

Urban Land Development Authority DEV000003_08
 Change to UDA development approval (Display and Sales Activities, Display Dwelling, Estate Sales Office, Indoor Sport and Recreation, Multi-unit Dwellings, Office, Restaurant/Cafes and Shops)

UDA Development Approval Package

Site address	483-485 Kingsford Smith Drive and 2A, 8 and 29 Hercules Road, Hamilton
Real property description	Lots 554 on SL1514, Lot 550 on SL1551, Lot 100 on SP116284, Lot 650 on SL2212 and Lot 1 on SP206759.
Type of application	Change to UDA development approval for Material Change of Use
Description of proposal	Display and Sales Activities, Display Dwelling, Estate Sales Office, Indoor Sport and Recreation, Multi-unit Dwellings, Office, Restaurant/Cafes and Shops
ULDA reference number	DEV000003_08
Decision	APPROVED
UDA development approval Decision date	20 February 2009
Change to UDA development approval decision date	10 November 2009

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	A-11-01A Rev 1	25.09.09
Basement 1 Plan	A-11-02A Rev 1	25.09.09
Basement 2 Plan	A-11-03A Rev 1	25.09.09
Basement 3 Plan	A-11-04A Rev 1	25.09.09
Basement 4 Plan	A-11-05A Rev 1	25.09.09
Central Retail Building Floor Plans, West Elevation and Section A-A	A-11-07A Rev 12	25.09.09
Central Retail Building Street Elevation and Poolside Elevation	A-11-07B Rev 12	25.09.09
Site Roof Plan	A-11-11 Rev 2	10.12.08
Staging Plan	A-11-12A Rev 2	25.09.09
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 - 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 3	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 14	12.05.09

Residential 1 – Level 1 Floor Plan	A-R1-21-02 Rev 12	05.05.09
Residential 1 - Level 2 Floor Plan	A-R1-21-03 Rev 10	05.05.09
Residential 1 – Levels 3-6 Floor Plan	A-R1-21-04 Rev 1	05.05.09
Residential 1 – Levels 7-9 Floor Plan	A-R1-21-04 Rev 1	05.05.09
Residential 1 – Levels 10-16 Floor Plan	A-R1-21-04 Rev 11	05.05.09
Residential 1 - Levels 17-21 Floor Plan	A-R1-21-05 Rev 13	05.05.09
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 5	05.05.09
Residential 1 – North & East Elevations	A-R1-30-02 Rev 4	05.05.09
Residential 1 – Sections 1 & 2	A-R1-41-01 Rev 7	18.06.09
Residential 1 – Sections 3 & 4	A-R1-41-02 Rev 6	05.05.09
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
GTA Consultants - Hamilton Harbour Development Application Addendum	GB10604	7 October 2009
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

*The above shading highlights the changes made the UDA development approval drawings or documents.

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Jill McLauchlan Project Coordinator Manager Planning Services Property Development Division Devine Limited
Nick Rozis Director Bornhorst + Ward Certifier of Civil Engineering	Andrew Green Gamble McKinnon Green Certifier of Landscape Design
Beth Whelan GTA Consultants Certifier of Traffic Engineering	Bruce Butler/Suzanne Walker Butler Partners Certifier of geotechnical and acid sulphate soil

	requirements
Sanjeev Erriah George Floth Pty Ltd Certifier of Integrated Water Management Plan	

GENERAL – All conditions which apply to stages A to D

CONDITION	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 the commencement of use and then to be maintained
2 Complete all Operational and Building Works Complete all work associated with this development approval, including work required by all of the following conditions. Such work is to be carried out generally in accordance with the approved plans, drawings and documents.	Prior to the commencement of use
3 Certification Agreement Comply with all requirements and fulfil all responsibilities as outlined within the <i>ULDA Certification Procedure Manual</i> . No work is to commence until the certification documents submitted by the Project Coordinator with the approved form are acknowledged in writing by the ULDA.	As indicated
4 Public Access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the park and public plaza areas, and ensuring that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".	To be maintained
5 Exclusion of use of premises as a Supermarket / Department Store The approved use of premise as a 'Shop' excludes within this definition the following sub-categories: • Supermarket exceeding 1,000m² for the entire site; • Department Store; or • Discount Department Store.	As indicated
6 Green Travel Plan A Green Travel Plan is to be prepared by the developer and provided to all prospective purchasers and tenants to the commercial and retail components of the development. The Green Travel Plan is to include, but not be limited to, details of all existing and future proposed public transport facilities within the area, cycling and walking routes and facilities, car pooling opportunities, steps for organising car share arrangements for employees, and incentives that may be used to encourage use of public transport and alternative modes of travel to the private car. The plan must detail and promote to employees the available public transport facilities in close proximity of the site.	Prior to commencement of use.

CONDITION		TIMING
7	Community Management Statement Any and all Community Management Statements are to contain the following: • The landscaping is to be maintained in accordance with the approved plans and maintenance regime. • Internal collection of refuse and recyclables remains the responsibility of the Body Corporate / Tenants. • A statement disclosing to purchasers that the site is located in proximity to Brisbane Airport and due to aircraft over-flights may not be afforded the same level of amenity compared with other residential areas.	Prior to the commencement of use
8	Green star rating Submit Green Star rating certificate demonstrating: • The Commercial buildings have achieved a 5 Star rating using the Office Design Version 3 rating tool.	Prior to the commencement of use
9	Traffic & Transport a. The development shall be generally in accordance with the design solutions included within the Hamilton Harbour Transport Impact Assessment report prepared by GTA Consultants dated 10 December, 2008 and the Hamilton Harbour Development Application Addendum dated 7 October 2009 including but not limited to the car parking rates, provision for pedestrian and cyclists, site access and loading and unloading of materials. b. The development car parking shall comply with the provisions of the Australian Standard/New Zealand Standard for Off-street Car Parking (AS/NZ 2890.1-2004). c. Detailed design for car-parking, site access, delivery vehicle movement (parking and loading) and pedestrian and cyclist facilities shall be undertaken in accordance with the recommendations made by GTA Consultants in their reports. GTA Consultants will review and certify the compliance of the design prior to submission of final building plans for approval.	As Indicated
10	Construction Management Plan The developer shall prepare a site based construction management plan that will include but not be limited to: a. provision for the management of traffic around and through the site during and outside of construction work hours; b. provision for parking and materials delivery during and outside of construction hours of work; c. Management of sedimentation, erosion and dust generated from the site during and outside construction work hours; d. Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e. Management of Acid Sulfate soils in accordance with management	Prior to site works occurring and then to be maintained

CONDITION	TIMING
Plans prepared specifically for this site: f. Management of rock anchors and other treatment systems used to ensure soil stability during excavation and foundation works in accordance with geotechnical reports prepared specifically for this site; and g. Management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. 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. 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.	
11 Soil Erosion and Sediment Control Sediment, erosion and dust control measures must be implemented in accordance with the <i>Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites</i> (The Institution of Engineers, Australia Queensland Division June 1996) as a minimum standard.	While site works are occurring and then to be maintained
12 Water, Sewerage and Stormwater infrastructure. The development shall proceed generally in accordance with the design assumptions included within the Engineering Report prepared by Bornhorst & Ward dated 8 November, 2008 including but limited to the provision of water, sewerage and stormwater infrastructure. The applicant shall seek and obtain approval to connect to Brisbane City Council's water and sewerage infrastructure prior to the commencement of any water or sewerage infrastructure work on site. The detail design of the water, sewerage and stormwater infrastructure shall be undertaken by a suitably qualified and experienced professional engineer and the design checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil), certify that all works have been inspected and been constructed in accordance with their design and is fit for purpose when considered against the commonly accepted and appropriate AUS/NZ standards.	Prior to commencement of use
Upon completion and certification of the works the developer shall prepare and provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with QUDM and Brisbane City Council's Subdivision and Development Guidelines.	
13 Public utility easements Public utility easements must be provided, in favour of and at no cost to Brisbane City Council, over Council infrastructure (ie. Drainage, infrastructure that becomes contributed assets) located in private land. The terms of the easements must be to the satisfaction of the Chief	Prior to commencement of use

CONDITION		TIMING
	Executive Officer, and the easement documents must be executed prior to the earlier of the endorsement of survey plans or the commencement of the use of the premises.	
14	Geotechnical Obtain a full geotechnical investigation and report, further to the report "Geotechnical Investigation Hamilton Harbour Development 485-489 Kingsford Smith Drive and Harbour Road Hamilton" prepared by Butler Partners dated 6 October, 2008. The report must include sufficient field survey and testing, and associated laboratory investigation to support the detailed structural design for the proposed development in consideration of groundwater and acid sulfate soils. The Geotechnical report shall be prepared by suitably qualified and experienced professionals and checked by a Registered Professional Engineer Queensland who will certify that it is appropriate and provides sufficient information to support detailed design.	Prior to the preparation of detailed design
15	Acid Sulfate Soils Obtain an Acid Sulfate and Groundwater investigation and report, further to the report "Acid Sulfate Soil Assessment Hamilton Harbour Development 485-489 Kingsford Smith Drive Hamilton" prepared by Butler Partners dated November, 2008. The report must include sufficient field survey and testing, and associated laboratory investigation and modelling to support the detailed structural design and site management for the proposed development. The Acid Sulfate and Groundwater management report shall be prepared by suitably qualified and experienced professionals, checked and certified that it is appropriate and provides sufficient information to support detailed design. The proposed development shall not result in any adverse impact on the surrounding properties and receiving environment as a consequence of the exposure of acid sulfate soils or the removal of groundwater. The development construction shall proceed in accordance with the certified Acid Sulfate and Groundwater Management Plan which will be integrated with the site based construction management plan.	Prior to the preparation of detailed design
16	Contaminated Land The development shall proceed subject to the EPA permit and third party review for the remediation of contaminated soils in accordance with the <i>Environmental Protection Act 1994</i> . All associated remediation works shall be undertaken and completed, and final clearances issued.	Prior to commencement of use of the relevant stage of development
17	Air Quality The development shall proceed generally in accordance with the report Air Quality Assessment prepared by Vipac dated 8 April, 2008. Should any conditions change on-site, or assumptions be proven incorrect, a revised/updated report shall be prepared.	As indicated

CONDITION		TIMING
18	Waste Management The development shall proceed generally in accordance with the report Waste Management Plan prepared by Wastech Engineering dated 17 November, 2008. Should any conditions change on-site, or assumptions be proven incorrect, a revised/updated report should be prepared.	As indicated
19	Acoustics The development shall proceed generally in accordance with the report "Hamilton Harbour Development Application – Environmental Noise Assessment" prepared by Basset Consulting Engineers dated 3 November, 2008. Should any conditions change on-site, or assumptions be proven incorrect, a revised/updated report should be prepared.	As indicated
20	Public Lighting Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access. Enter into an agreement with an electricity supplier to provide a lighting system in accordance with the above approved lighting design plans.	Prior to commencement of use
21	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the BCC's "Subdivision and Development Guidelines".	Prior to commencement of use
22	Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the BCC's "Subdivision and Development Guidelines".	Prior to commencement of use
23	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 connection with the approved development in accordance with the BCC's "Subdivision and Development Guidelines".	Prior to commencement of use
24	Delineation of Public/Private Realm Areas Submit for approval from the Urban Land Development Authority further details of the proposed treatment of and delineation between the public and privately accessible park and recreation areas within the site.	Prior to approval of building works

CONDITION	TIMING
25 Public Realm Works Undertake public realm works in accordance with approved Hamilton Harbour Landscape Design Report pages 1-20. These works are to include: • footpath and public pedestrian areas • public lighting • awning treatment and lighting • shade structures • driveway materials and finishes • street trees This work is to be carried out in accordance with the following standards: • AS1428.1 <i>Design of Access and Mobility</i> • AS1428.4 Tactile Ground Surface Indicators • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) • AS/NZS 1158.3.1, 1999 Pedestrian Area Lighting This work is to be certified by a suitably qualified urban design/landscape architect professional in accordance with the <i>ULDA Certification Procedures Manual</i> and to the satisfaction of the ULDA. On completion of this work submit written certification and “as constructed” plans to the ULDA demonstrating compliance with this condition.	Prior to commencement of use and to be maintained
26 Design Requirements Submit for approval from the Urban Land Development Authority further details of the commercial building’s northern façades thermal performance, including its glass type, materials, colours and finishes consistent with the approved plans.	Prior to approval for building works
27 Air Conditioning Split system air conditioning units are not to be located on balconies to any residential units or on any external building facades where they may be visible from outside the site.	As indicated
28 Detailed Landscape Plan Prepare a detailed Landscape Plan for landscape areas nominated on the approved Hamilton Harbour Landscape Design Report pages 1-20. This work is to be certified by a suitably qualified landscape architect professional in accordance with the <i>ULDA Certification Procedures Manual</i>. On completion of this work submit written certification to the ULDA demonstrating compliance with this condition. On completion, provide written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan.	Prior to commencement of use

CONDITION	TIMING
29 Provide 3D Computer Model Submit to the Urban Land Development Authority a three dimensional computer model of the development at a time and in a format and level of detail to be advised by the ULDA.	As Indicated.
30 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 <i>ULDA Certification Procedures Manual</i>.	As Indicated.
31 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 endorsed plans, approved modifications.	As Indicated.
32 Dedicate as Road Dedicate as road the area shown as new road on the approved drawings and documents. Dedication is to occur prior to occupation of the Stage of development at which the Infrastructure Contribution for the road dedication (referred to in conditions 33 – 36) is paid. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Urban Land Development Authority.	As indicated

STAGE A

33 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of infrastructure for Community Purposes, Sewerage, Transport, Water and Waterways as attributed to the Brisbane City Council Infrastructure Contributions Planning Scheme Policy for Stage A at the rates applicable at the time of payment. You may be entitled to Brisbane City Council's infrastructure contributions subsidy of 35% in accordance with Council's Infrastructure Contributions Subsidy Administration Policy provided that the approval takes effect and the contribution is paid prior to 30 June in the financial year following the financial year in which the approval takes effect, or in accordance with any timeframes specified in any future amendments to the Policy. No development may be occupied or use commenced until the infrastructure contributions have been paid to the ULDA.	Prior to endorsement of Building Format Plan
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STAGE B

34 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of infrastructure for Community Purposes, Sewerage, Transport, Water and Waterways as attributed to the Brisbane City Council Infrastructure Contributions Planning Scheme Policy for Stage B at the rates applicable at the time of payment. You may be entitled to Brisbane City Council's infrastructure contributions subsidy of 35% in accordance with Council's Infrastructure Contributions Subsidy Administration Policy provided that the approval takes effect and the contribution is paid prior to 30 June in the financial year following the financial year in which the approval takes effect, or in accordance with any timeframes specified in any future amendments to the Policy. No development may be occupied or use commenced until the infrastructure contributions have been paid to the ULDA.	Prior to endorsement of Building Format Plan
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STAGE C

35 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of infrastructure for Community Purposes, Sewerage, Transport, Water and Waterways as attributed to the Brisbane City Council Infrastructure Contributions Planning Scheme Policy for Stage C at the rates applicable at the time of payment. You may be entitled to Brisbane City Council's infrastructure contributions subsidy of 35% in accordance with Council's Infrastructure Contributions Subsidy Administration Policy provided that the approval takes effect and the contribution is paid prior to 30 June in the financial year following the financial year in which the approval takes effect, or in accordance with any timeframes specified in any future amendments to the Policy. No development may be occupied or use commenced until the infrastructure contribution have been paid to the ULDA.	Prior to endorsement of Building Format Plan
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STAGE D

36 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of infrastructure for Community Purposes, Sewerage, Transport, Water and Waterways as attributed to the Brisbane City Council Infrastructure Contributions Planning Scheme Policy for stage D at the rates applicable at the time of payment. You may be entitled to Brisbane City Council's infrastructure contributions subsidy of 35% in accordance with Council's Infrastructure Contributions Subsidy Administration Policy provided that the approval takes effect and the contribution is paid prior to 30 June in the financial year following the financial year in which the approval takes effect, or in accordance with any timeframes specified in any future amendments to the Policy.	Prior to endorsement of Building Format Plan
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No development may be occupied or use commenced until the infrastructure contribution have been paid to the ULDA.	
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*The above shading highlights the changes made the UDA development approval conditions.

STANDARD ADVICE

Brisbane City Council Service Connections

To connect into Brisbane City Council's water and sewer system you will be required to submit an application and pay an applicable fee to the Council's Development Assessment Team North. Please note that the Council will issue a letter of endorsement rather than an operational works approval.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Food Hygiene

All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the *Food Hygiene Regulations of 1989*. The premises are required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations.

Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact their call centre on 3403 8888.

Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council-Licensing & Compliance.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be used outdoors in Brisbane. For further information please contact BCC Licence & Compliance on 3403 8888.

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.

