

Address of Site	45 Harbour Rd Hamilton Qld 4007
Real Property Description	Lot(s) 907 on Survey Plan 169072, Lot(s) 802 on Survey Plan 172618, Lot(s) 804 on Survey Plan 172618, Lot(s) 805 on Survey Plan 172618, Lot(s) 817 on Stanley Plan 3772
Type of Approval	Change to UDA Development Approval for a Material Change of Use
Description of proposal	Multi-unit Dwelling (172 dwelling units), Restaurant, Shop, Home Business, Short Term Accommodation, Medical Centre and Estate Sales Office
ULDA Reference Number	DEV000002_08
Package Approved	5 th June 2009
Package Status	APPROVED

Approved Drawings or Documents	Number	Plan or Document Date
Site Plan Ground	DA1001 Issue 02	29/04/2009
Floor Plan - Ground	DA2002 Issue 02	29/04/2009
Floor Plan – Carpark A	DA2003 Issue 02	29/04/2009
Floor Plan – Carpark B	DA2004 Issue 02	29/04/2009
Floor Plan – Carpark C	DA2005 Issue 02	29/04/2009
Floor Plan – Level 04	DA2006 Issue 02	29/04/2009
Floor Plan – Level 05	DA2007 Issue 02	29/04/2009
Floor Plan – Level 06	DA2008 Issue 02	29/04/2009
Floor Plan – Level 07	DA2009 Issue 02	29/04/2009
Floor Plan – Level 08	DA2010 Issue 02	29/04/2009
Floor Plan – Level 09	DA2011 Issue 02	29/04/2009
Floor Plan – Level 10	DA2012 Issue 02	29/04/2009
Floor Plan – Level 11	DA2013 Issue 02	29/04/2009
Floor Plan – Level 12	DA2014 Issue 02	29/04/2009
Floor Plan – Level 13	DA2015 Issue 02	29/04/2009
Floor Plan – Level 14	DA2016 Issue 02	29/04/2009
Floor Plan – Level 15	DA2017 Issue 02	29/04/2009
Floor Plan – Level 16 Plant	DA2018 Issue 02	29/04/2009
Roof Plan	DA2101 Issue 03	29/04/2009
North & East Elevation	DA3001 Issue 03	29/04/2009
South & West Elevation	DA3002 Issue 03	29/04/2009
View from North	DA0401 Issue 03	29/04/2009
View from South	DA0402 Issue 03	29/04/2009
View from East	DA0403 Issue 03	29/04/2009
View from West	DA0404 Issue 03	29/04/2009
Section A & B	SD3101 Issue 03	29/04/2009
Carpark Diagram A-B-C	DA1902 Issue 05	15/05/2009
Staging Carparking Diagram B4 - Basement	DA1904 Issue 03	15/05/2009
Staging Carparking Diagram B4 – Podium Level	DA1905 Issue 02	15/05/2009
Car Park Screens	DA01 Issue 01	30/09/2008

AC Enclosure Screens	DA02 Issue 01	30/09/2008
Roof Plant Screens	DA03 Issue 01	30/09/2008
Portside Building 4 Landscape Report	Issue A pages1-19	September 2008
Noise and Lighting Impact Assessment Report by MWA Environmental	Version 1	5 September 2008
Acid Sulphate Soil Management Plan by Butler Partners	Project No.03900	13 March 2008
Sustainability Report dated by Conics	Version D	27/08/2008

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Callum Doull Project Coordinator Assistant Development Manager - Apartments Brookfield Multiplex Developments
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CONDITION		TIMING
1	Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to the commencement of use and then to be maintained
2	Complete all Operational and Building Works Complete all work associated with this development approval, including work required by all of the following conditions. Such work is to be carried out generally in accordance with the approved plans, drawings and documents.	Prior to the commencement of use
3	Certification Agreement Comply with all requirements and fulfil all responsibilities as outlined within the <i>ULDA Certification Procedure Manual</i> . No work is to commence until the certification documents and forms submitted by the Project Coordinator is acknowledged in writing by the ULDA.	As indicated
4	Public Access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the subject site, including pedestrian boardwalks and public plaza areas, and ensuring that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".	To be maintained
5	Limit Commercial Gross Floor Area Gross Floor Area for the ground storey retail, including Shops and Restaurants, limited to no more than 1,000m ² for individual tenancies.	As indicated

CONDITION	TIMING
6 Community Management Statement Any and all Community Management Statement is to contain the following: • The landscaping are to be maintained in accordance with the approved plans and maintenance regime • Install and maintain screening to all balcony air conditioning units. The screening structured in accordance with approved plan DA02 issue 01 dated 30/09/08 • Install and maintain screening to roof top plant equipment. The screening structured in accordance with approved plan DA03 issue 01 dated 30/09/08 • Internal collection of refuse and recyclables remains the responsibility of the Body Corporate / Tenants. • Owners of residential uses are to advise future potential buyers in writing, that such uses are located in proximity to Brisbane Airport and due to aircraft over-flights may not be afforded the same level of amenity compared with other residential areas.	As indicated
7 Sustainability <u>i) Integrated Water Management</u> Implement the site based Integrated Water Management Plan in accordance with practices as outlined within Principle 6 of the submitted Sustainability Report dated August 2008 by Conics. <u>ii) Energy Conservation</u> Implement the energy management strategies in accordance with Principle 7 of the submitted Sustainability Report dated August 2008 by Conics. <u>iii) Waste Management</u> Install kitchen waste bins in each apartment with two separate compartments: one for solids / organics, and the other for recyclables. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	Prior to the commencement of use and then to be maintained
8 On-Site Erosion Submit an Erosion and Sediment Control Management Plan (ESCMP) for the site, certified by a Registered Professional Engineer of Queensland or Certified Professional in Erosion and Sediment Control, and which complies with the BCC Erosion and Sediment Control (ESC) Standard (Version 9 or later). At all times during construction activities, and until exposed soil areas are stabilised, implement the ESCMP, and modify it as necessary to maintain compliance with the BCC ESC standard.	Prior to commencement of site works
9 Filling and Excavation Submit an earthworks plan, generally in accordance with the Bornhorst and Ward Plan No. 06178A C002(C), C003(B), C004(A), C005(B) certified by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with BCC Guidelines. Submit an Acid Sulphate Management Plan certified by a Registered	Prior to commencement of site works

CONDITION	TIMING
Professional Engineer of Queensland (RPEQ), and in accordance with SPP 2/02 This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	
10 Access, Grades, Manoeuvring, Carparks, Signs Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: i. Construct a pavement of minimum Type A standard (to BCC guidelines) and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a RCV and for the loading and unloading of the vehicle(s). iii. Parking on the site for 177 cars and for the loading and unloading of vehicles within the site. An additional 75 car spaces are to be provided for public use and visitors. iv. A minimum 2.3 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. v. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. This work is to be prepared and certified by a RPEQ.	Prior to the commencement of the use and then to be maintained
11 Signs & Line Markings – Internal to Development Submit Signs and Linemarking drawing prepared in accordance with the Queensland Manual of Uniform Traffic Control Devices (latest edition) and certified by an RPEQ.	Prior to commencement of use
12 Construct Pedestrian and Bike Paths Provide a pedestrian and bike path as shown in the approved Portside Building 4 Landscape Report Issue A pages 1-19 by EDAW. Work required by this condition is to be carried out in accordance with an approved detailed design and "Brisbane's Cycle-way Plan". Submit engineering plans checked and certified by a Registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and complies with	Prior to commencement of use

CONDITION	TIMING
Australian Standard AS1428.1, showing the design of the path including any external signs and permanent traffic safety signs, markings and devices. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	
13 Refuse & Recycle Bins - On Site Collection Provide a screened bin corral and locate as indicated on the approved plans for the storage of all bins. This storage area is to cater for a general refuse bins and recycle bins which are all required to be shared between all tenants.	Prior to commencement of use
14 Internal Roadworks & Associated Works Submit engineering plans of all internal roadworks and associated works prepared, and certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with Council's "Subdivision and Development Guidelines".	Prior to commencement of use
15 Provide/Extend Water and Sewer Connection(s) Provide a sewer property connection to serve the development designed and constructed in accordance with approved engineering plans and "BCC Amendments to WSAA". Obtain the written agreement of Brisbane Water to the proposed sewer system and submit this with the engineering plans. Provide a water connection to serve the development designed and constructed in accordance with approved engineering plans and "BCC Amendments to WSAA". Obtain the written agreement of Brisbane Water to the proposed water connection and submit this with the engineering plans. Submit engineering plans of the proposed works prepared and certified by an RPEQ	Prior to commencement of use
16 On Site Drainage Stormwater run-off from roof and developed surface areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge generally in accordance with BCC's "Subdivision and Development Guidelines" and QUDM (Queensland Urban Drainage Manual). Prior to commencement of use submit drainage plans and engineering calculations certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating compliance with BCC's "Subdivision and Development Guidelines" and showing the design of the drainage of the roof and developed surfaces. Prior to commencement of site works, submit a Site Based Stormwater Management Plan prepared and certified by an RPEQ demonstrating compliance with the South East Queensland Regional Plan 2005-2025 (Final Draft) Implementation Guideline No 7 Water Sensitive Urban Design Objectives for Urban Stormwater Management – Table 5: Stormwater Quality Management (Table 3 and 4 are not required).	As indicated

CONDITION		TIMING
	At all times during construction, adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.	
17	Public Lighting Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access. Enter into an agreement with an electricity supplier to provide a lighting system in accordance with the above approved lighting design plans.	Prior to commencement of use
18	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the BCC's "Subdivision and Development Guidelines".	Prior to commencement of use
19	Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the BCC's "Subdivision and Development Guidelines".	Prior to commencement of use
20	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 connection with the approved development in accordance with the BCC's "Subdivision and Development Guidelines".	Prior to commencement of use
21	Install Fire Hydrant Install a fire hydrant at no cost to the ULDA or Brisbane City Council, to the boundary of the development in accordance with BCC's Subdivision and Development Guidelines. Submit engineering plans of the proposed works prepared and certified by an RPEQ	Prior to commencement of use
22	Noise Implement and construct all proposed residential units affected by identified noise sources noise in accordance with the necessary acoustic treatments referred to in the acoustic consultant's report prepared by MWA Environmental and dated 5 September 2008. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i> .	Prior to commencement of use

CONDITION	TIMING
23 Acid Sulphate Soils - Management Plan At all times during construction implement and maintain the provisions of the approved 'Acid Sulphate Soil Management Plan' on-site in accordance with the <i>State Planning Policy 2/02 - Planning and Managing Development Involving Acid Sulphate Soils</i> and associated guidelines and technical documents. This work is to be certified by a suitably qualified professional in accordance with the <i>ULDA Certification Procedures Manual</i>.	As indicated
24 Public Realm Works Undertake public realm works in accordance with approved plans Portside Building 4 Landscape Report Issue A pages 1-19 by EDAW. These works are to include: • footpath and public pedestrian areas • public lighting • awning treatment and lighting • shade structures • driveway materials and finishes • street trees This work is to be carried out in accordance with the following standards: • AS1428.1 <i>Design of Access and Mobility</i> • AS1428.4 Tactile Ground Surface Indicators • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) • AS/NZS 1158.3.1, 1999 Pedestrian Area Lighting This work is to be certified by a suitably qualified urban design/landscape architect or registered Practising Engineer – Queensland RPEQ professional in accordance with the <i>ULDA Certification Procedures Manual</i> and to the satisfaction of the ULDA. On completion of this work submit written certification and "as constructed" plans to the ULDA demonstrating compliance with this condition.	Prior to commencement of use and to be maintained
25 Design Requirements Construct and maintain the approved development generally in accordance with the following: • Public Art Wall as shown in approved Drawings Numbers DA0403 Issue 02 View from East dated 02/09/08 and DA3001 issue 02 dated 6/10/08 • Car park screening materials and finishes in accordance with approved Drawing No. DA01 issue 01 dated 30/09/2008 • Provide screening for any externally mounted air conditioning in accordance with approved Drawing No. DA02 issue 01 dated 30/09/2008 • Provide screening for any external mechanical plant installations in accordance with approved Drawing No. DA03 issue 01 dated 30/09/2008	Prior to commencement of use

CONDITION	TIMING
26 Detailed Landscape Plan Prepare a detailed Landscape Plan for landscape areas nominated on the approved Portside Building 4 Landscape Report by EDAW in accordance with Best Trade Practice. This work is to be certified by a suitably qualified landscape architect professional in accordance with the <i>ULDA Certification Procedures Manual</i>. On completion of this work submit written certification to the ULDA demonstrating compliance with this condition. On completion, provide written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan and Best Trade Practice.	Prior to commencement of use
27 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of infrastructure for Community Purposes, Sewerage, Transport, Water and Waterways in accordance with the Brisbane City Council Infrastructure Contributions Planning Scheme Policy (and where relevant Infrastructure Contributions Subsidy Administration Policy) at the rates applicable at the time of payment. No development may commence until the infrastructure contribution have been paid to the ULDA.	Prior to endorsement of Building Format Plan
28 Affordable Housing Contribution Enter into an Affordable Housing Agreement with the Urban Land Development Authority. This Agreement is to ensure 5% of the total GFA from all dwellings in Portside (excluding the existing Brisbane City Council approved apartments) is able to be affordable to rent by households on the medium household income in the Brisbane City Council local government area. Or Pay to the Urban Land Development Authority a monetary contribution, toward the cost of providing affordable housing. This is calculated in accordance with the ULDA Affordable Housing Strategy based on 5% of the buildings GFA at the rate applicable at the time of payment. This equates to a present estimate of \$903,375.00.	Prior to approval for Building Works
29 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 <i>ULDA Certification Procedures Manual</i>.	As Indicated.
30 Post-Construction Certification Submit Post-Construction Certification Form (Practical Completion) and "As Constructed" plans including an asset register, certified by a	Prior to commencement of use

CONDITION	TIMING
Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the endorsed plans, approved modifications.	

STANDARD ADVICE

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.

Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact their call centre on 3403 8888.

Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council-Licensing & Compliance.

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.

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 1992 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 approval does not indicate that the proposal complies with these requirements. Determination 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 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.