

LONGREACH REGIONAL COUNCIL ORDINARY MEETING AGENDA

Thursday 15 July 2021

Isisford Town Hall, Mary Street, Isisford

LATE ITEMS

15. Late Items

- 15.1 Referral Agency Assessment Application (Alternative Siting Assessment) - 106 Wren Street, Longreach.....1

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15.1 Referral Agency Assessment Application (Alternative Siting Assessment) - 106 Wren Street, Longreach

File Ref: DA2122-002

Consideration of a Referral Agency Assessment Application for an alternative siting assessment lodged with Council on 6 July 2021, for a carport to be constructed on land located at 106 Wren Street, Longreach and described as Lot 57 on L3579.

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, Support Services Officer
Mark Slater, Consultant Building Certifier*

Background:

The applicant has requested to construct a carport within the required 6m setback from the Canary Lane road boundary.

The information provided with the application locates the proposed carport approximately 1m from the Canary Lane road boundary inline with the existing shed, as per the attached plan.

Council's Consultant Building Certifier after visiting the site and looking at measurements on Qld Globe measured the existing shed to be approximately 2m from the Canary Lane Road Boundary.

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This was relayed to the applicant and also confirmation was sought that the proposed carport would be inline with the existing shed on the Canary Lane road boundary side.

Issue:

The proposed 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:

Nil

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:

There is an existing shed on site with an approximate 2m setback, and several others on Canary Lane with similar setbacks as the proposed carport. The structure will have minimal impact to amenity and aesthetics of the surrounding area. There is already vehicle access to the existing shed; it appears the carport will not impede the laneway.

Appendices

1. Site Plan - 106 Wren Street, Longreach.pdf

Recommendation:

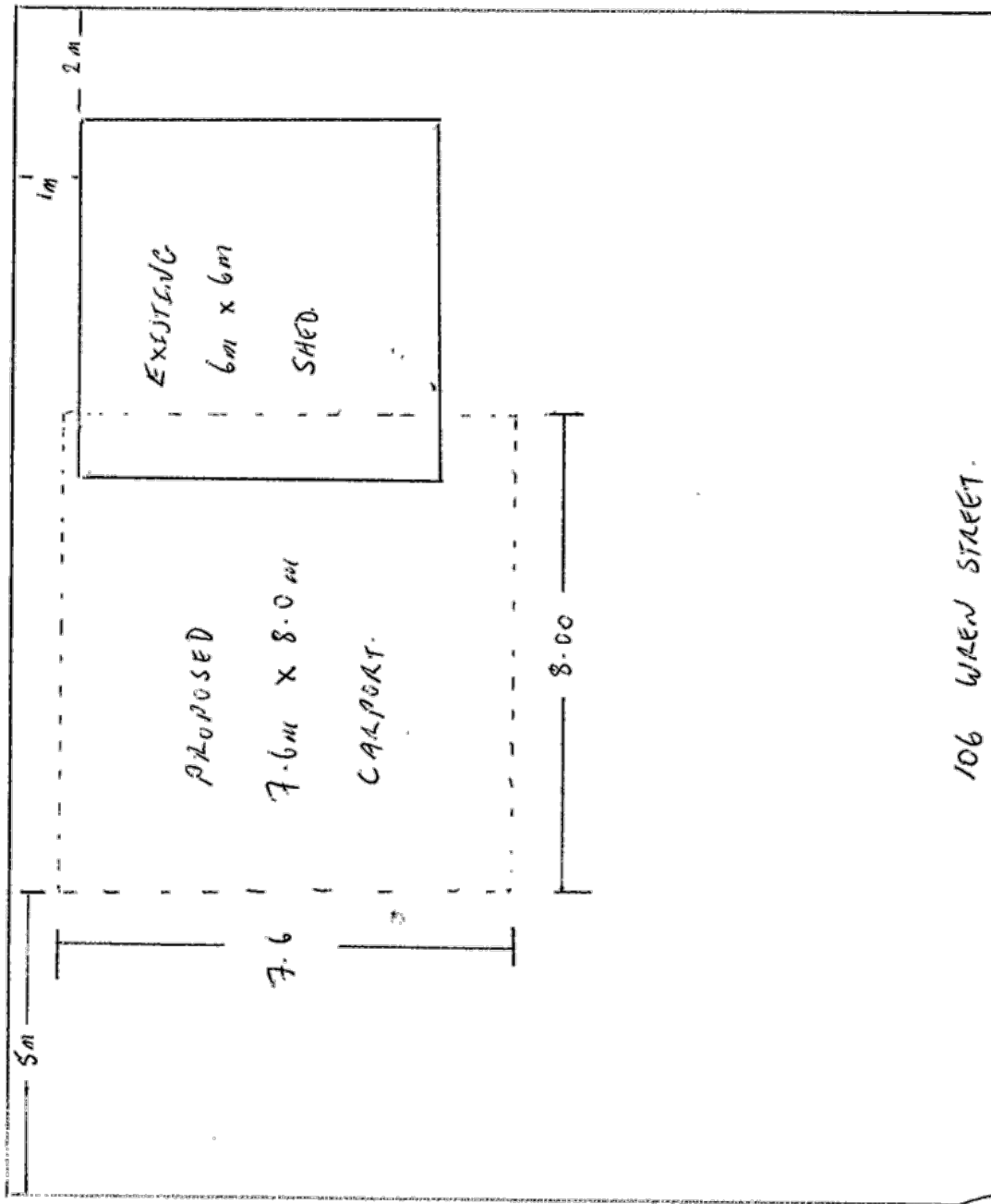
That pursuant to section 32 and 33 of the Building Act 1975, Planning Act 2016 and schedule 9, table 3 of the Planning Regulations 2017, the carport at 106 Wren Street, Longreach and described as Lot 57 on L3579, be approved to be constructed 2m from the Canary Lane Road Boundary as per the recommendation from Council's Consultant Building Certifier.

15.1 - Referral Agency Assessment Application (Alternative Siting Assessment) - 106 Wren Street, Longreach --Appendix 1

106 WREN ST
LONGREACH
C.M.H. & G.//.

APPLICATION FOR ALTERNATIVE SITING ASSESSMENT

CANARY LANE.



106 WREN STREET.

