



# place design group.

Place Design Group Pty Ltd  
ACN 82370063  
3B/830-832 Elizabeth Street  
Waterloo, NSW 2017 Australia

Phone +61 2 9290 3300  
[sydney@placedesigngroup.com](mailto:sydney@placedesigngroup.com)  
[placedesigngroup.com](http://placedesigngroup.com)

10 Thompson  
Street, Bowen Hills,  
QLD, 4006

PDA Development Application

Prepared for Merlo Pty Ltd

## Disclaimer

This report has been prepared in accordance with the scope of services described in the contract or agreement between Place Design Group Pty Ltd ACN 082 370063 and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Place Design Group accepts no responsibility for its use by other parties.

Prepared by:	Katherine Klouda
Approved by:	Angus Green
Position:	Principal
Date:	5/04/2019
Document Reference:	2619009
Report:	Final

## Executive Summary

Table 1: Site & Proposal Details	
Site Address	10 Thompson Street, Bowen Hills QLD 4006
Real Property Description	Lot 1 on RP50734
Total Site Area	1,080m <sup>2</sup>
Land Owner	TS Property Holdings Pty Ltd
Planning Scheme	Bowen Hills Priority Development Area (PDA)
Zoning	Mixed Use Zone
Precinct	Thompson Street Precinct (Precinct 8)
Purpose	PDA Development Area
General Description of Proposal	Proposed café and bakery within existing building used for coffee roasting and ancillary sales

Table 2: Aspects of Development	
Types of Approval	PDA Development Permit for a Material Change of Use for a Food Premises (café) and Service Industry (bakery)
Category of Development	Permissible Development

Table 3: Applicant Details	
Applicant	Merlo Pty Ltd C/- Place Design Group
Address	3B/830-832 Elizabeth Street, Waterloo NSW 2017
Contact Person	Angus Green
Contact Details	p. 02 9290 3300 e. angus.g@placedesigngroup.com
Our Reference	2619009

# Table of Contents

1	Introduction.....	3
2	Site Characteristics and Context .....	4
2.1	Site Characteristics.....	4
2.1.1	Location and Property Description.....	4
2.1.2	Existing Use .....	4
2.1.3	Traffic and Access .....	4
2.1.4	Flooding .....	5
2.1.5	Site Contamination .....	5
2.1.6	Urban Services.....	5
2.1.7	Previous Approvals .....	5
3	Development Proposal.....	6
3.1	Proposed Development .....	6
3.1.1	Traffic and Access .....	7
4	Planning Provisions .....	9
4.1.1	Economic Development Act 2012.....	9
4.1.2	Development Scheme.....	9
4.2	Compliance .....	9
4.2.1	Definitions .....	9
4.3	Strategic Context .....	11
4.3.1	Vision.....	11
4.3.2	Structure Plan .....	11
4.3.3	Land Use Plan .....	12
4.3.4	Zone .....	12
4.3.5	Precinct 8: Thompson Street Precinct .....	12
4.3.6	Preferred Land Uses .....	13
5	PDA Wide Development Criteria .....	14
5.1.1	Maximum Development Yield and Development Contributions .....	14
5.1.2	Urban Design and Sustainability .....	15
5.1.3	Transport, Access, On-Site Parking and Servicing.....	23
5.1.4	Environment.....	25
6	Conclusion .....	28

# 1 Introduction

Place Design Group has been commissioned by Merlo Pty Ltd to prepare this PDA development application for a retail and industrial development at 10 Thompson Street, Bowen Hills, Brisbane, QLD, 4006. The development is for a Material Change of Use for a Food Premises (café) and Service Industry (bakery). The proposed development is within an existing building that is currently used for coffee roasting with ancillary coffee/café sales.

The subject site is located within the Bowen Hills Priority Development Area. Accordingly, this application is made to the Minister of Economic Development Queensland (MEDQ).

This report addresses the merits of the development with regard to the provisions of the Bowen Hills Urban Development Area Development Scheme. For the purposes of this report, the Bowen Hills Urban Development Area Development Scheme will be referred to as '**the Development Scheme**', and the Economic Development Queensland Act will be referred to as '**the Act**'.

The report is accompanied by the following:

- **Attachment 1** – Title Search and EMR Searches
- **Attachment 2** – Owner's Consent
- **Attachment 3** – EDQ Development Application Form
- **Attachment 4** – Architectural Plans
- **Attachment 5** – Traffic Engineering Statement

This report provides an assessment against all the relevant assessment matters identified in Section 87 of the Act.

Based on the town planning assessment provided within this report and the analysis of the supporting technical reports, it is noted that the proposed development is well justified. We, therefore, recommend that EDQ favourably consider the proposed development and approve the application, subject to reasonable and relevant conditions.

## 2 Site Characteristics and Context

### 2.1 Site Characteristics

#### 2.1.1 Location and Property Description

The subject site is located at 10 Thompson Street, Bowen Hills, QLD, 4006 and is formally described as Lot 1 on RP50734. The subject site contains a total site area of 1,080m<sup>2</sup>.

The surrounding area is characterised by a mix of industrial and commercial uses. The site is located in close proximity to significant transport infrastructure, including the Inner-City Bypass and the Bowen Hills Train Station.

The location of the subject site is identified in **Figure 2** and **Figure 3**.

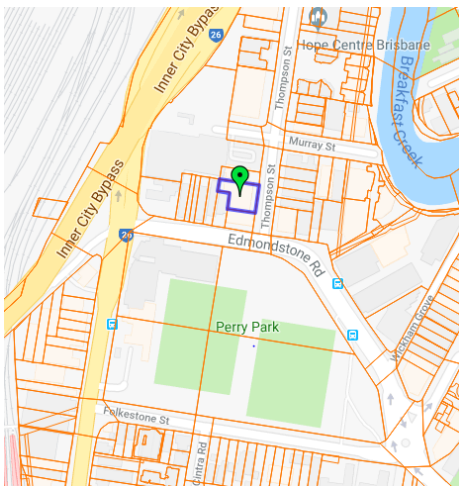


Figure 2: Location of Subject Site (Source: Nearmap, 2019)

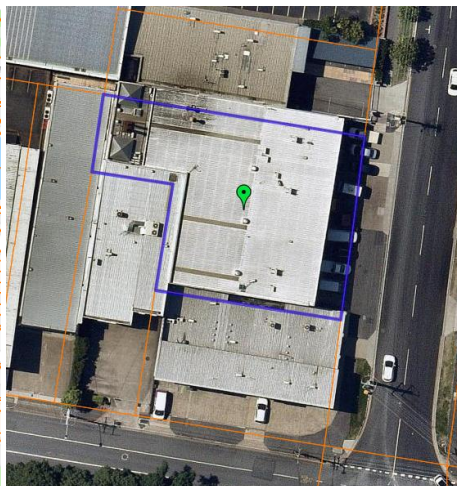


Figure 3: Aerial Photograph of Site (Source: NearMap, 2019)

#### 2.1.2 Existing Use

The subject site is currently used for industrial and retail purposes. The primary use over the site is for industrial purposes being coffee roasting and packaging. The premises currently contains an area to the rear of the building that is designated for coffee roasting, a small shop area is contained at the front of the building where patrons can buy coffee beans. The retail component includes a small-scale café.

#### 2.1.3 Traffic and Access

Vehicle access to the subject site is currently provided via Thompson Street. The site contains an approximate 15m wide driveway crossover along the northern portion of the site's frontage. Car parking and loading/unloading facilities are provided across the site's frontage.

#### 2.1.4 Flooding

The Bowen Hills PDA does not contain any mapping relating to flooding over the site. As such, the proposal has referred to the mapping contained under Brisbane City Council Interactive Mapping, which shows that the subject site is marginally impacted by Brisbane River Flooding, category 5. It is noted, that the existing building contains flood immunity.

#### 2.1.5 Site Contamination

In accordance with the requirements of the *Queensland Environmental Protection Act 1994* (Qld), the Department of Environment and Science (DES) maintains a register of sites identified as having previous or current notifiable activities or which are contaminated by hazardous contaminant. The Environmental Management Register (EMR) identifies 'low-risk' sites that have been used for an activity which is likely to cause land contamination, while the Contaminated Land Register (CLR) identifies 'risk' sites as requiring remediation.

A search has been undertaken on both the EMR and CLR registers to confirm that the subject site is not identified as previously being subject to contamination from hazardous or potentially hazardous activities. A copy of the EMR and CLR search result has been provided in **Attachment 1**.

#### 2.1.6 Urban Services

All services including stormwater, water supply, sewerage, communications and electricity are available within or, in close proximity to the site.

#### 2.1.7 Previous Approvals

A review of Brisbane City Council's Planning and Department Online (PD Online) was undertaken for the site, no development approvals or applications of relevance were identified. We understand this is due to the existing building being approved prior to 2004.

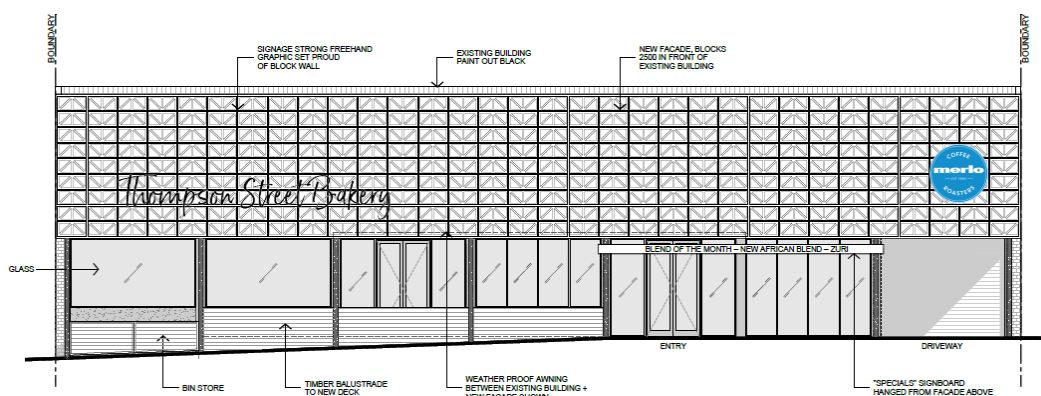
Furthermore, a review of the development applications that have been submitted to Department of State Development Infrastructure and Planning under the Bowen Hills Priority Development Area, confirm that there are no approvals or applications that exist over the subject site.

## 3 Development Proposal

### 3.1 Proposed Development

The proposed development seeks approval for a Food Premises (café) and Service Industry (bakery). The proposed development will operate within the existing industrial building which is presently used for coffee roasting with ancillary café/coffee sales. The existing building contains a coffee roasting area at the rear with a small area dedicated to a café and coffee sales towards the frontage of the building. The proposal aims at expanding on the café component and to also include a bakery, that will assist the operation of the café. Minor demolition is proposed to remove parts of the internal frame and external façade. The proposal will introduce modern elements to the external façade and restructure the internal layout to make a suitable dining area for a café. **Figure 4** depicts how the proposal will present to the streetscape.

The proposed use will service the surrounding commercial and residential area. The proposal will reinvigorate the external façade with the inclusion of modern elements to the existing industrial building, presenting an attractive built form. The proposal will include a large opening to the streetscape, providing a welcoming opening to patrons. Furthermore, the proposal has incorporated a new façade to break up the built form. The overall design will further contribute to the café culture of Brisbane.



**Figure 4** Proposed development to Thompson Street (Source: Maxwell Penhey Architects, 2019)

Details for each aspect of the proposed development is provided throughout the following sections of this report. Reference should be made to the technical and supporting documentation provided in the nominated attachments.

The Development Scheme outlines a number of Development Requirements for new development within Precinct 8 of the Bowen Hills UDA. The built form is identified as complying with all development requirements contained within the Development Scheme, which is demonstrated in **Table 4** below:



Table 4 Development Particulars				
Development Scheme Requirements			Proposal Response	Complies
Maximum Plot Ratio	3.0 (+an additional 1.0 for residential)		The proposal will operate from the existing building which contains a plot 0.79 of the site area.  No additional GFA is proposed.	✓
Maximum Building Height	8 storeys		The existing building contains two storey height, which is compliant with the maximum height.	✓
Car Parking Ratio	Food Premises	A maximum of 1 space per 50m <sup>2</sup> of GFA	The proposal will maintain 2 car parking spaces, complying with the maximum rate.	✓
	For all other uses	As per the planning scheme for the local government planning area	The subjects tie is located within the City Frame Area under the Transport, Access, Parking and Serving Planning Scheme Policy which prescribes a maximum rate. Of 1 space per 100m <sup>2</sup>	✓

### 3.1.1 Design

The proposal will be incorporated into the existing industrial warehouse building. The existing building is suitable for the use of café and bakery, as it contains high floor to ceiling heights, which will create a large sense of place. Improvements to the external façade of the building will include block façade treatment which is reflective of the area's previous industrial uses. The proposal will also involve replacing the existing windows for large rectangular windows that optimize the buildings exposure to natural light, whilst also protecting the building from the harsh summer sun. The building will allow for external and internal seating area, to allow patrons to enjoy Brisbane outdoor living.

### 3.1.2 Community Benefit

The existing locality is made up on numerous commercial and showroom tenancies, however, has limited food offerings, which if available would be utilised by staff within the local area. The proposal will assist in providing this amenity and servicing the needs of the existing community providing a café and bakery. Furthermore, the area is currently experiencing an increase in new residential construction activity, therefore it is important that the area contains services such as cafes that help create a sense of place that will support the residential development. The proposed

café and bakery are forecast to service the commercial workers during the week and residents on the weekends.

### 3.1.3 Traffic and Access

The proposed development will retain the existing accessway to the north boundary of the site. The proposal will provide car parking that is in accordance with the prescribed maximum rate under the Brisbane TAPS Planning Scheme Policy. A traffic statement prepared by FLOE is included with Attachment 5, which further justifies the traffic arrangements over the subject site.

### 3.1.4 Air Quality

The proposed development has considered the air quality impacts associated with the bakery component. The Bowen Hills PDA states, *'that development must limit exposure and risk associated with pollutants that could have a potentially adverse effect on human health'*. The proposed bakery will comply with these requirements ensuring that the use does not emit any pollutants that could be harmful to the surrounding environment. The subject site is currently used for coffee roasting which emits the pollutants through the smoke stacks at the rear of the site. The proposed bakery component will utilise similar methods to disperse gases. Furthermore, the proposal will be compliant with the requirements prescribed under Queensland's EPA Guidelines on Odour Impact Assessment from Developments.

## 4 Planning Provisions

### 4.1.1 Economic Development Act 2012

The main purpose of the Economic Development Act 2012 is “to facilitate economic development, and development for community purposes, in the State.”

The proposed development represents an improvement of an underutilised site within the Bowen Hills PDA. The development is consistent with the plot ratio and height of development envisaged for the site in the Development Scheme. Therefore, considered to be consistent with the purpose of the Act.

### 4.1.2 Development Scheme

The site is located within the Bowen Hills Urban Development Area Development Scheme, which is the primary statutory planning instrument relevant to development on site. The Bowen Hills Development Scheme seeks to promote and maintain liveable communities, encourage planning and design excellence, provide economic benefit, and protect ecological values within the Bowen Hills area.

The Bowen Hills PDA Development Scheme has undergone a review by EDQ and Draft Development Scheme Amendment No.2 is currently available for public comment. It is expected that it will be adopted in 2019.

## 4.2 Compliance

The following sections of this report provide an assessment of the proposed development against the relevant provisions of the Development Scheme.

### 4.2.1 Definitions

The proposed use of the site is for a combination of retail and industrial categories.

The Development Scheme defines the uses as follows:

*Food premises: Premises used for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.*

*Service industry: Premises used for a small scale, low impact industrial activity which is intended to provide services to the general public or is similar to those activities set out below and ancillary activities that support industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site including:*

- *making of the following:*
  - o *artificial flowers*
  - o ***bread, cakes and pastry***
  - o *dental prostheses*
  - o *fashion accessories*
  - o *garments*
  - o *jewellery*
  - o *optical goods, being spectacles and the like*
  - o *soft furnishings*
  - o *toys.*
- *assembling the following from components manufactured elsewhere:*
  - o *aids and appliances for people with a disability*
  - o *audio-visual equipment*
  - o *barbeques*
  - o *blinds*
  - o *domestic light fittings and accessories*
  - o *furniture*
  - o *portable domestic electrical appliances*
  - o *scientific instruments*
  - o *sports equipment, other than ammunition, vehicles and watercraft*
  - o *television and video equipment.*
- *repairing and servicing:*
  - o *blinds*
  - o *cameras or other photographic equipment*
  - o *canvas goods, tents and camping soft goods*
  - o *computers and computer equipment*
  - o *electronic instruments and equipment*
  - o *garments mowers, including motor*
  - o *mowers and portable gardening equipment*
  - o *optical goods, being spectacles and the like*
  - o *domestic electrical appliances*
  - o *power and other tools*
  - o *scientific instruments.*
- *providing the following services:*
  - o *book binding*
  - o *car washing*
  - o *document duplicating, copying or photocopying*
  - o *engraving by hand*
  - o *laboratory facilities*
  - o *locksmith services*
  - o *photographic film processing*
  - o *picture framing*
  - o *plan printing restoration of small articles of a personal or domestic nature, works of art*
  - o *studio facilities for film, theatre or television.*

*The term does not include any other industrial use.*

## 4.3 Strategic Context

### 4.3.1 Vision

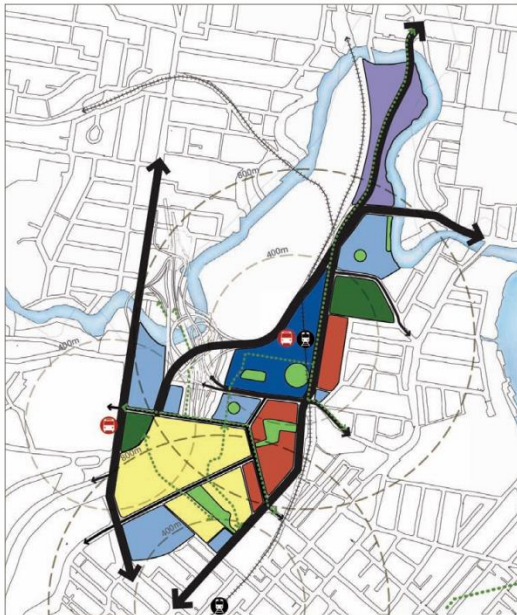
Bowen Hills is recognised by EDQ as a key area within Brisbane that has the potential to significantly grow, develop and thrive in the coming years through careful planning and development management.

The Development Scheme maintains a strong vision and intent to develop Bowen Hills as the gateway to Brisbane's city centre, developing the area as a unique and complementary employment centre that enhances the appeal and competitiveness of Brisbane's CBD. EDQ intends to guide development within Bowen Hills to encourage the accommodation of a wide, integrated and balanced range of uses that are connected by a high-quality public realm. The Development Scheme seeks to ensure that future development takes advantage of the suburb's strategic gateway location and high frequency public transport and envisages best practice inner city transit oriented development that increases public transport patronage and ensures places are well connected.

The proposed development aligns with this vision through providing a consistent land use that benefits the surrounding commercial and residential area.

### 4.3.2 Structure Plan

The Bowen Hills Structure Plan included within the Development Scheme is illustrated in **Figure 5** below.



**Figure 5** Bowen Hills Structure Plan (Source: Bowen Hills Development Scheme 2010)

Under the Structure Plan, the site is included within the Thompson Street precinct. The Development Scheme identifies Thompson Street precinct as:

*"This precinct is intended to be a predominantly commercial precinct, providing for showrooms facing the street. Commercial uses are intended to occupy buildings from the ground level with top levels delivering residential development. Commercial development is expected to capitalize on the precinct's strong association with the Bowen Hills Heart. Residential development is expected to take advantage of the precinct's proximity to Perry Park and the open space and waterway amenity of Breakfast Creek. A new civic space will provide a focal point for this precinct."*

The proposal is consistent with the Development Scheme's intent for the Thompson Street precinct through incorporating land uses that are complementary to the overall intent of precinct.

## 4.4 Land Use Plan

The Land Use Plan of the Development Scheme specifies the outcomes, both at a PDA wide level and precinct specific level, which development is required to achieve. It also establishes the processes and decision-making requirements for development within the Bowen Hills PDA. The following sections of this report provide an assessment of how development achieves the requirements of the Land Use Plan.

### 4.4.1 Zone

The Bowen Hills Development Scheme identifies the site as being located within the Mixed Use zone.

The Mixed Use zone caters for:

*"the widest range, highest order and greatest intensity of commercial, retail, administrative, civic, community, indoor entertainment and leisure facilities, cultural activities and mixed residential".*

The proposed development seeks approval for a Food Premises (café) and Service Industry (bakery), therefore, applying for a mix of uses across the site.

### 4.4.2 Precinct 8: Thompson Street Precinct

This site is identified within the 'Mixed use' zone within Precinct 8 – Thompson Street of the Development Scheme. The precinct is located within proximity to the Airport Link tunnel and adjoining Precinct 7 (Perry Park Precinct) and Precinct 9 (Breakfast Creek Precinct).

The intent of the Thompson Street Precinct is to:

*Be a predominantly commercial precinct, providing for showrooms facing the street. Commercial uses are intended to occupy buildings from the ground level with top levels delivering residential development.*

*Commercial development is expected to capitalize on the precinct's strong association with the Bowen Hills Heart.*

Residential development is expected to take advantage of the precinct's proximity to Perry Park and the open space and waterway amenity of Breakfast Creek. A new civic space will provide a focal point for this precinct.

The proposed development is a preferred land use, incorporating a mixed-use development which consists of service industry (bakery) and food premises (café) which will service the surrounding commercial and industrial uses.

#### 4.4.3 Preferred Land Uses

The Development Scheme outlines the following preferred land uses in the Thompson Street Precinct:

- Educational establishment
- Home based business
- Multiple residential
- Office
- Other residential
- Service industry
- Showroom, storage and display facilities

The proposed bakery (being service industry) is identified in the above list. The Food Premises is considered 'policy neutral' in this instance as it formalises the existing café that exists on-site. The proposed Food Premises provides a complimentary land uses that will support the surrounding commercial and residential land uses.

## 5 PDA Wide Development Criteria

The Development Scheme establishes six (6) development criteria utilised to guide assessable development within the Bowen Hills Development Area. These criteria are:

- Maximum Development Yield and Development Contributions
- Affordable Housing
- Urban Design and Sustainability
- Transport, Access, On-site Parking and Servicing
- Environment
- Lot Design

A comprehensive assessment of the proposed development against all the relevant provisions of the abovementioned PDA Wide Development Criteria is outlined below. The proposed development does not compromise the purpose of the PDA Wide Development Criteria.

### 5.1.1 Maximum Development Yield and Development Contributions

Section 3.5 of the Development Scheme outlines requirements regarding the maximum development yield and development contributions. The Development Scheme provides for the notion that the introduction of this planning instrument caused an increase in land values within the PDA. Reference to Map 3 of the Development Scheme determines that the site is included within an area assigned a base plot ratio of 0.5:1.

Map 3: Bowen Hills UDA plot ratios under BCC City Plan

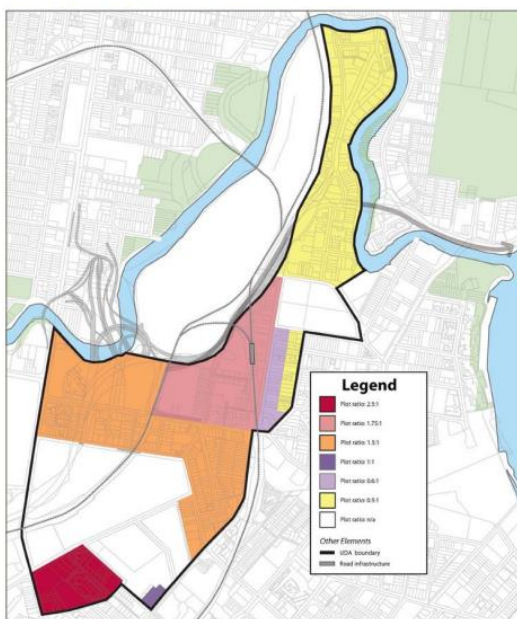


Figure 6: Bowen Hills PDA plot ratios under BCC City Plan



## 5.1.2 Urban Design and Sustainability

An assessment of the proposal against the Urban Design and Sustainability criteria outlined in the Development Scheme is provided in Table 5 below.

Table 5: Urban Design and Sustainability	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<b>Placemaking</b> Development is to contribute to a sense of place by: <ul style="list-style-type: none"> <li>(a) promoting place identity and distinctive character.</li> <li>(b) individually and collectively creating an attractive and appealing place for residents, workers and visitors.</li> <li>(c) contributing to permeability of the site and the surrounding area.</li> <li>(d) contributing to the legibility of the UDA.</li> <li>(e) contributing to a public realm that is inclusive, accessible and safe.</li> <li>(f) creating a positive relationship between public and private realms, in particular at street and first floor levels.</li> <li>(g) contributing to a wide range and rich variety of activities and uses</li> <li>(h) providing opportunities for formal and informal gathering and interaction</li> <li>(i) connecting with the surrounding areas</li> <li>(j) encouraging pedestrian and cycle use</li> <li>(k) facilitating public transport access and use</li> <li>(l) helping to build and support a local economy</li> <li>(m) helping attract and retain a diverse population</li> </ul>	<p>The proposed material changes of use for food premises (café) and service industry (bakery) will operate from within the existing industrial building. The proposal will involve external alterations to the façade to introduce modern elements, that will contribute to the permeability of the site and the surrounding area.</p> <p>The proposal will provide a place that is collectively engaging for surrounding residential and commercial operations.</p>
<b>Sub-tropical character</b> Development is to be climatically responsive by employing appropriate design principles and strategies that ensure: <ul style="list-style-type: none"> <li>(n) buildings are orientated to optimize seasonal solar gain and loss, taking into consideration major site views and vistas.</li> <li>(o) building form allows for cross ventilation and supports a naturally ventilated and comfortable environment.</li> <li>(p) weather protection and sun shading (including eaves and overhangs) are incorporated into facades and roof forms to reduce direct solar heat and provide rain protection appropriate to each facade orientation.</li> <li>(q) building design incorporates light and shade providing well detailed and articulated facades.</li> <li>(r) outdoor/semi-outdoor living and 'indoor to</li> </ul>	<p>The proposal will involve minor work to the external façade replacing the existing windows for windows that will optimize the buildings exposure to natural light, whilst also protecting the building from the harsh summer sun. As such, the proposal will involve building work that will caters to Brisbane's sub-tropical climate.</p>

Table 5: Urban Design and Sustainability	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p>outdoor' integration is provided by the use of balconies, courtyards, roof gardens and large windows creating open facades.</p>	
<p><b>Community safety and well-being</b></p> <p>Crime Prevention through Environmental Design (CPTED) principles should underpin the design of all development within the UDA.</p> <p>In particular, regard should be given to the <i>Crime Prevention through Environmental Design (CPTED) Guidelines</i> for Queensland.</p> <p>Development is to incorporate appropriate safety features in line with current standards and best practice guidance including fire safety, emergency vehicle access and flood immunity.</p> <p>Development must promote community health and well-being through a design that supports a healthy and active lifestyle.</p> <p>All buildings, as well as public and private spaces are to be designed to be inclusive and accessible and comply with best practice standards<sup>4</sup>.</p> <p>While recognising the desire for buildings to incorporate sub-tropical design solutions, buildings overlooking rail corridors must also ensure that the safety and operational integrity of railways are protected by incorporating appropriate design solutions that obstruct the throwing of objects at trains or onto the overhead line equipment (OHLE) that may cause damage or service interference.</p> <p>Development adjacent to a rail corridor must also be designed to ameliorate the risks associated with proximity to a rail corridor such as collisions with rolling stock or dangerous goods and pedestrian trespass.</p>	<p>The proposal will operate within the existing industrial building and will involve external alterations, however, will abide by the CPTED principles. The proposal maintains appropriate safety features in line with current standards and best practice guidelines.</p>
<p><b>Heritage, character and culture</b></p> <p>The removal or demolition of any building or structure forming part of a heritage place as identified on Map 4, will be considered only in those circumstances where the retention of the building or structure would prejudice the delivery of the identified precinct outcome.</p> <p>In those circumstances where approval is given to remove or demolish an identified heritage building or structure, the heritage building or structure, its context and its heritage significance is to be appropriately documented prior to its removal or demolition and submitted to the ULDA.</p> <p>Development on, or adjoining, a heritage place as identified on Map 4 must respect the heritage values of the site by sensitively managing the interface</p>	<p>The subject site is not identified as containing any heritage buildings as referenced on Map 4. Therefore, the demolition of the internal elements of the existing industrial building are considered suitable.</p>

Table 5: Urban Design and Sustainability

Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p>between development opportunities and the heritage place.</p> <p>To help create place identity and a distinctive character for the UDA, development should seek to protect, incorporate, re-use or re-interpret the heritage, character, cultural features and history of the UDA and surrounding area.</p>	
<b>Building form</b>	
<p>(a) General provisions</p> <p>Buildings are to be well articulated with external balconies, doors and doorways, windows, shade and screening devices, outdoor planting and mixed use tenancies. The use of materials and design details are to contribute both individually and collectively to a distinctive Bowen Hills character.</p> <p>Residential building design is to ensure visual and noise privacy, adequate balcony size, adequate storage space, adequate room sizes, functional room relationship and the provision of useable and well connected common outdoor spaces.</p>	<p>The proposal will operate within the existing industrial building, however, will propose external alterations to the front façade to create an inviting built form. Through the introduction of modern elements to the existing industrial building, it will present as an attractive built form, providing a welcoming opening to patrons.</p> <p>The proposal has incorporated windows at different heights to break up the built form.</p>
<p>(b) Ground level detail</p> <p>Ground level building elements are to introduce a variety of details and finishes</p> <p><i>Entries</i></p> <p>Front entries to all buildings are to be emphasised through architectural and landscape treatment, pedestrian paths and awnings so as to be obvious without the need for signage and address requirements for active frontages.</p> <p><i>Screening and awnings</i></p> <p>Buildings are to respond to local microclimatic conditions by incorporating appropriate weather protection, screening and shading structures on the building facades to channel breezes, filter sunlight, block out night lighting and provide rain protection.</p> <p>At street level, awnings are to be used to provide all year protection from sun and rain. In particular:</p> <ul style="list-style-type: none"> <li>– awnings to primary frontage retail activities must be continuous across the entire street alignment and extend over the footpath to within 0.9 metres of the street kerb.</li> <li>– awnings to secondary frontage commercial and mixed use buildings need not necessarily be continuous but must extend over the footpath to within 0.9 metres of the street kerb for the width of the building's main entry.</li> <li>– buildings on corners should provide an awning</li> </ul>	<p>The frontage of the site has been emphasised through the use of a large opening to the industrial building.</p>

Table 5: Urban Design and Sustainability	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p>over the main entry on each frontage.</p> <ul style="list-style-type: none"> <li>for residential buildings where awnings are not provided, street trees are to provide protection from climatic conditions and separate pedestrians from traffic movement.</li> </ul>	
<p><b>Landscaping</b></p> <p>Landscaping is to contribute to the visual amenity and liveability of Bowen Hills.</p> <p>For residential development, landscaping must cover a substantial area of the site and provide on-site recreation opportunities.</p> <p>For non-residential and mixed-use development, landscaping must be designed and located to provide a positive visual and amenity contribution to the public realm.</p> <p>In general, landscaping is to be designed and located so that it:</p> <ul style="list-style-type: none"> <li>addresses streets and open spaces and contributes to the amenity of the public realm</li> <li>does not undermine personal and property security of the surveillance of footpaths and public open space</li> <li>deters crime and vandalism</li> <li>responds to microclimatic opportunities.</li> </ul>	<p>The subject site will operate from the existing industrial building which does not contain any landscaping opportunities.</p>
<p><b>Fences and walls</b></p> <p>Except for specific feature walls associated with specific uses, fences or walls to ground floor residential uses must be visually permeable 50 per cent permeability generally provides an appropriate level of visual permeability.</p>	<p>The proposal will not provide for any fencing. As such, this element of criteria is not applicable.</p>
<p><b>Storage and bin areas</b></p> <p>External storage and bin areas should be contained within the buildings and / or should not be visible from the public realm.</p> <p>Building design and external storage and bin areas must facilitate the efficient sorting and disposal of waste to maximise recycling opportunities.</p>	<p>The proposed development provides a dedicated area for the storage of refuse, which is located on site and will service the overall development.</p>
<p><b>Windows to retail tenancies</b></p> <p>Window sills to retail tenancies should be within 100 - 300 millimetres above the corresponding footpath level. Floor levels behind the windows can be higher than this on sloping footpaths.</p> <p>Use of reflective glass in windows is not appropriate.</p>	<p>The proposal will locate windows appropriately to provide casual surveillance of the streetscape.</p>
<p>(c) Upper level detail</p>	<p>The proposal will operate within the existing industrial building. The proposal will be articulated</p>

Table 5: Urban Design and Sustainability	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
The upper level elements of buildings must incorporate appropriate elements such as overhangs and sun shading to detail the top of the building against the skyline.	through the use of large block façade treatment breaking up the built form of the building.
<p>Balconies</p> <p>Covered balconies are encouraged in all locations to reflect a sub-tropical character and provide external spaces that can be used under a variety of weather conditions.</p> <p>Balconies should overlook streets and public spaces providing surveillance and connection with the street.</p> <p>In all locations, balconies must be appropriately located and/or screened to maximise privacy between buildings and/or to the public realm.</p>	The existing industrial building does not contain any balconies. As such, this element of criteria is not applicable.
<p>Roof form</p> <p>Roofs are to be appropriately designed to ensure plant and equipment is integrated with the overall roof design. Varied roof forms, building heights and massing of elements is encouraged.</p>	The proposal will retain the existing roof form. No plant and equipment are proposed to be located on the roof. As such, this element of criteria is not applicable.
<p>(d) Building arrangement</p> <p>High rise buildings must have distinct lower, middle and upper sections so as to:</p> <ul style="list-style-type: none"> <li>– maintain a strong relationship with the street by framing and activating the public realm and entrance spaces while reinforcing the street hierarchy</li> <li>– deliver a variety of setbacks on the ground floor to create plazas, outdoor dining areas or open vistas</li> <li>– create internal communal open spaces and courtyards in both residential and commercial developments</li> <li>– reduce the visual bulk of the building</li> <li>– provide roof forms that are more visible and accentuated so as to enliven the skyline of the Bowen Hills UDA.</li> </ul> <p>Where residential uses are located above podiums, it is expected that the tower footprints will be smaller to provide roof space for terraces, roof gardens etc.</p>	The proposal is located within the existing industrial building, which is not identified as a high-rise building. As such, this element of criteria is not applicable.
<p>(e) Building frontages</p> <p>Buildings in the UDA must contribute to an active and safe public realm. Map 5 identifies the different frontages within the Bowen Hills UDA and describes</p>	The subjects site contains a frontage to Thompson Street which is identified as a 'Secondary Active Frontage' on Map 5. The proposal will address the requirements for 'Secondary Active Frontages' by

Table 5: Urban Design and Sustainability	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
their role for contributing to an active and safe public realm.	utilising the existing large opening orientated towards Thompson Street providing casual surveillance. This has further been addressed under criteria for Secondary Active Frontages criteria.
<p>Primary active frontages</p> <p>Buildings on primary active frontages must:</p> <ul style="list-style-type: none"> <li>– activate the street for extended hours of the day and night by building up to or near the street edge, generally parallel to the street alignment and supporting a mix of uses</li> <li>– be visually and physically permeable, containing many windows and entrances</li> <li>– reinforce the priority of pedestrian by addressing the street, having strongly expressed pedestrian entrances, minimising the number and size of vehicle access points and using appropriate street treatments. If vehicle access points are unavoidable, they should be integrated into the building design to minimise their impact on the safety and amenity of the public realm</li> <li>– contribute to comfort for pedestrians by delivering continuous awnings, providing shelter over footpaths</li> <li>– incorporate car parking which is either located below ground level or not visible from the public realm</li> <li>– provide opportunities to overlook the street, increase surveillance and reinforce the active frontage, particularly from upper floors.</li> </ul>	Thompson Street is not identified as a Primary Active frontage in accordance with Map 5 under the Bowen Hills PDA.
<p>Secondary active frontages</p> <p>Buildings on secondary active frontages need not be activated by retail and commercial uses but must:</p> <ul style="list-style-type: none"> <li>– address the street and public realm, providing casual surveillance</li> <li>– provide facades that contain well-detailed and articulated access points at frequent intervals along pedestrian networks and do not include blank walls provide awnings located at key entry points.</li> </ul>	<p>Thompson Street is identified as a Secondary Active Street Frontage. The proposal will address the requirements by utilising the existing industrial building which contains a large opening towards Thompson Street providing casual surveillance to the streetscape.</p> <p>The proposal is contained within the existing industrial building which articulates the facade through the use of windows and openings. The proposal will contain a dedicated pedestrian access point which will assist patrons.</p>
<p>Other frontages</p> <p>Buildings on other frontages must:</p> <ul style="list-style-type: none"> <li>– address the street and public realm but may</li> </ul>	The proposal does not address any other street frontages. As such, this element of criteria is not applicable.

Table 5: Urban Design and Sustainability	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p>have a wider variety of setbacks to allow for privacy to be maintained between streets and dwellings and cater for courtyards, balconies and deep planting areas</p> <ul style="list-style-type: none"> <li>– locate basements, where possible, within building footprints and set back from street alignments to allow areas for deep planting</li> <li>– emphasize entries through architectural and landscape treatment, pedestrian movement paths, awnings and height.</li> </ul>	
<p><b>Gateways and landmark buildings</b></p> <p>A number of gateways are identified within the Bowen Hills UDA. These gateways, as shown on Map 5, represent the main entry points and approaches to the Bowen Hills Heart and are located at:</p> <ul style="list-style-type: none"> <li>– the intersection of O'Connell Terrace and Bowen Bridge Road</li> <li>– the intersection of Hudd Street and Abbotsford Road and the southern entrance to the Bowen Hills Rail Station</li> <li>– the intersection of Edmondstone Road and Abbotsford Road.</li> <li>– the intersection of Abbotsford Road, Montpelier Road, Campbell Street and Markwell Street.</li> <li>– the intersection of Brookes Street and St Pauls Terrace</li> <li>– the southern side of the intersection of Brunswick Street and Gregory Terrace where the on and off ramps from Airport Link connect to Campbell Street.</li> </ul> <p>These gateways are to be reinforced through landmark buildings.</p> <p>Landmark buildings reinforce gateways within the UDA by providing visual cues that announce the arrival within, or approach to, the Bowen Hills Heart and contribute to the identification of Bowen Hills as a distinct destination. Landmark buildings should also:</p> <ul style="list-style-type: none"> <li>– complete and frame vistas and views</li> <li>– increase legibility and add to the sense of place</li> <li>– provide a sense of scale at open spaces.</li> </ul>	<p>The subject site is not identified on Map 5 as a gateway for a landmark building. As such, this element of criteria is not applicable.</p>

Table 5: Urban Design and Sustainability	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
Landmark buildings may be created through a change of scale, materials and/or architectural treatment.	
<p><b>Private open space</b></p> <p>(a) Common areas</p> <p>Common private open space must be provided in all residential developments and:</p> <ul style="list-style-type: none"> <li>– provide for a mixture of outdoor uses and activities</li> <li>– be positioned for good solar orientation</li> <li>– be landscaped appropriately for a subtropical environment</li> <li>– minimise water use</li> <li>– respect privacy of users and residents, including those on neighbouring properties.</li> </ul>	The proposal is not a residential development. As such, this element of criteria is not applicable.
<p>(b) Balconies and other private open space</p> <p>All residential units must incorporate generous balconies or private open space, attached to major internal living areas and providing room for outdoor private activity and furnishings such as a table, chairs, planting, a BBQ and shade. Balconies should be sized proportionately to the unit size and must not be less than 9m<sup>2</sup> with a minimum dimension of three metres. However, it is considered desirable that 16m<sup>2</sup> of private open space or balcony be achieved for all dwelling units.</p> <p>Balconies must be appropriately located and/or screened to maximise privacy between buildings and/or the public realm and to protect amenity from transport corridor impacts, without compromising CPTED principles.</p> <p>Ground floor private open space must provide privacy but still allow overlooking of the street to promote casual surveillance. Fences should be no higher than 1500mm and are to be visually permeable.</p>	The proposal is not for a residential use. As such, this element of criteria is not applicable.
<p><b>Lighting</b></p> <p>External lighting should be designed to light up the building, particularly entrances and vegetated areas, without overspilling into other buildings or the sky. External materials should not cause unreasonable glare.</p>	All external lighting provided will comply with the relevant provisions ensuring that it will not overspill onto other buildings.
<p><b>Accessibility, permeability and movement</b></p> <p>In support of TOD principles, priority should be given to pedestrian, cycle and public transport modes, over private vehicle use. This priority applies both to movement within the UDA and to the UDA.</p>	The subject site is within close distance to transport nodes including the Bowen Hills train station, ensuring that patrons and staff will not have to rely on private vehicles.



Table 5: Urban Design and Sustainability	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p>Map 6 details the public realm and movement networks proposed within the UDA and how they are intended to connect with the public realm and movement networks outside the UDA.</p> <p>Development within the UDA must contribute to a network of pedestrian and cycle-safe roads and highly interconnected, attractive and efficient bikeways that give a choice of routes connecting major activity nodes with each other and also linking them to residential areas.</p> <p>Development is to give high priority to connectivity, directness of route and facilities by:</p> <ul style="list-style-type: none"> <li>providing access to existing and proposed pedestrian and cycle networks</li> <li>prioritizing pedestrian and cycle movements over vehicle movements.</li> </ul>	<p>There is sufficient space within the front setback for bicycle parking, which further reduces the reliance on private vehicles to access the proposal.</p>

### 5.1.3 Transport, Access, On-Site Parking and Servicing

An assessment of the proposal against the Transport, Access, On-site Parking and Servicing criteria outlined in the Development Scheme is provided in **Table 6** below.

Table 6: Transport, access, on-site parking and servicing	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p><b>Transport Corridor</b></p> <p>Development does not unreasonably constrain future provision of public transport infrastructure (including rail, light rail, road, busway and cycle infrastructure) and does not adversely impact on the function or operation of existing or future public transport corridors including rail, light rail or busway corridors. (As the planning for the future provision of infrastructure is ongoing, the ULDA may obtain advice from any public sector entity responsible for the planning for or provision of the infrastructure as to whether the proposed development is likely to constrain the provision of future public transport infrastructure or adversely impact on the function or operation of any existing or proposed public transport corridors. The ULDA may have regard to any such advice in deciding the development application.)</p>	<p>The proposal will utilise the existing industrial building ensuring that the overall uses do not constrain future provisions of public transport infrastructure and does not adversely impact on the rail corridor. Suitable areas have been provided for traffic movements which will not interfere with the traffic movements on Thompson Street.</p>
<p><b>Car Parking</b></p> <p>On-site car parking areas, loading bays and service areas are either integrated within or under buildings and sleeved by active frontages, or are located away from the public realm behind buildings.</p> <p>The use of large blank screens to mask loading areas is not appropriate.</p>	<p>The proposal will provide for 2 car parking spaces. The proposal has been designed in accordance with the maximum prescribed rate under the Bowen Hills PDA and the TAPS Planning Scheme Policy under the Brisbane City Plan 2014 (local planning framework).</p>

Table 6: Transport, access, on-site parking and servicing

Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p>Slope should be used to create basement or semi basement parking areas.</p> <p>Vehicle service areas, cross-overs and car parking must not detract from the character of active edges and the public realm.</p> <p>Development is required to provide on-site car parking in accordance with the rates set out in the precinct development criteria or sub-precinct development principles. Where a request is made to provide on-site car parking at a rate exceeding that prescribed for the precinct, the request must be accompanied by a strategy to maximise use of pedestrian, cycle and public transport opportunities over private vehicle use.</p> <p>Where possible, underground car parking areas are to be naturally ventilated. Ventilation grills and structures should be integrated into the building design, located away from the primary street facade and oriented away from windows of habitable rooms and private open space.</p>	
<p><b>Circulation</b></p> <p>Development is to support increased accessibility, permeability and movement for pedestrians and cyclists and appropriate movement by vehicles, including emergency vehicles.</p> <p>Pedestrian and cycle way paths (See for example Austroads - Guide to Traffic Engineering Practice Standards for Pedestrian and Cycle Pathways) and high quality cycling facilities are to be incorporated in all new roads within sub-precincts.</p> <p>Development is to be designed to include safe and highly visible connections to pedestrian and cycle networks through building and landscape design elements and treatments.</p>	<p>The proposal will provide for appropriate pedestrian movement through the proposal. It will support increased accessibility. There will be a designated walkway for pedestrians to access the site.</p>
<p><b>End of trip facilities</b></p> <p>End of trip facilities for pedestrians and cyclists are to be provided as part of development for non-residential purposes, including secure, undercover bicycle storage facilities, showers and lockers. Such facilities are to be provided to a standard consistent with AS2890.3.</p> <p>Bicycle facility targets for apartments are:</p> <ul style="list-style-type: none"> <li>– residents - to have secure space per dwelling according to AS2890.3.</li> <li>– visitors - to have secure space per 400m<sup>2</sup> according to AS2890.3.</li> </ul> <p>Bicycle facility targets for sites other than apartments are:</p> <ul style="list-style-type: none"> <li>– residents - to have secure space per 200m<sup>2</sup></li> </ul>	<p>The proposal will contain a suitable area for bicycle parking situated at the front of the building, which is reflective of the café culture of Brisbane.</p>

Table 6: Transport, access, on-site parking and servicing

Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p>net lettable area (NLA) according to AS2890.3</p> <ul style="list-style-type: none"> <li>visitors - to have secure space per 1000m2 NLA according to AS2890.3</li> </ul>	

### 5.1.4 Environment

An assessment of the proposal against the Environment criteria outlined in the Development Scheme is provided in **Table 7** below.

Table 7: Environment

Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p><b>Safety and risk</b></p> <p>Development adjacent to a rail corridor is to be designed to ameliorate the risks associated with proximity to a rail corridor (such as collisions with rolling stock or dangerous goods). Development in operational airspace, as per Brisbane Airport Master Plan, must not cause a permanent or temporary obstruction or potential hazard to aircraft movements.</p>	<p>The proposed development is located away from the Bowen Hill Rail corridor so will not create potential risks of collisions with rolling stock or dangerous goods.</p>
<p><b>Contaminated land</b></p> <p>Development must ensure that all land and groundwater will be fit for purpose. Remediation will meet Environmental Protection Agency (EPA) guidelines for the assessment and management of contaminated land in Queensland.</p>	<p>In accordance with the requirements of the <i>Queensland Environmental Protection Act 1994</i> (Qld), the Department of Environment and Science (DES) maintains a register of sites identified as having previous or current notifiable activities or which are contaminated by hazardous contaminant. The Environmental Management Register (EMR) identifies 'low-risk' sites that have been used for an activity which is likely to cause land contamination, while the Contaminated Land Register (CLR) identifies 'risk' sites as requiring remediation.</p> <p>A search has been undertaken on both the EMR and CLR registers to confirm that the subject site is not identified as previously being subject to contamination from hazardous or potentially hazardous activities. A copy of the EMR and CLR search result has been provided in Attachment 1.</p>
<p><b>Acid Sulfate Soils (ASS)</b></p> <p>The following site works will trigger an ASS investigation:</p> <ul style="list-style-type: none"> <li>development areas below 5m Australian Height Datum (AHD) involving the disturbance of greater than 100m3 of soil</li> <li>development areas below 5m AHD requiring the placement of greater than or equal to 500m3 of fill material in layer of greater than or equal to 0.5m in average depth</li> <li>development areas between 5m AHD and 20m AHD requiring the disturbance of greater than or</li> </ul>	<p>The proposed development will not involve any excavation. As such, there will be no soil disturbance over the site.</p>

Table 7: Environment	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
equal to 100m <sup>3</sup> of soil below 5m AHD. Acid Sulfate soils will be treated in accordance with current best practice in Queensland (Consideration should be given to State Planning Policy (SPP) 2/02 Planning and Management Involving Acid Sulfate Soils and the Queensland Acid Sulfate Soils Technical Manual).	
<b>General noise requirements</b> The design, siting and layout of development must address noise impacts and where necessary incorporate appropriate noise mitigation measures. Development is to achieve acceptable noise levels for noise sensitive uses in affected areas (Refer to the Environmental Protection (Noise) Policy 2008). Where determined necessary by the ULDA, an acoustic report will be required to evaluate and address potential noise impacts and recommend appropriate noise mitigation measures.	The proposed operations will comply with the relevant requirements under the Environmental Protection (Noise) Policy
<b>General air quality</b> Development must: limit exposure and risk associated with pollutants that could have a potentially adverse effect on human health. be in accordance with best practice air quality guidelines and standards (Refer to Brisbane City Council's Air Quality Planning Scheme Policy and the Queensland EPA Guidelines on Odour Impact Assessment from Developments).	The proposed used will ensure that they comply to the relevant air quality guidelines and standards prescribed under Brisbane City Council's Air Quality Planning Scheme Policy and Queensland EPA Guidelines on Odour Impact Assessment.
<b>Water management</b> Development is to demonstrate, to the greatest extent possible, current best practice Water Sensitive Urban Design (WSUD) and Integrated Water Cycle Management (IWCM) principles for Australia.	The proposal will operate the proposal has included the traffic management report included in Attachment. The subject site is not situated within close distance to any nearby heritage items.
<b>Biodiversity and habitat</b> Development must not adversely affect significant vegetation. Development is to be set back a minimum of 10 metres from the high-water mark, except where stated otherwise in a precinct or sub-precinct.	The subject site does not contain any significant vegetation. Therefore, this element of criteria is not applicable.
<b>Energy efficiency</b> Development must promote energy efficiency by encouraging: <ul style="list-style-type: none"> <li>– alternative energy supply through the use of renewable energy sources.</li> <li>– passive thermal design of buildings.</li> <li>– energy efficient plant and equipment.</li> <li>– use of natural light and energy efficient lighting.</li> </ul>	The proposal will incorporate design measures that are energy efficient which include the use of windows that will promote natural light.

Table 7: Environment	
Bowen Hills PDA-Wide Development Criteria	Assessment of Proposal
<p><b>Lifecycle costs and materials</b></p> <p>Development is to incorporate sustainable features and smart design to reduce construction and operating costs. Development is to encourage the efficient use of resources and waste minimisation. At the time of construction, conduits for future electricity cables are to be installed within all new roads, road widenings and upgrades.</p>	<p>The proposed development will operate from within the existing industrial building, ensuring that the proposal retains the existing material and fabric. The proposal will include some building work to the façade to replace the existing windows for ones that are more energy efficient. The proposal will reutilise existing cables and infrastructure that service the site.</p>

## 6 Conclusion

This town planning report has been prepared to accompany a development application pursuant to Part 4 of the Economic Development Act 2012 for a material change of use for Food Premises (café) and Service Industry (bakery) over the land at 10 Thompson Street, Bowen Hills.

The proposal has been assessed against and is able to fulfil the requirements of all relevant statutory planning instruments. In this regard, it is noted that:

- The development is consistent with the Vision and Structure Plan for the Bowen Hills PDA;
- The development is consistent with the detailed requirements for the development set out in Precinct 8: Thompson Street of the Bowen Hills PDA, including the maximum development yield allowable for the precinct;
- All relevant technical matters have been assessed and appropriately addressed by the proposal, including engineering and traffic matters;
- The proposal will result in uses that will support the ongoing evolution of Bowen Hills as a new mixed use community.

On the basis of the assessment contained within this report, we recommend the application to the Department of State Development, Infrastructure and Planning for a favourable assessment and determination, subject to reasonable and relevant conditions.