



SOUTH BURNETT
REGIONAL COUNCIL

Enquires: Senior Planner - Sam Dunstan
Telephone: 07 4189 9100
Our Reference: EXE24/004

South Burnett Regional Council

ABN 89 972 463 351

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Kingaroy QLD 4610

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✉ info@southburnett.qld.gov.au

🌐 www.southburnett.qld.gov.au

Exemption Certificate

Planning Act 2016 Section 46

17 September 2024

South Burnett Saints Australian Football Club Inc
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

Dear Sir/Madam

Request for: Exemption Certificate
Development Type: Material Change of Use – Clubhouse
(Change room extension of an existing clubhouse)
Location: Youngman Street KINGAROY
Property Description: Lot 6 on SP274891

I wish to advise that an Exemption Certificate has been granted on 17 September 2024 for a Change room extension of an existing clubhouse at the Kingaroy Cricket and AFL Sports Ground. The extension incorporates change rooms, amenities and storage room on land included in the Recreation and open space zone.

Please find the Exemption Certificate attached. The development must be carried out in accordance with this certificate.

Should you have any further queries in relation to the above, please contact Council's Senior Planner Sam Dunstan on the above number.

Yours faithfully

David Hursthouse
COORDINATOR DEVELOPMENT SERVICES

Enc

Customer Service Centres

☐ **Blackbutt** 69 Hart Street

☐ **Kingaroy** 45 Glendon Street

☐ **Nanango** 48 Drayton Street

☐ **Murgon** 42 Stephens Street West

☐ **Wondai** Cnr Scott & Mackenzie Streets

Exemption Certificate

Planning Act 2016 Section 46

COUNCIL REFERENCE NUMBER: EXE24/004
APPLICANT: South Burnett Saints Australian Football Club Inc
C/- ONF Surveyors
DATE OF ISSUE: 17 September 2024
STREET ADDRESS: Youngman Street KINGAROY QLD 4610
REAL PROPERTY DESCRIPTION: Lot 6 on SP274891

DESCRIPTION OF THE DEVELOPMENT

The following development at the above-mentioned property is exempt under this certificate:

Material Change of Use against the Planning Scheme for a Clubhouse – Change room extension of existing clubhouse at the Kingaroy Cricket and AFL Sports ground. The extension to incorporate change rooms, amenities, and storage room as per the following plans and documents:

Drawing Title	Prepared by	Ref No	Rev	Date
Proposed Site Plan	Designer Planning	A005	2A	16/05/2024
Proposed Site Detail	Designer Planning	A006	2A	16/05/2024
Proposed Floor Plan	Designer Planning	A007	2A	16/05/2024
Elevations	Designer Planning	A008	2A	16/05/2024

REFERRAL AGENCIES

Based on the submitted information, the application triggered referral to SARA under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use within 25 metres of a state-controlled road and within 100 metres of a state-controlled road intersection. Copy of the State's response as attached.

REASONS FOR GIVING EXEMPTION CERTIFICATE

The proposed change room extension of existing clubhouse at the Kingaroy Cricket and AFL Sports ground (257.4sqm in gross floor area) is exempt as per this certificate under Section 46 of the *Planning Act 2016* for the following reason:

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development and is consistent with the existing use of the site for Recreation usage;
- The facility is appropriately and necessarily co-located with the existing Clubhouse of the Kingaroy Cricket and AFL Sports Ground and thus the subject site is appropriate for the extension of existing onsite amenities;
- No changes to the existing facilities are proposed only a physical building extension to accommodate the activities already occurring onsite.

WHEN EXEMPTION CERTIFICATE CEASES TO HAVE EFFECT

This exemption certificate has effect for two (2) years from the day after the day it is given and attaches to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises.

STATED PERIOD 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 17 September 2026.

ADVICE NOTES

- The development must be commenced within the identified timeframe.

ATTACHMENTS

Attachment 1 – Approved Plans; and
Attachment 2 – SARA Referral Agency Response.

M: 07 3087 5332
E: info@designerplanning.com.au
W: www.designerplanning.com.au

ISSUE	DESCRIPTION	DATE
1B	DRAFT FLOOR PLANS	13-10-2023
2A	CONSTRUCTION ISSUE	16-05-2024

PROJECT: CHANGE ROOM EXTENSION

CLIENT: SOUTH BURNETT SAINTS

SITE ADDRESS:
LYLE VIDLER OVAL
YOUNGMAN STREET,
KINGAROI

PAGE No: A005

DWG BY: **TN** CHECKED BY: **TN**

SCALE 1 : 3000

JOB No: 24-081

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All design, construction methods and

materials to be in accordance with:

- The National Construction Code

The Housing Provisions Standard

- THE HOUSING PROVISIONS STANDARD

- The Building Code of Australia (BCA);

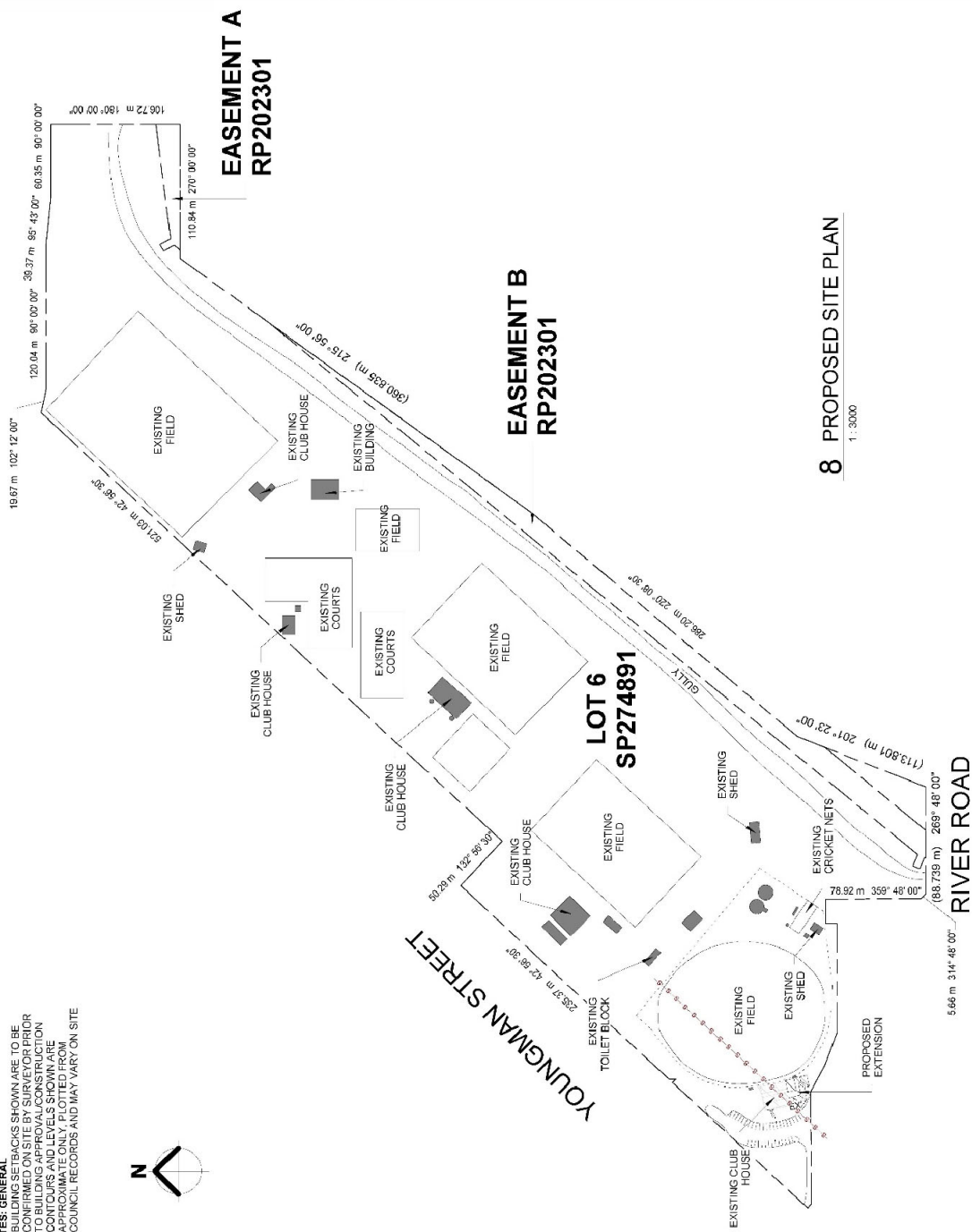
- The Queensland Development Code

(QDC):

- Building Regulations;

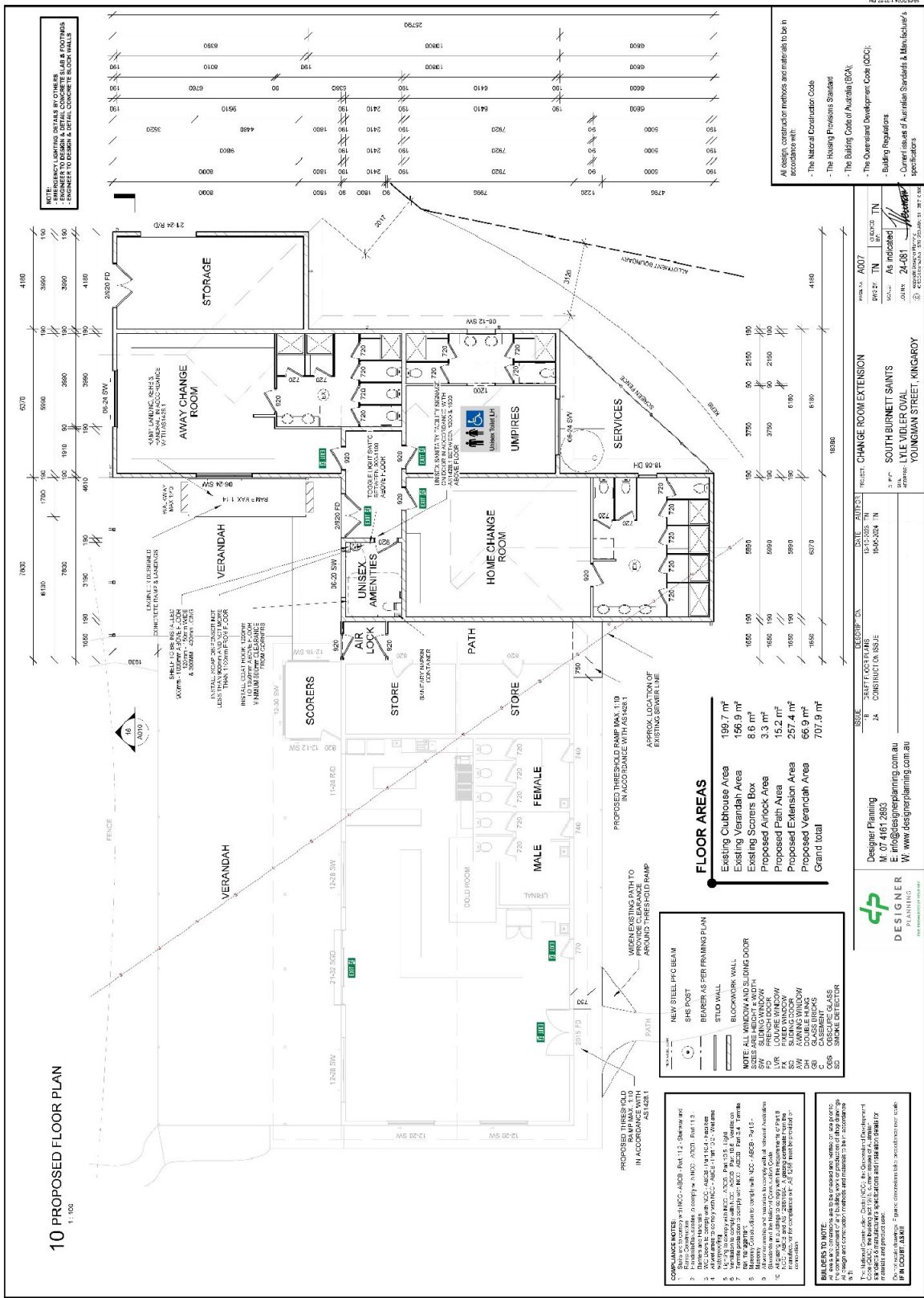
- Current issues of Australian Standards

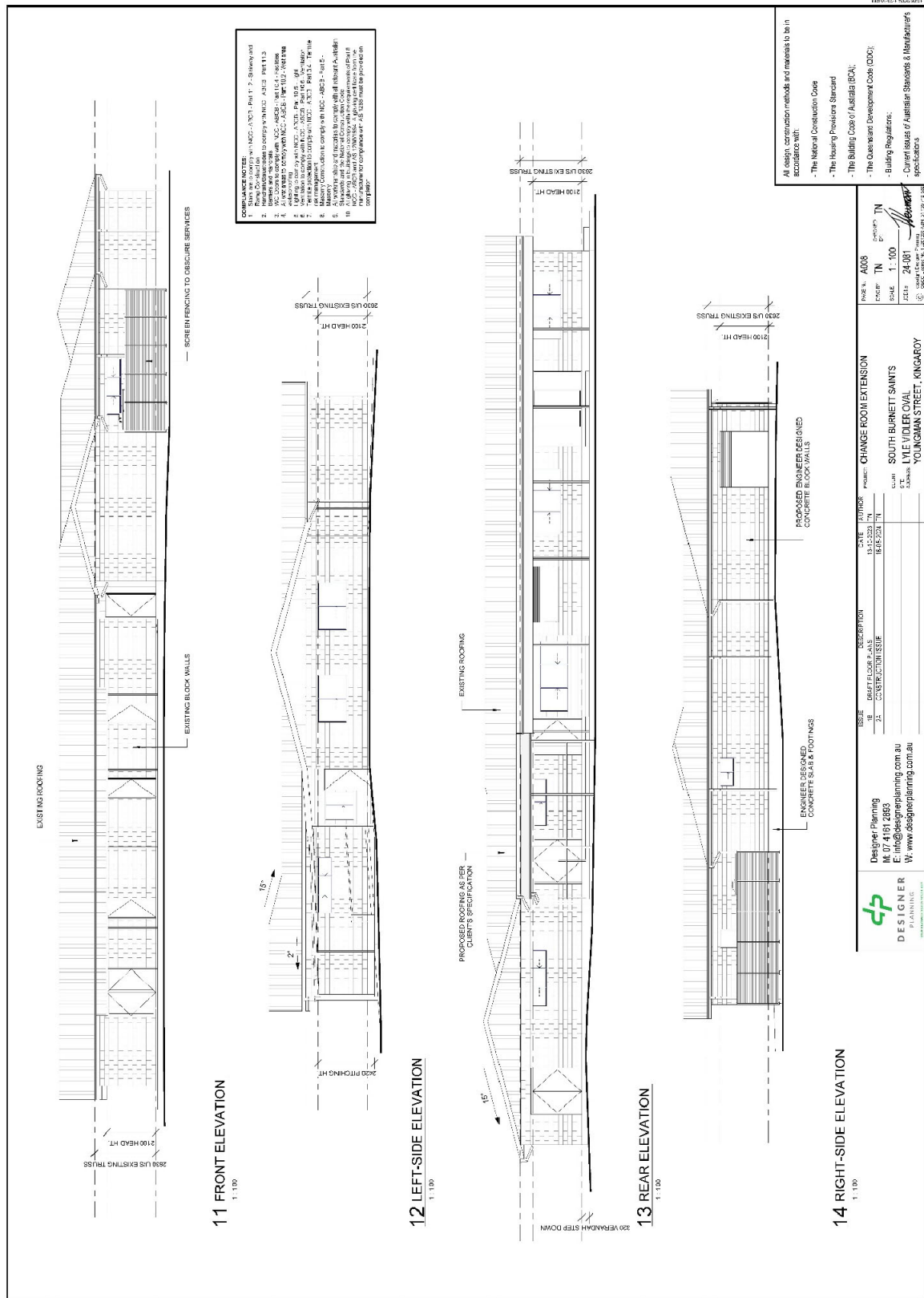
Current Issues of Australian Standards & Manufacturer's specifications





- NOTES: GENERAL**
1. BUILDING SETBACKS SHOWN ARE TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO BUILDING APPROVAL/CONSTRUCTION
 2. CONTOURS AND LEVELS SHOWN ARE APPROXIMATE ONLY. PLOTTED FROM COUNCIL RECORDS AND MAY VARY ON SITE







RA9-N
SARA reference: WR24/25088
Council reference: EXE24/004
Applicant reference: 12432K

17 September 2024

Chief Executive Officer
South Burnett Regional Council
PO Box 336
KINGAROY QLD 4670
info@sbrc.qld.gov.au

Attention: Sam Dunstan

Dear Ms Dunstan

Request to Agree to Exemption Certificate— Youngman Street, Kingaroy

The State Assessment and Referral Agency (SARA) received your request to agree to an exemption certificate being given or the development described below on 8 August 2024.

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

Applicant Details

Applicant Name: South Burnett Saints Australian Football Club Inc
C/- ONF Surveyors (Natasha Brooks)
Applicant Contact Details: PO Box 8966
KINGAROY QLD 4610
admin@onfsurveyors.com.au

Premises Details

Street Address: Youngman Street, Kingaroy
Real Property Description: Lot 6 on SP247891
Local Government Area: South Burnett Regional Council
Premises Owner: South Burnett Saints Australian Football Club Inc

Development Details

Material Change of Use for a Clubhouse extension

Referral Triggers

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

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use within 25 metres of a state-controlled road and within 100 metres of a state-controlled road intersection.

For further information please contact Rosanna Nobile, Planning Officer, on 07 5352 9777 or via email WBBSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Althena Davidson
Regional Director – North
Planning and Development Services
Planning Group