



Longreach Regional Council

Ilfracombe Isisford Longreach Yaraka

Address all correspondence to:
Chief Executive Officer
PO Box 144, Ilfracombe QLD 4727
Tel: (07) 4658 4111 | **Fax:** (07) 4658 4116
Email: assist@longreach.qld.gov.au
ABN: 16 834 804 112

Your Reference:
Our Reference: DA21/22-020
Contact: Kelli Doyle

27 June 2022

Mr Phillip & Mrs Christine Littlewood
PO Box 46
ISISFORD QLD 4731

Via E-mail - tanyaj87@hotmail.com

Dear Phillip & Christine

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 6 St Frances Street, Isisford, formally described as Lot 1 on RP608117, as per the following resolution and as detailed herein.

(Res-2022-06-1536)

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 160m² Class 10a Shed at 6 St Frances Street, Isisford, formally described as Lot 1 on RP608117.

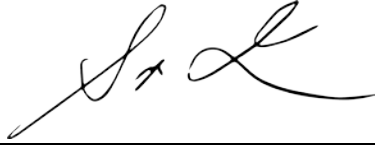
CARRIED 5/1

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

- o Total resulting site cover will be approximately 17% of site area. The Queensland Development Code MP1.2 (Design and siting standard for single detached housing – on lots 450m² 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
- o The shed will be located in the Township residential zone. The shed will be less than 180m² in area and considerably less than 5.5m to the eaves.
- o It is considered that the shed is of an appropriate 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



Scott Mason
A/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 31 January 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: DA21/22-020

Application Made Date: N/A

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

SITE DETAILS

Street Address: 6 St Frances Street, Isisford Qld 4731

Real Property Description: Lot 1 on RP608117

Local Government Area: Longreach Regional Council

DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE RELATES

Description of Proposal: Building Work for Class 10a Carport/Shed (160m²)

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.