



**SOUTH BURNETT**  
**REGIONAL COUNCIL**

Enquires: Senior Planner - Sam Dunstan  
Telephone: 07 4189 9100  
Our Reference: EXE24/006

6 January 2025

Barambah United Football Club Inc  
C/- ONF Surveyors  
PO Box 349  
MURGON QLD 4605

South Burnett Regional Council

ABN 89 972 463 351

PO Box 336

Kingaroy QLD 4610

☎ 1300 789 279 or (07) 4189 9100

☎ (07) 4162 4806

✉ info@southburnett.qld.gov.au

🌐 www.southburnett.qld.gov.au

Dear Sir/Madam

## **Exemption Certificate**

### ***Section 46 of Planning Act 2016***

I wish to advise that an Exemption Certificate has been granted 20 December 2024 for proposed change rooms and amenities building at the Wondai 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 Certified attached. The development must be carried out in accordance with this certificate.

Should you have any further queries in relation to the above, please do not hesitate to contact Council's Senior Planner 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**

### **Section 46 of Planning Act 2016**

**COUNCIL REFERENCE NUMBER:** EXE24/006

**APPLICANT:** Barambah United Football Club Inc  
C/- ONF Surveyors

**DATE OF ISSUE:** 20 December 2024

**STREET ADDRESS:** 14064 Bunya Highway WONDAI

**REAL PROPERTY DESCRIPTION:** Lot 156 on FY809991

#### **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 and amenities building at the Wondai Sports Ground. The building will incorporate change rooms, amenities and storage room as per the following plans and documents:

<b>Drawing Title</b>	<b>Prepared by</b>		<b>Project Number</b>	<b>Rev</b>	<b>Date</b>
Site Plan	Blueprint Services	Drafting	23-3349-SPY Sheet 1	-	6 November 2024
Floor Plan	Blueprint Services	Drafting	23-3349-SPY Sheet 2	-	6 November 2024
Elevations	Blueprint Services	Drafting	23-3349-SPY Sheet 3	-	6 November 2024
3D Views 1	Blueprint Services	Drafting	23-3349-SPY Sheet 4	-	6 November 2024
3D Views 2	Blueprint Services	Drafting	23-3349-SPY Sheet 5	-	6 November 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 at the Wondai Sports Ground (162.1sqm 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 appropriate and necessarily co-located with the existing Clubhouse of the Wondai Sports Ground and thus the subject site is appropriate for the existing onsite amenities; and

- 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 20 December 2026.

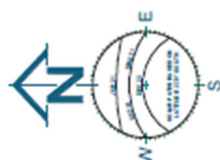
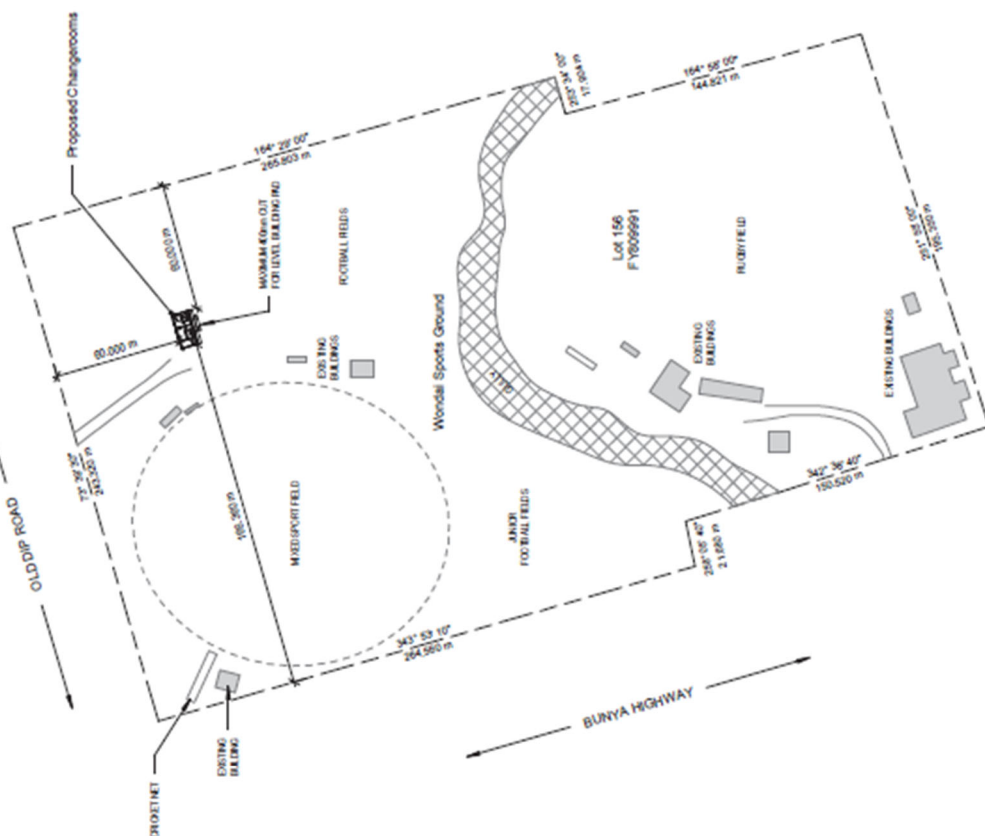
#### **ADVICE NOTES**

- The development must be commenced within the identified timeframe.

#### **ATTACHMENTS**

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

**CONCEPTUAL ISSUE ONLY**  
These documents are conceptual ONLY. They must not be used for certification and/or construction purposes.



## Property Details

Lot 156 on FY200991  
South Burnett Regional Council  
Parish of Mooloolah  
County of Flinders  
Site Area = 9.302 ha

## Site Plan

Scale 1:2000

Revision	Date	Description
1		Revision Schedule



**blueprint**  
Engineering & Planning  
10/100 Wondale Sports Ground  
Wondale QLD 4670  
08 9471 1000  
www.blueprint.com.au

Site

**Client**  
BASMEAH UNITED  
FOOTBALL CLUB

**Project**  
PROPOSED  
CHANGEROOMS &  
AMENITIES

**Site Address**  
14064 BUNYA HIGHWAY  
WONDAL Q 4670

**Site Plan**

**Date**  
As indicated @ 10

**Date**  
6th NOVEMBER 2024

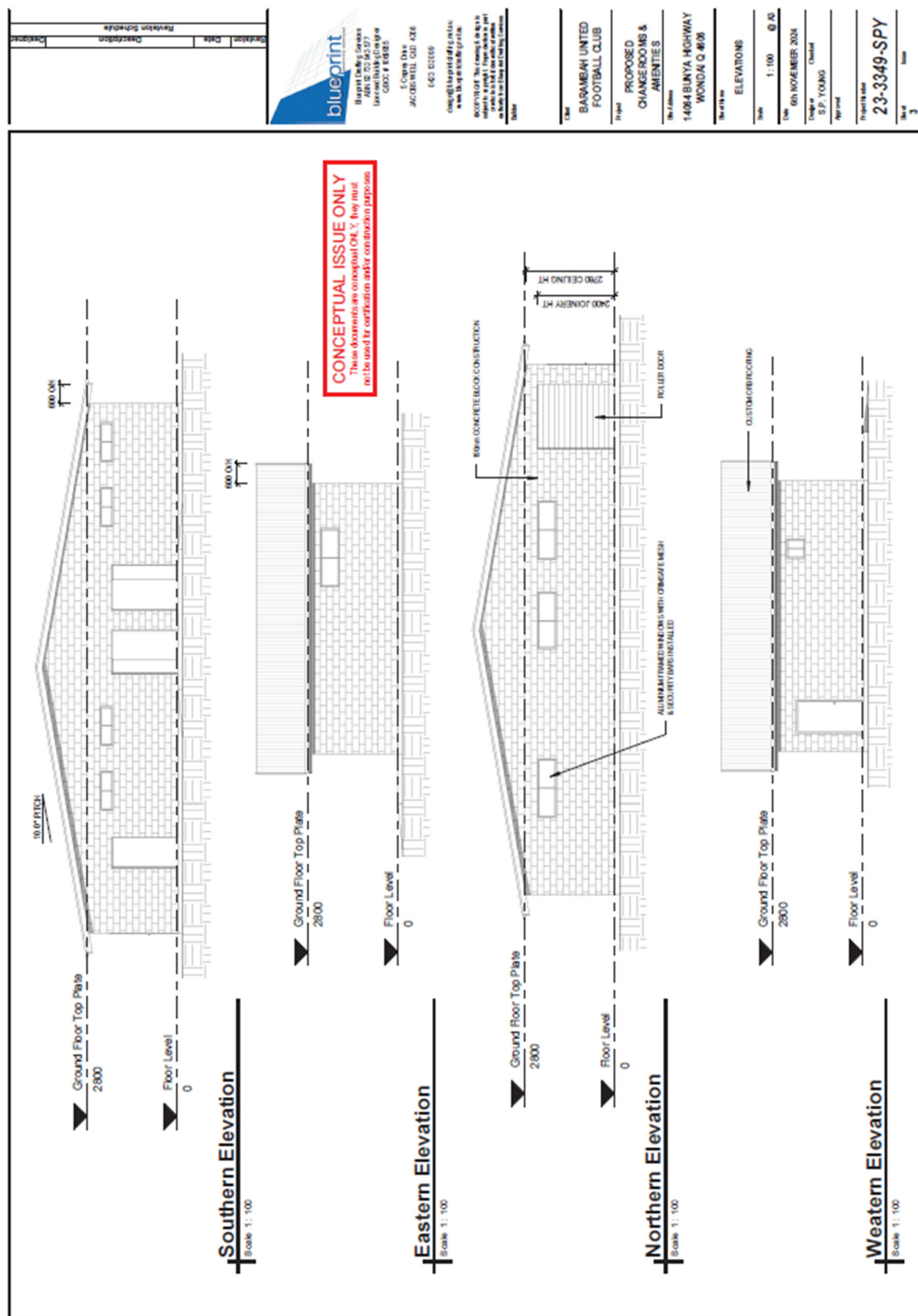
**Design by**  
S.P. YOUNG

**Approved**

**Project Name**  
23-3349-SPY

**Sheet**  
1





Revision	Date	Description



Blueprint Building Services  
140/142 BUNYA HIGHWAY  
WONDAL Q 4106  
0822 4 18825

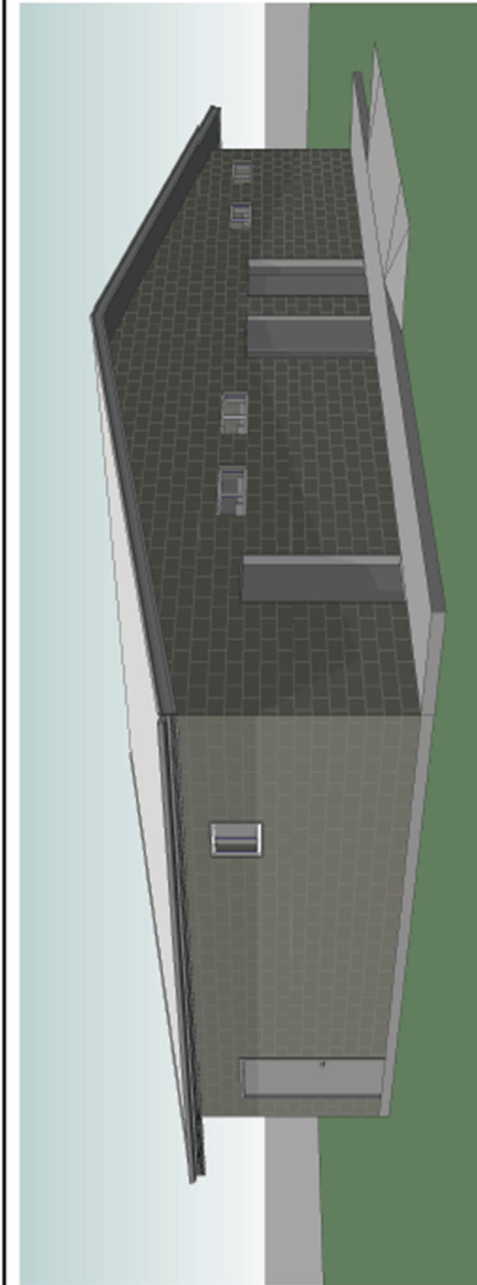
1. Scope Data  
PROJECT NO. Q4106  
6422 00000

Copyright © 2024  
www.blueprintbuilding.com.au

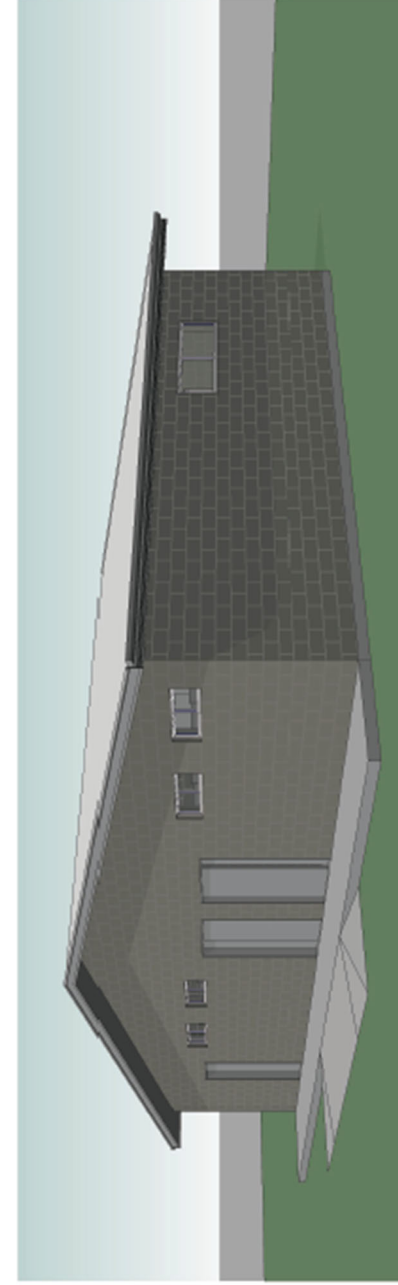
DISCLAIMER: This drawing is a conceptual design and should not be used for construction purposes without the approval of the relevant authorities. It is not to be used for construction purposes.

Table

Client	BASAMEAN UNITED FOOTBALL CLUB
Project	PROPOSED CHANGEROOMS & APARTMENTS
Site Address	140/142 BUNYA HIGHWAY WONDAL Q 4106
Scale	3D VIEWS 1
Date	NOT TO SCALE @ A3
Drawn By	601 NOVEMBER 2024
Checked By	S.P. YOUNG
Approved	
Project Number	23-3349-SPY
Sheet	4



South-Western View  
NOT TO SCALE



South-Eastern View  
NOT TO SCALE

**CONCEPTUAL ISSUE ONLY**  
These documents are conceptual ONLY. They must not be used for certification and/or construction purposes.

Revision	Change	Description
1	01	Issue for Approval



Blueprint Building Services  
1000 Highway 100, Suite 100  
Lanham, MD 20646  
410.413.1000

Project Name  
JACOBI & JACOBI

Project Number  
0001

Project Location  
14004 BUNYA HIGHWAY  
WONDA, Q 4608

Project Description  
PROPOSED CHANGE ROOMS & AMENITIES

Project Status  
NOT TO SCALE @ A0

Project Date  
06 NOVEMBER 2024

Project Author  
B.P. YOUNG

Project Checker  
B.P. YOUNG

Project Approver  
B.P. YOUNG

Project Number  
23-3349-SPY

Project Title  
23-3349-SPY

Project Date  
06 NOVEMBER 2024

Project Author  
B.P. YOUNG

Project Checker  
B.P. YOUNG

Project Approver  
B.P. YOUNG

Project Number  
23-3349-SPY

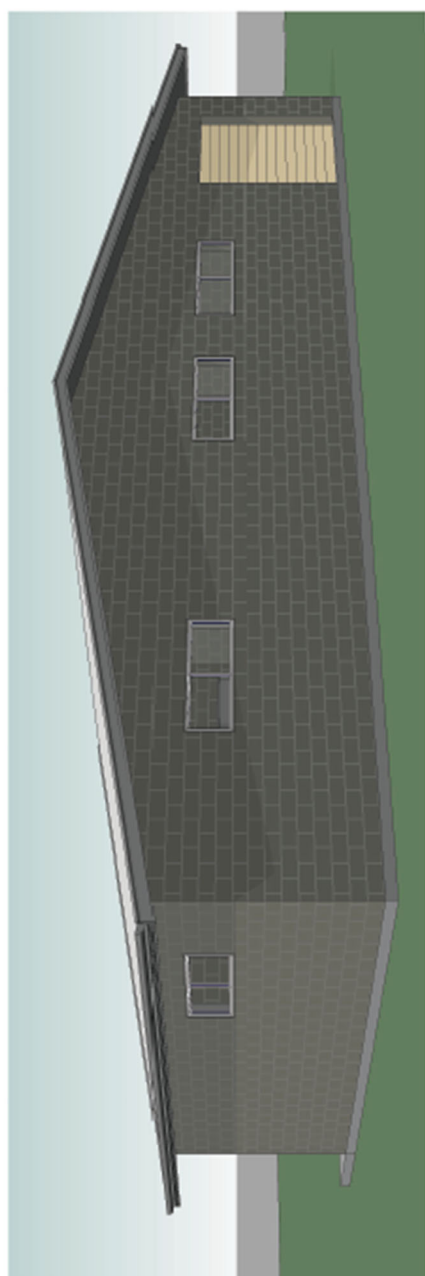
Project Title  
23-3349-SPY

Project Date  
06 NOVEMBER 2024

Project Author  
B.P. YOUNG

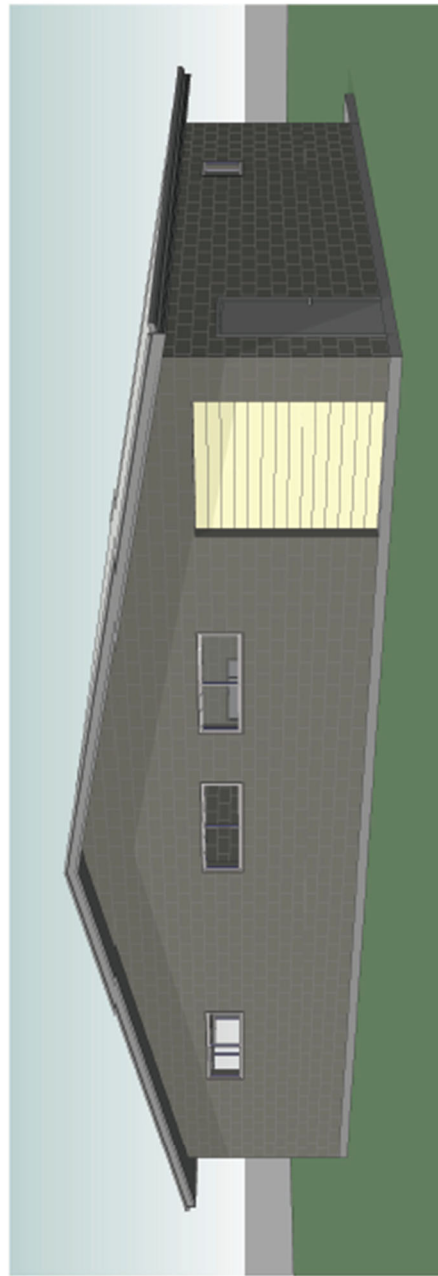
Project Checker  
B.P. YOUNG

Project Approver  
B.P. YOUNG



North-Eastern View

NOT TO SCALE



North-Western View

NOT TO SCALE

**CONCEPTUAL ISSUE ONLY**  
These documents are conceptual ONLY. They must not be used for construction and/or construction purposes.





RA0-N  
SARA reference: WR24/37105  
Council reference: EXE24/008  
Applicant reference: 12877K

17 December 2024

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

Attention: Thomas Snellgrove

Dear Mr Snellgrove

## Request to Agree to Exemption Certificate – 14064 Bunya Highway, Wondai

The State Assessment and Referral Agency (SARA) received your request to agree to an exemption certificate being given for the development described below on 2 December 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: Barambah United Football Club Inc  
C/- ONF Surveyors (Natasha Brooks)  
Applicant Contact Details: PO Box 896  
KINGAROY QLD 4610  
admin@onfsurveyors.com.au

### Premises Details

---

Street Address: 14064 Bunya Highway, Wondai  
Real Property Description: Lot 156 on FY809991  
Local Government Area: South Burnett Regional Council  
Premises Owner: Barambah United Football Club Inc (formally leased from  
South Burnett Regional Council)

## Development Details

---

The proposal seeks to establish a change room and amenities building, proposed to be built immediately beside the mixed sports field, providing change rooms and amenities for both home and visiting teams. The building also incorporates a storage room for the club's equipment, and the proposed building is ancillary to the site's existing use for outdoor sport and recreation. With no change in the use of the premises and no changes to the existing access arrangements the proposed extension is considered inconsequential to the existing use of the site.

## 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.

Please refer to **Attachment 1** which includes advice to the applicant.

For further information please contact Zinal Chand, A/Planning Officer, on (07) 3432 2410 or via email [WBBSARA@dsdipg.qld.gov.au](mailto:WBBSARA@dsdipg.qld.gov.au) who will be pleased to assist.

Yours sincerely



Shane Spargo  
A/Executive Director  
Planning Services  
Planning Group

**Attachment 1—Advice to the applicant**

General advice	
1.	<p>The development relevant to the exemption certificate will be contained wholly within Lot 156 FY809991. Please be advised this exemption request does not authorise any works to occur within the state-controlled road corridor.</p> <p>Where any works or improvements within the Bunya Highway corridor are proposed, the Department of Transport and Main Roads (DTMR) have advised no works can occur within a state-controlled road corridor without prior approval from DTMR under the jurisdiction of the <i>Transport Infrastructure Act 1994</i>.</p> <p>Enquiries about matters relating to a state-controlled road corridor associated with development can be forwarded to DTMR's nominated email address <a href="mailto:WBB.IDAS@tmr.qld.gov.au">WBB.IDAS@tmr.qld.gov.au</a>.</p>