



Rockhampton Office
232 Bolsover St, Rockhampton
Gracemere Office
1 Ranger St, Gracemere
Mount Morgan Office
32 Hall St, Mount Morgan

21 August 2024

Our Reference: D/89-2024
Enquiries: Sophie Muggerridge
Telephone: 07 4936 8099

R P Griffin
50 Corberry Street
THE RANGE QLD 4700

Dear Sir/Madam

EXEMPTION CERTIFICATE (D/89-2024) FOR DEVELOPMENT REGARDING DWELLING HOUSE LOCATED AT 50 CORBERRY STREET, THE RANGE – DESCRIBED AS LOT 2 ON RP605249

In regards to the request for an Exemption Certificate received by Council on the 18 July 2024, Council has assessed the request and has determined that the proposed development is exempt.

The development deemed exempt is for Building Work Assessable against the Planning Scheme for a Dwelling House. Council has assessed the request and has determined that the proposed development is exempt from being assessable development against *Table 5.9.5 Character Overlay (part)* of the Rockhampton Region Planning Scheme 2015 (v4.4). Specifically, the abovementioned development does not need to satisfy the provisions of the Character Hazard Overlay Code to be accepted development.

This exemption only applies to *Table 5.9.5 Character Overlay (part)* and the Character 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 Work Assessable against the Planning Scheme for a Dwelling House
REAL PROPERTY DESCRIPTION	Lot 2 on RP605249
COMMON PROPERTY DESCRIPTION	50 Corberry Street, The Range
REASONS FOR GIVING THE EXEMPTION CERTIFICATE	Acceptable Outcome (AO) 2.1 of the Character Overlay Code states that the building has a pitched roof with a minimum of a fifteen (15) degree roof pitch. The proposed Dwelling House incorporates a roof that is consistent with the surrounding area and existing design throughout the site and therefore complies with performance outcome (PO) 2.

The effects of the development would be minor or inconsequential, considering the circumstances under which the development



was categorised as assessable development.

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*.

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