

ULDA's APPROVAL PACKAGE

Site address and Real Property Description	Lot 3 on SP172658	19 HerculesSt Hamilton Qld 4007
Type of Approval	UDA Development Approval, subject to conditions	
Aspects of Development	Material Change of Use	
Description of Proposal	Multiple residential (582 units) Fast Food Premises, Food Premises, Indoor Sport and Recreation, Medical Centre, Office, Service Industry, and Shop (1,726m ²)	
Currency Period	7 Years from Decision Date	
ULDA Reference Number	DEV2010/091	
Decision Date	Approved - 06 May 2011	

Approved Drawings or Documents	Number	Plan or Document Date
Development Application Basement 03 Plan	DA02 REVB	25-03-11
Development Application Basement 02 Plan	DA03 REVB	25-03-11
Development Application Basement 01 Plan	DA04 REVB	25-03-11
Development Application Level 01 Podium Plan (Amended in red)	DA05 REVC	25-03-11
Development Application Level 02 Plan	DA06 REVD	28-04-11
Development Application Level 03 Plan	DA07 REVD	28-04-11
Development Application Level 04 Plan	DA08 REVD	28-04-11
Development Application Level 05 Plan	DA09 REVD	28-04-11
Development Application Level 06 Plan	DA10 REVD	28-04-11
Development Application Level 07-08 Plan	DA11 REVD	28-04-11
Development Application Level 09 Plan	DA12 REVD	28-04-11
Development Application Level 10 Plan	DA13 REVD	28-04-11
Development Application Typical Plan Level 11-16	DA14 REVD	28-04-11
Development Application Level 17 Plan	DA15 REVD	28-04-11
Development Application Level 18 Plan	DA16 REVD	28-04-11
Development Application Level 19 Plan	DA17 REVD	28-04-11
Development Application Level 20 Plan	DA18 REVD	28-04-11
Development Application Level 21 Plan	DA19 REVD	28-04-11
Development Application Level 22 Plan	DA20 REVD	28-04-11
Development Application Level 23 Plan	DA21 REVD	28-04-11
Development Application Roof Plan	DA22 REVB	25-03-11
Development Application Lift Over Run Roof Plan	DA23 REVB	25-03-11
Development Application Typical Unit Layouts	DA24 REVC	28-04-11
Development Application North Elevation (Amended in Red)	DA25 REVB	25-03-11
Development Application South Elevation (Amended in red)	DA26 REVB	25-03-11
Development Application East Elevation (Amended in red)	DA27 REVB	25-03-11
Development Application West Elevation (Amended in red)	DA28 REVB	25-03-11
Development Application Section 01	DA29 REVB	25-03-11
Development Application Section 02	DA30 REVB	25-03-11
Development Application Section 03 (Amended in red)	DA31 REVB	25-03-11
Development Application Section 04	DA32 REVB	25-03-11

Development Application Construction Staging Plan	DA36 REVD	28-04-11
Development Application Section 05	DA41 REVB	25-03-11
Development Application Section 06 (Amended in red)	DA42 REVB	25-03-11
Development Application Section 07	DA43 REVB	25-03-11
Development Application Section 08	DA44 REVC	25-03-11
Development Application Section 09&10	DA45 REVB	25-03-11
Development Application Section 11&12	DA46 REVB	25-03-11
Development Application Podium Detailed Perspectives	DA60 REVC	28-04-11
Development Application Podium Detailed Perspectives	DA61REVC	28-04-11
Development Application Podium Detailed Perspectives	DA62 REVB	25-03-11
Development Application Podium Detailed Perspectives	DA63 REVA	25-03-11
Development Application Podium Detailed Perspectives	DA65 REVA	25/03/11
Publicly Accessible Area	DA81 REVA	05-05-11
emf griffiths report '19 Hercules Street Hamilton Report for DA – ESD'	Issue J	24-03-11
Air Noise Environment Pty Ltd report 'Air Quality and Noise Assessment 19 Hercules Street, Hamilton'	Version 4	11-10
Butler Partners 'Contaminated Soil Investigation, Remediation and Validation High Rise Development, 19 Hercules Street,	Project No 010-195B	13 -10-10'
Bornhurst & Ward 'Engineering Report for Proposed Mirvac Hamilton Development at 16 Hercules Street Hamilton'	Project No. 10363' Rev A	11-10
Form Landscape Design Report	100708 DA01	30-03-11

PROJECT TEAM

Adele Fenwick Planner Development Assessment Urban Land Development Authority	Marcus Bloor Environmental Officer Sustainability and Innovation Urban Land Development Authority
Con de Groot Principal Engineer Development Assessment Urban Land Development Authority	Emma Greenhalgh Principal Planner Affordable Housing Urban Land Development Authority

CONDITION		TIMING
1.	Carry out the approved development Carry out the approved development in stages, generally in accordance with the approved plans/drawings and document/s.	Prior to the commencement of use of each stage of development and then to be maintained
2.	Complete all Operational and Building Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use of each stage of development

c) All work shall be undertaken in accordance with the endorsed construction management plan for each stage which must be current and available on site at all times during the construction period.

CONDITION	TIMING
5. Sewer connection – Queensland Urban Utilities (QUU) Nominated Assessment Authority a) Seek and obtain approval from QUU to connect into the existing sewerage infrastructure. Submit for approval to the QUU Engineering plans showing 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 Brisbane City Council's current Sewerage Standards. b) Construct the sewer connection in accordance with the approved plans required in part (a) 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. c) Provide to the ULDA all approval correspondence from QUU relating to part (a) of this condition.	Prior to the commencement of site works Prior to commencement of use Prior to commencement of use
6. Water - Queensland Urban Utilities (QUU) Nominated Assessment Authority a) Undertake flow and pressure test to determine the suitability of connecting to the existing 150mm water main and seek QUU approval to the connection point. b) Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002 c) Seek and obtain approval from QUU to connect into the existing water infrastructure. Submit for approval to the QUU Engineering plans showing the design 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 Brisbane City Council's current Sewerage Standards. d) 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 e) Provide to the ULDA all approval correspondence from QUU relating to part (a & b) of this condition.	Prior to the commencement of site works Prior to the commencement of site works Prior to the commencement of works Prior to commencement of use Prior to commencement of use
7. 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 commencement of use of each stage of development.
8. Stormwater system a) Submit to the ULDA stormwater drainage and management plans, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The plans shall be in accordance with Bornhurst & Ward '<i>Engineering Report for Proposed Mirvac Hamilton Development at 16 Hercules Street Hamilton, Project No. 10363</i>' dated Nov 2010. b) Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a)	Prior to commencement of use of each stage of development. Prior to

CONDITION	TIMING
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	commencement of use of each stage of development.
9. 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 Brisbane City Council. The terms of the easements must be to the satisfaction of the Chief Executive Officer.	Prior to commencement of use of each stage of development
10. Filling and Excavation a) Submit to the ULDA for endorsement an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). The plan is to demonstrate that residential and commercial lots are in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. 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.	Prior to the commencement of works Prior to the commencement of use.
11. Environmentally Relevant Activities (ERA) Brisbane City Council (BCC) – Nominated Assessing Authority a) Before: ▪ starting a new environmentally relevant activity on the land ▪ increasing the threshold for an environmentally relevant activity on the land ▪ re-establishing on the land an environmentally relevant activity that has been abandoned ▪ materially increasing the intensity or scale of an environmentally relevant activity on the land ▪ continuing an environmentally relevant activity on the land where: i. an approval for the activity ceases to have effect because of the operation of sections 619(2)(e) or 624(2)(b) of the <i>Environmental Protection Act 1994</i> or ii. there is no approval for the activity and it was, at any time before 4 October 2004, carried out without an environmental authority as required under the <i>Environmental Protection Act 1994</i> ▪ continuing on the land an environmentally relevant activity, carried out under an approval mentioned in 624(1)(b) of the <i>Environmental Protection Act 1994</i> or ▪ continuing an activity on the land, after the activity becomes an environmentally relevant activity an ERA management report must be provided to the Brisbane City Council (the “nominated assessing authority”) for assessment against relevant standards and requirements and approval by the nominated assessing authority. NOTE: An ERA management report must be completed in accordance with the ULDA's Guideline for Assessment of ERAs, available from the ULDA's website.	As Indicated

CONDITION	TIMING
b) Comply with the ERA management report as approved by the nominated assessing authority.	
12. Acid Sulfate a) Submit to the ULDA an Acid Sulfate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional. 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.	Prior to the commencement of works During the site works.
13. 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 the commencement of use.
14. 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 the commencement of use.
15. 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 the commencement of use.
16. Parking, Services & Bicycle Parking Construct and delineate the following requirements as indicated on the approved plan(s) of layout: • 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; • Parking on the site for 610 cars and for the loading and unloading of vehicles within the site; • Provide parking spaces for 590 Bicycles; and • Provide an appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.	Prior to the commencement of the use and then to be maintained
17. 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 the commencement of use
18. Community Management Statement Any Community Management Statement prepared under the Body Corporate and Community Management Act 1997 is to contain a copy of all conditions in the approval package which are applicable to the ongoing use.	Prior to the commencement of use and to be maintained

CONDITION		TIMING
19.	Public 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.	Prior to commencement of use and to be maintained
20.	Public Realm Works Submit to the ULDA for endorsement, detailed plans for the public realm area/s illustrated on drawing no DA 81, Rev A, dated 05/05/2011, including streetscape works. The detailed design is to be in accordance with Council's <i>Centres Detail Design Manual</i> and interim <i>Brisbane Streetscape Design Guidelines</i> and includes: - the treatments of footpaths and public pedestrian area - public lighting - awning treatment - shade structures - driveway materials and finishes - street trees a) Undertake all public realm works in accordance with the endorsed plan.	Prior to the commencement of site works Prior to commencement of use of each stage of development.
21.	Carshare Scheme Provide one (1) car park space in accordance with approved Plan No. DA05 revision C dated 25/03/2011 and amended in red for the future Carshare Scheme. This space is to be publicly accessible for use at all times in the location illustrated on the above stamped approved plan.	Prior to the commencement of the Carshare Scheme and then to be maintained
22.	Public Access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access to all publicly accessible areas at all times, 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 for each stage of development and then to be maintained
23.	Detailed Landscape Plan a) Submit to the ULDA for approval a detailed landscape plan generally in accordance with approved '<i>Landscape Design Report by Form landscape architects</i>' dated 30 March 2011. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. This work is to be certified by a suitably qualified landscape architect professional in accordance with the ULDA Certification Procedures Manual. 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.	Prior to building work commencing for the relevant stage of development Prior to building work commencing for the relevant stage of development

CONDITION		TIMING		
24.	Acoustics Submit to the ULDA 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 as specified and recommended in <i>Air Noise Environment Pty Ltd report 'Air Quality and Noise Assessment 19 Hercules Street, Hamilton, November 2010'</i>	Prior to commencement of use of each stage of development.		
25.	Sustainability Submit written confirmation from a suitable quality professional certifying that the development has been constructed to meet the objectives and recommendations as outlined in <i>emf griffiths report '19 Hercules Street Hamilton Report for DA – ESD, Issue J, March 24 2011'</i>	Prior to commencement of use of each stage of development.		
26.	Affordable Housing a) Deliver 14% of residential GFA (108 apartments) for affordable housing as follows: 93 one bedroom apartments at or below \$370,000, and 15 two bedroom apartments at or below \$550,000 b) Provide written evidence that part (a) of this condition has been complied with. <i>Note: Sale prices are indicated for the 2010/2011 financial year and are to be adjusted for each stage to be consistent with the ULDA current requirements.</i>	Prior to commencement of use of the final residential stage of development		
27.	Accessible Housing a) Construct 14.5% of apartments as accessible dwellings in accordance with the following approved plans: - DA06 Rev D and dated 28/04/11 - DA07 Rev D and dated 28/04/11 - DA08 Rev D and dated 28/04/11 - DA09 Rev D and dated 28/04/11 - DA06 Rev D and dated 28/04/11 - DA10 Rev D and dated 28/04/11 - DA11 Rev D and dated 28/04/11 - DA12 Rev D and dated 28/04/11 - DA13 Rev D and dated 28/04/11 - DA14 Rev D and dated 28/04/11 - DA15 Rev D and dated 28/04/11 - DA16 Rev D and dated 28/04/11 - DA17 Rev D and dated 28/04/11 - DA18 Rev D and dated 28/04/11 - DA19 Rev D and dated 28/04/11 - DA10 Rev D and dated 28/04/11 - DA20 Rev D and dated 28/04/11 - DA21 Rev D and dated 28/04/11 A summary of the accessible dwelling units to be provided for the development is as follows: <table><tr><td>Building 1</td><td>3 x one bedroom accessible - type 2 20 x two bedroom accessible</td></tr></table>	Building 1	3 x one bedroom accessible - type 2 20 x two bedroom accessible	As indicated
Building 1	3 x one bedroom accessible - type 2 20 x two bedroom accessible			

[illegible]

CONDITION	TIMING
c) Submit to the ULDA's Manager - Development Assessment for endorsement, all plans which are required to be amended to reflect the approved sketch plans DA60 Rev C and dated 28/04/11 and DA61 Rev C and dated 28/04/11, and to demonstrate appropriate design changes to Building 3. The amendments are to demonstrate how the podium treatments help contrast the tower from the podium for Building 3. Architectural treatments are also required to be provided to reflect the public nature of these elements and to provide adequate privacy and access to light and ventilation for occupants. d) Submit to the ULDA's Manager - Development Assessment for endorsement, all plans which are required to be amended to reflect the approved sketch plans DA60 Rev C and dated 28/04/11 and DA61 Rev C and dated 28/04/11, and to demonstrate appropriate design changes to Building 4. Architectural treatments are to be provided to ensure adequacy and durability and to reflect the public nature of these elements.	Prior to building work commencing Prior to building work commencing
30. Building 1 Screening Submit to the ULDA's Manager - Development Assessment for endorsement, all plans which are required to be amended to reflect the approved sketch plans DA60 Rev C and dated 28/04/11 and DA61 Rev C and dated 28/04/11, that demonstrate that external screening is provided to bedrooms and living rooms within 6 metres of the north eastern boundary of Building 1. Screening is to have the ability to screen the entire glazed or open area of these spaces where exposed to the adjacent boundary.	Prior to building work commencing
31. Building 3 Screening Submit to the ULDA's Manager - Development Assessment for endorsement, all plans which are required to be amended to reflect the approved sketch plans DA60 RevC and dated 28/04/11 and DA61 Rev C and dated 28/04/11, that demonstrate that external screening is provided to bedrooms and living rooms within 6 metres of the south western boundary of Building 3. Screening is to have the ability to screen the entire glazed or open area of these spaces where exposed to the adjacent boundary.	Prior to building work commencing
32. External Materials and Details Submit to the ULDA's Manager - Development Assessment for endorsement, further details of the external materials, colours and finishes generally consistent with the approved plans for all 4 buildings of the development.	Prior to building work commencing for each stage of the development
33. As Constructed Plans – Building Design & Treatments Submit to the ULDA As Constructed Plans for all 4 buildings of the development that certify the buildings have been constructed in accordance with the endorsed plans under conditions 29, 30 and 31 of this approval package.	Prior to the commencement of the use of each Building
34. Refuse Collection Submit to the ULDA's Manager – Development Assessment refuse collection approval from City Waste Services – BCC.	Prior to building work commencing

CONDITION		TIMING																													
35.	Hours of Operation – Vehicle Movements Upon commencement of the use, operation of heavy vehicles and/or waste collection vehicles must only occur between 7am – 7pm Monday to Saturday.	As indicated																													
36.	Infrastructure Charges 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 Interim Infrastructure Framework (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><tr><th>Use</th><th>Cost</th><th>Total</th></tr><tr><td>342 small units @0-60m²</td><td>\$11,235/unit</td><td>\$3,842,370</td></tr><tr><td>240 medium units @ 60-100m²</td><td>\$15,685/unit</td><td>\$3,764,400</td></tr><tr><td>1,726m² retail</td><td>\$13,460/100m²</td><td>\$242,280</td></tr><tr><td>Total general infrastructure charge</td><td>\$7,849,050</td><td></td></tr></table> Value uplift component <table><tr><th>Use</th><th>Cost</th><th>Total</th></tr><tr><td>16 small units @0-60m²</td><td>\$10,810/unit</td><td>\$172,960</td></tr><tr><td>12 medium units @ 60-100m²</td><td>\$16,215/unit</td><td>\$194,580</td></tr><tr><td>Total value uplift</td><td>\$367,540</td><td></td></tr></table> <table><tr><td>TOTAL</td><td>*\$8,216,590</td></tr></table> <i>* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index</i>	Use	Cost	Total	342 small units @0-60m ²	\$11,235/unit	\$3,842,370	240 medium units @ 60-100m ²	\$15,685/unit	\$3,764,400	1,726m ² retail	\$13,460/100m ²	\$242,280	Total general infrastructure charge	\$7,849,050		Use	Cost	Total	16 small units @0-60m ²	\$10,810/unit	\$172,960	12 medium units @ 60-100m ²	\$16,215/unit	\$194,580	Total value uplift	\$367,540		TOTAL	*\$8,216,590	Prior to commencement of use of each stage of development
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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*.

Urban Land Development Authority DEV2010/091

19 Hercules Street, Hamilton

Material Change of Use (Multiple residential, Fast Food Premises, Food Premises, Indoor Sport and Recreation, Medical Centre, Office, Service Industry, and Shop)

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.

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.