

Your Ref: Referral Agency Response Application (Design and Siting)
Our Ref: PC:HR SR21\0024

28 July 2021

Auditore Builders Pty Ltd
PO Box 512
INGHAM QLD 4850

joe@auditorebuilders.com.au

Dear Mr Auditore

Referral Agency Response for Design and Siting
Planning Act 2016

Receipt of your application deemed to be properly made on Thursday 8 July 2021 seeking a Development Permit for Referral Agency Response (Siting Variation) to facilitate the construction of an Enclosed Garage (Class 10a) Structure at 3 Dolphin Crescent 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 Team Leader, Hayley Roy on 4776 4609 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\0024
Property ID Number	104622
Applicant Details	Auditore Builders Pty Ltd PO Box 512 INGHAM QLD 4850
Owner Details	Peter Devietti Catherine Devietti PO Box 2422 CAIRNS QLD 4870
Property Description	3 Dolphin Crescent Taylors Beach Lot 112 on T8582
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.

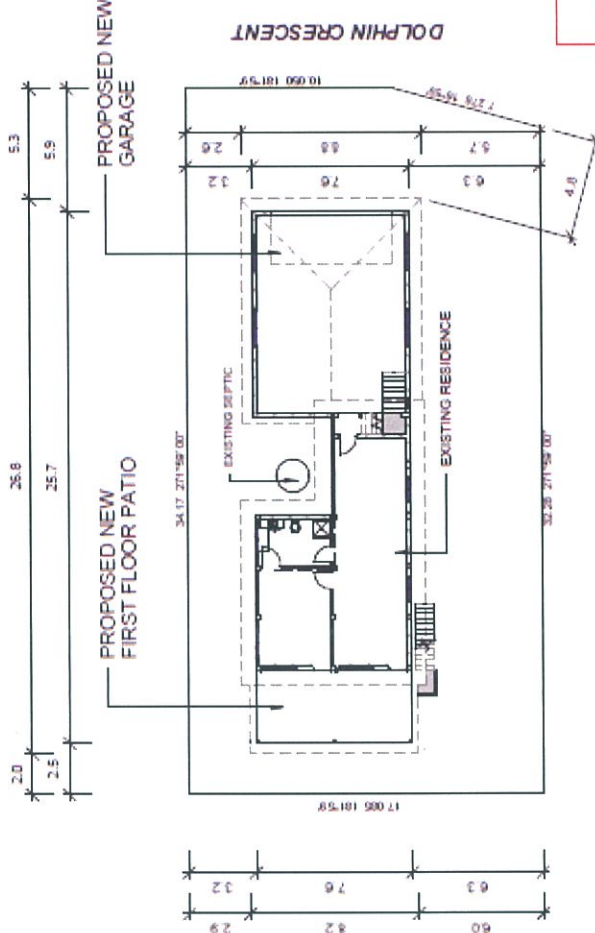
Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Team Leader, Hayley Roy on 4776 4609 for the necessary assistance.

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>Site Plan</td><td>21-20 DEV - Sheet A04</td><td>May 2021</td></tr><tr><td>Proposed Ground Floor Plan</td><td>21-20 DEV - Sheet A07</td><td>May 2021</td></tr><tr><td>Elevation (West and East)</td><td>21-20 DEV - Sheet A09</td><td>May 2021</td></tr><tr><td>Elevation (North and South)</td><td>21-20 DEV - Sheet A10</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	Site Plan	21-20 DEV - Sheet A04	May 2021	Proposed Ground Floor Plan	21-20 DEV - Sheet A07	May 2021	Elevation (West and East)	21-20 DEV - Sheet A09	May 2021	Elevation (North and South)	21-20 DEV - Sheet A10	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.															

<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 building, 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>

REAL PROPERTY DESCRIPTION

LOT No: 12
PLAN No: T 858.2
SITE AREA: 576.577 SQ. M



FLOOR AREAS	
NAME	AREA
EXISTING RESIDENCE	76.1 m ²
GARAGE	74.2 m ²
NEW PATIO	30.1 m ²
UNDERFLOOR SPACES	76.1 m ²
TOTAL	256.5 m ²

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

SR21\0024
27 July 2021

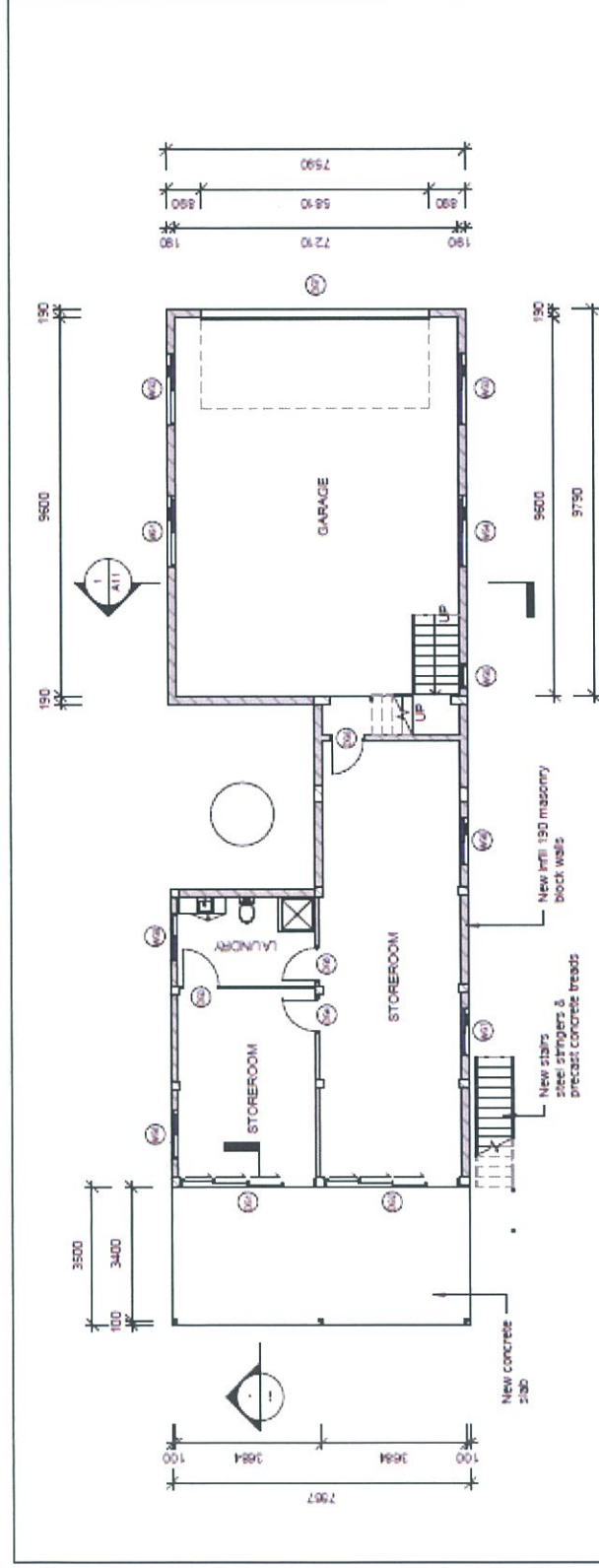
SITE PLAN

Scale: 1:200

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BRETT HODKINSON
BUILDING DESIGN
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QBCC Lic. No. 15007761 Medium Rate E: brett@bhd.com.au
M: 0402 255 659
ABN 52 608 527 451

Drawn	B.H.	PETER AND CATHY DEVIETI
Checked	B.H.	LOT 12 DOLPHIN CRESCENT TAYLORS BEACH
Scale	As shown	PROPOSED RENOVATIONS TO RESIDENCE
Date	MAY, 2021	Project No. 21-20 DEV
		Sheet No. A04



MARK	HEIGHT	WIDTH	COMMENTS
D001	2200	2400	Commercial Sliding Door (200mm)
D002	2200	2400	Commercial Sliding Door (200mm)
D003	2000	1000	Solid core external door
D004	2000	1000	Hollow core internal door
D005	2000	1000	Hollow core internal door
D006	2000	1000	Hollow core internal door
D007	2000	1000	Hollow core internal door
D008	2000	1000	Hollow core internal door
D009	2000	1000	Hollow core internal door
D010	2000	1000	Hollow core internal door
D011	2000	1000	Hollow core internal door
D012	2000	1000	Hollow core internal door

PROPOSED GROUND FLOOR PLAN

Scale: 1:100

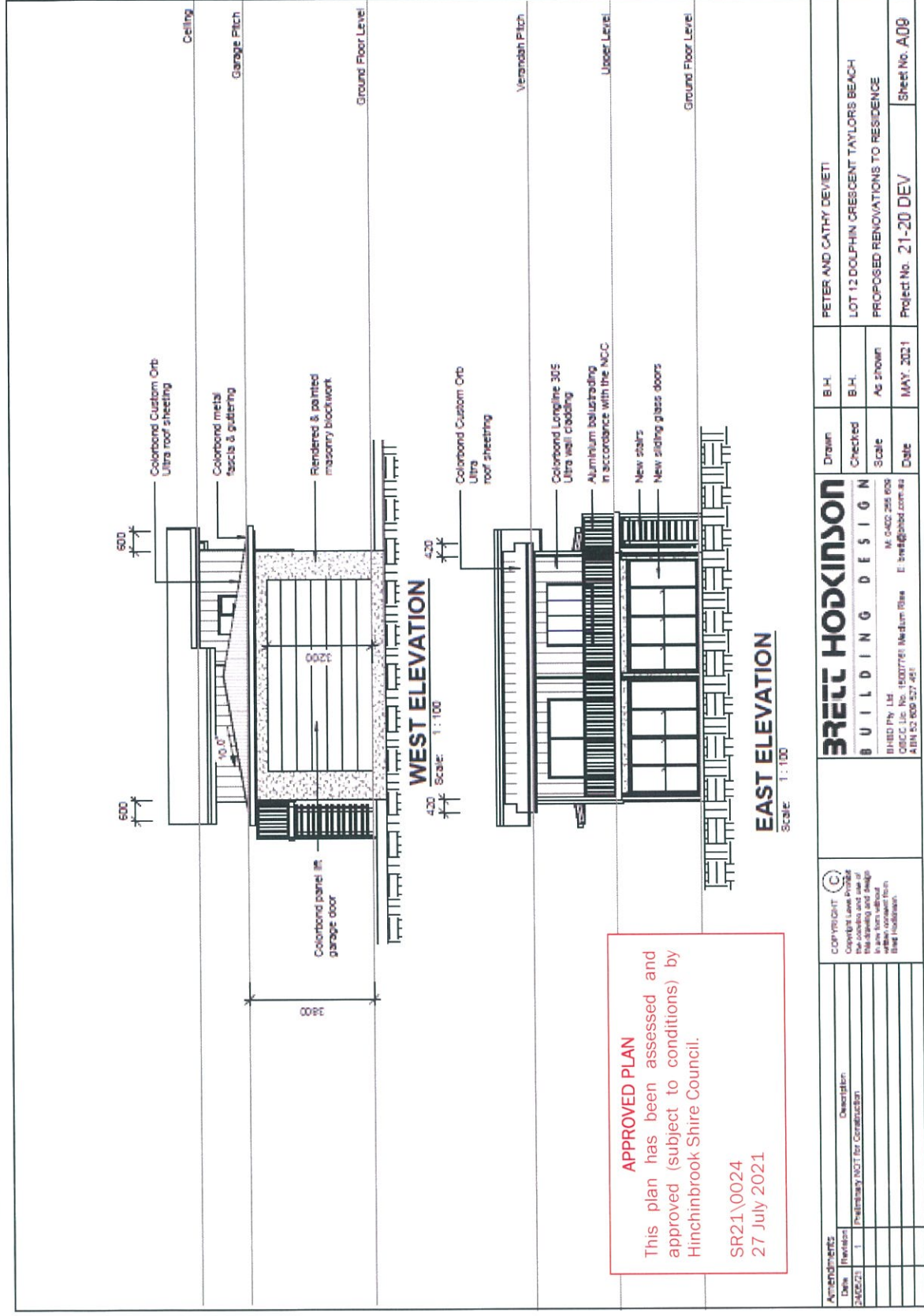
APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.
SR21\0024
27 July 2021

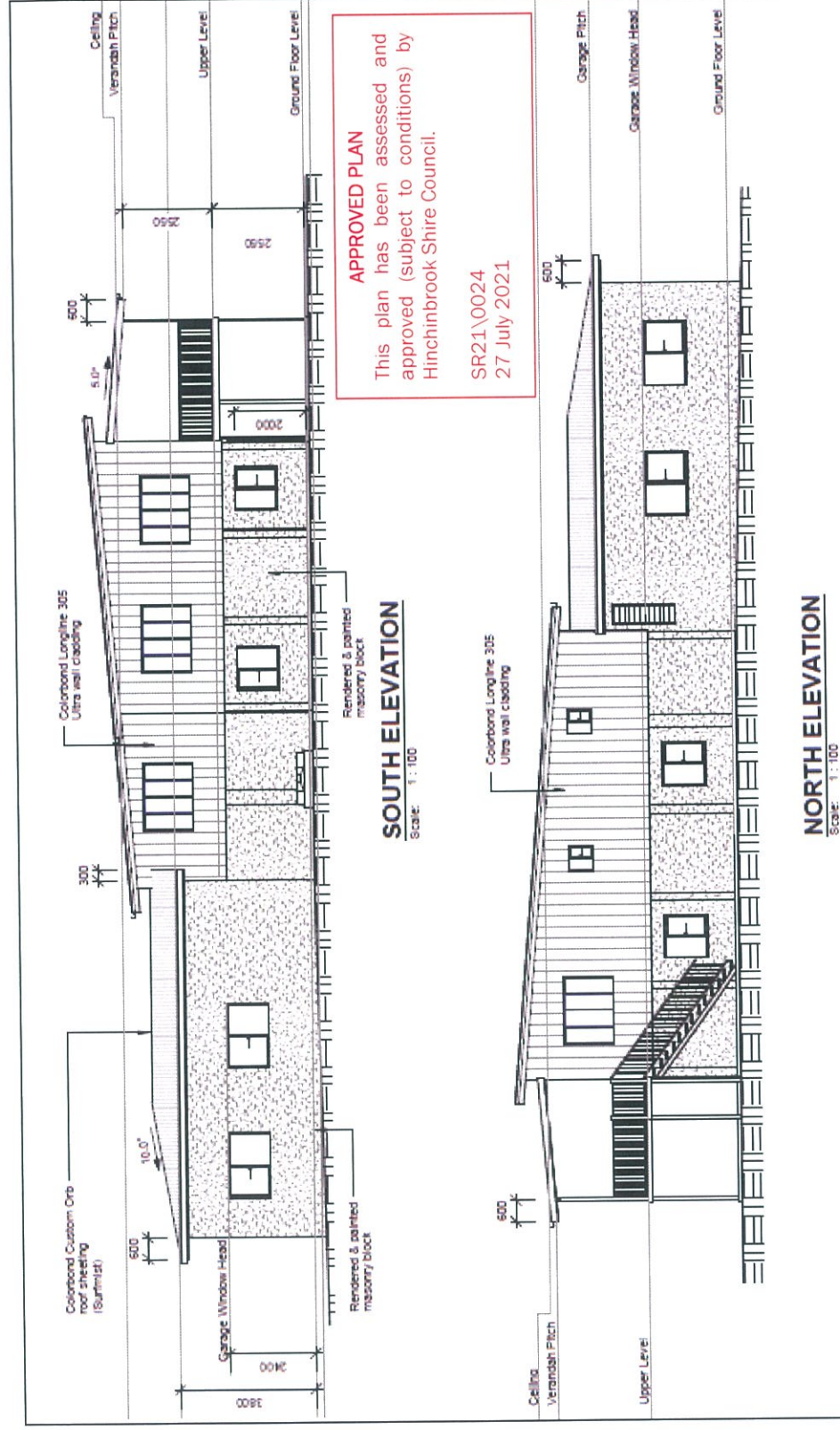
MARK	HEIGHT	WIDTH	COMMENTS	GLAZING
W001	1800	1800	Sliding - Aluminium framed	Grey glass
W002	1800	1800	Sliding - Aluminium framed	Grey glass
W003	1800	1800	Sliding - Aluminium framed	Grey glass
W004	1800	1800	Sliding - Aluminium framed	Grey glass
W005	1800	1800	Sliding - Aluminium framed	Grey glass
W006	1800	1800	Sliding - Aluminium framed	Grey glass
W007	1800	1800	Sliding - Aluminium framed	Grey glass
W008	1800	1800	Sliding - Aluminium framed	Grey glass
W009	1800	1800	Sliding - Aluminium framed	Grey glass
W010	1800	1800	Sliding - Aluminium framed	Grey glass
W011	1800	1800	Sliding - Aluminium framed	Grey glass
W012	1800	1800	Sliding - Aluminium framed	Grey glass
W013	1800	1800	Sliding - Aluminium framed	Grey glass
W014	1800	1800	Sliding - Aluminium framed	Grey glass
W015	1800	1800	Sliding - Aluminium framed	Grey glass
W016	1800	1800	Sliding - Aluminium framed	Grey glass
W017	1800	1800	Sliding - Aluminium framed	Grey glass
W018	1800	1800	Sliding - Aluminium framed	Grey glass
W019	1800	1800	Sliding - Aluminium framed	Grey glass
W020	1800	1800	Sliding - Aluminium framed	Grey glass

WINDOW SCHEDULE

Amendments	Date	Revision	Description
1	24/07/21	1	Preliminary NOT for Construction

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Appendix A		<div>COPYRIGHT © Copyright Laws Prohibit Reproduction, Distribution, Public Display, or Information Storage and Retrieval without the written consent from Brett Hodgkinson.</div> <div>BRETT HODKINSON B U I L D I N G D E S I G N 18180 PLY LN M 5400 255 600 CIBC Lic. No. 15007761 A.B.N 52 600 527 451</div> <div>18180 PLY LN M 5400 255 600 CIBC Lic. No. 15007761 A.B.N 52 600 527 451</div>	Drawn	B.H.	PETER AND CATHY DEVIETI
Date 24/05/21	Description Preliminary NOT for Construction		Checked	B.H.	LOT 12 DOLPHIN CRESCENT TAYLORS BEACH
			Scale	As shown	PROPOSED RENOVATIONS TO RESIDENCE
			Date	MAY, 2021	Project No. 21-20 DEV
					Sheet No. A.10