

ULDA DECISION NOTICE

Site address	37B Harbour Road, Hamilton
Real property description	Lot 815 on SP172649
Urban Development Area (UDA)	Northshore Hamilton
Type of approval	UDA Development Approval, subject to conditions
Aspects of development	Material Change of Use
Description of proposal	Multiple Residential (127 units) and Shop (49m ²)
Currency period	4 Years from Decision Date
ULDA reference number	DEV2012/206
Decision date	17 April 2012

Approved plan/s, drawing/s and document/s	Number	Date
3D Drawings and Renders	SD 0201 Issue 01	Jan. 2012
3D Drawings and Renders	SD 0202 Issue 01	Jan. 2012
3D Drawings and Renders	SD 0203 Issue 01	Jan. 2012
3D Drawings and Renders	SD 0204 Issue 01	Jan. 2012
Location Plan	SD 1001 Issue 02	Jan. 2012
Site Plan	SD 1002 Issue 01	Jan. 2012
Floor Plan – Basement 01	SD2001 Issue 02	Jan. 2012
Floor Plan – Ground Floor	SD 2002 Issue 02	Jan. 2012
Floor Plan – Level 01	SD 2003 Issue 02	Jan. 2012
Floor Plan – Level 02	SD 2004 Issue 02	Jan. 2012
Floor Plan – Level 03	SD 2005 Issue 01	Jan. 2012
Typical Floor Plan – Levels 04, 06, 08, 10, 12, 14	SD 2006 Issue 01	Jan. 2012
Floor Plan – Level 05, 07, 09, 11, 13	SD 2007 Issue 01	Jan. 2012
Disabled Units	SD 2008 Issue 00	Jan. 2012
Roof Plan	SD 2101 Issue 01	Jan. 2012
North Elevation	SD 3001 Issue 03	Jan. 2012
East Elevation	SD 3002 Issue 03	Jan. 2012
South Elevation	SD 3003 Issue 03	Jan. 2012
West Elevation	SD 3004 Issue 03	Jan. 2012
Section A	SD 3101 Issue 01	Jan. 2012
Section B	SD 3102 Issue 01	Jan. 2012
Sections Adjoining Buildings	SD 3103 Issue 00	Jan. 2012
Portside Landscape DA Package, prepared by Lat 27, Amended in Red	10131.01_Portside DA Building 5_A3_111222_rev D	22 December 2011
Traffic Engineering Report, prepared by TTM Group	27486Trep.docx Final Report	21 December 2011
Engineering Report, prepared by Bornhorst + Ward Consulting Engineers	11001A Rev. BB	December 2011
Noise Impact Assessment, prepared by Acoustic Logic	20111177.1/1912A/R0/JS	19 December 2011

Acid Sulfate Soil Investigation, prepared by Butler Partners	03900	13 March 2008
Energy Compliance Report for Development Application, prepared by Energy Solutions	ABSA 60841	21 December 2011
Waste Management Plan, prepared by EnviroCom Australia		February 2012

PROJECT TEAM

Peita McCulloch Senior Planner – Development Assessment Urban Land Development Authority	Brianna Fyffe Planner – Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer – Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL		TIMING
General/ Planning Requirements		
1.	Carry out and construct the approved development Carry out and complete the development in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use and to be maintained
2.	Complete all operational works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the ULDA, in accordance with the relevant approval(s).	Prior to commencement of use
3.	General development works Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the development.	Prior to commencement of use
4.	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 engineering or other approval/s required by the conditions.	To be maintained
5.	Site preparation a) Demolish or relocate any buildings/structures and uses on the approved development site in accordance with the approved drawing(s) and ensure that only one building remains on each lot. b) If construction for the approved development does not commence within 4 months of the existing use of the site ceasing, the site is to be	a) Prior to commencement of use b) As indicated

CONDITIONS OF APPROVAL		TIMING
	landscaped in accordance with a landscape plan that has been submitted and approved by the ULDA's Manager – Development Assessment	
6.	Approval of 'as constructed' sustainable design a) Ensure the development achieves a minimum 3 star rating with an average 3.5 star rating in accordance with the stamped and endorsed <i>Energy Compliance Report</i>, prepared by Energy Solutions, dated 21 December 2011. b) Submit written confirmation from a suitably qualified sustainability professional to the ULDA's Manager – Development Assessment certifying that the development has been constructed to meet the objectives and recommendations as outlined in the <i>Energy Compliance Report</i>, prepared by Energy Solutions, dated 21 December 2011.	a) Prior to commencement of building works b) Prior to commencement of use
7.	Flooding All habitable floor levels are located above the defined flood event (DFE) flood level in accordance with Brisbane City Council's policy or standard. Where no policy or standard is applicable, as per the default DFE identified in <i>State Planning Policy 1/03 – Mitigating the adverse impacts of flood, bushfire and landslide</i> as amended from time to time.	Prior to approval for building works
8.	Light reflectivity and heat a) To ensure that glass and other reflective surfaces do not reflect specular rays that create undue nuisance, discomfort or hazard, submit to the ULDA's Manager – Development Assessment details of the proposed glazing ensuring that: - the level of light reflectivity is no greater than twenty (20) percent; and - a level of heat transmission of not less than twenty (20) percent. b) Install and maintain glazing in accordance with the Manufacturer's specification.	a) Prior to building work commencing b) Prior to commencement of use and to be maintained
9.	Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system. b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access, including car parking areas. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure that all external lighting is in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists. e) Ensure lighting over publically accessible footpaths covered by	Prior to commencement of use and to be maintained

CONDITIONS OF APPROVAL		TIMING
	permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. f) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	
10.	Public access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the subject site and public plaza areas, and ensure that access ways are designed to cater for disabled persons in accordance with “<i>Australian Standard AS1428.1</i>”.	Prior to commencement of use and then to be maintained
11.	Affordable housing Submit to the ULDA’s Manager – Development Assessment evidence that Building 5 delivered a minimum of 8 affordable units. The total delivery of affordable housing units for Building 5 is to be a minimum of 8 units at \$385,000 or less.	Prior to commencement of use
Architecture and Design		
12.	Active streetscape treatments The following design features are to be included to ensure the achievement of an active ground level streetscape. a) A street awning is to be provided to the continuous length of the commercial entries along Main Street and into the main entry foyer of the residential building. b) The commercial tenancy(s) along Main Street, the pool area and bicycle areas along the pedestrian spine provide overlooking and activation through windows and openings in accordance with the stamped approved plan(s).	a) Prior to commencement of use and to be maintained b) Prior to commencement of use and to be maintained
13.	Screening requirements All podium parking is to be adequately screened from the public realm. Prior to the approval for building works, submit for approval to the ULDA’s Manager – Development Assessment the proposed screening materials and colour/s in accordance with the stamped approved plans.	As indicated
14.	Window sill treatments Window sills on all ground floor and Shop tenancies are to be within 100-300mm above the corresponding footpath level. The use of reflective glass for all Shop at both Ground and Level 1 is not appropriate.	Prior to approval for building works
15.	Submit external details Submit the following for approval to the ULDA’s Manager – Development	

CONDITIONS OF APPROVAL		TIMING
	Assessment: a) facade treatments; b) sun shading devices; and a) external materials, colours and finishes.	Prior to building work approval
16.	Balcony design All balconies are to be constructed in accordance with stamped approved architectural drawings and are to remain unenclosed.	Prior to commencement of use and to be maintained
17.	Screening to external AC and/or other mechanical plant a) No unscreened installations on the proposed development are to be visible from the surrounding sites, including from taller surrounding buildings. Submit for approval to the ULDA's Manager - Development Assessment, details of the proposed roof plant screening that is complementary to the overall design of the roof. b) Any installations located on walls or in garden areas are to be appropriately screened or shaped so as to integrate in a complementary manner with the overall design of the wall or garden area in which the installation is to be located. c) The screening structures outlined in a) and b) above must be constructed from using materials that are consistent with materials used elsewhere on the facade of the building.	a) Prior to approval for building works b) Prior to commencement of use c) Prior to commencement of use
Engineering		
18.	Access, grades, manoeuvring, carparks, signs, and lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: a) Delineate and sign the designated vehicle entry point illustrated on Floor Plan – Ground Floor, SD 2002 Issue 02, dated December 2011. b) Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. c) Manoeuvring on site for the loading and unloading of the vehicles(s). d) 1 SRV will be provided in accordance with the stamped and endorsed Traffic Engineering Report, prepared by TTM Group. e) Parking on site for 124 cars and for the loading and unloading of vehicles within the site to be delivered in the following configuration • 112 regular spaces • 11 small car spaces • 1 disabled car space f) A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. g) A height clearance sign located at the entrance(s) to undercover car	Prior to commencement of use and to be maintained

CONDITIONS OF APPROVAL		TIMING
	parking areas. h) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. i) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.	
19.	Bicycle spaces Provide bicycle spaces and end of trip facilities in accordance with the Northshore Hamilton Urban Development Area Development Scheme. <i>Note. It is requested that provided bicycle spaces be in accordance with the following UDA provisions due to the accepted reduced car parking spaces.</i> <i>In residential:</i> Residents – a secure space per dwelling = 127 Visitors - a secure space per 400m² = 23 <i>In non-residential</i> Workers – a secure space per 200m² NLA = 0.2 space Visitors – a secure space per 1000m² = 0.04 space	Prior to commencement of use and to be maintained
20.	Construct main street a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) for the construction of Main Street in accordance with <i>Brisbane City Council Subdivision and Development Guidelines</i>. b) Construct Main Street in accordance with a) above c) Provide 'as constructed' drawings plans certified by a Registered Professional Engineer Qld (RPEQ)	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
21.	Construct driveway crossing a) Submit to the ULDA's Principal Engineer, engineering plans certified by a Registered Professional Engineer Qld (RPEQ) that illustrates the design of the proposed crossing / intersection of Main Street and Harbour Road. The engineering plans shall be in accordance with <i>Brisbane City Council Subdivision and Development Guidelines</i>. b) Construct the driveway crossing in accordance with a) above c) Submit to the ULDA's Principal Engineer 'as-constructed' plans and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the plans approved in part (a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

CONDITIONS OF APPROVAL		TIMING
22.	Construct footpath a) Submit to the ULDA's Principal Engineer engineering plans certified by a Registered Professional Engineer Qld (RPEQ) illustrating that the design of the footpath to Harbour Road is generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual</i> (CDDM) including any signs and traffic safety signs, markings and devices. b) Construct footpaths in accordance with part a) of this condition	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained
23.	Streetscape improvements a) Submit for approval to the ULDA's Manager – Development Assessment detailed landscape plans for all proposed streetscape works along Main Street and Harbour Road, including planting, footpath treatment and any streetscape furniture. Streetscape works are to be in accordance with the Northshore Hamilton Urban Development Area Development Scheme and the <i>City Wide Streetscape Hierarchy</i> located in Brisbane City Council's <i>Centres Details Design Manual</i>. b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA Principal Engineer that planting is satisfactory.	Prior to commencement of use and to be maintained As indicated
24.	Repair damage to Kerb, Footpath or Road 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 survey plan endorsement
25.	Construction management plan a) Submit for approval to the ULDA's Principal Engineer a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • a construction monitoring programme during in ground construction work; • provision for the management of traffic around and through the site during and outside of construction work hours; • provision for parking and materials delivery during and outside of construction hours of work; • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later);	a) Prior to commencement of site works

CONDITIONS OF APPROVAL		TIMING
	- management of groundwater and surface water collection, treatment and disposal; - that the construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) 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.	b) As indicated
26.	Waste management plan Submit to the ULDA's Principal Engineer written confirmation that the requirements of the Waste Management Plan, prepared by EnviroCom Australia and dated February 2012 has been complied with.	Prior to commencement of use and to be maintained
27.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant Authority. The terms of the easements must be to the satisfaction of the relevant Chief Executive Officer.	Prior to commencement of use
28.	Filling and excavation a) Submit to the ULDA's Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Undertake all works in accordance with the endorsed plan required in part (a) and submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of site works b) Prior commencement of use
29.	Acid sulphate	

CONDITIONS OF APPROVAL		TIMING
	a) Submit to the ULDA an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional, generally in accordance with Butler Partners 'Acid Sulphate Investigation Portside Wharf – Stage 2, Buildings 2, 4 & 5 Harbour Road Hamilton Project No 03900' dated 13th March 2008. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP.	a) Prior to commencement of works b) During the site works.
30.	On site erosion a) Submit to the ULDA's Principal Engineer, an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) Prior to site works commencing b) While site works/operational works/building works is occurring
31.	Protecting existing infrastructure a) New work in the vicinity of existing infrastructure must not damage or compromise the working ability of the existing infrastructure. b) Where alterations are required to public utility mains, existing mains, services or installations, the alterations are to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines" and all costs are to be born by the developer.	a) While site works are occurring, then to be maintained b) While site works are occurring, then to be maintained
32.	Sewer connection – Queensland Urban Utilities Nominated Assessment Authority a) Obtain written approval from QUU regarding connection into the existing sewerage infrastructure. b) Submit for approval to QUU engineering plans showing the design for any proposed augmentation of the sewer network and the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with QUU's current Standards. c) Construct the sewer connection in accordance with the approved plans and documents required in part/s (a) and (b) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement

CONDITIONS OF APPROVAL	TIMING
Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. d) Submit to the ULDA's Principal Engineer, all of the approval correspondence from QUU relating to part (a) (b) and (c) of this condition.	d) Prior to survey plan endorsement
33. Water – Queensland Urban Utilities Nominated Assessment Authority a) Obtain written approval from QUU to connect into the existing water infrastructure. b) Submit for approval to the QUU engineering plans showing the design for any proposed augmentation of the water network and of any water property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with QUU's current Standards. c) Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans d) Submit to the ULDA's Principal Engineer all of the approval correspondence from QUU relating to part (b & c) of this condition. <i>Note – Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002</i>	a) Prior to commencement of site works b) Prior to commencement of site works e) Prior to survey plan endorsement f) Prior to survey plan endorsement
34. Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to survey plan endorsement
35. Stormwater a) Submit to the ULDA's Principal Engineer stormwater engineering drainage and management plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) The plans must demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (i.e. peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site.	a) Prior to commencement of site works b) Prior to commencement of site works

CONDITIONS OF APPROVAL		TIMING
	c) Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. Submit to the ULDA as-constructed plans and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.	c) Prior to survey plan endorsement
36.	Integrated Water Management Plan Submit to the ULDA's Principal Engineer for approval a Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of site works
37.	Electricity (underground supply area) Provide underground electricity services in accordance with an approved electricity reticulation plan, Translink Requirements and the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
38.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> . b) Construct services in accordance with the agreement.	Prior to commencement of use
39.	Service conduits & mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
40.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use
Certification Process <i>The following certification process applies due to the applicant signing up for Self Certification</i>		
41.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Certification Procedure Manual.	Prior to commencement of site works

CONDITIONS OF APPROVAL		TIMING
	No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the ULDA.	
42.	Pre-Construction Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction
43.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to commencement of use
Landscaping		
44.	Detailed Landscape Plan Submit for approval to the ULDA's Manager – Development Assessment a detailed landscape plan prepared by an Australian Institute of Landscape Architects registered landscape architect that: a) Is generally in accordance with the stamped approved Portside Landscape DA Package, prepared by Lat 27 (10131.01_Portside DA Building 5_A3_111222_rev D). b) Illustrates the Pedestrian Spine and show how it transitions seamlessly from the Mirvac approved landscaping to the north of the site across Main Street. c) The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. d) On completion, provide written certification to the ULDA from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	a) Prior to approval of building works b) Prior to approval of building works c) Prior to commencement of site works d) Prior to survey plan endorsement
45.	Construct and maintain the works a) Carry out the landscaping and associated works documented in the approved detailed Landscape Plan in accordance with Best Trade Practice and to Industry Standards. b) Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	a) Prior to commencement of use b) To be maintained

CONDITIONS OF APPROVAL		TIMING												
Pollution														
46.	Acoustics Submit written confirmation to the ULDA's Principal Engineer from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in Acoustic Logic 'Portside Building 5 Noise Impact Assessment' dated 19 th December 2011.	Prior to commencement of use												
47.	Food outlet refuse bin washing facility If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tab, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	Prior to commencement of use and to be maintained												
Monetary Contributions														
48.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework) which will apply for all development approvals issued prior to 30 June 2011. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table border="1"> <tr> <td>78 Small units @ 0-60m² GFA</td><td>\$11,785/ unit</td><td>\$919,230.00</td></tr> <tr> <td>49 Medium units @ 60-100m² GFA</td><td>\$16,450/ unit</td><td>\$806,050.00</td></tr> <tr> <td>49m² Retail</td><td>\$14,115/ 100m² GFA</td><td>\$14,115.00</td></tr> <tr> <td colspan="2">TOTAL</td><td>*\$1,739,395.00</td></tr> </table> * Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index	78 Small units @ 0-60m ² GFA	\$11,785/ unit	\$919,230.00	49 Medium units @ 60-100m ² GFA	\$16,450/ unit	\$806,050.00	49m ² Retail	\$14,115/ 100m ² GFA	\$14,115.00	TOTAL		*\$1,739,395.00	Prior to survey plan endorsement
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TOTAL		*\$1,739,395.00												

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.

Affordable Housing

You are notified of your responsibility to meet the requirements of condition number 28 of the development approval for a material change of use dated 5 June 2009. The approval relates to land located at 45 Harbour Road Hamilton.

**** End of Package ****