

File Ref: A63465 & TP24/100
Enquiries: [REDACTED]

13 May 2024

[REDACTED]
J & L Hirst Holding Pty Ltd
PO Box 5176
WONTHELLA

Dear Sir

PROPOSED GENERAL INDUSTRY (WASTE WATER STORAGE TANK) ON LOT 130 (NO.41) FOSKEW WAY, NARNGULU

I refer to the above application and advise that the City of Greater Geraldton has (under delegation) granted Development Approval as per the attached Determination on Application for Development Approval No: TP24/100.

PLEASE NOTE: This Development Approval DOES NOT constitute a building permit, for which a separate application must be made to the City. It is your responsibility to ensure a copy of this development approval and the approved plans are submitted with the building permit application and that the plans approved with this development application correspond with the submitted building permit application. You must not commence development until you have obtained a building permit, together with any additional approvals which may be required from other Government Agencies under separate legislation. It is your responsibility to obtain any additional approvals required before the development/use can lawfully commence.

This Development Approval DOES NOT negate the requirement for any additional approvals which may be required from other Government Agencies under separate legislation. It is your responsibility to obtain any additional approvals required before the development/land use can lawfully commence.

AS ADVICE ONLY: The City has identified the following issues that may need to be further investigated should you intend to proceed with the development / land use:

Unless otherwise stipulated all of the conditions of the enclosed Development Approval are to be complied with to the approval of the City PRIOR to the commencement of use of the development.

Should you have any queries or require any further information please do not hesitate to contact the City's Town Planning Services on (08) 9956 6900.

[REDACTED]

COORDINATOR STATUTORY PLANNING

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Planning and Development Act 2005

City of Greater Geraldton

Proponent:	J & L Hirst Holdings Pty Ltd		
Lot/Location No:	130	House/Street No:	41
Street Name:	Foskew Way	Locality/Suburb:	Narngulu
Application date:	8 May 2024	Received on:	8 May 2024
Description of proposed development/land use:	General Industry (Waste Water Storage Tanks)		
Date of Determination:	13 May 2024		

1. Development shall be in accordance with the attached approved plan(s) dated **13 May 2024** and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.

Advice:

- a. In considering the above application the City notes that the existing development on the lot does not comply with the relevant planning approval. Please find attached a copy of that previous approval (Reference TP11/376) – see approved plan and in particular conditions 1-3, condition 6 and 7. It is noted that you were not the owner and/or applicant at the time. However as the owner of the property the responsibility for compliance with relevant planning (and building) approval/s is now your responsibility.

Notes:

- i. If the development, the subject of this approval, is not substantially commenced within a period of two years after the date of determination, the approval shall lapse and be of no further effect.
- ii. Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- iii. If an applicant is aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

- iv. Any additions to or change of use of any part of the building or land (not the subject of this approval) requires further application and development approval.



COORDINATOR STATUTORY PLANNING

Date of Issue: 13 May 2024

PROPOSED WATER TANK (32,000litre)

Existing Tanks 1m setback (53.48m)

CITY OF GREATER GERALDTON

THIS PLAN IS CERTIFIED AS THE 'APPROVED PLAN' FOR DEVELOPMENT APPROVAL

LOT 130

5447m²

REF..... TP 24/100

SHEET..... OF 2

SIGNED.....

DATED..... 13/5/24

EXISTING 2100 HIGH CHAINMESH FENCE TO ALL BOUNDARIES

(46.80m)

(99.99m)

EXISTING SHED

GRAVEL (EXISTING)

EXISTING SEPTIC SYSTEM (2x1500Ø TANKS & 9m LEACH DRAIN)

5 EXISTING CARPARKING BAYS INCLUDING ONE DISABLED BAY.

EXISTING OFFICE

1 DISABLED BAY WITH REQUIRED SHARED SPACE WITH BOLLARD, AND 1 REGULAR CAR PARKING SPACE.

EXISTING DOUBLE GATES

(53.48m)

(53.18m)

BOLLARD CENTRED & 800 IN FROM FRONT OF SHARED SPACE / BAYS.

1m LANDSCAPING STRIP

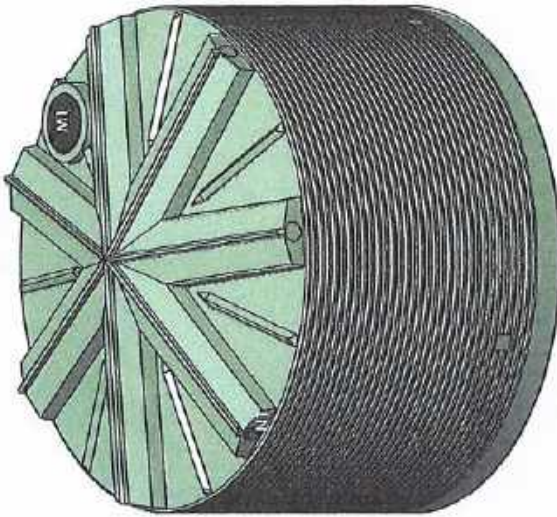
EXISTING CROSSOVER

FOSKEW WAY

SITE PLAN 1:500

NOZZLE	FLANGE DN	SPIGOT O.D.	CONNECTION SUBSCRIPTION	SERVICE DESCRIPTION	HEIGHT	POS'N	PROF'N	RED PEN MARK-UPS
N1	90	-	90mm PVC MESH	OVERFLOW	2550	180 DEG	-	
N2	80	90	TABLE FLANGE (GALV)	OUTLET	100	0 DEG	-	
M1	-	455	STANDARD MANHOLE LEAF STRAINER	MANHOLE ON ROOF AND COVER		0 DEG	-	

**TANK - IT320001.2 - MSG
115019**



PERSPECTIVE VIEW

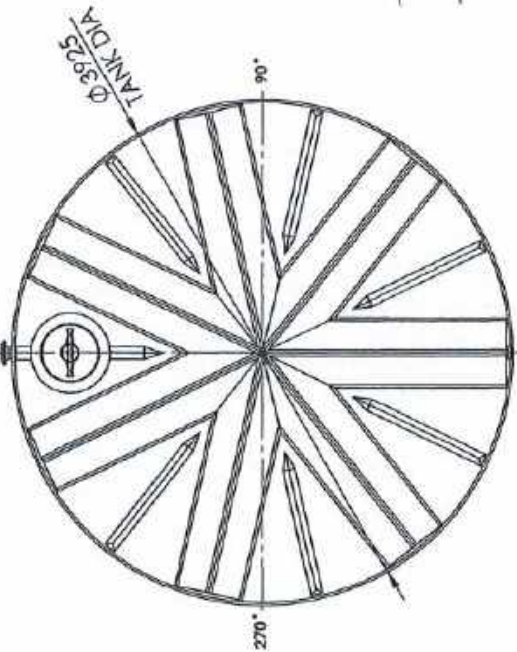
APPROVED BY: [REDACTED]
 FABRICATED BY: [REDACTED]
 CHECKED BY: [REDACTED]
 SERIAL NO.: [REDACTED]

CITY OF GERALDTON
 THIS PROJECT IS CERTIFIED AS
 THE 'APPROVED' FOR DEVELOPMENT
 APPROVAL

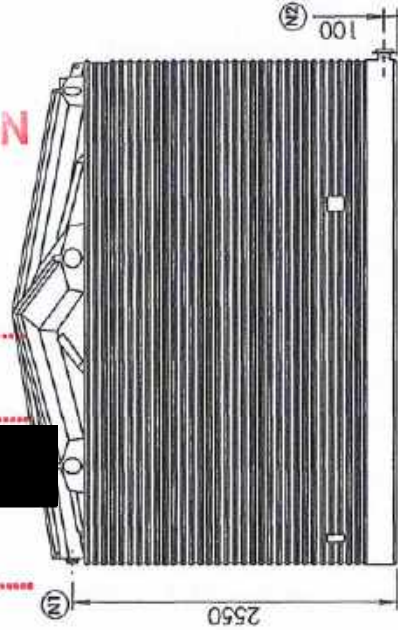
QTY = 1
 GENERAL NOTES:
 1. NOMINAL TANK VOLUME IS 32000 L.
 2. TANK EMPTY MASS IS 15760 KG.
 3. TANK WAS DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AS 4766.

REF.....
 SHEET.....
 SIGNED.....
 DATED.....

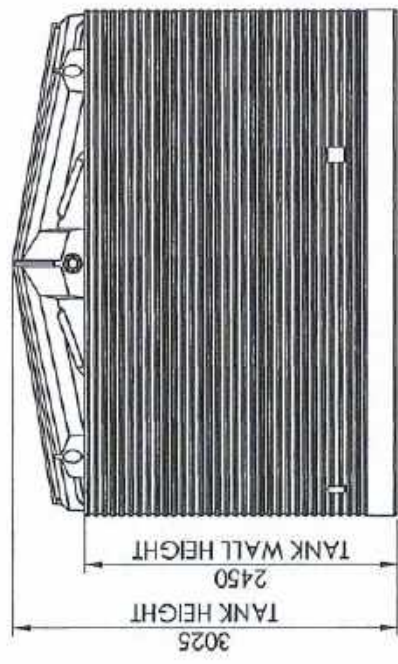
TP24/100
 2 OF 2
 13/5/24



TOP VIEW



SIDE VIEW



FRONT VIEW

REV	DESCRIPTION	DWN	CHK	APP	SCALE	NTS
B	ISSUED FOR APPROVAL	JT				
A	ISSUED FOR APPROVAL	JT				

MATERIAL	LLDPE
COLOR/ FINISH	MIST GREEN
S.G.	1.2

STOCK CODE	IT320001.2
PRODUCT	32,000LTR CORRUGATED TANK
	JMH GROUP
	GENERAL ARRANGEMENT

ISSUED FOR APPROVAL	JT	02.02.24	
ISSUED FOR APPROVAL	JT	25.01.24	
DESCRIPTION	DWN	CHK	APP

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