



Our ref: PL3468

Your ref: A006334703

28 November 2023

The Chief Executive Officer

Brisbane City Council

GPO Box 1434 Brisbane QLD 4001

Via email: edasouth@brisbane.qld.gov.au

BCC DS
RECEIVED
29/11/2023
APPLICATION REF
A006334703

Attn: Justin Lynham – Senior Urban Planner, Planning Services South

Dear Justin,

RE: Response to Information Request (Section 13.2 DA Rules)

The Paint Factory Arts Village, 115 Hyde Road, Yeronga (Application Ref. A006334703)

INTRODUCTION

We refer to your Information Request letter dated 9 October 2023 in relation to the abovementioned application and provide below a full response in accordance with section 13.2(a) of the Development Assessment Rules (DA Rules).

The application refers to the following development proposal as described below:

- Preliminary Approval for Variation Request to apply Mixed Use Zone (with variations)
- Development Permit for Material Change of Use for Centre Activity (Community Use, Dwelling Unit, Educational Establishment, Food and Drink Outlet, Function Facility, Office, Service Industry and Theatre), Warehouse (Creative Art Storage), Medium Impact Industry (Creative Art – Glass Product Manufacturing), Indoor Sport and Recreation (Escape Room).

This response is supported by the following information:

- Attachment A: Amended Urban Context Report, Structure and Master Plans and Landscape Plans prepared by Wolter Consulting Group with Dunn Moran and Mode Design.
- Attachment B: Amended Traffic Assessment prepared by TTM Consulting
- Attachment C: Amended Infrastructure, Stormwater and Flood Management response prepared by NAXOS Engineering
- Attachment D: Acoustic and Air Quality Response to Information Request, prepared by Trinity Consultants Australia.
- Attachment E: Community Consultation Report, prepared by Bespoken.

- Attachment F: Development Permit plans prepared by Wolter Consulting Group

MINOR CHANGES IN ACCORDANCE WITH S52(3) OF THE PLANNING ACT 2016

This Information Request Response includes plans prepared by Wolter Consulting Group and Dunn Moran (Attachment A & D). The amendments primarily comprise additional information to address the Information Request. However, it is noted that changes are proposed to improve the operation and function of the proposed variation.

Although not made with the specific purpose of responding to the Information Request, the changes are minor changes as per the definition contained in the Planning Act 2016 ('Planning Act'). In accordance with section 52(3) of the Planning Act, the change does not affect the development assessment process.

SUMMARY OF CHANGES

The proposed changes to the development application, as outlined below, are changes made in response to the information request:

- Removal of the request to vary the effect of the Industrial Amenity Overlay and Waterway Corridor Overlay from the development application.
- Changes to the Structure Plan, Variation Plans and Master Plan including:
 - A new public road orientated east-west. The purpose of this road is to connect the site and street network to adjoining properties and providing a new access point to Cansdale Street. Access from Cansdale Street to the site is required through adjoining Open Space land. A future park dedication is provided to offset the Open Space land required to connect the precinct to Cansdale Street.
 - Additional open space in the western area of the broader Precinct to provide for greater stormwater and retention the waterway corridor.
- Changes to the Masterplan and Variation Plans, including:
 - Amendments to the Variation Plan – Land Use to provide 20m buffer to accommodate 'non-sensitive' land uses along the western and northern perimeter of the Paint Factory Site.
 - Accessibility throughout the site and to the broader road, pedestrian and cyclist networks have been enhanced and indicated on the Structure Plan and Master Plan.
 - Inclusion of a public street with an 18m road reserve as detailed in the section provided on the development application variation plans.
 - Amendments to the Height Variation Plan to provide a maximum 15m building height limit for the land north of the proposed public street. This is consistent with the underlying building height prescribed by the Industry Code for land within the Low Impact Industry Zone.
 - The Paint Factory's Main Building façade and structure to the extent identified in the plans is to be retained, repurposed and celebrated.
 - The Land Use Variation Plan incorporates amendments that appropriately acknowledge the surrounding industrial precinct, by ensuring that non-sensitive land uses are not located within 20m of the north and western property boundary.
 - The definition of affordable housing has been amended to align with the definition contained within the Planning Regulation 2017.
- Inclusion of a Staging Plan for the proposed development.
- Arising from further detailed design review, the following changes to the proposed development permit have been made:

- o Detailed floor plans and site plans
- o Refinement of individual land use locations within the site, including a table that identifies each land use and the buildings identified for its location.
- o Refinement of carparking and vehicle servicing areas throughout the site.

A comparison of the lodged and amended plans submitted as part of this development application is provided below. This further supports the above changes identified.

Figure A: Comparison of lodged and amended Structure Plan

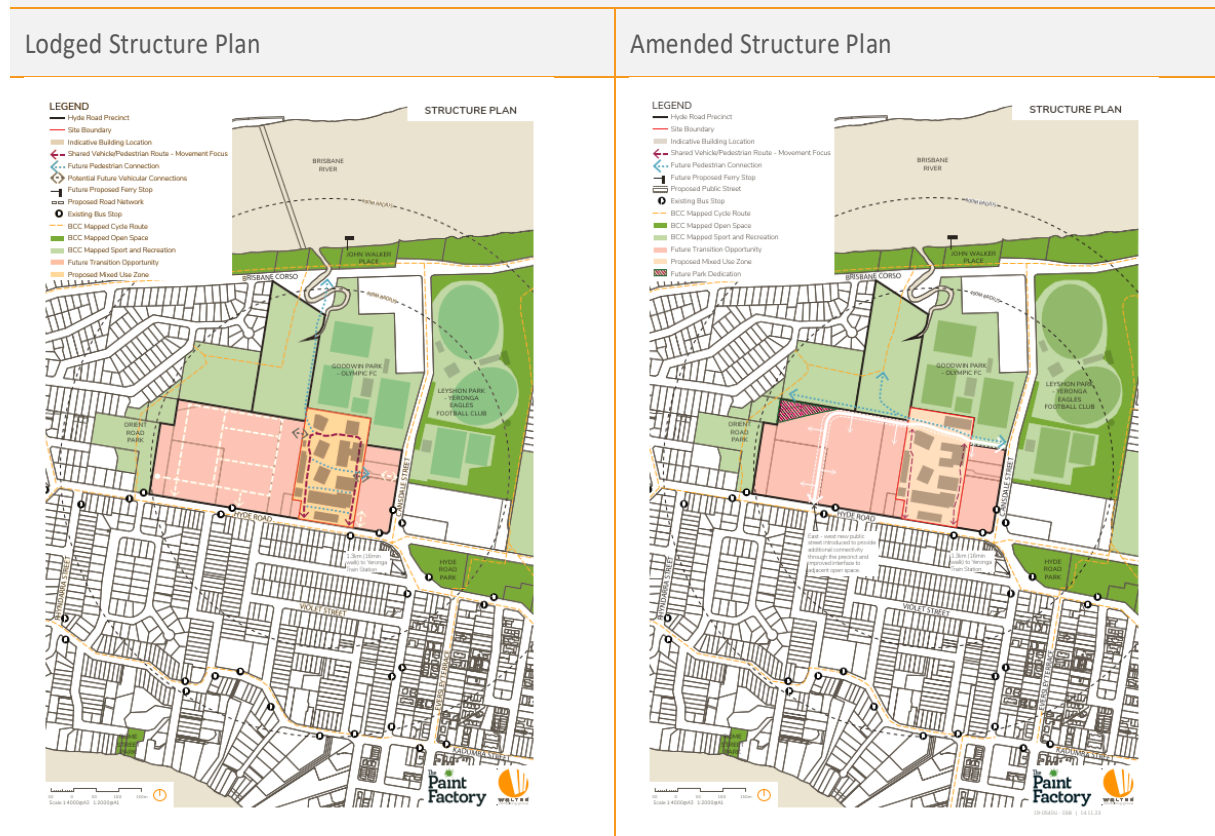
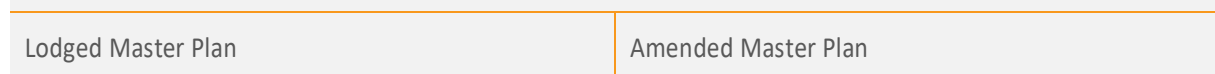


Figure B: Comparison of lodged and amended Master Plan



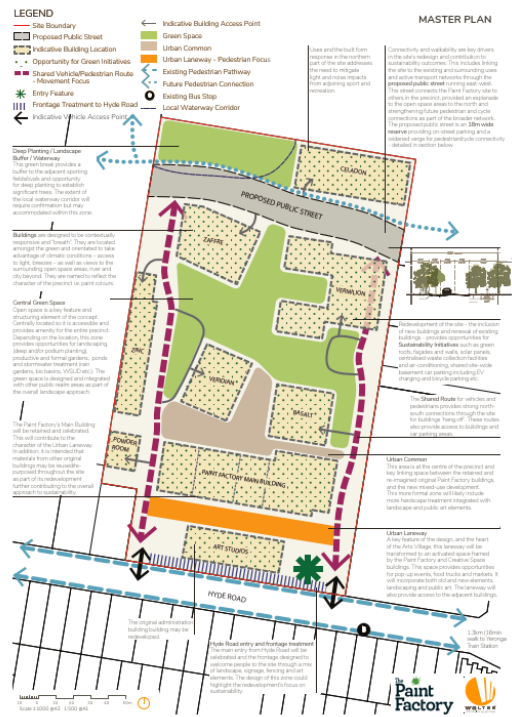
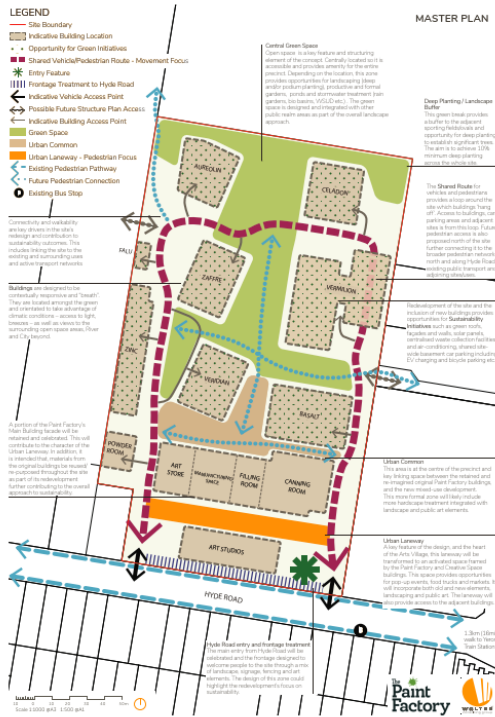


Figure C: Comparison of lodged and amended Green Initiatives Master Plan

Lodged Green Initiatives Master Plan

Amended Green Initiatives Master Plan

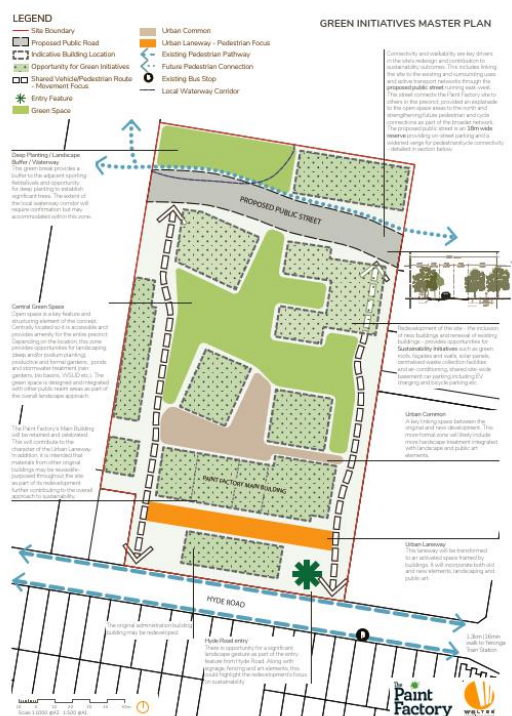
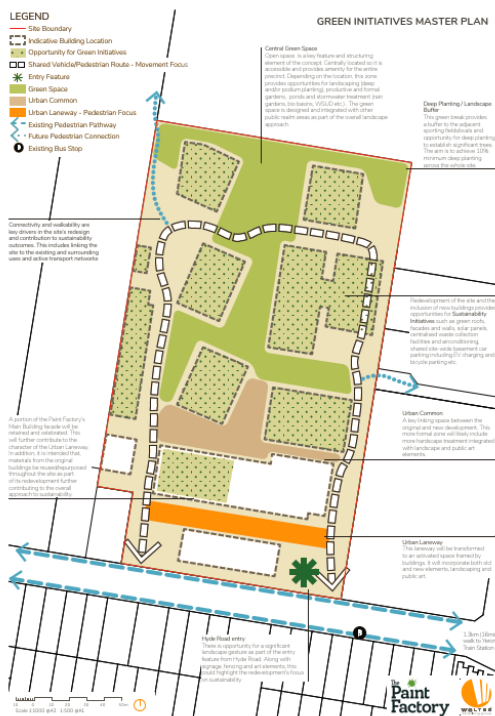


Figure D: Comparison of lodged and amended Height Variation Plan

Lodged Height Variation Plan

Amended Height Variation Plan



Figure E: Comparison of lodged and amended Overlay Variation Plan

Lodged Overlay Variation Plan

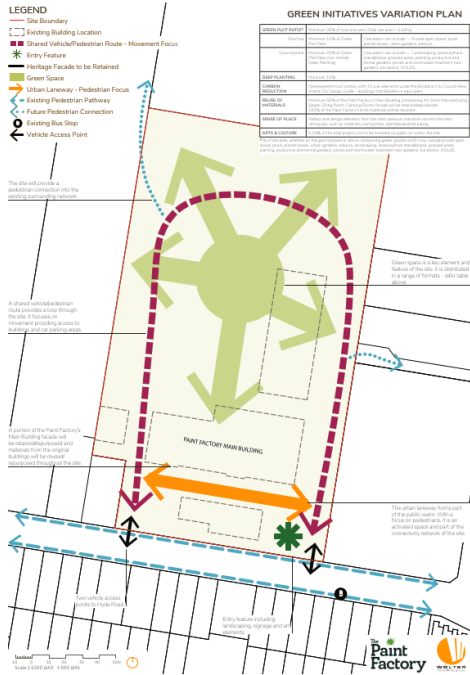
Amended Overlay Variation Plan



Plan removed from development application

Figure F: Comparison of lodged and amended Green Initiative Variation Plan

Lodged Green Initiatives Variation Plan



Amended Green Initiatives Variation Plan

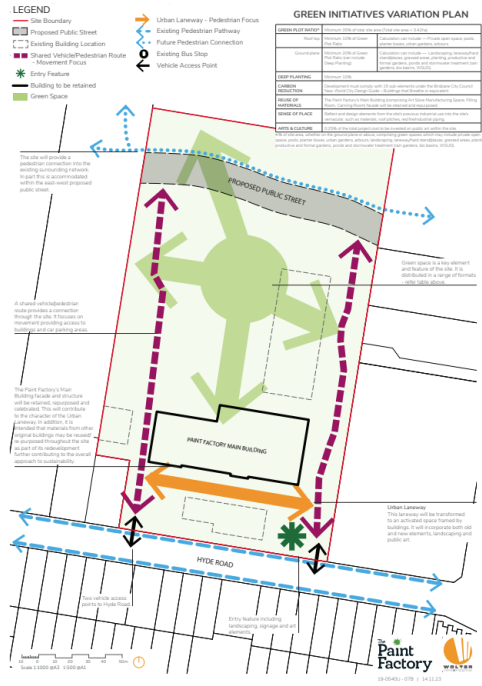
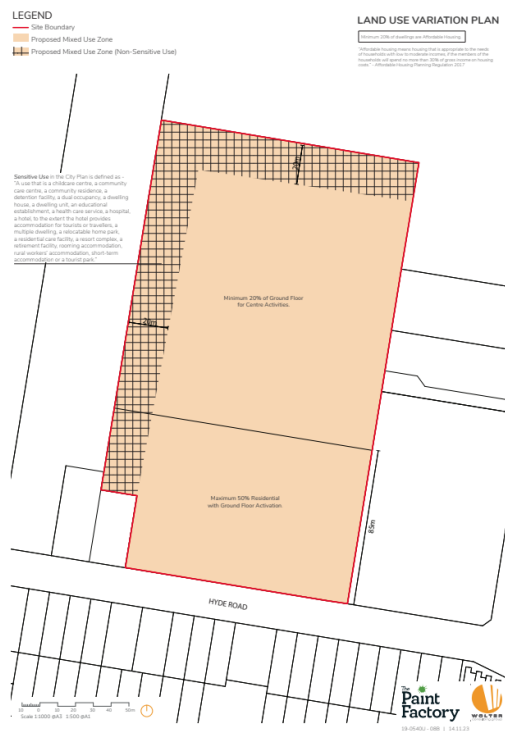


Figure G: Comparison of lodged and amended Land Use Variation Plan

Lodged Land Use Variation Plan



Amended Land Use Variation Plan



RESPONSE TO INFORMATION REQUEST

VARIATION REQUEST

Council Item 1 – Structure / Precinct Planning

Provide an updated structure plan in accordance with the requirements of the Structure planning scheme policy (SC6.29) indicating how the proposed development will provide enhanced integration with surrounding sites and Goodwin Park. This should include precinct-wide outcomes that provide:

- a. A new public road connecting the site to adjoining properties and providing new access points to existing roads;
- b. Additional open space for stormwater management; and
- c. A land use and movement network strategy (road network, pedestrian and cyclist paths) that facilitates east / west connectivity and interfaces towards the northern boundary and park.

Our Response

The Paint Factory site is one of ten privately-owned sites which make up the broader Hyde Road Precinct. All land within this precinct is located within the low impact industry zone and comprise a mix of industry, warehouses, office and vacant land. The Structure Plan is provided to integrate the proposal with the surrounding properties.

The Structure Plan has been amended to include:

- a new public road connecting the site to adjoining properties and providing a new access point to Cansdale Street;
- additional open space for stormwater management; and
- a land use and movement network strategy.

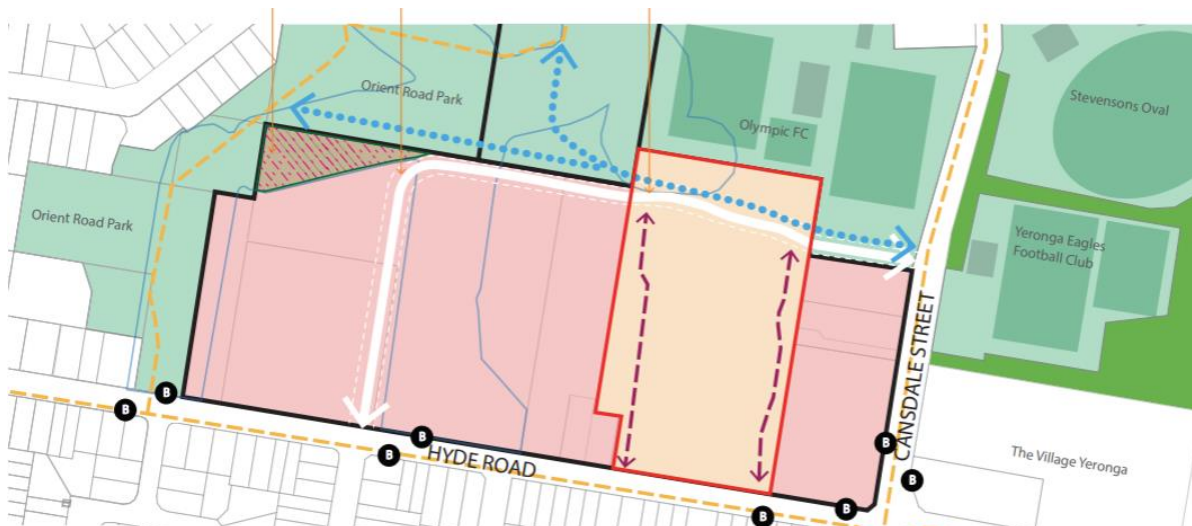


Figure 1 Proposed Amended Structure Plan

Source: Urban Context Report

Proposed Public Road

The proposed public east-west street will enable the wider precinct to be developed, providing vehicle / pedestrian connection from Cansdale Street between all sites and returning north/south to provide access to Hyde Road to the west of the Paint Factory site. The alignment of the east-west street was identified to enable the precinct to be developed while not limiting the timing of various applications and development of adjoining parcels. The alignment:

- Provides for a boulevard interface to the open space and sport and recreation land located to the north of the Precinct;
- Will allow for low-speed vehicular movements;
- Provides connections to the established and future pedestrian and cycle networks proposed through the Paint Factory site;
- Provides clear legibility and is aligned to ensure park frontage is maintained for all sites;
- Facilitates an efficient and logical infrastructure delivery of stormwater and sewer; and
- Considers potential adverse impacts from the sport and recreation facilities, for example light spillage and noise impacts.

Based on predicated traffic volumes the proposed road type can accommodate a Council standard for Medium/High Density Corridor Neighbourhood Road (refer to BCD-1021 for street type). However, when responding to the site opportunities, the proposed road type could accommodate a Medium/High Density Corridor Neighbourhood Road – Park Frontage or Medium/High Density Corridor Neighbourhood Road – Shared Bikeway/ Pedestrian Path.

Refer to Attachment A - Amended Urban Context Report for further details on road details and cross-section.

Refer to Attachment B - Amended Traffic Assessment for further details.

Stormwater Management

It is proposed that a section of the road that links the Precinct to Cansdale Street be located through an area of under-utilised open space (approximately 1,200m²). This location responds to the site constraints including flood prone land along the eastern boundary, adjoining Cansdale Street and site topography. Importantly, this allows for street to form a boulevard interface to the open space network. This loss is proposed to be offset by future park dedication in the western side of the Precinct (approximately 3,750m²) which is impacted by a Waterway Corridor and Brisbane River flood planning area and best suited to open space. This results in a net gain of open space of approximately 2,500m² for the Precinct and additional waterway buffer around creek lines.



Figure 2 Aerial showing open space offsets – right side under-utilised open space to provide road connection, left side future park dedication.
Source: Urban Context Report

Refer to Attachment C – Amended Infrastructure, Stormwater and Flood Management response prepared by NAXOS Engineering for further details.

Movement Strategy

The new east-west public street provides additional connectivity through the Precinct with improved interface to the adjoining open space to the north. The proposed street will unlock access to this green space, providing a safe route from the Precinct to broader areas. As identified in Figure 1 above the proposed movement strategy is facilitate by:

- Future Pedestrian Connection (blue dash). This will facilitate connection via Cansdale Street through the Precinct and to the northern open space and the Brisbane Corso following the intent of Brisbane City Council’s planning for the area.
- Proposed public street (potential for shared pathway) along the northern boundary of the site, adjoining the open space and sport and recreation land.
- Shared private vehicle and pedestrian route (purple dash) within the Paint Factory site which demonstrates the through connection from Hyde Road to the rear connecting to the proposed public connector street.



Figure 3 Connections Source: Urban Context Report

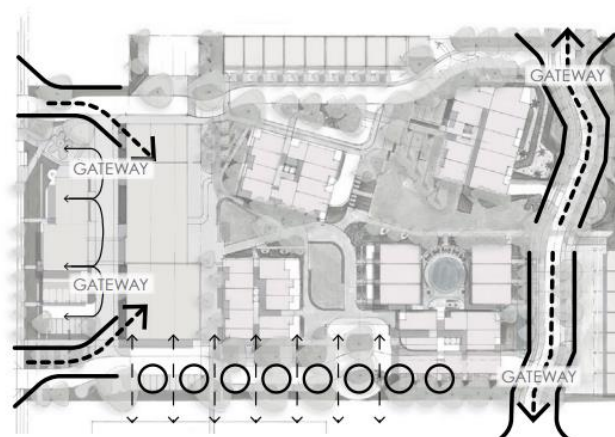


Figure 4 removing Barriers and re-imaging interfaces Source: Landscape Plan, Urban Context Report

Council Item 2 – Structure / Precinct Planning

As part of the structure planning, further refine sub-precincts within the subject site and demonstrate how these will function within the context of the broader precinct, while responding to the opportunities, challenges, corresponding uses, building heights and community benefit outcomes, including:

- a. *Interfaces with Goodwin Park and land use mix;*
- b. *Opportunities for retention of the existing buildings and public road networks in conjunction with future residential uses; and*
- c. *Retention of creative uses.*

Our Response

The Paint Factory has organically grown to be a powerhouse of creativity. It is a nationally and internationally recognised home to the arts. This intent is to build on this momentum. It is a catalytic project that has already established a following in the art world and offers the ability to transition the under-utilised inner city industrial land at Yeronga into an exciting and vibrant creative arts mixed used arts village.

The vision for the Paint Factory has been informed by the site's history and existing industrial buildings, which are currently utilised by artists in residence, and other creative arts endeavours. The proposed variation will continue to build on this, creating a mixed use arts village, with the development permit accompanying this variation demonstrating this intent for the future of the Paint Factory. The Paint Factory Arts Village will facilitate the opportunity to locate creative industries in a quality urban place. At a scale that is self-sustainable and supported by creative lifestyle activities and living opportunities.

The wider Precinct and the Paint Factory site features include:

- Being part of one (1) of 12 transition sites identified within the Brisbane City Council policy, Our Productive City (Industrial Strategy). A transition site is industrial land that has or could transition to a mix of land uses that support housing and employment outcomes.
- Responsive to the Creative Brisbane Creative Economy strategy through the establishment of a vibrant Creative Arts Village.
- Close to the Brisbane CBD and immediately south-west of the Knowledge Precinct with excellent access to rail and metro networks and major road frontages including Hyde Road, Cansdale Street and Brisbane Corso.
- Large land holdings, with ownership held between only 10 landholdings to reduce complications for strategic planning for the area.
- Ideally located within proximity to the Brisbane River and excellent social infrastructure including large areas of open space and community sporting facilities.
- Excellent active transport corridors, including connection to Brisbane River loop.
- Views to the Brisbane CBD and surrounding area.
- Improved interface from industrial to surrounding residential.
- Maintenance of waterway corridors.
- A temporary home for a range of well-known artists that has evolved into an established artistic powerhouse, including a home for artists, film makers and creative arts events.

The economic contribution, as outlined in the Economic Needs Assessment, prepared by Urban Economics identifies that there is a clear and direct economic and employment benefit from re-purposing the under-utilised industrial and warehouse site for a creative industry, mixed use precinct. The other community benefits of the site include:

- Supporting internationally recognised Australian artists and the Brisbane arts scene;
- Providing support for artists through affordable rental spaces;
- Contribution to the education sector through hosting of school and tertiary student excursions, art classes, workshops and presentations;
- Volunteering opportunities which are significant to the arts sector;
- Resource, knowledge and network sharing for artists and enterprisers;
- Contribution to the creative arts sector in Brisbane through hosting events for like Brisbane Festival;
- Providing support and opportunities for First Nations artists through art spaces and events like BlakOut;
- Providing local employment generating activities;
- Unlocking a catalyst site for suburban renewal within a priority precinct;
- Delivering public realm and opportunity for community belonging in the heart of Yeronga;
- Providing the opportunity for more infill development including missing middle housing forms, a mix of dwelling types, sizes and tenures to respond to the needs of the community;
- Achieving a proportion of inclusive and affordable housing;
- Respecting the surrounding built form character; and
- Ameliorating any potential amenity or environmental impact associated with the previous industry use.

Retention of creative uses

As indicated above, the Paint Factory has organically grown from a disused industrial site to an internationally renowned artist hub. The leasing of affordable space for artists to use while the site was being re-developed has magically transformed and grown into a vibrant and unique creative space that Brisbane can be proud of.

The Paint Factory has re-purposed the existing industrial buildings into creative and activated spaces. The industrial nature these buildings provides a strong design influence both from a site design and planning perspective as well as the architectural approach to the design of the proposed elements.

While these buildings are not listed on State or local heritage registers, the intent of the development is to retain the important elements of these buildings due to the influence on the site, and the way it has created a wonderful symbiotic relationship with the artists. The development permit provides for the existing and established uses to continue, while Stage 1 of the variation provides for enhancement of this creative arts hub for the site.

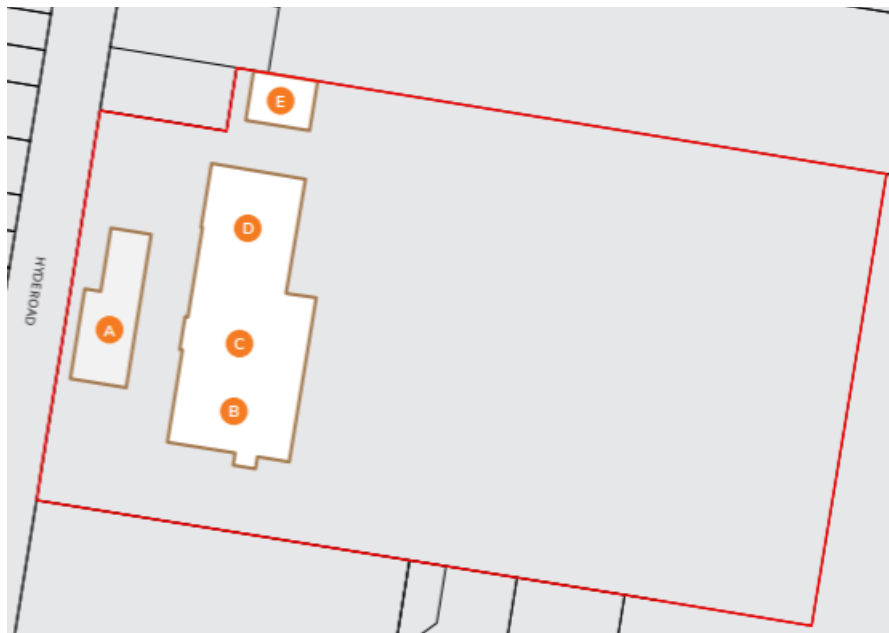


Figure 5 Development Permit and Stage 1 buildings Source Amended Urban Context Report

Building A - The existing office building fronting Hyde Road will be utilised for an artist studio, office and a food and drink outlet. The master plan shows the building envelope as proposed within the Variation Application with a maximum height of 4 storeys to respond to the established residential properties on Hyde Road.

Building B - Existing industrial building, defined by its saw tooth roof and large single sloping floor space (1100m²). This building may accommodate event spaces (gallery openings, film production, theatre rehearsal space etc).

Building C - the traditional entry to the old Paint Factory and will remain a key arrival point into the creative heart of the precinct. The 2 storey structure will remain for the foreseeable with the ground floor accommodating the arrival and creative spaces.

Building D - while retaining the ground floor creative spaces and existing structure materials, may ultimately be a 5 storey creative arts accommodation and living space for the artists. The building with its brick base and modulated timber, pre-fabricated structure above will set the architectural and sustainability tone for the rest of the site.

Building E - The small timber and tin structure is proposed to be retained both for its architectural aesthetic as well as the cultural value these spaces have created, having been the study of two (2) of the leading Paint Factory artists in Judy Watson and Gordon Hookey. The proposed use for this space in the short term will remain a studio or gallery.

Refer to Attachment A – Urban Context Report that articulates the drivers, opportunities, heights (and massing). The economic assessment benefits were detailed in Appendix G of the development application.

Interface with Goodwin Park

The amended structure plan provides for an east-west public road along the rear of the precinct to provide for improved connectivity and a boulevard treatment to the open space located to the north. The Paint Factory site creates space between the public road and Goodwin Park to facilitate connectivity to Cansdale Street to the east and maintain open space for the waterway corridor and stormwater management. It is proposed that a smaller building to be utilised for low impact industrial uses or non-sensitive centre uses be established on this boundary.

This interface allows for:

- Green buffer;
- Extension to the waterway corridor;
- Greater visual connectivity to the open space network;
- Separation from any future residential uses that may have reverse amenity impacts on the sporting fields such as potential light spillage and noise amenity issues; and
- Greater legibility and connectivity with public access to the open space and sporting facilities.

Opportunities for residential

It is proposed to provide a mixed use arts village, which includes the provision for residential development.

It is also proposed to target a 20% affordable housing component. While the site provides and will continue to provide affordable leasing space for artists, it is envisaged that the development will also accommodate artists in residence through dwelling units in art spaces. Affordable housing could also be achieved through partnership with a Community Housing Provider. The land use variation plan makes provision for this intent, however at this stage there is no further detail.

Council Item 3 – Structure / Precinct Planning

Provide further information on the staging of the proposed development, including the outcomes for temporary / interim uses, to ensure orderly and sequential development and that infrastructure and services can be provided in an efficient and timely manner.

Our Response

The proposed development is likely to be delivered as a staged development given the overall size of the site and infrastructure required. The development application for Material Change of Use for creative arts and associated activities are interim uses within the existing buildings, but also forms part of the Stage 1 redevelopment as the creative arts village and community hub. Further detail on the uses proposed as part of the development application is provided in our response to Item 19 below.



Figure 6 Staging Plan
Context Report

Source: Urban

The supporting Structure Plan and Master Plan (refer to Attachment A) prepared by Wolter Consulting Group, demonstrate that orderly and sequential development can be carried out. Assessment of the Master Plan as part of the traffic and civil assessments demonstrate that infrastructure and services are able to be provided and delivered in an efficient and timely manner.

As demonstrated on the Staging Plan (left), this provides for ultimate flexibility, with Stage 1 being the creative arts and community hub, and Stage 2 being the balance land.

This is to provide flexibility, as subsequent development applications in accordance with the variation will be driven by need and feasibility.

As demonstrated in the Landscape Plan, Attachment A, the landscape has been the driving force for the neighbourhood life and staging of the Paint Factory arts village, to create neighbourhood precincts that respond to the intent for the site. Refer below.

The sequencing of stages beyond Stage 1 will be governed by adjoining land development, the establishment of the public road and funding. Flexibility is sought to ensure that subsequent staging and development can be responsive to timing and availability of the market.

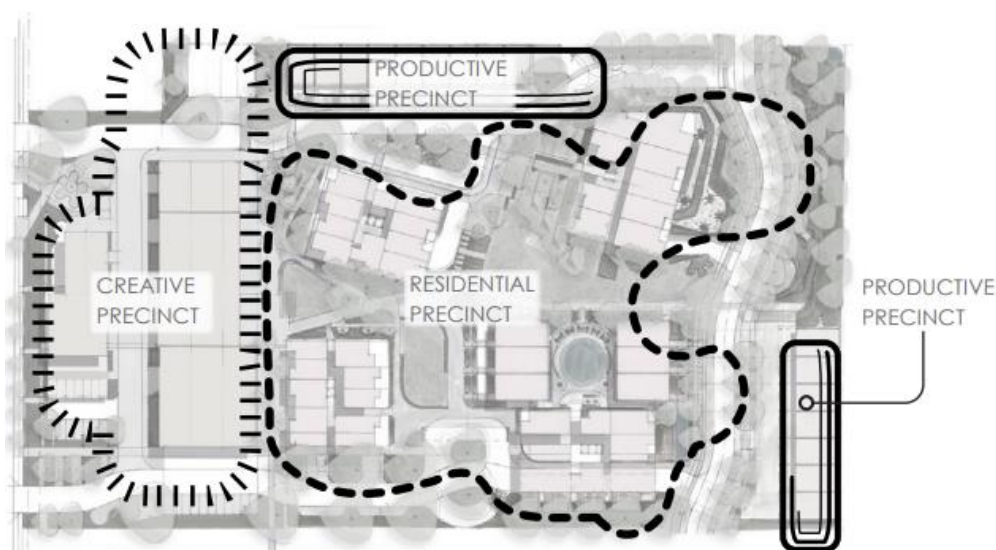


Figure 7 Cultivating Neighbourhood Precincts

Source: Landscape Plans, Urban Context Report

Council Item 4 – Traffic

Vehicle movement to and through the site and precinct will be required for visitation, private car parking entry, emergency services, utilities and waste management and potentially other services related to creative and productive uses as part of the variation request. Impacts associated with development staging and renewal over time for the site and broader precinct require further consideration, particularly where construction access and regular use access requires use of the same spaces.

Provide an updated traffic report that includes the following:

- a. Proposed traffic volumes for the subject site and the ultimate transition precinct;
- b. Information regarding thresholds, where roads/intersections will need to be upgraded including the feasibility of these upgrades;
- c. Proposed car parking locations, demand and supply;
- d. Proposed access and servicing arrangements;
- e. Confirmation that the function of the existing road network (Cansdale Street, Hyde Road and Brisbane Corso) remain within the ranges contemplated under the Brisbane City Plan 2014 - Infrastructure design planning scheme policy;
- f. Further information on staging for logical development progression, including construction access minimising conflicts with regular use access;
- g. Further information on the delineation between areas and networks that will be publicly and privately accessible on site;
- h. Assessment of the potential extension of the Fairfield Road right turn lane in to Hyde Road in relation to any impact on corridor planning;
- i. Investigations regarding the direct access to Cansdale Street including flood impacts, with secondary flood free access via Hyde Road;
- j. Investigations into a potential northern pedestrian connection utilising the mapped bicycle route as a shared facility, rather than duplicating that route to Brisbane Corso; and
- k. Further review of other/improved pedestrian crossing facilities (e.g., Cansdale Street and Hyde Road west of Cansdale Street).

Note - Under a 0.05% AEP river flood event that emergency access/egress to the broader area appears to be limited to a single point (the Cardross Street bridge over the railway line).

Our Response

Refer to Attachment B – Amended Traffic Assessment prepared by TTM Group.

Council Item 5 – Building Heights, Design and Landscaping

The proposed building heights range from 4 storeys within 30m of Hyde Road to 8 storeys to the rear sections of the site. Further analyses are required on impacts to visual amenity, views and vistas of the local area. Similarly, the interface of the proposed development to adjoining properties and open space

areas requires further investigation, in addition to setbacks, building separation, landscaping, and deep planting.

Provide the following information:

- l. Amended plans with the proposed building heights (expressed as maximum RL heights);*
- m. 3D massing models indicative of the height intent and built form controls. This should include an analysis of the topography of the site with regard to the height transitions of Hyde Road in conjunction with the existing 1950's brick sawtooth building. 3D modelling is also to be provided for Virtual Brisbane analysis;*
- n. A views and vistas analysis of the proposal within its context, with regard to key view lines to and through the site;*
- o. Indication of boundary setbacks and internal setbacks to the proposed built form;*
- p. Indication of interface treatments to adjoining sites and open space;*
- q. The proposed separation of industrial and sensitive uses on site, and with the land uses on adjoining sites;*
- r. The strategies proposed to mitigate noise and lighting impacts from adjoining sporting clubs on the proposed sensitive uses, including the extent of any landscape buffers toward the rear of the site;*
- s. The Gross Floor Area (GFA) of all proposed uses, including community uses;*
- t. Provide details of the proposed staging of the variation request;*
- u. Information on the proposed residential density and diversity (including mix of bedrooms/sizes);*
- v. The amount of open space, deep planting and landscaping;*
- w. Existing and proposed trees on site including location, species, height and status (e.g. trees proposing to be retained, replaced, or removed);*
- x. Location of publicly accessible areas;*
- y. Further information regarding how the development addresses sustainability, including green infrastructure, urban cooling and energy efficiency; and*
- z. Further information regarding how buildings and spaces will incorporate sub-tropical design principles.*

Our Response



Figure 8 Height Variation Plan
Context Report

Source: Urban

The existing site, within the low impact industry zone has an acceptable outcome maximum height of 15m. The variation request is seeking a performance outcome *that is of a scale and design that contributes positively to the visual character of the area, as seen from the street.*

The proposed Height Variation Plan (refer to Attachment A) provides heights in storeys to allow flexibility and encourage the amenity of more generous floor to ceiling heights and sustainable design. The proposal is seeking creative architectural solutions for this site, encouraged by the flexibility provided by the Variation Request.

The variation plan seeks a maximum height of 4 storeys along Hyde Road, to respond to the detached dwellings and reflects acceptable outcomes of the Centre and Mixed Use Code, providing a building height transition of no more than 2 storeys greater than the maximum acceptable height on the adjoining site (within 20m).

A total of 8 storeys are proposed in the centre of the site, where any potential impact of this height will be contained within the site.

A 15m height is proposed for the rear of the site, adjoining the open space to provide more certainty for this interface.

Context massing is provided in the Urban Context Report (refer Attachment A). The proposed heights are comparable to the height of the retirement complex (8 storeys) located to the east of the site. However, the elevated topography of the site in comparison results in a higher built form. As seen below, the proposed massing model has included the 15m height of the surrounding industrial buildings and the aged care facility for context.

Figure 9 Proposed Paint Factory - foreground in green



Figure 10 Hyde Road - existing retirement village in foreground. Proposed Paint Factory in green



The variation is not seeking any changes to the Centre and Mixed Use Code in relation to boundary setbacks and internal setbacks to the proposed built form. Future development will be guided by the City Plan Codes in relation to these design outcomes.

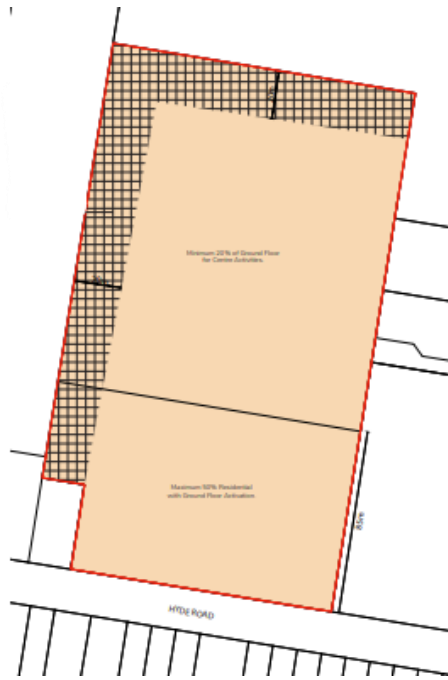


Figure 11 Variation Plan - Land Use
Source: Urban Context Report

The land use variation plan, has introduced a 20m buffer along the western and northern boundaries of the Paint Factory site. This will allow for an improved interface with the open space and sports facilities to the north, and also the established industrial uses to the west to avoid an adverse amenity impacts.

Design of buildings on this boundary will be guided by the outcomes sought in the Centre and Mixed Use Code.

The interface with the industry along the eastern boundary is accommodated through the proposed private access road that runs north/south to connect to Hyde Road and the proposed public road to the north.

The proposal is seeking a Variation to the planning scheme, to apply the table of assessment of the Mixed Use Zone to the site, and variation to building height. It is envisaged that the outcomes sought in the Centre and Mixed Use Zone will apply to the detail of future development, including maximum GFA, proposed uses, proposed residential density and diversity.

As demonstrated in the Green Initiatives Variation Plan, the proposed green plot ratio is 35% of the total site area, including a minimum 20% on the ground plane (including 10% deep planting) and 10% on the roof top. The landscaping precincts, as indicated in the Landscape Plans, Urban Context Report (Refer Attachment A), demonstrate the delineated and multi-faceted landscape precincts around the Paint Factory site, which will all be open to the public.

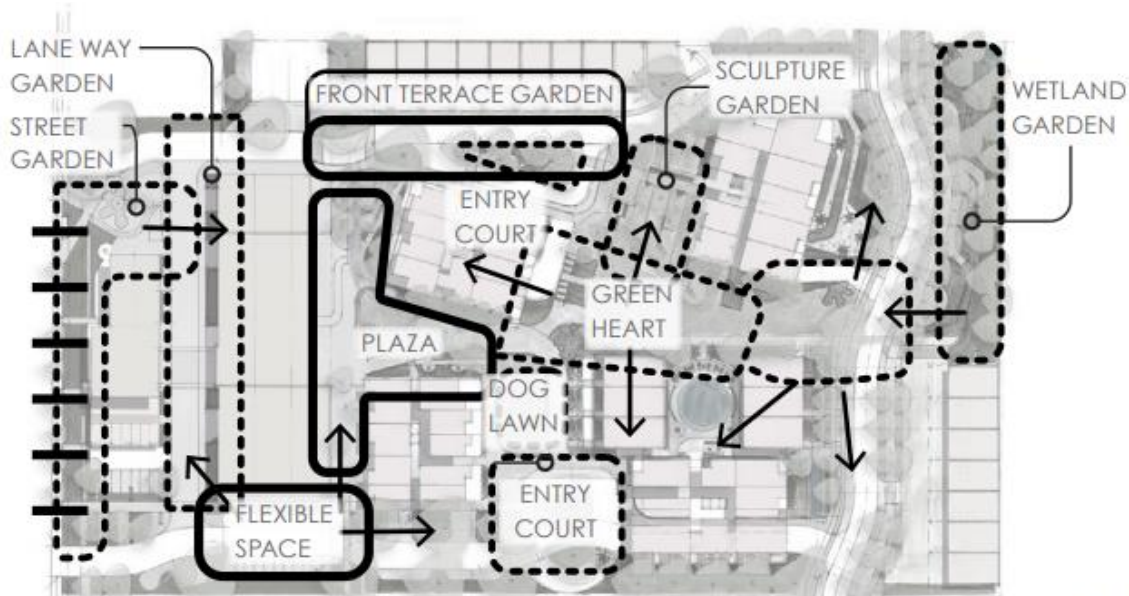


Figure 12 Landscape Precincts Source: Landscape Plans, Urban Context Report



Figure 13 Landscape Intent Source: Landscape Plan, Urban Context Report

While the Paint Factory creative arts precinct is a private development site, with public road at the rear it is proposed that the site provides for public connectivity and accessible spaces through:

- The proposed shared vehicle and pedestrian route;
- Urban Laneway located in Stage 1, between the Paint Factory main building and the building fronting Hyde Road;
- The urban common / green space in the centre of the site;
- East-west public street to provide additional connectivity through the precinct and interface with the adjoining open space.



Figure 14 Green Initiatives Plan Source: Urban Context Report

Future development on the site will address Buildings that Breathe, including sub-tropical design principles. The Master Plan – Green Initiatives Plan identifies the green initiatives that will guide development of the site over future development permits. These include:

- Connectivity and walkability – numerous potential links through the site and into / out of the site.
- Circular economy – reuse of buildings and materials.
- Green space – incorporation of a range of green spaces to accommodate the social and environmental functions such as water sensitive urban design, bees and frog habitats to create a more sustainable living environment.
- Deep planting – 10% deep planting, together with a proposed 30% green space for the site.
- Sustainable building design – sustainable design targets that reflect policies around Buildings that Breathe energy reduction and solar opportunities, end of trip facilities, recycled building materials and rooftop green spaces.
- Public Realm – urban spaces for interaction including the urban common and urban laneway.

For further detail refer to Attachment A – Urban Context Report.

Council Item 6 – Creative Uses

It is acknowledged the vision for the site is a hub for the creative industries, incorporating living and working opportunities. Fundamental to the vision are the uses and activities that are currently occurring on site within the existing built form and outdoor spaces.

Provide further information that demonstrates the creative uses are viable and catered-for in the long term, including:

- a. *Information on community uses, or spaces for community access on site;*
- b. *Clarification regarding the proposed utilisation of the 1950's brick sawtooth building; and*
- c. *Information on the management and operation of the creative uses on site, including tenant management, activation strategies, public art intent, public visitation, and events strategy.*

Our Response

As detailed in responses above, the Paint Factory Arts Precinct has already established itself as a home to creative arts, and will continue to build on this identity through:

- The staging and proposed retention of buildings will facilitate both the visual representation of the industrial heritage of the site and the continuing use of the site as a creative arts precinct. This is further detailed in the development permit for these uses.
- The heart of the creative arts will be located within Stage 1. The development permit, which utilises the existing floor plate accommodates nearly 7,000m² of GFA for creative arts. This area has the potential to accommodate a four storey building on Hyde Road (currently 2 storeys), with the main building being located within the 8 storey height plan. Creative arts uses including traditional and multi-media art studios, gallery, performance and event spaces, film and theatre uses typically will be located levels G-3. The centre of the site (8 storey height limit) is envisaged as a mixed-use development, and it is intended that creative uses and more typically centre uses are located at ground level, with residential above. This will create a vibrant and activated village. The warehouse type buildings are proposed along the western and northern boundaries as a response to the adjoining land uses and are sensitive to the adjoining interface and any potential adverse amenity impacts.
- The community benefits, uses and access to the site, including creative arts, connectivity and accessible internal green spaces including the urban common and urban laneway are proposed and detailed above and in the planning report and urban context report. The internal street will be a shared vehicle / pedestrian pathway which allows for connection through the site to the open space and established pathways located to the north of the site.

With respect to the management and operation of the uses on site, it is intended that the management and operation of the creative uses would be managed and curated by a professional executive and directed by an independent board. The Paint Factory has grown organically, curated by the applicant who is active in the arts scene. The Paint Factory's success will continue to build and develop over time, with independent governance to be established for ensure long term viability.

Public Art is proposed as a rotating and temporary basis, that reflects the eclectic nature of the artists on site now and into the future. As a vibrant creative arts hub the site will live and breathe artistic endeavours.

Activation strategies and events strategy will be further detailed in subsequent development applications. It is anticipated that this will form part of Stage 1 of the variation plan, with a focus on the creative heart of the project including the entry, urban laneway and main building. Stage 1 is the catalyst for the project and will firmly establish the Paint Factory as a privately owned and managed creative arts hub of Brisbane.

Council Item 7 – Community Consultation

It is acknowledged that community engagement utilised a range of platforms and communication styles to gather feedback from a variety of stakeholders. Given the scale of the proposed development:

- a. *It is recommended that additional consultation with adjoining landowners, Urban Utilities and the local community take place to ensure that structure planning opportunities for the wider precinct are realised in accordance with the Structure planning scheme policy (Step 5 – Level of consultation required for a structure plan).*

Our Response

The Paint Factory has undergone extensive public engagement and communication since the initial Enquiry by Design program in 2015 and is ongoing. Key engagement activities undertaken to date include:

- Information sessions and tours.
- Virtual tour video during the pandemic.
- Ongoing (sometimes monthly) attendance and participation in The Yeronga District Residents Association and Neighbourhood Watch meetings.
- Establishment and regular updates to the project website.
- A dedicated project email and 1800 number, which has a direct response time.
- Extensive digital communication (e.g. social media, EDMs, community groups, video content).
- Regular attendance and information stalls at community events such as Yeronga Christmas in the Park, St Sebastian school fete etc
- Organising one-on-one meetings with stakeholders.
- Displaying large posters/signs on The Paint Factory fence, encouraging people to visit the website for more information via a dedicated QR code.
- Displaying a dedicated QR code for people to seek extra information or speak directly with the team at several community events such as Anywhere Festival in 2019, 2022 and 2023, the 2022 Brisbane Fashion Week's Trash n Treasure Plant Prom, the 2022 Brisbane Festival's Blak Warehouse Party, PRAEMA's Future Wave AW23 Fashion Show and the Yeronga Village Christmas Party in 2020, 2021, and 2023.
- Ongoing engagement with adjoining neighbours, land owners and representatives.

In addition to the required statutory public consultation, the more recent engagement activities include:

- 19 information tours from October 2023 to February 2024. The information tours accommodate around 20-25 people at each tour to ensure residents and stakeholders have an opportunity to ask their questions and be heard. The tours are hosted at varying times in the week to ensure all demographics can attend. At each tour, assets are made available to discuss including The Paint Factory Playbook, the structure and master plans and the landscape plans. We will continue to offer these sessions to the community till the demand is no longer there.
- An extensive paid advertising campaign via social media to direct and surrounding neighbours to encourage attendance of the tours or one-on-one discussions. According to Meta, this campaign is expected to reach around 9,100 residents within a 3.2kms radius of the project site.
- Ongoing attendance at key community events held in the wider community or at The Paint Factory.

Discussions are also being held with key stakeholders including Urban Utilities and adjoining landowners within the wider Precinct area.

Refer to Attachment E – Community Consultation report prepared by bespoken for further details.

Council Item 8 – Housing Diversity and Affordability

It is acknowledged that the proposal includes 20% of future dwellings to be provided as affordable housing, key worker housing and/or artist studios, however the definition of housing affordability does not appear to correspond with Planning Regulation 2017 definition of 'affordable housing'.

- a. Amend the application to align with the Planning Regulation 2017 definition of affordable housing.

Our Response

The definition of Affordable Housing on the Land Use Variation Plan has been amended to align with the *Planning Regulation 2017* definition.

As indicated in the Variation Plan – Land Uses the intent is to provide 20% affordable housing directly links to the purpose and general intent of The Paint Factory Arts Village by providing housing (and studio space) for those in the arts industry which can have a higher representation in the lower socio-economic bracket.

It is acknowledged that there is no requirement for the definition within the Planning Regulation 2017 for a percentage of affordable housing to be conditioned or provided. However, it is the intention of the development of the site to provide 20% affordable housing product in additional to the affordable art spaces that are made available currently and propose for the future.

Council Item 9 – Infrastructure, stormwater and flood management

Further information is required regarding the capacity of infrastructure to support additional density on the site and within the broader precinct. Provide the following:

- a. An assessment of the capacity of existing infrastructure to service the site and broader precinct;
- b. Additional technical investigations that demonstrate that the increased quantity and change of flow regime (more frequent low flows) will not cause material impacts (e.g. erosion) to the existing Waterway corridor;
- c. Flood risk and accessibility assessment to and from the site; and
- d. Demonstrate the existing channel through Council land has adequate capacity for the additional stormwater flows for the proposed development. If adequate capacity is not available, the development is required to provide upgrades to the existing channel/infrastructure or stormwater detention under buildings and driveways to mitigate post development increases.

Our Response

As detailed in the Civil Engineering Response:

- An assessment of the capacity of existing infrastructure to service the site and broader precinct is not necessary for this development application as a result of the minor increase in the total flow to the open channel.
- A development condition requiring Operational Works to be imposed on the development application could manage the delivery of the development's stormwater outlet into the open channel in the open space zoned land while avoiding erosion.
- The flood risk and accessibility to and from the site has been assessed and it is demonstrated that during a Q100 Flood Event, the development site would not flood and access is available to Fairfield Road.

Further, it is confirmed that any future development application would require assessment against the Filling and Excavation Code, Infrastructure Design Code and Stormwater Code. These codes provide Council's acceptable solution for stormwater and infrastructure and will form an assessment benchmark for any assessable development as identified by the Tables of Assessment within the Planning Scheme.

Refer to Attachment D- Infrastructure, Stormwater and Flood Management response prepared by Naxos Engineers for further details.

Council Item 10 – Overlays

The waterway corridor is required to be preserved, having flood management and vegetative functions.

- a. *Provide amended plans in accordance with PO8 of the Stormwater code that demonstrate the Waterway corridor is retained and preserved.*

Our Response

The proposed variation has been amended and no longer seeks to remove the Industrial Amenity Overlay mapping and Waterway Corridor Overlay mapping.

Refer to Attachment A – Urban Context report.

Council Item 11 – Overlays

The Industrial amenity overlay is aligned with the ongoing function of the Fairfield Sewerage Treatment Plant (Fairfield STP). Removal of this overlay is not supported as future development is required to address the requirements of the Industrial amenity overlay code, including the issues identified under the Air quality section of this Information request.

- a. *Provide amended plans/reports that include the retention of the Industrial amenity overlay*

Our Response

The proposed variation has been amended and no longer seeks to remove the Industrial Amenity Overlay mapping and Waterway Corridor Overlay mapping.

Refer to Attachment A – Urban Context report.

Council Item 12 – Sustainable Planning Strategy

Given the nature of the proposed development and broader precinct considerations, high quality urban design and sustainability outcomes to provide substantial precinct and community benefits are required to be considered as follows:

- a. *Engage with a suitably qualified Environmentally Sustainable Development (ESD) specialist to develop sustainable design solutions and strategies as part of the site and broader precinct master planning process;*
- b. *Engage a third-party assessor and sustainability tool for guiding the design and planning for the site. The Green Building Council of Australia GreenStar Communities tool is an appropriate tool for this type of development; and*
- c. *Align the proposed development over the site to respond to the Design-led City Strategy noting that the strategy identifies 12 design values to guide good design. Furthermore, development on the site for built-form and landscape outcomes should be designed to be highly aligned with the 8 key themes and 31 sub-elements of Council's New World City Design Guide – Buildings that Breathe*

Our Response

The site plan has been designed to align with solar orientation and green initiatives as discussed above. The proposed masterplan has included sustainable outcomes that far exceed the existing impact on the industrial zoned land. As demonstrated below, the Paint Factory Arts Village proposes a variety of initiatives for the site. The development is guided by sustainability measures including:

- Sustainable use of the land and its built form
- Building ecological friendly living environment; and
- Balancing natural, industrial and proposed mixed use on the site.

Any future development lodged under the variation will align with the Brisbane City Council document *New World City Design Guide – Buildings that Breathe*.



Figure 15 Sustainable Outcomes Source: Landscape Plan, Urban Context Report

Refer to Attachment A – Landscape Intent and Plans Urban Context Report for further details.

Council Item 13 – Air Quality

The Air Quality Report prepared by Trinity Consultants, dated 12 July 2023, has been reviewed. The report is required to be updated to consider all the relevant aspects of the proposed development as follows:

- a. Onsite receptors have been modelled up to a height of 12m. It is noted application seeks to increase the acceptable outcome for building heights to 8 storeys. Provide an updated Air Quality Report that aligns with the future development proposed over the site;
- b. The report notes the anaerobic bioreactor is addressed, however there would still be fugitive emissions. Include assessment of the fugitive emission from the anaerobic bioreactor within the updated Air Quality Report;
- c. As the proposed sensitive uses/zone on-site could potentially constrain future expansion of the Fairfield Sewage Treatment Plant (STP), the application must include the potential worst-case odour impacts of the Fairfield STP including potential expansion and increase in throughput; and

d. Provide a basis for the assumption that the emission rates would double, and not more than double, for 'upset' conditions.

Our Response

As detailed in the Acoustic and Air Quality response:

- The highest pollutant predications occur at lower floor levels, with worst case impacts accounted for in the air dispersion modelling.
- Measured data is presented in Section 4.2 of the Noise and Air Quality assessment report. Conservative odour emission rates were adopted for the typical scenario instead of lower measured odour concentrations. The actual total emission for the STP site (including an assumption that 10% of the anaerobic covered area is fugitive) is 4.4 times lower than the total modelled emission rate for a typical operating scenario. When adopting the actual/measured emission rates, the highest concentration at the boundary would be 11 times lower than the 2.5 OU odour goal (i.e. 2.5×4.4). Therefore, emissions due to a potential expansion and upset conditions would have to increase more than elevenfold to cause an exceedance at the site, which is considered an unlikely scenario.
- A request has been submitted to Queensland Urban Utilities to obtain information on proposed expansions, if any, and upset conditions. At this time, we have been advised that QUU cannot provide any substantial detail, with strategic planning for the Fairfield catchment and any future development of the Fairfield STP anticipated to commence in 2024. Nonetheless, based on the assumptions considered in this section, it is unlikely that there would be exceedances of the odour limit due to future upgrades and upset conditions.

Refer to Attachment D: Acoustic and Air Quality Response to Information Request, prepared by Trinity Consultants Australia.

Council Item 14 – Noise

The Noise Report prepared by Trinity Consultants, dated 12 July 2023, has been reviewed. The report is required to be updated to consider all the relevant aspects of the proposed development as follows:

- a. As the proposed sensitive uses and mixed use zoning on-site could potentially constrain future expansion of the Fairfield STP, provide an updated Noise Report demonstrating the potential worst-case noise impacts of the Fairfield STP including any potential expansion; and*
- b. Specify the building requirements to attain a typical façade attenuation of 25 dBA.*

Our Response

As demonstrated in the assessment report noise impacts from the Fairfield STP onto the subject site are negligible (i.e. the STP was inaudible at the subject site). Noise from other sources in the area (including road traffic and sports park activity) are the dominant noise sources at the subject site and define the recommended noise mitigation measures.

A request has been submitted to Queensland Urban Utilities to obtain information on proposed expansions, if any. Given the low noise contribution from the existing site, it is unlikely that any future expansion would result in noise impacts greater than those from other sources in the area. Assuming standard STP equipment similar to those installed at the current site, it is unlikely that additional equipment would cause an impact beyond that caused by other existing noise sources in the area, given that the current site is inaudible.

Proposed construction materials to achieve a 25dBA façade attenuation is summarised in Attachment D. Refer to Attachment D: Acoustic and Air Quality Response to Information Request, prepared by Trinity Consultants Australia.

Council Item 15 – Streetscape Upgrades

Is noted the site frontage is currently mapped as an Industrial street under the Streetscape hierarchy overlay.

- a. *Provide amended plans confirming a minimum verge width of 3.75m is proposed to the Hyde Road frontage of the site.*

Our Response

The plans submitted as part of this development application include a minimum verge width of 3.75m. Refer to Attachment A – Urban Context Report and Attachment F Development Permit plans.

Council Item 16 – Streetscape Upgrades

The Hyde Road frontage of the site and nearby streets including Cansdale Street contains established street trees.

- a. *Provide amended plans that show the location of proposed new roads or crossovers in relation to existing street trees.*

Our Response

The proposed Structure Plan proposes access to Hyde Road (nominating just Paint Factory site), and Cansdale Street as detailed in Attachment A – Urban Context Report. The detailed location will be determined on subsequent development applications, with any impact on street trees to be assessed at that more appropriate time.

The existing crossover to Hyde Road is not proposed to be amended as part of the Development Permit.

Council Item 17 – Acid Sulfate Soils

The site is located within the Potential and actual acid sulfate soils overlay. The application therefore must demonstrate that the site is not affected by, or will not disturb, actual or potential acid sulfate soils.

- a. *Submit information on whether the development includes soil disturbance at or below 5m AHD and involving i) excavating or removing equal to or greater than 100m³ of soil; or ii) soil disturbance (including filling) greater than 500m³; or iii) filling equal to or greater than 0.5m average depth; and*
- b. *Where the above soil disturbance is involved, provide an Acid Sulfate Soils (ASS) Investigation Report and Management Plan prepared by an appropriately qualified and experienced person, and prepared in accordance with relevant policies/guidance materials and technical guidelines/manuals such as:*
 - *State Planning Policy and SPP Guidance Materials;*
 - *Queensland Acid Sulfate Soil Guidelines: sampling guidelines; laboratory methods guidelines/manuals; and*

- Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.

Our Response

The development application does not involve any works that involve disturbance of actual or potential acid sulfate soils. At the time that a development application includes works that involves the disturbance of actual or potential acid sulfate soils, information necessary to be considered will be provided to Council for assessment.

DEVELOPMENT PERMIT – STAGE ONE

Council Item 18 – Traffic and Parking

The Traffic Report anticipates events with attendance of up to 500 persons may occur on site. For this parking demand, additional informal car parking spaces are provided however a large proportion of the available onsite parking is a tandem arrangement, which may be difficult to operate effectively during an event.

It is further noted that the extent of tandem car parking at the eastern boundary shown on the submitted plans is greater than what appears to be shown on the site plan, or historically occupied during the industrial use of the site.

- Provide amended plans and a Traffic Report in accordance with PO13 and PO15 of the Transport, access, parking and servicing code that detail how onsite carparking would be accommodated and managed during peak parking demand events.*

Our Response

The car parking arrangement has been updated and reflected in the Development Permit Plans. As detailed in the Amended Traffic Impact Assessment:

- As indicated on the development permit site plan temporary overflow event car parking can occur at the northern end of the site. This area has capacity of approximately 200 vehicles. With the 64 designated car parking spaces shown on the development plan the total on-site car parking capacity is approximately 264 spaces.
- Adopting an average car occupancy of 2.5 persons per car the available on-site event parking capacity (264 spaces) could accommodate up to 660 persons. This capacity exceeds the maximum event patronage (500 persons) as identified by the site manager.

Refer to Attachment B – Amended Traffic Assessment prepared by TTM.

Council Item 19 – Land Uses

It is noted the application comprises a site plan with a general location of the proposed uses sought under the Development Permit aspect of the application. Provide further information on the location and type of proposed uses onsite via updated plans and reporting including:

- Detailed floor plans of the proposed layout for each use;*
- Extent of Gross Floor Area (GFA) for each use;*
- Location of all car parking and service vehicle parking areas;*
- Location of any outdoor dining areas;*

- e. The specific location and type of Centre activities within each building, including Dwelling unit locations; and
- f. Hours of operation for each use.

Our Response

The development plans (Attachment F) provide the following information:

- Detailed floor plans and layout of floor plans for the existing buildings that form part of the development permit being buildings labelled A-L.
- Location of all car parking and service vehicle parking areas
- Location of outdoor dining areas

The hours of operation as detailed in the Planning Report are to be standard in line with the acceptable outcomes identified in the Centre and Mixed Use Code.

Clarity of the uses and GFA across the buildings is detailed below:



BUILDING REF.	AREA (m ²)		
	Ground	First	Second
A	1,256		
B	1,251		
C	1,150		
D	621	621	
E	736		
F	591		
G	17		
H		782	782
I	339		
J	123		
K	23		
L	59		
TOTAL	6,166	1,403	782

Proposed GFA 8,351m²

	A	B	C	D	D1	E	F	G	H1	H2	I	J	K	L
Centre Activities														
Community Use														
Dwelling Unit														
Educational Establishment														
Food & Drink Outlet														
Function Facility														
Office														
Service Industry														
Theatre														
Indoor Sport & Recreation														
Medium Impact Industry														
Warehouse														

As demonstrated above, no additional GFA is proposed, however, due to the nature of Paint Factory and its creative and evolving residents’ maximum flexibility is proposed to accommodate a variety of land uses in each of the buildings. We seek maximum flexibility to ensure that the Paint Factory can continue to operate and respond to the needs of the existing and future artists and creative art needs on site.

Council Item 20 – Air Quality

As identified, the Air Quality Report prepared by Trinity Consultants, dated 12 July 2023, has been reviewed. The following additional information is required:

- a. *The proposed development involves potential air emission sources (e.g. glass product manufacturing, food and drink outlet, etc). Submit further information demonstrating that the proposed development can comply with the acceptable outcomes as prescribed in AO1.1 - AO1.8 of the Industry code, AO3.1 – AO3.3 of the Centre or mixed use code and AO20.1 of the Multiple dwelling code. Where compliance with the separation distances cannot be achieved, the application must assess these emission sources in the Air Quality Report prepared in accordance with the Air quality planning scheme policy to demonstrate compliance with PO1 of the Industry code, PO3 of the Centre or mixed use code and PO20 of the Multiple dwelling code. Impacts are to be assessed not just at the nearby sensitive zones but also on-site proposed sensitive uses/zone; and*
- b. *The report notes the anaerobic bioreactor is addressed, however there would still be fugitive emissions. Include assessment of the fugitive emission from the anaerobic bioreactor within the updated Air Quality Report.*

Our Response

Food and Drink – Kitchen exhausts

The location of kitchen exhausts is unknown at the current stage of the design process. It is expected that the 6 metre acceptable outcome requirement in the Centre or Mixed Use Code and Multiple Dwelling Code will be achieved for off-site sensitive uses, which are on the opposite side of Hyde Road.

Glass Art

The proposed glass art tenancy will be small in scale, involving up to two artists producing handheld glass. Due to the small nature of operations, small kilns (up to 2, electrically powered) would only be

required (noting that no stacks are attached to these types of kilns). While the proposed use is categorised as a Medium Impact Industry A under the Brisbane City Plan 2014, it is vastly different from a large scale manufacturing process.

It was concluded that the potential risk of air quality impacts is considered to be low. Regarding PO1 of the Industry Code, emissions are effectively minimised by the limited scale of the operations and restriction to the type of process adopted (no glass blowing). A condition could be placed on the approval that limits the use to this output.

The details regarding the anaerobic bioreactor are addressed in Attachment D.

Refer to Attachment D: Acoustic and Air Quality Response to Information Request, prepared by Trinity Consultants Australia for further detail.

Council Item 21 – Noise

As identified, the Noise Report prepared by Trinity Consultants, dated 12 July 2023, has been reviewed. The following additional information is required:

- a. *As the proposed sensitive uses on-site could potentially constrain future expansion of the Fairfield STP, provide an updated Noise Report demonstrating the potential worst-case noise impacts of the Fairfield STP including any potential expansion;*
- b. *Specify the building requirements to attain a typical façade attenuation of 25 dBA; and*
- c. *The proposed development involves potential noise emission sources (e.g. glass product manufacturing, commercial/centre activities, escape room, etc.). Submit further information demonstrating that the development can comply with the Acceptable outcomes as prescribed in AO2.1–AO2.9 of the Industry code, AO1.1–AO1.2 of the Centre or mixed use code, AO2.1–AO2.2 of the Community facilities code, AO21 of the Multiple dwelling code, and AO2.1–AO2.3 of the Indoor sport and recreation code. Where compliance with the Acceptable outcomes cannot be achieved, the application is to assess these noise emission sources in the Noise Report prepared in accordance with the Noise impact assessment planning scheme policy to demonstrate compliance with the corresponding Performance outcomes of the relevant codes. Impacts are to be assessed not just at the nearby sensitive zones but also on-site proposed sensitive uses/zone.*

Our Response

Refer to response at 14a) regarding the noise modelling of the Fairfield STP. Works -case noise impacts have been modelled that demonstrate noise emitted is negligible.

Refer to response at 14b) regarding building requirements to achieve a 25dBA façade attenuation.

Details are provided at Attachment D demonstrating proposed uses and noise sources.

Refer to Attachment D: Acoustic and Air Quality Response to Information Request, prepared by Trinity Consultants Australia.

Council Item 22 – Stormwater Quality – Stormwater Quality Management Plan

The Stormwater Quality Management Plan prepared by Naxos Engineers, dated 3 August 2023 has been evaluated. The following further information is required to complete assessment of the report.

- a. *Submit a digital copy of the MUSIC modelling file; and*

- b. *Provide the drainage layout plan showing the locations of the proposed stormwater quality improvement devices and demonstrating that all run-off will be directed to these devices before discharge off-site.*

Our Response

As detailed in the Civil Engineering Response:

- A digital copy of the MUSIC model is attached to this response.
- A drainage layout plan is included as part of the Civil Engineering Response and Amended Stormwater Management Plan. Refer to drawing Concept Stormwater Layout Plan SK004/A for details.

Refer to Attachment C: Civil Engineering Response and Amended Stormwater Management Plan, prepared by Naxos Engineers.

REQUIREMENTS FOR BOTH PERMITS

Council Item 23 – Hazard & Risk – Hazardous Goods

The proposed use has the potential to store and/or use various quantities of hazardous goods.

- a. *Submit further information detailing the Type, Quantity, Location, Class and Package Group of all existing/proposed dangerous goods.*

Where quantities exceed the AO3 of the Industry code, submit for approval a Hazard Analysis Report in accordance with PO3 of the Industry code and the Industrial hazard and risk assessment planning scheme policy.

Note – Provide sufficient information and details to assist with determination of whether additional industry threshold/use should be triggered for the development.

Our Response

The proposed development does not involve the storage or use of hazardous goods in excess of the threshold quantities specified in Table 9.3.12.3.1 of the Industry Code.

A limitation on the development permit approval is anticipated to limit activities of this nature.

Council Item 24 – Fuel Burning or Power Generator

The proposed development may include the use of fuel burning (e.g., gas boiler or a backup/emergency power generator or a glass kiln). Such uses are defined as “Fuel burning” in Schedule 1 Definitions – Industry Thresholds:

- a. *Submit further information outlining whether fuel burning is proposed. Such information is to include maximum fuel burning capacity in MW, potential hours of use, type and quantity of fuel stored, air quality controls and type of engine. (the Air Quality Report may be required to be amended, demonstrating compliance with PO1 of the Industry code).*

NOTE - Amendment to the DA form and an amendment to the proposed application may be required if a new industry use/threshold is triggered.

Our Response

The proposed development does not include fuel burning as defined in Schedule 1 of the Planning Scheme.

Should this be required, a further development application will be submitted.

Council Item 25 – Site Contamination

Information on potential site contamination and remediation processes proposed to be undertaken as part of the development permit and variation request is required, particularly with regard to the establishment of sensitive uses on the site.

- a. *Provide information on how site contamination and remediation activities will be undertaken to provide for the establishment of sensitive uses on the site.*

Our Response

The development application does not involve any works that involve disturbance of potential site contamination or remediation activities.

At the time that a development application includes works that involves the disturbance of potential site contamination, information necessary to be considered will be provided to Council for assessment.

Council Item 26 – Development Application

To address the development of the broader precinct structure plan, you may wish to consider separating the Variation Request and Development Permit aspects of this application.

Our Response

The Variation Request and Development Permit components of this development application remain combined within this development application and demonstrates intent and commitment to the Paint Factory Arts Village.

CONCLUSION

Thank you for your attention to this matter. As the development application is subject to impact assessment, we request that Council proceed with the decision of development application in accordance with Part 5: Decision of the DA Rules. Part 4: Public Notification of the DA Rules apply, and the application will proceed to public notification accordingly.

Should you have any further queries regarding this application, please do not hesitate to contact Sarah Machin or the undersigned on (07) 3666 5200.

Yours sincerely,



Amy Marsden
Associate Director of Planning

Wolter Consulting Group