

## ULDA Decision Notice

|                           |                                                                      |
|---------------------------|----------------------------------------------------------------------|
| Site Address              | 257 MacArthur Avenue, Hamilton                                       |
| Real property description | Part Lot 1303 on SP195300 – Lease A on SP195318                      |
| Type of approval          | UDA development permit, subject to conditions                        |
| Aspects of development    | Material Change of Use                                               |
| Description of proposal   | Community Facility, Educational Establishment and Market (Temporary) |
| ULDA reference number     | DEV2012/292                                                          |
| Decision date             | 18 October 2012                                                      |
| Currency period           | 4 years from Decision date                                           |

| Drawing or Document                 | Number       | Plan or Document Date |
|-------------------------------------|--------------|-----------------------|
| Site Plan – The Workshop            | DA01. REV. A | 10.10.2012            |
| Schedule 1 – Schedule of Activities |              | 18.10.2012            |

### PROJECT TEAM

|                                                                                                  |                                                                                                                       |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <p>Brianna Fyffe<br/>Planner<br/>Development Assessment<br/>Urban Land Development Authority</p> | <p>Patrick Chin<br/>Principal Engineer Compliance<br/>Development Assessment<br/>Urban Land Development Authority</p> |
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| CONDITIONS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TIMING                                                                                                                                                         |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.         | <p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.</p>                                                                                                                                                                                                                                                                                                                                                                                                | Prior to commencement of use                                                                                                                                   |
| 2.         | <p>Maintain the approved Development</p> <p>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.</p>                                                                                                                                                                                                                                                                    | To be maintained                                                                                                                                               |
| 3.         | <p>Duration of Interim Use (5 years)</p> <p>This UDA development approval is for a period of 5 years until 12 October 2017.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              | As indicated                                                                                                                                                   |
| 4.         | <p>Refuse Collection</p> <p>a) Submit to the ULDA's Manager – Development Assessment refuse collection approval from Brisbane City Council City Waste Services or an equivalent contractor.</p> <p>b) Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants.</p> <p>c) The applicant/owner shall notify future tenants that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the site.</p> | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use and to be maintained</p> <p>c) Prior to commencement of use and to be maintained</p> |

## 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 \*\***