



Lockyer Valley Regional Council
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All official correspondence to be addressed to the CEO
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Email mailbox@lvrc.qld.gov.au | www.lockyervalley.qld.gov.au

Our Ref: CA2022/0073
Property ID: 282220
Contact Officer: Building Dept.
Enquiries: 07 5462 0344

07 December 2022

Fluid Building Approvals - Aspley
PO Box 404
ASPLEY QLD 4034

Referral Agency Response

Planning Act 2016

I refer to your application and advise that Council, as a concurrence agency for the application, completed its assessment of the application on 07/12/2022. You are advised that:-

- Council requires that any development approval is subject to the conditions stated in this response.

Details of the concurrence agency response are as follows:

APPLICATION DETAILS

Application No:	CA2022/0073
Street Address:	25 Richmond Terrace PLAINLAND QLD 4341
Real Property Description:	Lot 100 SP 291399
Description of Work:	Development Approval for Building Works (Patio)
Local Government	Planning Regulations 2017, Schedule 9 Division 2, Table 3
Jurisdiction as a Referral Agency	

TYPE OF DEVELOPMENT

The application seeks the following type of development approval:

- Development Approval for Building Works (Patio)

CONCURRENCE AGENCY CONDITIONS

The following conditions must be attached to any development approval:

The request for a siting variation assessed against the performance criteria of the Queensland Development Code MP1.2 called up by the *Building Act 1975* is approved to allow the proposed Patio on Lot 100 SP 291399, situated at 25 Richmond Terrace Plainland to be sited 1 metre from the northern rear property boundary to the outermost projection, in accordance with the submitted site plan.

REFERENCED PLANS

Referenced Plans

The following are plans referenced in the concurrence agency conditions:

Plan No.	Plan Name	Date
-	Site Plan	
OQ851174	Order details, Plan & Elevation by Stratco	10/10/2022

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.

ADVISORY NOTES

This response has not considered other parts of the Queensland Development Code and the National Construction Code (Building Code of Australia). Other approvals/advice may be required. **This approval does not constitute a development approval for building work.**

REPRESENTATIONS ABOUT REFERRAL AGENCY RESPONSE

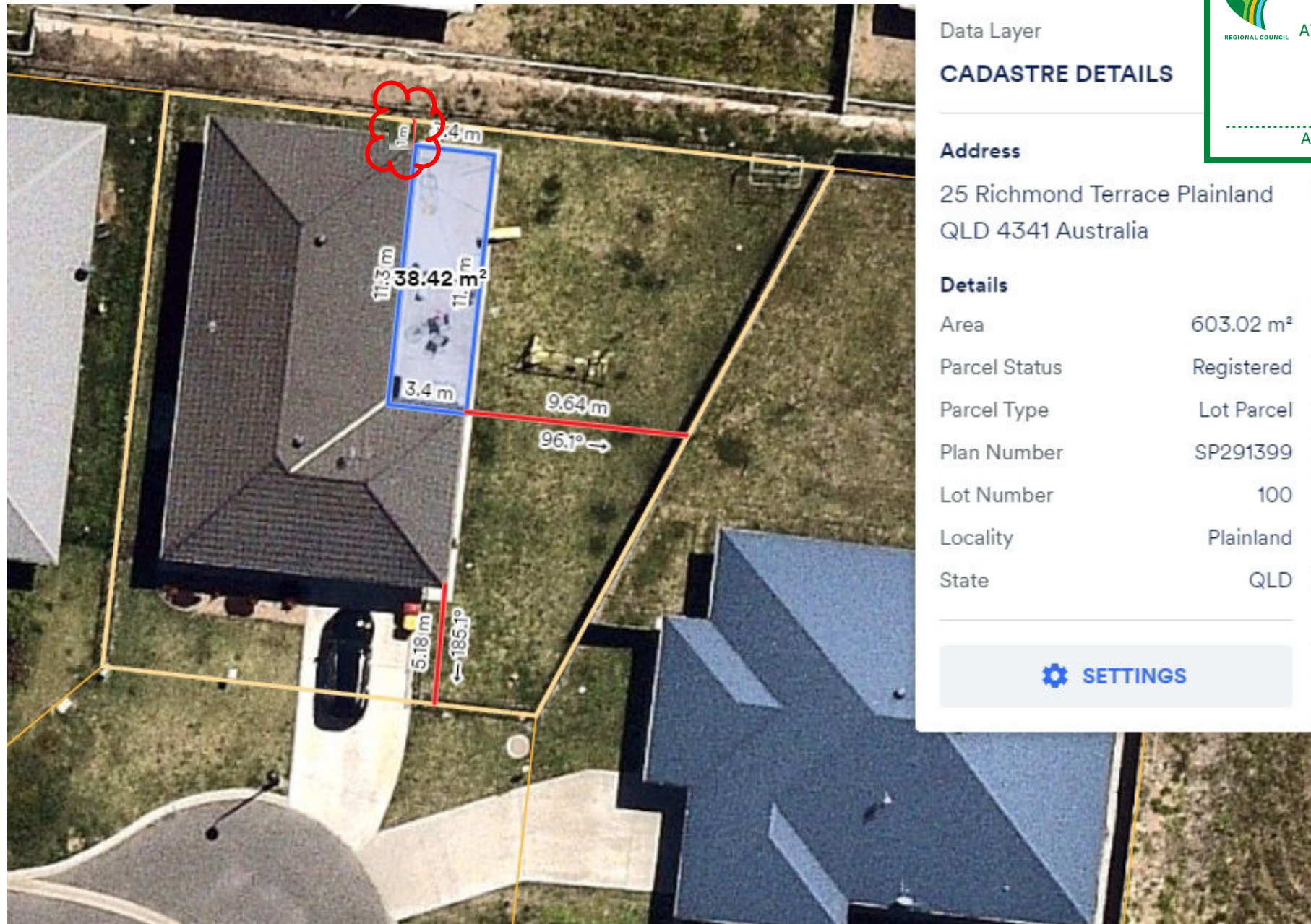
The applicant is entitled to make representations to Council about this referral agency response at any time before the application is decided, in accordance with section 30 of the *Development Assessment Rules 2017*. The applicant may elect, under section 32 of the *Development Assessment Rules 2017*,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

Yours faithfully

 Shane
Sticklen

ACTING COORDINATOR BUILDING AND PLUMBING

Site Plan
Proposed Patio



Data Layer

CADASTRE DETAILS

Address

25 Richmond Terrace Plainland
QLD 4341 Australia

Details

Area	603.02 m ²
Parcel Status	Registered
Parcel Type	Lot Parcel
Plan Number	SP291399
Lot Number	100
Locality	Plainland
State	QLD

 SETTINGS



CONCURRENCE AGENCY
REFERRAL

FOR CONDITIONS SEE
ATTACHED CONCURRENCE
AGENCY RESPONSE

Digitally signed by
Zachary
MacDonald
Date: 2022.12.07
12:00:24+10:00'...

Assessment Officer

CA2022/0073



PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.

JOB DETAILS

JOB REFERENCE:
DESIGN NUMBER: OQ851174
SALES PERSON: Mr ANDREW ALLEN

CUSTOMER DETAILS

CLIENT NAME: David Bennett
PHONE NUMBER: 0402472263
ACCOUNT CODE: EARTH

DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 25 Richmond Terrace
Plainland

ADDITIONAL INSTRUCTIONS: 4341



Unit

Design Type Flat Attached Type 1A

Site Details

WindSpeed N3

Components

140 Column Wraps No
Back Channel Details Standard Back Channel
Beam Type 120 Outback Beam
Bolted Columns No
Column Size Reinforced 68 (3.0mm SHS)
Downpipe Type Downpipe 75mm PVC
Fixing Of Back Channel Attached To Fascia
Gutter Type Outback Edge 160 Gutter

Footings Details

Footings Size 450x450x850, 75mm corbel
Footings Type On Concrete

Reinforcement Components

Universal Fascia Strengthening Bracket To Suit Steel Fascia 13

Dimensions

Deck Overhang 0
Height Rear 2400mm
Length 11300mm
Width 3400mm

Engineering

Column Spacing 4467mm

Roof Details

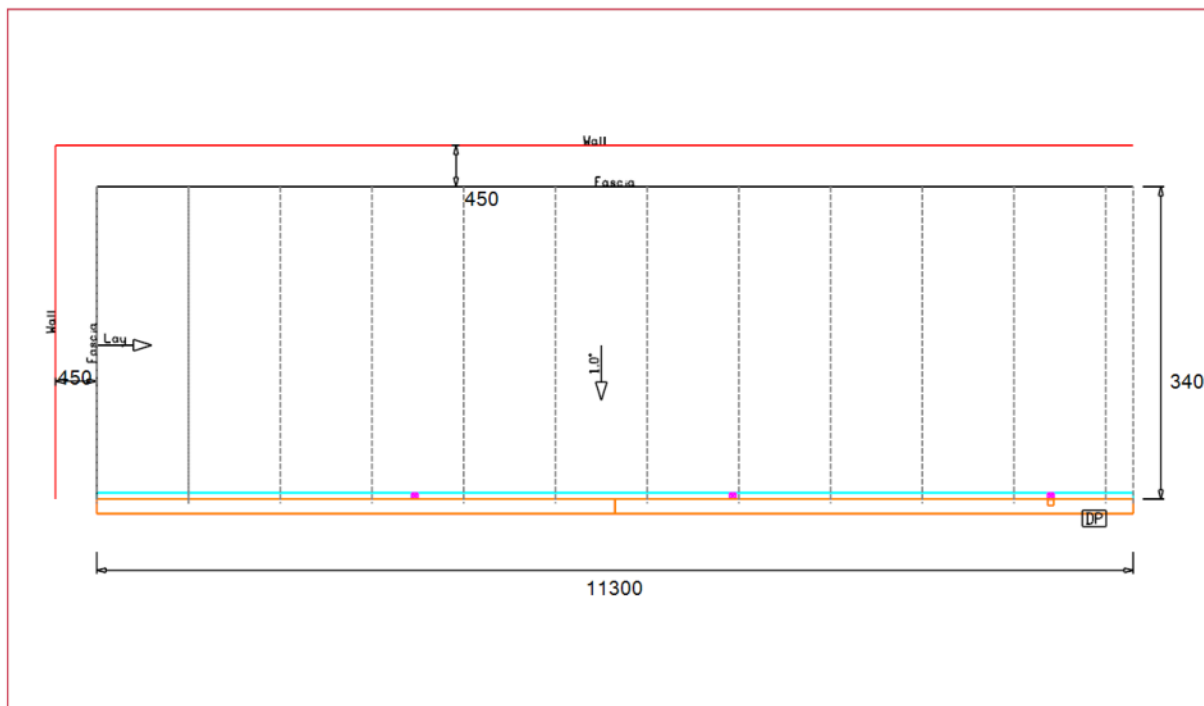
Deck Type Cooldek Classic 50mm

Cooldek Options

Cooldek Cutback 65mm
Cooldek Underside Type Smooth
Use BAL Flashings No

Colours

Column Colour Alpine™
Cooldek Bottom Colour Off White
Cooldek Cutback Colour Banyan Brown
Cooldek Side Capping Colour Banyan Brown
Downpipe Colour Off White
External Beam Colour Alpine™
Gutter Colour Banyan Brown
Roof Colour Banyan Brown



CUSTOMER SIGNATURE:

DATE: 10/10/2022

CA2022/0073

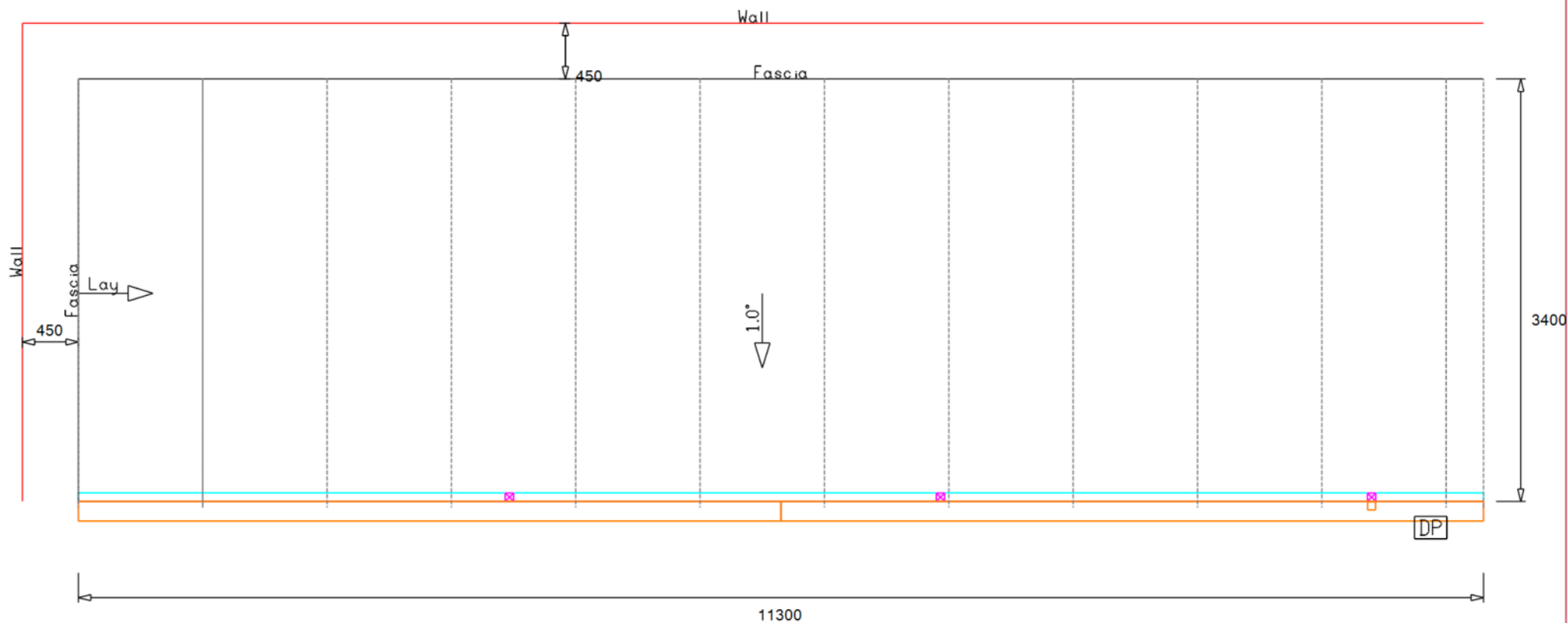
Site Plan

Job Reference
Sales Person
Client Name

Mr ANDREW ALLEN
David Bennett

Design Number
Date
Site Address

OQ851174
10/10/2022
25 Richmond Terrace
Plainland



CA2022/0073

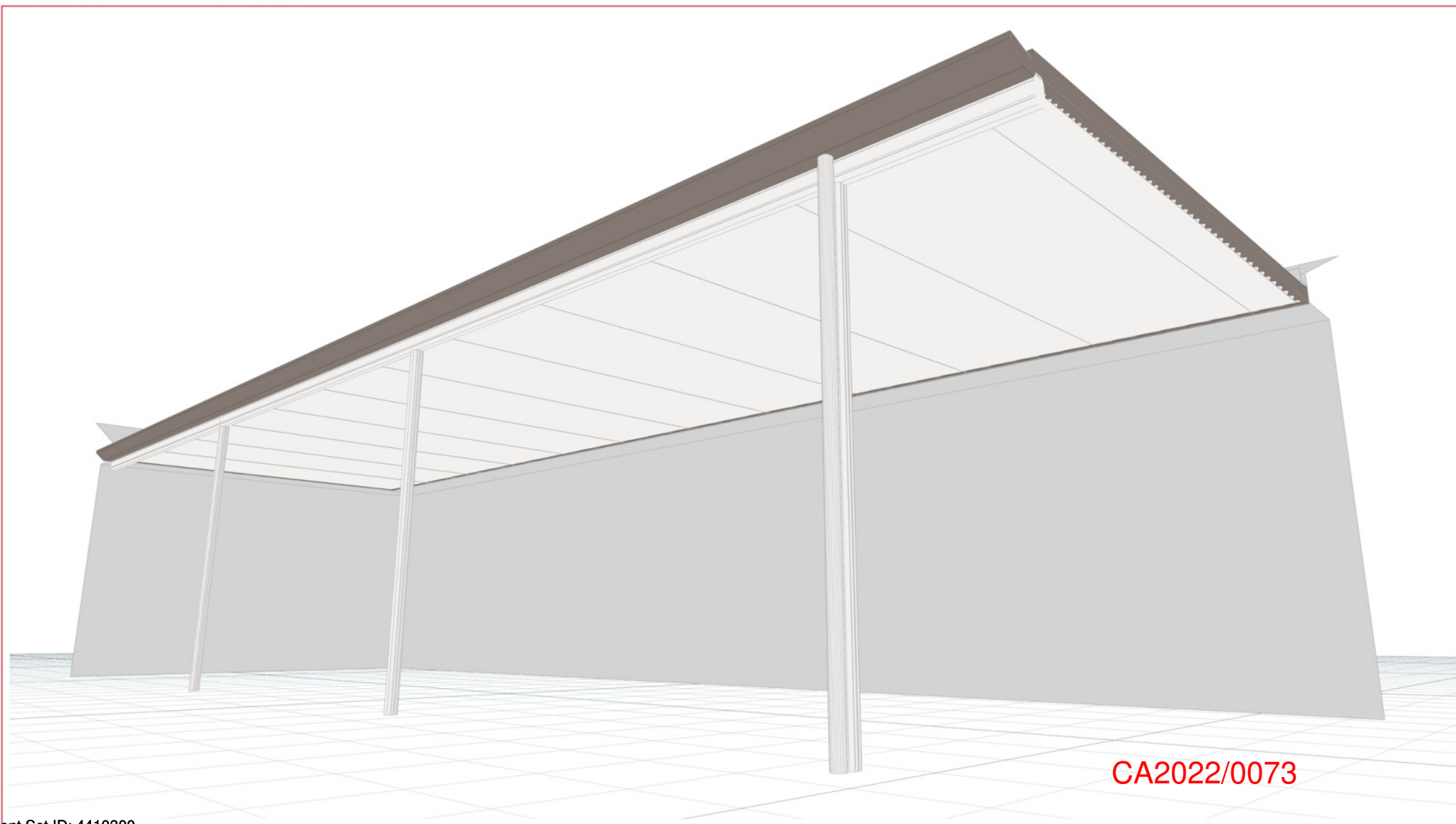
Current View

Job Reference
Sales Person
Client Name

Mr ANDREW ALLEN
David Bennett

Design Number
Date
Site Address

OQ851174
10/10/2022
25 Richmond Terrace
Plainland



CA2022/0073