

19 December 2012

ULDA Ref. No: DEV2012/399

Ms Catherine Byrnes
Brookfield Residential Properties
c/- RPS Group
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Catherine

RE: SECTION 53(1) INFORMATION REQUEST FOR UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE MULTIPLE RESIDENTIAL (31 DWELLING UNITS), SHOP, FOOD PREMISES AND MEDICAL CENTRE AT 35A HERCULES STREET, HAMILTON DESCRIBED AS LOT 910 ON SP172657, PART LOT 603 ON SP172640, LOT 605 ON SP213403 AND COMMON PROPERTY ON SP172640.

After undertaking an assessment of the UDA development application, the ULDA has determined that further information is required to decide the application in accordance with s. 53 of the *Urban Land Development Authority Act 2007* (the Act). The further information required by the ULDA is detailed below.

Gross Floor Area details

As per the Portside GFA Analysis table, provided 13 December 2012 please clarify the following GFA discrepancies found.

- The spreadsheet identifies Building 6 as having 13,765m² GFA approved. The drawings provided identify 15,484.99m² GFA.
- Building 8 is identified as having 8,517m² GFA approved. The drawings provided (DWG# 6121-211/1, dated 21 AUG 2012) identify 9,030m² GFA.
- The buildings approved for 5-9 Hercules Street are identified as having 6,527m² and 10,516m² GFA approved. The Consideration in Principle (dated 13 April 2012) identifies the GFA to be supported as 1,671m² (Stage 1) and 9,072m² (Stage 2), totalling 10,732m².

Energy Report

- An energy and sustainability report for the building.

In accordance with s. 53(1) of the Act the requested information must be given to the ULDA within 60 business days from the date of this notice.

Should you have any queries in relation to the progress of your UDA development application, please do not hesitate to contact Brianna Fyffe on 3174 0206.

Yours sincerely



BEATRIZ GOMEZ
MANAGER – DEVELOPMENT ASSESSMENT