

Your Ref: Referral Agency Response Application (Design and Siting)
Our Ref: PC:AG SR21\0019

28 July 2021

Mr Shaun Tabone
111 John Dory Street
TAYLORS BEACH QLD 4850

shauntabone93@gmail.com

Dear Mr Tabone

Referral Agency Response for Design and Siting
Planning Act 2016

Receipt of your application deemed to be properly made on Tuesday 22 June 2021 seeking a Development Permit for Referral Agency Response (Siting Variation) to facilitate the construction of a Patio Extension (Class 10a) at 8 Grunter Street Taylors Beach, is acknowledged and its contents noted.

Your application was assessed by relevant staff and considered by Council at its General Meeting held on Tuesday 27 July 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 27 July 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

28 July 2021

SECTION 83 OF PLANNING ACT 2016

APPLICATION DETAILS

This Referral Agency Response relates to the below Development Application:

Application Number	SR21\0019
Property ID Number	103392
Applicant Details	Shaun Tabone 111 John Dory Street TAYLORS BEACH QLD 4850
Owner Details	Ronald and Elaine Brom 5 Biglow Court DOUGLAS QLD 4814
Property Description	8 Grunter Street, Taylors Beach Lot 87 on RP724090
Proposal	Referral Agency Response (Siting Variation)
Statutory Environment	<i>Planning Act 2016;</i> <i>Building Act 1975;</i> and Queensland Development Code.

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	27 July 2021
Decision Type	Referral Agency Response
Assessment Instrument	Queensland Development Code MP1.2

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*.

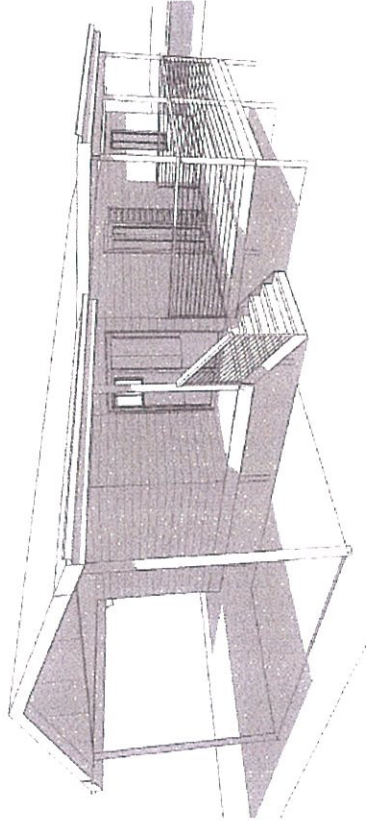
The proposed development is considered to be consistent with the relevant assessment benchmarks of the *Queensland Development Code MP1.2*, specifically:

- 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*.

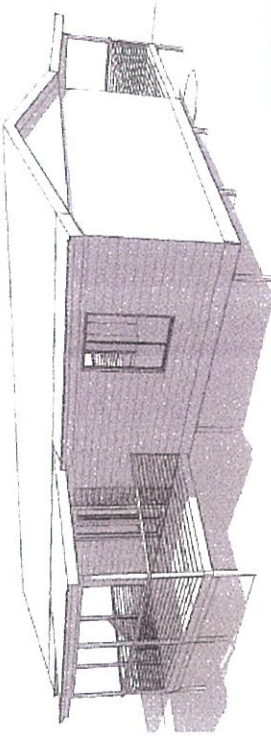
Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

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, 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>Additions to Residence – 3D Views</td><td>SK1</td><td>May 2021</td></tr><tr><td>Additions to Residence – Existing Plans, Elevations and Section</td><td>WD1</td><td>May 2021</td></tr><tr><td>Additions to Residence – Proposed Plans</td><td>WD2</td><td>May 2021</td></tr><tr><td>Amended Proposed Site Plan</td><td>N/A</td><td>Received 7 July 2021</td></tr><tr><td>Additions to Residence – Proposed Elevations and Sections</td><td>WD3</td><td>May 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	Additions to Residence – 3D Views	SK1	May 2021	Additions to Residence – Existing Plans, Elevations and Section	WD1	May 2021	Additions to Residence – Proposed Plans	WD2	May 2021	Amended Proposed Site Plan	N/A	Received 7 July 2021	Additions to Residence – Proposed Elevations and Sections	WD3	May 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.																		

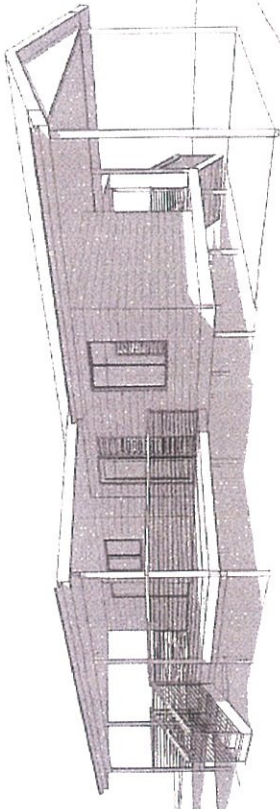
CONDITION	TIMING
<p>4. Lawful Point of Discharge</p> <p>4.1 All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief 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>	<p>At all times.</p>
<p>5. Building</p> <p>5.1 The proposed extension to the existing building 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 extension to the existing building must comply with the requirements of the relevant Fire Safety Regulations as reflected in s3.7.1.6 of the Building Code of Australia (Volume Two).</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 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>	<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. Unenclosed Structure</p> <p>The Class 10a patio extension must be constructed and maintained as an open structure.</p>	<p>At all times.</p>



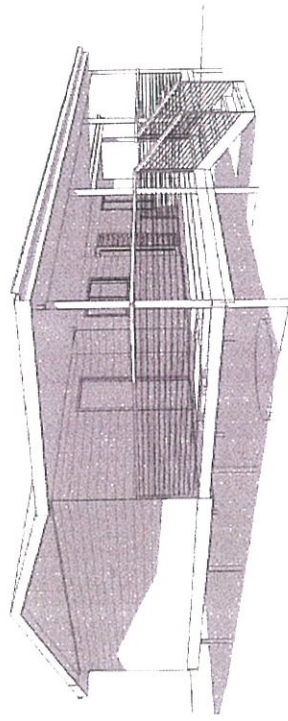
1 3D View 1
SCALE 8 A3



2 3D View 2
SCALE 8 A3



3 3D View 3
SCALE 8 A3



4 3D View 4
SCALE 8 A3

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.
SR21\0019
27 July 2021

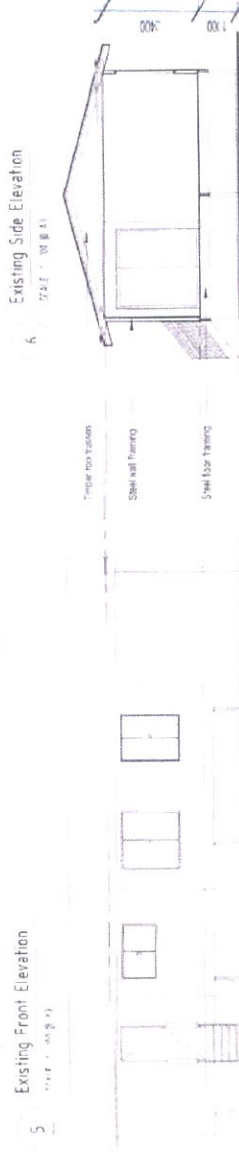
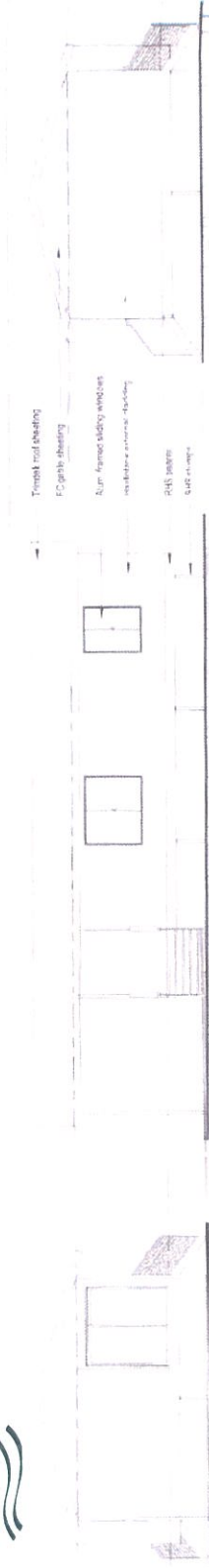
No.	Description	Date
A	Owner's review	25/05/2021
B	Planning application	
C	Engineers review	
D	Building Certification	

Mark Hall Building Design
21 THE AVENUE, HERMIT PARK,
TOWNSVILLE QLD. 4812
Ph. 0417 008 134
Email mark@markhalldesigns.com
Licensed under QldCC Act 1991 No. 420144 Building Design
Medium Rate, Expiry Date 7/12/2024

Builder - Shaun Tabone
Client -
Additions to Residence at 8 Grunter
St. Taylors Beach, QLD 4850

3D Views			
Project number	TAB2152021	SK 1	
Date	May 2021		
Drawn by	M. Hall	Checker	Scale
Checked by			

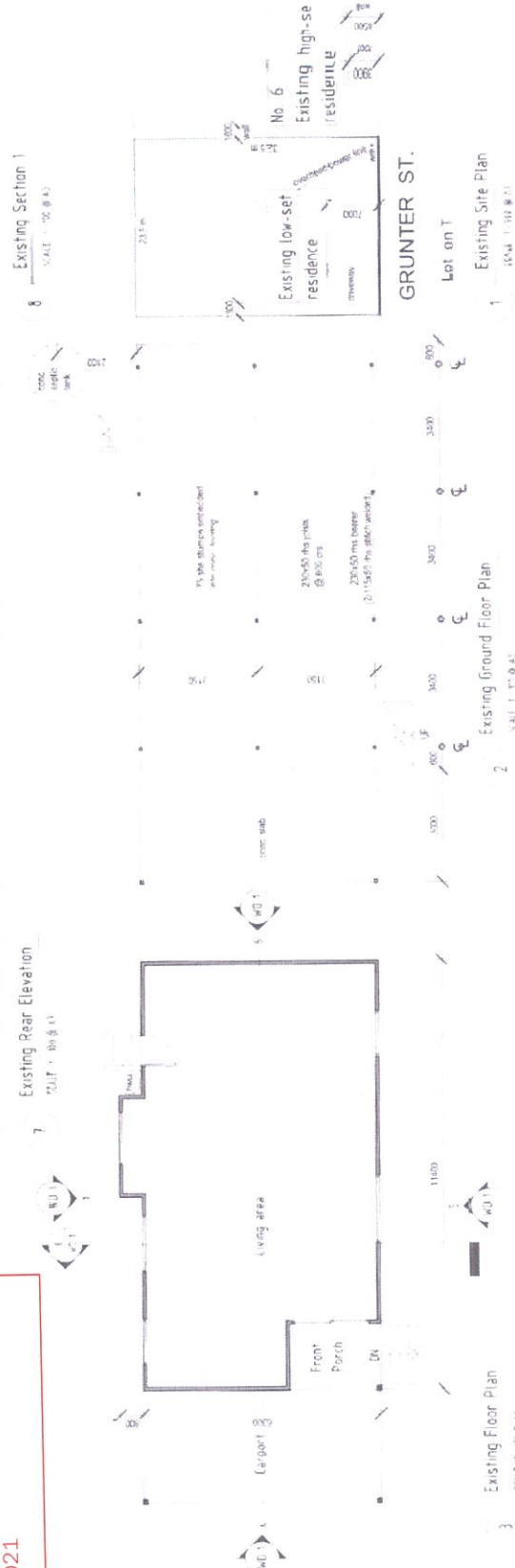
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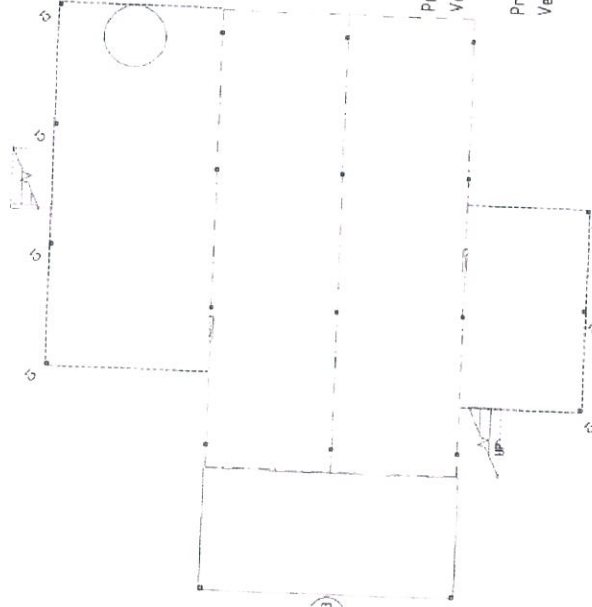
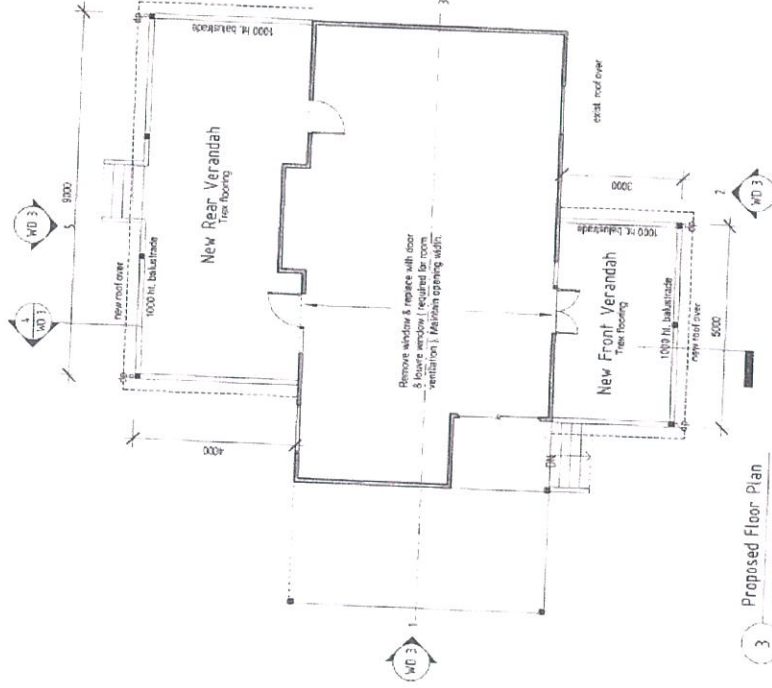
No.	Description	Date
A	Design review	25/5/2021
B	Planning application	
C	Engineers review	
D	Building Certification	

Mark Hall Building Design 21 THE AVENUE - HERMIT PARK, TOWN3VILLE QLD 4812 Ph. 0417 008 134 Email mark@markhalldesigns.com Licensed under QBCC Act 1991 No. 401144 Building Designer Medium Risk Expiry Date 1/4/2024		Builder - Shaun Tabone Client - Additions to Residence at 8 Grunter St. Taylors Beach, QLD 4850	Existing Plans, Elevations & Section Project Number Date Drawn by Checked by Scale As indicated
		WD 1	

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No.	Description	Date
A	Owners review	28/01/2021
B	Planning application	
C	Engineers review	
D	Building Certification	

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TOWNSVILLE QLD 4812
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Medium Risk. Expiry Date 7/4/2024

Builder - Shaun Tabone
Client -
Additions to Residence at 8 Grunter
St. Taylors Beach, QLD 4850

Proposed Plans

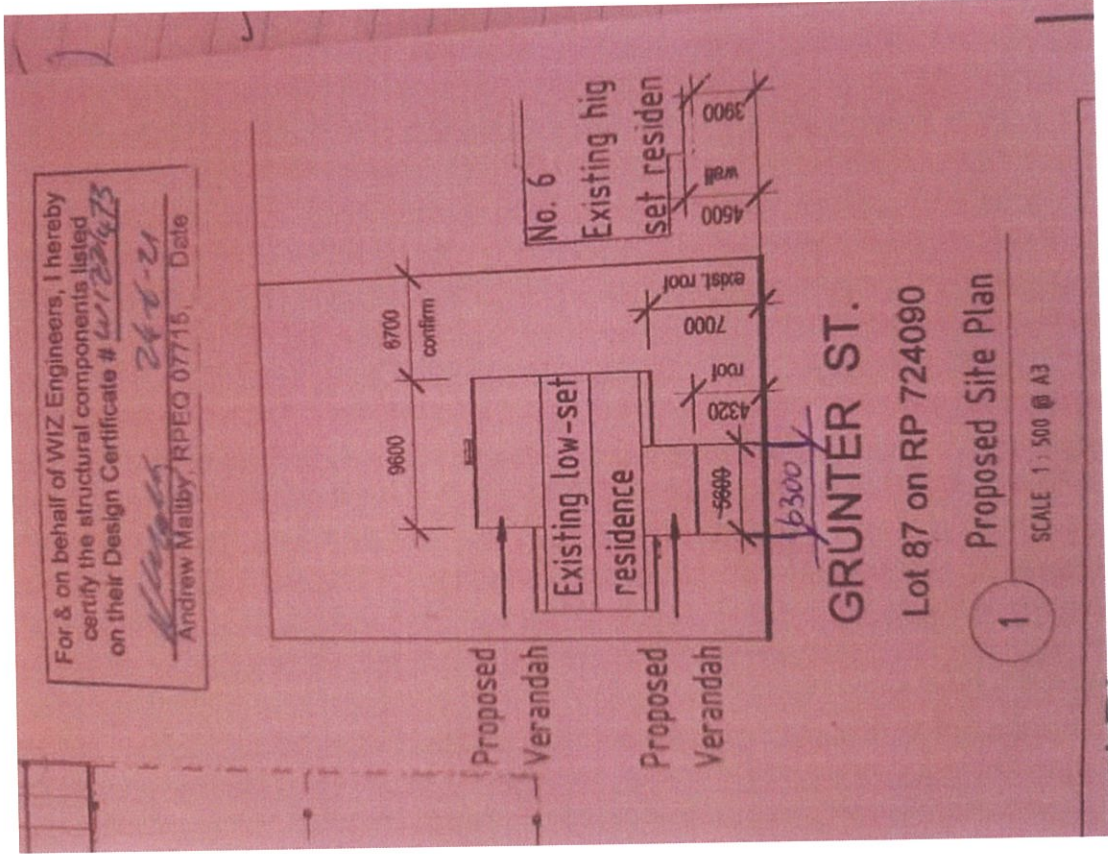
Project number	TAB2152021
Date	May 2021
Drawn by	M. Hall
Checked by	
Scale	As indicated

WD 2

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