

AMENDED IN RED

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Sufficient Grounds Package

1. Introduction

The Bowen Hills PDA Development Scheme identifies in section 2.2.3 the circumstances in which development is consistent with the Land Use Plan, reproduced as follows.

PDA assessable development is consistent with the Land use plan if it is consistent with all outcomes of the relevant PDA development requirements.

However, development that is inconsistent with any of the outcomes of the relevant PDA development requirements, may be consistent with the Land use plan if the development is consistent with the vision, and:

- i. the development is an interim use; or*
- ii. there are sufficient grounds to justify the approval of the development despite any inconsistency with the relevant PDA development requirements.*

In this section 'grounds' means matters of public interest, which include the matters specified as the main purposes of the ED Act as well as:

- i. superior design outcomes, and*
- ii. overwhelming community need.*

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party

The proposed Tower 1 development includes some alternatives to specific PDA development requirements of the Bowen Hills development Scheme (**the Scheme**) for the site, specifically building height and setbacks. The development is consistent with the vision of the Land Use Plan.

In response to the identified alternatives, sufficient grounds have been proposed to assist in demonstrating consistency with the Land Use Plan, and to support the approval of the development.

The following package articulates the sufficient grounds for the development.

2. Sufficient Grounds Summary

Table 1 below outlines each of the proposed sufficient grounds, and how the outcomes are superior by comparing them to the expected outcome identified in the Planning Scheme. Furthermore, a summary of the timing and mechanism for the delivery of each superior design outcome is identified.

Table 1 - Sufficient Grounds			
Sufficient Ground	Development Scheme	Scheme Exceedance	Delivery / Timing
Public open space of minimum 800m ² within private land, together with improvements within the Murray Street road reserve, comprising: <ul style="list-style-type: none"> • Interim park outcome (approx. 550m² total park extent; approx. 250m² on private land) 	None required	Infinitely greater than Development Scheme expectations	<ul style="list-style-type: none"> • Interim park outcome, and associated Murray Street road reserve amendments to be delivered in conjunction with Tower 1 (delivered within 12 months of completion of tower). To be secured by conditions. • Ultimate park outcome to be delivered prior to completion of Stage 2 or

<ul style="list-style-type: none"> Murray Street road reserve amendments, including kerb build outs with tree planting Ultimate park outcome (approx. 1,200m² total park extent; minimum 800m² on private land) 			any other substantive development on site, or within 12 months of end of current building lease (i.e. 17 December 2021). To be secured by Infrastructure Agreement.
Creative lighting to tower 1, as documented in material provided by Reddoor Architects and enclosed with this Sufficient Grounds Package	None required	Infinitely greater than Development Scheme expectations	In conjunction with delivery of Tower 1. To be secured by approved plans and conditions.
Energy Efficiency outcomes (solar generation technology, and green roof and green walls, and smart building technologies)	<u>One</u> of following: <ul style="list-style-type: none"> solar generation technology; integration of green roofs / green walls / landscape; smart technology 	Provision of <u>all</u> of: <ul style="list-style-type: none"> solar generation technology; integration of green roofs / green walls / landscape; smart technology 	In conjunction with delivery of Tower 1, as follows. <ul style="list-style-type: none"> Solar generation technology part of the building design, located on the Tower 1 rooftop (refer architectural plans by Reddoor Architects) Landscaping to contribute to green roof and green wall elements is a part of the building design (refer architectural plans by Reddoor Architects and landscape plans by RPS) Smart technology components have been identified below, and will be subject of a condition
Electric vehicle charging car spaces	One destination AC charger.	Multiple (three) destination AC chargers.	In conjunction with delivery of Tower 1 delivery of Tower 1, through inclusion of condition.

3. Public Open Space

The development will secure a new public open space for Bowen Hills. The public open space will be in a prominent and convenient location, at the corner of Thompson Street and Murray Street. The location has been deliberately selected at the highest profile corner of the site, and provides open space connectivity into the site. The location of the public open space augments existing public land on Murray Street, and will provide quality landscape and environmental performance.

The public open space will be accessible to all members of the public without limitation.

The public open space is comprised of an interim park outcome, including amendments to the Murray Street road reserve (i.e. kerb build outs with vegetation), and an ultimate park outcome.

Details of the proposed public open space are included in the landscape plans in **Attachment C** to the Further Issues response, with selected images provided below.

2.1 THE GREEN-INTERIM PARK DETAILED PLAN

LEGEND

- 1 Feature seating wall provides formal seating
- 2 Concrete footpath 2.5 m wide to BCC standard
- 3 Large park trees located on southern edge to maximise natural light hours across the open space while providing immediate shade underneath e.g. *Flindersia australis*. Offset from existing water to a min 750 mm to WSA code. Stormwater tree offset alignment consistent with BCC standards
- 4 Chamfered path to create a wide legible entry to park
- 5 Tree build outs with shade tree e.g. *Flindersia australis*
- 6 Car parking bay in between build outs
- 7 Thompson Street verge landscape retained and protected
- 8 Low trees under powerlines e.g. *Cupaniopsis anacardioides* placed on the same alignment as existing trees to ensure no clashes with services
- 9 Low groundcover planting to maintain sightlines under trees
- 10 Tactiles to BCC standard
- 11 Location for potential bike rack and services
- 12 Entry landscape to act as a natural buffer to Thompson street traffic noise
- 13 Building break out space
- 14 Screen planting to existing building softening the built form and providing privacy for windows
- 15 Open lawn
- 16 Pedestrian crossing
- 17 Stage 1 planting
- 18 7m wide road pavement

Note: locations of services are to be confirmed
Dimensions are approximate. Final dimensions to



NOTE:

The Masterplan of Murray, Thompson and Abbotsford Road have been designed to comply with Brisbane City Council (BCC) Standard Details and Centres Detail Design Manual. Murray and Thompson are categorised as Industrial Streets and the design reflects the BCC design requirements of pavement finishes, tactile paving, tree positioning, and species selection. Abbotsford Road is classified as a Subtropical Boulevard - out of centre verge width 5m. The design for this including the details, materials finishes, and species selection will comply with the BCC standards.

INTERIM PARK EXTENTS

- Interim park extent total = approx 550m²
- Interim park within site total = approx 250m²
- - Extent of Murray Street carriage way improvements

2.3 THE GREEN ULTIMATE PARK LAYOUT DETAILED PLAN

LEGEND

- 1 Tree avenue creates strong links through the site
- 2 2.5m wide footpath to BCC standard details
- 3 Raised pedestrian crossing plaza
- 4 Building undercroft and spill out area for ground floor tenancies
- 5 Trees in grates, bollards and feature lights to pedestrian plaza featuring placemaking art
- 6 Intimate gathering area with seats set into planting. Please note this area is excluded from the public park calculation and comprises development green space
- 7 Large feature trees create site landmarks and aid wayfinding
- 8 Articulated streetscape edges with integrated landscape
- 9 Turf mounds to edge of lawn providing informal seating
- 10 Open green lawn creating versatile event space, lunching and informal gatherings
- 11 Trees to edges of lawn providing shade, amenity and enclosure
- 12 Turfed stage with GPOs for lunch time buskers, yoga classes or other events
- 13 Seating walls to edge of lawn with integrated charging points
- 14 Meeting node with seating, art, water bubbler and signage
- 15 Campus entry signage
- 16 7m wide road pavement
- 17 Low groundcover planting to maintain sightlines under trees
- 18 Tree build outs with shade tree e.g. *Flindersia australis*
- 19 Car parking bay in between build outs
- 20 Tactiles to BCC standards

Note: Dimensions are approximate. Final dimensions to be resolved during detail design.

This plan is for the purpose of the Ultimate Park only. Any works beyond the Ultimate Park extent are subject to further development approval.



ULTIMATE PARK EXTENTS

- Ultimate park extent total = approx 1200m²
- Ultimate park within site total = min 800m²

The public open space is not required by the PDA Development Scheme, and so is an infinitely greater outcome and public benefit than currently anticipated for the locality.

- The interim outcome will be secured by a condition and provided in conjunction with Tower 1.
- The ultimate outcome will be secured by an Infrastructure Agreement and delivered:
 - following completion of Tower 1 (Stage 1); and
 - prior to completion of Stage 2 or any other substantial development of the site; and
 - in any event, no later than 17 December 2031 (being 12 months after the end of the current lease of the building over the part of the site that the ultimate park is located).
- The amended approach to the public park includes changes to the Murray Street road reserve, that allows for a more generous interim and ultimate park outcome. That amendment to the Murray Street road reserve has resulted in changes to services and other arrangements, which are documented in the landscape package and the detailed engineering package. These works are to be undertaken by the developer, at the developer's cost.
- The interim park will have a total extent of approximately 550m², of which approximately 250m² will be within private land. The balance is achieved through the Murray Street amendments.
- The ultimate public park will be approximately 1,200m², of which a minimum of 800m² will be within the private land. The balance is achieved through the Murray Street amendments.
- The interim park outcome creates the southern span of the future ultimate park outcome. This allows the large vegetation at the Murray Street interface to establish early, and also provides for a pleasant recreation space for workers and visitors in conjunction with Tower 1. The interim park comprises the following details (having regard to the Further Issues request):
 - The shape and dimensions of the interim park is shown in the amended landscape architecture package (**Attachment C** to the Further Issues response).
 - The embellishments for the interim park are shown in the amended landscape package, and include lawn and vegetation areas, planting of significant trees, footpath to Council standard, feature seating wall for formal seating, and bike parking.
- The ultimate park outcome builds upon the foundation established by the interim park outcome. It provides for an increased lawn area, and an active interface to the Stage 2 tower that is of a design consistent with the Murray Street interface established by the interim park outcome. The ultimate park comprises the following details (having regard to the Further Issues request):
 - The shape and dimensions of the ultimate park is shown in the amended landscape architecture package (**Attachment C** to the Further Issues response).
 - The embellishments for the ultimate park are shown in the amended landscape package, and include lawn and vegetation areas, planting of significant trees, footpaths to Council standard, feature seating walls for formal seating, bike parking, and a turfed stage.
- The plans and cross-sections demonstrate the proposed park's interface with Murray Street, Thompson Street, the internal driveway network, and its relationship with Tower 1 and the proposed future Tower 2, including active interface treatments (i.e. seating walls for activity at the edges, whilst maintaining permeability into the park spaces).
- The works to Murray Street and associated with the interim park outcome include the planting of mature trees within the newly created public space, and the upgrade of the adjoining side of Murray street to EDQ and Council satisfaction.

The timing and mechanism for delivery of the public open space is as follows.

- The interim park outcome will be delivered in conjunction with the delivery of Tower 1. This can be imposed on the Tower 1 Development Permit by way of a condition. In order to facilitate the decanting of current car parking from the hardstand of the existing warehouse (where the interim park will locate), then construction of the interim park outcome, the interim park will be delivered within 12 months of the completion of Tower 1.
- The ultimate park outcome will be secured for the site in conjunction with approval of Tower 1, through entering into an Infrastructure Agreement (**IA**) that lawfully binds the land owner and proponent to deliver the ultimate park outcome via land and embellishments.
- The Infrastructure Agreement should contain the following approach / principles. These can be set out in a lawful IA structure on in principle agreement of the IA approach from EDQ.
 - **Parties / Attachment to Land** - The IA binds the land owner, proponent and EDQ. The IA relates to the whole of the 12-18 Thompson Street (including any future titles in the event of subdivision). The IA transfers to any future land owners of the site (noting that the applicant has no intention to sell the land), and drafting of the IA shall state that the Proponent / Land Owner is not to Deal (i.e. sell or transfer) any part of the site unless the Proponent gives to the person the subject of the Dealing (i.e. purchaser) a Notice that the Development Land is subject to the IA.
 - **Enactment / Commencement of IA** - The IA identifies that the actions / conditions of the IA are enacted upon implementation of the Tower 1 delivery. That is, once Tower 1 is progressed to construction, then the IA takes formal effect. The IA requires the proponent to advise EDQ of intention to progress to construction of Tower 1.
 - **Land to which the IA relates** – The IA relates to the delivery of the ‘Ultimate Park’. The IA shall include a plan showing extent of the ultimate park to be secured.
 - **Ultimate Park Delivery** - The IA identifies timing as follows.

The ultimate park must be provided:

- following completion of Tower 1 (Stage 1); and
- prior to completion of Stage 2 or any other substantial development of the site; and
- in any event, no later than 12 months following the completion of the current lease at 12 Thompson Street (i.e. 17 December 2031).
- **Ultimate Park Design** - The IA shall include a plan/s showing intended landscape embellishments, as per the agreed plan for the Ultimate Park. A requirement of the IA is to submit for assessment by EDQ the detailed design of the ultimate park reflecting the approved landscape plan and the current BCC Design Standards (of that time), prior to construction works commencing. This process allows for any change in EDQ / Council parkland standards to be captured at that time. The IA is to include a requirement that sets out the process for detailed design and delivery of the public open space, including the following:
 - Proponent and EDQ to participate in formal design discussion for the detailed landscape design – prior to site / operational / building work occurring, and prior to submission of detailed landscape plans for approval of EDQ.
 - Submit for the approval of EDQ, detailed landscape plans for the public open space – prior to site / operational / building work occurring.

- Arrange and attend a pre-start meeting with EDQ – prior to site / operational / building work occurring.
 - Carry out the works in accordance with the approved detailed landscape plans.
 - Submit as-constructed drawings to EDQ – prior to final inspection certificate for the public open space.
 - Undertake on-maintenance / off-maintenance actions.
- **Park Ownership** – Condition of the IA to state that the park is to be retained in private ownership and available for public use 24 hours per day, 7 days per week, unless agreement is reached with Brisbane City Council for formal transfer of the park to Council ownership.

4. Creative Lighting

The Tower 1 development will provide creative lighting, contributing to Brisbane City Council's 'City of Lights' strategy, which is a provision beyond the requirements of the Development Scheme (which does not require delivery of creative lighting). Concept creative lighting outcomes are provided in the proposed architectural plans – with an extract provided below and full package enclosed herein.

The creative lighting outcomes will be delivered in conjunction with the construction of Tower 1, as legally secured via conditions of approval.

lighting for occasion

- Street level lighting from the building and trees contribute to the vibrant precinct at night.

lighting for identity

- Building fronts facing towards open parks and surrounding buildings.
- Bud lighting to larger trees at podium and roof levels.
- Active lighting to building podium (first four storey) frontages.

lighting for discovery

- Activate spaces through creative lighting.
- Lighting used for wayfinding, to help first-time visitors navigate and experience the site without confusions.

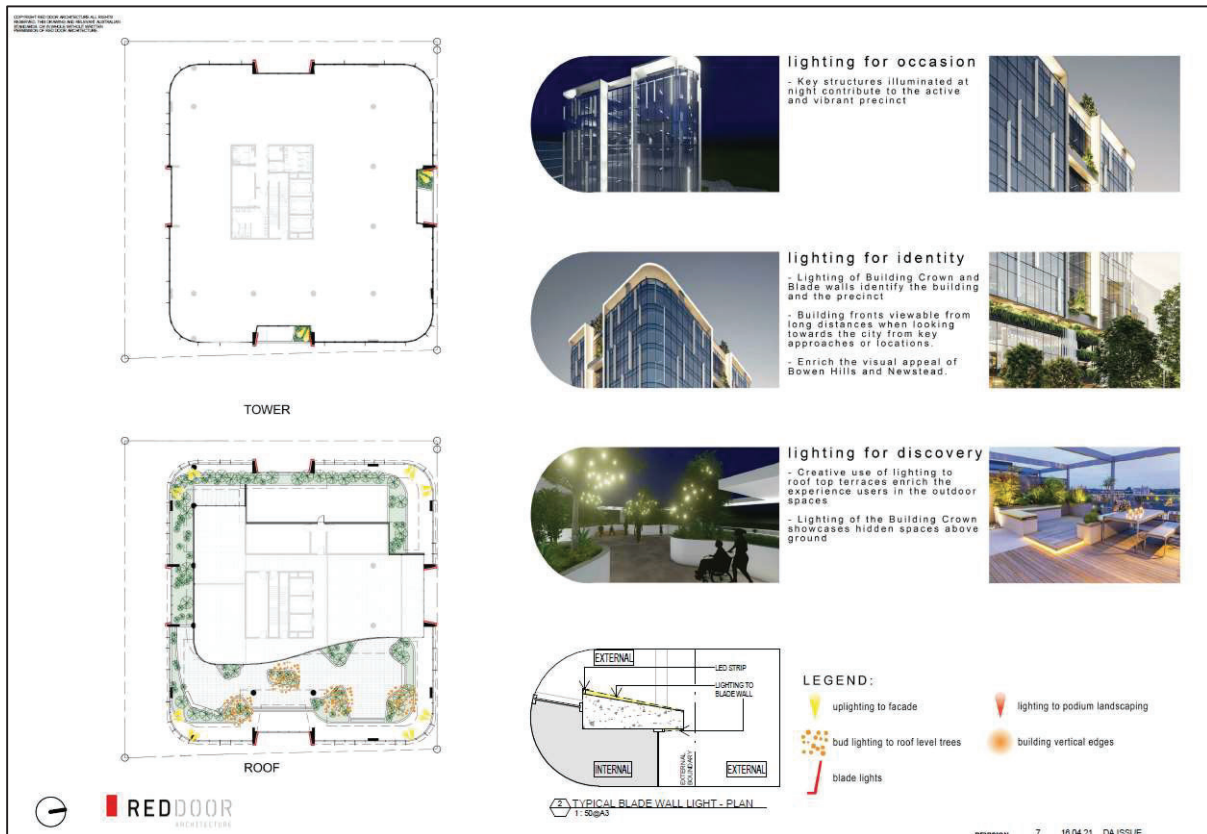
LEGEND:

- uplighting to facade
- bud lighting to ground level trees
- blade lights
- lighting to podium landscaping
- building vertical edges

TYPICAL PODIUM LIGHT - SECTION
1-100@A3

REDDOOR ARCHITECTURE

REVISION 7 16.04.21 DA ISSUE



5. Energy Efficiency (Solar Generation / Green Building / Smart Technology)

The Tower 1 development will provide all of the following outcomes, which is a provision beyond the requirements of the Development Scheme (which seeks only one for each development).

- **Solar generation technology** – Photovoltaic cells are proposed to the building rooftop, as identified in the architectural plans. The solar generation technology will be implemented in conjunction with delivery of Tower 1, and will contribute energy for powering communal facilities (excluding lifts). The approved plans that identify the photovoltaic cells will ensure delivery of this component.
- **Green Building Elements** – The development integrates green roof components to the rooftop and podium lids, living greenery on the façade of the building, and other landscape elements within the built form and public realm. Approximately 60% of the Tower 1 area is for landscape.

The proposed landscaping to the rooftop has a green coverage (i.e. canopy of plants) of approximately 40% of the available rooftop space (i.e. excluding the parts of the rooftop provided for PV cells above built form).

The living greenery to the façade of the building is provided in containerised planters (rather than vertical green walls) of a design and capacity to achieve good vegetation growth.

The applicant has engaged with a building certifier to confirm that the living greenery elements on the façade of the building do not contribute a fire compliance risk.

- Smart Technology – Building automation and technology systems will be installed in Tower 1, to utilise industry best practice technology that are IP addressable to facilitate quick and easy connection to the building’s Integrated Communications Network (ICN). The building automation systems that will be incorporated include the following:
 - Building Monitoring and Control System
 - Energy Metering System
 - Programmable Lighting Control System
 - Emergency Lighting Monitoring System
 - CCTV Surveillance System
 - Access Control and Intruder Detection System
 - Lift Control System
 - Standby Generator Control System
 - Fire Alarm and Evacuation System

The solar generation, green building elements, and smart technology will be delivered in conjunction with the construction of Tower 1. They can be implemented and secured via conditions of approval.

6. Electrical Vehicle Charging Car Spaces

The Tower 1 development will provide multiple (three) destination AC chargers, which is a provision beyond the requirements of the Development Scheme (which seeks only one destination AC charger for each development).

The electrical vehicle charging outcomes will be delivered in conjunction with the construction of Tower 1. They can be implemented and secured via conditions of approval.