

4 July 2023

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Street Address: 34-36 Capper Street, Gayndah Qld 4625  
Telephone: 1300 696 272  
Facsimile: (07) 4161 1425  
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Web: [www.northburnett.qld.gov.au](http://www.northburnett.qld.gov.au)  
ABN: 23 439 388 197

Your Reference:  
Our Reference: DA230034

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

Dear Sir/Madam

**CONCURRENCE AGENCY RESPONSE**

2-6 WALKER 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 29 June 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:	<a href="mailto:ddoyle.mail4@bigpond.com">ddoyle.mail4@bigpond.com</a>
Phone:	07 4161 1860
Mobile:	0427 582 390

**Site details**

Street address:	2-6 WALKER STREET, GAYNDAH
Real property description:	14SP319099

**Application details**

Application No:	DA230034
Date of Decision	4 July 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 Extension over 12m length

## Referral triggers

The development application was referred to the Council under the following provisions of the *Planning Regulation 2017*

Referral trigger	Schedule 9 – Building work assessable against the <i>Building Act</i> Part 3 Division 2 Table 1 Particular class 1 and 10 building and structures involving possible amenity and aesthetic impact
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## Decision

Decision Details:	The North Burnett Regional Council advises the assessment manager that;  The development approval must be subject to stated development conditions set out in <u>Attachment 1</u> .
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## Conditions

This approval is subject to the conditions in Attachment 1.

The North Burnett Regional Council advises the assessment manager that the conditions must be attached to any development approval for the application in accordance with section 56 of the *Planning Act 2016* and that under section 62(b) of the *Planning Act 2016*. The assessment manager must attach this response to any approval for the development.

## Reasons for decision to impose conditions

Under section 56 (7)(c) of the *Planning Act 2016*, the North Burnett Regional Council is required to set out reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

## Approved Plans and Specifications

Document No./ Reference	Title (prepared by)	Date
	Site Plan by North Burnett Regional Council	04/07/2023
33051504482147 – QP1	Architectural Drawings by McHugh Steel	15/05/2023
33051504482147 – FP1	Footing View by McHugh Steel	15/05/2023
33051504482147 – EW1	End Wall Frame by McHugh Steel	15/05/2023

## Giving of the Notice

Under section 56(4) of the *Planning Act 2016*, this notice of referral agency response has been issued (where applicable) to the applicant and the assessment manager of the application.

Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully

for 

Mick Jarman  
**Planning and Environment Manager**

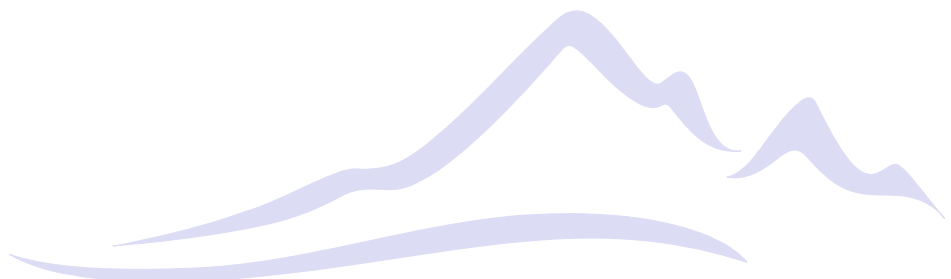
Enc: Attachment 1-conditions to be imposed  
Attachment 2-reasons for decision to impose conditions  
Attachment 3-appeal rights  
Attachment 4-plans

## **Attachment 1 – Conditions to be imposed by Concurrence 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.
<b>Design and Siting</b>	
2.	The approved shed extension must be sited a minimum 2 metres from the north-western property boundary and 9.1m from Walker Street, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 110 m <sup>2</sup>
4.	The height of the approved shed extension must not exceed 4m above natural ground. Any earthworks required for the development must be undertaken in such a way as to ensure that the height of the building complies with this condition.
5.	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>	
6.	The approved shed and extension 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
7.	The approved shed and extension must not be used for habitable purposes.

## **Attachment 1B – Advice Notes**

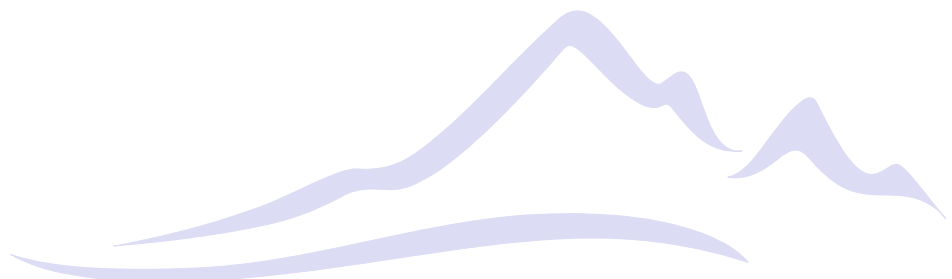
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity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

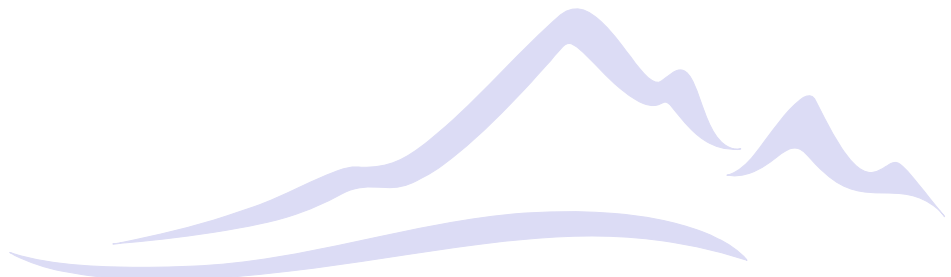


## **Attachment 3 – Approved Plans**

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





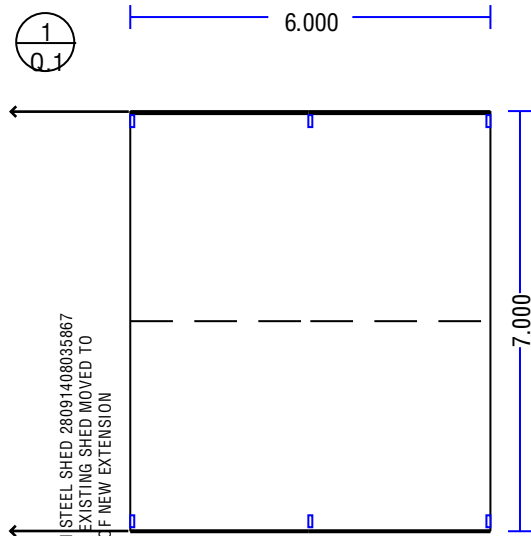
While every care is taken to ensure the accuracy of this data, the North Burnett Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibilities and all liabilities (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you may incur as a result of the data being inaccurate or incomplete in anyway and for any reason.

Site Plan  
2-6 Walker  
Street Gayndah

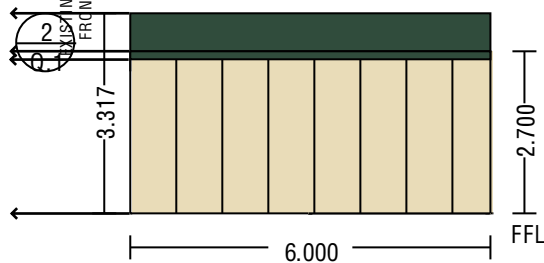
7/4/2023

1:600

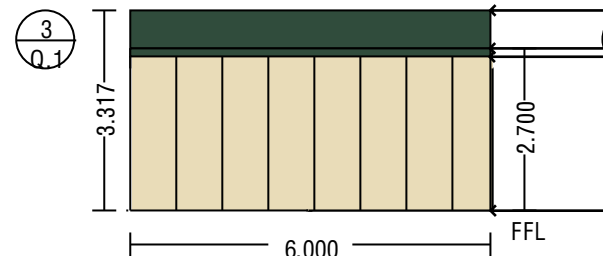




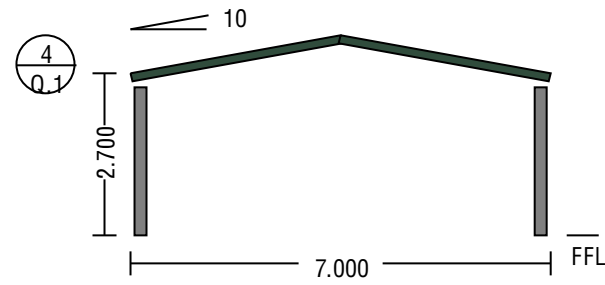
PLAN



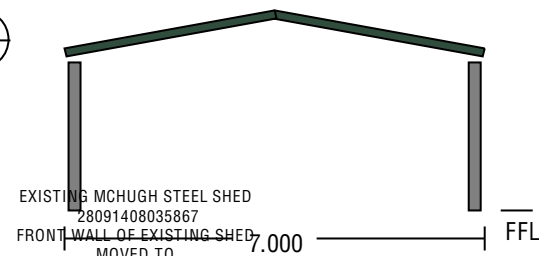
Left Elevation



Right Elevation



Front Elevation



Rear Elevation

EXISTING MCHUGH STEEL SHED  
28091408035867  
FRONT WALL OF EXISTING SHED  
MOVED TO  
FRONT OF NEW EXTENSION



CLIENT

Portal Frame Gable Roof-Open Domestic Design Vdes=39 m/s (Reg-B) 7.000 x 6.000 x 2.700

At: 4 Walker Street Gayndah 4625

For: D.J & L.K Doyle

Approved by:

Date:

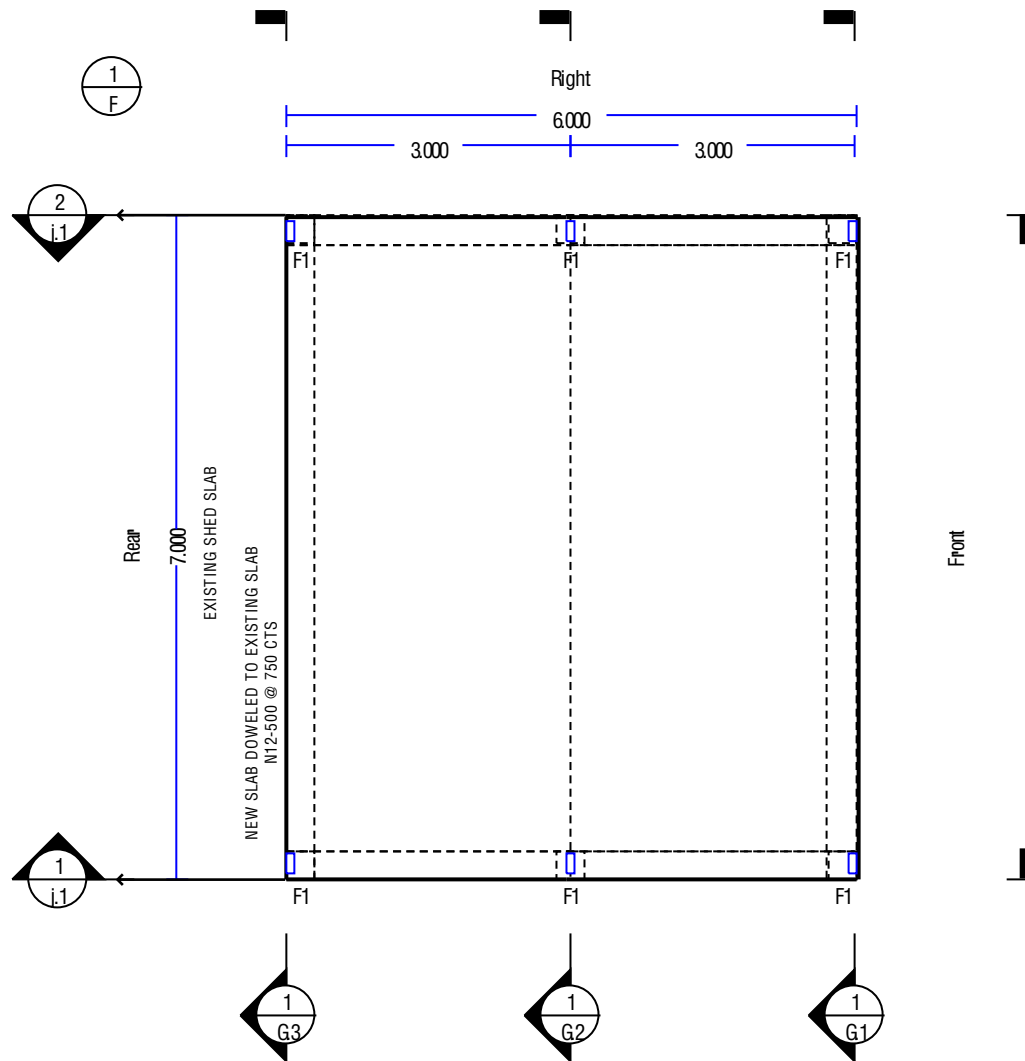
DRAWING

QP1

Ref: 33051504482147

NTS

ARCHITECTURAL DRAWINGS



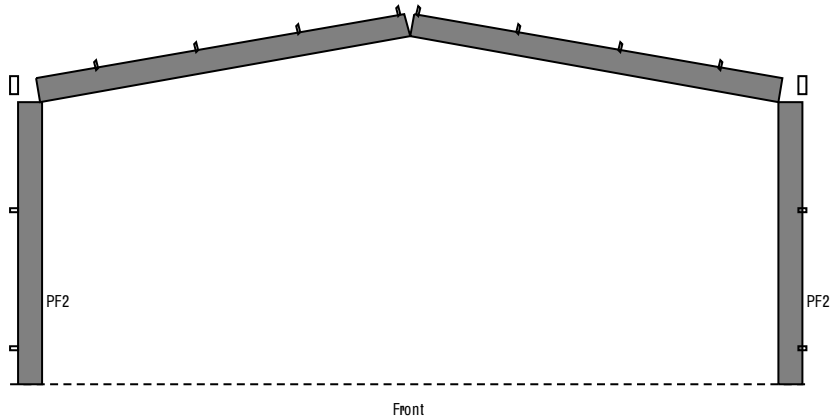
Refer to standard drawing SLAB



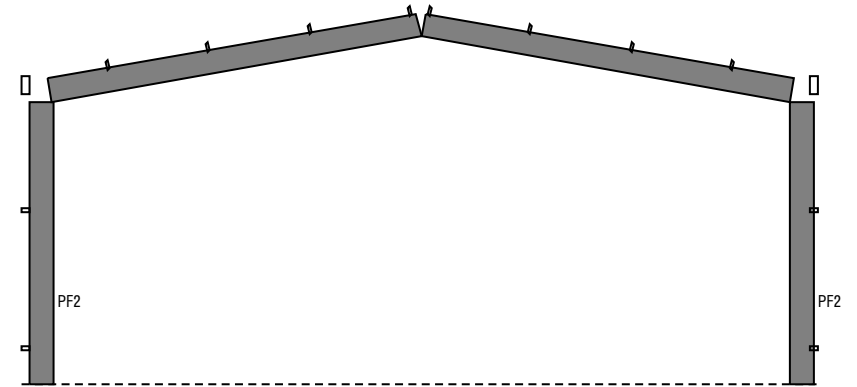
CLIENT	
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At: 4 Walker Street Gayndah 4625	
For: D.J & L.K Doyle	
Approved by:	Date:

DRAWING		
FP1	Rd: 33051048247	NIS
Footing View		

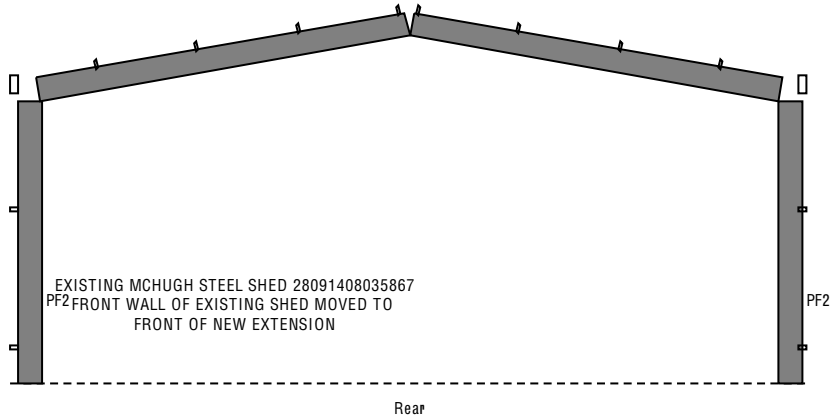
1  
E.1



1  
E.2



1  
E.3



#### CLIENT

Portal Frame Gable Roof-Open Domestic Design Vdes=39 m/s (Reg-B) 7.000 x 6.000 x 2.700

At: 4 Walker Street Gayndah 4625

For: D.J & L.K Doyle

Approved by:

Date:

#### DRAWING

EW1

Ref: 33051504482147

NTS

End Wall Frame

## **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>

