

Our ref: PR151074

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Date: 1 October 2024

Economic Development Queensland
Department of State Development and Infrastructure
GPO Box 2202
Brisbane QLD 4001

Attn: Leila Torrens

Dear Leila,

Application for a change to a PDA Development Approval (pursuant to s99 of the *Economic Development Act 2012*)
520 Beams Road, Carseldine (Part of Lot 7003 SP331690)
EDQ ref: DEV2023/1468

We refer to the Development Approval over land located in the Fitzgibbon Priority Development Area (PDA), issued by the Minister of Economic Development Queensland (MEDQ) on 19 September 2024, for:

- **PDA Development Permit for Material Change of Use** for Retail uses (Food premises and Shops); and Commercial uses (Medical Centre and Office); and Sport, recreation and entertainment uses (Indoor sport and recreation) Residential uses (Multiple residential); and Service, Community and other uses (Community Facility).

On behalf of *Deluca Corporation* (the applicant), we make this application to change the PDA Development Approval, to MEDQ pursuant to section 99 of the *Economic Development Act 2012* (the Act).

The proposed change would not result in the development being 'substantially different' and is therefore able to be lodged to the MEDQ pursuant to s99(2) of the Act.

There are two components to the proposed change:

1. **Approved lot 5003:** The proposed change involves the Multiple Residential and Retail component of the approved development over approved Lot 5003. (No changes to design or use mix are proposed to the parts of the development over approved lots 5001 and 9001.)

The residential component is to be repositioned as build-to-sell apartments, in place of the previous proposal that the apartments would be managed by an affordable housing provider. An amendment to the residential dwelling mix is proposed to reflect market requirements and ensure project feasibility. Design revisions include provision of a new roof top communal open space area.

The ground floor layout will be revised to provide two commercial/retail tenancies which will continue to provide effective activation and liveliness to the plaza.

2. **Sustainability conditions:** We understand that EDQ has recently made a determination that the UDIA's EnviroDevelopment tool can be used within PDAs, in place of other sustainability rating tools, to satisfy sustainability criteria under Development Schemes. We request the sustainability conditions under this approval be updated to reflect this determination.

We provide further detail about the change below.

1 Proposed Change to proposed development on approved lot 5003

As above the residential component is to be re-positioned to build-to-sell apartments. Changes proposed to the Multiple Residential building over approved Lot 5003, comprise of the following:

- Revision of the residential dwelling mix to reflect market requirements. The dwellings will be 2-bed units but with three distinct dwelling types (2 bed 1 bath, 2 bed 2 bath, and 2 bed 2 bath + multi-purpose Room).
- Enhanced communal open space offering, with a new large rooftop communal open space area, replacing the internalised community meeting space previously offered.
- At ground level, design has been rationalised. Two ground level retail/commercial tenancies are proposed. These tenancies ensure that active frontages are maintained to the plaza, to Plaza Place, and wrapping around the Plaza Street/Meander Street corner. Employees of these businesses will also boost activation of the plaza.
- The two ground level tenancies include a new 299.5m² tenancy. A prospective commercial tenant has already been identified for this tenancy. This business provides transportation services, home care and social services support for the elderly. Their operations have nexus with and create potential to work collaboratively with nearby Rock Pool and C&K, creating community integration and aiding aging in place.
- Basement car parking provision has been revised to reflect the revised dwelling mix and size and nature of ground floor tenancies/tenants. The car parking includes the provision of some additional tandem car parking spaces, and dedicated spaces for the prospective commercial tenant.

We provide further information in the following sections.

1.1 Dwelling Mix

The approved Multiple Residential building comprises 98 apartments including 21 x 1 bedroom studios, 49 x 1 bedroom apartment, and 28 x 2 bedroom apartments.

To ensure marketability of the build-to-sell product and to ensure project feasibility the dwelling mix has been revised to comprise 70 x 2 bedroom dwellings. The unit mix has been specifically tailored to meet current market requirements.

To ensure that a diverse dwelling mix is provided, six distinct unit types of various sizes and types are provided. The variety of unit types is summarised in the below table, and shown on the typical floor plan.

Table 1 Summary of proposed Dwelling Mix

Unit Type	Unit Mix	Quantity
Type A	2 Bedroom + 1 Bath	14
Type C	2 Bedroom + 2 Bath	7
Type D	2 Bedroom + 2 Bath	7
Type E	2 Bedroom + 2 Bath	14
Type F1	2 Bedroom + 2 Bath	21
Type B	2 Bedroom + 2 Bath + MPR	7
TOTAL		70



Figure 1 Proposed Typical Flood Plan

2 bedroom dwellings are a significantly more sought after product type in the current market, compared to 1 bedroom dwellings. The revised dwelling mix has been specifically tailored to meet current market requirements, ensuring project feasibility, and providing a basis for confidence that the project will be delivered.

Ranging from 2 bedroom 1 bath apartments, through to 2 bedroom 2 bathroom plus MPR apartments, six dwelling types are proposed to provide genuine variety of housing choice to meet the varying needs of singles, couples, work-at-home occupiers, students, families, retirees, and people with special needs, in accordance with the Development Scheme. The mix ensures dwelling types that will be attractive to both owner occupiers, and those who invest to provide rental accommodation.

The proposed dwelling mix must also be considered in the context of the surrounding wider PDA. The proposed dwelling mix provides clear differentiation and housing choice compared to larger terrace dwellings provided elsewhere in the PDA. Future development of adjoining approved lot 5002 will also enable further opportunities to provide a greater variety of dwelling types across the PDA.

The revised dwelling mix is feasible for the developer to construct and will provide a substantial increase of dwellings to market for a variety of occupants, helping ease pressures during the current housing crisis.

1.2 Non-residential components

At ground floor level, speciality tenancies are to be consolidated into two tenancies each comprising 126m² and 300m². It is expected the smaller tenancy will be for retail (food and beverage) and the larger tenancy for a commercial office tenant. A community service provider of home care to the aged has already been identified as a prospective commercial tenant. Across all of stages 1, 2 and 3 this will bring total gross floor area to:

Table 2 Summary of Approved and Proposed Non-residential GFA

Non-residential component	Approved	Proposed
Retail (lot 5001)	1,514.7m ²	1,514.7m ²
Medical/allied health/lifestyle (ground level)	667.7m ²	667.7m ²
Medical/allied health/lifestyle (upper level)	1,240.5m ²	1,240.5m ²
Indoor sport and recreation (swim school)	665m ²	665m ²
Indoor sport and recreation (gym - upper level)	459.7m ²	459.7m ²
Retail lot 5003	257.2m ²	126m ²
Commercial lot 5003	-	300m ²
TOTAL	4,804.8m²	4,973.6m²

1.3 Design

The revised Multiple Residential building retains all the positive design elements supported by EDQ as part of the current approval, including:

- Naturally ventilated corridors, with planters at the end of corridors for integration of landscaping.
- Smaller units are oriented facing north to ensure good access to natural light and sun.
- Horizontal sun-shades for subtropical feel.
- Louvres provided on the sides of south-facing balconies to retain views but provide privacy to neighbours.
- Large, useable balconies and terraces for all units, with operable doors to bedrooms and living spaces.

We refer to the following comments provided by EDQ in the Prelodgement Meeting on 20 August 2024 (refer to Minutes held in **Attachment B**):

- *Materials and finishes have been thoughtfully considered and are generally supported.*
- *The northern façade is not as articulated however **the use of awnings and overhangs, materials and colours are varied and reduce the lengthy appearance.***

As shown in the renders in the below figure, the design of the Multiple Residential building provides a quality architectural design.



Figure 2 Design Renders (Source: ACG) *Note: Renders not for approval*

1.4 Communal Open Space

A large rooftop communal open space is proposed for residents, comprising of seating areas, BBQ spaces, and grassed play areas. The rooftop communal open space provides a more desirable place for residents to relax and enjoy compared to the approved Community Meeting Space on the ground-floor (now replaced by the proposed commercial tenant, refer to section 1.4). Provision of rooftop communal open space is more appropriate to the build-to-sell apartments now proposed.

While the previously proposed and approved community meeting space may have been utilised two or three times per week, the rooftop communal open space will likely be utilised throughout the day and night by a variety of occupant demographics.

The rooftop communal open space will be partially sun-shaded by semi-transparent battens to improve residents' enjoyment during the day.

We refer to EDQ's support for the rooftop communal open space by way of their comment: "*Communal open space on the recreation deck is supported.*" (refer to Prelodgement Meeting Minutes held in **Attachment B**).

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As communal open space is now being provided on the rooftop, Condition MCU38 is no longer needed and we request deletion.

Refer to the plan extract in the below figure.



Figure 3 Proposed Rooftop Communal Area (Source: Urbis)

1.5 Ground-level Activation

The Community Meeting Space on ground-floor is proposed to be replaced by a 300m² commercial tenancy. A prospective commercial tenant is earmarked to occupy the tenancy. The commercial tenancy will provide similar active frontages to the internal plaza, Plaza Place, and Meander Street as approved, with full-height windows on all sides.

The prospective tenant is a service provider in the aged care sector, delivering community transport, home care, and social support services. They are a community-led local transport service for the elderly across Queensland. The tenant intends to integrate themselves into the Carseldine Village community and has identified opportunity for collaboration of organisation of events with nearby Rockpool and C&K, utilising nearby greenspaces and the village plaza.

The office employees will utilise nearby food and drink offerings provided throughout the centre and the village plaza, creating additional foot-traffic and helping to create a lively centre for people to enjoy.

Refer to the below render showing full height windows and activation of the commercial tenancy to the plaza. Awnings to the plaza are provided to activate the space and invite occupants to utilise the area. We note that the use of awnings was commented as a positive element of the design by EDQ as per Prelodgement Meeting Minutes: "Awning to plaza is supported." (refer to Minutes held in **Attachment B**).



Figure 4 Design Render (Source: ACG) *Note: Renders not for approval*

1.6 Car Parking

Changes to car parking are proposed to reflect the requirements of the commercial tenant, the change to the dwelling mix, and to improve efficient use of the basements.

Car parking provision on approved lot 5003 is outlined below:

Table 3 Proposed Car Parking Summary

Level	Proposed
Ground	9
Basement 1	50
Basement 2	33
Total	92 spaces

Site wide

The proposed 92 car parking spaces for approved lot 5003 plus the approved 204 approved spaces over approved lot 5001 equates to a **total of 296 spaces across the greater development site.**

For a Multiple Residential land use, the Development Scheme states that the car parking rate is 1.2 spaces per dwelling (with more than 1 bedroom). And it further states that if the site is within 400m of a train station, car parking provision may be reduced to a *minimum* of 1 space per dwelling. As shown in the below table, the Development Scheme prescribes a total car parking rate of 298 spaces across the greater development site. The proposed 296 spaces therefore represents a shortfall of 2 spaces compared to the maximum limit.

Table 4 Development Scheme Car Parking Rate (Source: TTM)

Use	Yield	Development Scheme	
		Rate	No. of Spaces
Retail Inc. all supermarket, retail, and retail/allied health uses	2,307.9m ²	1 per 20m ²	115
Commercial Inc. all medical/allied health/lifestyle uses	1,540m ²	1 per 50m ²	31
Indoor Sport & Recreation (Gym)	459.7m ²	1 per 10m ²	46
Indoor Sport & Recreation (Swim School)	665m ²	15 + 1 per 100m ²	22
Multiple Residential	70 two-bedroom units	Min 1/unit to max 1.2/unit	Max. 84
TOTAL			298

Please also refer to the updated Traffic Engineering Assessment held in **Attachment G**.

Approved lot 5003

If approved lot 5003 is considered in isolation, car parking requirement would be:

Level	Approved	Required at Development Scheme Rates	Proposed
Basement 2	N/A	Retail: 1 space/20m ² x 126m ² = 6.3 spaces	33
Basement 1	52	Commercial*: 1 space/50m ² x 300m ² = 6 spaces	50
Ground	10	Multiple res*: 1 to 1.2 spaces/2bed dwlg x 70 dwlgs = 70 to 84 spaces	9
Total	62	6.3 + 6 + 70 to 84 spaces = 82.3 to 96.3 spaces (83 to 97 spaces)	92 spaces

*Within 400 metres of the railway station the standard rate of 1.2 spaces per dwelling may be reduced to a *minimum* of 1 space per dwelling.

Considering the nature of development proposed on approved lot 5003, the parking provision is appropriate on the basis that:

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- Conservatively, even on the basis of applying the very minimum rate for residential the parking provision is only 9 spaces over the minimum requirement. (And still less than the maximum permitted).
- 6 spaces are proposed in tandem with another space in Basement 02. Tandem spaces will be provided to the larger two-bedroom, 2-bathroom + MPR units, which are most likely to support larger household sizes.
- These 6 spaces that are provided in tandem account for nearly all of the 9 spaces beyond the minimum.
- The tandem spaces represent an efficiency of construction, with the area occupied by the tandem space otherwise being left empty
- The prospective commercial tenant on approved lot 5003 is a community service provider in the aged care sector, delivering community transport, home care, and social support services. They are a community-led local transport service for the elderly across Queensland. They will require some dedicated spaces to park their service vehicles. It is likely that some of the ground level spaces would be assigned to them specifically for fleet cars. Normal commercial office parking requirements (for limited number of staff, and for visitor parking) would also be required to meet tenant requirements.
- 88 secure bicycle spaces are provided for residents, in accordance with the rates under BCC TAPS. This will encourage residents to own bicycles and incentivise active travel.

Given the particular parking needs of the intended commercial tenant, and that 6 of the 9 extra spaces are provided as tandem spaces, the proposed rates of car parking space provision is reasonable and appropriate to the mix of uses. The parking proposed on lot 5003 also falls well within the minimum to maximum range specified by the Development Scheme rates.

Please refer to the Traffic Engineering Assessment held in **Attachment G** for further information regarding the proposed car parking rate.

1.7 Bicycle Parking

1.7.1 Residential

The proposed design provides for a total of 88 secure bicycle parking spaces for residents and visitors on Basement 2.

This represents a small decrease of 3 spaces from the approved 91 parking spaces, however, the provision of 88 resident and visitor spaces complies fully with the *Brisbane City Plan 2014* Transport, Access, Parking and Servicing (TAPS) code. The use of the TAPS code in this instance is in lieu of rates being provided in the PDA Development Scheme.

Refer to the calculation in the below table.

Table 5 Summary of Residential Bicycle Parking Rate

TAPS Rates for residential	Required	Proposed
1 lockable, covered space per unit x 70 dwellings	70 spaces	88 secure spaces in Basement 2
1 visitor space per 4 units x 70 dwellings	18 visitor spaces	
TOTAL	88 spaces	88 spaces

Accordingly, bicycle parking provision for the residential component complies with TAPS rates.

Provision of visitor spaces within the basement is appropriate in this instance. Residents will be able to let visitors into the building and take the bikes down in the lift. An additional 24 bicycle spaces for visitors/customers to the village heart are provided throughout the wider approved development. These will also be accessible.

1.7.2 Commercial

48 bicycle spaces for retail and office employees (24 secure spaces) and visitors/customers (24 open air spaces) are already approved for the non-residential components of the wider approved development under the existing approval.

Revisions to the ground floor tenancies of the residential building on approval lot 5003 bring total non-residential GFA across all stages of the development to 4,973.6m². As outlined below, the 48 bicycle spaces

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already proposed for the non-residential uses remain sufficient (approximately) to satisfy TAPS bicycle rates. This is shown in the table below.

Table 6 Summary of Commercial Bicycle Parking Rate

TAPS Rate for commercial	TAPS Rate	Required	Current Provision
Office or shop with gross floor area exceeding 2,500m ² – for employees	1 lockable bicycle space per 200m ² gross floor area	4,973.6m ² / 200m ² = 24.87 spaces	24 lockable spaces for employees
Shop with a gross floor area exceeding 2,500m ² – for visitors*	1 lockable bicycle parking space per 200m ² of gross floor area	4,973.6m ² / 200m ² = 24.87 spaces	24 bicycle hoops for visitors

*Note – no rate is prescribed for Office with GFA less than 1,000m². The rate for Shop has been applied to both retail and commercial use.

As above, technically no visitor parking rate applies to office of less than 1,000m². If the 300m² of commercial GFA on lot 5003 is excluded from the calculations in the table, the requirement is for only 23 bicycle spaces for visitors.

Accordingly, bicycle parking provision for the retail and commercial component continues to comply with TAPS rates.

2 Sustainability

We understand that the UDIA has confirmed that Economic Development Queensland (EDQ) is supportive of the UDIA Queensland’s sustainability rating tool, EnviroDevelopment, within existing and emerging Priority Development Area (PDA) schemes.

The UDIA has advised that EDQ has provided clarification that any eligible project type within a PDA with sustainability rating tool requirements can utilise EnviroDevelopment to meet these criteria. Currently, EnviroDevelopment is explicitly recognised as an approved sustainability rating tool in schemes like Waraba, Northshore Hamilton, and Bowen Hills, among others. EDQ also confirmed that EnviroDevelopment is considered an “or equivalent” tool in schemes where it is not specifically listed, provided the project type aligns with one of the ten development categories covered by EnviroDevelopment.

We request the sustainability conditions under this approval be updated to reflect this determination.

We provide suggested wording changes in section 5.3.

3 Technical Reporting

Technical Reporting has been amended based on the proposed changes to the building and unit mix over approved lot 5003. Consequently, the table of approved and supporting plans/documents is required to be updated, as requested in section 3.2 of this letter.

3.1.1 Landscape

Please refer to the Statement of Landscape Design Intent held in **Attachment D**.

The plans provide detail on the integration of landscaping into the design of the building, including:

- Ground level landscape buffer, strip planting and climbers to soften building bulk
- Cascading planting and low shrubs on tower levels
- Rooftop communal garden with tree, lush ‘garden rooms’, low shrubs, cascading planters, and communal turf areas.

3.1.2 Waste Management Plan

Please refer to the updated Operational Waste Management Plan held in **Attachment E**.

Refuse collection arrangements are unchanged, with the RCV entering the site in a forward motion via Meander Street and able to exit in a forward motion utilising the truck turnaround area. As per the approved plan, bins are stored on ground level with an extra bin located under waste chutes at all times.

3.1.3 Traffic

Please refer to the updated Traffic Engineering Assessment held in **Attachment G**.

Further to the commentary regarding car and bicycle parking provided in section 1.5 and 1.6 of this report, the report provides details on the proposed site access arrangements and potential traffic impacts, from an engineering perspective.

3.1.4 Acoustic

Please refer to the updated Environmental Noise Assessment held in **Attachment F**.

The assessment demonstrates compliance with the Development Scheme and relevant Brisbane City Plan 2014 codes, with recommendations provided to accord with this assessment criteria.

3.1.5 Engineering & Stormwater

Please refer to the updated Serviceability Report held in **Attachment H** and the updated Stormwater Management Plan held in **Attachment I**.

The updated reporting relates to Lot 5003 only and provides detail on the proposed stormwater management measures and servicing.

4 Minor Change Status

This change application is pursuant to the *Economic Development Act 2012* (the Act). In the absence of an alternative mechanism to demonstrate that the proposed changes are not 'substantially different' in accordance with s99(2) of the Act, the provisions under the *Development Assessment Rules* (DA Rules) are utilised. Please refer to the below table demonstrating that the changes are not 'substantially different' in accordance with the criteria included in Section 4, Schedule 1 of the *DA Rules*.

Table 7 Minor Change Test

DA Rules Section 4, Schedule 1 Test	RPS Comments
<i>Involves a new use</i>	The proposed change does not include a new use. A commercial use is already approved over the subject site. The change is expanding this approved use over approved Lot 5003.
<i>Results in the application applying to a new parcel of land</i>	The proposed change does not result in the application applying to a new parcel of land, with the development remaining over 520 Beams Road, Carseldine (Part of Lot 7003 SP331690).
<i>dramatically changes the built form in terms of scale, bulk and appearance</i>	<p>The proposed change does not dramatically change the built form in terms of scale, bulk and appearance.</p> <p>The change results in additional car parking spaces, however these are limited to the second basement level only and will not be visible.</p> <p>A new commercial tenancy is proposed on ground-floor, however this does not change building setbacks, façade designs or the like.</p> <p>Awnings, full height windows and other design elements to provide activation to the plaza are retained.</p> <p>The change proposes a decrease in the number of units and unit types, but does not dramatically change the built form as a result.</p> <p>All other positive design elements, as discussed in section 1.2 continue to be provided.</p>
<i>changes the ability of the proposed development to operate as intended</i>	The proposed change does not affect the ability for the development to operate as intended. The building on approved lot 5003 will continue to be predominantly residential. While ground level

configuration is proposed this still fundamentally comprises active frontage tenancies.

The communal meeting space on the ground floor was not integral to the development and, communal gathering/meeting space opportunities will be maintained and enhanced through provision of a new roof top open space more appropriate to the build-to-sell model now proposed.

Car and bicycle parking arrangement are revised, but will continue to be provided to both residents and visitors at sufficient rates.

<i>removes a component that is integral to the operation of the development</i>	The proposed change does not remove a component that is integral to the operation of the development. The change removes the community meeting space on ground-floor, however this is not considered integral to the development. Replacing the ground floor meeting space is a new communal open space area on the rooftop. Non-residents are provided communal open space in the form of the plaza.
<i>significantly impacts on traffic flow and the transport network, such as increasing traffic to the site</i>	The proposed change does not significantly impact on traffic flow. Whilst an increase in car parking spaces is proposed, this is largely due to commercial tenant requirements and to provide an additional car parking space for the larger 2 bedroom, 2 bathroom + MPR units. The number of dwellings is proposed to be decreased, meaning that the number of overall trips generated is likely to be reduced. 88 secure resident bicycle spaces are provided in addition to 24 visitor spaces throughout the plaza, incentivising active travel and reducing reliance on car travel, further reducing the overall traffic generation.
<i>introduces new impacts or increase the severity of known impacts</i>	The proposed change does not introduce new impacts or increase the severity of known impacts.
<i>removes an incentive or offset component that would have balanced a negative impact of the development</i>	The proposed change does not remove an incentive or offset component that would have balanced a negative impact of the development.
<i>impacts on infrastructure provisions.</i>	The proposed change does not impact on infrastructure provisions.

5 Amendments to the Decision Notice

5.1 Description of Approval

We anticipate the description of the approval will remain unchanged as follows:

- **PDA Development Permit for Material Change of Use** for Retail uses (Food premises and Shops); and Commercial uses (Medical Centre and Office); and Sport, recreation and entertainment uses (Indoor sport and recreation); Residential (Multiple residential); Retail uses (Food premises and shop); and Service, Community and other uses (Community Facility).

5.2 Approved drawings and documents

We anticipate that amendments to the list of approved drawing and documents will need to include the following **deletions** and **insertions**. Where drawings and documents are not listed, amendments are not proposed unless agreed to by the applicant.

Drawing or Document	Number	Plan Date
5003-Basement (Stage 3) 1-100	SK-AR-DR-DA 120-N	11/04/2024
5003-Basement 02	SK-AR-DR-DA 120-A Rev A	27/09/2024
5003-Basement 01	SK-AR-DR-DA 120-B Rev A	27/09/2024
5003-Ground Floor (Stage 3) 1-100	SK-AR-DR-DA 121-R	11/04/2024
5003-Ground Floor	SK-AR-DR-DA 121 Rev A	27/09/2024
5003-Level 1 (Stage 3) 1-100	SK-AR-DR-DA 122-M	11/04/2024
5003-Level 01	SK-AR-DR-DA 122 Rev A	27/09/2024
5003-Typical Level (Stage 3) 1-100	SK-AR-DR-DA 123-P	11/04/2024
5003-Typical Floor	SK-AR-DR-DA 123 Rev A	27/09/2024
5003-Recreation Deck	SK-AR-DR-DA 124-A Rev A	27/09/2024
5003-Roof (Stage 3) 1-100	SK-AR-DR-DA 124-E	11/04/2024

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5003-Roof Plan	SK-AR-DR-DA 124-B Rev A	27/09/2024
5003—Elevations (Stage 3)	SK-AR-DR-DA 220 H	11/04/2024
5003-Northern Elevation	SK-AR-DR-DA 220 Rev A	27/09/2024
5003-Southern Elevation	SK-AR-DR-DA 221 Rev A	27/09/2024
5003-Eastern Elevation	SK-AR-DR-DA 222 Rev A	27/09/2024
5003-Western Elevation	SK-AR-DR-DA 223 Rev A	27/09/2024
5003—Sections (Stage 3)	SK-AR-DR-DA 252 H	11/04/2024
5003-Section 01	SK-AR-DR-DA 252 Rev A	27/09/2024
5003-Section 02	SK-AR-DR-DA 253 Rev A	27/09/2024
5003-GFA	SK-AR-DR-DA 301 Rev A	27/09/2024
Residential Tower Lot 5003 Carseldine Statement of Landscape Design Intent	P0044734 Issue 02	01/09/2024
Earthworks Layout	DA-3010-F DA-C010 G	31.05.24 27.09.24
Earthworks Sections Sheet 1	DA-C020-F DA-C020 G	31.05.24 27.09.24
Earthworks Sections Sheet 2	DA-C021-F DA-C021 G	31.05.24 27.09.24
Siteworks and Drainage Layout	DA-C030-D DA-C030 E	31.05.24 27.09.24
Retaining Wall Layout	DA-C070-E DA-C070 F	31.05.24 27.09.24
Signs and Linemarking Layout	DA-C080-D DA-C080 E	31.05.24 27.09.24
Site Based Stormwater Management Plan for the Proposed Carseldine Village Heart Lot 5003, prepared by Bornhorst + Ward	23019-Revision-D 23019 Revision E	8/Mar/2024 27/Sep/2024
Operational Waste Management Plan Proposed Mixed-Use Development, prepared by TTM	Revision 1 Revision 3	14/12/2023 27/09/2024
Environmental Noise Assessment, prepared by TTM	23BRA0014 R01_1 Revision 1 23BRA0107 R01_3 Revision 3	13/12/2023 06/09/2024
Site Based Stormwater Management Plan for the Proposed Carseldine Village Heart Lots 5003, prepared by Bornhorst + Ward	23019-Revision-D 23019 Revision E	8/03/2024 27/Sep/2024
Carseldine Village Lot 5003—Proposed Retail Development Traffic Engineering Assessment, prepared by TTM	23BRT0076 RP02 23BRT0076 RP03	19/12/23 30 September 2024
Proposed Change to Development Approval DEV2023/1468 Traffic Engineering Assessment		

5.3 Conditions

The proposed change will require revisions to the current conditions of approval, including the following **deletions** and **insertions**.

Condition	Amendments
MCU3	<p>Compliance Assessment – Final External Detailing of Building(s)</p> <p>a. Submit to EDQ Development Assessment, for compliance assessment, architectural drawings certified by a Registered Architect which are generally in accordance with the following approved architectural drawings prepared by Architectus Conrad Gargett:</p> <ul style="list-style-type: none"> – 5001 – Elevations Sheet 1, SK-AR-DR-DA200 Rev K, dated 11/04/2024 – 5001 – Elevations Sheet 2, SK-AR-DR-DA201 Rev K, dated 11/04/2024 – 5003 Elevations (Stage 3), SK-AR-DR-DA220 Rev H, dated 11/04/2024 – 5003-Elevation Sheet 01, SK-AR-DR-SK 220 Rev 1

- 5003-Elevation Sheet 02, SK-AR-DR-SK 221 Rev 1
- 5003-Elevation Sheet 03, SK-AR-DR-SK 222 Rev 1
- 5003-Elevation Sheet 03, SK-AR-DR-SK 222 Rev 1
- 1-50 Elevations, SK-AR-DR-DA254 Rev D, dated 11/04/2024

The drawings are to show the final details of the built form, in particular building facades, along Meander Street and Plaza Place and proposed treatments to the ground level interface along Meander Street and Plaza Place to encourage and ensure the activation of the street.

The façade drawings are to include:

- details of material colours and finishes generally in accordance with the concepts in the approved plans; and
- details of materials, colours and finishes for soffits, doors and windows; and
- details of awning materiality and design.
- References to where planting is used to improve facades and include any cross references to landscape concept plans or detailed plans approved through other compliance assessment conditions of this approval.

The drawings are to include the following details of the ground level interface:

- glazing that ensures visual permeability is maintained to the frontages along Meander Street and Plaza Place, to ensure activation of the street frontage.
 - Door and window locations.
- b. Construct the development in accordance with plans and drawings endorsed under part (a) of this condition.

MCU33

Sustainability and efficiency

- a. Submit to EDQ IS the following to demonstrate that the building design and construction planning phase for each building in Stage 1 is consistent with the achievement of a 5 Star rating under the Green Building Council of Australia (GBCA) Green Star Buildings rating tool (or equivalent ~~GBCA tool as agreed by EDQ IS~~ tool, including the UDIA's EnviroDevelopment). Submissions may be made progressively for each building (where rated separately).

...

- f. Where an equivalent tool, such as EnviroDevelopment, is used: Submit the necessary information to EDQ IS to demonstrate that the building design and construction achieves a level under that chosen rating tool which is an equivalent to the GBCA 5 Star Green Star rating.

Note: Where complying with part f) of this condition, compliance with part a) to e) is not necessary.

MCU38

~~Compliance assessment – Communal Open Space~~

- ~~a. Submit to EDQ DA for compliance assessment, revised architectural and landscape plans that provides the following:~~
- ~~— Provision of 20% of site area as communal open space as per the requirement of the Fitzgibbon Development Scheme.~~
 - ~~— A landscape outcome for the communal open space that is responsive to the Queensland climate;~~
 - ~~— A landscape outcome that is responsive to resident's needs.~~
 - ~~— A planting schedule~~
 - ~~— A schedule of furniture and other embellishments proposed.~~
- ~~b. Submit evidence to EDQ DA that the communal open space has been constructed in accordance with the plans endorsed in part (a) of this condition.~~

MCU39

Compliance Assessment – Final External Detailing of Building(s)

- c. Submit to EDQ Development Assessment, for compliance assessment, architectural drawings certified by a Registered Architect which are generally in accordance with the following approved architectural drawings prepared by Architectus Conrad Gargett:
- 5001 – Elevations Sheet 1, SK-AR-DR-DA200 Rev K, dated 11/04/2024
 - 5001 – Elevations Sheet 2, SK-AR-DR-DA201 Rev K, dated 11/04/2024
 - ~~— 5003 Elevations (Stage 3), SK-AR-DR-DA220 Rev H, dated 11/04/2024~~
 - 5003-Elevation Sheet 01, SK-AR-DR-SK 220 Rev 1
 - 5003-Elevation Sheet 02, SK-AR-DR-SK 221 Rev 1
 - 5003-Elevation Sheet 03, SK-AR-DR-SK 222 Rev 1
 - 5003-Elevation Sheet 03, SK-AR-DR-SK 222 Rev 1
 - 1-50 Elevations, SK-AR-DR-DA254 Rev D, dated 11/04/2024

The drawings are to show the final details of the built form, in particular building facades, along Meander Street and Plaza Place and proposed treatments to the ground level interface along Meander Street and Plaza Place to encourage and ensure the activation of the street.

The façade drawings are to include:

- details of material colours and finishes generally in accordance with the concepts in the approved plans; and
- details of materials, colours and finishes for soffits, doors and windows; and
- details of awning materiality and design.
- References to where planting is used to improve facades and include any cross references to landscape concept plans or detailed plans approved through other compliance assessment conditions of this approval.

The drawings are to include the following details of the ground level interface:

- glazing that ensures visual permeability is maintained to the frontages along Meander Street and Plaza Place, to ensure activation of the street frontage.
- Door and window locations.

Construct the development in accordance with plans and drawings endorsed under part (a) of this condition.

MCU64

Streetscape Works – Compliance Assessment

a. Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed Stage 3 streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents:

- [Carseldine Retail Village Carseldine Statement of Landscape Design Intent dated 30.05.2024](#) and [Residential Tower Lot 5003 Carseldine Statement of Landscape Design Intent](#)

The certified drawings are to include, where relevant:

- i. location and type of street lighting in accordance with AS1158 –‘Lighting for Roads and Public Spaces’;
- ii. footpath treatments;
- iii. location and specifications of streetscape furniture;
- iv. location and size of stormwater treatment devices; and
- v. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.

b. Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.

c. Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.

MCU65

Landscape Works

a. Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development’s Stage 3 landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans:

- i. ~~Carseldine Retail Village Carseldine Statement of Landscape Design Intent dated 30.05.2024~~ [Residential Tower Lot 5003 Carseldine Statement of Landscape Design Intent](#)

b. Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.

MCU66

Sustainability and efficiency

b. Submit to EDQ IS the following to demonstrate that the building design and construction planning phase for each building in Stage 1 is consistent with the achievement of a 5 Star rating under the Green Building Council of Australia (GBCA) Green Star Buildings rating tool (or equivalent ~~GBCA tool as agreed by EDQ IS~~ tool, including the UDIA’s EnviroDevelopment). Submissions may be made progressively for each building (where rated separately).

...

f. Where an equivalent tool, such as EnviroDevelopment, is used: Submit the necessary information to EDQ IS to demonstrate that the building design and construction achieves a level under that chosen rating tool which is an equivalent to the GBCA 5 Star Green Star rating.

Note: Where complying with part f) of this condition, compliance with part a) to e) is not necessary.

MCU88

Sustainability and efficiency

a. Submit to EDQ IS the following to demonstrate that the building design and construction planning phase for each building in Stage 1 is consistent with the achievement of a 5 Star rating under the Green Building Council of Australia (GBCA) Green Star Buildings rating tool (or equivalent ~~GBCA tool as agreed by EDQ IS~~ tool, including the UDIA’s EnviroDevelopment). Submissions may be made progressively for each building (where rated separately).

...

- f. Where an equivalent tool, such as EnviroDevelopment, is used: Submit the necessary information to EDQ IS to demonstrate that the building design and construction achieves a level under that chosen rating tool which is an equivalent to the GBCA 5 Star Green Star rating.

Note: Where complying with part f) of this condition, compliance with part a) to e) is not necessary.

5.4 Advice

The proposed change will require revisions to the current advice notes, including the following ~~deletions~~ and ~~insertions~~, as follows:

Swim School:

Should the proposed swim school on part of Lot 5001 not proceed, alternative development proposals should address the following parameters:

- Incorporate fine grains uses that contribute to the activation of Meander Street
- Incorporate a high standard of materials and finishes that contribute to the visual amenity of the street
- Any glazing should not be obscured by advertising or prevent views in/out of the building
- Achieve the sustainability outcomes required by the Fitzgibbon Development Schemes, which include sustainability rating tools which are equivalent to GBCA Green Star such as the UDIA's EnviroDevelopment.

6 APPLICATION FEE

Correspondence with EDQ has confirmed that the total application fee is **\$8,789.00**.

A copy of this correspondence is held in **Attachment A**.

7 SUPPORTING INFORMATION

In support of the proposed changes, please find the following attached documentation:

- **Attachment A:** PDA Development Application Form, Consent, & Relevant Searches
- **Attachment B:** Copy of pre-lodgement Meeting Minutes
- **Attachment C:** Architectural proposal plans
- **Attachment D:** Landscape Design Intent
- **Attachment E:** Operational Waste Management Plan
- **Attachment F:** Environmental Noise Assessment
- **Attachment G:** Traffic Engineering Assessment
- **Attachment H:** Engineering Serviceability Report
- **Attachment I:** Stormwater Management Plan

Our ref: PR151074

We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the undersigned or Stephen Mason on 0407 968 115.

Yours sincerely,
for RPS AAP Consulting Pty Ltd

A handwritten signature in black ink, appearing to be 'JR', with a long horizontal line underneath.

Jackson Richardson

Planner

jackson.richardson@rpsconsulting.com

+61 7 3539 9539

cc: Farzana Gujarati, Deluca
enc: As above