



Economic Development Queensland

THE NORTSHORE HAMILTON PDA WAS DECLARED

ON 27 MARCH 2008

As a significant landowner, master developer and planning authority, EDQ plans, delivers, promotes and coordinates development across the PDA.

This 304-hectare precinct will transform into a vibrant riverside precinct which stretches 2.5 kilometres along the Brisbane River.

Economic Development Queensland is updating the Northshore Hamilton PDA Development Scheme to better reflect community expectations, industry feedback, and government priorities. These changes are focused on improving clarity, removing red tape and costs to housing delivery and responding to technical and operational feedback.

We've listened to what matters most to local residents and industry. The proposed changes aim to simplify and streamline planning requirements, helping unlock new housing opportunities while maintaining quality outcomes.

KEY PROPOSED AMENDMENTS INCLUDE:

- Enhancing car parking provisions to ensure appropriate levels of parking for residents and visitors to the PDA.
- Simplifying sustainability requirements allowing resident focused outcomes with more flexible design responses.
- Support for more housing diversity through more flexible planning mechanisms.
- More encouragement for innovative and efficient design and design excellence.
- Ensuring planning measures encourage the delivery of high quality, functional and attractive spaces within the development.
- Including an alternative location for the future school, now proposed adjacent the south-east corner of the community hub.
- Removing references to the Athletes' Village, aligning with the outcomes of the Queensland Government's 100-day review into the Brisbane 2032 Olympic and Paralympic Games.

CAR PARKING

- Minimum on-site resident parking increased from 0.75 to 0.9 per dwelling. The upper limit of the car parking rates remains the same at 2.0 car parks required per dwelling.
- The changes will bring Northshore Hamilton's car parking rates in line with those provided in Brisbane City Council's Planning Scheme. The additional car park requirements will also help reduce demand for on street parking.

Table 1 Comparison BCC's City Plan.

Northshore Hamilton PDA Development Scheme			
	2022	2025	City Frame
Retail 'shop'	2 bay per 100m ² GFA	2 bay per 100m ² GFA	Max 1 bay per 100m ² GFA
Commercial 'office'	2 bay per 100m ² GFA	2 bay per 100m ² GFA	Max 1 bay per 100m ² GFA
Bays per residential dwelling	0.75 - 2 bays	0.9 - 2 bays	Max bays of: ➤ 0.9 per 1 bed ➤ 1.1 per 2 bed ➤ 1.5 per 3 bed
Visitor bays	0.15 bays per dwelling	0.15 bays per dwelling	0.15 bays per dwelling

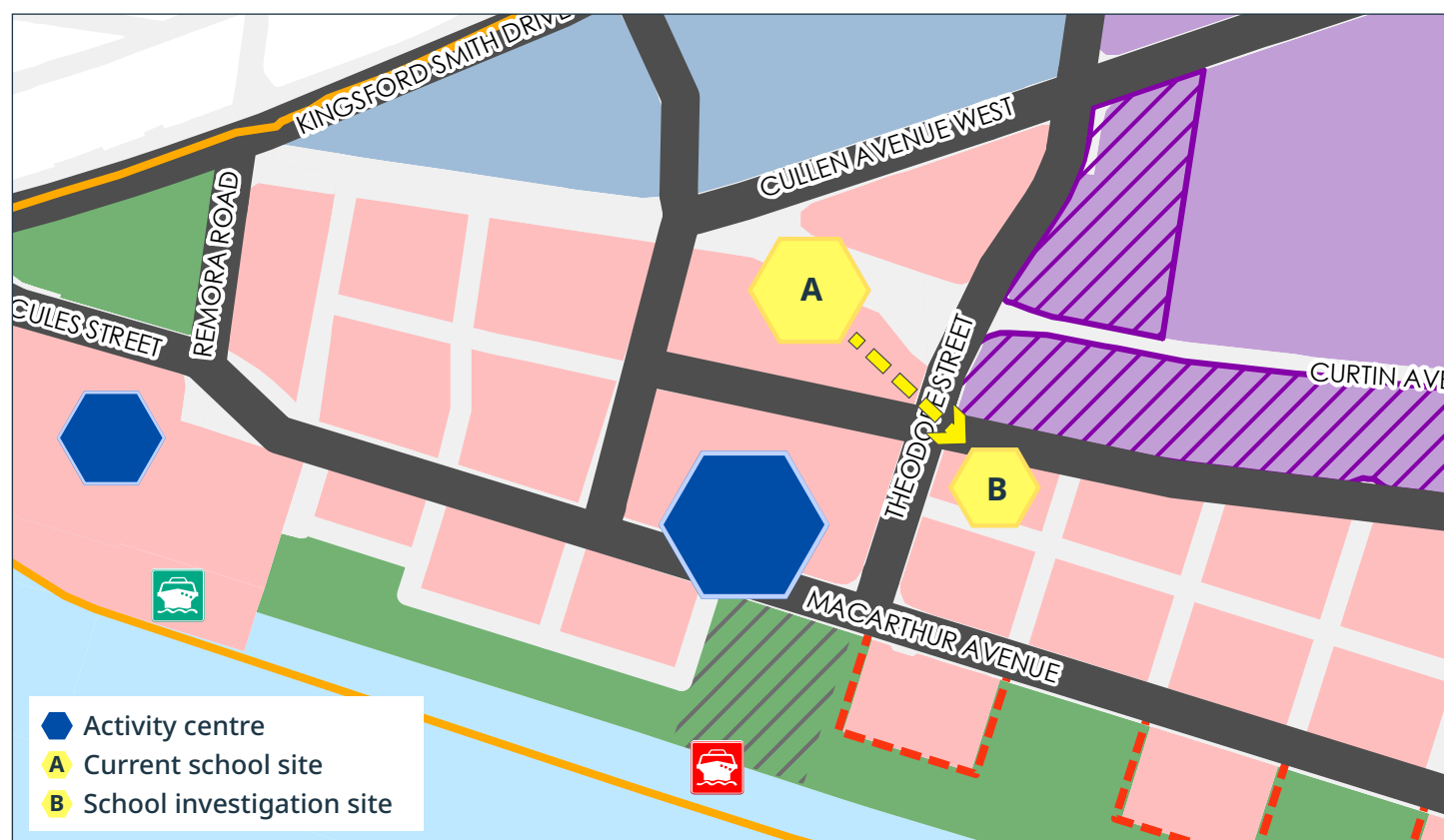




SCHOOL SITE

A state primary school is planned in the Community Facilities Zone, co-located with other community facilities.

The timing for delivery may be affected by the transitioning of surrounding industrial uses from the precinct. Consequently an additional site has been identified for investigation at the corner of Theodore St and MacArthur Avenue North.





*Artist impression.

HOW TO MAKE A SUBMISSION

Submissions can be lodged to the Minister for Economic Development Queensland (MEDQ) by:

POST: Economic Development Queensland, GPO Box 2202, Brisbane, QLD, 4001

EMAIL: contact@edq.qld.gov.au

A submission should:

- be in writing
- be received during the respective public notification period
- include the submitter's name and contact details
- include a description of any issues of concern and/or support for specific section of the Development Scheme, and
- be made to the Minister for Economic Development Queensland.

PHONE: 07 3452 7880

EMAIL: contact@edq.qld.gov.au

POST: Economic Development Queensland, GPO Box 2202, Brisbane, 4001

HAVE YOUR SAY: yoursay.edq.qld.gov.au



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