

# EXEMPTION CERTIFICATE

GIVEN UNDER S46 PLANNING ACT 2016



Mailing Address: PO Box 390, Gayndah Qld 4625  
Street Address: 34-36 Capper Street, Gayndah Qld 4625  
Telephone: 1300 696 272  
Facsimile: (07) 4161 1425  
Email: admin@northburnett.qld.gov.au  
Web: northburnett.qld.gov.au  
ABN: 23 439 388 197

THE EFFECT OF THIS EXEMPTION CERTIFICATE GIVEN UNDER SECTION 46 OF THE *PLANNING ACT 2016* IS THAT THE DEVELOPMENT IDENTIFIED BELOW DOES NOT REQUIRE A DEVELOPMENT PERMIT.

## DETAILS OF PREMISES

Street address	974 Coringa Road, CORINGA Q 4621
Real property description	Lot 7 on CK249

## DETAILS OF LANDOWNER

Name	Rhonda Davis
Postal address	974 Coringa Road, Coringa Q 4621
Phone number	0439 138 235
Email address	

*The Planning Act 2016 requires the Council give the certificate to each owner of the premises and each referral agency.*

## REQUESTER

Name	George Davis
Postal address	974 Coringa Road, Coringa Q 4621
Email address	

## DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE APPLIES

This certificate applies to the following proposed development, which as a result, no longer requires a development permit.

*Rural Industry* meaning the use of the premises for

- (a) storing, processing or packaging products from a rural use (pig breeding and raising) carried out on the premises or adjoining premises; or
- (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a)

## ASSESSABLE DEVELOPMENT TRIGGERS

The planning scheme makes the proposed development assessable.

<input checked="" type="checkbox"/>	Tables 5.5.1 to 5.5.8—categories of assessment for making a material change of use in various zones
N/A	Table 5.6.1—categories of assessment for reconfiguring a lot
N/A	Table 5.7.1—categories of assessment for building work
N/A	Table 5.8.1—categories of assessment for operational work

- N/A Table 5.10.1—categories of assessment for overlays
- N/A Other—categories of assessment in relation to prescribed categories in Tables 5.4.1 and 5.4.2

## REFERRAL AGENCIES

- There are no referral agencies for the development.
- N/A There are one or more referral agencies for the development.
- N/A All referral agencies have agreed in writing to the exemption certificate being given.

## REASONS FOR GIVING THE EXEMPTION CERTIFICATE

### THE COUNCIL GIVES THIS EXEMPTION CERTIFICATE BECAUSE—

- the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development;
- Primary use of the site is for *animal husbandry* which is accepted development in the rural zone, and also described as a rural use.
- Pigs are kept primarily on pastures and supplemented feed grain. Sows are kept housed with the piglets. Pig keeping such as described is considered not to be intensive animal industry, but as *animal husbandry* (producing animal or animal products on native or improved pastures). This low-scale keeping of pigs is pre-existing with no more than 50 standard pig units inclusive of 20 breeding sows at any one time.
- The addition of storing, processing or packaging products from a rural use carried out on the premises associated to the *animal husbandry* is defined as a *Rural Industry*. The North Burnett Regional Council Planning Scheme's Strategic Framework for Rural Industry supports the growth of economic activity that value-adds to rural production, and therefore increase diversity and improve the resilience of the rural sector.
- As a *rural industry* the development is accepted subject to requirement in the rural zone. The acceptable outcomes in the Rural Zone Code are AO1.1, AO2.1, AO2.2, AO2.3, AO3.1, AO3.2, AO4.1. The non-compliant acceptable outcome that made the application assessable is AO1.1 which states that the building used for storage, processing or packing of produce are to be 150 metres from any existing dwelling in the Rural zone or land in the general residential zone. The dwelling on the same lot is about 2-5m from packing cold room. Neighbouring dwellings are all over 300m away. This Acceptable Outcome is not intended to capture a dwelling on the premises where the use is to occur.
- N/A The development was categorised as assessable development only because of particular circumstances that no longer apply;
- N/A the development was categorised as assessable development because of an error.

## ADDITIONAL SUPPORTING DOCUMENTATION

### The following attachments form part of this certificate—

- A written description of the proposed development—refer to Appendix 1
- Plans or other drawings showing the proposed development—refer to Appendix 1
- N/A Further supporting or explanatory documentation
- N/A Other (please describe)—

## FURTHER PROVISIONS

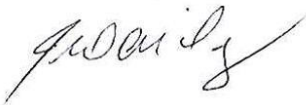
- This exemption certificate attaches to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises.
- N/A This exemption certificate has effect for 2 years after the day the certificate was given.
- N/A The development stated in this exemption certificate must be complete within 3 years after the day the certificate was given.

- A use that is the natural and ordinary consequence of the development must start within 3 years after the day the certificate was given.
- N/A A plan for reconfiguring a lot that is required under a regulation to be given to the local government for its approval must be given within 2 years after the day the certificate was given.
- To the extent development does not comply with a requirement stated in this section, the exemption certificate has no effect.
- Other provisions of the *Planning Act 2016* may apply to this exemption certificate.

## ENDORSEMENT BY CHIEF EXECUTIVE OFFICER

Exemption Certificate given today,

11	September	2020
Day	Month	Year



**Jeff Miles**  
**Planning & Environment Manager**

# EXEMPTION CERTIFICATE

APPENDIX 1



Mailing Address: PO Box 390, Gayndah Qld 4625  
Street Address: 34-36 Capper Street, Gayndah Qld 4625  
Telephone: 1300 696 272  
Facsimile: (07) 4161 1425  
Email: [admin@northburnett.qld.gov.au](mailto:admin@northburnett.qld.gov.au)  
Web: [northburnett.qld.gov.au](http://northburnett.qld.gov.au)  
ABN: 23 439 388 197

## Description of Proposed Use — Packing and Processing Cold Room Facility for Pork Product

This exemption certificate specifically relates to the *Rural Industry* for storing, processing or packaging products (pork) from a rural use (animal husbandry) carried out on the premises.

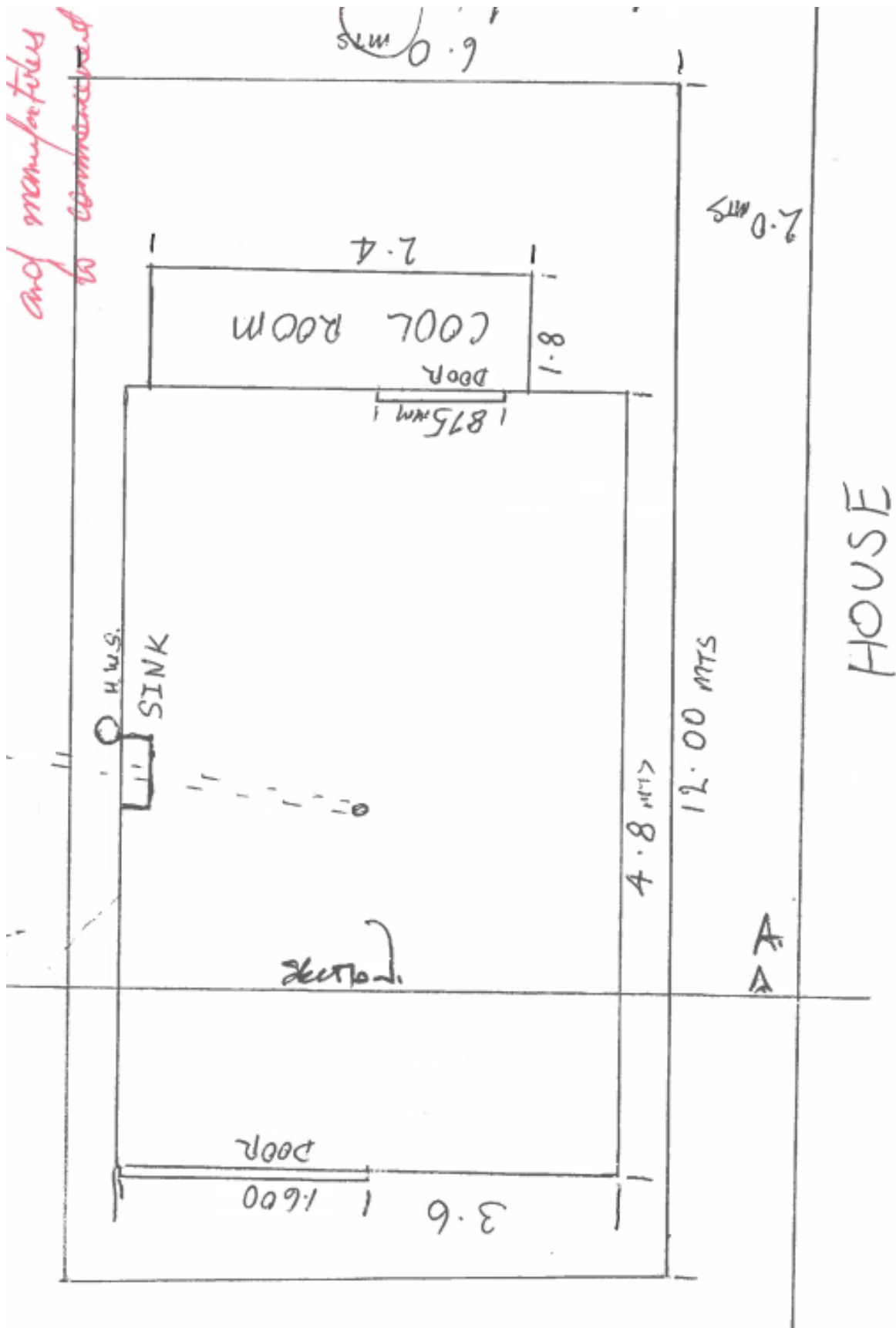
Pigs are kept primarily on pastures and supplemented feed grain. Sows are kept housed with the piglets. Pig keeping such as described is not considered to be intensive animal industry, but as *animal husbandry* (producing animal or animal products on native or improved pastures). This low-scale keeping of pigs is pre-existing.

All slaughtering of animals (pigs) to be conducted off site at a licenced abattoir.

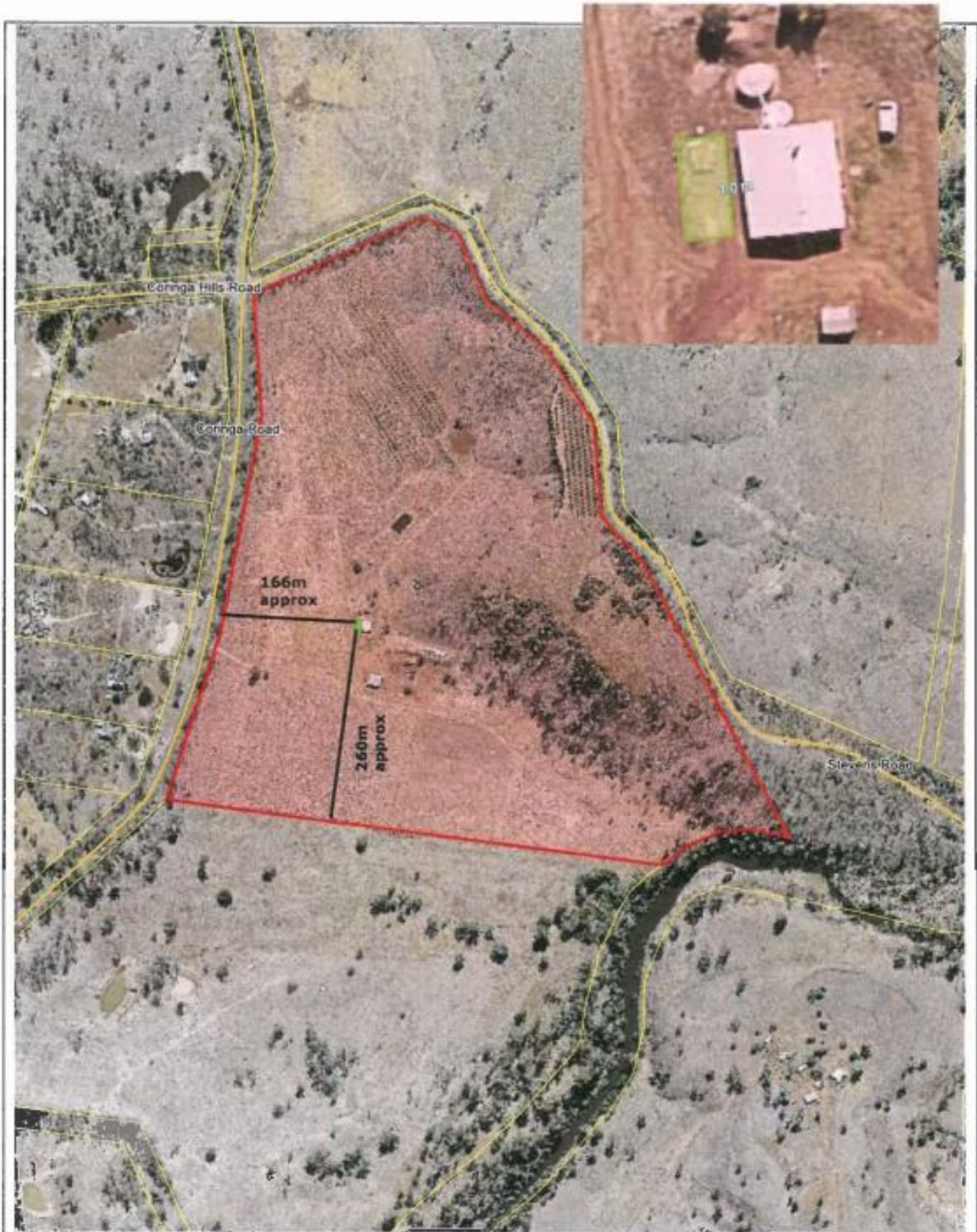
Scale of operation –



- packing and processing facility—operation two (2) days per week. Though cold and chiller rooms for storage may run everyday. Processing up to 3 carcasses per week.
- Pig raising—no more than 50 standard pig units are kept at any one time, inclusive of up to 20 breeding sows— 300 pigs per annum.

If the scale of the use is to increase above that outline above or if triggering an Environment Relatavent Activity licence under the Environment Protection Regulation 2019, this exemption certificate is no longer relevant and approvals by North Burnett Regional Council will be required for but not limited to intensive livestock industry and / or industrial activity.







	<p>While every care is taken to ensure the accuracy of this data, the North Burnett Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibilities and all liabilities (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you may incur as a result of the data being inaccurate of incomplete in anyway and for any reason.</p>	<p>974 CORINGA ROAD, CORINGA Site plan</p>	<p>14/07/2020</p>	
			<p>1:8021</p>	