



9 January 2020

Our Ref: DA200001
Enquire to: Kerri Kuehn
Telephone: 07 4030 9409

Rio Tinto Aluminium Limited
GPO Box 153
BRISBANE QLD 4001

Dear Sir/Madam,

RE: Decision on exemption certificate under section 46 of the *Planning Act 2016*

I am writing to inform you that Weipa Town Authority (WTA) has decided to approve an exemption certificate for assessable development (*Health Care Services – Eyebus Optometry Business*) over Lot 518 Tonkin Drive, Rocky Point formally described as Lot 518 on MP41218 as detailed herein.

The reason WTA has decided to issue an exemption certificate is because the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development. Specifically:

- The development is minor and inconsequential given its infrequent use (operating a maximum 15 days per year, for a maximum of three consecutive days at a time) and small scale (seeing a maximum of eight patients on a consulting day);
- The optometry business will operate from a small bus, that will be sited on a large private car park located at the rear of the Anchorage Weipa. This, in addition to Lot 518's location at the periphery of the township, means it will be screened from the public and any customer parking will be accommodated within the existing car parking area; and
- The development would otherwise be deemed a 'Temporary Use' under the *Weipa Town Authority Planning Scheme 2019*, making it accepted development, aside from the fact it is not a carnival, circus, fair, fete, market, rodeo or show, or temporary mobile accommodation. The optometry business' impacts are considered commensurate, or less, than those of the above listed temporary uses.

We highlight that this exemption certificate only relates to development under the *Planning Act 2016* and does not waive the need to obtain any relevant approvals or consents required by a local law or any other legislation.

If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact me on the above telephone number.

Yours sincerely,

Emily Peel
Superintendent

EXEMPTION CERTIFICATE
(Section 46 of the *Planning Act 2016*)

INTRODUCTION

This exemption certificate is given on 9 January 2020 under section 46 (3)(b)(i) of the *Planning Act 2016* by Weipa Town Authority acting as the local government that would be the assessment manager if the development, and no other development, were the subject of a development application.

APPLICATION DETAILS

Application Reference Number:	DA200001
Application Made Date:	NA
Local Categorising Instrument:	<i>Weipa Town Planning Scheme 2019 (v1.0)</i>

SITE DETAILS

Street address:	Lot 518 Tonkin Road, ROCKY POINT
Real property description:	Lot 518 on MP41218
Local government area:	Weipa Town Authority

DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE RELATES

Description of Proposal:	<i>Health Care Services</i> (Eyebus optometry business operating a maximum of 15 days per year, for a maximum of three (3) consecutive days at a time)
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WHEN DEVELOPMENT MUST START OR BE COMPLETED

This exemption certificate has effect for two (2) years after the day this certificate was given, in accordance with section 46 (8) of the *Planning Act 2016*.

ADVICE

This exemption certificate attaches to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises.

This exemption certificate has effect for 2 years after the day the certificate was given, or a later day stated on the certificate.

To the extent development does not comply with a requirement stated above, the exemption certificate has no effect.