**SCHEDULE OF CONDITIONS**

**ASSESSABLE BUILDING WORK**

**(Description, e.g. Dwelling House In Character Residential Zone)**

**1. Approved Plans and Supporting Documentation**

**Condition**

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and attached as stamped “Approved Subject to Conditions” which forms part of this approval, unless otherwise specified by any condition of this approval.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Plan Name** | **Plan No.** | **Revision No.** | **Plan/Revision Date** |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
|  | **Associated Reports** |
|  |  |

*Used on all applications*

**Reason**

To comply with the Character residential zone code of the Townsville City Plan.

**Timing**

During the operation and life of the development.

**2. Approval**

**Condition**

This approval is for the total demolition/removal off site of the existing contributing character building situated at insert property address (Lot x on SPxx), subject to any other requirements as specified by the conditions of this approval.

**Reason**

In accordance with the Character residential zone code of the Townsville City Plan.

**Timing**

For the currency period of this development permit.

*Used on all applications for the total demolition/removal off-site of a contributing character building.*

**3. Building Materials**

**Condition**

All buildings and structures associated with the use must be constructed from materials that are consistent with the character of the existing structure. Where materials are not consistent and/or require painting, they must be painted or similarly treated with paint or pigment of a low reflective quality which does not cause excessive glare.

**Reason**

Ensure the character of the precinct is maintained in accordance with the Character residential zone code.

**Timing**

During the operation and life of the development.

**4. Compliance with Required Assessment Benchmarks**

**Condition**

The development must maintain compliance with all required acceptable outcomes of the relevant assessment benchmarks identified by the tables of assessment of the Townsville City Plan, with exception of the following:

1. Acceptable Outcome AO[insert relevant AO] of the xx zone/overlay code; and
2. Acceptable Outcome AO[insert relevant AO] of the xx zone/overlay code.

*OR*

The development must maintain compliance with all required acceptable outcomes of the relevant assessment benchmarks identified by the tables of assessment of the Townsville City Plan, with exception of those subject to assessment as part of this development permit.

*To be used where the development is ordinarily considered ‘accepted development subject to requirements’, and a development application was only required as a result of non-compliance with certain acceptable outcomes.*

*This condition is to be used in place of all other conditions, with exception of Condition1 and any other conditions specifically relating to the subject matter of the accepted development assessment benchmark(s) acceptable outcomes that were not complied with.*

**Reason**

To ensure the development maintains compliance with all required acceptable outcomes of the relevant assessment benchmarks in accordance relevant code/s and policy direction.

**Timing**

Prior to the commencement of the use and maintained for the life of the development.

**Advice**

*The subject Development Permit has been limited to assessment relating to acceptable outcome AO[insert relevant AO] of the xx zone/overlay code. Compliance with all other required acceptable outcomes of the assessment benchmarks specified by the Tables of assessment must be maintained, pursuant to Section 5.3.3(3)(b)(ii) of the Townsville City Plan.*

**ADVICE**

**1. Further Approvals Required**

**Advice**

a) An application for a Development Permit for Building Work is required for the proposed development. This application needs to be approved prior to any works commencing on the site.

b) An application for Building Over / Near a Council Asset is required to be obtained from Council for works within the zone of influence of any Council sewer main prior to any works commencing onsite.

**2. Roadworks Approval**

**Advice**

An application for a Road Works Permit is required for any proposed works within the Council Road Reserve.

Any proposed gates must not open out onto Council’s Road Reserve in accordance with Local Law Chapter 3 – Streets and Roads.