

12 December 2012

ULDA Ref. No: DEV2012/382

Urban Land Development Authority
C/- Jensen Bowers Group Consultants Pty Ltd
PO Box 799
SPRING HILL QLD 4004

Attention: Laura Gannon

Dear Laura

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR UTILITY INSTALLATION, RECONFIGURATION OF A LOT (1 INTO 2) AND OPERATIONAL WORKS AT TANNUM SANDS ROAD, TANNUM SANDS DESCRIBED AS LOT 6 ON SP228432

On 7 December 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact John Limbach on 07 3024 4154.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Decision Notice – Approval

Site information		
Name of urban development area (UDA)	Tannum Sands	
Site address	Tannum Sands Road, Tannum Sands	
Lot on plan description	Lot number	Lot description
	Lot 6	SP228432
UDA development application details		
ULDA reference number	DEV2012/382	
Lodgement date	12 November 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit ☒ Reconfiguring a lot ☒ Development permit ☒ Operational work ☒ Development permit	
Description of proposal applied for	Development Permit For Material Change of Use (utility installation), Reconfiguration of a Lot (1 into 2) and Operational Works (access trail).	
UDA development approval details		
Decision of the ULDA	The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice	
Decision date	7 December 2012	
Currency period	4 Years from Decision Date	
Plans and specification		
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.		
Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
1. Utilities Prop prepared by RPS	107142-43 Rev A	28 November 2012

2.	Utilities Prop prepared by RPS	107142-42 Rev A	26 November 2012
3.	Water Service Connection - Option		
UDA Development Conditions			
1	Carry out the endorsed development Carry out the endorsed development generally in accordance with the endorsed plans/drawing and/or documents.	Prior to survey plan endorsement	
2	Complete all Operational Works Complete all operational work associated with this development compliance endorsement, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the endorsed plans.	Prior to survey plan endorsement	
3	Maintain the Approved Development Maintain the approved development in accordance with the approved drawing(s) and/or other documents, and any relevant engineering or other approval/s required by the conditions.	To be maintained	
4	Easements Over Infrastructure Where public utilities are located on private land, public utility easements must be provided in favour of and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officers of the entities.	Prior to survey plan endorsement	
5	Access Easements Provide an easement for access to lot 8000 with terms satisfactory to the relevant utility provider.	Prior to survey plan endorsement	

STANDARD ADVICE

Please note that no clearing of vegetation is permitted under this approval.

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 Conservation 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.