

## EXEMPTION CERTIFICATE

*ECONOMIC DEVELOPMENT ACT 2012, Section 71A*

Council wish to advise that an exemption certificate has been granted on 25 October 2021 for development comprising of the following.

### 1. DETAILS OF EXEMPTION

<b>Exemption Number:</b>	EXC005-2021
<b>Address of Premises:</b>	45 Arthur Street, Blackwater QLD 4717
<b>Real Property Description:</b>	Lot 1 SP185999
<b>Applicant:</b>	Just 4 Thai Country Club Pty Ltd
<b>Owner:</b>	Construction Forestry Mining & Energy Industrial Union
<b>Issuing Authority:</b>	Central Highlands Regional Council
<b>Relevant Planning Instrument:</b>	Blackwater PDA Development Scheme 2011
<b>Exempt Development:</b>	Material change of use – Development permit for Club (re-establishment of abandoned use)
<b>Description of Exempt Development:</b>	Re-establishment of use of the premises for a Club (Blackwater Workers Club) which does not involve any building or operational works

### 2. DESCRIPTION OF THE DEVELOPMENT TO WHICH THIS CERTIFICATE RELATES

The following development is exempt under this certificate:

Material change of use – Development permit for Club (re-establishment of abandoned use)

There is no proposed building works or operational works necessary to undertake the use. Accordingly, there are no approved drawings related to this Exemption Certificate.

### 3. REFERRAL AGENCIES

No referral agencies are applicable to the application. Economic Development Queensland were consulted with on the consideration of the exemption certificate.

#### 4. REASONS FOR GIVING EXEMPTION CERTIFICATE

The development is exempt under this certificate under section 71A(1)(a) of the *Economic Development Act 2012* for the following reason:

- the effects of the development would be minor or inconsequential having regard to the circumstances under which the development was categorised as PDA assessable development.

The reasons for coming to this determination include:

- Investigations suggest the Blackwater Worker's Club (a 'Club') ceased operating from the premises in late 2016;
- Since this time, no other use of the premises are known to Council;
- The re-establishment of an abandoned use constitutes a Material change of use;
- A Club in the Centres zone is Permissible development under the relevant planning instrument;
- The re-establishment of the Club at the same premises where it was previously carried out without any further building or operational works is minor or inconsequential having regard to the circumstances under which the development was categorised as PDA assessable development.
- The site is appropriate, has sufficient carparking, servicing and is a supported location for such use.
- The re-establishment of the use at its prior location is a good social and economic outcome for the community of Blackwater.

#### 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

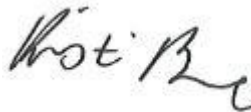
You are further advised that the truth and accuracy of the information provided in relation to the development is relied on when assessing and deciding to issue this exemption certificate. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification 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**

Signature:



Date: 25 October 2021

**MANAGER PLANNING AND ENVIRONMENT**

Cc: Economic Development Queensland