

Town Planning Assessment

Address 12-18 Thompson Street, Bowen Hills

Application 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 (<250m²), Shop (<250m²), Showroom, Warehouse, Indoor Sport and Recreation, and Parking Station.

PDA Development Permit for Material Change of Use for Office, Research and Technology Industry, Health Care Service, Hospital, Childcare Centre, Food and Drink Outlet (<250m²), Shop (<250m²) and Parking Station (on-site car parking only)

Applicant Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd

Date June 2020



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Executive Summary

Site Details and Planning Framework

Table 1 – Site Details and Planning Framework	
Site Details	
Address	12-18 Thompson Street, Bowen Hills
RP Description	Lot 1 on RP121293 and Lot 4 on SP312302
Site Area	12,611 m ²
Owner Details	Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd
Easement(s)	The site is not affected or burdened by any easement/s.
Existing Use	The site is currently occupied by range of industrial-style buildings, with a mix of existing / emerging land uses including an integrated health care facility. The land uses are supported by two ancillary car parking areas.
Planning Framework	
Applicant Details	Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd
Relevant Legislation	<i>Economic Development Act 2012</i>
Priority Development Area	Bowen Hills Priority Development Area (declared 28 March 2008)
Assessment Manager	Department of State Development, Manufacturing, Infrastructure and Planning (Economic Development Queensland)
Planning Scheme	Bowen Hills Priority Development Area Development Scheme (June 2019)
Area	Urban Area
Zone	Mixed Industry and Business

Development Application Details

Table 2 – Development Application Details	
Proposal Overview	<p>The site is proposed to be subject of comprehensive redevelopment, for a coherent and integrated business park outcome. The development provides for a health-oriented land use outcome, including to provide for a day hospital, specialist and allied health, and other health, commercial and research activities, together with ancillary uses. Delivery of the redevelopment of the site is subject of two planning components, as follows.</p> <p><u>Masterplan</u></p> <p>A Masterplan has been prepared to demonstrate a holistic site-wide outcome. The Masterplan provides for the indicative framework for the development of the site - providing indicative building envelopes and a plan of development to guide future development (subject to future applications). The Masterplan demonstrates the coherent and integrated business park outcome intended for the site, with a layout that will create a strong sense of place for this part of Bowen Hills – to attract business and provide amenity for workers, and to catalyse development in this part of Bowen Hills.</p> <p><u>Tower 1</u></p> <p>Tower 1 is the first stage to be delivered on the site, providing for a 14 storey mixed-use tower at the corner of Thompson Street and Murray Street. The tower has a medical orientated focus, with a range of uses that are intended to attract business and employment, provide amenity for workers, and catalyse development in the northern part of the Bowen Hills PDA.</p> <p>For further details of the proposal, please refer to Chapter 3 of this Town Planning Assessment, together with Appendices C and D.</p>

Development Description	<ul style="list-style-type: none"> • <u>Masterplan</u> – 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 (<250m²), Shop (<250m²), Showroom, Warehouse, Indoor Sport and Recreation, and Parking Station. • <u>Tower 1</u> - PDA Development Permit for Material Change of Use for Office, Research and Technology Industry, Health Care Service, Hospital, Childcare Centre, Food and Drink Outlet (<250m²), Shop (<250m²) and Parking Station (on-site car parking only).
Defined Land Use	<ul style="list-style-type: none"> • Health Care Services • Hospital • Office • Research and Technology Industry • Food and Drink Outlet • Shop • Child Care Centre • Showroom • Warehouse • Indoor Sport and Recreation • Parking Station
Categories of Development	Permissible Development
Supporting Material	<p>Appendix A – Certificates of Title</p> <p>Appendix B – Application Forms and Owners Consent</p> <p>Appendix C – Masterplan Plan of Development</p> <p>Appendix D – Architectural Drawings – Tower 1</p> <p>Appendix E – Landscape Concept Plans – Masterplan and Tower 1</p> <p>Appendix F – Traffic and Transport Assessment</p> <p>Appendix G – Engineering Assessment</p> <p>Appendix H – Acoustic Assessment</p> <p>Appendix I – Pre-lodgement Meeting Minutes</p>

Summary of Overarching Planning and Design Approach

The site at 12-18 Thompson Street is located in the Bowen Hills Priority Development Area. The site is a large landholding of approximately 1.26 hectares, that provides a canvas for creating a positive development outcome that facilitates and catalyses employment to this part of Bowen Hills.

The Applicant is the land owner and a long-term investor that intends to progressively redevelop the site. Consequently, the Applicant intends to deliver an outcome that provides for a long-term vision and value – the development provides an opportunity to create a strong sense of place for this part of Bowen Hills through a holistically considered and resolved masterplan development outcome.

Overall, the site is proposed to be subject of comprehensive redevelopment, for a coherent and integrated business park outcome, as anticipated by the Bowen Hills PDA Development Scheme (the Development Scheme). The development provides for a health-oriented land use outcome, including to provide for a day hospital, specialist and allied health, and other health, commercial and research activities, together with ancillary uses such as retail, food and drink, recreation and child care.

Overall site planning and design considerations include the following.

- The development will create a strong sense of place for this part of Bowen Hills – to attract business, employment and investment based on strong contextual interfaces, and to provide amenity for workers, and to catalyse development in this part of Bowen Hills.

- The site will be developed for a coherent and integrated medical-oriented business park outcome (with a range of non-residential land uses), as anticipated by the Development Scheme. The health oriented outcome is derived from substantial local and regional research, the existing on-site health facilities, and engagement with health operators. In particular:
 - The Bowen Hills / Newstead population is projected to double by 2031, providing increased demand for medical facilities.
 - There are limited integrated medical precincts within the local area (i.e. that provide specialist and allied health components and value add research and office components.
 - The site's proximity to the Royal Brisbane Hospital / Herston Quarter precinct, provides a suitable proximity to assist Bowen Hills become a destination for health facilities, together with health research and innovation.
 - There is substantial operator interest in the site for a day hospital, which is a major land use attraction that would ignite further activity in this part of the Bowen Hills PDA.
 - The recent and ongoing public health situation has highlighted the need for health care services in South East Queensland, both now and into the future. The development for new medical facilities and associated activities will improve the community's access to a range of health care services to meet this need. The development will support a robust and resilient health care system to address ongoing health outcomes in support of standard health requirements together with heightened health requirements.
- The development outcomes leverage the existing and emerging land use context (including that of the site), reflect the PDA Development Scheme intentions, and provide uses, buildings and spaces that will be of benefit to the future resident, worker and visitor population of Bowen Hills and surrounds. The development will initiate and excite interest in this part of Bowen Hills.
- The site is located at the transition between two zones, and the development consequently a facilitates a well-managed transition of activity and built form through this large site.
- The site's dimensions are an important consideration to the masterplan outcome, particularly given the desire to accommodate office and medical buildings in a business park as intended by the Development Scheme. A business park needs a particular scale of floorplate and floor area.
- There is a desire to create a landscape setting for the business park, which results in consolidation of the number of buildings within landscape open space areas (as compared to a more extensive and bulky built form arrangement, with reduced landscaped open space).
- In providing that landscape setting, together with contributing a broader public amenity, the development provides for an area of public open space on the site. This is located in a prominent position at the corner of Thompson Street and Murray Street, and has been sited in the interest of providing amenity and congregation space for local employees and the community.

Delivery of the redevelopment of the site is subject of two planning components, as follows.

1. Masterplan

The Masterplan outcome for the site has been considered holistically by the applicant and the project team; and in conjunction with pre-lodgement discussions and feedback from DSDMIP.

The Masterplan has been prepared to demonstrate a holistic site-wide outcome. The Masterplan demonstrates the coherent and integrated business park outcome intended for the site, with a layout that will create a strong sense of place for this part of Bowen Hills – to attract business and provide amenity for workers, and to catalyse development in this part of Bowen Hills.

The Masterplan provides for the indicative framework for the development of the site - providing indicative building envelopes and a Plan of Development to guide future development (subject to future applications). The Plan of Development controls matters including land use, building height and form, open space and landscape, connectivity, access and car parking.

Further detail is provided in **Chapter 3** of this report, and in **Appendix C – Plan of Development**.

2. Tower 1

Tower 1 is the first stage to be delivered on the site, providing for a 14 storey mixed-use tower at the corner of Thompson Street and Murray Street. The tower has a medical orientated focus, with a range of uses that are intended to attract health businesses and employment, provide amenity for workers, and catalyse development in the northern part of the Bowen Hills PDA.

The Tower 1 planning and design outcome has been resolved having regard to the site arrangements, existing uses and the local context. Tower 1 provides the initial landmark for and generates energy for the site-wide outcomes. Key features of Tower 1 are as follows.

- Tower 1, at the corner of Thompson Street and Murray Street, is the initial visible entrance into the Mixed Industry and Business Zone (intended business park area), so provides a marker site and a catalyst project. Tower 1 area is also the primary part of the site that can create a transition to the Mixed Use Zone (which has a substantially greater height).
- In achieving the visible marker and transitional outcomes, a building height of 14 storeys is proposed for Tower 1 (all remaining buildings are proposed to be 8 storeys pursuant to the Masterplan, and in accordance with the PDA Development Scheme provision).
- Tower 1 provides for a range and flexibility of non-residential land uses, providing for attraction of tenants to this part of Bowen Hills, a greater diversity and activation of the buildings and spaces, and genuine economic development opportunities. The land uses include for typical office floorspace, together with day hospital, health consulting / health care, research, child care, and ground floor active uses – providing for a business and health innovation precinct, leveraging and building on the local land use context, locational advantages, and positioning to a growing local resident, worker and visitor population.
- A viable commercial floorplate is required, in excess of 1,000m² of floorspace per commercial office level and approximately 1,500m² of floorspace for day hospital level (level 5). The site area for tower 1 is somewhat constrained in this regard, with a need to achieve floorspace through alternate built form outcomes, including well-resolved setback outcomes.
- Delivery of tower 1 enables an opportunity to free up the broader site for future stages.

Further detail is provided in **Chapter 3** of this report, and in **Appendix D – Architectural Plans**.

The proposed development delivers a range of benefits and superior design outcomes, as follows.

- The development complies with land uses intended for the Mixed Industry and Business Zone – and it is that land use expectation that drives the scale of outcome required on the site.
- Considered holistically, the master plan will comply with the 3:1 plot ratio provision. The Tower 1 scale and form does not generate overdevelopment of the site – rather, it creates an initial energy and viability to the site that will be balanced in the scale of future stages.
- The proposed built form is balanced by an open landscaped outcome across the site – with 30% of the site able to be landscaped, including a genuine contribution to public open space.
- The development will provide a large area of public open space on the site (approx. 800m²). This is located in a prominent position at the corner of Thompson Street and Murray Street.

- Provision of all of the following outcomes - green roof, solar panels, and smart building technology (beyond only one of these outcomes as required of the Development Scheme).
- Provision of multiple electric vehicle charging car spaces (only one is a requirement).
- Provision of public art and creative lighting.

1. Introduction

This Town Planning Assessment accompanies a PDA Development Application over land located at 12-18 Thompson Street, Bowen Hills.

Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd (the Applicant) proposes a comprehensive redevelopment, for a coherent and integrated business park outcome. The development provides for a health-oriented land use outcome, including to provide for a day hospital, specialist and allied health, and other health, commercial and research activities, together with ancillary uses.

The Applicant proposes a 14 storey non-residential tower (**Tower 1**) on the south-eastern corner of the site, fronting Thompson Street and Murray Street. Tower 1 proposes a mix of uses including Office, Research and Technology Industry, Health Care Service, Hospital, Childcare Centre, Food and Drink Outlet, Shop, and Parking Station. Vehicle access to Tower 1 is via Murray Street.

Tower 1 is supported by a Masterplan for the whole of the subject site (**Masterplan**). The Masterplan is intended to deliver a coherent and integrated business park which comprises of four (4) buildings (including Tower 1), containing a range of mixed uses, and public and open green spaces. Vehicle access to the masterplan is via Thompson Street, Murray Street and Abbotsford Road.

To undertake the work proposed, the Applicant is seeking:

- PDA Development Permit for Material Change of Use for Office, Research and Technology Industry, Health Care Service, Hospital, Childcare Centre, Food and Drink Outlet (<250m²), Shop (<250m²), and Parking Station; and
- 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 (<250m²), Shop (<250m²), Showroom, Warehouse, Indoor Sport and Recreation, and Parking Station.

The development application is subject of assessment pursuant to the *Economic Development Act 2012 (ED Act)*. The applicable planning scheme in this instance is the *Bowen Hills Priority Development Area Development Scheme (The Development Scheme)*.

The proposed development is identified as Permissible Development in the Development Scheme. Section 87 of the ED Act prescribes the matters to be considered when deciding the application. The Development Scheme is the primary planning instrument to be used in the assessment of the development application.

This Town Planning Assessment provides a comprehensive assessment of the proposed development having regard to The Development Scheme. Key components of the Town Planning Assessment comprise:

- an overview of the site characteristics and local context (**Chapter 2**);
- a description of the proposed development (**Chapter 3**);
- identification of the applicable town planning framework (**Chapter 4**);
- compliance assessment against the town planning framework (**Chapter 5**); and
- a discussion of key planning matters arising from the assessment (**Chapter 6**).

The PDA Development Application follows extensive engagement with DSDMIP via series of pre-lodgement meetings in 2019 and 2020, with pre-lodgement minutes provided in **Appendix I**.

2. Site Details and Local Context

2.1 Site Details

2.1.1 Address and Real Property Description

The subject site is located at 12-18 Thompson Street, Bowen Hills, being more properly described as Lot 1 on RP121293, Lot 4 on SP211311 and Lot 39 on RP9380.

2.1.2 Location

The site is Located in the Bowen Hills area of Central Brisbane, approximately 4 kilometres north-east of Brisbane's Central Business District and approximately 450m north of the Bowen Hills train station.

Further detail regarding the location of the site and its context is provided in **Section 2.2** of this report.

2.1.3 Shape and Size

The shape of the site can be described of an irregular form and has a total area of 12,611m² and frontages to Thompson Street, Murray Street and Abbotsford Road.

2.1.4 Owners and Encumbrances

Having regard to the Certificate of Title (**Appendix A**) for the site, the current owner of the site is Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd. The site is not affected by any easements.

2.1.5 Current Use

The site is currently occupied by range of industrial style buildings, with a mix of existing/emerging uses, including health care service uses in the building within the south-west corner site, office use in the building in the south-east corner of the site, and warehouse uses in the building in the north-east corner of the site. The site also includes two carparks, in the north-western part of the site and the eastern part of the site, that provide parking for staff and patients ancillary to the health care uses.

2.1.6 Topography

The site falls from Thompson Street to Abbotsford Road, from approximately 8m AHD to 6m AHD.

2.1.7 Vegetation and Ecology

The site is clear of any existing trees or vegetation and is not identified as including any existing waterways or wetlands.

2.1.8 Flooding

The Bowen Hills PDA does not contain any mapping in relation to flooding on the site, with reference therefore made to Brisbane City Council overlay mapping. The Brisbane City Council flood overlay mapping identifies that the site is not affected by flooding.

2.1.9 Heritage and Character

The site does not contain or adjoin any State heritage place or Local heritage place, and is not included within any Brisbane City Council character overlays.

2.1.10 Traffic and Access

Vehicle access to the site is currently provided via Thompson Street, Murray Street and Abbotsford Road. There is currently three all movements driveways to Thompson Street, three all movement driveways to Murray Street, and one left-in / left-out driveway to Abbotsford Road.

2.1.11 Roads and Verges

The site has three road frontages, to Thompson Street, Murray Street and Abbotsford Road. The type and function of the road frontages is as follows:

Thompson Street:

- Frontage of approximately 120 metres (including across Murray Street)
- Designated as a District Road
- Two (2) way street, with one (1) lane in each direction; and
- Urban kerb and channel construction
- Verge width of approximately 4.5-5.0 metres; and
- Marked on-street car parking in front of the site

Murray Street:

- Frontage of approximately 40 metres (on each side of the street)
- Designated as a Neighbourhood Road
- Two (2) way street, with one (1) lane in each direction
- Urban kerb and channel construction
- Verge width of approximately 3.75 metres (northern side) and 4.5 metres (southern side)
- Marked on-street car parking in front of the site

Abbotsford Road

- Frontage of approximately 123 metres
- Designated as a District Road
- Separated carriageway, with two southbound lanes adjacent the site frontage
- Road widening identified by DSDMIP and Brisbane City Council
- Urban kerb and channel construction
- Verge width of approximately 3.0 metres
- No on-street car parking, however shoulder lane provided

The Inner City Bypass is also adjacent to the site, elevated above the Abbotsford Road frontage.

2.1.12 Infrastructure Networks

The site is presently serviced with reticulated water mains, stormwater, sewer, electricity, communications, stormwater drainage and sewerage. For further detail refer to the Engineering Assessment included in **Appendix G** and to further details in **Chapter 3** of this report.

2.2 Local Context

2.2.1 Surrounding Land Use

The area surrounding the subject site is comprised of a range of low- to medium-scale typically industry, warehouse and office buildings, together with some community uses including a church.

The land directly to the north of the site is two storey warehouse and office facility. The land directly to the south (east) of the site is a Merlo Coffee cafe inclusive of coffee roasting and ancillary sales. The land directly to the south (central) is currently under construction for an approved residential building. The land directly to the south (west) is a hire shop. The western and eastern boundaries are frontages to Abbotsford Road, Thompson Street and Murray Street.

Situated within the broader area, close to the site, are the notable landmarks and uses:

- Perry Park, located approximately 100 metres south of the site;
- Bowen Hills Station, located approximately 510 metres south-west of the site;
- YMCA Fitness, located approximately 270 metres south-west of the site;
- Newstead Park, located approximately 850 metres east of the site;
- Royal Brisbane and Women's Hospital, and the broader Herston Quarter redevelopment, is located approximately 2 kilometres south- west of the site.

2.2.2 Site Approvals History

The site is subject of recent approvals relating to the health care uses and building works associated with the south-western building on the site, as follows.

- PDA Development Permit for Building Work of a roof extension to the existing commercial building comprising a 109m² roof structure over the existing pedestrian access and new staff breakout area, at 16 Thompson Street, was granted on the 21 February 2018 (application number DEV2017/894).
- PDA Development Permit for Material Change of Use for Business (Interim Use), Medical Centre (Interim Use) and Food Premises – Ancillary Use (Interim Use) at 16 Thompson Street, was granted on the 3 June 2019 (application number DEV2019/1025).

2.2.3 Local Context Approvals

There are a number of recent development approvals, recently constructed development and current applications in the Bowen Hills Priority Development Area, including the following.

- 10 Thompson Street, Bowen Hills – Material Change of Use for a Food Premises (café) and Service Industry (bakery) Proposed café and bakery within existing building.
- 26 Edmondstone Road, Bowen Hills - Material Change of Use for Food Premise, Showroom, Office and Multiple Residential.
- 6-8 Edmondstone Road, Bowen Hills – Material Change of Use for Multiple Residential, Business Office, Food Premises, Shop or Showroom.
- 65 Abbotsford Road, Bowen Hills – Material Change of Use for extensions to Food and Drink Outlet (Ground) (Interim Use) and Extensions to a Dwelling House (First Floor) (Interim Use).

3. Proposed Development

3.1 Overview

Overall, the site is proposed to be subject of comprehensive redevelopment, for a coherent and integrated business park outcome, as anticipated by the Bowen Hills PDA Development Scheme (the Development Scheme). The development provides for a health-oriented land use outcome, including to provide for a day hospital, specialist and allied health, and other health, commercial and research activities, together with ancillary uses such as retail, food and drink, recreation and child care.

Overall site planning and design considerations include the following.

- The development will create a strong sense of place for this part of Bowen Hills – to attract business, employment and investment based on strong contextual interfaces, and to provide amenity for workers, and to catalyse development in this part of Bowen Hills.
- The site will be developed for a coherent and integrated medical-oriented business park outcome (with a range of non-residential land uses), as anticipated by the Development Scheme. The health oriented outcome is derived from substantial local and regional research, the existing on-site health facilities, and engagement with health operators. In particular:
 - The Bowen Hills / Newstead population is projected to double by 2031, providing increased demand for medical facilities.
 - There are limited integrated medical precincts within the local area (i.e. that provide specialist and allied health components and value add research and office components.
 - The site's proximity to the Royal Brisbane Hospital / Herston Quarter precinct, provides a suitable proximity to assist Bowen Hills become a destination for health facilities, together with health research and innovation.
 - There is substantial operator interest in the site for a day hospital, which is a major land use attraction that would ignite further activity in this part of the Bowen Hills PDA.
- The development outcomes leverage the existing and emerging land use context (including that of the site), reflect the PDA Development Scheme intentions, and provide uses, buildings and spaces that will be of benefit to the future resident, worker and visitor population of Bowen Hills and surrounds. The development will initiate and excite interest in this part of Bowen Hills.
- The site is located at the transition between two zones, and the development consequently a facilitates a well-managed transition of activity and built form through this large site.
- The site's dimensions are an important consideration to the masterplan outcome, particularly given the desire to accommodate office and medical buildings in a business park as intended by the Development Scheme. A business park needs a particular scale of floorplate and floor area.
- There is a desire to create a landscape setting for the business park, which results in consolidation of the number of buildings within landscape open space areas (as compared to a more extensive and bulky built form arrangement, with reduced landscaped open space).
- In providing that landscape setting, together with contributing a broader public amenity, the development provides for an area of public open space on the site. This is located in a prominent position at the corner of Thompson Street and Murray Street, and has been sited in the interest of providing amenity and congregation space for local employees and the community.

Delivery of the redevelopment of the site is subject of two planning components – a masterplan, and tower 1 – as discussed in subsequent sections of this chapter.

3.2 Development Application Particulars

Table 3 - Development Application Particulars	
Development Description	<ul style="list-style-type: none"> <u>Masterplan</u> – 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 (<250m²), Shop (<250m²), Showroom, Warehouse, Indoor Sport and Recreation, and Parking Station. <u>Tower 1</u> - PDA Development Permit for Material Change of Use for Office, Research and Technology Industry, Health Care Service, Hospital, Childcare Centre, Food and Drink Outlet (<250m²), Shop (<250m²) and Parking Station (on-site car parking only).
Defined Land Use	<ul style="list-style-type: none"> Health Care Services Hospital Office Research and Technology Industry Food and Drink Outlet Shop Child Care Centre Showroom Warehouse Indoor Sport and Recreation Parking Station
Level of Assessment	Permissible Assessment
Assessment Manager	DSDMIP (Economic Development Queensland)
Referral Agencies	None
Public Notification	To be confirmed by DSDMIP upon lodgement

3.3 Proposed Development - Masterplan

A Masterplan has been prepared for the site to demonstrate a holistic site-wide outcome. The Masterplan demonstrates the coherent and integrated business park outcome intended for the site, with a layout that will create a strong sense of place for this part of Bowen Hills – to attract business and provide amenity for workers, and to catalyse development in this part of Bowen Hills.

The Masterplan provides for the indicative framework for the development of the site - providing indicative building envelopes and a Plan of Development to guide future development (subject to future applications). The Plan of Development controls matters including land use, building height and form, open space and landscape, connectivity, access and car parking.

The key outcomes for the Masterplan are managed by the Plan of Development, as contained within **Appendix C** to this assessment. The Plan of Development contains masterplan diagrams that visually express the built form parameters managed by the Plan of Development. Indicative building arrangements are also shown, that represent one way (but not the only way) of achieving the outcomes of the Plan of Development (with future development applications to resolve outcomes).

The following identified the Masterplan vision and key planning and design parameters, as summarised from the Plan of Development. The Masterplan diagrams are also reproduced below.

- Masterplan 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.

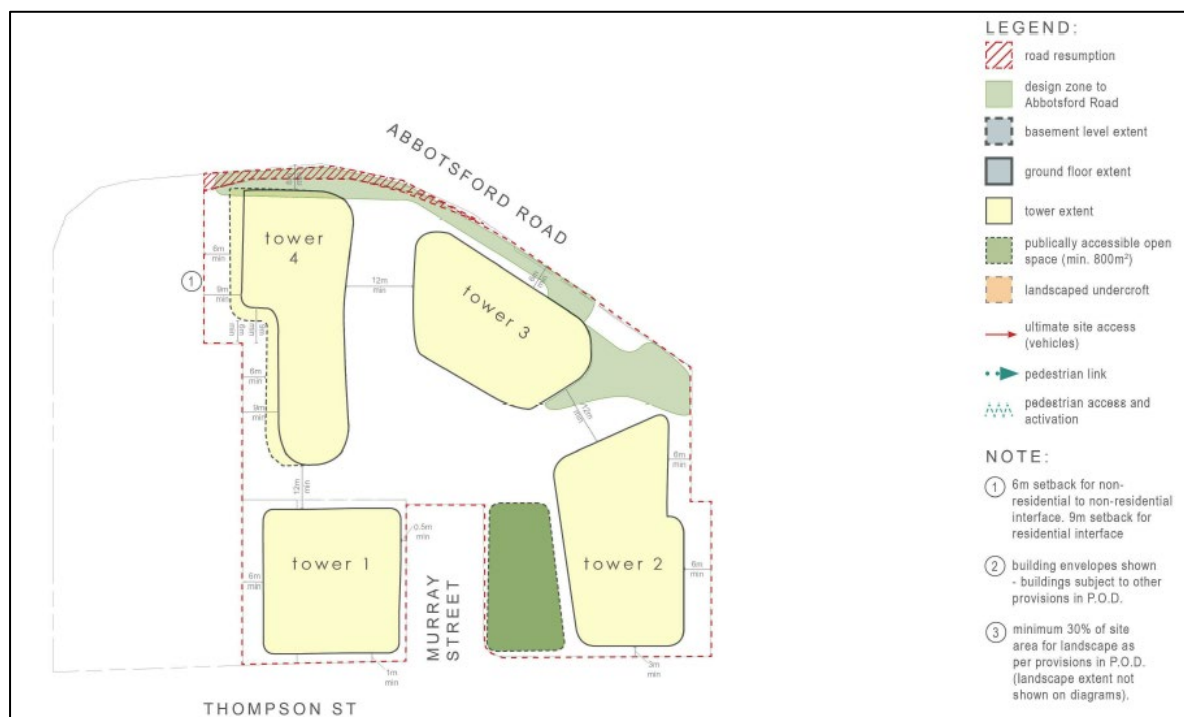
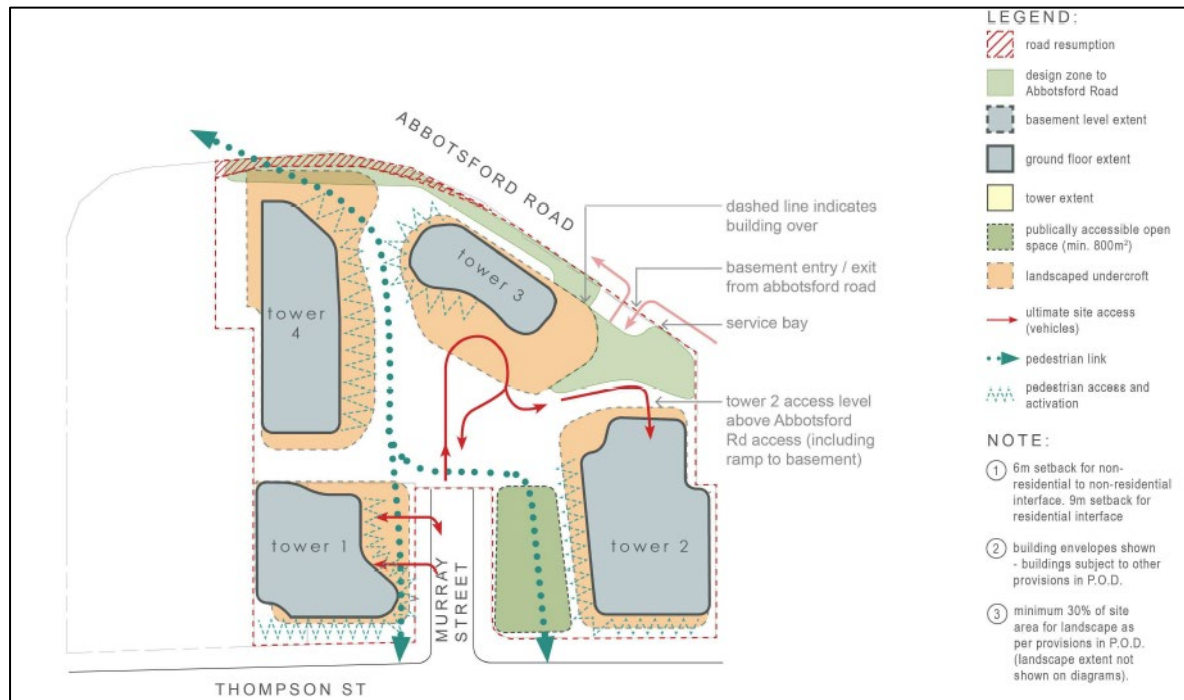
- **Land Use –**

- The intended land use outcomes are for a range of non-residential activities, consistent with the business park intent and health-oriented outcomes. Land uses are intended to comprise Office, Research and Technology Industry, Health Care Services, Hospital, Child Care Centre, Food and Drink Outlet (<250m²), Shop (<250m²), Showroom, Warehouse, Indoor Sport and Recreation and Parking Station.
- The uses are all 'permissible development' and comply with the expectations of the Development Scheme. The Parking Station use is only included in the application to facilitate decanting of existing car parking areas on the site into other buildings once constructed, such that future buildings can be delivered in a staged manner.
- The uses approved by the Plan of Development are subject of:
 - PDA Accepted Development, where within an existing premises (whether or not involving building work) and complying with the PoD
 - Permissible Development, otherwise.

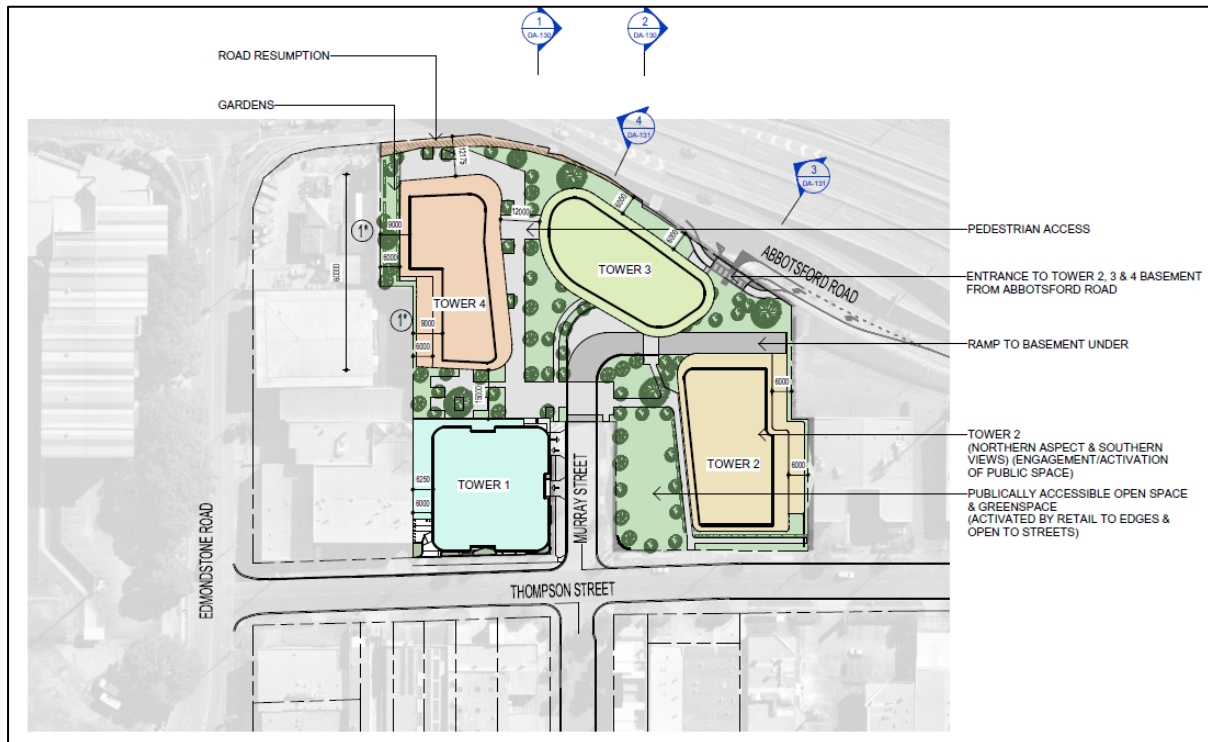
- **Building Height** – Maximum 14 storeys for Building 1; maximum 8 storeys elsewhere.
- **Plot Ratio** – Maximum plot ratio of 3:1 for the whole of the site (37,833m²).
- **Setbacks** – As shown on the building envelopes on the Masterplan diagram (refer below).
- **Separation** – Minimum 12 metres between non-residential buildings, and minimum 18 metres between residential buildings (where to a boundary, half the separation to be provided on the site).
- **Public Space** – Minimum 800m² area for public open space, located generally in the position shown indicatively on the Masterplan Diagram (refer below). To be delivered in Stage 2.
- **Connectivity** – Public thoroughfare access from Murray Street to Abbotsford Road, as indicatively shown on the Masterplan Diagram (refer below). Connectivity to be deliver in Stages 2-4.
- **Landscaping** – Minimum 30% of site to be landscaped (landscaping can be located at ground level and in levels above ground).
- **Vehicular Access** – Via Murray Street and Abbotsford Road, as indicatively shown on the Masterplan Diagram (refer below).
- **Car Parking** – Maximum of 1 space per 100m² of gross floor area across the whole of the site, equating to a maximum of 378 car parking spaces across the whole of the site. A higher rate of car parking can be provided in some buildings (e.g. tower 1), where balanced across other buildings.
- **Other Aspects** – Provision of the following outcomes:

- Green roof, solar panels, and smart building technology to be provided for each building;
- Multiple electric vehicle charging car spaces (i.e. more than two) to be provided in each building and communally accessible for visitors; and
- 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.

The following reproduces the Masterplan Diagrams (ground level and tower levels), as referred to in the above. The diagrams are formally contained within **Appendix C – Plan of Development**.



In addition, a series of diagrams has been prepared to demonstrate the indicative delivery of an outcome that may align to the Plan of Development (including Masterplan Diagrams). These indicative outcomes are presented in **Appendix C**; noting that tower form and architecture for towers 2, 3 and 4, together with car parking layouts and access arrangements, are conceptual only and are subject of more refined design actions as and when each tower is subject of a PDA Development Permit. An indicative tower arrangement and perspective image are reproduced below for reference.



The following technical assessment matters are also relevant to the Masterplan.

3.3.1 Landscape Architecture

Landscape concept plans have been prepared in respect of the Masterplan outcomes, which express the following outcomes that will be achieved through the delivery of future buildings and spaces.

- A strong pedestrian circulation outcome, connecting Thompson Street to Abbotsford Road.
- “The Green” - a public open space area of minimum 800m², with grass, shade trees, seating and multi-functional capacity.
- A series of plazas, walkaways and hubs that provide active landscaped spaces throughout the site, and which reinforce the pedestrian priority and public safety of the pedestrian circulation.
- Articulated and landscaped edges to Abbotsford Road and Thompson Street.
- General landscaped areas to balance and soften the built form.

The landscape concept for the whole of the site is reproduced below for reference. Please refer to **Appendix E – Landscape Concept Plans** for further detail.



3.3.2 Traffic and Transport

The traffic and transport assessment for the masterplan confirms that the proposed access, parking, servicing and traffic arrangements are able to be suitably delivered (in accordance with future applications). Particular note is made to the following aspects.

- **Car parking** - The development masterplan is able to provide a maximum of 391 spaces in accordance with the TAPS City Frame Rate. The parking for the development masterplan area is proposed to be frontloaded with additional parking provided in Tower 1 which will then be evened out by the provision for lower parking provisions for the rest of the towers to even it out, which is suitably delivered for existing connectivity and construction staging flexibility.
- **Road improvements** - The development site has frontage along Abbotsford Road which will benefit from the improvements planned in DCOP ID RD01. This improvement plans to increase the provision of active transport facilities on Abbotsford Road. Given Abbotsford Road provides a path at the frontage to the site, the planned improvement is for the provision of cycling infrastructure. No details on the type of active transport treatment proposed by EDQ are available for items RD01 and RD03. Therefore, Cardno has considered different types of treatments in our design considerations for the site, which are suitably accommodated by the masterplan outcome.
- **Access** - The proposed development retains the existing left-in/left-out access arrangement via Abbotsford Road and the existing two all movement accesses on Murray Street. The two existing access points are planned to be upgraded to improve safety and connectivity as part of future stages of the development. Detail is provided in the traffic and transport assessment as to the design, safety and traffic implications associated with the accesses, particularly to Abbotsford Road. Cardno has confirmed the access to Abbotsford Road will be safe and suitable.

3.3.3 Engineering

The engineering assessment demonstrates that the proposed development provides an acceptable solution for all engineering services, including infrastructure connections and stormwater quality and quantity, and has been designed to comply with the Brisbane City Plan 2014 requirements.

3.3.4 Acoustic

A noise impact assessment has been conducted to determine representative ambient noise levels at representative locations of the worst-case exposure of the Masterplan buildings, and of the noise levels at the closest external receptors to the project. The noise impact assessment showed that acoustic treatments may be required to ensure that noise emissions at or below the noise limits are achieved, which are able to be designed into the detailed façade outcomes of future buildings.

3.3.5 Health Circumstances

The recent and ongoing public health situation has highlighted the need for health care services in South East Queensland, both now and into the future. The development for new medical facilities and associated activities will improve the community's access to a range of health care services to meet this need. The development will support a robust and resilient health care system to address ongoing health outcomes in support of standard health requirements together with heightened health requirements.

3.4 Proposed Development – Tower 1

Tower 1 is the first stage to be delivered on the site, providing for a 14 storey mixed-use tower at the corner of Thompson Street and Murray Street. The tower has a medical orientated focus, with a range of uses that are intended to attract health businesses and employment, provide amenity for workers, and catalyse development in the northern part of the Bowen Hills PDA.

The Tower 1 planning and design outcome has been resolved having regard to the site arrangements, existing uses and the local context. Tower 1 provides the initial landmark for and generates energy for the site-wide outcomes. Key features of Tower 1 are as follows.

- Tower 1, at the corner of Thompson Street and Murray Street, is the initial visible entrance into the Mixed Industry and Business Zone (intended business park area), so provides a marker site and a catalyst project. Tower 1 area is also the primary part of the site that can create a transition to the Mixed Use Zone (which has a substantially greater height).
- In achieving the visible marker and transitional outcomes, a building height of 14 storeys is proposed for Tower 1 (all remaining buildings are proposed to be 8 storeys pursuant to the Masterplan, and in accordance with the PDA Development Scheme provision).
- Tower 1 provides for a range and flexibility of non-residential land uses, providing for attraction of tenants to this part of Bowen Hills, a greater diversity and activation of the buildings and spaces, and genuine economic development opportunities. The land uses include for typical office floorspace, together with day hospital, health consulting / health care, research, child care, and ground floor active uses – providing for a business and health innovation precinct, leveraging and building on the local land use context, locational advantages, and positioning to a growing local resident, worker and visitor population.
- A viable commercial floorplate is required, in excess of 1,000m² of floorspace per commercial office level and approximately 1,500m² of floorspace for day hospital level (level 5). The site area for tower 1 is somewhat constrained in this regard, with a need to achieve floorspace through alternate built form outcomes, including well-resolved setback outcomes.
- Delivery of tower 1 enables an opportunity to free up the broader site for future stages.

Particular details of the proposed Tower 1 design are expressed below, with additional detail demonstrated in the architectural plans in **Appendix D – Architectural Drawings – Tower 1**.

- An overall building height of 14 storeys, comprised of a range of non-residential uses.
- The ground floor comprises the tower lobby (accessed from Thompson Street and Murray Street) sided by two retail areas towards the frontages (139m² and 69m² tenancies), end of trip facilities (accessed from Thompson Street, and including parking for 50 employee and 6 visitor bicycles), and amenities and services. The ground floor positioning allows for the opportunity for retail activation, including outdoor dining, toward Thompson Street and Murray Street. A covered pedestrian path is providing within the site, with landscaping to the streets.
- Vehicle access to the site is provided at ground level, with a porte cochere arrangement provided from Murray Street to facilitate the suitable level of access anticipated by health facilities.
- Levels two (2) – four (4) comprise podium car parking, containing a total of 125 car parking spaces (including provision for 3 as electric vehicle charging stations). The podium façade outcome provides a quality screening outcome that strongly emphasises the landscape contribution to the street, with no car parking visible.
- The car park screen area and car parking spaces closest to Thompson Street at levels 2 and 3 (18 cars) are able to be converted to commercial floor space when car park demand is reduced.

- Level 5 contains a day hospital, with a larger floorplate provided in this level of the tower. The design of level 5 ensures that it appears as a coherent part of the tower form, and is distinct from the podium below. Landscape is provided to the southern boundary, on top of the podium below.
- Level 6 accommodates a childcare centre, which provided for centralised indoor spaces and a perimeter outdoor play area to the north, east and west. The outdoor play area results in the level 6 façade line recessed from the typical tower façade line, which creates architectural distinction. Landscape (not outdoor play) is provided to the southern boundary, on top of the level below.
- Levels 7- 13 provide a typical commercial floorplate intended for a flexible range of non-residential uses, including health care services (e.g. consulting suites), office and research uses.
- Level 14 comprises the roof terrace, which provides for tenancy spaces and meeting rooms ancillary to the commercial levels below, together with outdoor terraces (including landscape to contribute to a green roof outcome), services and amenities.
- The rooftop contains a solar panel array.

The following table identifies the key parameters for Tower 1.

Table 4- Proposed Development Parameters (Tower 1)	
Use and GFA	<ul style="list-style-type: none"> • Food and Drink Outlet / Shop / Showroom – 208m² • Hospital – 1,439m² • Childcare Centre – 678m² • Office / Health Care Services / Research and Technology– 8,382m²
Height	14 storeys (inclusive of roof terrace)
Setbacks	<ul style="list-style-type: none"> • Front (Thompson Street): <ul style="list-style-type: none"> ○ 4.7 – 7m at ground level (level 1) ○ 1.03-1.85m at podium levels (levels 2-4) ○ 1.23-2.805m at tower levels (levels 5-13) (recessed to 2.8m at level 6) ○ 4-6m at rooftop level (level 14) • Front (Murray Street): <ul style="list-style-type: none"> ○ 3.5 – 14m at ground level (level 1) ○ 0.3m at podium levels (levels 2-4) ○ 0.5-1.855m at tower levels (levels 5-13) (recessed to 1.7m at level 6) ○ 1.96 – 3.5m at rooftop level (level 14) • Side (South) <ul style="list-style-type: none"> ○ 0m at ground level (level 1) ○ 0m at podium levels (levels 2-4) ○ 3-6m at level 5 ○ 6.0-6.25m at remaining tower levels (levels 6-13) ○ 6.0-6.25m at rooftop level (level 14) <p><i>Note: building façade to west is to an internal 'boundary'</i></p>
Building Separation	Not applicable – no adjacent towers
Landscaping	960m ²
Access	Two crossovers via Murray Street
Car Parking	125 car parking spaces
Servicing	MRV and Ambulance Bay at ground level
Bicycle Parking	50 employee spaces 20 visitor spaces End of Trip Facilities including lockers and male and female facilities

3.4.1 Architecture

The Reddoor Architects design intention for this project is to generate an exciting opportunity for a new context of development in Bowen Hills' business quarter. The new commercial office seeks to invigorate the Bowen Hills identity with health and wellness, cultural history and innovation. The vision of the commercial development reflects the key function of health mixed in with the ideal 21st century working environment. The intention is to work with the urban fabric that constantly evolves in our ever-changing city environment.

The design integrates landscape and outdoor areas to expand the experience of the subtropical environment within the workspace. In the ideal working environment, connection to natural vegetation plays an important role for our health and wellbeing. Ground floor streetscapes incorporate low to high level planting to soften the streetscape and activate the ground plane. Podium level edges are further softened with planters and screening. Tower levels that have access to balconies provides outdoor planting while the rooftop terraces provides vegetated gardens making an ideal oasis in the skyline.

The architectural design also provides a building cap to the tower, and uses that building cap and other façade elements as a canvas for feature lighting that contributes to Brisbane as a City of Lights.

An architectural perspective of Tower 1 is reproduced below for reference. Please refer to **Appendix D – Architectural Drawings – Tower 1** for further detail.



3.4.2 Landscaping

RPS Landscape Architects have prepared a Landscape Concept Plan for the proposed Tower 1 development. Please refer to Appendix E for a copy of the Tower 1 Landscape Concept Plan.

The Landscape Concept Plan outlines the aspects proposed to be delivered for this development, including hard and soft landscaping at and above ground level, including, but not limited to, the following key features.

- Ground level pedestrian route and undercroft with subtropical planting of varied height, and a balance of landscape to ensure availability of activation (including dining) and permeability;
- Street tree planting to Thompson Street and Murray Street;
- Balcony planting and podium top planting to create interest and balance to the façade;
- Rooftop landscaping for amenity to terrace areas and green roof benefits.

3.4.3 Traffic and Transport

A Traffic and Transport Assessment Report has been prepared by Cardno and is included in Appendix F to this report. A summary of that assessment is provided in the following sections.

3.4.3.1 Vehicular and Pedestrian Access

Vehicle access for Tower 1 is proposed to be gained via two driveway crossovers on Murray Street.

Preliminary feedback from Council indicated concerns regarding the removal of existing street trees and metered parking. However, metered parking and street trees can be accommodated on the northern side of Murray Street and to Thompson Street to offset any reduction due to the development.

Pedestrian access is to be gained via Murray Street and Thompson Street, at various positions along each frontage.

3.4.3.2 Car Parking

As identified in earlier sections, the masterplan development will provide an overall parking provision that meets the maximum parking rate of space per 100m² gross floor area. Tower 1 will provide parking for 125 cars, which is slightly in excess of that scheme rate and this will be made up in reductions across the site. Three PWD spaces will be provided within car parking areas.

3.4.3.3 Servicing

A servicing bay is provided on-site for an MRV/RCV and ambulance. Loading is also available on the driveway, and three van bays are provided in level 2. The proposed servicing area design generally complies with BCC TAPS and a swept path analysis has been undertaken which demonstrate the design is suitable.

3.4.4 Infrastructure Networks

The engineering assessment demonstrates that the proposed development provides an acceptable solution for all engineering services, including infrastructure connections and stormwater quality and quantity, and has been designed to comply with the Brisbane City Plan 2014 requirements.

3.4.5 Acoustic Assessment

A noise impact assessment has been conducted to determine representative ambient noise levels at representative locations of the worst-case exposure of Tower 1, and of the noise levels at the closest external receptors to the project. The noise impact assessment showed that acoustic treatments may be required to ensure that noise emissions at or below the noise limits are achieved, which are able to

be designed into the detailed façade outcomes of tower 1, and potential screening and soffit sound absorption for the child care centre to ensure noise levels are achieved. All acoustic elements will be incorporated into the detailed design of the project.

3.5 Pre-lodgement Discussions

The Applicant attended three (3) pre-lodgement meetings with DSDMIP / EDQ, on 12 September 2019, 16 January 2020 and 11 March 2020. A copy of the meeting minutes and a response to each of the matters raised in the final meeting has been provided in **Appendix I**.

4. Statutory Town Planning Framework

4.1 Introduction

This Chapter of the Town Planning Assessment identifies the applicable components of the statutory town planning framework and provides an assessment against those components. A summary of the proposed development's compliance with the statutory town planning framework is provided at the conclusion of this Chapter.

4.2 Economic Development Act 2012

The *Economic Development Act 2012* (**ED Act**) is the statutory instrument responsible for development assessment in the Bowen Hills Urban Development Area. The ED Act operates independently of the *Planning Act 2016*.

Section 87 of the ED Act sets out the provisions for the assessment manager in deciding the application.

- (1) *In deciding the application, MEDQ must consider—*
 - a) *the main purpose of this Act; and*
 - b) *any relevant State interest; and*
 - c) *any submissions made to it about the application, during the submission period; and*
 - d) *the following, as in force or as prepared when the application is decided—*
 - (i) *for a provisional priority development area—the provisional land use plan for the area;*
 - (ii) *for another priority development area—*
 - (A) *if there is a development scheme for the area—the development scheme; or*
 - (B) *if there is no development scheme for the area but there is a proposed development scheme for the area—the interim land use plan for the area and the proposed development scheme; or*
 - (C) *if there is no development scheme for the area and no proposed development scheme for the area—the interim land use plan for the area; and*
 - e) *any PDA preliminary approval in force for the relevant land; and*
 - f) *any SPA preliminary approval in force for the relevant land.*
- (2) *Also, in deciding an application for a priority development area other than a provisional priority development area, if—*
 - a) *there is—*
 - (i) *a development scheme or interim land use plan for the area; and*
 - (ii) *a proposed development scheme for the area; and*
 - b) *the proposed development scheme was prepared after the development scheme or interim land use plan took effect;*

The *Bowen Hills PDA Development Scheme* (Amendment 2.0, effective June 2019) is the most relevant planning instrument for determining the applicable planning and development controls for the site.

4.2.1 Assessment Manager

The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), represented by the Minister for Economic Development Queensland (EDQ), will be the assessment manager for the proposed development application.

4.2.2 Notification

According to section 84 of the ED Act, notification may be required if the assessment manager, within 20 business days after making the application, gives the applicant notice that the applicant must comply with this section.

Furthermore, section 2.2.5 of the Bowen Hills Development PDA Development Scheme, specifies that:

“A PDA development application will require public notification if, in the opinion of the MEDQ, the development:

- i. may have adverse impacts on the amenity or development potential of adjoining land under separate ownership, or*
- ii. is for a use or of a size or nature which warrants public notification.”*

Confirmation of public notification requirements will be advised by EDQ following lodgement.

4.3 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 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.

4.3.1 Precinct and Zone

The Development Scheme includes the subject site in the Mixed Industry and Business Zone.

The subject site is not located within a precinct.

4.4 Level of Assessment

The level of assessment table for the land uses intended by both the Master Plan and Tower 1 in the Mixed Industry and Business Zone is Permissible Development (as they not the development specified in Column 1 – Accepted Development, or Column 2B – Prohibited).

Through pre-lodgement correspondence and preliminary reviews of the proposal, EDQ have confirmed that the proposed development is consistent with the land use of the relevant zone and precinct of the Bowen Hills PDA. The development is therefore Permissible Development.

Permissible Development is required to be assessed against the requirements of the Development Scheme and requires a development application to be lodged with DSDMIP (Economic Development Queensland) for assessment and decision.

An assessment of the proposal's compliance against the Development Scheme is provided in **Chapter 5** of this report.

4.5 State Interests

Section 87 of the ED Act states that any relevant state interest must be considered in deciding a development application. For the purposes of addressing state interests in development assessment, the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP), provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application.

The ED Act defines State interest as follows:

State interest includes—

- (a) an interest relating to the main purpose of this Act; and*

(b) an interest that, in MEDQ's opinion, affects an economic, community or environmental interest of the State or a region.

The ED Act operates independently of the Planning Act 2016 ("the Planning Act"), however the assessment manager when deciding the application may consider State interests arising under the Planning Act as appropriately reflecting a State interest under the ED Act. State interests under the Planning Act may include State Planning Policies, Planning Regulation 2017 and the South East Queensland Regional Plan 2017 (SEQ Regional Plan).

The proposed development complies with the provisions of the SEQ Regional Plan and where any State Planning Policies and/or Planning Regulation provisions would apply the development can comply with any relevant provisions or requirements.

5. Compliance Assessment

This chapter undertakes an assessment of the proposed development, comprising the Masterplan and Tower 1, against the relevant aspects of the Bowen Hills PDA Development Scheme.

5.1 Vision and Structural Plan

The proposed development complies with the Vision for the Bowen Hills PDA, as follows.

- The development contributes to the achievement of a vibrant urban area, that accommodates a diverse, integrated and balanced range of uses that are connected by a high quality public realm.
- The range and intensity of proposed uses will contribute to the activation of places and streets at different times of the day and throughout the week.
- The development does not detract from the land use and form priority of the Mixed Use Zone near to Bowen Hills railway station. The development is subservient and supportive in use and form to the mixed Use Zone. Notably, limited retail use is proposed.
- The development contributes to the evolution of the mixed business and industry area is established north of Perry Park and south of Allison Street, positively contributing to the desired mix of building forms with business frontages activating streets.
- The development facilitates the safe movement of vehicles, cyclists and pedestrians.
- The development provides a public open space areas and high quality public realm, that provide for community recreation and a visual break from the built landscape in Bowen Hills.
- The development contributes to an urban environment that is human-scale, attractive, safe and activated. The development addresses street frontages and public spaces, creating an interface that is integrated and activated.
- Tower 1 is designed and developed in consideration of the principles of sub-tropical urban design, including in respect of solar access, environmental performance and responsiveness, high quality living environments, and integrated landscape.

The Bowen Hills Structure Plan is included within the Development Scheme. Under the Structure Plan, the site is identified as an urban area with an active transport route running along the western boundary on Abbotsford Road. The development aligns with the Structure Plan.

5.2 PDA-wide Criteria

PDA-Wide Criteria	Compliance Assessment
Urban Design and Public Realm	
Urban Design <i>Development ensures the form, type and arrangement of buildings, streets and the public realm are designed to collectively contribute to the creation of a sense of place by:</i> <ul style="list-style-type: none"> i. <i>catering for the diverse needs of all community members, including</i> 	Complies with Criteria The site provides for a diverse needs for all community members. The master plan includes: Health Care Services, Hospital, Office, Research and Technology Industry, Food and Drink Outlet, Shop, Child Care Centre, Showroom, Warehouse, Indoor and Sport and Recreation. The design of Tower 1 is inclusive

PDA-Wide Criteria	Compliance Assessment
<p><i>children, elderly and people with disabilities, by applying principles of universal, adaptable and inclusive design</i></p> <p>ii. <i>creating an attractive and functional relationship between buildings, private spaces and the public realm</i></p> <p>iii. <i>providing a ground plane that is connected, legible, permeable, inclusive and safe</i></p> <p>iv. <i>contributing positively to conditions of the urban environment and the visual experience of a place</i></p> <p>v. <i>allowing for innovative and temporary use of public realm</i></p> <p>vi. <i>applying Crime Prevention through Environmental Design (CPTED) principles, and</i></p> <p>vii. <i>promoting identity and distinctive character, by working with the landscape, heritage and cultural features to create places with a strong relationship to their context.</i></p>	<p>and adaptable for all users (prams, wheelchairs, mobility scooters etc) with the site being flat, shaded, walkable and safe. This design will be transparent throughout the master plan / site. Furthermore, the relationship between buildings, private spaces and public realm will be attractive through design and landscaping and will be functional and connected.</p> <p>The ground plane is flat with wide paths, shaded by deep planted trees and vegetation, as well as sheltered. The ground floor is well linked to its surroundings and a legible entrance point on the corner (opening up to both Thompson street and Murray street). As can be seen in the Masterplan Concept Plan, there will be consistent ground plane throughout the whole site that is connected, legible, permeable, inclusive and safe.</p> <p>The proposed development is visually appealing. The podium is three levels of car parking. The podium is appropriately screened with battening and landscaping. Additionally, Tower 1 includes articulations, balconies, landscaping, a green roof and more that positively contributes to the conditions of the urban environments.</p> <p>The combination of balconies and full height windows on both the ground level and the tower provides casual surveillance on ground level and at a higher level (from the tower). Furthermore, the balconies serve a public function as it is a “visual expression” of Tower 1.</p> <p>The new commercial office seeks to invigorate the Bowen Hills identity with health and wellness, cultural history and innovation. The vision of the commercial development reflects the key function of health mixed in with the ideal 21st century working environment. The intention is to work with the urban fabric that constantly evolves in our ever-changing city environment.</p> <p>The design integrates landscape and outdoor areas to expand the experience of the subtropical environment within the workspace. In the ideal working environment, connection to natural vegetation plays an important role for our health and wellbeing.</p>
<p>Sub-tropical Design</p> <p><i>Development ensures the form, type and arrangement of buildings, streets and the public realm are designed to positively respond to the</i></p>	<p>Complies with Criteria</p> <p>The floor to ceiling windows in the tower allows for natural light to be maximised. The orientation of Tower 1 allows the northern side to maximise</p>

PDA-Wide Criteria	Compliance Assessment
<p><i>local climate and improve the urban amenity of Bowen Hills by:</i></p> <ul style="list-style-type: none"> i. <i>applying design strategies that maximise natural light and air flow in the public realm and private spaces to reduce energy demand for artificial lighting and mechanical temperature control</i> ii. <i>applying design strategies to reduce the extremes of temperature and direct solar heating in buildings, streets and public spaces</i> iii. <i>orientating buildings to optimise seasonal solar gain and loss, and</i> iv. <i>using appropriate landscape, vegetation and large trees to provide shade and shelter for pedestrians and cyclists.</i> 	<p>natural light from the northern facing sun in the winter. The northern and eastern facing balconies to take advantage of north easterly winds. The balconies create a private outdoor space to also enjoy natural sunlight, fresh air, views and landscape.</p> <p>The tower is glazed to balance daylight penetration and provides for both privacy and a reduced heat load from the sun.</p> <p>The ground level is appropriately shaded with deep planted trees and to increase the usability for pedestrians and cyclists.</p>
<p>Building Form</p> <p><i>Development delivers high-quality built form outcomes by:</i></p> <ul style="list-style-type: none"> i. <i>creating human-scale relationships between buildings, streets and the public realm</i> ii. <i>using setbacks and landscape to integrate with, complement and articulate streetscapes</i> iii. <i>using the ground floor of buildings to define the adjacent street or space, deliver a sense of safety, community ownership and promote activation for mid-rise and high-rise buildings, providing tower separations to deliver access to light, promote air circulation, minimise overshadowing and maximise amenity and privacy for both occupants and neighbours, and</i> iv. <i>responding to the cultural heritage significance of heritage places.</i> 	<p>Complies with Criteria</p> <p>The development contributes to an urban environment that is human-scale, attractive, safe and activated. The development addresses street frontages and public spaces, creating an interface that is integrated and activated.</p> <p>The front setbacks to Murray Street and Thompson Street at ground and podium levels comply with the Development Scheme (0 metres). A range of landscaping has been integrated into the proposed development to articulate streetscapes.</p> <p>The ground floor comprises the tower lobby (accessed from Thompson Street and Murray Street) sided by two retail areas towards the frontages (139m² and 69m² tenancies), end of trip facilities, and amenities and services. The ground floor positioning allows for the opportunity for retail activation, including outdoor dining, toward Thompson Street and Murray Street. A covered pedestrian path is providing within the site, with landscaping to the streets.</p> <p>There will be an appropriate separation between all buildings within the Masterplan (minimum 12m) to ensure natural light is delivered to all buildings as well as promoting air circulation and minimising over shading. There will be no privacy impacts to the of the southern neighbouring site (Merlo).</p>
<p>Streets and Public Realm</p> <p><i>Development delivers high-quality streets and public realm spaces that are:</i></p>	<p>Complies with Criteria</p> <p>The ground floor comprises the tower lobby (accessed from Thompson Street and Murray Street) sided by two retail areas towards the frontages (139m² and 69m² tenancies), end of trip facilities, and amenities and services. The</p>

PDA-Wide Criteria	Compliance Assessment
<ul style="list-style-type: none"> i. <i>attractive spaces embellished with landscape and street furniture to encourage social interaction, healthy active lifestyle and community-based activity</i> ii. <i>human-scale spaces that are designed to contribute positively to the environmental and visual experience of Bowen Hills, and</i> iii. <i>universally designed and provide legible, permeable and safe movement for all members of the community.</i> 	<p>ground floor positioning allows for the opportunity for retail activation, including outdoor dining, toward Thompson Street and Murray Street. A covered pedestrian path is providing within the site, with landscaping to the streets. Furthermore, the development provides a ground level pedestrian route and undercroft with subtropical planting of varied height, and a balance of landscape to ensure availability of activation (including dining) and permeability. These spaces are universally designed and is inclusive and adaptable for all users (prams, wheelchairs, mobility scooters etc) with the site being flat, shaded, walkable and safe. This design will be transparent throughout the master plan / site.</p>
Connectivity	
<p><i>Development:</i></p> <ul style="list-style-type: none"> i. <i>delivers a high quality street and movement network and related infrastructure which enhances connectivity for pedestrians, cyclists and vehicles</i> ii. <i>provides car parking, access and servicing facilities to meet the necessary functional requirements of development as detailed in schedule 3</i> iii. <i>ensures universal design principles are applied to access, safety, transport and connectivity within the PDA to ensure that the needs of pedestrians, cyclists and motorists are met</i> iv. <i>ensures the layout of streets and the public realm prioritise pedestrian and cycle movements and the use of public transport over private vehicles by:</i> <ul style="list-style-type: none"> a. <i>creating attractive, direct, permeable, legible and connected network of streets, pedestrian and cycle paths and safe crossings points</i> b. <i>giving high priority to equitable pedestrian connectivity, directness of route and facilities for all members of the community</i> c. <i>providing convenient through-site connections and cross-block links for pedestrians and cyclists, offering a choice of routes throughout the PDA</i> 	<p>Complies with Criteria</p> <p>The proposed development provides high quality streets, enhanced by seats, shading and landscaping that is well connect through the site and to locations beyond the site. This encourages active transport (cycling and walking). The Masterplan (including Tower 1) provides appropriate carparking and access and servicing facilities, complying with schedule 3. Tower 1 provides for end of trip facilities on the ground floor, accessed from Thompson Street, which includes parking for 50 employee and 20 visitor bicycles.</p> <p>The layout throughout the site is considerate and accommodates for pedestrians and cyclists. The street prioritises pedestrian and cycle movements over private vehicles with multiple safe, permeable, legible and direct paths and safe pedestrian crossings points that connect to existing paths, streets and public transport in the surrounding area.</p>

PDA-Wide Criteria	Compliance Assessment
<ul style="list-style-type: none"> d. <i>connecting directly to existing footpaths, cycleways, streets and public transport in surrounding areas, and</i> e. <i>managing potential conflicts between pedestrians, cyclists and other users through appropriate and safe design.</i> 	
Housing Diversity	
<p><i>Development for residential uses (including residential components of a mixed-use development) provides:</i></p> <ul style="list-style-type: none"> i. <i>diverse housing choice to suit a variety of households by offering universal design and variety in dwelling size, configuration and adaptability</i> ii. <i>a minimum of 10 per cent of total residential GFA as dwellings with 3 or more bedrooms</i> iii. <i>a minimum of 5 per cent of total residential GFA as either or a mix of public housing, social housing or affordable housing, and</i> iv. <i>dwellings that are for public housing, social housing and affordable housing are integrated and distributed throughout residential and mixed-use developments and present high-quality design outcomes to avoid identifying them or setting them apart in the community.</i> 	<p>Not Applicable</p> <p>The proposed development is not for residential uses.</p>
Sustainable Developments	
<p>Sustainable Buildings</p> <p><i>Development provides the design, construction and operation of sustainable buildings by achieving either:</i></p> <ul style="list-style-type: none"> i. <i>a minimum 6 leaf EnviroDevelopment certification</i> ii. <i>a minimum 4 star Green Star: Design and as Built certification, or</i> iii. <i>an equivalent rating under an alternative rating system.</i> 	<p>Complies with Criteria</p> <p>Tower 1 and the remaining buildings delivered in the Master Plan will be delivered to achieve one of the following a minimum 6 leaf EnviroDevelopment certification, a minimum 4 star Green Star: Design and as Built certification, or an equivalent rating under an alternative rating system.</p>
<p>Self Sufficiency</p> <p><i>Development enables communities to be more resilient and self-sufficient by providing opportunities for:</i></p>	<p>Complies with Criteria</p> <p>It is not proposed for food to be grown on the premises. However, roof top terraces provide future opportunities.</p> <p>Water tanks will be included in Tower 1 and rainwater will be sourced for appropriate uses</p>

PDA-Wide Criteria	Compliance Assessment
<ul style="list-style-type: none"> i. food to be grown in private, communal or public spaces ii. water to be locally sourced for appropriate uses, and iii. energy to be locally generated and sourced. 	<p>such as watering the landscape / plants along podium and throughout the tower.</p> <p>Additionally, Tower 1 and the remaining building to be delivered in the Masterplan will include solar panels.</p>
<p>Sustainability Infrastructure</p> <p><i>Development ensures:</i></p> <ul style="list-style-type: none"> i. all infrastructure is appropriately designed and delivered to support the needs of development, and ii. existing infrastructure is well used and land that is required for future infrastructure is preserved. 	<p>Complies with Criteria</p> <p>All infrastructure is appropriately designed and delivered to support the needs of development. The proposed development will deliver public spaces, appealing streetscapes, attractive Towers that are desirable, successful, and sustainable.</p> <p>Existing infrastructure is well used and land that is required for future infrastructure is preserved.</p>
<p>Water Management</p> <p><i>Development provides a stormwater management system designed to deliver the principles of Water Sensitive Urban Design (WSUD) and Integrated Water Cycle Management (IWCM) for buildings, streets and public spaces. This can include working with established topography to sustainably manage surface water run-off at the source and deliver improved biodiversity, landscape amenity and recreational resources.</i></p>	<p>Complies with Criteria</p> <p>Refer to engineering assessment.</p>
<p>Energy Efficiency</p> <p><i>Development promotes energy efficiency through:</i></p> <ul style="list-style-type: none"> i. site layout, building orientation and thermal design that reduces the need for mechanical cooling and heating ii. the use of natural light and energy efficient lighting, plant and equipment and at least one of the following: iii. integration of solar generation technology within the built form or public realm, or iv. integration of green roofs, green walls or other sustainable landscape elements within the built form and the public realm, or v. integration of smart technology which passively controls the use of electricity 	<p>Complies with Criteria</p> <p>The orientation of Tower 1 allows the northern side to maximise natural light from the northern facing sun in the winter. The northern and eastern facing balconies to take advantage of north easterly winds. The balconies not only create visual articulation but also create a private outdoor space to also enjoy natural sunlight, fresh air, views and landscape.</p> <p>Tower 1 contains a green roof inclusive of solar panels as well as sustainable landscape elements throughout the tower and the site.</p> <p>Tower 1 and the remaining buildings in the Masterplan will integrate smart technology which passively controls the use of electricity. It should be noted, Tower 1 and the Masterplan will deliver additional electric vehicle charging stations than what is required.</p>
<p>Waste Management</p> <p><i>Development:</i></p> <ul style="list-style-type: none"> i. provides facilities for recycling, composting and waste reduction, in 	<p>Complies with Criteria</p> <p>Refer to traffic assessment.</p>

PDA-Wide Criteria	Compliance Assessment
<p><i>addition to the provision of facilities for the removal of waste. Where possible, waste management facilities are centrally located on the site, and ensures that no liquid or solid wastes, other than stormwater, are discharged to neighbouring land or waters to prevent contamination of natural waterways.</i></p>	
<p>Transport Efficiency</p> <p><i>Development:</i></p> <ul style="list-style-type: none"> <i>i. integrates with public transport and active transport infrastructure</i> <i>ii. supports a reduction in car ownership and vehicle trips by providing car share facilities, ride share access, cycle access, cycle storage facilities and pedestrian permeability, and</i> <i>iii. provides facilities to support the charging of electric vehicles including at least one Destination AC charger and the electrical capacity for Basic AC charging¹ on all non-visitor parking.</i> 	<p>Complies with Criteria</p> <p>There are existing bus stops on the street. The proposed development provides permeable and safe paths and connections that are direct routes to these bus stops along Thompson Street.</p> <p>Tower 1 provides for end of trip facilities on the ground floor, accessed from Thompson Street, which includes parking for 50 employee and 6 visitor bicycles.</p> <p>2 electric charging stations for electric vehicles will be delivered in Tower 1. As a Superior Design Outcome additional charging stations will be provided in the basement parking.</p>
Infrastructure Planning and Delivery	
<p><i>Development ensures:</i></p> <ul style="list-style-type: none"> <i>i. planned future infrastructure is provided or that its future provision is not constrained, and</i> <i>ii. Infrastructure networks are designed and delivered to meet relevant standards, in a timely and coordinated way which facilitates ongoing development in the PDA.</i> 	<p>Not Applicable</p>
Heritage Places	
<p><i>Development promotes the historic identity of the Bowen Hills PDA, by conserving the cultural significance of heritage places and sensitively managing any development and adaptive reuse opportunities by:</i></p> <ul style="list-style-type: none"> <i>i. avoiding significant adverse impacts on the cultural heritage significance of the place by protecting the fabric, features and setting of a heritage place when providing for its continued use, interpretation and management</i> <i>ii. where adverse impacts cannot be avoided, minimising and mitigating</i> 	<p>Not Applicable</p> <p>The proposed development does not involve any heritage buildings nor is it mapped as a heritage place.</p>

PDA-Wide Criteria	Compliance Assessment
<p><i>unavoidable adverse impacts on the cultural heritage significance of the place or area, by adapting a heritage place to a new use in a way that is compatible and sympathetic to its heritage significance, and</i></p> <p>iii. <i>minimising the detrimental impact of the form, bulk and proximity of adjoining development on heritage places.</i></p>	
Environment	
<p>Significant Vegetation</p> <p><i>Development:</i></p> <p>i. <i>avoids impacts on significant vegetation, or</i></p> <p>ii. <i>minimises and mitigates impacts on significant vegetation after demonstrating avoidance is not reasonably possible, and</i></p> <p>iii. <i>provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in significant residual impact on a prescribed environmental matter.</i></p>	Not Applicable
<p>Waterways and Riparian Area</p> <p><i>Development:</i></p> <p>i. <i>ensures that land along Breakfast Creek within 10m of the high water mark is transferred to Brisbane City Council as publicly accessible open space</i></p> <p>ii. <i>is located, designed, constructed and operated to avoid, or where avoidance is not reasonably possible, minimises and mitigates adverse impacts on:</i></p> <p>a. <i>the hydraulic capacity of the waterway</i></p> <p>b. <i>the environmental values of receiving waters, and</i></p> <p>iii. <i>protects environmental values of receiving waters by delivering appropriate solutions that achieve an equivalent or improved water quality outcome.</i></p>	Not Applicable
<p>Acid Sulfate Soils</p> <p><i>Development:</i></p>	Not Applicable

PDA-Wide Criteria	Compliance Assessment
<ul style="list-style-type: none"> <i>i. ensures acid sulfate soils (ASS) will be treated in accordance with current best practice in Queensland</i> <i>ii. ensures the disturbance of ASS is avoided to the greatest extent practical, then managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants, and</i> <i>iii. that is operational work will require an ASS investigation if the work involves: <ul style="list-style-type: none"> <i>a. the disturbance of greater than 100m³ of soil below 5m Australian Height Datum (AHD), or</i> <i>b. 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 below 5m AHD.</i> </i> 	
Flood	
<p><i>Development in a flood hazard area or coastal hazard area:</i></p> <ul style="list-style-type: none"> <i>i. is designed and located to avoid, or where avoidance is not reasonably possible, minimise and mitigate the susceptibility to and the potential impacts of inundation</i> <i>ii. ensures underground car parks are designed to prevent the intrusion of storm tide waters or flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level</i> <i>iii. provides measures to ensure critical services remain operational in an inundation event. Essential electrical services including substation equipment and switchboards must be located above the defined flood level, and</i> <ul style="list-style-type: none"> <i>iv. ensures any hazardous material manufactured or stored on site is not susceptible to risk of inundation.</i> 	<p>Not Applicable</p> <p>The development site is not mapped to have any flooding or coastal hazards.</p>
Managing the Impacts of Infrastructure	
<p>Railway Environment</p> <p><i>Development:</i></p>	<p>Not Applicable</p>

PDA-Wide Criteria	Compliance Assessment
<p>i. does not create a safety hazard for users of a railway, by increasing the likelihood or frequency of loss of life or serious injury</p> <p>ii. does not compromise the structural integrity of railways, rail transport infrastructure, other rail infrastructure or railway works</p> <p>iii. does not result in a worsening of the physical condition or operating performance of railways and the rail network</p> <p>iv. does not compromise the state's ability to construct railways and future railways, or significantly increase the cost to construct railways and future railways</p> <p>v. does not compromise the state's ability to maintain and operate railways, or significantly increase the cost to maintain and operate railways, and</p> <p>vi. ensures the community is protected from significant adverse impacts resulting from environmental emissions generated by a railway.</p>	
<p>Sub-surface Transport Infrastructure</p> <p><i>Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure that is an existing or endorsed proposed tunnel.</i></p>	<p>Not Applicable</p>
<p>Noise – Transport Noise Corridors and Entertainment Venues Development is oriented, designed and constructed to:</p> <p>i. reduce exposure to noise impacts from designated transport noise corridors, and</p> <p>ii. reduce the exposure of residential uses to noise impacts from lawfully operating entertainment venues.</p>	<p>Not Applicable</p> <p>Tower 1 and the Masterplan does not propose to include an Entertainment Venue.</p>
<p>Procedures for Air Navigation Services</p> <p><i>Development does not create a permanent or temporary obstruction or hazard to operational airspace of the Procedures for Air Navigation Services – Aircraft Operational Surfaces (PANS-OPS) for the Brisbane Airport as identified on the Brisbane City Plan Airport Environs overlay mapping.</i></p>	<p>Not Applicable</p> <p>The site is mapped in the follow sub-categories of the Brisbane City Plan Airport Environs Overlay:</p> <ul style="list-style-type: none"> • OLS - Horizontal limitation surface boundary, • PANS - Procedures for air navigation surfaces • BBS zone - Distance from airport 8-13km.

PDA-Wide Criteria	Compliance Assessment
	The development of the master plan (inclusive of tower 1) will not permanently or temporarily obstruct or create a hazard to the operational Airspace.
<p>Air Quality</p> <p><i>Development must limit exposure and risk associated with pollutants that could have an adverse effect on human health. Development in a transport air quality overlay is designed to:</i></p> <ul style="list-style-type: none"> <i>i. minimise the impacts of air pollution from vehicle traffic on the health and wellbeing of uses of a childcare centre, multiple dwelling, residential care facility or retirement facility, and</i> <i>ii. maximise wind movement around buildings and the dispersion of traffic air pollutants.</i> <p><i>Development within 100m of the Clem Jones Tunnel north ventilation outlet and above RL+45m AHD must be designed and oriented to:</i></p> <ul style="list-style-type: none"> <i>i. avoid unreasonable impacts on the performance of the ventilation outlet, and</i> <i>ii. mitigate potential air quality impacts on occupants resulting from the ventilation outputs.</i> <p><i>Development within 150m of the Queensland Urban Utilities odour control device must be designed and oriented to mitigate:</i></p> <ul style="list-style-type: none"> <i>i. unreasonable impacts on the performance of the odour control device</i> <i>ii. potential air quality impacts on occupants resulting from the odour control device</i> <i>iii. the intrusion of air pollution from the odour control device, and</i> <i>iv. reverse amenity impacts on the lawful operation of the odour control device.</i> <p><i>Development for a sensitive use within 500m of an existing High impact industry identified on Brisbane City Plan Industrial amenity overlay map is designed and constructed to achieve acceptable air quality, odour and health risk standards.</i></p>	<p>Complies with Criteria</p> <p>The health care centre within Tower 1 is defined as a sensitive use. However, Tower 1 is not located within the Transport Air Quality Corridor overlay.</p> <p>A portion of the site is identified within the Transport air quality A and Transport air quality B sub-categories. Development within these areas will minimise the impacts of air pollution from vehicle traffic and maximise wind movement around buildings and the dispersion of traffic air pollutants.</p>

5.3 Mixed Industry and Business Zone

Mixed Industry and Business Zone	Compliance Assessment
Built Form	
Preferred Development Intent <i>Development provides for a range of commercial, showroom, service industry, low impact industry and warehouse uses on large parcels of land in a business park environment. Uses are focused on knowledge creation and entrepreneurial activities along with complementary uses such as shop (not exceeding 250m² GFA), food and drink outlet, short term accommodation and indoor sport and recreation.</i>	Complies <p>Tower 1 and the Masterplan comply with the preferred development intent, by facilitating a range of non-residential economy-building, knowledge creation and entrepreneurial activities, together with complimentary uses to active the ground planes.</p>
Plot Ratio 3:1	Complies <p>The development as a whole complies with the plot ratio outcome, as expressed within the Plan of Development.</p>
Site Area / Frontage 800m ² and 20m	Complies <p>Site area of 1.26 hectares, and multiple frontages all in excess of 20 metres.</p>
Building Height 8 Storeys	Tower 1 – Alternative Outcome Masterplan (remaining buildings) – Complies <p>Refer to Chapter 6 for further discussion.</p>
Building Envelope <u>Front Setback</u> Ground level: 3m Up to 4 storeys: 0m Above 4 storeys: 6m <u>Side Setback</u> Up to 4 storeys: 0m where podium car parking, otherwise 3m Above 4 storeys: 6m <u>Rear Setback</u> Up to 4 storeys: 0m where podium car parking, otherwise 6m Above 4 storeys: 9m	Tower 1 – Complies / Alternative Outcome Masterplan (remaining buildings) – Complies <p>Tower 1 proposes alternate outcomes for some front and side setbacks for the tower levels. Refer to Chapter 6 for further discussion.</p>
Scale and Bulk <i>Any part of a building above the podium has a maximum site coverage of 60%, and a maximum horizontal dimension of 50m. A maximum length of 30m on any one outer building wall on the street frontage. A maximum wall length of 10m between building articulations.</i>	Complies
Orientation <i>Development is oriented to address Thompson Street and Murray Street frontages.</i>	Tower 1 – Complies Masterplan – Complies

<i>Development on a corner lot is oriented to address both street frontages.</i>	Development is oriented to address Thompson Street and Murray Street frontages.
Building Separation <i>Above 4 storeys:</i> <ul style="list-style-type: none"> i. <i>minimum 12m separation distance between commercial buildings, or</i> ii. <i>minimum 18m separation distance from any residential building.</i> 	Complies Tower 1 does not have interfaces to any existing buildings, such that separation does not apply. The masterplan provides for compliant separation within the Plan of Development.
Fences <i>Front fences or walls must be 50% visually permeable and no higher than 1.5m.</i>	Not Applicable
Rooftops <i>Roofs are designed to ensure plant and equipment are screened or otherwise integrated with the overall roof design. Varied roof forms are incorporated to contribute to the architectural distinction of the building. Roof top areas can be utilised for employee recreation, solar energy, cool roof and green roof uses.</i>	Complies The Tower 1 rooftop (and potential future buildings in the masterplan) provides a rooftop comprised of functional space for employee recreation, landscaping / green roof, and solar panels. Rooftop plant is screened and integrated into the roof form. A building cap element is provided to contribute to the architectural distinction of the building.
Communal Open Space <i>Development provides universally accessible communal open space:</i> <ul style="list-style-type: none"> i. <i>a minimum of 10% of the site area</i> ii. <i>a minimum of 40m², having a minimum dimension of 4m</i> iii. <i>as a mix of ground level, vertically integrated or roof top settings</i> iv. <i>respects the privacy of both users and those overlooking from neighbouring properties</i> v. <i>includes landscape and deep planting shade trees or structures suited to the subtropical environment</i> vi. <i>is positioned for good solar orientation and minimises water use, and</i> vii. <i>does not include driveways, storage or turning areas.</i> 	Not Applicable The development is for non-residential uses, to which communal open space does not apply.
Urban Design	
Building Elements and Appearances <i>Development addresses the street with commercial showrooms, retail and industrial tenancies and well defined entries for pedestrians on the ground floor. Buildings are to be well articulated with external facades treatments, varied material and design detail, balconies, recessed doors and doorways, windows, shade and screening devices and outdoor planting that provides a distinctively commercial appearance. Buildings incorporate</i>	Complies The ground floor comprises the tower lobby that has two well defined entries for pedestrians from Thompson Street and Murray Street. These entries are sided by two retail areas towards the frontages (139m ² and 69m ² tenancies). The ground floor positioning allows for the opportunity for retail activation, including outdoor dining, toward Thompson Street and Murray Street. A covered pedestrian path is providing within the site, with landscaping to the streets.

<p><i>appropriate weather protection, screening, and shading structures on the building facades to channel breezes, filter sunlight and provide rain protection.</i></p>	<p>The design of Tower 1 provides for a distinctive commercial appearance with the inclusions of a landscaped podium, varied material and design detail, balconies throughout the tower, and recessed doors and landscaping (outdoor planting) on the ground floor.</p> <p>Tower 1 integrates landscaping and outdoor areas to expand the experience of the subtropical environment as well as act as weather protection, screening and shading.</p>
<p>Ground Level Treatments</p> <p><i>Development along Thompson Street and Murray Street activates street frontages through a variety of measures, including varied design concepts and providing a high frequency of front entries or doors to commercial, industrial, retail, community and communal uses. Front entries to all buildings active street frontages and are emphasised through architectural and landscape treatment, pedestrian paths and the provision of continuous awnings. Pedestrian generating uses including showrooms and commercial uses, should be located at the street frontage to provide visual interest to the street, create a more pedestrianised scale and assist in passive surveillance of the public realm. Buildings should be designed to address car parking areas with windows and entrances providing passive surveillance.</i></p>	<p>Complies</p> <p>The ground floor comprises the tower lobby (accessed from Thompson Street and Murray Street) sided by two retail areas towards the frontages (139m² and 69m² tenancies), end of trip facilities (accessed from Thompson Street, and including parking for 50 employee and 20 visitor bicycles), and amenities and services. The ground floor positioning allows for the opportunity for retail activation, including outdoor dining, toward Thompson Street and Murray Street. A covered pedestrian path is providing within the site, with landscaping to the streets. Pedestrian access is to be gained via Murray Street and Thompson Street, at various positions along each frontage.</p> <p>The combination of balconies and full height windows on both the ground level and the tower provides casual surveillance on ground level and at a higher level (from the tower). Furthermore, the balconies serve a public function as it is a “visual expression” of Tower 1.</p>
<p>Podium Treatments</p> <p><i>Podiums are designed to address, activate and provide a visual appeal to street frontages. Podiums include articulations in building facades and landscape treatments to reduce the visual bulk of the building and provide an appropriate transition between the ground floor and upper storeys. Podiums maintain a strong relationship with the street by framing and activating the public realm and entrance spaces while reinforcing the street hierarchy. Podium tops provide valuable space for communal open spaces and roof gardens.</i></p>	<p>Tower 1 – Complies</p> <p>The podium is designed to address, activate and provide a visual appeal to street frontages, including with articulations in building facades and landscape treatments to reduce the visual bulk of the building and provide an appropriate transition between the ground floor and upper storeys.</p> <p>Towers 2, 3 and 4 will comply, with design or podiums subject of future detailed design.</p>
<p>Tower Treatments</p> <p><i>Towers include articulations and varied design details to create visual appeal.</i></p>	<p>Complies</p> <p>Tower 1 includes articulations, balconies, landscaping, a green roof and more that creates a visual appeal.</p>
<p>Landscape</p> <p><i>Development provides on-site landscape and shade trees that contribute to the area’s streetscape and commercial character. Development provides landscaped areas, areas,</i></p>	<p>Complies</p> <p>Both Tower 1 and the Masterplan provides on-site landscaping and shaded deep planting trees that contribute to the area’s streetscape.</p>

<p><i>including deep planting, along a minimum length of 50% of street frontages.</i></p>	<p>Development provides landscaped areas, areas, including deep planting, along a minimum length of 50% of street frontages.</p> <p>Refer to Landscape Concept Plan attached in Appendix X.</p>
<p>Public Realm</p> <p><i>Development contributes to an active and safe ground level public realm along Thompson Street and Murray Street. Development addresses and provides passive surveillance of its interface with the street and other adjoining public spaces, including land along Breakfast Creek. Streetscape treatments facilitate pedestrian and cycle amenity and safety. Development provides good pedestrian linkages to Perry Park.</i></p>	<p>Complies</p> <p>The development delivers a strong pedestrian circulation outcome, connecting Thompson Street to Abbotsford Road. “The Green” is a public open space area of minimum 800m², with grass, shade trees, seating and multi-functional capacity. A series of plazas, walkaways and hubs that provide active landscaped spaces throughout the site, and which reinforce the pedestrian priority and public safety of the pedestrian circulation.</p>

5.4 Precinct Provisions

The site is not identified or mapped within Precinct 1 or Precinct 2.

6. Key Planning Matters

As demonstrated in Chapter 5 of this Town Planning Assessment, the proposed development achieves compliance with the relevant planning framework, in particular with the ED Act and the Bowen Hills PDA Development Scheme (consistent with the Land use plan, s2.2.3).

In respect of demonstrating consistency with the Land use plan of the PDA Development Scheme, the development complies with the majority of the relevant PDA development requirements, and Otis otherwise consistent with the Vision and there are sufficient grounds to justify approval.

The Chapter provides an explanation of key planning matters for the proposed development, being the occasions where an alternative to a development requirement is proposed, together with a summary of the sufficient grounds to justify approval. The key planning matters are expressed to assist in DSDMIP /EDQ's and the community's understanding of the project outcomes.

6.1 Building Height

The Development Scheme provides for a height of 8 storeys across the site, within the Mixed Industry and Business Zone. The adjoining land in the Mixed Use Zone is intended for up to 30 storeys.

Tower 1 is proposed to be 14 storeys. All other buildings across the site are intended for 8 storeys, pursuant to the Masterplan and Plan of Development.

The proposed building height for tower 1 is suitable and desirable for the following reasons.

- The development provides for a desirable building height transition.
 - Land adjacent the site to the south and east is in the Mixed Use Zone (noting that adjacent the site to the north is Murray Street which otherwise provides the boundary for the Mixed Use Zone), which has a maximum building height of 30 storeys.
 - The site is located on a corner lot, directly adjacent and opposite of the Mixed Use Zone. With the proposal of a 14 storey tower, a sensitive and suitable transition is achieved between the two zones from potentially 30 down to 8 storeys.
 - Murray Street appears to have been considered as the appropriate dividing boundary between the Mixed Industry and Business Zone and the Mixed Use Zone. Presumably, given the subject lot extends beyond Murray Street on the western side of Thompson Street, the boundary was relocated to the southern side of the subject lot. Murray Street is a more appropriate transition point down to 8 storeys – as identified in the proposal.
 - It is good planning to utilise a large site to cater for the transition.
 - There are no other comparable sites in the Mixed Industry and Business Zone, in terms of adjacency to the Mixed Use Zone and in terms of site area, thereby limiting the potential for precedent to be used by other applicants.
- The development provides a quality design outcome, through integrated architectural and landscape outcomes, that will provide a positive marker to the Mixed Business and Industry area.
- Tower 1 is part of a Masterplan outcomes for the site that has a range of masterplan benefits, and which achieves compliance with other key yield and intensity outcomes (including plot ratio). Of Tower 1 were to be constrained to 8 storeys, it would result in a more extensive built form across the site, including through removal of the public open space delivered as a masterplan benefit.
- The development delivers sufficient grounds, via superior design outcomes that are matters in the public interest and of community need, as expressed in section 6.5 of this assessment.

6.2 Setbacks

Front Setbacks (Tower 1)

The front setbacks to Murray Street and Thompson Street at ground and podium levels comply with the Development Scheme (0 metres). The front setbacks at tower levels provide alternatives to the Development Scheme, as appropriate for the following reasons.

- A floorplate in excess of 1,000m² NLA is necessary to be competitive in the commercial office market, including in the health and innovation market. The shape of site is such that to achieve a sufficiently sized floorplate (noting the land use expectations of the zone), some setback alternatives will need to be achieved. A reduction to front setbacks for the tower levels is preferred to a reduction to the side setbacks for most tower levels, to manage interface to neighbours.
- EDQ's pre-lodgement feedback acknowledged that "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."
- From a tower context perspective, the tower setback to Thompson Street increases as it approaches the adjoining property, to transition into the ultimate frontage setback of that site.
- The reduced tower setbacks do not reduce the ability for a distinct podium and tower form, with the podium and tower elements clearly differentiated (refer to perspectives in **Appendix D**).
- A quality design outcome has been progressed to accompany the alternate tower setbacks.
- The development delivers sufficient grounds, via superior design outcomes that are matters in the public interest and of community need, as expressed in section 6.5 of this assessment

Side Setbacks (Tower 1)

The side setbacks at ground and podium levels comply with the Development Scheme (0 metres). The side setbacks at tower levels comply with the Development Scheme (6 metres) in all instances, except for the 3 metre setback to level 5.

The alternate setback for level 5 is appropriate for the following reasons.

- The alternate level 5 setback is required in order to achieve a floorplate dimension sufficient to allow for a day hospital. Consistent advice from day hospital operators is that a floorspace in the order of 1,500m² is required for the necessary facilities and efficiencies. The Applicant has been engaging with operators with a strong interest in a day hospital in this location.
- The current level floorplate allows for 1,439m² of day hospital floorspace. This is less than the operators' desired outcome, but considered manageable given only a 60m² difference. More substantial reduction is advised to be problematic to day hospital operators.
- The Applicant has tested alternate outcomes for increasing the floorspace, as follows.
 - Cantilevering level 5 over the existing building (future tower 4) – The cantilever would deliver the required floorspace, however it would have the consequence of:
 - construction difficulties for tower 1 given the extent of cantilever or additional columns impacting car park and ground floor areas;
 - impacts on the current health facility that would have the cantilever extending over (e.g. columns in or near the building, resulting in disruption to health activities, leases, and waterproofing / fire engineering / and other aspects impacting the operational building);

- difficulties in delivering future tower 4, with demolition beneath a cantilevered occupied structure problematic (usually a cantilever would occur over a heritage building, which would not be intended for demolition), and the cantilever / columns impacting the quality of the landscape space intended between tower 1 and tower 4.
- Providing car parking within one basement level and two podium levels, with the day hospital falling to level 4. The concerns with this approach include:
 - The ramping required for both basement and podium car parking will deleteriously affect active ground floor outcomes, or otherwise introduce additional vehicle accesses from the street (e.g. a Thompson St access);
 - The inefficiency of the dual ramping would result in reduced car parking, which would impact the viability of the project and the masterplan decanting strategy;
 - The additional basement/s are advised to substantially affect the viability of the project, and impacts on the operation of the adjoining health facility. The ground quality as observed from the Pellicano development is substantially tough rock, creating an additional cost imposition (and viability concern) on the development. Further, the process of excavating into the rock results in vibration and other impacts, that are problematic for the operational health facility – this is currently being experienced as a result of the Pellicano operation, and not something desired to be pursued by the Applicant as an imposition on its own site tenants.
- Splitting the day hospital across two levels. This has been discussed with the interested operators, who have advised this is not consistent with their operational outcomes and would not be pursued.
- Provision of the day hospital in an alternate tower (subject of a larger floorplate). The proposed day hospital is of such an operator demand now that it would catalyse the development of Tower 1, and the site as a whole. Waiting for a future building to be delivered may result in lost opportunity. Further, acoustic expert feedback indicates that the day hospital is preferably located in a building more removed from the Inner City Bypass noise source.
- The proposed level 5 setback provides for a transition in the built form, from a compliant built to boundary podium to the compliant 6m tower setback. This interim level provides for a stepping in the form, which will also provide for a terraced landscape outcome.
- The proposed level 5 setback will not generate amenity or privacy impacts on the adjoining property and its future development potential, as follows.
 - Amenity – The adjoining site is to the south, and as such will be subject of winter shadow regardless of the level 5 setback (the tower above will shadow the adjoining site in any case, as demonstrated in comparative shadow diagrams in **Appendix C**). Inner city areas should expect shadow generated from surrounding tall buildings. The outcome will not impact acoustic amenity.
- Privacy – The proposed level 5 design provides for screening of the entire level 5 side facing façade, to avoid privacy impacts. In addition, landscaping along the interface will provide additional screening – for both privacy and amenity.
- Overall, there is substantial interest in the day hospital, and it provides an impetus to mixed- use development occurring within this part of Bowen Hills. It is demonstrated that the alternate side boundary setback will not generate amenity or privacy impacts on the adjoining site (and its future

development potential), and so the benefit of the day hospital outcome outweighs the setback non-compliance (with absence of impact).

- The development delivers sufficient grounds, via superior design outcomes that are matters in the public interest and of community need, as expressed in section 6.5 of this assessment.

6.3 Car Parking

The proposed car parking outcome is for a compliant rate across the whole of site. This car parking outcome is controlled by the Plan of Development, which will apply that provision to the masterplan.

Tower 1 provides 125 car parks across three podium car parking levels. The car parking exceeds the relevant rate (1 space per 100m² of floorspace). The excess car parking in Tower 1 (and the Parking Station use) is intended to allow for a decanting of the other car parking spaces currently on the site, thereby allowing for future stages to be efficiently developed. The provision of car parking is also critical for the day hospital operation in the initial phases.

Only Tower 1 has a surplus car parking number, which will be compensated by a reduced number for the remainder of the site in the deliver of towers 2, 3 and 4 pursuant to the masterplan. Therefore, the development as a whole provides car parking consistent with the Development Scheme.

6.4 Other Matters

Awning

The Development Scheme identifies that an awning is intended along the street frontages. However, there is also an intent by the Development Scheme for landscaping along the frontage. Both provisions cannot be satisfied, and as such there is a non-compliance created for one aspect.

This tension between frontage landscaping and awning is resolved by provision of a covered pedestrian area within the site, behind frontage landscaping. This approach has been agreed by EDQ in pre-lodgement discussions, and is demonstrated in the architectural and landscape design.

6.4 Sufficient Grounds

The proposed development delivers a range of benefits and superior design outcomes, as follows.

- The development complies with land uses intended for the Mixed Industry and Business Zone – and it is that land use expectation that drives the scale of outcome required on the site.
- Considered holistically, the master plan will comply with the 3:1 plot ratio provision. The Tower 1 scale and form does not generate overdevelopment of the site – rather, it creates an initial energy and viability to the site that will be balanced in the scale of future stages.
- The proposed built form is balanced by an open landscaped outcome across the site – with 30% of the site able to be landscaped, including a genuine contribution to public open space.
- The development will provide a large area of public open space on the site (approx. 800m²). This is located in a prominent position at the corner of Thompson Street and Murray Street, and is a public benefit to the broader community – including workers, visitors and residents.
- The development provides for a day hospital and other health facilities, which is of benefit to the growing local population. Further, the health facilities provide a local focus for employment generation – with strong interrelationships to other major health facilities near the PDA.

- The development will provide all of the following outcomes - green roof, solar panels, and smart building technology (only one of these outcomes is required of the Development Scheme).
- The development will provide multiple electric vehicle charging car spaces (only one is a requirement of the Development Scheme).
- The development will provide public art and creative lighting.
- The development will provide public benefit in the post-coronavirus recovery, including to provide for health services, construction and employment. The recent and ongoing public health situation has highlighted the need for health care services in South East Queensland, both now and into the future. The development for new medical facilities and associated activities will improve the community's access to a range of health care services to meet this need. The development will support a robust and resilient health care system to address ongoing health outcomes in support of standard health requirements together with heightened health requirements.

7. Conclusion and Recommendations

This town planning assessment accompanies an application by Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd seeking approval of a PDA Development Permit for Material Change of Use (Tower 1) and a PDA Preliminary Approval for Material Change of Use (Master Plan) at 12-18 Thompson Street, Bowen Hills.

An assessment has been undertaken with regard to the proposed development in order to assess the application against the applicable statutory town planning framework, in particular the Bowen Hills PDA Development Scheme.

The information provided in this proposal report (and accompanying material) demonstrates that the proposed development complies with all relevant and applicable provisions of the statutory town planning framework.

We therefore recommend that EDQ favourably consider the proposed development and approve the proposed development application, subject to reasonable and relevant conditions.