

Plan of Development: Thompson Street Health and Business Precinct

Address 12-18 Thompson Street, Bowen Hills

Date June 2020

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1. Introduction

1.1 Purpose of the Thompson Street Health and Business Precinct Plan of Development

Development approval is sought for a Masterplan for the *Thompson Street Health and Business Precinct* to facilitate the longer term redevelopment of the site at 12-18 Thompson Street, Bowen Hills. Redevelopment of the masterplan area is to be in accordance with the *Thompson Street Health and Business Precinct Plan of Development (PoD)*.

The development of the site pursuant to the Masterplan constitutes a material change of use, pursuant to the *Economic Development Act 2012 (ED Act)* and the Bowen Hills Priority Development Area Development Scheme (**Development Scheme**).

The purpose of the PoD is to demonstrate how the proposed redevelopment of the *Thompson Street Health and Business Precinct* will be delivered, consistent with the PDA vision, PDA-wide criteria and zone provisions and that development will not compromise or unreasonably prejudice the opportunities for the development of the broader Bowen Hills PDA. In doing so the PoD seeks to:

- (a) establish the planning and design framework for the long-term development of the *Thompson Street Health and Business Precinct* site in accordance with the PoD; and
- (b) approve future assessable development the subject of the PoD, where that development is consistent with the PoD.

1.2 Effect under Economic Development Act 2012

The ED Act is the statutory instrument responsible for development assessment in the Bowen Hills PDA. The ED Act establishes the Minister for Economic Development Queensland (MEDQ), the primary function of which is to facilitate economic development and development for community purposes in Queensland by providing for a streamlined planning and development framework for declared Priority Development Areas. The ED Act operates independently of the Planning Act 2016.

Pursuant to the ED Act and the Development Scheme, the development subject of the PoD is subject of Permissible Development, for the following:

- PDA Preliminary Approval for Material Change of Use for Master Plan for Office, Research and Technology Industry, Health Care Services, Hospital, Child Care Centre, Food and Drink Outlet, Shop, Showroom, Warehouse, Indoor Sport and Recreation, and Parking Station

Permissible development requires a PDA development application to be lodged with the MEDQ for assessment and decision. Applications for development are assessed under the ED Act and against the Development Scheme. Approval is required for permissible development to be undertaken.

1.3 Relationship to the Bowen Hills Priority Development Area Development Scheme

The Bowen Hills Urban Development Area (UDA) was declared by the State Government as a UDA on 28 March 2008. The Bowen Hills UDA covers 108 hectares of land in the inner northern suburb of Bowen Hills. the area is now referred to as the Bowen Hills Priority Development Area (PDA).

Planning and development in the Bowen Hills PDA is directed by the Bowen Hills PDA Development Scheme (the Development Scheme). The Development Scheme became effective on 3 July 2009. The Bowen Hills PDA Development Scheme version at the time of this development application is Development Scheme Amendment no. 2 (effective from 21 June 2019).

Section 387 of the ED Act identifies that the Development Scheme is the most relevant planning instrument for determining the applicable planning and development controls for the site.

The level of assessment table in the Development Scheme provides that all development in the PDA is Permissible Development, other than development mentioned as PDA Accepted Development or Prohibited.

The PoD approves certain future development, where carried out in accordance with the PoD, by specifying the development as either PDA Accepted Development or Permissible Development.

The PoD has been prepared recognising that MEDQ and key stakeholders have undertaken extensive site specific technical assessments, reporting and planning which underpins the Development Scheme.

1.4 Time Limit for Completing the Development

The development approved by the PDA development approval the subject of this PoD is to be completed within 20 years of the date of the PDA development approval taking effect.

2. Land to which the PoD Applies

The site is located at 12-18 Thompson Street, Bowen Hills, being properly described as Lot 1 on RP121293 and Lot 4 on SP312302. The site is Located in the Bowen Hills area of inner Brisbane, approximately 4 kilometres north-east of Brisbane's Central Business District. The shape of the site can be described of an irregular form and has a total area of 12,611m², with frontages to Thompson Street, Murray Street and Abbottsford Road.

The PoD applies to the whole of the site.

3. Vision

The Thompson Street Health and Business Precinct is to be developed for a coherent and integrated business park outcome.

The Thompson Street Health and Business Precinct will deliver a strong sense of place for this part of Bowen Hills – to attract business, employment and investment, to provide amenity for workers, and to catalyse development in this part of Bowen Hills.

Land Use in the Thompson Street Health and Business Precinct will provide for business and employment activity, with supporting retail, community and health activities.

Built form will contribute to a positive local identity, including to provide a coherent built form transition from the Mixed Use Zone to the Business and Industry Zone.

A strong sense of place will be delivered through distinctive design of buildings individually and collectively, and public and communal greenspace across the site.

4. Land Uses and Categories of Development

4.1 Land Uses Approved by the PoD

The PoD approves the following land uses, subject to compliance with the Development Parameters and any PDA Development Application required by the Categories of Development.

- Office
- Research and Technology Industry
- Health Care Services
- Hospital
- Child Care Centre
- Food and Drink Outlet (where <250m²)
- Shop (where <250m²)
- Showroom
- Warehouse
- Indoor Sport and Recreation
- Parking Station (where associated with on-site uses)

4.2 Categories of Development

The following categories of development apply to all development within the PoD.

Table 1: Categories of Development	
PDA Accepted Development	Permissible Development
<ul style="list-style-type: none">• Material change of use for a land use approved by the PoD, where within an existing premises (whether or not involving building work) and complying with the PoD• Any other development that is PDA Accepted Development as specified by the Bowen Hills PDA Development Scheme	<ul style="list-style-type: none">• Material change of use for a land use approved by the PoD, where not PDA Accepted Development• Any other development that is Permissible Development as specified by the Bowen Hills PDA Development Scheme

5. Development Parameters

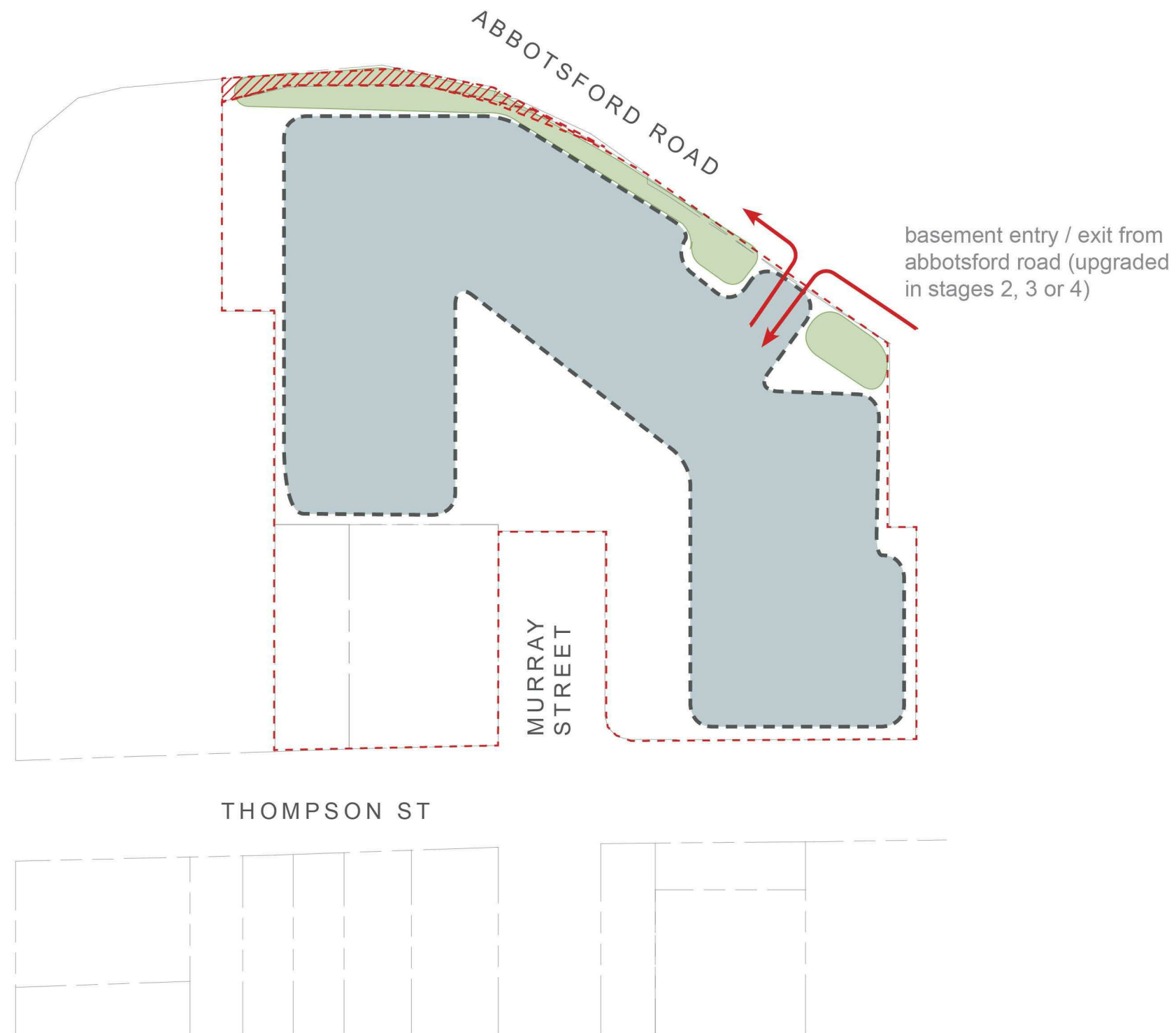
Development is to be undertaken in accordance with the following development parameters.

Table 2: Development Parameters	
Building Height	Tower 1 – Maximum 14 storeys Towers 2, 3 and 4 – Maximum 8 storeys
Plot Ratio	Maximum 3:1 across whole of the site <i>Note: plot ratio applies to whole of site, and not to individual towers (i.e. higher plot ratio can be provided in some buildings, where balanced across other buildings)</i>
Setbacks	Ground level setbacks are 0m to all boundaries Tower setbacks are as stated in the Masterplan Diagrams in Appendix A
Building Separation	Minimum 12 metres between non-residential buildings Minimum 18 metres between residential buildings

	<i>Note: where to a boundary, half the separation to be provided on the site</i>
Public Space	Minimum 800m ² area for public open space, located generally in the position shown indicatively on the Masterplan Diagrams in Appendix A
Connectivity	Public thoroughfare access from Murray Street to Abbotsford Road, as indicatively shown on the Masterplan Diagram in Appendix A
Landscaping	<p>Minimum 30% of site to be landscaped</p> <p><i>Note: landscaping can be located at ground level and in levels above ground</i></p> <p><i>Note: landscaping applies to whole of site, and not to individual towers</i></p>
Vehicular Access	Site accesses to be from Murray Street and Abbotsford Road, as indicatively shown on the Masterplan Diagram in Appendix A
Car Parking	<p>Maximum of 1 space per 100m² of gross floor area across the whole of the site</p> <p><i>Note: car parking applies to whole of site, and not to individual towers (i.e. higher rate of car parking can be provided in some buildings, where balanced across other buildings)</i></p>
Other Aspects	<p>Green roof, solar panels, and smart building technology to be provided for each building</p> <p>Multiple electric vehicle charging car spaces (i.e. more than two) to be provided in each building and communally accessible for visitors</p> <p>Public art and/or creative lighting to be provided for each building and the public open space, with a cohesive theme adopted across the Masterplan</p> <p>Acoustic criteria to be achieved in accordance with the Development Scheme</p> <p>Podium car parking is to be sleeved by active uses or screened by attractive architectural and/or landscape treatments</p> <p>Where not otherwise stated in this PoD, development is to be undertaken in accordance with the requirements of the Development Scheme</p>

Appendix A

Masterplan Diagrams



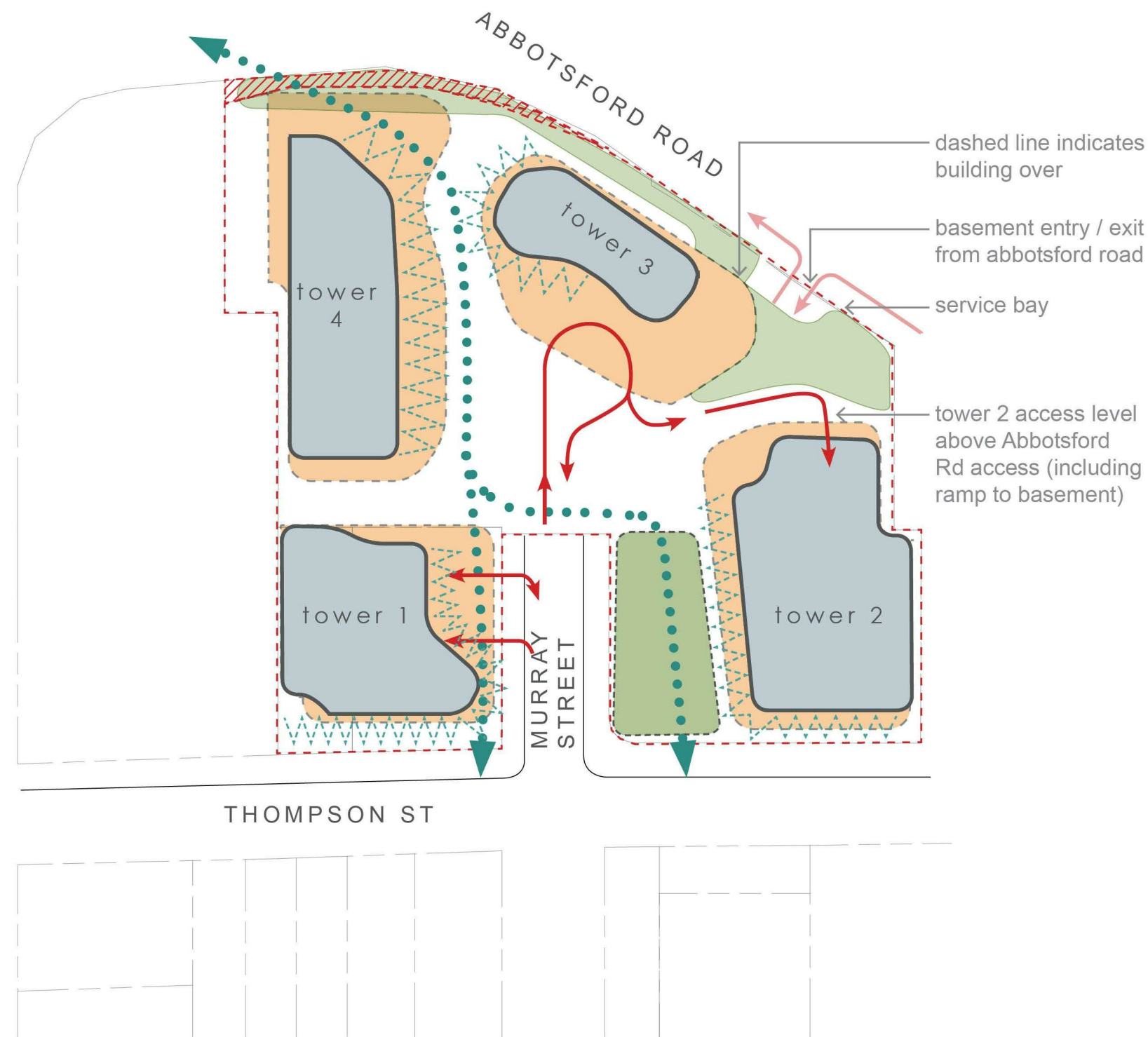
LEGEND :

- road resumption
- design zone to Abbotsford Road
- basement level extent
- ground floor extent
- tower extent
- publically accessible open space (min. 800m²)
- landscaped undercroft
- ultimate site access (vehicles)
- pedestrian link
- pedestrian access and activation

NOTE :

- 6m setback for non-residential to non-residential interface. 9m setback for residential interface
- building envelopes shown - buildings subject to other provisions in P.O.D.
- minimum 30% of site area for landscape as per provisions in P.O.D. (landscape extent not shown on diagrams).





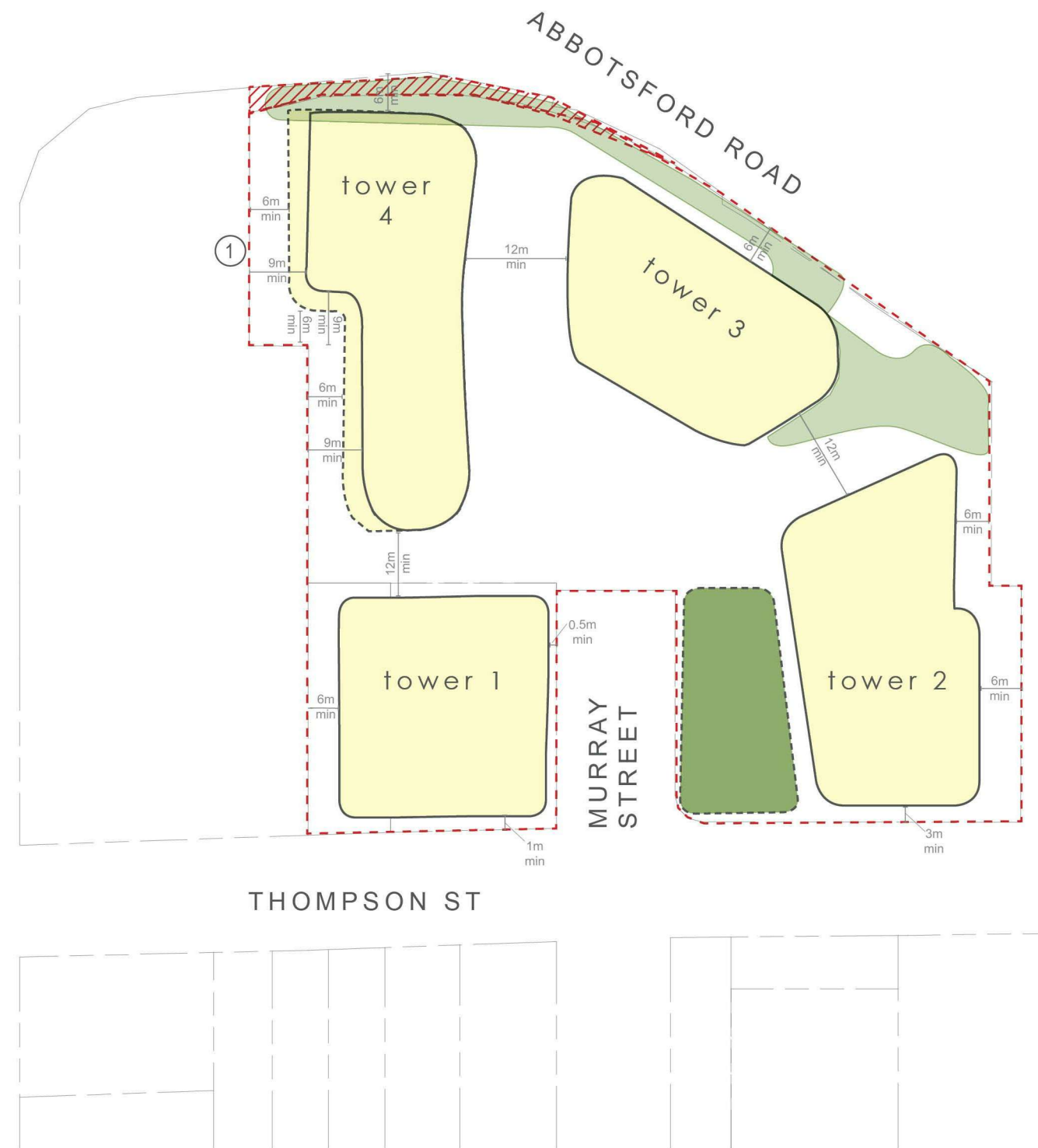
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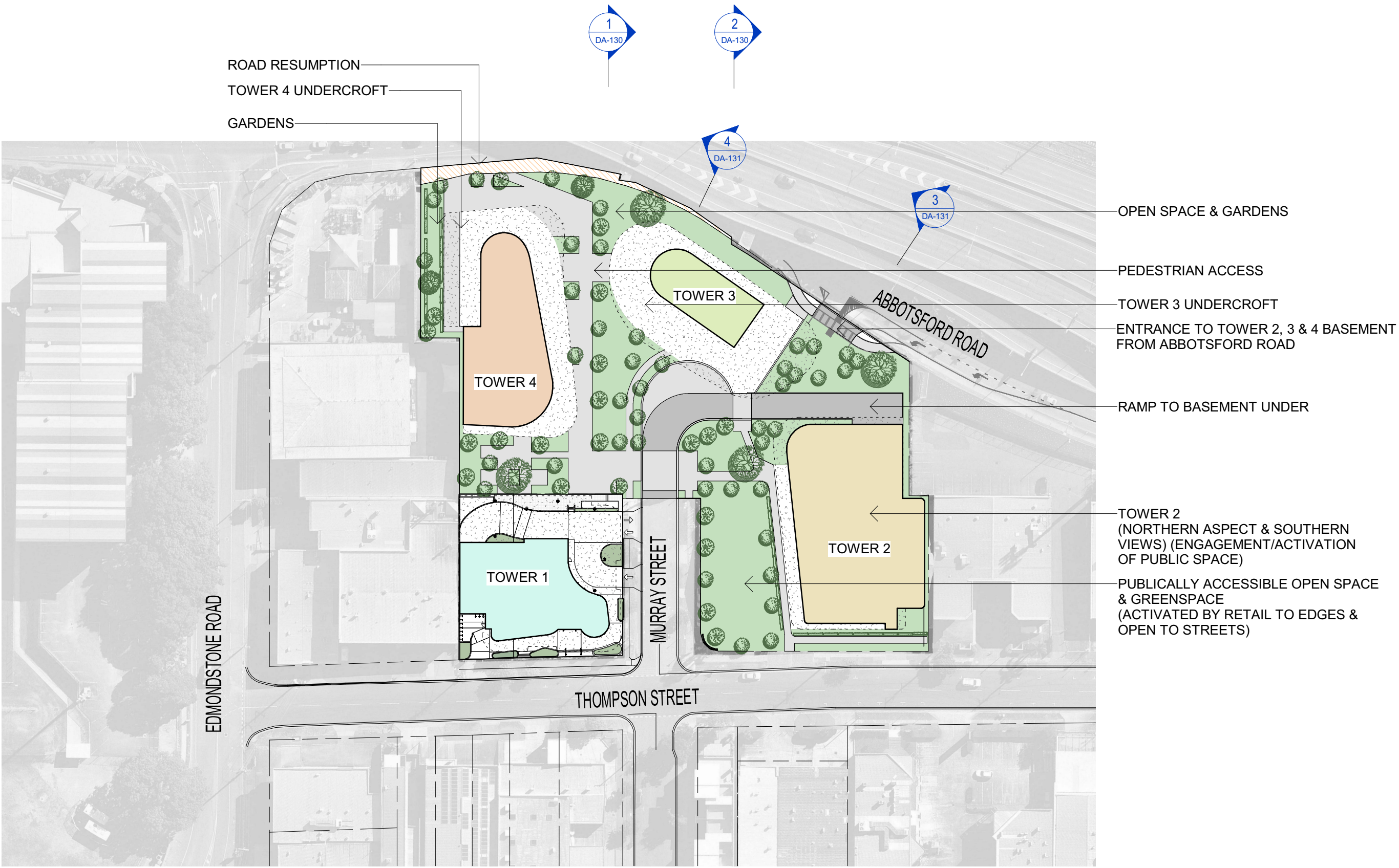
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Appendix B

Indicative Development Outcome

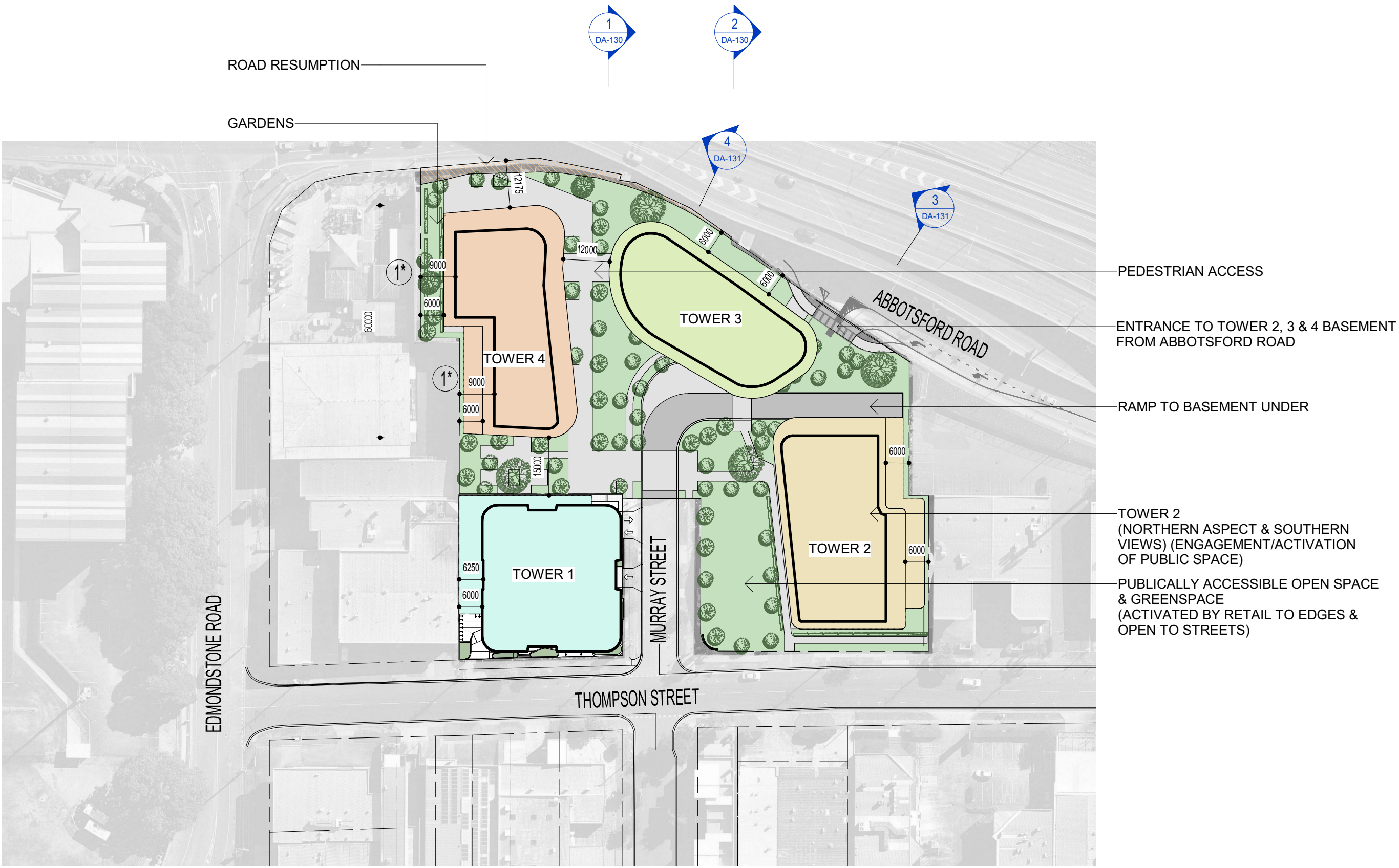




1 DETAILED SITE - MASTERPLAN - OVERALL GROUND
1 : 1000@A3



REDDOOR
ARCHITECTURE



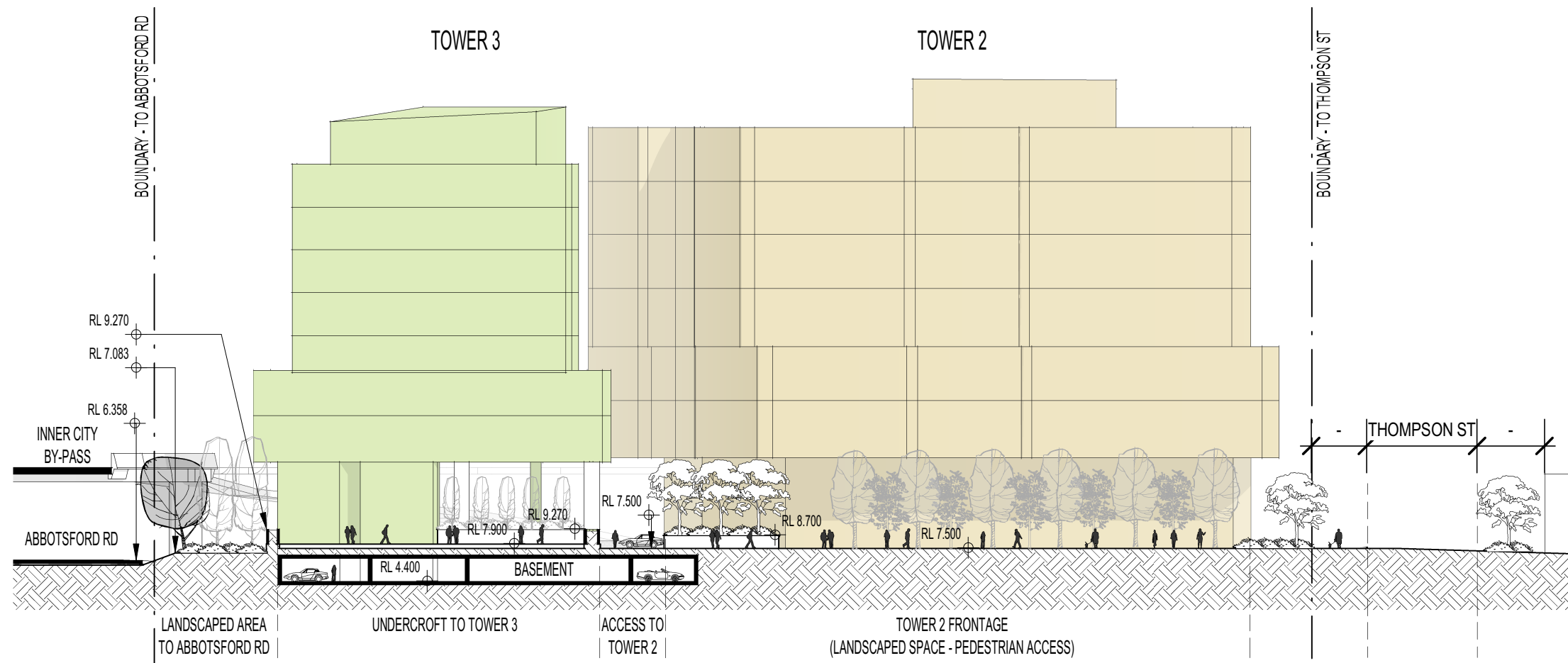
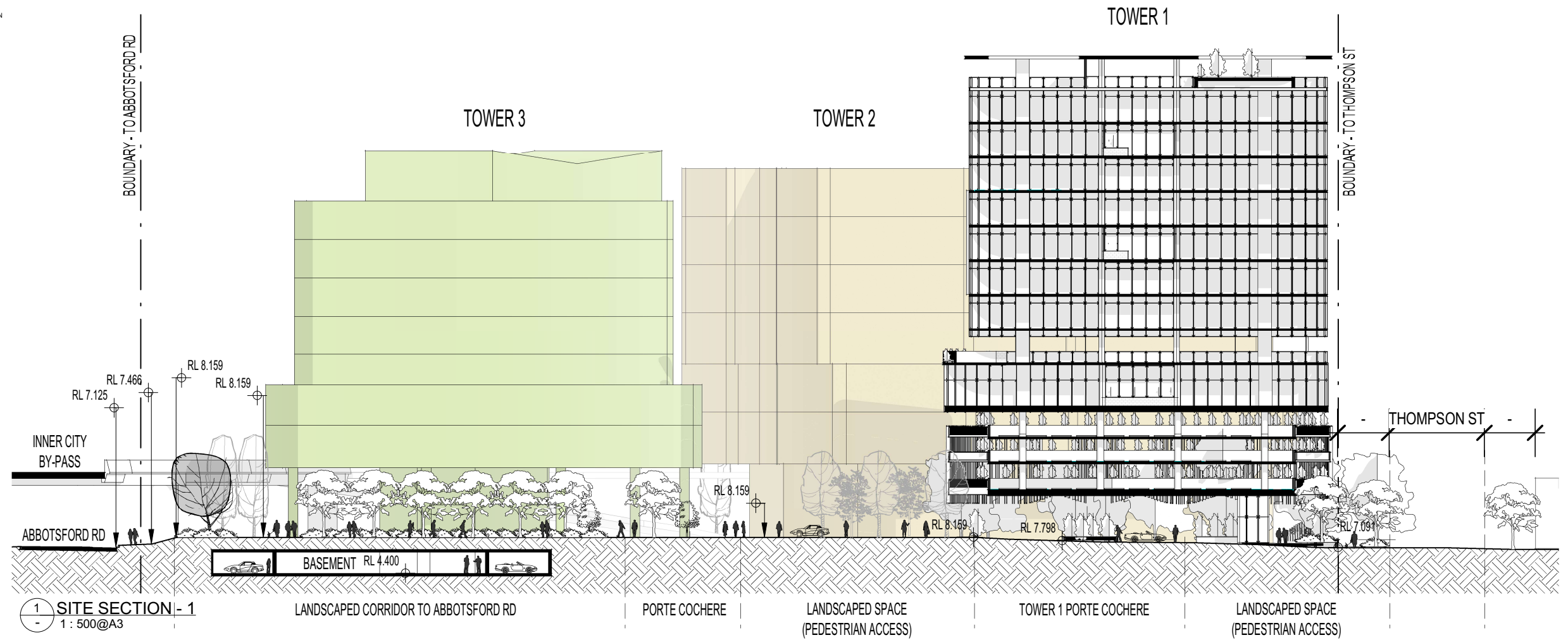
1 DETAILED SITE - MASTERPLAN - OVERALL TOWER
1 : 1000@A3

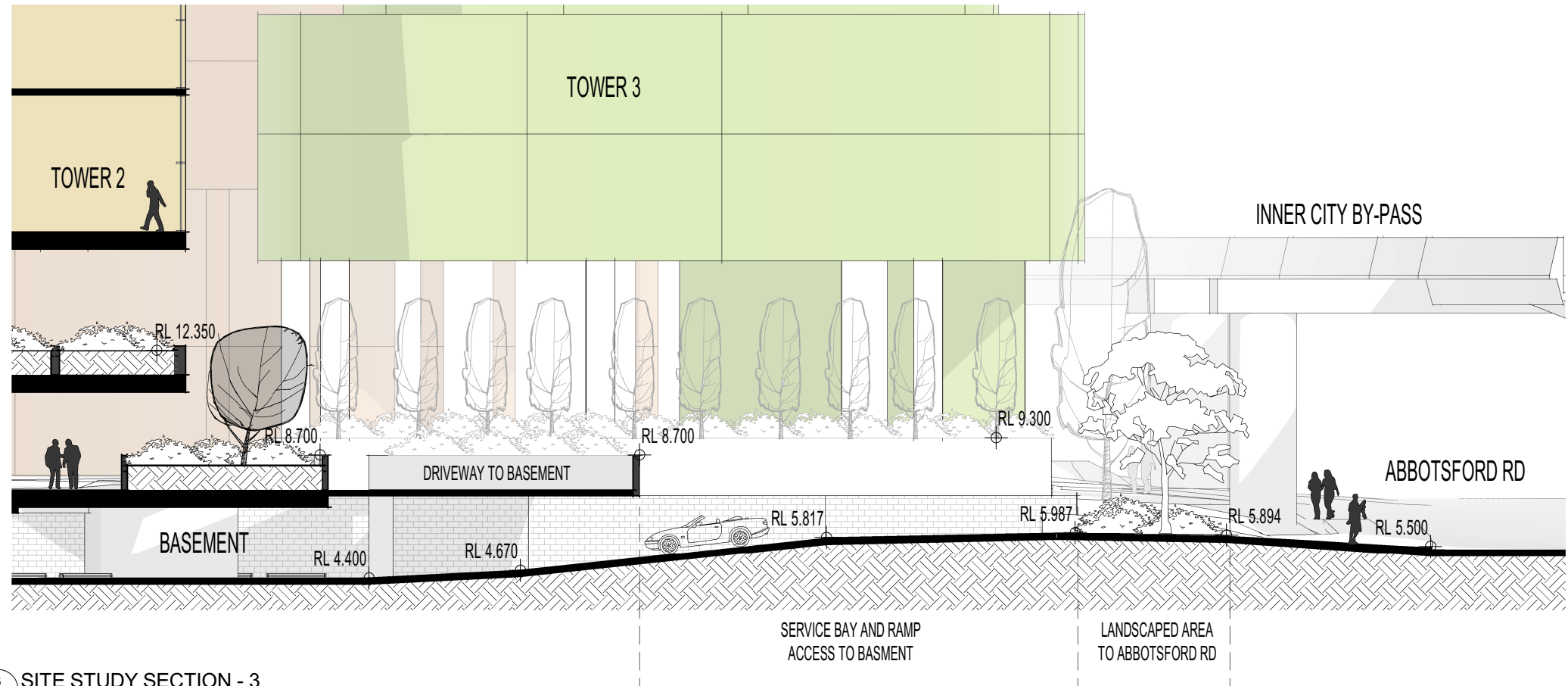
NOTES

- 1* 6m SETBACK FOR NON-RESIDENTIAL TO NON-RESIDENTIAL INTERFACES. 9m SETBACK FOR RESIDENTIAL INTERFACE.
- 2* BUILDING ENVELOPES SHOWN - BUILDINGS SUBJECT TO OTHER PROVISIONS IN P.O.D.

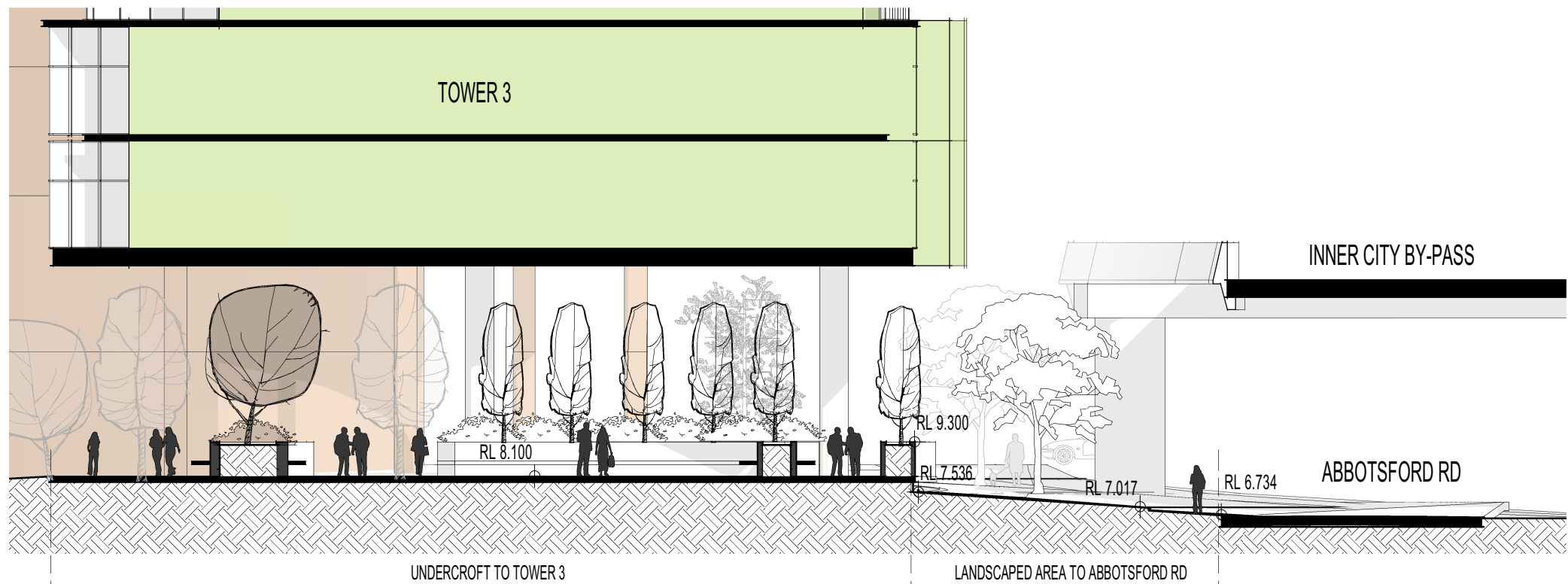


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3 SITE STUDY SECTION - 3
1 : 200@A3



4 SITE STUDY SECTION - 4
1 : 200@A3