

Your Reference:

Our reference: TU: RR: mw: 23-12 (FID94074, 10810--0000-000, FID16055, ID1840959)

Contact: enquiries@banana.qld.gov.au

18 December 2023

Kylie Congram (Moir)
123 Kloske Road
BURBANK QLD 4156

Email: kyliecongram@yahoo.com.au

Dear Kylie,

Exemption Certificate

(Given under section 46 of the Planning Act 2016)

Exemption Certificate for: Material Change of Use (Short -term accommodation)

Site Address: 36 Melton Street, Biloela

Lot & Plan Details: Lot 820 on B74411

I wish to advise that an exemption certificate has been granted on 15 December 2023 for development for Material Change of Use (Short-term accommodation). 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 – Short -term accommodation</i>	<i>Table 5.2.1</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 Short-term accommodation is categorised as Impact Assessment development within the General Residential Zone. The proposal is for four apartments that is fully furnished to be used as short-term accommodation. The proposed use for short term accommodation is not considered to have significant consequences on the immediate surroundings of the

General Residential Zone as it is provided on a small scale, with four serviced units to operate as short-term accommodation without interfering or imposing on adjoining residential 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 (07) 4992 9500.

Yours sincerely



Thomas Upton
CHIEF EXECUTIVE OFFICER