

18 July 2023

Your Reference:
 Our Reference: DA230035

DRIVER'S CONCRETE & CONSTRUCTIONS PTY LTD
 2 Downing Street
 GAYNDAH QLD 4625
 Via email: admin@driversconcrete.com

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE

41 WARTON 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 19 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: DRIVER'S CONCRETE & CONSTRUCTIONS PTY LTD
 Applicant contact details: 2 Downing Street
 GAYNDAH QLD 4625
 Email: admin@driversconcrete.com
 Phone: 0428 408 401
 Mobile:

Site details

Street address: 41 WARTON STREET, GAYNDAH
 Real property description: 1RP87205

Application details

Application No: DA230035
 Date of Decision: 18 July 2023
 Proposed development: Development Permit for Building Works

Aspects of development and type of approval being sought

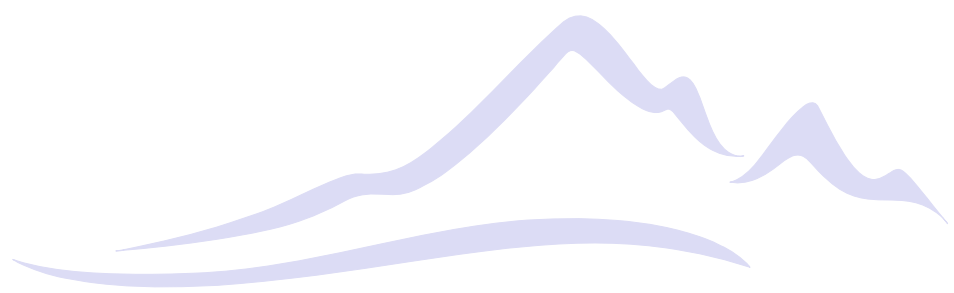
Nature of Development	Approval Type	Brief Description of Proposal
Concurrency Agency	Development Permit	Shed - Design and Siting

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 carport must be sited a minimum 1 metres from the south-western property boundary adjoining onto 43 Warton Street and 3.2 metres from the south-eastern boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved carport must not exceed 110m ²
4.	The carport is maintained as an 'open' structure and is not to be infilled with walling or roller doors.
5.	The overall height of the approved carport must not exceed 4.5 metres measured from natural ground level.
Use	
6.	The approved carport 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 carport 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.



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.



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>

