



SOUTH BURNETT
REGIONAL COUNCIL

Enquires: Senior Planner - Vanessa
Telephone: 07 4189 9100
Our Reference: EXE25/005

26 November 2025

Jason Webber
C/- NC Webber Building Services
81 William Webber Road,
CLOYNA 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,

Exemption Certificate

Planning Act 2016 Section 46

Request for: Exemption Certificate
Development Type: Secondary Dwelling (2 Bedrooms)
Location: 81 William Webber Road, CLOYNA
Property Description: Lot 2 on RP72888

I wish to advise that an Exemption Certificate has been granted on 26 November 2025 for development comprising of a Secondary Dwelling at the above-mentioned location.

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

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: EXE25/005
APPLICANT: Jason Webber C/- NC Webber Building Services
DATE OF ISSUE: 26 November 2025
STREET ADDRESS: 81 William Webber Road, CLOYNA
REAL PROPERTY DESCRIPTION: Lot 2 on RP72888

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 Secondary Dwelling (2 bedrooms), as per the following plans and documents:

Drawing Title	Prepared by	Ref No	Rev	Date
Site Plan	Blueprint Drafting Services	1 OF 17	F	25/11/2025
Site Detail	Blueprint Drafting Services	2 OF 17	F	25/11/2025
Floor Plan	Blueprint Drafting Services	3 OF 17	E	25/11/2025
Elevations	Blueprint Drafting Services	5 OF 17	E	25/11/2025
3D Views 1	Blueprint Drafting Services	6 OF 17	E	25/11/2025
3D Views 2	Blueprint Drafting Services	7 OF 17	D	25/11/2025
Section, Framing & Notes	Blueprint Drafting Services	8 OF 17	D	25/11/2025

REFERRAL AGENCIES

The referral agencies for the development the subject of this certificate are:

- Nil.

REASONS FOR GIVING EXEMPTION CERTIFICATE

The proposed Secondary Dwelling (2 bedrooms) 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 Rural Zone intent by ensuring the rural land remains primarily used for rural living and rural activities;
- The proposal satisfies the Planning Scheme definition of a Secondary Dwelling, remaining clearly subordinate to the primary dwelling without creating an additional household or increasing residential density; and
- The proposal maintains rural character and amenity through appropriate siting, shared access and services, and by avoiding any form of residential intensification that would conflict with the rural setting.

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 **26 November 2027**.

ADVICE NOTES

- The development must be commenced within the identified timeframe.

ATTACHMENTS

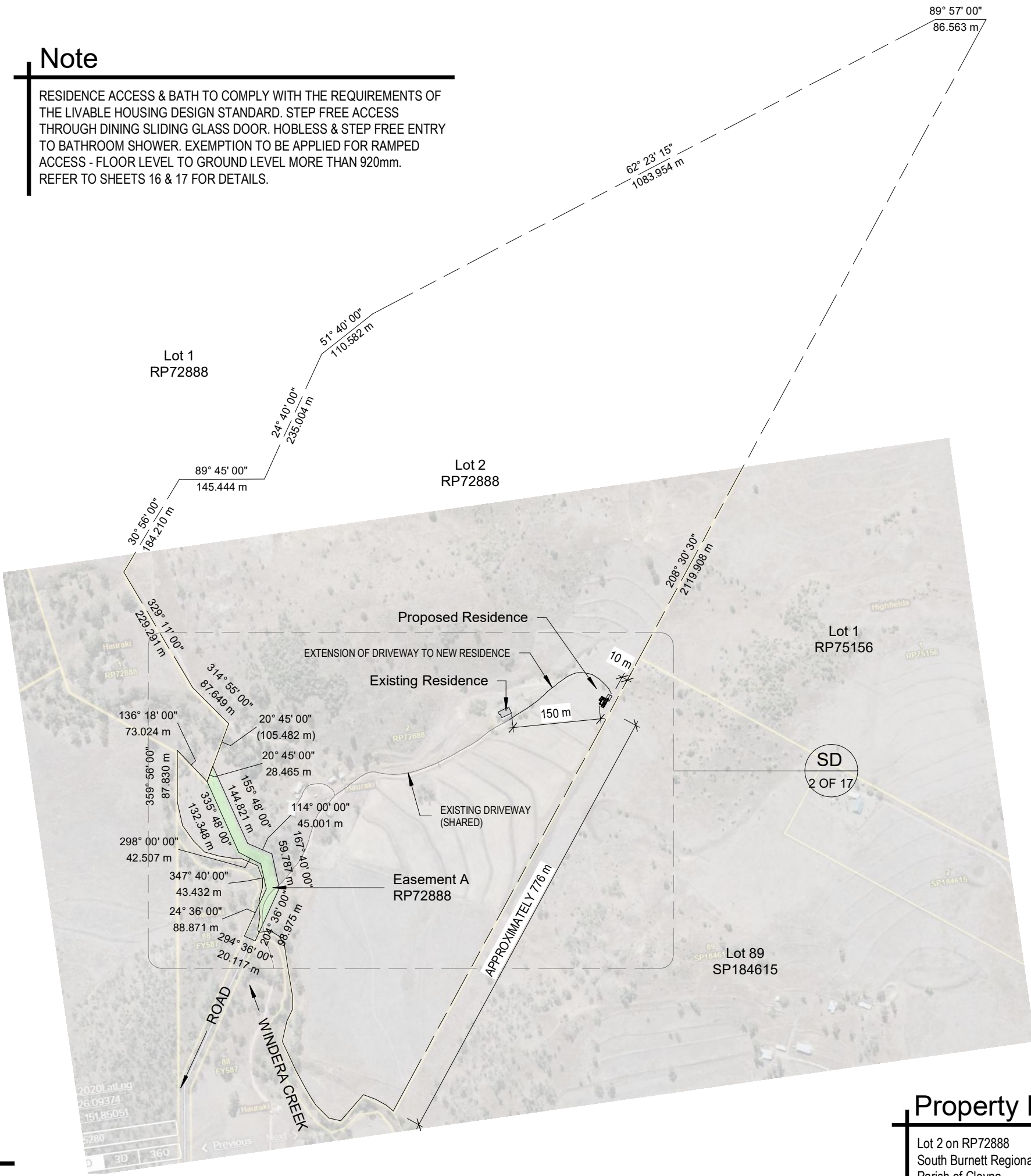
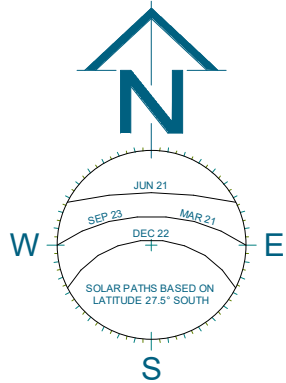
Attachment 1 – Approved Plans.

CONSTRUCTION ISSUE

This stamp must be red ink to be a legitimate construction document

Note

RESIDENCE ACCESS & BATH TO COMPLY WITH THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN STANDARD. STEP FREE ACCESS THROUGH DINING SLIDING GLASS DOOR. HOBLESS & STEP FREE ENTRY TO BATHROOM SHOWER. EXEMPTION TO BE APPLIED FOR RAMPED ACCESS - FLOOR LEVEL TO GROUND LEVEL MORE THAN 920mm. REFER TO SHEETS 16 & 17 FOR DETAILS.



Site Plan

Scale 1 : 7500

Property Details

Lot 2 on RP72888
South Burnett Regional Council
Parish of Cloyna
County of Fitzroy
Site Area = 107.606 ha

Revision	Date	Description	Designer
F	26/11/2025	SHARED DRIVEWAY INDICATED	SPY
D	24/07/2025	DECK 2.5m & ENERGY EFFICIENCY CHANGES	SPY
C	20/05/2025	CARPPOOL INCREASED LAUNDRY & STUDY CHANGES	SPY
B	01/01/2025	UPDATED LIVABLE HOUSING & ENERGY EFFICIENCY	SPY
A	26/04/2023	CONSTRUCTION ISSUE	SPY

blueprint
DRAFTING SERVICES

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

5 Osprey Drive
JACOBS WELL QLD 4208

07 5670 8899

design@blueprintdrafting.net.au
www.blueprintdrafting.net.au

© COPYRIGHT This drawing & design is subject to copyright. Reproduction in part or whole is forbidden without written authority from Blueprint Drafting Services

Builder

N.C. WEBBER
BUILDING SERVICES

Nathan Webber 0439 751 680

Client

JASON WEBBER

Project

NEW RESIDENCE

Site Address

**81 WILLIAM WEBBER ROAD
CLOYNA QLD 4605**

Sheet Name

SITE PLAN

Scale

As indicated @ A3

Date

25th NOVEMBER 2025

Designer

S.P. YOUNG

Approved

[Signature]

Project Number

22-3271-SPY

Sheet

1 OF 17

Issue

F

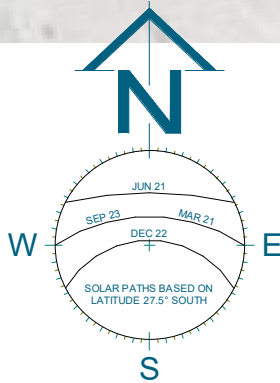


Site Detail

Scale 1 : 2500

Note

RESIDENCE ACCESS & BATH TO COMPLY WITH THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN STANDARD. STEP FREE ACCESS THROUGH DINING SLIDING GLASS DOOR. HOBLESS & STEP FREE ENTRY TO BATHROOM SHOWER. EXEMPTION TO BE APPLIED FOR RAMPED ACCESS - FLOOR LEVEL TO GROUND LEVEL MORE THAN 920mm. REFER TO SHEETS 16 & 17 FOR DETAILS.



Property Details

Lot 2 on RP72888
South Burnett Regional Council
Parish of Cloyna
County of Fitzroy
Site Area = 107.606 ha

Revision		Date	Description	Designer
F	26/11/2025		SHARED DRIVEWAY INDICATED	SPY
D	24/07/2025		DECK 2.5m & ENERGY EFFICIENCY CHANGES	SPY
C	20/05/2025		CARPORIT INCREASED LAUNDRY & STUDY CHANGES	SPY
B	01/01/2025		UPDATED LIVABLE HOUSING & ENERGY EFFICIENCY	SPY
A	26/04/2023		CONSTRUCTION ISSUE	SPY

blueprint
DRAFTING SERVICES

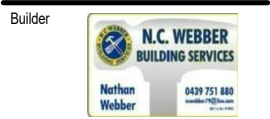
Blueprint Drafting Services
ABN 92 732 943 577
Licensed Building Designer
QBCC # 1069955

5 Osprey Drive
JACOBS WELL QLD 4208

07 5670 8899

design@blueprintdrafting.net.au
www.blueprintdrafting.net.au

© COPYRIGHT This drawing & design is subject to copyright. Reproduction in part or whole is forbidden without written authority from Blueprint Drafting Services



Client
JASON WEBBER

Project
NEW RESIDENCE

Site Address
**81 WILLIAM WEBBER ROAD
CLOYNA QLD 4605**

Sheet Name
SITE DETAIL

Scale
As indicated @ A3

Date
25th NOVEMBER 2025

Designer
S.P. YOUNG

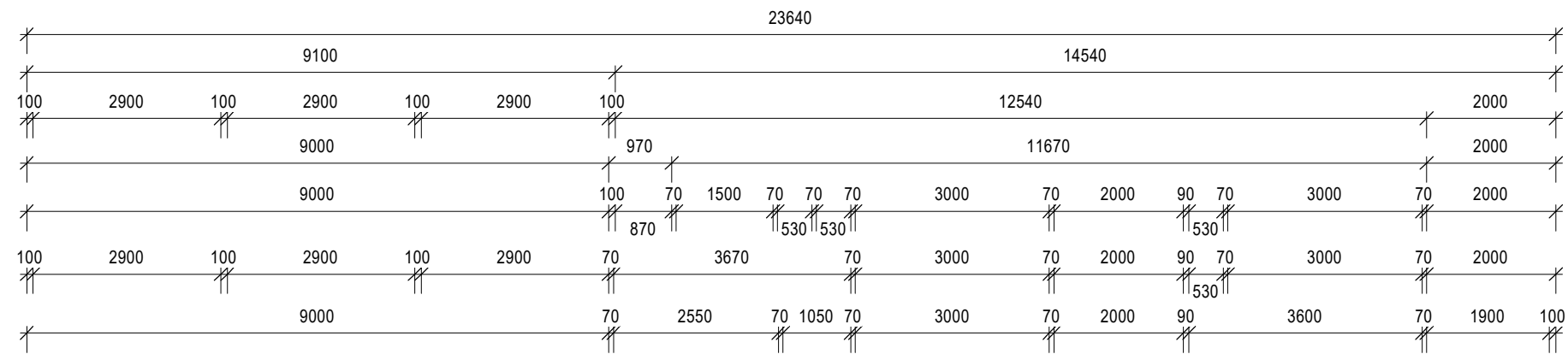
Approved

Project Number
22-3271-SPY

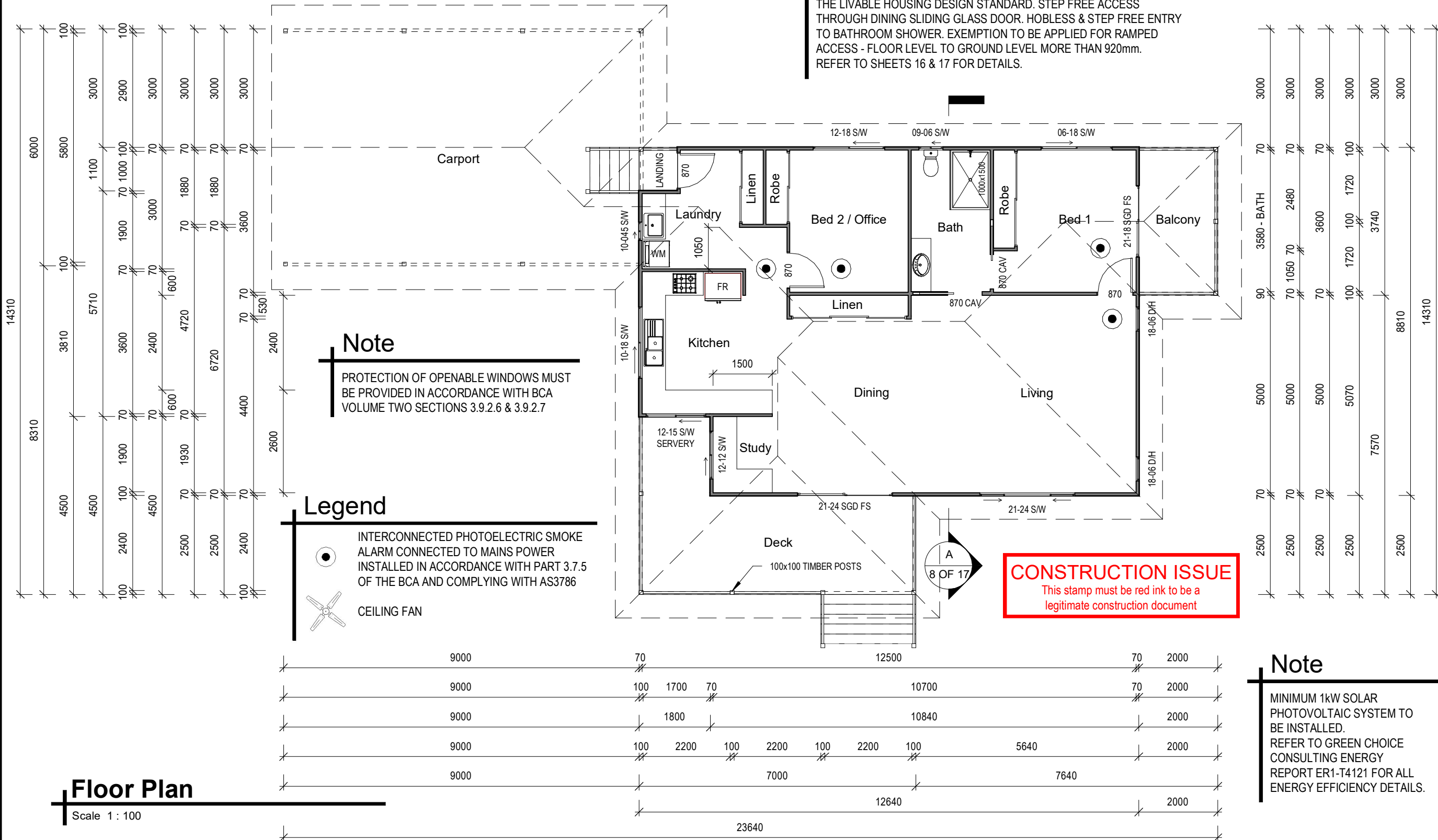
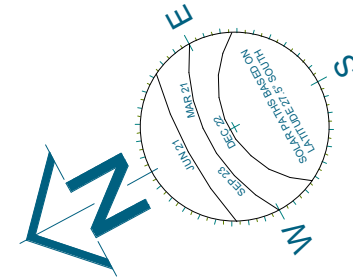
Sheet
2 OF 17

Issue
F

Living Area	106.7 m ²
Carport Area	54.3 m ²
Deck Area	21.1 m ²
Balcony Area	7.5 m ²
Landing Area	1.1 m ²
Grand total	190.6 m ²

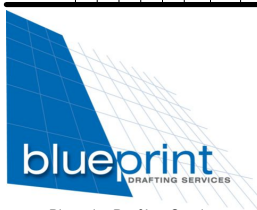


RESIDENCE ACCESS & BATH TO COMPLY WITH THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN STANDARD. STEP FREE ACCESS THROUGH DINING SLIDING GLASS DOOR. HOBLESS & STEP FREE ENTRY TO BATHROOM SHOWER. EXEMPTION TO BE APPLIED FOR RAMPED ACCESS - FLOOR LEVEL TO GROUND LEVEL MORE THAN 920mm. REFER TO SHEETS 16 & 17 FOR DETAILS.



Scale 1 : 100

E	5/08/2025	LIVING WINDOW CHANGED	SPV
D	24/07/2025	DECK 2.5m & ENERGY EFFICIENCY CHANGES	SPV
C	20/05/2025	CARPOT INCREASED, LAUNDRY & STUDY CHANGES	SPV
B	6/01/2025	UPDATED LIVABLE HOUSING & ENERGY EFFICIENCY	SPV
A	26/04/2023	CONSTRUCTION ISSUE	SPV
Revision	Date	Description	Designer
Revision Schedule			



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


5 Osprey Drive
JACOBS WELL QLD 4208

07 5670 8899

design@blueprintdrafting.net.au
www.blueprintdrafting.net.au

© COPYRIGHT This drawing & design is subject to copyright. Reproduction in part or whole is forbidden without written authority from Blueprint Drafting Services

Builder



N.C. WEBBER
BUILDING SERVICES

Nathan
Webber

0439 751 880
nwebber179@live.com
001-714-819-0100

Client

JASON WEBBER

Project

NEW RESIDENCE

Site Address
**81 WILLIAM WEBBER
ROAD
CLOYNA QLD 4605**


Sheet Name


FLOOR PLAN

Scale

As indicated @ A

Date **25th NOVEMBER 2025**

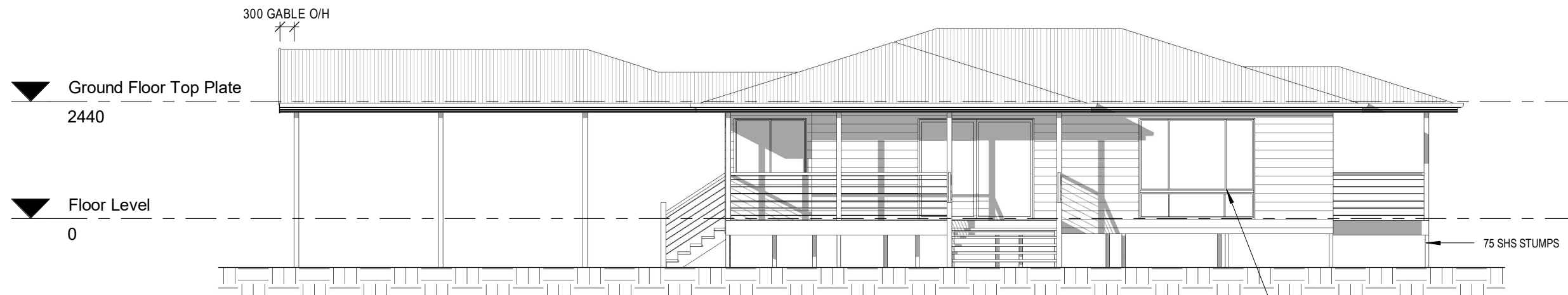
Designer **S.P. YOUNG** Checked 

Approved 

Project Number 001

22-3271-SPY

Sheet 3 OF 17 Issue E

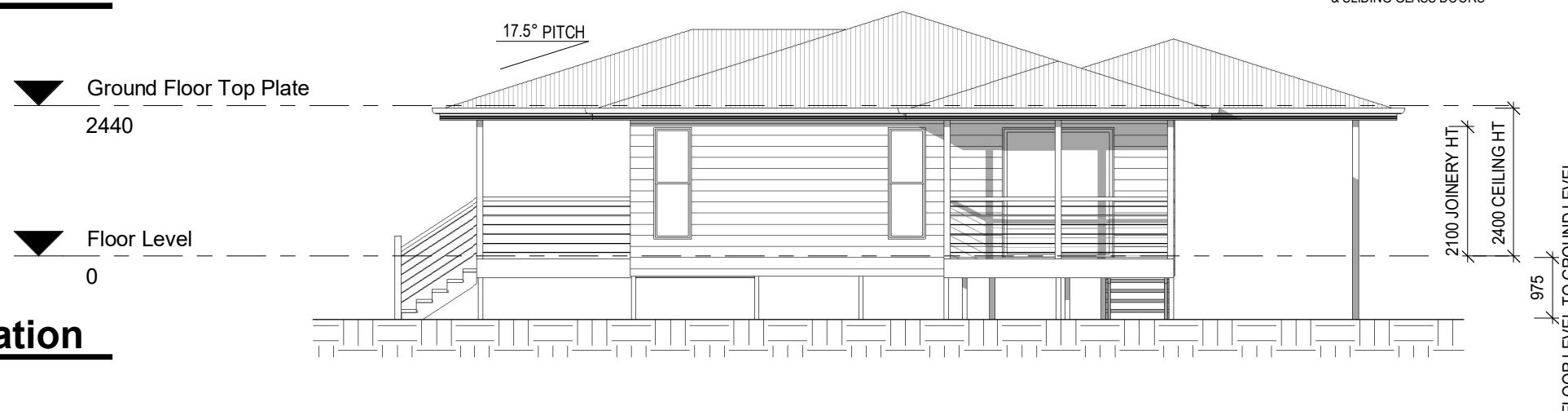


North-Western Elevation

Scale 1 : 100

CONSTRUCTION ISSUE

This stamp must be red ink to be a legitimate construction document



South-Western Elevation

Scale 1 : 100

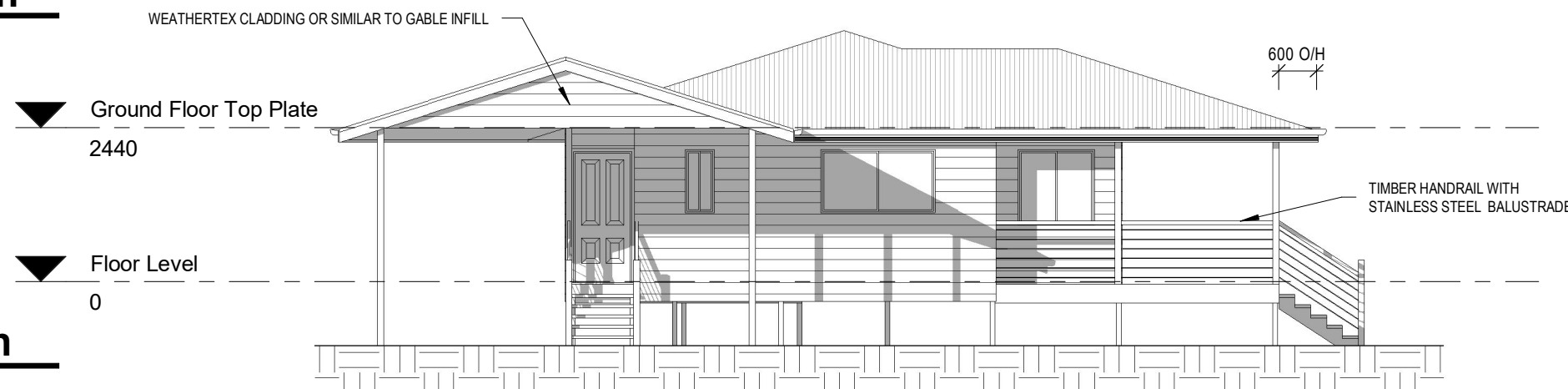


South-Eastern Elevation

Scale 1 : 100

Note

PROTECTION OF OPENABLE WINDOWS MUST BE PROVIDED IN ACCORDANCE WITH BCA VOLUME TWO SECTIONS 3.9.2.6 & 3.9.2.7



North-Eastern Elevation

Scale 1 : 100

Revision	Date	Description	Designer
E	5/09/2025	LIVING WINDOW CHANGED	SPY
D	24/07/2025	DECK 2.5m & ENERGY EFFICIENCY CHANGES	SPY
C	20/05/2025	CARPORIT INCREASED LAUNDRY & STUDY CHANGES	SPY
B	01/01/2025	UPDATED LIVABLE HOUSING & ENERGY EFFICIENCY	SPY
A	26/04/2023	CONSTRUCTION ISSUE	SPY



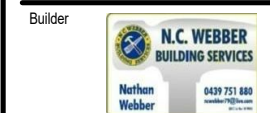
Blueprint Drafting Services
ABN 92 732 943 577
Licensed Building Designer
QBCC # 1069955

5 Osprey Drive
JACOBS WELL QLD 4208

07 5670 8899

design@blueprintdrafting.net.au
www.blueprintdrafting.net.au

© COPYRIGHT This drawing & design is subject to copyright. Reproduction in part or whole is forbidden without written authority from Blueprint Drafting Services



Client

JASON WEBBER

Project

NEW RESIDENCE

Site Address

81 WILLIAM WEBBER
ROAD
CLOYNA QLD 4605

Sheet Name

ELEVATIONS

Scale

As indicated @ A3

Date

25th NOVEMBER 2025

Designer

Checked

S.P. YOUNG

Approved

Project Number

22-3271-SPY

Sheet

5 OF 17

Issue

E

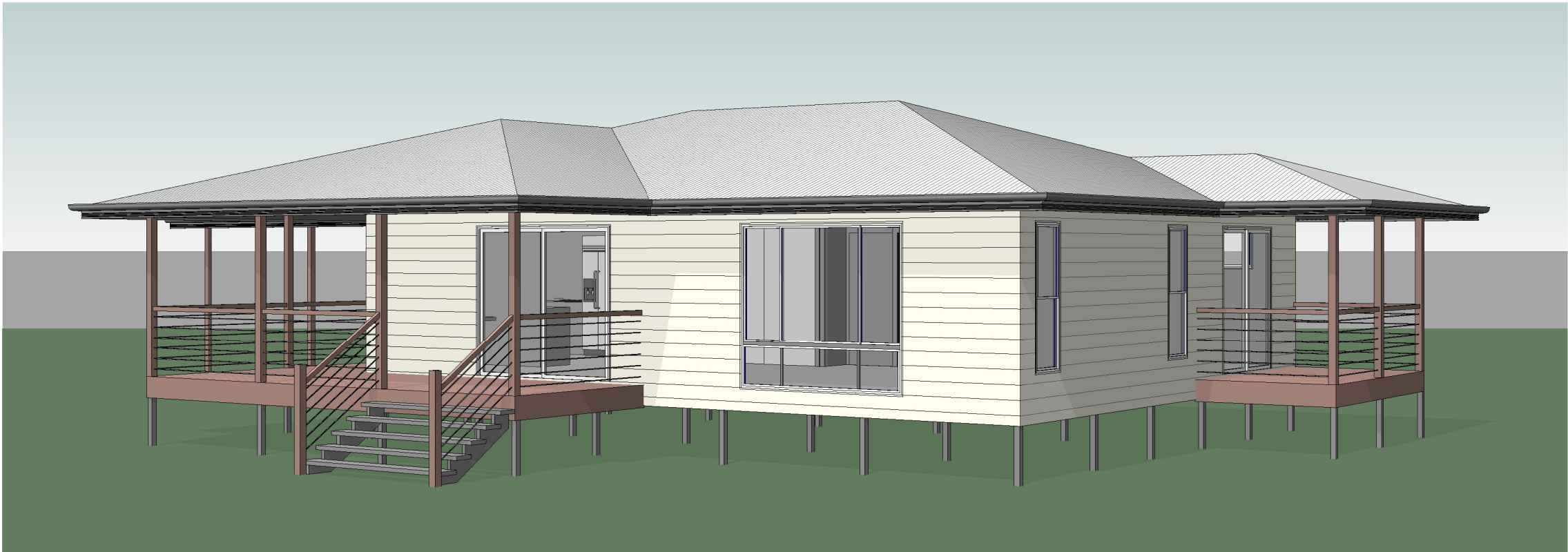


Northern View

NOT TO SCALE

CONSTRUCTION ISSUE

This stamp must be red ink to be a
legitimate construction document



Western View

NOT TO SCALE

Revision	Date	Description	Designer
E	5/09/2025	LIVING WINDOW CHANGED	SPY
D	24/07/2025	DECK 2.5m & ENERGY EFFICIENCY CHANGES	SPY
C	20/05/2025	CARPORT INCREASED LAUNDRY & STUDY CHANGES	SPY
A	26/04/2023	CONSTRUCTION ISSUE	SPY



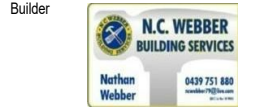
Blueprint Drafting Services
ABN 92 732 943 577
Licensed Building Designer
QBCC # 1069955

5 Osprey Drive
JACOBS WELL QLD 4208

07 5670 8899

design@blueprintdrafting.net.au
www.blueprintdrafting.net.au

© COPYRIGHT This drawing & design is
subject to copyright. Reproduction in part
or whole is forbidden without written
authority from Blueprint Drafting Services



Client
JASON WEBBER

Project
NEW RESIDENCE

Site Address
**81 WILLIAM WEBBER
ROAD
CLOYNA QLD 4605**

Sheet Name
3D VIEWS 1

Scale
NOT TO SCALE @ A3

Date
25th NOVEMBER 2025

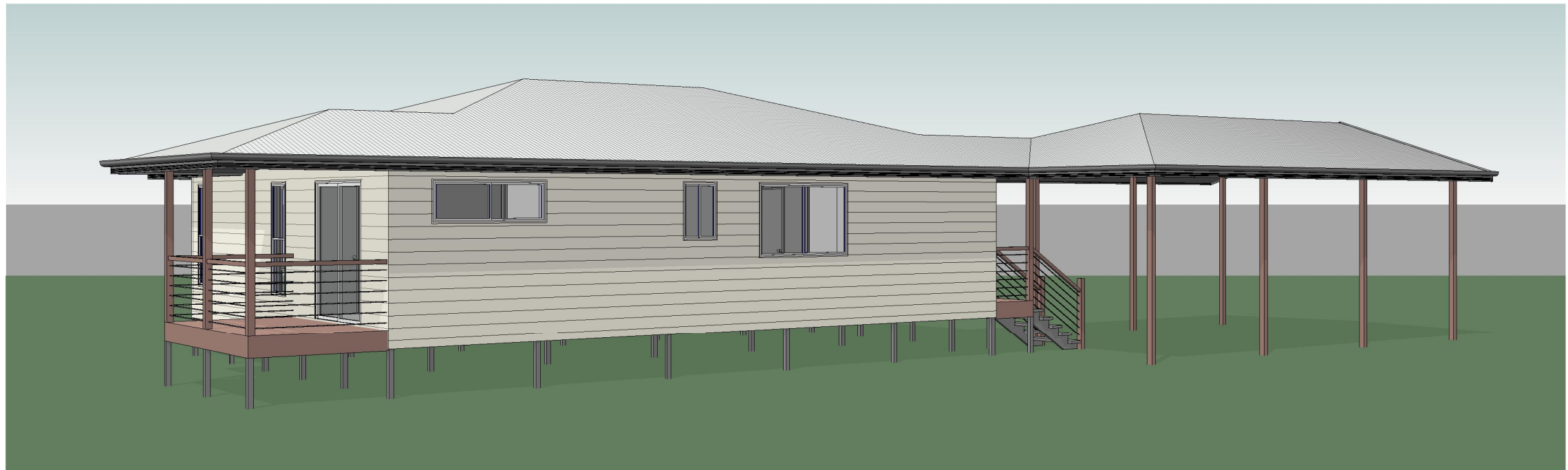
Designer
S.P. YOUNG

Approved

Project Number
22-3271-SPY

Sheet
6 OF 17

Issue
E

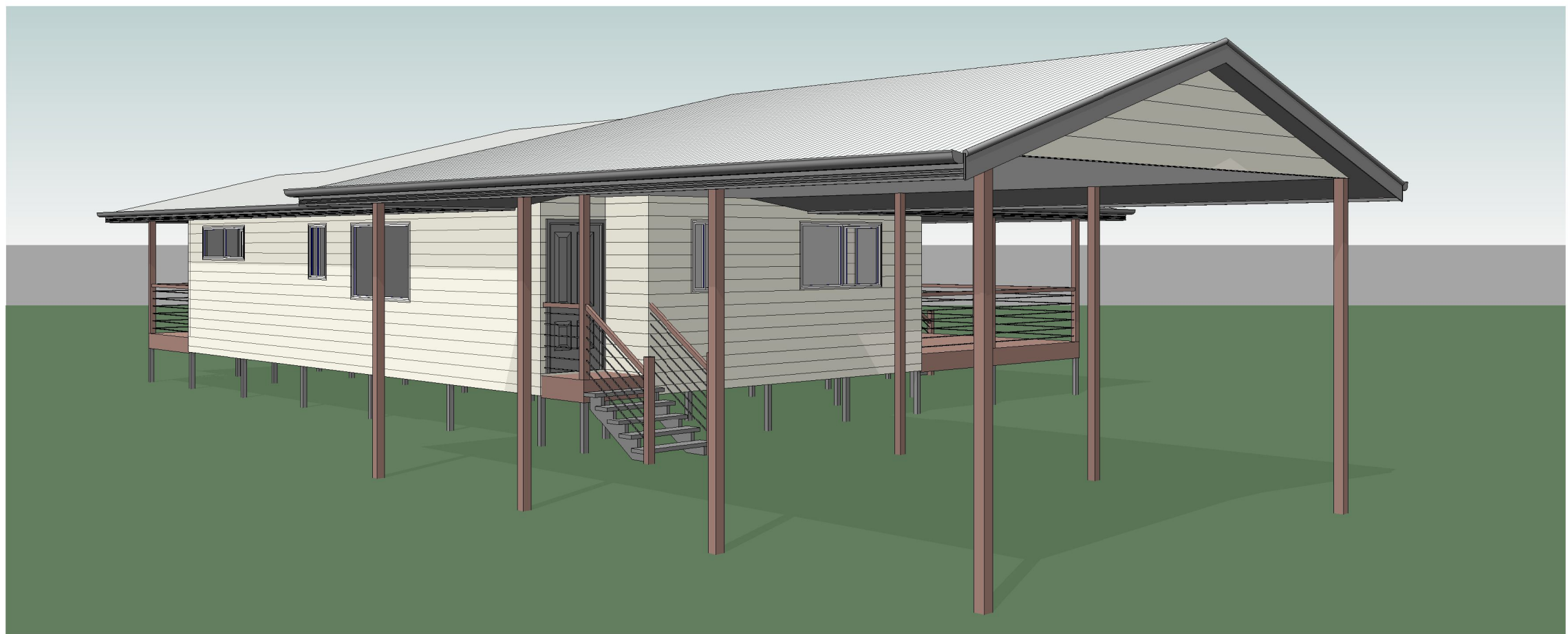


Southern View

NOT TO SCALE

CONSTRUCTION ISSUE

This stamp must be red ink to be a
legitimate construction document



Eastern View

NOT TO SCALE

Revision	Date	Description	Designer
D	24/07/2025	DECK 2.5m & ENERGY EFFICIENCY CHANGES	SPY
C	20/05/2025	CARPORT INCREASED LAUNDRY & STUDY CHANGES	SPY
A	26/04/2023	CONSTRUCTION ISSUE	SPY

Revision Schedule



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

5 Osprey Drive
JACOBS WELL QLD 4208

07 5670 8899

design@blueprintdrafting.net.au
www.blueprintdrafting.net.au

© COPYRIGHT This drawing & design is
subject to copyright. Reproduction in part
or whole is forbidden without written
authority from Blueprint Drafting Services

Builder



Client

JASON WEBBER

Project

NEW RESIDENCE

Site Address

**81 WILLIAM WEBBER
ROAD
CLOYNA QLD 4605**

Sheet Name

3D VIEWS 2

Scale

NOT TO SCALE @ A3

Date

25th NOVEMBER 2025

Designer

S.P. YOUNG

Checked

Approved

Project Number

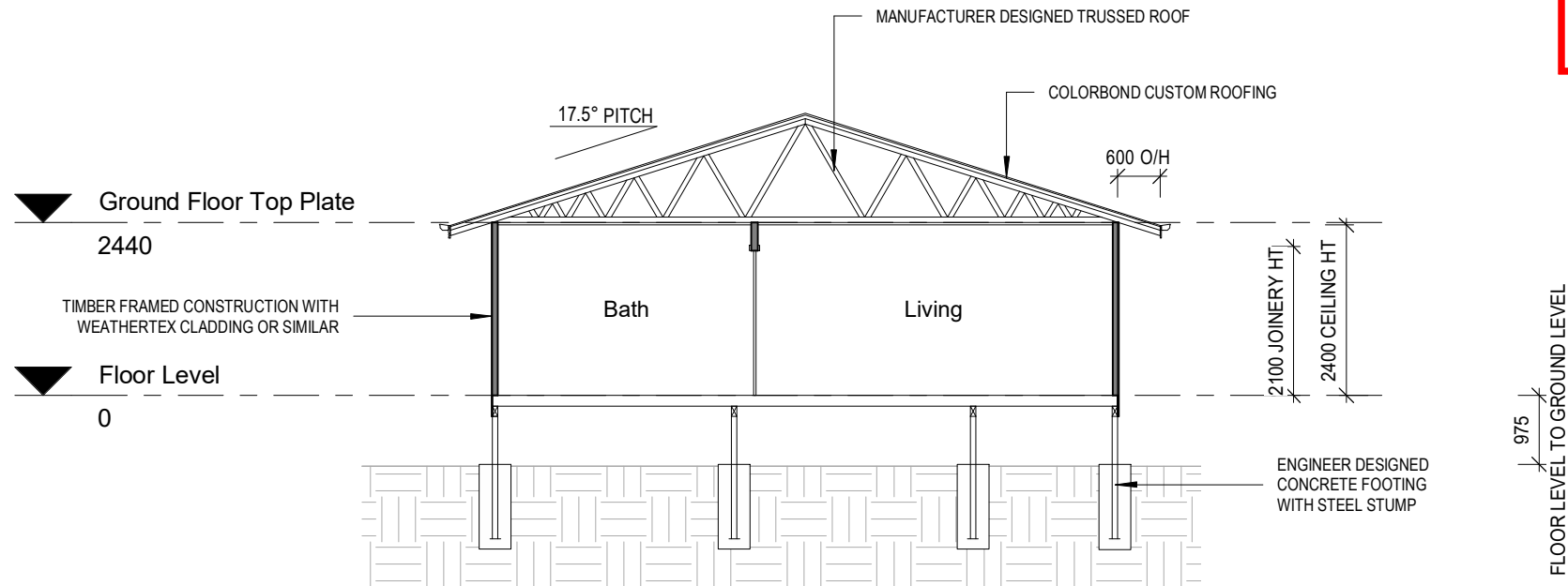
22-3271-SPY

Sheet

7 OF 17

Issue

D



Section A

Scale 1 : 100

General Notes

- 17.5° TRUSSED ROOF CONSTRUCTION WITH 600mm OVERHANG AND COLORBOND CUSTOM ORB ROOF COVERING.
- MAIN WALL HEIGHT = 2440mm (2400mm CEILING HEIGHT).
- INTERNAL WET AREA WALLS TO BE LINED WITH VILLABOARD.
- BALANCE OF INTERNAL WALLS TO BE LINED WITH PLASTERBOARD.
- EXTERNAL WALLS TO BE TIMBER FRAMED WITH WEATHERTEX CLADDING OR SIMILAR.
- EXTERNAL CEILING AND SOFFIT TO BE LINED WITH VERSILUX.
- ALL WINDOWS TO BE ALUMINIUM FRAMED.
- WASTE WATER AND PLUMBING DETAIL BY OTHERS.
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH PART 3.4 'TERMITE RISK MANAGEMENT' OF THE ABCB HOUSING PROVISIONS, H1P3 'TERMITE MANAGEMENT MEASURES' OF THE NATIONAL CONSTRUCTION CODE (NCC) VOLUME TWO AND 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 & SUB-FLOOR BRACING.
- PROTECTION OF OPENABLE WINDOWS TO BE IN ACCORDANCE WITH PART 11.3.7 'PROTECTION OF OPENABLE WINDOWS - BEDROOMS' & PART 11.3.8 'PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS' OF THE ABCB HOUSING PROVISIONS.
- STAIRS, RAMPS, LANDINGS, HANDRAILS & BALUSTRADE TO BE IN ACCORDANCE WITH PART 11 'SAFE MOVEMENT AND ACCESS' OF THE ABCB HOUSING PROVISIONS.
- SLIP RESISTANCE TO STAIR TREADS, RAMPS AND LANDINGS TO BE IN ACCORDANCE WITH PART 11.2.4 'SLIP RESISTANCE' OF THE ABCB HOUSING PROVISIONS.
- ROOF & WALL CONSTRUCTION TO BE IN ACCORDANCE WITH PART 10.8 'CONDENSATION MANAGEMENT' OF THE ABCB HOUSING PROVISIONS.
- WIND CLASSIFICATION IN ACCORDANCE WITH AS4055:2021 'WIND LOADS FOR HOUSING' REGION : B TOPOGRAPHIC CLASSIFICATION : T0 TERRAIN CATEGORY : TC2 - NO SHIELDING WIND CLASSIFICATION - N3

CONSTRUCTION ISSUE

This stamp must be red ink to be a legitimate construction document

Framing Schedule

WIND CLASSIFICATION **N3**

LIVING AREA

ROOF LOAD WIDTH UP TO **5900**

DESCRIPTION	MEMBER
ROOF BATTENS	MANUFACTURER SPECIFIED METAL TOP HATS OR 35x70 (MGP12) @900 CRS
ROOF TRUSSES	MANUFACTURER DESIGNED @900 CRS
FASCIA	COLORBOND METAL FASCIA OR 190x19 (MGP10) - DC2/H3
TOP PLATE	2/35x70 (MGP12) - STUDS DIRECTLY UNDER TRUSSES WHERE ROOF LOAD WIDTH EXCEEDS 5700mm - LOAD BEARING & 35x70 (MGP10) - INTERNAL NON LOAD BEARING
STUDS	70x35 (MGP12) @450 CRS - LOAD BEARING & 70x35 (MGP10) @450 CRS - INTERNAL NON LOAD BEARING
BOTTOM PLATE	45x70 OR 2/35x70 (MGP12) - LOAD BEARING & 35x70 (MGP10) - INTERNAL NON LOAD BEARING

- MEMBER NOTES:
- WHERE RAFTERS OR TRUSSES ARE SUPPORTED DIRECTLY OVER STUDS OR WITHIN 1.5 TIMES THE THICKNESS OF THE TOP PLATE FROM THE STUDS THE TOP PLATE MAY BE A MINIMUM 35 mm DEEP.
 - WHERE TOP PLATES SUPPORT CONCENTRATED LOADS, THE LOAD SHALL BE SUPPORTED DIRECTLY OVER A STUD(S) DESIGNED TO CARRY THE LOAD OR THE PLATE STIFFENED IN ACCORDANCE WITH CLAUSE 6.2.2.3 OF AS1684.2.
 - ALL STUDS SHALL BE NOGGED AT NOT GREATER THAN 1350mm CENTRES.
 - MULTIPLE TOP & BOTTOM PLATES SHALL BE NAILED TOGETHER AS PER CLAUSE 2.5 OF AS1684.2.
 - WHERE THE BOTTOM PLATE IS CONTINUOUSLY SUPPORTED BY A CONCRETE SLAB OR SOLID NOGGING OR WHERE STUDS ARE DIRECTLY IN LINE WITH FLOOR JOISTS, THE BOTTOM PLATE MAY BE A MINIMUM OF 35mm DEEP.
 - WHERE BOTTOM PLATES SUPPORT STUDS SUPPORTING CONCENTRATED LOADS, THE LOAD SHALL BE SUPPORTED DIRECTLY OVER A FLOOR JOIST OR OVER SOLID BLOCKING BETWEEN PLATE AND BEARER.

DECK, BALCONY & CARPORT

RLW UP TO **4300**

DESCRIPTION	MEMBER
ROOF FRAMING	AS PER LIVING AREA
DECK BEAM	REFER TO LINTEL PLAN - DC2/H3
BALCONY BEAM	REFER TO LINTEL PLAN - DC2/H3
CARPORT BEAM	REFER TO LINTEL PLAN - DC2/H3
POSTS	100x100 (F14) - DC2/H3

DURABILITY NOTES: DC'x' - REFERS TO THE NATURAL DURABILITY CLASS OF A TIMBERS HEARTWOOD. DC1 IS THE MOST DURABLE WITH DC4 BEING THE LEAST DURABLE. H'x' - REFERS TO THE HAZARD TREATMENT LEVEL REQUIRED FOR A TIMBERS SAPWOOD. H1 IS THE LOWEST HAZARD TREATMENT LEVEL WITH H6 BEING THE HIGHEST.



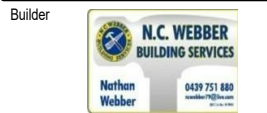
Blueprint Drafting Services
ABN 92 732 943 577
Licensed Building Designer
QBCC # 1069955

5 Osprey Drive
JACOBS WELL QLD 4208

07 5670 8899

design@blueprintdrafting.net.au
www.blueprintdrafting.net.au

© COPYRIGHT This drawing & design is subject to copyright. Reproduction in part or whole is forbidden without written authority from Blueprint Drafting Services



Client

JASON WEBBER

Project

NEW RESIDENCE

Site Address

**81 WILLIAM WEBBER ROAD
CLOYNA QLD 4605**

Sheet Name

SECTION, FRAMING & NOTES

Scale

As indicated @ A3

Date

25th NOVEMBER 2025

Designer

S.P. YOUNG

Approved

[Signature]

Project Number

22-3271-SPY

Sheet

8 OF 17

Issue

D