

10 November 2023

Our reference: DA230060
Document ID: 1179428

Driver's Concrete & Constructions Pty Ltd
 2 Downing Street
 GAYNDAH QLD 4625
 Via email— admin@driversconcrete.com

Dear Applicant

CONCURRENCE AGENCY RESPONSE

76 FIELDING 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 9 November 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: 76 FIELDING STREET, GAYNDAH
 Real property description: 5RP207576

Application details

Application No: DA230060
 Date of Decision 10 November 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	Pool area and shade cover - 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 roofed patio must be sited a minimum 200mm from the southern side boundary property boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved roofed patio must not exceed 115m ² .
4.	The height of the approved roofed patio must not exceed— <ul style="list-style-type: none"> • 4 metres measured from terraced ground level to the highest point on the eastern end, and • 3.5m from the patio deck on the western end.
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.
Use	
6.	The approved roof patio 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 roofed patio must not be used for habitable purposes.

Attachment 1B – Advice Notes

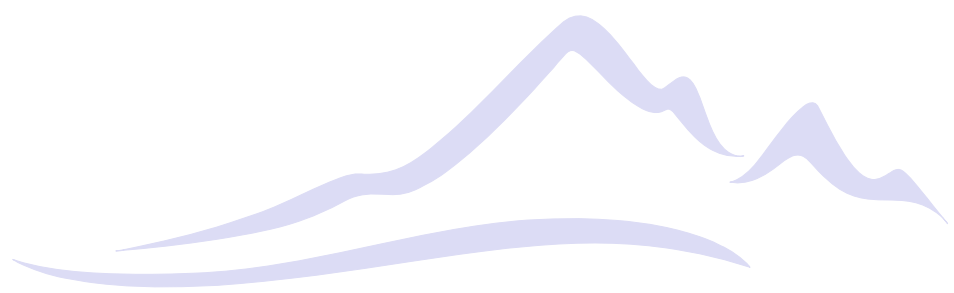
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity and aesthetics assessment pertains to the approval of a class 10 building only (defined as Domestic Carport, Shed, Patio 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:

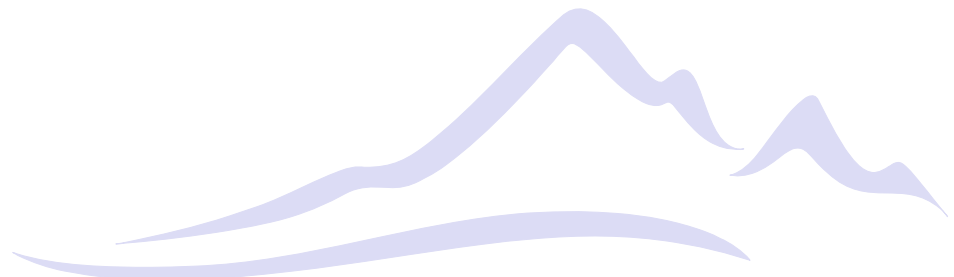
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.



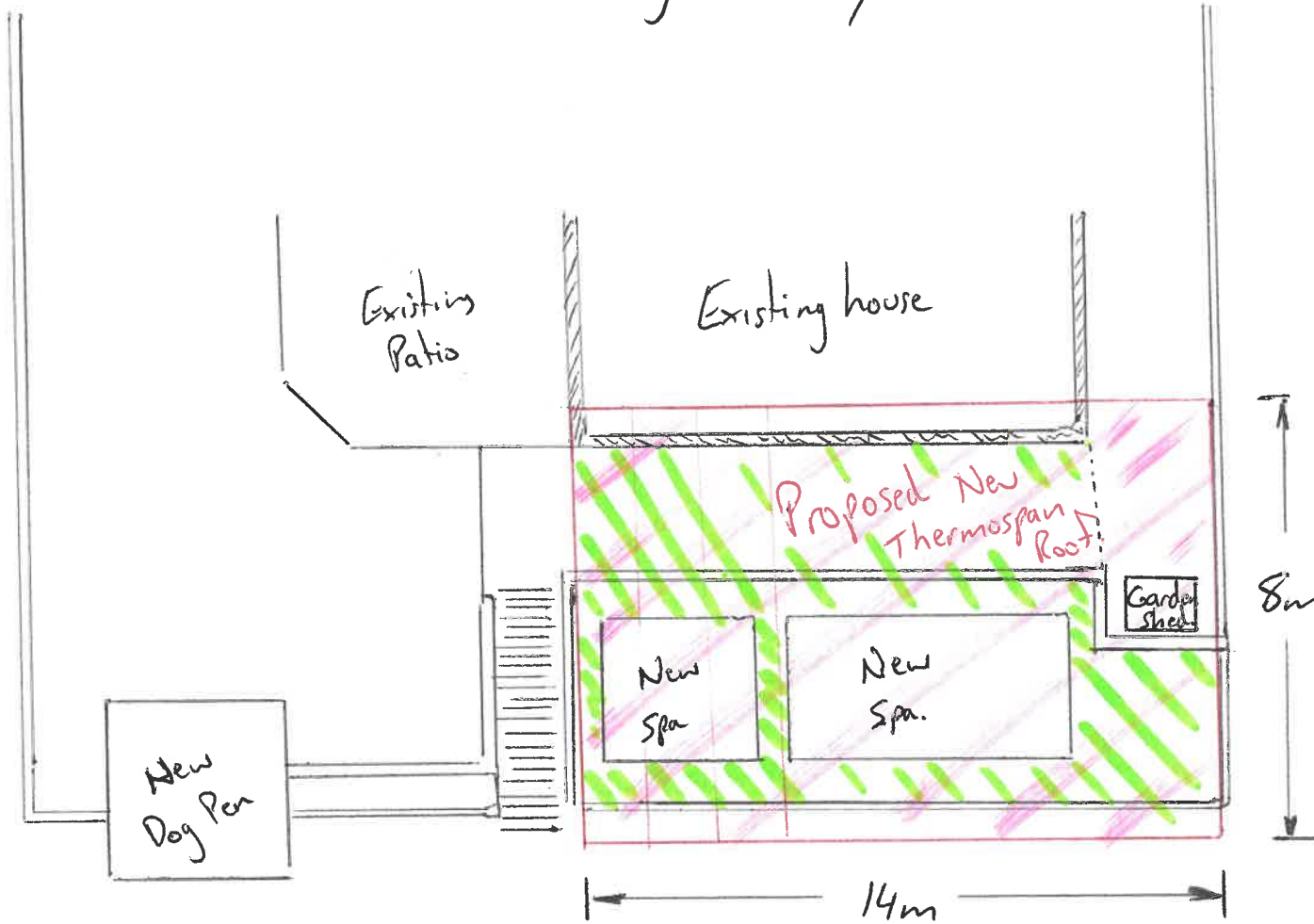
Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



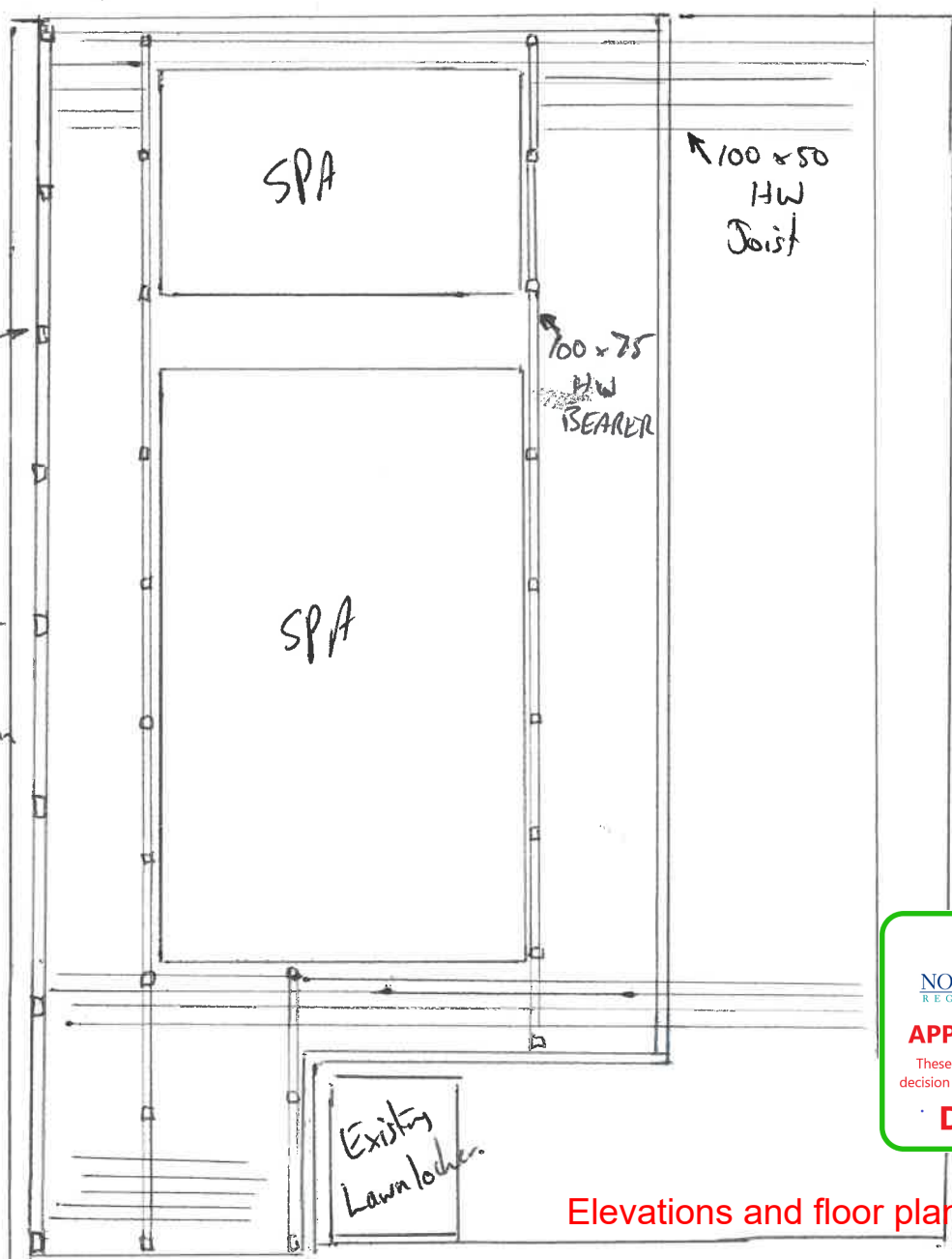
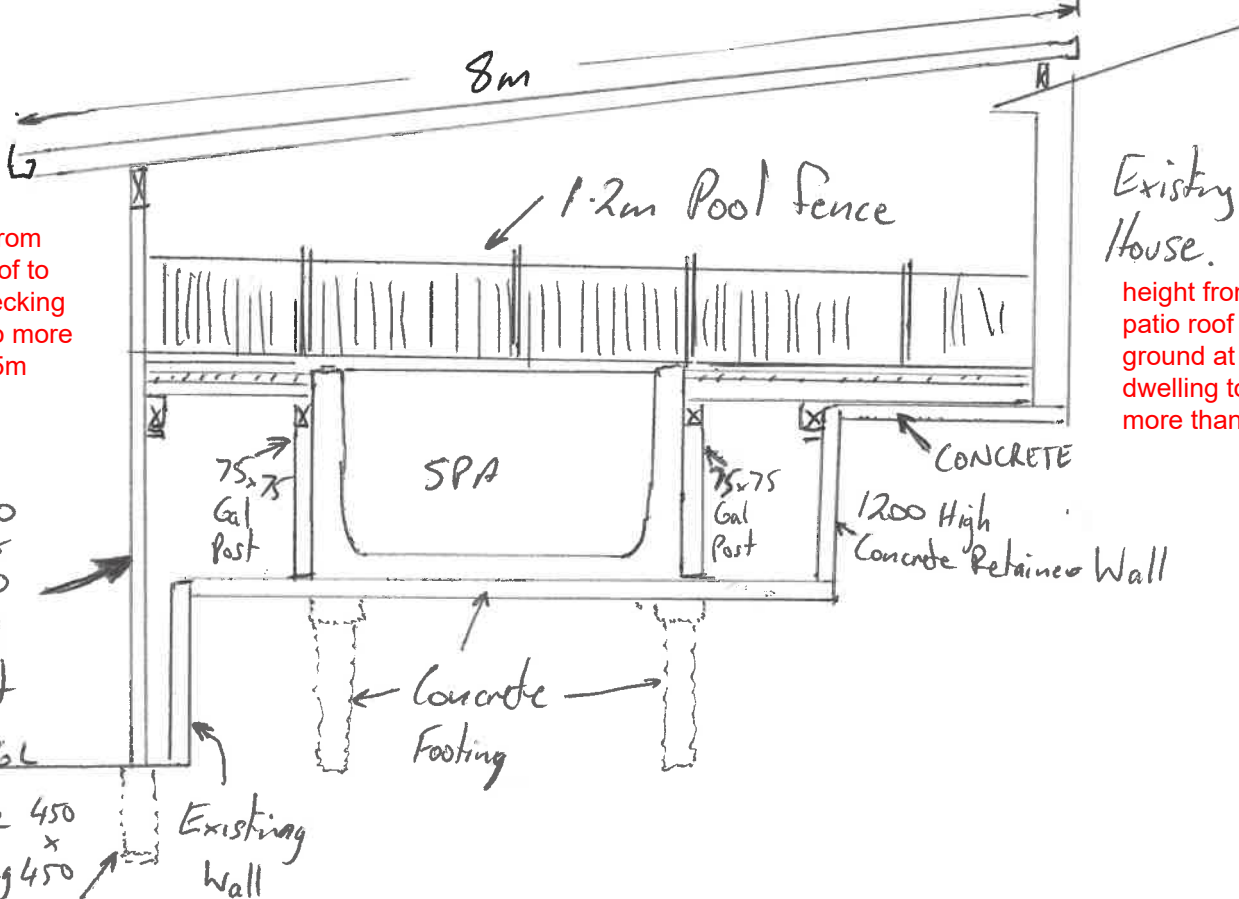
76 Fielding St. Gayndah.



 New Thermospan Roof.

 New Deck





100 x 100 Gal post @ 4.8m c/s

Pool Fencing 2.4m

Existing House

NORTH BURNETT REGIONAL COUNCIL

APPROVED PLANS

These plans are associated to the decision notice for application number

DA230060



NORTH BURNETT
REGIONAL COUNCIL

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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>

