

**From:** Amy Andersen  
**Sent:** Wed, 7 Apr 2021 15:23:26 +1000  
**To:** [enquire@bncplanning.com.au](mailto:enquire@bncplanning.com.au)  
**Subject:** Referral Agency Response for Design and Siting for 10 Rosella Street, Allingham  
**Attachments:** Referral Agency Response for Design and Siting at 10 Rosella Street, Allingham.pdf

Good Afternoon,

Please find attached the Referral Agency Response for Design and Siting for 10 Rosella Street, Allingham.

Should you have any enquiries please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

**AMY ANDERSEN**

Administration Support Officer

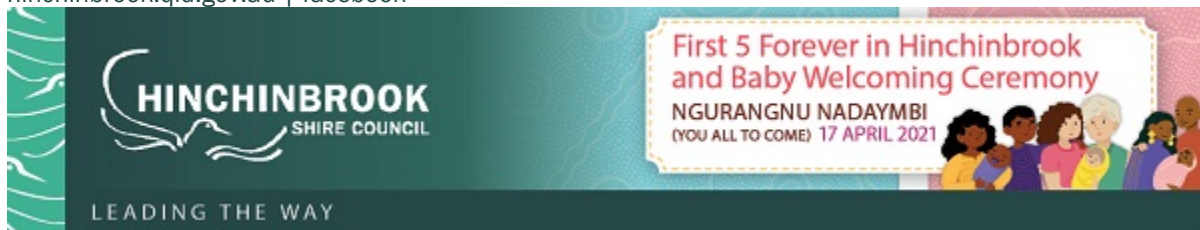
P 07 4776 4600

F 07 4776 3233

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- Hinchinbrook Shire Council

E [aandersen@hinchinbrook.qld.gov.au](mailto:aandersen@hinchinbrook.qld.gov.au)



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Please consider the environment before printing this email. HSC\_2021

Your Ref: Referral Agency Response Application (Design and Siting)  
Our Ref: PC:AG SR21\0004

1 April 2021

Benjamin Collings  
BNC Planning Pty Ltd  
PO Box 5493  
TOWNSVILLE QLD 4810

[enquire@bncplanning.com.au](mailto:enquire@bncplanning.com.au)

Dear Mr Collings

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

Receipt of your application deemed to be properly made on Tuesday 2 March 2021 seeking a Development Permit for Referral Agency Response (Siting Variation) to facilitate the construction of a Class 1a dwelling at 10 Rosella Street 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 30 March 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 30 March 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



1 April 2021

**SECTION 83 OF PLANNING ACT 2016****APPLICATION DETAILS**

This Referral Agency Response relates to the below development application:

Application Number	SR21\0004
Property ID Number	107035
Applicant Details	Benjamin Collings BNC Planning Pty Ltd PO Box 5493 TOWNSVILLE QLD 4810
Owner Details	David Ruggieri and Stephanie Ruggieri PO Box 795 INGHAM QLD 4850
Property Description	10 Rosella Street Allingham Lot 2 on SP219071
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	30 March 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;
- (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*.

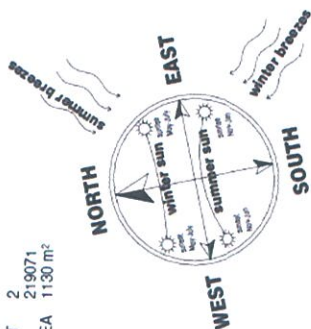
Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

CONDITION		TIMING									
<b>1. Administration</b> The applicant is responsible to carry out the approved development and comply with relevant requirements in accordance with:		At all times.									
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;											
1.2 The development must unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards; and											
1.3 The Conditions of Approval, the requirements of Council's Planning Scheme and best practice engineering.											
<b>2. Approved Plans</b> 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		At all times.									
<table border="1"> <thead> <tr> <th>Plan / Document Name</th><th>Number</th><th>Date</th></tr> </thead> <tbody> <tr> <td>Site Plan and prepared by C&amp;B Designs</td><td>20-346</td><td>19/01/2021</td></tr> <tr> <td>Elevation Plans prepared by C&amp;B Designs</td><td>20-346 &amp; 20-346</td><td>19/01/2021</td></tr> </tbody> </table>		Plan / Document Name	Number	Date	Site Plan and prepared by C&B Designs	20-346	19/01/2021	Elevation Plans prepared by C&B Designs	20-346 & 20-346	19/01/2021	
Plan / Document Name	Number	Date									
Site Plan and prepared by C&B Designs	20-346	19/01/2021									
Elevation Plans prepared by C&B Designs	20-346 & 20-346	19/01/2021									
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.											
<b>3. Currency Period</b> 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.		As per condition.									
<b>4. Lawful Point of Discharge</b> 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;		At all times.									
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											
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.											

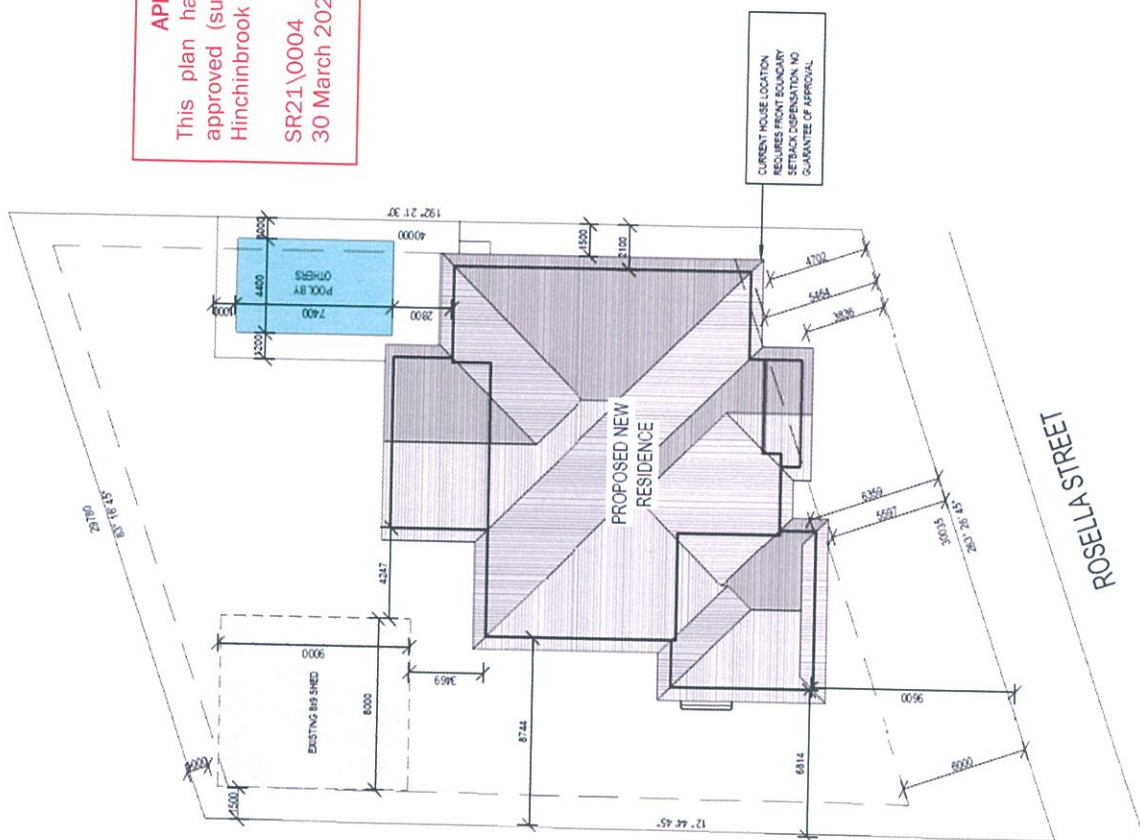


<p><b>5. Building</b></p> <p>5.1 The Class 1a structure (dwelling) requires a Development Permit for building works.</p> <p>5.2 The applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier.</p> <p>5.3 The dwelling requires compliance to relevant 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><b>6. Construction and Operation</b></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><b>7. Damage to Infrastructure</b></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 dwelling, 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>

LOT 2  
SP 219071  
AREA 1130 m<sup>2</sup>



**APPROVED PLAN**  
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.  
SR21\0004  
30 March 2021



1 SITE PLAN  
1 : 200 AT A3 SHEET SIZE

ROSELLA STREET

CURRENT HOUSE LOCATION  
REQUIRES FRONT BOUNDARY  
SETBACK DISPENSATION. NO  
GUARANTEE OF APPROVAL.

## PRELIMINARY

**NOTES:**  
THE DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPANY WITH ALL RELEVANT AUTHORITY REG. U.S.A.  
FOUR-STAR RATED. THE DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PRESENTED.  
VERIFY ALL SITE CONDITIONS & LEVELS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

PROJECT	DATE RECEIVED
P1 - PRELIMINARY ISSUE	21.11.2020
P2 - PRELIMINARY ISSUE	21.11.2020
P3 - PRELIMINARY ISSUE	16.01.2021



DESIGNS

ADN 112 837 257 LANCE ME 107 2508  
90 BACCHUS RD WYD PARK QLD 4812  
PO Box 4257, WINDYBELL QLD 4814  
Tel: (07) 4779 4300

PROJECT:  
NEW RESIDENCE

CLIENT:  
S. RUGGIERI

SITE:  
LOT 2 ROSELLA STREET  
FORREST BEACH

DATE	12/01/2021 7:36:56 AM	JOB NO.	20-346
DOWN	EW		
SCALE	1:200		
SHEET No	1	CUSTOM NO.	

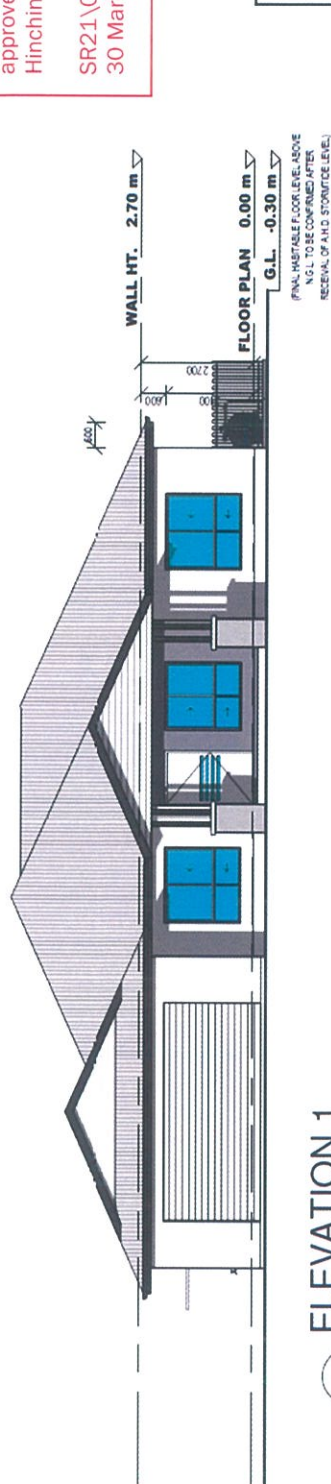


BUILDING EXPOSURE SUBURBAN	DESIGN WIND CLASSIFICATION : C2
PROVIDE BULK INSULATION TO CEILING SPACE OR APPROVED EQUIVALENT TO R2.5MIN	SPEEDBRACE ROOF CROSS BRACING REFER ROOF TRUSS MANUF 'S SPEC

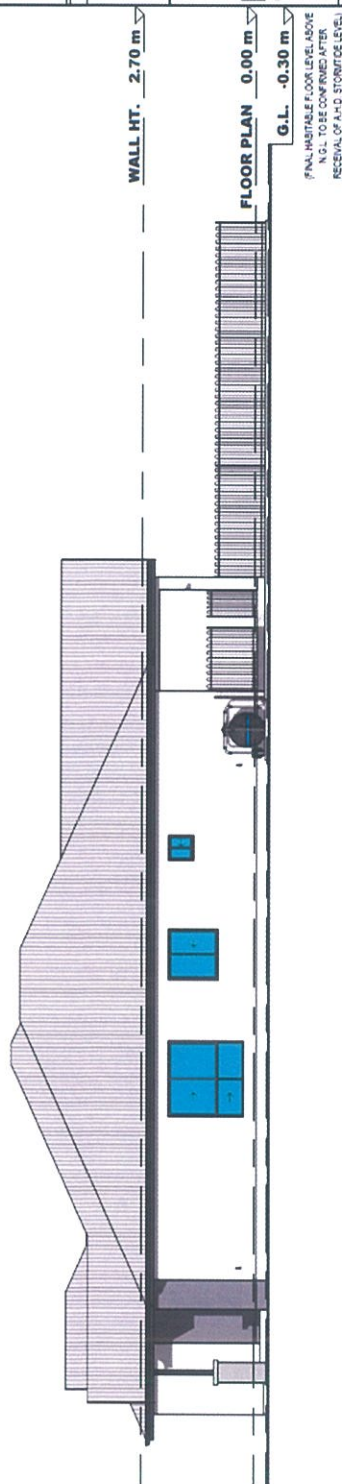
**APPROVED PLAN**

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

SR21\0004  
30 March 2021



1  
ELEVATION 1  
1 : 100 AT A3 SHEET SIZE



**ELEVATION 2**  
1 : 100 AT A3 SHEET SIZE

## PRELIMINARY

**NOTES:**  
THE DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL  
"AUTHORITY BUILDING PERMIT"

PROJECT DESCRIPTION	
P1. PRELIMINARY ISSUE	23.11.2020
P2. PRELIMINARY ISSUE	24.11.2020
P3. PRELIMINARY ISSUE	15.01.2021



ADN: 110.837.297 Licencia No. 107.2508  
 99 Registrator Road, Hyde Park QLD 4112  
 PO Box 457, Urracah QLD 4814  
 Tel: (07) 479 4796

PROJECT:  
NEW RESIDENCE

SITE:  
LOT 2 ROSELLA STREET  
FORREST BEACH

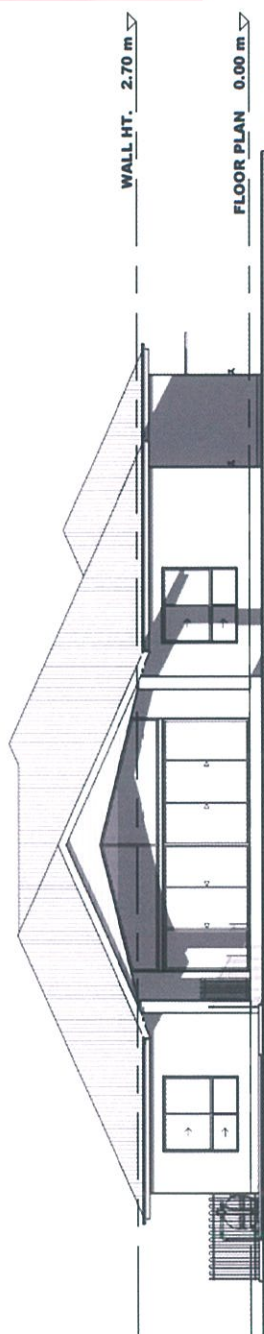
DATE	12/01/2021 7:36:58 AM	JOB NO.	20-346
GMVN	EW		
CALE	1 100		
MEETING No. 3		CLIENT JOB NO.	



**APPROVED PLAN**

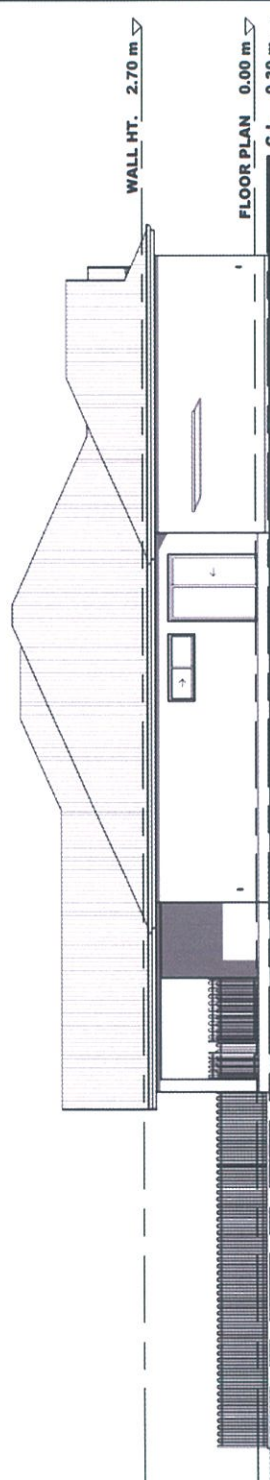
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

SR21\0004  
30 March 2021



## ELEVATION 3

1 : 100



## ELEVATION 4

1 : 100 AT A3 SHEET SIZE

## PRELIMINARY

**NOTES:**  
THE DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY RES & B.I.A. FOUNDED ENGINEERS TO HAVE PRECEDENCE OVER SCALED MEASUREMENTS.  
VERIFY ALL ON-SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

PROJECT DESCRIPTION	
P1	PRELIMINARY ISSUE 23 11 2020
P2	PRELIMINARY ISSUE 24 11 2020
P3	PRELIMINARY ISSUE 15 01 2021



ESN  
DESIGNS

**PROJECT:**  
NEW RESIDENCE

**CLIENT:**  
S. RUGGIERI

**SITE:**  
**LOT 2 ROSELLA STREET**  
**FORREST BEACH**

DATE:	12/01/2021 7:36:00 AM	JOB NO. 20-346
DRAWN:	B.W.	
SCALE:	1:100	