

4 January 2024

Our Reference: D/188-2023
Enquiries: Development Assessment
Telephone: 07 4936 8099

Adams and Sparkes
PO BOX 455
ROCKHAMPTON QLD 4700

Dear Sir/Madam

EXEMPTION CERTIFICATE (D/188-2023) FOR DEVELOPMENT REGARDING LOW IMPACT INDUSTRY (WAREHOUSE) LOCATED AT 32 ENTERPRISE DRIVE, GRACEMERE – DESCRIBED AS LOT 6 ON SP273020

In regard to the request for an Exemption Certificate received by Council on 19 December 2023.

Council has assessed the request and has determined that the proposed development is exempt from a Material Change of Use application for a Low Impact Industry (Warehouse) and should not be made assessable against Table 5.4.5.3 High Impact Industry Zone of the Rockhampton Region Planning Scheme 2015 (v4.4). Specifically, the abovementioned development does not need to satisfy acceptable outcome 4.1 of the High Impact Industry Code for accepted development.

This exemption only applies to acceptable outcome 4.1 of the High Impact Industry Code. 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	Low Impact Industry (Warehouse)
REAL PROPERTY DESCRIPTION	Lot 6 on SP273020
COMMON PROPERTY DESCRIPTION	32 Enterprise Drive, Gracemere
REASONS FOR GIVING THE EXEMPTION CERTIFICATE	The development was categorised as assessable development because of an error.

Acceptable Outcome 4.1 of the High Impact Industry Code should read as:

Vegetated landscape buffers, created through a 'three tier' planting approach, are at least six (6) metres in width (measured perpendicular to the property boundary), are provided along the common property boundary of any state controlled road (except where a driveway exists or is proposed) and consist of:

- a) a minimum of two (2) shade or rounded canopy trees for every five (5) linear metres or part thereof of the length of the landscape buffer;
- b) a minimum of two (2) shrubs for every three (3) linear metres or part thereof of the length of the landscaped buffer;
- c) a minimum of two (2) ground covers for every two (2) linear metres or part thereof of the length of the landscaped buffer; and
- d) a one (1) metre high earth mound for the length of the common property boundary excluding access points and driveways.

CURRENCY PERIOD

Two (2) years after the date this 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

A handwritten signature in cursive script, appearing to read 'Amanda'.

Amanda O'Mara
Coordinator Development Assessment
Planning and Regulatory Services