

6 May 2025

Urbicus Ref: URB24-225
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Applicant response to Further Issues

Council reference: DEV2024/1590
Property details: 8,12 & 16 Jamieson Street, Bowen Hills

We refer to:

- EDQ's Further Issues letter dated 27th March 2025
- Meeting held with EDQ on the 2nd April 2025
- Email dated 16/04/2025 from EDQ

In support of our response to the Further Issues letter, the following documents are provided:

1. Architectural Plans prepared by Nettletontribe
2. Traffic Response prepared by Colliers
3. Civil Response prepared by ADG

We address the specific items raised in Councils "Information Request" as follows:

Item 1

Submit sufficient grounds response to the proposed development's departures from the Bowen Hills PDA Development Scheme (the Scheme) i.e. plot ratio and side setback. Include justification on how the proposed superior design outcomes addresses overwhelming community need.

Note: EDQ recommends further discussions with the assessment team regarding this item to ensure the proposed package is commensurate to the departure from the Scheme.

Response

The proposals departure from the Bowen Hills PDA Development Scheme is considered minor noting that:

- Site cover is 56% where 60% is allowed.
- Building height is 7 storeys where 8 is allowed.
- A compliant tower setback of 4m to the southern boundary is now provided.

The plot ratio of 3:6 does exceed the allowable 2:1 noting that:

- A compliant plot ratio would represent underdevelopment of a site that supports 8 storeys.
- The plot ratio is intended to ensure that infrastructure capacity is not exceeded. A Service Advice Notice from Urban Utilities dated 06/01/2025 confirms there is sufficient sewer and water capacity to accommodate the proposal.

Nevertheless, a sufficient grounds result is provided below:

The main purpose of the EDQ Act 2017 is to facilitate:

- (a) economic development;
- (b) development for community purposes;
- (c) the provision of diverse housing, including, for example, social housing and affordable housing;
- (d) the provision of premises for commercial or industrial uses.

We note that:

- The proposal will stimulate economic development through employment during the construction stage and accommodation of businesses post construction.
- The proposal will facilitate the establishment of commercial premises within the Bowen Hills Area.

In addition, our client's current practice is to offer indigenous persons training and apprenticeship opportunities through the construction process. This will be a requirement of the building contract. Further details can be provided if needed.

Item 2

Provide amended plans that illustrate Scheme compliant southern side setbacks to ensure the development does not compromise the adjoining future development to the south of the site.

Note: Refer to Table 2.6.2.2 Built Form Provisions of the Scheme.

Response

The southern side tower setback has been increased to 4m to achieve compliance with Table 2.6.2.2.2 Built Form Provisions of the Scheme.

Refer to Drawings DA04,05, 08, DA31, 32 and DA91 prepared by Nettletontribe.

Item 3

Provide justification and/or amended designs that demonstrate the proposed reduced height of the podium would not compromise the ability of the adjoining site to the south to develop, and that the podium is consistent with the adjacent approved development podium along Edgar Street.

Note: The architectural elevations and landscape plans illustrate inconsistent finishes and wall heights delineating separation and safety.

Response

A 3 storey podium is consistent with the approved development on the adjoining site to the west (19-25 Campbell Street, Bowen Hills).

Refer to drawings DA31 & 32 prepared by Nettletontribe.

A 3 storey podium does not preclude the adjoining site to the south constructing a 4 storey podium. We note that the proposed tower on level 4 is setback 5m from the southern boundary providing adequate separation from the 4th storey of any future podium.

Item 4

Provide amended plans that:

- a) Identify all road dedications as standard format as per the adjoining development approval and increase corner truncations to achieve a 6m x 3 chord truncation.*
- b) Ensure the required sight lines are maintained at the property boundary as required by AS2890.1 and TAPS PSP. This needs to be demonstrated for both vehicle crossings and ensure pedestrian safety.*
- c) Relocate the car parking space for PWD to closest point possible to the building entrance.*

Response

Refer to Traffic Response prepared by Colliers.

The verge dedication have been updated to be consistent with the MCU approval issued over 19-25 Campbell Street, Bowen Hills. We note the dedication facilitated a 2.5m wide verge to both street frontages. The volumetric dedication extends 4.2m above street level and 1.5m below.

Refer to Drawing DA33 prepared by Nettletontribe.

- d) Redesign the streetscape and entrance to the building to replace the steps with ramp towards the main entrance and replace the ramp with the stairs.
- e) Extend Edgar Street lobby rather than having the extra loading area space that is unused and highlighted in red below on Figure 1. This is to provide an improved street interface and activation response or an alternative design may be considered.
- f) Sleeve the car parking on Jamieson Street with landscaping or lobby space as illustrated in Figure 1 below.

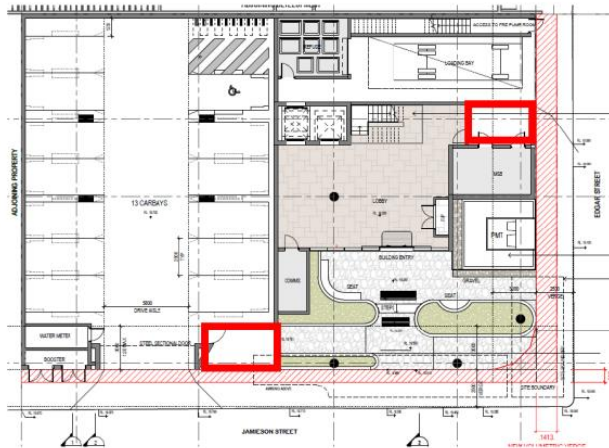


Figure 1 – dead space areas for additional activation

Note: Ensure all materials and finishes are annotated on the plans and where practical reduce the high percentage of both street frontages occupied by vehicle movements hard services i.e. gas meters, Energex.

Response

The following changes have been made to the architectural plans:

- Steps have been removed and replaced with a ramp towards the main entrance.
- The MSB and PMT have shifted west by 700mm and the lobby extended east by 500mm. This improves the visibility of the lobby to both Jamieson and Edgar Streets. This is considered a superior outcome, to that suggested by EDQ, noting Edgar Street is a secondary frontage.

Refer to Drawing DA01 prepared by Nettletontribe.

- Visitor bicycles spaces are now provided adjacent to Jamieson Street and the vehicular crossover to improve activation.
- Refer to Traffic Response prepared by Colliers.

Item 5

Regarding waste management provide either:

- a) Consistent amended plans which show swept paths confirming no conflict with internal structure and external assets; OR

- b) *Written confirmation from a private contractor that a smaller vehicle can be used to service the site. Where a private contractor is appointed, submit amended plans illustrating revised swept paths for smaller vehicle.*

Note: A number of the supporting engineering reports submitted with the application include superseded architectural plans. Update all reports to ensure that the most recent architectural plans are addressed and referred to in these reports.

Response

Refer to Traffic Response prepared by Colliers.

Item 6

Provide confirmation that Energex supports the proposed building cantilever over the top of the padmount transformer (PMT); noting that the 5m vertical clearance is included.

Response

Refer to email dated 16/04/2025 from EDQ accepting the proposed 5m height clearance.

Item 7

Provide details on how the development, in accordance with the Scheme, provides:

- a) *EV charging bays and associated infrastructure;*
- b) *Bicycle parking spaces for employees and visitors along with the necessary end of trip facilities, being lockers and showers. Visitor bike parking spaces are to be in locations accessible to the public.*

Response

Refer to Traffic response prepared by Colliers.

Item 8

Items that can be addressed through conditions of approval

The following Further Issues items have been identified as requiring resolution. EDQ supports the resolution of these items through conditions of approval. Please advise if you would like to resolve these as part of your Further Issues response or via conditions of approval.

- *Stormwater management: The submitted civil engineering report does not demonstrate the capacity of the existing stormwater infrastructure. EDQ can impose a condition requiring the applicant to submit the capacity analysis of the existing stormwater infrastructure. If the existing infrastructure is not sufficient, Compliance Assessment of the detailed design of the upgraded infrastructure will be required.*

- *Wastewater: The proposed connection point accepted by UU in the submitted SAN is not in accordance with the design concept submitted to EDQ. EDQ can impose a condition requiring the applicant to provide amended plans that reflect the Energex SANs or alternatively, submit an updated SAN in which UU confirms their acceptance of the amended design.*
- *Overhead Power: EDQ will condition that overhead power is relocated underground.*

Response

Refer to Civil Engineering response prepared by ADG.

Should you have any queries please contact our office.

Kind Regards



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