

14th of August 2025

Frances Cassaniti
Associate Director
Mewing Planning Consultants
Brisbane, QLD 4000

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2023/1402
Date: 16 October 2025



Level 6
200 Adelaide St
Brisbane, QLD 4000

Dear Frances,

RE: DEV2023/1402 – Portside East, Hamilton – ESD Letter of Accordance

E-LAB Consulting has been engaged by 5 Point Projects to undertake a sustainability review of the proposed Portside East Development, located at 11–23 Macarthur Avenue, Hamilton QLD.

This letter confirms our professional assessment of the project's alignment with the Ecologically Sustainable Design (ESD) commitments in the approved Portside East ESD Report (prepared by Aspire Sustainability Consulting, dated 11 May 2023) forming part of the Development Approval DEV2023/1402.

As part of this review, E-LAB has:

- Reviewed the approved ESD report, DA approved plans and current project documentation, as received.
- Considered the alignment of design initiatives with applicable planning schemes, including the Northshore Hamilton Development Scheme (Oct 2022), Brisbane City Plan and QLD Development Code MP 4.1 Sustainable Buildings

Our review is based on the information currently available for review and our professional understanding of the development. Whilst the Architectural scheme has been evolved, the development is considered to remain committed and capable of achieving the approved ESD targeted outcomes for:

- Compliance with the National Construction Code (NCC) Volume 1 Section J
- A targeted 4 Star Green Star Buildings certified rating
- Design responses suitable for the:
 - Northshore Hamilton Scheme – Sustainable Development (Oct 2022)
 - Brisbane City Plan 3.5.4 Adaption Approaches
 - QLD Development Code MP 4.1 Sustainable Buildings

Sustainability initiatives to achieve the above include but are not limited to the following:

- Energy efficiency & sustainable infrastructure: improved building fabric & passive design, efficient air-cooled HVAC systems, rooftop solar PV allocation, all-electric design, LED lighting throughout.
- Transport: bicycle parking facilities, end of trip facilities for staff, EV infrastructure.
- Materials: low-impact products selection, low-VOC finishes, concrete with cement replacement.
- Water: WSUD features, improved WELS rated fixtures, native landscaping where possible.
- Construction: 80% of construction and demolition waste diversion, environmental management plan and systems in place
- Pollution & waste: Stormwater & WSUD design features, waste separation facilities, construction waste landfill minimisation
- Climate resilience, liveability and ecology: light-coloured materials to reduce heat island effect, landscaping and planting, mixed-mode ventilation, and high-quality communal amenities.



This letter confirms the project's commitment and capability to achieve the approved overall ESD outcomes, based on the information reviewed to date. It is acknowledged that the initiatives are still subject to final design resolution and construction delivery. The Sustainability rating pathways are expected to be further developed and rationalised in the detailed design phase.

This letter does not constitute confirmation of delivery at practical completion, nor does it absolve any party from fulfilling their respective responsibilities.

I confirm that I am a suitably accredited engineer with sound knowledge of the development.

Should you require any further information, please don't hesitate to contact the undersigned.

Sincerely,

E-LAB Consulting

Gareth Clark | Associate – QLD Sustainability Lead

Green Star Accredited Professional (GSAP) | Chartered Professional Engineer (CPEng)