

14 September 2010

ULDA Ref No: DEV2010/044

Emma Flood
C/- RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Emma

RE: UDA DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE (LANDING) AND OPERATIONAL WORK (TIDAL WORKS) FOR A PONTOON ADJOINING 33 & 33A HARBOUR RD HAMILTON, DESCRIBED AS LOT 8 ON SP179814 & LOT 15 ON SP172632

I am pleased to inform you that your application was approved on 9 September in accordance with the attached UDA Development Approval Package.

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

UDA Development Approval Package

Address of Site	33 & 33A Harbour Rd, Hamilton
Real Property Description	Lot 8 on SP179814 and Lot 11 on SP172632
Type of Application	UDA Development Approval for Material Change of Use (Landing) and Operational Work (Tidal Works)
Description of proposal	Pontoon
ULDA Reference Number	DEV2010/044
Package Approved	9 September 2010
Decision	APPROVED

Approved plan/s, drawing/s and document/s	Number	Date
Layout Plan & Water Allocation	JSP-CP-1574	2/8/10
Site Plan	JSP-CP-1575	2/8/10
Elevation	JSP-CP-1576	2/8/10
Department of Transport and Main Roads Regional Harbour Master Letter	710/01492(4) P41298 E38330	3 August 2010

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	Beatriz Gomez Development Assessment Manager Urban Land Development Authority
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CONDITIONS		TIMING
1.	Carry Out The Approved Development Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s).	While development is occurring on the site and then to be maintained
2.	Maintain The Approved Development Maintain the approved development in accordance with the approved drawing(s) and/or documents, and any relevant approval required by the conditions.	As indicated
3.	Structural Certification Submit to the ULDA structural certification by a Registered Professional Engineer of Queensland (RPEQ), or equivalent, as per the structural certification form <i>Certification of Construction of Tidal Works</i> , included with this approval which relates to Schedule 4A of the <i>Coastal Protection and Management Registration 2003</i> .	Prior to the commencement of use
4.	Maintenance and Restoration The owner/s of the Landing (Pontoon) are to be responsible for a. The future maintenance of the pontoon, walkway and associated structures and b. The restoration of any bank erosion along that portion of the bank fronting Lots 8 on SP179814 and Lot 11 on SP172632. This does not include any responsibility for the mooring dolphin adjacent to Lot	As indicated and to be maintained

CONDITIONS	TIMING
15 on SP163620.	
5 Port of Brisbane – Nominated Assessing Authority a. Submit to the <i>Port of Brisbane Pty Ltd's</i> Manager Spatial Data Services a complete set of hard-copy and electronic (in CAD format) "As Constructed" drawings. b. The owners of the pontoon / catwalks will be required to remove all vessels moored at the approved pontoons within 24 hours of receiving notice from the <i>Port of Brisbane Pty Ltd</i> or the Regional Harbour Master so as to allow for dredging activities to occur in, or adjoining, the berth pocket and approaches of the Brisbane Cruise Ship Terminal. These vessels may only be returned to the approved pontoons when a clearance do so is granted by the <i>Port of Brisbane Pty Ltd</i> or the Regional Harbour Master. c. To accommodate for the possibility of the owners of any vessel moored at the approved pontoons not being contactable at any given time, the owner must ▪ at all times, have arrangements in place with a commercial towing contractor that is able to shift any vessel moored at the approved facility to another location, on their behalf and ▪ submit to the <i>Port of Brisbane Pty Ltd</i> and the Regional Harbour Master the contact details of the appointed agent that is authorised to move their vessels on their behalf. It is the responsibility of the owner to ensure that these contact details remain current and are updated in the event of any changes to the arrangements in question.	a. Prior to the commencement of use b. As indicated and to be maintained c. Prior to commencement of use and to be maintained
6 Department of Transport and Main Roads – Nominated Assessing Authority Carry out and implement the fourteen (14) conditions specified in the approved Regional Harbour Master letter dated 8 July 2010 (Received).	As indicated and to be maintained
7 Marine Plants Construction is minimise impacts upon marine plants and potential marine plants habitat to ensure no net loss Note: Refer to Restoration of fish habitats: Fisheries Guidelines for marine areas (FHG 002) and Fisheries Guidelines for fish-friendly structures (FHG 006) regarding compliance with this condition.	At all times during construction
8 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
9 Construction Management Plan Prepare and submit to the ULDA a site based construction management	Prior to the commencement of the site works

CONDITIONS	TIMING
plan that will include but not be limited to - 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 sedimentation, erosion and dust generated from the site during and outside construction work hours - management of groundwater and surface water collection, treatment and disposal to accepted environmental standards - if found, management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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.	and then to be implemented at all times during construction

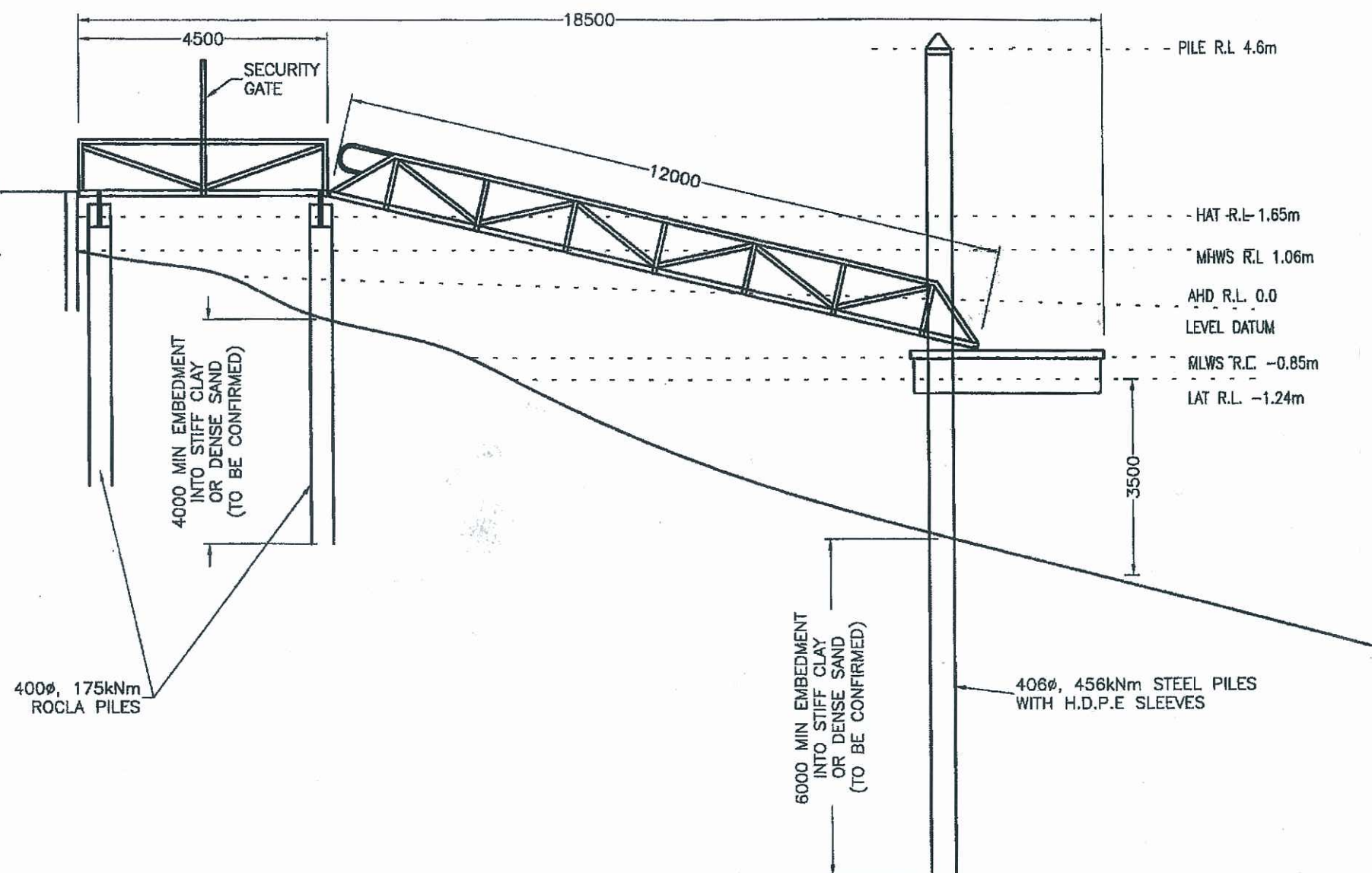
Standard Advice

Owner to assume or risks and costs

In relation to the activities of all dredging vessels and associated plant and any vessels involved in the mooring of cruise ships at the adjoining Cruise Ship Terminal, the owner will assume all risks and costs associated with any damage done to the approved pontoons, catwalks and any vessels moored at these facilities and any injury done to persons on these vessels or the adjoining pontoons or catwalks that may be reasonably expected to occur during the undertaking of dredging activities, cruise vessel mooring or related works associated with the operation, maintenance and future development of the Brisbane Cruise Terminal.

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.

**** End of Package ****



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9/9/10

TIDAL REFERENCE:
"CAIRNCROSS DOCK"
QLD TIDE TABLES 2010
QLD TRANSPORT

REV	DATE	AMENDMENT	REQD

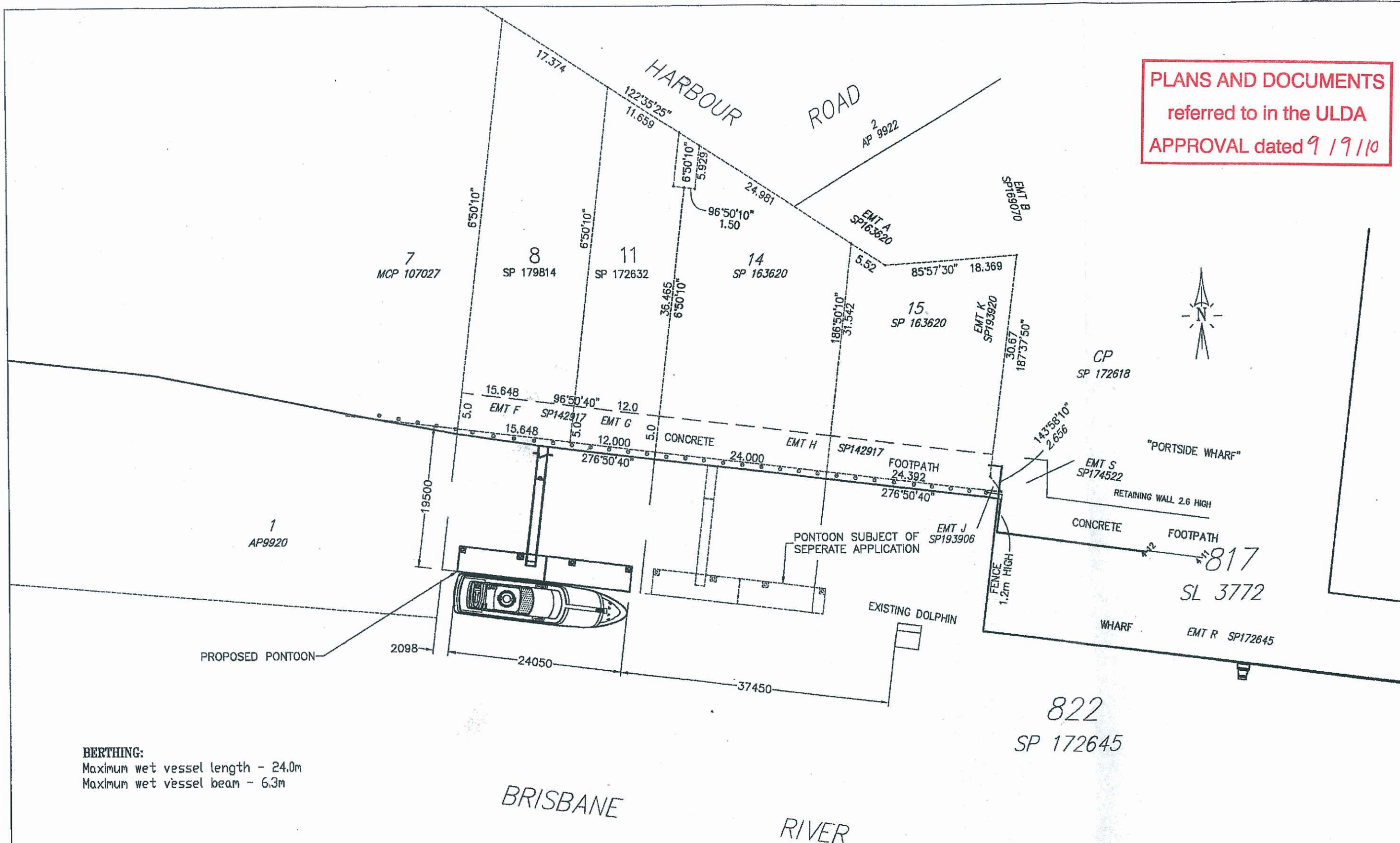
THE MARINA SPECIALIST
TRADING AS ACN 010633119
THE JETTY SPECIALIST
2 INDUSTRIAL AVE
CALOUNDRA
QLD, AUSTRALIA 4551
PHONE (07) 5492 5925
FAX (07) 5492 6699

Cardno ACN: 051 074 992
Cardno (Qld) Pty Ltd
Level 1, 5 Gardner Close, Milton 4064
P.O. Box 388, Toowong 4066
Ph (07) 3369 9822
Fax (07) 3369 9722
Email: cardno@cardno.com.au
CHECKED: *[Signature]* R.P.E.Q. 1667 DATE: 13-8-10

CLIENT: TYSON K
LOTS 8 (33) & 11 (33A)
HARBOUR RD, HAMILTON
PROJECT: PROPOSED PONTOON & CATWALK

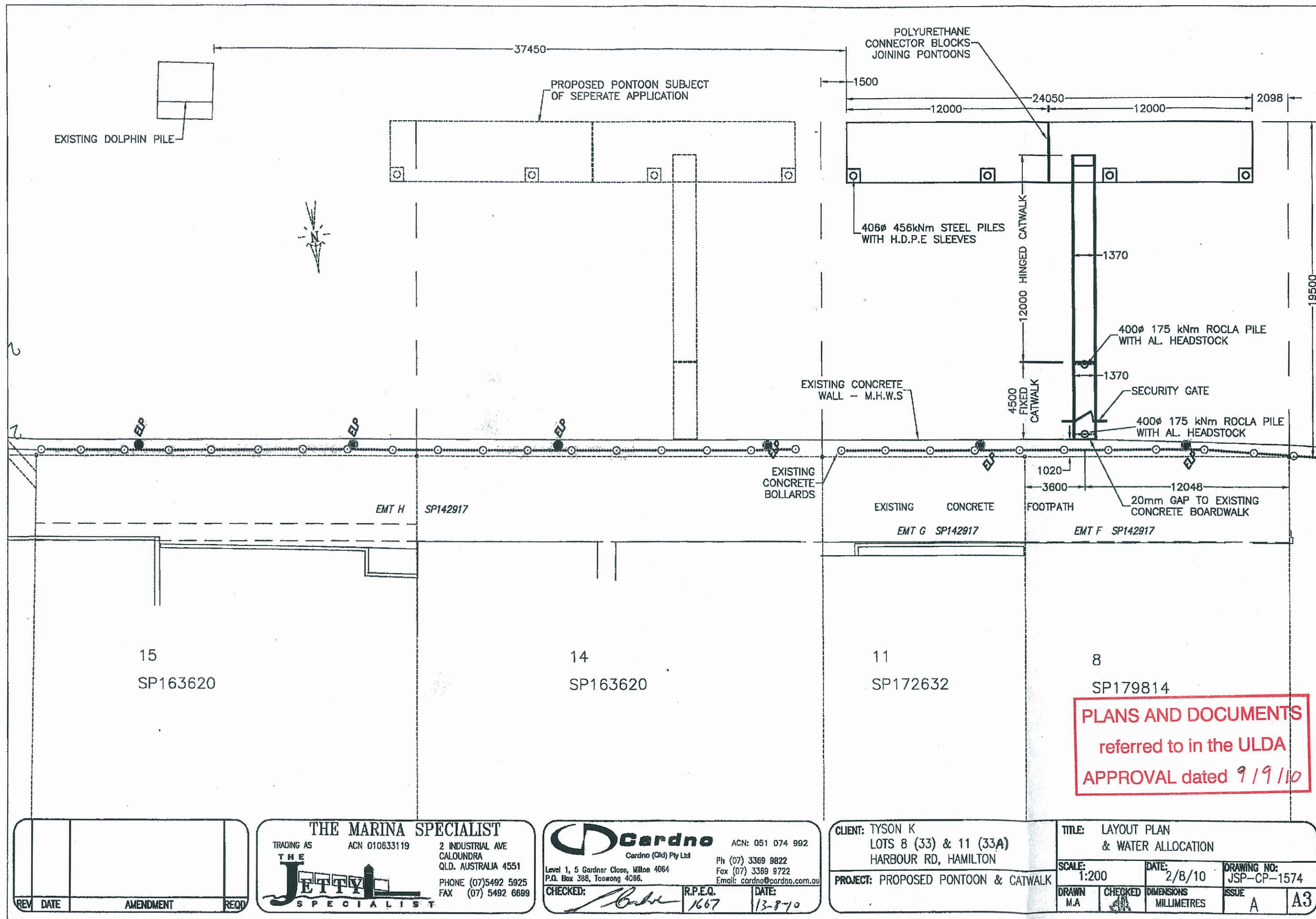
TITLE: ELEVATION
SCALE: 1:100
DATE: 2/8/10
DRAWING NO: JSP-CP-1576
DRAWN M.A. CHECKED *[Signature]* DIMENSIONS MILLIMETRES
ISSUE A A3

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9 / 9 / 10



BERTHING:
Maximum wet vessel length - 24.0m
Maximum wet vessel beam - 6.3m

				THE MARINA SPECIALIST TRADING AS ACN 010633119 THE JETTY SPECIALIST 2 INDUSTRIAL AVE CALOUNDRA QLD. AUSTRALIA 4551 PHONE (07)5492 5925 FAX (07) 5492 6699		Cardno ACN: 051 074 992 Cardno (Cld) Pty Ltd Ph (07) 3369 9822 Fax (07) 3369 9722 Email: cardno@cardno.com.au Level 1, 5 Gardner Close, Milton 4064 P.O. Box 388, Toowong 4066. CHECKED: <i>[Signature]</i> R.P.E.Q. 1667 DATE: 13-8-10		CLIENT: TYSON K LOTS 8 (33) & 11 (33A) HARBOUR RD, HAMILTON PROJECT: PROPOSED PONTOON & CATWALK		TITLE: SITE PLAN SCALE: 1:500 DATE: 2/8/10 DRAWING NO: JSP-CP-1575 DRAWN M.A. CHECKED <i>[Signature]</i> DIMENSIONS MILLIMETRES ISSUE A A3	
REV	DATE	AMENDMENT		REQD							



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9/9/10

REV	DATE	AMENDMENT	REQD

THE MARINA SPECIALIST
TRADING AS ACN 010633119
2 INDUSTRIAL AVE
CALOUNDRA
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PHONE (07) 5492 5925
FAX (07) 5492 6699

THE JETTY SPECIALIST

Cardno ACN: 051 074 992
Cardno (Qld) Pty Ltd
Level 1, 5 Gardner Close, Milton 4064
P.O. Box 388, Toowong 4066
Ph (07) 3369 9822
Fax (07) 3369 9722
Email: cardno@cardno.com.au

CHECKED: *[Signature]* R.P.E.Q. DATE: 1667 13-8-10

CLIENT: TYSON K
LOTS 8 (33) & 11 (33A)
HARBOUR RD, HAMILTON

PROJECT: PROPOSED PONTOON & CATWALK

TITLE: LAYOUT PLAN
& WATER ALLOCATION

SCALE: 1:200 DATE: 2/8/10 DRAWING NO: JSP-CP-1574

DRAWN M.A. CHECKED *[Signature]* DIMENSIONS MILLIMETRES ISSUE A A3



**Queensland
Government**

3 August 2010

The Jetty Specialist
2 Industrial Avenue
Caloundra Qld 4551

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9/9/10

Department of
Transport and Main Roads

RECEIVED
10 5 AUG 2010

Dear Sir

BY:

Operational Work, Prescribed Tidal Works – Request for comments
Pontoon - K Tyson, 33/33A Harbour Road, Hamilton (Lots 8/11)

Thank you for your letter of 22 July 2010 about your proposal to construct a pontoon at the location mentioned above.

As a concurrence agency, Maritime Safety Queensland has no objection to the proposal provided the following navigation and marine safety conditions are complied with.

1. The contractor must build the pontoon according to The Jetty Specialist, Drawing No JSP-CP-1570 Issue C, and JSP-CP-1572 Issue C, attached to your letter dated 22 July 2010.
2. No part of the structure or any ship berthed at this structure is to come closer than 1.5metres from the side boundaries of the allocated water space as shown on the submitted water allocation plan.
3. The pontoon and all freestanding piles must be lit and clearly visible to approaching vessels. The contractor must position all lighting so it does not cause a risk to the safe navigation of other vessels.
4. The proposed structure is positioned adjacent to an area of high activity & turbulence associated with the operation of the adjacent cruise terminal. The mooring and fendering arrangements of ships berthed at this pontoon should be configured accordingly. Your client is to be responsible for the risks and costs associated with any reasonably caused damage to the structure and /or ships berthed at this pontoon.
5. The applicant or his agent is responsible for the removal of any existing structure above or below the waterline, and must contain and remove any debris. Piles that interfere with the placement of this pontoon should be cut at a depth of at least 1-0m below river bed level.

Department of Transport and Main Roads
Maritime Safety Queensland
Marine Operations (Brisbane)
MacArthur Avenue East
Pinkenba Queensland 4008

Our ref 710/01492(4) P41298 E38330
Your ref
Enquiries Glenn Hale
Telephone +61 7 3860 3556
Facsimile +61 7 3860 3571
Website www.msq.qld.gov.au
Email glen.n.hale@msq.qld.gov.au

6. The ship moored at this pontoon must follow the most direct course from this structure to open waters and a similar direct course when returning to this pontoon.
7. The applicant is to ensure that the ship berthed at this structure must maintain sufficient under keel clearance at all stages of tide. The ship must comply with any local restrictions placed on channel depths and draft restrictions.
8. Any ships and equipment you or your agent use must comply with the *Transport Operations (Marine Safety) Act 1994*, the *Transport Operations (Marine Safety) Regulation 2004* and the *Transport Operations (Marine Pollution) Act 1995*.
9. You, or your agent, must supply the Harbour Master with completed "As Constructed" drawings within two weeks of the completion of the tidal works.
10. The Additional requirements agreed at the meeting of 20 July 2010 are to be met:
 - a. The applicant, any future owner and or their agent will be required to remove all vessels moored at the pontoon within 24 hours of receiving notice from the Harbour Master and /or Port of Brisbane Pty Ltd so as to allow dredging activities to occur in the adjacent areas.
 - b. To facilitate the removal of vessels, when the owner is unavailable, arrangements are to be in place for a commercial contractor to be available to conduct the removal. The applicant is to ensure the Harbour Master and Port of Brisbane Pty Ltd are provided with the relevant contact details.
11. Any ships using this structure must comply with the *Transport Operations (Marine Safety) Act 1994* and the *Transport Operations (Marine Safety) Regulation 2004*.
12. Any ship moored at this pontoon must not impede the safe navigation of other ships or restrict safe access to or from neighbouring structures.
13. Any ship, dry berth or device (including Air Lifting Pontoons) berthed, moored or attached to the pontoon must not exceed the following sizes:

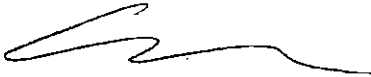
<i>Wet Berth</i>	<i>Dry Berth</i>
Length Overall - 24 metres	N/A
Beam - 6.3 metres	
14. The contractor must construct the pontoon within two years from the date of approval. If construction is not completed, you will need additional or amended comments from the Regional Harbour Master.

Maritime Safety Queensland does not need to be further consulted if all of the above conditions are met.

The above conditions must be included in your application to the assessment manager.

This agency will also forward a copy of this letter to the Assessment Manager.

Yours sincerely



 Captain Richard C Johnson
Regional Harbour Master (Brisbane)