

Your Reference:

Our Reference: CW: RR: mw: 21-06 (FID87845, EC008-20/21, 10172-00000-000, ID1633504)

Contact: enquiries@banana.qld.gov.au

15 June 2021

Add A Shed Biloela
Frank Hollingsworth
PO Box 20
WOWAN QLD 4702

Dear Frank,

Exemption Certificate

(Given under section 46 of the Planning Act 2016)

Exemption Certificate for: Garage
Site Address: 75-77 Stopford Street, Baralaba
Lot & Plan Details: Lot 14 on B7122

I wish to advise that an exemption certificate has been granted on 11 June 2021 for development for *Garage* for Community purposes – Category 1 - police station. This exemption certificate attaches to the subject land and must be provided to future owners and successors of 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
Community Purposes	Part 4, Division 5, Table 4.5.1(1)

2. Reasons for giving exemption certificate

The development is exempt under this certificate under *Section 46(3)(b)(i)* of the *Planning Act 2016* for the following reason:

- The effects of the development would be minor or inconsequential considering the circumstances under which the development was categorised as assessable development.

Development for Material Change of Use – Community Purposes for the purpose of a garage is categorised as Code Assessment if the development involves an expansion of more than 10% and less than 30% of the existing lawful total floor area if in the Village Zone. The proposed material change of use is for the replacement of an existing garage in the same location that has a

larger footprint, but not exceeding 30% of total use area. The existing garage is located within the 6m road frontage, the new garage will have the same setback.

3. When exemption certificate ceases to have effect

This exemption certificate has effect for two years from the day after the date of this certificate.

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



Chris Welch

DIRECTOR COUNCIL SERVICES