



**Prelodgement Meeting  
Proposed s99 Change to an approval (DEV2023/1468)**

20<sup>th</sup> August 2024

Held at: 1 William Street, Brisbane City QLD 4000

**Attendees**

<b>Applicant</b>	<b>Economic Development Queensland</b>
Stephen Mason - RPS Jackson Richardson - RPS Marisa Graetz – EDQ Urban Development Farzana Gujarati – DeLuca Corporation Nick de Luca – DeLuca Corporation Ashleigh Hudson – DeLuca Corporation John Flynn – Architectus	Beatriz Gomez – Director, EDQ DA Leila Torrens – Manager, EDQ DA Peter Richards – EDQ Design Consultant Maia Cavendish – EDQ Design Consultant

**Apologies**

Matt Sturley - Engineer, EDQ IS

**Background**

<b>Property Address</b>	Lot 5003, 520 Beams Road, Carseldine
<b>PDA</b>	Fitzgibbon Priority Development Area
<b>Proposal</b>	Multiple dwelling Unit – 70 units & ground floor retail
<b>Applicant</b>	DeLuca Corporation c/ RPS

1. The purpose of the meeting is to discuss a proposed change to the residential component of the current PDA development application DEV2023/1468 – the Carseldine Village Heart.
2. The residential component of the Village Heart development is on Lot 5003 of the Village Heart.
3. The applicant is proposing to amend the number of units to be delivered and to deliver the units as ‘market apartments’ rather than the social housing units originally proposed. The applicant provided a set of revised plans on 12<sup>th</sup> August 2024.
4. The proposed development comprises:
  - a. 70 two bedroom apartments.
  - b. ground floor will contain a retail tenancy and 300m<sup>2</sup> of commercial office space.
  - c. 92 car parking spaces proposed in two basement levels.
  - d. Communal open space of 369m<sup>2</sup> is proposed on level 7 – rec deck.





5. The following comments are in relation to the revised design:

- a. Materials and finishes have been thoughtfully considered and are generally supported. To ensure a high-quality building is delivered a material palette should be provided at lodgement, to enable a full review of the external appearance of the building.
- b. Communal open space on the recreation deck is supported.
- c. Activation at ground floor is supported and is a positive element of the development particularly as it extends fully along the Plaza Place frontage including the south-eastern corner.
- d. Circulation within the building is open at the ends with landscaping and access to natural light and air.
- e. Fire escapes on the building ends provide articulation as do the balconies on the southern side of the building.
- f. The northern façade is not as articulated however the use of awnings and overhangs , materials and colours are varied and reduce the lengthy appearance .
- g. A variation in the unit type is encouraged as currently all units are two bedroom.
- h. Awning to plaza is supported.
- i. Weather protection on southern façade should be considered ie small overhangs to windows or slab extension above openings on the southern façade.
- j. External appearance of southern ground floor (car park); this area lacks activation to Meander Street. Consider moving the bike parking to ground and removing some of the car parking spaces.
- k. Provide car parking in accordance with the requirements of the Development Scheme including considering a reduction in the number of spaces due to the site being within 400m of a public transport node. Provide justification for any non-compliance with the requirements of the scheme.
- l. Eastern and western facades are currently blank; investigate ways to provide articulation or visual amenity to these facades.
- m. Ensure the development maintains compliance with the sustainability requirements of the development scheme.

In summary the proposed change to the design is supported, based on the materials provided. A revised proposal, submitted to EDQ as a s99 change to an approval, will be subject to a more detailed assessment, that may result in the issuance of further issues or clarifications.

