



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

Our ref: PRE2019/405

Your ref: 12-18 Thompson Street

03 December 2019

Mr Leo Mewing  
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Dear Leo

Thank you for your meeting of 12 September 2019 about a proposed development at 12-18 Thompson Street, Bowen Hills, more properly described as Lot 4 on SP312302 and Lot 1 on RP121293.

The EDQ Development Assessment team has evaluated the conceptual development proposal, illustrated in the following drawings prepared by Red Door Architecture:

Plans	Number	Date
1. Context plan	190044 SK-050 Rev. 2	02 September 2019
2. Gentrification masterplans	190044 SK-100 Rev. 3	11 September 2019
3. Masterplan – Stage 1	190044 SK-110 Rev. 3	11 September 2019
4. Masterplan – Stage 2	190044 SK-111 Rev. 2	02 September 2019
5. Masterplan – Stage 3	190044 SK-112 Rev. 2	02 September 2019
6. Activated plaza	190044 SK-125 Rev. 1	29 August 2019
7. Ground floor – Typical plan (diagrams)	190044 SK-205 Rev. 2	10 September 2019
8. Typical plans	190044 SK-206 Rev. 2	10 September 2019
9. Diagrams – Tower 1	190044 SK-207 Rev. 2	10 September 2019
10. Typical plans	190044 SK-212 Rev. 2	10 September 2019
11. Typical plans	190044 SK-212 Rev. 1	29 August 2019
12. Typical plans – Roof	190044 SK-214 Rev. 1	29 August 2019
13. Exemplar projects	190044 SK-280 Rev. 1	29 August 2019
14. Site sections	190044 SK-120 Rev. 2	03 September 2019
15. Site sections	190044 SK-121 Rev. 3	11 September 2019

The evaluation of the proposed development was undertaken to determine whether the proposed elements of non-compliance with provisions of the Bowen Hills Priority Development Area (PDA) Development Scheme (the Scheme) are acceptable in principle. The plans provided to consider these non-compliances were conceptual in nature, and as the design concept develops there may be additional areas which require further consideration by EDQ.

The elements of non-compliance for consideration were in relation to proposed Tower 1 only, and are the proposed building height of 14 storeys; the reduced boundary setbacks, and the reduced tower separation to adjoining sites. EDQ's consideration of each of these elements are further detailed below.

#### Building height — Proposed Tower 1

Proposed Tower 1 is calculated to be 14 storeys in the current concept (noting both the mezzanine and the roof terrace are storeys). As the site is located in the *Mixed industry and business zone* with an allowable 8 storeys, and it is adjacent to undeveloped land in the *Mixed use zone* with a potential for up to 30 storeys, EDQ provides in principle support for a building height of up to 14 storeys for Tower 1 only, to create a more desirable transitional built form interface outcome. However this in principle agreement to the additional 6 storeys is subject to the requirements set out in this letter.

#### Tower 1 site setbacks

The site setback of priority interest for EDQ is the southern site boundary for the 4<sup>th</sup> storey and above, which interfaces with lots fronting Edmondstone Road. EDQ requires the development to achieve a 6m compliant side boundary setback (4 storeys and above) to this boundary for the full façade of Tower 1. However, EDQ is willing to consider relaxations of setbacks to primarily the Murray Street frontage and the internal side boundary to proposed Tower 4; and may consider setback relaxations on the Thompson Street frontage. Any proposed reduced setbacks on these other frontages will be subject to design review by EDQ to determine their acceptability from a design excellence perspective.

#### Master planned development outcome for whole of site

The in principle support for the proposed Tower 1 non-compliances are subject to a whole of site master planned development outcome being committed to with any development application brought forward for Tower 1. That is, the proposed compliance of the balance of the site development with the Development Scheme provisions will be demonstrated and locked in through a PDA development approval, which is to include a compliant plot ratio for the total site of 3:1; a maximum of 8 storeys for any other building proposed on the site; compliant building setbacks; compliant tower separations; and compliance with all other relevant provisions.

#### Sufficient grounds commitment

EDQ acknowledges the applicants' commitment to deliver the following grounds which EDQ considers are commensurate with the extent of non-compliance with the Development Scheme provisions for proposed Tower 1:

- High quality, activated public plaza on the corner of Thompson Street and Murray Street, in the order of 800m<sup>2</sup>, and to be delivered with proposed Stage 2 of the development;
- Public thoroughfare access and landscaped open space connecting Murray Street to Abbotsford Road, between proposed Towers 3 and 4, to be delivered with proposed Stage 3 of the development;
- A minimum of 30% of the total site area to be landscaped;
- Provision of all of the following outcomes for each building: green roof; solar panels; and smart building technology;

- Provision of multiple electric vehicle charging car spaces in each building and communally accessible for visitors; and
- Provision of public art and/or creative lighting to deliver a cohesive innovative design response for the total site.

EDQ provides in principle support for the earlier stated Tower 1 elements of non-compliance based upon the delivery of the above listed sufficient grounds commitments, and a compliant southern side boundary setback for Tower 1 (4 storeys and above).

EDQ looks forward to working with you and your team on the further development of the design concept for this exciting site.

If you require any further information, please contact Ms Karina McGill, Senior Planner – EDQ Development Assessment, Economic Development Queensland, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3352 7518 or [karina.mcgill@dsmip.qld.gov.au](mailto:karina.mcgill@dsmip.qld.gov.au), who will be pleased to assist.

Yours sincerely



Marisa Graetz  
**Manager**  
**Development Assessment**  
**Economic Development Queensland**