

AMENDED IN RED

By: Chris Hinton

Date: 13 December 2021



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1124

Date: 22 December 2021



Plan of Development

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Appendix A – Masterplan Diagrams

1. Introduction

1.1 Purpose of the Thompson Street Health and Business Precinct Plan of Development

Preliminary approval is sought for a Masterplan for the *Thompson Street Health and Business Precinct* to facilitate the longer term redevelopment of the site at 12-18 Thompson Street, Bowen Hills. Redevelopment of the masterplan area is to be in accordance with the *Thompson Street Health and Business Precinct Plan of Development (PoD)*.

The development of the site pursuant to the Masterplan constitutes a Preliminary Approval for Material Change of Use, pursuant to the *Economic Development Act 2012 (ED Act)* and the Bowen Hills Priority Development Area Development Scheme (**Development Scheme**).

The purpose of the PoD is to demonstrate how the proposed redevelopment of the *Thompson Street Health and Business Precinct* can be delivered, consistent with the PDA vision, PDA-wide criteria and zone provisions and that development will not compromise or unreasonably prejudice the opportunities for the development of the broader Bowen Hills PDA.

In doing so the PoD seeks to establish the planning and design framework for the long-term development of the *Thompson Street Health and Business Precinct* site in accordance with the PoD.

Any future development on the site will be subject of separate development applications, and must have regard to the *Thompson Street Health and Business Precinct* as approved by this Preliminary Approval, pursuant to the decision rules of the ED Act.

1.2 Effect under Economic Development Act 2012

The ED Act is the statutory instrument responsible for development assessment in the Bowen Hills PDA. The ED Act establishes the Minister for Economic Development Queensland (MEDQ), the primary function of which is to facilitate economic development and development for community purposes in Queensland by providing for a streamlined planning and development framework for declared Priority Development Areas. The ED Act operates independently of the Planning Act 2016.

Pursuant to the ED Act and the Development Scheme, the development subject of the PoD comprises:

- PDA Preliminary Approval for Material Change of Use for Master Plan for Office, Research and Technology Industry, Health Care Services, Hospital, Food and Drink Outlet (<250m²), Shop (where located at ground level and not exceeding 250m² per tenancy), Showroom, Warehouse, Indoor Sport and Recreation (Gymnasium), and Park.

Any future development on the site will be subject of Permissible Development. Permissible development requires a PDA development application to be lodged with the MEDQ for assessment and decision. Applications for development are assessed under the ED Act and must consider the PDA Preliminary Approval (including this PoD) and the Development Scheme, amongst other matters. Approval is required to be granted by EDQ for permissible development to be undertaken.

1.3 Relationship to the Bowen Hills Priority Development Area Development Scheme

The Bowen Hills Urban Development Area (UDA) was declared by the State Government as a UDA on 28 March 2008. The Bowen Hills UDA covers 108 hectares of land in the inner northern suburb of Bowen Hills. The area is now referred to as the Bowen Hills Priority Development Area (PDA).

Planning and development in the Bowen Hills PDA is directed by the Bowen Hills PDA Development Scheme (the Development Scheme). The Development Scheme became effective on 3 July 2009.

The Bowen Hills PDA Development Scheme version at the time of this development application is Development Scheme Amendment no. 2 (effective from 21 June 2019).

Section 387 of the ED Act identifies that the Development Scheme is the most relevant planning instrument for determining the applicable planning and development controls for the site.

The level of assessment table in the Development Scheme provides that all development in the PDA is Permissible Development, other than development mentioned as PDA Accepted Development or Prohibited.

The PoD is a Preliminary Approval, which guides future development outcomes over the site. The level of assessment provisions of the Development Scheme continue to apply.

2. Land to which the PoD Applies

The site is located at 12-18 Thompson Street, Bowen Hills, being properly described as Lot 1 on RP121293 and Lot 4 on SP312302. The site is located in the Bowen Hills area of inner Brisbane, approximately 4 kilometres north-east of Brisbane's Central Business District. The shape of the site can be described as an irregular form and has a total area of 12,611m², with frontages to Thompson Street, Murray Street and Abbottsford Road.

The PoD applies to the whole of the site.

3. Vision

The Thompson Street Health and Business Precinct is to be developed for a coherent and integrated business park outcome.

The Thompson Street Health and Business Precinct will deliver a strong sense of place for this part of Bowen Hills – to attract business, employment and investment, to provide amenity for workers, and to catalyse development in this part of Bowen Hills.

Land Use in the Thompson Street Health and Business Precinct will provide for business and employment activity, with supporting retail, community and health activities.

Built form will contribute to a positive local identity, including to provide a coherent built form transition from the Mixed Use Zone to the Business and Industry Zone.

A strong sense of place will be delivered through distinctive design of buildings individually and collectively, and public and communal greenspace across the site.

4. Land Uses Approved by the PoD

The PoD approves the following land uses, subject to compliance with the Development Parameters and any PDA Development Application required by the Categories of Development.

- Office
- Research and Technology Industry
- Health Care Services
- Hospital
- Food and Drink Outlet (where <250m²)
- Shop, where located at ground level and not exceeding 250m² of GFA per tenancy
- Showroom
- Warehouse
- Indoor Sport and Recreation (gymnasium)
- Park

5. Development Parameters

Development is to be undertaken in accordance with the following development parameters.

Table 2: Development Parameters	
Building Height	<p>Stage 1 – Maximum 14 storeys, subject to the delivery of all elements of the sufficient grounds package approved by the Stage 1 Development Permit (DEV2020/1124)</p> <p>Stages 2, 3 and 4 – Maximum 8 storeys in accordance with Section 2.6.5.2 of the Development Scheme</p>
Plot Ratio	<p>Maximum 3:1 across whole of the site, being Lot 1 on RP121293 and Lot 4 on SP312302</p> <p><i>Note: The total site has an area of 12,611m². which equates to a total allowable GFA across the site of 37,833m². The Stage 1 Development Permit (DEV2020/1124) approves a total GFA of 12,675m² or a plot ratio of 4.76:1 (including approved sub-Stages 1A-1C). Stages 2, 3 & 4 are required to have reduced plot ratios to account for the additional plot ratio approved with the Stage 1 Development Permit (DEV2020/1124). The total remaining developable GFA for Stages 2, 3 & 4 is 25,158m². All development for Stages 2 – 4 is to provide documentation demonstrating compliance with the total allowable GFA across the site of 37,833m².</i></p>
Setbacks	<p>Stage 1 – As per approved plans for PDA Development Permit (DEV2020/1124)</p> <p>Stages 2, 3 and 4 – In accordance with requirements of the Development Scheme</p>
Building Separation	In accordance with the requirements of the Development Scheme
Public Space	<p>1,200m² of open space, with a minimum 800m² of privately held land within Lot 1 on RP121293 and Lot 4 on SP312302 to be dedicated for a single public open space located generally in the position shown indicatively on the Masterplan Diagrams in Appendix A and to be delivered in Stage 1.</p> <p><i>Note: this public space is a component of the sufficient grounds package for Stage 1 and is to be dedicated at no cost in accordance with the conditions of the Stage 1 Development Permit (DEV2020/1124).</i></p>
Connectivity	Public thoroughfare access from Murray Street to Abbotsford Road, as indicatively shown on the Masterplan Diagram in Appendix A
Universally accessible communal open space	<p>Minimum 30% of site to be universally accessible communal open space.</p> <p><i>Note: landscaping can be located at ground level and in levels above ground, but must be universally accessible and comply with the communal open space and facilities section of the Mixed Industry and Business Zone</i></p> <p><i>Note: the minimum 30% of site requirement must be delivered across the whole of the site and does not need to be achieved by individual stages equally. All development for Stages 2 – 4 must provide documentation demonstrating achievement of this.</i></p> <p><i>Note: the design of universally accessible communal open space for individual stages must still comply with the relevant provisions of the Development Scheme.</i></p>

Vehicular Access	<p>Site accesses as indicatively shown on the Masterplan Diagram in Appendix A.</p> <p>Access to the proposed development from Abbotsford Road is not permitted. All access to the development to be via Murray Street unless otherwise approved by the MEDQ.</p> <p><i>Note: For the avoidance of doubt, the existing access to Abbotsford Road can be maintained until the lawful interim uses approved under PDA Development Approval DEV2019/1025 cease.</i></p> <p><i>Note: Access from the indicated 'Investigation area (access to Abbotsford Rd)' subject to approval by the MEDQ and to involve consultation with Brisbane City Council.</i></p>
Car Parking	<p>Maximum of 1 space per 100m² gross floor area across the whole of the site</p> <p>All car parking is to be located within basements or sleeved with active uses on all frontages.</p> <p><i>Note: car parking applies to whole of site, and not to individual towers (i.e. higher rate of car parking can be provided in some buildings, where balanced across other buildings). It is noted that a carparking provision greater this rate was approved in Stage 1 via DEV2020/1124. Stages 2, 3 & 4 are required to have reduced carparking ratios to account for the additional car parks approved with the Stage 1 Development Permit (DEV2020/1124). All development for Stages 2 – 4 must provide documentation demonstrating achievement of this.</i></p>
Other Aspects	<p>Each stage to provide <u>all</u> the following:</p> <ul style="list-style-type: none"> a) integration of solar generation technology within the built form or public realm, b) integration of green roofs, green walls or other sustainable landscape elements within the built form and the public realm, <u>and</u> c) integration of smart technology which passively controls the use of electricity <p>Each stage to provide facilities to support the charging of electric vehicles including at least two (2) Destination AC chargers¹ and the electrical capacity for Basic AC charging² on all non-visitor parking</p> <p>Where not otherwise stated in this PoD, development is to be undertaken in accordance with the requirements of the Development Scheme</p>

¹ Destination AC charging requires three phase 415V, 16-32A, supplying 11-22kW of power.

² Basic AC charging requires supply of a dedicated AC circuit of 240 volts, 10-15amps, supplying 2.4-3.7kW of power

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LEGEND:

- road resumption
- design zone to Abbotsford Road
- basement level extent



In accordance with Condition 50, access to/from Abbotsford Road not permitted unless agreed otherwise by the MEDQ.

- investigation area (access to Abbotsford Rd)



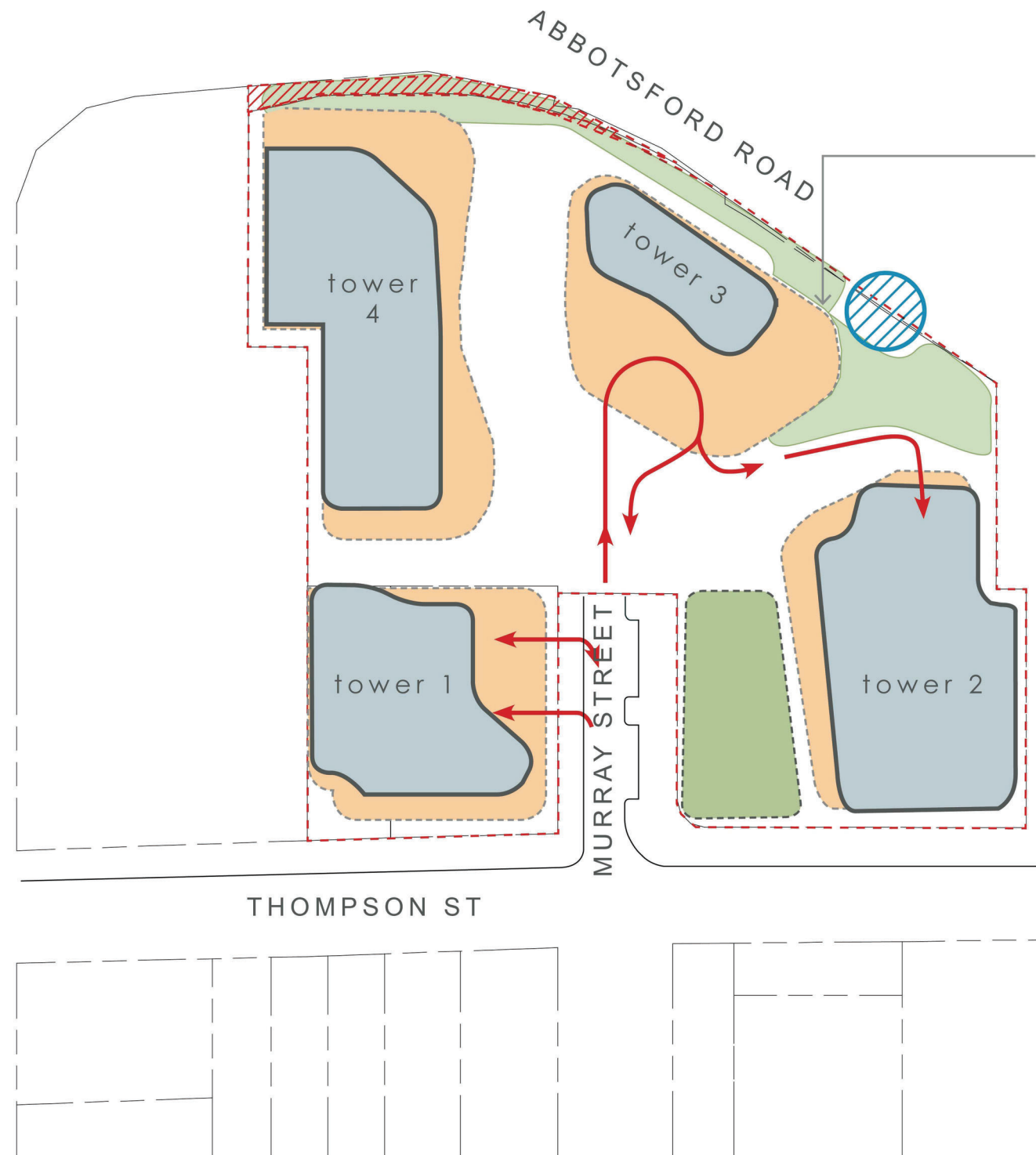
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dashed line indicates building over

In accordance with Condition 50, access to/from Abbotsford Road not permitted unless agreed otherwise by the MEDQ.

LEGEND:

road resumption

design zone to Abbotsford Road

ground floor extent

publicly accessible open space (min. 800m²)













landscaped undercroft

ultimate site access (vehicles)

investigation area (access to Abbotsford Rd)



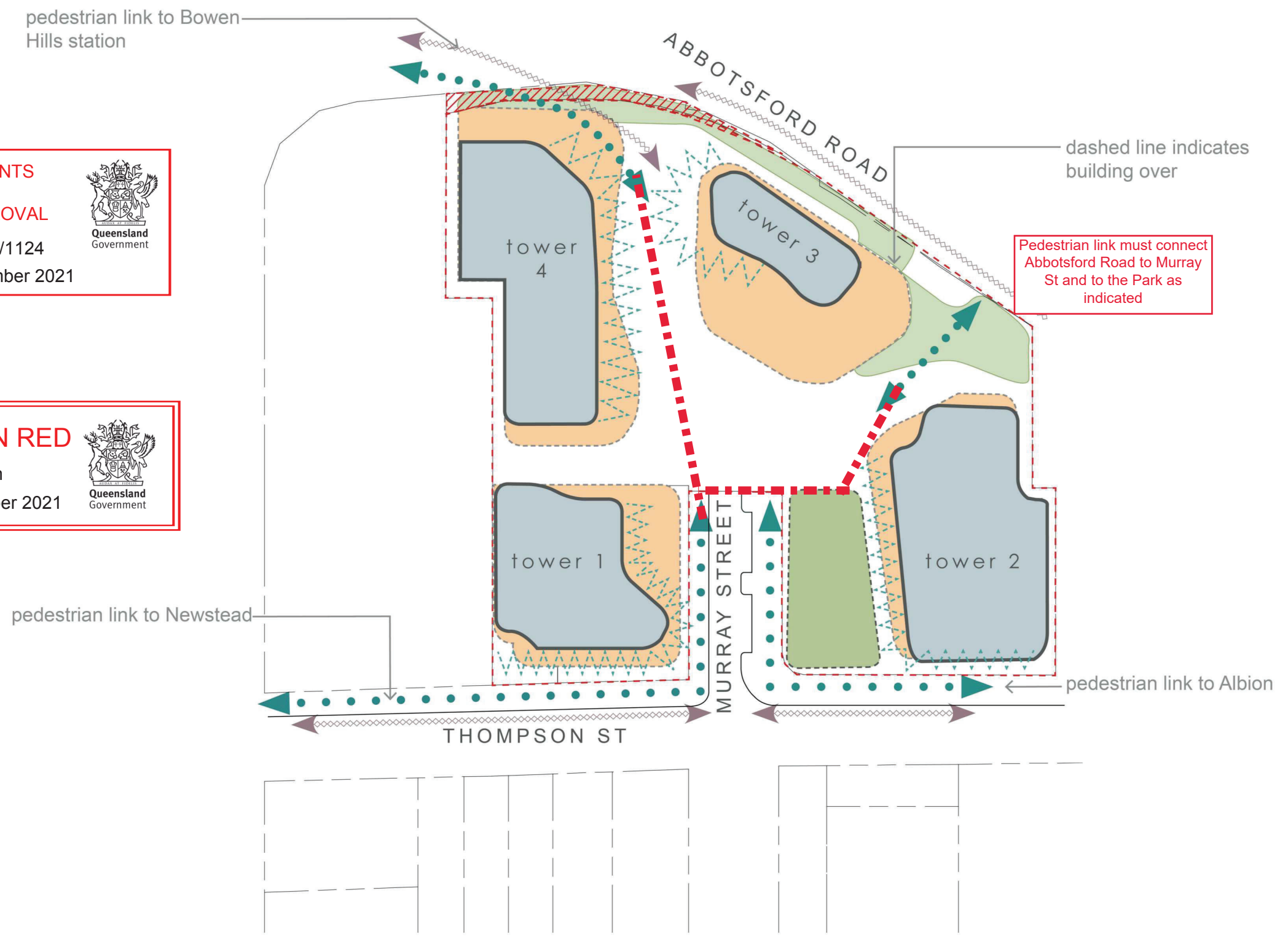
LEGEND:

-  road resumption
-  design zone to Abbotsford Road
- 
-  ground floor extent
- 
-  publicly accessible open space (min. 800m of private land)
-  landscaped undercroft
-  ultimate site access (vehicles)
- 
-  cyclist site access
-  pedestrian link
-  pedestrian access ~~separation~~

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LEGEND:

- road resumption
- design zone to Abbotsford Road
- ground floor extent
- publically accessible open space (min. 800m²)
- landscaped undercroft
- Active edges

NOTE:

- ① building envelopes shown - buildings subject to other provisions in P.O.D.
- ② minimum 30% of site area for landscape as per provisions in P.O.D. (landscape extent not shown on diagrams).

All setbacks for Towers 2, 3 and 4 to be in accordance with requirements of the Development Scheme

Setbacks for Tower 1 as per approved plans for PDA Development Permit (DEV2020/1124)

Nominated 'active edges' are to be activated through a variety of measures, including varied design concepts and providing a high frequency of front entries or doors to approved uses and the provision of continuous awnings. It is also noted that any podium car parking is to be sleeved with active uses.



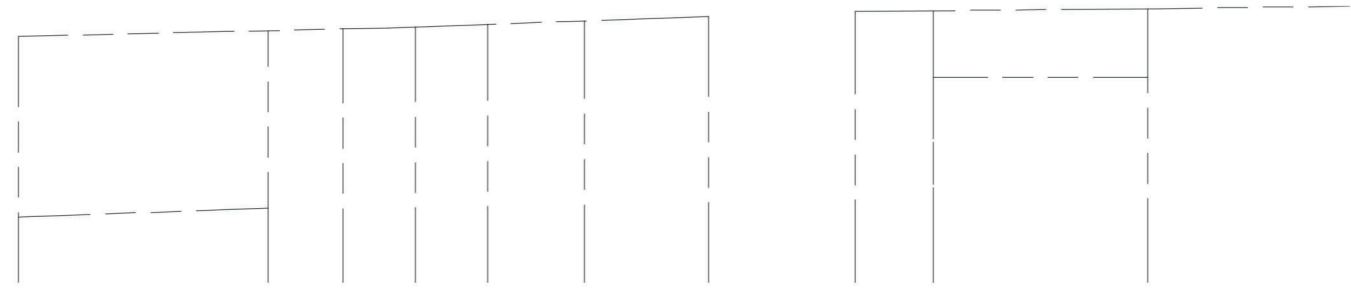
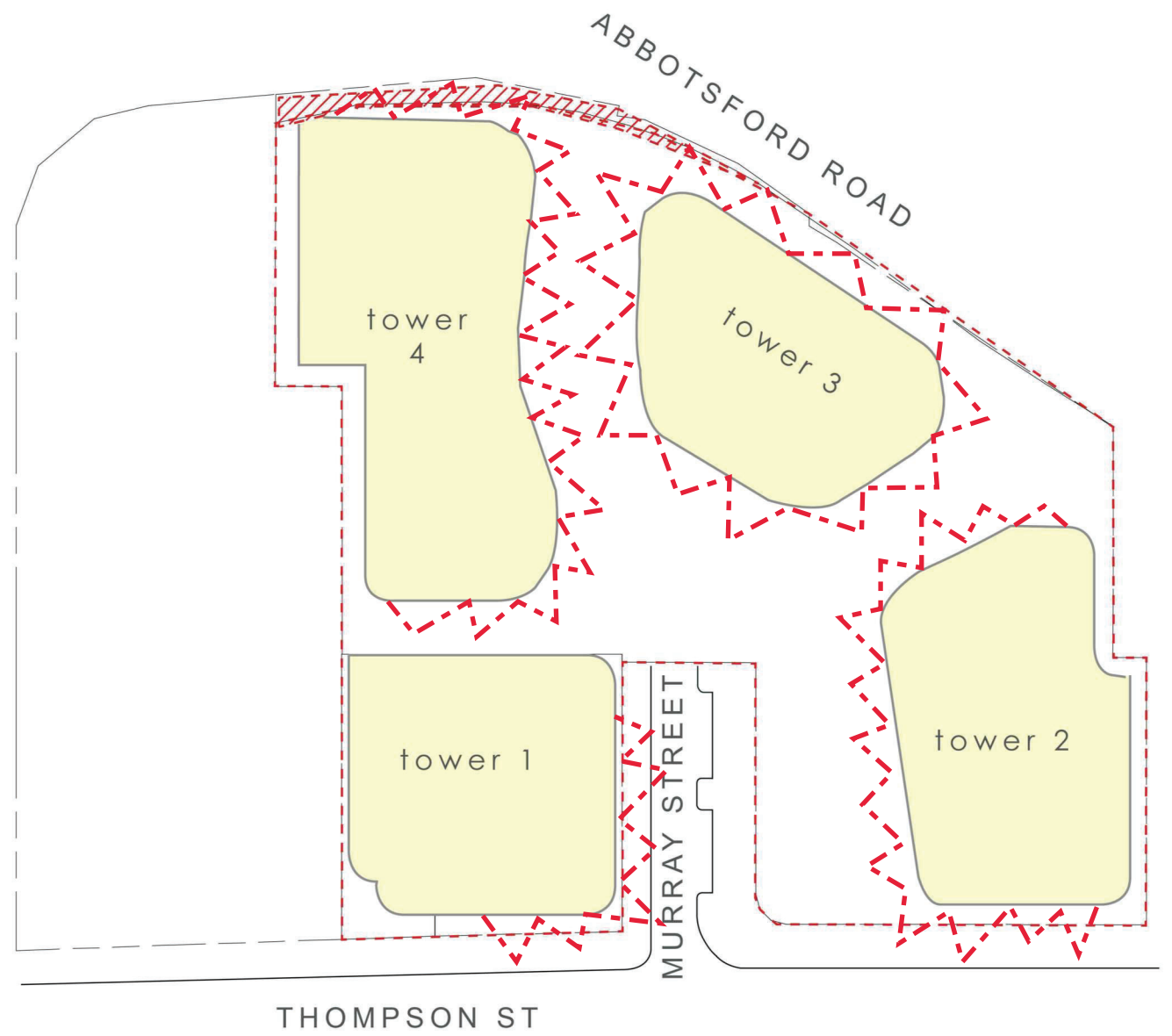
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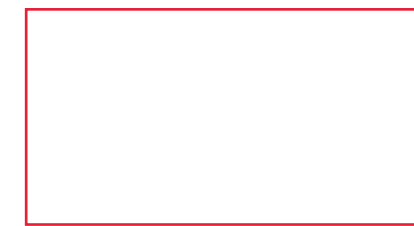
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LEGEND:

road resumption



tower extent

Active Uses

NOTE:

- ① building envelopes shown - buildings subject to other provisions in P.O.D.



All setbacks for Towers 2, 3 and 4 to be in accordance with the requirements of the Development Scheme

Setbacks for Tower 1 as per approved plans for PDA Development Permit (DEV2020/1124)

All tower separations to be in accordance with the requirements of the Development Scheme

Any podium car parking is to be sleeved with active uses where shown.



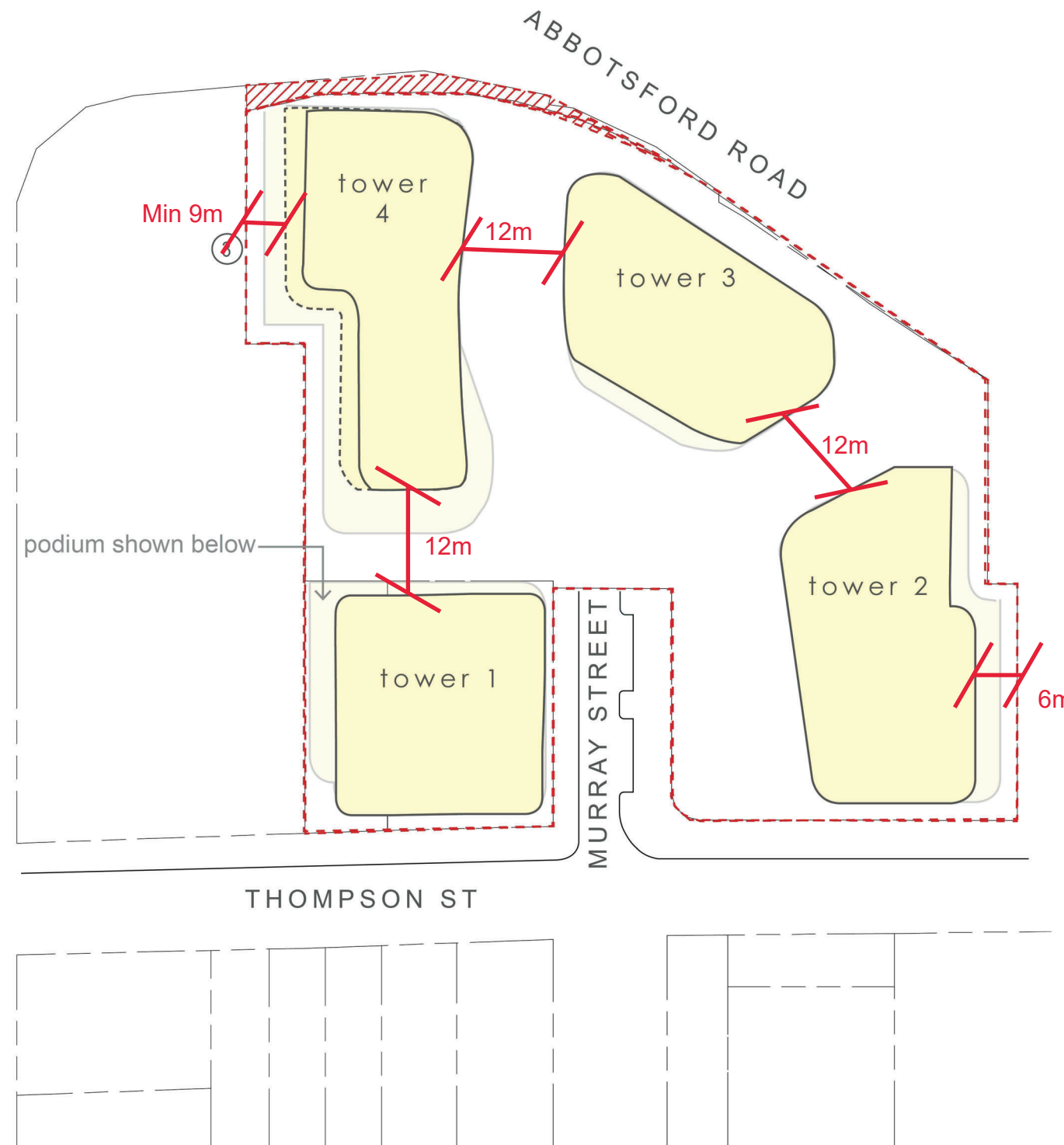
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LEGEND:

road resumption

tower extent

NOTE:

① building envelopes shown - buildings subject to other provisions in P.O.D.

All setbacks for Towers 2, 3 and 4 to be in accordance with the requirements of the Development Scheme

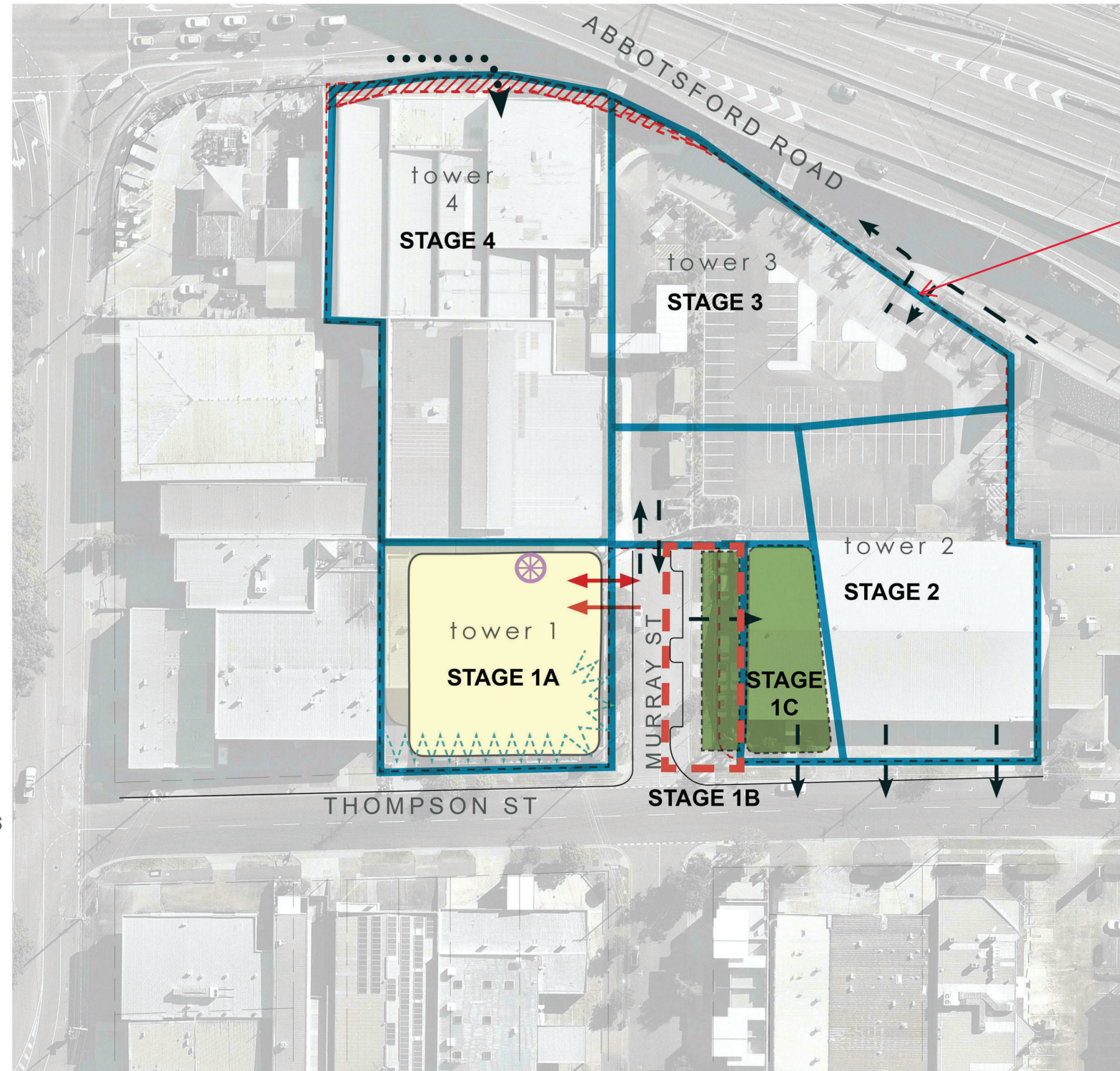
Setbacks for Tower 1 as per approved plans for PDA Development Permit (DEV2020/1124)

All tower separations to be in accordance with the requirements of the Development Scheme



STAGE 1A

- BUILDINGS:** - TOWER 1 (EXISTING BUILDINGS ON STAGE 2,3 & 4 RETAINED)
- VEHICLE ACCESS:** - DIRECT FROM MURRAY ST (EXISTING ACCESS FOR BUILDINGS ON STAGE 2,3 & 4 RETAINED)
- NO INTERNAL ROADS
- EXISTING THOMPSON ST CROSSOVER CLOSED.
- PEDESTRIAN ACCESS:** - THOMPSON ST + MURRAY ST.
- PARKING:** - WITHIN TOWER 1 PODIUM
- WASTE/ SERVICING:** - **BIN STORAGE:** GROUND LEVEL SERVICES ROOM
- **BIN COLLECTION:** GROUND LEVEL ADJACENT TO RAMP AND TOWER 1 ACCESS.
- **RCV ACCESS:** VIA MURRAY ST, TURNAROUND ON-SITE AT TOWER 1.
- PUBLIC REALM:** - PEDESTRIAN PUBLIC REALM TO THOMPSON ST + MURRAY ST
- INFRASTRUCTURE:** - **WATER:** ACCESS TO EXISTING NETWORK IN MURRAY ST.
- **SEWER:** ACCESS TO EXISTING NETWORK IN MURRAY ST
- **STORMWATER:** LAWFUL POINT OF DISCHARGE TO MURRAY ST; 7xSPEL FILTERS IN UNDERGROUND HOUSING BENEATH TOWER 1.
- **ELECTRICAL / GAS / TELECOMMUNICATIONS** - ACCESS TO EXISTING NETWORKS IN THOMPSON ST.



In accordance with Condition 50, access to/from Abbotsford Road not permitted unless agreed otherwise by the MEDQ.

LEGEND:

- road resumption
- tower extent
- publicly accessible open space (min. 800m²)
- proposed ultimate site access (vehicles)
- existing site access (vehicles)
- proposed pedestrian link
- existing pedestrian link
- Abbotsford Road access subject to investigation

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STAGE 1B

Subject to Compliance Assessment via Conditions 8, 24 & 25 of DEV2020/1193

STAGE 1C

Subject to Compliance Assessment via Conditions 9 & 10 of DEV2020/1193

* REFER TRAFFIC REPORTING FOR FURTHER DETAIL ON ACCESS, PARKING AND SERVICING
* REFER ENGINEER REPORTING FOR FURTHER DETAIL ON INFRASTRUCTURE.

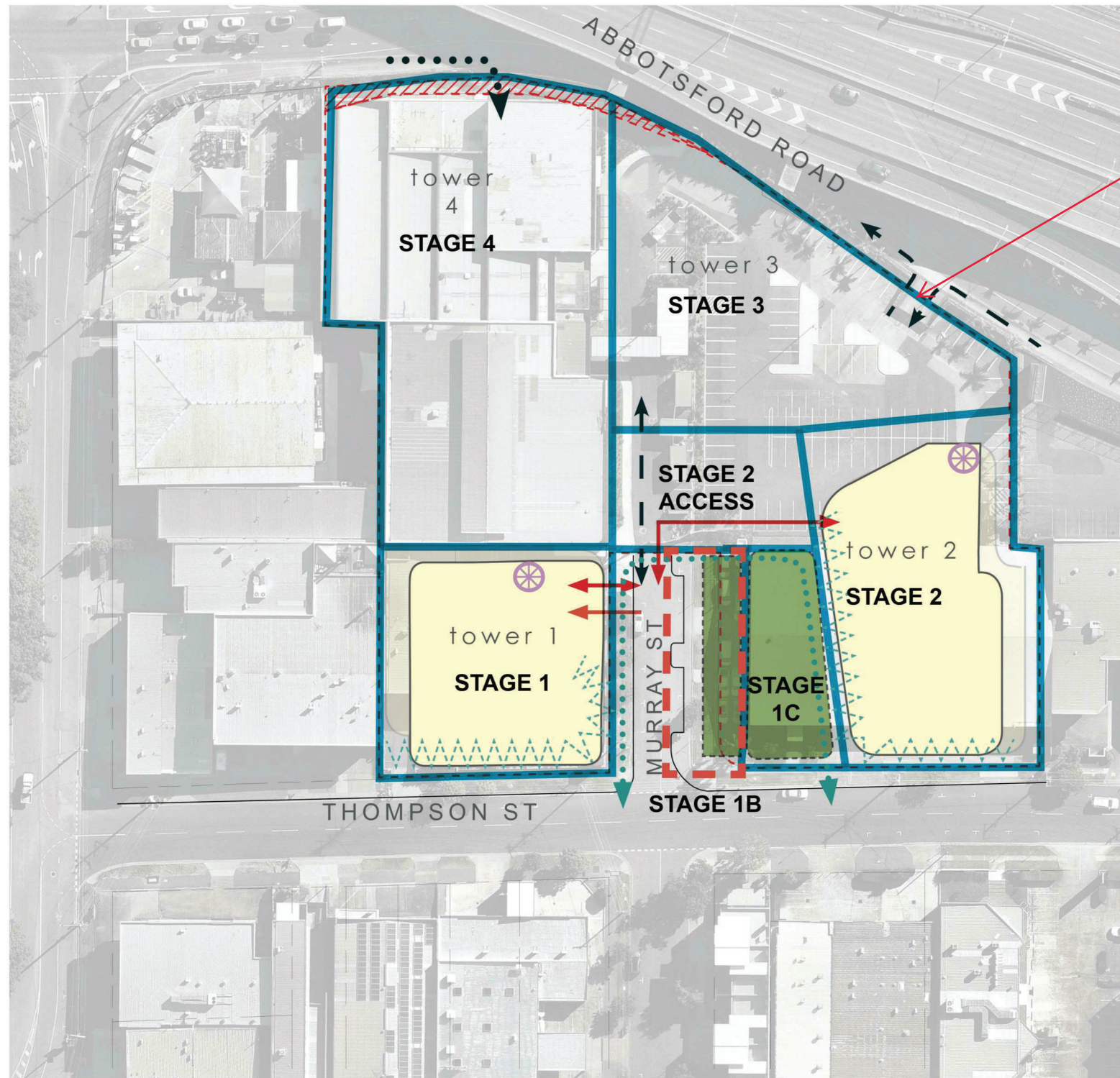
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STAGE 2

- BUILDINGS:** - TOWER 2 (EXISTING BUILDINGS ON STAGE 3 & 4 RETAINED)
- VEHICLE ACCESS:** - DIRECT FROM MURRAY ST
- EXISTING THOMPSON ST & MURRAY ST CROSSOVER CLOSED.
- PEDESTRIAN ACCESS:** - THOMPSON + MURRAY
- PARKING:** - WITHIN TOWER 2 / BASEMENT
- PUBLIC REALM:** - PEDESTRIAN PUBLIC REALM TO THOMPSON STREET
- WASTE/ SERVICES:**
- **BIN STORAGE:** WITHIN BUILDING FOOTPRINT (TO BE DETERMINED)
 - **BIN COLLECTION:** GROUND LEVEL ADJACENT TO TOWER 2 ACCESS.
 - **RCV ACCESS:** VIA MURRAY ST TO PRIVATE ROAD.
 - TURNING AREA TO BE PROVIDED AT THE END OF THE PRIVATE ROAD WITHIN THE BUILDING FOOTPRINT.
- INFRASTRUCTURE:**
- **WATER:** ACCESS TO EXISTING NETWORK IN MURRAY ST.
 - **SEWER:** ACCESS TO EXISTING NETWORK IN MURRAY ST.
 - **STORMWATER:** LAWFUL POINT OF DISCHARGE TO MURRAY ST; QUANTITY & QUALITY FURTHER RESOLVED WITH STAGE 2 DA.
 - **ELECTRICAL / GAS / TELECOMMUNICATIONS:** ACCESS TO EXISTING NETWORKS IN THOMPSON ST.



LEGEND:

- road resumption
- tower extent
- publicly accessible open space (min. 800m²)
- proposed ultimate site access (vehicles)
- existing site access (vehicles)
- proposed pedestrian link
- existing pedestrian link

In accordance with Condition 50, access to/from Abbotsford Road not permitted unless agreed otherwise by the MEDQ.

Existing site access from Abbotsford Road to be retained where associated with existing ongoing uses

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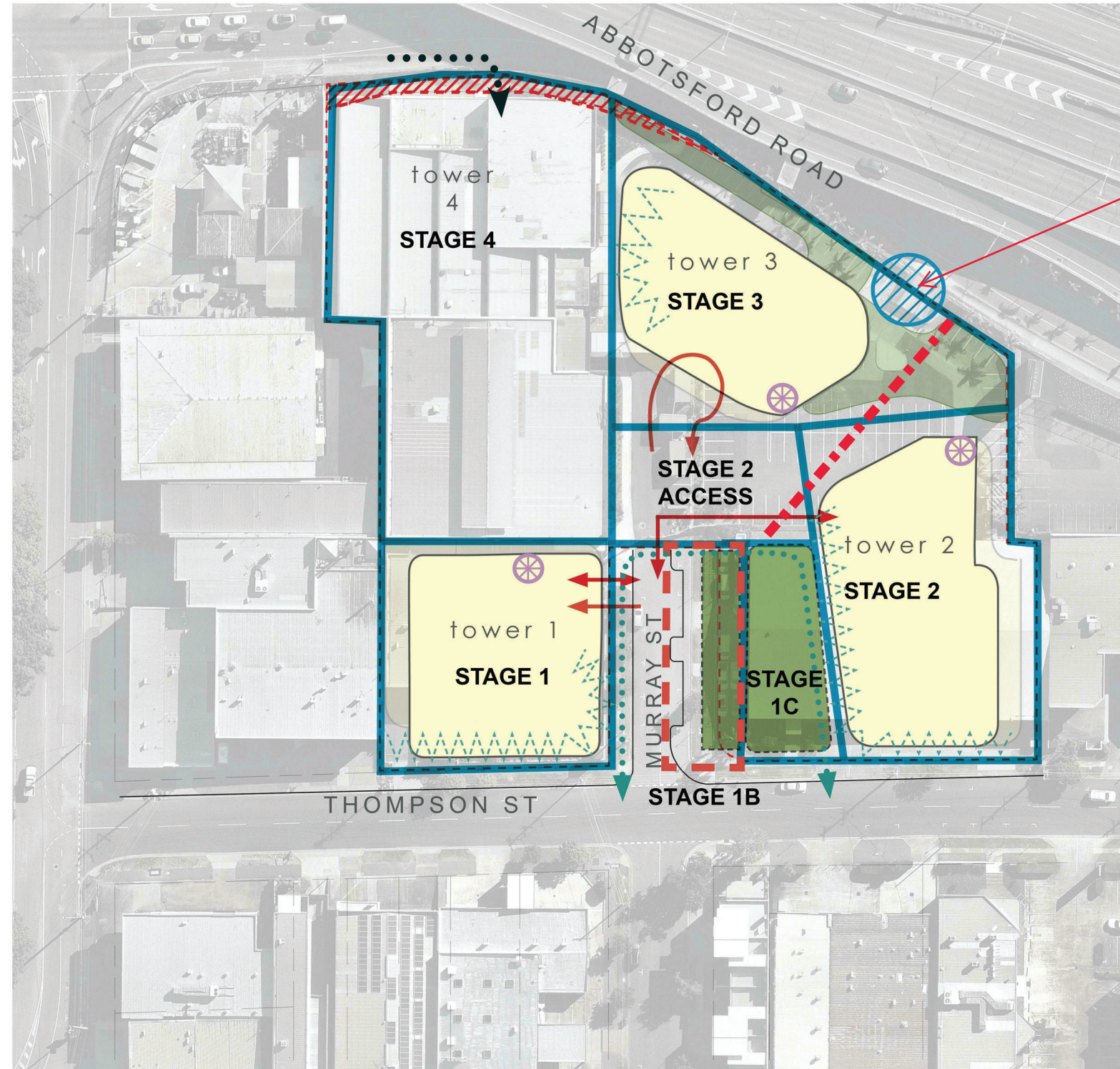
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STAGE 3

- BUILDINGS:** - TOWER 3
(EXISTING BUILDINGS ON STAGE 4 RETAINED)
- VEHICLE ACCESS:** - DIRECT FROM MURRAY ST, AND ABBOTSFORD ROAD INVESTIGATION
- PEDESTRIAN ACCESS:** - MURRAY + ABBOTSFORD
- PARKING:** - WITHIN TOWER 3 BASEMENT; EXISTING PARKING LOST FOR STAGE 4 BUILDINGS TO UTILISE TOWER 1 EXCESS PARKING
- PUBLIC REALM:** - LANDSCAPE SPACES BENEATH AND SURROUNDING TOWER 3, AND PEDESTRIAN/DESIGN ZONE TO ABBOTSFORD ROAD
- WASTE/ SERVICES:**
- **BIN STORAGE:** WITHIN BUILDING FOOTPRINT (TO BE DETERMINED, LIKELY WITHIN BASEMENT PARKING AREA)
 - **BIN COLLECTION:** ADJACENT TO THE PRIVATE ROAD TURNING AREA.
 - **RCV ACCESS:** VIA MURRAY ST TO THE PRIVATE ROAD TURNING AREA.
 - TRANSPORTATION OF BINS BETWEEN STORAGE LOCATION AND PRESENTATION AREA TO BE UNDERTAKEN BY SITE MANAGER.
- INFRASTRUCTURE:**
- **WATER:** ACCESS TO EXISTING NETWORK IN MURRAY ST.
 - **SEWER:** ACCESS TO EXISTING NETWORK IN MURRAY ST.
 - **STORMWATER:** LAWFUL POINT OF DISCHARGE TO ABBOTSFORD RD; QUANTITY & QUALITY TO BE RESOLVED WITH STAGE 3 DA.
 - **ELECTRICAL / GAS / TELECOMMUNICATIONS:** ACCESS TO EXISTING NETWORKS IN THOMPSON ST VIA MURRAY ST.



In accordance with Condition 50, access to/from Abbotsford Road not permitted unless agreed otherwise by the MEDQ.

- LEGEND:**
- road resumption
 - tower extent
 - publically accessible open space (min. 800m²)
 - proposed ultimate site access (vehicles)
 - existing site access (vehicles)
 - proposed pedestrian link
 - existing pedestrian link
 - Abbotsford Road access subject to investigation

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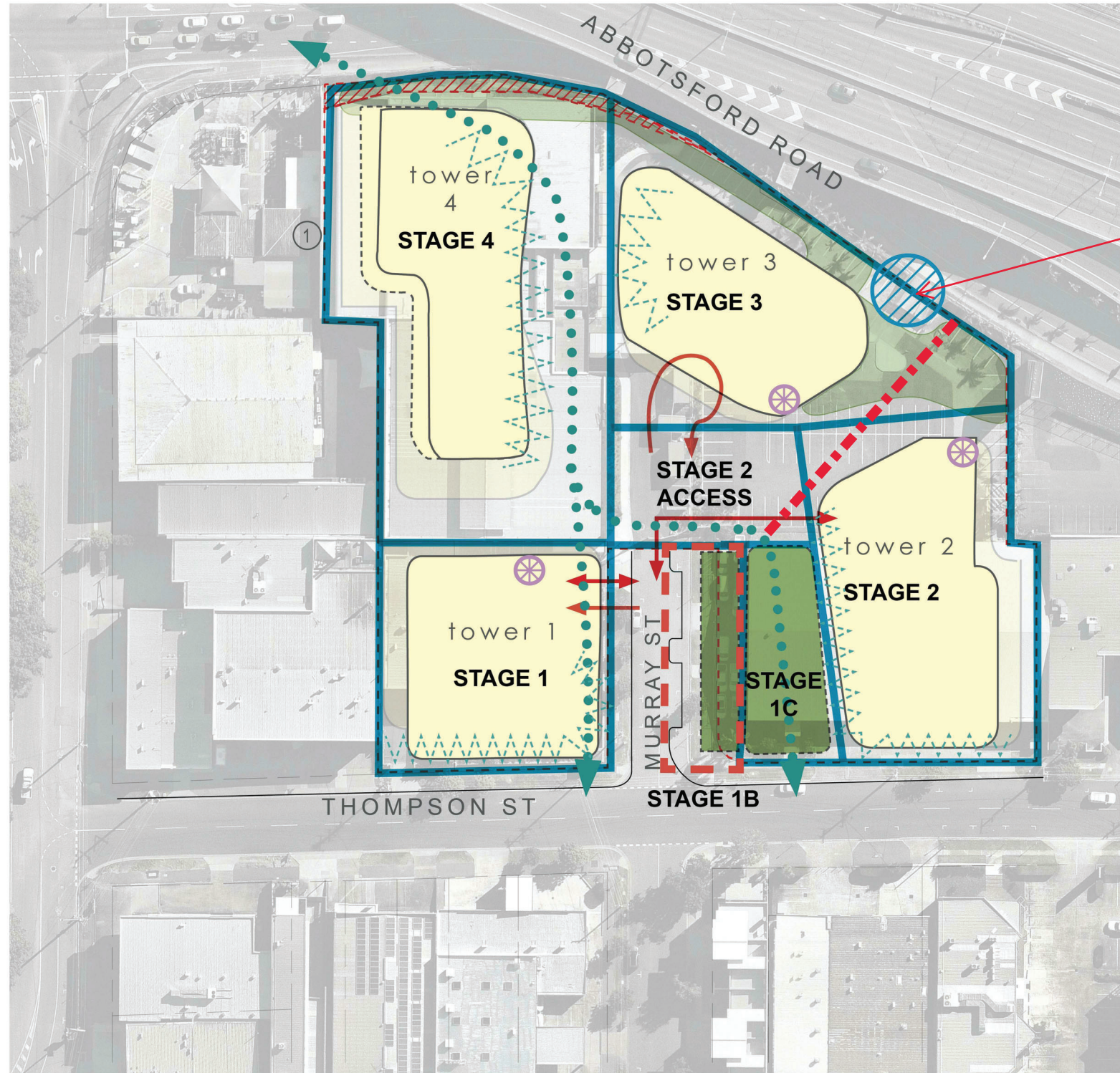
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STAGE 4

- BUILDINGS:** - TOWER 4
- VEHICLE ACCESS:** - VIA STAGE 3 ACCESS
- PEDESTRIAN ACCESS:** - MURRAY ST + ABBOTSFORD ROAD
- PARKING:** - WITHIN TOWER 4 BASEMENT
- PUBLIC REALM:** - LANDSCAPE SPACES BENEATH AND SURROUNDING TOWER 3, AND PEDESTRIAN/ DESIGN ZONE TO ABBOTSFORD ROAD. PEDESTRIAN LINK FROM MURRAY ST TO ABBOTSFORD ROAD
- WASTE/ SERVICES:**
 - **BIN STORAGE:** WITHIN BUILDING FOOTPRINT (TO BE DETERMINED, LIKELY WITHIN BASEMENT PARKING AREA)
 - **BIN COLLECTION:** ADJACENT TO THE PRIVATE ROAD TURNING AREA (WITH TOWER 3 BINS)
 - **RCV ACCESS:** VIA MURRAY ST TO THE PRIVATE ROAD TURNING AREA.
 - TRANSPORTATION OF BINS BETWEEN STORAGE LOCATION AND PRESENTATION AREA TO BE UNDERTAKEN BY SITE MANAGER.
- INFRASTRUCTURE:**
 - **WATER:** ACCESS TO EXISTING NETWORK IN MURRAY ST.
 - **SEWER:** ACCESS TO EXISTING NETWORK IN MURRAY ST.
 - **STORMWATER:** LAWFUL POINT OF DISCHARGE TO ABBOTSFORD RD; QUANTITY & QUALITY TO BE RESOLVED WITH STAGE 4 DA.
 - **ELECTRICAL / GAS / TELECOMMUNICATIONS:** ACCESS TO EXISTING NETWORKS IN THOMPSON ST VIA MURRAY ST.



LEGEND:

- road resumption
- tower extent
- publically accessible open space (min. 800m²)
- proposed ultimate site access (vehicles)
- existing site access (vehicles)
- proposed pedestrian link
- existing pedestrian link
- Abbotsford Road access subject to investigation

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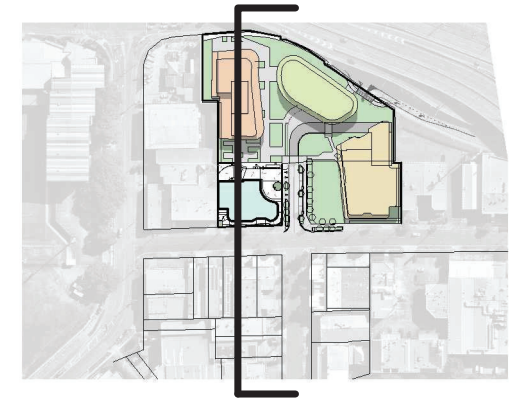
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TOWER 1

THOMPSON STREET

1 SITE SECTION 1 - STAGE 1
1 : 1000@A3

TOWER 1
TOWER 2
(BEHIND)

THOMPSON STREET

2 SITE SECTION 1 - STAGE 2
1 : 1000@A3

TOWER 3
(BEHIND)

TOWER 4
(BEHIND)

12m

THOMPSON STREET

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3 SITE SECTION 1 - STAGE 3&4
1 : 1000@A3

MIXED INDUSTRY & BUSINESS ZONE - UP TO 8 STOREYS

12 THOMPSON STREET

TOWER 3
(BEHIND)

TOWER 4

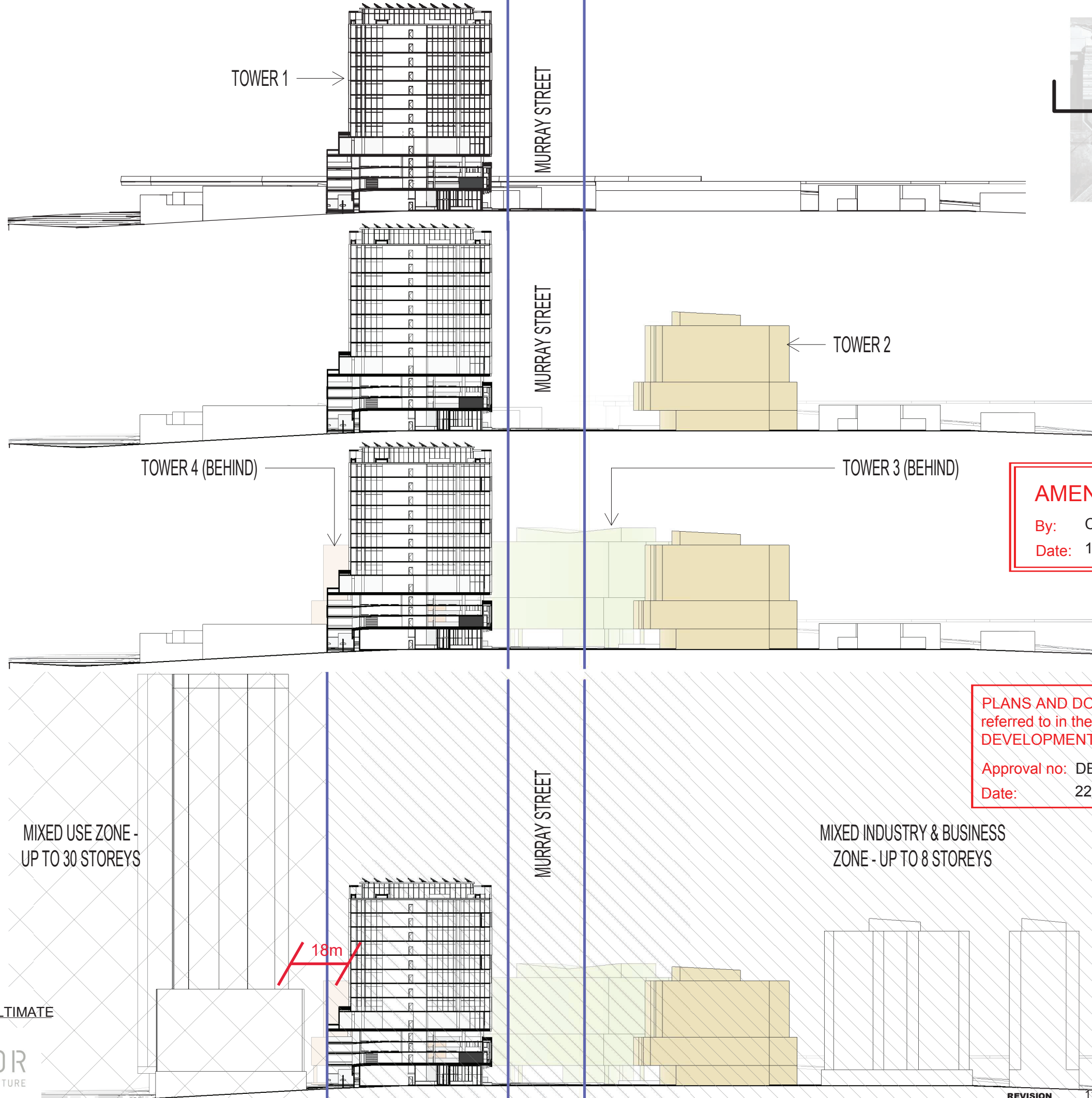
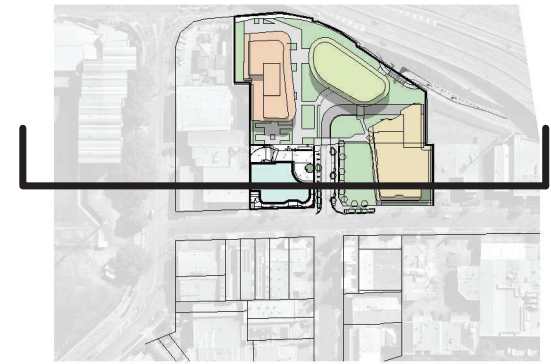
12m

THOMPSON STREET

MIXED USE ZONE - UP TO 30 STOREYS

4 SITE SECTION 1 - STAGE FUTURE ULTIMATE
1 : 1000@A3





1 SITE SECTION 2 - STAGE 1
1: 1000@A3

2 SITE SECTION 2 - STAGE 2
1: 1000@A3

3 SITE SECTION 2 - STAGE 3&4
1: 1000@A3

4 SITE SECTION 2 - STAGE FUTURE ULTIMATE
1: 1000@A3

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