urban land development authority

Queensland Government

15 August 2011

ULDA Ref No: DEV2011/145

Multiplex Portside Wharf Pty Ltd
C/- RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Gregg

RE: UDA DEVELOPMENT APPROVAL FOR RECONFIGURATION OF A LOT (BOUNDARY REALIGNMENT) AT HARBOUR ROAD AND HERCULES STREET, HAMILTON, DESCRIBED AS LOT 802, 804 & 805 ON SP172618 AND LOT 922 ON SP231800

I am pleased to inform you that your application was approved on 12 August 2011 in accordance with the attached ULDA Decision Notice.

This application and its decision can also be viewed in the UDA 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 4150.

Yours sincerely

Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT

ULDA DECISION NOTICE

Site address	Harbour Road & Hercules Street, Hamilton
Real property description	Lot 802, 804 & 805 on SP172618, Lot 4 on SP172658 and Lot 922 on SP231800
Urban Development Area (UDA)	Northshore Hamilton
Type of approval	UDA Development Approval, subject to conditions
Aspects of development	Reconfiguration of a Lot
Description of proposal	Boundary Realignment
Currency period	2 Years from Decision Date
ULDA reference number	DEV2011/145
Decision date	12 August 2011

Approved Drawings or Documents	**Number**	**Plan or Document Date**
Proposed Volumetric Subdivision – Step 1 - Basement 1	6121-179/1B	29/06/2011
Proposed Volumetric Subdivision – Step 1 - Podium Level	6121-179/2B	29/06/2011
Proposed Volumetric Subdivision – Step 1 - Level 1 & Above	6121-179/3B	29/06/2011
Proposed Volumetric Subdivision – Step 2 - Basement 1	6121-180/1B	29/06/2011
Proposed Volumetric Subdivision – Step 2 - Podium Level	6121-180/2B	29/06/2011
Proposed Volumetric Subdivision – Step 2 - Level 1 & Above	6121-180/3B	29/06/2011

PROJECT TEAM

Christine Sutherland Senior Planner Development Assessment Urban Land Development Authority	**Con de Groot** Principal Engineer Development Assessment Urban Land Development Authority

CONDITIONS OF APPROVAL		**TIMING**
Planning & General Requirements		
1.	**Carry out the approved development** Carry out the approved development generally in accordance with the approved plans/drawings and document/s.	Prior to the endorsement of the volumetric survey plan
2.	**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 ULDA or other approval required by the conditions.	To be maintained
3.	**Registration of Survey Plans** As the boundary realignment is done over two separate survey plans, the lots in the "Portside Wharf Principal CTS 36407" and for the lots in the "Portside Wharf Commercial CTS 36242", these two survey plans are required to be registered together at DERM.	At time of registration of survey plans

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 as 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.*
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.