

18 January 2021

Our Reference: DA200177

Shed Constructions QLD  
1 Salloom Street  
GIN GIN QLD 4671  
Via email: [peter@shedconstructionsqld.com.au](mailto:peter@shedconstructionsqld.com.au)

Dear Sir/Madam,

**RE: DEVELOPMENT APPLICATION FOR BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME—DOMESTIC SHED AT 5 LONG DRIVE, MONTO ON LAND DESCRIBED AS LOT 5 ON SP200917**

Thank you for the above-mentioned development application for Building Work Assessable Against the Planning Scheme—Domestic Shed at 5 Long Drive, Monto; on land described as Lot 5 on SP200917, lodged with Council on 6 January 2020.

Please find attached the decision notice.

*Sections 71 and 72 of the Planning Act 2016* identifies when a development approval has effect and the development may start. In summary, a development approval generally has immediate effect, except when—

- if there is an appeal, after the appeal has ended;
- if there is no appeal but there was a submitter, all submitters have notified the Council that they will not appeal the decision, or when the last appeal period ends.

Please quote Council's application number: DA200177 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact Council's Development Services department on 1300 696 272.

Yours sincerely,



Jeff Miles  
Planning & Environmental Manager

## Decision notice — approval (with conditions)

(Given under section 63 of the Planning Act 2016)

Thank you for your development application detailed below which was properly made on 6 January 2020. The North Burnett Regional Council has assessed your application and decided it as follows:

### 1. Applicant's details

Name: Shed Constructions (QLD)  
 Postal Address: 1 Salloom Street  
 GIN GIN QLD 4671  
 Phone: 41573144  
 Email: peter@shedconstructionsqld.com.au

### 2. Location details

Street address: 5 Long Drive  
 MONTO QLD 4630  
 Real property description: Lot 5 on SP200917  
 Local government area: North Burnett Regional Council

### 3. Decision

Application number: DA200177  
 Date of decision: 18 January 2021  
 Decision details: Approved in full subject to conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

### 4. Details of proposed development

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Carrying out building work assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 5. Approved plans

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Copies of the following plans are enclosed.

Drawing title	Prepared by	Date	Reference no.
Site Plan			
Building Plan	Shed Constructions Qld Pty Ltd	26.10.2020	DNGGIN01035
Elevations	Shed Constructions Qld Pty Ltd	26.10.2020	DNGGIN01035

## 6. Conditions

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This approval is subject to the conditions in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

## 7. Further development permits

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- All building work
- All plumbing and drainage work

## 8. Referral agencies

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Not applicable – There were no referral agencies for this application.

## 9. Properly made submissions

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Not applicable — No part of the application required public notification.

## 10. Currency period for the approval

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This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

- (1) A part of a development approval lapses at the end of the following period (the **currency period**)—
  - (a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—
    - (i) the period stated for that part of the approval; or
    - (ii) if no period is stated—6 years after the approval starts to have effect;
  - (b) for any part of the development approval relating to reconfiguring a lot—if a plan for the reconfiguration that, under the *Land Title Act*, is required to be given to a local government for approval is not given to the local government within—
    - (i) the period stated for that part of the approval; or
    - (ii) if no period is stated—4 years after the approval starts to have effect;
  - (c) for any other part of the development approval—if the development does not substantially start within—
    - (i) the period stated for that part of the approval; or
    - (ii) if no period is stated—2 years after the approval starts to take effect.

## 11. Rights of appeal

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The rights of applicants to appeal to a tribunal or the *Planning and Environment Court* against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6>

For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6-pt.2>

Appeal provisions are set out in chapter 6, part 1 of the *Planning Act 2016* <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6> and schedule 1 of the *Planning Act 2016* <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1>

A hard copy of the appeal provisions are provided with this approval.

Should you require any further assistance in process, please contact Council's Development Services department on 1300 696 272.

Yours faithfully,



Jeff Miles  
**Planning & Environmental Manager**

Enc: Attachment 1 – Conditions imposed by assessment manager  
Attachment 2 – Approved plans

## **Attachment 1 – Conditions Imposed by Assessment Manager**

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### **General**

- 1) Carry out the approved development generally in accordance with the approved plans identified in section 5 “Approved plans” of the decision notice approval, except as modified by the conditions of this approval as relevant.
- 2) Where there is any conflict between conditions of this approval and details shown on the approved plans, the conditions prevail.
- 3) Comply with all of the conditions of this development permit prior to the commencement of the use, unless otherwise and maintain compliance whilst the use continues.
- 4) The approved shed is to be used for private/domestic purposes only. The approved structure must not be used as a separate domicile/dwelling or used for any industrial/business use unless valid development approvals are granted for such uses. To this end, the use of any of the approved building/s associated with this approval must be ancillary and incidental to the predominant use of the site for a Dwelling Unit.
- 5) The approved shed must not be used for habitable purposes.
- 6) From the outmost projections the shed is to be setback a minimum of:
  - a) 10m from the rear boundary easement; and
  - 16m from side boundaries.
- 7) The horizontal dimension is not to be longer than 15m measured from outermost projection.

### **Construction management**

- 8) Do not undertake building work in a way that makes audible noise:
  - a) On a business day or Saturday, before 6.30am or after 6.30pm; or
  - b) On any other day, at any time.
- 9) Contain all litter, building waste and sediments on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or roads.

### **Advice to the applicant**

- This approval does not represent a development approval for Building Works under the *Building Act 1975*.
- This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant’s responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website ([www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)). For information about State and Commonwealth requirements please consult with these agencies directly.
- 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. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

- Inspect the vegetation prior to clearing for the presence of nesting birds, koalas, and other fauna, including habitat hollows. No clearing of vegetation which may disturb nesting birds is permitted until the birds have fledged and left the nest. Removal of trees with koalas and other fauna must be carried out under the supervision of a Department of Environment and Heritage Protection registered fauna management spotter-catcher who will be responsible for dealing with native fauna present as required under the Queensland Nature Conservation Act 2002.
- Vegetation clearing for the purposes of infrastructure must comply with the "Accepted Development Vegetation Clearing Code – Clearing for Infrastructure" document by the Department of Natural Resources, Mines and Energy or otherwise a formal application for Operational Works is required to be submitted to SARA for assessment. Please note that some aspects of the vegetation clearing works may be required to be notified to DNRME as part of the Accepted Development requirements.



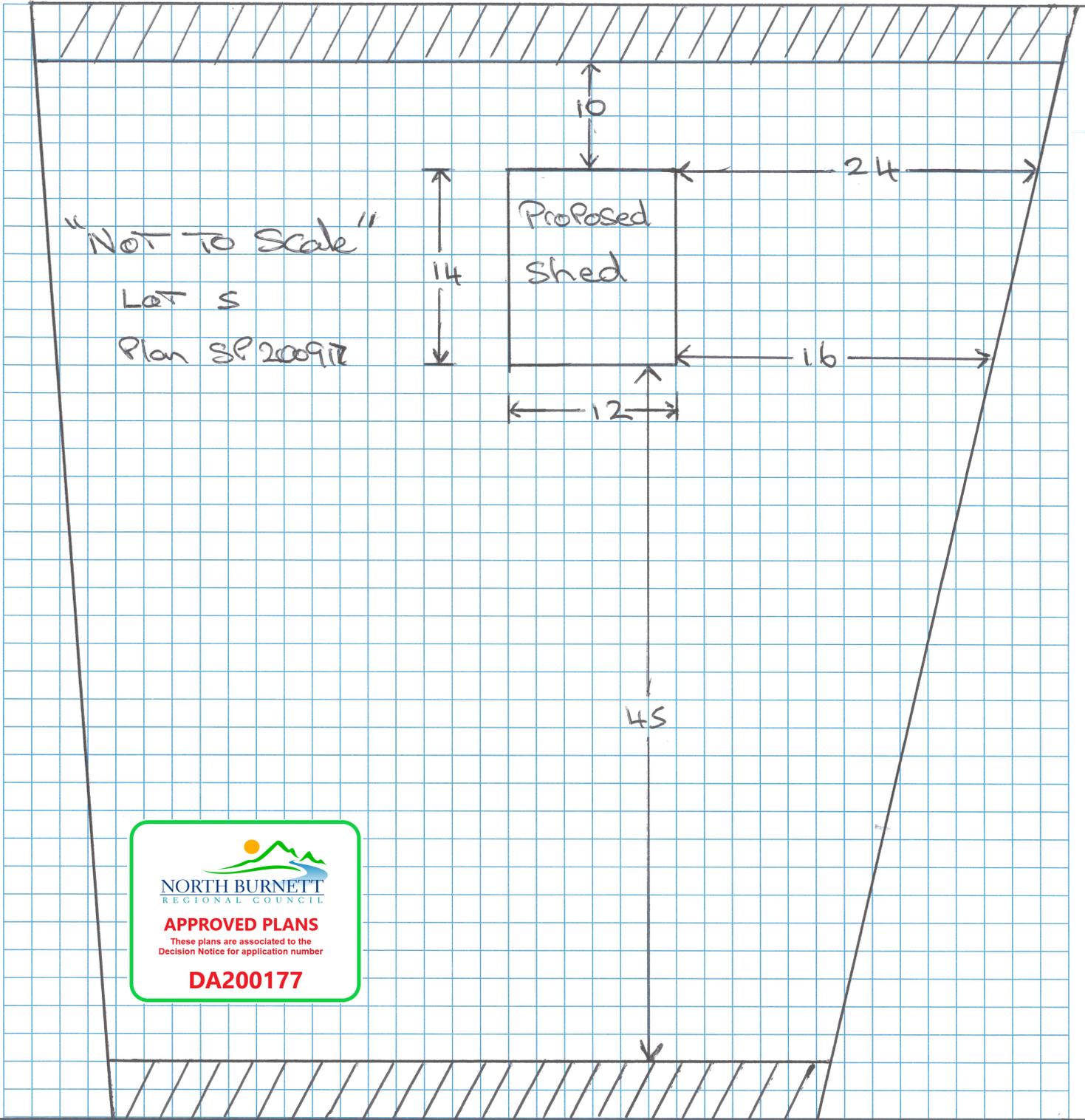
## **Attachment 2 – Approved Plans**

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**Please refer to the following pages for approved plans**





"Not to Scale"  
Lot 5  
Plan SP 200912

Proposed  
Shed

10

24

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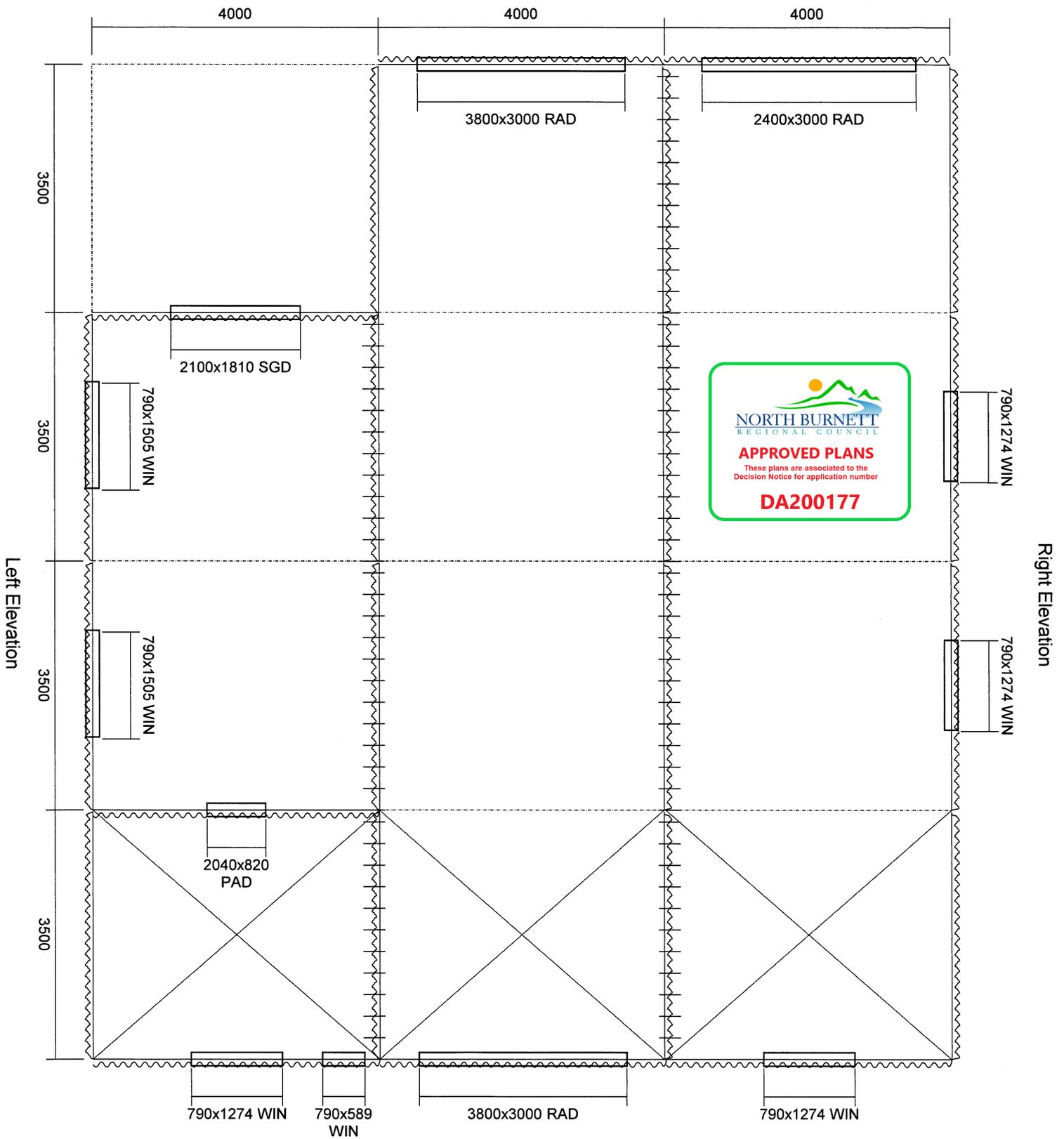
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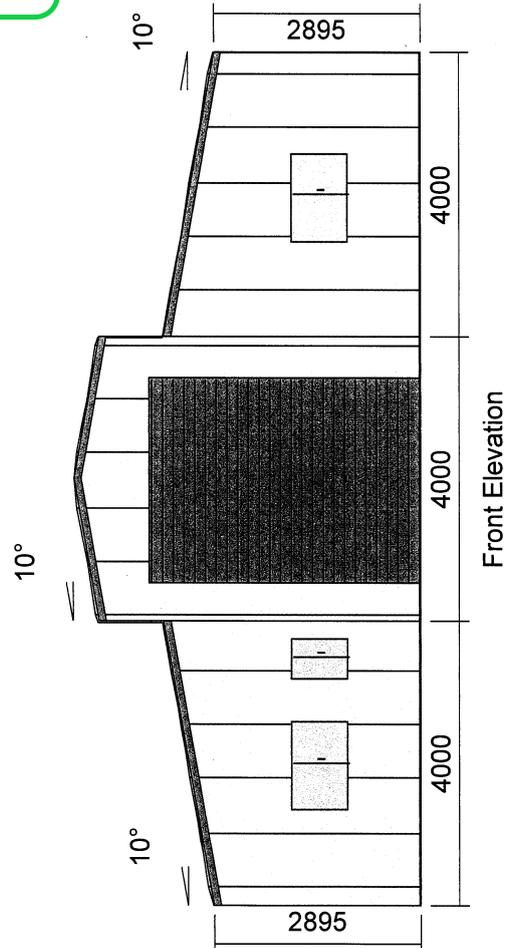
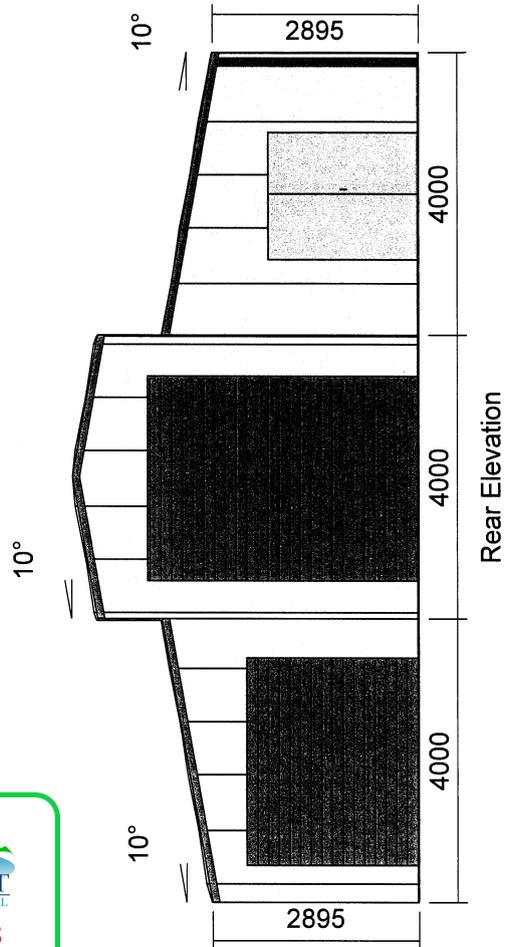
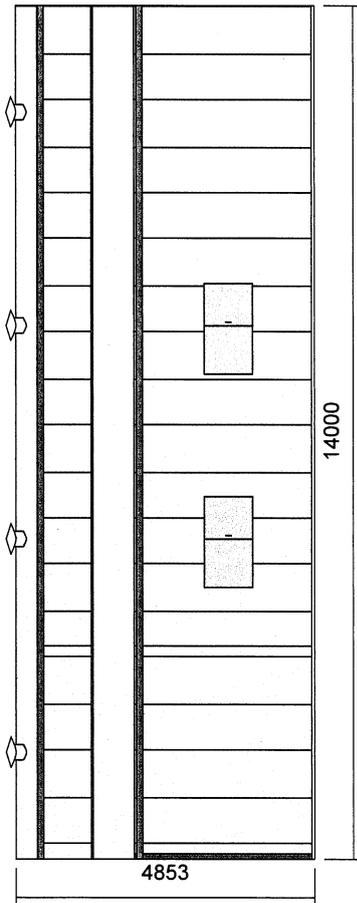
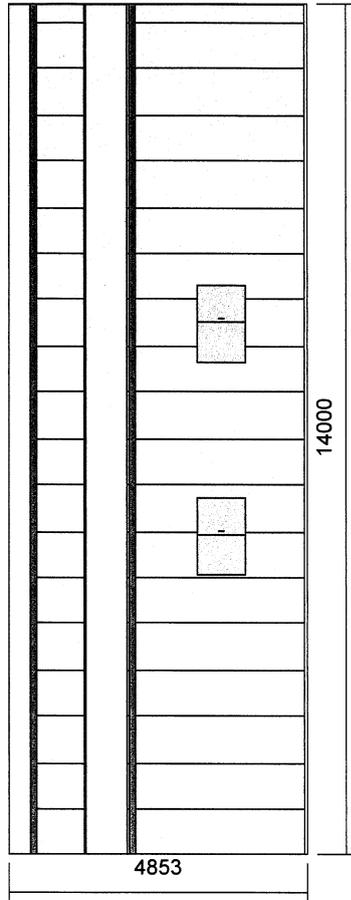


Long Drive

# Rear Elevation



<b>Building Plan</b>	Shed Constructions Qld Pty Ltd	
	Job #: DNGGIN01035	Client: Noel & Helen Thomas



Date

Management Signed

Date

Customer Signed

<b>Elevations</b>	Shed Constructions Qld Pty Ltd	Client: Noel & Helen Thomas	Building Type: Shed
	Job#: DNGGIN01035	Client Address: Lot 5 long drive, Monto QLD, 4630	