



16 June 2010

ULDA Ref No: DEV000013_09

Jill McLauchlan
Hamilton Harbour Developments Pty Ltd
PO Box 7087, Riverside Centre
BRISBANE QLD 4001

Dear Jill

Re: Decision Notice - Change UDA development approval under (s75) of the *Urban Land Development Authority Act 2007* 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 St, Hamilton described as Lot 544 SL1514, Lot 550 SL1551, Lot 100 SP116284, Lot 650 SL2212 and Lot 1 SP206759.

I am pleased to inform you that on 16 June 2010, the above mentioned change to a UDA development application was approved in accordance with the attached UDA development approval package.

In relation to Condition 29, the ULDA's Infrastructure Charging Policy has yet to be finalised and approved by the Minister for Infrastructure and Planning. The condition has been drafted in this way to enable you to take advantage of the ULDA's future Infrastructure Charging Policy.

At this point in time, the ULDA is proposing to set an upfront charge for infrastructure in the order of:

draft Infrastructure Charges 2009 – Northshore Hamilton

Unit Size - small (S), medium (M), large (L)	S	M	L
Infrastructure Charges	\$10,600	\$14,800	\$24,500

Attached S=<60sqm, M=60-100, L=>100sqm

Based on the above draft charges, the proposed contributions that would currently apply to your proposal have been estimated as:

406 units @ <60sqm	\$10,600.00 / unit	\$4,303,600.00
221 units @ 60-100sqm	\$14,800.00 / unit	\$3,270,800.00
32 units @ >100sqm	\$24,500.00 / unit	\$784,000.00
24,568m ² Retail + Commercial GFA	\$12,700 (per 100m ² GFA)	\$3,120,136.00
TOTAL		\$11,478,536.00

Please note that the rate charged per unit will be indexed each year by the 5 year averaged Construction Price Index (CPI).

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

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely

Matt Toon
PRINCIPAL PLANNER



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