

# ATTACHMENT 7 – RESPONSE TO PRE-LODGEMENT MEETING MINUTES

Our Doc Ref: 21-0116 PREMINS01-V1  
Date: 28<sup>th</sup> June 2021

An updated response has been provided within the table below (i.e. Column 3) addressing how each design item raised has been suitably considered and/or addressed with the lodgement of Proposed Development Application.

## 1.1 Meeting Details

Meeting Date: 27 April 2021  
Meeting Time: 11:30am  
Meeting Location: Via Microsoft Teams  
In Attendance: Applicant:  
John Flynn – Conrad Garrett  
Andrew Dowling – HPG  
Sharon Waddell – HPG  
Jessica Robson – TP Alliance  
Tim McMahan – McNab  
Ross Webb – McNab  
Bill Summers – Rockpool  
Roman Summers - Rockpool  
Michael Hemmings – GJG Architects

EDQ:  
Jennifer Davison – Principal Planner  
Brandon Bouda – Manager  
Kalon Harding – Development Manager

## 1.2 Site Details

Address of Site: 53 Seventeen Mile Rocks Road, Oxley  
RPD: Lot 600 on SP236626

## 1.3 Issues Discussed at Meeting

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<p><b>1. Design and orientation</b></p> <ul style="list-style-type: none"> <li>▶ Feedback on the overall design, orientation and use of the footprint.</li> <li>▶ Confirmation of percentage of Silver and Gold apartment to be delivered. Current design over the 3 separate buildings comprising of 72 apartments equates to 70% silver &amp; 30% gold</li> </ul>	<ul style="list-style-type: none"> <li>▶ With regards to the proposed product mix – there are no standards or requirements relating to product mix and EDQ has no comments with regards to the percentage of silver /gold apartments to be delivered.</li> <li>▶ EDQ noted that for the uses they have to use the definitions under Brisbane City Plan 2014. For the independent living units in Buildings A-C, the following two definitions are applicable and need to be applied for:</li> <li>▶ Other use applicable – Community use.               <ul style="list-style-type: none"> <li>- Community use means the use of premises for— providing artistic, social or cultural facilities or</li> </ul> </li> </ul>	<p>Noted.</p> <p>The application seeks a Development permit for a Material Change of Use for:</p> <ul style="list-style-type: none"> <li>▶ Retirement facility (77 x dwellings over 4 stages);</li> <li>▶ Community Use (Community Centre); and</li> <li>▶ Sales Office (i.e. Display Suite).</li> </ul> <p>The above uses are appropriately defined by the Brisbane City Plan 2014.</p>

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	<p>community services to the public; or</p> <ul style="list-style-type: none"> <li>- preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</li> </ul> <p>Examples of a community use— art gallery, community centre, community hall, library, museum.</p>	
<p><b>2. Basement parking</b></p> <ul style="list-style-type: none"> <li>▶ Confirmation to the inclusion of a small number of tandem car parks</li> <li>▶ Waste service vehicle collecting in the basement if possible, depending of available clearance.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The basement provides an excess of parking in accordance with the requirements under TAPS.</li> <li>▶ It is evident that there is insufficient parking provided for the community use. The plans are conflicting so parking cannot be assessed.</li> <li>▶ Basement waste service vehicle collection is acceptable if this is serviced by a private contractor, with internal manoeuvring and turnaround demonstrated with turning templates which show that the vehicle can negotiate the development in the forward gear.</li> </ul>	<p>Please refer to the Traffic Engineering Assessment in <b>Attachment 5</b> which demonstrate that the proposed car parking and servicing arrangements for the Proposed Development. It is noted that no tandem car spaces are proposed within the basement.</p> <p>In relation to total onsite car parking numbers, the Proposed Development exceeds the required number of spaces (required 99; proposed 158). Sufficient onsite visitor parking will be provided both at ground and within the basement level car park.</p> <p>A bin collection bay has been identified at ground level adjacent the internal road (at the entrance of the basement car park). The bulk refuse bins will be transported to this collection facility on collection day. Further assessment and consideration of the manoeuvrability of this facility has been considered within the enclosed Traffic Impact Statement.</p>
<p><b>3. Bushfire Zone</b></p> <p>Confirmation that the bushfire zone can be utilised to establish the residents recreational facilities as outlined.</p>	<ul style="list-style-type: none"> <li>▶ The BAL line is dependent on Council taking on the maintenance of the bushland to the rear of the site to minimise fuel load. If this is the case, the BAL line generally is in the location shown on the plans approved under DEV2020/1099.</li> <li>▶ Need to ensure that the pool has the ability for residents to exit</li> </ul>	<p>The Proposed Development provides a 19.1m wide bushfire protection zone along the site's north-western boundary in accordance with DEV2020/1099.</p> <p>The pool is located outside this area.</p>

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	quickly if an emergency occurs.	
<p><b>4. Building height / cut and fill</b></p> <ul style="list-style-type: none"> <li>▶ Confirmation is sought to the configuration of the basement and the use of the topography to assist with minimising the requirement to cut the site.</li> <li>▶ Acknowledgement that the use of the natural ground level will create the basement to be exposed at the rear of the site.</li> <li>▶ Confirmation that Buildings A &amp; B can remain at 6 storeys to maintain density.</li> </ul>	<p>The definitions for the Oxley Scheme reverts back to that of the Brisbane City Council Planning Scheme. In this instance, where the basement protrudes more than 1m, it is considered a storey in this location.</p>	<p>The Proposed Development has been amended so that Building 2 is a maximum of 3 storeys in height, to provide a transition to future Dwelling houses opposite the site, and Buildings 3 &amp; 4 are a maximum of 6 storeys.</p>
<p><b>5. Community centre</b></p> <ul style="list-style-type: none"> <li>▶ Feedback on the orientation and confirmation that visitor parking together with on street parking can be utilised to service the community centre.</li> </ul>	<p>The previous pre-lodgement meeting stressed the importance of ensuring there was a direct link from the street to the building. The reason for this was to ensure that the building was legible as public space available to everyone, and not a building associated directly with the lifestyle village. The intent of this at the previous pre-lodgement, was to ensure there was a separation between the community centre use from a legibility perspective. There is still a disconnect with regards to the legibility of the community centre and the direct access from the street. Consider providing a visual assessment of the community centre from the street. There is concern about the visibility of the centre when viewed from the street.</p> <p><u>Visitor parking:</u></p> <ul style="list-style-type: none"> <li>▶ Community use if a community centre of a community hall - 10 spaces per 100 m2 gross floor area.</li> <li>▶ No clear delineation of spaces provided on the site. The onsite provision should be at a minimum – 20 spaces. This is not appropriate to utilise on street parking for this as there is demand from other users. On street parking should only ever cater for overflow parking in the case of a special event, not as a normal situation for the centre.</li> </ul>	<p>The Architectural Plans in <b>Attachment 3</b> show:</p> <ul style="list-style-type: none"> <li>▶ the Community Centre is located adjacent Moorhen Terrace providing a prominent location easily identifiable by residents and the wider community whilst still being integrated with the Retirement Facility by way of the internal pathway network.</li> <li>▶ 6 x visitor car parks at the front of the site (at ground level) are designated to be provided exclusively to visitors of the Centre.</li> </ul>
<p><b>6. Use definition on western building</b></p> <ul style="list-style-type: none"> <li>▶ Confirmation is sought with respect to the suitability of the proposed use and integrated development outcome with</li> </ul>	<ul style="list-style-type: none"> <li>▶ The use is defined as a Residential Care Facility.</li> <li>▶ The proposed use is considered to be compatible with the Lifestyle and Care Precinct of the Oxley Development Scheme</li> </ul>	<p>Not applicable. The residential care facility does not form part of this application.</p>

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the adjoining HGP proposal.		
<p><b>7. Built form on western building</b></p> <ul style="list-style-type: none"> <li>▶ Feedback is sought from EDQ to confirm support for the proposed built form in terms of height and sensitive transitioning to the streetscape</li> </ul>	<ul style="list-style-type: none"> <li>▶ The plans need to ensure that they demonstrate compliance with the following provision of the scheme: <i>"Buildings which do not exceed a building height of 6 storeys and are stepped down to the road frontage to reduce the visual impact and provide a more sensitive transition to street level"</i>.</li> <li>▶ While it is evident that the building design attempts to provide a stepdown to the road, there may be additional work needed to minimise the impact of the visual bulk of the building as it appears from the street is reduced. This detail will be considered as part of the detailed assessment of the application.</li> <li>▶ The height of the Residential Care Facility appears compliance with the scheme requirements of no greater than 6 stories.</li> </ul>	<p>Not applicable. The residential care facility does not form part of this application.</p>
<p><b>8. Development setbacks and separation</b></p> <ul style="list-style-type: none"> <li>▶ Feedback is sought with respect to the development setbacks and building separation</li> </ul>	<ul style="list-style-type: none"> <li>▶ The building setbacks and the location of the building in terms of the BAL (bushfire line) appears to be appropriate. As noted in the meeting, the BAL line is dependent on Council accepting the maintenance of the land behind the subject site.</li> </ul>	<p>All proposed buildings are located outside the 19.1m wide bushfire protection zone previously established and approved as part of DEV2020/1099.</p> <p>With regards to the site's bushfire hazard, a 19m wide bushfire protection zone is proposed to be provided along the north-western boundary of proposed Lot 302 as recommended by within the approved Bushfire Management Plan (Doc Ref: 19061; Version 4 20<sup>th</sup> August 2020 and amended in red on 23<sup>rd</sup> November 2020) prepared by Land and Environment Consultants that formed part of Approval DEV2020/1099 (Refer Section 2.1.1 of this Report).</p> <p>Further to this, an Addendum to Bushfire Management Plan for</p>

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		<p>Oxley Parkside (Dated 13th November 2020) as prepared by LEC, which for completeness, has also been included with this current development application. This report is an addendum to the above mentioned (approved) Bushfire Management Plan.</p> <p>The indicative location of the bushfire protection zone shown within the previous Bushfire Management Plan was subject to refinement upon the progression of design work for the waterway corridor open space area which adjoins the south and west boundaries of proposed Lots 301 and 302.</p> <p>The further design work undertaken, and subsequent reassessment of the bushfire hazard on site, has resulted in changes occurring to the location of the 10 kW/m<sup>2</sup> bushfire protection zone. The provision of a 19.1m wide bushfire protection zone along proposed Lot 302's north-western boundary has now been identified.</p>
<p><b>9. Visual appearance western building</b></p> <p>▶ Feedback on the built form and visual appearance is sought for consideration in the final development application</p>	<p>▶ From the initial plans and drawings, the visual appearance of the building doesn't raise any red flags. The application should be accompanied by an architectural assessment report documenting how the design accords with the requirements of the Oxley Development Scheme, and also how it addresses the relevant EDQ Guidelines, particularly the Medium and High Rise Buildings (EDQ Guideline no. 8). This document will assist EDQ officers in understanding the architectural form and merits of the proposal.</p>	<p>Not applicable. The residential care facility does not form part of this application.</p>
<p><b>10. Flooding/stormwater</b></p> <p>▶ Comment is sought on any items for consideration in the final development</p>	<p>▶ In response to a pre-lodgement query, the 0.2% AEP flood level referenced by the flood report submitted in support of the</p>	<p>The Engineering Services Advice in <b>Attachment 6</b> confirms that the proposed development is serviceable</p>

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application from a flooding / stormwater perspective.	<p>Stage 1 ROL approval is 15.45m AHD. It is noted that the flood report "Oxley Priority Development Area Stormwater Management Plan", Version 3B dated 18/08/2020, prepared by DesignFlow, is not an approved document, as this document is subject to further amendment by compliance assessment through the DEV2020/1099 conditions of approval.</p> <ul style="list-style-type: none"> <li>▶ The flood immunity and habitable floor levels required by the BCC Flood Planning Scheme Policy are dictated by the classification of the use, with the BCC flood planning requirements differing between the land uses "Residential Care Facility" and "Retirement Facility". It is recommended the applicants seek advice from the Stage 1 SWMP author or another suitably qualified RPEQ on the requirements specific to the land use applied for and the vulnerability of the residents, including advice on the appropriate immunity and freeboard (if relevant) for the habitable floor levels and evacuation routes (as required).</li> <li>▶ DesignFlow has confirmed in correspondence to EDQ that a sediment forebay is not required within the site due to the site area. However, to achieve best practice it is necessary for gross pollutant traps to be installed within the carparks to collect litter etc.</li> </ul>	from an engineering perspective and will accord with the flood and stormwater management strategies previously approved as part of DEV2020/1099.
<p><b>11. Traffic</b></p> <ul style="list-style-type: none"> <li>▶ Comment is sought from EDQ in relation to traffic impact and the timing for the upgrade of the Seventeen Mile Rocks Rd / Kingsgate St / Service Road intersection</li> </ul>	<ul style="list-style-type: none"> <li>▶ Questions regarding the timing of upgrades to the roads and / or intersections need to be directed to the developer.</li> </ul>	Noted.
<p><b>12. Servicing</b></p> <ul style="list-style-type: none"> <li>▶ Feedback is sought in relation to the servicing arrangement and any comments for consideration in the final development application</li> </ul>	<ul style="list-style-type: none"> <li>▶ There are no issues flagged at this preliminary stage with the proposed servicing arrangement as shown.</li> </ul>	Noted. An Engineering Services Advice Letter is provided in <b>Attachment 6</b> .
<p><b>13. Pedestrian connectivity</b></p> <ul style="list-style-type: none"> <li>▶ Feedback is sought in relation to the proposed pedestrian connections and any comments for consideration in</li> </ul>	<ul style="list-style-type: none"> <li>▶ The pedestrian connections to the bushland at the rear is encouraged. There are no issues that are identified at this preliminary stage with the</li> </ul>	Noted. All pedestrian connections

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the final development application.	proposed access point.	
<p><b>14. Subtropical design and energy and water efficiency measures</b></p> <p>▶ Accordingly, the proposal is identified as achieving the compliance with the relevant design outcomes under Section 2.5.3 of the Development Scheme. However, feedback is sought from EDQ in relation to the proposed subtropical design and energy and water efficiency measures.</p>	<p>▶ A detailed assessment of these elements will be undertaken when the application is formally lodged. A report should be included as part of the application material detailing how these elements have been included in the design and how the proposal addresses the appropriate sections of the Oxley Development Scheme, and the applicable EDQ guidelines</p>	<p>The Architectural Design Report &amp; Architectural Plans in <b>Attachments 2 &amp; 3</b> provide detail on all proposed subtropical design, energy and water efficiency measures.</p>