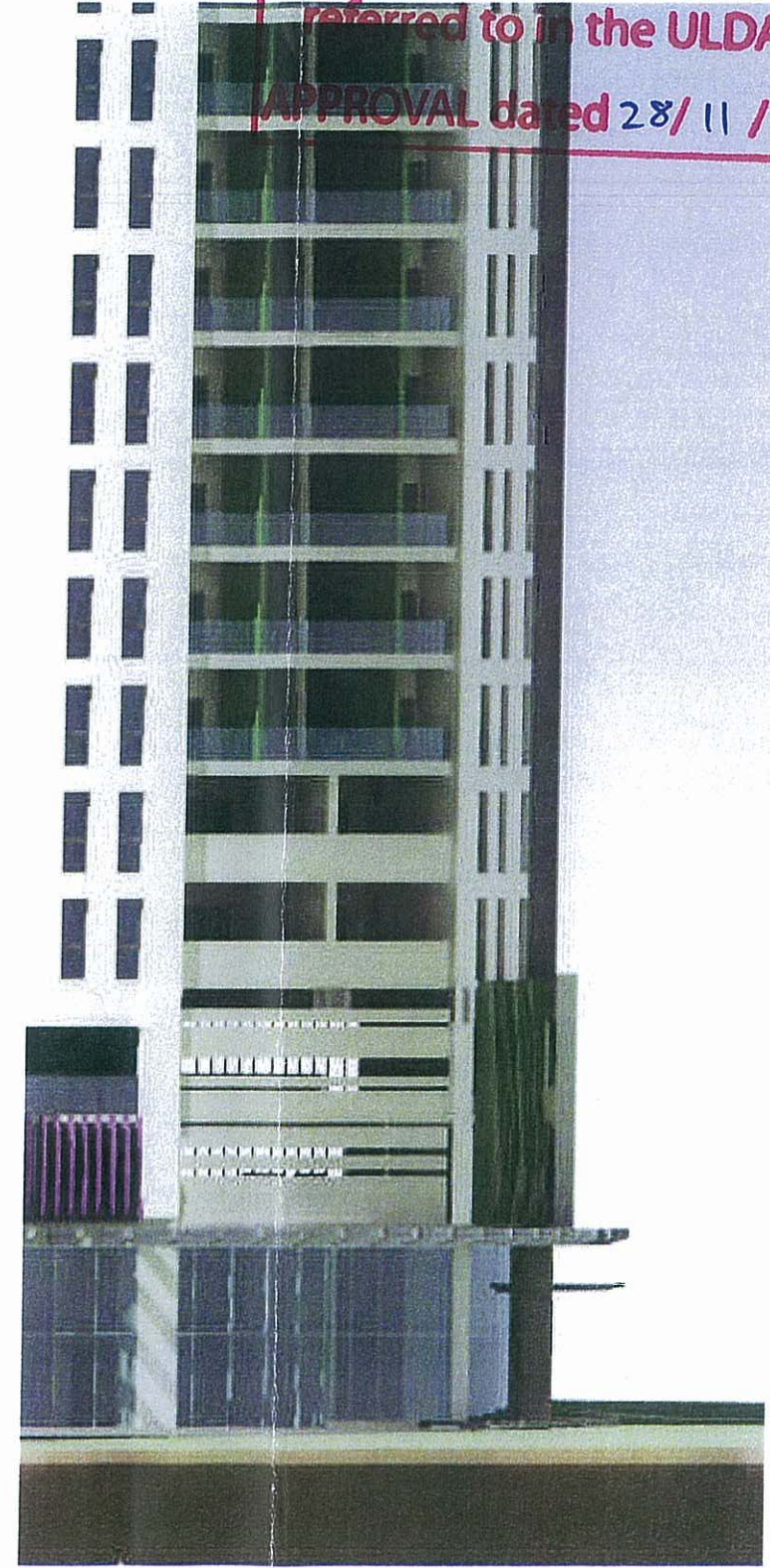




PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 28/11/11



PROPOSED RESIDENTIAL DEVELOPMENT, CAMPBELL STREET, MAYNE ROAD & HAZELMOUNT STREET, BOWEN HILLS

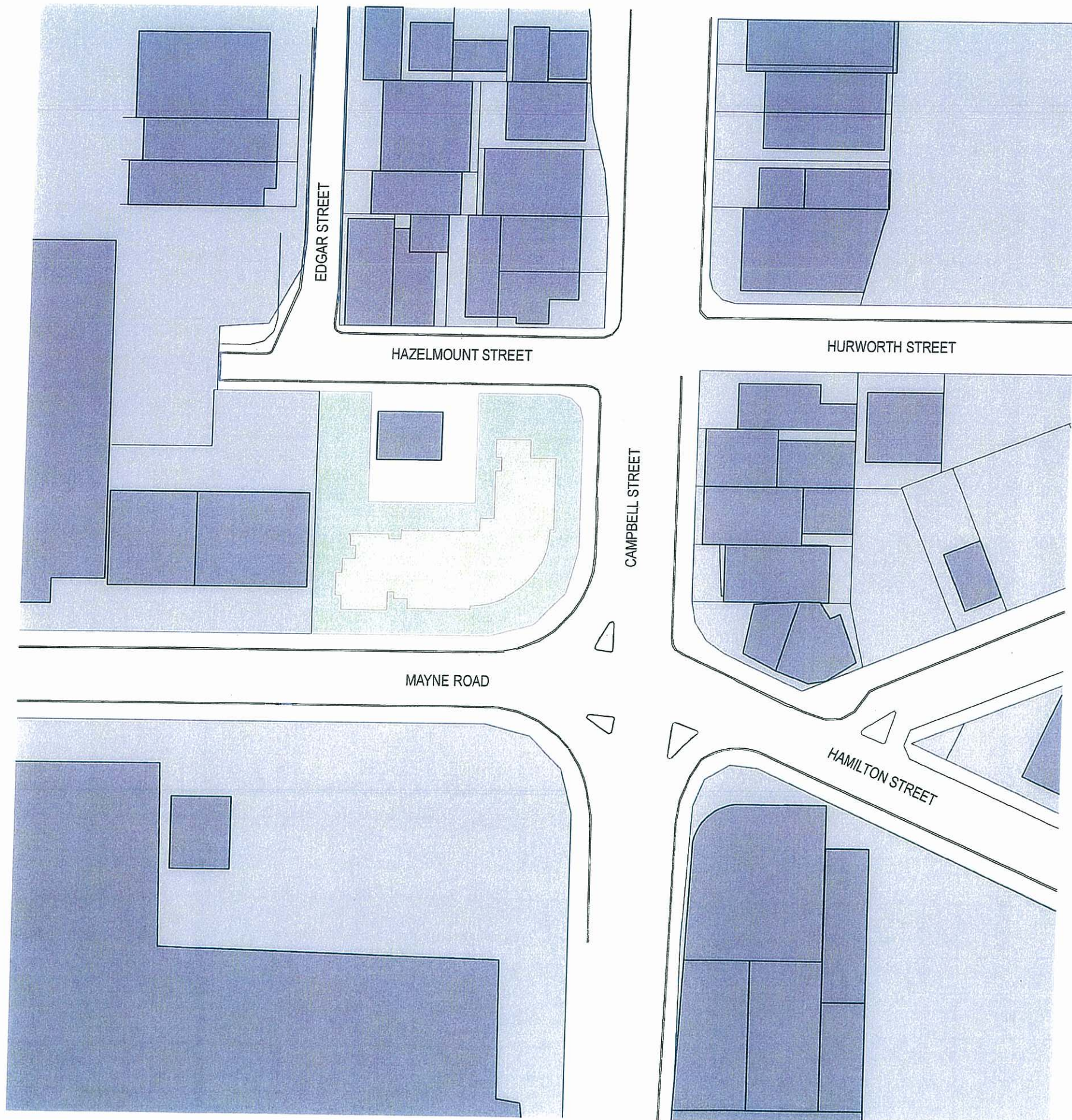
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COVER SHEET

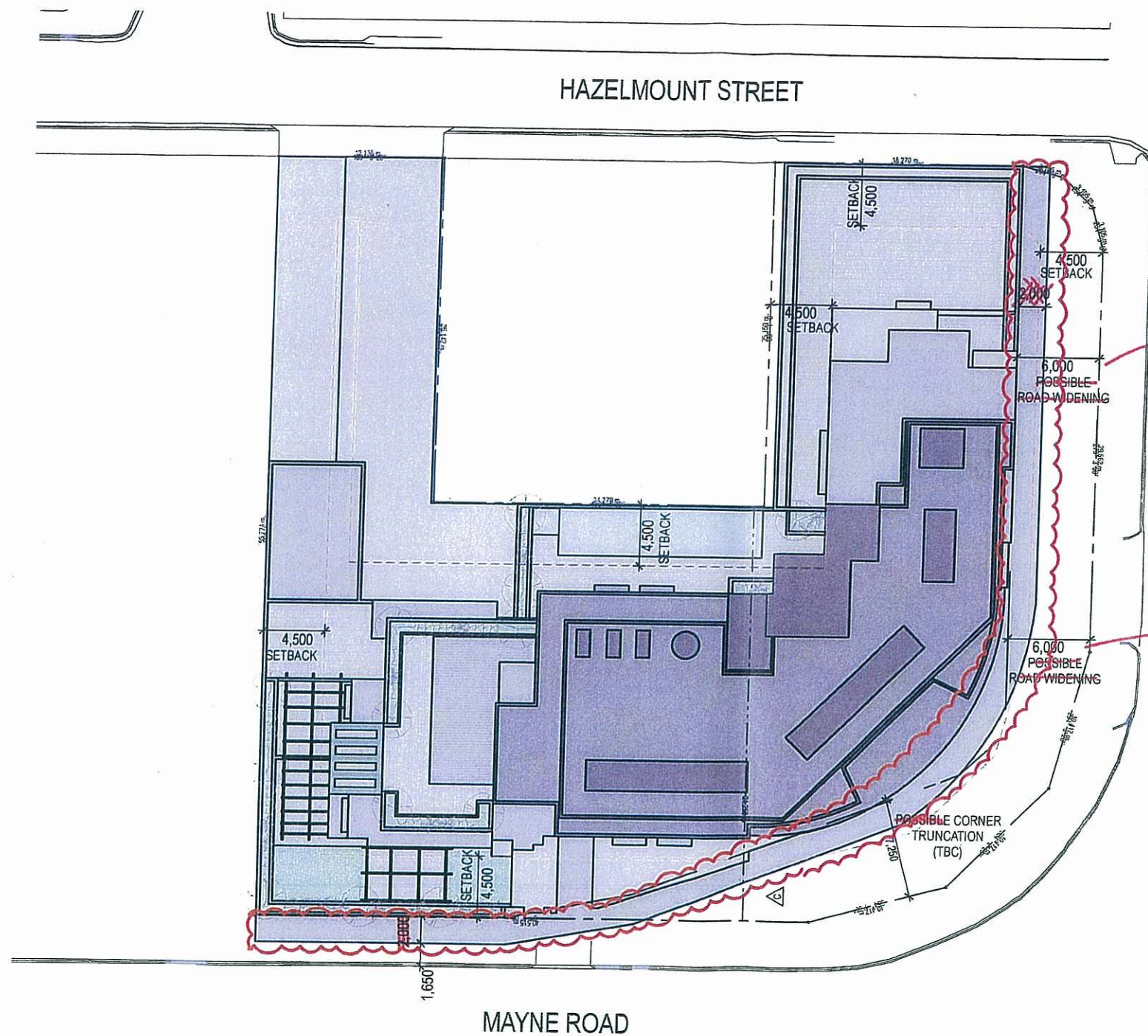


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ACN 110 492 304
ABN 61 153 043 226
Proj Date: 12/10/2011
File Path: Bowen Hills Metro0004_Layout



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PROPOSED RESIDENTIAL DEVELOPMENT, CAMPBELL STREET, MAYNE ROAD & HAZELMOUNT STREET, BOWEN HILLS
METRO PROPERTY DEVELOPMENT PTY LTD



6.0m SETBACK FOR FUTURE ROAD WIDENING

6.0m SETBACK FOR FUTURE ROAD WIDENING

A MENDED IN RED
14 APR 2011

By: PETTA McCULLAH (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 15/4/2011

PLANS AND DOCUMENTS
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APPROVAL dated 12 / 4 / 2012



The proposed redevelopment of the site bounded by Campbell St, Mayne Rd and Hazelmount St affords the opportunity to deliver a significant, and necessary, high density mixed use (housing and retail) development within Precinct 1 (Bowen Hills Heart Precinct) of the Bowen Hills Urban Development Area that will significantly and positively contribute to the revitalisation of the precinct.

Identified as a Landmark Site in a well established urban location, the site is considered one of the gateways to the Bowen Hills Heart. This gateway primarily addresses vehicular and pedestrian approach from the south and west and the site immediately addresses two significant thoroughfares. It is bounded by and anchors the southern end of Mayne Road which is the Primary Active Frontage and a subtropical boulevard with strong pedestrian links to the Bowen Hills Railway Precinct. Another subtropical boulevard provides the Secondary Active Frontage of the site and addresses the busy vehicular thoroughfare of Campbell St to the south. These two dynamic, yet contrasting streetscape environments provide an exciting opportunity for a keystone development that will reinvigorate the area.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12 / 4 / 2012



The massing of the proposed development has three clear and distinct elements; ground level (retail and residential entry), podium carparking up to the residential recreation podium, and residential tower.

The street level retail tenancies meet the Mayne Rd and Campbell St site boundaries, providing hard-edge activation, depth and shadowing, and defining scaling elements to the primary and secondary street frontages within the public realm. A street canopy, provided to the continuous length of the retail tenancy, reinforces scale within the street vernacular. Vehicle access / egress is provided on the Hazelmount Street alignment in the northeast corner of the site. The vehicle access is divided into two adjacent entry points. One access/egress path leads to the service facilities and secured basement carpark for retail and residential parking. The second access/egress path leads to upper level secure residential parking. The proposed future extension of Edgar St provides the potential to relocate vehicle access directly from Edgar St to the loading dock. Pedestrian entry to the residential development is via Mayne Rd, the pedestrian-centred boulevard located on the western side of the building.

The typical floor plate arrangement effectively provides a number of 'corner' apartments with improved opportunity for natural cross ventilation through adjoining living and sleeping spaces. Vertical and horizontal sun shading devices are incorporated to enhance passive shading. The sky terraces provide an added dimension to the overall development, delivering elevated 'green' communal external recreation spaces that promote the values of sub-tropical lifestyle in a multi level urban residential tower.

Façade treatment has been arranged into four "zones" to encourage visual complexity and address the shift in street vernacular around the site. North facing Edgar Street units incorporate deep 'Alfresco' style dining balconies. These are 'environmentally flexible' spaces within the unit plan that can be opened / closed to the outdoor environment, enabling residents to passively control the 'transition' space between the external and internal environments year round whilst 'linking' the internal living areas with the outdoors to take advantage of Brisbane's sub-tropical environment. These elements provide defined architectural vernacular to the north elevation, enhancing the use and comfort of these indoor/outdoor spaces. Awnings and sun shading devices, along with balconies are integrated into west-facing units addressing Mayne Rd which in turn provide a visual complexity to the dominant façade. With no such solar constraints, the south-facing units also utilise balconies though without screening, to create a strong sensory connection with the dynamic view aspect and internal spaces.

The treatment of the south-west corner is the keystone of the proposal. Deep open balconies provide a strong vertical element and focal 'hinge point' of the landmark building and site. Projections of balconies and units at the upper levels crown this dynamic element.



The site (and precinct) is well situated access-wise with 'walking distance' opportunities to both major public transport facilities (including Bowen Hills Railway Station and the Royal Brisbane Hospital Bus Interchange) and private transport infrastructure (major city and regional-linking arterial roads, the 'Inner Northern Bypass' and the Clem 7 north/south cross-river tunnel). In addition, the site is located close to the existing bikeway with further expansion of the bikeway system proposed along the Campbell Street edge of the site. A number of recreational and retail facilities are also located close to the site.

With low-rise commercial development surrounding the site in all directions and an existing residence located on Hazelmount Street occupying much of the eastern site boundary, this site has access to both prevailing breezes and tremendous view aspects and corridors from the development; panoramic City views to the south-west, Newstead and the Brisbane Reach of the River to the east, Hamilton / Albion / Breakfast Creek to the north, and Herston and distant views to Mt Glorious to the north-west.

Landsaped recreation space has been purposefully separated from the retail activities of the ground level street frontages and is accessed from the residential foyer at podium level 4. Residents' communal open space at podium level 4 encompasses almost 400m² and promotes the values of a sub-tropical lifestyle in a multi level urban residential tower. The external recreation zone and pool plaza is positioned along the desirable north-facing edge of the space permeating through to the southern face of the building, and is facilitated with a pool, landscaped plaza with barbeques, covered seating areas, a meeting space and associated amenities. Gym facilities are provided within the tower on podium level 3.

Essentially 'L'-shaped in plan form and fronting the street alignments and view corridors along the southern and eastern boundaries, the tower is rebated above the podium level to provide variation in the setbacks in response to form and function of the podium level external spaces.

The façade of the building incorporates a variation of tones, shades and textures, supporting the key element of the iconic tower. Colour is to be used in a minimal but complimentary manner to accentuate the major elements, but also to provide a recognisable and subtle signature to the project. External materials, including lightly coloured precast panels accentuated with an array of vertical incised lines across solid core and accent surfaces, combination of clear and frosted glazing elements, metal and glazed balustrades, prefinished sunshades and screening elements have been chosen not only for their durability and low maintenance characteristics, but also to portray, in a contemporary sense, the gritty and grainy 'feel' of materials and character traditional to the Bowen Hills urban environs.

A significant development promoting the vision for the Bowen Hills Heart, it is the intention that the proposed development will establish a vocabulary and typography for medium/high density affordable housing within the immediate Bowen Hills precinct and surrounding inner city fringe urban areas.

PROPOSED RESIDENTIAL DEVELOPMENT, CAMPBELL STREET, MAYNE ROAD & HAZELMOUNT STREET, BOWEN HILLS

DESIGN STATEMENT

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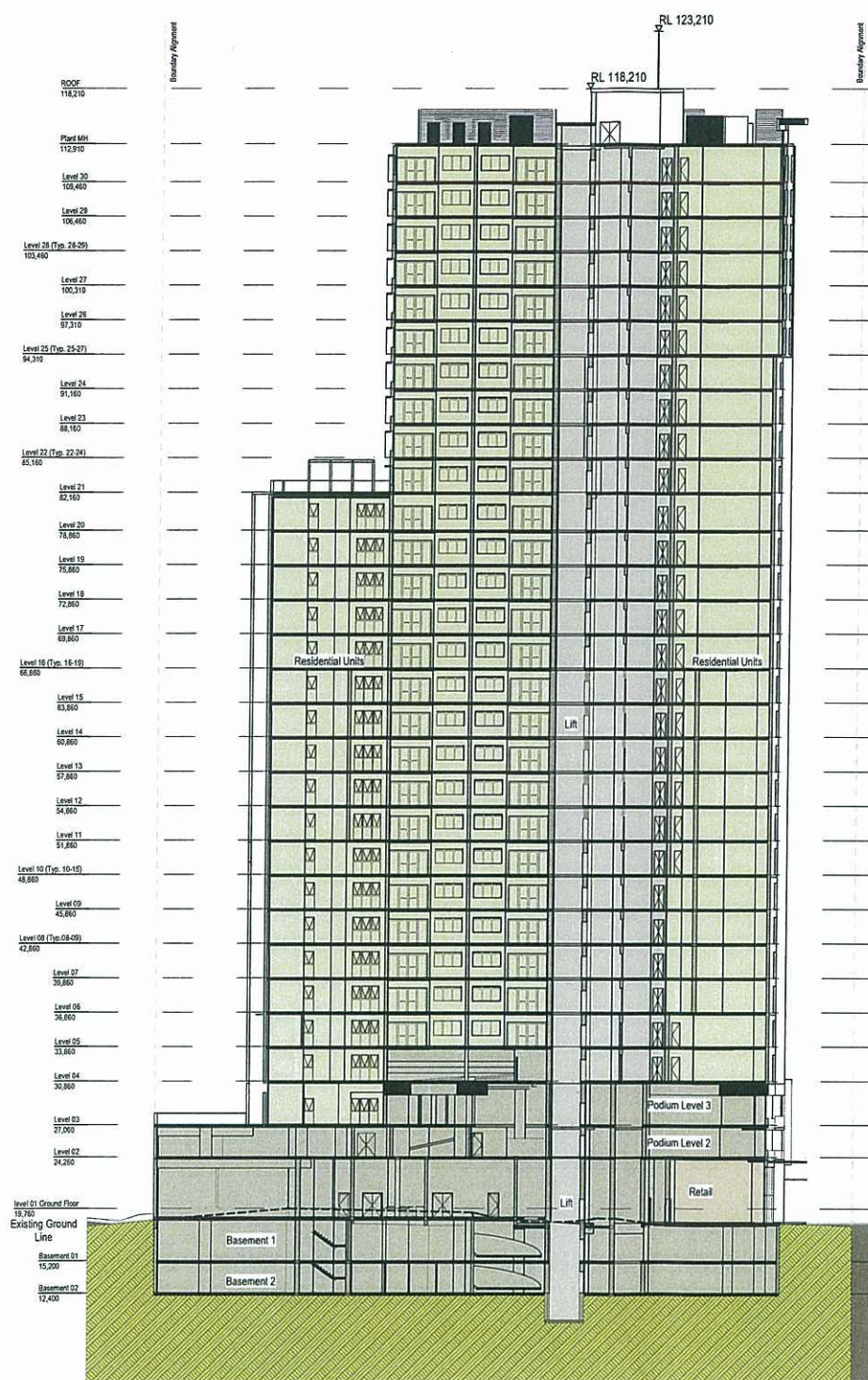
07/03/2011 ©

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SCALE: NOT TO SCALE

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ACN 109 662 334
ABN 19 10 045 228
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A-DA-005-C JOB NO: METR0004



DEVELOPMENT ANALYSIS											
LEVEL	GFA(m ²) [BHUDA]	ALF'CO (m2)	B'CONY (m2)	UNIT BREAK UP				BASEMENT SCHEDULE			
				1B	%	2B	%	TOTAL	CAR	BICYCLE	M'CYCLE
Level 30	597.5	18.0	49.4	4	57.14%	3	42.86%	7			
Level 29	597.5	18.0	49.4	4	57.14%	3	42.86%	7			
Level 28	597.5	18.0	49.4	4	57.14%	3	42.86%	7			
Level 27	684.9	18.0	64.0	4	50.00%	4	50.00%	8			
Level 26	684.9	18.0	64.0	4	50.00%	4	50.00%	8			
Level 25	684.9	18.0	64.0	4	50.00%	4	50.00%	8			
Level 24	689.4	18.0	63.5	5	55.56%	4	44.44%	9			
Level 23	689.4	18.0	63.5	5	55.56%	4	44.44%	9			
Level 22	689.4	18.0	63.5	5	55.56%	4	44.44%	9			
Level 21	695.9	18.0	50.5	5	55.56%	4	44.44%	9			
Level 20	886.8	30.0	58.1	8	66.67%	4	33.33%	12			
Level 19	886.8	30.0	58.1	8	66.67%	4	33.33%	12			
Level 18	886.8	30.0	58.1	8	66.67%	4	33.33%	12			
Level 17	886.8	30.0	58.1	8	66.67%	4	33.33%	12			
Level 16	886.8	30.0	58.1	10	76.92%	3	23.08%	13			
Level 15	894.9	30.0	47.0	14	100.00%	0	0.00%	14			
Level 14	894.9	30.0	47.0	14	100.00%	0	0.00%	14			
Level 13	894.9	30.0	47.0	14	100.00%	0	0.00%	14			
Level 12	894.9	30.0	47.0	14	100.00%	0	0.00%	14			
Level 11	894.9	30.0	47.0	12	92.31%	1	7.69%	13			
Level 10	894.9	30.0	47.0	14	100.00%	0	0.00%	14			
Level 9	894.9	30.0	47.0	14	100.00%	0	0.00%	14			
Level 8	894.9	30.0	47.0	14	100.00%	0	0.00%	14			
Level 7	894.9	30.0	47.0	14	100.00%	0	0.00%	14			
Level 6	895.3	30.0	47.0	14	100.00%	0	0.00%	14			
Level 5	889.6	30.0	61.7	12	85.71%	2	14.29%	14			
Level 4	755.6	30.0	46.5	8	80.00%	2	20.00%	10			
Level 3	330.9	20.0	10.0	2	66.67%	1	33.33%	3	24	0	2
Level 2	0.0								49	108	4
Ground	0.0									0	0
Basement 01									63**	135	4
Basement 02									69	57	4
SUB TOTAL (m2)	21,970.8	710.0	1,459.9	246	79.87%	62	20.13%	308	205	300	14

RETAIL (m2)	730.0
TOTAL (m2)	22,700.8
MAX GFA (m2) (BHUDA)	21,260.00

RESIDUAL GFA	-1,440.80
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205	300	14	282.4
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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12 / 4 / 2012

AMENDED IN RED
14 APR 2011
By: PEITA MCCULLAID (name)
of the ULDA

DEVELOPMENT CALCULATIONS

Planning Authority : ULDA

Designation:
Site within Bowen Hills UDA
Development Scheme Precinct
(Bowen Hills Heart Precinct)

Site Area = 2,657.5m²

Max Plot Ratio = 8.0:1

Max development GFA = SA x PR

= 2,657.5 x 8.0

= 21,260.00m²

Notes:

- * = Setbacks to be verified
- GFA [BHUDA] = Gross Floor Area (Bowen Hills Urban Development Area Definition - measured to outside face of external walls and centre of common walls.
- GFA [BHUDA] include alfresco areas but exclude balcony areas.
- 10m2 balcony allowance on Level 3 is for unit type B2
- Individual unit areas as noted on the plans are measured to centreline of bounding walls.
- ** = Carpark figure includes 14 visitor + 2 Retail carparks
- G*** = Store includes 56.7m2 for Pool plant + caretaker's store.

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT, CAMPBELL STREET, MAYNE ROAD & HAZELMOUNT STREET, BOWEN HILLS

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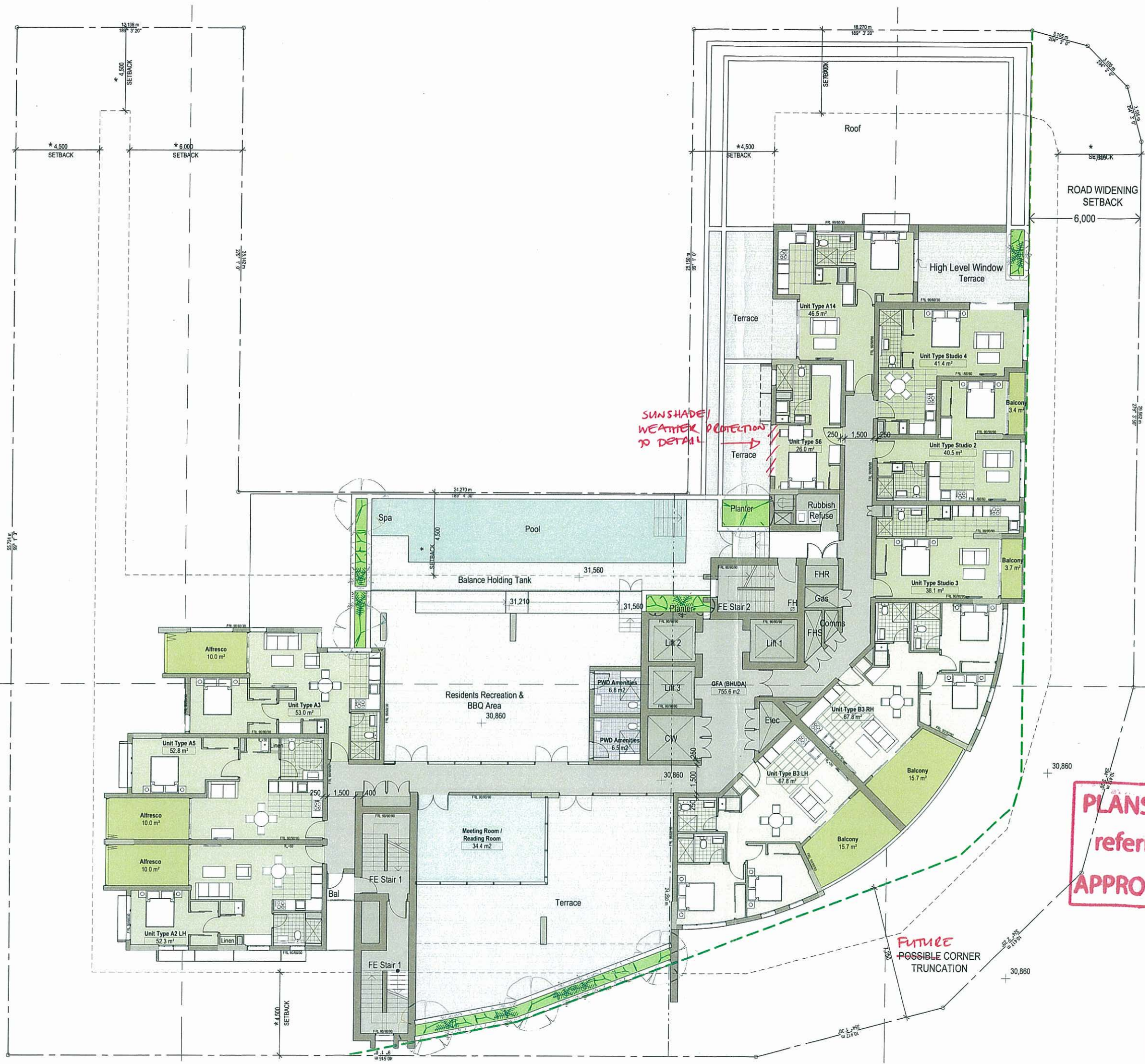
APPROVED FOR ISSUE: PL 07/04/2011

SCALE: 1:300 @ A1

DEVELOPMENT ANALYSIS

ML Design
architecture | master planning | urban design | interior design

A-DA-008-L JOB NO: METR0004



LEGEND

- SETBACK
- ROAD WIDENING SETBACK

CAMPBELL STREET
AMENDED IN RED
14 APR 2011
By: PETA MCULLOCH (name)
of the ULDA

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APPROVAL dated 12 / 4 / 2012

PRELIMINARY
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PROPOSED RESIDENTIAL DEVELOPMENT, CAMPBELL STREET, MAYNE ROAD & HAZELMOUNT STREET, BOWEN HILLS

LEVEL 04 REC AREA FLOOR PLAN

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SCALE: 1:100 @ A1

APPROVED FOR ISSUE: PL 04/04/2011 ©

A-DA-014-H JOB NO. METR0004





LEGEND

- SETBACK
- ROAD WIDENING SETBACK

CAMPBELL STREET

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07/04/2011 @

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SCALE: 1:100 @ A1

LEVEL 05 FLOOR PLAN

ML Design Pty Ltd
 ACN 115 001 228
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LEGEND

- SETBACK
- ROAD WIDENING SETBACK

CAMPBELL STREET

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LEVEL 06 FLOOR PLAN

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 ACH 100 402 304
 ABN 89 151 048 228
 Plot Date: 7/03/2012
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SCALE: 1:100 @ A1

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A-DA-035-G JOB NO: METR004





LEGEND

- SETBACK
- ROAD WIDENING SETBACK

CAMPBELL STREET

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PROPOSED RESIDENTIAL DEVELOPMENT, CAMPBELL STREET, MAYNE ROAD & HAZELMOUNT STREET, BOWEN HILLS

TYP. LEVEL 08 - 09 FLOOR PLAN

SCALE: 1:100 @ A1

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architecture | master planning | urban design | interior design

A-DA-036 - G JOB NO: METR0004

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