

9 August 2024

Our Reference: D/92-2024
Enquiries: Development Assessment
Telephone: 07 4936 8099

All Inclusive Sheds
445 Rockonia Rd
LAKES CREEK QLD 4701

Dear Sir/Madam

EXEMPTION CERTIFICATE (D/92-2024) FOR DEVELOPMENT REGARDING BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME FOR A CARPORT LOCATED AT LOT 6 CANOONA ROAD, WEST ROCKHAMPTON – DESCRIBED AS LOT 6 ON CP906611

In regards to the request for an Exemption Certificate received by Council on 22 July 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 6 on CP906611
COMMON PROPERTY DESCRIPTION	Lot 6 Canoona Road, West Rockhampton
REASONS FOR GIVING THE EXEMPTION CERTIFICATE	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. 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*.

ADVISORY NOTES

- NOTE 1. 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.
- NOTE 2. Any application for Building Works must be accompanied by a detailed structural engineering report and a building certificate prepared by a suitably qualified Registered Professional Engineer of Queensland, which demonstrates that the building (carport) has been designed to withstand the forces created by floodwaters and debris loading.
- NOTE 3. The Carport is to remain as an open structure and must not be enclosed wholly or partly by walls or the like. The development site will be inundated in times of flood. Storage (if any) should be limited to items that have a low damage potential or can be easily moved in times of flood.

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