

Our Ref: PTF/JB00006 File No: 288299 File: 2008-0147



24 November 2023

Roberts Bros Holding Pty Ltd as Trustee
PO Box 247
COOROY QLD 4563
robertsp@bigpond.net.au

Exemption Certificate for Material Change of Use

(Given under section 46 of the *Planning Act 2016*)

I wish to advise that an Exemption Certificate is given by Gympie Regional Council as the Local Government that would be the Assessment Manager if the development, and no other development, were the subject of a Development Application.

Location Details

Street Address: Lots 128 to 137 Mooloo Road, Pie Creek
Real Property Description: Lots 128 to 137 SP329998
Local Government Area: Gympie Regional Council
PO Box 155
GYMPIE QLD 4570
Ph: (07) 5481 0454
Email: planning@gympie.qld.gov.au

Description of the development to which this certificate relates

The following development is exempt under this certificate:

Assessable Development under the Temporary Local Planning Instrument – Protection of Biodiversity Values	Section of the Temporary Local Planning Instrument
Material Change of Use for Dwelling House located within the Biodiversity Overlay (Core Ecological Linkage, Waterways and Wetlands) on Lots 128 to 137 on SP329998.	Table 1.

Assessable Development under the Gympie Regional Council Planning Scheme 2013	Section of the Planning Scheme
Material Change of Use for Dwelling House located within the Limited Development (Constrained Land) Zone on Lot 136 on SP 329998, in accordance with approved Plan of Development as per Job No. 61995/A Dated 11 September 2023 (Related Reconfiguring a Lot – 2008-0147).	Part 5, Table 5.22 of the Gympie Regional Council Planning Scheme

Referral agencies

There are no referral agencies for the development the subject of this certificate.

Reasons for giving exemption certificate

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

Stated periods that must be complied with

To the extent development does not comply with any of the following, the Exemption Certificate has no effect:

- The Change of Use must happen within four (4) years from the day the Exemption Certificate is given.

Should you wish to discuss the above matter further, please contact Council's Development Assessment Unit on (07) 5481 0454 or email planning@gympie.qld.gov.au.

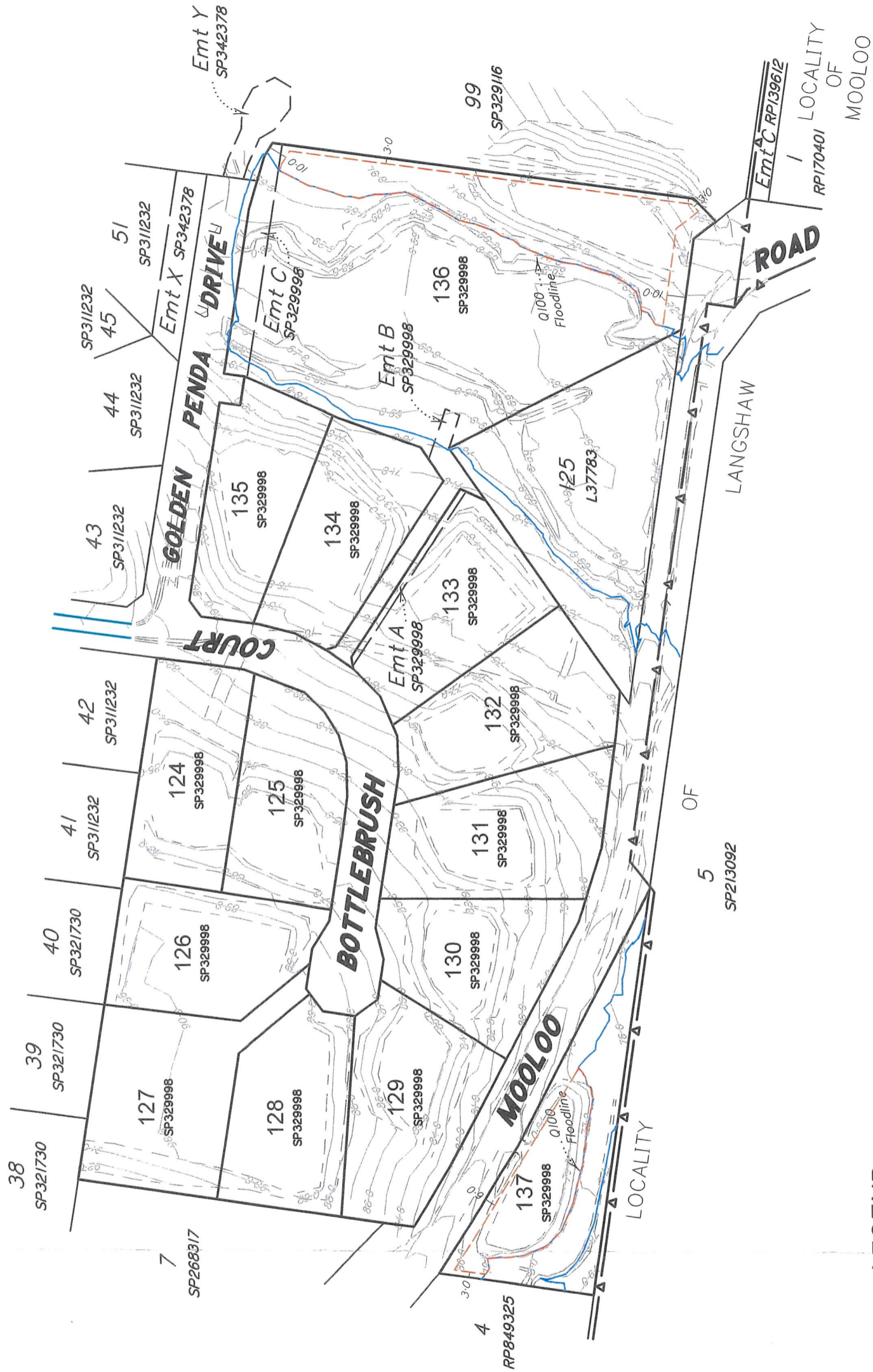
Yours faithfully



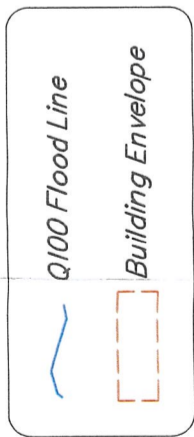
Tania Stenholm
Manager Planning

Enc.

CC. GRC Building Department
CC. Blake Bell, Murray and Associates - bwbell@mursurv.com



LEGEND



Scale 1:2000 - Lengths are in metres.

MURRAY & ASSOCIATES



SURVEYORS & TOWN PLANNERS
ACN 075 543 154
Murray Building, 15-17 Currie St. Nambour Ph. (07)5441 2188 P.O. Box 246
Branch Offices at Caboolture Chinchilla Roma Gympie & Emerald

PLAN OF DEVELOPMENT

Material Change of Use to establish a Dwelling House on Lots 128-137 on SP329998

LOCAL AUTHORITY: **GYMPIE REGIONAL COUNCIL**

CLIENT **Roberts Brothers**

LOCALITY **Pie Creek** MAP REF. **9445-3411**

DATE **11/09/2023** LEVEL **PSM177674**
DATUM **AHD (der)**

FILE **61995_(MCU)_Roberts.dwg**

DRAWN **DJ/LF** CHECKED **BWB** ORIGINAL **POR 366**

SCALE **1:2500** JOB No **61995**

CADASTRAL SURVEYOR