

Address of Site	37A-C & 45 Harbour Rd and 5 & 19 Hercules St, Hamilton
Real Property Description	Lots 802, 804 and 805 and on SP172618, Lot 907 on SP169072, Lot 596 on SL6381, Lot 631 on SL801514
Aspects of Development and Type of Approval	Material Change of Use (15-storey Residential Apartment Building).
ULDA Reference Number	DEV000005_08
Package Generated	12 th January 2009
Package Status	APPROVED

Approved Drawings or Documents	Number	Plan or Document Date
Portside Building 2 Built Environment	Pages 1-19 Issue E	10.11.2008
Ground	B2-A-1000 Rev 15	DEC 2007
Level 1	B2-A-1001 Rev 11	DEC 2007
Level 2	B2-A-1002 Rev 9	DEC 2007
Level 3	B2-A-1003 Rev 9	DEC 2007
Level 4	B2-A-1004 Rev 9	DEC 2007
Level 5	B2-A-1005 Rev 9	DEC 2007
Level 6	B2-A-1006 Rev 8	DEC 2007
Level 7	B2-A-1007 Rev 8	DEC 2007
Level 8	B2-A-1008 Rev 9	DEC 2007
Level 9	B2-A-1009 Rev 8	DEC 2007
Level 10	B2-A-1010 Rev 8	DEC 2007
Level 11	B2-A-1011 Rev 8	DEC 2007
Level 12	B2-A-1012 Rev 8	DEC 2007
Level 13	B2-A-1013 Rev 9	DEC 2007
Level 14	B2-A-1014 Rev 11	DEC 2007
Plant Room	B2-A-1015 Rev 12	DEC 2007
Roof	B2-A-1016 Rev 11	DEC 2007
Basement	B2-A-1018 Rev 4	DEC 2007
North Elevation	B2-A-1600 Rev 7	DEC 2007
South Elevation	B2-A-1601 Rev 7	DEC 2007
East Elevation	B2-A-1602 Rev 7	DEC 2007
West Elevation	B2-A-1603 Rev 7	DEC 2007
Section A	B2-A-1604 Rev 8	DEC 2007
Section B	B2-A-1605 Rev 7	DEC 2007
Section C	B2-A-1606 Rev 8	DEC 2007
MWA Environmental Noise and Lighting Impact Assessment Report	06-128 Version 1	11 November 2008
CONICS Sustainability Report	Issue C 28.02.08	February 2008

PROJECT TEAM

Matt Toon Principal Planner Development Assessment	Callum Doull Project Coordinator Assistant Development Manager - Apartments
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Urban Land Development Authority	Brookfield Multiplex Developments
Nick Rozis Certifier of Civil Engineering Director Bornhorst + Ward	Stephanie Skyring Sustainability Certifier Sustainable Projects Manager Conics Ltd
Graeme Harvison Certifier of Landscape Design Principal & Regional Director EDAW	Max Winders Certifier of Noise & Lighting Managing Director MWA Environmental

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 Procedures 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	Community Management Statement Any Community Management Statement is to contain the following: • The landscaping is to be maintained in accordance with the approved plans and maintenance regime. • Inform owners and occupants about the sustainability initiatives incorporated in the building. • 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
6	Sustainability Select appropriate building materials and Implement all water, waste and energy management strategies as stated in approved CONICS Sustainability Report Issue C dated February 2008. This work is to be certified by a suitably qualified sustainability	Prior to the commencement of use

CONDITION		TIMING
	professional in accordance with the <i>ULDA Certification Procedures Manual</i> .	
7	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
8	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. 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 site works
9	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 192 cars and for the loading and unloading of vehicles within the site. 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

CONDITION		TIMING
10	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
11	Construct Pedestrian and Bike Paths Provide a pedestrian and bike path as shown in the approved Portside Building 2 Built Environment Pages 1-19 Issue E dated 10.11.2008. 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 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>.	Prior to commencement of use
12	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
13	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
14	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

CONDITION	TIMING
15 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). 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. 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). Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.	Prior to commencement of use
16 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
17 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
18 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
19 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
20 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

CONDITION	TIMING
21 Noise Implement and construct all proposed residential units affected by identified noise sources in accordance with the necessary acoustic treatments referred to in the approved acoustic consultant's report conclusions prepared by MWA Environmental Report and dated 11 November 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
22 Acid Sulphate Soils - Management Plan Submit an Acid Sulphate Management Plan for the proposed works complying with State Planning Policy 2/02 prepared and certified by an RPEQ. 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>.	Prior to commencement of construction
23 Public Realm Works Undertake public realm works in accordance with approved plans Portside Building 2 Built Environment Pages 1-19 Issue E dated 10.11.2008. . 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

CONDITION	TIMING
24 Detailed Landscape Plan Prepare a detailed Landscape Plan for landscape areas nominated on the approved Portside Building 2 Built Environment Pages 1-19 Issue E dated 10.11.2008. 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
25 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
26 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
27 Application Endorsement 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.
28 On Maintenance Submit Post-Construction Certification Form (Practical Completion) and	Prior to commencement of use

CONDITION		TIMING
	"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 endorsed plans, approved modifications.	

STANDARD ADVICE

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.