

1 June 2023

Your Reference:
 Our Reference: DA230028

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

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE

43 BAMBOO 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 23 May 2023 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: 43 BAMBOO STREET, GAYNDAH
 Real property description: 50MZ1159

Application details

Application No: DA230028
 Date of Decision: 1 June 2023
 Proposed development: Development Permit for Building Works

Aspects of development and type of approval being sought

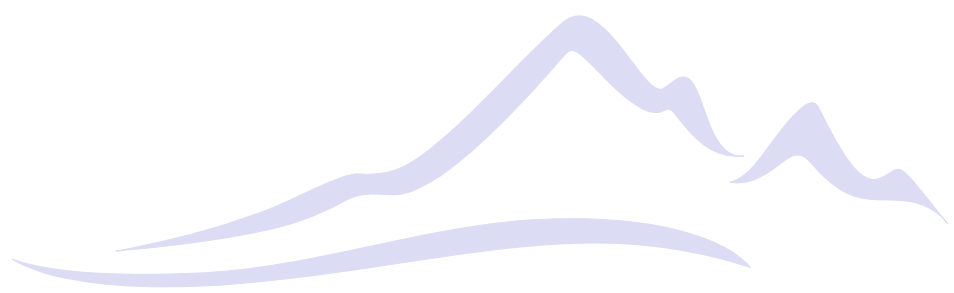
Nature of Development	Approval Type	Brief Description of Proposal
Building Work - assessable against planning scheme	Development Permit	Shed length over 12m and GFA over 110m ²

Attachment 1 – Conditions to be imposed by Concurrence 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 a minimum 7 metres from the northern boundary property boundary and 28m from the Bamboo Street boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 129m ² The horizontal dimensions of the approved shed must not exceed 14m x 9m.
6.	The overall height of the approved shed must not exceed 4 metres measured from natural ground level.
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.
Use	
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

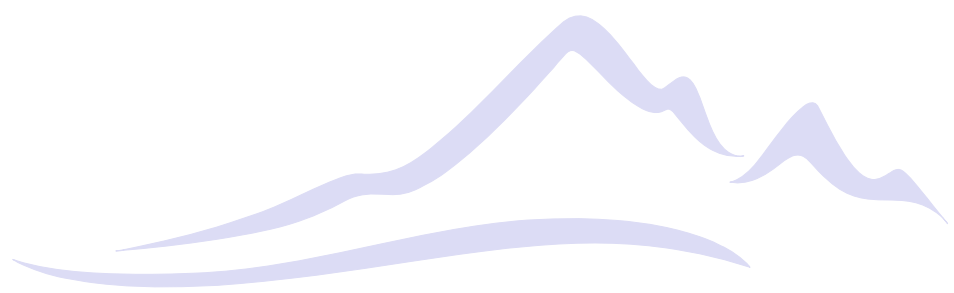
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity 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

The reason for this decision are:

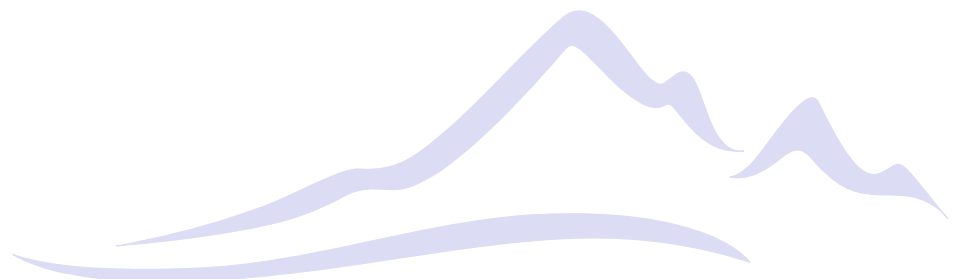
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.
- Consideration was given to the adjoining Dwelling to the north of the proposed shed as the boundary setback is the closest at 7.2m but it will not affect sunlight or ventilation to the dwelling and with the current vegetation visual amenity will not be impacted.



Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



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>

