



Your Reference:
Our Reference: DA22/23-006
Contact: Emily O'Hanlon

24 February 2023

Tony Morcom
75-77 Flinders Street
ILFRACOMBE QLD 4727

Dear Tony

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 77 Flinders Street, Ilfracombe, formally described as Lot 13 on SP159876, as per the following resolution and as detailed herein.

14.3 Exemption Certificate for a Class 10a Shed at 77 Flinders Street, Ilfracombe

Consideration of an application for an Exemption Certificate for construction of a shed, on the basis that the effects of the development are minor or inconsequential.

(Res-2023-02-055)


Moved Cr Hatch seconded Cr Bignell

That Council grants an Exemption Certificate, pursuant to Section 46 of the Planning Act 2016, for proposed building work assessable against the Planning Scheme, for a 168m² Class 10a Shed at 77 Flinders Street, Ilfracombe (Lot 13 on SP159876).

CARRIED 5/0

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

- The shed will not detract from the residential amenity and character of the neighbourhood as:
- Total resulting site cover will be approximately 16.7% 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

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- The proposed shed is consistent with the provisions outlined in the table above (see Figure 3).
 - The shed will be located in the low density residential zone. The shed will be less than 180m² in area.
 - It is considered that the shed is of an appropriate scale for the locality and should not have detrimental impacts on adjoining properties.
 - The location and size of the shed will not cause unreasonable impacts on neighbours in terms of privacy, overlooking or shadowing.

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

Sincerely



Brett Walsh
Chief Executive Officer



EXEMPTION CERTIFICATE

(Section 46 of the *Planning Act 2016*)

INTRODUCTION

This exemption certificate is given on 16 February 2023 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: DA22/23-006

Application Made Date: N/A

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

SITE DETAILS

Street Address: 77 Flinders Street, Ilfracombe QLD 4727

Real Property Description: Lot 13 on SP159876

Local Government Area: Longreach Regional Council

DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE RELATES

Description of Proposal: Building Work for Class 10a Carport/Shed (168m²)

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.