



Our ref: WR25/16653
Your ref: EXE25/0002

26 June 2025

Sunshine Coast Council
Locked Bay 72
SUNSHINE COAST MC QLD 4560
mail@sunshinecoast.qld.gov.au

Dear Zana Larikka

Request to agree to exemption certificate

The Department of State Development, Infrastructure and Planning (the Department) received your request to agree to an exemption certificate being given for the development described below on 30 May 2025.

Under section 46(3)(a) of the *Planning Act 2016*, the department advises it agrees to the Sunshine Coast Council issuing an exemption certificate for the development described below.

Applicant details

Applicant name:	Service Stream Limited
Applicant contact details:	Christabel Amankwah Service Stream Limited christabel.amankwah@servicestream.com.au 0419 793 679

Premises details

Street address:	2 Flaxton Drive, Mapleton
Real property description:	Lot 2 on RP26935
Local government area:	Sunshine Coast Council
Premises Owner:	Lion and Mouse Pty Ltd trustee under instrument 721748144

Development details

Material change of use for upgrades to a telecommunication facility within Lot 2 on RP26935.

As described above in accordance with the following plans/specifications. Advice to the applicant is in **Attachment 1**.

Plans/specifications	Prepared by	Date	Reference no.	Issue
Aspect of development: Material change of use for upgrades to a telecommunication				
Site and Locality Plans	ServiceStream	22.11.24	4091-G1	01
Site Setout Plan	ServiceStream	22.11.24	4091-G2	04
Antenna Layout Plan	ServiceStream	22.11.24	4091-G2A	01
Site Elevation	ServiceStream	22.11.24	4091-G3	06
Antenna Configuration and Ancillaries Table	ServiceStream	22.11.24	4091-G4	01
Site Specification	ServiceStream	22.11.24	4091-G5	04

Referral triggers

The request to agree to exemption certificate being given relates to the following provisions of the Planning Regulation 2017:

- Subject site within 25 metres of a state-controlled road (Schedule 10.9.4.2.4.1 of the *Planning Regulation 2017*)

For further information please contact Karina McGill, Principal Planning Officer on 07 5352 9707 or via email SEQNorth@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Dominique Gallagher
Director
Planning Services
Planning Group

Attachment 1 – Advice to the applicant

Attachment 1—Advice to the applicant

General advice

Public utility works and connection approval advice: The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled road reserve, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication), and in accordance with TMR technical standards (TN163). Approvals must be obtained prior to commencing any utility works within the state-controlled road reserve. Please contact the public utility team via northcoast@tmr.qld.gov.au for further information on the application and approval process.