

APPENDIX H

Consultation Review

Prepared by:

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Table 6 – Response to State Government Prelodgement Meeting

Item	Response
Proposed GFA	
<p>EDQ can support a GFA of 23,820m² as per the existing approval over the site provided that a sufficient ground argument is provided, alongside an assessment of infrastructure capacity and surrounding amenity.</p>	<p>The proposed GFA has been further reduced and now totals 25,616m². As the site area is marginally below 3,000m², it is appropriate to apply the 8:1 plot ratio requirement, as the accepted outcome.</p> <p>The additional GFA that is proposed is acceptable as sufficient grounds to justify the approval are established, which include:-</p> <ul style="list-style-type: none"> ■ the development establishes a substantial urban forecourt at ground level that is publicly accessible, and which will service residents within the surrounding precinct, as well as commuters to the King Street employment district. ■ The urban forecourt will improve public awareness of the locality’s cultural heritage values, via the incorporation of informative signage into the proposed landscape design. ■ the development will contribute to a reduced reliance on private transport. In particular, it will provide significant on-site bike storage, opportunities for resident car share programs and the identification of a designated car collection point within the service lane, which will service surrounding venues, such as the Tivoli Theatre. ■ the development incorporates a significant podium level landscape zone as well as landscaped vertical spine, which will make a significant and positive contribution to surrounding streetscapes. ■ The additional GFA does not impact on the design objectives sought by the development scheme. In particular, the development will achieve an attractive and engaging built form, which will contribute positively to the surrounding precinct. ■ The development has access to all required urban infrastructure, including water and sewer networks. The additional GFA will not compromise capacity within the existing infrastructure networks or prejudice the ability to achieve development outcomes envisioned for other properties within the PDA. <p>In addition, the proposed plot ratio is consistent with other development approvals within the PDA and the development offers a comparable benefit to these approved developments.</p>

Item	Response
Built Form	
Improve the amount of variation and articulation in the proposed built form.	<p>Please refer to the architectural design package provided at Appendix B. The podium design has been amended to introduce additional variation and to better distinguish the podium from the tower component above. In particular, additional variation to the podium form has been incorporated, as has additional colour and material variation. Landscaping has also been introduced to the perimeter of the podium, will provide additional variation and articulation.</p> <p>The tower component has been divided into three (3) sections, comprising two (2) towers and a central recessed vertical spine, which has assisted in reducing the perceived building bulk. In addition, further variation has been introduced with respect to colours and materials.</p>
Increase the width of the corridors to a minimum of 1.25m.	Internal corridors have been expanded to a minimum of 1.3 metres wide, with the main circulation corridor 1.7 metres wide.
Confirm compliance with fire escape requirements.	Noted. Fire escape requirements have been reviewed by the project architect and are considered to comply.
Sustainability	
Remove internal bedrooms / bedrooms that rely on snorkel windows.	The floor plans have been revised and most internal bedrooms have been removed. Approximately thirty-one (31) units (of 400) have one (1) internal bedrooms, which provide a dwelling option that prioritise access to sunlight for living areas. Of the thirty-one (31) units, twenty (20) of the units have a north-eastern orientation but all units will achieve compliance with the referenced standards which relate to natural light in habitable rooms.
Ensure access to ventilation, natural light and screening.	<p>The design incorporates circulation corridors that will act as ventilation paths, allowing natural air to move within each level. Further, each unit is provided with operable windows which will allow renters to use natural ventilation and reduce reliance on mechanical ventilation.</p> <p>To assist with sun screening - the glazing lines have been further setback, allowing the level above to act as a screen or shade to reduce sun penetration.</p> <p>As each unit is provided with a balcony oriented outward, and well separated from an adjacent building or structure, the residential units have good access to natural light.</p>

Item	Response
	Please refer to the architectural design package provided at Appendix B .
Ensure access to ventilation for corridors.	Ventilation is accommodated via the corridors as per the proposal plans. Please refer to the architectural design package provided at Appendix B .
Ensure compliance with a sustainability rating system.	Sustainability is to be ensured through a rating system at the detailed design stage of the development and, as indicated, a condition can be imposed to ensure compliance.
Accessibility	
Provide a minimum of 20% accessible dwelling units.	The plan set demonstrates that the 1 Bed Compact and a selection of the 2 Bed + 1 Bath are configured to be accessible dwelling units and, therefore, the 20% threshold is exceeded.
Ensure accessible parking spaces.	The location of accessible parking is identified on the architectural plans, provided at Appendix B .
Housing Diversity	
Demonstrate a minimum of 10% of dwellings to be 3-bedroom.	The proposal plans demonstrate that 10% of unit GFA will comprise 3 bedrooms.
Demonstrate a minimum of 5% public, social or affordable housing.	This provision can be conditioned for compliance.
Streetscape	
Ensure wheelchair lift is visible from the streetscape.	The Landscape Intent plans show a wheelchair lift within the urban forecourt, which will provide access via Water Street. Access via Costin Street and Anderson Street is also available via shared pedestrian and vehicle zone.
Ensure that the ground floor retail presents as public space.	The ground floor retail and plaza space has been reconfigured to ensure that the space addresses all streetscapes and presents as public space. This will be reinforced via the landscape design, which will encourage public access via the path network.
Ensure streetscape provisions in the road reserve are to BCC standards.	Treatment within the road reserve have been moderated and comply with BCC design standards.
Provide public plaza and associated landscaping is within private property.	All ground floor facilities are to be provided within the subject site on private property but will be accessible to the public.

Item	Response
Car and cycle parking & EOT facilities	
Provide carparking in compliance with the Brisbane City Plan, Transport, Access, Parking and Servicing Planning Scheme Policy and Australian Standards AS2890.3.	Refer to Section 4.3 of this Town Planning Report and Appendix E - Traffic Engineering Report.
Flood Study	
Ensure a flood study is undertaken by an RPEQ.	Refer to Section 4.6 of this report and Appendix D – Flood Impact Assessment.