



Department of
**State Development,
Infrastructure and Planning**

Our ref: DEV2014/543

21 May 2014

Pamada North Shore No. 3 Pty Ltd
C/- Mr Leo Mewing
Cardno HRP
Level 11, 40 Creek Street
BRISBANE QLD 4000

Dear Leo

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (142 DWELLING UNITS), SHOP AND FOOD PREMISES (135M²) AT 5 HERCULES STREET, HAMILTON DESCRIBED AS LOT 1 ON SP231749 AND PART LOT 2 ON SP231749 (EASEMENT 712867368)

On 21 May 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://www.ds dip.qld.gov.au/assessment-of-priority-development-areas/infrastructure-and-planning/development-applications/assessment-of-priority-development-areas.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely


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Director – PDA Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	5 Hercules Street, Hamilton	
Lot on plan description	Lot number	Lot description
	Lot 1	SP231749
	Part Lot 2	SP231749 (Easement 712867368)
PDA development application details		
MEDQ reference number	DEV2014/543	
Lodgement date	7 February 2014	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for	Multiple Residential (142 dwelling units), Shop and Food Premises (135m ²)	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice	
Decision date		21 May 2014	
Currency period		4 years from Decision Date	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Schedules of Areas and Car Parking	DA227 [04]	03.04.14
2.	Basement 2 Plan	DA229 [04]	03.04.14
3.	Basement 1 Plan	DA230 [04]	03.04.14
4.	Ground Floor Plan	DA231 [04]	03.04.14, Amended in Red 21.05.2014
5.	Level P1 Plan	DA232 [04]	03.04.14, Amended in Red 21.05.2014
6.	Level P2 Plan	DA233 [04]	03.04.14, Amended in Red 21.05.2014
7.	Level P3 Plan	DA234 [04]	03.04.14, Amended in Red 21.05.2014
8.	Unit Levels 1-10	DA235 [04]	02.04.14
9.	Unit Levels 11-16	DA236 [04]	02.04.14
10.	Roof Terrace	DA237[04]	02.04.14
11.	Roof Plan	DA238[03]	02.04.14
12.	Section A	DA239[04]	02.04.14
13.	Section B	DA240[04]	02.04.14
14.	South Elevation – Main Building Entry	DA241[04]	02.04.14
15.	North Elevation	DA242[04]	02.04.14
16.	West Elevation – East Elevation	DA243[04]	02.04.14
17.	Basement 2 GFA Plan	SK245[B]	03.04.14
18.	Basement GFA Plan	SK246[B]	03.04.14
19.	Ground Floor GFA Plan	SK247[B]	03.04.14
20.	Level P1 GFA	SK248[C]	30.04.14
21.	Level P2 GFA	SK249[C]	30.04.14
22.	Level P3 GFA	SK250[C]	30.04.14
23.	Unit Levels 1-10 GFA	SK254[E]	06.05.14
24.	Unit Levels 11-16 GFA	SK255[F]	06.05.14

25.	Roof Terrace GFA	SK253[A]	03.04.14
26.	Landscape Concept – Ground Plane	SK01	April 2014
27.	Metered Energy letter	Oslo – 05	8 May 2014
28.	Superior ESD Design Report, prepared by BE Collective	Revision 5	31/03/2014
29.	Civil Engineering Report, prepared by Bornhorst + Ward	Revision B	January 2014
30.	Contaminated Land Management, prepared by Butler Partners		24 January 2014
31.	Traffic Engineering Report, prepared by TTM	13BRT0625rep1, Revision 1	31/01/14
32.	Acoustic Assessment, prepared by TTM	13BRA0221 R01 2, Revision 2	23/12/2014
33.	Siteworks and Drainage Layout Plan (refer Civil Engineering Report), prepared by Bornhorst & Ward	SKC0010	January 2014

PDA Development Conditions

General/ Planning Requirements

1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use and to be maintained
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from DSDIP, in accordance with the relevant approval(s).	Prior to commencement of use
3.	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 Council engineering or other approval required by the conditions.	As indicated
4.	Demolish or Relocate Buildings Demolish or relocate buildings/structures that are not on the Brisbane and Queensland Heritage Register in accordance with the approved plans.	Prior to commencement of building works
5.	Approval of 'as constructed' sustainable design a) Ensure the development can achieve an average NatHERS rating of 5.5 stars.	a) Prior to commencement of

	b) Submit written confirmation from a suitably qualified sustainability professional to DSDIP PDA Development Assessment certifying that the development has been constructed to meet part a) of this condition.	building works b) Prior to commencement of use
6.	Affordable Housing Submit to DSDIP PDA Development Assessment, evidence that the development delivers 36 (25%) affordable units in accordance with the approved plans and EDQ Guideline no. 16 Housing.	Prior to commencement of use
7.	Outdoor Lighting – Public Areas Outdoor lighting required to illuminate public areas must comply with Australian Standard No. AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use and to be maintained
8.	Community Management Statement Any Community Management Statement for the site is to contain the following requirements: a) All balconies shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures unless otherwise noted in this approval. b) The driveway, including any associated landscaping, visitor parking spaces, disabled parking space and vehicle turning areas as shown on the approved plans of layout shall form part of the common property and shall not be designated for the exclusive use of any unit. The visitor parking spaces are to remain available for use by all bona-fide visitors, guests or invitees of the site's tenants. c) The north-west balconies on Levels P2 and P3 are to be secured for the exclusive use of Unit 1 only. d) Provision on site for 5 visitor parking spaces (including 1 PWD space, 3 residential visitor spaces and 1 retail visitor space) to remain common property and shall not be included within an exclusive use area. e) Provision of bicycle spaces and end of trip facilities in accordance with the Northshore Hamilton Urban Development Area Development Scheme. f) Main Street entrance security gate is to remain open to allow for visitor carparking between 8am and 6pm daily. Ongoing access is to be provided for bona fide visitors to all visitor parking spaces through the use of managed intercom system at vehicle entrance between the hours of 6.00pm to 8.00am. Ongoing access is to be provided for residents through the use of a remote access system between the hours of 6.00pm to 8.00am. g) Delineate and sign two (2) car share spaces to be provided at ground level and publically accessible for use at all times. h) Screening for any externally mounted air conditioning or mechanical	Prior to commencement of use and to be maintained

	plant installations in accordance with the following requirements: • No unscreened installations on the proposed development are to be visible from the surrounding sites; and • Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. i) all residential apartments and all non-residential tenancies are to be subject of the long term electricity supply agreement. j) Refuse and recyclable bins are to be stored and to be collected from the nominated refuse storage/collection points and remains the responsibility of the Body Corporate/ Tenants. k) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter. l) All landscaped areas are to be maintained generally in accordance with the certified landscape plans. m) Trees are to be maintained regularly to achieve their ultimate height and form by a qualified Arborist in accordance with <i>Australian Standard AS4373</i>. n) Maintain a directional visitor parking sign at the vehicle entrances to the site adjacent to or clearly visible from the vehicle entrance to the site. o) Maintain the acoustic damping of any metal grills, metal plates or similar subject to vehicular traffic to prevent environmental nuisance.	
Architecture and Design		
9.	Window sill treatments Window sills on all ground floor and Shop tenancies are to be within 100-300mm above the corresponding footpath level. The use of reflective glass for all Shops on the Ground level is not appropriate.	Prior to commencement of use
10.	Submit External Details Submit to DSDIP PDA Development Assessment for approval further details of the building, facade treatment and external materials, colours, art and finishes generally consistent with the approved plans.	Prior to commencement of building work
Compliance Assessment		
11.	Compliance Assessment (a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions. (b) Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the DSDIP's development	At all times

	assessment fee schedule in force at the date of lodgement. (c) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment; (ii) within 20 business days – the DSDIP or its delegate assesses the plans and supporting information and; a) if satisfied with the information as submitted – endorses the information and the conditions of approval (or element of the condition) is determined to have been met; or b) if not satisfied with the information as submitted – notifies the applicant accordingly. (d) If the applicant is notified under (c)(ii) above: (i) the information and plans addressing the concerns are to be re-submitted; (ii) within a further 15 business days – the DSDIP or its delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. If the applicant is notified under (d)(ii) above, within 10 business days – DSDIP or its delegate and applicant will repeat steps (d)(i). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc.	
12.	Compliance Assessment – Basement 2 Submit for Compliance Assessment to DSDIP PDA Development Assessment, drawings detailing: • Level 2 Basement Plan	Prior to approval for building works
13.	Compliance Assessment – Acoustic Assessment a) Submit for compliance assessment to DSDIP PDA Development Assessment a revised Acoustic Assessment certified by a RPEQ in accordance with Brisbane City Council's <i>City Plan 2000 Noise Impact Assessment Planning Scheme Policy</i> and <i>AS2107-2000 Acoustics – Recommended design sound levels and reverberation times for building interiors</i>. b) Construct the works in accordance with the recommendations	a) Prior to approval for building works b) Prior to the

	certified in acoustic report required by part a) of this condition; c) Submit written confirmation to the Principal Engineer DSDIP PDA Development Assessment, from a Registered Professional Engineer of Queensland (RPEQ) or accredited Building Certifier that the noise attenuation measures have been installed as required by part a) of this condition.	commencement of use c) Prior to commencement of use
14.	Compliance Assessment – Renewable Energy a) Submit to DSDIP PDA Development Assessment, for compliance endorsement, written confirmation that the developer and an energy retailer have entered into a long term electricity supply agreement, with 100% of the electricity supply provided to the building to be guaranteed by the retailer to have been generated from renewable sources. The Body Corporate (common property), all residential apartments and all non-residential tenancies are to be subject of the long term electricity supply agreement. b) Submit to DSDIP PDA Development Assessment, for compliance endorsement, written confirmation of an undertaking that the long term electricity supply agreement will be reflected in the sales contracts for all residential apartments. c) Submit to DSDIP PDA Development Assessment, for compliance endorsement: • Evidence of the long term electricity supply agreement; • Evidence from a lawyer certifying that all sales or lease contracts include the disclosure that all residential apartments and non-residential tenancies will be subject to the long term electricity supply agreement; and • Evidence that sub-metres connected to the central electricity supply are installed to each unit or tenancy.	a) Prior to commencement of building works b) Prior to commencement of building works c) Prior to commencement of use
Engineering		
15.	Acid Sulphate a) If Acid Sulphate Soils are found on the site, submit to DSDIP PDA Development Assessment an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Treat on-site or excavate and remove of acid sulphate soils in accordance with the approved ASSMP.	a) Prior to commencement of works b) During the site works

16.	Environmental Management Register a) Contaminated land is to be managed in accordance with the Contaminated Land Management document prepared by Butler Partners, 24 January 2014. b) Land is to be remediated in accordance with the Department of Environment and Heritage Protection's (DEHP) Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland. c) Submit to DSDIP PDA Development Assessment a Suitability Statement obtained from DEHP removing the site from the Environmental Management Register (EMR).	a) Prior to and during site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17.	Carparks, Signs, and Lines Provide car parking spaces, delineated and signed in accordance with the stamped approved plans ensuring a total of 153 spaces are provided, in the following configuration: • 1 on-street car park to be provided on Hercules Street; • 2 spaces at ground floor allocated to car share scheme; • 1 space at ground floor allocated to the retail visitor; • 3 spaces at ground floor allocated to residential visitors; • 1 PWD space at ground floor; • 1 SRV space at ground floor; • 1 HRV located on Main Street; and • 143 spaces allocated to residents, comprising 130 regular parking spaces, and 13 double stacker spaces in the basement and podium levels. Parking spaces must be designed in accordance with AS2890.1 – 2004-Off Street Car Parking	Prior to commencement of use and to be maintained
18.	Car share Scheme a) Provide 2 car park spaces in accordance with approved Ground Floor Plan, DA231 [04], dated 03.04.14 for the future Car share Scheme. These spaces are to be publically accessible for use at all times in the location illustrated on the above stamped approved plan. b) Submit to DSDIP PDA Development Assessment, a written agreement between the Body Corporate and a car share provider.	a) Prior to commencement use and to be maintained b) Prior to commencement of use

19.	Bicycle Parking Submit to DSDIP amended plans providing 180 bicycle spaces in accordance with the Northshore Hamilton Urban Development Area Development Scheme provisions. These can be provided within the Basement, Podium Level or within apartments. <i>Note:</i> <i>In apartment sites</i> <i>Residents – a secure space per dwelling according to AS2890.3</i> <i>Visitors – a secure space per 400m² according to AS2890.3</i> <i>In non-residential sites</i> <i>Workers – a secure space per 200m² NLA</i> <i>Visitors – a secure space per 1000m².</i>	Prior to commencement of use and to be maintained
20.	Streetscape Works a) Submit to DSDIP PDA Development Assessment for compliance endorsement streetscape plans certified by a Registered Landscape Architect detailing the proposed streetscape works in Hercules Street generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual</i> (CDDM). b) Construct the works in accordance with the approved streetscape plans required under part (a) of this condition. c) Submit to DSDIP – PDA Development Assessment “as constructed” plans and an asset register certified by a Registered Landscape Architect in a format acceptable to Brisbane City Council demonstrating compliance with this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
21.	Construction Management Plan a) Submit to DSDIP PDA Development Assessment, a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • Prepare a construction monitoring programme during in-ground construction work. • 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 noise and dust generated from the site during and outside construction work hours including the nomination of a complaint manager. • Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • Management of groundwater and surface water collection, treatment and disposal.	a) Prior to commencement of site works

	• That the construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. b) 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. c) 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.	b) As indicated c) As indicated
22.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the entities.	Prior to commencement of use
23.	Filling and Excavation a) Submit to DSDIP PDA Development Assessment, an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of site works b) Prior to commencement of use
24.	Erosion & Sediment Management a) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) Prior to site works commencing b) At all times during site works
25.	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed	While site works are

	work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines".	occurring, then to be maintained
26.	Sewer connection Connect the development to the existing sewerage reticulation network in accordance with QUU standards.	Prior to commencement of use
27.	Water connection Connect the development to the existing water reticulation network in accordance with QUU standards.	Prior to commencement of use
28.	Gas connection a) To coordinate the provision of gas infrastructure for the development on Lot 815 on SP172649, provide a trench on Lot 815 on SP172649 with a minimum width of 800mm and minimum depth of 860mm to the invert of the trench, to be backfilled in accordance with APA specifications. Above ground, provide sufficient space to ensure all gas meters are enclosed, to be generally located east of the Main Street vehicle cross-over. b) If the development requires gas, make provision for metered gas infrastructure to be located along the southern boundary.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
29.	Stormwater Management Connect the development to the existing stormwater reticulation system, generally in accordance with the Siteworks and Drainage Layout Plan, SKC0010 (refer Civil Engineering Report), prepared by Bornhorst & Ward, to Brisbane City Council standards.	Prior to commencement of use
30.	Refuse Collection a) Submit to the Principal Engineer, DSDIP PDA Development Assessment, refuse collection approval from City Waste Services, BCC or a private waste contractor. b) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained
31.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's	Prior to commencement of

	<i>Subdivision and Development Guidelines.</i>	use
32.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> . b) Construct services in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use
33.	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 association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use.
34.	Broadband Submit to DSDIP PDA Development Assessment, a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use.
35.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
Certification Process		
36.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the DSDIP Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by DSDIP.	Prior to commencement of site works
37.	Pre-Construction Self Certification No work shall commence until DSDIP PDA Development Assessment, acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with DSDIP Certification Procedures Manual.	Prior to commencement of construction

38.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the commencement of use
Pollution		
39.	Food premises refuse bin washing facility If the development involves a food premises, construct an on-site refuse bin washing facility for food premises refuse bins. The area must be provided with a tap, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	Prior to the commencement of use and to be maintained
Landscaping Architecture		
40.	Detailed Landscape Plan a) Submit to DSDIP PDA Development Assessment for compliance endorsement, a detailed landscape plan, certified by an AILA registered landscape architect, generally in accordance with the approved Landscape Concept – Ground Plane, SK01, dated April 2014 and Roof Terrace, DA237 [04], dated 02.04.14. b) Construct the works in accordance with the certified plans. c) On completion of the works, provide to DSDIP PDA Development Assessment written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.	a) Prior to commencement of landscape works b) Prior to commencement of use c) Prior to commencement of use
Monetary Contributions		
41.	Infrastructure Contributions Pay to the Minister for Economic Development Queensland the infrastructure charges calculated in accordance with the Infrastructure Funding Framework, dated July 2013.	In accordance with the Infrastructure Funding Framework

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, 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 6.30 a.m. or after 6.30 p.m.

Operational Airspace

Development is not within the operational airspace however the construction cranes may be. The application has been conditioned accordingly. Development in operational airspace, as per Brisbane Airport Master Plan, must not cause a permanent or temporary obstruction or potential hazard to aircraft movements

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 ****