PO Box 263,
Beachmere QLD 4510
(p): 0468581255
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DECISION NOTICE – APPROVAL – 210543

Planning Act 2016 section 63

Applicant:	Sunshine Sheds Pty Ltd	**Owner:**	Eddie Ekkelenkamp
Address:	1 / 7 Gaffield Street, Morayfield QLD 4506	**Address:**	59 Pleystowe Crescent, Hendra QLD 4011
Phone:	0754978044	**Phone:**	0402730267

Address of development:	59 Pleystowe Crescent, Hendra QLD 4011
Lot/DP:	1081 SL7898
Local Government Area:	Brisbane City Council
Details of proposed development:	Carport 34m2
Building Classification:	10a

Dear Ingrid Eastwood,

I wish to advise that, on 15/12/2021, the above development application was:

☐ **APPROVED IN FULL**

☐ **APPROVED IN PART FOR THE FOLLOWING:**

☑ **APPROVED IN FULL WITH CONDITIONS***

☐ **APPROVED IN PART FOR THE FOLLOWING:**

☐ **REFUSED**

*Note: The conditions of this approval are set out in Attachment 1. The conditions show which conditions have been imposed by the assessment manager and which conditions have been imposed by a referral agency.

1. **Details of the Approval**
   This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

Type of approval	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Carrying out building work *(assessable under the Building Act 1975)*	Schedule 9, part 1	☑	☐

2. **Variation Approval Details**
   Not applicable.

3. **Conditions**
   This approval is subject to the conditions set out in Attachment 1.

4. **Further Development Permits**
   Not applicable.

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5. **Properly Made Submissions**
Not applicable — No part of the application required public notification.

6. **Referral Agencies for the Application**

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Carport	Brisbane City Council	Concurrence Agency: A005899241	GPO Box 1434, Brisbane Q 4001

7. **Environmental Authority**
Not applicable.

8. **Other requirements under section 43 of the Planning Regulation**

   a. **Building work under section 43 (c) of the Planning Regulation** Not applicable.
   b. **Section 43 (e) of the Planning Regulation** Not applicable.

9. **Approved Plans and Specifications**
Not applicable.

10. **Currency Period for the Approval** (section 85 of the *Planning Act 2016*) – this development approval will lapse in **12 months.**

11. **Appeal Rights**
The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. 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*).

Appeal by an applicant
An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Appeal by a submitter

A submitter for a development application may appeal to the Planning and Environment Court against:

- any part of the development application for the development approval that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

If you wish to discuss this matter further, please contact the undersigned.

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Yours sincerely,

Dated: 15/12/2021

Tony English
A1220015

ATTACHMENT 1: GENERAL CONDITIONS OF APPROVAL FOR BUILDING WORK RESIDENTIAL

Building Approval Number:	210543
Property Address:	59 Pleystowe Crescent, Hendra QLD 4011
Scope of work:	Carport 34m2

1. CURRENCY PERIOD

The currency period is that stipulated in clause 2 of the attached Decision Notice. This permit will lapse if building work covered by this approval has not been commenced and or completed within the period specified.

2. MANDATORY INSPECTIONS REQUIRED AT THE FOLLOWING STAGES:

Inspection	Private Certifier	Competent Person
Footing – excavation of foundation material and before footings are laid	☐	☐
Slab – after placement of formwork and steel for slab and before concrete is poured	☐	☐
Frame – before cladding or lining is fixed to the frame	☐	☐
Reinforced masonry construction – before wall cavities are filled	☐	☐
Final - at completion of all aspects of building work	☑	☐
Fire Wall - before work is covered or enclosed	☐	☐
Swimming pool fencing - prior to placing more than 300mm of water into pool	☐	☐
Swimming pool final - at completion of all aspects of building work	☐	☐

3. ASSUMED FLAT SITE

Unless site specific contour details have been provided in an acceptable format this approval has been granted for a flat building pad on natural firm soil. Building work is not to be constructed on uncontrolled fill (Cut or Fill).

4. AS-CONSTRUCTED BUILDING WORK (If applicable)

This permit includes as-constructed building work completed prior to issue of development approval. Aspects of building work relating to mandatory stages of inspections are therefore unable to be physically inspected by the Certifier. No responsibility is taken for the manner in which un-inspected work may have been performed.

5. APPROVED USE OF BUILDING / STRUCTURE

This development approval has been issued for a storage shed building (Class 10a) only. All Class 10a buildings are approved for non-habitable uses only.

6. CLASS 10A STRUCTURES: Queensland Development Code – Mandatory Part 1.2 and 1.1

Class 10a buildings within prescribed boundary clearances are permitted subject to the provisions of the Queensland Development Code Parts 11 and 12. Class 10a building or parts within prescribed boundary clearances must not be greater than 4.5m height above natural ground level or have a mean height greater than 3.5m above natural ground level. The maximum total length of all Class 10a buildings or parts must not exceed 9m along any one boundary. Class 10a buildings or parts within prescribed boundary clearances must not be closer than 1.5m to a required window in a habitable room of an adjoining dwelling.

7. SITE WORKS

All sites to be contained fully within allotment boundaries. All cut and fill batter slopes must comply with NCC Part 3.1. All site works, including retaining walls where applicable, must be completed at time of final inspection.

8. **RETAINING WALLS (if applicable)**
   THIS ITEM MAY BE AN ADVISORY NOTE ONLY NOT A CONDITION
   Retaining walls exceeding 1m above natural ground level and/or within 1.5m of another building, will require building approval and engineer structural certification. Unless shown on the approved Site Plan and/or Engineers design Retaining Walls are not included as part of this Building Approval.

9. **TIMBER DURABILITY (if applicable to retaining walls included as part of the approval)**
   Where Applicable, timber used for retaining wall structures shall be Durability Class 1 with sapwood removed or preservative treated in accordance with AS1684.

10. **SEDIMENT CONTROL**
    The builder shall, during the construction period, ensure that no sediment leaves the site. Retention devices shall be employed and maintained throughout construction period.

11. **SURFACE WATER DRAINAGE AROUND BUILDING**
    The external finished ground levels surrounding the slab must be graded to a slope away from the building in accordance with NCC Part 3.1.3.

12. **EASEMENTS**
    No building work is permitted inside any easement without written consent from the easement owner. The OWNER or BUILDER is to identify the exact location AND extent of any easement on site prior to the commencement of any building work.

13. **UNDERGROUND INFRASTRUCTURE (SEWER, WATER, STORMWATER)**
    All building work is to be in accordance with Queensland Development Code MP1.4. The owner and/or Builder is to identify the exact location of any infrastructure on site prior to the commencement of any building work.

14. **SUB-FLOOR VENTILATION (If applicable)**
    The sub-floor space beneath the suspended floor of a building must be designed and constructed in accordance with NCC Part 3.4.1. The sub-floor space is to be cleared of all building debris and vegetation, be cross-ventilated with evenly spaced ventilation openings and have clearance between the ground level and underside of the lowest framing member (bearer) as per NCC Figure 3.4.2(a).

15. **TERMITE CONTROL (if applicable)**
    The termite management system is to comply with NCC Part 3.1.4 and AS3660. Certification to be provided from a licenced contractor to the Certifier prior to issuing of the Final Certificate.

16. **PREFABRICATED TRUSS, WALL AND FLOOR (WHERE APPLICABLE)**
    The prefabricated truss, wall and floor frame installation details including layout plan, fixing bracing details and any other relevant information supplied by the manufacturer must be supplied to the Private Certifier prior to the time of the frame inspection. NOTE: If this information is not available at the time of the frame inspection the Private Certifier reserves the right to request an Engineer Certificate for framing and tie-down.

17. **WATERPROOFING WET AREA (if applicable)**
    Wet areas within the building must be waterproof and/or water resistant in accordance with NCC Vol 2 Part 3.8.1 and complying with AS3740 and installed by a QBCC licensed contractor.

18. **STORMWATER DISCHARGE**
    Stormwater discharge must be designed and installed in accordance with the NCC Vol.2 Part 3.1.2. All stormwater is to be discharged to a legal point of discharge as identified below. In any case roofwater shall not cause nuisance to adjoining properties or the existing buildings on site. Roofwater discharge for collection of potable water prohibits lead gutters, downpipes and flashings on any roof. Stormwater drainage and discharge must be completed in accordance with NCC Housing provisions Clauses 3.1.2 & 3.5.2 and discharge direct to:

☐ Kerb and Channel via 2/100 diameter outlets	☐ Interlot stormwater connection
☑ Existing stormwater system	☐ Rain water tanks with a capacity of _____ litres

☐ Subsurface rubble pits _____ m^3	☐ Concrete spreaders to disperse on site (not to cause a nuisance to adjoining properties)

19. GUTTERS AND DOWNPIPES
Gutters and downpipes must be constructed and installed in accordance with NCC Vol. 2 Part 3.5.3 and comply with AS/NZS3S003.2 or AS/NZS3500.5 (Part 5). Any one downpipe must service no more than 12m of gutter length. Where downpipes are more than 1.2m from the valley provision for overflow must be made.

20. STAIR CONSTRUCTIONS (where applicable)
Stairs must be constructed in accordance with NCC Housing Provisions part 3.9.1. Stairs are to have a maximum of 18 risers; Stepped quarter landings must not have more than three winders; Riser openings must not allow a 125mm sphere to pass through between treads, Riser dimension 115mm min - 190mm max; Going dimensions 240min - 335 mm max; Slope Relationship (2R+G) 550mm min -700mm max. All dimensions within the stair flight must be constant throughout.

21. BALUSTRADES (if applicable)
Where the change in level from floor of balcony to ground level, or floor level below, is greater than 1000mm to balconies, access paths and ground or the like, the balustrades are to be constructed in accordance with NCC Housing Provisions Part 3.9.2. The balustrades must be constructed so that any opening does not permit a 125mm sphere to pass through it. Stairs the space is tested at the line of the nosing of each tread. Balustrade heights must comply the following minimum requirements:

- 865mm above the nosing of the stair tread;
- 1000mm above the finished floor level;
- For floors greater than four (4) metres above ground the balustrading must not facilitate climbing between 150mm and 760mm above the floor level.

All steel wire balustrading must be designed and constructed in accordance with NCC Housing Provisions part 3.9.2.5 Tables 3.9.2.1 and Table 3.9.2.2.

22. GLAZING
All glazing in buildings must comply with the requirements of NCC Vol2 Part 3.6 and AS1288 (As amended).

23. SMOKE ALARMS (if applicable, refer to approved plans)
Smoke alarms must comply with the requirements of NCC Housing Provisions Part 3.7 and AS3786 (As amended) and be connected to consumer mains power. Smoke alarms are to be located between all bedrooms and the remainder of the dwelling, installed on all levels and interconnected.

24. FIRE SEPARATING WALLS (if applicable)
Fire separating walls must comply with the requirements of NCC Housing Provisions Part 3.7.1 and Figure 3.7.2.3 to obtain a minimum Fire Resistance Level of 60/60/60. Walls must extend to the underside of a non-combustible roof covering with non-combustible mineral fibre insulation packed into the void between the top of the wall and underside of the roof covering. Prior to the work being covered or enclosed the Private Certifier must inspect and approve the construction of the fire separating wall. Where necessary an installation certificate must be provided from the installer (licensed by the QBCC to install Passive Fire Rated Construction) to the Private Certifier prior to finalising the approval.

25. REFERENCE CORRESPONDENCE (if applicable)
Refer to the Section 7 of the Decision Notice for Referral Agency Applications. If Referral Agency approval was required as part of the Building Approval process a copy of the Approval will be included in the following documentation.

26. CERTIFICATES
Certificates for certain aspects of the Building Work may be required from your licenced contractors, builder or other parties (Example: Engineer or Surveyor) prior to the final inspection of the building. Please refer to the approved site plan and/or list below for the required certificates for your project:

- Form 15 Glazing Certificate (where applicable)

27. SITE CLEARANCE
- Clean up of sites where removal of buildings occur includes the likes of removal of all posts, slabs, paths, plumbing and drainage components. All holes required to be backfilled in a compacted manner to reduce

subsequent subsidence. The site is to be left in a state that will ensure the ability of mowing contractors to be able to perform without obstruction.

- All buildings, structures, and grounds to which this approval relates shall be maintained at all times in a clean, sanitary condition, and free of accumulated waste, vermin and pest infestation.
- All services to be disconnected sealed and inspected by local authorities