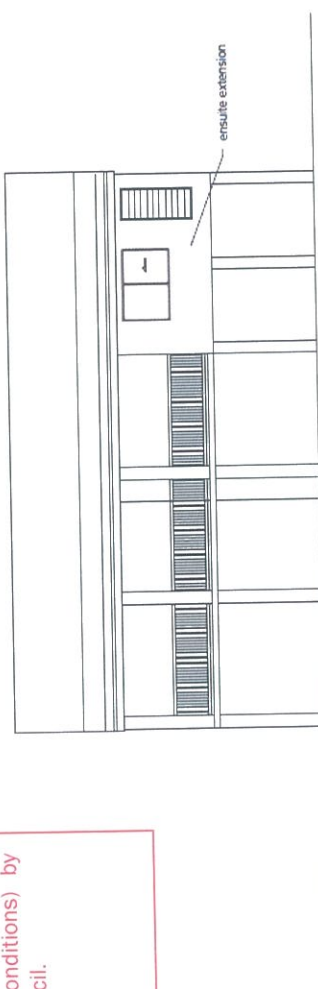
Proposed Site Plan

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

SR21\0014
25 May 2021

	Drawn by: Richard Peeke Building & Carpentry Services QBCC NO 31716 PO Box 8 Taylors Beach Ph. 4777 9772 Mob 0428 152 125	Verandah Extension P & K Stephens 22 Allamanda Ave Allingham	Scale 1:200 A3 18th Mar 2021 Amend 0 Page 2 of 6
---	---	---	---



 <p>new verandah roof 2400 new posts</p>	<p>Proposed South Elevation</p>	 <p>ensuite extension</p>	<p>Proposed East Elevation</p>
<p>APPROVED PLAN</p> <p>This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.</p> <p>SR21\0014 25 May 2021</p>		<p>Scale 1:100 A3 18th Mar 2021 Amend 0 Page 6 of 6</p>	
<p>Drawn by: Richard Peeke Building & Carpentry Services QBCC NO 31716 PO Box 8 Taylors Beach Ph. 4777 9772 Mob 0428 152 125</p>		<p>Verandah Extension P & K Stephens 22 Allamanda Ave Allingham</p>	