

From: Amy Andersen
Sent: Wed, 7 Apr 2021 14:59:35 +1000
To: simon.oleen@bigpond.com
Subject: Referral Agency Response for Design and Siting - 16 Chestnut Street, Allingham
Attachments: Referral Agency Response for Design and Siting at 16 Chestnut Street, Allingham.pdf

Good Afternoon,

Please find attached the Referral Agency Response for Design and Siting for 16 Chestnut 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

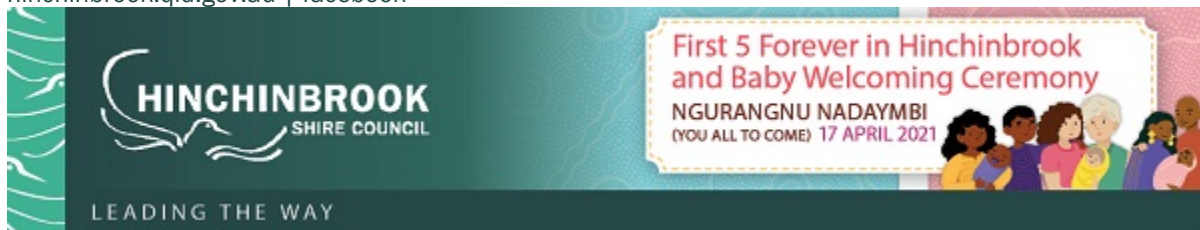
P 07 4776 4600

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- Hinchinbrook Shire Council

E 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\0005

1 April 2021

Mr Simon Williams
PO Box 18
ALLINGHAM QLD 4850

simon.oleen@bigpond.com

Dear Mr Williams

Referral Agency Response for Design and Siting
Planning Act 2016

Receipt of your application deemed to be properly made on Thursday 4 March 2021 seeking a Development Permit for Referral Agency Response (Siting Variation) to facilitate the construction of a Class 1a dwelling at 16 Chestnut 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
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\0005
Property ID Number	106560
Applicant Details	Simon Williams PO Box 18 ALLINGHAM QLD 4850
Owner Details	Simon Williams PO Box 18 ALLINGHAM QLD 4850
Property Description	16 Chestnut Street Allingham Lot 13 on SP179180
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; 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*.

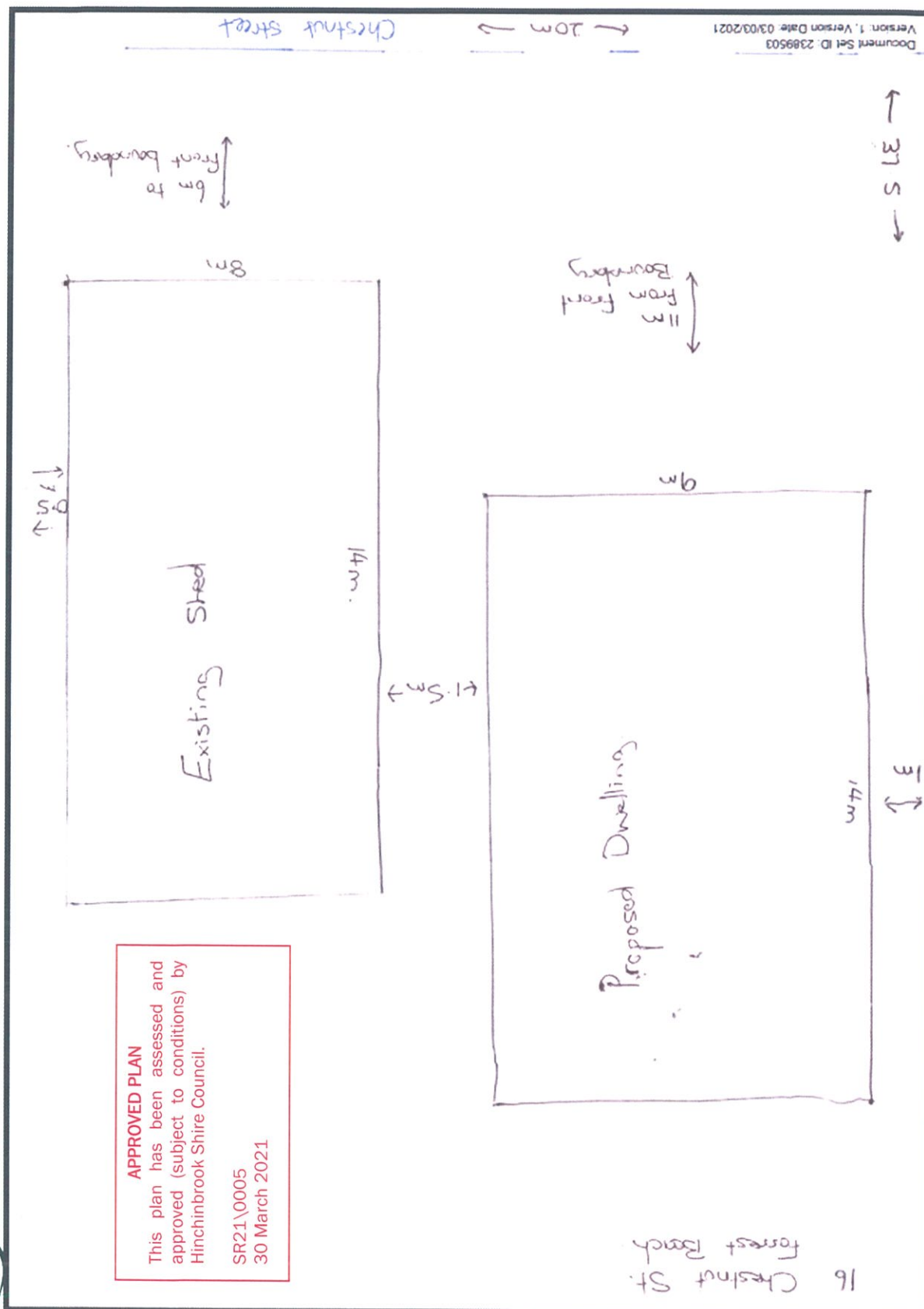
The proposed development is considered to be consistent with the relevant assessment benchmarks of the *Queensland Development Code MP1.2*, specifically:

- 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>Site Plan and prepared by Simon Williams</td><td>N/A</td><td>Received 03/03/2021</td></tr><tr><td>Elevation Plans prepared by Ranbuild</td><td>GARB02-7774 GARB02-7774 (A)</td><td>Received 03/03/2021</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 and prepared by Simon Williams	N/A	Received 03/03/2021	Elevation Plans prepared by Ranbuild	GARB02-7774 GARB02-7774 (A)	Received 03/03/2021	At all times.
Plan / Document Name	Number	Date									
Site Plan and prepared by Simon Williams	N/A	Received 03/03/2021									
Elevation Plans prepared by Ranbuild	GARB02-7774 GARB02-7774 (A)	Received 03/03/2021									
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> <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>	At all times.									

<p>5. Building</p> <p>5.1 The Class 1a structure (dwelling) identified on the Approved Plans of Development 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 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. Setback Clearance Area</p> <p>The area between the Class 1a structure and the side property boundary shared with Lot 12 on SP179180 must kept clear and tidy and must not to be utilised as a storage area of things, debris, materials or machinery/parts.</p>	<p>At all times.</p>
<p>8. 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 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>





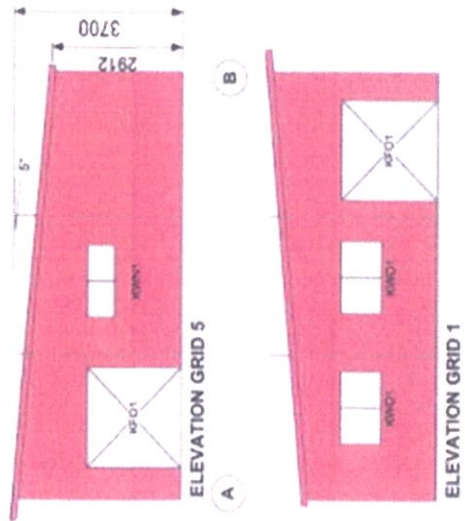
WALL & ROOF ROD X BRACING SUPPLIED.
WALL BRACING MUST BE FITTED TO ANY 2
GARAGE SIDE WALL BAYS.

APPROVED PLAN

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

SR21\0005
30 March 2021


Cont. on page 1



Better ideas. Bigger ideas.

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Lynsight Building
Solutions Pty Ltd
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SCALE	AS SHOWN	1:25
DRAWING NUMBER	GARB02-7774	
Version: 1, Version Date: 03/03/2021	Document Set ID: 2389503	PAGE 28



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Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING		
ITEM	PROFILE (mm)	FINISH COLOUR
ROOF	TRIMEX 0.42 BMT	CB
WALLS	TRIMEX 0.42 BMT	CB
CORNERS		AA
BARCEL		CB
GUTTER	H4-QUAD	CB
DOWNPIPE	90x60	PV
		WT

0.35bmt=0.40ct 0.42bmt=0.47ct 0.48bmt=0.53ct

ACCESSORY SCHEDULE & LEGEND	
QTY	MARK DESCRIPTION
2	KW01 Glumes (C2) 900H x 1510W Window Opening (D)
3	KFO1 2100H x 2100W Framed Opening Door must be fixed
1	KWN1 Glumes Window Kit, 600H x 1510W (C2) Window P
4	KWN2 Glumes Window Kit, 900H x 1510W (C2) Window P

Architectural Drawing Only, Not for Construction Use

WIND DESIGN		
IMPORTANCE LEVEL	REGION	TERRAIN
2	C	2.5
		M/s 1.0

CLIENT: Simon Williams

SITE: 16 Chestnut Street
FORREST BEACH QLD 4850

BUILDING: SUNDOWN DELUXE SKILLION
9000 SPAN x 2912/3700 EAVE x 14000 LONG

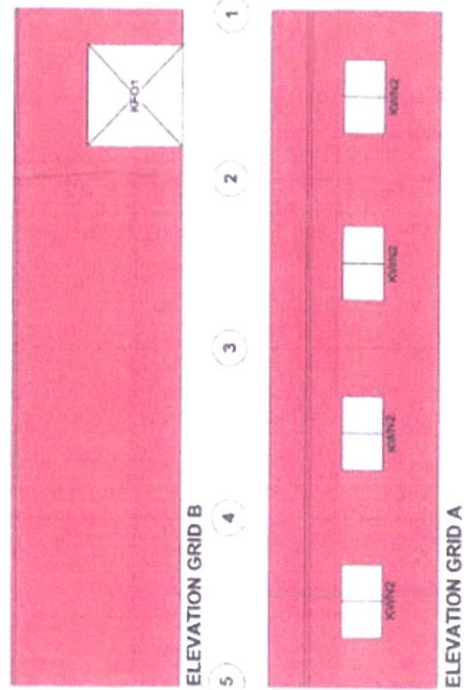
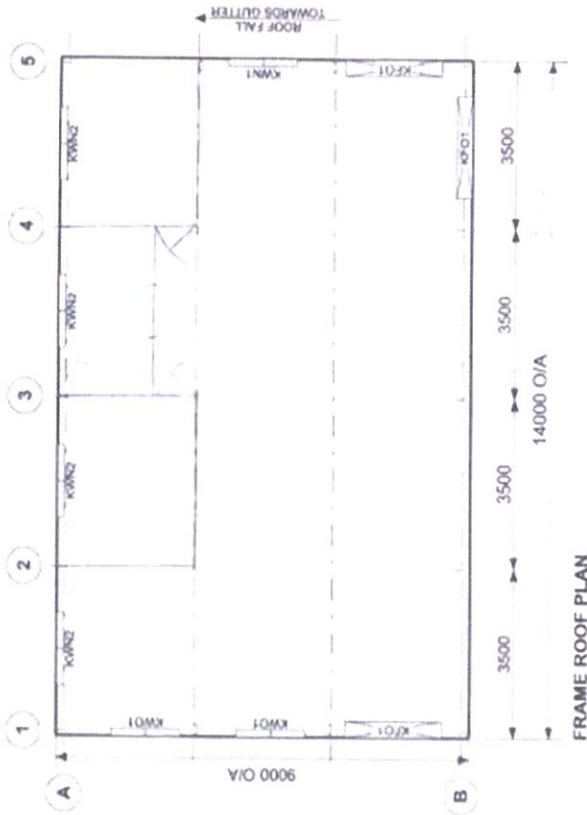
TITLE: GENERAL ARRANGEMENT

SCALE: A4 SHEET 1:25

DRAWING NUMBER: GARB02-7774

REV: A

PAGE: 1/2



APPROVED PLAN

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

SR21\0005
30 March 2021