

ULDA Ref. No: DEV-000003_08

20th February 2009

Jill McLauchlan
Hamilton Harbour Developments Pty Ltd
PO Box 7087
Riverside Centre
Brisbane Qld 4001

Re: Decision Notice for UDA Development Application for a Development Permit for a Material Change of Use (Display and Sales Activities, Display Dwelling, Estate Sales Office, Indoor Sport and Recreation, Multi-unit Dwellings, Office, Restaurant/Cafes and Shops) at 483-485 Kingsford Smith Drive and 2A, 8 and 29 Hercules Road, Hamilton described as Lots 554 on SL1514, Lot 550 on SL1551, Lot 100 on SP116284, Lot 650 on SL2212 and Lot 1 on SP206759.

Dear Jill

The ULDA has undertaken a detailed assessment of the above mentioned UDA development application and determined to **approve** the application subject to the conditions included in the attached UDA development approval package and generally in accordance with the following approved plans/drawing/documents:

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	A-11-01 Rev 14	10.12.08
Basement Level B1 Floor Plan	A-11-02 Rev 12	05.02.09
Basement Level B2 Floor Plan	A-11-03 Rev 11	05.02.09
Retail Building 2 Plans, Section & Elevations	A-11-07 Rev 4	10.12.08
Site Roof Plan	A-11-11 Rev 2	10.12.08
Staging Plan	A-11-12 Rev 2	05.02.09
Loading Screen Buildings C1 & C2	A-42-05 Rev 2	08.12.08
Loading Screen Buildings C1 & C2	A-42-06 Rev 2	08.12.08
Commercial C1 - Ground Floor Plan	A-C1-21-01 Rev 5	08.12.08
Commercial C1 - Floor Plan- Level 1	A-C1-21-02 Rev 6	08.12.08
Commercial C1 - Floor Plan- Level 2	A-C1-21-03 Rev 6	08.12.08
Commercial C1 - Floor Plan- Level 3	A-C1-21-04 Rev 6	08.12.08
Commercial C1 - Floor Plan- Level 4	A-C1-21-05 Rev 6	08.12.08
Commercial C1 - Typical Floor Plan- Level 5-9	A-C1-21-02 Rev 7	08.12.08
Commercial C1 - Roof Plan	A-C1-21-10 Rev 5	08.12.08
Commercial C1 - East & West Elevations	A-C1-30-01 Rev 3	08.12.08
Commercial C1 - North Elevation	A-C1-30-02 Rev 3	08.12.08
Commercial C1 - South Elevations	A-C1-30-03 Rev 3	08.12.08
Commercial C2 - Ground Floor Plan	A-C2-21-01 Rev 4	08.12.08

Commercial C2 - Floor Plan- Level 1	A-C2-21-02 Rev 4	08.12.08
Commercial C2 - Floor Plan- Level 2	A-C2-21-03 Rev 4	08.12.08
Commercial C2 - Floor Plan- Level 3	A-C2-21-04 Rev 6	08.12.08
Commercial C2 - Floor Plan- Level 4	A-C2-21-05 Rev 3	08.12.08
Commercial C2 - Typical Floor Plan- Level 5-9	A-C2-21-06 Rev 4	08.12.08
Commercial C2 - Roof Plan	A-C2-21-10 Rev 4	08.12.08
Commercial C2 - East	A-C2-30-01 Rev 3	09.12.08
Commercial C2 - North Elevation	A-C2-30-02 Rev 3	09.12.08
Commercial C2 - South Elevations	A-C2-30-03 Rev 3	08.12.08
Commercial C2 - West Elevations	A-C2-30-04 Rev 3	08.12.08
Residential 1 - Ground Floor Plan	A-R1-21-01 Rev 7	10.12.08
Residential 1 – Level 1 Floor Plan	A-R1-21-02 Rev 7	10.12.08
Residential 1 - Level 2 Floor Plan	A-R1-21-03 Rev 7	10.12.08
Residential 1 – Levels 3-16 Floor Plan	A-R1-21-04 Rev 7	10.12.08
Residential 1 - Levels 17-21 Floor Plan	A-R1-21-05 Rev 8	10.12.08
Residential 1 – Roof Terrace Floor Plan	A-R1-21-06 Rev 7	10.12.08
Residential 1 – Roof Plan	A-R1-21-07 Rev 7	10.12.08
Residential 1 – West & South Elevations	A-R1-30-01 Rev 3	04.12.08
Residential 1 – North & East Elevations	A-R1-30-02 Rev 3	04.12.08
Residential 1 – Sections 1 & 2	A-R1-41-01 Rev 5	10.12.08
Residential 1 – Sections 3 & 4	A-R1-41-02 Rev 5	10.12.08
Residential 2 - Ground Floor Plan	A-R2-21-01 Rev 3	10.12.08
Residential 2 – Level 1 Floor Plan	A-R2-21-02 Rev 4	10.12.08
Residential 2 - Level 2 Floor Plan	A-R2-21-03 Rev 3	10.12.08
Residential 2 – Levels 3 Floor Plan	A-R2-21-04 Rev 3	10.12.08
Residential 2 – Levels 4-7 Floor Plan	A-R2-21-05 Rev 3	10.12.08
Residential 2 – Levels 8-18 Floor Plan	A-R2-21-06 Rev 3	10.12.08
Residential 2 – Roof Plan	A-R2-21-07 Rev 3	10.12.08
Residential 2 – West & South Elevations	A-R2-30-01 Rev 2	10.12.08
Residential 2 – North & East Elevations	A-R2-30-02 Rev 2	10.12.08
Residential 2 – Sections 1-1 & 2-2	A-R2-41-01 Rev 3	10.12.08
Hamilton Harbour Landscape Design Report pages 1-20	2008-12-11 [E]	2008
GTA Consultants - Hamilton Harbour Transport Impact Assessment	GB10601 Issue B	10 December 2008
Bornhorst + Ward - Engineering Report		8 November 2008
George Floth & Associates - Integrated Water Management Plan	Issue B	22 October 2008
Butler Partners – Geotechnical Investigation Hamilton Harbour Development		6 October 2008
Butler Partners – Acid Sulfate Soil Assessment Hamilton Harbour Development		November 2008
Wastech Engineering - Waste Management Plan		17 November 2008
Bassett Consulting Engineers – Hamilton Harbour Development Application – Environmental Noise Assessment		3 November 2008

This application and its decision can also be viewed in the ULDA Development Application Register via our website www.ulda.qld.gov.au.

It is important that we clearly articulate to you your rights of appeal under the *Urban Land Development Authority Act 2007*. Your rights of appeal against this decision only apply to the UDA development conditions that include a nominated assessing authority. In this case, the appeal has to be lodged to

the Planning and Environment Court against the ULDA's decision to impose the condition. This appeal must be lodged within 20 business days after you are given this decision notice. This notice includes an extract from the Act outlining the appeal process.

If you have any further questions with regard to the matter, please contact the ULDA assessment manager Matt Toon on 3024 4166.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P A Eagles', written over a horizontal line.

P A Eagles
Chief Executive Officer

Subdivision 3 Appeals

61 Right of appeal against particular conditions

- (1) This section applies if a UDA development condition includes a nominated assessing authority (the *entity*).
- (2) The person who made the relevant UDA development application may appeal to the Planning and Environment Court against the authority's decision to impose the condition.
- (3) An appeal under subsection (1) must be started within 20 business days after the day the applicant is given notice of the decision.
- (4) The Integrated Planning Act, chapter 4, part 1, divisions 10 to 12, apply to the appeal as if—
 - (a) it were an appeal mentioned in the divisions; and
 - (b) the entity were the only other party to the appeal.
- (5) However—
 - (a) the appellant must, as soon as practicable after giving the entity the notice of the appeal required under the Integrated Planning Act, chapter 4, part 1, division 10, give the authority a copy of the notice; and
 - (b) the authority may, by lodging a notice of election with the registrar of the court, elect to become a party to the appeal.
- (6) The authority must give the other parties a copy of the notice of election as soon as practicable after it is lodged.