

LONGREACH REGIONAL COUNCIL ORDINARY MEETING AGENDA

Thursday 9 December 2021

Isisford Town Hall, Mary Street, Isisford

ADDITIONAL LATE ITEM

15. Late Items

- 15.6 Referral Agency Assessment Application (Alternative Siting Assessment) - 23 Quarrian Road, Longreach.....1

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15.6 Referral Agency Assessment Application (Alternative Siting Assessment) - 23 Quarrian Road, Longreach

File Ref: DA21/22-030

Consideration of a Referral Agency Assessment Application for an alternative siting assessment lodged with Council on 30 November 2021, for a carport to be constructed on land located at 23 Quarrian Road, Longreach and described as Lot 18 on RP607685.

Council Action

Deliver

Applicable Legislation

Building Act 1975

Planning Act 2016

Planning Regulation 2017

Queensland Development Code

Policy Considerations

Nil

Corporate and Operational Plan Considerations

COMMUNITY AND CULTURAL: BUILDING SERVICES & REGULATIONS			
Link to Corporate Plan	Activity	Key Performance Indicators	Operational Targets
4.1.4	Building certification services.	Building certification services comply with statutory requirements and are client connected and outcome driven.	100% of building applications assessed within 10 business days and without the need to extend the decision period. 95% of customer requests are responded to within 2 days.

Budget Considerations

Nil

Previous Council Resolutions related to this Matter

Nil

Officer Comment

*Responsible Officer/s: Kelli Doyle, Town Planning Support Officer
Mark Slater, Consultant Building Certifier*

Background:

The applicant has requested to construct a carport within the required 6m setback from the Quarrian Road road boundary; and the required 1.5m from the neighbouring property boundary.

The information provided within the application locates the proposed carport 1.3m from the Quarrian Road road boundary and 1.4m from the neighbouring property boundary, which is also in line with the dwelling. The adjoining owner has provided consent.

15. LATE ITEMS

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As per the attached site plan, the carport will be built over an existing concrete driveway. The carport will be open with a roof for single vehicle cover.

Issue:

The proposed structure setback is not in line with the requirements of the Queensland Development Code, hence the reason for the application being referred to Council for consideration.

Risk Management Factors:

This matter has been assessed using Council's Risk Matrix to decide the likelihood and consequence of any risk to Council:

Likelihood: Rare
Consequence: Minor
Rating: 1

Environmental Management Factors:

N/A

Other Comments:

The application has been assessed by Mark Slater, Council's Consultant Building Certifier who has recommended that Council approve the proposed carport location based on his following comments:

The proposed location of the open roof only carport is on an existing driveway and there is a similar carport construction next door in a similar location.

Appendices

1. DA2122-030 - Site Plan.pdf

Recommendation:

That pursuant to section 32 and 33 of the Building Act 1975, Planning Act 2016 and schedule 9, table 3 of the Planning Regulations 2017, the carport at 23 Quarrian Road, Longreach and described as Lot 18 on RP607685, be approved to be constructed 1.3m from the Quarrian Road road boundary and 1.4m from the neighbouring property, as per the attached site plan and the recommendation from Council's Building Certifier.

15.11 - Referral Agency Assessment Application (Alternative Siting Assessment) - 23 Quarrian Road, Longreach --Appendix 1

