



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1342

24 November 2022

Australand Northshore Pty Ltd
C/- Ethos Urban
Att: Ms Tiffany Bradford
Level 4, 215 Adelaide Street
BRISBANE QLD 4000

Email: tbradford@ethosurban.com

Dear Tiffany

FURTHER ISSUES

PDA development application DEV2022/1342 for a PDA Development Permit for a Material Change of Use for Multiple Dwelling in accordance with a Plan of Development at 310 Macarthur Avenue, Hamilton described as Lot 114 on SP284670

After undertaking an initial assessment of the PDA development application, the Minister for Economic Development Queensland (MEDQ) has identified the following further issues/ missing information:

Planning and built form

1. The proposed development exceeds the built form provisions as outlined in the Northshore Hamilton PDA Development Scheme (Scheme). Provide amended plans that demonstrate compliance with the following:
 - a. maximum 1,200m² building footprint above podium.
 - b. maximum 50m horizontal dimension of building above podium.
 - c. maximum 30m length of any one outer building wall above podium.
 - d. maximum 10m wall length between building articulations.

Where non compliances are proposed, provide detailed justification and supporting materials.

2. The current submitted plans are not dimensioned. Provide detailed plans illustrating the following setbacks, ensuring compliance with the Scheme:
 - a. Podium and tower setbacks of the proposed development to the north-eastern boundary;
 - b. Setbacks and details regarding the interface between the proposed development, the piazza and the existing constructed development to the north-eastern boundary at the ground and podium levels.
 - c. All other proposed podium and tower setbacks.
3. Demonstrate the development will achieve a 6m street frontage setback to both Street frontages above 4 storeys.
4. Provide a solar assessment of the proposed development's solar access in accordance with the requirements of the Development Scheme and justify impacts to surrounding land uses.
5. Provide plans detailing the proposed building separation between townhouses & apartments within the three storey podium which ensures:
 - a. privacy and amenity is achieved;
 - b. habitable rooms have adequate access to natural light and natural ventilation; and
 - c. private open space is provided in accordance with the Mixed Use High Density Zone requirements.
6. Demonstrate the proposed building height in AHD, noting the Mixed Use High Density Zone has a maximum of 85m AHD.
7. Confirm communal open space and facilities will be provided in accordance with the Development Scheme.
8. Any proposed above ground parking must be sleeved with active uses. Provide details and demonstrate how all parking included in the podium is sleeved with active uses fronting the street to all street frontages.

Where non compliances are proposed, provide detailed justification and rationale for the proposed non-compliances supported by studies or reports i.e., daylight analysis, overshadowing, amenity. Should any non-compliances be proposed, provide details of the proposed sufficient grounds package, commensurate with the level of non-compliances.

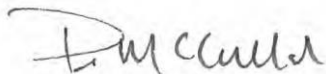
Engineering

9. The proposed GFA exceeds the maximum allowable GFA as outlined within the Scheme. Whilst EDQ acknowledges the existing valid approval, provide details regarding the proposed GFA on the existing and future network capacities i.e. Traffic, water, sewer.

10. The proposed parking significantly exceeds the maximum allowable rates as outlined in the Scheme and is not supported. Provide plans that reduce the number of spaces provided per unit. Additionally, given that the proposed GFA exceeds the allowable plot ratio of 4:1 by 15,286sq.m, provide a detailed assessment prepared by a suitably qualified traffic engineer that addresses the oversupply of parking associated with the proposed 37,718sq.m GFA, verse the 22,432sq.m allowable under the Scheme. Ensure that this assessment is based on the maximum allowable rates as outlined in the Scheme.
11. Provide a civil engineering report addressing earthworks and servicing of the site, including basement excavation and footings.
12. Provide confirmation from the relevant service providers, the network has adequate capacity for sewer and water serviceability.
13. Provide a stormwater management plan addressing overland flow management/conveyance, detention, stormwater quality treatment and flood risk management and mitigation.
14. Provide a traffic impact assessment addressing impact on intersection performance, egress/ingress performance, queuing, refuse collection, vehicle circulation, servicing movements, turn paths, parking etc. in accordance with the Scheme requirements.
15. Provide an engineering servicing report including storage, refuse, loading and servicing areas in accordance with the Scheme requirements.
16. Demonstrate pedestrian permeability in accordance with the Scheme requirements.
17. Demonstrate the development can accommodate the provision of end of trip facilities and lockable bicycle parking facilities in accordance with relevant requirements.

Should you have any queries in relation to this matter, please do not hesitate to contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdilgp.qld.gov.au.

Yours sincerely



Peita McCulloch
Manager
Development Assessment
Economic Development Queensland