

**Your Reference:**

**Our reference:** RR: mw: 22-08 (FID91284, EC001-22/23, 12065-64200-000, FID17354, ID1740713)

**Contact:** [enquiries@banana.qld.gov.au](mailto:enquiries@banana.qld.gov.au)

09 September 2022

Jacob and Jenna Pleavin  
34 Alexandra Avenue  
BILOELA QLD 4715

Email: [nextjenhair@outlook.com](mailto:nextjenhair@outlook.com)

Dear Jacob and Jenna

### Exemption Certificate

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

**Exemption Certificate for:** Material Change of Use (Home Based Business)

**Site Address:** 34 Alexandra Avenue

**Lot & Plan Details:** Lot 3 on SP213941

I wish to advise that an exemption certificate has been granted on 01 September 2022 for development for Material Change of Use (Home Based Business - Hair Dressing Salon). 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 Council Planning Scheme 2021	Scheme reference
<i>Material Change of Use – Home Based Business</i>	<i>Table 5.11.1</i>

#### 2. Reasons for giving exemption certificate

The development is exempt under this certificate under s46(3)(b)(i) of the Planning Act 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 for Home based business is categorised as accepted development subject to requirements within the Rural Residential Zone. The proposal is for a home-based business for the purposes of a hairdressing salon within an existing building and is proposing compliance against

the acceptable outcomes for a home-based business. However, Lot 3 on SP213941 is mapped as Bushfire Risk for BPA potential impact buffer and are therefore subject to assessment for non-compliance against the acceptable outcomes of the Bushfire Risk Overlay. The home-based business for the purposes of a hair dressing salon is to operate from the existing residence, is to be of a small scale, to operate safely and efficiently, having one additional occupant at a time and it is therefore concluded that the proposed development is considered minor or inconsequential, considering the circumstances under which the development was categorised as assessable development in the Rural Residential Zone.

### **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. The development relating to the Material Change of Use is to be established within 2 years, after which it will become a lawful use at the premises.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Services, Development Section on 4992 9500.

Yours sincerely



Rentia Robertson  
**TOWN PLANNER**