urban land development authority

Queensland Government

25 October 2010

ULDA Ref No: DEV2010/051

Metro Property Development
C/- Brannock & Associates
Attn John Brannock
GPO Box 552
BRISBANE QLD 4001

Dear John

RE: UDA DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (195 UNITS) AND SHOP (154.9 M2) AT 16 HAMILTON PL AND 7 TUFTON ST, BOWEN HILLS DESCRIBED AS LOTS 1 & 4 ON RP99817

I am pleased to inform you that your application was approved on 21 October 2010 in accordance with the attached UDA Development Approval Package.

This application and its decision can also be viewed in the ULDA Development Approvals Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely

Matt Toon
PRINCIPAL PLANNER

UDA Development Approval Package

Address of Site	16 Hamilton Pl & 7 Tufton St, Bowen Hills
Real Property Description	Lots 1 & 4 RP99817
Type of Application	Material Change of Use
Description of proposal	Multiple Residential (195 units) and Shop (154.9m^2)
ULDA Reference Number	DEV2010/051
Package Approved	21 October 2010
Decision	APPROVED

Approved plan/s, drawing/s and document/s	Number	Date
Site Plan	DA-007-C	14/10/2010
Development Analysis	DA-008-C	14/10/2010
Basement 1 Floor Plan	DA-009-B	27/08/2010
Basement Mezzanine Floor Plan	DA-010-B	27/08/2010
Ground Floor Plan	DA-011-C	14/10/2010
Typ. Levels 1-7 Floor Plan	DA-012-C	14/10/2010
Levels 8 Floor Plan	DA-013-C	14/10/2010
Levels 9-10 Floor Plan	DA-014-C	14/10/2010
Level 11 Floor Plan	DA-015-C	14/10/2010
Level 12 Floor Plan	DA-016-C	14/10/2010
Level 13 Floor Plan	DA-017-B	27/08/2010
Roof Plan	DA-035-A	27/08/2010
Sections – Sheet 1	DA-018-B	27/08/2010
Sections – Sheet 2	DA-019-C	14/10/2010
Elevations – Sheet 1	DA-020-C	14/10/2010
Elevations – Sheet 2	DA-021-B	27/08/2010
Typ. Unit Plans – Sheet 1	DA-024-C	14/10/2010
Typ. Unit Plans – Sheet 2	DA-025-B	27/08/2010
Typ. Unit Plans – Sheet 3	DA-026-B	27/08/2010
Typ. Unit Plans – Sheet 4	DA-027-C	14/10/2010
Typ. Unit Plans – Sheet 5	DA-028-B	27/08/2010
Typ. Unit Plans – Sheet 6	DA-029-B	27/08/2010
Typ. Unit Plans – Sheet 7	DA-036-A	27/08/2010
Typ. Unit Plans – Sheet 9	DA-037-A	27/08/2010
Photomontage – Sheet 1	DA-001-B	27/08/2010
Photomontage – Sheet 2	DA-030-B	27/08/2010
Photomontage – Sheet 3	DA-031-B	27/08/2010
Hamilton Place Streetscape – Sheet 1	DA-038-B	14/10/2010
Hamilton Place Streetscape – Sheet 2	DA-039-B	14/10/2010
Façade Concepts - Sheet 1	DA-022-B	27/08/2010
Façade Concepts - Sheet 2	DA-023-B	27/08/2010
Metro – 16 Hamilton Place, Bowen Hills Sustainability Report	Project No: 10768 Issue E	2nd September 2010
Landscape Concept Plan by Trevor Lynch Landscape Architects	MET 03/LP 03 B,	June 2010
Landscape Concept Plan by Trevor Lynch Landscape Architects	MET 03/LP 02 C	June 2010
Landscape Concept Plan by Trevor Lynch	MET 03/LP 01 F	September 2010

Landscape Architects		
Proposed Residential Development 16 Hamilton Place Bowen Hills TTM Group Traffic Engineering Report	Ref No.26584Trep3	7th July 2010
Integrated Water Management Plan prepared by Floth Sustainable Building Consultants	Project No. 10768	7th July 2010
Site Based Stormwater Management Plan for Proposed Residential Development at 16 Hamilton Place, Bowen Hills –prepared by Robert Bird Group	Job No 10395C Rev. No C	7th July 2010
TTM Acoustics Environmental Noise Impact Assessment	Ref no. 26615 R03	8th July 2010

PROJECT TEAM

Matt Toon Principal Planner Urban Land Development Authority	**Con de Groot** Principal Engineer Urban Land Development Authority	**Phillip Kohn** Principal Environmental Planner Urban Land Development Authority

CONDITIONS		**TIMING**
1.	**Carry out the approved development** Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to the commencement of use and then to be maintained
2.	**Design Requirements** a) Submit for approval further details of the building's northern and southern facades thermal performance, including its glass type, materials, colours and finishes consistent with the approved plans. b) As confirmation of the delivery of a superior design outcome, the Architect as author of the approved design shall submit written confirmation to the ULDA's DA Manager that the development has been constructed in accordance with the approved plan/s, drawing/s and document/s	a) Prior to approval for building works b) Prior to the commencement of use
3.	**Approval of 'as constructed' accessible unit design** Submit written confirmation to the ULDA's DA Manager that the development has constructed 21 accessible units as shown as Type A16 units generally in accordance with approved plans ▪ Typ. Levels 1 - 7 Floor Plan DA-012-C dated 14/10/2010 ▪ Typ. Level 8 Floor Plan DA-013-C dated 14/10/2010 ▪ Typ. Levels 9 - 10 Floor Plan DA-014-C dated 14/10/2010 ▪ Typ. Level 11 Floor Plan DA-015-C dated 14/10/2010 and ▪ Typ. Level 12 Floor Plan DA-016-C dated 14/10/2010.	Prior to survey plan endorsement
4.	**Approval of 'as constructed' sustainable design** Submit written confirmation to the ULDA's DA Manager from a suitable quality sustainability professional certifying that the development has been constructed to meet the objectives and recommendations as outlined in *Metro – 16 Hamilton Place, Bowen*	Prior to survey plan endorsement

CONDITIONS		TIMING
	Hills Sustainability Report Project No: 10768 Issue E dated 2nd September 2010.	
5.	**Detailed landscape plan** a) Submit for approval from the ULDA's DA Manager a detailed landscape plan for all internal landscaped common areas as indicated on approved *Landscape Concept Plan by Trevor Lynch Landscape Architects* drawing numbers MET 03/LP 03 B dated June 2010, MET 03/LP 02 C dated June 2010 and MET 03/LP 01 F dated September 2010. The plan is to illustrate: ▪ compliance with the landscape design and water efficiency requirements of the approved *Metro – 16 Hamilton Place, Bowen Hills Sustainability Report Project* No: 10768 Issue E dated 2nd September 2010 and ▪ details of the shade structures to the roof (sky) gardens. The plans are to be prepared and certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect. b) Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the constructed works comply with the approved landscape plan.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained
6.	**Construct footpath** a) Submit engineering plans checked by a Registered Professional Engineer Qld (RPEQ) showing the design of the footpath to Hamilton Place is in accordance with Brisbane City Council's *Centres Detailing Design Manual* (CDDM) including any signs and traffic safety signs, markings and devices. b) Construct footpaths in accordance with part a) of this condition	a) Prior to approval for building works b) Prior to survey plan endorsement
7.	**Provide street trees** a) Provide semi-advanced street trees to the Hamilton Place frontage at spacing complying with the Brisbane City Council's *Centres Detailing Design Manual* (CDDM) b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the ULDA Principal Engineer that planting is satisfactory.	a) Prior to commencement of use b) As indicated
8	**Traffic Engineering** Submit certification to ULDA's Principal Engineer from a Registered Professional Engineer Qld (RPEQ) that site access, delivery vehicle movement (parking and loading) and pedestrian and cyclist facilities has been constructed in accordance with the approved *Proposed Residential Development 16 Hamilton Place Bowen Hills TTM Group Traffic Engineering Report Ref No.26584Trep3 dated 7th July 2010.*	Prior to survey plan endorsement

CONDITIONS		TIMING
9	**Public Lighting** Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access.	Prior to commencement of use and to be maintained
10	**Filling and Excavation** a) Submit to ULDA's Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's *Filling and Excavation Code* and *Subdivision and Development Guidelines*. The plan is to demonstrate that the ground floor level of the development is at least the ARI 100 flood level plus 300mm. b) Submit to ULDA's Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with *AS3798* and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of works b) Prior to survey plan endorsement
11	**Construction management** a) Prepare a site based construction management plan that includes but is not limited to: • The stormwater quality management options (Section 8) as outlined in the *Site Based Stormwater Management Plan for Proposed Residential Development at 16 Hamilton Place, Bowen Hills – Job No 10395C* prepared by Robert Bird Group dated 7th July 2010, Rev. No C • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • management of groundwater and surface water collection, treatment and disposal. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during site works

CONDITIONS		TIMING
12	**Sewer & Water Connection** a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the ULDA all approval correspondence from QUU relating to part (a) of this condition.	a) Prior to the commencement of site works b) Prior to commencement of use c) Prior to commencement of use
13	**Service, meter assembly & meter box** Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the *WSA 03-2002 Water Supply Code of Australia V2.3* and Brisbane City Council's *Supplementary Manual*.	Prior to survey plan endorsement
14	**Stormwater system** a) Submit to the to ULDA's Principal Engineer a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to the external drainage system. The plan shall include full calculations to confirm that the existing system has sufficient capacity to cater for the proposed development. A Registered Professional Engineer of QLD (RPEQ) is to certified the plan and ensure the design is in accordance with Brisbane City Council's current Standards. b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. Submit to the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans	a) Prior to commencement of site works b) Prior to commencement of use
15	**Easements over infrastructure – water supply, sewerage, drainage** Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to Brisbane City Council. The terms of the easements must be to the satisfaction of the ULDA's Chief Executive Officer.	Prior to survey plan endorsement
16	**Integrated Water Management Plan** Submit to the ULDA's Principal Engineer written confirmation from a Registered Professional Engineer of QLD (RPEQ) that the measures outlined in the approved *Integrated Water Management Plan –*	Prior to survey plan endorsement

CONDITIONS		TIMING
	Project No. 10768 prepared by *Floth Sustainable Building Consultants* dated 7th July 2010 have been implemented in the design and the construction of the project.	
17	**Acoustics** Submit written confirmation to the ULDA's Principal Engineer from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the objectives for controlling intrusion into the residential buildings as specified and recommended in TTM Acoustics *Environmental Noise Impact Assessment* Ref no. 26615 R03 dated 8th July 2010.	Prior to survey plan endorsement
18	**Telecommunications** a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's *Subdivision and Development Guidelines*. b) Construct the services in accordance with the agreement.	Prior to commencement of use
19	**Electricity (Underground Supply Area)** Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's *Subdivision and Development Guidelines*.	Prior to commencement of use
20	**Service conduits and mains** Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the Brisbane City Council's *Subdivision and Development Guidelines*.	Prior to commencement of use
21	**Repair damage to Kerb, Footpath or Road** Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development	Prior to the commencement of use
22	**Community Management Statement** Submit to the ULDA's Principal Engineer a copy of the Community Management Statement (CMS) with a copy of the survey plan. The CMS shall contain the following requirements/information • landscaping is to be maintained in accordance with the approved plans and maintenance regime. • internal collection of refuse and recyclables remains the responsibility of the Body Corporate/ Tenants. • a statement disclosing to purchasers that the site is located in proximity to the RNA and as a consequence of its activities may not be afforded the same level of noise amenity compared with other residential areas.	Prior to the commencement of use and to be maintained

<table>
<tr><th colspan="2">CONDITIONS</th><th>TIMING</th></tr>
<tr><td>23</td><td>Road Dedication

Dedication at no cost to ULDA a road widening of 9.2 metres along the Tufton Street road frontage of the site.</td><td>Prior to endorsement of the survey plan</td></tr>
<tr><td>24</td><td>Infrastructure Contributions

Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure.

The contribution has been calculated in accordance with the ULDA's Interim Infrastructure Framework (The Framework) which will apply for all development approvals issued prior to 30 June 2011. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index.

The current applicable general infrastructure charge is:

<table>
<tr><td>146 Small units @ 0-60m^2 GFA</td><td>$11,235/ unit</td><td>$1,640,310.00</td></tr>
<tr><td>49 Medium units @ 60-100m^2 GFA</td><td>$15,685/ unit</td><td>$768,565.00</td></tr>
<tr><td>154.9m^2 Retail</td><td>$13,460/ 100m^2 GFA</td><td>$26,920.00</td></tr>
</table>
Value uplift component (applying only to the GFA exceeding City Plan):

<table>
<tr><td>28 Small units @ 0-60m^2 GFA</td><td>$10,810/ unit</td><td>$302,680.00</td></tr>
<tr><td>83 Medium units @ 60-100m^2 GFA</td><td>$16,215/ unit</td><td>$1,345,845.00</td></tr>
<tr><td>88m^2 Retail</td><td>$20,345/ 100m^2 GFA</td><td>$20,345.00</td></tr>
</table>
<table>
<tr><td>TOTAL</td><td>$4,104,665.00*#</td></tr>
</table>
* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index

Crediting arrangements for value uplift component
You may be entitled to credits for residential purposes upto 30% for affordable housing and 20% to sustainable development. For retail upto 50% for sustainable development. Any application for credits must be made with supporting evidence, and must be approved by the ULDA.</td><td>Prior to endorsement of the survey plan</td></tr>
</table>

STANDARD ADVICE

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement
For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Equitable Access
You are notified of your responsibility to provide equitable access for disabled persons to and within the site in accordance with the *Queensland Anti-Discrimination Act 1991*, the *Federal Disability Discrimination Act 1992* and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

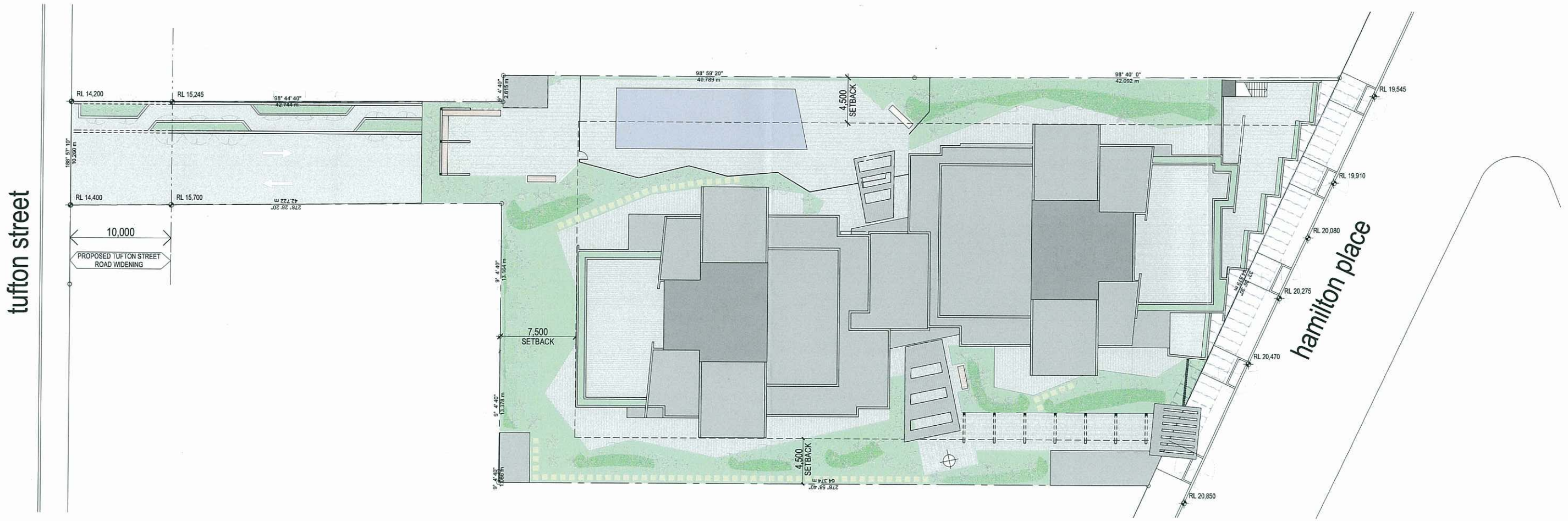
Noise and Dust Emissions
You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994.*

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:
(a) on a Sunday or public holiday, at any time or
(b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 21/10/10



PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

METRO PROPERTY DEVELOPMENT PTY LTD

SITE PLAN

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SCALE- 1:200 @ A1

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DA-007-C JOB NO: METR0003

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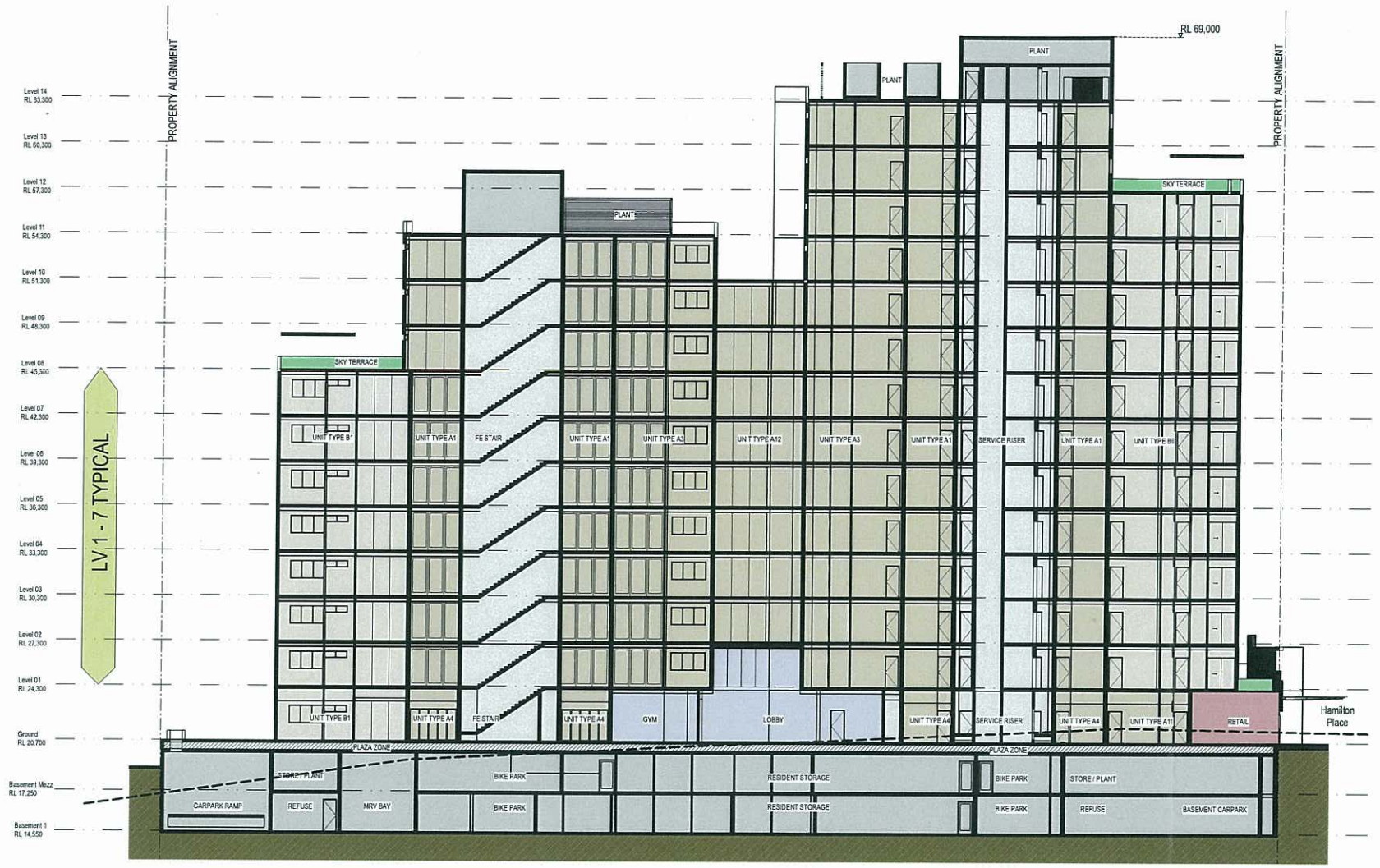

DEVELOPMENT ANALYSIS												
LEVEL	GFA(m^2) [BHUDA]	ALFRESCO (m2)	B'CONY (m2)	UNIT BREAK UP					BASEMENT SCHEDULE			
				1B	%	2B	%	TOTAL	CAR	BICYCLE	M'CYCLE	STORE (m2)
Level 13	347.4			5	83.33%	1	16.67%	6				
Level 12	349.2			5	83.33%	1	16.67%	6				
Level 11	479.7			5	62.50%	3	37.50%	8				
Level 10	826.1			10	71.43%	4	28.57%	14				
Level 9	877.7			11	73.33%	4	26.67%	15				
Level 8	883.3			11	73.33%	4	26.67%	15				
Level 7	1,007.1			11	64.71%	6	35.29%	17				
Level 6	1,007.1			11	64.71%	6	35.29%	17				
Level 5	1,007.1			11	64.71%	6	35.29%	17				
Level 4	1,007.1			11	64.71%	6	35.29%	17				
Level 3	1,007.1			11	64.71%	6	35.29%	17				
Level 2	1,007.1			11	64.71%	6	35.29%	17				
Level 1	962.3			10	62.50%	6	37.50%	16				
Ground	905.4			9	69.23%	4	30.77%	13				
Basement Mezz									64	109	5	199.5
Basement 01									65	86	8	181.7
SUB TOTAL (m2)	11,673.7			132	67.69%	63	32.31%	195	129 R	195	13 R	381.2
RETAIL (m2)	154.9								10 V		3 V	
TOTAL(m2)	11,828.6											
MAX GFA (m2) (BHUDA)	11,912.90								139	195	16	381.2

DEVELOPMENT CALCULATIONS

Planning Authority : ULDA

Designation:
Site within Bowen Hills UDA
Development Scheme Precinct 3
(RBA Precinct)

Site Area = 3,403.7m^2

Max Plot Ratio = 3.5:1

Max development GFA = SA x PR

= 3,403.7 x 3.5

= 11,912.95m^2

Notes:
a. GFA [BHUDA] = Gross Floor Area (Bowen Hills Urban Development Area Definition - measured to outside face of external walls and centre of common walls. Presently GBA does not include plant, sky terrace, ground floor external areas and basements).
b. GFA [BHUDA] excludes Alfresco / Balcony areas

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PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

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■ DEVELOPMENT ANALYSIS

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DA-008-C JOB NO: METR0003

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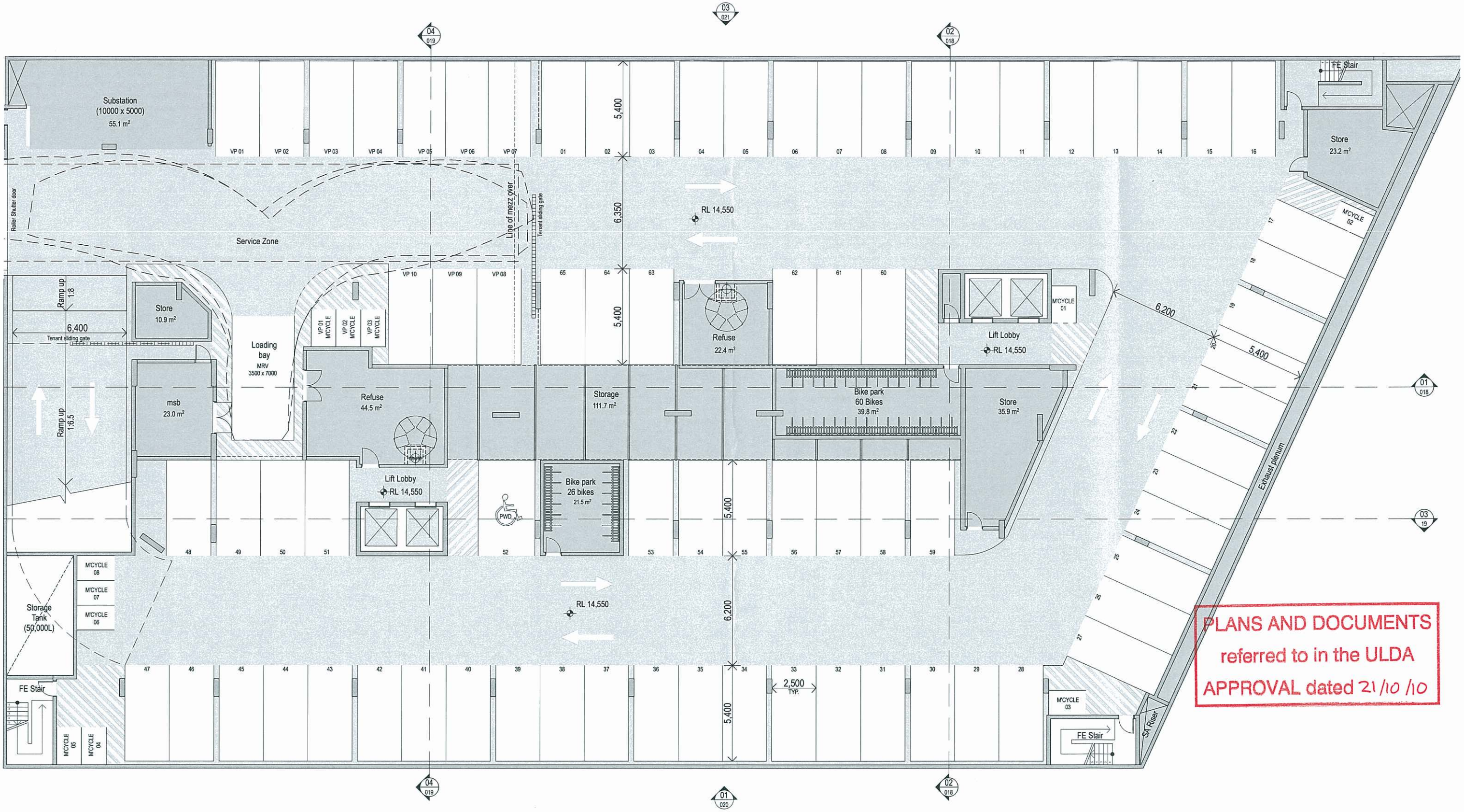

PLANS AND DOCUMENTS
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PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

BASEMENT 1 FLOOR PLAN

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DA-009-B JOB NO: METR0003

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Void to substation below
Line of pool above
Void to below
Line of building above
RL 17,250
5,400
6,350
5,400
6,200
5,400
2,500 TYP.
FE Stair
Car park exhaust. plant 23.2 m²
M'CYCLE 02
M'CYCLE 05
M'CYCLE 01
Refuse chute
Store 22.4 m²
Lift Lobby RL 17,250
6,200
5,400
exhaust plenum
Caretaker store 42.2 m²
Bike park 41 bikes 39.5 m²
pool plant 13.1 m²
Storage 87.3 m²
Bike park 60 Bikes 40.6 m²
Comms 15.0 m²
Store 8.3 m²
Refuse chute
Lift lobby RL 17,250
PWD
Store 20.8 m²
SA PERIO
Ramp up 16.5
Ramp up 1:8
Tank below
RL 17,250
6,200
Line of building above
FE Stair
M'CYCLE 04
Store 17.5 m²
5,400
2,500 TYP.
M'CYCLE 03
FE Stair
SA Riser
04 019
01 020
02 018
03 021
01 018
03 19

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 21/10/10

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

BASEMENT MEZZANINE FLOOR PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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DA-010-B JOB NO: METR0003

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PLANS AND DOCUMENTS
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PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

GROUND FLOOR PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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SCALE- 1:100 @ A1

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DA-011-C JOB NO: METR0003

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PLANS AND DOCUMENTS
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PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

TYP. LEVELS 1 - 7 FLOOR PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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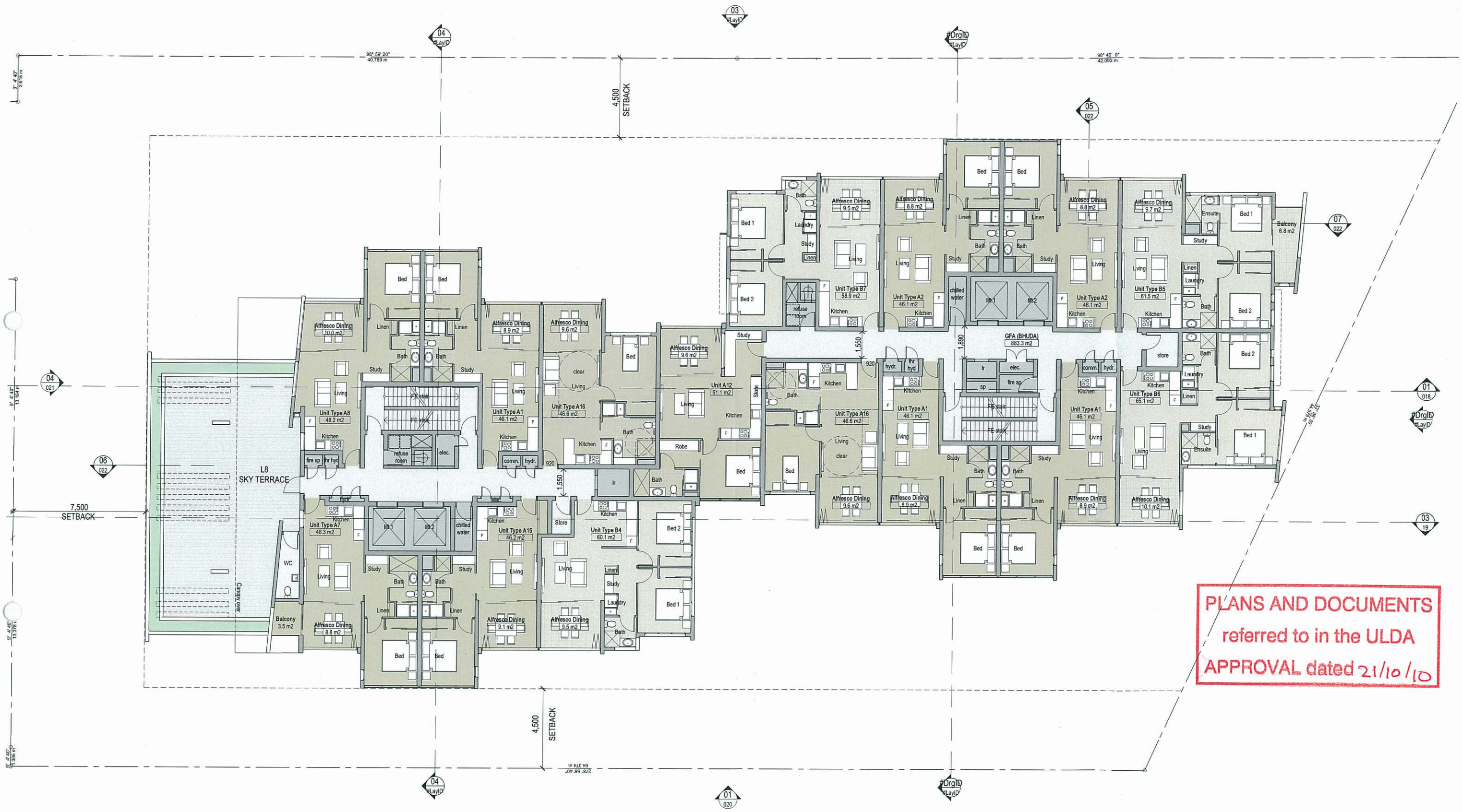
APPROVED FOR ISSUE:___ 14/10/2010 ©

DA-012-C JOB NO: METR0003



PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

METRO PROPERTY DEVELOPMENT PTY LTD

■ LEVEL 8 FLOOR PLAN

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SCALE- 1:100 @ A1

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DA-013-C JOB NO: METR0003

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

Plot Date: 14/10/2010
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ML Design
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APPROVAL dated 21/10/10

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

LEVEL 9 - 10 FLOOR PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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

Plot Date: 14/10/2010
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DA-014-C JOB NO: METR0003

ML Design
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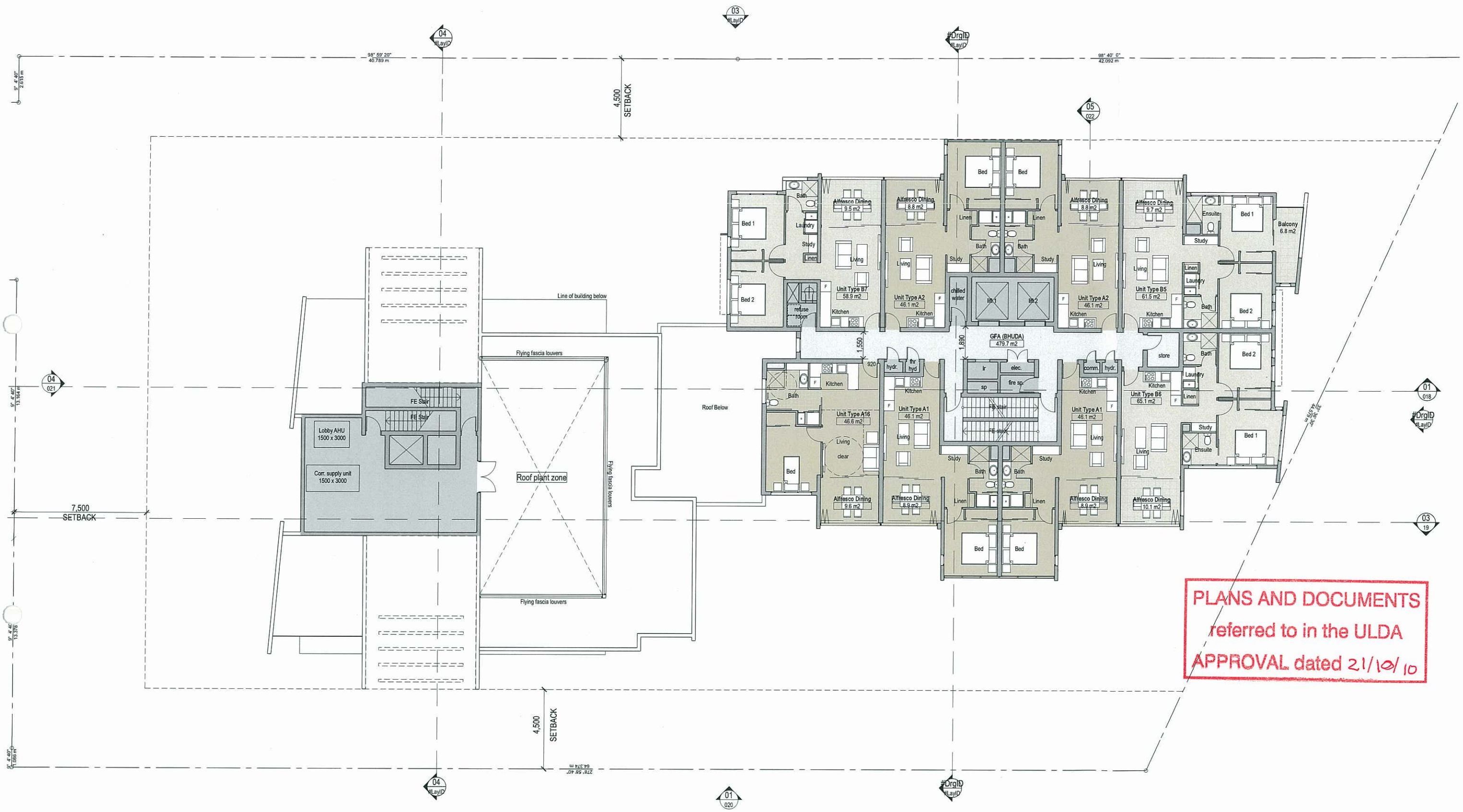

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 21/10/10

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

LEVEL 11 FLOOR PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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ACN 100 492 304
ABN 89 159 048 228

Plot Date: 14/10/2010
File Path: P:\METR0003_16 Hamilton Place Bowen Hills\B_Documentation\B1_Production\B1_Drawings\Arch\CAD\DA\Layouts\JAMC0003_Layout_DA.pln

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SCALE- 1:100 @ A1

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PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

LEVEL 12 FLOOR PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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

Plot Date: 14/10/2010
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DA-016-C JOB NO: METR0003

ML Design
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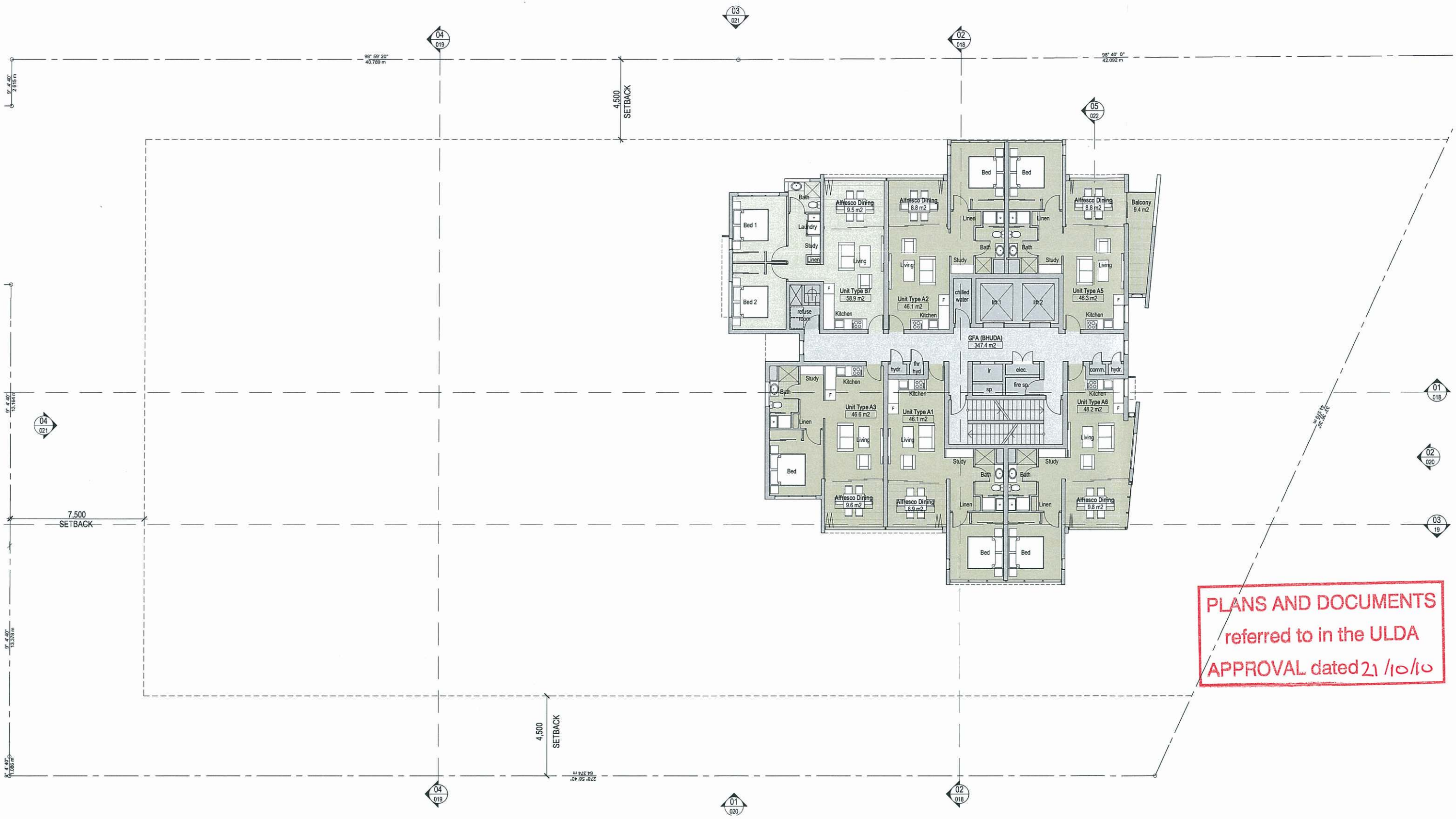

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 21/10/10

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

LEVEL 13 FLOOR PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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

Plot Date: 27/08/2010
File Path: P:\METR0003_16 Hamilton Place Bowen Hills\B_Documentation\B1_Production\B1_Drawings\Arch\CAD\Master\Layouts\LIAMC0003_Layout_DA.pln

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SCALE- 1:100 @ A1

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DA-017-B JOB NO: METR0003

ML Design
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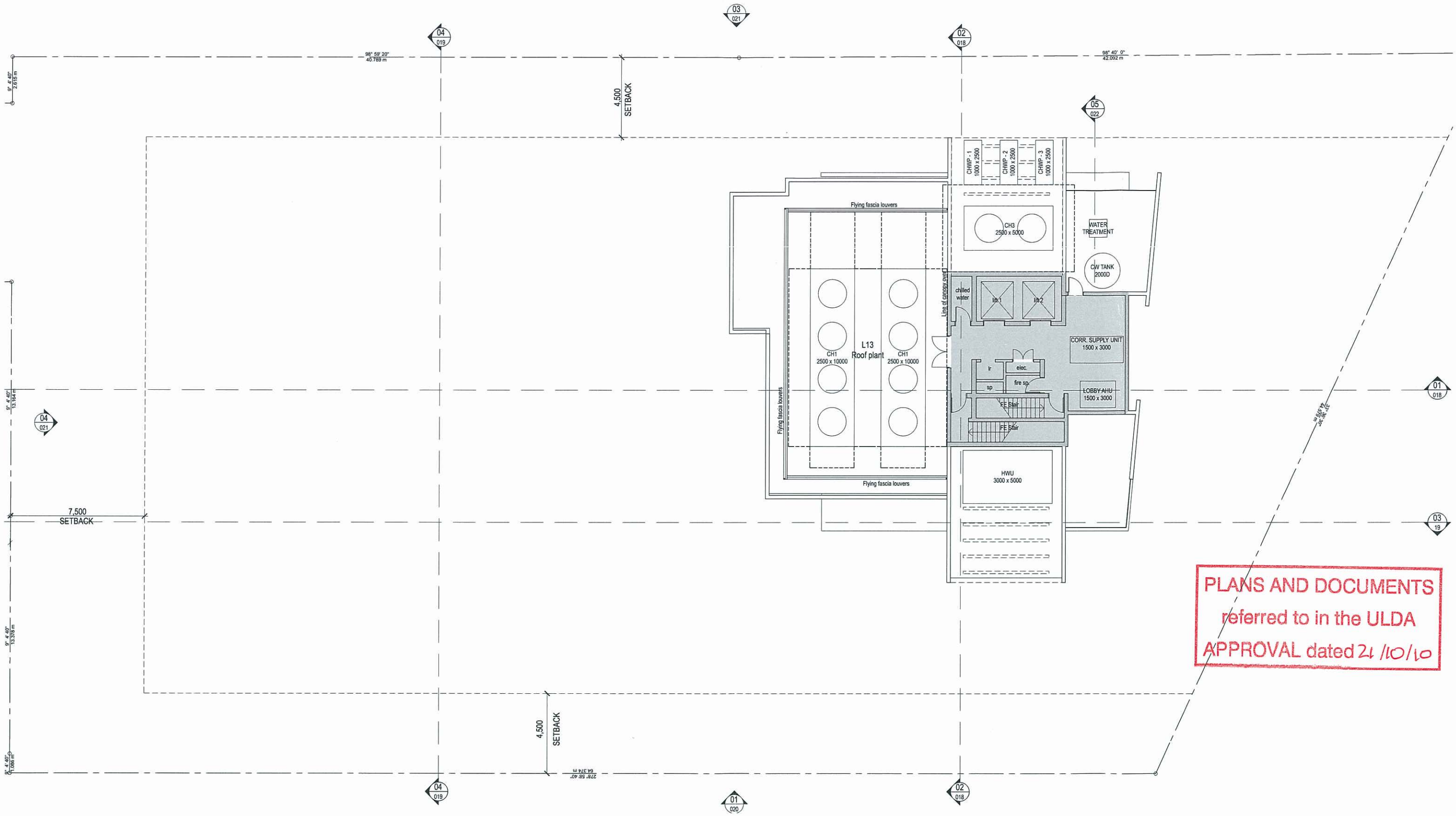

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

ROOF PLAN

METRO PROPERTY DEVELOPMENT PTY LTD

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SCALE- 1:100 @ A1

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DA-035-A JOB NO: METR0003

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

Plot Date: 27/08/2010
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ML Design
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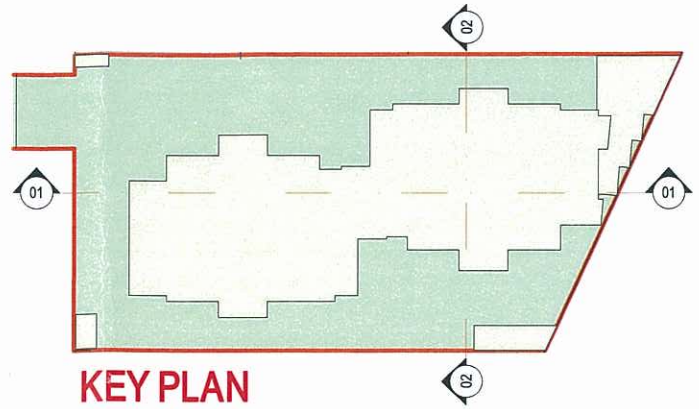
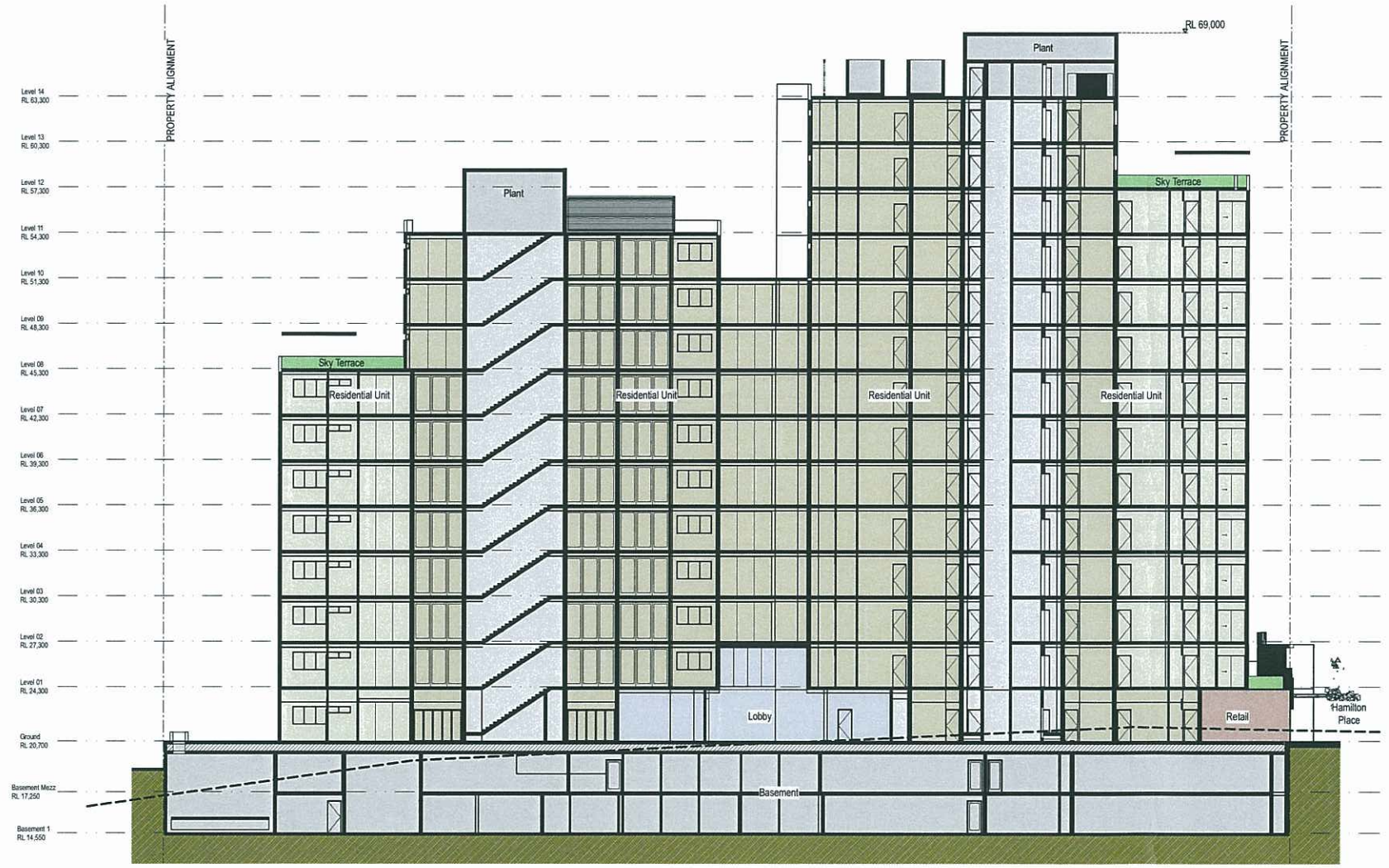
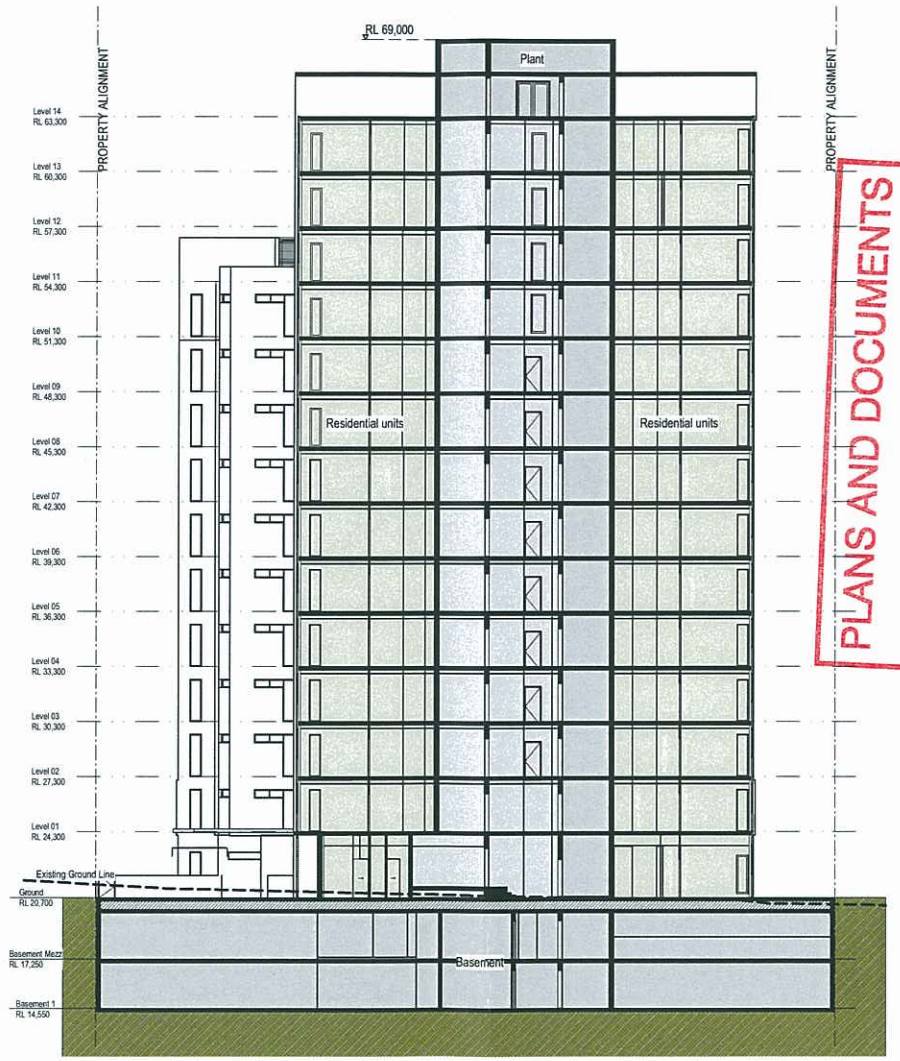


KEY PLAN



SECTION 1



SECTION 2

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated ?/?/?

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

METRO PROPERTY DEVELOPMENT PTY LTD

SECTIONS - SHEET 1

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

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SCALE- 1:200 @ A1

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DA-018-B JOB NO: METR0003

Plot Date: 27/08/2010
File Path: P:\METR0003_16 Hamilton Place Bowen Hills\B_Documentation\B1_Production\B1_Drawings\Arch\CAD\Master\Layouts\UAMC0003_Layout_DA.pln

ML Design
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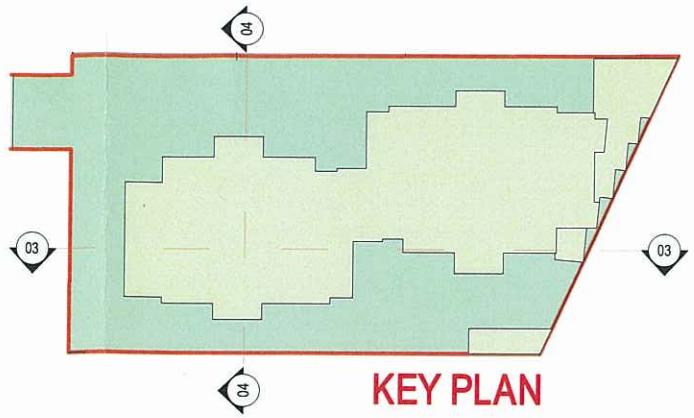

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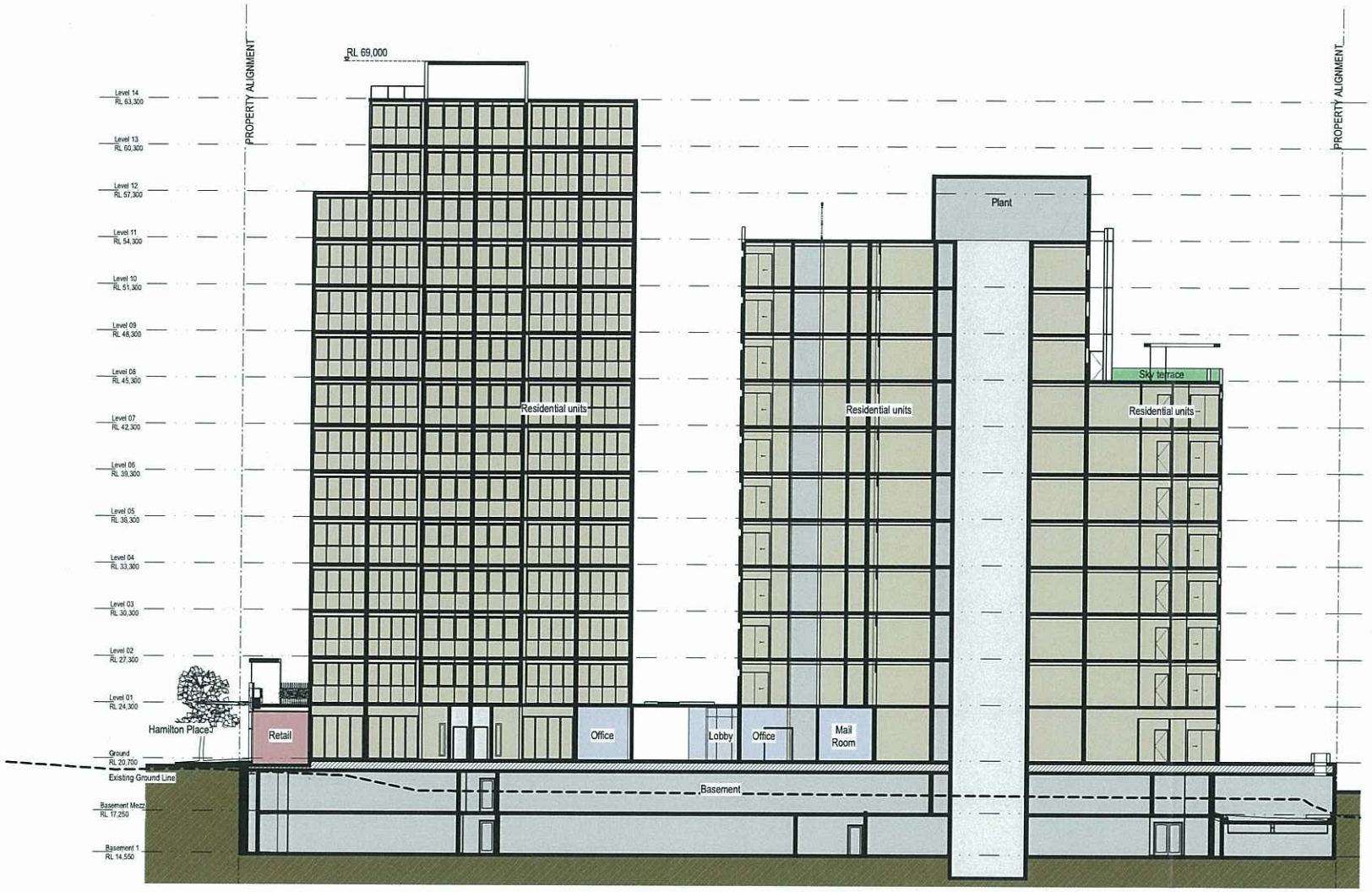

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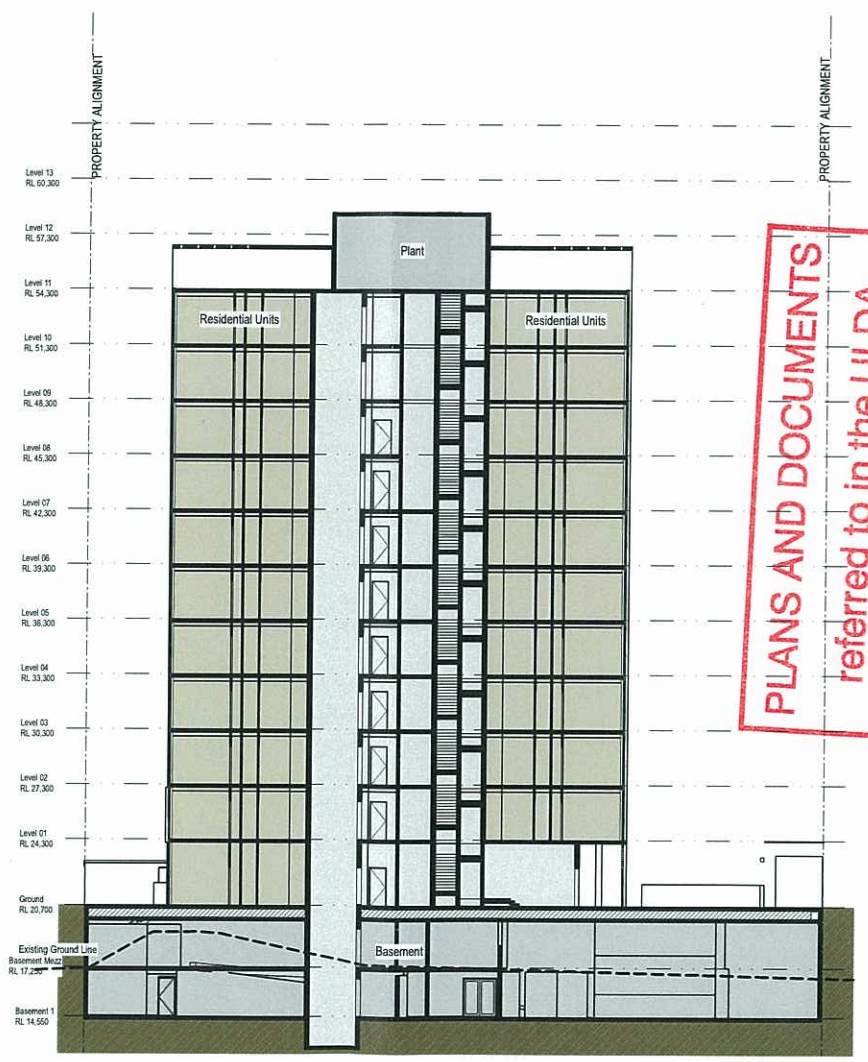

SECTION 4

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 21/10/10

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

METRO PROPERTY DEVELOPMENT PTY LTD

SECTIONS - SHEET 2

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

Plot Date: 14/10/2010
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SCALE- 1:200 @ A1

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SOUTH ELEVATION

EAST ELEVATION

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

ELEVATIONS - SHEET 1

METRO PROPERTY DEVELOPMENT PTY LTD

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

Plot Date: 14/10/2010
File Path: P:\METR0003_16 Hamilton Place Bowen Hills\G_Documentation\G1_Production\G1_Drawings\Arch\CAD\DA\Layouts\JAMC0003_Layout_DA.pln

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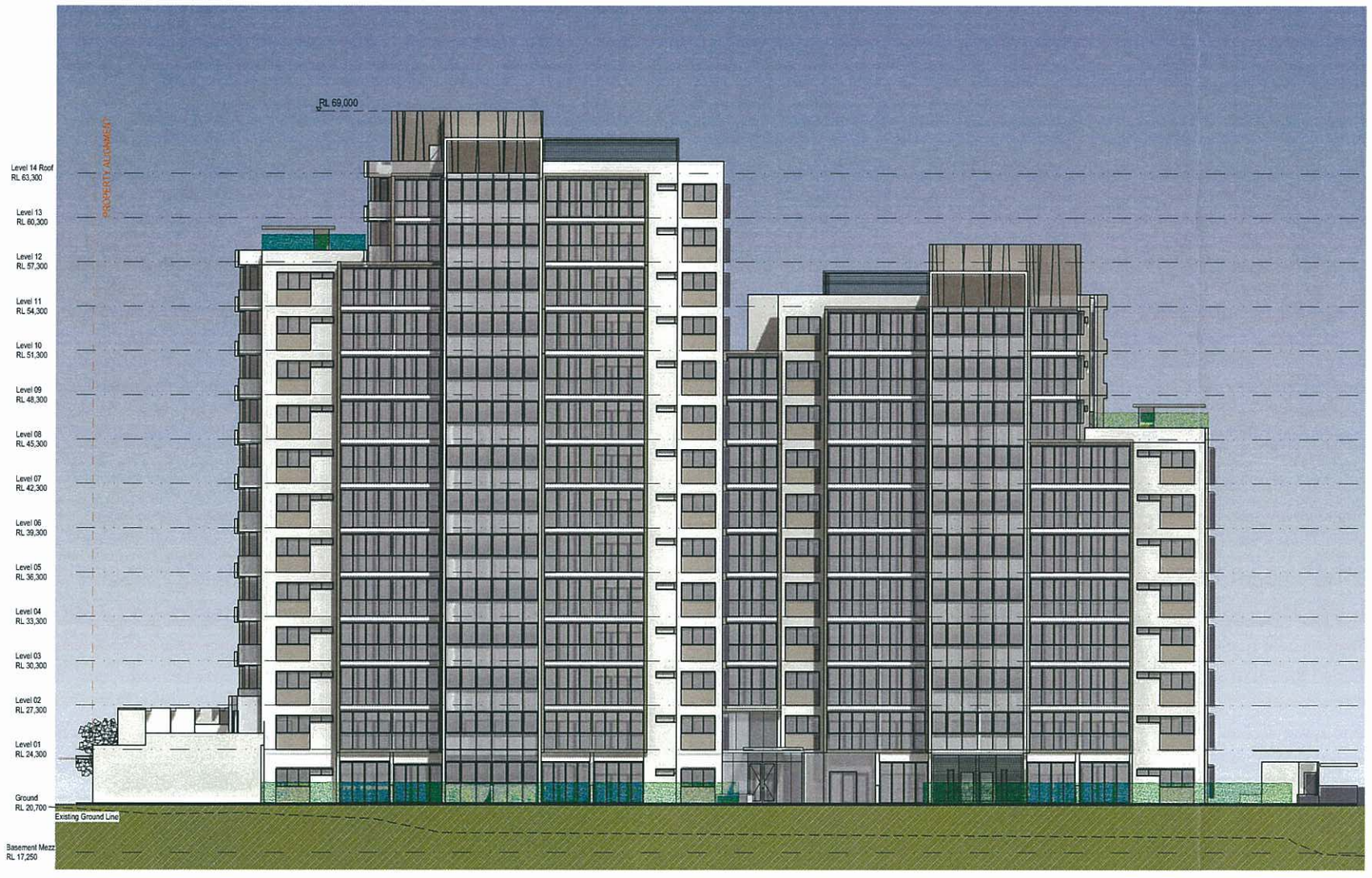
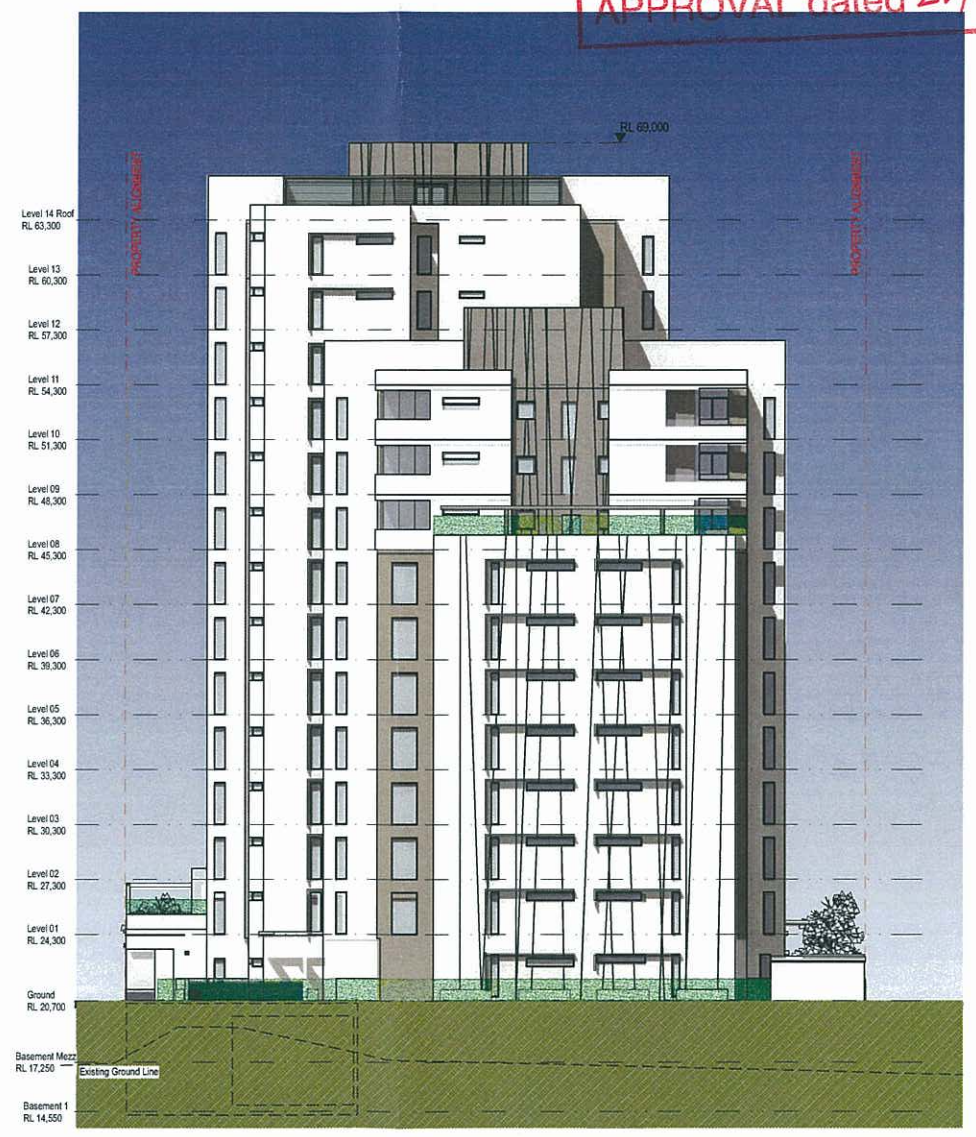


NORTH ELEVATION



WEST ELEVATION

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

METRO PROPERTY DEVELOPMENT PTY LTD

■ ELEVATIONS - SHEET 2

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

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SCALE- 1:200 @ A1

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DA-021-B JOB NO: METR0003

Plot Date: 27/08/2010
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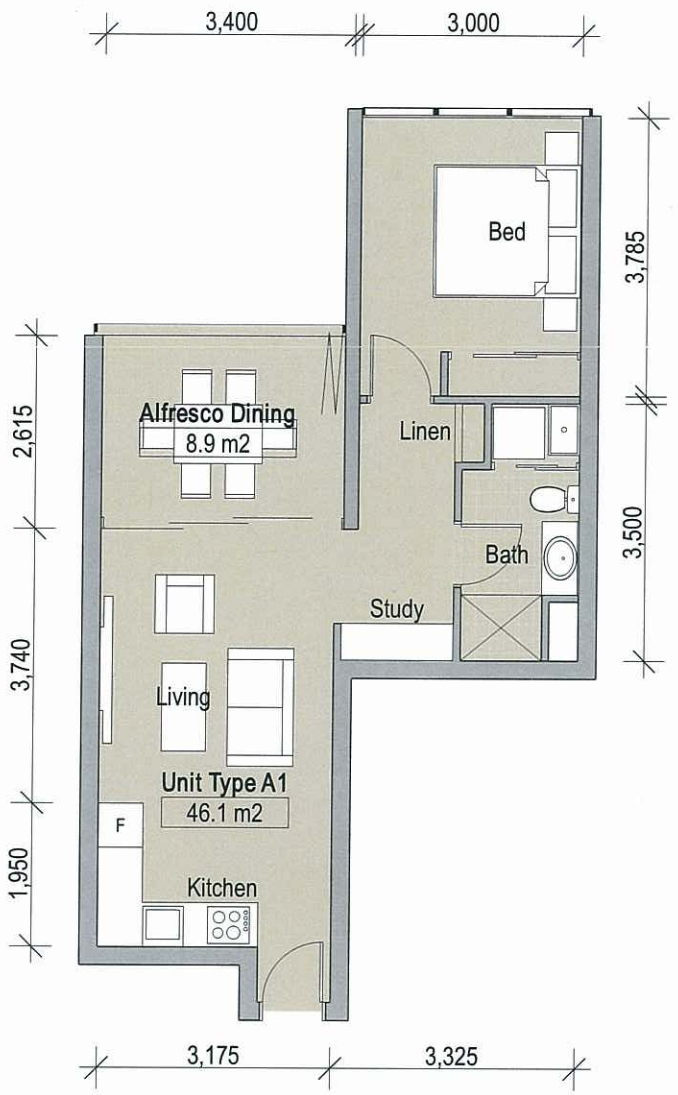
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 21/10/10



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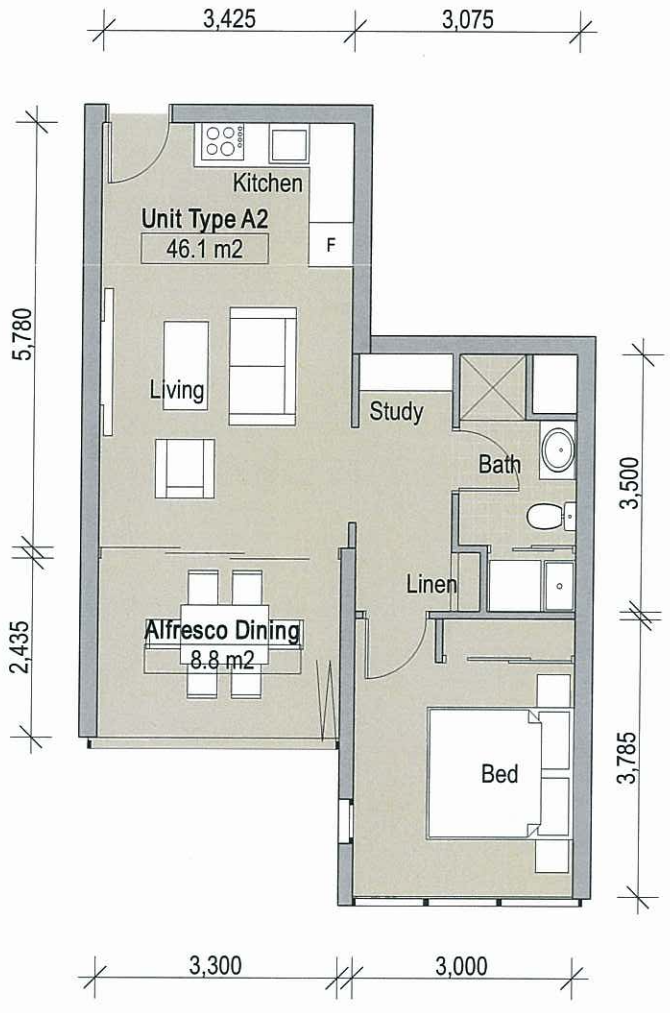

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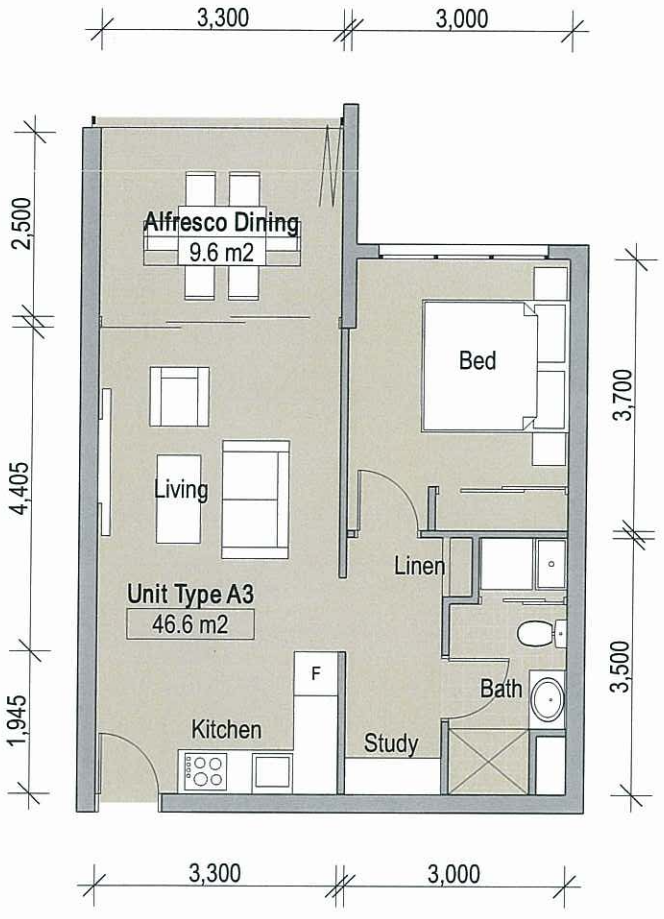
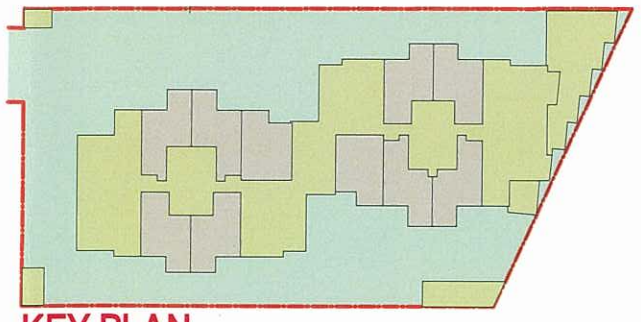


UNIT A3

UNIT A16



NOTE:

xx m2 = Alfresco / Balcony not included in GFA BHUDA

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

TYP. UNIT PLANS - SHEET 1

METRO PROPERTY DEVELOPMENT PTY LTD

ML Design Pty Ltd
ACN 100 402 304
ABN 89 159 048 228

Plot Date: 14/10/2010
File Path: P:\METR0003_16 Hamilton Place Bowen Hills\S_Documentation\B1_Production\B1_Drawings\ArchiCAD\DA\Layouts\JAMC0003_Layout_DA.pln

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SCALE- 1:50 @ A1

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DA-024-C JOB NO: METR0003

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PLANS AND DOCUMENTS
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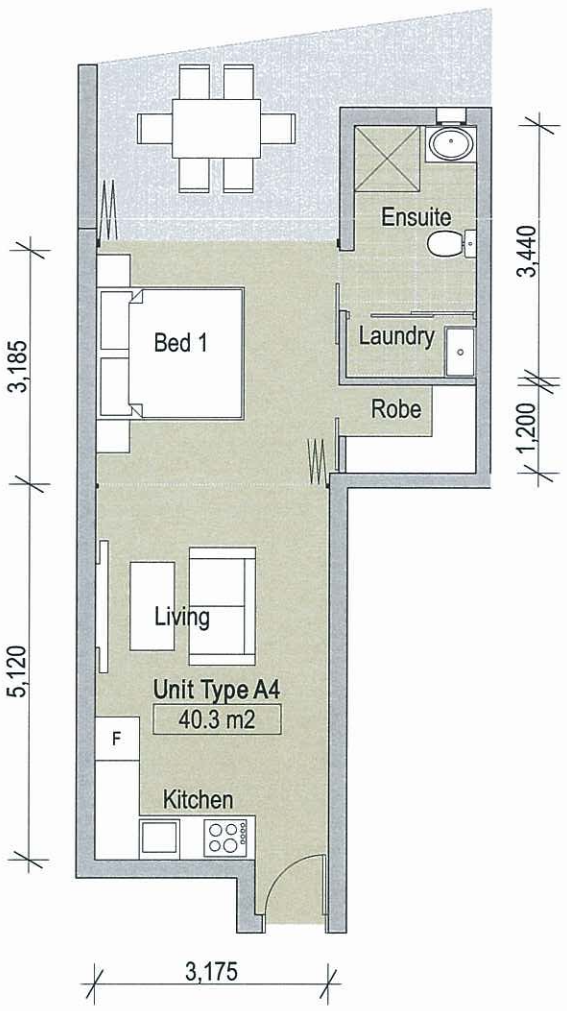

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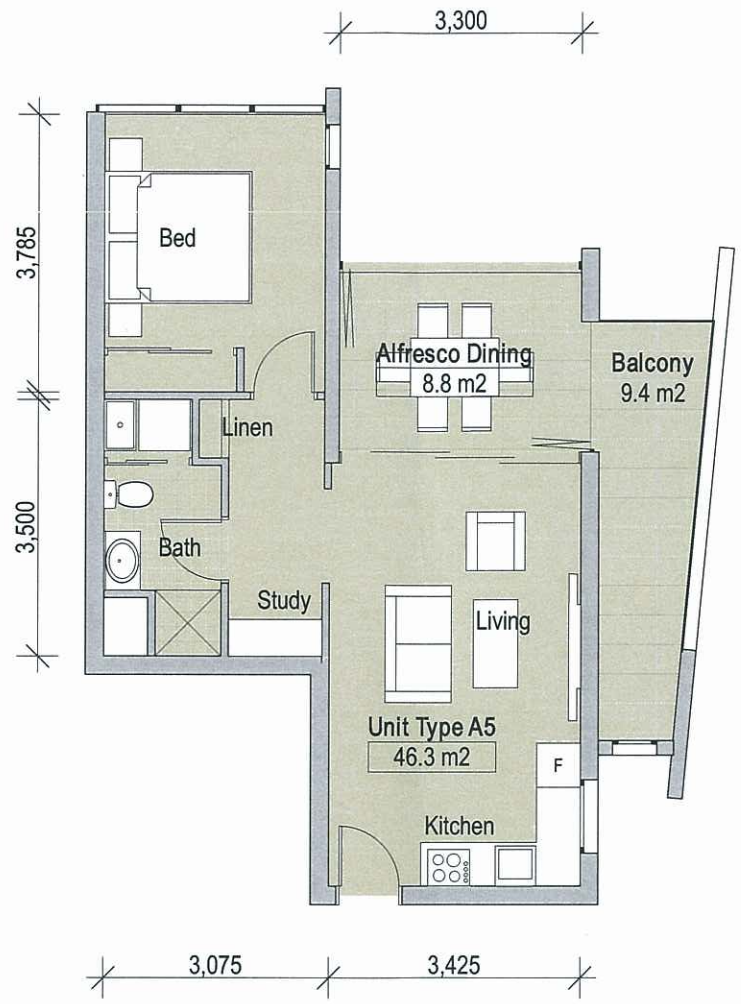

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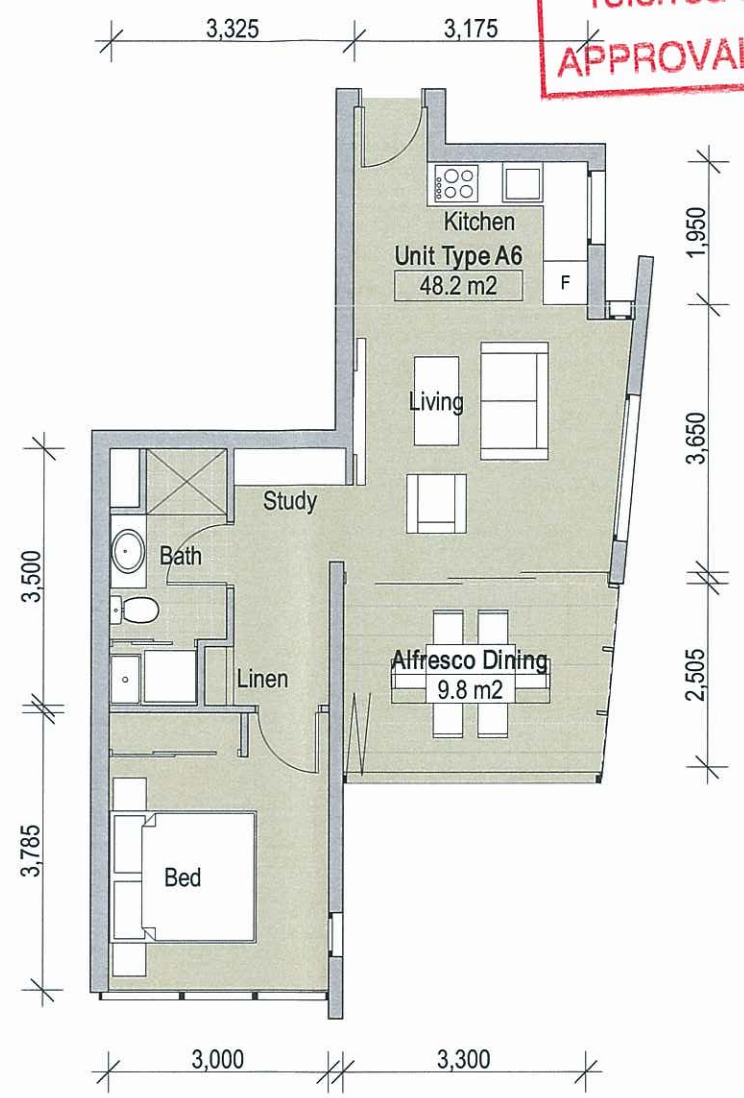

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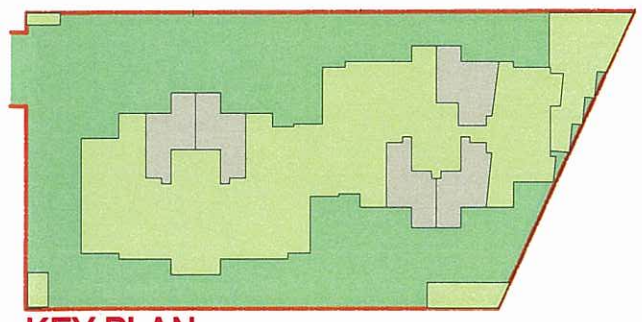

KEY PLAN

NOTE:

xx m2 = Alfresco / Balcony not included in GFA BHUDA

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

TYP. UNIT PLANS - SHEET 2

METRO PROPERTY DEVELOPMENT PTY LTD

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

Plot Date: 27/08/2010
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DA-025-B JOB NO: METR0003

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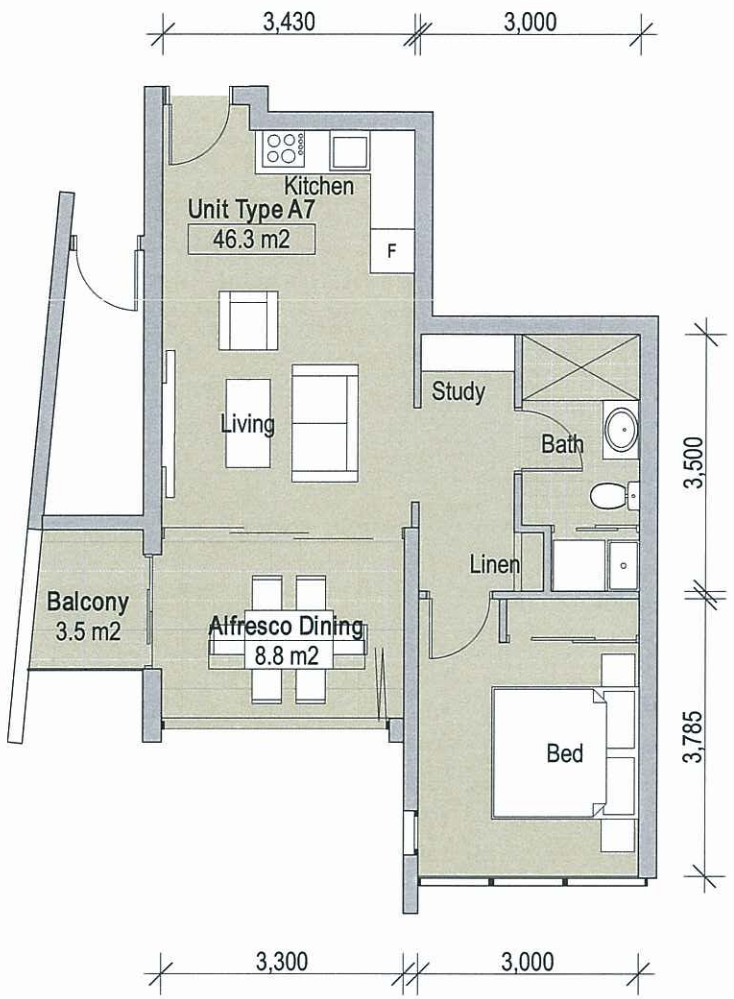

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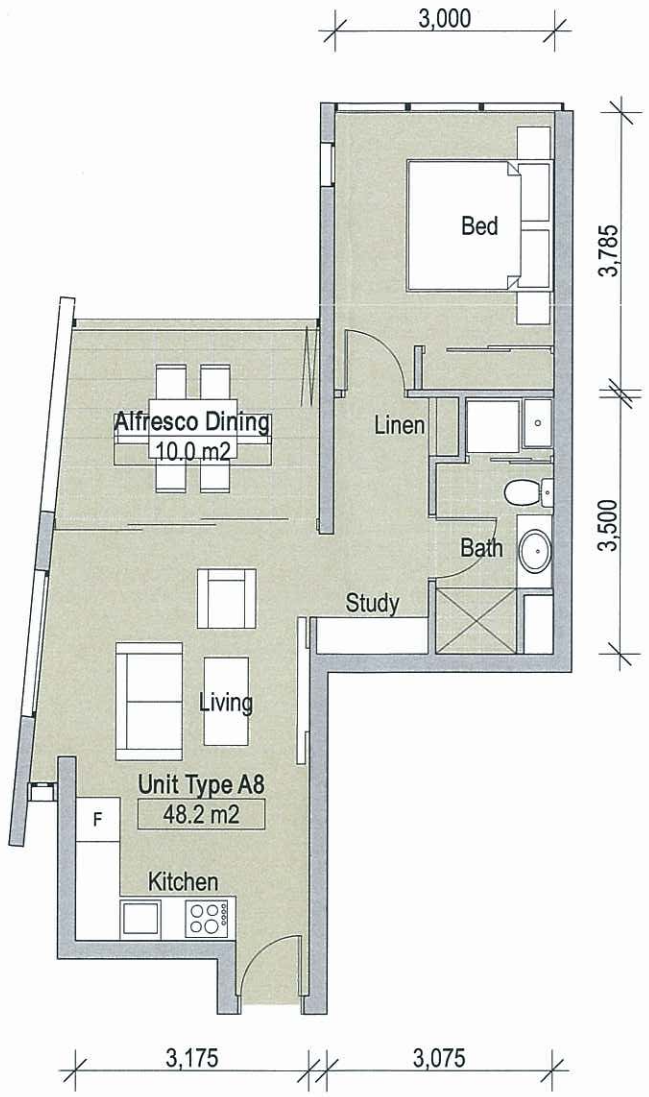

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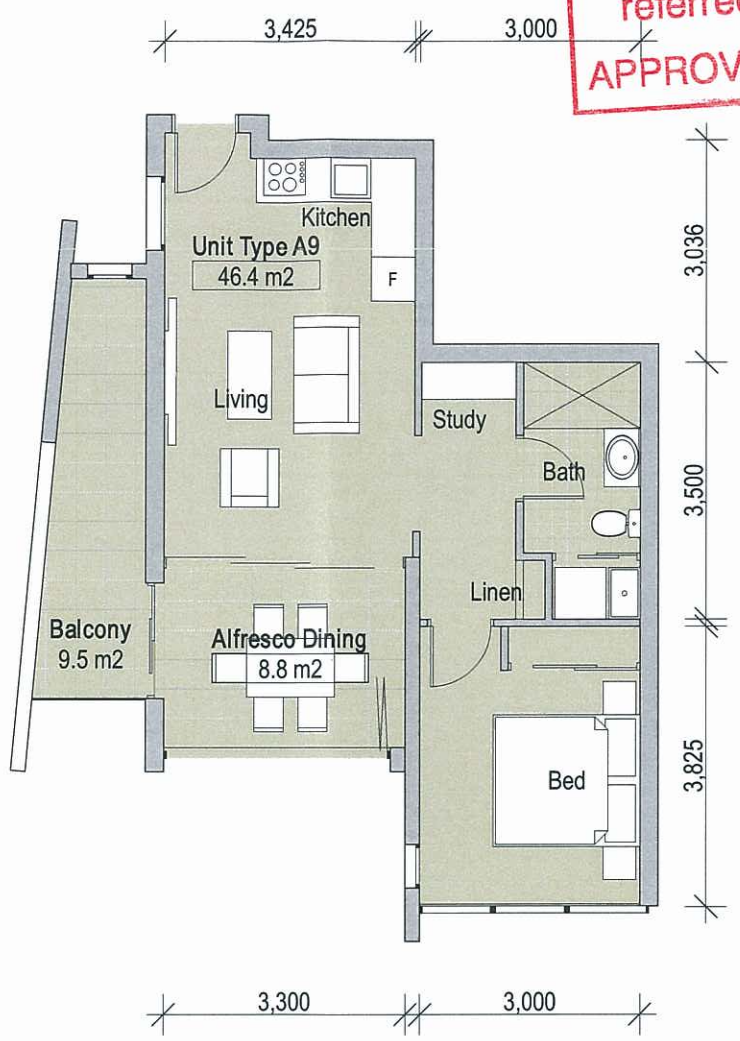

UNIT A9

PLANS AND DOCUMENTS
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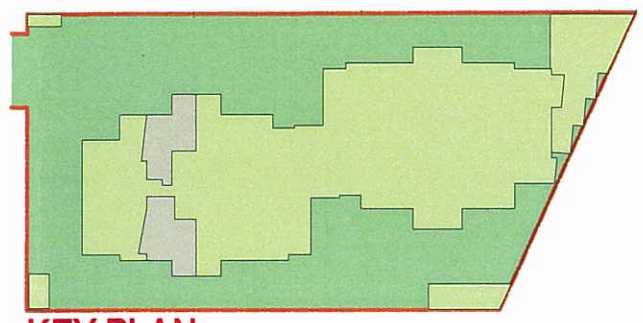
APPROVAL dated ٢٤ /١٥ /١٥



KEY PLAN

NOTE:

xx m2 = Alfresco / Balcony not included in GFA BHUDA

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

TYP. UNIT PLANS - SHEET 3

METRO PROPERTY DEVELOPMENT PTY LTD

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

Plot Date: 27/08/2010
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SCALE- 1:50 @ A1

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DA-026-B JOB NO: METR0003

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PLANS AND DOCUMENTS
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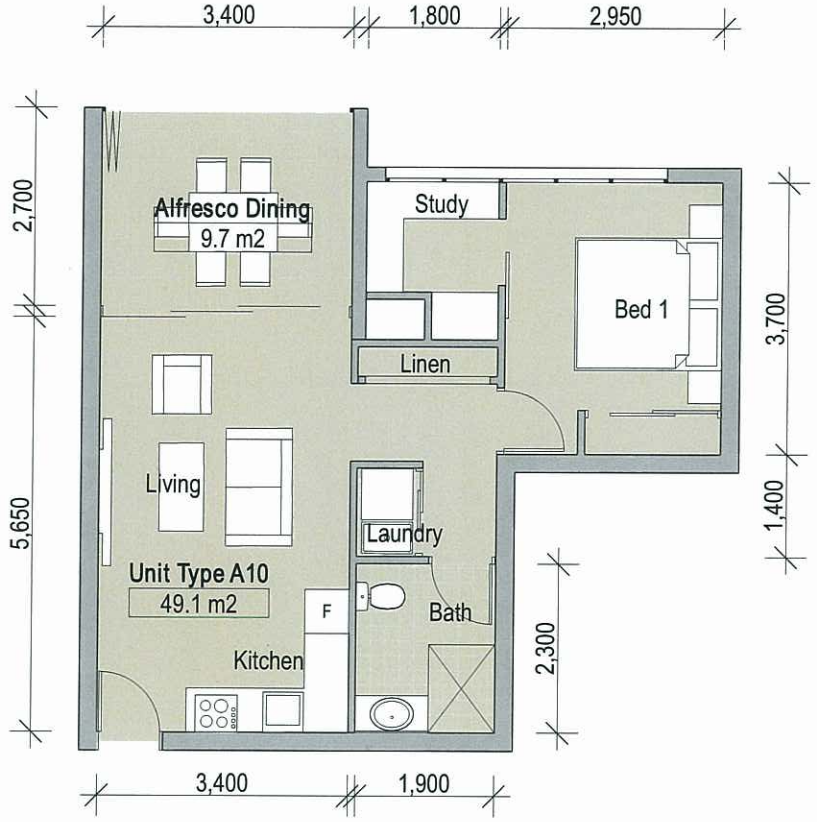
APPROVAL dated 21/10/10



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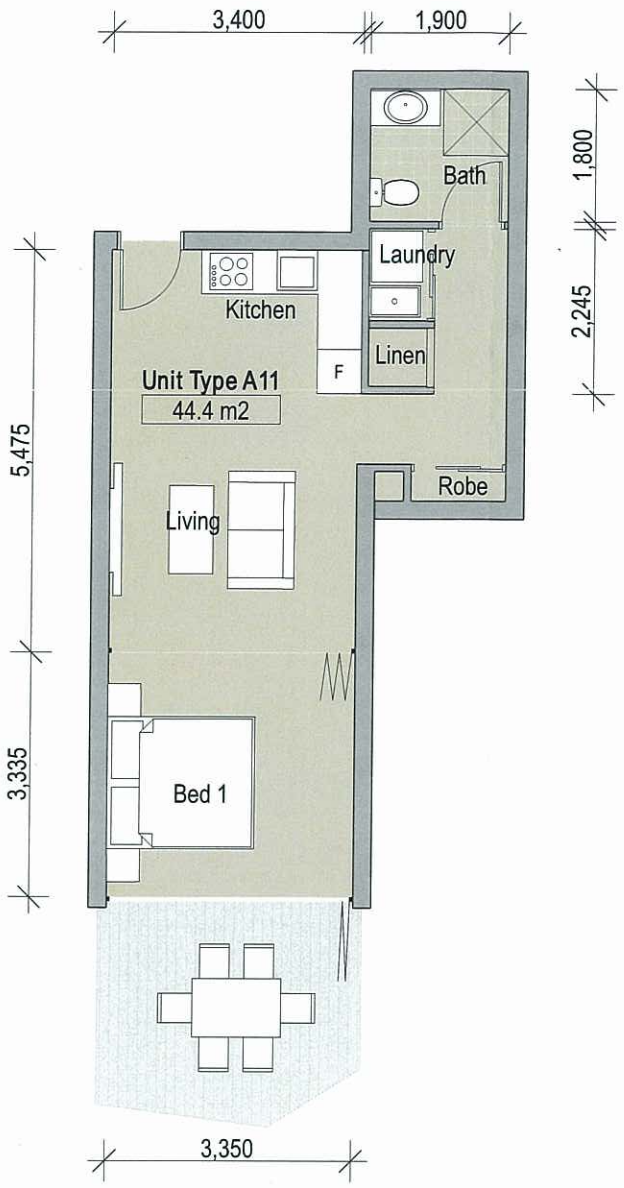

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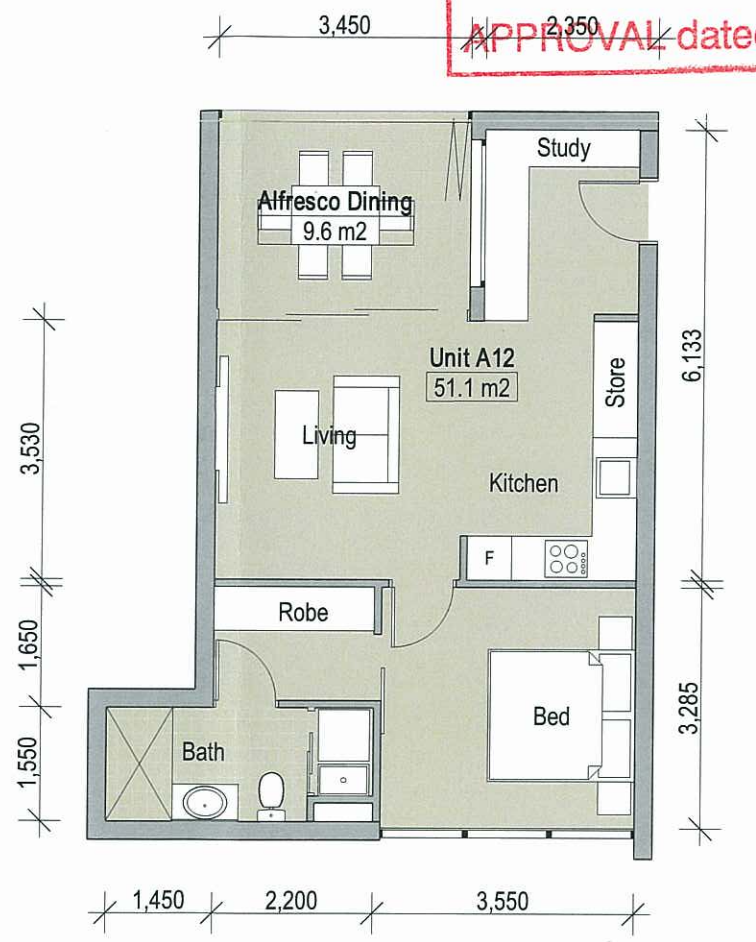

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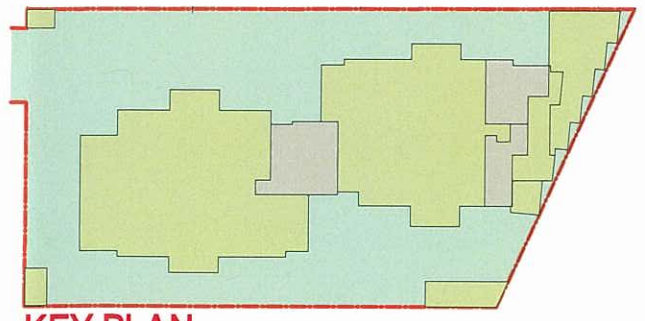

KEY PLAN

NOTE:

xx m2 = Alfresco / Balcony not included in GFA BHUDA

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

TYP. UNIT PLANS - SHEET 4

METRO PROPERTY DEVELOPMENT PTY LTD

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

Plot Date: 14/10/2010
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DA-027-C JOB NO: METR0003

ML Design
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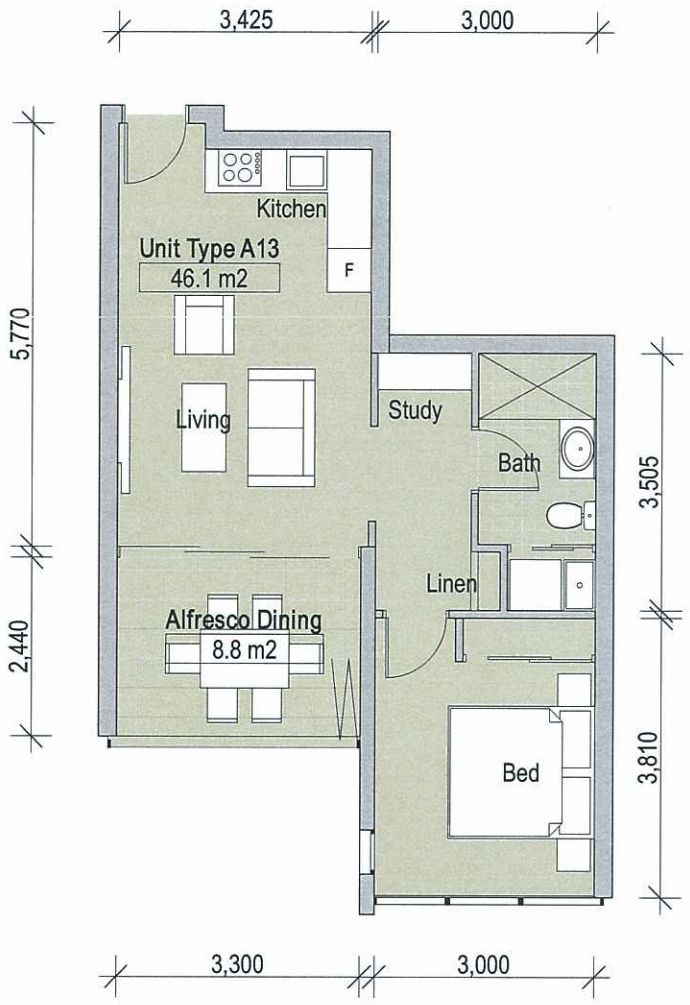

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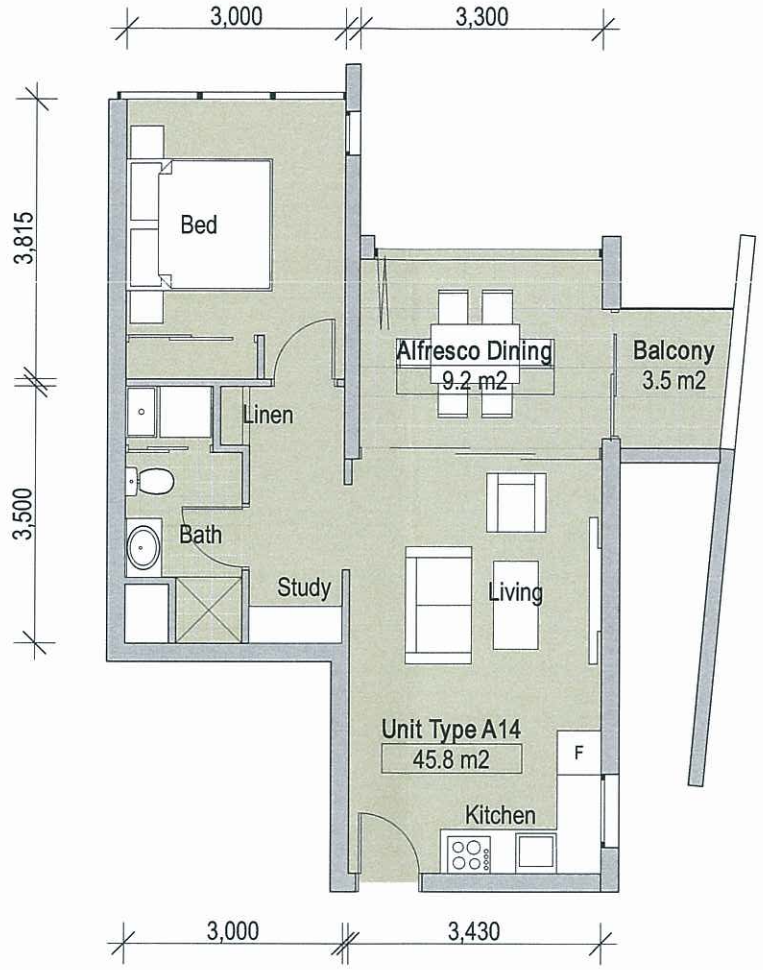

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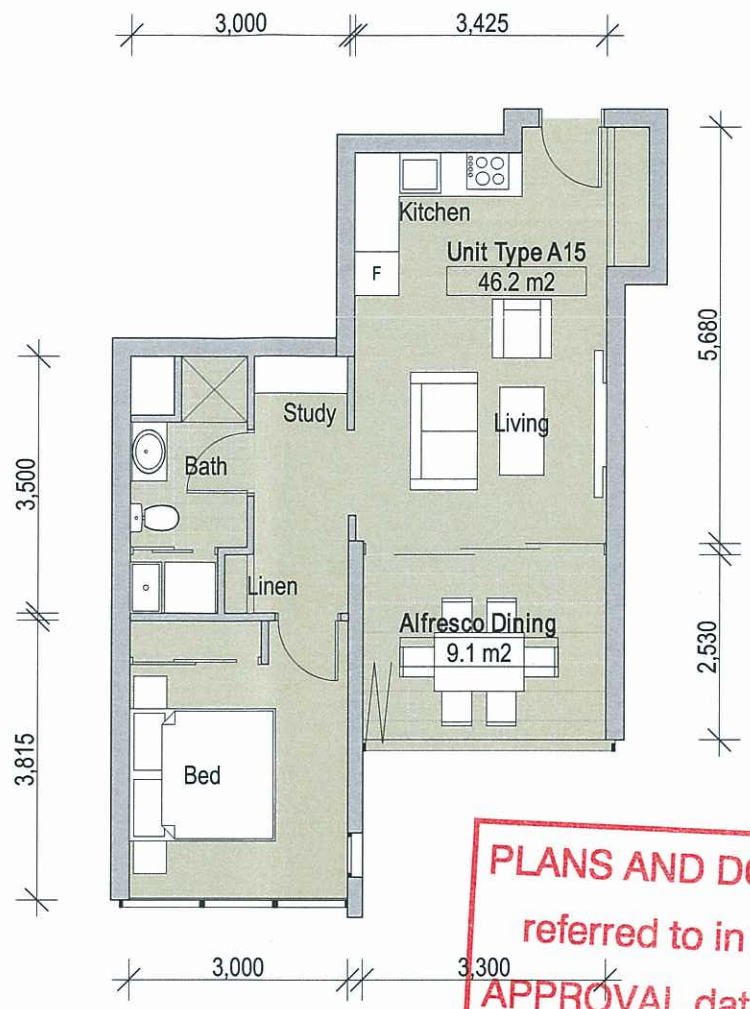
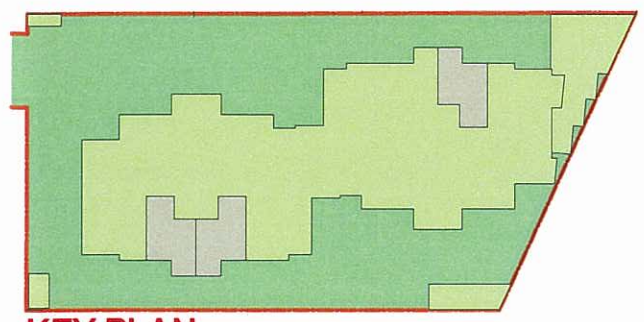


UNIT A15

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 21/10/10



KEY PLAN

NOTE:

xx m2 = Alfresco / Balcony not included in GFA BHUDA

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

TYP. UNIT PLANS - SHEET 5

METRO PROPERTY DEVELOPMENT PTY LTD

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

Plot Date: 27/08/2010
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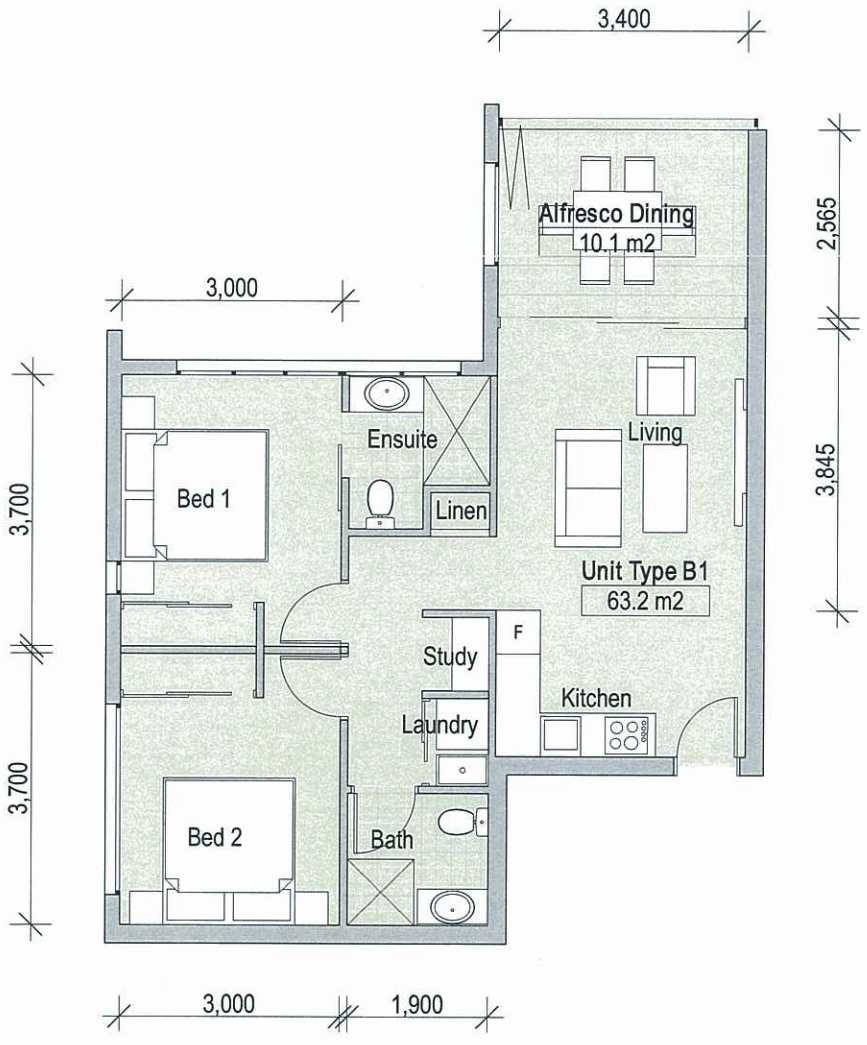
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 24/10/13



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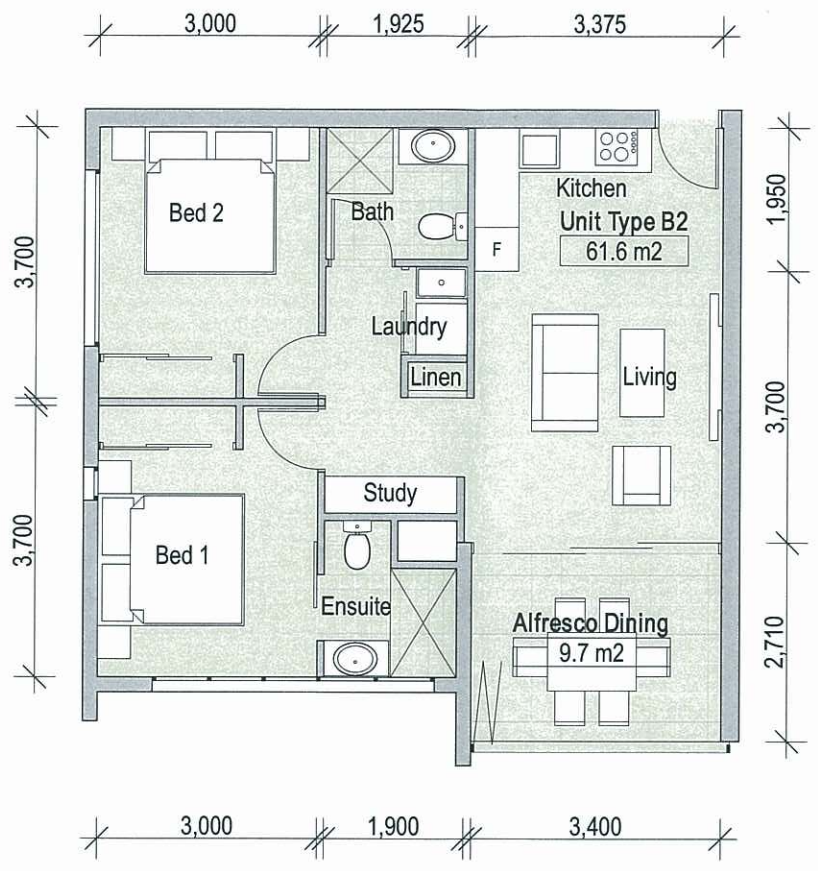

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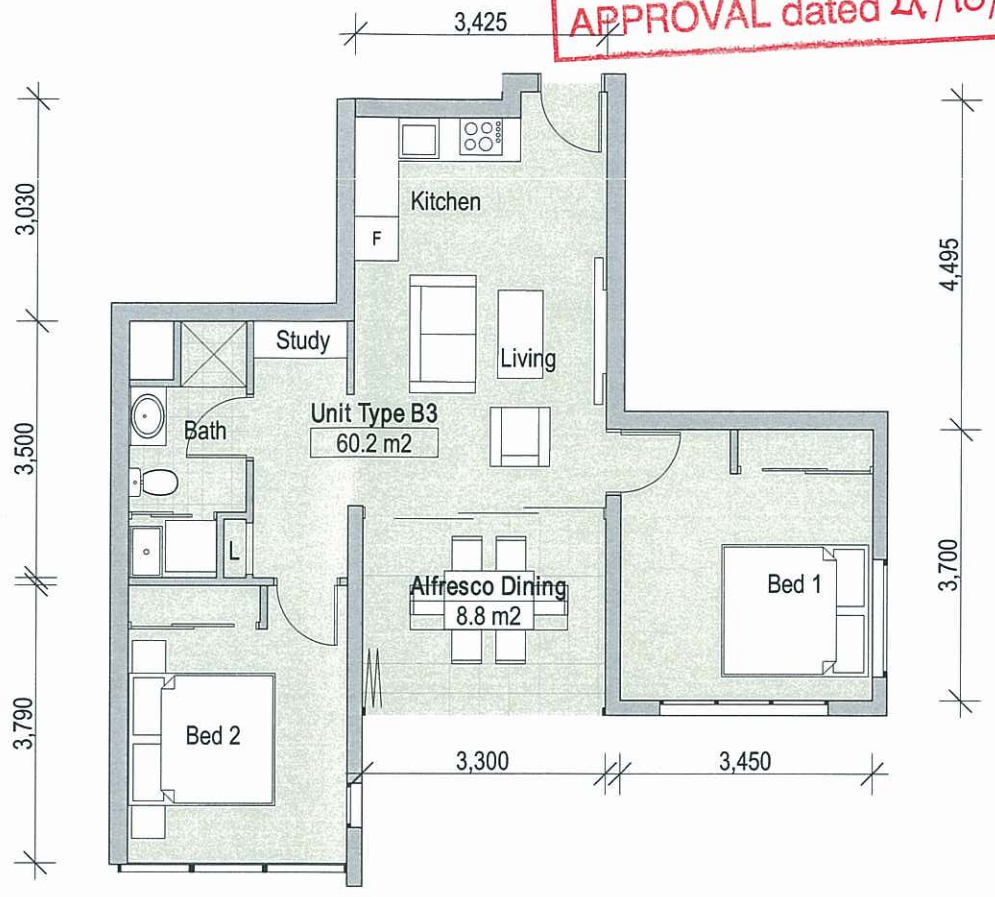

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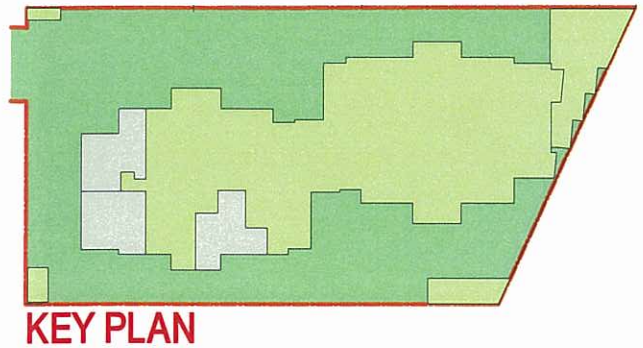

NOTE:

xx m2 = Alfresco / Balcony not included in GFA BHUDA

PROPOSED RESIDENTIAL DEVELOPMENT, 16 HAMILTON PLACE, BOWEN HILLS

TYP. UNIT PLANS - SHEET 6

METRO PROPERTY DEVELOPMENT PTY LTD

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ACN 100 492 304
ABN 89 159 048 228

Plot Date: 27/08/2010
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