

Your Reference:

Our reference: CW: mw: 17-08 (FID84518, EC001-17/18, 00734-00000-000)

Contact: Chris Welch

24 August 2017

Chief Executive Officer
Banana Shire Council
PO Box 412
BILOELA QLD 4715

Dear Sir

**Exemption certificate for Planning Act 2016, s46: House
85 Kroombit Street, Biloela
Lot 34 on B74421**

I wish to advise that an exemption certificate has been granted on 24 August 2017 for development comprising a house. This exemption certificate attaches to the subject land and must be provided to future owners and successors in title.

1. Description of the development to which this certificate relates

The following development is exempt under this certificate:

Assessable development under the Banana Shire Planning Scheme 2005	Scheme reference
<i>Material Change of Use – House in the Town Zone (Community Precinct)</i>	<i>Part 4, Division 4, Table 4.4.1(1)</i>

2. Reasons for giving exemption certificate

The development is exempt under this certificate under s46(3)(b) of the Planning Act for the following reason:

- The development was categorised as assessable development only because of particular circumstances that no longer apply.

The development is categorised as Impact Assessment due to the Community Precinct designation which was applied to the site when the Banana Shire Planning Scheme 2005 was adopted in recognition that at that time, Council's Chambers and offices occupied the site. These improvements were removed after 2013 and Council's functions relocated to another site. The Community Precinct designation is no longer relevant to the site and inclusion as part of the Residential Accommodation Precinct better reflects the intended use of the site in reflection of the surrounding land uses.

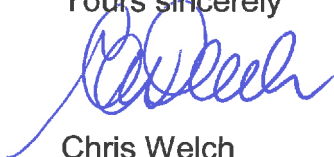
A house in the Residential Accommodation precinct is Accepted Development subject to the requirements of the Town Zone code, Development Standards Code and House Code as they are relevant to the development. Accepted Development does not require an application for development approval to Council.

3. When exemption certificate ceases to have effect

This exemption certificate has effect until a new planning scheme is adopted by Council and takes effect wherein the site is included in the General Residential Zone.

If you wish to discuss this matter further, please contact me on (07) 4992 9500.

Yours sincerely



Chris Welch

MANAGER ENVIRONMENT & PLANNING