Our ref: DEV2024/1507

16 September 2024

Pellicano Living Pty Ltd
C/- Property Projects Australia
Att: Sam Spiro and Jess Govender
PO Box 1264
NEW FARM QLD 4005

Email: sam@propertyprojectsaustralia.com.au; jesse@propertyprojectsaustralia.com.au

Dear Sam and Jesse

Further Issues Letter
PDA Development Application DEV2024/1507 for a Development Permit for Material Change of Use for multiple dwelling, short term accommodation and centre activities (food and drink outlet, office and shop) at 332-334 Water Street and 30A trinity Street, Fortitude Valley described as Lot 1 on RP10553, Lot 11 and Lot 12 on RP10552, Lot 5, Lot 6 and Lot 94 on SP266307, Lot 13 on RP81335, Lot 955 on SP206840 and Easement A on SP143465

After assessing the PDA development application, the Minister for Economic Development Queensland (MEDQ) has identified the following further issues to be addressed. Please note and for completeness, the following includes issues previously raised in correspondence on 25/07/2024.

1) Civic plaza and cross block link redesign

In accordance with the Bowen Hills PDA Development Scheme (Scheme), a redesign of the civic plaza and cross block links is required and must include:

a) a more generous, publicly accessible and legible civic plaza which encourages social interaction, community and group activities, information, art and cultural activities and events; and
b) two (2) x publicly accessible cross block links that provide generous, accessible and legible pedestrian connections from the streets to the civic plaza.

The current location of the private communal open space swimming pool significantly impacts the achievement of the public cross block link and civic plaza by dominating the space. It is requested that the redesign remove and/or significantly reduced and relocate the current pool so that it compliments rather than dominates the civic plaza.

Additionally, the redesign must consider and include the following:

a) appropriate accessible connectivity, wayfinding, legibility and CPTED for all public spaces, including:
    i. from the lower-level vehicular drop off to the public plaza and the lobby entry of both buildings;

ii. from the significant corner to the civic plaza via the cross block link;
iii. from Brunswick Street to the civic plaza along the north boundary of the development via the cross block link.

b) active frontages along the extent of both cross block links.
c) a 3d vista, illustrating how sightlines from the corner of Brunswick and Waters Streets, through the development to the civic plaza and Heritage Precinct have been delivered.

2) Setback and tower separation

The proposed development does not meet the required street and side setbacks, and the required tower separation distances as per the Scheme. Provide amended plans and/or detailed justification as to how the PDA-wide criteria such as delivering access to light, minimizing over shadowing and maximizing amenity and privacy for both occupants and neighbors is achieved with the proposed reduced building setbacks/separation distances. Prepare and submit wind and solar studies that justify any proposed variation, along with an amenity report where appropriate.

3) Heritage

Provide details and amended plans where required that illustrates how all three State listed heritage buildings (the Heritage Precinct) have been responded to in the current design and form part of the civic plaza.

4) Communal Open Space

In accordance with the Scheme, the development is to provide universally accessible communal open space equivalent to a minimum of:

a) 80% of the site area, or
b) 15% of the multiple residential GFA

From the information provided, the proposal does not meet the Scheme requirements. Provide amended plans illustrating compliance with the Scheme.

5) Private open space

In accordance with the Scheme, where private open space is provided on a balcony the minimum area is to be $9m^2$ (for 1 bedroom units) and $12m^2$(for 2+ bedroom units), with a minimum dimension of 3m. Provide amended plans demonstrating that the minimum requirements are met.

6) Housing Diversity

In accordance with the Scheme, the development is to provide:

a) diverse housing choice to suit a variety of households by offering universal design[1] and variety in dwelling size, configuration and adaptability;
b) a minimum of 10 per cent of total residential GFA as dwellings with 3 or more bedrooms;
c) a minimum of 5 per cent of total residential GFA as either or a mix of public housing, social housing or affordable housing, and

[1] PDA Guideline no.2 outlines standards for planning and design of accessible housing in PDAs.

d) 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.

Provide amended plans that demonstrate how the developments meets the Scheme requirements for Housing Diversity. It is noted that the proposed 3 bedroom units are all 'duel keys', which are unable to be used in the calculation of 3 bedroom product as required under the Scheme.

7) Landscaping

As per the scheme and PDA Guideline no.8, the development is to provide landscaping which is:

a) 20 per cent of site area, including 5 per cent of site area as deep planting, within a 5.0 metres minimum dimension; and
b) along a minimum length of 50% of street frontages.

Provide detailed plans that clearly identify the amount of landscaping and deep planting proposed.

8) Sustainability

The Scheme, requires buildings to achieve either:

a) a minimum of 6 leaf EnviroDevelopment certifications
b) a minimum of 4 star Green Star: Design and as Built certification, or
c) an equivalent rating under an alternative rating system.

Demonstrate how this requirement is being satisfied through this development.

9) Geotechnical Site Investigation Report

Submit a Geotechnical Site Investigation Report, certified by a registered professional engineer Queensland (RPEQ) specialised in geotechnical engineering according to Australian Standard "AS1726 Geotechnical Site Investigation" in the initial submission stage covering the following items as a minimum.

a) A Geotechnical Investigation Plan representative for the whole development area
b) Site description and Site Geology Map (Can be extracted from QGD 2023 Geology Map)
c) Representative number of Boreholes along with SPT tests/CPT tests at the borehole locations
d) Details of the stratigraphy, groundwater level, excitability of the material
e) Representative Soil Sampling form BH and Laboratory testing covering MC, PSD, AL, LS, Lab Compaction, Soaked CBR, Emerson Class, EC/pH, Shrink/Swell in accordance with AS1289
f) Geotechnical assessment for the Earthwork, Batter slopes, Building Footings, Soil dispersion according to relevant Australian Standard

10) Shoring/Retention Concept Design

Maximum height of the Soil/Rock encounters in the basement excavation and the type of retaining structure to hold the Soil/Rock in the excavation works needs to be provided in the geotechnical assessment part. The selection of Retaining/shoring structure should be as per AS4678: Retaining Structure.

Note: If Shoring/Retaining Concept Design proposes Anchoring system, a consent from affected landowners or road managers needs to be provided.

11) Excavation and Basement Concept Design

Submit a basement concept design that ensures the basement is designed and ultimately constructed to accommodate reasonable assumptions of the loading of the future development of the land above adjacent to it. This includes, but is not limited to, the potential loading from shelters, pavements, furniture, mature trees / vegetation, high – quality soil, rainwater tanks, maintenance vehicles, construction vehicles and temporary loading during construction.

12) Groundwater Management Strategy

Submit a GMS during all work phases in accordance with Australian Groundwater Modelling Guidelines, 2012 consideration of the basement and shoring concept design. A concept stage of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure (i.e. buildings and services) needs to be included.

13) Structural Monitoring and Vibration

Submit a concept plan to forecast expected settlement and vibration during all phases of work including:

a) excavation of basement and shoring;
b) installation of new foundation (i.e. Piling), if any;
c) proposed methods to mitigate and control vibration and ground movement during construction; and
d) settlement and vibration limit as well as monitoring methods for adjacent infrastructures (building, roads, utility etc), if any.

14) Water and Sewer – Service Advice Notice

Submit a SAN (Service Advice Network) to identify any required infrastructure upgrade that will be required as part of the proposed development.

15) Operational Waste Management Plan

Submit an updated WMP demonstrating the following:

a) Address the assessment benchmarks in the Refuse Planning scheme policy (PSP) of the current version of City Plan (Version 29).
b) The WMP and proposal plans are be updated to demonstrate separate refuse solutions with separate access for residential and non-residential uses in accordance with Section 4.0 of the Refuse PSP.

Note: Access to the residential chute system is to be limited to multiple dwelling floor plates only.

c) Demonstrate a refuse solution of sufficient design and capacity to cater for the proposed yield and activity in accordance with Section 4.0 of the Refuse PSP.

   The Brunswick Street tower (Stage 4) requires a minimum capacity of 11,520L of refuse and recycling for the residential use and a minimum capacity of 17,394L for refuse and 12,354L for recycling are required for the non-residential use.

   The Water Street Tower (Stage 5) requires a minimum capacity of 18,320L for refuse and recycling for the residential use and a minimum capacity of 5,935L for refuse and 2,562L of recycling for the non-residential use.

   A total minimum capacity of 29,840L (54 x 1,100L) of refuse and recycling for the residential use and a total minimum capacity of 23,329L (21 x 1,100L) for refuse and 14,916L (14 x 1,100L) of recycling for the non-residential use is required.

   Note: The above figures are based on a performance outcome of three days of service being applied. The above indicative bin numbers do not include bins which are required to remain under chute discharges and are reflective of serviceable bins only. In addition, the above capacity for refuse may be reduced by implementing a reduction technology (i.e. compactor).

d) Where reduction technology is proposed, the reduction equipment is to be shown on the proposal plans.
e) The Brunswick Street Tower shows a 'Café' (Food and drink outlet) on the Plaza Level (Sheet no. A-1207), however the GFA has not been demonstrated for this use on the proposal plan or the development summary. It is recommended the plans and development summary be updated to accurately reflect this use.
f) The swept path analysis for the Refuse Collection Vehicle (RCV) is stamped as concept only and does not provide the design parameters used to undertake the swept path analysis. It is also noted the swept path analysis for the RCV (rear loader) conflicts with the SRV bay on both the ingress and egress. It is recommended the Traffic Impact Assessment be updated and certified by an RPEQ to suitably demonstrate the site can be serviced safely and efficiently.

16) Flood Assessment Report

Provide a Flood Assessment Report, certified by a suitably qualified RPEQ, which demonstrates the flood impacts on the subject site, including the overflow path and any impact on the proposed development.

The proposal is in close proximity to an overland flow path of significant concern. To ensure the safety and regulatory compliance of the development, particularly relating to the South Tower and its surrounding areas, we request the following information:

a) Evidence demonstrating that the south Tower is situated outside the overland flood extent.
b) Assurance that the existing topography, which is affected by the 2% AEP flood extent, will remain unaltered or unconstrained post-development, preserving the area's flood conveyance capacity.

17) Flood Emergency Management Plan

Were required, submit a comprehensive Flood Emergency Management Plan (FEMP) that conforms to Section 8.2.11.2, PO10, and PO11 of the Brisbane City Council (BCC) Flood Overlay Code. This plan should be prepared/endorsed by a Registered Professional Engineer of Queensland (RPEQ) specialising in hydraulics/flood risk management and should detail the necessary flood management strategies that do not impose additional responsibilities on Council and State Emergency Service (SES) personnel during flood events.

18) Stormwater Management Strategy

The proposed stormwater management measures as outlined in the conceptual stormwater management plan, dated December 2023 and prepared by Coote Burchills Engineering, includes implementing a 185m³ detention tank and ATLAN treatment systems. Submit further details/ and or updated plans as follows:

a) A design solution to connect the outflow from the detention tank directly to the subsurface drainage network to mitigate any disruption to road users. The proposal to discharge stormwater via kerb adapters at 30L/s has the potential to cause long-term inconvenience and nuisance to road users.
b) Detailed plans demonstrating the inlets and outlets of both the detention and treatment systems. These plans should also verify that the outflow will be connected to the designated lawful point of discharge by gravity, without reliance on pumped systems.

19) Dewatering Management Plan

Submit a Dewatering Management Plan (DMP) prepared by a RPEQ with the relevant discipline. The DMP should include the following elements at least:

a) Site assessment
b) Regulatory compliance
c) Dewatering methods
d) Water treatment
e) Water disposal
f) Erosion and Sediment Control
g) Monitoring and Maintenance
h) Health & Safety
i) Documentations & Reporting
j) Post Construction Elements
k) Community and Environmetal Considerations

While tanked basements are designed to be waterproof, incorporating a dewatering management system is often advisable, particularly in areas with high groundwater levels or significant hydrostatic pressure. This combination provides a more robust solution against water ingress and protects the basement over the long term. The applicant did not provide any Geotechnical Report and Ground Water Investigation with the application and the lowest basement level shows RL0.2m.

20) Acoustic Report

Following a review of the submitted Acoustic Report, it is noted that the report did not identify the major sources and locations of noise impact elements. EDQ is therefore unable to understand how these elements will be used to comply with the requirements as per the table listed in the Acoustic report.

Submit an updated Acoustic Report after finalising the major sources and locations of the noise impact elements. It is suggested two more locations (around swimming pool and basement level 2 or 3) are consider for noise impact when preparing an updated report.

21) Traffic Impact Assessment

A number of elements were omitted from the submitted Traffic Impact Assessment and requires revision as outlined below.

Submit a revised TIA including the following:

a) Provide a review of the traffic generated from the proposal and the impacts on the external traffic and transport network in context of ultimate development scenario for the site and surrounds.
b) Identify a pedestrian movement strategy/plan into and within the development site and demonstrate that the operation and configuration of the layout is adequate with regard safety of pedestrians.
c) The text used in swept path is contaminated showing only dots. Please updated the swept path layouts with proper texts.
d) For the entry ramp from Water Street, please add a divider (as per AS2890.1, Section 2.5.2 (b)) between entry and exit path from the property boundary to control gate as the entry we classify as circular entry.
e) The minimum aisle width within the car park layout is 6.0m, with the exclusion of the Waste Collection Vehicle which is required as per recommended as per the proposed Waste Management Plan (in some instances, the proposed development includes aisle widths less than 6.0m). Provide an amended car park layout plan complying with the relevant requirements.
f) In Water Street Lower Ground Plan View (Drawing A1205), illustrate the control point for entry to identify clearly the queuing length.
g) Identify any land resumptions, incl corner truncation part from Road Widening Plan Ref: 16069 Issue 1, dated 9 August 2022.
h) Identify accessible entries and pathways on parking layout plans.
i) Quantify any loss of on-street car parking.
j) Demonstrate Compliance of EOT (End of trip) facilities, including location and number.
k) Show turn around space at end of blind aisle.
l) Identify if any external road upgradation (including any intersection upgrade of Brunswick St & Water St and Water St & Trinity St) is warranted because of this proposed development.
m) Confirm the turn treatments from Water Street are decided in accordance with DTMR Road Planning and Design Manual (Part 4A).
n) Demonstrate how the existing bus stop on Brunswick Street frontage will remain in operation for the duration of construction.
o) The provision of 199 bicycle parking spaces is not in accordance with the Scheme. Under Schedule 3, there is a requirement for 373 spaces for residents and 94 spaces for visitors, with an additional 14 spaces for employees and 4 visitor spaces for the Centre activities use(s). Please providing a minimum of 1 bicycle parking space per dwelling and amend the parking layout plan accordingly.

22) Acid Sulphate Soil Management Plan

The site is impacted by Brisbane City Council's Potential and Actual Acid Sulfate Soils layer. As such, submit an Acid Sulphate Management Plan (prepared by an expert with the relevant discipline) as per BCC's Guidelines and Standard (SC6.25).

23) Air Quality Assessment

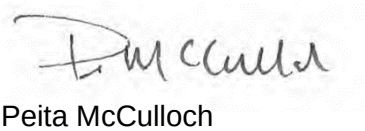
The subject site (specially the tower on the western side) is significantly impacted by BCC's Transport Air Quality A and Transport Air Quality B layers. As such, submit an Air Quality Assessment Report as per BCC's Guidelines and Standard (SC6.2).

24) Bus stop on Brunswick Street

As stated within 21n) the existing Brisbane City Council bus stop on Brunswick Street will need to continue to be operational during any future construction on the site.

If you require any further information, please contact Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@edq.qld.gov.au, who will assist.

Yours sincerely



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