

EXEMPTION CERTIFICATE

PLANNING ACT 2016, SECTION 46

We refer to your request 17 November 2020 requesting an exemption certificate on behalf of the Department of Agriculture and Fisheries (DAF). We have reviewed and advise that Council has granted an exemption certificate on 30 November 2020 for development comprising the following.

1. DETAILS OF EXEMPTION

Exemption Number:	EXC002-2020
Address of Premises:	26274 Capricorn Highway, Emerald QLD 4720
Real Property Description:	Lot 1 on SP117842
Issuing Authority:	Central Highlands Regional Council
Exempt Development:	Material Change of Use for Emergency Services and Office
Description of Exempt Development:	Utilising the existing facilities and buildings on site for the purpose of Emergency Services and Office functions.

2. DESCRIPTION OF THE DEVELOPMENT TO WHICH THIS CERTIFICATE RELATES

The following development is exempt under this certificate:

Material Change of Use for Emergency Services and Office

The proposed works consist of the following aspects:-

Occupation of existing educational establishment buildings for the purpose of Emergency Services and Office use.

As described above in accordance with the following plans:-

Title	Prepared by	Date
Locational Plan	QBuild (DHPW)	17.11.2020
Development Area	QBuild (DHPW)	17.11.2020

3. REFERRAL AGENCIES

Department of Transport and Mains Road as site is located within 25m of state-controlled road. DTMR as referral agency has agreed to the exemption certificate.

4. REASONS FOR GIVING EXEMPTION CERTIFICATE

The development is exempt under this certificate under section 46(3)(b) 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.

Further;

- The development is only categorised as assessable development due to the split zoning of the property.
- The uses if located wholly on a Community facilities zoned parcel would be Accepted Development.
- The development is utilising existing and lawfully established buildings on the property.
- The development is consistent with the existing use of the subject site as an Educational establishment.
- The development does not propose additional or changed access to the subject site and will continue to use the existing access arrangements.
- The development as Emergency Services and Office is unlikely to generate additional users (i.e. staff and visitors) to that of the existing lawful use (former agriculture college); and
- Adequate number of car parking spaces provided on-site.

5. WHEN EXEMPTION CERTIFICATE CEASES TO HAVE EFFECT

This exemption certificate has effect for two years from the day after the day it is given, and the development must be completed within this time.

6. OTHER INFORMATION

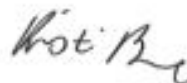
You are further advised that the truth and accuracy of the information provided in relation to the development is relied on when assessing and deciding to issue this exemption certificate. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Council's Development Assessment Unit on ☎ 1300 242 686.

Note: Please ensure you provide details of the application number and assessment manager when contacting council in relation to this application.

7. DELEGATED PERSON

Name: **Kirstin Byrne**
Manager Planning and Environment

Signature:



Date: 30 November 2020

Enc: Referenced Plans

Cc: Department of State Development, Infrastructure, Local Government and Planning

65 Egerton Street, Emerald QLD 4720 T. 1300 242 686

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