

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 SI1551, Lot 100 on SP116284, Lot 650 on SL2212 and Lot 1 on SP206759
Type of approval	UDA development approval for a 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	DEV000013_09
Decision	APPROVED
Decision date	19 March 2010

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan	A-11-01 Rev 18	27.11.09
Built Form separation distances	A-11-10 Rev 1	16.02.10
Basement Level B1 Floor Plan	A-11-02 Rev 22	27.11.09
Basement Level B2 Floor Plan	A-11-03 Rev 16	27.11.09
Basement Level B3 Floor Plan	A-11-04 Rev 6	27.11.09
Basement Level B4 Floor Plan	A-11-05 Rev 6	27.11.09
Site Section A	A-11-06 Rev 3	27.11.09
Central Retail Building Floor Plans, West Elev and Section A-A	A-11-07A Rev 13	27.11.09
Central Retail Building Street Elevation & Poolside Elevation	A-11-07B Rev 13	27.11.09
Site Roof Plan	A-11-11 Rev 4	27.11.09
Staging Plan	A-11-12 Rev 6	27.11.09
Commercial C1 Ground Floor Plan	A-C1-21-01 Rev 9	27.11.09
Commercial C1 Floor Plan Level 1	A-C1-21-02 Rev 9	27.11.09
Commercial C1 Typical Floor Plan Level 2	A-C1-21-03 Rev 9	27.11.09
Commercial C1 Typical Floor Plans Levels 3 & 4	A-C1-21-04 Rev 9	27.11.09
Commercial C1 Level 5 Floor Plan	A-C1-21-05 Rev 2	27.11.09
Commercial C1 Roof Plan	A-C1-21-10 Rev 8	18.06.09
Commercial C1 North Elevation	A-C1-30-02 Rev 5	27.11.09
Commercial C1 South Elevation	A-C1-30-03 Rev 5	27.11.09
Commercial C1 Section A-A	A-C1-40-01 Rev 4	27.11.09
Commercial C2 Ground Floor Plan	A-C2-21-01 Rev 8	27.11.09
Commercial C2 Level 1 Floor Plan	A-C2-21-02 Rev 7	27.11.09
Commercial C2 Typical Floor Plans Levels 2-7	A-C2-21-05 Rev 7	27.11.09
Commercial C2 Level 8 Floor Plan	A-C2-21-06 Rev 6	27.11.09
Commercial C2 Roof Plan	A-C2-21-10 Rev 5	27.11.09
Commercial C2 East Elevation	A-C2-30-01 Rev 5	27.11.09
Commercial C2 North Elevation	A-C2-30-02 Rev 5	27.11.09
Commercial C2 South Elevation	A-C2-30-03 Rev 5	27.11.09
Commercial C2 West Elevation	A-C2-30-04 Rev 5	27.11.09
Commercial C2 Section A-A	A-C2-40-01 Rev 4	27.11.09

Residential Tower 1 Ground Floor Plan	A-R1-21-01 Rev 8	27.11.09
Residential Tower 1 Level 1 Floor Plan	A-R1-21-02 Rev 8	27.11.09
Residential Tower 1 Level 2 Floor Plan	A-R1-21-03 Rev 8	27.11.09
Residential Tower 1 Levels 3-6 Floor Plan	A-R1-21-04 Rev 8	27.11.09
Residential Tower 1 Levels 7-9 Floor Plan	A-R1-21-05 Rev 7	27.11.09
Residential Tower 1 Levels 10-15 Floor Plan	A-R1-21-06 Rev 8	27.11.09
Residential Tower 1 Level 16 Floor Plan	A-R1-21-07 Rev 8	27.11.09
Residential Tower 1 Levels 17-20 Floor Plan	A-R1-21-08 Rev 8	27.11.09
Residential Tower 1 Levels 21 Floor Plan	A-R1-21-09 Rev 8	27.11.09
Residential Tower 1 Roof Terrace Floor Plan	A-R1-21-10 Rev 6	27.11.09
Residential Tower 1 Roof Plan	A-R1-21-11 Rev 4	27.11.09
Residential Tower 1 West & South Elevations	A-R1-30-01 Rev 8	27.11.09
Residential Tower 1 North & East Elevations	A-R1-30-02 Rev 7	27.11.09
Residential Tower 1 Sections – Sheet 1	A-R1-40-01 Rev 6	27.11.09
Residential Tower 1 Sections – Sheet 2	A-R1-40-02 Rev 7	27.11.09
Residential Tower 2 Ground Floor Plan	A-R2-21-01 Rev 7	27.11.09
Residential Tower 2 Level 1 Floor Plan	A-R2-21-02 Rev 6	27.11.09
Residential Tower 2 Level 2 Floor Plan	A-R2-21-03 Rev 6	27.11.09
Residential Tower 2 Levels 3-9 Floor Plan	A-R2-21-04 Rev 6	27.11.09
Residential Tower 2 Levels 10-15 Floor Plan	A-R2-21-05 Rev 6	27.11.09
Residential Tower 2 Levels 16-18 Floor Plan	A-R2-21-06 Rev 6	27.11.09
Residential Tower 2 Roof Terrace Floor Plan	A-R2-21-07 Rev 5	27.11.09
Residential Tower 2 Roof Plan	A-R2-21-08 Rev 5	27.11.09
Residential Tower 2 South & West Elevations	A-R2-30-01 Rev 9	27.11.09
Residential Tower 2 East & North Elevations	A-R2-30-02 Rev 9	27.11.09
Residential Tower 2 Section 1 & 2	A-R2-41-01 Rev 9	27.11.09
Residential Tower 3 Ground Level Plan	A-R3-21-01 Rev 4	27.11.09
Residential Tower 3 Level 1 Floor Plan	A-R3-21-02 Rev 4	27.11.09
Residential Tower 3 Level 2 Floor Plan	A-R3-21-03 Rev 4	27.11.09
Residential Tower 3 Level 3 Floor Plan	A-R3-21-04 Rev 4	27.11.09
Residential Tower 3 Level 4 Floor Plan	A-R3-21-05 Rev 4	27.11.09
Residential Tower 3 Level 5 Floor Plan	A-R3-21-06 Rev 3	27.11.09
Residential Tower 3 Level 6 Floor Plan	A-R3-21-07 Rev 3	27.11.09
Residential Tower 3 Levels 7-9 Floor Plan	A-R3-21-08 Rev 4	27.11.09
Residential Tower 3 Levels 10-15 Floor Plan	A-R3-21-09 Rev 2	27.11.09
Residential Tower 3 Level 16 Floor Plan	A-R3-21-12 Rev 3	27.11.09
Residential Tower 3 Level 17 Floor Plan	A-R3-21-13 Rev 3	27.11.09
Residential Tower 3 Level 18 & 19 Floor Plan	A-R3-21-14 Rev 3	27.11.09
Residential Tower 3 Roof Deck Plan	A-R3-21-15 Rev 2	27.11.09
Residential Tower 3 Roof Plan	A-R3-21-16 Rev 2	27.11.09
Residential Tower 3 West & North Elevation	A-R3-30-01 Rev 3	27.11.09
Residential Tower 3 East & South Elevation	A-R3-30-02 Rev 3	27.11.09
Residential Tower 3 Section 1	A-R3-41-01 Rev 3	27.11.09
Landscape Design Report	2009-11-27 (J)	November 2009
GTA Consultants – Hamilton Harbour Transport Impact Assessment	Issue C	18 June 2009
Hamilton Harbour Development Application – Environmental Noise Assessment report by AECOM	600490478FJTA.9RP	17 June 2009

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Beatriz Gomez DA Manager Development Assessment Urban Land Development Authority	Jill McLaughlan Project Coordinator Manager Planning Services Property Development Division Devine Limited
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GENERAL – All condition which apply to stages 1 to 5

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 of each stage 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 outlines in the <i>ULDA Certification Procedure Manual</i> . No work is to commence until the certification documents submitted by the Project Coordinator is 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 subject site and public plaza areas, and ensure that access ways are designed to cater for disabled persons in accordance with “Australian Standard AS1428.1”.	Prior to the commencement of use and then to be maintained.
5	Exclusion of use of premises as a Supermarket/Department Store The approved use of premises 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.	At all times

CONDITION	TIMING
6 Community Management Statement Any Community Management Statement is to contain the following requirements/information - 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 green travel plan for tenancies over 500m² of GPA, is to be prepared in accordance with section 4.5.1 of the approved <i>GTA Consultants – Hamilton Harbour Transport Impact Assessment</i> issue C dated 18 June 2009. The Green Travel plan is to be supplied to tenants occupying tenancies greater than 500m² of GFA. - a statement disclosing to purchasers that the site is located in proximity to Brisbane Airport 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 and to be maintained
7 Green star rating Submit to the ULDA Green Star rating certificate demonstrating that: the commercial buildings have achieved a 5 Star rating using the Office Design Version 3 rating tool.	Prior to the commencement of use
8 Traffic & Transport a) Submit detailed design of car parking. The submission shall include certification from a Registered Professional Engineer Queensland (RPEQ – Civil) that the designs comply with the provisions of the Australian Standard/New Zealand Standard for Off-street Car Parking (AS/NZ 2890.1-2004) except as modified by appendix C of approved <i>GTA Consultants – Hamilton Harbour Transport Impact Assessment</i> report prepared by GTA Consultants Issue C dated 18 June 2009 b) Submit certification from a Registered Professional Engineer Qld (RPEQ) that site access, delivery vehicle movement (parking and loading) and pedestrian and cyclist facilities has been constructed in accordance with the approved <i>GTA Consultants – Hamilton Harbour Transport Impact Assessment</i> report Issue C dated 18 June 2009	Prior to approval for building works for the relevant stage of development Prior to the commencement of use for the relevant stage of development
9 Construction Management Plan Prepare and submit to the ULDA a site based construction management plan for each stage of development 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;	Prior to and during site works

CONDITION	TIMING
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 plans prepared specifically for this site; f. management of road 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.	
10 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
11 Water, Sewerage and Stormwater infrastructure a) Obtain approval from the Queensland Urban utilities to connect to their water and sewerage infrastructure b) Submit the details design of the water, sewerage and stormwater infrastructure certified by a Registered Professional Engineer Queensland (RPEQ – Civil) that all works have been inspected and been constructed in accordance with relevant provisions of the Brisbane City Council's <i>Subdivision and Development Guidelines</i>. Upon completion and certification of the works 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	a) Prior to the commencement of any water or sewerage infrastructure work b) Prior to commencement of use for each stage of development

CONDITION	TIMING
12 Public utility easements Public utility easements must be provided, in favour of and at no cost to Brisbane City Council, over Council infrastructure (i.e. Drainage infrastructure that becomes contributed assets) located in private land. The terms of the easements must be to the satisfaction of the Chief 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.	Prior to the commencement of use
13 Acid Sulfate Soils Submit to the ULDA an Acid Sulfate and Groundwater investigation and report. The report must include sufficient field survey and testing, and associated laboratory investigation and modelling to support the details structural design and site management for the proposed development. The Acid Sulfate and Groundwater management report shall be prepared by suitably qualified and experienced professional, checked and certified that it is appropriate and provides sufficient information to support details 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 sulphate soils or the removal of groundwater.	Prior to commencement of excavation works approval for Building Works
14 Contaminated Land a) Obtain approval from the Department of Environment and Resource Management (DERM) for third party review for the Remediation Plan regarding contaminated soils onsite in accordance with the <i>Environmental Protection Act 1994</i>. b) Submit approved Remediation Plan to the ULDA	a) Prior to commencement of site works b) Prior to approval for Building Works
15 Waste Management Enter into an agreement with Brisbane City Council to provide a waste collection service to the development.	Prior to commencement of use.
16 Acoustics Submit written confirmation from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the objectives for controlling noise intrusion into both the residential and commercial buildings specified within the approved <i>Hamilton Harbour Development Application – Environmental Noise Assessment</i> prepared by AECOM document number 600490478FJTA.9RP dated 17 June 2009.	Prior to commencement of use of each stage of development.

CONDITION	TIMING
17 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.	Prior to commencement of use and to be maintained
18 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
19 Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
20 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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
21 Public Realm Works Undertake public realm works in accordance with the approved <i>Hamilton Harbour Landscape Design Report</i>. 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 Design of Access and Mobility • 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 ULDA <i>Certification Procedures Manual</i> and to the satisfaction of the ULDA.	Prior to commencement of use of the relevant stage of development and to be maintained.

CONDITION	TIMING
Where works are proposed within the road reserve, the detailed design is to be submitted to Brisbane City Council for any applicable approvals required under relevant local laws. On completion of this work submit written certification and “as constructed” plans to the ULDA demonstrating compliance with this condition.	
22 Design Requirements a) Submit for approval further details of the commercial building's northern facades thermal performance, including its glass type, materials, colours and finishes consistent with the approved plans. b) The loading dock screen between Commercial Buildings 1 & 2 is to be 50% transparent to allow for visual surveillance from Kingsford Smith Drive footpath into the site. c) As confirmation of the delivery of a superior design outcome, the Architect as author of the approved design shall submit written confirmation to the ULDA that the development has been constructed generally in accordance with the approved plan/s, drawing/s and document/s	a) Prior to approval for building works for the relevant stage of development b) Prior to commencement of use and to be maintained c) Prior to the commencement of use
23 Detailed Landscape Plan a) Submit to the ULDA for approval a detailed landscape plan for landscape areas nominated in the approved <i>Hamilton Harbour Landscape Design Report</i> number 2009-11-27 (J) dated November 2009. Details must include how privacy and security is to be maintained for the interface between residential units and the public park and the clear delineation between private and public spaces. This work is to be certified by a suitably qualified landscape architect professional in accordance with the <i>ULDA Certification Procedures Manual</i>. b) 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 for building works for the relevant stage of development b) Prior to commencement of use of the relevant stage.
24 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>.	Prior to commencement of building work

CONDITION		TIMING
25	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
26	Air Conditioning Split system air conditioning units are not 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 and to be maintained
27	Provide 3D Computer Model Submit to the Urban Land Development Authority a three dimensional computer model of the development in a format and level of detail to be advised by the ULDA.	Prior to commencement of use for each stage.
28	Dedicate as Road Dedicate as road to the Brisbane City Council, the area shown as new roads on the approved Site Plan A-11-01 Rev 18 dated Sept 2008. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Brisbane City Council	Prior to the commencement of use of stage 3 of the development.

STAGE 1

29	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA’s Infrastructure Charging Policy and at the rate applicable at the time of payment.	Prior to endorsement of Building Format Plan
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STAGE 2

29	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA’s Infrastructure Charging Policy and at the rate applicable at the time of payment.	Prior to endorsement of Building Format Plan
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STAGE 3

29	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy and at the rate applicable at the time of payment. No use may commence until the infrastructure contributions have been paid to the ULDA.	Prior to endorsement of Building Format Plan
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STAGE 4

29	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy and at the rate applicable at the time of payment.	Prior to endorsement of Building Format Plan
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STAGE 5

29	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the ULDA's Infrastructure Charging Policy and at the rate applicable at the time of payment. No use may commence until the infrastructure contributions have been paid to the ULDA.	Prior to endorsement of Building Format Plan
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STANDARD ADVICE

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, 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 6:30am or after 6:30pm.

Advertising Signs

Brisbane City Council is responsible for administering the Local Law that regulates how, where and what kind of advertising signs can be displayed 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.

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.

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 1982 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 of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA 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.