

Your Reference:

Our Reference: CW: mw: 23-10 (FID93971, EC001-23/24, 20156-00000-000, 20154-20000-000, ID1834693)

Contact: enquiries@banana.qld.gov.au

25 October 2023

Fyfe Pty Ltd
Attn: John Morrow
PO Box 79
ROMA QLD 4455

Dear John,

Exemption Certificate

(Given under section 46 of the Planning Act 2016)

Exemption Certificate for: Reconfiguring a Lot (Boundary Realignment)

Site Address: 37 Yaldwyn Street, Taroom
41 Yaldwyn Street, Taroom

Lot & Plan Details: Lot 23 on SP148548
1 on RP78598

I wish to advise that an exemption certificate has been granted on 25 October 2023 for development for Reconfiguring a Lot. 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
Reconfiguring a Lot	Table 4.3.1

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

Development for Reconfiguring a Lot for Boundary Realignment is categorised as Code Assessable if in the Centre Zone. The proposed boundary realignment will not adversely affect the existing operations on the premises as it is to rectify an existing encroachment issue between 37 Yaldwyn Street, Taroom & 41 Yaldwyn Street, Taroom

3. When exemption certificate ceases to have effect

This exemption certificate has effect until the survey plan has been registered with the Titles Office

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

Enc Form 18b

CC Grant Brennan
'Parraweena'
4375 Broadmere Road
TAROOM QLD 4420

PLANNING BODY APPROVAL OF SURVEY PLAN

QUEENSLAND TITLES REGISTRY
Land Title Act 1994 and Land Act 1994

FORM 18B Version 1
Page [1] of [1]

1. Survey Plan being approved

Survey Plan Number SP388907

Name of Planning Body Banana Shire Council

2. Approval by Planning Body

Banana Shire Council approves this plan in accordance with the:
[insert name of Planning Body]

Planning Act 2016
[insert applicable approving legislation]

26/10/2023
Approval Date



Thomas Upton
Chief Executive Officer

Planning Body Authority
(including designations of signatories)

Planning Body Reference Number : EC001-23/24

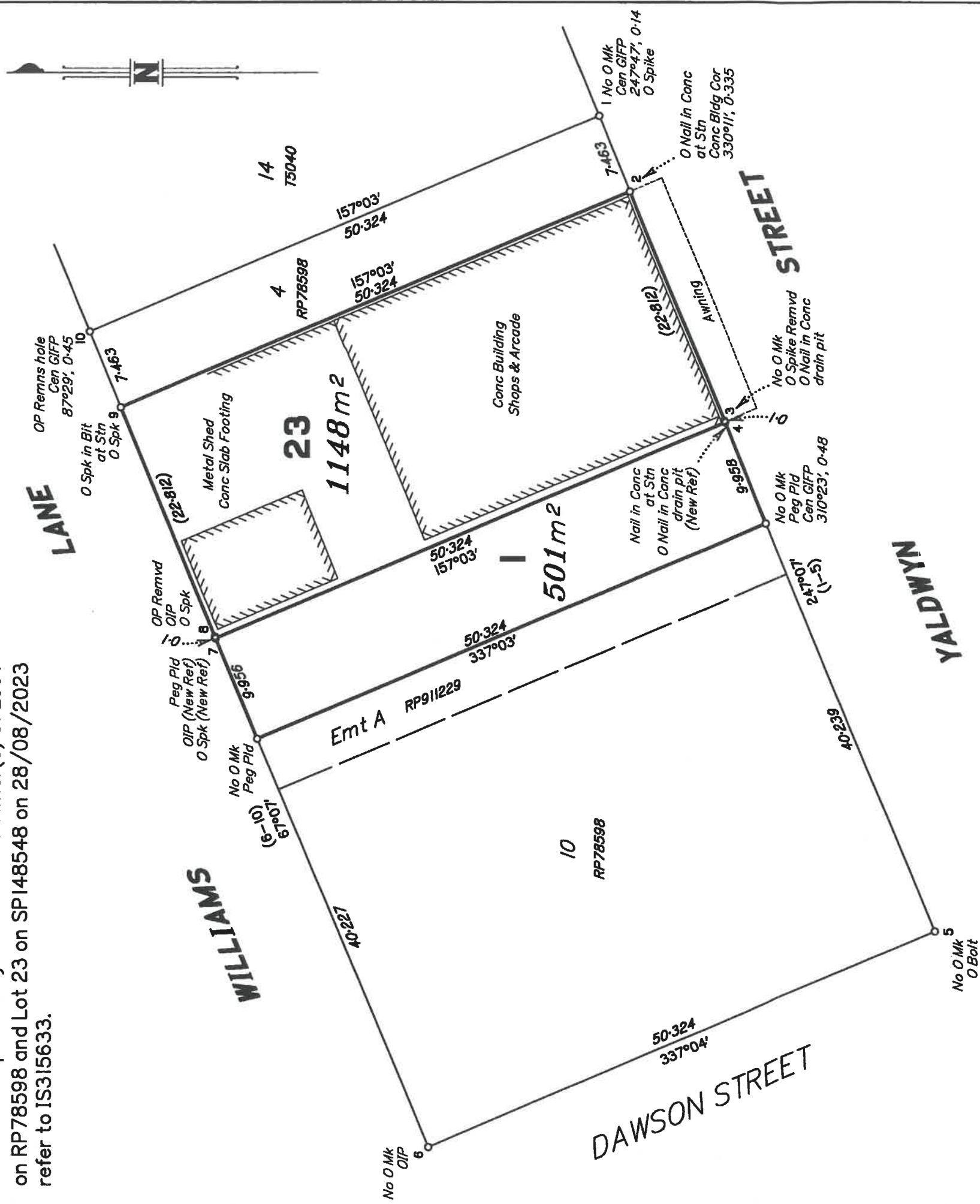
3. Planning Body Approval Exemption

Insert appropriate exemption clause and authorisation.

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

Notification previously issued to the owner(s) of Lot 1 on RP78598 and Lot 23 on SP148548 on 28/08/2023 refer to IS315633.



Survey Report

This plan has been prepared following the survey of IS315633 also undertaken by this firm to rectify improvements discovered on or near the common boundary. The reinstatement of IS315633 has been reviewed and considered adequate. The reinstatement of boundaries on this plan agrees with IS315633.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Spike	9/IS315633	155°08'	4-735
2	O Nail in Conc	10/IS315633	73°16'	2-05
3	O Nail in Conc drain pit	11/IS315633	72°01'20"	1-625
4	O Nail in Conc drain pit	1/IS315633	71°44'20"	1-725 (New Ref)
5	O Bolt	2/PP911229	234°05'	0-781
6	OIP	1/PP78598	276°08'	0-736
7	OIP	6/PP911229	345°00'	0-57 (New Ref)
7	O Spike	3/IS315633	20°47'20"	7-28 (New Ref)
8	OIP	6/PP911229	334°54'	0-565
8	O Spike	3/IS117036	20°12'50"	7-21
9	O Spike	4/IS315633	33°37'30"	10-57

Fyfe Pty Ltd (ACN 008 116 130) hereby certify that the land comprised in this plan was surveyed by the corporation, by Scott James WARRENDER, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of John David MORROW, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 11/10/2023.

John P. Morrow
Authorised Delegate

Date 16-10-2023

Plan of Lots 1 & 23

Scale: 1:400

Format: STANDARD

Cancelling Lot 1 on RP78598 & Lot 23 on SP148548

LOCAL GOVERNMENT: BANAMA SHIRE LOCALITY: TAROOM

Meridian: IS315633

Survey Records: No



SP388907

4. Lodged by

(Dealing No.)

(Include address, phone number, reference, and Lodger Code)

Existing		Created	
Title Reference	Description	New Lots	Road
16821212 50387222	Lot 1 on RP78598 Lot 23 on SPI48548	1 - 23 23	_____

Road	Secondary Interests
_____	_____

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
707106564 (Emt A on RP911229)	1	_____

3. **Orig Grant Allocation :**

References :
Dept File :
Local Govt :
Surveyor :

1 & 23
Lots
ALLOT 9 Sec 4
Orig

38903-2

5. **Passed & Endorsed :**

By :
Date :
Signed :
Designation :

Date of Development Approval:

6. Building Format Plans only.

I certify that :

- * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
- * Part of the building shown on this plan encroaches onto adjoining * lots and road

.....
Cadastral Surveyor/Director * Date
* delete words not required

7. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
.....New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

8. Insert Plan Number
SP388907