

Appendix A

Masterplan document



65 & 67 O’Connell Tce,
14 Wren St
Bowen Hills

PRELIMINARY APPROVAL
MASTER PLAN REPORT

25 MAY 2023

00 Contents

01 Overview	2
Site & Locality Plan	3
02 Walden Lane Common	4
Overall Outcomes	
03 Walden Lane	5
04 Visualisation	6
Axonometric Diagram - Ground Plane Arrangement	7
05 Building Design Principles	8
Built Form and Massing	8
06 Sectional Perspective	9
Massing Relationship with Lanoma	9
07 Architectural Plans	10

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1407

Date: 02-Nov-2023



01 Overview

Site and Locality Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1407

Date: 02-Nov-2023



BOWEN HILLS STATION

ROYAL BRISBANE WOMEN'S
HOSPITAL

SITE

EXHIBITION STATION

INNER-CITY BYPASS

VICTORIA PARK

QUT KELVIN GROVE
CAMPUS

BRISBANE CBD

02 Walden Lane Common

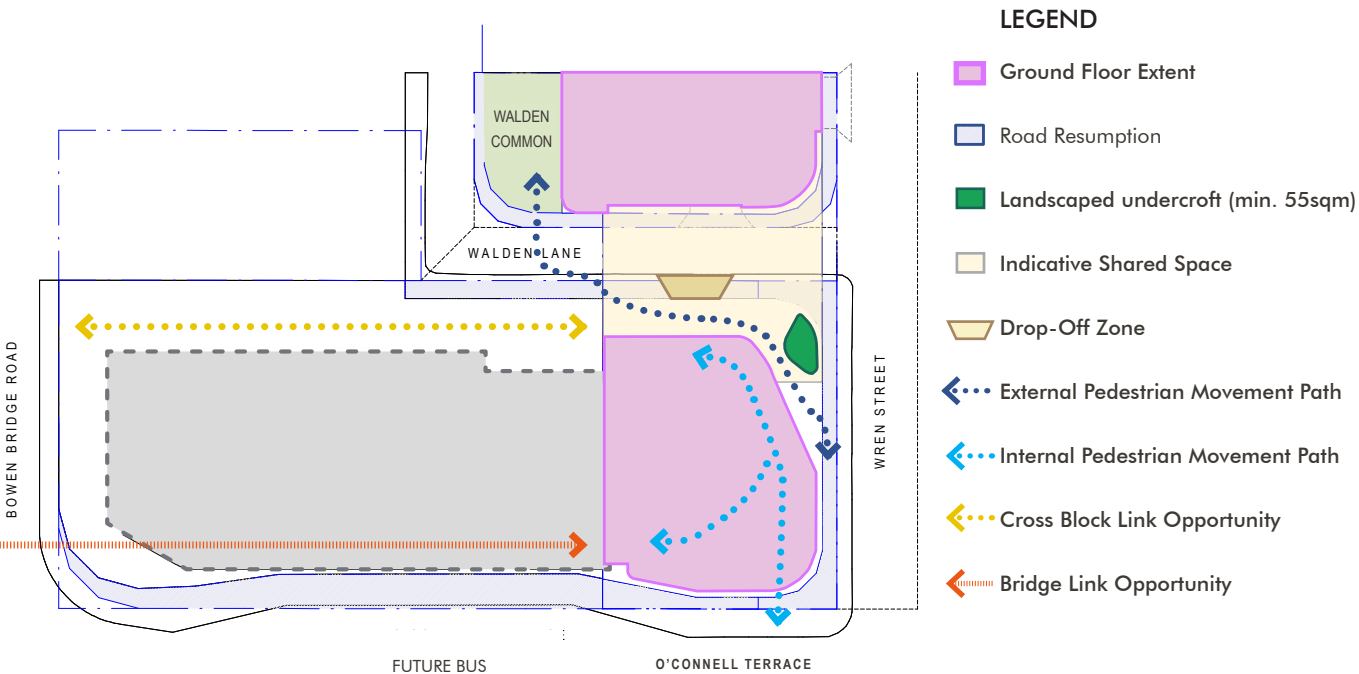
Overall Outcomes

Overall Outcomes

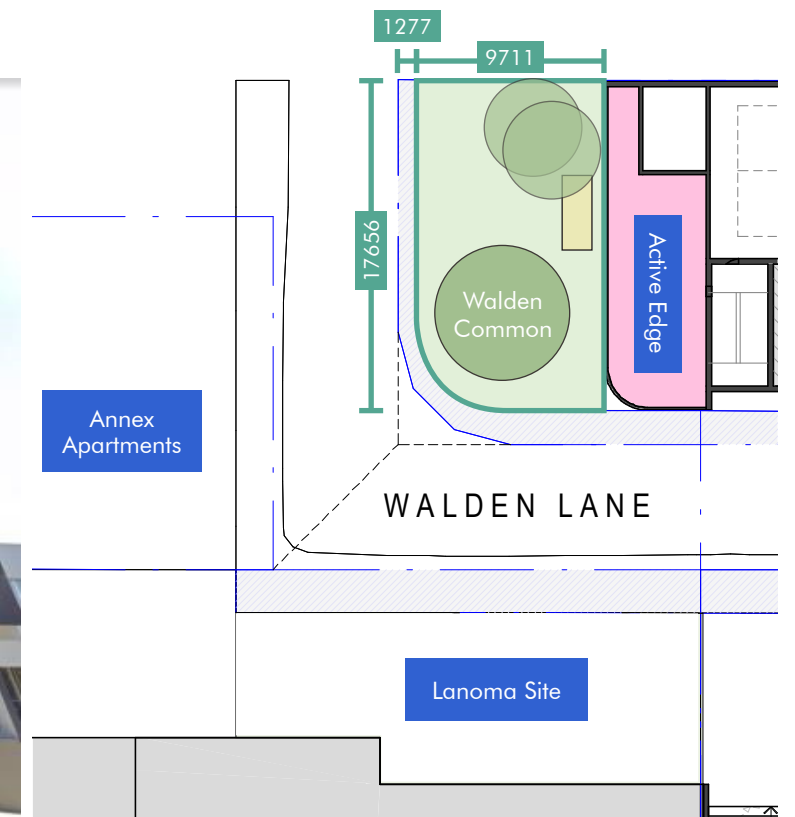
- Walden Common is a new Urban Common at the corner of Walden Lane opposite the Annexe apartments.
- Walden Common will provide a new green outlook for neighbouring buildings and improved access to the Lanoma Site to the South.
- An improved pedestrian experience will be provided with wider and easily trafficable footpaths.
- Active edges will bring the forecourt and common areas to life with spaces to relax, thoroughfares and retail amenity.

Design Principles

- Landscape design will look to embrace the principals of building that breathe to deliver deep planted green spaces and attractive breakout zones.
- Planting of trees appropriate for the space
- Approx. 80% of Walden Lane Common to be a mix of soft scape and planting.
- Inclusion of seating
- To meet BCC design standards or as agreed with EDQ.



ANNEX APARTMENTS



EXISTING BUILDING

03 Walden Lane

Overall Outcomes

OVERALL OUTCOMES

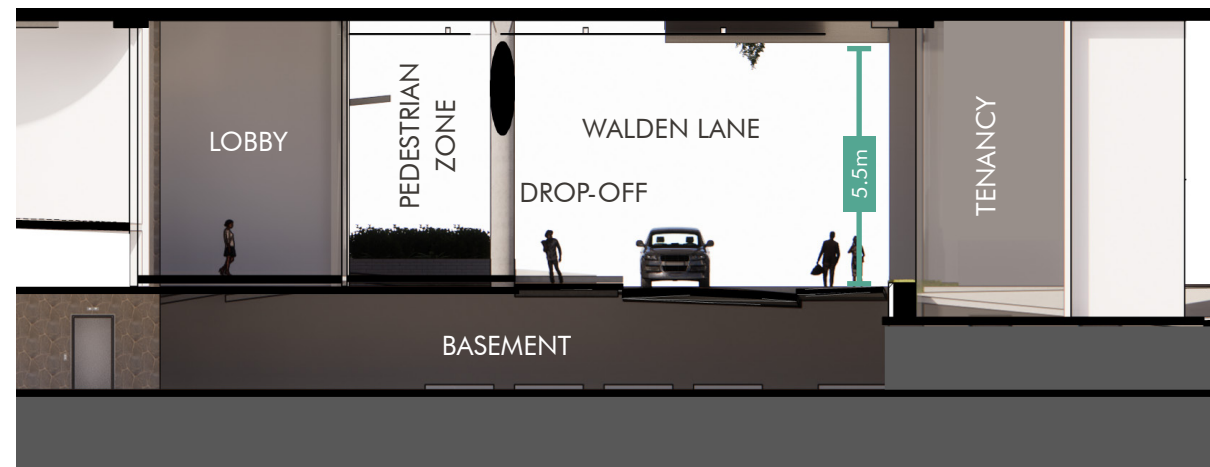
- Walden Lane is currently a narrow and congested laneway with noncompliant pedestrian footpaths.
- The urban development of the Wren St / Walden Lane Precinct provides the opportunity to re-think Walden Lane to enable a whether protected arrival point to the precinct to offset the future Active Transport demands that are likely to be put on O’Connell Terrace.

ROAD LAYOUT

- The road layout is to be primarily designed for vehicular movement in two directions.
- The functional road layout is to meet BCC design standards or as agreed with EDQ.
- Vehicular and service access may be provided on one or both sides of Walden Lane.

VOLUMETRIC TITLE

- As outlined in the indicative reconfiguration of a lot diagram part of Walden Lane will comprise of a volumetric title.
- Free and unrestricted access is required along Walden Lane similar to any other street within the precinct.
- All road services to be located within the Volumetric Title.
- Basement will be located below Walden Lane.



INDICATIVE SECTION



WALDEN LANE SITE: EXISTING CONDITION



INDICATIVE RENDER

04 Visualisation

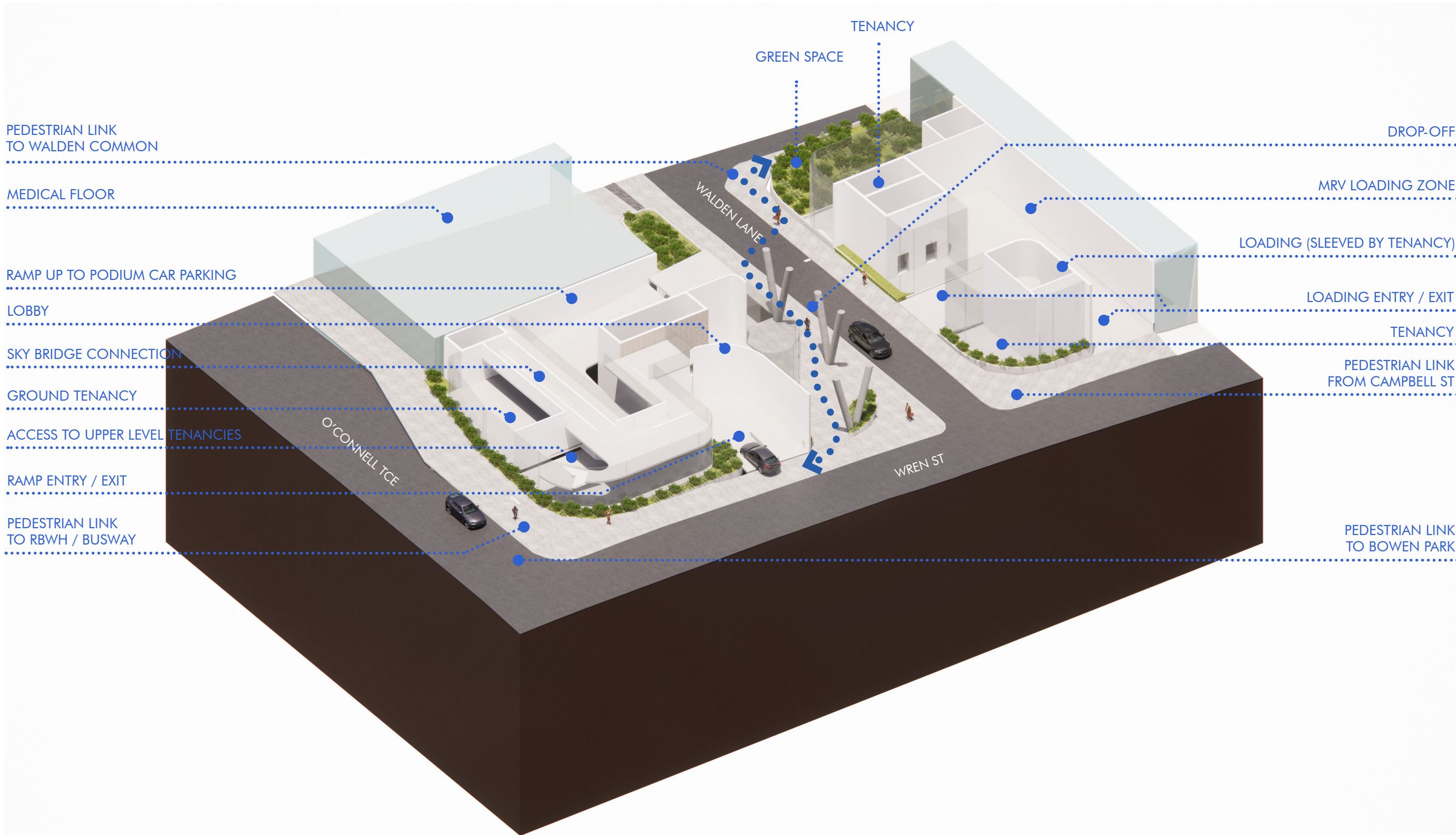
Axonometric Diagram - Ground Plane Arrangement

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2023/1407

Date: 02-Nov-2023



INDICATIVE ONLY AND SUBJECT TO
DESIGN DEVELOPMENT

03 Visualisation

Walden Lane Views

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1407

Date: 02-Nov-2023



VIEW LOOKING INTO WALDEN LANE FROM EAST

The Walden Lane build over will create a covered drop off area appropriate for medical use and available for use by surrounding buildings.



VIEW LOOKING ACROSS DROP-OFF AREA

Glass lobby's and activated frontages provide a safe and comfortable space for pedestrian traffic to pass through the improved ground floor plane.

INDICATIVE ONLY AND SUBJECT TO
DESIGN DEVELOPMENT

05 Building Design Principles

Built Form and Massing

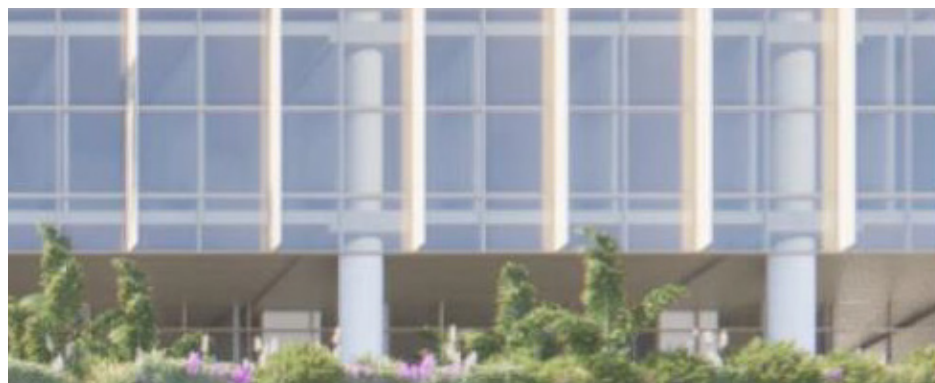
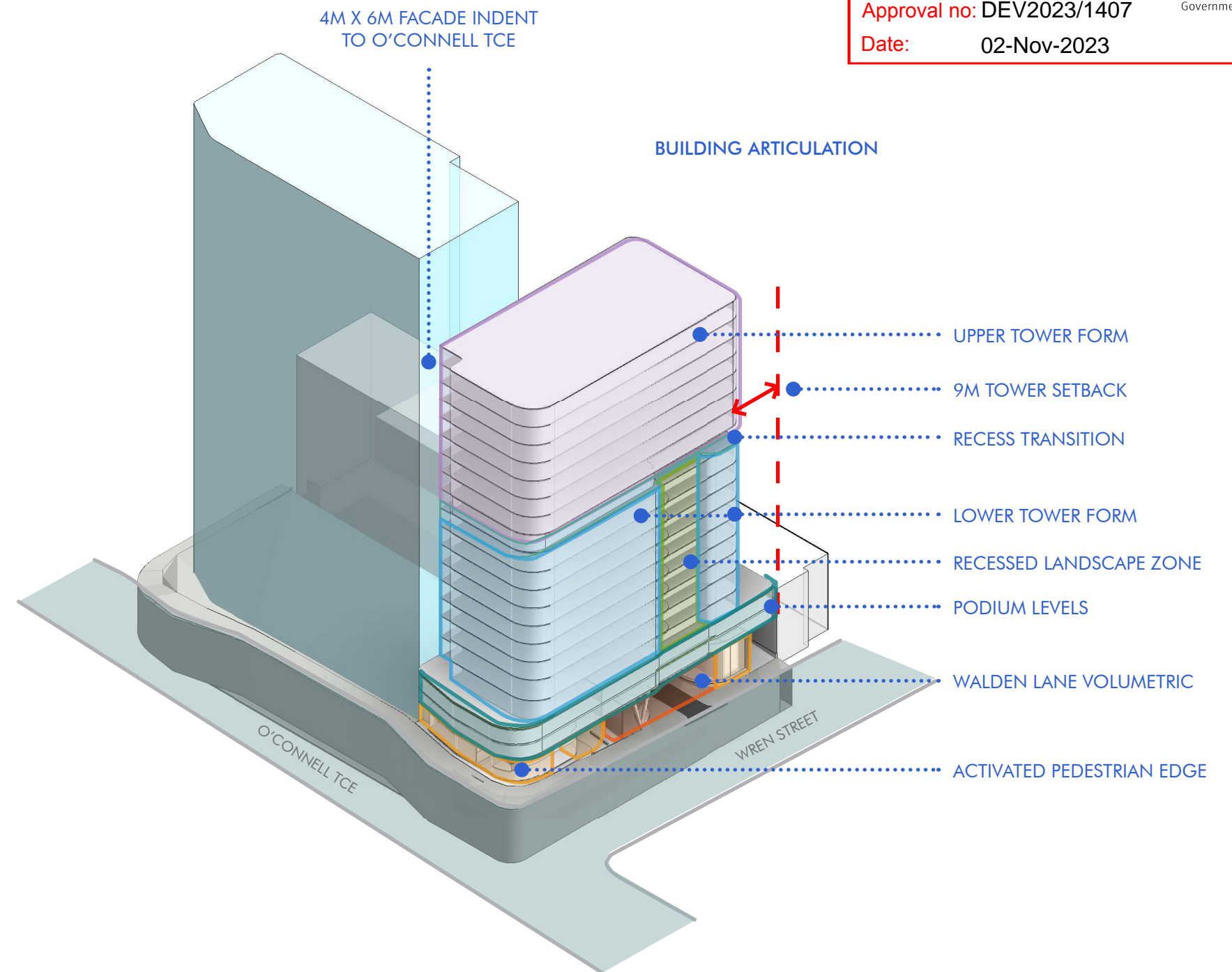
The conceptual design considers a range of criteria that embrace and enhance the activity and occupation of the surrounding area. The building combines functional floor plates, activated frontages, green space and connectivity to maximise the positive impact of its delivery.

Podium for levels 1-4

- Active frontage at ground and first floor in accordance with the Plan of Development document.
- Podium parking to be sleeved by retail use on O’Connell Terrace, with the purpose of activating the frontage. Parking to sit on road build over and above Wren Street Lot.
- Maximise connection opportunities at Street Levels and also at potential future bridge level for connection to RBWH by building in corridors/lobbies and VT to accommodate connection.

Tower Levels

- Larger floorplate to enable opportunity for medical use.
- Floor to ceiling heights enable connections to future building on the Lanoma Site and a potential connection point on level 6 at the RBWH to enable an opportunity connect these floorplates with adjacent medical uses.



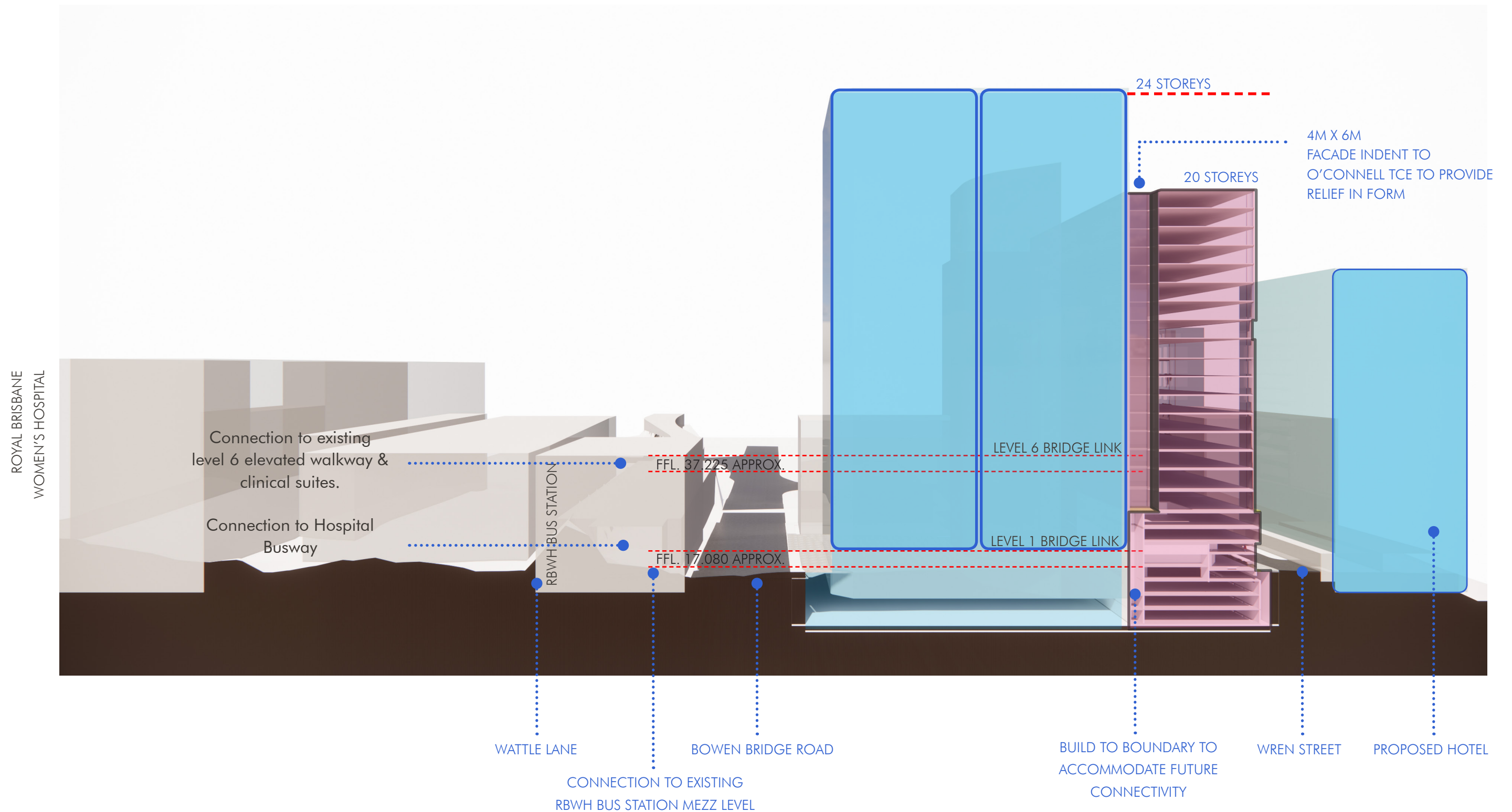
06 Sectional Perspective

Massing relationship with Lanoma

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1407

Date: 02-Nov-2023



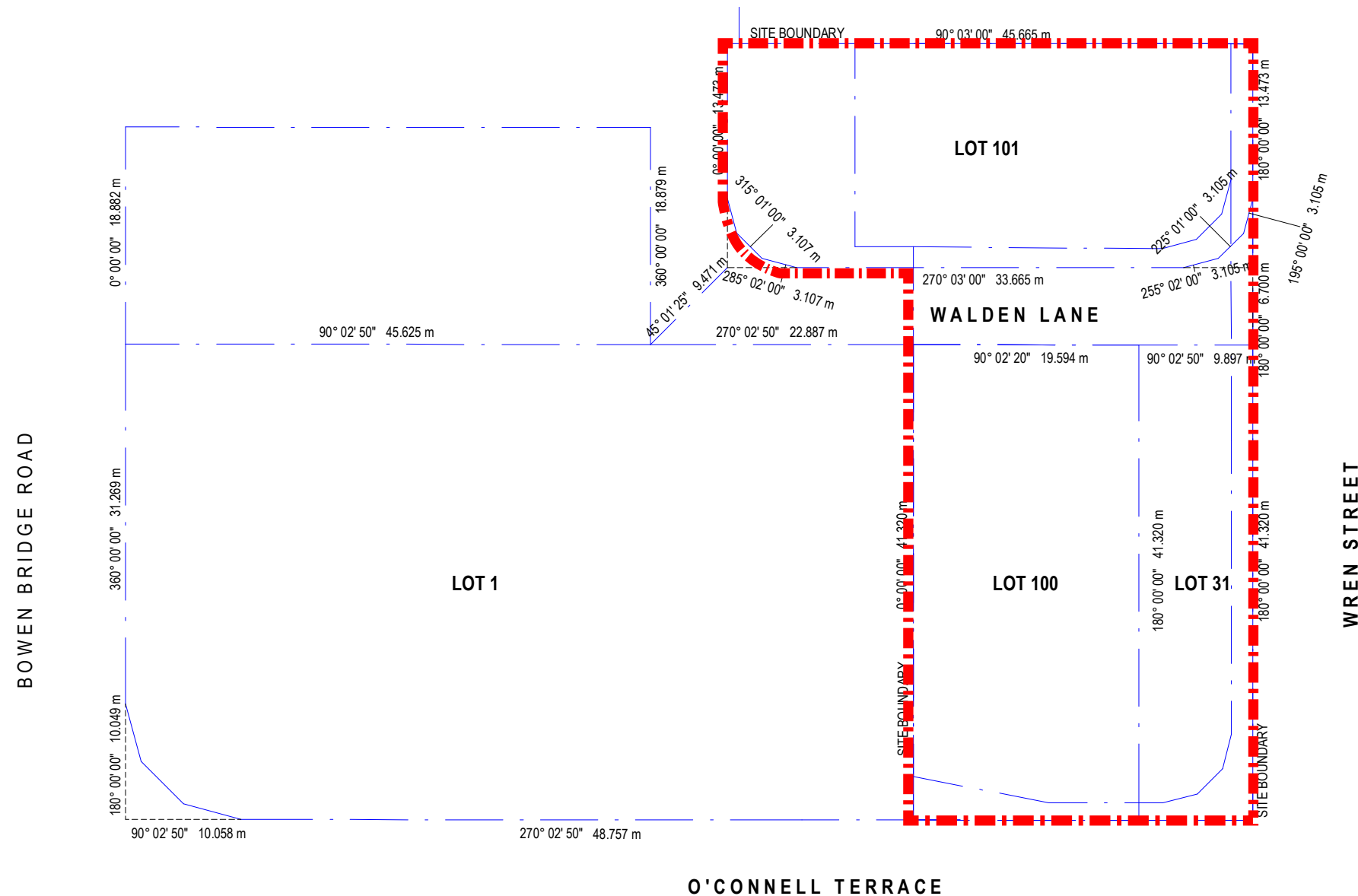
07 Architectural Survey Plans

Site Boundary Pre-Dedications

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1407

Date: 02-Nov-2023



NOTE

SURVEY BASED ON THE FOLLOWING CLIENT PROVIDED SURVEY DOCUMENTS:

- c2QATSPan/ImageOrderS
- DP321125 Fluent Property M3650
- DP321126 Fluent Property M3650
- HB- HMN- SURVEY- RL
- M3455 3001 001 A (PDF & DWG formats)
- M3455 3001 B 001
- Road Widening Plan 38328488

SCALE 1:500 @ A3

 SITE BOUNDARY

DISCUSSION SKETCH

SUBJECT TO TOWNPLANNING APPROVALS



BOWEN HILLS COMMERCIAL

PRELIMINARY APPROVAL

MAY 2023



nettletontribe

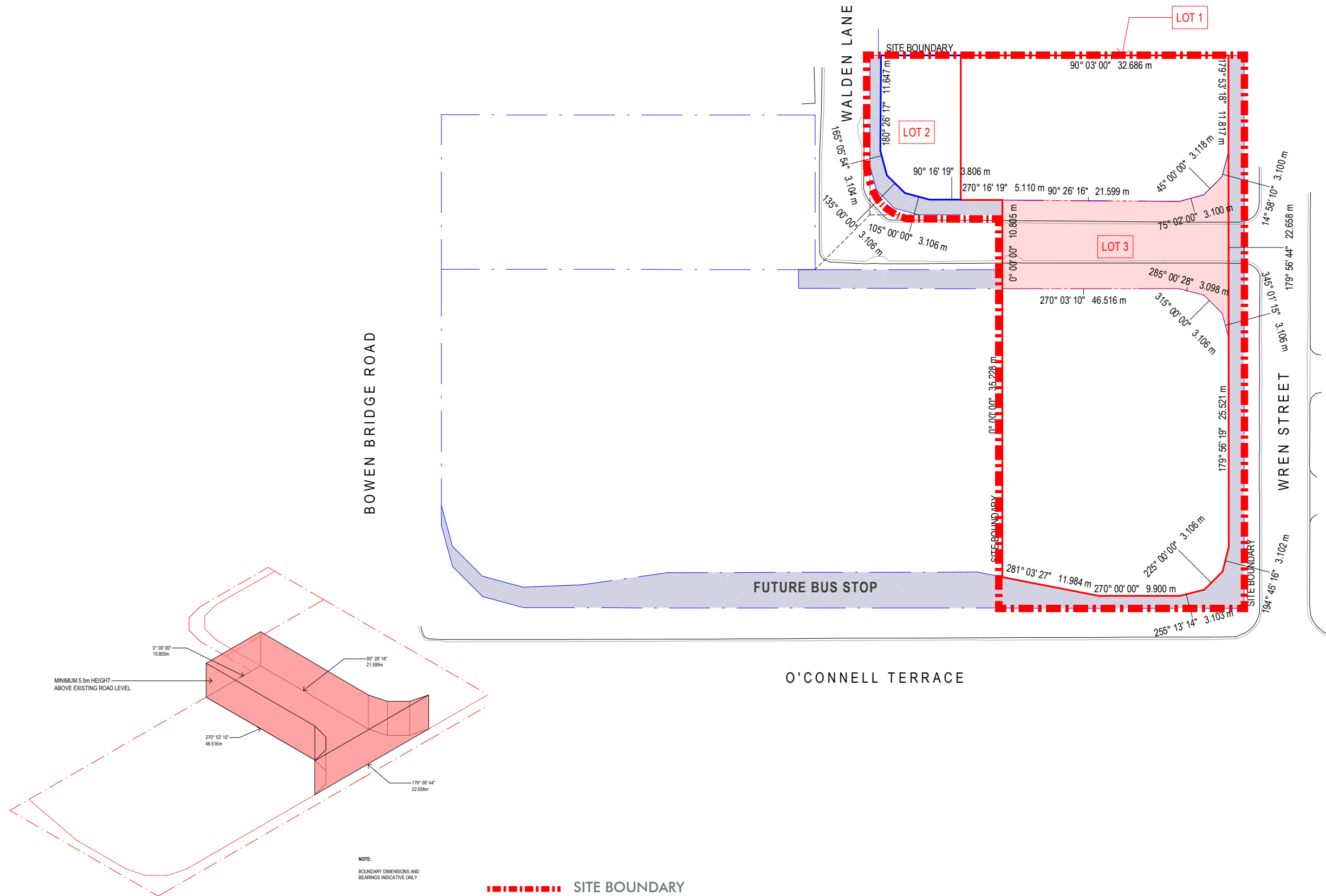
07 Architectural Survey Plans

Realignment of Lot (3 Into 3)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1407

Date: 02-Nov-2023



NOTE:

LOT 1
AMALGAMATION OF 65/67
O'CONNELL TCE & PART OF 14
WALDEN

LOT 2
URBAN COMMON

LOT 3
WALDEN LANE ROAD
VOLUMETRIC LOT

BOUNDARY DIMENSIONS AND
BEARINGS INDICATIVE ONLY

07 Architectural Plans

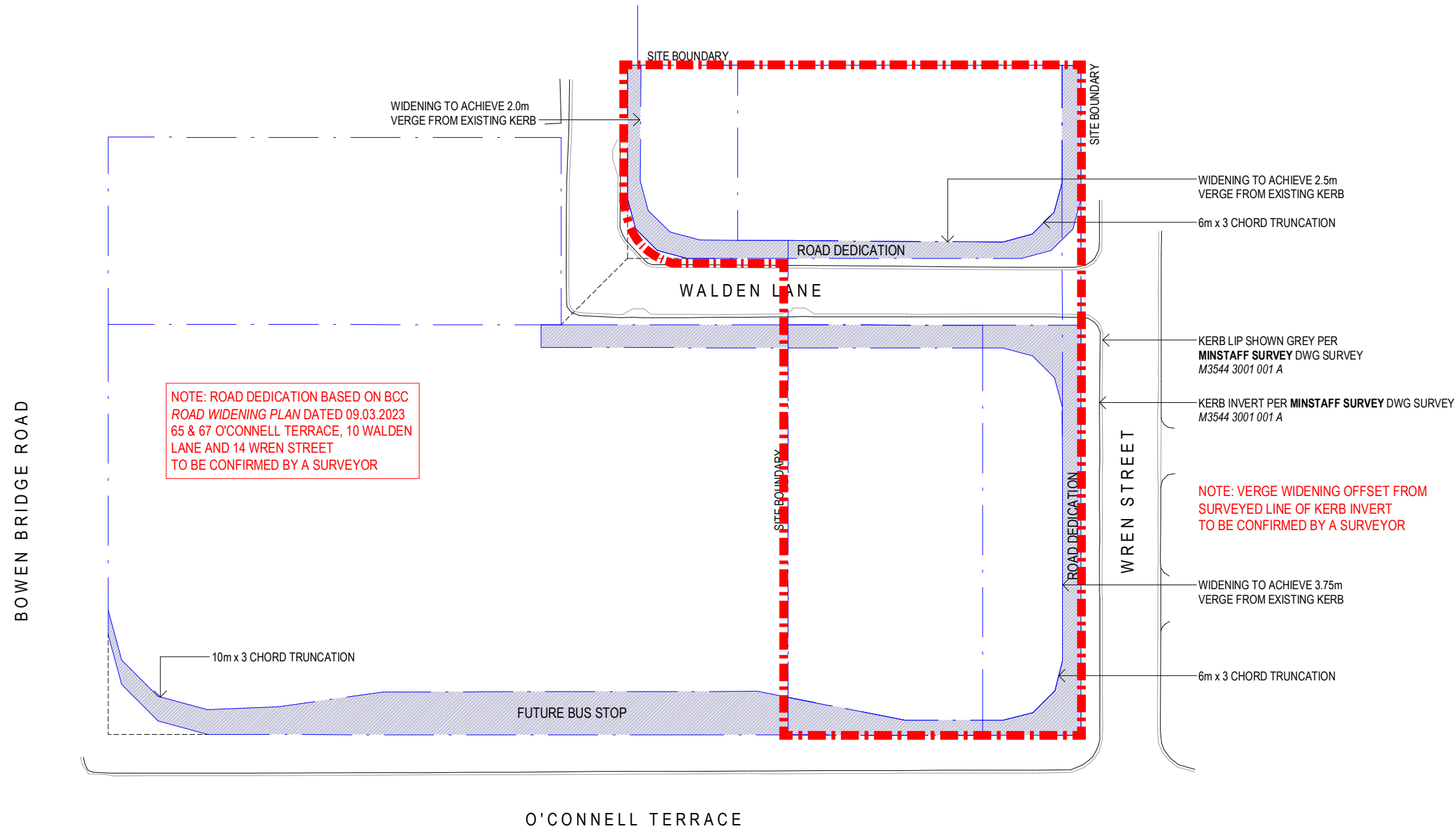
Site Boundary Dedications

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2023/1407

Date: 02-Nov-2023



NOTE
SURVEY BASED ON THE FOLLOWING CLIENT PROVIDED SURVEY DOCUMENTS:

- c2QATSPanImageOrderS
- DP321125 Fluent Property M3650
- DP321126 Fluent Property M3650
- HB- HMN- SURVEY- RL
- M3455 3001 001 A (PDF & DWG formats)
- M3455 3001 B 001
- Road Widening Plan 38328488

SCALE 1:500 @ A3

■■■■■■■■■■ SITE BOUNDARY

DISCUSSION SKETCH
SUBJECT TO TOWNPLANNING APPROVALS

FLUENT

BOWEN HILLS COMMERCIAL

PRELIMINARY APPROVAL

MAY 2023




nettletontribe

07 Architectural Plans

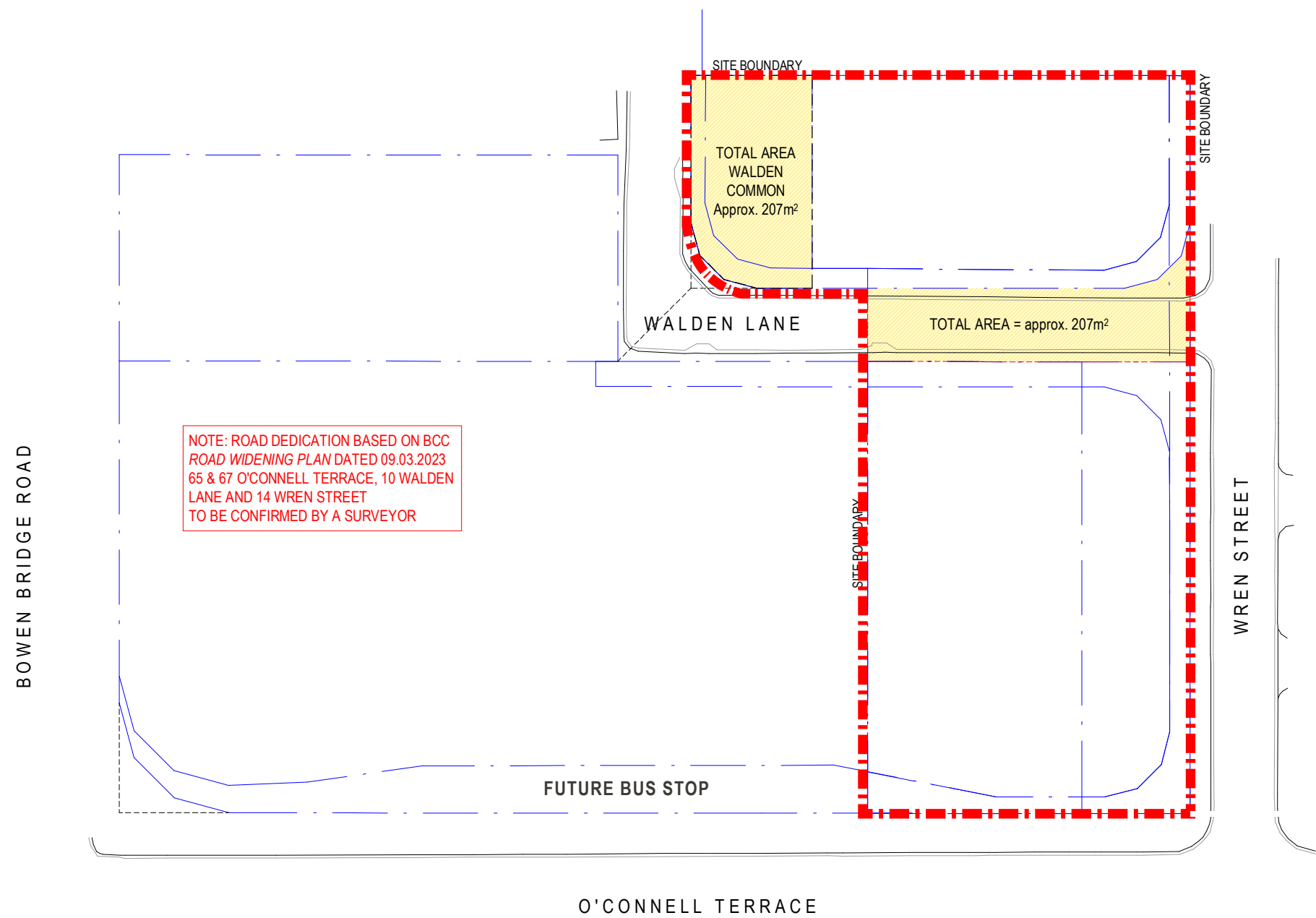
Road build-over vs Park give-back

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL


Queensland
Government

Approval no: DEV2023/1407

Date: 02-Nov-2023



NOTE
SURVEY BASED ON THE FOLLOWING CLIENT PROVIDED SURVEY DOCUMENTS:

- c2QATSPanImageOrderS
- DP321125 Fluent Property M3650
- DP321126 Fluent Property M3650
- HB- HMN- SURVEY- RL
- M3455 3001 001 A (PDF & DWG formats)
- M3455 3001 B 001
- Road Widening Plan 38328488

SCALE 1:500 @ A3

■■■■■ SITE BOUNDARY

DISCUSSION SKETCH
SUBJECT TO TOWNPLANNING APPROVALS

07 Architectural Plans

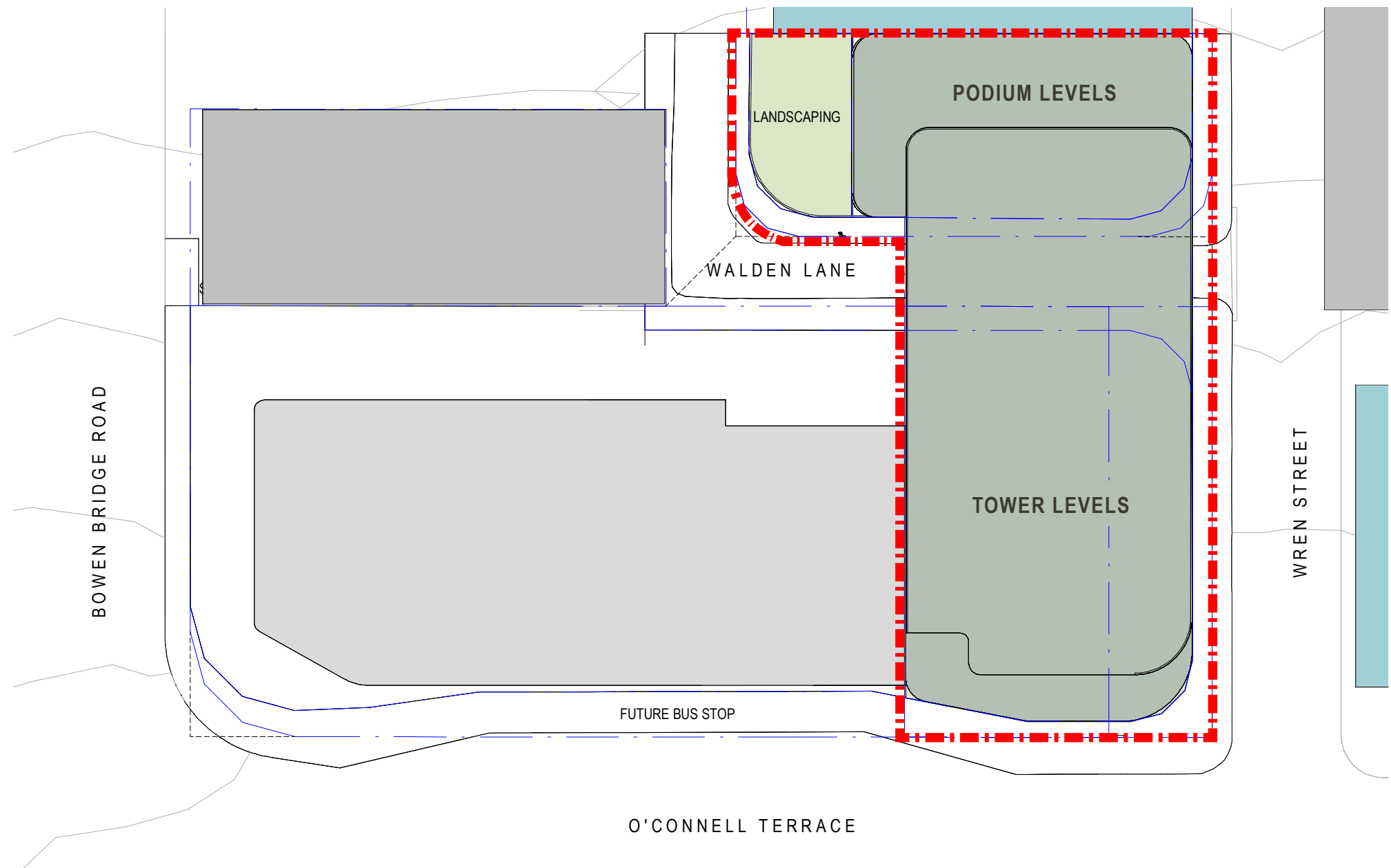
Site Plan

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2023/1407

Date: 02-Nov-2023



SCALE 1:500 @ A3

■■■■■ SITE BOUNDARY

FLUENT

BOWEN HILLS COMMERCIAL

PRELIMINARY APPROVAL

MAY 2023



DISCUSSION SKETCH
SUBJECT TO TOWNPLANNING APPROVALS

nettletontribe

nettletontribe
architecture

85

Studios

Brisbane (Turrbal & Jagera)
T +61 7 3239 2444
E brisbane@nettletontribe.com.au

Sydney (Eora)
T +61 2 9431 6431
E sydney@nettletontribe.com.au

Melbourne (Wurundjeri Woi Wurrung
& Bunurong Boon)
+61 3 8547 1400
E melbourne@nettletontribe.com.au

Canberra (Ngunnawal)
T +61 2 6107 3090
E canberra@nettletontribe.com.au

Perth (Whadjuk Nyoongar)
T +61 8 6166 9488
E perth@nettletontribe.com.au

Hobart (Nipaluna)
T +61 4 1281 3524
E hobart@nettletontribe.com.au

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1407

Date: 02-Nov-2023



nettletontribe.com.au