

Customer Contact
1300 COUNCIL (1300 268 624)
07 4679 4000

www.wdrc.qld.gov.au

OUR COMMUNITIES | OUR FUTURE

Address all correspondence
to the Chief Executive Officer
PO Box 551, DALBY, QLD 4405
info@wdrc.qld.gov.au

EXEMPTION CERTIFICATE

Given under Section 46 of the Planning Act 2016

| | | |
|-----------------------------|--|----------------------------|
| Name of Issuing Authority: | Western Downs Regional Council | |
| Application No: | 010.2018.315.001 | File Refs: A2876 & LG7.5.1 |
| Council Contact: | Sacha Nicholls GRADUATE PLANNING OFFICER DEVELOPMENT ASSESSMENT | |
| Officer's Contact Details: | Ph: (07) 4679 4335 Email: sacha.nicholls@wdrc.qld.gov.au | |
| Date: | 15 August 2018 | |
| Addressee: | Darren Burns | |
| Addressee's Postal Address: | 3 Sullivan Crescent DALBY QLD 4405 | |

EXEMPTION CERTIFICATE for:

| | |
|---------------------------------------|---------------------------|
| Summary of Exempt Development: | Advertising Device |
| Street Address: | 1 Stuart Street, Dalby |
| Real Property Description: | Lot 1 on RP132503 |

Dear Sir

I wish to advise that an Exemption Certificate is granted on 15 August 2018 for development comprising an Advertising Device, located at 1 Stuart Street, Dalby.

1. Description of the Development to which this Certificate Relates

The following development is exempt under this Certificate:

| Assessable Development under the Western Downs Planning Scheme 2017, Part 5 Tables of Assessment | Part 5 Reference |
|--|------------------|
| Advertising Devices | Table 5.8.1 |

2. 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 reasons:

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.
- The advertising device will be structurally part of the existing parapet of the building and will not create any pedestrian safety or access risks.

- While the Advertising Device will be illuminated, the property is located in the Major Centre Zone and as such, the Advertising Device will not create a nuisance or impact on the amenity of the area.
- The design and scale of the Advertising Device is consistent with other Advertising Devices in the general locality, is compatible with the surrounding urban environment, and will not contribute to visual clutter.
- The Advertising Device is appropriately designed so as not to adversely impact on the safety of pedestrians, cyclists or vehicles.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two years** from the day after the day it is given.

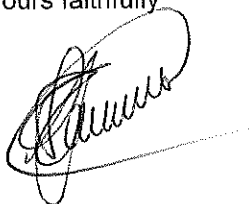
4. Stated Periods that Must be Complied With

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

- This development must be completed by 16 August 2020.

Should you have any queries in regard to this matter, please contact Council's Graduate Planning Officer Development Assessment, Sacha Nicholls via email sacha.nicholls@wdrc.qld.gov.au or telephone (07) 4679 4335.

Yours faithfully



Cecil Barnard
PRINCIPAL PLANNER

C/c D & M Burns Properties Pty Ltd
atf Drayton Property Trust
3 Sullivan Crescent
DALBY QLD 4405

Copy forwarded for your information
and records as owner of the land.