

DEV2012/205

2 August 2013

Mr Terry Woodfield
Brookfield Residential Properties
PO Box 372
HAMILTON QLD 4007

Dear Terry

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MIXED USE
DEVELOPMENT, MULTIPLE RESIDENTIAL (168 UNITS) AND SHOP (150M²) AT
HARBOUR ROAD, HAMILTON DESCRIBED AS LOT 812 ON SP172649**

On 24 July 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Peita McCulloch on 3024 4120.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	37B Harbour Road, Hamilton	
Lot on plan description	Lot number	Lot description
	Lot 812	SP172649
PDA development application details		
MEDQ reference number	DEV2012/205	
Lodgement date	2 July 2013	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Change to conditions 13,14, 20 and approved plans of mixed use development; Multiple Residential (168 units) and Shop (150m ²)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Original Decision date	25 May 2012
Change to approval	24 July 2013
Currency period	4 years from Original Decision date

Plans and specification

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
Site Plan – Ground External Works	SK02'01, Rev P15	1 July 2013
Site Plan – Roof	SK02'02, Rev P15	1 July 2013
Basement Floor Plan	SK03.00, Rev P23	17/06/2013
Ground Floor Plan	SK03.01, Rev P24	01/07/2013
Level 1 Floor Plan	SK03.02, Rev P23	17/06/2013
Level 2-3	SK03.03 – Rev P10	3 April 2012
Level 4-13 Floor Plans	SK03.04 – Rev P9	3 April 2012
Level 14 Floor Plan	SK03.06 – Rev P10	3 April 2012
Level 15 – Recreational Level	SK03.07 – Rev P10	3 April 2012 and amended in red by MEDQ 19 July 2013
North Elevation	SK04.01, Rev P24	1 July 2013 and amended in red by MEDQ 16 July 2013
West Elevation	SK04.02, Rev P23	03 June 2013
South Elevation	SK04.03, Rev P23	03 June 2013
East Elevation	SK04.04, Rev P24	17/07/2013
Sections A & B	SK05.01, Rev P23	02 Jan 2013
Section C	SK05.02 – Rev P10	3 April 2012
Portside Landscape DA Package, prepared by Lat 27 (as amended in red)	10131.01_Portside DA Building 2_A3_ULDA RFI_rev A	2 February 2012
Traffic Engineering Report, prepared by TTM Group	27486Trep.docx Final Report	21 December 2011
TTM Letter dated 24 February 2011, Andrew Riddles	27485Let2	24 February 2011
Engineering Report, prepared by Bornhorst + Ward Consulting Engineers	11001A Rev. BB	December 2011
Noise Impact Assessment, prepared by Acoustic Logic	20111176.1/1212A/R0/JS, Rev 1	2011
Acid Sulfate Soil Investigation Portside Wharf –	03900	13 March 2008

Stage 2, 4 & 5 Harbour Road Hamilton, prepared by Butler Partners		
Energy Compliance Report for Development Application, prepared by Energy Solutions	ABSA 60841	21 December 2011

CONDITIONS OF APPROVAL		TIMING
General / Planning Requirements		
1.	Carry out and construct the approved development Carry out and complete the development in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use and to be maintained
2.	Complete all operational works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the ULDA, in accordance with the relevant approval(s).	Prior to commencement of use
3.	General development works Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the development.	Prior to commencement of use
4.	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.	To be maintained
5.	Site preparation a) Demolish or relocate any buildings/structures and uses on the approved development site in accordance with the approved drawing(s) and ensure that only one building remains on each lot. b) If construction for the approved development does not commence within 4 months of the existing use of the site ceasing, submit to the ULDA's Manager – Development Assessment an interim landscape plan.	a) Prior to commencement of use b) As indicated

6.	Approval of 'as constructed' sustainable design a) Ensure the design achieves a minimum 3 star rating with an average 3.5 star rating in accordance with the stamped and endorsed <i>Energy Compliance Report</i>, prepared by Energy Solutions, dated 21 December 2011. b) Submit written confirmation from a suitably qualified sustainability professional to the ULDA's Manager – Development Assessment certifying that the development has been constructed to meet the objectives and recommendations as outlined in the <i>Energy Compliance Report</i>, prepared by Energy Solutions, dated 21 December 2011.	a) Prior to commencement of building works b) Prior to commencement of use
7.	Flooding All habitable floor levels are located above the defined flood event (DFE) flood level in accordance with Brisbane City Council's policy or standard. Where no policy or standard is applicable, as per the default DFE identified in <i>State Planning Policy 1/03 – Mitigating the adverse impacts of flood, bushfire and landslide</i> as amended from time to time.	Prior to approval for building works
8.	Light reflectivity and heat a) To ensure that glass and other reflective surfaces do not reflect specular rays that create undue nuisance, discomfort or hazard, submit to the ULDA's Manager – Development Assessment details of the proposed glazing ensuring that any reflective glass material has: • a level of light reflectivity of no greater than twenty (20) percent; and • a level of heat transmission of not less than twenty (20) percent. b) Install and maintain glazing in accordance with the Manufacturer's specification.	a) Prior to building work commencing b) Prior to commencement of use and to be maintained
9.	Lighting a) Where necessary, 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, including car parking areas. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure that all external lighting is in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists. e) Ensure lighting over publically accessible footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. f) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to commencement of use and to be maintained

10.	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 “ <i>Australian Standard AS1428.1</i> ”.	Prior to commencement of use and then to be maintained
11.	Affordable housing Submit to the ULDA's Manager – Development Assessment evidence that Building 2 delivered a minimum of 10 affordable units that are affordable to rent by households on the median household income for the Brisbane City Council local government area.	Prior to commencement of use
12.	Approval of ‘As Constructed’ Accessible Unit Design Submit written confirmation to the ULDA's Manager – Development Assessment that the development has constructed 38 accessible units with minimum door widths and clearances of 920mm in accordance with the following stamped approved plans: • Units 16 and 18 on Level 1 Floor Plan, Drawing No. SK03.02, Rev P10, dated 03 April 2012 • Units 6, 10 and 12 on Levels 2 – 3, Drawing No. Sk03.03, Rev P10, dated 03 April 2012 • Units 6, 10 and 12 on Levels 4 – 13 Floor Plans, Drawing No. SK03.04, Rev P9, dated 03 April 2012.	Prior to commencement of use
Architecture and Design		
13.	Northern elevation Undertake the development in accordance with the approved drawings, ensuring that the northern elevation of the Northern and Western facades of the building which overlooks the Pedestrian Spine: a) addresses the northern orientation of the facades; b) provides enhanced overlooking of the public realm where practicable; and c) acknowledges the facade as the principle address of the building to the pedestrian public realm through appropriate detailing and facade treatments.	Prior to survey plan endorsement
14.	River front entrance Ensure that the river front access as illustrated on approved drawings celebrates the importance of the southern shared building entrance.	Prior to survey plan endorsement
15.	Window sill treatments Window sills on all ground floor residential and Shop tenancies are to be no greater than 300mm above the corresponding footpath level. The use of reflective glass for Shops at Ground is not appropriate.	Prior to approval for building works

16.	Planters and screening Where planters and screening are above 1.5 metres from the adjacent public realm they are to be a maximum of 50% transparent.	Prior to commencement of use and ongoing
17.	Submit external details Submit the following for approval to the ULDA's Manager – Development Assessment: a) facade treatments; b) sun shading devices; and c) external materials, colours and finishes.	Prior to building work approval
18.	Balcony design All balconies are to be constructed in accordance with stamped approved architectural drawings and are to remain unenclosed.	Prior to commencement of use and to be maintained
19.	Screening to external AC and/or other mechanical plant a) No unscreened installations on the proposed development are to be visible from the surrounding sites, including from taller surrounding buildings. Submit for approval to the ULDA's Manager - Development Assessment, details of the proposed roof plant screening that is complementary to the overall design of the roof. b) Any installations located on walls or in garden areas are to be appropriately screened or shaped so as to integrate in a complementary manner with the overall design of the wall or garden area in which the installation is to be located. c) The screening structures outlined in a) and b) above must be constructed from using materials that are consistent with materials used elsewhere on the facade of the building.	a) Prior to approval for building works b) Prior to commencement of use c) Prior to commencement of use

Engineering		
20.	Access, grades, manoeuvring, carparks, signs, and lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: a) Delineate and sign the designated vehicle carpark areas in accordance with Brookfields Basement Floor Plan drawing No. SK03.00, Rev P23 dated 17/06/2013 b) 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. c) Manoeuvring on site for the loading and unloading of the vehicles(s). d) Parking on site for 219 cars and for the loading and unloading of vehicles within the site to be delivered in the following configuration • 182 regular spaces • 36 Tandem car spaces • 1 disabled car space in accordance with AS2890.6-2009 and including wheel stops e) A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. f) A height clearance sign located at the entrance(s) to undercover car parking areas. g) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. h) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. Note – where the parking aisle exceeds 100m in length, traffic control devices to be installed to control speed.	Prior to commencement of use and to be maintained
21.	Bicycle spaces Provide bicycle spaces and end of trip facilities in accordance with the Northshore Hamilton Urban Development Area Development Scheme. <i>Note. It is requested that provided bicycle spaces be in accordance with the following UDA provisions due to the accepted reduced car parking spaces.</i> <i>In residential:</i> Residents – a secure space per dwelling = 168 Visitors - a secure space per 400m² = 35 <i>In non-residential</i> Workers – a secure space per 200m² NLA = 0.45 space Visitors – a secure space per 1000m² = 0.09 space	Prior to commencement of use and to be maintained

22.	Streetscape improvements a) Submit for approval to the ULDA's Manager – Development Assessment detailed landscape plans for all proposed streetscape works along the Pedestrian Thoroughfare as illustrated on Drawing no. SK02'1 – Rev P10, dated 3 April 2012 and the pedestrian connection (Paved Forecourt) between Buildings 2 & 4 that links to Portside retail (Building 7), including planting, footpath treatment and any streetscape furniture. Streetscape works are to be in accordance with the Northshore Hamilton Urban Development Area Development Scheme and the <i>City Wide Streetscape Hierarchy</i> located in Brisbane City Council's <i>Centres Details Design Manuel</i>. b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA Principal Engineer that planting is satisfactory.	a) Prior to commencement of use and to be maintained b) As indicated
23.	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 survey plan endorsement

24.	Construction management plan a) Submit for approval to the ULDA's Principal Engineer a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • a construction monitoring programme during in ground construction work; • provision for the management of traffic around and through the site during and outside of construction work hours; • provision for parking and materials delivery during and outside of construction hours of work; • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later); • management of groundwater and surface water collection, treatment and disposal; • that the construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. 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. b) 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.	a) Prior to commencement of site works b) As indicated
25.	Waste management plan Submit to the ULDA's Principal Engineer written confirmation that the requirements of the Waste Management Plan, prepared by EnviroCom Australia and dated February 2012 has been complied with.	Prior to commencement of use and to be maintained
26.	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 the relevant Authority. The terms of the easements must be to the satisfaction of the relevant Chief Executive Officer.	Prior to commencement of use

27.	Filling and excavation a) Submit to the ULDA's Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. 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.	a) Prior to commencement of site works b) Prior commencement of use
28.	Acid sulphate a) Submit to the ULDA an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional, generally in accordance with Butler Partners 'Acid Sulphate Investigation Portside Wharf – Stage 2, Buildings 2, 4 & 5 Harbour Road Hamilton Project No 03900' dated 13th March 2008. 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.	a) Prior to commencement of works b) During the site works.
29.	On site erosion a) Submit to the ULDA's Principal Engineer, an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) Prior to site works commencing b) While site works/operational works/building works is occurring

30.	Protecting existing infrastructure a) New work in the vicinity of existing infrastructure must not damage or compromise the working ability of the existing infrastructure. b) Where alterations are required to public utility mains, existing mains, services or installations, the alterations are to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines" and all costs are to be born by the developer.	a) While site works are occurring, then to be maintained b) While site works are occurring, then to be maintained
31.	Sewer connection – Queensland Urban Utilities Nominated Assessment Authority a) Obtain written approval from QUU regarding connection into the existing sewerage infrastructure. b) Submit for approval to QUU engineering plans showing the design for any proposed augmentation of the sewer network and 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 QUU's current Standards. c) Construct the sewer connection in accordance with the approved plans and documents required in part/s (a) and (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. d) Submit to the ULDA's Principal Engineer, all of the approval correspondence from QUU relating to part (a) (b) and (c) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement d) Prior to survey plan endorsement

32.	Water – Queensland Urban Utilities Nominated Assessment Authority a) Obtain written approval from QUU to connect into the existing water infrastructure. b) Submit for approval to the QUU engineering plans showing the design for any proposed augmentation of the water network and 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 QUU's current Standards. c) 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 d) Submit to the ULDA's Principal Engineer all of the approval correspondence from QUU relating to part (b & c) of this condition. <i>Note – Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002</i>	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement d) Prior to survey plan endorsement
33.	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 survey plan endorsement
34.	Stormwater a) Submit to the ULDA's Principal Engineer stormwater engineering drainage and management plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) The plans must demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (i.e. peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a) 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.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement

35.	Integrated Water Management Plan Submit to the ULDA's Principal Engineer for approval an Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of site works
36.	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
37.	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 commencement of use
38.	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 commencement of use
39.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use
Certification Process <i>The following certification process applies due to the applicant signing up for Self Certification</i>		
40.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the ULDA.	Prior to commencement of site works

41.	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 ULDA Certification Procedures Manual.	Prior to commencement of construction
42.	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
Landscaping		
43.	Detailed Landscape Plan Submit for approval to the ULDA's Manager – Development Assessment a detailed landscape plan prepared by an Australian Institute of Landscape Architects registered landscape architect that: a) Is generally in accordance with the stamped approved Portside Landscape DA Package, prepared by Lat 27 (10131.01_Portside DA Building 2_A3_ULDA RFI_rev A) b) Illustrates the Pedestrian Spine (Pedestrian Thoroughfare), showing how it connects to the River and illustrates compliance and a degree of uniformity with the landscape treatments applied for Mirvac's Foreshore development north of the site (DEV2010/091). c) Illustrates the pedestrian connection between Buildings 2 & 4 that links to Portside retail (Building 7). d) 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 of building works b) Prior to approval of building works c) Prior to approve of building works d) Prior to survey plan endorsement
44.	Construct and maintain the works a) Carry out the landscaping and associated works documented in the approved detailed Landscape Plan in accordance with Best Trade Practice and to Industry Standards. b) Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	a) Prior to commencement of use b) To be maintained

Pollution																	
45.	Acoustics Submit written confirmation to the ULDA's Principal Engineer from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in Acoustic Logic 'Portside Building 2 Noise Impact Assessment' dated 19 th December 2011.	Prior to commencement of use															
46.	Food outlet refuse bin washing facility If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	Prior to commencement of use and to be maintained															
Monetary Contributions																	
47.	Infrastructure Contributions 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 <i>Interim Infrastructure Framework</i> (The Framework) which will apply for all development approvals issued prior to 30 June 2012. The current applicable general infrastructure charge is: <table border="1"> <tr> <td>25 Small units @ 0-60m² GFA</td><td>\$11,785/ unit</td><td>\$294,625</td></tr> <tr> <td>125 Medium units @ 60-100m² GFA</td><td>\$16,450/ unit</td><td>\$2,056,250</td></tr> <tr> <td>18 Large units @ >\$100m² GFA</td><td>\$27,230/ unit</td><td>\$490,140</td></tr> <tr> <td>150m² Retail</td><td>\$14,115/ 100m² GFA</td><td>\$21,172.50</td></tr> <tr> <td>TOTAL</td><td></td><td>* \$2,862,187.50</td></tr> </table> <i>* All amounts in this condition are in July 2011 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3-year moving average annual percentage increase in the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.</i>	25 Small units @ 0-60m ² GFA	\$11,785/ unit	\$294,625	125 Medium units @ 60-100m ² GFA	\$16,450/ unit	\$2,056,250	18 Large units @ >\$100m ² GFA	\$27,230/ unit	\$490,140	150m ² Retail	\$14,115/ 100m ² GFA	\$21,172.50	TOTAL		* \$2,862,187.50	Prior to survey plan endorsement
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TOTAL		* \$2,862,187.50															

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Affordable Housing

You are notified of your responsibility to meet the requirements of condition number 28 of the development approval for a material change of use dated 5 June 2009. The approval relates to land located at 45 harbour Road, Hamilton.

**** End of Package ****