



Your Reference:  
Our Reference: DA21/22-010  
Contact: Lisa Young

1 February 2022

Mr Daniel Doyle & Ms Tyler Hunt  
31 Pelican Street  
LONGREACH QLD 4730

Dear Daniel & Tyler

**Re: Decision on exemption certificate under section 46 of the *Planning Act 2016***

I am writing to inform you that Longreach Regional Council (Council) has decided to approve an exemption certificate for assessable development over 144 Crane Street, Longreach, formally described as Lot 119 on L3576, as per the following resolution and as detailed herein.

- 13.4 Exemption Certificate for a Class 10a Shed and Carport at 144 Crane Street, Longreach**  
Consideration of an application for an Exemption Certificate for a 108m<sup>2</sup> shed with an attached 54m<sup>2</sup> open awning/carport (total floor area = 162m<sup>2</sup>) because the effects of the development are minor or inconsequential.  
*(Res-2022-01-016)*  
*Moved Cr Martin seconded Cr Nunn*  
*That pursuant to Section 46 of the Planning Act 2016, Longreach Regional Council grants an Exemption Certificate for proposed building work assessable against the Planning Scheme for a 162m<sup>2</sup> Class 10a Shed with attached awning/carport at 144 Crane Street, Longreach, formally described as Lot 119 on L3576.*

**CARRIED**

The reason Council has decided to issue an exemption certificate is because the proposed development is deemed minor and inconsequential. Specifically:

- The total ground floor area (162m<sup>2</sup>) is smaller than the existing house at approx. 181m<sup>2</sup> and is therefore ancillary to residential floor area.
- Total resulting site cover will be approximately 29.6% of site area. The Queensland Development Code MP1.2 (Design and siting standard for single detached housing – on lots 450m<sup>2</sup> and over), allows for up to 50% site cover for residential development, before approval is required from Council (through a concurrence agency referral as part of a development application for a Development Permit for Building Work assessable under the Building Act); and
- The 'open' built form of the carport will assist in reducing perceived scale and bulk of the shed when viewed from Pigeon Lane.

- The shed will be located in the Medium density residential zone and will be outside the flood overlay. The shed will be less than 180m<sup>2</sup> in area and considerably less than 5.5m to the eaves.
- It is considered that the shed is of an approximate scale for the locality and should not have detrimental impacts on adjoining properties. There are multiple sheds in the surrounding area that are considerably larger than the proposed shed/carport.

Should you require further assistance in relation to this matter, please do not hesitate to contact Lisa Young, Director of Community & Cultural Services, on (07) 4658 4111.

Sincerely



Mitchell Murphy  
Chief Executive Officer



Lisa Young  
Director of Community & Cultural Services



# EXEMPTION CERTIFICATE

(Section 46 of the *Planning Act 2016*)

## INTRODUCTION

This exemption certificate is given on 1 February 2022 under section 46 (3)(b)(i) of the *Planning Act 2016* by Longreach Regional Council as the local government that would be the assessment manager if the development, and no other development, were the subject of a development application.

## APPLICATION DETAILS

Application Reference Number: DA21/22-010

Application Made Date: N/A

Local Categorising Instrument: *Longreach Regional Council Planning Scheme 2015 (v2.1)*

## SITE DETAILS

Street Address: 144 Crane Street, LONGREACH QLD 4730

Real Property Description: Lot 119 on L3576

Local Government Area: Longreach Regional Council

## DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE RELATES

Description of Proposal: Building Work for Class 10a Carport/Shed (162m<sup>2</sup>)

## WHEN DEVELOPMENT MUST START OR BE COMPLETED

This exemption certificate attaches to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises.

This exemption certificate has effect for 2 years after the day the certificate was given, or a later day stated on the certificate.

To the extent development does not comply with the requirement stated above, the exemption certificate has no effect.