



Rockhampton Office
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5 June 2024

Our Reference: D/46-2024
Enquiries: Lana Groves
Telephone: 07 4936 8099

TRM Fabrications Pty Ltd
445 Rockonia Road
LAKES CREEK QLD 4701

Dear Sir/Madam

EXEMPTION CERTIFICATE (D/46-2024) FOR DEVELOPMENT REGARDING BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME FOR A CARPORT LOCATED AT 3 FRANCIS STREET, DEPOT HILL – DESCRIBED AS LOT 2 ON RP606685.

In regards to the request for an Exemption Certificate received by Council on 3 May 2024.

Council has assessed the request and has determined that the proposed development (refer to attached plan) is exempt for Building Works Assessable Against the Planning Scheme for a Carport and should not be made assessable against *Table 5.9.8 Flood Hazard Overlay (part)* of the Rockhampton Region Planning Scheme 2015 (v4.4). Specifically, the abovementioned development does not need to satisfy the relevant provisions of the Flood Hazard Overlay Code to be Accepted Development.

This exemption only applies to *Table 5.9.8 Flood Hazard Overlay (part)* and the Flood Hazard Overlay Code under the Planning Scheme. Development Approval is not required if the development is able to comply with all of the remaining requirements in the *Rockhampton Region Planning Scheme 2015*.

DESCRIPTION OF THE DEVELOPMENT	Building Works Assessable Against the Planning Scheme for a Carport
REAL PROPERTY DESCRIPTION	Lot 2 on RP606685
COMMON PROPERTY DESCRIPTION	3 Francis Street, Depot Hill
REASONS FOR GIVING THE EXEMPTION CERTIFICATE	<p>Acceptable outcome (AO) 4.1 of the Flood hazard overlay code states that development does not involve new buildings or structures. The carport does not involve the further intensification of a land use activity and does not increase the risk to people and property from flood hazard and therefore, complies with performance outcome (PO) 4.</p> <p>The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.</p>



CURRENCY PERIOD

This exemption certificate lapses two (2) years after the date the certificate was given.

This exemption certificate does not relate to any other development activity on the property and is not transferrable to another property.

This exemption certificate does not alleviate the applicant's obligation to comply with other statutory or local government requirements for this land.

This exemption certificate is issued in accordance with section 46 of the *Planning Act 2016*.

NOTE: A Development Permit for Building Works assessable under the Building Assessment Provisions must be obtained prior to the commencement of any building works on the site.

If you have any queries regarding this matter please contact the undersigned on 07 4936 8099.

Yours faithfully,



Amanda O'Mara
Coordinator Development Assessment
Planning and Regulatory Services