

UDA Development Approval Package

Address of Site	47 Hibiscus Crescent, Blackwater
Real Property Description	Lot 23 on CP848975
Urban Development Area (UDA)	Blackwater
Type of approval	UDA Development Permit, subject to conditions
Aspects of development	Material Change of Use
Description of proposal	House (Shed 46.62m ²)
ULDA Reference Number	DEV2012/333
Decision	10 August 2012
Currency period	4 years from Decision date

Approved plan/s, drawing/s and document/s	Number	Date
Site Plan 2 Amended in Red 10/08/2012	05	13/10/09
Elevations Plan 1 Amended in Red 10/08/2012		

PROJECT TEAM

Brianna Fyffe Planner Urban Land Development Authority	David Elliott Principal Engineer Urban Land Development Authority
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CONDITIONS		TIMING
1.	Complete all Building Works Complete all building work associated with this development approval, including work required by any of the following conditions. Such operational and building work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
2.	Roofwater Discharge Design and construct pipework conveying roofwater from the shed to the lawful point of discharge.	Prior to the commencement of use

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.

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 ****