

5 April 2024

Universal Home Improvements  
Attention: Adam Young  
535 Boat Harbour Drive  
TORQUAY QLD 4655

Dear Adam,

## **Pre-Lodgement Concurrence Agency Response**

### ***Planning Act 2016 (Section 57)***

I refer to Application Number CAR24/0021, and advise that Council, as a concurrence agency for the application, completed its assessment of the application on 4 April 2024.

Details of the concurrence agency response are as follows:

#### **BUILDING APPLICATION DETAILS**

Building Application No:	Not Applicable
Proposal:	Development Permit for Building Works – Domestic Outbuilding (Shed)
Street Address:	Wilkinson Road, Tuan Qld 4650
Real Property Description:	Lot 51 on MCH567

#### **REFERRAL TRIGGER/S**

The development application was referred to Fraser Coast Regional Council under the following provision/s of the *Planning Regulation 2017*:

Schedule 9, Part 3, Division 2, table 3, item 1c – Design and siting

Building work that is assessable, if —

- (a) under the *Building Regulation*, section 10, the planning scheme includes a provision about a matter provided for under performance criteria P4, P5, P7, P8 or P9 of the Queensland Development Code, part 1.1 or 1.2; and
- (b) the provision applies for building work; and
- (c) under the provision, the retrospective building or structure is not of the quantifiable standard for a relevant qualitative statement under the provision.

## DECISION

In accordance with the *Planning Act 2016*, the conditions set out below must be attached to any development approval.

## REASONS FOR DECISION TO IMPOSE CONDITIONS

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that colours used for the outbuilding are sympathetic to the surrounding environment and that the structure does not have an adverse impact on the amenity of the surrounding neighbourhood.
- To ensure the development achieves an appropriate level of visual amenity intended for a residential area.

## REFERENCED PLANS

The following are plans referenced in the concurrence agency conditions:

Plan/Document Number	Plan/Document Name	Date
-	Site plan, extracted from Fraser Coast Regional Council mapping as amended by Applicant	Received by FCRC on 30 January 2024
HERV35906 (Sheet 1 of 8)	<i>Foundation Plan and Member Layout</i> , prepared by Northern Consulting Engineers on behalf of Universal Home Improvements (Qld) Pty Ltd	Received by FCRC on 30 January 2024
HERV35906 (Sheet 2 of 8)	Elevations, prepared by Northern Consulting Engineers on behalf of Universal Home Improvements (Qld) Pty Ltd	Received by FCRC on 30 January 2024

## CONCURRENCE AGENCY CONDITIONS

The following conditions must be attached to any development approval:

CONDITIONS OF APPROVAL	Condition Timing
<b>General</b>	
1. Carry out the proposed development in accordance with the referenced plans. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	At all times.
2. Meet the costs of all works including any necessary alteration, relocation of services, public utility mains or installations as costs of the development including accurately locating all existing services before any development works commence.	Prior to the commencement of works
3. Unless otherwise stated in a particular condition, all conditions must be completed prior to commencement of the proposed change of use of the site or the completion of building works whichever is the sooner, unless otherwise agreed to in writing by the Assessment Manager.	Prior to the commencement of use
<b>Siting and Design</b>	
4. Utilise colours in the development that are sympathetic to the surrounding environment and avoid excessive brightness, contrast,	Prior to the commencement of

colour intensity, and reflectivity. In this regard, materials/colours on the roof and wall of the structures must not reflect glare into the habitable rooms of any dwelling on adjoining allotments.	use and maintained at all times.
5. The height of the approved building must not exceed the height above shown on the referenced plan(s).	Prior to the commencement of use and maintained at all times.
<b>Access</b>	
6. An access crossover to the property must be provided in accordance with Planning Scheme Policy SC6.3 (Development Works) and Standard Drawing FC-230-01.  <i>Note: An application for vehicular crossover (driveway) is to be completed, submitted and approved by Council prior to construction.</i>	Prior to the commencement of use and maintained at all times.
<b>Approved Use – Domestic Outbuilding</b>	
7. This approval is for the particular use stated and does not imply approval for other similar uses. To this end, the use of any of the proposed structure associated with this approval must be ancillary and incidental to the predominant use of the site for a future dwelling house and is not permitted to be used for any other purpose unless otherwise approved in writing by the Assessment Manager.	At all times.
8. Use of the domestic outbuilding (Shed) is limited to Domestic Use (Class 10a) only and not for habitable purposes.	At all times.

#### Advice Notes

1. *This concurrence agency referral response does not constitute a Development Permit for Building Work. An application for a building permit must be lodged with a Building Certifier.*
2. *Construction of this domestic outbuilding may ability to accommodate suitable on-site wastewater treatment system. At all times, residential uses are to provide for the on-site treatment and disposal of wastewater in accordance with Qld Plumbing and Wastewater Code and relevant Australian Standards.*
3. *'Habitable Purposes' means using the building for human habitation (i.e. for sleeping, eating, washing, etc.) for any period of time (i.e. overnight, weekends, school holidays) whether permanent or temporary.*
4. *This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that 'A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.' Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. Further information on cultural heritage can be obtained from the Department of Aboriginal and Torres Strait Islander Partnerships.*

5. *This Pre-lodgement Notice can be taken to be the Concurrence Agency Response pursuant to section 57 (1) of the Planning Act 2016 for the matters listed at Division 2, table 3, item 1c in Schedule 9 of the Planning Regulation 2017.*

6. *This concurrence response has been assessed for non-compliance with Dwelling House Code acceptable outcomes AO2.2. The development is required to comply with all other relevant acceptable outcomes of the Dwelling House Code from the Fraser Coast Planning Scheme 2014 (version 11), the Queensland Development Code and applicable overlay code requirements. Non-compliance with one or more of these applicable acceptable outcomes will require further approval from Council. For further advice or clarification contact the assessing officer or Council's Planning and Growth Department on telephone 1300 79 49 29.*

#### **TIME LIMIT FOR MAKING FURTHER APPLICATION**

Pursuant to section 54(4) of the *Planning Act 2016*, you will not be required to refer your building works 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 12 months of the date of this referral agency response.

#### **REPRESENTATIONS ABOUT REFERRAL AGENCY RESPONSE**

The applicant is entitled to make representations to Council about this referral agency response at any time before the application is decided, in accordance with section 30 of the *Development Assessment Rules 2017*. The applicant may elect, under section 32 of the *Development Assessment Rules 2017*, to stop the assessment manager's decision period in which to take this action.

Yours faithfully,



Rebecca Gesch  
**PLANNER**

**Phone:** (07) 4197 4335  
**Docs Reference:** #4978866  
**Applicant Email:** [adam@uhi.com.au](mailto:adam@uhi.com.au)



Fraser Coast Regional Council | PO Box 1943, Hervey Bay Qld 4655 | Ph. 1300 79 49 29  
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 # GDA94 / MGA zone 56  
 Map created by: anonymous



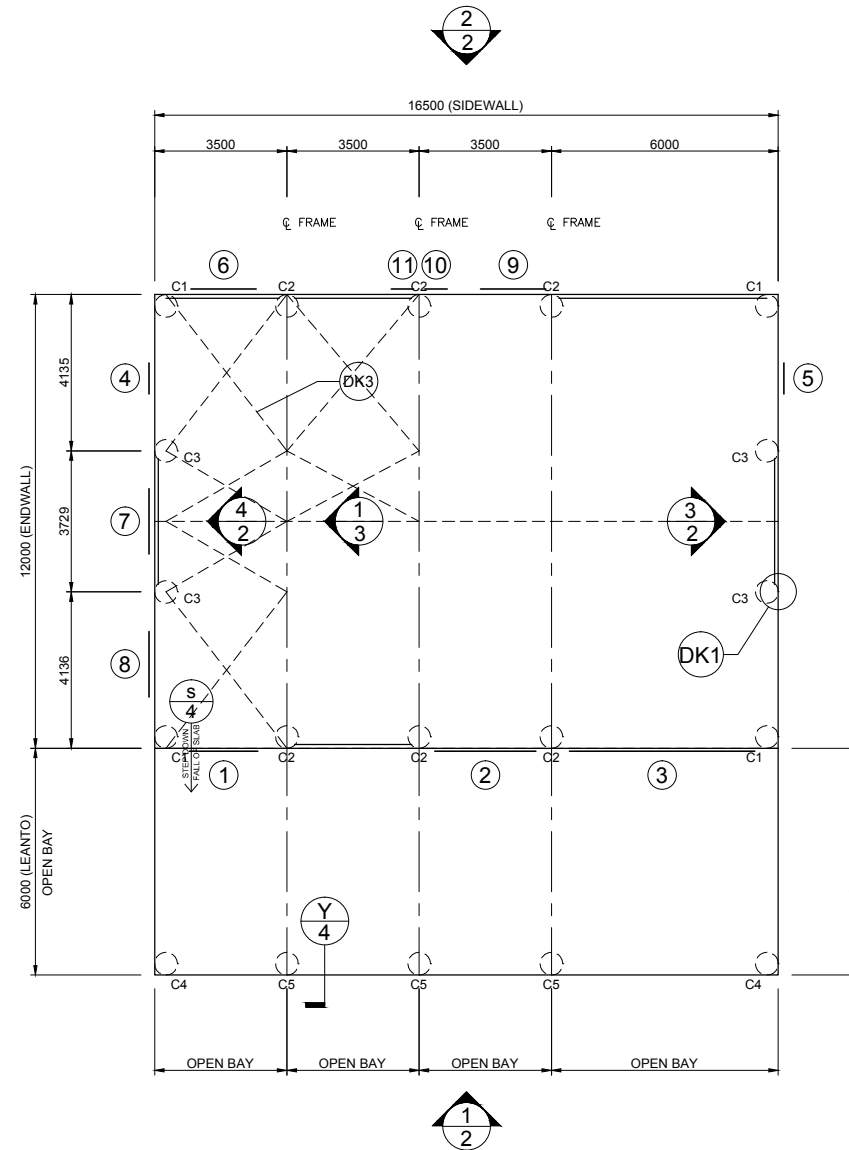
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Received by FCRC  
 CAR24/0021  
 30 January 2024

IF IN DOUBT, ASK.

These are the plans referred to in the  
 Concurrence Agency Response No.  
 CAR24/0021  
 4 April 2024



1 FOUNDATION PLAN AND MEMBER LAYOUT  
 SCALE: 1 = 200

MEMBER LEGEND

C1	C25019
C2	2C25024
C3	C20024
C4	C20019
C5	2C20024

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION  
 ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON

1 OF 8 SHEET  
 JOB NO. HERV35906  
 DATE 30/1/2024  
 CHECKED TM  
 DRAWN FDB

STEEL BUILDING BY (CONTACT)  
**UNIVERSAL HOME IMPROVEMENTS (QLD) PTY LTD**  
 FOR 07 4125 2300  
 AT **MARK & JULIANNE GRUNSKÉ**  
 LOT 51 WILKINSON ROAD  
 BIG TUAN



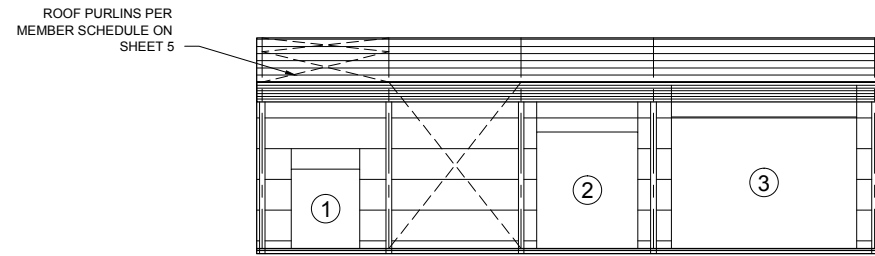
**NORTHERN CONSULTING engineers**  
 Civil & Structural Engineers  
 50 Punari Street  
 Currajong, Qld 4812  
 Fax: 07 4725 5850  
 Email: design@nceng.com.au  
 ABN 341 008 173 56

Registered Chartered Professional Engineer  
 Registered Professional Engineer (Civil & Structural) QLD  
 Registered Certifying Engineer (Structural) N.T.  
 Registered Engineer - (Civil) VIC  
 Registered Engineer - (Civil) TAS

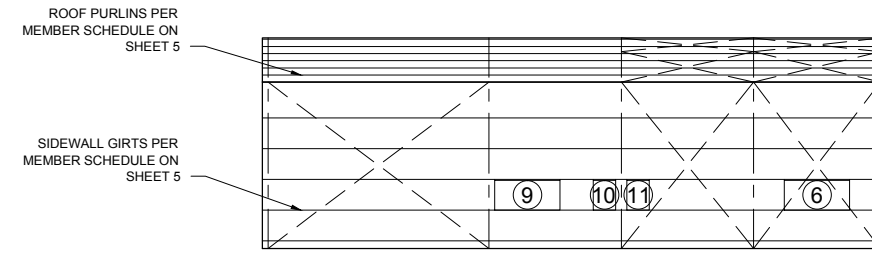
Regn. No. 2558980  
 Regn. No. 9985  
 Regn. No. 116373ES  
 Regn. No. PE0002216  
 Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ  
 Signature *T. Messer*  
 Date 30/1/2024  
 Registered on the NPER in the areas of practice  
 of Civil & Structural National Professional  
 Engineers Register

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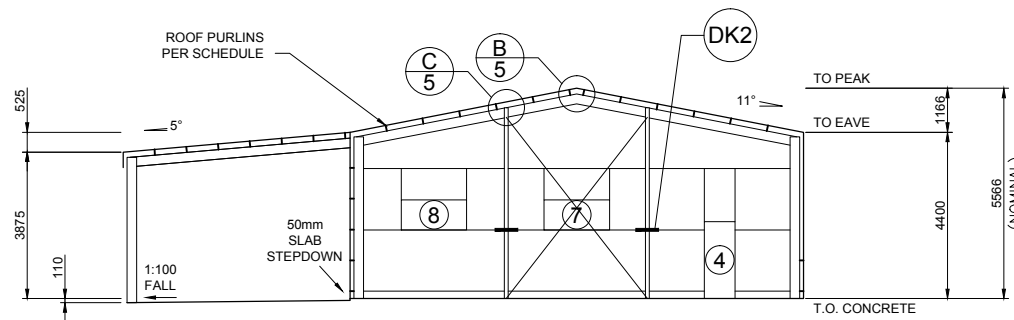
1 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 200



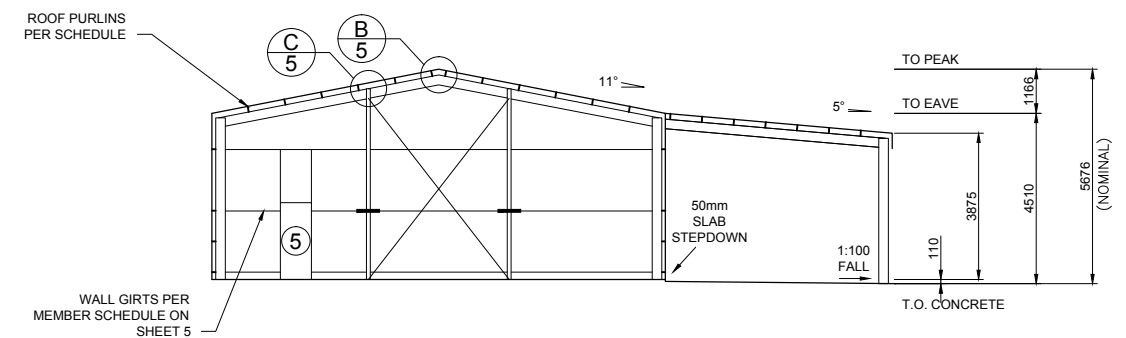
2 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 200

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30 January 2024

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4 April 2024



4 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 200



3 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 200

X BRACING IS REQUIRED IN 4 SIDE BAYS, 2 END BAYS, 3 ROOF BAYS.  
SEE LAYOUT OR PLANS FOR PLACEMENT. FLY BRACING IS INCLUDED TO BE PLACED ON EVERY SECOND PURLIN AND GIRT ON ENDWALL MULLIONS, INTERNAL COLUMNS AND INTERNAL RAFTERS.

2 OF 8 SHEET	JOB NO. HERV35906	DATE 30/1/2024	CHECKED TM	DRAWN FDB	STEEL BUILDING BY <b>UNIVERSAL HOME IMPROVEMENTS (QLD) PTY LTD</b> FOR <b>MARK &amp; JULIANNE GRUNSKÉ</b> AT <b>LOT 51 WILKINSON ROAD BIG TUAN</b>	(CONTACT) <b>07 4125 2300</b>			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date ..... 30/1/2024 ..... Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
	Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M								