

Your Reference:

Our reference: RR: mw: 22-12 (FID92165, 12130-00000-000, FID11350, ID1763587)

Contact: enquiries@banana.qld.gov.au

09 December 2022

Alfavital Pty Ltd
Attn: Russel Campbell

Email: rejuven81318@hotmail.com

Dear Russell,

Exemption Certificate

(Given under section 46 of the Planning Act 2016)

Exemption Certificate for: Material Change of Use (Medium Impact Industry-processing and drying food, up to 2.5 tonnes per annum) as per Coffee Shop Floor Plan-drawing 10069-A04 and 10069-TP02

Site Address: 36-38 Dawson Highway, Biloela

Lot & Plan Details: Lot 2 on SP216321

I wish to advise that an exemption certificate has been granted on 7 December 2022 for development for Material Change of Use (Medium Impact Industry-processing and drying food, up to 2.5 tonnes per annum). 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 – Medium Impact Industry - Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum</i>	<i>Table 5.9.1</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 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 Medium Impact Industry- processing and drying food, up to 2,5 tonnes per annum is categorised as Impact Assessment development within the Mixed Use Zone - Highway precinct. The proposal is for a low scale food processing activity and is described as follows:

1. One vehicle visiting the premises to deliver a 10 x 20 litre juice liquid substance to be processed and dried to create 9 kg product of concentrated powder per day,
2. That is to be packaged into 250-gram foil sealed bags and then taken off site for further marketing.
3. The processed by-product a clear liquid will be removed and returned to point of origin, once per day: 10x 20 litres containers of clear liquid i.e. 190 litres per day.
4. Therefore the projected 200 litres of juice per day would make approximately 9 kg of dried herb powder per day.
5. Therefore the projected 1000 litres of juice per week would make approximately 45 kg of dried herb powder per week.
6. Noise from the dehydrator dryer is expected to be like an air conditioner running.
7. Two employees will be required in the kitchen.
8. Expected waste would be limited from the food processing activity.
9. The proposed activity will generate approximately (45kg x 50 weeks) = 2225kg of concentrate product per year.

The proposed use is to be located and described as per Drawing "Proposed New Development Lots 5 & 13 Dawson Highway Biloela – Floor Plan, drawing Number 10069-TP02" as taken from T-0556 (copy included to this certificate) and the Floor plan relating to the Coffee shop as per approved plan from BA065-10/11PC.

The attached floor plan describing the internal use areas of the café premises. There is no intention to alter or modify or increase the floor area of the existing approved floor plan layout of the Oasis Café. The existing fitout of the Oasis Café will be utilised as follows. Refer to the attached numbered floorplan.

1. Front door (existing)
2. Back door (existing)
3. Hand wash station (existing)
4. Sink #1 (existing): wash down juice containers when arrive
5. Cold room (existing): refrigerate juice containers
6. Preparation bench (existing): prepare juice for processing
7. Gas commercial stove (existing): processing of juice
8. Extraction hood over stove (existing): extract heat and air from above gas commercial stove
9. Sink #2 (existing): washing of internal processing containers and utensils
10. Sink #3 (existing): washing of internal processing containers and utensils
11. Dehydrator dryer: located where large display fridge was previously located underneath air-conditioning exhaust outlet (existing)
12. Coffee bean grinder (existing): grind down herb into finer powder and screen

13. Servery bench (existing): on the bench will be scales and foil bag strip heat sealing equipment for post-processing packaging product
14. Storage area

The proposed activity of processing food product is not considered to have significant consequences on adjoining uses as the operations are confined to the area nominated as coffee shop as approved per development permit T-0556. The scale of the activity is regarded as a small scale, to operate safely and efficiently without interfering with adjoining uses or activities.

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 Environment Services on 4992 9500.

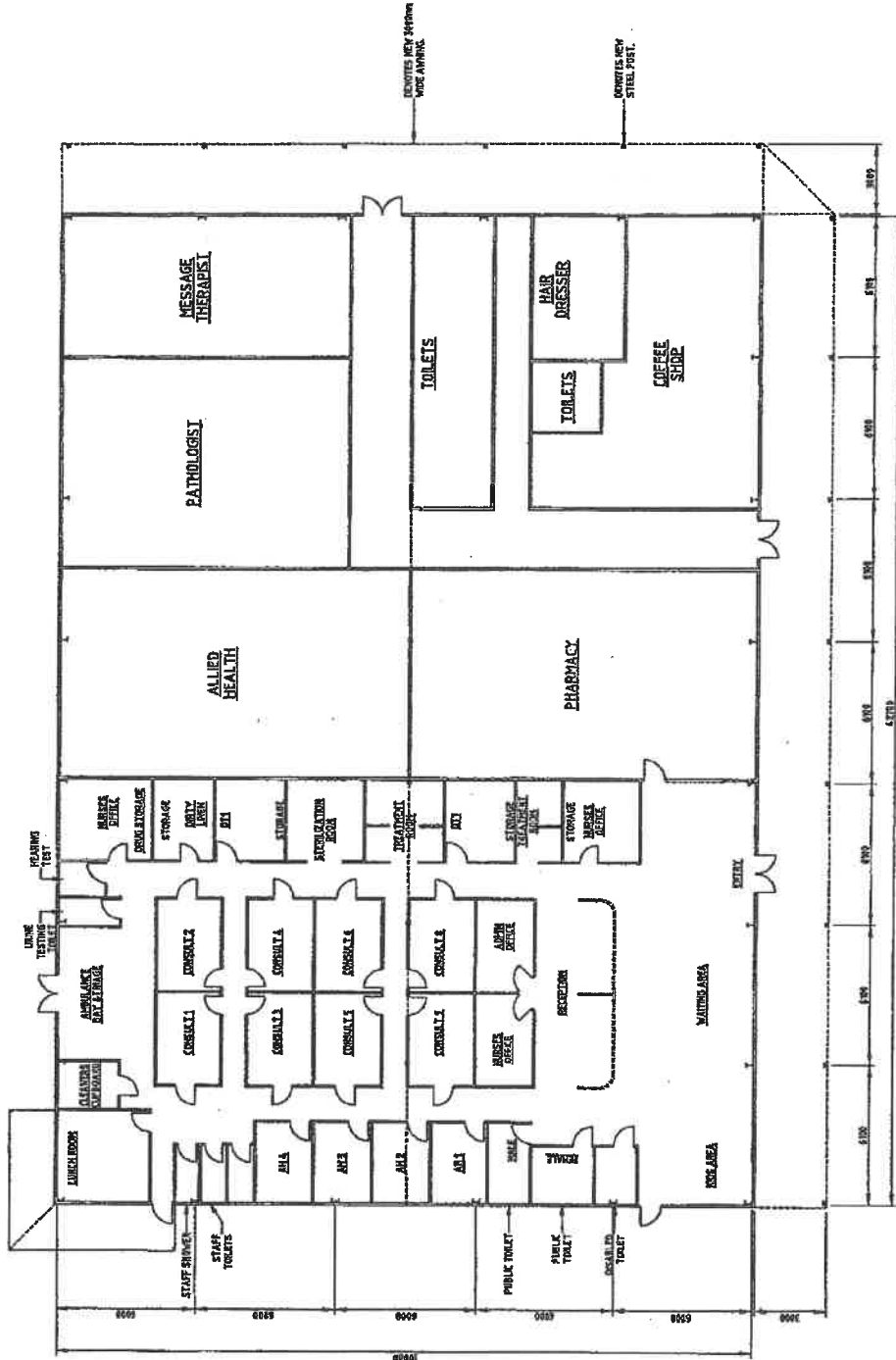
Yours sincerely



Rentia Robertson
TOWN PLANNER

CC Gold Coast Australia Pty Ltd
13 Harbourvue Court
HELENSVALE QLD 4212

File: T-0556



FLOOR PLAN - BUILDING 1

- 1. TENANCY LAYOUT AND FLOOR AREAS TO BE CONFIRMED.
- 2. SHOP FRONT GLAZING TO BE CONFIRMED.

Town Planning Application		
Lot/Block	Client	Authorised
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]
10009 - TP02	LEROY PALMER CONSULTING ENGINEERS PTY LTD	[Signature]

Scale as shown below

SECTORS

Proposed New Development
Lots 5 & 13 Dawson Highway
BILDOLA

Selected Seeds

Client: SELECTED SEEDS

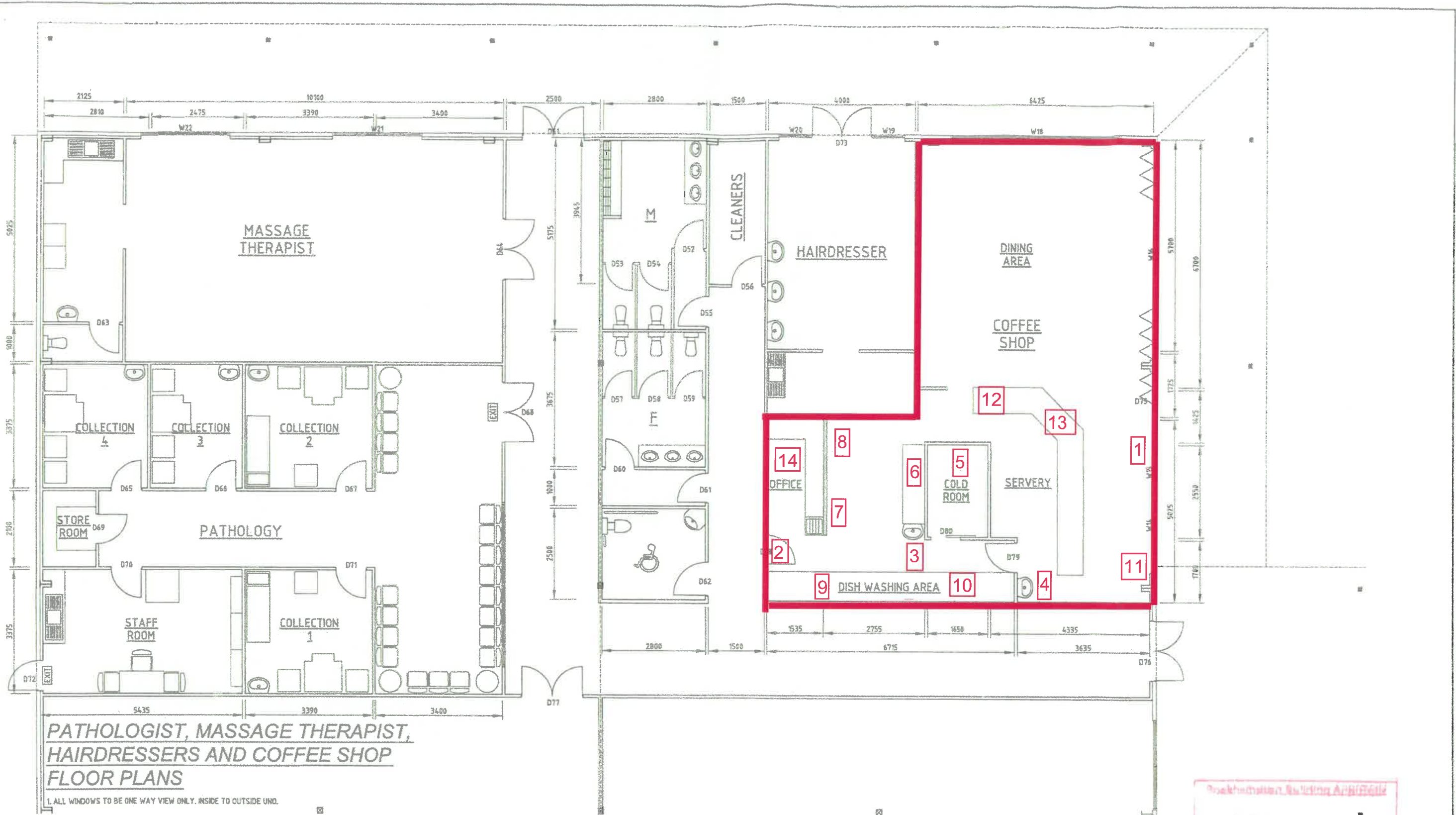
Devised By: [Name]

TOWN PLANNING APPLICATION

LEROY PALMER CONSULTING ENGINEERS PTY LTD

6/16/07

90009 - TP02

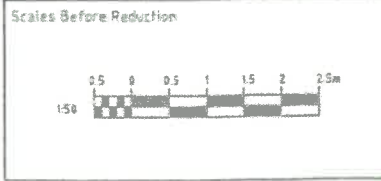


**PATHOLOGIST, MASSAGE THERAPIST,
HAIRDRESSERS AND COFFEE SHOP
FLOOR PLANS**

ALL WINDOWS TO BE ONE WAY VIEW ONLY. INSIDE TO OUTSIDE UND.

Proposed Building Approval
1753/2010
Approved against the Building Act 1975 and 1983
Licensed under the Queensland Building and Construction Commission Act 2004

BUILDING APPLICATION



APP#	Date	Amendment Details

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Client:
BLUELINE DEVELOPMENTS

Project:
PROPOSED NEW DEVELOPMENT
LOTS 5 & 13 DAWSON HIGHWAY
BILOELA

Drawing Title:
PATHOLOGIST, MASSAGE THERAPIST
HAIRDRESSERS AND COFFEE SHOP
FLOOR PLANS

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Designed LRP	Certification
Drawn HRA	<i>[Signature]</i>
Scale 1:50 (A1)	
Drawing Number 10069 -A04	