



SOUTH BURNETT
REGIONAL COUNCIL

Enquires: Senior Planner – Sam
Telephone: 07 4189 9100
Our Reference: EXE25/001

10 March 2025

Kingaroy Rugby League Club
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

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

Planning Act 2016 Section 46

I wish to advise that an Exemption Certificate has been granted on 10 March 2025 for a proposed new Amenities Block at the Kingaroy Rugby League Club. The new Amenities Block is a new building that will ultimately replace the existing Amenities Block at the south-western end of the main rugby league field.

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 on the above number.

Yours faithfully

Simon Ginn
MANAGER PLANNING & DEVELOPMENT

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: EXE25/001

APPLICANT: Kingaroy Rugby League Club
C/- ONF Surveyors

DATE OF ISSUE: 10 March 2025

STREET ADDRESS: 10 Youngman Street KINGAROY

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 new Amenities Block at the Club's Sportsground as per the following plans and documents:

Drawing Title	Prepared by	Ref No	Rev	Date
Site Plan	Blueprint Drafting Services	22-3220-SPY Sheet 1 of 12	A	22/01/2025
Amenities Floor Plan	Blueprint Drafting Services	22-3220-SPY Sheet 2 of 12	A	22/01/2025
Amenities Elevations	Blueprint Drafting Services	22-3220-SPY Sheet 3 of 12	A	22/01/2025
Amenities 3D Views 1	Blueprint Drafting Services	22-3220-SPY Sheet 4 of 12	A	22/01/2025
Amenities 3D Views 2	Blueprint Drafting Services	22-3220-SPY Sheet 5 of 12	A	22/01/2025

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 – Material change of use on premises within 25m of a state transport corridor, and on a premises adjacent to a local road and within 100m of the intersection of the local road with a state-controlled road. Copy of the State's response as attached.

REASONS FOR GIVING EXEMPTION CERTIFICATE

The proposed new amenities building to the existing clubhouse at the Kingaroy Rugby League Club (57.6sqm 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 Rugby League Club 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 10 March 2027.

ADVICE NOTES

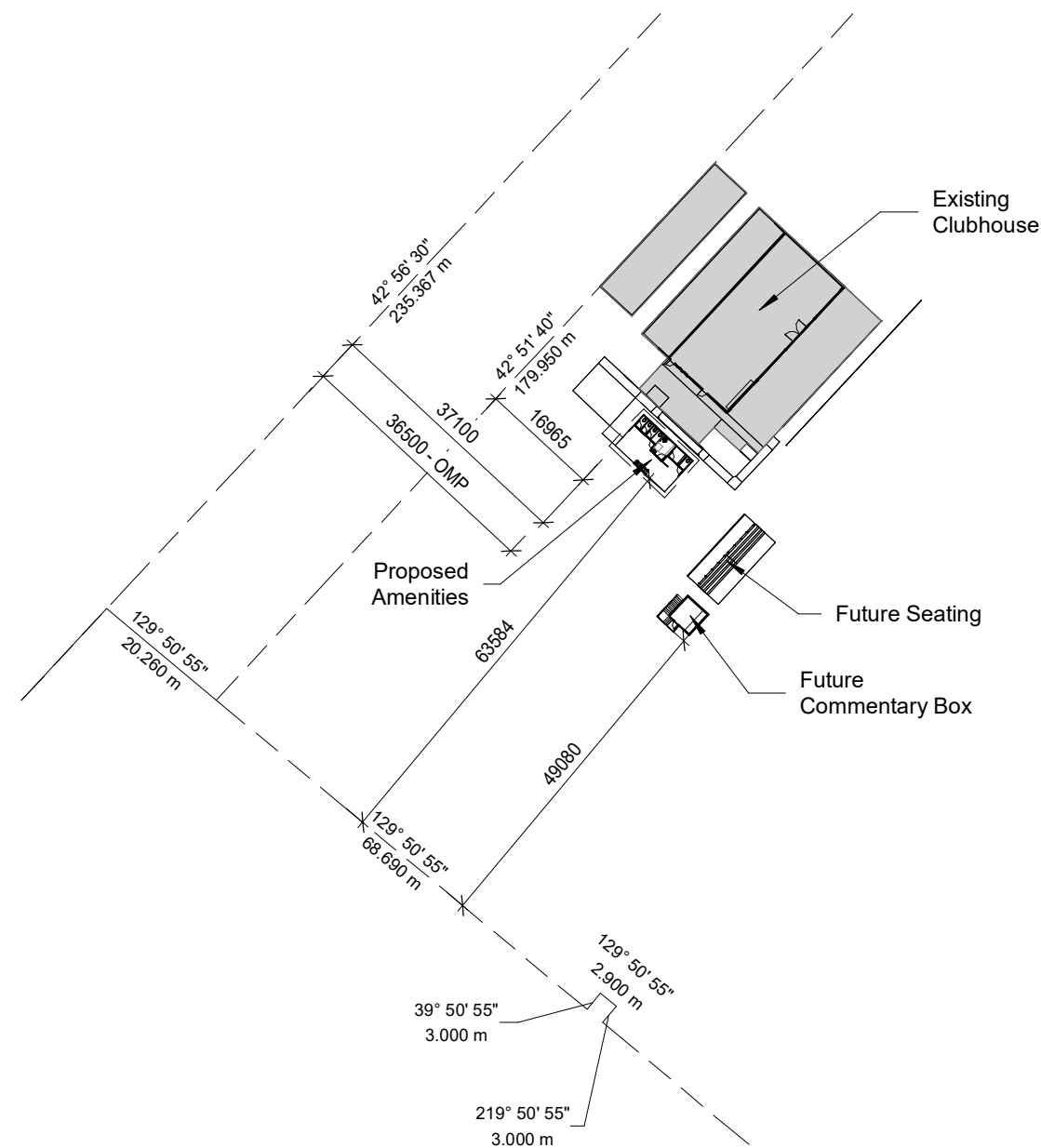
- The development must be commenced within the identified timeframe.

ATTACHMENTS

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

Site Detail - A

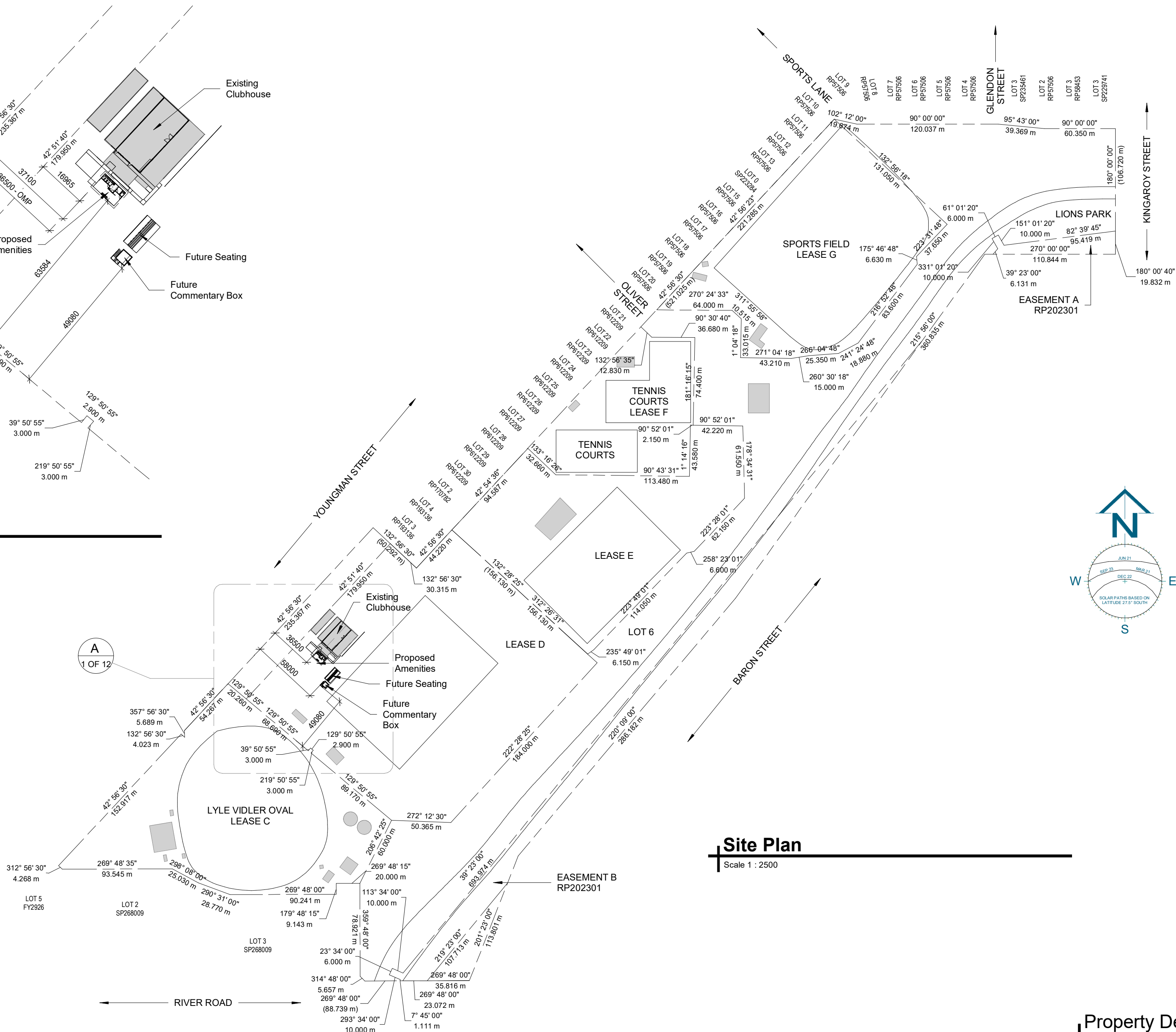
Scale 1 : 1000



A
1 OF 12

Site Plan

Scale 1 : 2500



Property Details

Lease D SP278786 Within
Lot 6 on SP274891
South Burnett Regional Council
Locality of Kingaroy
Site Area = 21.19ha

CONSTRUCTION ISSUE

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legitimate construction document

Revision	Date	Description	Revision Schedule
A	22/01/2025	CONSTRUCTION ISSUE	SPY

blueprint
DRAFTING SERVICES

Blueprint Drafting Services
ABN 92 732 943 577
Licensed Building Designer
QBCC # 1069955

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Client
**KINGAROY RUGBY
LEAGUE CLUB**

Project
AMENITIES BLOCK

Site Address
**10 YOUNGMAN STREET
KINGAROY QLD 4610**

Sheet Name
SITE PLAN

Scale
As indicated @ A2

Date
22nd JANUARY 2025

Designer
S.P. YOUNG

Approved
[Signature]

Project Number
22-3220-SPY

Sheet
1 OF 12

Issue
A

General Notes

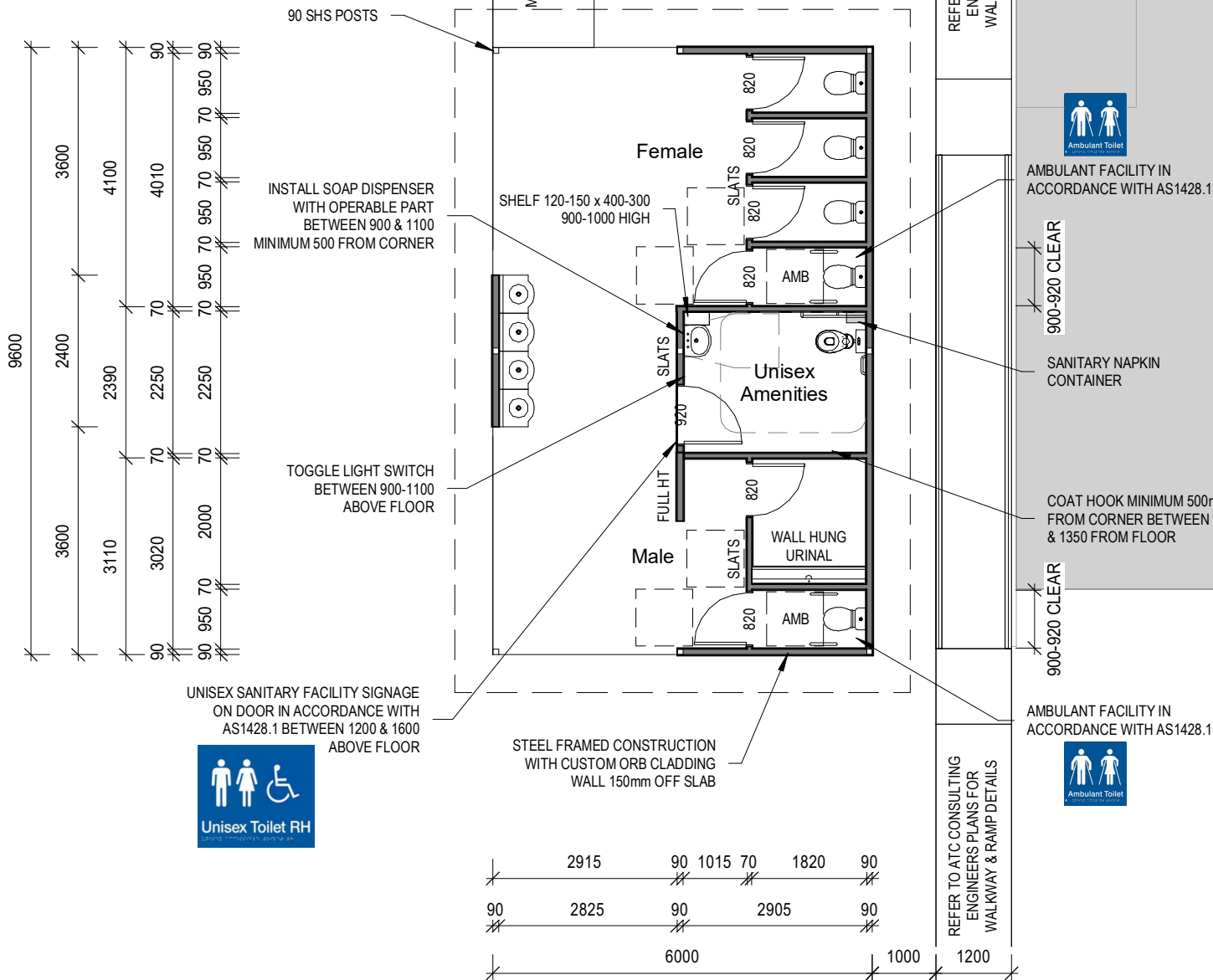
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660.1 'TERMITE MANAGEMENT - NEW BUILDING WORK'.
- ALL DIMENSIONS AND LEVELS ON PLANS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS, THE QLD DEVELOPMENT CODE AND THE BUILDING ACT.
- ENGINEER TO DESIGN AND DETAIL CONCRETE FOOTINGS & ALL STRUCURAL STEEL FRAMING.
- SLIP RESISTANCE TO FLOORING, STAIR TREADS, RAMPS AND LANDINGS TO BE APPROPRIATE FOR USE.

CONSTRUCTION ISSUE

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Floor Area

Proposed Amenities Block Area 57.6 m²



Amenities Floor Plan

Scale 1 : 100

A	22/01/2025	CONSTRUCTION ISSUE	SPV
Revision	Date	Description	Designer
Revision Schedule			

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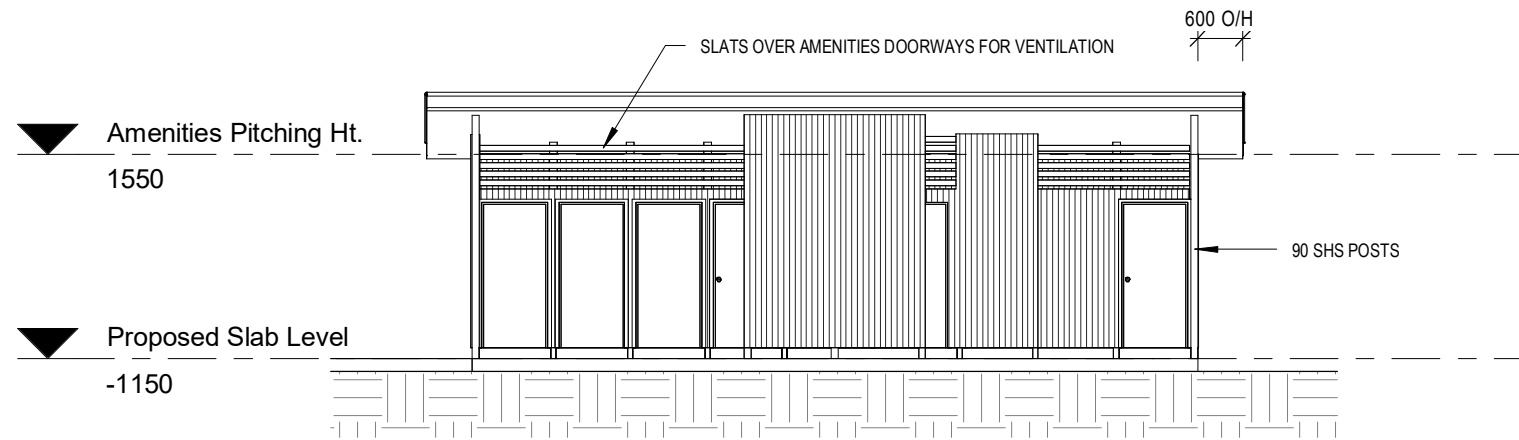
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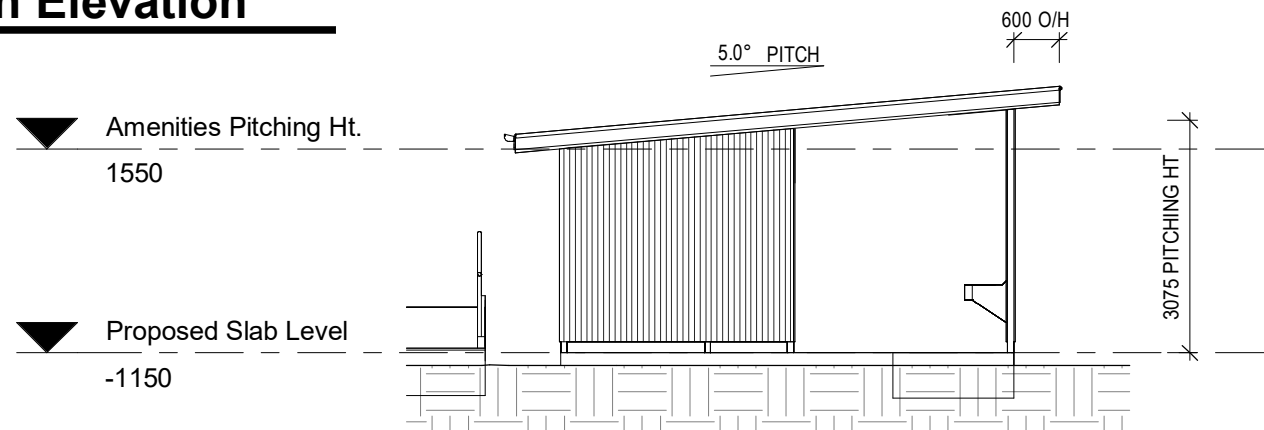
Builder

Client	KINGAROY RUGBY LEAGUE CLUB
Project	AMENITIES BLOCK
Site Address	10 YOUNGMAN STREET KINGAROY QLD 4610
Sheet Name	AMENITIES FLOOR PLAN
Scale	As indicated @ A3
Date	22nd JANUARY 2025
Designer	S.P. YOUNG
Checked	
Approved	
Project Number	22-3220-SPY
Sheet	2 OF 12
Issue	A



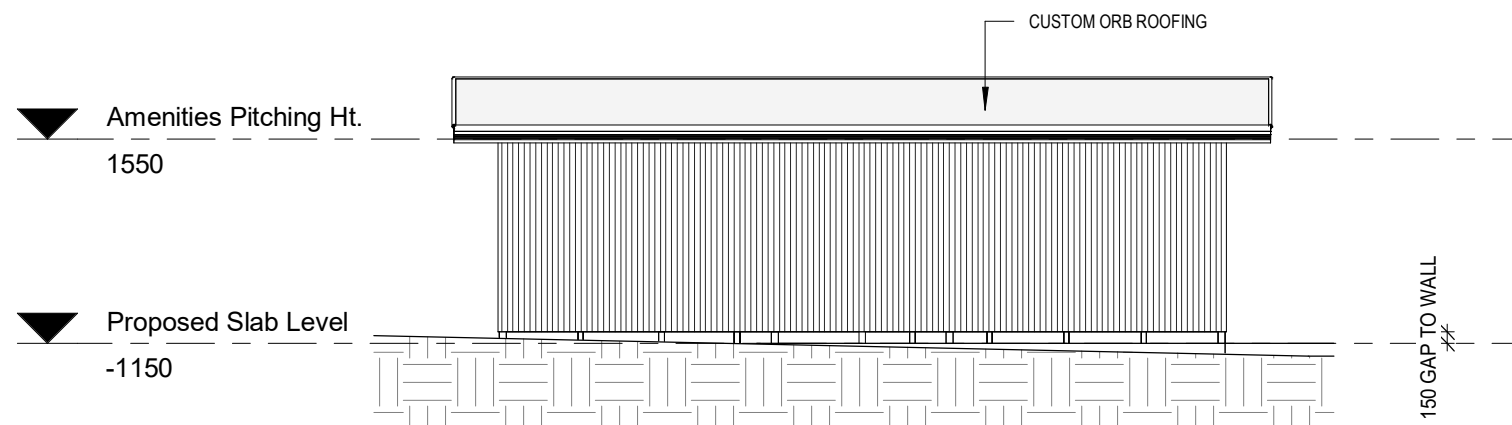
Amenities South-Western Elevation

Scale 1 : 100



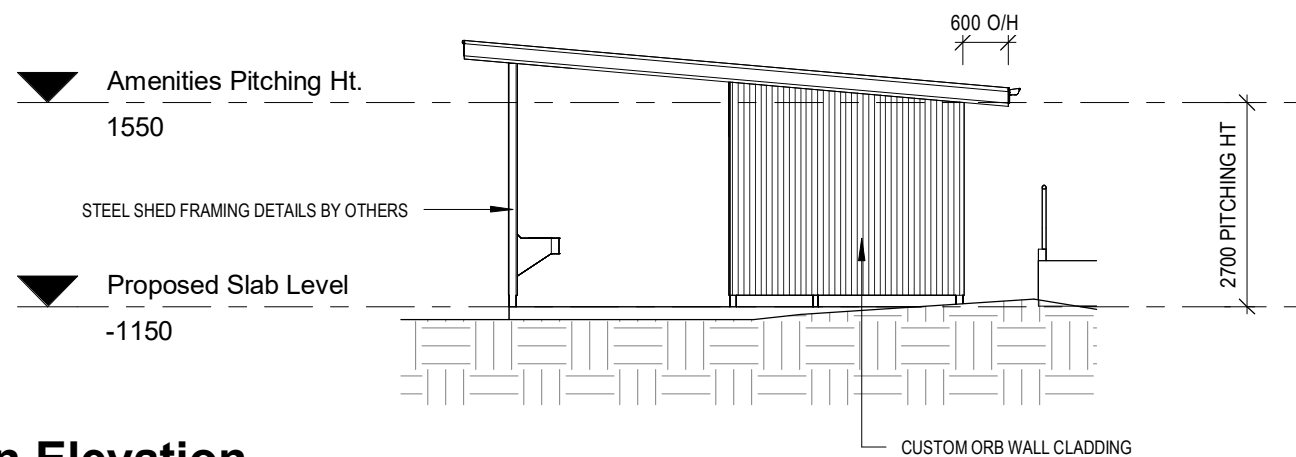
Amenities North-Western Elevation

Scale 1 : 100



Amenities North-Eastern Elevation

Scale 1 : 100



Amenities South-Eastern Elevation

Scale 1 : 100

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**KINGAROY RUGBY
LEAGUE CLUB**

Project

AMENITIES BLOCK

Site Address

**10 YOUNGMAN STREET
KINGAROY QLD 4610**

Sheet Name

AMENITIES ELEVATIONS

Scale

1 : 100 @ A3

Date

22nd JANUARY 2025

Designer

S.P. YOUNG

Checked

Approved

Project Number

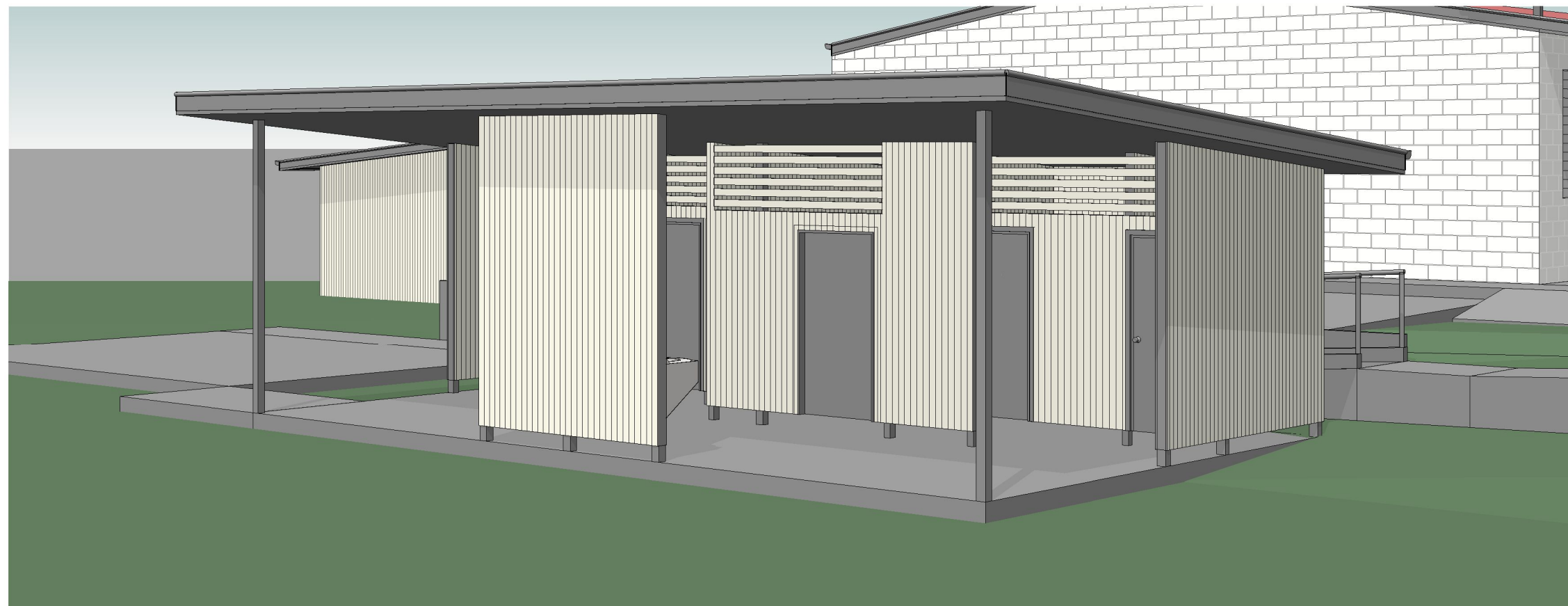
22-3220-SPY

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Issue

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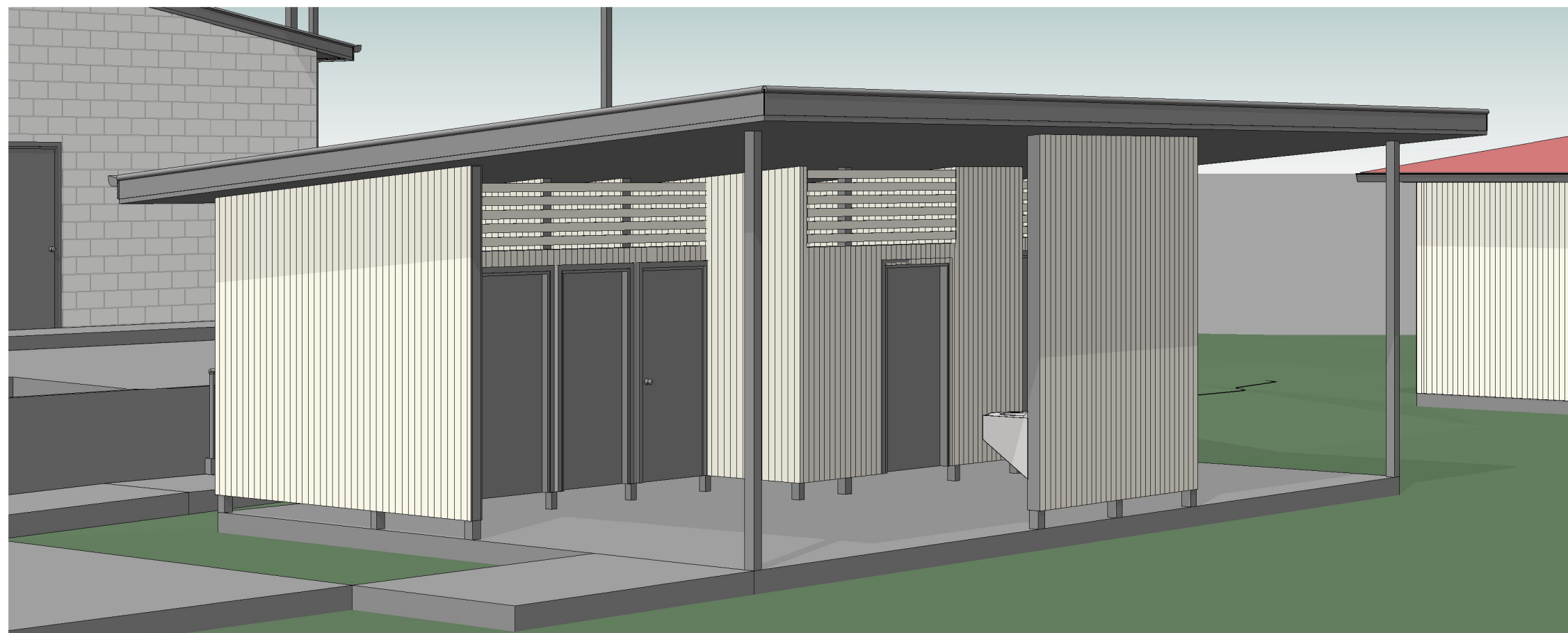


Amenities Southern View

NOT TO SCALE

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Amenities Western View

NOT TO SCALE



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Client

**KINGAROY RUGBY
LEAGUE CLUB**

Project

AMENITIES BLOCK

Site Address

**10 YOUNGMAN STREET
KINGAROY QLD 4610**

Sheet Name

AMENITIES 3D VIEWS 1

Scale

NOT TO SCALE @ A3

Date

22nd JANUARY 2025

Designer

S.P. YOUNG

Checked

Approved

Project Number

22-3220-SPY

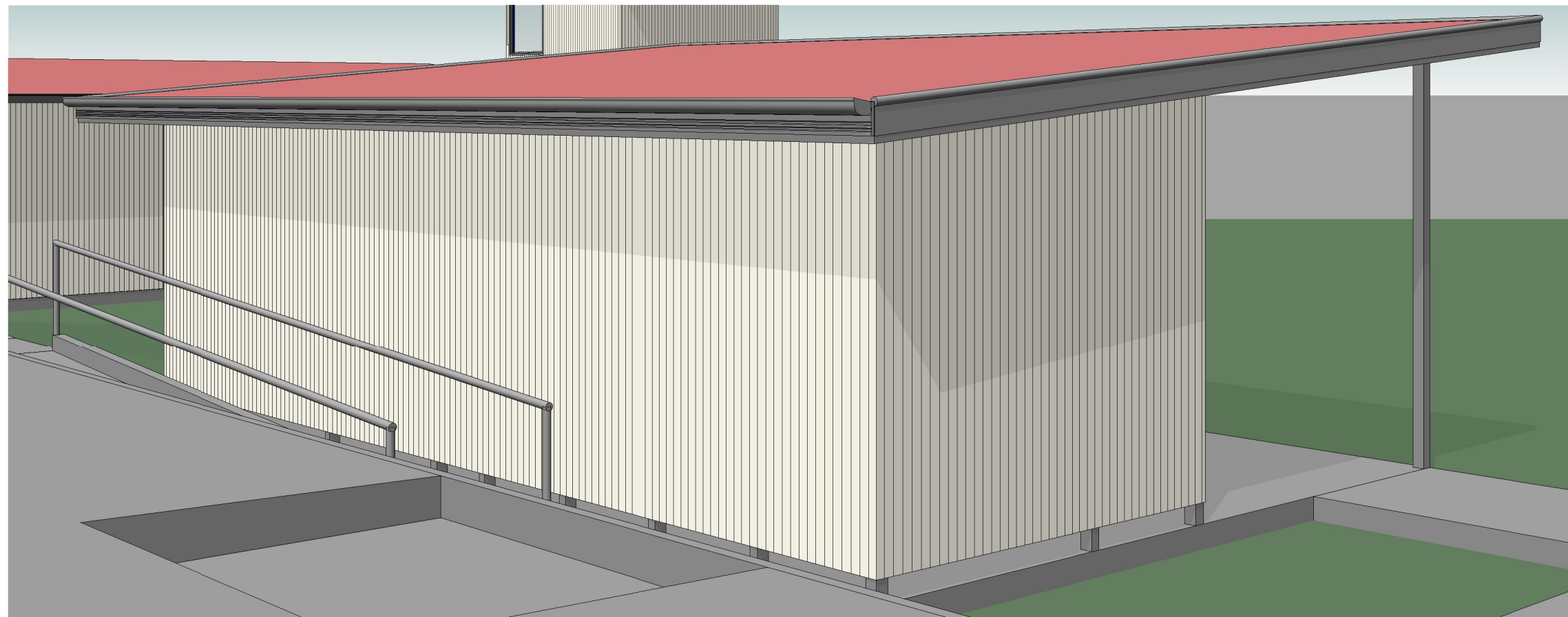
Sheet

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Issue

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Revision	Date	Description	Designer
A	22/01/2025	CONSTRUCTION ISSUE	SPY

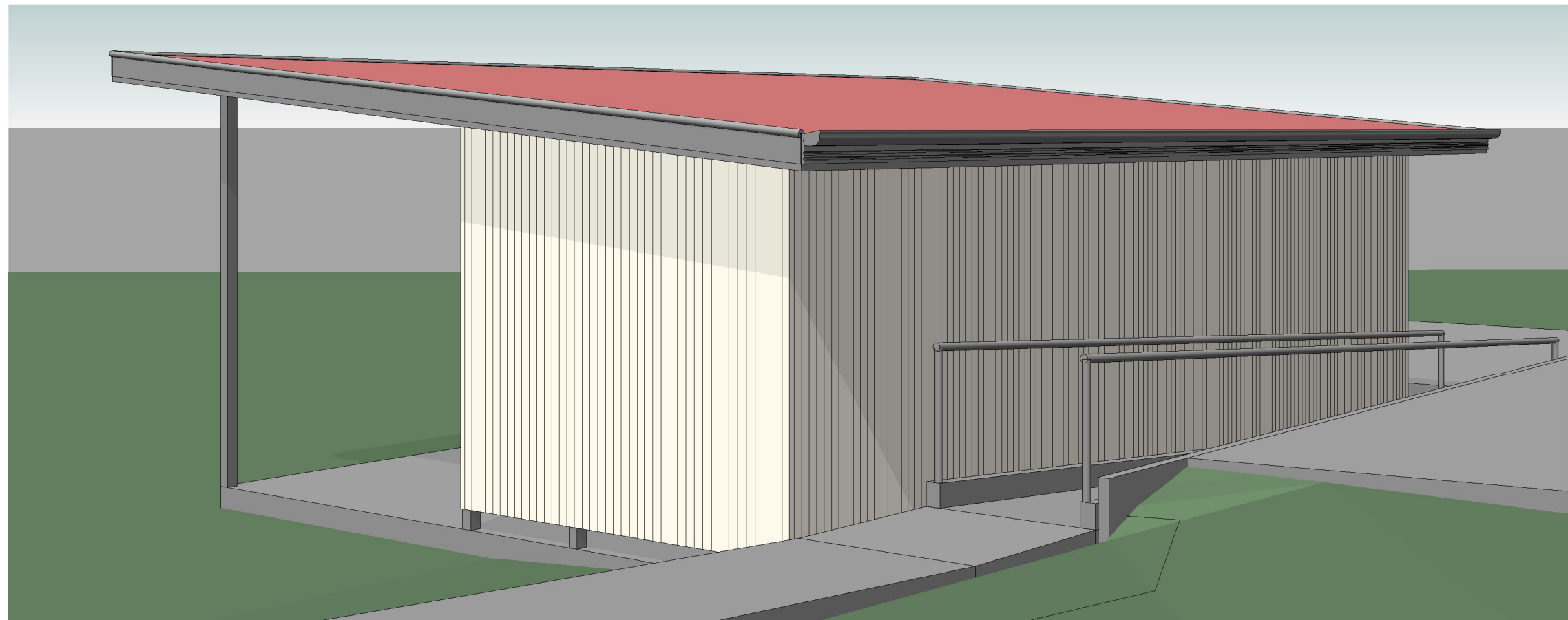


Amenities Northern View

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CONSTRUCTION ISSUE

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Amenities Eastern View

NOT TO SCALE

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A	22/01/2025	CONSTRUCTION ISSUE	SPY



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LEAGUE CLUB**

Project

AMENITIES BLOCK

Site Address

**10 YOUNGMAN STREET
KINGAROY QLD 4610**

Sheet Name

AMENITIES 3D VIEWS 2

Scale

NOT TO SCALE @ A3

Date

22nd JANUARY 2025

Designer

S.P. YOUNG

Checked

Approved

Project Number

22-3220-SPY

Sheet

5 OF 12

Issue

A



Our ref: WR25/6308
Your ref: EXE25/001

27 February 2025

The Chief Executive Officer
South Burnett Regional Council
info@southburnett.qld.gov.au

Attn: Sam Dunstan

Dear Sir/Madam

Request to agree to exemption certificate

The Department of State Development, Infrastructure and Planning (the department) received a request to agree to an exemption certificate being given for the development described below on 21 February 2025.

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

Applicant details

Applicant name:	Kingaroy Rugby League Club, Juniors & Seniors Incorporated
Applicant contact details:	c/- ONF Surveyors PO Box 896 Kingaroy QLD 4610

Premises details

Street address:	10 Youngman Street, Kingaroy
Real property description:	Lot 6 on SP274891
Local government area:	South Burnett Regional Council
Premises Owner:	South Burnett Regional Council

Development details

Development permit for a material change of use for a Clubhouse extension (new amenities block) as described above, in accordance with the following plans/specifications.

Plans/specifications	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Site Plan	Blueprint Drafting Services	22 nd January 2025	22-3220-SPY, Sheet 1 of 12	A

Amenities Floor Plan	Blueprint Drafting Services	22 nd January 2025	22-3220-SPY, Sheet 2 of 12	A
Amenities Elevations	Blueprint Drafting Services	22 nd January 2025	22-3220-SPY, Sheet 3 of 12	A

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 – material change of use on premises within 25m of a state transport corridor, and on premises adjacent to a local road and within 100m of the intersection of the local road with a state-controlled road

For further information please contact Luke Lankowski, Manager, Planning Services, on (07) 4331 5602, or via email wbsara@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Shane Spargo
Director
Planning Services
Planning Group