

Exemption Certificate Section 46 of the Planning Act 2016

File reference: EC23-20
Contact name: Mrs Ronnie McMahon: PD
Contact number: (07) 4671 7400
Date: 04 July 2023

Goondiwindi Motorcycle Club Inc.
PO Box 431
GOONDIWINID QLD 4390

Attention: Jordan McGregor

Dear Jordan,

I wish to advise that an Exemption Certificate is granted for a development comprising a 2.4m x 12.9m removable portable toilet block (40ft container) on footings built within a mapped flood hazard area, on Lot 204 on MH545, Kildonan Road, Goondiwindi.

1. Description of the Development to which this Certificate relates

Assessable Development under the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> , Part 5 Tables of Assessment	Part 5 Reference
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<i>"Recreation activities"</i> – <i>"Outdoor sport and recreation"</i> (Ancillary toilet block built within a mapped flood hazard area)	Table 5.5.9 (PO1- PO2 of the Flood Hazard Overlay Code)
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2. Reasons for Giving Exemption Certificate

The development is exempt under this Certificate under section 46(3)(b) of the *Planning Act 2016* for the following reasons:

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.
- The application states that the proposed development will be a non-habitable structure built on piers with the non-habitable floor areas designed to be resilient to the effects of flood, up to and including the DFE as per AO1.3 of the Flood Hazard Overlay code.

- The plans provided with the application state that the proposed structure comprises a metal shipping container, constructed on a raised pad above flood levels. It is considered that the design and form of the proposed development will appropriately respond to the potential risks of flooding as per PO1 of the Flood Hazard Overlay code and will not increase the potential for flood damage either on-site or on other properties as per PO2 of the Flood Hazard Overlay code.

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two (2) years**.

4. State Periods that Must be Complied with

To the extent the development does not comply with any of the following, this Exemption Certificate has no effect:

- The use must commence by **4 July 2025**.

Should you have a query or seek clarification about any of these details, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on (07) 4671 7400.

Yours faithfully

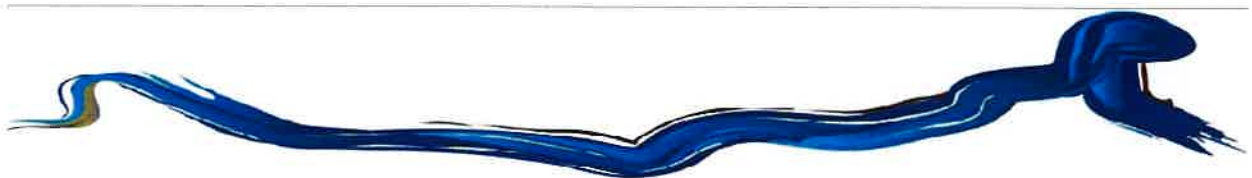


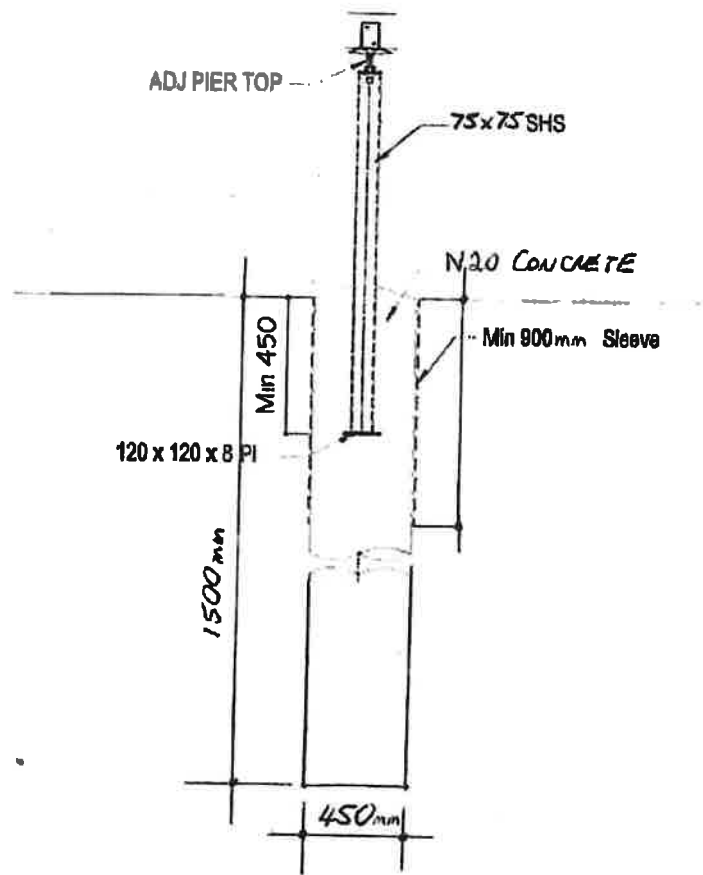
Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Site Plan (Lot 204 on MH545, Kildonan Road, Goondiwindi QLD)



**Attachment 1 – Site Plan (Lot 204 on MH545,
Kildonan Road, Goondiwindi QLD)**





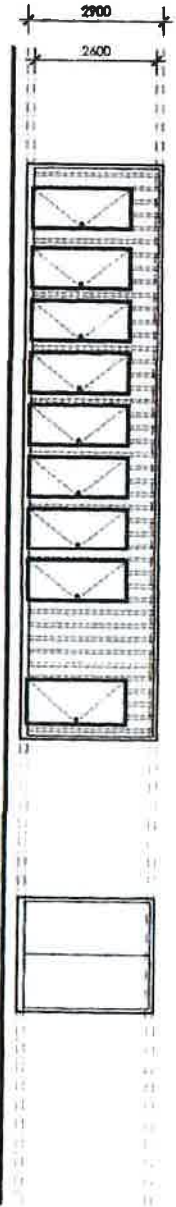
Typical Bored Pier Design for Lightweight Structures

In Assumed 'E' Type Soil



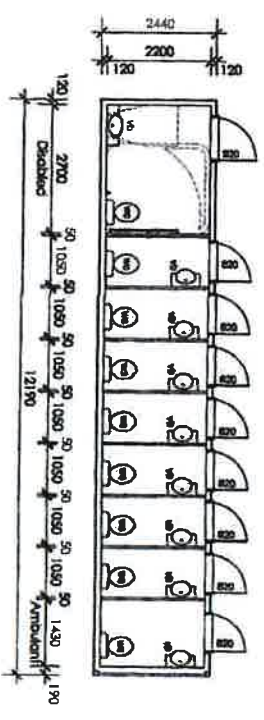
Elevation A

Elevation B



Elevation C

Elevation D



Floor Plan Toilet Block



elevations

CONTAINER BUILD GROUP SCOPE OF WORK:
 1 x 40FT converted shipping container Toilet unit.

- By: Furnishing/Toilet cabinets.
 Internal EPS wall and ceiling insulation and lining.
 Selected disabled WC and closet x 1
 Selected set of grabrails etc. to suit disabled toilet x 1
 Selected vanity basin to suit disabled requirements x 1.
 Selected WC and Cistern units x 8.
 Selected Vanity Basins x 8.
 Electrical LED/energy efficient fan x8.
 Selected 820mm metal chair doorflush pull handle x 8.
 Selected 920mm metal chair doorflush pull handle x 1.
 100mmx50mm Galvanneal reinforced steel sections to sit doors and connections.
 Fully plumbed with fittings through floor. Site install by others.
 Carved Vinyl floors included.
 Cement coat under Vinyl floor.
 External paint.

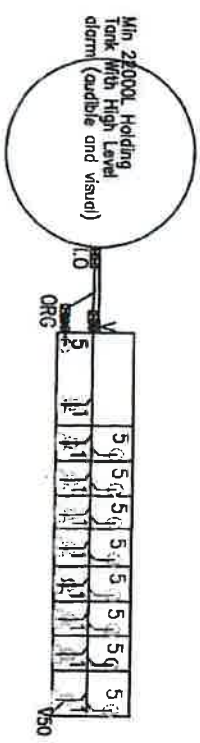
- Exclusions:**
 All site works, cost of site work materials.
 Roofing.
 Footings.
 Transport.

IMPORTANT NOTES TO ATTACH TO PURCHASE ORDER.
 The scope of work only relates to the fabrication of the container as per the attached plans and scope of work. All site works, materials and any associated costs for installation is not included in the CRG purchase contract. Home warranty insurance by owner.
 All engineering steelwork to exterior of containers to be done onsite by Owner if required.

Container Build Group P/L Copyright © 2018 Container Build Group P/L		Proposed Toilet Block Goondwindi Motorcycle Club Inc. Lot 205 Kildonan Road GOONDWINDI 4490		OWNERS SIGNATURE: _____ MANUFACTURERS SIGNATURE: _____ <small>FINAL WORKING PLANS SUPERSEDE ALL PRELIMINARY PLANS. WE ACCEPT THAT ALL ALTERATIONS AND VARIATIONS ARE SHOWN. DO NOT SCALE DRAWINGS.</small>	date: 16.01.23 Preliminary Plan	scale: 1:100 on A3 sheet no: 01 Plan No. 274
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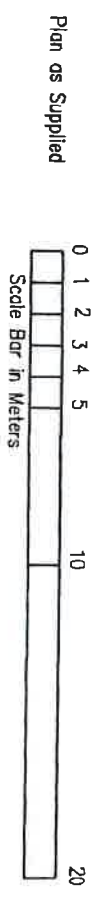
Approximate size and location of proposed toilet block and holding tank to be built on raised pad above flood levels

Vent tank back to building



To be emptied by licenced operator
Ensure top of tank above flood level

Existing toilet block



- NOS:
- 1 WC
 - 2 Sink TW
 - 3 Bath untrapped to Fwg
 - 4 Tubs TW
 - 5 Basins TW to Fwg
 - 6 Showers Untrapped to Fwg

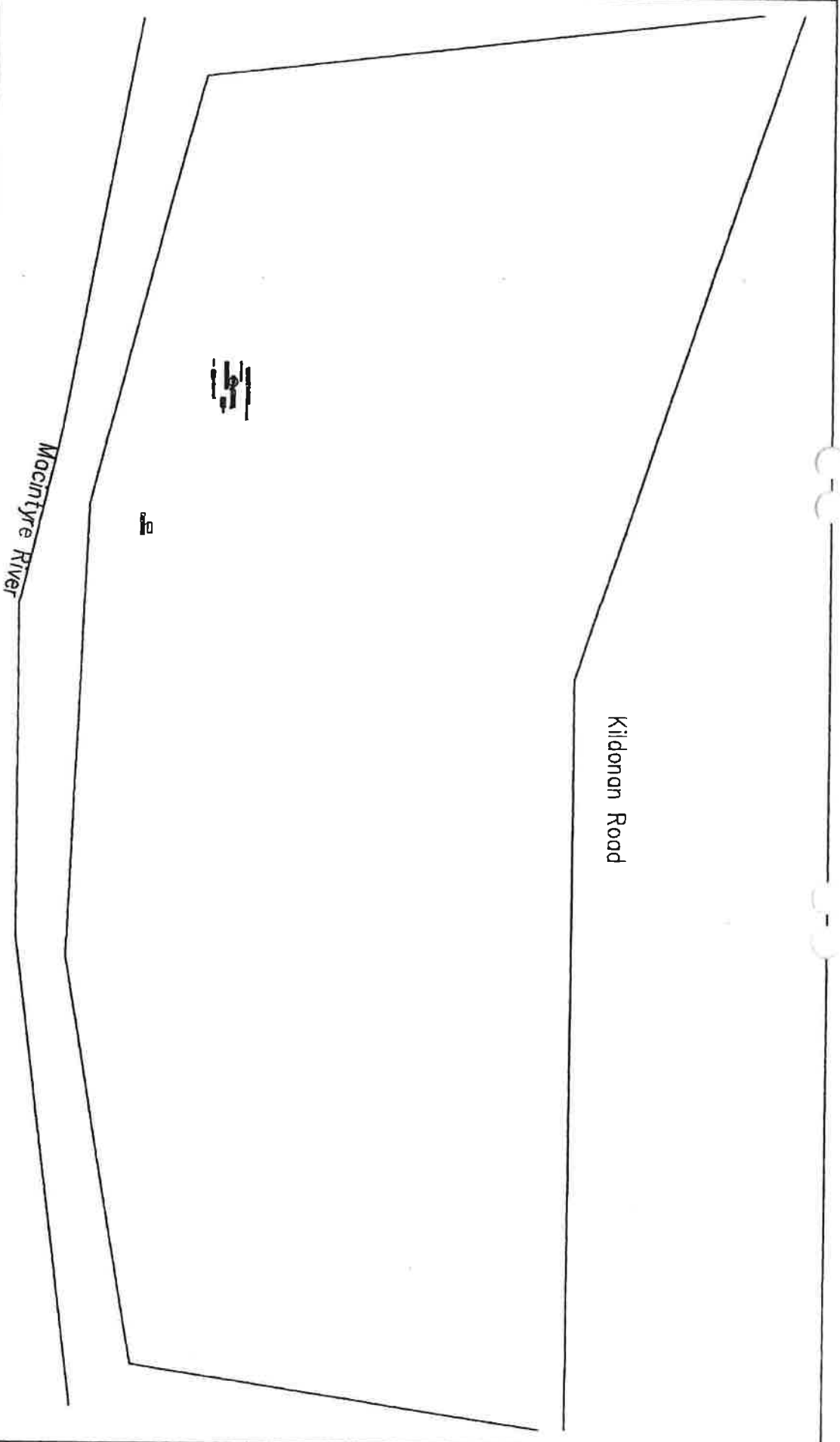
NOTE:

1. Consult the designer before making any amendments alterations to this design.
2. Contour site drawing to prevent surface water run-off.
3. Where practical land application area to be exposed to prevailing winds and not shaded from sunlight.
4. All work to be carried out by licenced experts in conjunction with the Plumber & Electrician Act 2011, The Queensland Building & Construction Regulation 2012 and Local Authority Conditions.
5. The owner is responsible for the ongoing maintenance & repairs of the system.
6. The owner shall ensure that even distribution of effort is maintained within the nominated area and contact the service technician with any concerns.
7. This plan is not to be used for distribution of effort is maintained within the nominated area and contact the service technician with any concerns.
8. Ensure setback dimensions apply from the application site.
9. Note that on some install three tank risers may be required and shall be installed to the manufacturer's details.

A1 SEWERAGE DESIGNS
 MAL HODGE
 PH: 0400 888 881
 6081 WASTE WATER MANAGEMENT
 A.B.N. 15 588 441 835

Copyright A1 SEWERAGE DESIGNS

FLOOR PLAN - DRAINAGE PLAN



NOTE:

1. Consult the designer before making any amendments/additions to this design.
2. Control site drainage to prevent surface water entering the land application area.
3. Where practical land application area to be exposed to prevailing winds and not shaded from sunlight.
4. A written report by a Design Professional in conjunction with the Franchise & Distributor Act 2012, AS 1347:2012, The Queensland Plumbing & Water Services Act 2012 and the Queensland Plumbing Industry Commission.
5. A written report shall be prepared at each corner of the land application area.
6. The owner is responsible for the ongoing maintenance of the HSTV and disposal areas as determined by the Department of Housing and Public Works.
7. Where all sewage that enters the application area is maintained within the nominated area and contact the service technician with any concerns. The area is not to be used for any other purpose and shall not be installed until Council approval is received.
8. This plan is to be read in conjunction with the report as required and shall not be installed until Council approval is received.
9. Ensure setbacks/distance apply from the application area. (See report tables T.4, T.5 & T.7)
10. Note that on some installations that there may be required and shall be installed to the manufacturer's details.
11. Land application area to include grass seed or Turf area.

A1 SEWERAGE DESIGNS

N.L. HOLLER
 PH: 0400 968 881
 GPO BOX 15588
 MELB, VIC 3001

23/1/2023
 08/07/23
 N.L. HOLLER

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SITE PLAN - DRAINAGE PLAN

CALCULATIONS:

Pumpout Tank

SWVEP. JOINT

EXPANSION JOINT

1 WC

2 Utility Sink TW

3 Bath untrapped to FWE

4 Tubs TW

5 Basins TW to FWE

6 Showers Untrapped to FWE

Goondiwindi MX Club



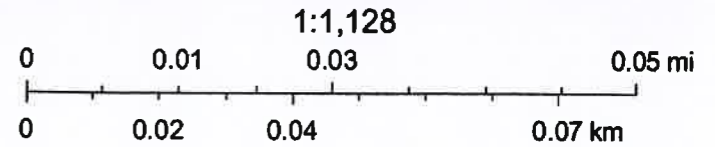
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DCDB (May 2023)

Qld Globe Aerial Imagery

- Red: Band_1
- Green: Band_2
- Blue: Band_3

PROPOSED TOILET BLOCK  40 ft container



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Includes material © State of