

9 August 2023

Our Ref: 4820859
File Ref: EXE2023/0007
Enquiries: Jorja Feldt

All Systems Pty Ltd T/A Port City Roofing
C/- Rapid Building Approvals
1/247 Ingham Road
GARBUTT QLD 4814

Sent via email: info@portcityroofing.com.au / approvals@rapidapprovals.com.au

Dear Jacob,

Exemption Certificate
(Given under Section 46 of the *Planning Act 2016*)

The assessment manager has considered your request for an exemption certificate for assessable development at the below mentioned property and has determined that an exemption certificate should be given for the reasons stated below;

Applicant details

Applicant name: All Systems Pty Ltd T/A Port City Roofing C/- Rapid Building Approvals

Location details

Street address: 20 York Street, Queenton QLD 4820
Real property description: Lot 4 on MPH1513

Development to which the exemption certificate relates

Approval sought:	Development Permit
Development type:	Building Works Assessable
Description of development:	Dwelling Re-roofing
Categorising instrument:	Charters Towers Regional Town Plan Version 2
Reason for giving exemption certificate:	Section 46(3)(b)(i) the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.



Approved plans and documents

Development stated in this exemption certificate must be generally in accordance with the below approved plans/documents:

Drawing title:	Prepared by:	Date:	Reference no:	Revision:
Approved Building Plans	-	n.d	2024/23	-

The approved plans and/or documents in relation to this approval are included as an attachment.

When development must start or be completed

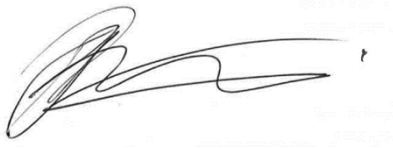
Development stated in this exemption certificate must be completed by 9 August 2025.

Advice

This exemption certificate is attached to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises. To the extent development does not comply with a requirement stated above, the exemption certificate has no effect.

Should you wish to discuss this matter, please contact Jorja Feldt, Planner on (07) 4761 5300 or email development@charters Towers.qld.gov.au.

Yours faithfully



Paul Want
Manager Planning & Development

Enc. Approved Plan

Approved Building Plans

Rapid Reference Number: 2024/23

Date Approve:

Nature of Work: Dwelling Re-Roof

These stamped plans are to be read in conjunction with Rapid Building Approval's Decision Notice.



Certificate

A Form 43 - Installation of Steel Sheet Roof is required to be signed by the QBCC licensed contractor and provided to Rapid Building Approvals prior to Final Inspection

Flashings

Flashings to roof/wall openings must be designed /installed in accordance with the NCC Vol 2, Part 3.5.1 and 3.5.2

Gutters/Box Gutters and Downpipes

Ensure that all gutters, box gutters and downpipes are designed and installed in accordance with the NCC Vol 2, Part 3.5.2

This Approval will lapse on

The satisfactory result Final inspection is to be completed and all required Form 15's & 16's are to be provided to Rapid Approvals prior to the date nominated

Roof Cladding

Ensure that the finished roof pitch (min. 5 degrees), roof cladding fixing and installation complies with the NCC Vol Two and Manufactures Specifications

Fit for Purpose

The applicant / builder is required to ensure that all materials and proprietary products used in the construction of the works which form part of this Building Approval are fit for the purpose for which they are intended, and are used in strict accordance with the manufacturer's requirements.

Approval of New Building Work Only

This approval is for a new roof and tie-down of the roof framing system which is to be installed to comply with the National Construction Code "as far as practicable".

Please Note:

It is the responsibility of the roofing contractor to advise the property owner of the extent of any upgrading of the existing tie down of the building that may need to be carried out by a separate QBCC-licensed contractor.

