

UDA Development Approval Package

Address of Site	8 Boronia Street, Blackwater
Real Property Description	Lot 67 on B33791
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 84m ²)
ULDA Reference Number	DEV2012/232
Decision	13 June 2012
Currency period	2 years from Decision date

Approved plan/s, drawing/s and document/s	Number	Date
Site Plan	DA-01	08/03/12 (Received)
Shed Plan	DA-02	08/03/12 (Received)
Floor Plan & Elevation	ROCKH1-10554	08/03/12 (Received)

PROJECT TEAM

Dou Ribu Senior 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.	Stormwater management a) Submit to the ULDA Principal Engineer for compliance endorsement detailed plans checked and certified by a suitably qualified professional for stormwater management, detailing measures to be implemented to ensure that there is no-worsening in terms of stormwater quantity or quality from on-site generated flows. b) Construct stormwater infrastructure and connect to the lawful point of discharge in accordance with part a) of this condition.	a) Prior to commencement of work b) Prior to the commencement of use
3.	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Central Highlands Regional Council's current standards.	While site works are occurring, then to be maintained

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 ****