

## Item 1 – Sufficient Grounds (Superior Design and Overwhelming Community Need)

In accordance with Section 3.2.4.ii of the Parklands PDA Development Scheme, where the proposal does not comply with the PDA wide criteria or Precinct provision (i.e., Building height required under Section 3.3.1 and Section 3.4.2), an assessment must be provided to justify the following:

- (a) the development does not conflict with the PDA vision, and
- (b) there are sufficient grounds to justify the approval of the development despite the non-compliance with the PDA-wide criteria or the precinct provisions.

*Note: Justifying sufficient grounds, for example, could take the form of notable enhanced ESD Outcomes, Architectural Design, Landscape Design, Public Realm Benefit, Community Benefit, or a combination.*

### Response:

The proposed development exceeds the building height designation for Precinct 1 of the Parklands PDA, in accordance with Section 3.4.2 of the Development Scheme. The proposed development is 11 storeys, whereas the Development Scheme seeks 2–10 storey building heights. Accordingly, *sufficient grounds* must be demonstrated, in accordance with Section 3.2.4(ii) of the Development Scheme.

The following sufficient grounds are provided to justify the building height assessment benchmark for Precinct 1 of the Development Scheme:

#### 1. Advancing the Purpose of the Act

The main purpose of the *Economic Development Act 2012 (ED Act)* is to:

*“facilitate economic development, and development for community purposes, in the State.”*

The proposed development advances this purpose by:

- Facilitating the development of a vacant land parcel for an 11 storey commercial building;
- Delivering 8,304m<sup>2</sup> of GFA for fit-for-purpose commercial, retail and dining tenancies;
- Ensuring tenancies are flexible to respond to the market and maximise future opportunities; and
- Aligning with the healthcare focus (and supporting/adjacent industries) in Precinct 1 of the PDA.

#### 2. Advancing the PDA Vision

The Vision for the Parklands PDA is outlined in the Development Scheme as follows:

*“The Parklands PDA vision incorporates two components:*

- *achieving the delivery of the Commonwealth Games Village (CGV) for the Gold Coast 2018 Commonwealth Games™ (GC2018) as detailed in Section 2.2.1*
- *promoting opportunities for longer term development to occur as detailed in Section 2.2.2.”*

The proposed development advances the legacy aspects of the Parklands PDA Vision as follows:

- The vision for the precinct is *“to be a vibrant, world-renowned community of ideas, life and innovation.”* The proposed development contributes to this through a high-quality architectural design and built form that is consistent with the envisaged character of the precinct and facilities a flexible range of healthcare and commercial uses, as well as areas for retail and dining.

- The development provides a permeable interface with the Green Spine along the eastern boundary, with activation of tenancy frontages and connections to this pedestrian corridor.
- The development facilitates the envisaged level of integration and vibrancy through the provision of connections to and activation of the Green Spine, Bonner Street and Knowledge Street.
- The development promotes accessibility, specifically prioritising pedestrian access along three of the four frontages (vehicular access and servicing concentrated along the northern frontage).

### 3. Superior Architectural and Landscape Design

The proposed development features a superior architectural and landscape design, exceeding the minimum requirements of the Development Scheme. The key architectural and landscape design merits are outlined below.

- The proposed development provides a clear podium and tower form, engaging and interfacing strongly with the street at the ground plane and setting back the above tower to reduce building dominance. This arrangement contributes to the urban amenity and neighbourhood character of the precinct (shown in **Figure 1** below).

**Figure 1** Architectural Render (Podium & Tower Form)



Source: TVS Architects

- The architectural design activates the street frontages along Bonner Street and Knowledge Street, as well as the Green Spine, through the following:
  - Ground floor commercial and retail tenancies along the full extent of these three frontages;
  - Grand pedestrian entrance at the corner of Bonner Street and Knowledge Street;
  - Awnings along the Knowledge Street and Green Spine frontages;

- Sleeving of car parking focused along the Green Spine and partly along Knowledge Street; and
- Activated land uses on Level 4, with opportunities for pedestrian overlooking and engagement.

The activation at the pedestrian entrance at the corner of Bonner Street and Knowledge Street, is shown in **Figure 2** below.

**Figure 2** Architectural Render (Pedestrian Entrance)



Source: TVS Architects

- The proposed development incorporates a range of fine-grain architectural features and elements which contribute to a high-quality built form when viewed from all four frontages. These elements include articulated and faceted facades, purposeful and attractive screening, and varied building materials and finishes.

The resultant architectural detailing is shown in the Bonner Street elevation in **Figure 3** below.



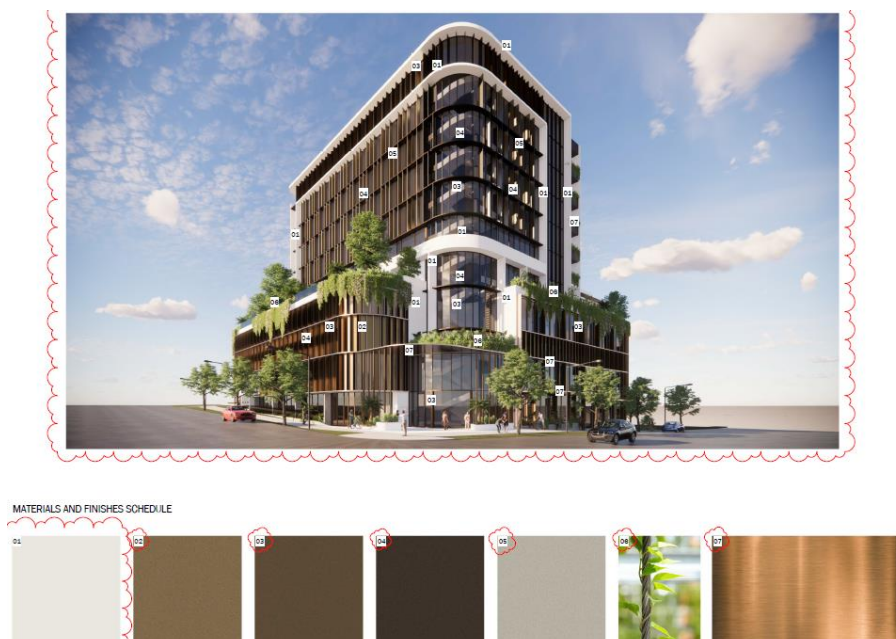
**Figure 3** Architectural Render (Bonner Street Elevation)



Source: TVS Architects

- The proposed development incorporates a variety of high-quality materials and colours, adding to the visual interest of the building and assisting in defining the distinction between the podium form and tower form. The materials schedules are shown in **Figure 4** below.

**Figure 4** Materials Schedule





Source: TVS Architects

- The development incorporates a superior landscape design outcome, driven by subtropical design elements and dispersed throughout the built form. The following key elements are noted:
  - Deep planting areas throughout the Ground Floor, focused along the Bonner Street, Knowledge Street, and Green Spine frontages.
  - Vertical landscaping elements throughout the podium form, including a significant façade planter with vertical trellises at the north-western corner of the podium.
  - Façade planting, feature trees, and planter beds along all four frontages on Level 4, including planters draping over portions of Level 3.
  - Planters in the south-eastern corner of the tower floorplates.

These landscape design elements are shown in **Figure 5** and **Figure 6** below.

**Figure 5** Landscape Design Elevation (Bonner Street)



Source: Urbis



**Figure 6** Landscape Design Elevation (Green Spine)



Source: Urbis

Refer also to the Updated Architectural Drawings, prepared by TVS, in **Appendix A** (and the previously provided Architectural Plans, including a full package of drawings, floorplans, elevations, and architectural perspectives), and the Statement of Landscape Intent, prepared by Urbis and provided in previous application material.

Therefore, the proposed development demonstrates several sufficient grounds to overcome the abovementioned minor non-compliance with the building height assessment benchmark for Precinct 1, contained within the Development Scheme.

This is a full response to the above item.

## Item 2 – Sustainability

Nominate the level rating under the EnviroDevelopment certification tool (or other rating tool) that the development would achieve.

*Note: If you intend to use ESD outcomes as part of the sufficient grounds, it would be necessary to provide a comparison of the baseline ESD requirements contained at Section 5.4 of the Parklands PDA Development Scheme against the proposed ESD measures, and an explanation outlining how the proposal provides a superior design outcome that benefits the community.*