



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

18 December 2025

Our Reference: D/195-2025  
Enquiries: Development Assessment  
Telephone: 07 4936 8099

T M Simpson  
106 Buzacott Street  
PARK AVENUE QLD 4701

Dear Sir/Madam

**EXEMPTION CERTIFICATE (D/195-2025) FOR DEVELOPMENT REGARDING BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME FOR A SHADE STRUCTURE LOCATED AT 4 GRAEME ACTON WAY, WANDAL – DESCRIBED AS LOT 40 ON SP240869**

In regards to the request for an Exemption Certificate received by Council on 10 December 2025. Council has assessed the request and has determined that the proposed development is exempt.

The development deemed exempt is for Building Works Assessable against the Planning Scheme for a Shade Structure over an existing grandstand and should not be made assessable against *Table 5.9.8 Flood Hazard Overlay (part)* of the Rockhampton Region Planning Scheme 2015 (v5). 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*.

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| <b>DESCRIPTION OF THE DEVELOPMENT</b>               | Building Work Assessable against the Planning Scheme for a Shade Structure   |
| <b>REAL PROPERTY DESCRIPTION</b>                    | Lot 40 on SP240869   |
| <b>COMMON PROPERTY DESCRIPTION</b>                  | 4 Graeme Acton Way, Wandal   |
| <b>REASONS FOR GIVING THE EXEMPTION CERTIFICATE</b> | <p>The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.</p> <p>Acceptable outcome (AO) 4.1 of the Flood hazard overlay code states that development does not involve new buildings or structures. The grandstand structure is existing and the</p> |

additions for a shade structure over the grandstand do not involve the further intensification of the land use activity and do not increase the risk to people and property from a flood hazard.

**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*.

Should you have any queries regarding this letter please contact me on 07 4936 8099 or email [developmentadvice@rrc.qld.gov.au](mailto:developmentadvice@rrc.qld.gov.au).

Yours faithfully



Amanda O'Mara  
Coordinator Development Assessment  
Planning and Regulatory Services