

ULDA Decision Notice

Site Address	Bauman Way, Blackwater
Real property description	Lot 7 on SP243869
Type of development	UDA development permit subject to conditions
Aspects of Development	Reconfiguring a Lot
Description of Proposal	Subdivision of 1 into 3 management lots
ULDA reference number	DEV2012/338
Decision date	03/09/2012
Currency period	2 years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Proposed Lots 1 – 3 & EMT over Lot 7 on SP243869 Allotment Layout, prepared by RPS	109767-01 Rev A	10/08/12

PROJECT TEAM

Brianna Fyffe Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
---	--

CONDITIONS OF APPROVAL

CONDITION		TIMING
1	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to survey plan endorsement
2	Access Easement Provide an access easement over Lot 1 in favour of Lot 2 generally in accordance with Proposed Lots 1 – 3 & EMT over Lot 7 on SP243869 Allotment Layout, prepared by RPS.	Prior to survey plan endorsement

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Central Highlands Regional Council – Nominated Assessing Authority

For any conditions in this package that require the consideration of Central Highlands Regional Council (CHRC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by the ULDA or CHRC. For all enquiries regarding these conditions please contact the CHRC.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****