

Our ref: PR134198

Level 4, HQ South
520 Wickham Street
Fortitude Valley QLD 4006
T +61 7 3539 9500

Date: 14 April 2022

Economic Development Queensland
Development Assessment
PO Box 15009
City East QLD 4002

Dear Sir/Madam,

Change to Approval – Material Change of Use and Reconfiguring a Lot – Carseldine Village Masterplan – 520 Beams Road, Carseldine (Lot 322 on SP172124) (EDQ Reference: DEV2018/932/3)

In accordance with Section 99 of the Economic Development Act 2012 (the Act) and on behalf of Economic Development Queensland – Urban Development, RPS wish to make a Change to a Priority Development Area (PDA) Development Approval for a Preliminary Approval for Material Change of Use and a Development Permit for Reconfiguring a Lot (EDQ reference: DEV2018/932/3).

The proposed changes involve the removal of the Mixed Use – sub precinct High Intensity Employment (c) and replacement with Mixed Use – Parkside residential (d). These changes will be offset through the provision of an additional height allowance within the Mixed-Use Centre – sub precinct Village Heart (a), specifically:

- 5 storeys to 8 storeys for lots V002 and V003; and
- 3 storeys to 5 storeys for lot V001.

There is no change proposed to the approved development yield (maximum density) for the Carseldine Village masterplan.

Note: the proposed masterplan amendments will run concurrently with the proposed CV Stage 4B application which involves a terrace only product across Stage 4B per the above amendments. Both applications are understood to likely be subject to public notification.

1 Background

1.1 Original Approval

On 16 November 2018, the Minister for Economic Development Queensland (MEDQ) approved a PDA Development Application for a Preliminary Approval for a Material Change of Use (Carseldine Village Masterplan) and Reconfiguring a Lot (1 into 3 lots, new road, access easement and balance lot).

The subdivision component of the approval relates to new roads and masterlots associated with the first stage of the Carseldine Village (CV). The Material Change of Use approved a Masterplan for proposed development within the CV. The Masterplan nominates the density of the future development within CV while also nominating whole of site solutions for traffic, stormwater and flooding, civil engineering, bushfire, and ecology.

1.2 Previous Change to Approval 1

On 19 December 2018, the MEDQ approved a change to the approval incorporating the following:

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- Updated proposal plans to include the changes to the Stage S lot boundary.
- Removal of the railway overpass on the approved subdivision plan as any assumption that an overpass will be the ultimate solution was / is premature.
- The Traffic Impact Assessment and Acoustic Assessment included in the approved drawings and documents list.

1.3 Previous Change to Approval 2

On 11 February 2021, the MEDQ approved a change to the approval incorporating the following:

- Changes to the location of the 'Mixed Use Centre – sub-precinct Village Heart (a)' from both sides of the main boulevard to the western side of the boulevard only.
- The area which was previously nominated as Village Heart on the eastern side of the boulevard to now be re-nominated as 'Mixed Use – sub-precinct Parkside Residential (b)'.
- A number of administrative changes including:
 - Changes to the Carseldine Village masterplan.
 - A new intersection design for Beams Road and Balcara Avenue.
 - Minor amendments Stage 4 and V boundaries based on the sequencing of delivery.
 - The removal of proposed Lot 8000, with this area to be amalgamated with the surrounding bushland and open space areas.
 - Changes to the proposed stormwater management plan based on most recent site modelling.
 - Removal of the 'ultimate boulevard alignment' which indicatively showed a new road connection from the main boulevard to Dorville Road. This was removed to be clear that it was not a transport network requirement to be delivered with the Carseldine Village development.

The approval that was issued on 11 February 2021 is **the most current version of the masterplan approval (EDQ reference: DEV2018/932/3)**. The current approved Masterplan is shown below in **Figure 1**.

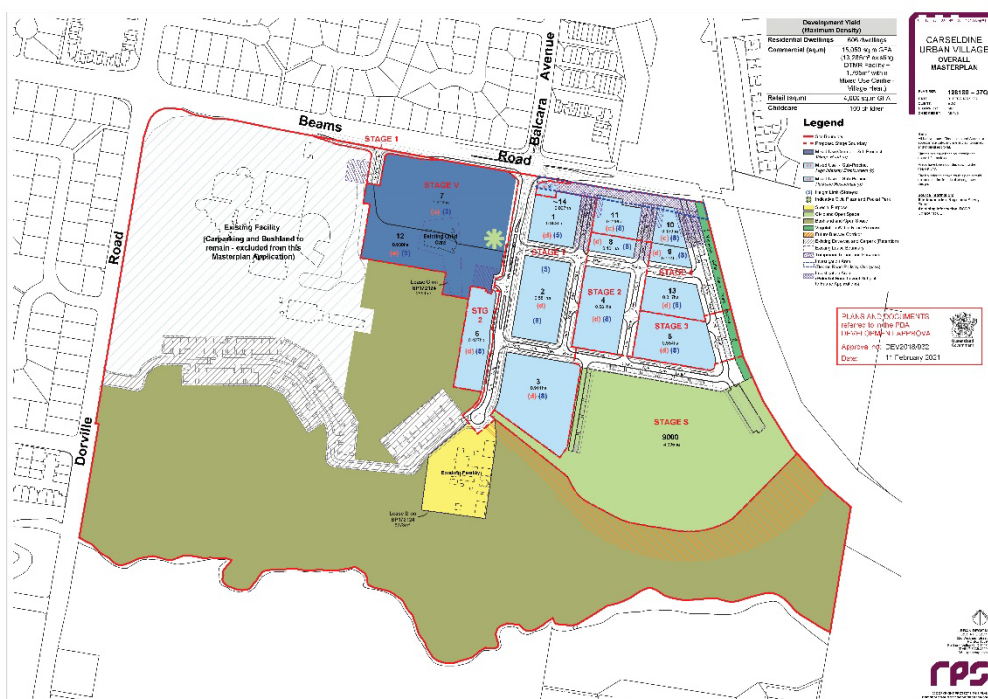


Figure 1: Approved Masterplan

2.2 Development Scheme Assessment

2.2.1 High Intensity Employment Removal

The proposed changes involve the removal of the Mixed-Use Sub-precinct High Intensity Employment (c) and replacement with the Mixed-Use Sub-precinct Parkside residential (d).

As per the extracts above, the area directly to the north of 'Stage 2' and 'Stage 4' and the pocket identified as 'Lot 14' is proposed to be delivered as terrace residential product that will range in height from 2-3 storeys. As the earlier stages of CV are delivered, it has become apparent that the terrace product has been an extremely popular product type in the current market and is a model of success of the missing middle market segment. Furthermore, EDQ Urban Development has been given a mandate under the South East Queensland Regional Plan and the Shaping SEQ Implementation Program, specifically Implementation action item 29 which nominates Carseldine Village as a catalyst project to showcase quality-built environments, providing new housing diversity and 'missing middle'. EDQ Urban Development is delivering on this mandate through the provision of the proposed freehold terrace homes.

The removal of the High Intensity Employment (c) sub-precinct will allow for the continuation of this low-rise residential product as Parkside residential sub-precinct (d).

As mentioned, a concurrent development application is to be lodged for CV Stage 4B which documents the terrace only layout and should be read in conjunction with this masterplan amendment.

Even with the removal of the High Intensity Employment sub-precinct, the maximum development yields for dwellings, commercial and retail uses will still be delivered over the whole of CV, largely within the Village Heart. While the high intensity sub-precinct will no longer function in its current location, the intent for employment generating uses will still be achieved through increased building height and retail/commercial opportunities in the Village Heart. The location and consolidation of employment opportunities in the Village Heart is considered to be a better development outcome which creates less impact to approved and future terrace housing within the balance of CV.

Additionally, the Village Heart remains in proximity to the Carseldine Railway Station and transport options along Beams Road to support its function as a transit-oriented development.

2.2.2 Employment Impact Assessment

An Employment Impact Assessment been prepared Econisis, dated 30 March 2022, enclosed at **Appendix C**, which details the proposed changes to the Masterplan from an economic perspective.

Key aspects are highlighted below.

Assumptions & Findings

- The development of the Stage 4B application under the current Masterplan parameters would require the establishment of up to two (2) 4-5 storey mixed use commercial office buildings with ground floor retail.
- 'Lots 9 and 10' combined with 'Lot 11' creates two parcels that could accommodate high intensity employment land uses. Based on a series of development floor plate, floor space ratio and use mix assumptions, Econisis estimates that the two (2) development parcels could accommodate two (2) commercial office buildings, each with 5 storeys (including ground floor) with a total GFA of 4,350-4,750m² each.

Evaluation

- The proposal involves the removal of the high intensity employment sub-precinct. This does not result in any loss to commercial or retail GFA for the overall development. Findings state that there is too much land allocated for commercial or retail uses based on the approved maximum development yields across the entire development site.

- The current masterplan includes a maximum allowance for an additional 5,765m² of GFA across the entire precinct. This is less than what could be potentially accommodated in the Stage 4B sites alone (as identified above) if it is to realise its current high intensity employment zoning. This gap is particularly prominent for commercial floor space, where only an additional 1,765m² is envisaged for the precinct and this is specifically hypothecated for the Mixed-Use Centre – Village Heart.

Development Yield (Maximum Density)	
Residential Dwellings	606 dwellings
Commercial (sq.m)	15,050 sq.m GFA (13,285m ² existing DTMR Facility + 1,765m ² within Mixed Use Centre - Village Heart)
Retail (sq.m)	4,000 sq.m GFA
Childcare	100 children

Figure 2: Extract of Max Development Yield from Approved Masterplan

- The establishment of high intensity employment in Stage 4B would have the potential effect of distributing and diluting non-residential activity away from the Village Heart.
- The establishment of high intensity employment in Stage 4B could have an undesirable effect of reducing the practical size of retail offering in the Village Heart which could have the unintended consequence of reducing the critical mass and therefore the ongoing sustainability of retail offerings in the Village Heart while also creating a competitive offering in close proximity.
- The intent for terrace housing in Stage 4B will provide a better interface with the adjoining residential stages.

2.2.3 Key Findings of the Employment Impact Assessment

Based on the above, we confirm the following:

- The current masterplan allows for 5,765m² of commercial and retail GFA to be dispersed across CV as a whole.
- Based on the assumptions above, in the masterplans current allocation for the High intensity employment sub-precinct (c) a total GFA of 8,700m² to 9,500m² would be anticipated – this is contrary to the maximum development yield of 5,765m² for commercial and retail within CV as a whole.
- While the shift in land use from High Intensity Employment (c) to Parkside Residential (d) would generate less employment, the employment opportunities could not be accommodated within this sub-precinct (c) as it currently stands (based on the maximum development yield) without significant impacts on the viability and sustainability of non-residential floorspace offerings in the Village Heart.

2.2.4 Additional Parkside Residential Allocation

With the findings identified above and the demand for current market trends for terrace products, it is considered appropriate to allocate the area previously approved as 'High Intensity Employment sub-precinct (c)' (shown to the north of 'Stage 2', 'Stage 4') as 'Mixed Use – sub-precinct Parkside Residential (d)', this is consistent with balance zoning for terrace product within the CV development.

It is considered that the 'Parkside residential' sub-precinct is the most appropriate designation as it achieves the following sub-precinct outcomes in accordance with the development scheme:

- Uses within Stage 4B will be predominantly residential, delivering much needed 'missing middle' product to the northern suburbs of Brisbane – providing diversity in dwelling types, pricing, and forms.
- Provision for home-based businesses (up to 50m² in GFA) as an ancillary use to the dwelling house.

2.2.5 Village Heart Amendment – building heights

The masterplan amendments also involve the following changes to building heights within the Mixed-Use Centre – Sub-precinct Village Heart (a):

- Increased height from **5 storeys to 8 storeys** on V002 and V003.
- Increased height from **3 storeys to 5 storeys** at V001.

The development scheme sub-precinct intent for the Village Heart states (in relation to building height) that:

"Buildings will be 3 to 5 storeys in height and address the street and the proposed village green space, with active ground floor uses, continuous awnings and a high level of pedestrian amenity."

The proposed increase in height of 3 to 5 storeys at the northern portion of the Village Heart is entirely consistent with the building height provisions of the development scheme per the above.

The proposed increase in building height to 8 storeys at the southern portion of the Village Heart is reflective of the higher intensity employment intent, whereby building heights of up to 8 storeys are encouraged. The proposed 8 storeys will support CVs role as a transit oriented urban village providing mixed use land within proximity to the Carseldine Railway Station and bus connections along Beams Road.

It is acknowledged that the proposed masterplan amendments involve an increase in height beyond the envisioned 3-5 storeys at the southern portion of the Village Heart. The design justification for the increased building heights is as follows:

- The primary goal of the CV Village Heart is a space to create a vibrant, active, fine grain and viable centre that provides retail opportunities aimed at servicing the local catchment, creates a mix of uses as well as higher density residential and other commercial opportunities. Carseldine Village as a whole will still provide for commercial opportunities as well as retail and residential, as planned for in the development scheme.
- The proposed building heights support the CV overarching vision of a vibrant mixed use urban village development.
- The variety in building heights proposed will emphasise the Village Heart structure, compliment open space areas and provide a diversity in built form creating a sense of place.
- Increased heights will promote efficient and intensive use of space and capitalise on transport connections along Beams Road.
- The CV Village Heart has been designed to be a unique destination in its own right. It is not a centre that will unduly compete with other already established retail centres by increasing its building height. The increased building heights support the Village Heart in delivering the density required to sustain the centre in the long term.
- As a result of the market shift and demand in terrace product driving the removal of the High Intensity Employment sub-precinct, we are seeking the additional building height to disperse the approved dwelling density and commercial / retail GFA requirements of the masterplan within the balance of the Village Heart. The increase height will support these densities.

- The transition from 8 storeys at the south of the Village Heart to 5 storeys at the Beams Road frontage maintains the Village Heart's original intent for a pedestrian friendly environment with key visibility from Beams Road which is essential in the creation of a successful and sustainable Village Heart.
- The scale of development in terms of built form and building height will be reflective of site constraints and opportunities such as slope, access points, pedestrian connections through to the main boulevard and Carseldine train station, and sufficient car parking areas - this will ensure that it is reflective of a village scale.
- The built form and architectural design of future buildings and plaza form within the Village Heart will be assessed under separate applications. This will be the opportunity for the Department to understand a detailed review the designs proposed thus ensuring the design, bulk and scale is commensurate and to the site locality.

The proposed amendments to the Masterplan and an assessment of the development scheme are held below in **Section 2.2.4** to ensure the changes are 'generally in accordance' with the scheme.

2.2.6 Delivery of Development Scheme Intent and Vision

The proposed amendments to the Masterplan **do not** detract from the overall vision for the site as contained within the Fitzgibbon Development Scheme.

An assessment against the relevant provisions of the Fitzgibbon Development Scheme in relation to the proposed amendments to the Masterplan are held in the table below (*note: these relate specifically to the Village Heart and Parkside Residential designations*):

Development Scheme Extract	Response
Vision	
<i>'Carseldine Urban Village – Carseldine's 'Centro', an active, transit orientated mixed use urban village incorporating substantial bushland and open space.'</i>	<p>We confirm that the proposed amendments are not considered to compromise the overall vision of CV as per the development scheme.</p> <p>The proposal will continue to provide a mixed use, transit-oriented urban village. Approved road hierarchy, internal cycle and pedestrian connections and external links from the site are not proposed to change.</p> <p>The intent is to consolidate terrace housing in Stage 4B. Specifically, the Village Heart becomes the focus for commercial, retail, and higher density residential and employment opportunities. This is the ultimate space to build on the transit orientated aspects by prioritizing pedestrians and the connections available between the broader residential aspects, the Government precinct, and the Carseldine train station. All pedestrian movements will be available from the intersection at Beams Road and Plaza Place (main boulevard).</p> <p>No changes to bushland or open space areas are proposed.</p>
Mixed Use Centre Zone Category	
<i>'The Mixed Use Centre Zone caters for the UDA's widest range, highest order and greatest intensity of commercial, retail, administrative, civic, community, indoor entertainment, leisure facilities, cultural activities and mixed residential uses.'</i>	<p>While the High Intensity Employment sub-precinct is to be removed, it is still the intent that the Village Heart will be the "hub" that provides a range of uses within CV. Uses will include retail and commercial offerings, a civic plaza, and high-density residential opportunities. There will be multiple employment opportunities within the Village Heart to serve these uses, in addition to the employment opportunities being delivered as part of the approved Rockpool residential aged care facility.</p>

Furthermore, the additional height proposed in the Village Heart will offset the loss of density within the High intensity employment sub-precinct and encourage a range of uses to support employment growth in CV.

UDA wide criteria

'Development should be designed to a size that respects and reflects its suburban or urban situation at a village, neighbourhood, street, lot, building, or landscape scale.'

The proposed amendments do not significantly change the existing Masterplan in terms of the built form (road network, masterlots, open space, retained bushland) or the overarching scale of future development within the CV.

There are no changes to the approved density caps or commercial/retail GFA. There is simply a redistribution and reallocation of product within the residential areas (proposed Parkside Residential sub-precinct) and the Village Heart.

The proposal will continue to provide a consistent built form outcome and scale within the north-eastern corner of the development site (Stage 4 and 'Lot 14'). The proposed amendments involve the reallocation of the high intensity employment sub-precinct to the parkside residential sub-precinct, with the intent of providing wholly terrace housing within Stage 4B.

This approach will not only rectify the misalignment between the approved density caps and current high intensity employment zoning but will also remove potential interface conflicts to the existing low-rise residential environment and to deliver a consistent outcome.

'A subdivision layout that gives the neighbourhood a strong and positive identity, by responding to site characteristics, setting, landmarks and views creating easily understood street and open-space networks.'

The proposal does not amend the approved masterplan layout. The proposal involves the reallocation of the high intensity employment sub-precinct to the parkside residential sub-precinct, with the intent of providing terrace housing within Stage 4B.

Additionally, the height provisions for the Village Heart have been increased. The proposed amendments do not impact on the overall functionality of the development.

Precinct 1 Intent

'Be a centre for economic development and the establishment of knowledge enhanced employment opportunities.'

Whilst the proposal involves removal of the high intensity employment sub-precinct (c), it is the intent that the Village Heart (as a Mixed-Use Centre) will be the "hub" that provides a range of uses within CV. Uses will include retail and commercial offerings, a civic plaza, and high-density residential opportunities. There will be multiple employment opportunities within the Village Heart to serve these uses.

Mixed Use Centre – Village Heart sub-precinct

'This sub-precinct will be the focal point for the Urban Village with the greatest mix of uses including retail, local professional services, commercial offices and residential uses supporting the highest level of activity.'

The village heart will remain the focal point of CV with the amendment only relating to the height provisions in this sub-precinct. There is no change to the overarching intent of use/s within the Village Heart.

The Village Heart will still deliver the greatest range of uses within CV. Land uses will include retail and commercial offerings, a civic plaza, medical centre, and high density residential to support these uses.

'Buildings will be 3-5 storeys in height and address the street and proposed village green space with active ground floor uses, continuous awnings and a high level of pedestrian amenity. At levels above the street, this sub-precinct can incorporate a variety of commercial and residential uses.'

Buildings at proposed at a maximum height of 8 storeys for lots V002 & V003 within the Village Heart.

Whilst the proposal involves an increase in height beyond the envisioned 3-5 storeys for the Village Heart, the intent for this plaza is still to provide a built form that address the street and proposed village green space with active ground floor uses, continuous awnings and a high level of pedestrian amenity.

Notwithstanding, separate applications for the Village Heart will further interrogate the built form and activation of the plaza.

'Retail uses are limited to a total maximum of 7,000m² within this sub-precinct and primarily service the local catchment. A small supermarket sleeved by other uses is located at ground level in the preferred location indicated on Map 7c and does not exceed 1500m² GFA.'

The proposal does not involve the amendment of GFA provisions approved under the current masterplan. The existing approved provisions apply as per masterplan approval DEV2018/932/3.

The proposed change does not look to amend the originally apococate retail and commercial caps. These caps are based on traffic studies and is limited to ensure impacts external to the site are limited. The 4,000m² of retail and 1,765m² of commercial is the maximum that can be delivered.

Mixed Use – Parkside Residential sub-precinct

This sub-precinct provides for high intensity residential use up to 8 storeys in height. Development will provide a diversity of housing types and building forms including affordable housing

Stage 4 and 'Lot 14' will be developed in accordance with the 'Parkside residential' zone as a result of this proposed change to the Masterplan which deliver terrace style housing product which is 2-3 storeys in height. The development will deliver the missing middle to the northern suburbs of Brisbane which is much needed to increase housing choice and affordability.

Terrace housing is not the only form of housing proposed across CV with a range to be created in future stages. Nothing within this proposed amendment precludes this from occurring.

Residential amenity will be enhanced with views to adjacent bushland and open space areas.

Stage 4 is located north of the recently constructed sport and recreation facility and bushland open space areas ('Stage S'). Therefore, the future dwellings will be positioned to achieve a high level of residential amenity.

A high level of architectural and landscape detail will be required to create an interesting and varied skyline, and streetscape when viewed from adjoining open spaces and sub-precincts.

The proposed development parameters contained within future development applications (including the proposed Stage 4B application) and accompanying Plan of Development (PoD) will ensure that a high level of architectural and landscape detail will accompany the proposed buildings.

Variation in heights and building forms will be encouraged along with best practice subtropical design.

Accompanying Stage 4B application incorporates a PoD that facilitates varied building heights, ranging from 2-3 storeys, presenting a comparable outcome to the CV Stage 1-4A terrace housing approvals. It is anticipated that further variations in building height will be developed throughout the CV in future stages according to market demand, macroeconomic conditions, and the Masterplan dwelling cap of 606 dwellings.

As demonstrated by the above, while the proposed amendments look to deliver the CV in accordance with the proposed Masterplan instead of the development scheme structure plan for Precinct 1 (Map 7), the changes **do not** compromise the overarching vision for the UDA as Stage V (Village Heart) is to promote the inclusion

of a variety of commercial offices, residential uses, local professional services which support high levels of activity and employment opportunities.

2.3 Technical Assessments

Technical notes have been prepared by the consultants to confirm that there are no significant impacts as a result of the proposed changes to the Masterplan. See below.

2.3.1 Traffic

A Traffic Technical Memorandum has been prepared Cardno, dated 25 March 2022 which assesses the proposed masterplan amendments from a traffic network perspective.

The proposed amendments have been compared to the original masterplan conditions utilised for the detailed traffic analysis as part of the assessment undertaken by Cardno in 2019.

Cardno confirm that the approved development yield remains unchanged and the findings from the 2019 traffic impact assessment stand. The proposed amendments to the masterplan will not worsen the traffic impacts over the development site.

The Traffic Technical Note, prepared by Cardno is enclosed in **Appendix D**.

2.3.2 Stormwater Management Plan

A Stormwater Technical memorandum has been prepared Design Flow, dated 24 March 2022, and is provided at **Appendix E**.

The stormwater treatment strategy and flood impact assessment previously reported was completed for ultimate development conditions: with all required treatment and flood mitigation measures having now been completed as part of Stage 1 works. Further, the catchment and drainage assuming made relating to future development are still valid for the proposed masterplan amendments and the stormwater treatment and flood impacts previously reports are unaltered with the proposed masterplan amendments.

Based on the above, previous reporting on assumptions and strategies **do not require** amendment for the nature of this change. Refer to Stormwater Technical Memo enclosed at **Appendix E**.

2.3.3 Landscape Plan

There is **no** change proposed to the approved Carseldine Village Stage 1 – Entry Boulevard Concept. Detailed landscape proposal plans will be provided with Stage 4B and Stage V development applications.

3 Amendments to PDA Development Approval Details

3.1 Plans and Documents

Amendments to the approved plans and documents are requested as follows (~~insertions/deletions~~):

Plan	Number	Date
1 Overall Masterplan prepared by RPS	128180-37- Q R	1 February 2021 21 March 2022
11 Stormwater Technical Memorandum		24 March 2022
12 Carseldine Village: Stage 4B Employment Impact Assessment	Draft B	30 March 2022

As seen above (in ~~red~~), the approved plans and drawings table is proposed to be amended to reflect the updated proposal plans and supporting technical reporting in the approved plans and documents of the decision notice.

3.2 Conditions

No conditions are required to be amended for the proposed change to the Masterplan.

4 Justification for Proposed Change

4.1 Purpose of the Act

The main purpose of the *Economic Development Act 2012* (EDA) is to:

Facilitate economic development, and development for community purposes, in the State.

The proposed changes are consistent with the main purpose of the EDA as they are to ensure that the Carseldine Village approval is up-to-date, accurate from a future development scenario perspective, and reflective of submitted supporting technical material.

4.2 Compliance with Development Assessment Rules

In accordance with Section 99(2) of the EDA, a request to change a PDA development approval can only be considered where the proposed change would not result in the relevant development being substantially different. The EDA however does not qualify or define what constitutes development being 'substantially different'.

Therefore, it is submitted that the relevant criteria for the proposed change to be considered against is set out in Schedule 1 'Substantially different development' of the Development Assessment Rules – *Planning Act 2016* (PA). **Table 1** below provides an assessment of the proposed change against the criteria outlined in Schedule 1 of PA.

Table 1 – Substantially Different Development Test

A change may be considered to result in a substantially different development if the proposed change:

<i>(a) involves a new use</i>	<p>The proposed changes do not involve a new use.</p> <p>The proposed changes involve:</p> <ul style="list-style-type: none">• Increased height in the Village Heart.• Removal of the high intensity employment sub-precinct (c) and replacement with parkside residential sub-precinct (d) in this location. <p>We reconfirm that no new uses are proposed. A reshuffle of product mix is proposed so as to allow the development to operate and serve the community as intended.</p>
<i>(b) results in the application applying to a new parcel of land</i>	<p>The proposed change does not result in the application applying to a new parcel of land.</p> <p>The proposed changes are contained within the bounds of the subject site of the original application, being Lot 322 on SP172124.</p>
<i>(c) dramatically changes the built form in terms of scale, bulk and appearance</i>	<p>The proposal does not dramatically change the built form.</p> <p>The current masterplan approval does not include a built form layout. Simply, the masterplan approval grants key development provisions over the site and nominates maximum height and density provisions.</p> <p>Future development within Carseldine Village is always subject to separate applications, which will assess the built form, height, scale, and appearance of the development at that time, over each specific stage.</p>

Whilst high density employment was nominated for the most north-eastern corner of the development site, the proposed change in sub-precinct allocation (to parkside residential) still applies an 8-storey maximum height provision, which is consistent with the current approved height provision in this location. However, it is anticipated that the ultimate heights for proposed 4B terrace products will be 2-3 storeys.

Increased height in the Village Heart (a) from 5 storeys to 8 storeys (at southern portion) and 3 storeys to 5 storeys (at the northern portion) will offset the proposed amendments to the Masterplans mixed-use sub-precinct (removal of the high intensity employment sub-precinct (c) and replacement with parkside residential sub-precinct (d)) whereby supporting the ultimate masterplan residential dwelling, and retail/commercial density provisions.

(d) changes the ability of the proposed development to operate as intended

The development **will still operate** as intended.

CV will continue to provide a mixed-use village. The amendment in sub-precinct classification is offset by the proposed height increase in the Village Heart.

There are no changes to the proposed density of the site. It is still intended to achieve the approved GFA and yield for the overall development site.

(e) removes a component that is integral to the operation of the development

Even with the removal of the High Intensity Employment sub-precinct, the maximum development yields for dwellings, commercial and retail uses will still be delivered over the whole of CV, largely within the Village Heart.

While the high intensity sub-precinct will no longer function in its current location, the intent for high intensity employment will still be achieved through increased building height and retail/commercial opportunities in the Village Heart. The location and consolidation of employment opportunities in the Village Heart is considered to be a better development outcome holding less impact to approved and future terrace housing within the balance of CV.

As highlighted by the supporting economic information prepared by Econisis at **Appendix C**, there is a misalignment between the approved CV masterplan (current) and the development scheme in delivering the approved commercial and retail densities over the entire CV site.

The high intensity employment sub-precinct is the only component proposed to be removed as part of this change. The sub-precinct is one of many components that form the CV development. The overall operation and intent of providing a mixed-use village is still achieved. Whilst not integral to the operation of the development, the removal of the sub-precinct will be substituted by additional height within the Village Heart to ensure that density yields, and dwelling numbers are achieved.

(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site

The proposed change **does not** have any impact on the traffic flow and transport network.

This is confirmed in the Traffic Technical Note prepared by Cardno that confirms the proposed change to the masterplan does not result in a significant impact on the network.

(g) introduces new impacts or increase the severity of known impacts

The proposed change **does not** introduce new impacts or increase the severity of known impacts.

There is no change to the overall density on the site.

Cardno confirms (at **Appendix D**) that the proposed amendments to the masterplan will not worsen the traffic impacts over the development site.

Design Flow (at **Appendix E**) confirms that the masterplan amendments and the stormwater treatment and flood impacts previously reports are unaltered as a result of the changes proposed.

(h) removes an incentive or offset component that would have balanced a negative impact of the development

The proposed change **does not** remove an incentive or offset component.

(i) impacts on infrastructure provisions

No changes to infrastructure provisions are proposed.

The original masterplan application confirmed that existing infrastructure networks have sufficient capacity for the development.

The proposed change does not result in any increases to the GFA or yield, and therefore, does not trigger assessment for additional impacts on the existing infrastructure networks.

On the basis of the above assessment, the proposed changes to DEV2018/932/3 are able to satisfy the requirements of the test outlined above and therefore it is not considered to be substantially different development.

4.3 Public Notification

This application involving a proposed change to the Masterplan is understood to require public notification. Notification which will be undertaken for a total of 20 business days in accordance with section 84 of the *Economic Development Act 2012*.

5 Conclusion

In support of this request, we have enclosed the following as required under Section 99 of the EDA:

- **Appendix A:** MEDQ Form and Owner's Consent
- **Appendix B:** Amended Overall Master Plan (RPS Reference: 128180-37R 21 March 2022)
- **Appendix C:** Employment Impact Assessment prepared by Econisis
- **Appendix D:** Traffic Technical Memo prepared by Cardno
- **Appendix E:** Stormwater Technical Memo prepared by Design Flow

The applicable application fee will be paid by Economic Development Queensland via internal transfer upon lodgement.

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We look forward to continuing to work with you on this development. If you have any queries, please contact the writer (contact details below) or Georgina Bartlett on (07) 3537 9730.

Yours sincerely,
for RPS Australia East Pty Ltd



Samantha Buchanan
Principal Planner
samantha.buchanan@rpsgroup.com.au
+61 7 3539 9732

cc: Marisa Graetz, Economic Development Queensland
Richard Bender, Economic Development Queensland