

## Refuse Collection

Advice attained from JJ Richards has indicated that private refuse collectors will be prepared to enter into the driveway and collect the refuse via rear loading vehicles.

**AMENDED IN RED**

By: Jennifer Davison

Date: 17 NOV 2016



Queensland  
Government

## Environmentally Sustainable Development (ESD)

As outlined in the Superior Design Outcome section the proposal includes a range of sustainable design fixtures, fittings and approaches, including PV solar panels, solar hot water, insulated panels, motion detector LED lighting, heat pump air conditioning, use of natural ventilation where appropriate, air movement sensed air conditioning, insulated wall panels, low E glazing, shading systems and water efficient fixtures. Further detailed aspects such as low VOC paints and materials will be utilised at time of specification.

The innovative modular construction techniques proposed present a valuable demonstration of the potential of these techniques to provide quality affordable construction and development outcomes. Pre fabrication facilitates resource use efficiencies and reduces wastage both in fabrication and on site construction.

Use of integrated furniture, some of which can be converted to multiple configurations, provides efficient use of space, furthering resource efficiency and facilitating affordable pricing for guests

As outlined above, in addition to the electric / hybrid mini bus previously proposed, the redesigned car park has space for 10 bicycles (5 electric + 5 conventional) available for guest use and two of the car park spaces will be allocated for car share vehicles. Discussions with Go Get have confirmed that they would be willing to provide car share vehicles in this location. Further there is a process available that allows accelerated membership for hotel guests, where the hotel operator provides the membership card, after Go Get has authorised the membership. There is also potential for the car share vehicles to be electric / hybrid electric, details for which will be pursued closer to the time of development.

Solar power will be preferentially directed to battery storage allowing the electric vehicle/s and bicycles to be powered by renewables. The mobility package offered represents a sound response to the site's location, proximity to the northern busway station, cycle centre, northern bikeway, airport link and main road network.

The hangout space / co working space provides a contribution towards social sustainability, encouraging interaction between locals, guests and businesses, including incubation.

The overall package of the ESD initiatives is considered to be best practice and provides a valuable contribution to the short term accommodation sector. The efficient use of space, technology and resources, whilst strengthening social and business connections in a creative manner is seen as resonant with environmentally aware and socially progressive target markets and part of the core rationale and branding of the hotel.

## Change to PDA Development Application

The provision of the shared office space facility in level 2 will be partly ancillary to the hotel use, however will also be available to the public. Accordingly, it was agreed that the use be regarded as a Commercial Use (Office) and reflected in the approval.

Accordingly, we write now to provide notice under section 92 of the Act to change the application to include Commercial Use (Office) as part of the existing MCU application.

The use is considered to be clearly compatible and largely subservient to primary use. Accordingly, it is considered to be a minor change, as it considered that the change does not constitute a substantially different development. We refer also to EDQ's email dated 19 April, 2016 which confirms EDQ's view of the above.

**PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL**

Approval no: DEV2015/692

Date: 17 NOV 2016



Queensland  
Government