



Town Planning Assessment Report

26 Jeays Street, Bowen Hills
Lots 44 & 45 on RP9986

Material Change of Use (Development Permit)

Hotel

Prepared by Plan A Town Planning Pty Ltd
For Joshua Jeays Pty Ltd

Version 1.0
May 2021

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1.0 SUMMARY

This Town Planning Report has been prepared to accompany an application to Economic Development Queensland for Material Change of Use for the purpose of a Hotel prepared by Plan A Town Planning Pty Ltd on behalf of Joshua Jeays Pty Ltd over land located 26 Jeays Street, Bowen Hills described as Lot 40 on RP9986.

The Applicant is seeking a Development Permit – Material Change of Use

The site is located within the Bowen Hills Priority Development Area and therefore is assessed by Economic Development Queensland under the Bowen Hills PDA Development Scheme.

The site is identified as being within Precinct 1 of the Bowen Hills PDA Development Scheme.

The proposal includes:

- Hotel within existing building;
- Retention of existing built form, access and parking.

The information contained in this report demonstrates compliance with the relevant Bowen Hills PDA Development Scheme and the proposals suitability for the site.

2.0 APPLICATION DETAILS

2.1 SITE AND DEVELOPMENT APPLICATION DETAILS

SITE DETAILS	
Site Address	26 Jeays Street, Bowen Hills
RPD	Lot 44 & 45 on RP9986
Site Area	673m ²
Current Land Use	Industrial
Local Government	Brisbane City Council
Priority Development Area	Bowen Hills Priority Development Area
Development Scheme	Bowen Hills PDA Development Scheme
PDA Precinct	Precinct 1
PDA Zone	Mixed Use Zone
APPLICATION DETAILS	
Approval Sought	Development Permit (Material Change of Use)
Description	Hotel
Level of Assessment	Code Assessable
Applicant	Joshua Jeays Pty Ltd c/- Plan A Town Planning Pty Ltd PO Box 1661 MILTON QLD 4064 Contact Person: Josh Dixon Phone: (07) 3846 0807 Email: planning@planatp.com.au
File Reference	21-369

2.2 SITE ANALYSIS

Site Description	
Site Improvements	The site currently contains an existing building. Associated car parking and vehicle manoeuvring areas will be retained as part of this proposal.
Topography	The subject site is generally flat.
Shape of the Site	The site is of an irregular shape.
Site Dimensions	The existing site has street frontage of approximately 30m to Jeays Street and 33m to Hurworth Street.
Surrounding Development in the Locality	Development surrounding the site is used predominantly for light industrial, commercial and residential purposes.
Access	Access to the site will be provided, as existing, from Jeays Street.
Vegetation	There is no existing vegetation on site.
Easements	No easements are identified on site.

The below aerial photo extract that shows the location of the site –

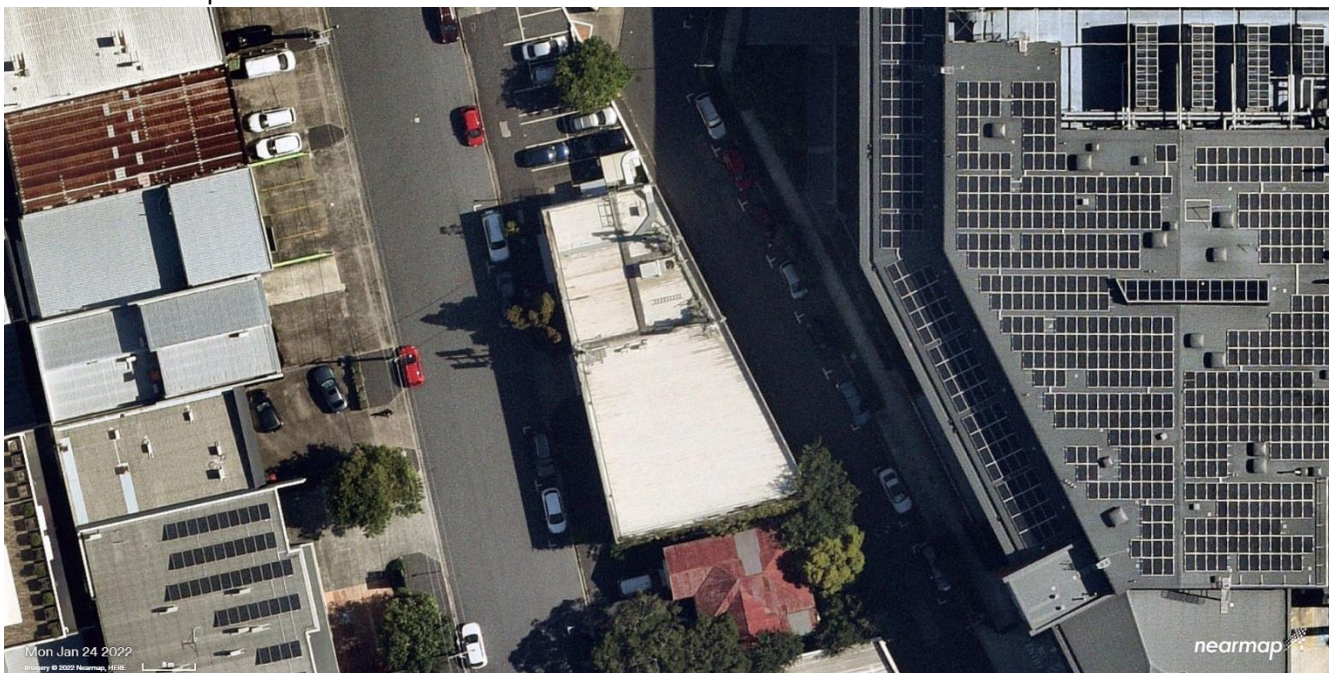


Figure 1- Aerial photo of subject site (Source: Nearmap)

3.0 TOWN PLANNING STATUTORY CONSIDERATIONS

3.1 STATE GOVERNMENT CONSIDERATIONS

3.1.1 Planning Act 2016

In accordance with the provisions of the Planning Act 2016, the application is for a Material Change of Use (Development Permit).

3.1.2 South East Queensland Regional Plan

Under the South East Queensland Regional Plan, the subject site is included within the Urban Footprint. The Urban Footprint identifies land predominantly allocated to provide for the region's urban development needs.

The Regulatory provisions of the South East Queensland Regional Plan do not apply to the site as it is contained within the Urban Footprint.

3.1.3 State Planning Policy

The current state interests detailed within the State Planning Policy are listed below:

Liveable communities and housing:

- Liveable communities
- Housing supply and diversity

Economic growth:

- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism

Environment and heritage:

- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

Hazards and safety:

- Emissions and hazardous activities
- Natural hazards

Infrastructure:

- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports

As stated within section 2.2.6 of the Bowen Hills PDA Development Scheme, relevant matters of state interest have been considered in the preparation of this development scheme and will be considered further as part of the assessment of a PDA development application as such, no further assessment against the SPP is relevant to the proposal at this stage.

3.1.4 State Development Assessment Provisions

The proposed development has been assessed against the State Development Assessment Provisions listed below:

- State Code 1: Development in a state-controlled road
- State Code 2: Development in a rail environment
- State Code 3: Development in a busway environment
- State Code 4: Development in a light rail environment
- State Code 5: Development in a state-controlled transport tunnel environment
- State Code 6: Protection of state transport networks
- State Code 7: Maritime safety
- State Code 8: Coastal development and tidal works
- State Code 9: Great Barrier Reef wetland protection areas
- State Code 10: Taking or interfering with water
- State Code 11: Removal, destruction or damage of marine plants
- State Code 12: Development in a declared fish habitat area
- State Code 13: Unexploded ordnance
- State Code 14: Queensland heritage
- State Code 15: Removal of quarry material from a watercourse or lake
- State Code 16: Native vegetation clearing
- State Code 17: Aquaculture
- State Code 18: Constructing or raising waterway barrier works in fish habitats protection
- State Code 19: Category 3 levees
- State Code 20: Referable dams
- State Code 21: Hazardous chemical facilities
- State Code 22: Environmentally relevant activities
- State Code 23: Wind farm development
- State Code 24: Urban Design
- State Code 25: Development in South East Queensland Koala Habitat Areas

A copy of the SDAP Mapping Search is attached to this report. The mapping search indicates that no modules are applicable to the subject site and therefore the application does not require referral to any state agencies.

3.2 PDA CONSIDERATIONS

City Plan 2014 is the relevant Planning Scheme for the Local Government Area of the Brisbane City Council. However, as per Part 10 of the City Plan 2014, the Bowen Hills Priority Development Area Development Scheme is the relevant planning instrument for the site. This section provides an assessment of the proposal against the applicable Development provisions under the Bowen Hills PDA Development Scheme.

3.2.1 Zoning

The subject site is included within the Mixed Use Zone of the Bowen Hills Priority Development Area Development Scheme.

The preferred development intent of the zone is as follows.

Development provides a wide range and intensity of commercial, retail, health and medical, community, entertainment, cultural activities and residential uses in a predominantly high-rise built form. Development comprises a tower and podium typology which addresses the street, within a range of building heights, dependent on-site area. The greatest development yields and heights in the zone are achieved on larger lots, development on larger sites reduces visual bulk and shade impacts by providing appropriate setbacks and tower separations.

Building form improves streetscape and pedestrian outcomes by providing spaces for human movement and informal activation at ground level. Podiums are human scale and encourage passive surveillance of the public realm.

Residential amenity is maximised through creation of generous, high quality, private and communal open spaces which improve occupant lifestyles suited to the sub-tropical environment.
Development surrounding the public transport stations provides for concentrations of commercial uses that capitalise on the area's proximity to high frequency public transport.

3.2.2 Precinct

The subject site is located within Precinct 1.

3.2.3 Defined Development

The proposal is for a Hotel, defined under the Bowen Hills Priority Development Area Development Scheme as follows.

- a) *means the use of premises for—*
 - i. *selling liquor for consumption on the premises; or*
 - ii. *a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but*
- b) *does not include a bar.*

3.2.4 Level of Assessment

The proposal at hand is for a Material Change of Use application for the purpose of a Hotel and is PDA Assessable Development (Permissible Development) under the Categories of Development tables.

3.3 GROUNDS FOR APPROVAL

The proposed development is considered appropriate for the site and beneficial to the sites future use. Reasons that the proposal should be granted approval are as follows:

- The proposal at hand is for a Material Change of Use for the purpose of a Hotel and will provide a compatible use for the site and the sites zoning;
- A Hotel is a permissible land use within the Mixed Use Zone and is compatible with the intended outcomes of the zone;
- The proposal at hand protects the culture and history of the PDA by reusing the existing building on site;
- The proposal involves a Hotel use which is a new use for the area, contributing to the wide range of uses in the Mixed Use Zone;
- The existing carparking provided for the site is sufficient to meet peak demand of the proposed activity;
- No changes are proposed to the existing access arrangements which are currently considered appropriate for the site;
- The proposal generally complies with the relevant criteria of the Bowen Hills Priority Area Development Scheme; and
- On this basis, we request EDQ approve the development subject to reasonable conditions.

4.0 DEVELOPMENT SCHEME ASSESSMENT

4.1 APPLICABLE DEVELOPMENT SCHEME PROVISIONS

The following provides an assessment of the proposal against the relevant Planning Scheme Codes identified above. For details of the proposal, please refer to the Proposal Plans included in the Appendix.

- Strategic Context
 - Structure Plan
 - Land Use Plan: Context
- PDA-Wide Development Criteria
 - Urban design and public realm
 - Connectivity
 - Housing diversity
 - Sustainable developments
 - Infrastructure planning and delivery
 - Heritage places
 - Environment
 - Flood
 - Managing the impacts of infrastructure
- Precinct 1
 - Preferred development intent
 - Built form
 - Urban design
 - Infrastructure

4.1.1 STRATEGIC CONTEXT

4.1.1.1 Structure Plan

The site is located within the Mixed-Use Zone of the Bowen Hills Priority Development Area Structure Plan.

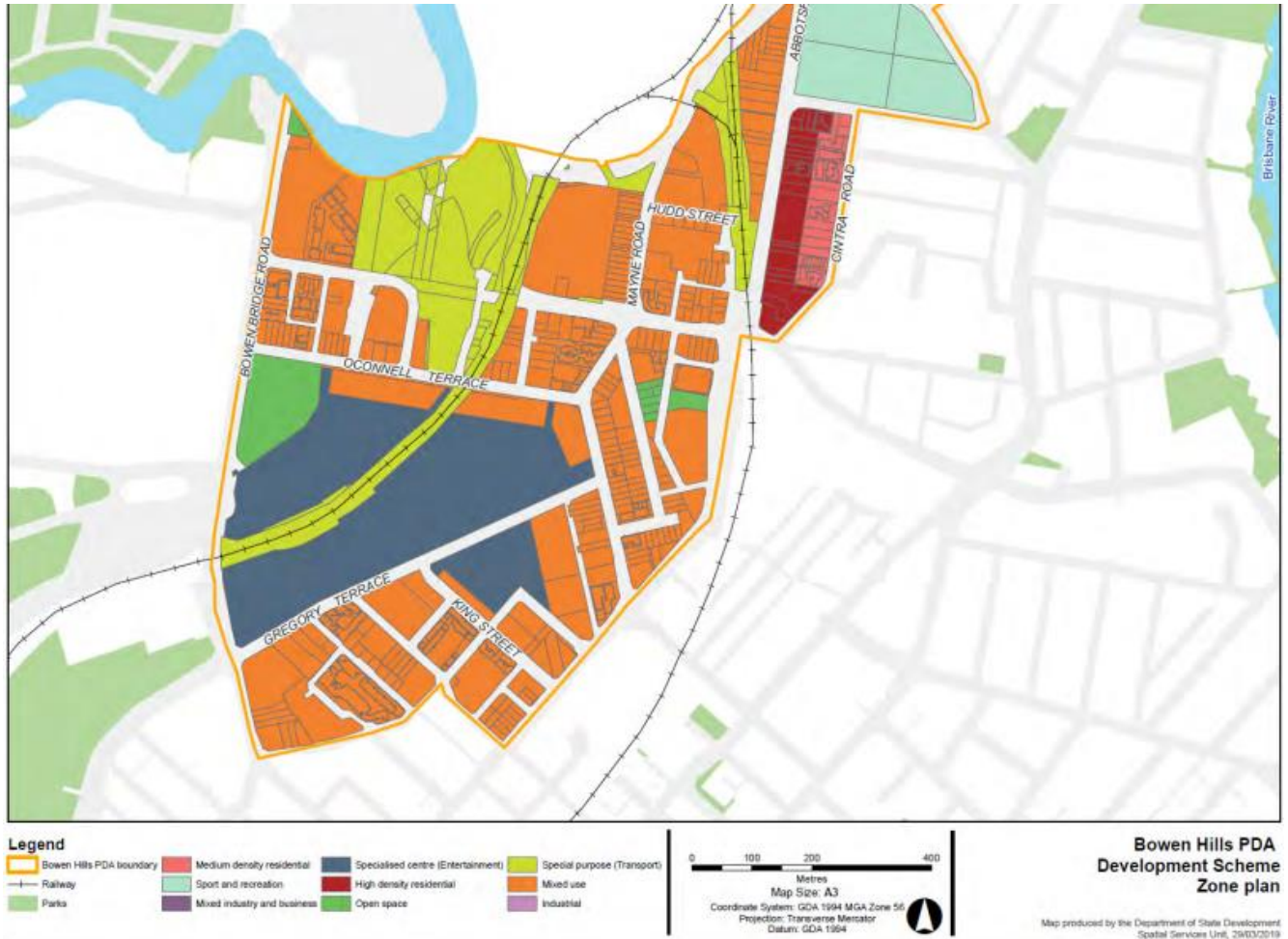


Figure 1: Bowen Hills Priority Development Area Zone Plan

4.1.1.2 Land Use Plan

The site is located within the Mixed-Use Zone of the Bowen Hills PDA.

Mixed-Use Zone

Development provides a wide range and intensity of commercial, retail, health and medical, community, entertainment, cultural activities and residential uses in a predominantly high-rise built form. Development comprises a tower and podium typology which addresses the street, within a range of building heights, dependent on site area. The greatest development yields and heights in the zone are achieved on larger lots, development on larger sites reduces visual bulk and shade impacts by providing appropriate setbacks and tower separations.

Building form improves streetscape and pedestrian outcomes by providing spaces for human movement and informal activation at ground level. Podiums are human scale and encourage passive surveillance of the public realm.

Residential amenity is maximised through creation of generous, high quality, private and communal open spaces which improve occupant lifestyles suited to the sub-tropical environment.

Development surrounding the public transport stations provides for concentrations of commercial uses that capitalise on the area's proximity to high frequency public transport.

The above is a description of the Mixed-Use Zone and we confirm that the proposal at hand complies with the desired outcomes of the zone. The proposal at hand is for a Material Change of Use for the purpose of a Hotel. The proposal at hand is for a commercial use which will service the local population and visitors while also facilitating the expansion of small to medium scale business activities.

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and complies with the Zone plan elements of the Bowen Hills Priority Development Area.

The proposal at hand is a prime example of an employment opportunity which is not likely to be replicated nearby and therefore encourages a diverse mix of employment opportunities.

Further to this, while the use provides for an increase in employment diversity and opportunity, it is still contained within the Commercial category of use definitions. Therefore, the proposal at hand does not represent an expansion of existing industries which have the potential to impact future residential amenity. Ultimately, the proposal at hand represents a use which will continue to service and support the needs of current and future residential uses in the Bowen Hills PDA.

4.1.2 PDA-WIDE DEVELOPMENT CRITERIA

The Bowen Hills PDA-wide development criteria cover the following topics:

- Urban design and public realm
- Connectivity
- Housing diversity
- Sustainable developments
- Infrastructure planning and delivery
- Heritage places
- Environment
- Flood
- Managing the impacts of infrastructure

The above development criteria apply to all PDA assessable and self-assessable development in the Bowen Hills PDA. To the extent that they are relevant, they are to be considered and assessed as follows.

4.1.2.1 Urban design and public realm

Development ensures the form, type and arrangement of buildings, streets and the public realm are designed to collectively contribute to the creation of a sense of place by:

- i. *catering for the diverse needs of all community members, including children, elderly and people with disabilities, by applying principles of universal, adaptable and inclusive design*
- ii. *creating an attractive and functional relationship between buildings, private spaces and the public realm.*
- iii. *providing a ground plane that is connected, legible, permeable, inclusive and safe*
- iv. *contributing positively to conditions of the urban environment and the visual experience of a place*
- v. *allowing for innovative and temporary use of public realm*
- vi. *applying Crime Prevention through Environmental Design (CPTED) principles¹³, and*
- vii. *promoting identity and distinctive character, by working with the landscape, heritage and cultural features to create places with a strong relationship to their context.*

Complies

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve any new buildings or an increase in gross floor area. However, it does provide community uses in close proximity of high-density residential uses as well as public open space.

Sub-tropical Design

Development ensures the form, type and arrangement of buildings, streets and the public realm are designed to positively respond to the local climate and improve the urban amenity of Bowen Hills by:

- i. *applying design strategies that maximise natural light and air flow in the public realm and private spaces to reduce energy demand for artificial lighting and mechanical temperature control*
- ii. *applying design strategies to reduce the extremes of temperature and direct solar heating in buildings, streets and public spaces*
- iii. *orientating buildings to optimise seasonal solar gain and loss, and iv. using appropriate landscape, vegetation and large trees to provide shade and shelter for pedestrians and cyclists.*

Not Applicable

The proposal at hand involves an existing and no changes are proposed to the current built form.

Building form

Development delivers high-quality built form outcomes by:

- i. creating human-scale relationships between buildings, streets and the public realm
- ii. using setbacks and landscape to integrate with, complement and articulate streetscapes
- iii. using the ground floor of buildings to define the adjacent street or space, deliver a sense of safety, community ownership and promote activation
- iv. for mid-rise and high-rise buildings, providing tower separations to deliver access to light, promote air circulation, minimise overshadowing and maximise amenity and privacy for both occupants and neighbours, and
- v. responding to the cultural heritage significance of heritage places.

Not Applicable

The proposal at hand involves an existing and no changes are proposed to the current built form.

Streets and Public Realm

Development delivers high-quality streets and public realm spaces that are:

- i. attractive spaces embellished with landscape and street furniture to encourage social interaction, healthy active lifestyle¹⁵ and community-based activity
- ii. human-scale spaces that are designed to contribute positively to the environmental and visual experience of Bowen Hills, and
- iii. universally designed and provide legible, permeable and safe movement for all members of the community.

Not Applicable

The proposal at hand involves an existing and no changes are proposed to the current built form.

4.1.2.2 Connectivity

Development:

- i. delivers a high quality street and movement network and related infrastructure which enhances connectivity for pedestrians, cyclists and vehicles
- ii. provides car parking, access and servicing facilities to meet the necessary functional requirements of development as detailed in schedule 3
- iii. ensures universal design principles are applied to access, safety, transport and connectivity within the PDA to ensure that the needs of pedestrians, cyclists and motorists are met ensures the layout of streets and the public realm prioritise pedestrian and cycle movements and the use of public transport over private vehicles by:
 - a) creating attractive, direct, permeable, legible and connected network of streets, pedestrian and cycle paths and safe crossings points
 - b) giving high priority to equitable pedestrian connectivity, directness of route and facilities for all members of the community providing convenient through-site connections and cross-block links for pedestrians and cyclists, offering a choice of routes throughout the PDA
 - c) connecting directly to existing footpaths, cycleways, streets and public transport in surrounding areas, and
 - d) managing potential conflicts between pedestrians, cyclists and other users through appropriate and safe design.

Complies

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve any new buildings or a change to built form. Despite this, the proposal will provide for a new use and therefore contributes to a wide range and rich variety of activities and uses. In addition, the site contains existing parking infrastructure suitable for the proposed scope. Otherwise, as the proposal at hand is not altering the existing structures, the proposal will not have an adverse impact on connectivity.

4.1.2.3 Housing Diversity

Development for residential uses (including residential components of a mixed-use development) provides:

- i. diverse housing choice to suit a variety of households by offering universal design¹⁶ and variety in dwelling size, configuration and adaptability*
- ii. a minimum of 10 per cent of total residential GFA as dwellings with 3 or more bedrooms*
- iii. a minimum of 5 per cent of total residential GFA as either or a mix of public housing, social housing or affordable housing, and*
- iv. dwellings that are for public housing, social housing and affordable housing are integrated and distributed throughout residential and mixed-use developments and present high-quality design outcomes to avoid identifying them or setting them apart in the community.*

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve Dwelling development. Therefore, this part is not applicable to the proposal at hand.

4.1.2.4 Sustainable Developments

Sustainable buildings

Development provides the design, construction and operation of sustainable buildings by achieving either:

- i. a minimum 6 leaf EnviroDevelopment certification*
- ii. a minimum 4-star Green Star: Design and as Built certification, or*
- iii. an equivalent rating under an alternative rating system.*

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve a new building. To the extent possible, the proposed development will utilise best practices regarding sustainability.

Self sufficiency

Development enables communities to be more resilient and self-sufficient by providing opportunities for:

- i. food to be grown in private, communal or public spaces*
- ii. water to be locally sourced for appropriate uses, and*
- iii. energy to be locally generated and sourced.*

Complies

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve a new building. The proposed use on site does not involve a residential component and as such, cannot reasonably be expected to provide a communal or public space for food to be grown.

Where possible, water and energy will be sourced locally.

Sustainability of infrastructure:

Development ensures

- i. all infrastructure is appropriately designed and delivered to support the needs of development, and*
- ii. existing infrastructure is well used and land that is required for future infrastructure is preserved.*

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve a new building. We confirm that no new infrastructure is required for the proposal at hand.

Water Management:

Development provides a stormwater management system designed to deliver the principles of Water Sensitive Urban Design (WSUD) and Integrated Water Cycle Management (IWCM) for buildings, streets and public spaces. This can include working with established topography to sustainably manage surface water run-off at the source and deliver improved biodiversity, landscape amenity and recreational resources.

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve a new building. We confirm that no new stormwater arrangements are required on site.

Energy Efficiency

Development promotes energy efficiency through:

- i. site layout, building orientation and thermal design that reduces the need for mechanical cooling and heating*
- ii. the use of natural light and energy efficient lighting, plant and equipment*

and at least one of the following:

- i. integration of solar generation technology within the built form or public realm, or*
- ii. integration of green roofs, green walls or other sustainable landscape elements within the built form and the public realm, or*
- iii. integration of smart technology which passively controls the use of electricity.*

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve a new building. Regardless, where possible, the proposal will utilise energy efficiency principals.

Waste Management

Development:

- i. provides facilities for recycling, composting and waste reduction, in addition to the provision of facilities for the removal of waste. Where possible, waste management facilities are centrally located on the site, and*
- ii. ensures that no liquid or solid wastes, other than stormwater, are discharged to neighbouring land or waters to prevent contamination of natural waterways.*

Complies

While the proposal does not involve a new building, waste management will need to be considered as part of the proposal at hand. We confirm that no liquid waste other than stormwater will be discharged onto neighbouring land or waterways.

Appropriate facilities for recycling, composting and waste reduction will be provided for on site.

Transport Efficiency

Development:

- i. integrates with public transport and active transport infrastructure*
- ii. supports a reduction in car ownership and vehicle trips by providing car share facilities, ride share access, cycle access, cycle storage facilities and pedestrian permeability, and*
- iii. provides facilities to support the charging of electric vehicles including at least one Destination AC charger and the electrical capacity for Basic AC charging on all non-visitor parking.*

Complies

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve any changes to the lawfully existing arrangements.

The existing carparking arrangements on site will not be altered as part of this proposal. A Hotel Use has a primarily focus on alcohol consumption and entertainment, and by nature reduced car uses is expected for a use such as this. Typically, patrons are expected to use ride share services, public transport and active transport (walking) in lieu of car usage being the dominant form of transportation.

4.1.2.5 Infrastructure Planning and Delivery

Development ensures:

- i. planned future infrastructure is provided or that its future provision is not constrained, and*
- ii. Infrastructure networks are designed and delivered to meet relevant standards, in a timely and coordinated way which facilitates ongoing development in the PDA.*

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and does not involve a new building. We confirm that no further infrastructure works are required for the proposal at hand.

4.1.2.6 Heritage Places

Development promotes the historic identity of the Bowen Hills PDA, by conserving the cultural significance of heritage places²⁰ and sensitively managing any development and adaptive reuse opportunities by:

- i. avoiding significant adverse impacts on the cultural heritage significance of the place by protecting the fabric, features and setting of a heritage place when providing for its continued use, interpretation and management*
- ii. where adverse impacts cannot be avoided, minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area, by adapting a heritage place to a new use in a way that is compatible and sympathetic to its heritage significance, and*
- iii. minimising the detrimental impact of the form, bulk and proximity of adjoining development on heritage places.*

Not Applicable

The proposal at hand is not located on a site which is identified as being a Heritage Place.

4.1.2.7 Environment

Significant Vegetation

Development:

- i. avoids impacts on significant vegetation, or*
- ii. minimises and mitigates impacts on significant vegetation after demonstrating avoidance is not reasonably possible, and*
- iii. provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in significant residual impact on a prescribed environmental matter.*

Not Applicable

The proposal at hand is located on a site which has previously been cleared. The proposal at hand will not result in any adverse impacts on vegetation.

Waterways and Riparian Areas

Development:

- i. ensures that land along Breakfast Creek within 10m of the high water mark is transferred to Brisbane City Council as publicly accessible open space*
- ii. is located, designed, constructed and operated to avoid, or where avoidance is not reasonably possible, minimises and mitigates adverse impacts on:*
 - a) the hydraulic capacity of the waterway*
 - b) the environmental values of receiving waters, and*
- iii. protects environmental values of receiving waters by delivering appropriate solutions that achieve an equivalent or improved water quality outcome.*

Not Applicable

The proposal at hand is located on a site which has previously been cleared. The proposal at hand will not result in any adverse impacts on Waterway and Riparia Areas.

Acid Sulfate Soils

Development:

- i. ensures acid sulfate soils (ASS) will be treated in accordance with current best practice in Queensland*
- ii. ensures the disturbance of ASS is avoided to the greatest extent practical, then managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants, and*
- iii. that is operational work will require an ASS investigation if the work involves:*
 - a) the disturbance of greater than 100m³ of soil below 5m Australian Height Datum (AHD), or*
 - b) the placement of greater than or equal to 500m³ of fill material in layer of greater than or equal to 0.5m in average depth below 5m AHD.*

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a Hotel and is not for a clean industry, research or technology facility. Therefore, the Clean Industry, Research and Technology Facilities criteria are not applicable to the proposal at hand.

4.1.2.8 Flood

Development in a flood hazard area or coastal hazard area:

- i. is designed and located to avoid, or where avoidance is not reasonably possible, minimise and mitigate the susceptibility to and the potential impacts of inundation*
- ii. ensures underground car parks are designed to prevent the intrusion of storm tide waters or flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level*
- iii. provides measures to ensure critical services remain operational in an inundation event. Essential electrical services including substation equipment and switchboards must be located above the defined flood level, and*
- iv. ensures any hazardous material manufactured or stored on site is not susceptible to risk of inundation.*

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a Hotel. The proposal at hand is not located on land which is identified as being flood effected.

4.1.2.9 Managing the Impacts of Infrastructure

Railway Environment

Development:

- i. does not create a safety hazard for users of a railway, by increasing the likelihood or frequency of loss of life or serious injury*
- ii. does not compromise the structural integrity of railways, rail transport infrastructure, other rail infrastructure or railway works*
- iii. does not result in a worsening of the physical condition or operating performance of railways and the rail network*
- iv. does not compromise the state's ability to construct railways and future railways, or significantly increase the cost to construct railways and future railways*
- v. does not compromise the state's ability to maintain and operate railways, or significantly increase the cost to maintain and operate railways, and*
- vi. ensures the community is protected from significant adverse impacts resulting from environmental emissions generated by a railway.*

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a hotel only and does not involve a new building or any changes to the lawfully existing parking or access arrangements. Therefore, we confirm that the proposal at hand will not result in any impacts on the railway environment.

Sub-surface Transport Infrastructure

Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure that is an existing or endorsed proposed tunnel.

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a hotel only and does not involve a new building or any changes to the lawfully existing parking or access arrangements. Therefore, we confirm that the proposal at hand will not result in any impacts on the Sub-Surface Transport Infrastructure.

Noise – Transport Noise Corridors and Entertainment Venues

Development is oriented, designed and constructed to:

- i. reduce exposure to noise impacts from designated transport noise corridors, and*
- ii. reduce the exposure of residential uses to noise impacts from lawfully operating entertainment venues.*

Complies

The proposal at hand is for a Material Change of Use for the purpose of a Hotel. We confirm that the proposal will not result in any adverse impact on surrounding sensitive uses.

The proposed Hotel operation is located wholly indoors, and will not involve any outdoor seating or outdoor amplified music. Appropriate measures will be taken to ensure that the proposal will not result in any adverse impacts on sensitive uses.

Procedures for Air Navigation Services

Development does not create a permanent or temporary obstruction or hazard to operational airspace of the Procedures for Air Navigation Services – Aircraft Operational Surfaces (PANS-OPS) for the Brisbane Airport as identified on the Brisbane City Plan Airport Environs overlay mapping.

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a hotel only and does not involve a new building. We confirm that the proposal will not have any impacts on the surrounding airspace.

Air Quality

Development must limit exposure and risk associated with pollutants that could have an adverse effect on human health.

Development in a transport air quality overlay is designed to:

- i. minimise the impacts of air pollution from vehicle traffic on the health and wellbeing of uses of a childcare centre, multiple dwelling, residential care facility or retirement facility, and*
- ii. maximise wind movement around buildings and the dispersion of traffic air pollutants.*

Development within 100m of the Clem Jones Tunnel north ventilation outlet and above RL+45m AHD must be designed and oriented to:

- i. avoid unreasonable impacts on the performance of the ventilation outlet, and*
- ii. mitigate potential air quality impacts on occupants resulting from the ventilation outputs.*

Development within 150m of the Queensland Urban Utilities odour control device must be designed and oriented to mitigate:

- i. unreasonable impacts on the performance of the odour control device*
- ii. potential air quality impacts on occupants resulting from the odour control device*
- iii. the intrusion of air pollution from the odour control device, and*
- iv. reverse amenity impacts on the lawful operation of the odour control device.*

Development for a sensitive use within 500m of an existing High impact industry identified on Brisbane City Plan Industrial amenity overlay map is designed and constructed to achieve acceptable air quality, odour and health risk standards.

Not Applicable

The proposal at hand is for a Material Change of Use for the purpose of a hotel only and does not involve a new building. The proposal is not for a sensitive use and will not be impacted by any pollutants. We also confirm that the proposal will not create any new air pollutants.

4.2.2 BOWEN HILLS PDA PRECINCTS

The Bowen Hills PDA is divided into 2 precincts. Land within the PDA is also allocated a zone.

The location and boundaries of the precinct are shown below.

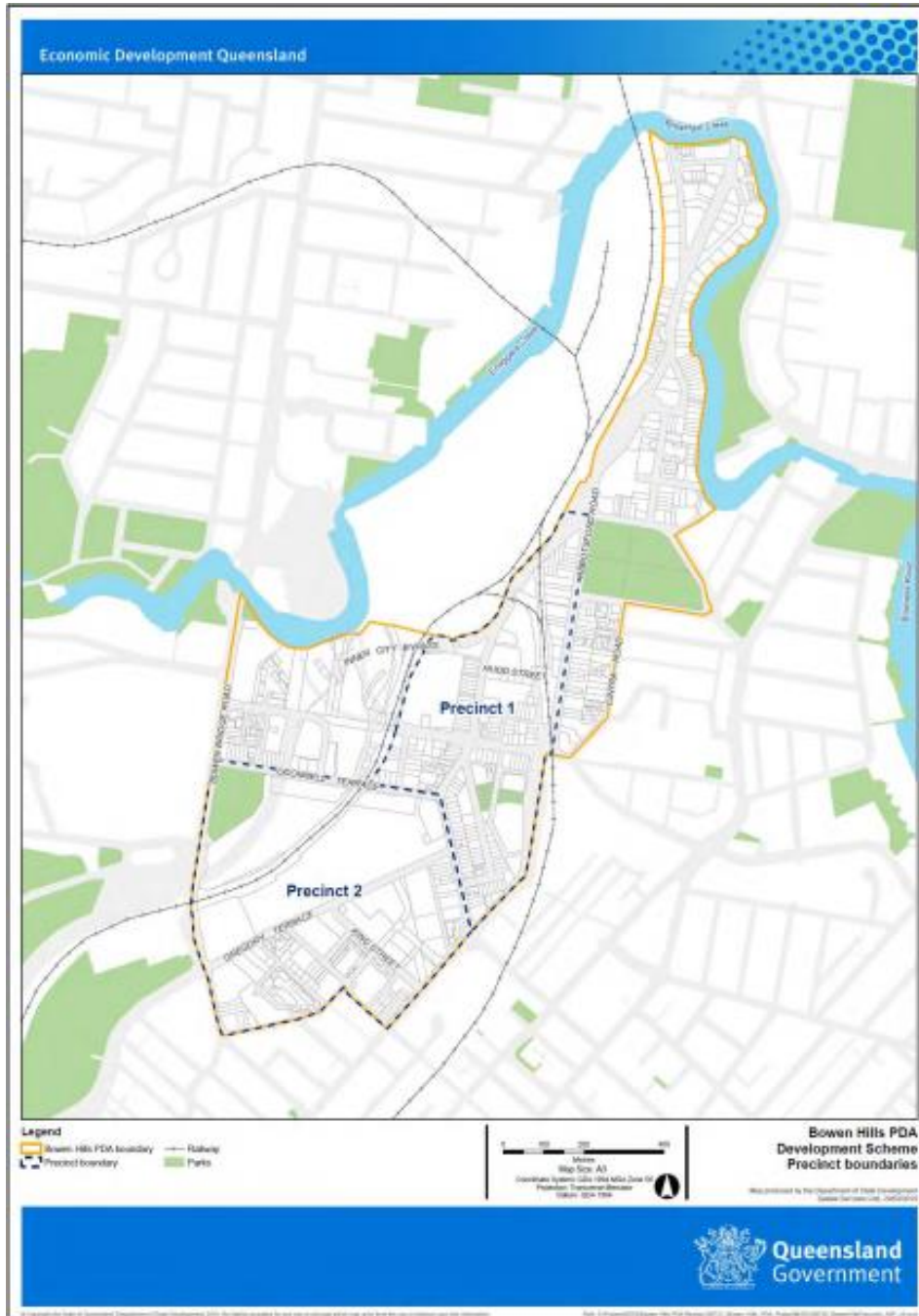


Figure 2: Precinct Plan

The site is located within Precinct 1 of the Bowen Hills PDA.

4.1.3.1 Precinct 1

Planned outcomes for Precinct 1 are shown on map 8 and detailed below. Precinct 1 includes all land located in the area bound by Abbotsford Road, Markwell Street, St Pauls Terrace, Brookes Street, O'Connell Terrace, Tufton Street and the Inner City Bypass.

Preferred development intent	Development incorporates active frontages along Mayne Road and Hudd Street delivering a mix of retail, commercial and community uses along the ground plane. Development adjoining the Bowen Hills Railway Station provides new access points and improved connectivity and integration with the station.	
Built form	Shop frontages, articulated building access points and continuous awnings over the footpath activate the ground plane of Hudd Street and Mayne Road, which form major activity spines and become the focus of retail shopping and social life. Showroom windows address the northern side of the Airport Link ramp to Campbell Street presenting the retail character of the area to passing vehicles. Large floor plate retail is sleeved by small scale (i.e. less than 250m²) shops, food and drink outlets, community uses and other similar uses, which will activate the precinct day and night. Buildings are able to span across the railway corridor creating opportunities for additional development, public plazas and a new access to the Bowen Hills Railway Station. Any development within, over or under a rail station or corridor must protect the station and corridor's function and operation.	
Urban design	Attractive streetscape treatments including awnings over wide footpaths, street furniture, pavement treatments, parallel on-street parking, public art installations and landscaped verges are established along Mayne Road and Hudd Street, contributing to their setting as community and economic focal points for the PDA. Landscaped verges, street furniture, public art installations and pavement treatments are established at Streetscape treatment locations identified on map 8. Retail tenancies have a visible presence and interaction with the street and open on to the park at the intersection of Mayne Road and Hudd Street. Parks are developed as attractive community focal points with spaces and facilities for recreation, pathways, landscape and park furniture. Ground level building and landscape design contributes to the identification of Bowen Hills as a distinct destination at Significant corner locations	
Infrastructure	Parks and plazas	A new park is located on the southern side of the Mayne Road and Hudd Street intersection. The park collocates with activated retail frontages, cycling routes and streetscape treatments along Mayne Road and Hudd Street.

		<i>Parks are located at Jeays Street and Hurworth Street.</i> <i>A major new civic plaza west of Mayne Road will deliver a multi-purpose community and cultural hub providing space for social interaction, community and group activities, information, art and cultural activities and events.</i>
	Community facility	<i>Development provides a multi-purpose community hub within proximity of the Bowen Hills Railway Station.</i> <i>Community facilities are provided as an integrated component of mixed-use developments.</i> <i>Community facilities are accessed directly from street frontages and are clearly signed and identifiable to visitors</i>
	Connectivity	<i>Development provides publicly accessible cross block links providing pedestrian connection:</i> <i>i. between Brookes Street and the Jeays Street park</i> <i>ii. between Mayne Road and the Tufon Street extension</i> <i>iii. to the Bowen Hills railway station from Abbotsford Road</i> <i>iv. between Hudd Street and Edgar Street, and</i> <i>v. between Mayne Road and Edgar Street.</i> <i>The precinct will accommodate a new local street network which will include:</i> <i>i. widening of Mayne Road (western side) to accommodate vehicular and cycle traffic</i> <i>ii. widening of Hudd Street (southern side) to accommodate vehicular traffic</i> <i>iii. a two way vehicle and pedestrian bridge spanning the railway corridor between Hudd Street and Abbotsford</i>

		<i>Road, providing improved connectivity across the railway corridor</i> iv. <i>a new street linking Hudd Street and Mayne Road through to O'Connell Terrace, via Tufton Street. This street will be a principal means of access into the precinct from the area south of Campbell Street</i> v. <i>Hazelmount Street extended through to Hudd Street</i> vi. <i>Edgar Street extended through to Mayne Road</i> vii. <i>Closure of Jamison Street between Hudd Street and Edgar Street⁴⁸, and</i> viii. <i>cycle infrastructure that provides safe and efficient cycle connection through the precinct.</i>
	Public Transport	<i>Development is coordinated to provide:</i> i. <i>pedestrian concourse delivering safe and improved access to the Bowen Hills Railway Station between Hudd Street and Abbotsford Road</i> ii. <i>upgrades to the Bowen Hills Railway Station including improved platform access and potential corridor widening, and</i> iii. <i>a rail and bus interchange is located adjacent to the Bowen Hills Railway Station on Abbotsford Road.</i>

Complies

As the proposal at hand involves the retention of the lawfully existing building onsite, no further regulation of built form / access arrangements are required.

5.0 CONCLUSION

The proposal at hand relates to a Material Change of Use for the purpose of a Hotel in the Mixed Use Zone of the Bowen Hills Priority Development Area Development Scheme.

The proposal at hand relates to a Hotel located on land at 26 Jeays Street, Bowen Hills described as Lot 44 & 45 on RP9986.

The proposed Hotel is consistent with the intended outcomes of the Mixed Use Zone of the Bowen Hills Priority Development Area Development Scheme.

The information contained in this report demonstrates compliance with the relevant Bowen Hills Hamilton Priority Development Area Development Scheme and the proposals suitability for the site.

The proposal at hand complies with the relevant requirements to the extent that they apply to the site.

We therefore request that the proposed development be considered favourably and subsequently approved subject to reasonable conditions.

6.0 APPENDICES

Proposal Plans

SDAP and SPP

