

Urban Land Development Authority DEV/000007_09
 Macarthur Ave, Eagle Farm
 Material Change of Use (Display Dwelling, Estate Sales Office, Home Office, Multi-unit Dwellings, House, Office, Community Centre, Recreational Club, Restaurant and Shop)

Address of Site	Macarthur Ave, Eagle Farm
Real Property Description	Lots 1 and 3 SP195300
Aspects of Development and Type of Approval	Material Change of Use (Display Dwelling, Estate Sales Office, Home Office, Multi-unit Dwellings, House, Office, Community Centre, Recreational Club, Restaurant and Shop)
ULDA Reference Number	DEV000007_09
Package Generated	27 th April 2009
Package Status	APPROVED

Approved Drawings or Documents		Number	Plan or Document Date
Building Envelope Plan and Urban Design Principles		DA1-09 Issue B	14.04.09

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Richard McLachlan Project Coordinator Australand Holdings Ltd
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GENERAL

It is acknowledged that the development depicted in the approved drawings and documents will be undertaken in stages on a precinct by precinct basis. Unless otherwise noted, the following conditions will apply to each individual stage only to the extent applicable.

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 for each precinct stage
3	Currency Period The currency period for this UDA development approval is 7 years.	As indicated
4	Public Realm Design Requirements (A) Submit for approval by the ULDA a plan or plans at 1:1000 scale (annotated as necessary by explanatory text) illustrating how the	Prior to approval for building works of the 1 st

CONDITION	TIMING
intent of Drawing No. DA1-09 Issue B has been further developed in a manner that: ▪ shows how the locations at the confluence of the reference lines, site and access lines or movement lines are designed to signify the important urban and social function of these places and produce high quality, accessible, safe and people oriented public spaces; ▪ demonstrates how the public realm associated with River Terrace is strongly and directly connected to the Riverwalk via a high quality pedestrian experience; and ▪ shows how the reference line between the Mixed Use Precinct and the place at the intersection of Parkside and River Terraces is given expression through design treatments such as built form and landscape elements that produce a connected and integrated development outcome. The 1:1000 scale plan or plans should be submitted following the joint consideration of the content of the plan or plans by the applicant and the ULDA Design Review Panel. (B) Upon endorsement from the ULDA of Part (A) of this condition. Submit for endorsement by the ULDA details of all public realm pedestrian areas, parks, open space, river walk and river link connections for the areas indicated as Nodes and Movement Lines on approved Drawing No. DA1-09 Issue B. Details of the above will be assessed against the endorsed Plan from (A) of this condition and the Design Attributes outlined in sections 3.2 and 3.3 of the <i>Development Application - Planning Assessment Report</i> prepared by Buckley Vann Town Planning Consultants dated January 2009, the detail design must also demonstrate: ▪ the public / private interfaces are designed to ensure active and engaging places and the effectiveness of passive surveillance, view lines, permeability and connectivity; ▪ that open space nodes are designed as democratic spaces that are highly accessible, legible and provide an appropriately diverse range of community well-being and recreational opportunities that foster a sense of tenure and social interaction; ▪ that the Riverwalk is reinforced as a highly accessible community and public place, and legibly connected to the development precincts and adjacent parts of the neighbourhood structure; and ▪ that climatic responsiveness is assisted by providing large shade trees and appropriate finishes. <i>Note: The process for the endorsement of the above mentioned documents and drawings is to be in accordance with the Letter of Agreement signed between the ULDA and the land owner.</i>	precinct stage to be constructed. As Indicated

CONDITION	TIMING
5 Building Design Requirements (A) Submit for endorsement by the ULDA plans and a development design report at the preliminary conceptual stage indicating the in-principle nature of the proposed building and related external spaces. <i>Note: The plans and report are to be submitted following the joint consideration of the content by the applicant and the ULDA Design Review Panel.</i> (B) Upon endorsement from the ULDA of Part (A) of this condition. Submit for endorsement by the ULDA architectural design details of building elevations including, height, setbacks, façade materials, colours and finishes. The submission must also demonstrate and respond to: - the endorsed building design report from (A) of this condition; - residential development provides adequate private external space and privacy for residents; - buildings must be finished with high quality materials, selected for their durability and the contribution they make to the subtropical character of the area; - the architectural treatment of the external form of buildings avoids large blank walls, and uses openings, setbacks and other detailing to contribute positively to the streetscape; - buildings are designed and managed to contribute to a safe community consistent with CPTED principles; - development is designed, constructed and maintained to attenuate noise from external sources, to minimise the emission of noise, to mitigate environmental harm and to maintain environmental values for the end uses; and - height and setbacks requirements that generally comply with the approved Drawing No. DA1-09 Issue B. <i>Note: The process for the endorsement of the above mentioned documents and drawings is to be in accordance with the Letter of Agreement signed between the ULDA and the land owner.</i>	Prior to approval for building works for each precinct stage As Indicated
6 Shop & Restaurant The total gross floor area for any use defined as a Shop and/or Restaurant is not to exceed 1,000m².	As indicated
7 Public Access – 24 hours through site Upon completion of the works provide and maintain unimpeded and safe 24-hour public access through the public riverwalk, river links, lookout park and piazza areas, and ensuring that access ways are designed to cater for disabled persons in accordance with "Australian Standard	Prior to the commencement of use and then to be maintained

CONDITION		TIMING
AS1428.1".		
8 Community Management Statement		Prior to the commencement of use for each precinct stage
Any and all Community Management Statements are to contain the following:		
a. The landscaping is to be maintained in accordance with the approved plans and maintenance regime. b. Internal collection of refuse and recyclables remains the responsibility of the Body Corporate / Tenants. c. A statement disclosing to purchasers that the site is 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.		
9 Filling and Excavation	Submit to the ULDA an earthworks plan, certified by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with the latest version BCC Subdivision and Development Guidelines.	Prior to commencement of site works for each precinct stage
10 Flood Immunity	Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Brisbane City Council's "Subdivision and Development Guidelines" (November 2000 version applicable at the date of the Decision Notice) so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level.	Prior to approval for building works and then to be maintained
11 Repair Damage To Kerb, Footpath Or Road	Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, 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
12 Traffic & Transport	(a) Detailed design for car-parking, site access, delivery vehicle movement (parking and loading), solid waste storage and removal. public transport and pedestrian and cyclist facilities shall be undertaken in accordance with the recommendations and assumptions made within the "Development Application – Planning Assessment Report" dated January 2009 and prepared by Buckley Vann Town Planning Consultants, and the supplementary information included in the "Northshore Australand ULDA Application – Traffic and Transport Assessment Response to PB Memorandum" dated 27 February 2009 and prepared by Cardno Eppell Olsen and with reference to BCC	As Indicated

CONDITION	TIMING
<i>Transport, Access, Parking and Servicing Policy</i>. Certification by a suitable qualified traffic and transport Registered Professional Engineer or Queensland (RPEQ - Traffic) is required prior to the submission of the building plans for approval. (b) All internal roads must be designed in accordance with the latest version of AustRoads Design Guidelines, unless stated otherwise. These guidelines shall be utilised during the design phase through to post construction. On completion of works, the applicant must provide a letter from a Registered Professional Engineer of Queensland (RPEQ – Civil), that all internal roads have been constructed in accordance with relevant <i>AustRoads Design Guidelines</i>. (c) The development car parking must comply with the provisions of the <i>Australian Standard/New Zealand Standard for Off-street Car Parking (AS/NZ 2890.1-2004)</i> or <i>BCC Transport, Access, Parking and Servicing Policy</i> as determined above. On completion of works, the applicant must provide a letter from a Registered Professional Engineer of Queensland (RPEQ – Civil), that any car parking for this development has been constructed in accordance with <i>AS/NZ 2890.1-2004</i> or <i>BCC Transport, Access, Parking and Servicing Policy</i> as determined above.	
13 Construction Management Plan Prepare and implement a site based construction management plan that will include but not be limited to: a. provision for the management of traffic around and through the site during and outside of construction work hours; b. provision for parking and materials delivery during and outside of construction hours of work; c. Management of sedimentation, erosion and dust generated from the site during and outside construction work hours; d. Ensure that no material of any description to be deposited within the area of a waterway corridor; e. Practices employed to efficiently sort and minimise waste and maximise recycling opportunities; f. Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; g. Management of Acid Sulfate soils in accordance with management plans prepared specifically for this site; h. Management of rock anchors and other treatment systems used to ensure soil stability during excavation and foundation works in accordance with geotechnical reports prepared specifically for this site; and	Prior to commencement of site works for each precinct stage

CONDITION	TIMING
i. Management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. 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. 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.	
14 Soil Erosion and Sediment Control Sediment, erosion and dust control measures must be implemented in accordance with the <i>Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites</i> (The Institution of Engineers, Australia Queensland Division June 1996) as a minimum standard. Sediment control structures (eg sediment fence) must be placed at the base of all materials imported on-site to trap any sediment runoff. The following inspection program must be carried out until the site is fully rehabilitated: a. Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and b. Inspections after each storm event to assess the adequacy of the erosion control measures. The developer must rectify any damage or non-performing erosion control devices and clean up any sediment that has left the site or is on the roads within and external to the site.	While site works are occurring and then to be maintained for each precinct stage
15 Water, Sewerage and Stormwater infrastructure. a. The applicant shall seek and obtain approval from the relevant infrastructure owner to connect to water and sewerage, prior to the commencement of any water or sewerage infrastructure work on site. b. The detail design of the water, sewerage and stormwater infrastructure shall be undertaken by a suitably qualified and experienced professional engineer and the design checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil), certify that all works have been inspected and been constructed in accordance with their design and is fit for purpose when considered against the commonly accepted and appropriate AUS/NZ standards and relevant Brisbane City Council policies and guidelines.	Prior to commencement of use for each precinct stage

CONDITION	TIMING
c. Upon completion and certification of the works the developer shall prepare and provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with commonly accepted and appropriate AUS/NZ standards, Brisbane City Council guidelines and relevant legislation.	
16 Public utility easements Where necessary, public utility easements must be provided, in favour of and at no cost to Brisbane City Council, over Council only infrastructure (ie. Drainage, infrastructure that becomes contributed assets) located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer, and the easement documents must be executed prior to the earlier of the endorsement of survey plans or the commencement of the use of the premises.	Prior to commencement of use for each precinct stage
17 Geotechnical Obtain a full geotechnical investigation and report, further to the reports "Proposed Northshore Development, Eagle Farm" by Soil Surveys dated 26 April, 2007 and "Preliminary Geotechnical Investigation Lots 1 & 3 Hamilton Northshore Macarthur Avenue, Eagle Farm" by Butler Partners Pty Ltd dated 25 August, 2008. The report must incorporate a gap analysis to ensure sufficient data and analysis is obtained including field survey and testing, associated laboratory investigation and geotechnical analysis to support the detailed structural design for the proposed development in consideration of groundwater and acid sulfate soils. The Geotechnical report shall reference both previous reports referred to above and be prepared by suitably qualified and experienced professionals and checked by a Registered Professional Engineer Queensland who will certify that it is appropriate and provides sufficient information to support detailed design. The report shall address but not be limited to: - River Bank and boardwalk slope stability including survey of the river bed profile. As part of the gap analysis for the slope stability a consideration must include the need for further test bores and geotechnical strength parameters. - Compaction of existing and imported fill, pavement and foundation design and settlement. Further testing of the soils is required to confirm settlement parameters and the degree of consolidation that has occurred in the past. - Nomination of optimal foundation types and founding depths for each structure. The gap analysis should consider what further drilling at these structures is needed. - Develop relevant and specific site earthworks, groundwater and erosion controls for all structures. Existing generalised report data to be extended to include site and building specific	Prior to site works commencing for each precinct stage Prior to commencement of use for each precinct stage

CONDITION		TIMING
	methodologies.	
18	Acid Sulfate Soils Obtain an Acid Sulfate and Groundwater investigation and report, further to the report "<i>Proposed Northshore Development, Eagle Farm</i>" by Soil Surveys dated 26 April, 2007. The report must include sufficient field survey and testing, and associated laboratory investigation and modelling to support the detailed structural design and site management for the proposed development. The Acid Sulfate and Groundwater management report shall be prepared by suitably qualified and experienced professionals, checked and certified that it is appropriate and provides sufficient information to support detailed design. The proposed development shall not result in any adverse impact on the surrounding properties and receiving environment as a consequence of the exposure of acid sulfate soils or the removal of groundwater. The development construction shall proceed in accordance with the certified Acid Sulfate and Groundwater Management Plan which will be integrated with the site based construction management plan.	Prior to site works commencing for each precinct stage
19	Acoustics Submit to the ULDA certification from a suitability qualified RPEQ that appropriate noise attenuation measures have been incorporated into building construction to minimise noise impacts and achieve an acceptable level of indoor acoustic amenity for future residents generally in accordance with Australian Standard AS2021 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.	Prior to commencement of use for each precinct stage
20	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 for each precinct stage
21	Telecommunications Telecommunication services within and adjacent to the proposed development are not to be visually obtrusive with no overhead wiring permitted.	Prior to commencement of use for each precinct stage
22	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 for each precinct stage

CONDITION	TIMING
23 Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public or private 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 for each precinct stage
24 Public Realm Works Undertake high quality public realm works within the areas shown on the approved Drawing No. DA1-09 Issue B as follows: • public piazza; • riverwalk; • lookout park; and • mangrove walk. The completion of the works will be undertaken prior to the commencement of any use of the stage of development referred to for each area above. These works are to include: • footpath and public pedestrian areas; • public lighting; • awning treatment and lighting; • shade structures; • driveway materials and finishes; and • street trees to enhance the subtropical riverside character of the area. 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 professional in accordance with the <i>ULDA Certification Procedures Manual</i>. 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 for each precinct stage
25 Building Sustainability Requirements a. Integrated Water Management Plan Submit to the ULDA a site based Integrated Water Management Plan incorporating Water Sensitive Urban Design which details building specific water saving, storage and reuse practices. b. Energy Conservation Submit to the ULDA certification from a suitability qualified	Prior to commencement of use for each precinct stage

CONDITION	TIMING
professional that the following have been achieved or investigated: • climate responsive building and site design to maximise air circulation and to minimise the need for artificial heating and cooling; • use of energy and thermo-efficient building materials; • use and re-use of renewable construction materials; • use of available renewable energy sources; • provision of energy efficient appliances, and • enhancement of community awareness of personal contribution in reducing greenhouse gas emissions. c. Waste Management Plan Submit to the ULDA a Waste Management Plan which details building specific waste management and recycling programs.	
26 Detailed Landscape Plan Prepare a detailed Landscape Plan for each building's private property landscape area. This work is to be certified by a suitably qualified landscape architect professional. 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.	Prior to commencement of use for each precinct stage
27 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>.	Prior to commencement of site works for each precinct stage
28 Post-Construction 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 endorsed plans, approved modifications.	Prior to commencement of use for each precinct stage
29 Dedicate as Road Dedicate as road the areas shown as Macarthur Avenue and Macarthur Link as indicated the approved drawings and documents. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Urban Land Development Authority prior to the issue of a building approval for the first stage of construction.	As indicated
30 Provide 3D Computer Model Submit to the Urban Land Development Authority a three dimensional	Prior to commencement of use of the final precinct stage

CONDITION	TIMING
computer model at each construction stage of the development at a time and in a format and level of detail to be advised by the Authority.	
31 Hamilton Rock Training Wall Prepare a statement of significance and if necessary provide recommendation on preservation, protection and on-going maintenance of the Hamilton rock training walls along the Brisbane River frontage of the site.	Prior to commencement of site works
32 Submit Marine Vegetation Management Plan Submit and implement a certified Marine Vegetation Management Plan (MVMP) showing: - The extent of the MVMP is to include evaluation of all areas including, proposed road reserves, walkways, external works and development areas; - The location and extent of all site works including all proposed infrastructure, walkways and areas of earthworks; - Detail design of all civil works is to be cognisant of marine environmental values. Alternative solutions may be required in some instances, to protect significant marine vegetation; and - A description of all measures to be used to protect marine vegetation and habitat features to be retained during construction, including protective fencing. The MVMP is to be certified by a suitability qualified ecologist or environmental specialist.	Prior to commencement of site works
33 Riverwalk Construct a public riverwalk along the full river frontage as indicated on the Drawing No. DA1-09 Issue B. The design, construction and quality of the Riverwalk should be generally consistent with Brisbane City Council's Public Riverside Facilities Design Manual and AUSTRROADS Standards parts 13 and 14. A Right of Way easement for Public access over the riverwalk is to be granted in favour of Brisbane City Council on terms and conditions acceptable to the BCC including such terms that the developer will be responsible for all maintenance lighting, safety, public risk and insurance, disabled access and all liabilities that Council may incur under section 366 of the Land Act and its successors and will provide unobstructed public access at all times.	Prior to commencement of use for the first precinct stage
34 Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of infrastructure as specified by the Brisbane City Council Infrastructure Contributions Planning Scheme Policy for each	Prior to commencement of use for each precinct stage

CONDITION	TIMING
stage at the rates applicable at the time of payment. No development may be occupied or use commenced until the infrastructure contributions have been paid to the ULDA or an agreement has been entered into about infrastructure contributions.	

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.

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.

Tidal Works

This approval does not authorise Tidal Works to commence or any works at or below Mean High Water Spring (MHWS). Further applications to the ULDA and the Brisbane City Council are necessary to authorise any work at or below MHWS.

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 ****