

ULDA DECISION NOTICE

Site address	Remora Road, Eagle Farm
Real property description	Lots 402, 403 & 406 on SP 187479
Urban Development Area (UDA)	Northshore Hamilton
Type of approval	UDA Development Permit, subject to conditions
Aspects of development	Material Change of Use and associated Operational Works
Description of proposal	Staged mixed use development (Multiple Residential (285 units), Office, Shop and Food Premises) and associated Operational Works
Currency period	6 Years from Decision Date
ULDA reference number	DEV2012/254
Decision date	27 June 2012
Change to Approval Decision Date	07 September 2012

Approved plan/s, drawing/s and document/s	Number	Date
Site Plan	SK1100 - Rev C	22 March 2012
Staging Plan	SK1101 – Rev A	22 March 2012
Basement Plan	SK2200 – Rev F	22 March 2012
Level 01 Plan	SK2201 - Rev E	19 March 2012 (received 26 June 2012)
Level 02 Plan	SK2202 - Rev E	19 March 2012 (received 26 June 2012)
Level 03 Plan	SK2203 - Rev E	19 March 2012 (received 26 June 2012)
Level 04 Plan	SK2204 - Rev E	19 March 2012 (received 26 June 2012)
Level 05 Plan	SK2205 - Rev E	19 March 2012 (received 26 June 2012)
Level 06 Plan	SK2206 - Rev E	19 March 2012 (received 26 June 2012)
Level 07 Plan	SK2207 – Rev D	19 March 2012 (received 26 June 2012)
Level 08 Plan	SK2208 – Rev D	19 March 2012 (received 26 June 2012)
Level 9 Plan	SK2209 – Rev E	19 March 2012 (received 26 June 2012)
Level 10 Plan	SK2210 – Rev C	19 March 2012 (received 26 June 2012)
Level 11 Plan	SK2211– Rev C	19 March 2012 (received 26 June 2012)

Level 12 Plan	SK2212 – Rev C	19 March 2012 (received 26 June 2012)
Level 13 Plan	SK2213 – Rev C	19 March 2012 (received 26 June 2012)
Roof Plan	SK2214 – Rev C	19 March 2012
Elevations 01	SK3001 – Rev F	19 March 2012
Elevations 02	SK3002 – Rev F	19 March 2012
Elevations 03	SK3003 – Rev F	19 March 2012
Elevations 04	SK3004 – Rev F	19 March 2012
Sections 01	SK3101 – Rev E	19 March 2012
Accessible Unit Plans	SK4101 – Rev C	18 March 2012
Remora Road Landscape DA Report - Urbis	Rev P5	20 March 2012
Remora Road Hamilton – Site C & D - Mechanical, electrical, hydraulics and lift services DA report - ARUP	223458-00 Issue 1	16 March 2012
Civil Engineering Report (Flood Assessment & Engineering Services) – Bornhorst + Ward Consulting Engineers	Project No. 12008 - Rev D	22 March 2012
Acoustic and Air Quality Assessment – Air Noise Environment Pty Ltd	2946 - Rev 03	22 March 2012
Traffic Impact Assessment Report – TTM Group	11BRT0191- Rev 2	16 March 2012
Green Leaf Assessment Matrix – Woods Bagot	150001	20 March 2012
Geotechnical and Contaminated Land Statement – Soil Surveys	1-13901, 2012-02-23, BR VER 0	February 2012

PROJECT TEAM

Dou Ribu Senior Planner – Development Assessment Urban Land Development Authority	Patrick Chin Principal Engineer – Compliance Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL		TIMING
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 of the relevant stage and to be maintained

CONDITIONS OF APPROVAL	TIMING
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 the ULDA, in accordance with the relevant approval(s)	Prior to commencement of use of the relevant stage
3. General Development Works 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 drainlines) that may occur during any works carried out in association with the approved development	Prior to commencement of use
4. 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 engineering or other approval/s required by the conditions.	To be maintained
5. Approval of 'As Constructed' Sustainable Design a) Ensure the development achieves a minimum 5 star NatHERS rating for all residential components b) Submit written confirmation from a suitably qualified sustainability professional to the ULDA's Manager – Development Assessment certifying that the development has been constructed generally in accordance with part (a) of this condition	a) Prior to commencement of use of the relevant stage b) Prior to commencement of building works of the relevant stage
6. Flooding All habitable floor levels are to have a minimum finished floor level of RL3.9m AHD. All commercial and retail areas are to have a minimum RL3.5m AHD. Freeboard of 100mm above RL3.4m AHD to the basements shall be provided at the basement entrances.	Prior to approval for building works of the relevant stage
7. Light Reflectivity and Heat Submit to the ULDA's Manager – Development Assessment evidence that for the relevant stage: - The level of specular light reflectance from the glazing incorporated into the approved development will not exceed twenty (20) percent; and - The level of solar (heat) reflectance from the glazing incorporating into the approved development will not exceed twenty (20) percent.	Prior to commencement of use of the relevant stage

CONDITIONS OF APPROVAL	TIMING
8. Public Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system for the relevant stage. b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access for the relevant stage. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure lighting over public footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. e) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to commencement of use of the relevant stage and to be maintained
9. East-west access way a) Submit to the ULDA for approval detailed landscape, architecture and engineering designs and plans for a publicly-accessible and privately-owned east-west access way located between Sites C and D. The plans for the east-west access way may: • provide for the modification of the proposed width of the carriageway • provide for the designation of new materials • incorporate a new design for site egress • modify car parking arrangements and orientation b) Ensure that all access ways for the relevant stage are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".	a) Prior to commencement of use of Stage 1 b) Prior to commencement of use of the relevant stage and to be maintained
10. Basement Access Access to the basement is to be provided from the new North-South road being delivered by the ULDA. Basement access will be provided to coincide after the delivery of the East-West access road.	Prior to commencement of use of Stage 1
11. Proposed Access via Lot 407 Provide written consent from the existing property owner that access to the development can be provided to the East-West Access road. An easement is to be provided over Lot 407 in favour of Lot 402, 403 & 406 for access and services.	Prior to the commencement of use of Stage 1

CONDITIONS OF APPROVAL		TIMING
12.	Public Access – 24 hours Provide and maintain unimpeded and safe 24-hour public access where the public is granted access for the relevant stage, including the private east-west access way located in Stage 1 between Sites C and D as per Condition 9 above.	Prior to commencement of use of the relevant stage and to be maintained
13.	Affordable housing Submit to the ULDA's Manager – Development Assessment evidence that the development delivered a minimum of 28 affordable units that are affordable to rent by households on the median household income for the Brisbane City Council local government area.	Prior to commencement of use of Stage 2
14.	Approval of 'as constructed' Accessible Unit Design Submit written confirmation to the ULDA's Manager – Development Assessment that the development has constructed 29 accessible units (Unit Types C, D and B2) with minimum door widths and clearances of 920mm in Buildings 1, 3 and 5A in accordance with the stamped approved plan SK4101, Rev C, dated 18 March 2012	Prior to commencement of use of the relevant stage
15.	Flood Evacuation Management Plan (FEMP) Submit to the ULDA for endorsement a flood evacuation management plan for the relevant stage for the orderly evacuation of cars from the basement car parks in the event of a potential flood, prepared and certified by a suitable qualified and experienced professional. The FEMP shall be current and displayed on each level of the basement car parks at all times.	Prior to commencement of use of the relevant stage and then to be maintained
Architecture and Design		

CONDITIONS OF APPROVAL	TIMING
16. Amended GFA Submit for endorsement to the ULDA's Manager – Development Assessment amended plans, elevations and sections required to reflect the amendments in red for the following approved plans – • Level 01 Plan – SK2201 – Rev E – 19 March 2012 (received 26 June 2012) • Level 02 Plan – SK2202 – Rev E – 19 March 2012 (received 26 June 2012) • Level 03 Plan – SK2203 – Rev E – 19 March 2012 (received 26 June 2012) • Level 04 Plan – SK2204 – Rev E – 19 March 2012 (received 26 June 2012) • Level 05 Plan – SK2205 – Rev E – 19 March 2012 (received 26 June 2012) • Level 06 Plan – SK2206 – Rev E – 19 March 2012 (received 26 June 2012) • Level 07 Plan – SK2207 – Rev D – 19 March 2012 (received 26 June 2012) • Level 08 Plan – SK2208 – Rev D – 19 March 2012 (received 26 June 2012) • Level 09 Plan – SK2209 – Rev E – 19 March 2012 (received 26 June 2012) • Level 10 Plan – SK2210 – Rev C – 19 March 2012 (received 26 June 2012) • Level 11 Plan – SK2211 – Rev C – 19 March 2012 (received 26 June 2012) • Level 12 Plan – SK2212 – Rev C – 19 March 2012 (received 26 June 2012) • Level 13 Plan – SK2213 – Rev C – 19 March 2012 (received 26 June 2012) The amended plans are to be endorsed prior to building approval for each stage as indicated on the approved Staging Plan SK1101, Rev A, dated 22 March 2012	As indicated
17. Construct the Development Construct the relevant stage of development in accordance with the floor levels, and overall height as outlined on the stamped approved elevations and/ or sections.	As indicated

CONDITIONS OF APPROVAL		TIMING
18.	Driveway Materials and Finishes Submit for approval to the ULDA's Manager – Development Assessment, materials and finishes to be used on the driveway, internal access way and external carparking surfaces for the relevant stage of development. Materials shall reduce the visual impact of these areas when viewed from the street. In order to achieve this outcome, one or a combination of the following is to be used: a) Coloured concrete; b) Coloured aggregate; c) Cement pavers; and/or d) Banding and patterns in the surface design.	Prior to commencement of site works of the relevant stage
19.	Screening to External AC and/or Other Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: a) No unscreened installations on the proposed development are to be visible from the surrounding sites. b) 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. c) The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of use of the relevant stage
20.	Submit External Details Submit to the ULDA's Manager – Development Assessment for approval further details of the building, facade treatment, sun shading devices and external materials, colours and finishes for the relevant stage of development generally consistent with the approved plans.	Prior to commencement of building work of the relevant stage
21.	Window Sill Treatments Window sills on all ground floor and Shop/Food Premises tenancies are to be no greater than 300mm above the corresponding footpath level. The use of reflective glass for all Shop/Food Premises at Ground level is not appropriate.	Prior to approval for building works of the relevant stage
Engineering		

CONDITIONS OF APPROVAL	TIMING
22. Acid Sulphate a) Submit to the ULDA for endorsement an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional in accordance with the Queensland Acid Sulphate Soil Technical Manual, Soil Management Guidelines V3.8 or later. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP.	a) Prior to commencement of works b) During the site works.
23. Carparks, Signs, and Lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout for the relevant stage: a) Delineate and sign the designated vehicle entry points. b) Delineate and sign the internal access road as accessible to the public at all times. c) Parking on site for a total of 332 cars across both stages designed in accordance with AS2890.1 and for the loading and unloading of vehicles within the site to be delivered in the following configuration: • 313 regular spaces provided in the basement • 9 regular spaces at ground level; and • 10 disability parking spaces (in basement or at ground or a combination) • 21 Visitor Retail Spaces at ground level • These spaces are to be provided in accordance with approved Staging Plan SK1101, Rev A, dated 22 March 2012 d) A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. e) A height clearance sign located at the entrance(s) to undercover car parking areas. f) An appropriately delineated and signed area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. g) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.	Prior to commencement of use of the relevant stage and to be maintained

CONDITIONS OF APPROVAL	TIMING
24. Bicycle Spaces Provide bicycle spaces and end of trip facilities in accordance with the Northshore Hamilton Development Area Development Scheme. <i>Note. It is requested that provided bicycle spaces be in accordance with the following UDA provisions.</i> <i>In apartment sites</i> Residents – a secure space per dwelling according to AS2890.3 Visitors – a secure space per 400m² according to AS2890.3 <i>In non-residential sites</i> Workers – a secure space per 200m² NLA Visitors – a secure space per 1000m².	Prior to commencement of use of the relevant stage and to be maintained
25. Construction Management Plan a) Prepare and submit to the ULDA for endorsement a site based construction management plan and traffic management plan for the relevant stage of development, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • Prepare a construction monitoring programme during inground construction work. • Provision for the management of traffic around and within 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 dust generated from the site during and outside construction work hours. • 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. • 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 and traffic management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) As indicated c) As indicated

CONDITIONS OF APPROVAL	TIMING
26. Erosion and Sediment Control (ESC) Management Plan a) Prepare an ESC for the relevant stage 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 commencement of site works b) While site works/operational works/building works is occurring
27. Filling and Excavation a) Submit to the ULDA for endorsement 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> and the recommendations and findings as outlined in Soil Surveys report 'Stage 1 Geotechnical Investigation Subprecinct 3A Development, Project No. 111-13901' dated February 2012 b) Undertake all works in accordance with the endorsed plan required in part (a) and submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations 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 works b) Prior to commencement of use.

CONDITIONS OF APPROVAL	TIMING
28. Sewerage Queensland Urban Utilities (QUU) Nominated Assessment Authority a) The provision of sewerage shall generally be in accordance with Bornhorst & Ward report 'Site Based Stormwater Management and Civil Engineering Report, Project No. 12008' dated March 2012. b) Detailed design plans and calculations for the relevant stage of development are to be provided to QUU for review and acceptance for all proposed sewerage infrastructures. A Registered Professional Engineer of QLD (RPEQ) is to verify the plans and ensure the design is in accordance with QUU's current Standards. c) Seek and obtain approval from QUU to connect the relevant stage of development into the existing sewer system. d) Construct the sewerage infrastructure and connections for the relevant stage of development in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. e) Provide to the ULDA all approval correspondence from QUU relating to part (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use of the relevant stage c) Prior to commencement of use of the relevant stage d) Prior to commencement of use of the relevant stage e) Prior to commencement of use of the relevant stage
29. Water Reticulation Queensland Urban Utilities (QUU) Nominated Assessment Authority a) Submit to the ULDA in writing approval from QUU to connect the proposed stage of development to the existing reticulated water system. b) Construct the water connections for the relevant stage of development as required in part (a) of this condition in accordance with QUU current standards at no cost to QUU.	a) Prior to commencement of use for the relevant stage b) Prior to commencement of use of the relevant stage

CONDITIONS OF APPROVAL	TIMING
30. Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed 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" and QUU's current Standards. A building over sewer (BOS) application and a building over/near stormwater (BONSW) are to be submitted to ensure no loading is transferred to the trunk main during construction and no diversion for the trunk main over site is required. The BOS & BONSW are to be approved by QUU and Brisbane City Council.	While site works are occurring, then to be maintained Prior to commencement of works on site
31. 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 QUU and Brisbane City Council (BCC). The terms of the easements must be to the satisfaction of the Chief Executive Officers of BCC and QUU.	Prior to commencement of use of the relevant stage
32. Service, meter assembly & meter box Provide water services, approved meter assemblies and meter boxes to the boundary of proposed development for the relevant stage in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use of the relevant stage

CONDITIONS OF APPROVAL	TIMING
33. Stormwater system a) Submit to the ULDA for endorsement stormwater engineering drainage plans and management plans in accordance to Brisbane City Council's current Standards, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Demonstrate that the stormwater runoff from the relevant stage of development does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Submit to the ULDA in writing approval from Brisbane City Council to connect the proposed storm water infrastructure for the relevant stage to the existing infrastructure. d) Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. e) Submit to the ULDA as-constructed plans and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans.	a) Prior to commencement of use b) Prior to commencement of use of the relevant stage c) Prior to commencement of use of the relevant stage d) Prior to the commencement of use of the relevant stage e) Prior to the commencement of use of the relevant stage
34. Integrated Water Management Plan Submit to the ULDA for endorsement an Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of use
35. Lighting to Carparking and Public Areas Install and maintain for the relevant stage of development, a suitable approved system of lighting to illuminate carparking and public areas. The lighting system, and any other outdoor lighting, must comply with Australian Standard No. AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use of the relevant stage and to be maintained

CONDITIONS OF APPROVAL	TIMING
36. Refuse Collection a) Submit to the ULDA's Manager – Development Assessment refuse collection approval for the relevant stage of development from City Waste Services, BCC or, a private waste contractor. b) Provide a screened bin corral for the relevant stage of development and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate for the relevant stage of development 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 of the relevant stage b) Prior to commencement of use of the relevant stage and to be maintained. c) Prior to commencement of use of the relevant stage and to be maintained
37. Electricity (Underground Supply Area) Provide underground electricity services for the relevant stage of development in accordance with an Energex approved electricity reticulation plan, Translink Requirements and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use of the relevant stage
38. Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed stage of development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Construct services for the relevant stage of development in accordance with the agreement.	a) Prior to commencement of use of the relevant stage b) Prior to commencement of use of the relevant stage
39. 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 stage of development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use of the relevant stage

CONDITIONS OF APPROVAL		TIMING
40.	Broadband Provide infrastructure within the relevant stage of development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use of the relevant stage
41.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual for the relevant stage of development. No work is to commence for the relevant stage of development until the certification documents submitted by the Project Coordinator is acknowledged in writing by the ULDA.	Prior to commencement of site works of the relevant stage
42.	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) for the relevant stage of development from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction of the relevant stage
43.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification for the relevant stage of development, 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" and are in accordance with the approved plans for the relevant stage.	Prior to the commencement of use of the relevant stage
Landscape Architecture and Open Space		

CONDITIONS OF APPROVAL		TIMING
44.	Detailed Landscape Plan Submit to the ULDA for endorsement a detailed landscape plan prepared by an Australian Institute of Landscape Architects registered landscape architect that: a) Is generally in accordance with the stamped approved architectural plans b) Certified by a suitably qualified landscape architect professional in accordance with the ULDA Certification Procedures Manual c) On completion, provide written certification to the ULDA from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	a) Prior to commencement of site works of the relevant stage b) Prior to commencement of site works of the relevant stage c) Prior to commencement of use
45.	Construct the Works Carry out the landscaping and associated works for the relevant stage of development documented in the approved detailed Landscape Plan in accordance with Best Trade Practice and to Industry Standards.	Prior to commencement of use of the relevant stage
46.	Maintain the Work Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	To be maintained
Pollution		
47.	Odour Advise purchasers in writing that there is potential for odour impacts to arise during delivery and loading of livestock to export boats moored to the east of the P&O cruise ship terminal wharf.	As indicated

CONDITIONS OF APPROVAL		TIMING
48.	Acoustics Submit written confirmation to the ULDA's Principal Engineer from a Registered Professional Engineer of Queensland (RPEQ) that the relevant stage of development has been constructed to meet the recommendations as outlined in approved Air Noise Environment Pty Ltd's report dated 22 March 2012. The findings and recommendations of the Noise and Air Quality Assessment – Precinct 3A, Remora Road Northshore Hamilton, Project Ref. 2946' dated March 2012 and prepared by Air Noise Environment Pty Ltd will be undertaken; further detailed acoustic input will be required in subsequent stages of design to ensure that the acoustic objectives discussed are achieved. All specific noise attenuation requirements must be reassessed during detailed design.	Prior to the commencement of use of the relevant stage
49.	Lighting External lighting for the relevant stage of development is to be designed and installed in accordance with any relevant local government policy or standard or, where no relevant local government policy or standard exists, in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.	Prior to commencement of use of the relevant stage
50.	Food Outlet Refuse Bin Washing Facility If the development of either stages involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tab, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of QUU.	Prior to commencement of use of the relevant stage and to be maintained
Monetary Contributions		

CONDITIONS OF APPROVAL		TIMING																																											
51.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Interim Infrastructure Framework</i> (The Framework), which will apply for all development approvals issued prior to 30 June 2013. Stage 1 The current applicable general infrastructure charge is: <table><tr><td>49 dwelling units (small)</td><td>\$12,256 per dwelling unit (small)</td><td>\$600,544.00</td></tr><tr><td>59 dwelling units (medium)</td><td>\$17,108 per dwelling unit (medium)</td><td>\$1,009,372.00</td></tr><tr><td>Retail (per 100m² GFA or part thereof) – 535m²</td><td>\$14,680</td><td>\$88,080.00</td></tr><tr><td>Total</td><td></td><td>\$1,697,996.00</td></tr></table> <table><tr><td>STAGE 1 TOTAL</td><td>\$1,697,996.00*</td></tr></table> Stage 2 The current applicable general infrastructure charge is: <table><tr><td>84 dwelling units (small)</td><td>\$12,256 per dwelling unit (small)</td><td>\$1,029,504.00</td></tr><tr><td>93 dwelling units (medium)</td><td>\$17,108 per dwelling unit (medium)</td><td>\$1,591,044.00</td></tr><tr><td>Retail (per 100m² GFA or part thereof) – 630m²</td><td>\$14,680</td><td>\$102,760.00</td></tr><tr><td>Commercial (per 100m² GFA or part thereof) – 3630m²</td><td>\$14,680</td><td>\$543,160.00</td></tr><tr><td>Total</td><td></td><td>\$3,266,468.00</td></tr></table> Value uplift component (applying only to the GFA exceeding City Plan): <table><tr><td>39 dwelling units (small)</td><td>\$11,789.00 per dwelling unit (small)</td><td>\$459,771.00</td></tr><tr><td>43 dwelling units (medium)</td><td>\$17,685.00 per dwelling unit (medium)</td><td>\$760,455.00</td></tr><tr><td>Less 30% on residential</td><td></td><td>\$366,067.80</td></tr><tr><td>Total Value Uplift</td><td></td><td>\$854,158.20</td></tr></table> <table><tr><td>STAGE 2 TOTAL</td><td>\$4,120,626.20*</td></tr></table> * Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index. Note – Value uplift to be considered under the transitional provisions. Additionally, the application may be eligible for: • 30% housing credit • 20% ESD credit	49 dwelling units (small)	\$12,256 per dwelling unit (small)	\$600,544.00	59 dwelling units (medium)	\$17,108 per dwelling unit (medium)	\$1,009,372.00	Retail (per 100m ² GFA or part thereof) – 535m ²	\$14,680	\$88,080.00	Total		\$1,697,996.00	STAGE 1 TOTAL	\$1,697,996.00*	84 dwelling units (small)	\$12,256 per dwelling unit (small)	\$1,029,504.00	93 dwelling units (medium)	\$17,108 per dwelling unit (medium)	\$1,591,044.00	Retail (per 100m ² GFA or part thereof) – 630m ²	\$14,680	\$102,760.00	Commercial (per 100m ² GFA or part thereof) – 3630m ²	\$14,680	\$543,160.00	Total		\$3,266,468.00	39 dwelling units (small)	\$11,789.00 per dwelling unit (small)	\$459,771.00	43 dwelling units (medium)	\$17,685.00 per dwelling unit (medium)	\$760,455.00	Less 30% on residential		\$366,067.80	Total Value Uplift		\$854,158.20	STAGE 2 TOTAL	\$4,120,626.20*	Prior to the commencement of use of the relevant stage
49 dwelling units (small)	\$12,256 per dwelling unit (small)	\$600,544.00																																											
59 dwelling units (medium)	\$17,108 per dwelling unit (medium)	\$1,009,372.00																																											
Retail (per 100m ² GFA or part thereof) – 535m ²	\$14,680	\$88,080.00																																											
Total		\$1,697,996.00																																											
STAGE 1 TOTAL	\$1,697,996.00*																																												
84 dwelling units (small)	\$12,256 per dwelling unit (small)	\$1,029,504.00																																											
93 dwelling units (medium)	\$17,108 per dwelling unit (medium)	\$1,591,044.00																																											
Retail (per 100m ² GFA or part thereof) – 630m ²	\$14,680	\$102,760.00																																											
Commercial (per 100m ² GFA or part thereof) – 3630m ²	\$14,680	\$543,160.00																																											
Total		\$3,266,468.00																																											
39 dwelling units (small)	\$11,789.00 per dwelling unit (small)	\$459,771.00																																											
43 dwelling units (medium)	\$17,685.00 per dwelling unit (medium)	\$760,455.00																																											
Less 30% on residential		\$366,067.80																																											
Total Value Uplift		\$854,158.20																																											
STAGE 2 TOTAL	\$4,120,626.20*																																												

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* 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.

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 ****

