

26 May 2022

Your Reference:  
 Our Reference: DA220024

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

Dear Sir/Madam

**CONCURRENCE AGENCY RESPONSE**  
 29 MONTGOMERIE STREET, GAYNDAH  
 (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 12 May 2022. 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

**Site details**

Street address: 29 MONTGOMERIE STREET, GAYNDAH  
 Real property description: 64MZ1159

**Application details**

Application No: DA220024  
 Date of Decision: 26 May 2022  
 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
Building Work - assessable against planning scheme	Development Permit	Shed within the flood hazard overlay

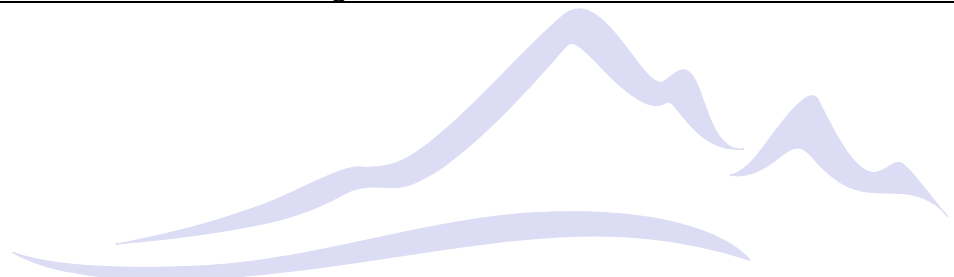


## Attachment 1 – Conditions to be imposed by Concurrency Agency

No.	Conditions
<b>General</b>	
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.
2.	Carry out the approved development in accordance with the approved plans and documents identified in attachment 3 “Approved plans” of this decision notice approval, except as modified by the conditions of this approval as relevant.
<b>Design and Siting</b>	
2.	The approved shed must be sited at least 10 metres from Montgomerie Street property boundary, 70 metres from the south-eastern boundary and 2 metres from the south-western property boundary and with all setbacks measured from the outermost projection of the structure.
4.	The dimensions of the approved shed are to be generally in accordance with the endorsed plans.
7.	The height of the approved shed must not exceed the 8.5m.
8.	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.
<b>Use</b>	
9.	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
10.	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**

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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 Planning Scheme V1.4.

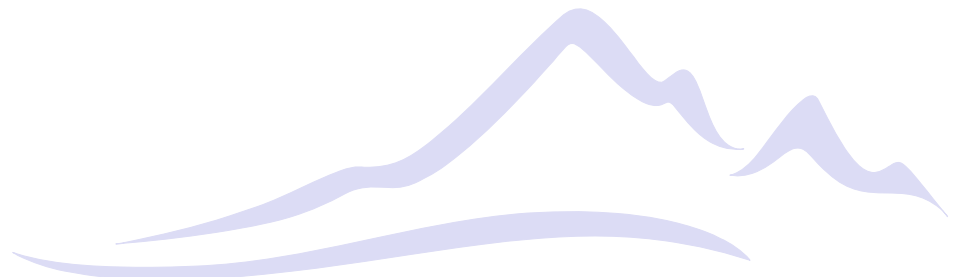


## **Attachment 3 – Approved Plans**

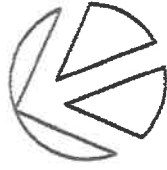
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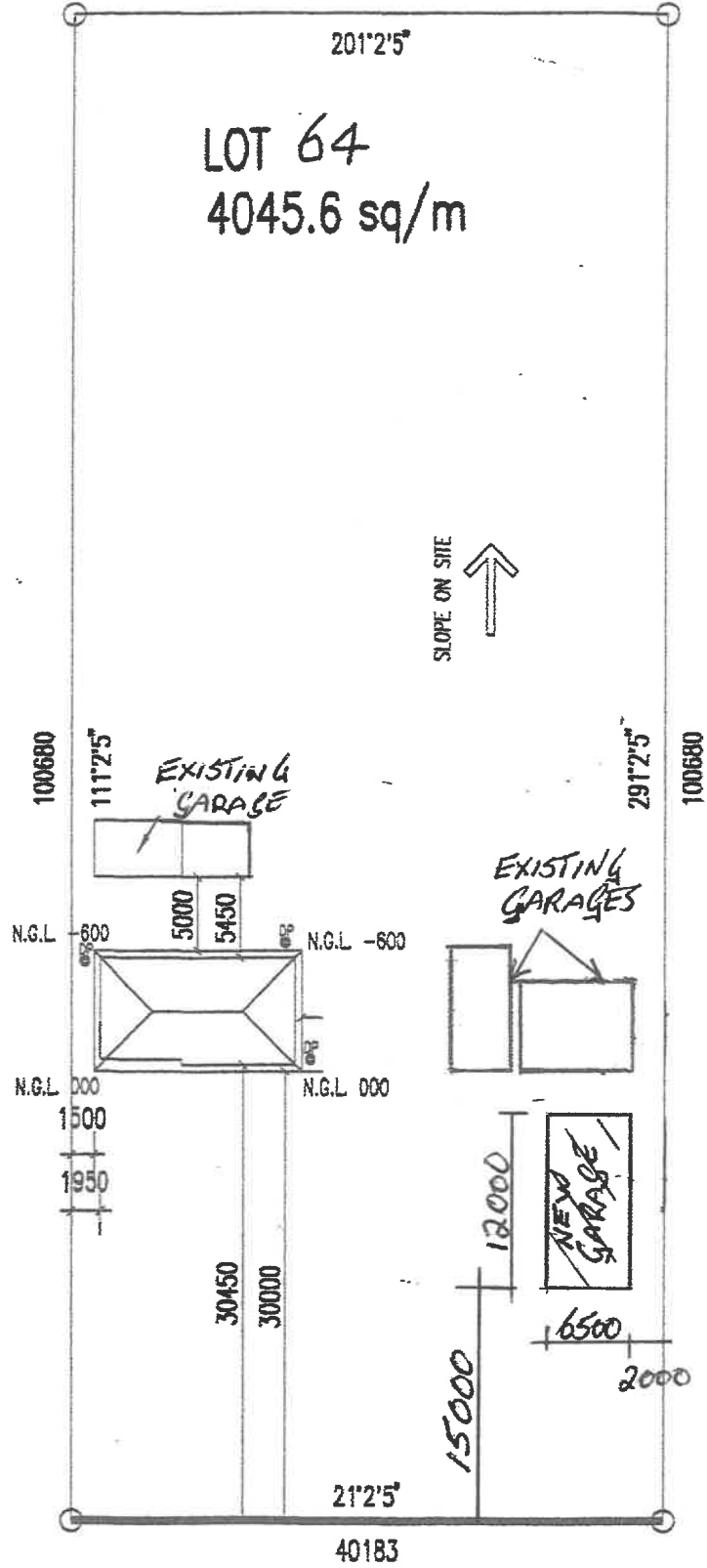
**Please refer to the following pages for approved plans.**



LOT NUMBER: 64  
 REGISTERED PLAN NUMBER: - M2 1159  
 PARISH: GAYNDAH  
 COUNTY: MACKENZIE  
 AREA: 4045.6 SQ.METRES  
 GAYNDAH SHIRE COUNCIL



LOT 64  
 4045.6 sq/m

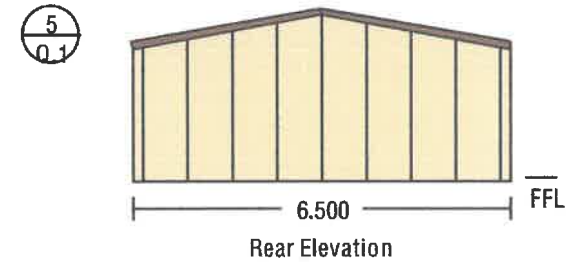
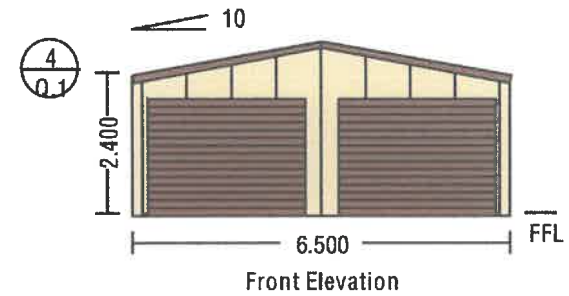
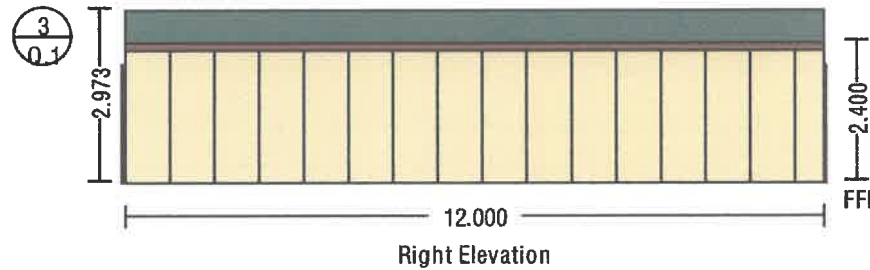
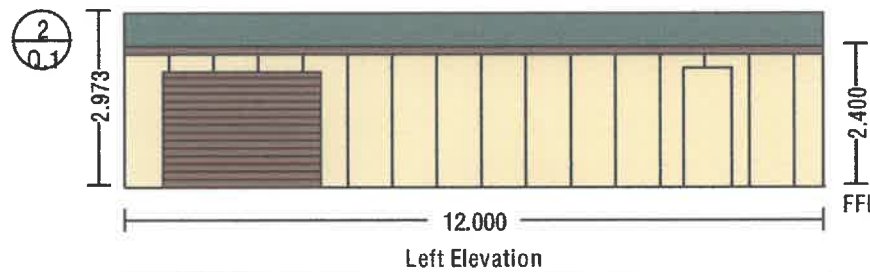
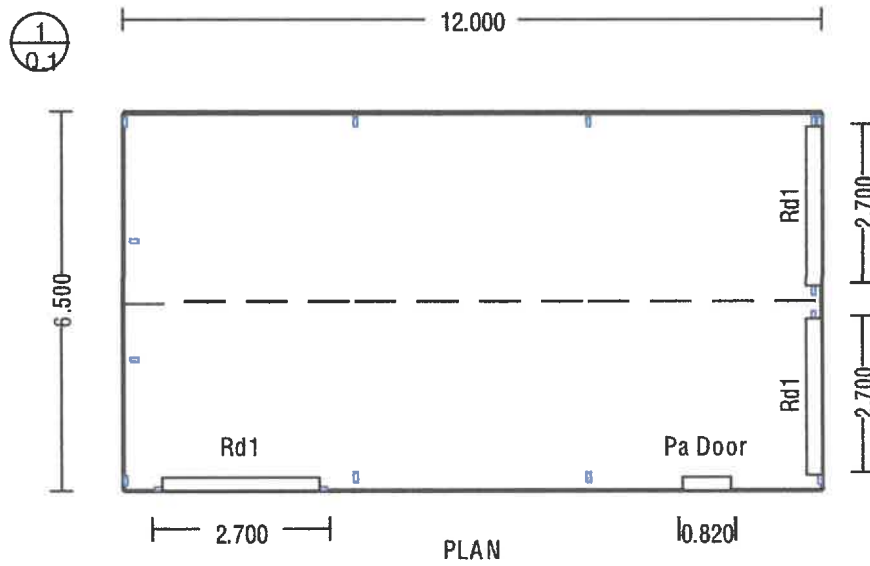


MONTGOMERIE STREET

SITE PLAN

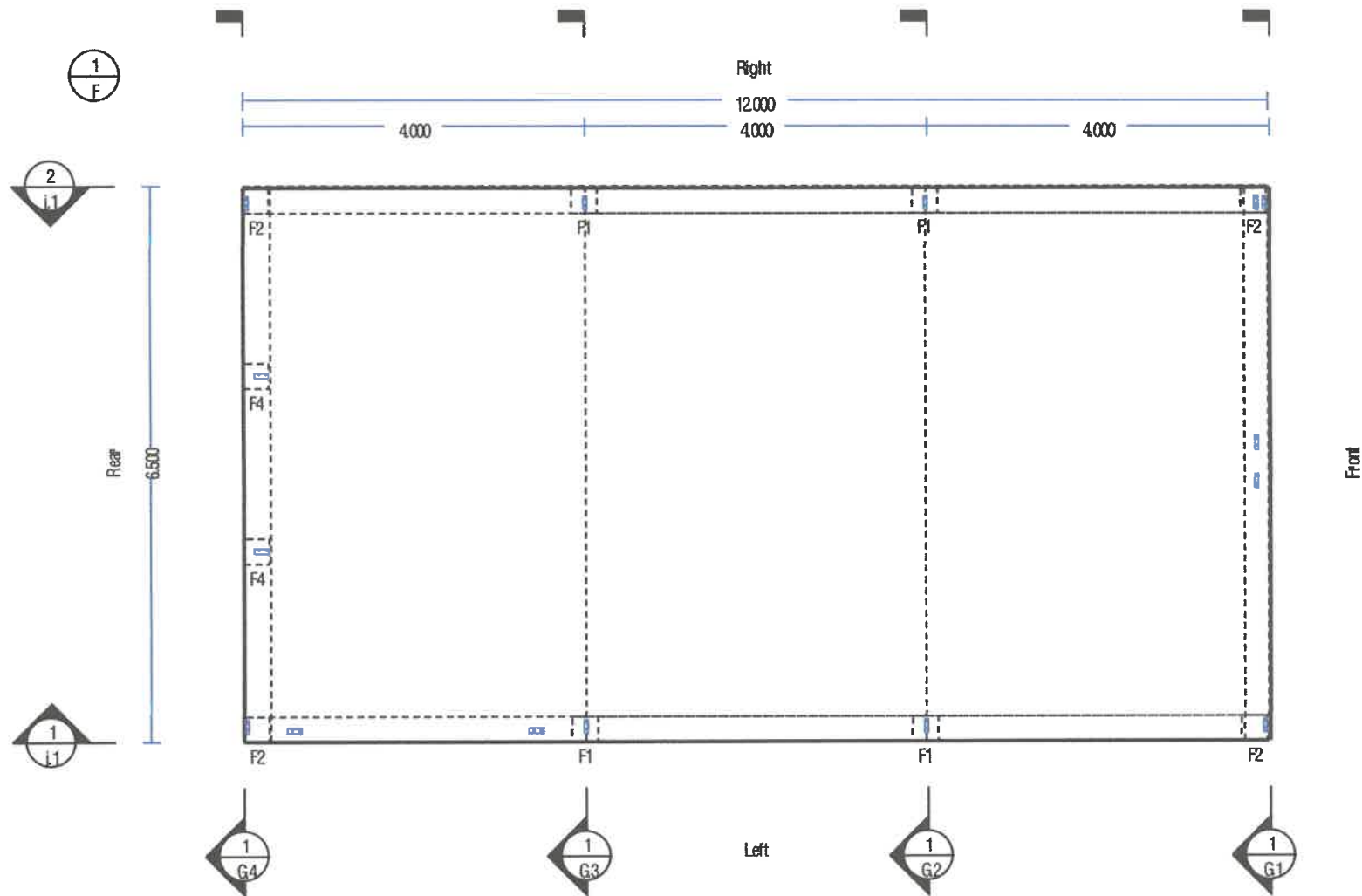


41N	PROJECT	PROPOSED <i>NEW GARAGE</i>	DRAWN	JC	THESE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE BUILDING DESIGNER.			
	CLIENT	<i>R &amp; A</i> McGILVERY	APPROVED	<i>[Signature]</i>		VERIFY ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES. REFERRING ANY DISCREPANCIES TO BUILDING DESIGNER. DO NOT SCALE FROM DRAWING.		
ORDER 1901. L-1900. FITTED IN ACCORD WITH THE SEWAGE RAGAGE BY-LAWS.	LOCATION	<i>29</i> . MONTGOMERIE STREET GAYNDAH	DATE	19/1/00	SIZE	A3	REVISION	1
			SCALE	1 : 500				1
			Q.B.S.A. No	083348	DRAWING No	1746PL		6



CLIENT	
Portal Frame Gable Roof-Enclosed Domestic Design Vdes=49 m/s (Reg-B) 6.500 x 12.000 x 2.400	
At: 29 Montgomerie Street Gayndah 4625	
For: D.J & L.K Doyle	
Approved by:	Date:

DRAWING		
QP1	Ref: 32030216262642	NTS
<b>ARCHITECTURAL DRAWINGS</b>		



Refer to standard drawing SLAB

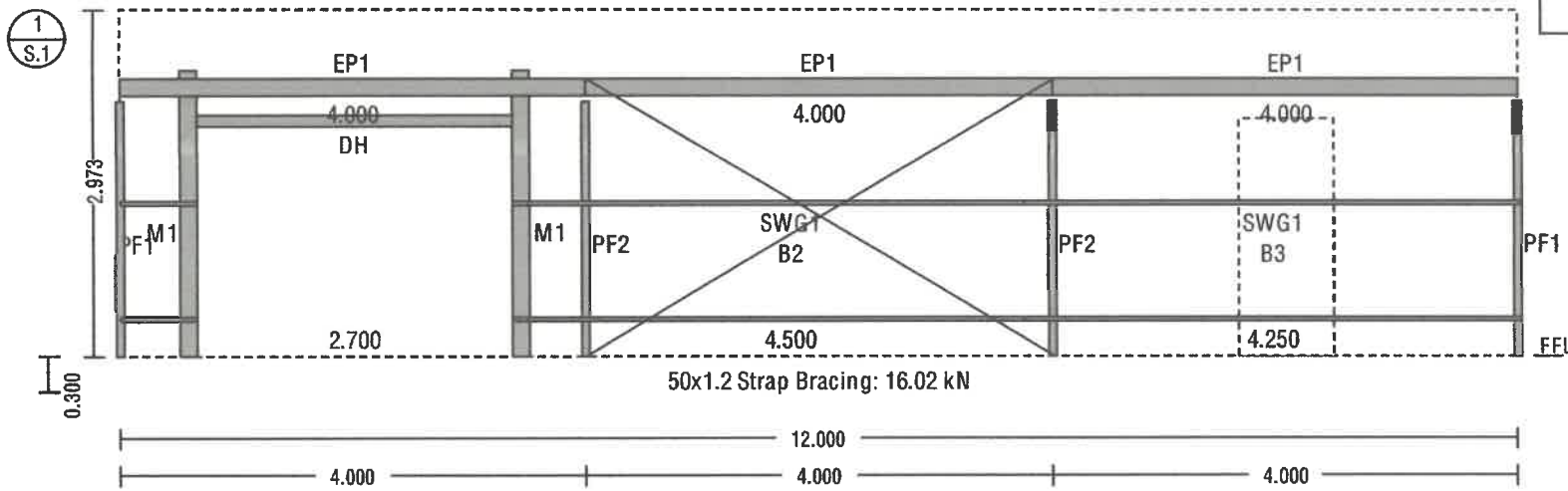


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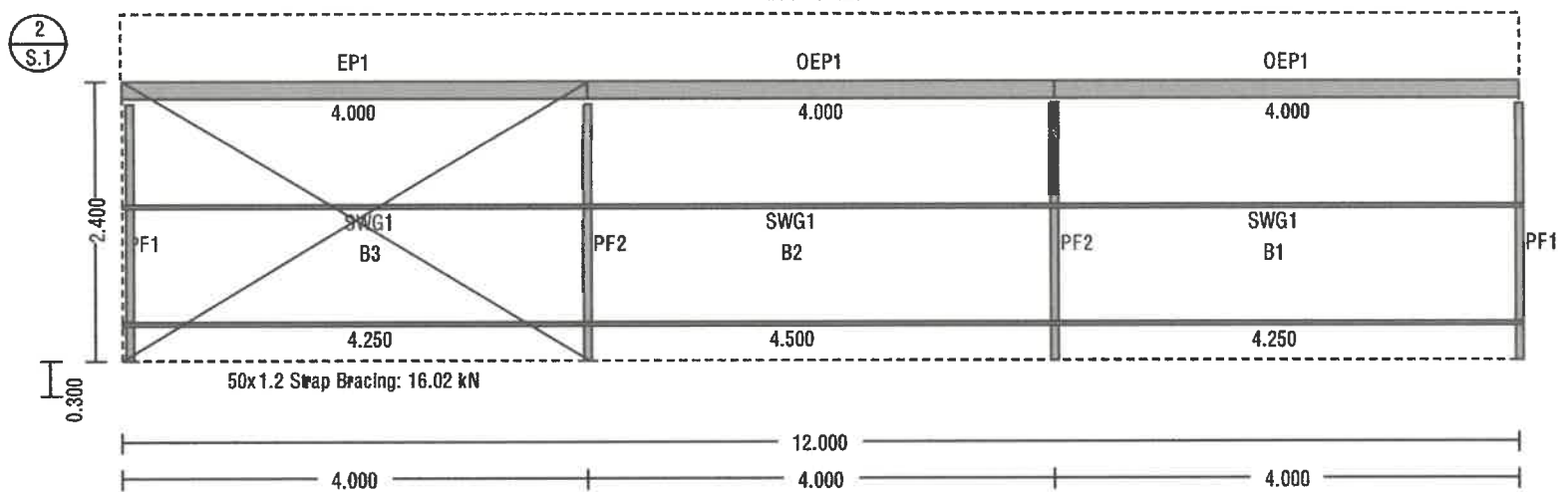
DRAWING		
FPI	Ref: 3002163362	N/S
Footing View		



**Long Wind Bracing**  
 Bracing Required: 9.38 kN  
 Bracing Designed: 32.04 kN



Left Elevation

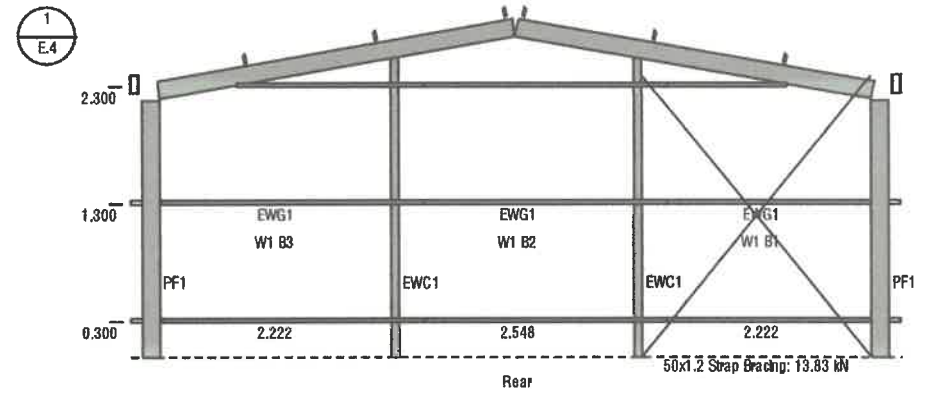
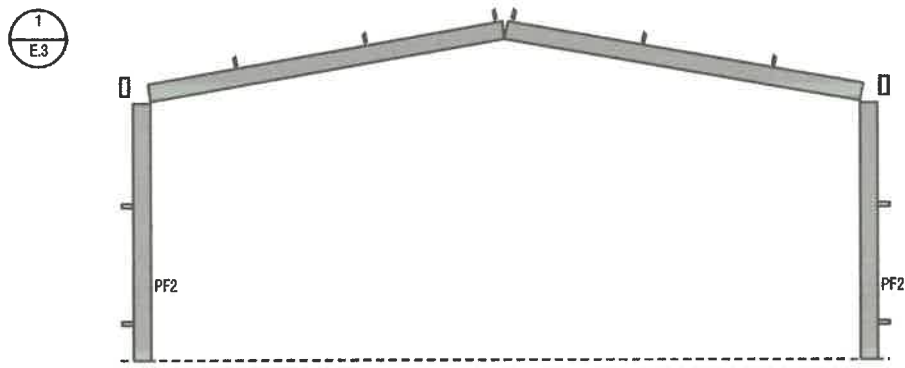
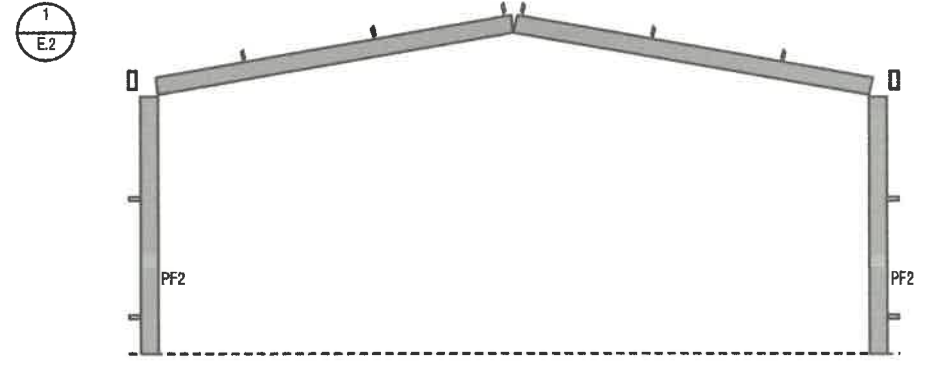
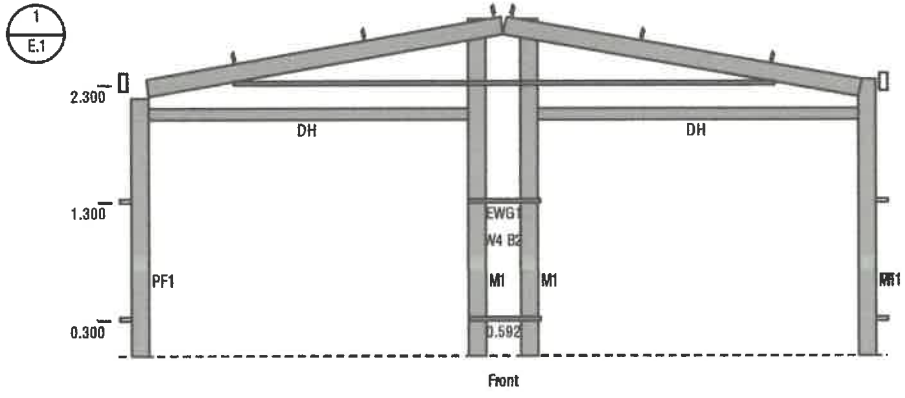


Right Elevation



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At: 29 Montgomerie Street Gayndah 4625	
For: D.J & L.K Doyle	
Approved by:	Date:

DRAWING		
SW1	Ref: 32030216262642	NTS
Side Wall View		



CLIENT	
Portal Frame Gable Roof-Enclosed Domestic Design Vdes=49 m/s (Reg-B) 6.500 x 12.000 x 2.400	
At: 29 Montgomerie Street Gayndah 4625	
For: D.J & L.K Doyle	
Approved by:	Date:

DRAWING		
EW1	Ret: 32030216262642	NTS
End Wall View		

## **Attachment 4 – Planning Act 2016 Extract Appeal Rights**

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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>

