

ULDA Decision Notice

Site Address	217 MacArthur Avenue, Hamilton
Real property description	Part of Lot 1303 on SP195300
Type of approval	UDA development permit, subject to conditions
Aspects of development	Material Change of Use
Description of proposal	Community Facility and Service Industry (Temporary)
ULDA reference number	DEV2012/322
Decision date	17 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

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 approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to 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 until 12 October 2017.	As indicated
4.	Refuse Collection a) Submit to the ULDA's Manager – Development Assessment refuse collection approval from Brisbane City Council City Waste Services or an equivalent contractor. 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. 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.	a) Prior to commencement of use b) Prior to commencement of use and to be maintained. c) Prior to 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 *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 ****