

APPENDIX K

EDQ Development Scheme Response

Prepared by:

Property Projects Australia Pty Ltd

Economic Development Act 2012

Section 3 of the Economic Development Act 2012 outlines the main purpose of the Act as:

“The main purpose of this Act is to facilitate economic development, and development for community purposes, in the State.”

To this end, this development application seeks approval for a mixed-use development that is aligned with the land use intent and assessment criteria outlined in the relevant development scheme. As such, the proposed development furthers the purpose of the *Economic Development Act 2012*.

Relevant State Interests

The subject site is impacted by the following State interests, as identified by the State Government interactive mapping system –

Table 11 – State Interests

State Planning Policy	Development Assessment Mapping System
<ul style="list-style-type: none"> ■ Development and Construction <ul style="list-style-type: none"> ○ Priority development area ■ Cultural Heritage <ul style="list-style-type: none"> ○ State heritage place ■ Natural Hazards Risk and Resilience <ul style="list-style-type: none"> ○ Flood hazard area – Local Government flood mapping area* ■ Strategic Airports and Aviation Facilities <ul style="list-style-type: none"> ○ Obstacle limitation surface area ○ Wildlife hazard buffer zone ○ Aviation facility 	<ul style="list-style-type: none"> ■ SEQ Regional Plan Triggers <ul style="list-style-type: none"> ○ SEQ Regional Plan Land Use Categories (Urban Footprint) ■ Queensland Heritage <ul style="list-style-type: none"> ○ Queensland heritage place ■ Water Resources <ul style="list-style-type: none"> ○ Water resource planning area boundaries

An assessment against the relevant benchmarks associated with these matters of State interest has been undertaken. On balance, the proposed development complies with the relevant benchmarks and, as such, does not adversely impact matters of State interest.

As noted above, the proposed development is categorised as “Permissible Development” under Section 2.6.10 of the Bowen Hills PDA Development Scheme and must be assessed against said scheme.

Section 2.5 - PDA-wide criteria and *Section 2.6 - Zone provisions* of the Bowen Hills PDA Development Scheme provide matters and benchmarks for assessment, in some instances the scheme defers to the codes of Brisbane City Plan 2014. **Table 12** below details the matters for assessment, the relevant assessment benchmark, and notes where a response is provided in this application package.

An assessment against the Bowen Hills PDA Development Scheme is provided at **Appendix M**, including the PDA-wide development criteria and the Mixed Use Zone. On balance, the proposed development achieves compliance with the relevant development intent and assessment criteria outlined in the Development Scheme

Brisbane City Plan 2014 (v29)

Schedule 6 of the Planning Regulation 2017 prohibits Brisbane City Plan 2014 from making PDA-related development assessable under the Planning Act 2016. However, schedule 2 adopts definitions from Brisbane City Plan 2014 and the Development Scheme references parts of the Brisbane City Plan 2014 for guidance.

Instances where the Development Scheme references the Development Codes and Planning Scheme Policies of Brisbane City Plan 2014 are noted and addressed in **Table 12** below.

Table 12 - Bowen Hills PDA Development Scheme Benchmarks

PDA Development Scheme Benchmark	Additional Benchmarks or Guidelines	Response
2.5.1 Urban design and public realm		
2.5.1.1 Urban Design	CPTED Guidelines (QLD Gov. 2007)	The proposed design incorporates the key elements of CPTED, providing permeable and legible public space across the stepping ground plane, with commercial tenancies and communal open space designed to provide casual surveillance of all publicly accessible areas.
2.5.1.2 - Sub-Tropical Design	Brisbane City Council's New World City Design Guide: Buildings that Breathe	As detailed in the Architectural Report at Appendix C the proposal has incorporated Buildings that Breathe principles throughout the design.
2.5.1.3 - Building Form	N/A	N/A
2.5.1.4 - Streets and Public Realm	Health by design Guidelines (National Heart Foundation, 2004)	As detailed in the Architectural Report at Appendix C and throughout the report, the proposal has considered the evolving context of the locality and the streetscape and proposes a design promotes pedestrian movement from Brunswick Street, up and through the site to the wider precinct.
2.5.2 - Connectivity	N/A	

PDA Development Scheme Benchmark	Additional Benchmarks or Guidelines	Response
2.5.3 – Housing Diversity	PDA Guideline no.2	The proposal is designed to universal design standards, providing accessible housing to a range of users.
2.5.4 Sustainable developments		
2.5.4.1 – Sustainable Buildings	N/A	N/A
2.5.4.2 – Self Sufficiency	N/A	N/A
2.5.4.3 – Sustainability of Infrastructure	N/A	N/A
2.5.4.4 – Water Management	Brisbane City Plan – Infrastructure design planning scheme policy	As detailed in the Civil Engineering Report at Appendix G, the proposed stormwater system is designed in accordance with Brisbane City Plan 2014.
2.5.4.5 – Energy Efficiency	N/A	
2.5.4.6 – Waste Management	N/A	
2.5.4.7 – Transport Efficiency	N/A	
2.5.5 – Infrastructure Planning and Delivery		
2.5.6 – Heritage Places	Queensland Heritage Register Brisbane City Plan Heritage overlay citation The Burra Charter	The subject site does not contain any mapped heritage features, but adjoins a State heritage place (Drill Shed, Caretaker's Cottage and Orderly Room (former), Water Street at 342 Water Street). The proposed plaza in the north east of the subject site (adjoining the heritage features) ensures the features remain legible within the immediate landscape.

PDA Development Scheme Benchmark	Additional Benchmarks or Guidelines	Response
2.5.7 Environment		
2.5.7.1 - Significant Vegetation	DES Environmental Offset Framework	Not applicable - The subject site does not contain mapped vegetation.
2.5.7.2 - Waterways and Riparian Areas	Brisbane City Plan - Compensatory earth works planning scheme policy State Planning Policy - Water quality	Not applicable - The subject site does not contain mapped waterways
2.5.7.3 - Acid Sulfate Soils	N/A	N/A
2.5.8 - Flood	Brisbane City Plan - Flood overlay code Brisbane City Plan - Coastal hazard overlay code	The site is partially affected by mapped Overland Flow under City Plan 2014. As such, an assessment against the Flood overlay code is provided in the Site Based Stormwater Management Plan at Appendix H .
2.5.9 Managing the impacts of infrastructure		
2.5.9.1 - Railway Environment	State Development Assessment Provisions - State Code 2: Development in a railway environment	The subject site is not in or adjoining a railway corridor.
2.5.9.2 - Sub Surface Transport Infrastructure	N/A	The subject site is not affected by sub-surface transport infrastructure.
2.5.9.3 - Noise - Transport Noise Corridors and Entertainment Venues	Brisbane City Plan - Transport noise corridor overlay code	A Noise Impact Assessment prepared by WSP at Appendix I provides assessment against the requirements of the Transport noise corridor overlay code.
2.5.9.4 - Procedures for Air Navigation Services	Brisbane City Plan - Airport Environs overlay code	The proposed building does not encroach into the PANS-OPS limits.
2.5.9.5 - Air Quality	Brisbane City Plan - Air Quality Planning Scheme Policy	The proposal provides all residences with ducted mechanical ventilation in accordance with the required

PDA Development Scheme Benchmark	Additional Benchmarks or Guidelines	Response
	Queensland EPA Guidelines on Odour Impact Assessment from Developments	of the Air quality planning scheme policy.
2.6 - Zone Provisions		
2.6.3 - Mixed Use Zone	N/A	N/A
2.6.3.1 - Preferred Development Intent	N/A	N/A
2.6.3.2 - Built Form Provisions	N/A	N/A

Bowen Hills PDA Development Charges and Offset Plan (DCOP)

The subject site is mapped within the Bowen Hills Priority Development Area (PDA) and is therefore subject to the development charges outlined within the Bowen Hills PDA DCOP. The associated charges contribute to funding the cost of Trunk Infrastructure which is proposed to service development within the PDA.

In accordance with the Bowen Hills PDA DCOP, the following charges are applicable for the proposed Material Change of Use as per Section 2.2:-

Table 13 - Development Charges for Material Change of Use

Use	Demand Unit per Dwelling	Infrastructure Charge Rate	Number of Units or m2	Total
RESIDENTIAL CHARGE CATEGORY				
MUD	1 or 2 bedroom	\$22,812.13	327	\$7,459,566.51
MUD	3+ bedroom	\$31,936.99	46	\$1,469,101.54
Sub-Total				\$8,928,668.05
ACCOMODATION (SHORT-TERM) CHARGE CATEGORY				
STA		\$11,406.01	104	\$1,186,225.04
Sub-Total				\$1,186,225.04
COMMERCIAL CHARGES CATEGORY				
STA		\$216.70	2799	\$606,543.30
TOTAL				\$10,721,436.39