

16 November 2021

Your Reference:
 Our Reference: DA210048

DJ & LK Doyle Pty Ltd
 PO Box 238
 GAYNDAH QLD 4625

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
 22-32 MAIN STREET, COALSTOUN LAKES
 (Given under section 56(4) of the *Planning Act 2016*)

Thank you for your concurrence agency referral for the following premises which was properly referred on 11 November 2021. The North Burnett Regional Council has assessed the referral against the relevant matters of its jurisdiction and has made a decision as follows:

Applicant details

Applicant name: DJ & LK Doyle Pty Limited
 Applicant contact details: PO Box 238
 GAYNDAH QLD 4625
 Email: ddoyle.mail4@bigpond.com
 Phone: 07 4161 1860
 Mobile: 0427 582 390

Location details

Street address: 24 MAIN STREET, COALSTOUN LAKES
 Real property description: Lot 206 on CL6011:PAR DUNDAR
 Local government area: North Burnett Regional Council

Application details

Application number: DA210048
 Date of Decision: 16 November 2021
 Proposed development: Development Permit for Building Works

Aspects of development and type of approval being sought

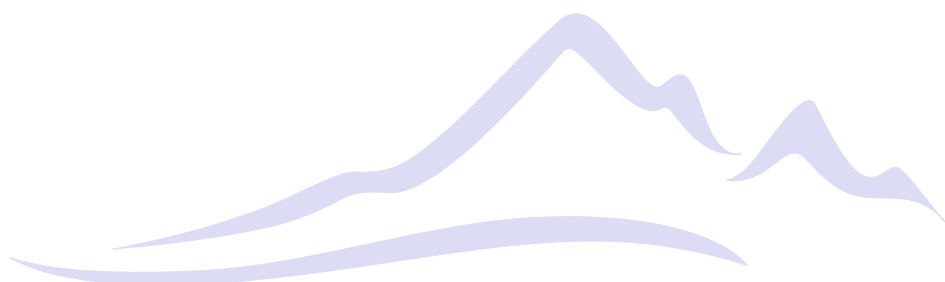
Nature of Development	Approval Type	Brief Description of Proposal
Concurrency Agency	Development Permit	Shed

Attachment 1 – Conditions to be imposed by Concurrency Agency

No.	Conditions
General	
1.	Unless otherwise stated in a particular condition, all conditions must be completed prior to the completion of building works, or issue of a final certificate, whichever is the sooner, unless otherwise agreed to in writing by the Concurrence Agency.
Design and Siting	
2.	The approved shed must be sited generally in accordance with the endorsed plans, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 144m ²
4.	The carport on the southern side of the shed structure is to be maintained as an 'open' structure and is not to be infilled with walling or roller doors.
5.	The overall height of the approved shed must not exceed 4 metres measured from natural ground level.
6.	Utilise colours in the development that are sympathetic to the surrounding environment and avoid excessive brightness, contrast, 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 surrounding allotments.
Use	
7.	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
8.	The approved shed must not be used for habitable purposes.

Attachment 1B – Advice Notes

A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity and aesthetics assessment pertains to the approval of a class 10 building only (defined as Domestic Carport, Shed and Garage (10a)). It is recommended that clarification from a Building Certifier be sought to ensure that an appropriate building classification is applied to align with the building size, purpose, use and intent of operations within the building.



Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

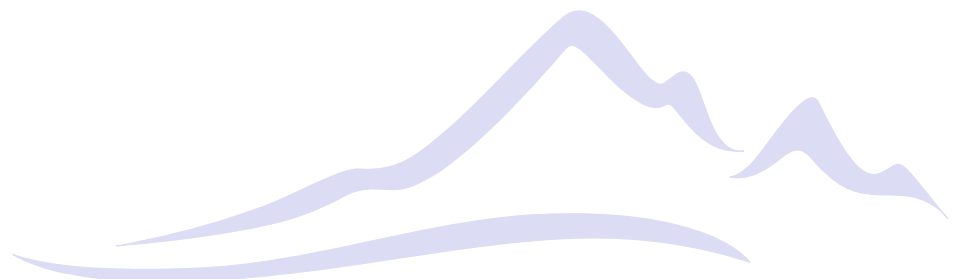
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council v1.4 Dwelling House Code.



Attachment 3 – Approved Plans

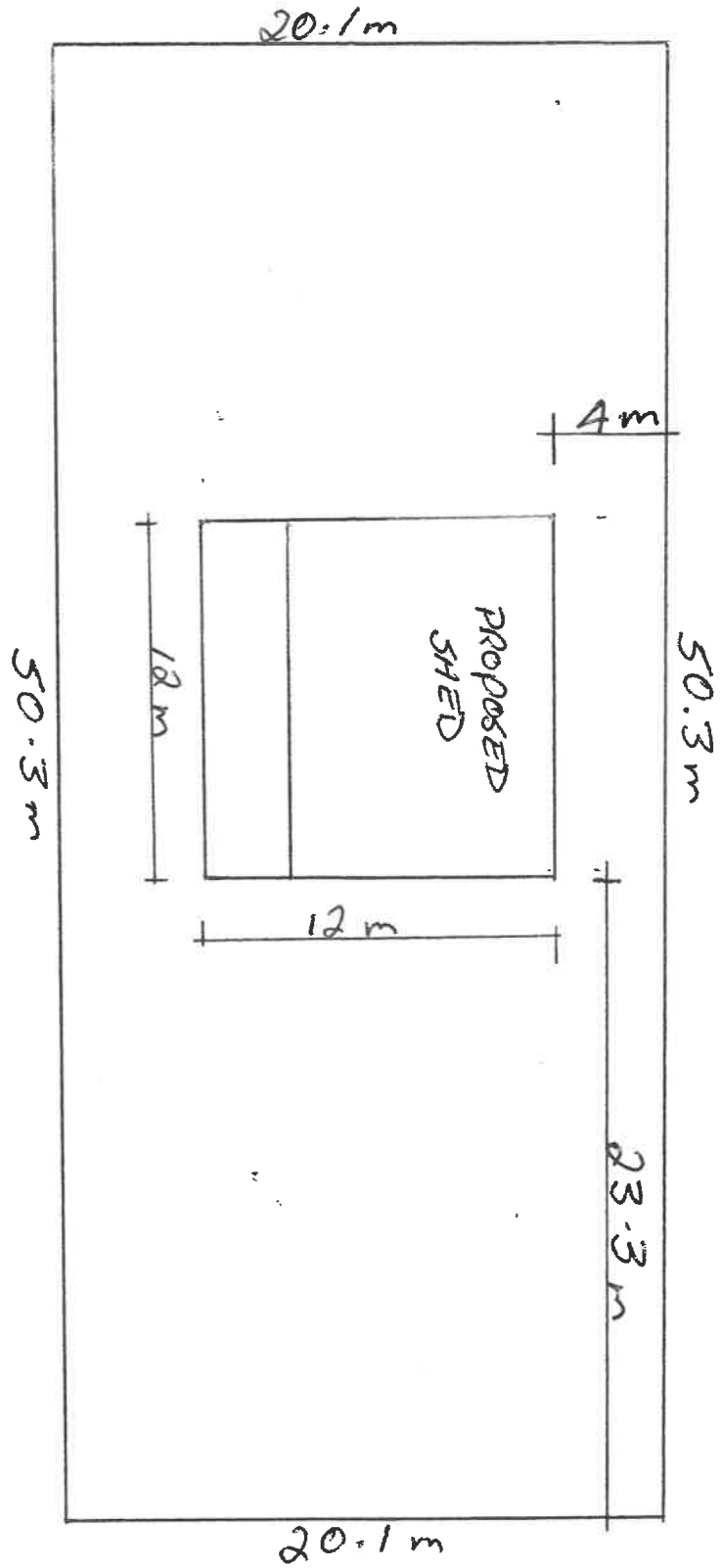
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Please refer to the following pages for approved plans.





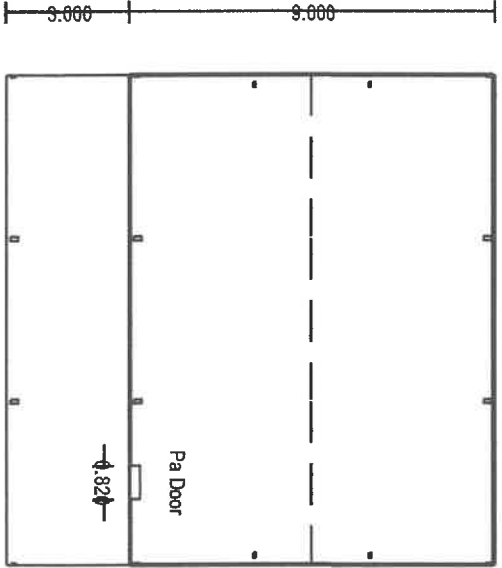
SITE PLAN
D. KEFKALAS
24 MAIN ST COALSTOWN LAKES.
LOT 806 CL 6011
AREA 1012 m²



MAIN ST

1
Q.1

12,000



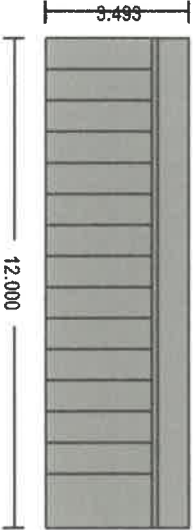
PLAN

2
Q.1



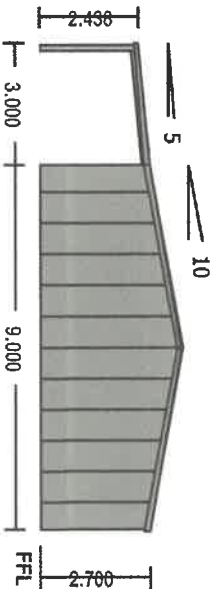
Left Elevation

3
Q.1



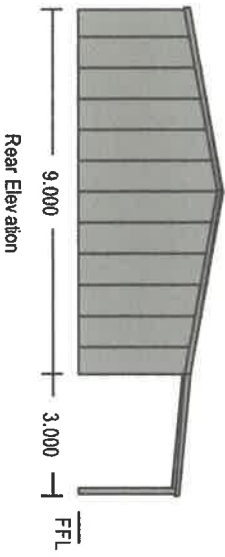
Right Elevation

4
Q.1



Front Elevation

5
Q.1



Rear Elevation

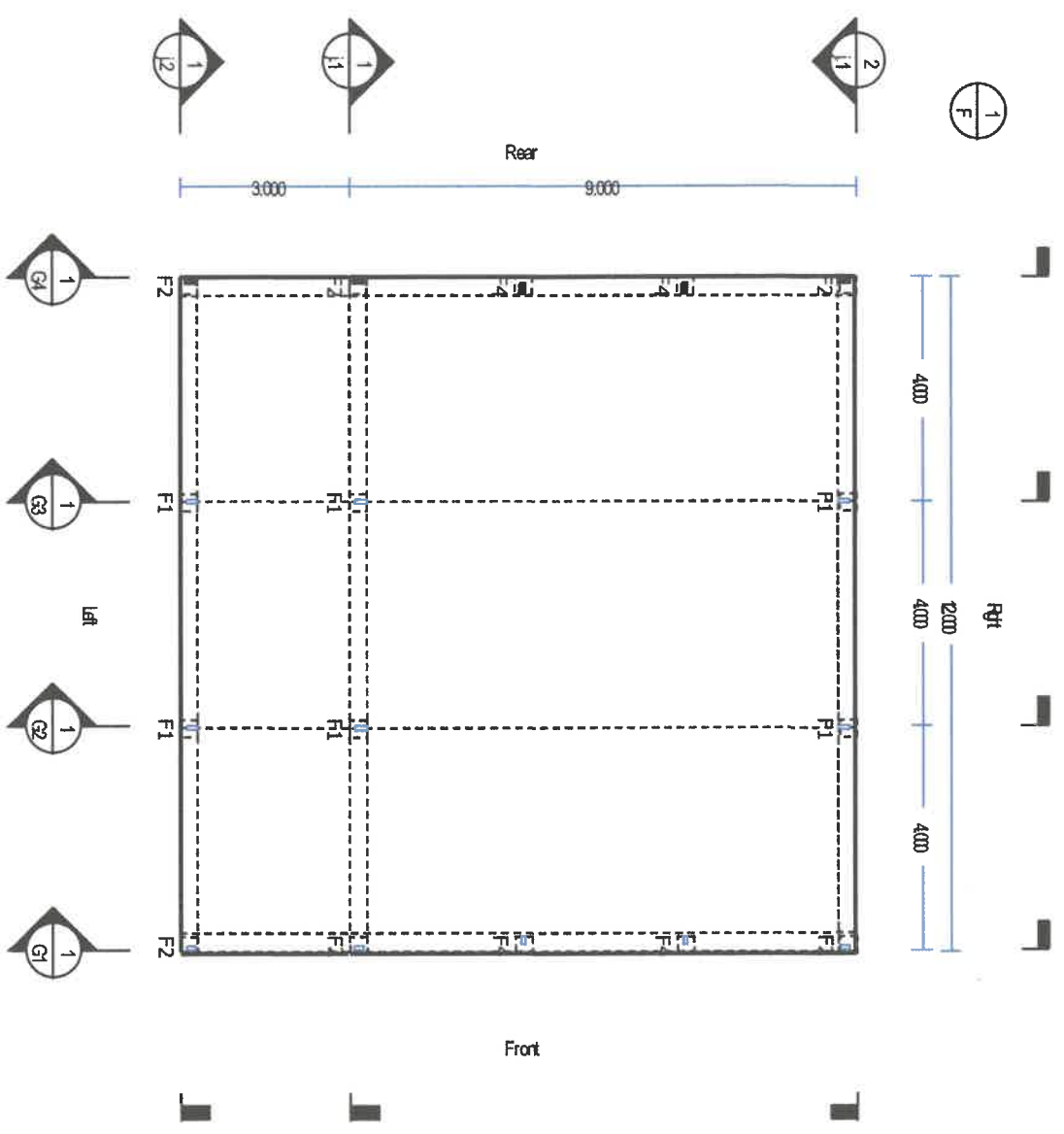
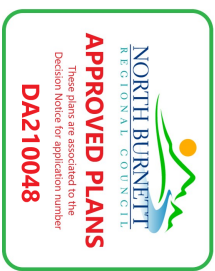


CLIENT

Portal Frame Gable Roof-Open Domestic Design Vdes=49 m/s (Reg-B) 9,000 x 12,000 x 2,438-2,700
 At: 24 Main Street Coatsbun Lakes 4621
 For: DAVE DOYLE
 Approved by: _____
 Date: _____

DRAWING

QP1 | Ref: 31082004395072 | NTS
ARCHITECTURAL DRAWINGS



Refer to standard drawing SLAB



CLIENT
 Portal Frame Gable Roof-Open Domestic Design Vdes=49 m/s (Reg-B) 9,000 x 12,000 x 2,436-2,700
 At: 24 Main Street Coalstoun Lakes 4621
 For: DAVE DOYLE
 Approved by:

DRAWING
 FP1 Ref: 31082004395072
Footing View
 NTS

Attachment 4 – Appeal Rights Planning Act 2016

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Please refer to attached document or

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

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1>

