

ULDA Decision Notice

Site Address	33 Jeays Street, Bowen Hills
Real property description	Lot 24 on RP9985
Urban Development Area	Bowen Hills
Type of approval	UDA Development Permit, subject to conditions
Aspects of development	Material Change of Use
Description of proposal	Commercial (Business)
ULDA reference number	DEV2012/304
Decision date	3/08/2012
Currency period	4 years from Decision date

Drawing or Document	Number	Document Date
Proposed Ground Floor Plan	SK-05 - Rev C	April 2012
Proposed Level 1 Floor Plan	SK-06 - Rev C	April 2012
Proposed Elevations	SK-07 - Rev C	April 2012

PROJECT TEAM

Brianna Fyffe Planner Development Assessment Urban Land Development Authority	Patrick Chin Principal Engineer Compliance Development Assessment Urban Land Development Authority
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CONDITIONS		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 the commencement of use
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.	Duration of Interim Use (5 years) This UDA development approval is for a period of 5 years from the date of the decision. <i>Note: This condition does not prevent the Applicant from making a new application at the end of the 5 year approval period.</i>	As indicated
4.	Designated Small Vehicle Spaces Parking spaces accessed from Jeays Street will be designated and signed for small vehicle usage only.	Prior to the commencement of use and 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

Urban Land Development Authority
DEV2012/304 MCU for Commercial Use (Business)

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 ****