

Appendix 1 – Conditions of Approval

Recommended conditions of approval to be imposed by Blackall Tambo Regional Council as
Assessment Manager

Development Permit for a Material Change of Use – Storage Facility (truck and trailers for
freight transport)

Complete and Maintain

1. Complete and maintain the approved development as follows: (i) generally in accordance with development approval documents, and (ii) strictly in accordance with those parts of the approved development which have been specified in detail by the Council unless the Council agrees in writing that those parts will be adequately complied with by amended specifications.
2. Complete and maintain all operational, building and plumbing and drainage work associated with this development approval, including work required by any of the development approval conditions.
3. Approval, including provision of no connection to the reticulated sewerage and water networks, is granted based on the specific circumstances of the owner / operator and applicant. Approval will lapse upon a change of ownership unless the site and approved building is provided with connection to the reticulated sewerage and water networks in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1, and Schedule 1, Division 4: Standards for Sewerage, Section 4.1, or other technical specification agreed to in writing by Council.
4. Maintain the approved development being Material Change of Use – Storage Facility (truck and trailers for freight transport) in accordance with the approved plans:

Plan/Document number	Plan/Document name	Date
Site Plan Lot 21 SP210376 by ABC Sheds Global Pty Ltd	Site Plan	24/07/19
1099; sheet 1 of 3 by ABC Sheds Global Pty Ltd	Floor Plan	09/07/19
1099; sheet 2 of 3 by ABC Sheds Global Pty Ltd	Section View	09/07/19
1099; sheet 3 of 3 by ABC Sheds Global Pty Ltd	Elevation Plan	09/07/19

Building Height

5. No structure or building on the site is to exceed a height of 8.5 metres above ground level.

Operation of the Use

6. Hours of operation are 24 hours a day, 7 days a week for the primary use activity involving heavy vehicle site access, egress and trailer hitching / unhitching.
7. Hours of operation are 7:00am to 6:00pm for ancillary maintenance and servicing activities associated with the primary use.
8. The use of the site for a storage facility, as a depot for freight transport, is limited to one (1) truck and up to five (5) trailers on site, and one (1) operator normally on site. As development approval has been granted on the basis of specific circumstances of the owner/operator and applicant, the approved use is not to be conducted by any other person, party or business.
9. No loading, unloading or storage of goods is permitted to occur on site.
10. All ancillary servicing and maintenance activities undertaken in conjunction with the approved use must be limited to the approved shed. The area within the shed where servicing and maintenance activities will occur must be sealed with a concrete floor or similar surface treatment as agreed to in writing by Council, to prevent ground and water contamination, and to provide containment of spills of hazardous materials and liquids to the satisfaction of Council.

Access

11. Design and construct an industrial standard reinforced concrete or bitumen vehicle crossover from Violet Street carriageway to the eastern property frontage, and from Banksia Street carriageway to the western property frontage in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.3 (1) and (2a) or to other relevant engineering standards to the satisfaction of Council.
12. The internal access and vehicle manoeuvring area is to be constructed to all weather standard of compacted gravel or similar to relevant engineering standards to the satisfaction of Council.

Services provision

13. Connection to Council's reticulated sewerage system is not required for the approved scale and intensity of the use as specified in condition (8). If the use exceeds the approved nature, scale or intensity for the use as specified in condition (8), a Development Permit for a Material Change of Use, or change application to modify this approval (as determined to be appropriate by Council), must be obtained and the

development must be connected to Council's reticulated sewerage system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.1, or to other relevant engineering and environmental standards to the satisfaction of Council. In this circumstance, existing sewerage mains shall be extended to the development with sufficient capacity to ensure the site can be drained. These works constitute non-trunk infrastructure.

14. Connection to Council's reticulated water system for the approved building is not required for the approved scale and intensity for the use as specified in condition (8). If the use exceeds the approved nature, scale or intensity for the use as specified in condition (8), a Development Permit for a Material Change of Use, or change application to modify this approval (as determined to be appropriate by Council), must be obtained and the development must be connected to Council's reticulated water supply system in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1 or to other relevant engineering standards to the satisfaction of Council with sufficient capacity for the development including adequate pressure for firefighting purposes. Fire hydrants shall be provided in accordance with relevant engineering standards. These works constitute non-trunk infrastructure.
15. The developer is responsible for providing the development with an electricity supply to the satisfaction of the relevant service provider.
16. All services installation, including sewer, water, electricity and telecommunications connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist, (iv) the EDROC Standards Manual where it applies, (v) any relevant Australian Standard that applies to that type of work, and (vi) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.
17. Utility services are generally to be provided and located within the road reserve and located underground. Connection to electrical and telecommunications services may occur via overhead infrastructure.

Stormwater and Drainage

18. Stormwater must not be allowed to pond on the property being developed during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by the Council or as a specific development approval condition.
19. Any increases in volume, concentration or velocity of stormwater from the property being developed must be channelled to lawful points of discharge or to other storage or dispersal arrangements which must all be agreed in writing by the Council.
20. There must be no change in direction or increase in the volume, concentration or velocity in any overland flow from the property being developed to any adjoining property unless agreed in writing by the Council and the owners of any adjoining

properties affected by these changes.

Filling, Excavation and Erosion Control

21. If there is a possibility of erosion or silt or other materials being washed off the property being developed during the development process, the developer must document and implement a management plan that prevents this from occurring, to the satisfaction of Council. This is to be maintained through the operational phase of the approved use.

Avoiding Nuisance

22. Direct lighting or lighting must not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.
23. During the establishment and operation of the approved development, no nuisance is to be caused to adjoining properties and occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time.

No Cost to Council

24. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.

Infrastructure Charges

25. At the date of this approval, it is the policy of Blackall Tambo Regional Council to not levy infrastructure charges for new developments under the Infrastructure Charges Resolution. Accordingly, no Infrastructure Charges Notice is attached to this approval package. Note that this policy is subject to change at any time at the sole discretion of Council, and any future developments will be subject to Council policy at the time of approval.