

ULDA DECISION NOTICE

Site address	257 MacArthur Avenue, Hamilton
Real property description	Lots 1302 on SP195300, Lot 1202 on SP160055 and part Lot 1303 on SP195300
Urban Development Area (UDA)	Northshore Hamilton
Type of approval	UDA Development Approval, subject to conditions
Aspects of development	Material Change of Use (Temporary use – 6 months)
Description of proposal	Indoor Entertainment
Currency period	4 Years from Decision Date
ULDA reference number	DEV2012/272
Decision date	15 June 2012

Approved plan/s, drawing/s and document/s	Number	Date
Cirque du Soleil – site plan		June 2012
Brisbane 2012 Northshore Site Layout General View	PBSxxY-01 – Rev 07	01/05/2012
Typical Site Description List General View	PSIxxP-02 – Rev 01	30/03/2012
Environmental Management Plan		July 2012
Cirque Du Soleil – Brisbane Traffic Management Plan		

PROJECT TEAM

Karina McGill Planner Development Assessment Urban Land Development Authority	Patrick Chin Principal Engineer – Compliance Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL		TIMING
General/ Planning Requirements		
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 commencement of use and to be maintained
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 (6 months) This UDA development approval is for a period of 6 months from the date of the decision.	As indicated

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4.	General Development Works Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development	Prior to commencement of use
5.	Power and Lighting Management Plan Prepare and submit to the ULDA for endorsement a suitable power and lighting system certified by a qualified professional. The power and lighting system, and any other outdoor lighting, must comply with Australian Standard No. AS4282 - Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.	Prior to commencement of use and to be maintained
6.	Lighting a) Install and maintain the suitable lighting system to operate from dusk to dawn the car parking areas and all areas where the public will be given access. b) Ensure that all external lighting system illuminates all the development structures, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. c) Ensure lighting is maintained in a safe and good working order.	a) Prior to commencement of use b) Prior to commencement of use c) To be maintained
7.	Public Access within the site Provide and maintain unimpeded and safe public access within and around the site and ensure that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".	Prior to commencement of use and then to be maintained
8.	Emergency Management Plan (EMP) Submit to the ULDA for endorsement the EMP for fire hazard control and orderly evacuation in the event of an emergency, prepared and certified by a suitable qualified and experienced professional. Implement and maintain the EMP on-site for the duration of the operation of the development. The prepared EMP must be available on-site during the operation of the development.	Prior to commencement of use and then to be maintained
9.	Refuse Collection a) Submit to the ULDA refuse collection approval from City Waste Services, BCC. b) Provide adequate rubbish collection bins suitably located within the site.	a) Prior to commencement of use b) Prior to commencement

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CONDITIONS OF APPROVAL		TIMING
	management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. c) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	c) As indicated
13.	Traffic Management Plan (TMP) Submit to the ULDA for endorsement the TMP for traffic/pedestrian management and control, prepared and certified by a suitable qualified and experienced professional. Implement and maintain the TMP on-site for the duration of the operation of the development. The prepared TMP must be available on-site during the operation of the development.	Prior to commencement of use and then to be maintained
	Environmental and Complaints Management Plan (ECMP) Submit to the ULDA for endorsement the EMCP, prepared and certified by a suitable qualified and experienced professional. Implement and maintain the endorsed ECMP on-site for the duration of the construction works and operation of the development. The prepared ECMP must be available on-site during these works and operation of the development.	While site works and operation is occurring
10.	Sewer Connection – Queensland Urban Utilities (QUU) Nominated Assessment Authority a) Submit for approval to the QUU Engineering plan showing the design of any sewer connections to serve the development in accordance with QUU's current Standards. b) Construct the sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA as-constructed plans confirming all works have been completed in accordance with the approved plans. c) Provide to the ULDA all approval correspondence from QUU relating to part (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
11.	Water Connection – Queensland Urban Utilities (QUU) Nominated Assessment Authority a) Submit for approval to the QUU engineering plans showing the design of any water connections to serve the development in accordance with QUU's current Standards. b) Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU and the ULDA	a) Prior to commencement of site works b) Prior to commencement

CONDITIONS OF APPROVAL		TIMING
	as-constructed plans confirming all works have been completed in accordance with the approved plans	of works
	c) Provide to the ULDA all approval correspondence from QUU relating to part (a & b) of this condition.	c) Prior to commencement of use
12.	Telecommunications Enter into an agreement with a telecommunication carrier to connect telecommunication services to the proposed development.	Prior to commencement of use.

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 ****