

Enquires: Planning Officer - Thomas  
Telephone: 07 4189 9100  
Our Reference: EXE26/002



ABN 89 972 463 351

PO Box 336 Kingaroy QLD 4610  
P 07 4189 9100 or 1300 789 279  
info@sbrc.qld.gov.au  
[www.southburnett.qld.gov.au](http://www.southburnett.qld.gov.au)  
f southburnettregion

24 April 2026

N Love  
C/- Foundation Planning & Development Services  
PO Box 440  
KINGAROY QLD 4610

Dear Sir/Madam

## Exemption Certificate

*Planning Act 2016 Section 46*

I wish to advise that an Exemption Certificate has been granted on 24 April 2026 for a Material Change of Use for a Secondary Dwelling.

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 Planning Officer on the above number.

Yours faithfully

**Kimberley Donohue**  
**ACTING MANAGER PLANNING & DEVELOPMENT**

Enc

# Exemption Certificate

## Planning Act 2016 Section 46

**COUNCIL REFERENCE NUMBER:** EXE26/002  
N Love  
**APPLICANT:** C/- Foundation Planning & Development Services  
**DATE OF ISSUE:** 24 April 2026  
**STREET ADDRESS:** 197 Rackemanns Road WOOROOLIN  
**REAL PROPERTY DESCRIPTION:** Lot 491 on FTZ37183

### DESCRIPTION OF THE DEVELOPMENT

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

Material Change of against the Planning Scheme for Secondary Dwelling as per the following plans and documents:

Drawing Title	Prepared by	Ref No	Rev	Date
Site Plan	Blueprint Drafting Services	26-3570-SPY	A	9 April 2026
Floor Plan	Blueprint Drafting Services	26-3570-SPY	A	9 April 2026
Elevation Plan	Blueprint Drafting Services	26-3570-SPY	A	9 April 2026

### REASONS FOR GIVING EXEMPTION CERTIFICATE

The proposed Secondary Dwelling 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. The proposed Secondary Dwelling is not expected to jeopardise the rural production capacity of the Zone.

### 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 24 April 2028.

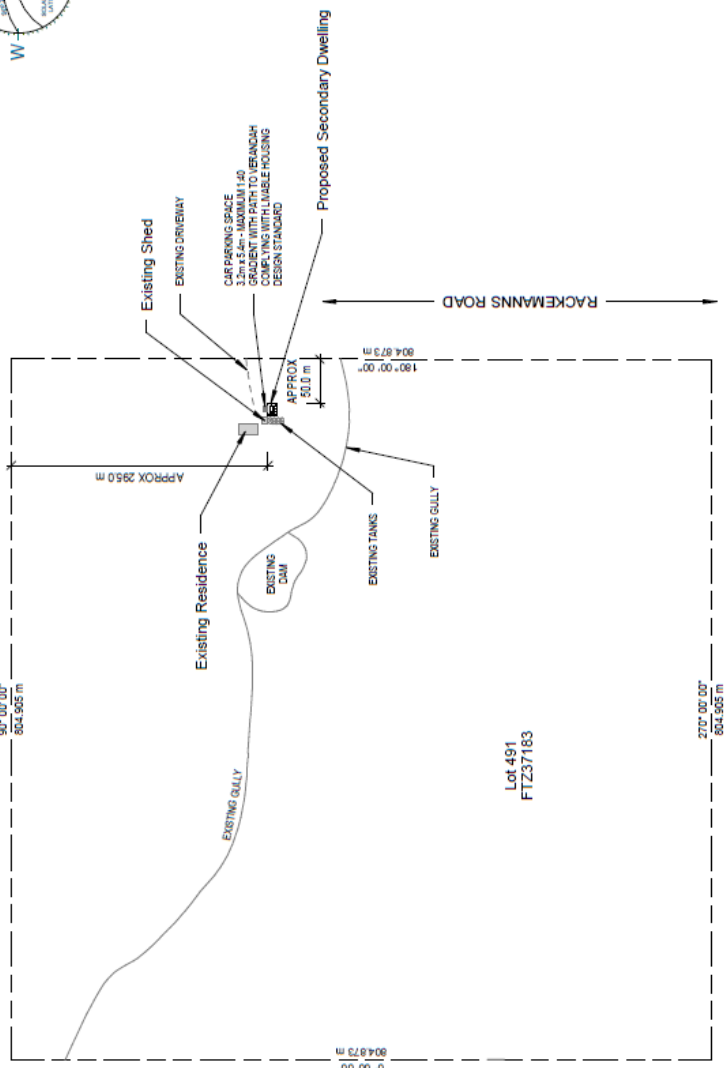
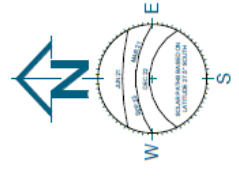
### ADVICE NOTES

- The development must be commenced within the identified timeframe.

## **ATTACHMENTS**

Attachment 1 – Approved Plans

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



**Property Details**  
 Lot 491 on FTZ37183  
 South Burnett Regional Council  
 Parish of Wooroolin  
 County of Fitzroy  
 Site Area = 64.547 ha

**Site Plan**  
 Scale 1 : 5000

Revision	Date	Description	Designer

**blueprint**  
 Blueprinting Services  
 Licensed Building Designer  
 QBCC # 10189955

E. Casey - C.D. 1  
 JACOBS REEL C/D 4208  
 0423 132 099

design@blueprintbuilding.com.au  
 www.blueprintbuilding.com.au

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 2022

Client: **NEENA LOVE**

Project: **SECONDARY DWELLING**

Site Address: **197 RACKEMANN'S ROAD WOODROOLIN QLD 4608**

Sheet Name: **SITE PLAN**

Scale: **As indicated @ A3**

Date: **9th APRIL 2025**

Designer: **S.P. YOUNG** Checked

Approved:

Project Number: **26-3570-SPY**

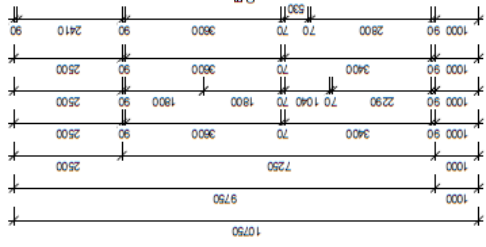
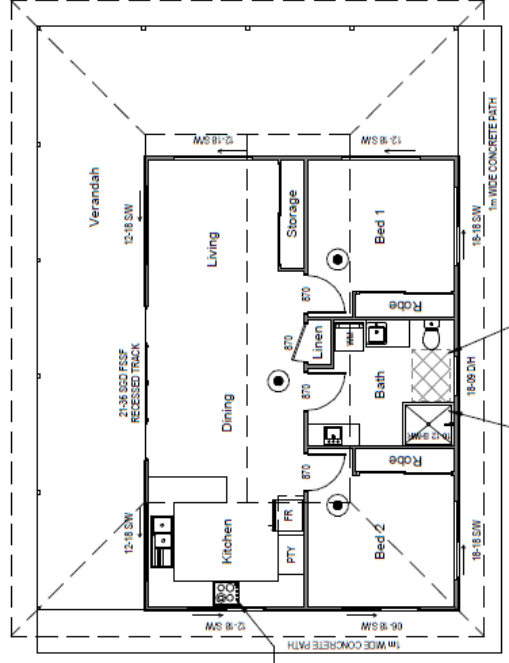
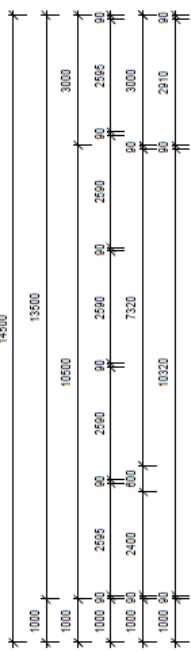
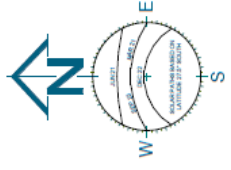
Sheet: **1**

**CONCEPTUAL ISSUE ONLY**  
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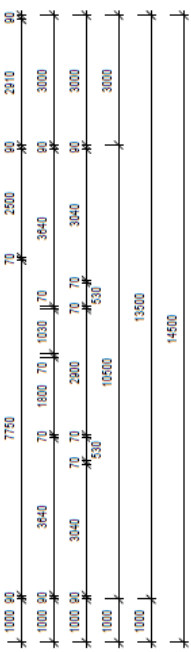
**Note**  
 RESIDENCE ACCESS & BATHROOM TO COMPLY WITH THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN STANDARD.  
 STEP FREE ACCESS THROUGH DINING SGD & THROUGHOUT RESIDENCE.  
 STEP FREE & HOBLESS ACCESS TO SHOWER.

**Legend**

- INTERCONNECTED PHOTOELECTRIC SMOKE ALARM CONNECTED TO MAINS POWER INSTALLED IN ACCORDANCE WITH BUILDING FIRE SAFETY REGULATION 2008 PART 5A, PART 3 & 5 ABCB HOUSING PROVISIONS AND COMPLYING WITH AS3786
- CEILING FAN



ENCLOSED SHOWER WITH WATERSTOP INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS STANDARD CLAUSE 10.2.17 FALL TO SHOWER DRAIN BETWEEN 1:50 & 1:80



**Floor Area**

Living Area	76.1 m <sup>2</sup>
Verandah Area	55.6 m <sup>2</sup>
<b>Grand total</b>	<b>131.8 m<sup>2</sup></b>

Path Area 24.3 m<sup>2</sup>

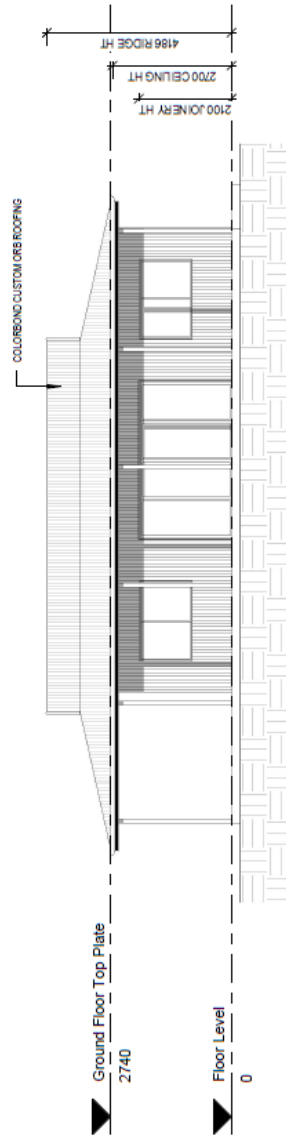
**Floor Plan**  
 Scale 1 : 100

Revision	Date	Description	Designer

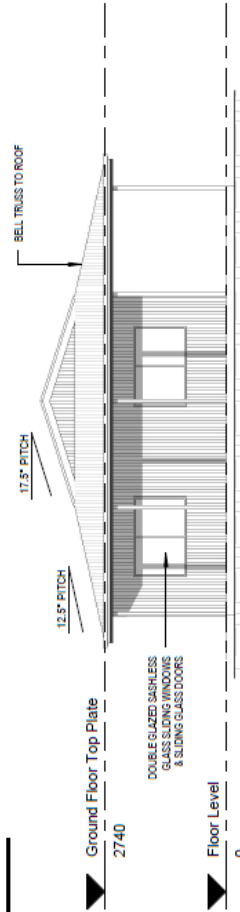
**blueprint**  
 Blueprint Drafting Services  
 ABN 92 732 843 877  
 Licensed Building Designer  
 QBCC # 1069955  
 5 Cooper Drive  
 JACOBS WELL QLD 4208  
 0423 132 099  
 design@blueprintdrafting.net.au  
 www.blueprintdrafting.net.au  
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 10/2024

Client: **NEENA LOVE**  
 Project: **SECONDARY DWELLING**  
 Site Address: **197 RACKEMANN ROAD WOOROLIN QLD 4698**  
 Sheet Name: **FLOOR PLAN**  
 Size: As indicated @ A3  
 Date: 8th APRIL 2025  
 Designer: S.P. YOUNG  
 Checked: S.P. YOUNG  
 Approved: S.P. YOUNG  
 Project Number: **26-3570-SPY**  
 Sheet: 2

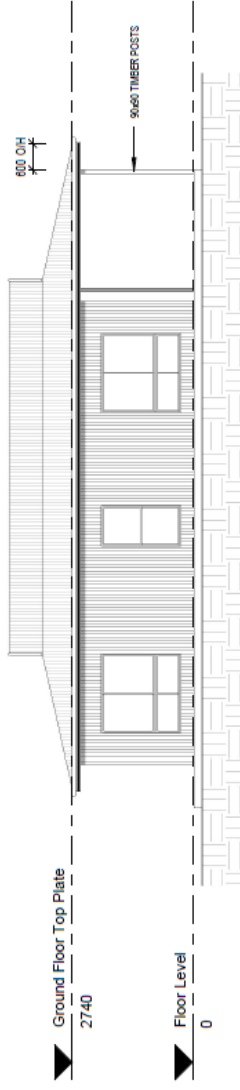
**CONCEPTUAL ISSUE ONLY**  
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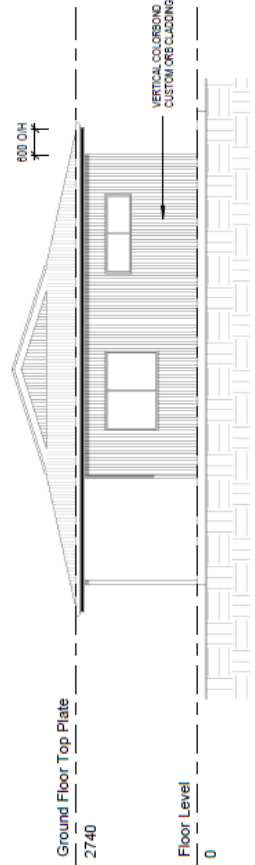
**Northern Elevation**  
 Scale 1:100



**Eastern Elevation**  
 Scale 1:100



**Southern Elevation**  
 Scale 1:100



**Western Elevation**  
 Scale 1:100

Revision	Date	Description	Designer
Revision Schedule			

**blueprint**  
 Blueprint Drafting Services  
 ABN 52 732 843 577  
 Level 1, 100 Sturt Street  
 OSB2 8 1086255  
 5 Casey Drive  
 JACOBS MELB QLD 4208  
 0433 132 099  
 design@blueprintdrafting.net.au  
 www.blueprintdrafting.net.au  
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 Author: Neena Love  
 Designer: S.P. Young

**Client**  
 NEENA LOVE

**Project**  
 SECONDARY DWELLING

**Site Address**  
 197 RACKEMANN'S ROAD  
 WOOROLIN QLD 4686

**Scale**  
 1:100 @ A3

**Date**  
 9th APRIL 2026

**Designer**  
 S.P. YOUNG

**Checked**  
 [Signature]

**Approved**  
 [Signature]

**ELEVATIONS**

**Project Number**  
 26-3570-SPY

**Sheet**  
 3