



# Longreach Regional Council

Ilfracombe Isisford Longreach Yaraka

**Address all correspondence to:**  
**Chief Executive Officer**  
**PO Box 144, Ilfracombe QLD 4727**  
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ABN: 16 834 804 112

Your Reference:  
Our Reference: 22/23-001  
Contact: Kelli Doyle

29 September 2022

Mr Paul Emery & Ms Sharon Calligaro  
159 Wren Street  
LONGREACH QLD 4730

Dear Paul & Sharon

**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 159 Wren Street, Longreach, formally described as Lot 110 on L3579, as per the following resolution and as detailed herein.

*(Res-2022-09-244)*


*Moved Cr Emslie seconded Cr Hatch*

*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 144m<sup>2</sup> Class 10 Shed at 159 Wren Street, Longreach, formally described as Lot 110 on L3579.*

**CARRIED 7/0**

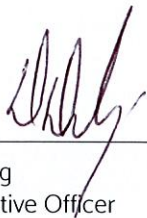
The reason Council has decided to issue an exemption certificate is because the proposed development is deemed minor and inconsequential. Specifically:

- Total resulting site cover will be approximately 11% 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 Finch Lane.
- The proposed shed (108m<sup>2</sup> enclosed and 36m<sup>2</sup> awning/carport – Total size 144m<sup>2</sup>) is consistent with the exemption certificate provisions.
- The shed will be located in the low density residential zone and 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.



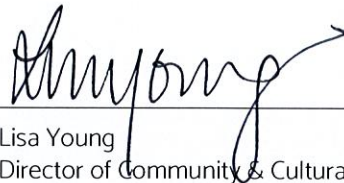
Should you require further assistance in relation to this matter, please do not hesitate to contact Kelli Doyle, Support Services Officer, on (07) 4658 4111.

Sincerely



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Dirk Dowling  
Chief Executive Officer



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Lisa Young  
Director of Community & Cultural Services

Enc.



# EXEMPTION CERTIFICATE

(Section 46 of the *Planning Act 2016*)

## INTRODUCTION

This exemption certificate is given on 29 September 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: DA22/23-001

Application Made Date: N/A

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

## SITE DETAILS

Street Address: 159 Wren Street, LONGREACH QLD 4730

Real Property Description: Lot 110 on L3579

Local Government Area: Longreach Regional Council

## DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE RELATES

Description of Proposal: Building Work for Class 10a Carport/Shed (144m<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.