



Department of
State Development and Infrastructure

Our ref: DEV2024/1479
Your ref: P0043029

10 May 2024

Wren Street Health Investments Pty Ltd
C/- Urbis Pty Ltd
Lvl 32, 300 George Street
BRISBANE CITY QLD 4000
Attention: Michael Cattoni

mcattoni@urbis.com.au

Dear Michael

S83(1) Information Request, S83(3) Lapsing Provisions and S84 Notification Requirements

PDA Development Application DEV2024/1479 for Material Change of Use for Multiple Dwelling, Bar, Food and Drink Outlet, Health Care Services, Shop and Parking Station at 15-21 Wren Street, Bowen Hills described as Lot 23 on RP9941 and Lot 24 on SP276528.

The Minister for Economic Development Queensland (MEDQ) has undertaken a preliminary assessment of the PDA development application.

Information request

After reviewing the materials provided with the application, the following information is requested under s.83 of the *Economic Development Act 2012* (the Act) to allow the MEDQ to decide the application:

1. Communal Open Space

- The proposed development does not provide sufficient communal open space in accordance with section 2.6.3.2 of the Bowen Hills PDA Development Scheme (the Development Scheme). In addition to this, the spaces that have been provided on Levels 11 and 12 are inconsistent with the Development Scheme as they do not appear to be positioned for good solar orientation and lack functionality. The “rooftop bar” is not considered to be communal open space as it is accessible to the general public. Provide amended plans demonstrating sufficient area is allocated to communal open space for residents’ indoor and outdoor recreation needs.

2. Air quality impacts from Transport air quality corridor overlay

- Please submit an air quality report demonstrating the development will minimise impacts from air pollution from vehicle traffic and the ventilation stack on the health and wellbeing of future residents as per section 2.5.9.5 of the development scheme and address the following:
 - o PO1, PO3 and PO4 of the Transport air quality corridor overlay code;
 - o PO2 of the Industrial amenity overlay code

- As a reference, there is a similar development application currently under assessment by Brisbane City Council at 33 Jurgens Street, Woolloongabba (Council ref: A006150645) which is located near a transport air quality corridor and tunnel ventilation stack. It is recommended the applicant review the air quality assessment submitted for this application for an understanding of the requirements and expectations in addressing the Transport air quality corridor overlay code.
- It is noted that there may be design changes depending on the recommendations of the Air Quality Report.

3. Accessible & diverse housing requirements

- Provide amended plans demonstrating a minimum of 10% of the total residential GFA is allocated to 3 or more bedroom units as per section 2.5.3 "Housing diversity" of the Development Scheme.
- In addition to this, the planning report states that a minimum of 10% of the dwellings will be adaptable. However, the note on plan no DA04.02 Rev 1 states that "10% of Type A units can be converted to Type 2B units which is in compliance with EDQ Accessible Housing PDA Guideline No.2". The Guideline states that at least 10% of all dwellings are to be delivered as accessible, not just adaptable. Further, the Guideline states that the type of accessible unit should not be limited to just one dwelling type – it should ideally be equivalent to the proportion of the type of dwelling that represents all dwellings in the development. Submit amended plans to demonstrate a compliant amount of accessible units.

4. Sufficient grounds

- The development includes a number of non-compliances (i.e. plot ratio, building height, building setbacks, car parking, communal open space, landscaping etc.). The current sufficient grounds outlined in the Planning Report do not provide satisfactory justification for the non-compliances with the Bowen Hills PDA Development Scheme.
- As stated in the Scheme, the sufficient grounds provided are required to address matters of public interest and do not include personal circumstances of an applicant, owner or interested third party. Also, the sufficient grounds should not include aspects that the development is required to comply with under the Scheme, such as the minimum amount of affordable housing.

5. Network Plan

- The development results in a gross floor area (GFA) which exceeds the maximum plot ratio identified for the site in the Development Scheme. Provide a Services Advice Notice (SAN) to ensure the additional demand can be accommodated by the existing infrastructure/services.

Under s.83(1) of the Act the requested information must be given to the MEDQ within six (6) months from the date of this notice.

If the MEDQ is satisfied that the information you provided complies with the information request, MEDQ will give you a notice of that compliance.

Lapsing Provisions (Information Request)

You are also advised that, under s.83(3) of the Act, the application will lapse if you fail to give MEDQ any of the stated information within 6 months.

Public Notice

This application is required to undergo Notice of application under s.84 of the Act. However, you must not start to give notice of the application until you have received a Notice of compliance with the information request under section 83B of the Act.

Lapsing Provisions (Public Notice)

Pursuant to s84A of the Act, you are also given notice that the application will lapse if a compliance statement in relation to the Notice of the application is not given to MEDQ within 40 business days of the date of compliance with the information request notice issued by MEDQ under Section 83B.

If you require any further information, please contact Elrico Koeberg, Senior Planner, Development Assessment, in Economic Development Queensland, on (07) 3452 7715 or at Elrico.Koeberg@dsdilgp.qld.gov.au, who will assist.

Yours sincerely



Jennifer Sneesby
Manager
Development Assessment
Economic Development Queensland