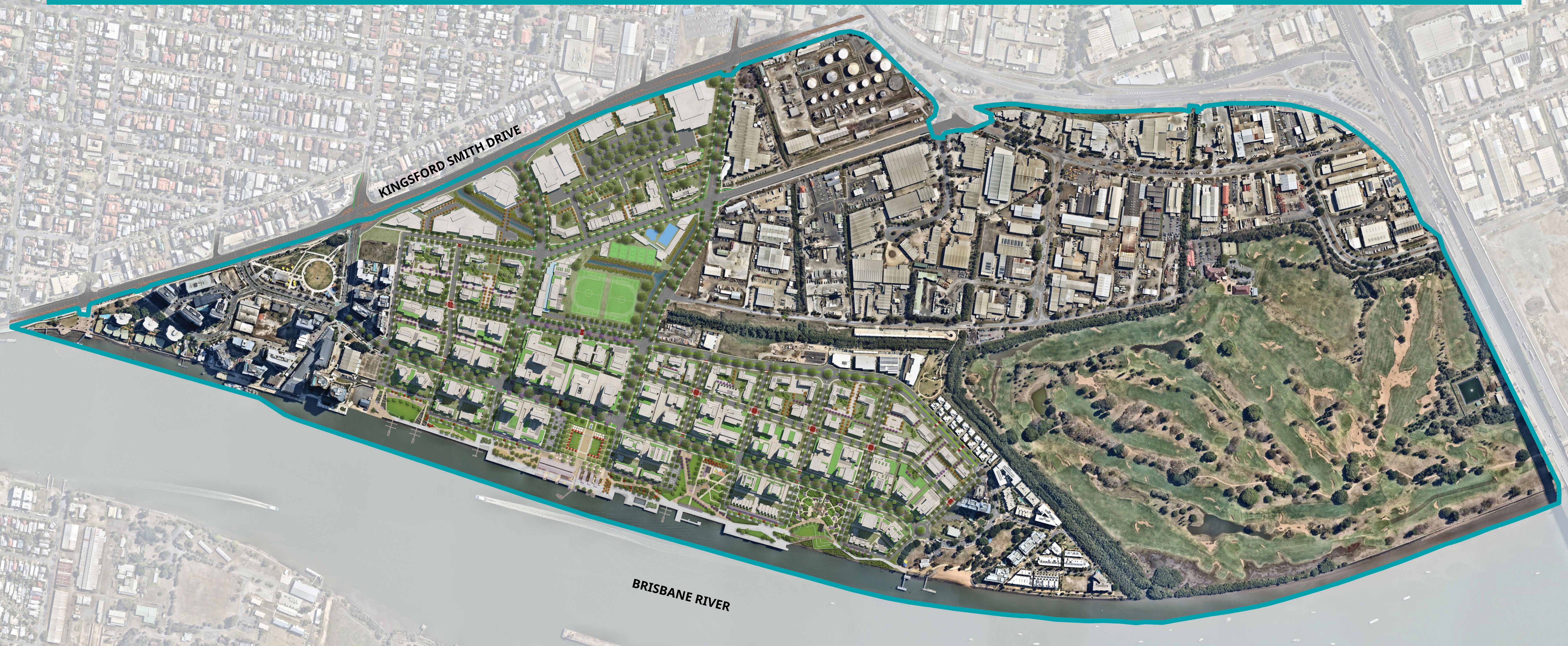


PDA OVERVIEW

- The Northshore 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.
- Northshore Hamilton is one of the largest waterfront urban renewal project in Queensland and will play a defining role in shaping the future of Brisbane.
- This 304-hectare precinct will transform into a vibrant riverside precinct which stretches 2.5 kilometres along the Brisbane River.



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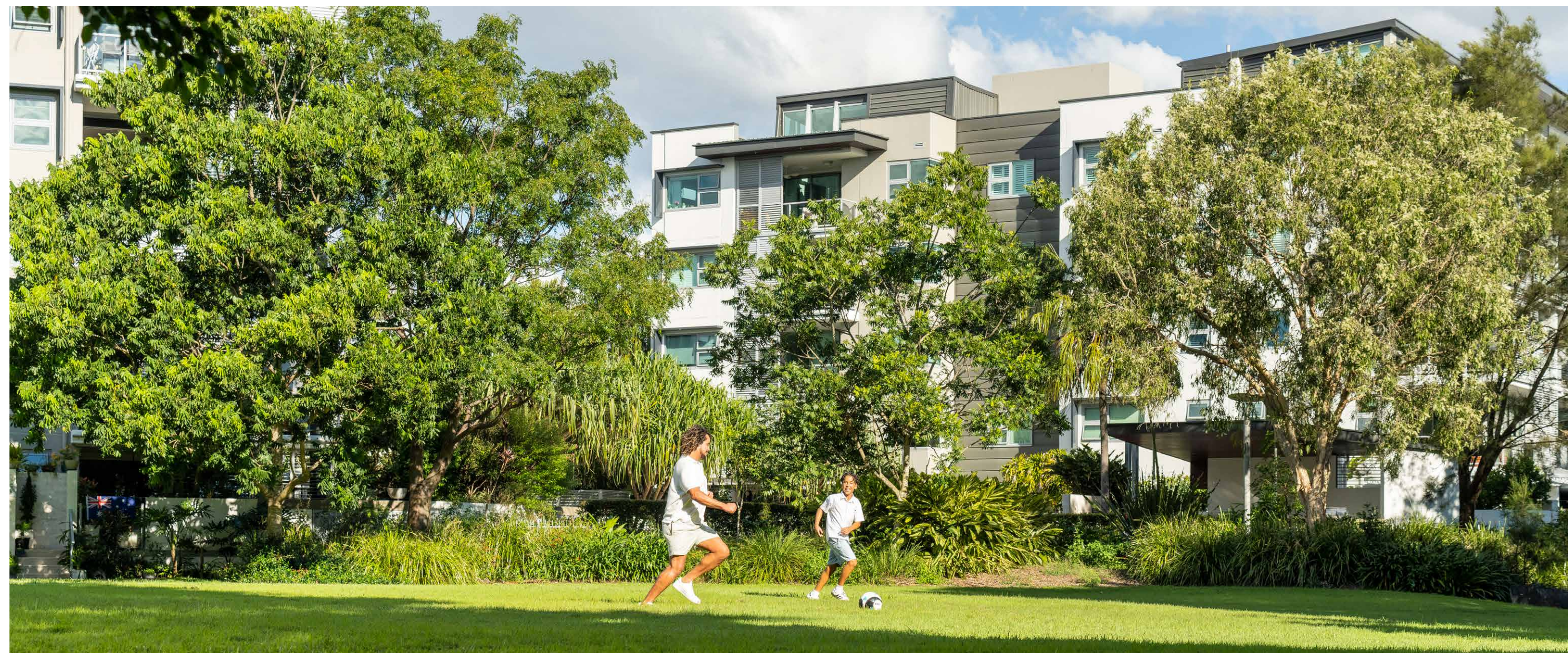
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DEVELOPMENT SCHEME AMENDMENT

The proposed changes aim to fast-track homes, accelerate development-ready land and remove costly red tape for industry. This will ensure local Queenslanders will have a place to call home sooner.

Key proposed amendments include:

- Car parking provisions that ensure appropriate levels of parking for residents and visitors to the PDA.
- Support for housing diversity through more flexible planning mechanisms.
- More opportunity for innovative design.
- Simplifying sustainability requirements allowing resident focused outcomes with more flexible design responses.
- Planning measures that encourage the delivery of high quality and functional development.
- The identification of an alternative location for the future school if required.
- Aligning with the outcomes of the Queensland Government's 100-day review into the Brisbane 2032 Olympic and Paralympic Games.



WHAT HAS NOT CHANGED

- The vision for the PDA.
- How land is zoned and the intent of the zones.
- Building heights across the PDA.
- The number of and location of the centers.
- The extent of the open space areas.

WHAT HAS CHANGED

- References to the Brisbane Athlete's Village relocating.
- On-site resident car parking rates.
- Mandatory social and affordable housing requirements.
- Duplication and conflict with other legislation.
- Requirements for certain riverfront roads.
- Costly and overly prescriptive built form and design requirements.



*Artist impression of open space.

EDQ STRATEGIC PLAN

VISION

A Queensland planned and built for growth.

PURPOSE

To enable transformative developments across the State with pace.

PRIORITIES

HOUSING SUPPLY

Facilitate and deliver housing supply at scale and pace across the State.

ECONOMIC PROSPERITY

Champion and secure investment for industry-led economic growth, focusing on commercial and industrial development.

LIVEABLE PLACES

Plan, develop and invest in great places for communities, to facilitate growth while protecting our distinct lifestyle.

OUTCOMES

- | | | |
|----------------------------------|-----------------------------|-----------------------------|
| ➤ Homes facilitated through PDAs | ➤ Private sector investment | ➤ PDA service performance |
| ➤ Homes contracted and delivered | ➤ Jobs created | ➤ Infrastructure investment |
| ➤ Land unlocked | ➤ Land unlocked | ➤ Capital expenditure |

ECONOMIC DEVELOPMENT QUEENSLAND (EDQ)

- Economic Development Queensland is the planning authority for the Northshore Hamilton Priority Development Area (PDA) - (i.e. the entity responsible for strategic planning, infrastructure planning and delivery, development assessment).
- EDQ is the Queensland Government's land use planning and development agency.
- EDQ takes an integrated approach that leverages a whole-of-government response, engages with local government and supports the development industry.
- EDQ embraces these partnerships to lead and deliver PDAs, infrastructure and development projects for Queensland's economic benefit.



PRECINCT OUTCOMES

HOUSING AND OTHER USES

- A mix of uses along MacArthur Avenue, orientated towards the Brisbane River and the planned riverside civic open space.
- Centres which provide day and night time activity.
- Housing that caters for various lifestyles, incomes and life-cycle needs.
- An education and community hub providing a range of education and recreation opportunities.

CONNECTIVITY

- Streets designed for future capacity and the safe movement of pedestrians, cyclists, private vehicles and public transport.
- A foreshore promenade connecting a series of high quality civic open spaces adjoining the Brisbane River.

URBAN DESIGN AND PUBLIC REALM

- Civic open space areas
- An urban environment that is attractive, safe, connected and activated.
- High quality living environments based on sub-tropical urban design principles capitalising on city, river and greenspace views.



*Artist impression of open space connecting MacArthur Avenue to the Brisbane River.

VISION

A vibrant area, providing for a diverse range of urban activities and uses positioned to capitalise on the characteristics of the area and offering the community access to a range of housing, enterprise, employment, retailing, recreation and service offerings.

- One of Brisbane's most desirable waterfront living precincts,
- A unique, renowned destination, and
- A major driver of economic and employment activity.



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ZONES



MIXED USE HIGH DENSITY ZONE

- A range of uses in a predominantly high-rise built form
- Commercial, retail, health and medical, community, entertainment, cultural activities, residential and accommodation uses
- Development generally comprises a four-storey podium fronting the street, with building form above the podium setback from the street and property boundaries
- Building heights are up to 23-storeys.



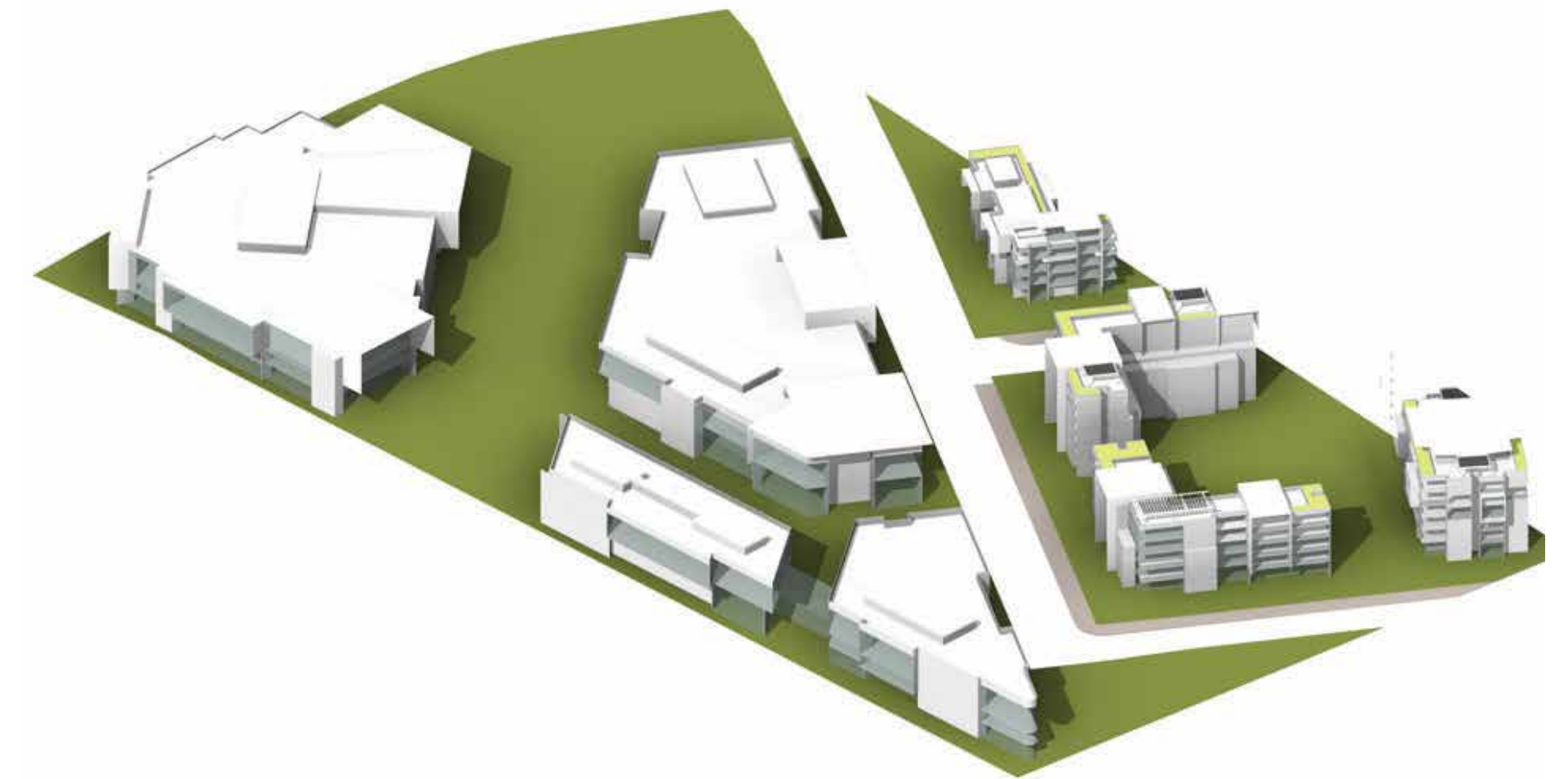
MIXED USE MEDIUM DENSITY ZONE

- A range of commercial, retail, health and medical, community, entertainment, cultural activities, multiple residential and accommodation uses in a predominately mid-rise built form
- Development comprises a variety of mid-rise building forms
- Building heights generally between three and eight-storeys.



INDUSTRIAL ZONE

- Industrial and commercial activities that focus on service industry, low impact industry, knowledge creation and entrepreneurial activities in offices, showrooms and warehouse uses in a low-rise built form.



COMMERCIAL CENTRE ZONE

- A mixture of large scale commercial and showroom uses, retail, and office uses
- Commercial and large-scale retail showrooms are oriented to address or display to Kingsford Smith Drive and adjacent secondary roads, providing for a prominent commercial corridor
- Limited accommodation uses are provided for fronting Cullen Avenue West.



MIXED INDUSTRY AND BUSINESS ZONE

- A mixture of office, showroom, service industry, low impact industry, research and technology industry and warehouse uses
- Providing a transition between established industrial development and emerging mixed-use areas and act as a buffer to sensitive uses.

ZONES MAP + ZONE DESCRIPTION

Legend

Northshore Hamilton PDA boundary

Mixed use medium density - Sub area 1

Mixed use medium density - Sub area 2

Mixed use medium density - Sub area 3

Mixed use high density

Mixed use high density - Sub area 4

Industrial

Mixed industry and business

Commercial centre

Sport and recreation

Civic open space

Community facilities

Special purpose (transport)

Special purpose (port)

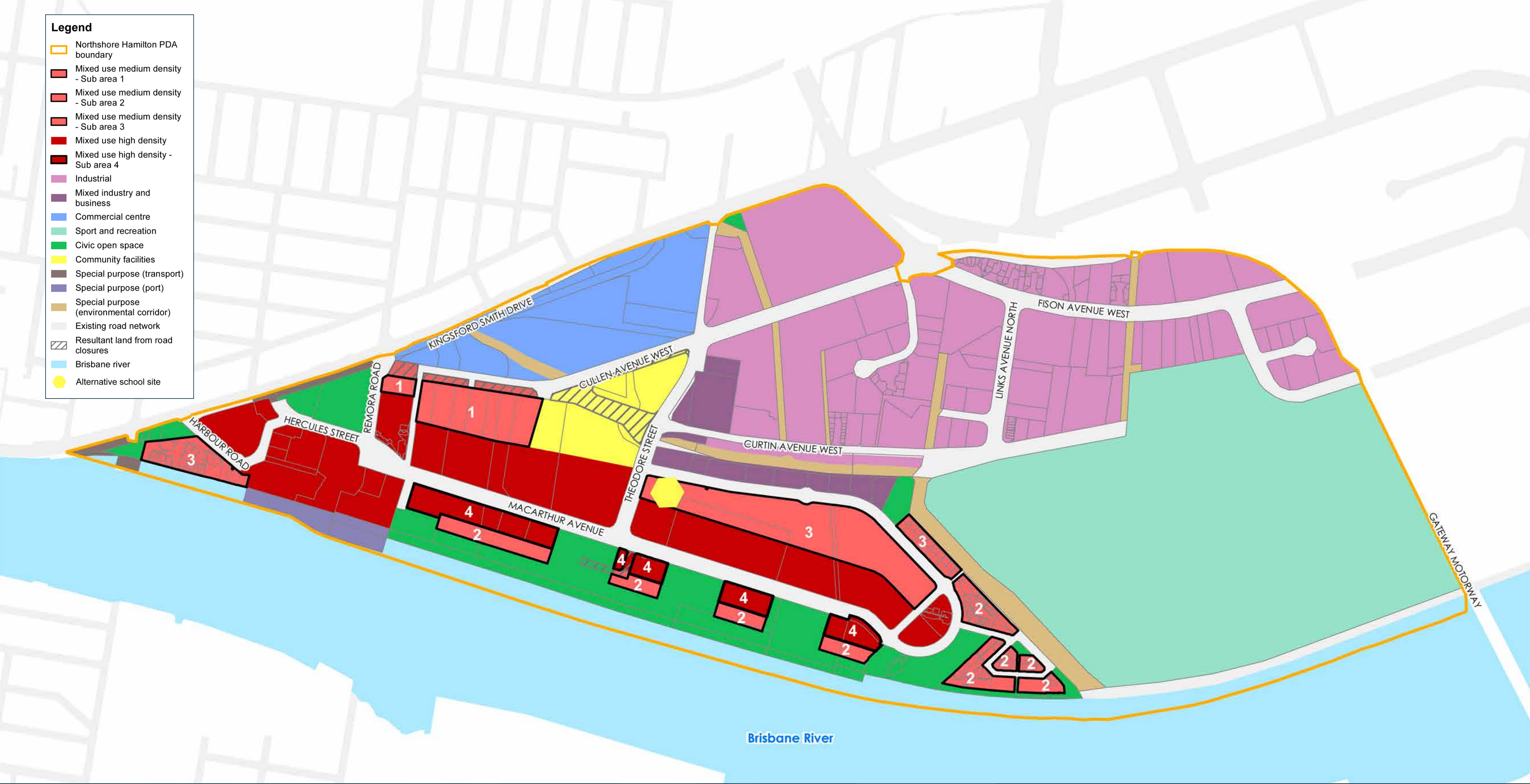
Special purpose (environmental corridor)

Existing road network

Resultant land from road closures

Brisbane river

Alternative school site





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 100m² GFA	2 bay per 100m² GFA	Max 1 bay per 100m² GFA
Commercial ‘office’	2 bay per 100m² GFA	2 bay per 100m² GFA	Max 1 bay per 100m² 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



*Artist impression of open space.

SCHOOL SITE

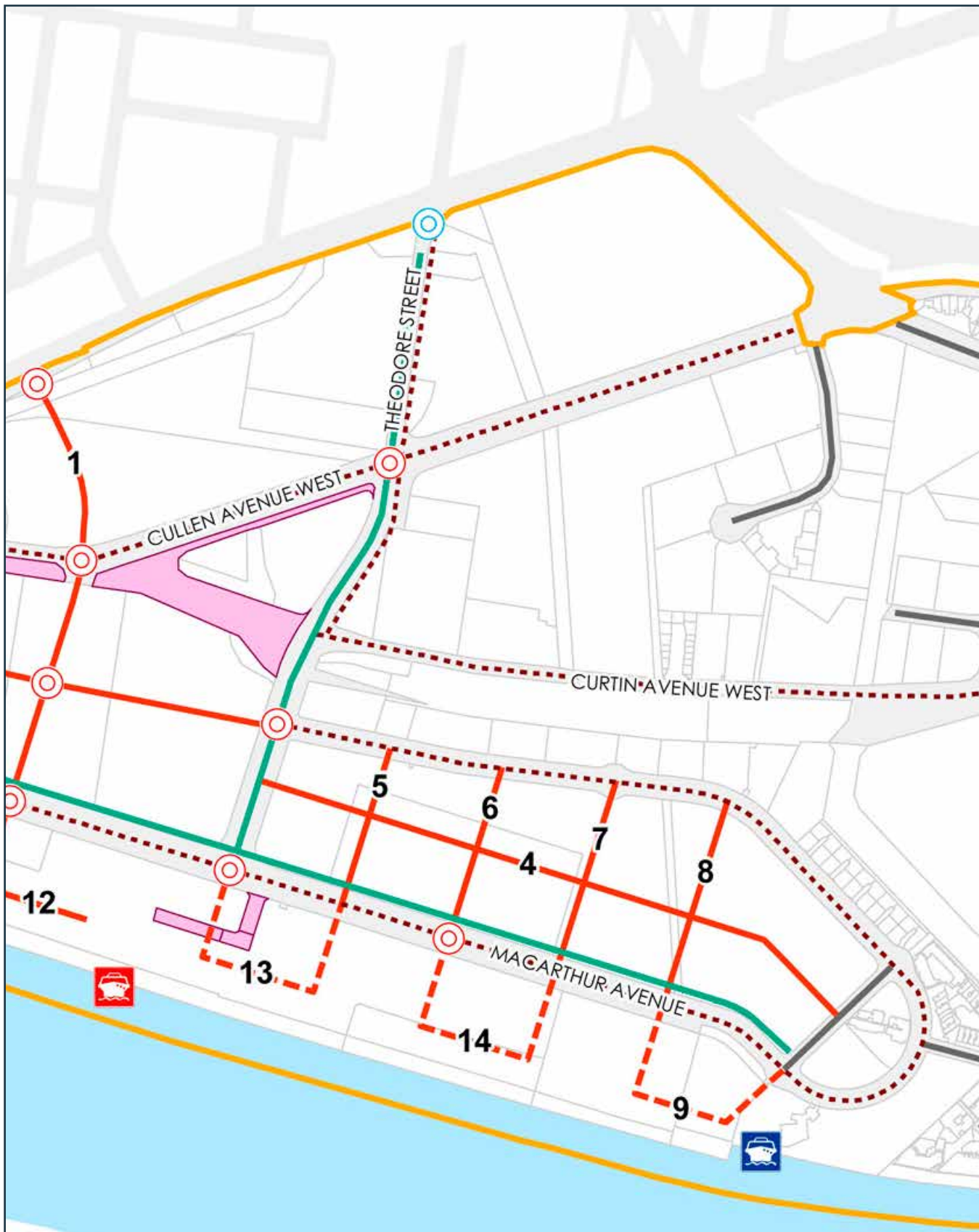
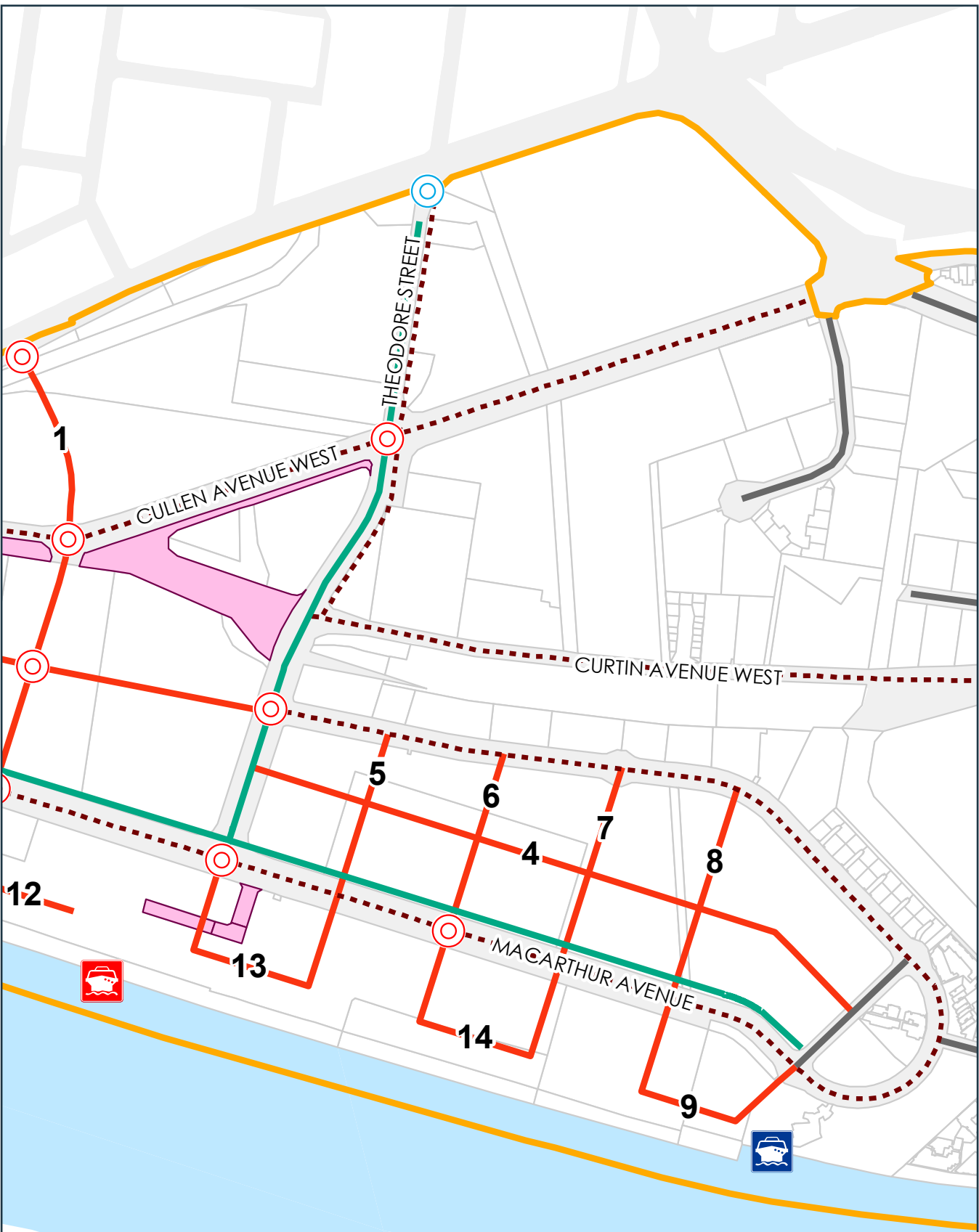
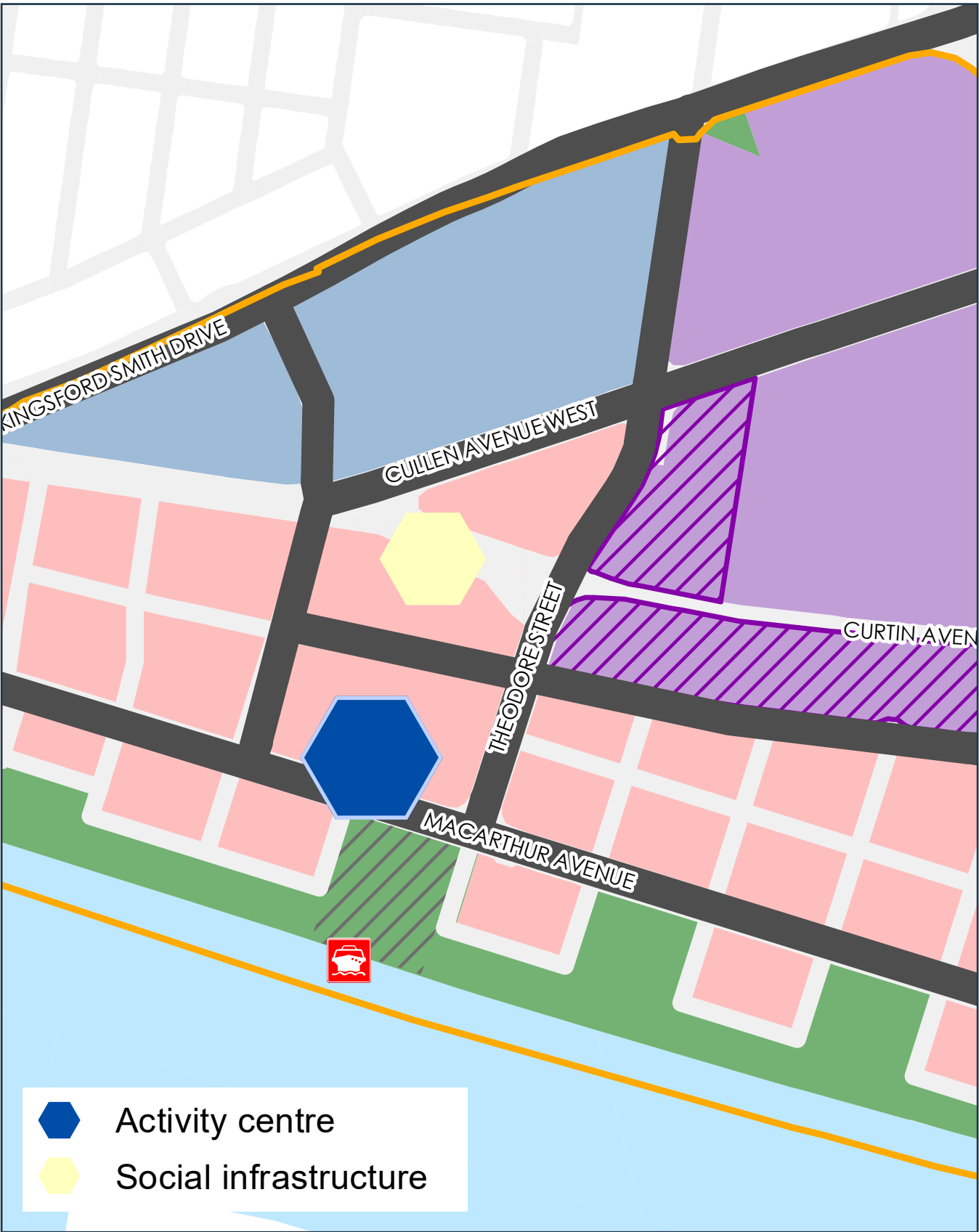
A state primary school is planned in the Community Facilities Zone, co-located with other community facilities.

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





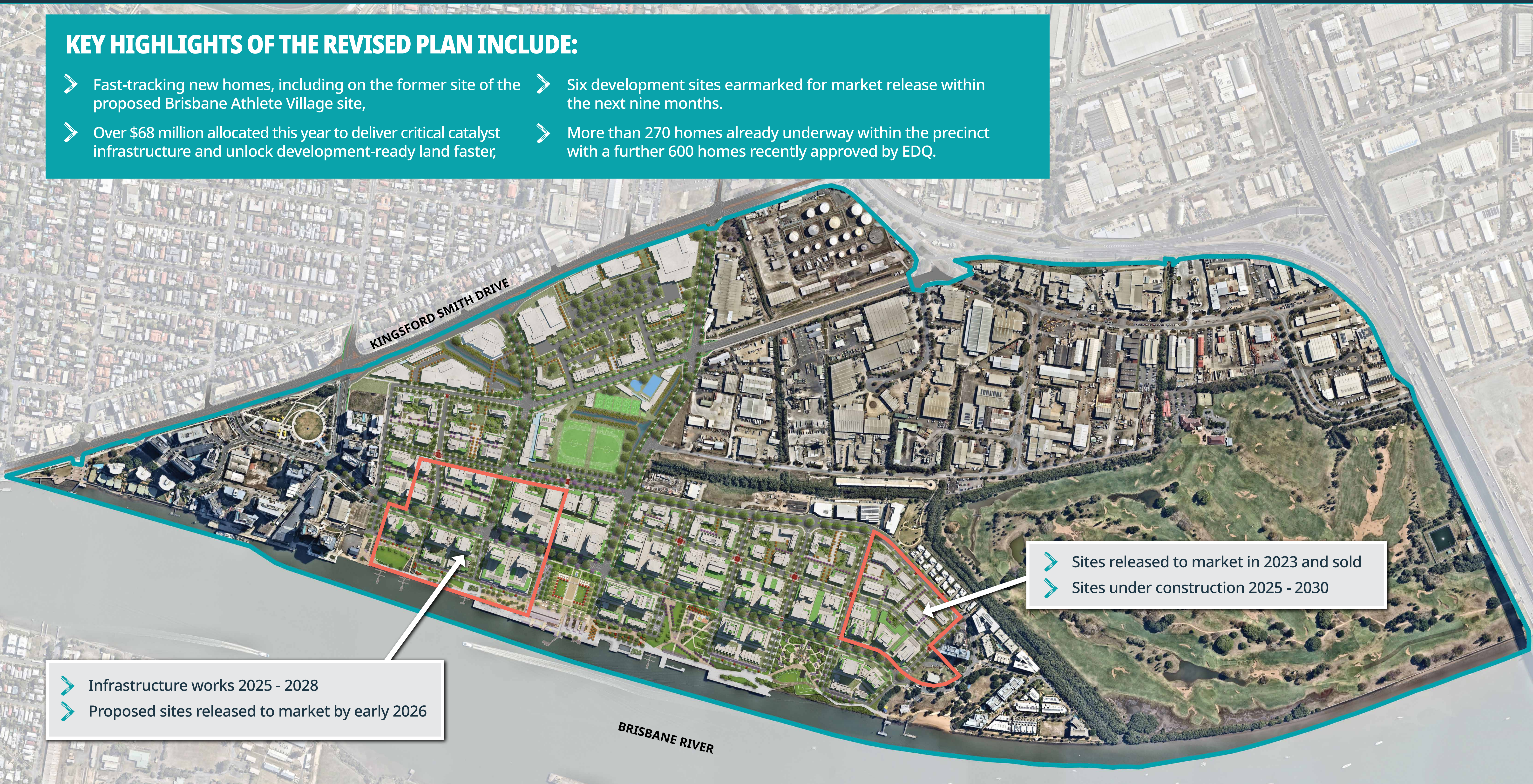
Loop roads around future foreshore development sites may not be necessary, subject to land use, development scale and detailed design considerations.



DEVELOPMENT AND INFRASTRUCTURE DELIVERY

KEY HIGHLIGHTS OF THE REVISED PLAN INCLUDE:

- Fast-tracking new homes, including on the former site of the proposed Brisbane Athlete Village site,
- Over \$68 million allocated this year to deliver critical catalyst infrastructure and unlock development-ready land faster,
- Six development sites earmarked for market release within the next nine months.
- More than 270 homes already underway within the precinct with a further 600 homes recently approved by EDQ.



- Infrastructure works 2025 - 2028
- Proposed sites released to market by early 2026

- Sites released to market in 2023 and sold
- Sites under construction 2025 - 2030



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*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



*Artist impression of open space.