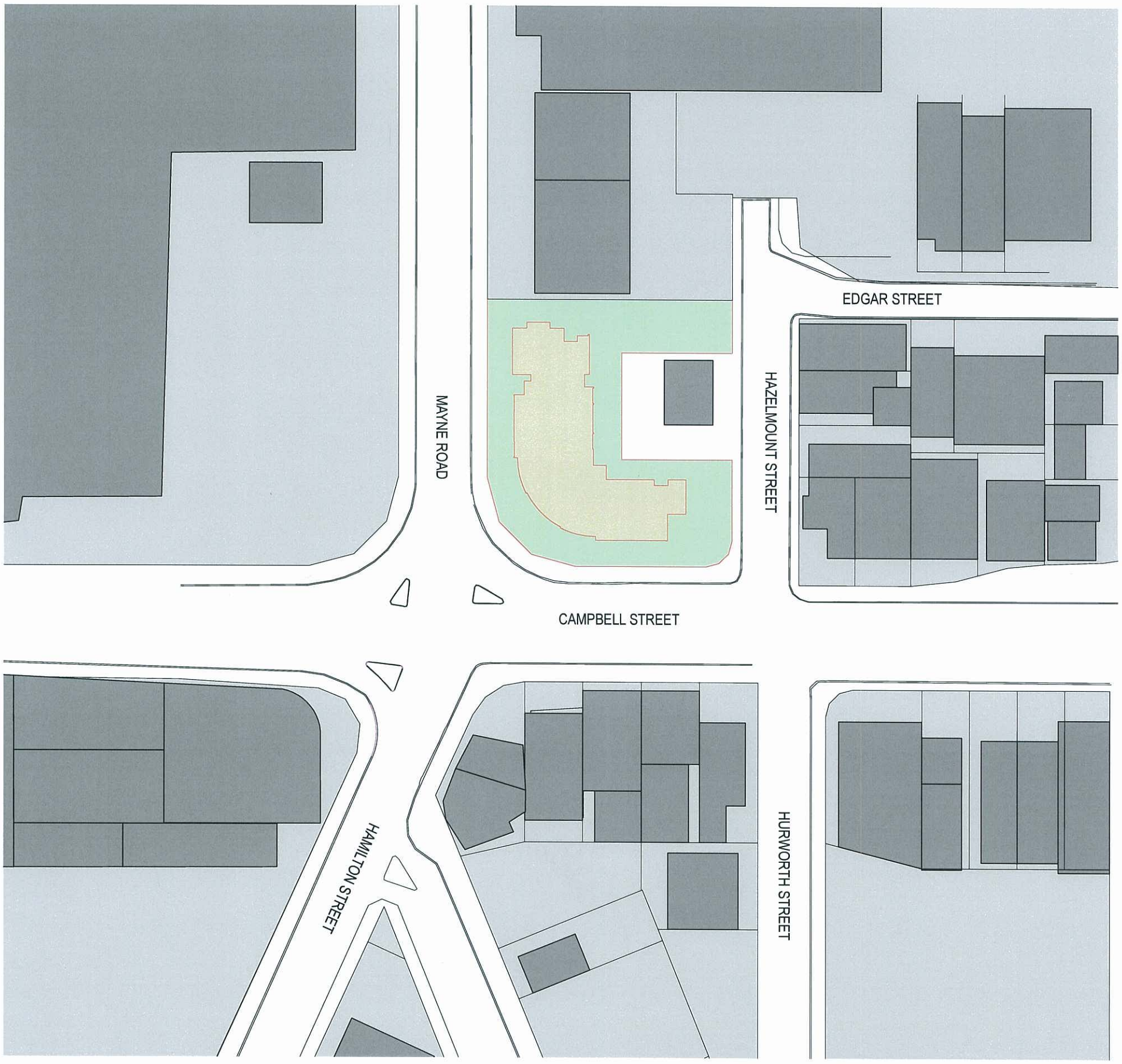

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PROPOSED RESIDENTIAL DEVELOPMENT, CAMPBELL STREET, MAYNE ROAD & HAZELMOUNT STREET, BOWEN HILLS

LOCALITY PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

ML Design Pty Ltd
ACN 100 492 304
ABN 89 159 048 228

Plot Date: 8/04/2011
File Path: teamwork://BNESVR10/METR0004_Layout

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SCALE- 1:500 @ A1

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A-DA-006-A JOB NO: METR0004

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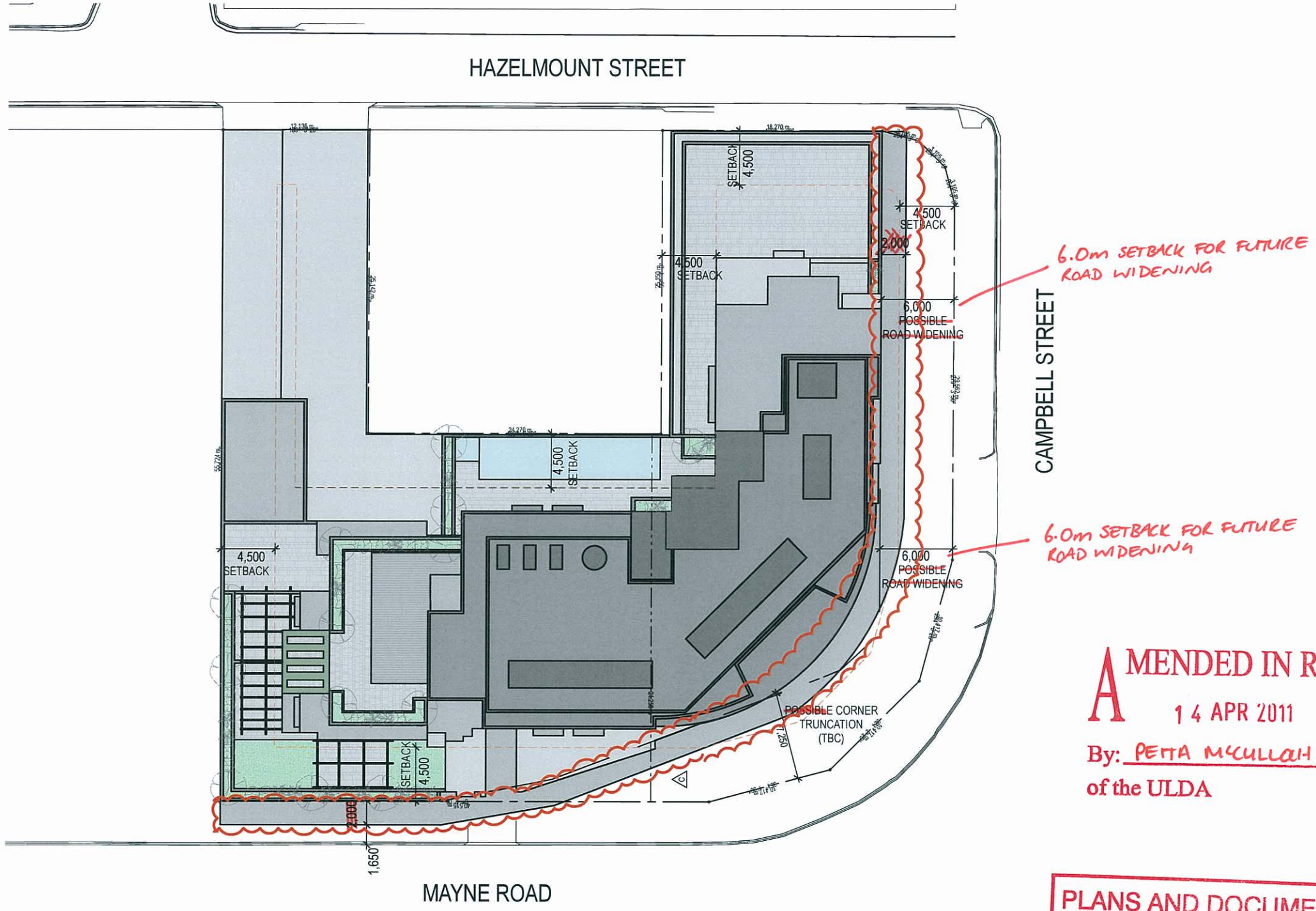

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SITE PLAN

SCALE: 1:200 @ A1

APPROVED FOR ISSUE: PL 14/02/2011 ©

A-DA-007-C JOB NO: METR0004

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ACN 100 492 304
ABN 89 159 048 229

Plot Date: 8/04/2011
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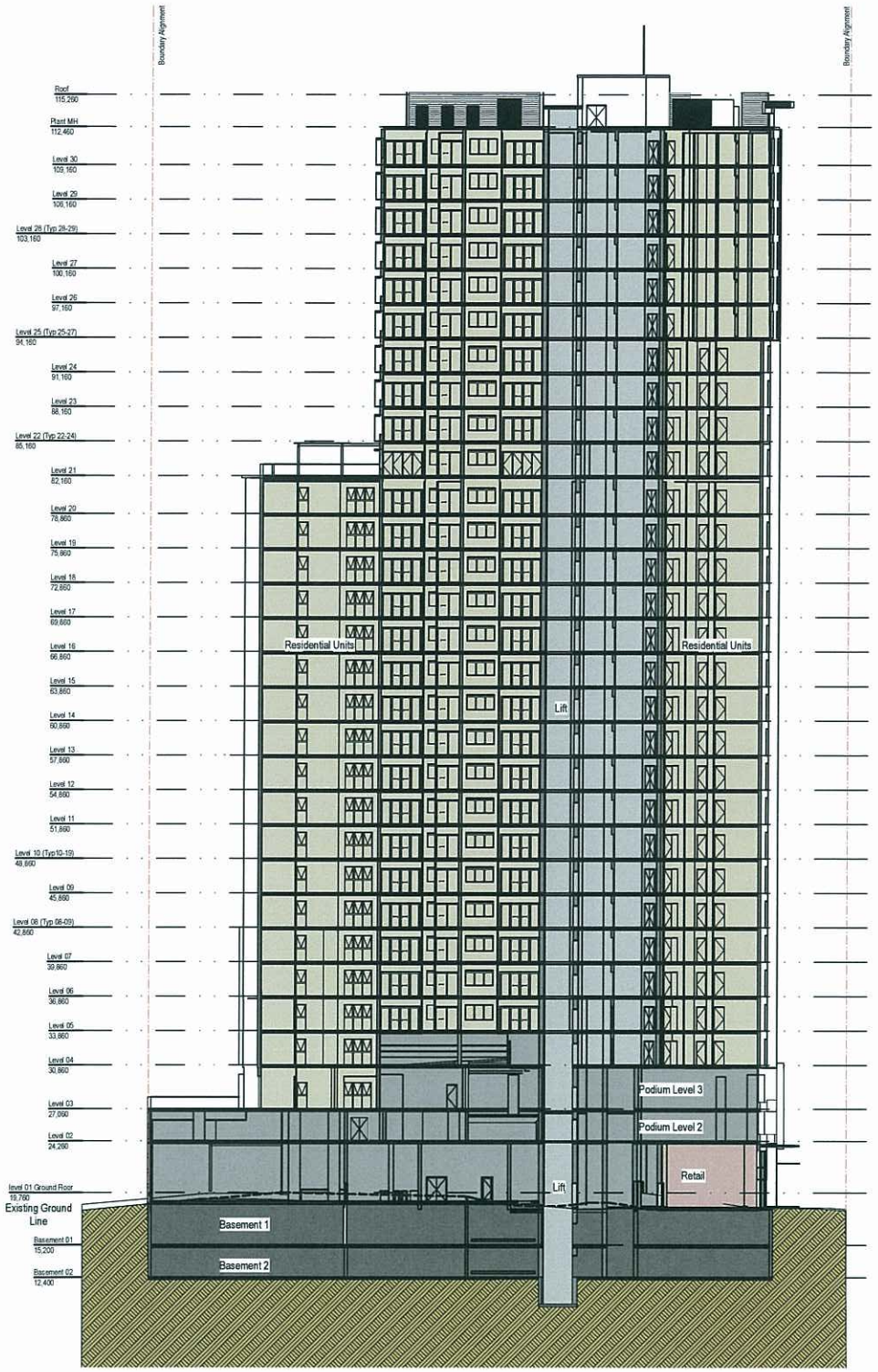

DEVELOPMENT ANALYSIS

LEVEL	GFA(m^2) [BHUDA]	ALF'CO (m2)	B'CONY (m2)	UNIT BREAK UP					BASEMENT SCHEDULE			
				1B	%	2B	%	TOTAL	CAR	BICYCLE	M'CYCLE	STORE (m2)
Level 30	578.0	18.0	49.5	4	57.14%	3	42.86%	7				
Level 29	578.0	18.0	49.5	4	57.14%	3	42.86%	7				
Level 28	578.0	18.0	49.5	4	57.14%	3	42.86%	7				
Level 27	665.8	18.0	64.1	4	50.00%	4	50.00%	8				
Level 26	665.8	18.0	64.1	4	50.00%	4	50.00%	8				
Level 25	665.8	18.0	64.1	4	50.00%	4	50.00%	8				
Level 24	669.8	18.0	61.5	5	55.56%	4	44.44%	9				
Level 23	669.8	18.0	61.5	5	55.56%	4	44.44%	9				
Level 22	669.8	18.0	61.5	5	55.56%	4	44.44%	9				
Level 21	677.1	18.0	49.1	5	55.56%	4	44.44%	9				
Level 20	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 19	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 18	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 17	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 16	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 15	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 14	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 13	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 12	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 11	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 10	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 9	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 8	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 7	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 6	850.0	30.0	56.7	8	66.67%	4	33.33%	12				
Level 5	853.5	30.0	60.3	10	76.92%	3	23.08%	13				
Level 4	720.2	30.0	45.1	6	66.67%	3	33.33%	9				
Level 3	307.4	20.0	10.0	2	66.67%	1	33.33%	3	24	0	2	95.1
Level 2	0.0								49	108	4	24.7
Ground	0.0									0	0	
Basement 01									63	135	4	28
Basement 02									69	57	4	65.3
SUB TOTAL (m2)	21,049.0	710.0	1,540.3	182	63.64%	104	36.36%	286	205	300	14	213.1
SUB TOTAL incl alfresco(m2)	21,759.0								14V		0	
RETAIL (m2)	764.4								2R			
TOTAL(m2)	22,523.4								205	300	14	213.1
MAX GFA (m2) (BHUDA)	21,260.00											
RESIDUAL GFA	-1,263.40											

DEVELOPMENT CALCULATIONS

Planning Authority : ULDA

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

Site Area = 2,657.5m^2

Max Plot Ratio = 8.0:1

Max development GFA = SA x PR

= 2,657.5 x 8.0

= 21,260.00m^2

Notes:
a. ~~* = Setbacks to be verified~~
b. GBA = Gross Built Area (measured to outside face of all external walls).
c. GFA [BHUDA] = Gross Floor Area (Bowen Hills Urban Development Area Definition - measured to outside face of external walls and centre of common walls.
d. GFA excludes Alfresco / Balcony areas

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DEVELOPMENT ANALYSIS

A-DA-008 -I JOB NO: METR0004

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SCALE: 1:300 @ A1

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ML Design Pty Ltd
ACN 100 462 304
ABN 89 159 048 228

Plot Date: 7/04/2011
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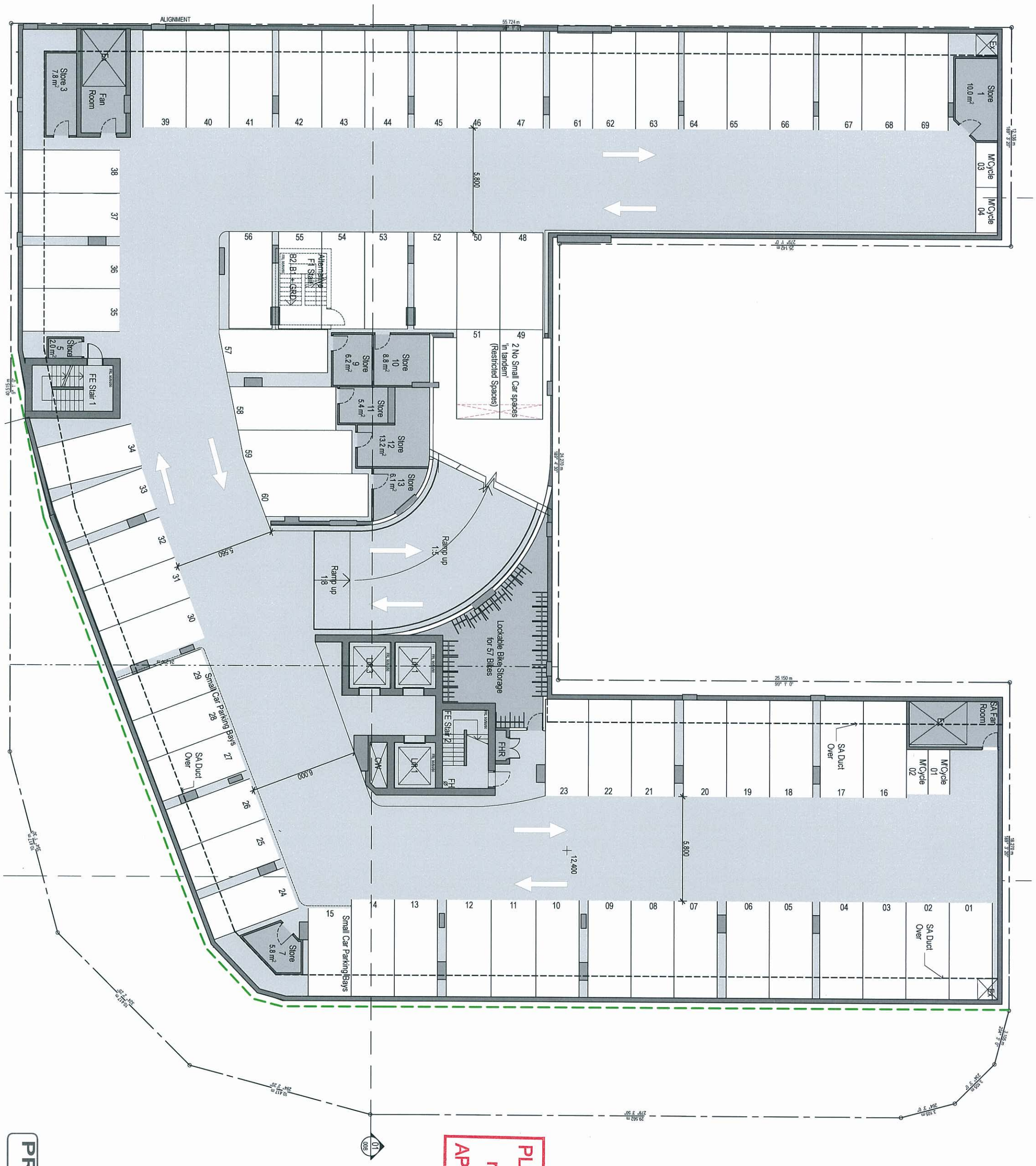

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LEGEND

- - - - - - SETBACK
— — — ROAD WIDENING SETBACK

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BASEMENT 2 FLOOR PLAN

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ACN 100 492 304
ABN 89 159 048 228

Plot Date: 8/04/2011
File Path: teamwork //BNESVR10/METR0004_Layout

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A-DA-009-E JOB NO: METR0004

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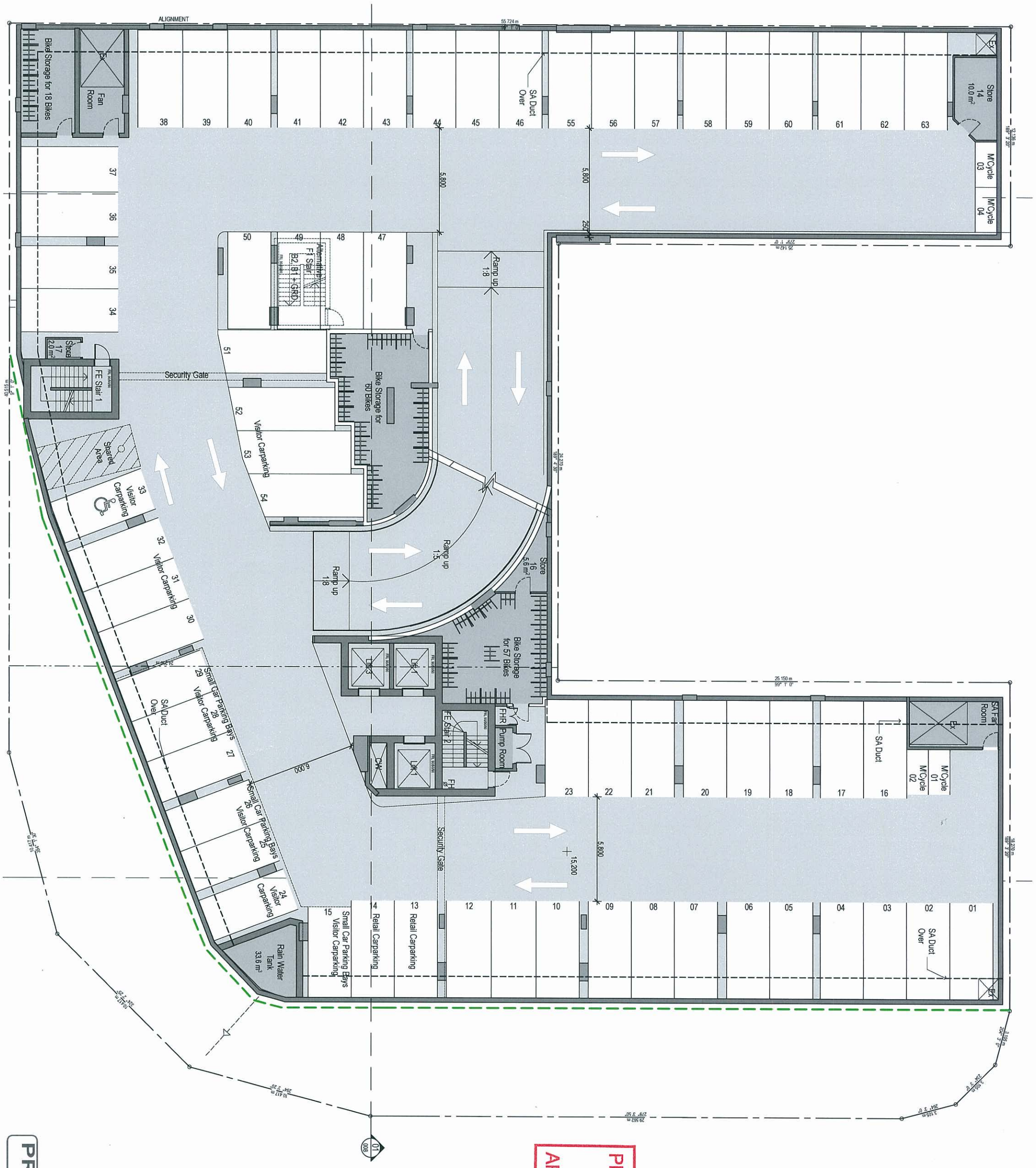

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LEGEND

- - - - - - SETBACK

— — — ROAD WIDENING SETBACK

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 15/11/2011

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BASEMENT 1 FLOOR PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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ACN 100 492 304
ABN 89 159 048 228

Plot Date: 8/04/2011
File Path: teamwork://BNESVR10/METR0004_Layout

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SCALE- 1:100 @ A1

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A-DA-010-E JOB NO: METR0004

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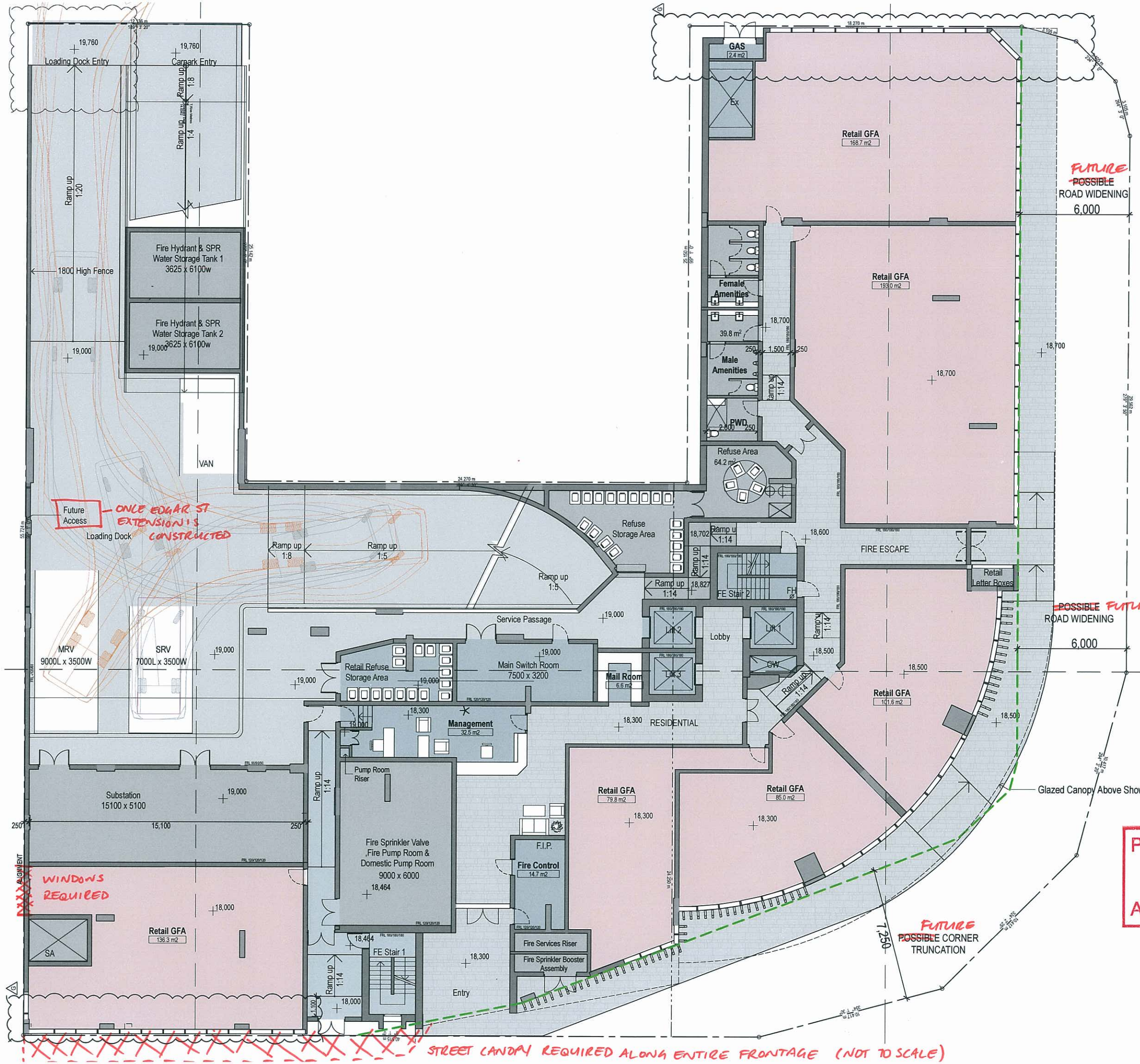

LEGEND

SETBACK

ROAD WIDENING SETBACK

CAMPBELL STREET

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GROUND FLOOR PLAN

A-DA-011-G JOB NO: METR0004

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SCALE: 1:100 @ A1

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ABN 89 159 048 228

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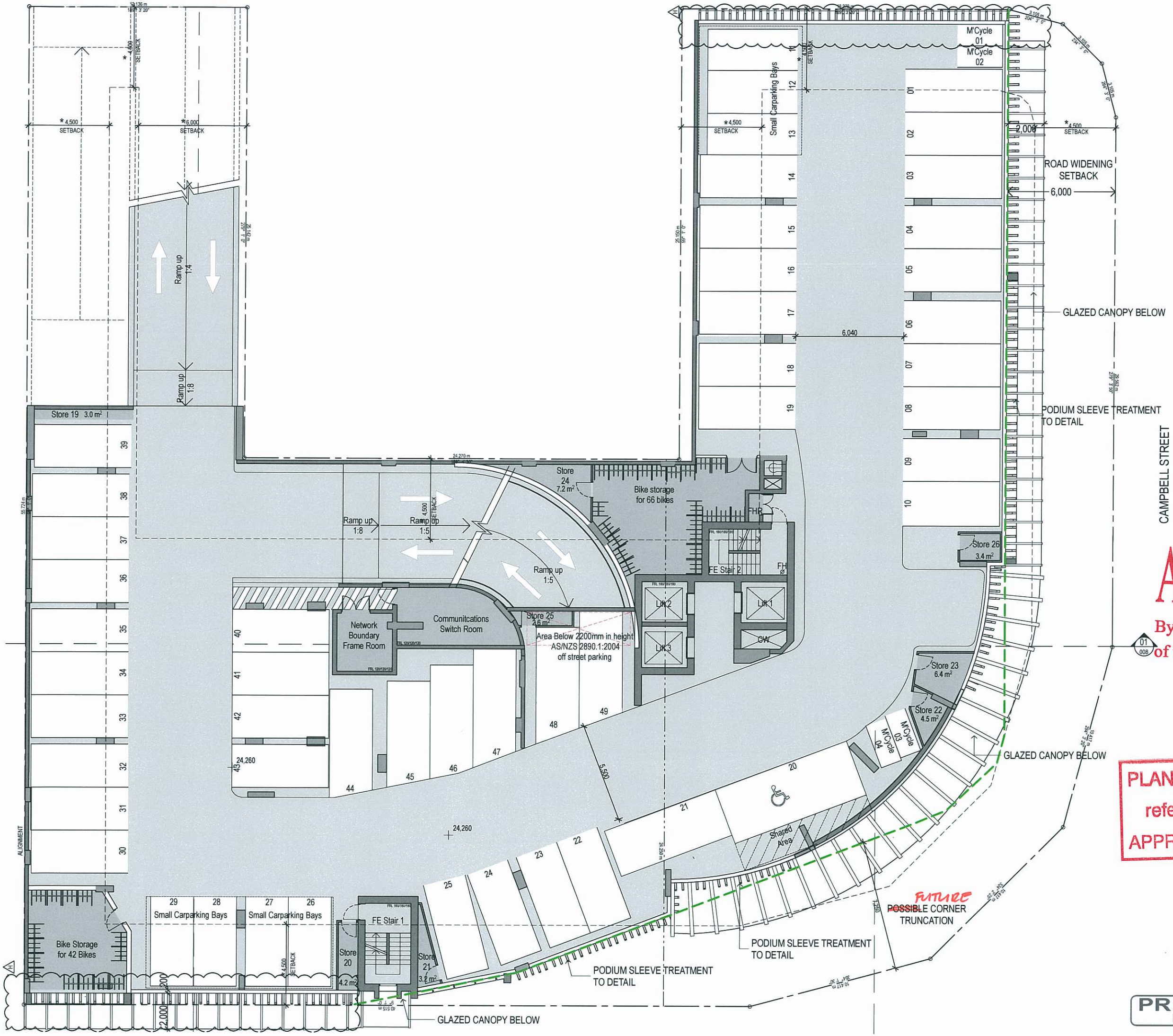

LEGEND

SETBACK

ROAD WIDENING SETBACK

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METRO PROPERTY DEVELOPMENT PTY LTD

LEVEL 02 PODIUM FLOOR PLAN

A-DA-012-H JOB NO: METR0004

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SCALE: 1:100 @ A1

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ABN 89 159 048 228

Plot Date: 8/04/2011
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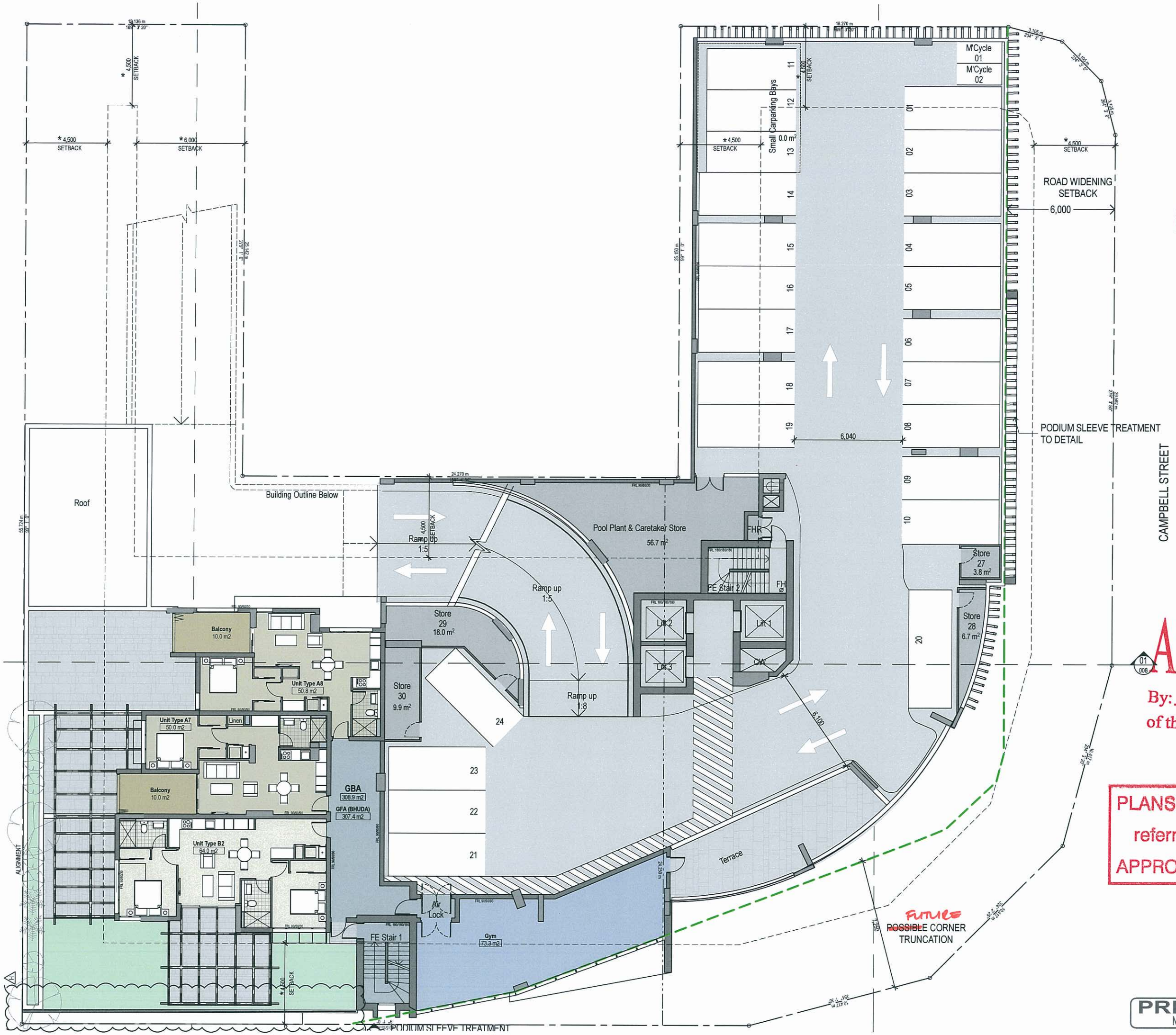

LEGEND

SETBACK

ROAD WIDENING SETBACK

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METRO PROPERTY DEVELOPMENT PTY LTD

LEVEL 03 PODIUM FLOOR PLAN

A-DA-013 -1 JOB NO: METR0004

APPROVED FOR ISSUE: PL 04/04/2011 ®

SCALE- 1:100 @ A1

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ML Design Pty Ltd
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Plot Date: 8/04/2011
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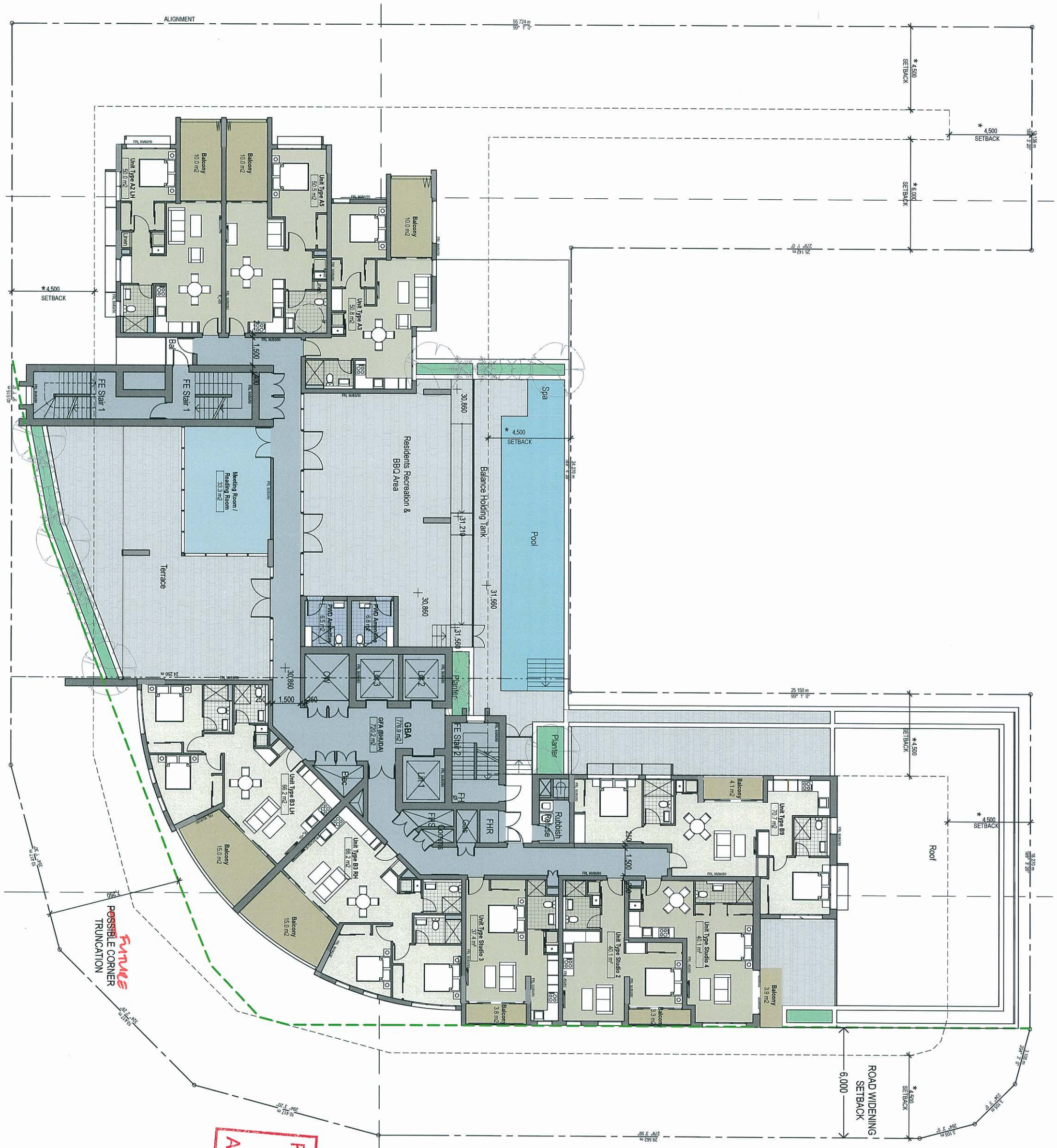

LEGEND

- SETBACK
- ROAD WIDENING SETBACK

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LEVEL 04 REC AREA FLOOR PLAN

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ACN 100 492 304
ABN 89 159 048 228

Plot Date: 8/04/2011
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A-DA-014-F JOB NO: METR0004

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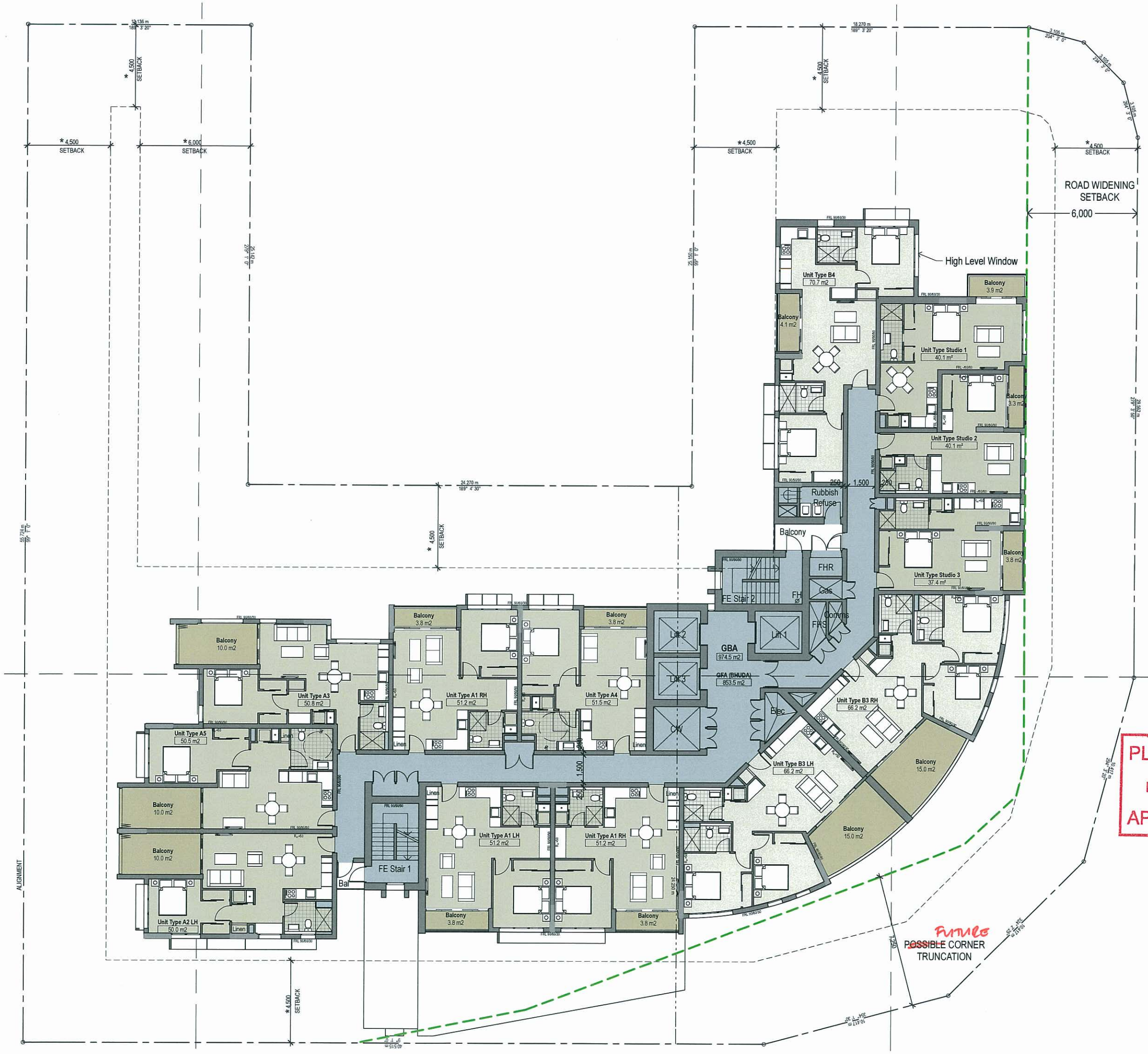

LEGEND

- SETBACK
- ROAD WIDENING SETBACK

CAMPBELL STREET

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LEVEL 05 FLOOR PLAN

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SCALE- 1:100 @ A1

A-DA-015-H JOB NO: METR0004

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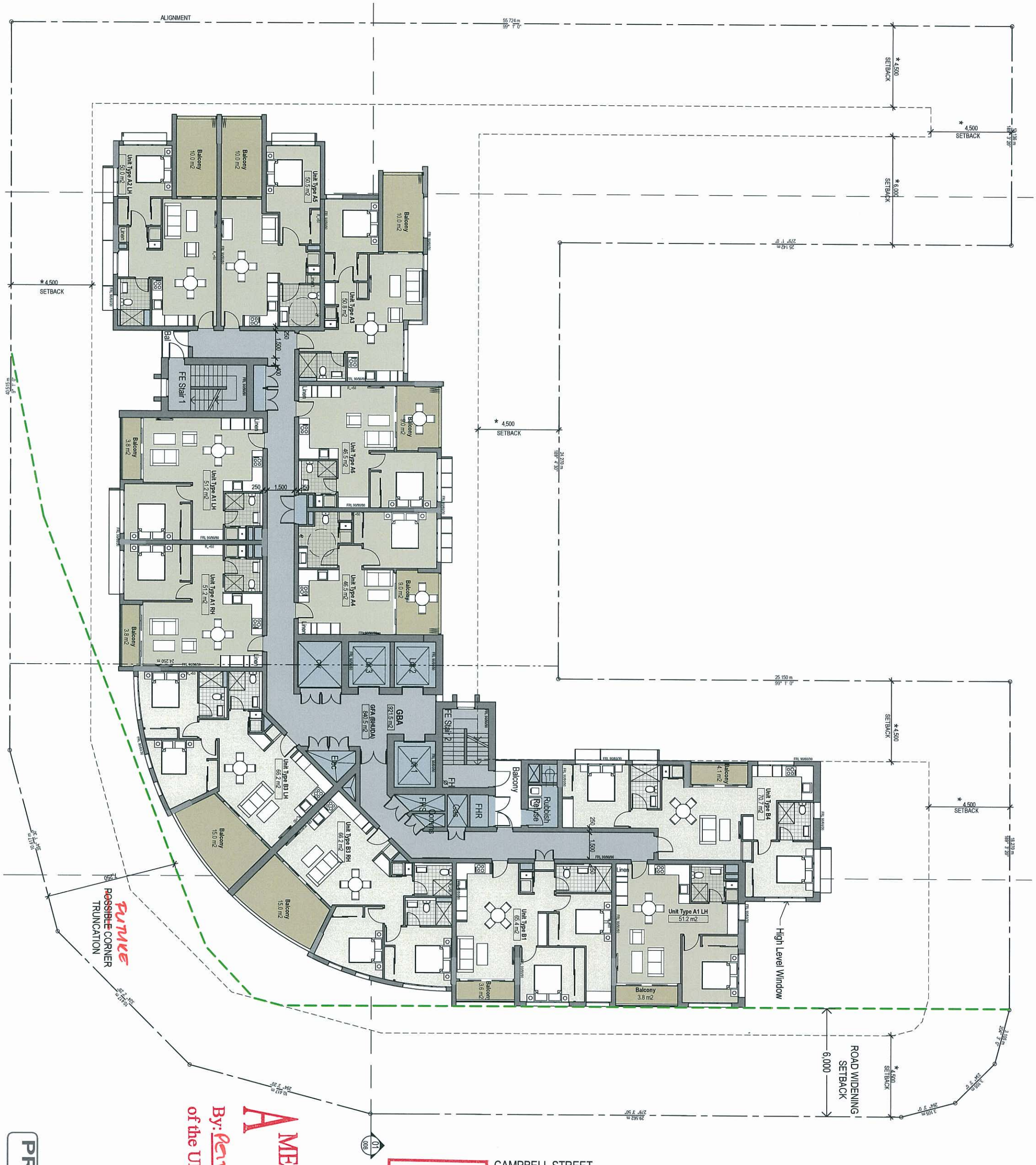

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FUTURE
~~POSSIBLE~~ CORNER
TRUNCATION

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LEVEL 06 FLOOR PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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ACN 100 492 304
ABN 89 159 048 228

Plot Date: 8/04/2011
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A-DA-035-E JOB NO: METR0004

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