

PLANS AND DOCUMENTS

referred to in the
APPROVAL

Dated: 17 February 2021



Howard Smith Wharves

Landing - Operation and Management Plan

February 2021



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Site Details

Site Name	Howard Smith Wharves River Landing
Address	3D / 5 Boundary Street Brisbane City
Real Property Description	Lot 304 on SP314853 (Lease)
Lease Area	714sqm
Lessee	Howard Smith Wharves Nominees Proprietary Limited (HSW)
Responsible Person	Chief Executive Officer
Relevant Parties involved in preparation of LOMP	HSW Nominees Pty Ltd, JW Evans Projects Pty. Ltd, and International Marina Consultants Pty. Ltd
Review and Monitoring	<p>HSW will continually monitor the operation and use of the Landing to ensure compliance with; the Landing Operation Management Plan (LOMP); all required Approvals; all applicable Laws; and Best Practices.</p> <p>If, at any time where acting reasonably, Brisbane City Council (BCC) is not satisfied that the standard, operation or use of the Landing is in accordance with the development approval and/or applicable legislation (eg. noise and amenity impacts of the operation), BCC shall consult with HSW and may require HSW to update this LOMP to address those issues or non-satisfaction.</p> <p>Where necessary, changes to the LOMP will require resubmission of the compliance assessment application to BCC for approval.</p>

Purpose

The primary purpose of the HSW LOMP is to fulfil conditions of the approved Landing Development Approval (Council Reference A005214068) which requires the preparation and implementation of this LOMP. This LOMP operates in conjunction with the Howard Smith Wharves Park Management Plan and Howard Smith Wharves Development Approval (most recent approval: A005520561 and any subsequent changes). The Landing is to be used for the temporary berthing of commercial and private vessels for the loading and unloading of passengers in accordance with the Development Approval.

Policy Context

The development approval (Council Reference A005214068) only authorizes use of the subject site as a Landing as defined under Brisbane *City Plan 2014*. The use of the site for Port Services as defined in City Plan 2014 is not an approved use.

Please note: HSW must not operate or cause to be operated any ferry service from the Landing in contravention of Council's exclusive right under section 91 of the *City of Brisbane Act 2010*.

Extract from the Approval Package Condition 5 is below

5) Operation and Management

Carry out development in accordance with the operation and management plan for the Landing, prepared in accordance with the requirements of this conditions.

5(a) Submit Management Plan

Submit for the approval of Development Services an operation and management plan for the Landing.

The operation and management plan must address the following:

- Proposed hours of operation (including movement of passengers, servicing and refuelling of vessels, preparation of vessels and frequency of vessels):
- Proposed methods of controlling access to the Landing by vessels and by the general public from the riverbank (including waiting areas for passengers and pick up/drop off areas for passengers). This area is not to conflict with existing networks such as pedestrian and cyclist paths:
- Proposed booking system for managing the orderly access by Landing users:
Detail of any mooring of vessels, preparation of vessels before and after use, and frequency of vessels serviced at the Landing: and
- A process to respond to any complaints of the development received by members of the public.

Timing: prior to commencement of use

Controls

HSW Nominees will be required to manage the Landing facility in line with the below requirements:

Hours of Operation - Operating Hours are 7am to 12am, 7 Days a week as identified within the parameters of the Howard Smith Wharves Development Approval (most recent approval: A005520561 and any subsequent changes). All vessels arriving /leaving and when moored between 10pm-12am will be required to turn off all amplified music. Cleaning of the interior of the vessels (referred below) must not occur after 10pm or before 7am. Council may reduce the Hours of Operation in the event that noise and amenity impacts of the operation and use of the Landing are not being adequately addressed by HSW.

Note: *Operating hours* refers to the period where the Landing is being used by customers and/or visitors of Howard Smith Wharves and the Hotel. The operation is not to be used for regular transportation via a timetabled service. (eg. Ferry Services)

Mooring Frequency – The maximum number of vessels to be moored per hour is four. Mooring frequency shall be managed by HSW and in accordance with the requirements of Maritime Safety Queensland. Overnight Mooring is only permitted with prior approval of HSW Nominees. Passive craft and vessels of up to 8m in length are not restricted by the maximum mooring frequency.

Note: *Passive craft* refers non power-driven vessels (for example rowing boats, canoes, kayaks and stand-up paddle boards).

Vessel Size – The size of each vessel using the Landing is not to exceed 24 metres.

Passenger Numbers - No more than 50 passengers are permitted to embark or disembark from any vessel using the Landing.

Note: *Passengers* includes boat crew/staff.

Servicing and Refuelling – The servicing, maintaining, repairing vessels or refuelling of vessels at the Landing **must not be undertaken** and is not in accordance with the approval A005214068. Interior cleaning of the vessels may be conducted during operating hours (refer to *Hours of Operation* above). No works associated with any servicing and cleaning the exterior of the vessels is to be conducted on-site.

Note: *Cleaning of the interior* refers to the general use of cleaning devices (i.e. wet or dry vacuum, steam cleaning devices) and associated equipment for use on internal areas or exterior decked areas. Interior cleaning does not refer to the use of machine equipment for cleaning engines and mechanical equipment or cleaning the exterior of the vessel.

Transportation of Goods - Goods are not to be transported on and off the vessels unless directly servicing the needs of the patrons or associated with the interior cleaning of the vessel.

Procedures/Requirements

The Operator and Manager of Howard Smith Wharves is HSW Nominees P/L. HSW Nominees will be responsible for day to day management and operation of the Landing as it forms part of the Integrated Tourism and Hospitality Precinct. HSW Nominees will be required to manage the Landing facility in line with the following requirements.

Security and Control of Access – Access to the Landing will be via a land side code locked gate which will only be opened when the Landing is in use. Clearly visible signage will be placed and maintained on the Landing and stating: **“Private Mooring Only – No Access without Prior Arrangement”**. **The gate to the Jetty will be locked from land side at all other times.** HSW Nominees must control and manage all access to the Landing including security during hours of operation. HSW has 24/7 Security. HSW Nominees must take all reasonable steps to ensure that there is no unauthorised access to the Landing.

Passenger Movements - Passenger movements including waiting, embarking, and disembarking of passengers will be managed by the HSW Nominees (through directions by the HSW staff or vessel operators) to ensure the thoroughfares remain clear to pedestrians and cyclists. A minimum of 1 HSW staff member or vessel operator must be present during the embarking and disembarking of passengers to ensure queuing does not obstruct public access to any part of the shared or pedestrian pathways. HSW Nominees must continue to comply with its obligations under its existing leases over HSW in relation to public access.

A sign will be installed at the intersection of the shared pedestrian/cycle accessway stating “beware of passing traffic” (see Appendix 2). HSW Nominees must maintain this sign at all times.

Preparation of Vessels - Provisioning of vessels will be via the gangway only. Provisioning of the vessels must be carried out in a way that does not obstruct public access to any part of the shared or pedestrian pathways and is otherwise compliant with HSW Nominee's obligations under its existing leases. No motorised vehicles will be permitted to be used for this purpose on the gangway or Landing area. ie. goods to be carried by hand or trolley only.

Booking System – Booking of the Landing will occur via HSW Web Site System which is currently the “seven rooms” proprietary software system with adjunct booking services via email or telephone. The booking requests are to include the following details:

- Operator details
- Details of the vessel
- Preparation required before or after use
- Frequency (if providing regular services)
- Number of passengers and crew

Please note: All customers/operators must be made aware of the conditions/restrictions of this Operation and Management Plan (i.e. operators may be made aware of the restrictions as part of the online booking system).

Council is to be notified where the booking system changes via submission to the Manager, Development Services.

Procedures/Requirements continued

Complaints - HSW Nominees will maintain a comprehensive Complaints Management System. Complaints from the public about the operation of the Landing can be made via, telephone, Web or email and will be investigated and processed through the existing HSW complaints management system. The CEO of Howard Smith Wharves Nominees Pty Ltd is the nominated contact for matters regarding complaints.

Record keeping – Records of bookings made (including the relevant information under the booking system) and complaints made (including responses/actions taken in response) must be maintained. If requested, Council may review this information where related to an enquiry.

Landing Operation and Management Plan (LOMP) availability – The LOMP will be made available prominently on the Howard Smith Wharves website at all times.

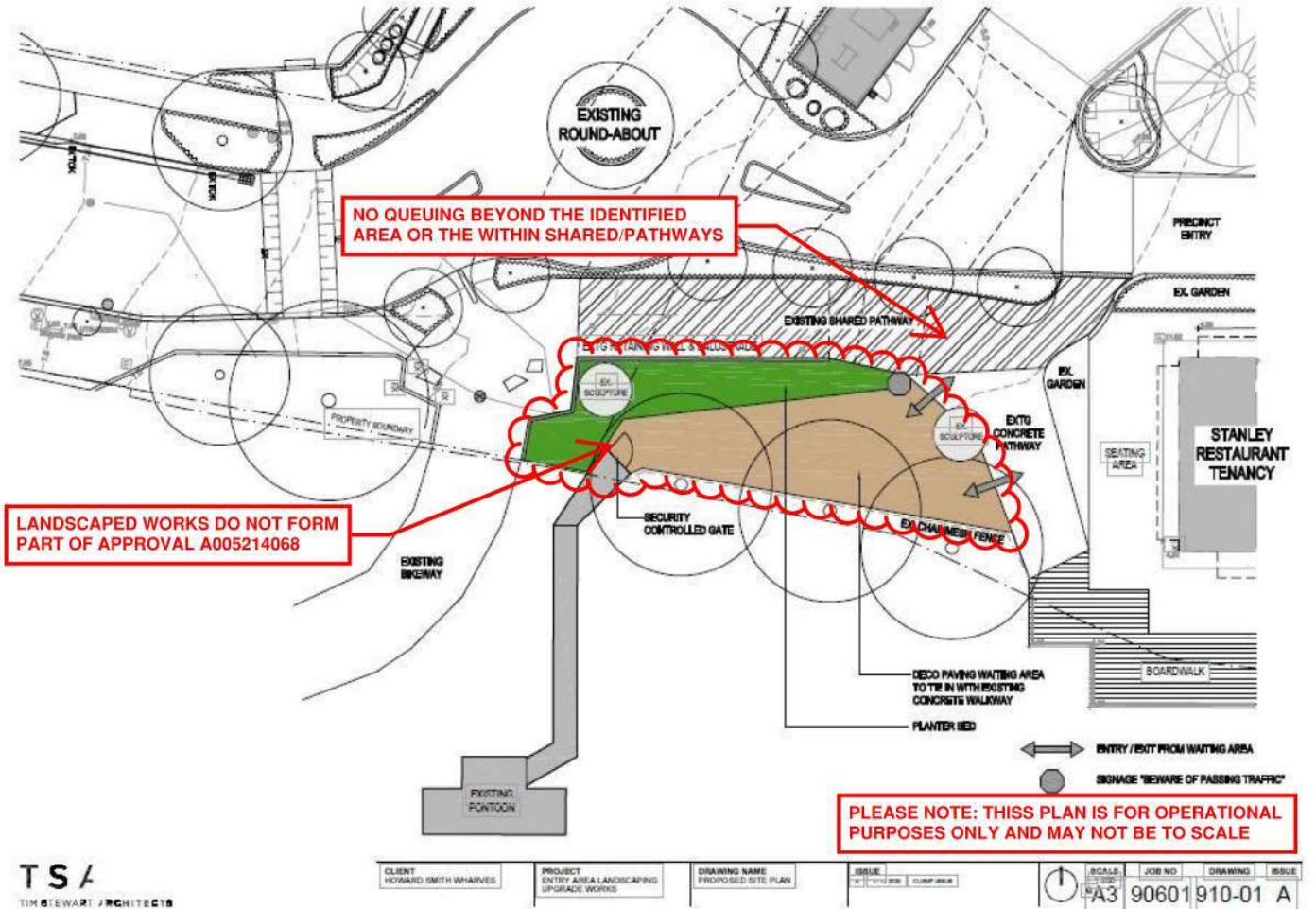
Existing approvals – HSW Nominees must ensure that the operation of the Landing does not impede on the safe and efficient operations of the Ferry Terminal, Ferry Services, and existing approved development.

Signage - HSW Nominees must not place any permanent signs or advertisements on any part of the Landing, except those required by law or by this LOMP or for the safety of users.

Appendix 1 – Howard Smith Wharves Landing Location Plan



Appendix 2 – Howard Smith Wharves Landing Plan



PLEASE NOTE: THIS PLAN IS FOR OPERATIONAL PURPOSES ONLY AND MAY NOT BE TO SCALE

TSA /
TIM STEWART ARCHITECTS

CLIENT HOWARD SMITH WHARVES	PROJECT ENTRY AREA LANDSCAPING UPGRADE WORKS	DRAWING NAME PROPOSED SITE PLAN	ISSUE 1 11/2023	SCALE 1:500	JOB NO. 90601910-01	DRAWING A	ISSUE A
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