

**Your Reference:**

**Our Reference:** KH: RR: mw: 20-07 (FID86906, EC001-20/21, 11909-00000-000, ID1566048)

**Contact:** Rentia Robertson

28 July 2020

Joshua Behrendorff  
8 Michael Drive  
BILOELA QLD 4715

Dear Joshua

**Exemption Certificate**

*(Given under section 46 of the Planning Act 2016)*

**Exemption Certificate for:** Dwelling  
**Site Address:** 6 Lookerbie Street, Biloela  
**Lot & Plan Details:** Lot 70 on B74461

I wish to advise that an exemption certificate has been granted on 28 July 2020 for development of a dwelling. 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:

<b>Assessable development under the Taroom Shire Planning Scheme 2005</b>	<b>Scheme reference</b>
Material Change of Use – Dwelling in the Town Zone (Community Precinct)	<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/s:

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

Development for Material Change of Use for a dwelling is categorised as Impact Assessment if in the Town Zone, Community Precinct due to the Community Precinct designation which was applied to the site when the Banana Shire Planning Scheme 2005 was adopted. In recognition, at that time the site was occupied by the Girl Guides Hall which has since been removed from site and therefore the Community Precinct designation is no longer relevant to the site and inclusion as part of the Residential Precinct better reflects the intended use of the site in reflection of surrounding land uses.

A house in the residential precinct is Accepted Development subjected 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.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development and Environmental Services Department, on (07) 4992 9500.

Yours sincerely



Dr Keith Halford  
**MANAGER ENVIRONMENT & PLANNING**