

UDA Decision Notice

Site address and Real Property Description	2 Harbour Rd, Hamilton	Lot 4 on SP224042
Type of Approval	UDA Development Permit subject to conditions	
Aspects of Development	Reconfiguring a Lot	
Description of Proposal	Volumetric Subdivision	
Currency Period	2 Years from Decision Date	
ULDA Reference Number	DEV2012/310	
Decision date	25 July 2012	

Approved Drawings or Documents	Number	Plan or Document Date
Proposed Volumetric Subdivision Sheet 1	22151-23/1B	22 May 2012
Proposed Volumetric Subdivision Sheet 2	22151-23/2B	22 May 2012
Proposed Volumetric Subdivision Sheet 3	22151-23/3B	22 May 2012

Conditions of Approval

CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved drawing(s) and/or documents.	Prior to survey plan endorsement
2	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
3	Building Management Statement a) Ensure a Building Management Statement is registered on the title for each proposed lot, which appropriately covers common building management items (e.g. support; shared services/utilities; shared pedestrian access; shared vehicle access, manoeuvring and standing; and overlapping carparking). b) Submit BMS Submit to the ULDA the final Building Management Statement (BMS) that is generally in accordance with the BMS submitted as part of the Volumetric ROL application. c) Provide an Undertaking Provide an undertaking that the Building Management Statement will be registered at the same time as the survey plan is registered.	a) To be maintained b) Prior to survey plan endorsement c) Prior to survey plan endorsement

CONDITIONS		TIMING
4	Pay Outstanding Charges Or Expenses Pay to the ULDA any outstanding charges or expenses levied by the ULDA over the subject land including all infrastructure contribution charges as required by Development Approval DEV000013_09.	Prior to Survey Plan endorsement

**** End of Package ****