

BENOWA GARDENS MASTER PLAN

SITE INFORMATION

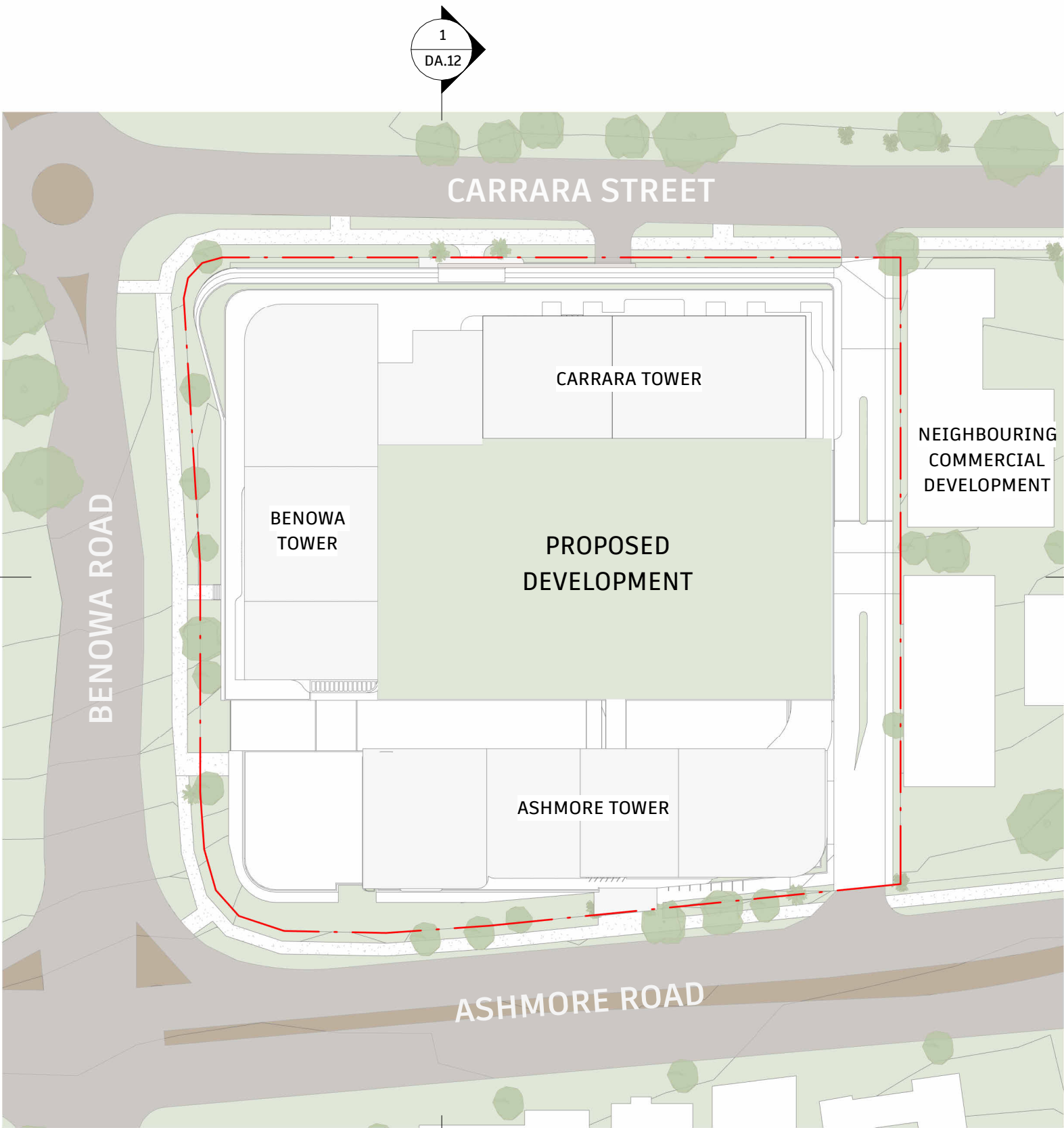
ADDRESS 203 ASHMORE ROAD
BENOWA QLD 4217

RPD LOT/DP: RP839746

SITE AREA 17,658m²

LEGEND

- RETAIL
- STAFF BICYCLE PARKING
- COMMERCIAL
- RESIDENTIAL
- VISITOR BICYCLE PARKING
- COMMUNITY OUTDOOR
- REFUSE
- PERIMETER USE



APARTMENT TYPES

	LEVELS	2 x BED	3 x BED	TOTAL
CARRARA TOWER	PER LEVEL (x 9)	12	3	15
	TOTAL PER TOWER	108	27	135
BENOWA TOWER	PER LEVEL (x 8)	12	4	16
	TOTAL PER TOWER	96	32	128
ASHMORE TOWER	PER LEVEL (x 7)	14	4	18
	PER HALF LEVEL (x 1)	4	4	8
	TOTAL PER TOWER	102	32	134
TOTAL APARTMENTS		306	91	397

PERIMETER USE: 8,400m²

	SHORT STAY ACCOMMODATION	RESIDENTIAL 1 BED	OR	HEALTH CARE
BASEMENT 2	130m ² TUA (LOBBY)	-		-
BASEMENT 1	11	-		1,200m ² TUA
GROUND (SHOPPING CENTRE)	15	-		1,200m ² TUA
CARRARA LEVEL 1	15	-		1,200m ² TUA
CARRARA LEVEL 2	-	22		2,400m ² TUA
CARRARA LEVEL 3	-	22		2,400m ² TUA
TOTAL	41	44		8,400m ²

CARPARKING

RETAIL	
BASEMENT 3	190 CARS
BASEMENT 2	260 CARS
BASEMENT 1	250 CARS
TOTAL RETAIL CARPARKS	700 CARS

RESIDENTIAL	
LEVEL 2	220 CARS
LEVEL 3	270 CARS
TOTAL RESIDENTIAL CARPARKS	490 CARS

PERIMETER USE	
BASEMENT 3	270 CARS
TOTAL PERIMETER USE CARPARKS	270 CARS

TOTAL CARPARKS	1,460
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BICYCLE PARKING

STAFF	
BASEMENT 2	100 SPACES
TOTAL STAFF SPACES	100 SPACES

VISITOR	
BASEMENT 2	86 SPACES
BASEMENT 1	114 SPACES
TOTAL STAFF SPACES	200 SPACES

TOTAL BICYCLE SPACES	300
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AREA CALCULATIONS

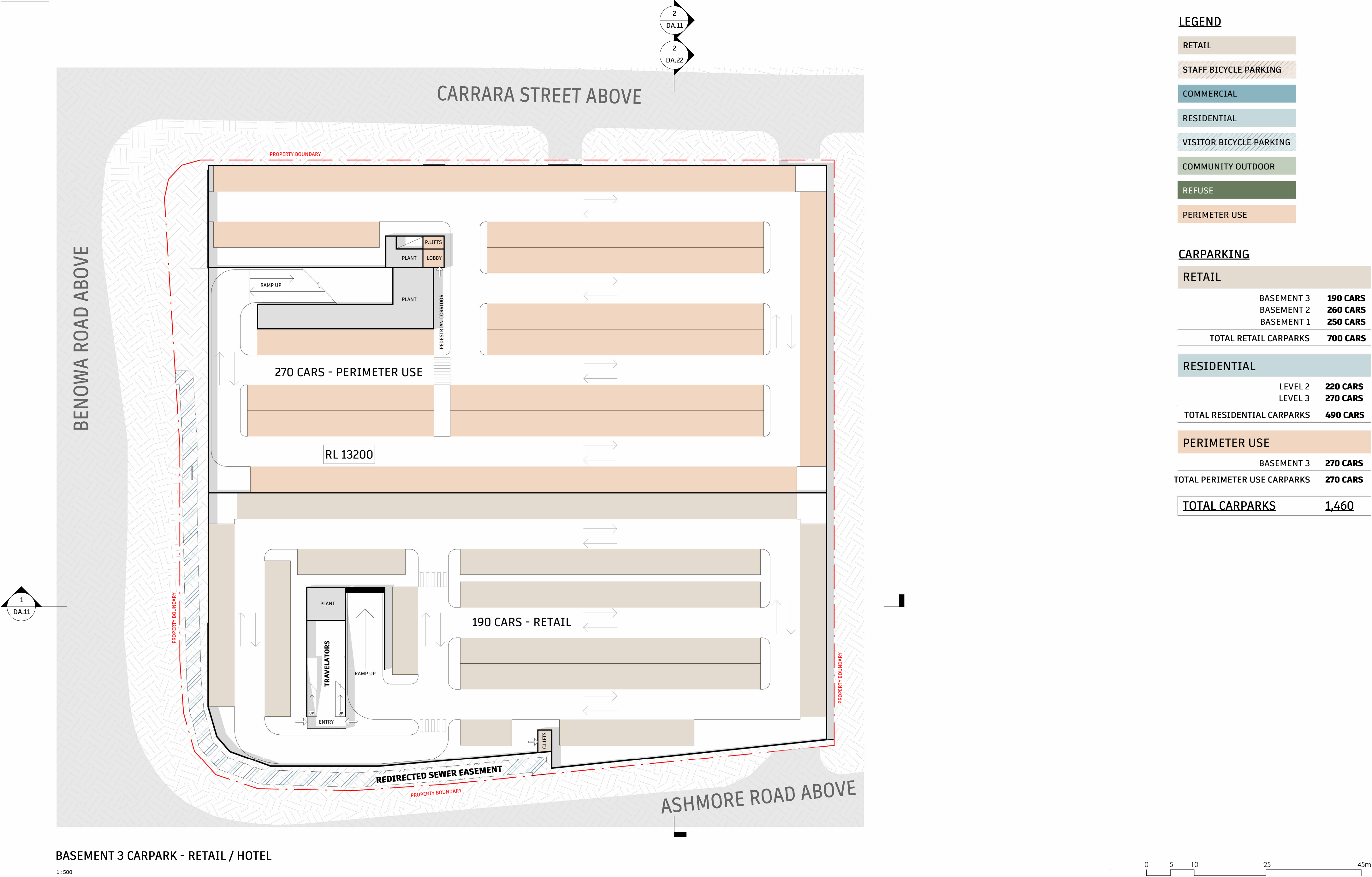
RETAIL AREA	
SUPERMARKET	4,000m ²
SPECIALTY SHOPS:	6,000m ²
RETAIL BASEMENT 2 LEVEL:	700m ²
RETAIL BASEMENT 1 LEVEL:	300m ²
SHOPPING CENTRE LEVEL:	5,000m ²
TOTAL RETAIL	10,000m ²

COMMERCIAL AREA	
LEVEL 1:	2,500m ²
LEVEL 2:	500m ²
TOTAL COMMERCIAL	3,000m ²

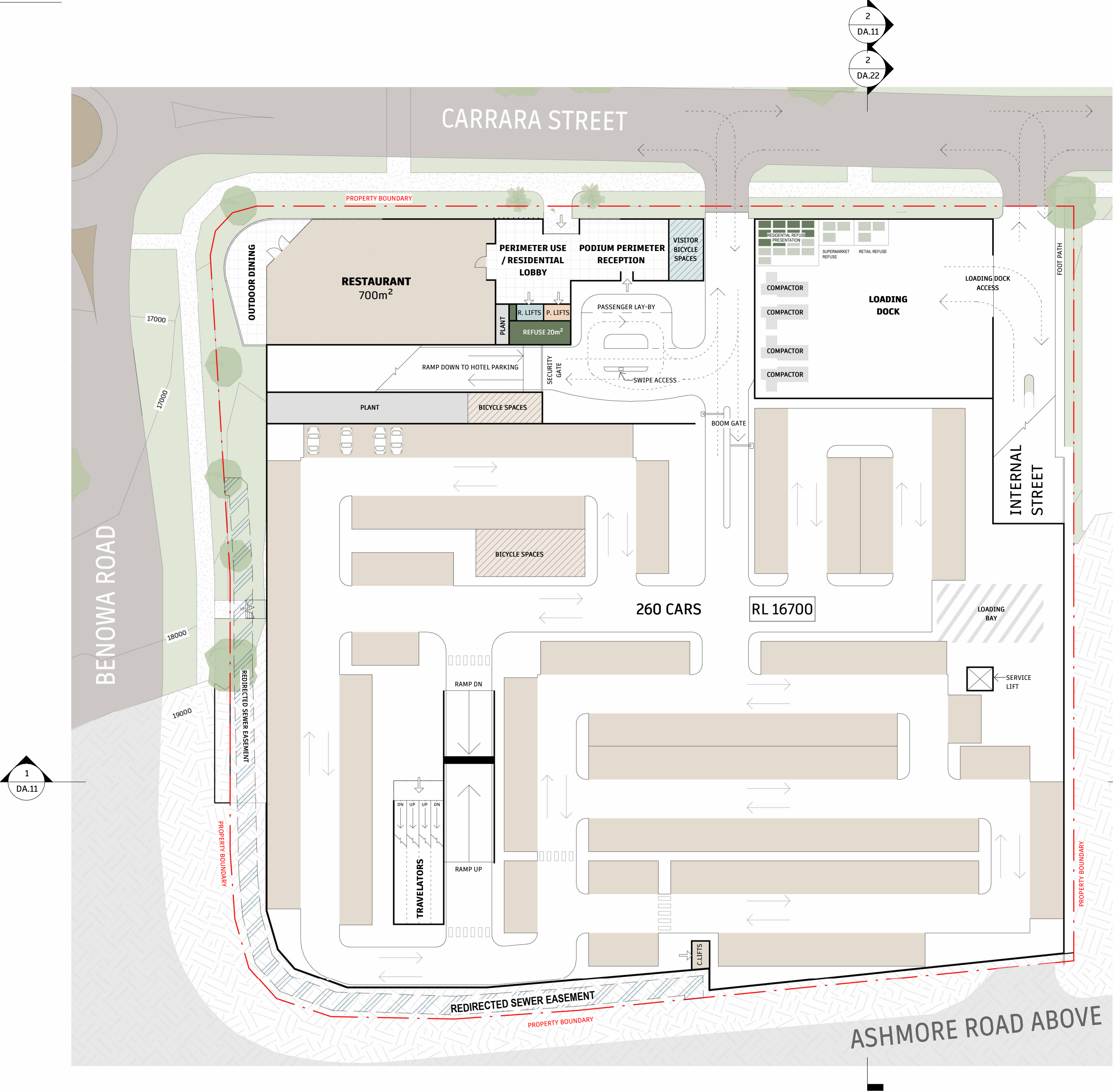
SITE PLAN

1:1000

FLOOR PLAN-BASEMENT 3 (RETAIL)



FLOOR PLAN-BASEMENT 2 (RETAIL)



LEGEND

RETAIL
STAFF BICYCLE PARKING
COMMERCIAL
RESIDENTIAL
VISITOR BICYCLE PARKING
COMMUNITY OUTDOOR
REFUSE
PERIMETER USE

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BASEMENT 2	100 SPACES
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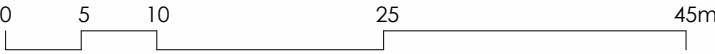
VISITOR

BASEMENT 2	86 SPACES
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TOTAL STAFF SPACES	200 SPACES

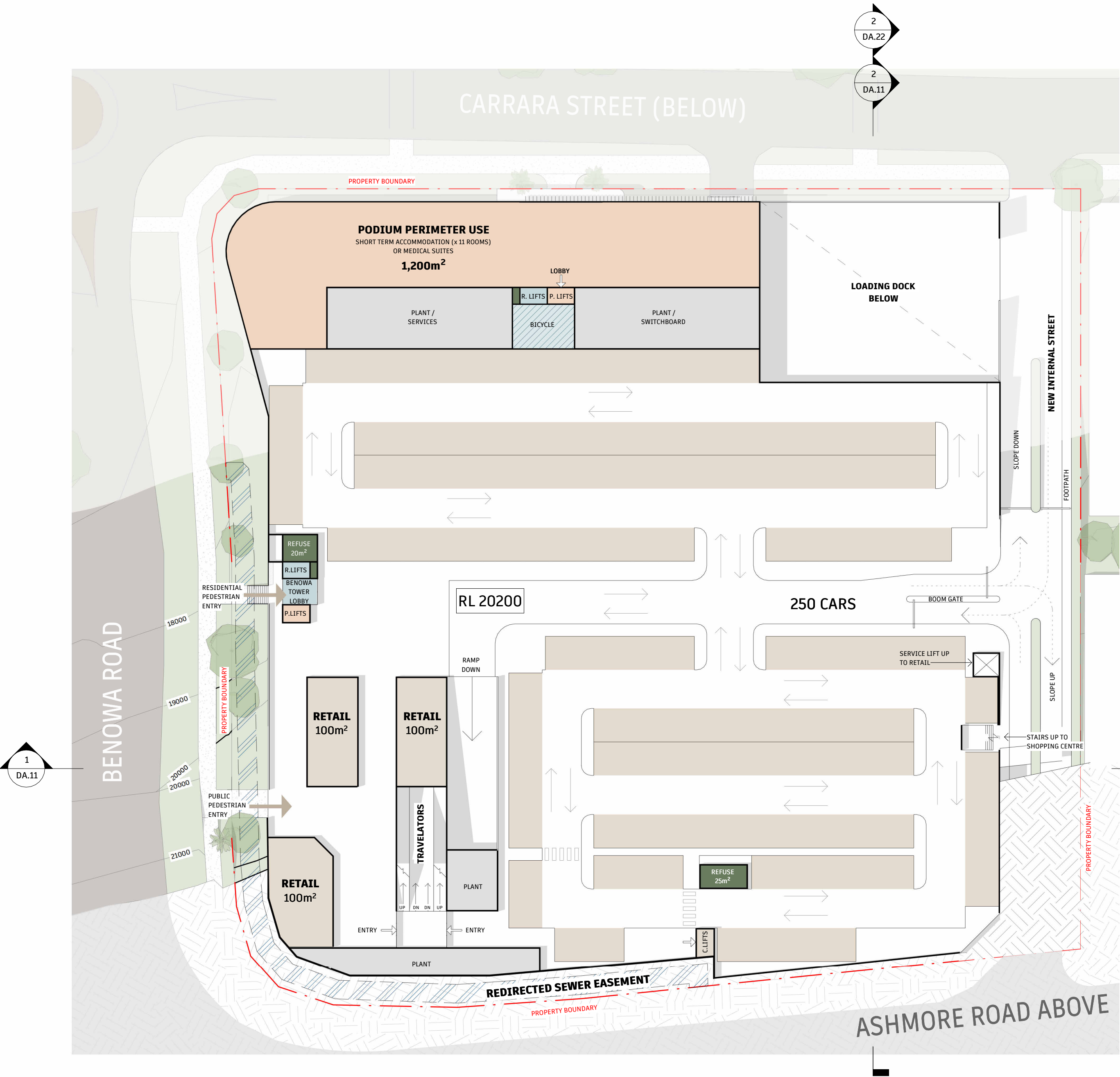
TOTAL BICYCLE SPACES	300
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BASEMENT 2 CARPARK - RETAIL

1:500



FLOOR PLAN-BASEMENT 1 (RETAIL)



BASEMENT 1 CARPARK - RETAIL

1:500

LEGEND

RETAIL
STAFF BICYCLE PARKING
COMMERCIAL
RESIDENTIAL
VISITOR BICYCLE PARKING
COMMUNITY OUTDOOR
REFUSE
PERIMETER USE

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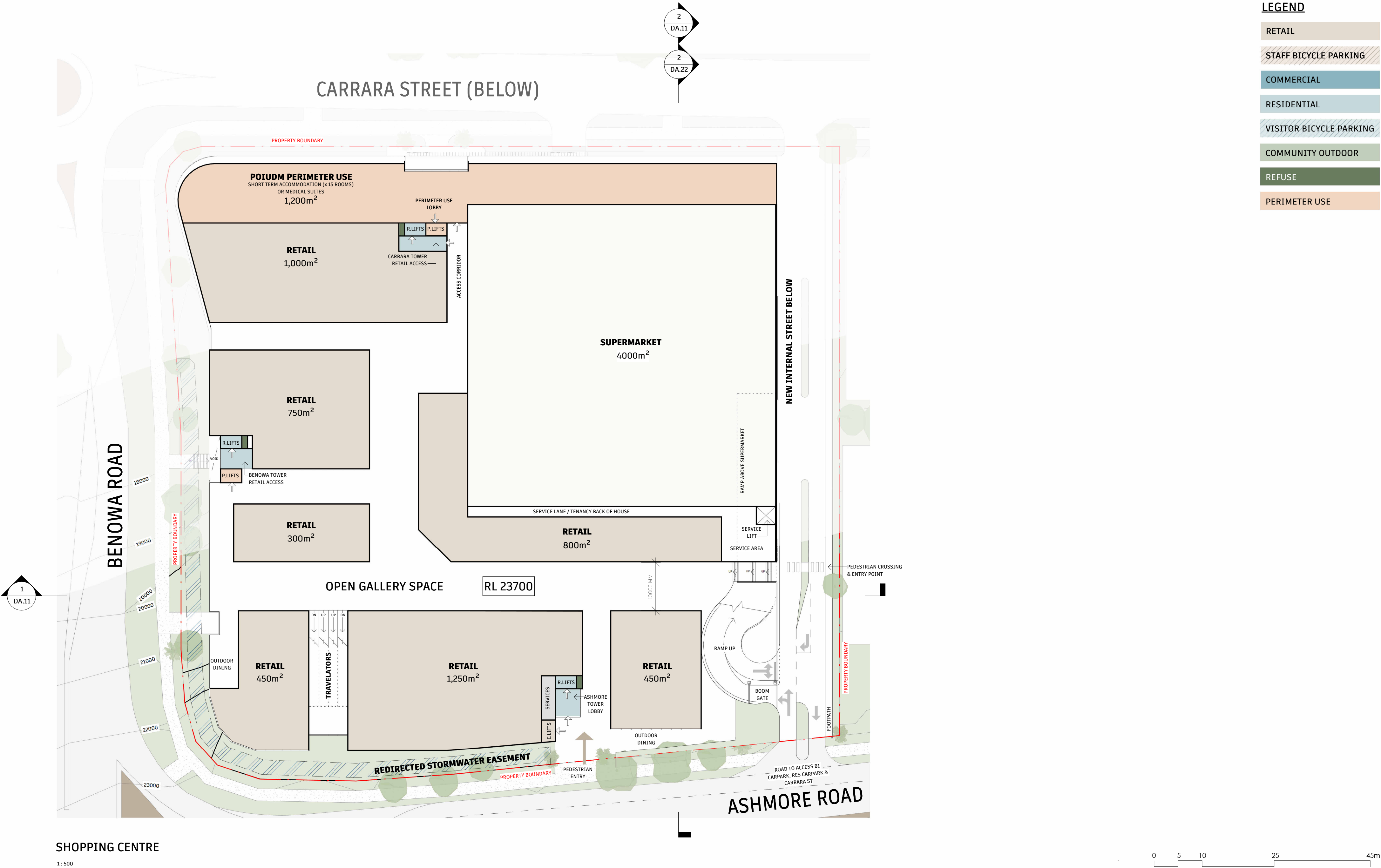
BICYCLE PARKING

STAFF	
BASEMENT 2	100 SPACES
TOTAL STAFF SPACES	100 SPACES

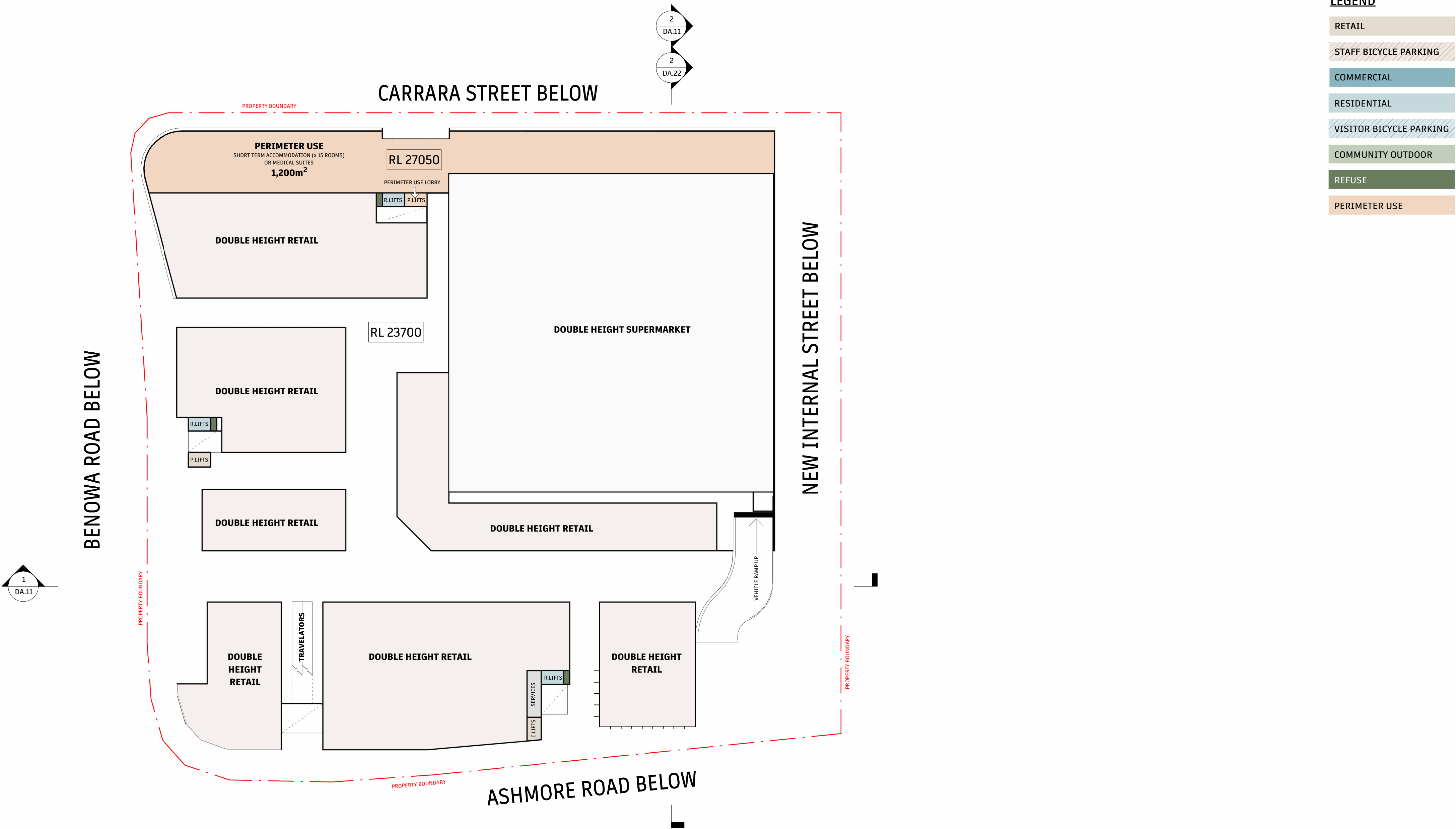
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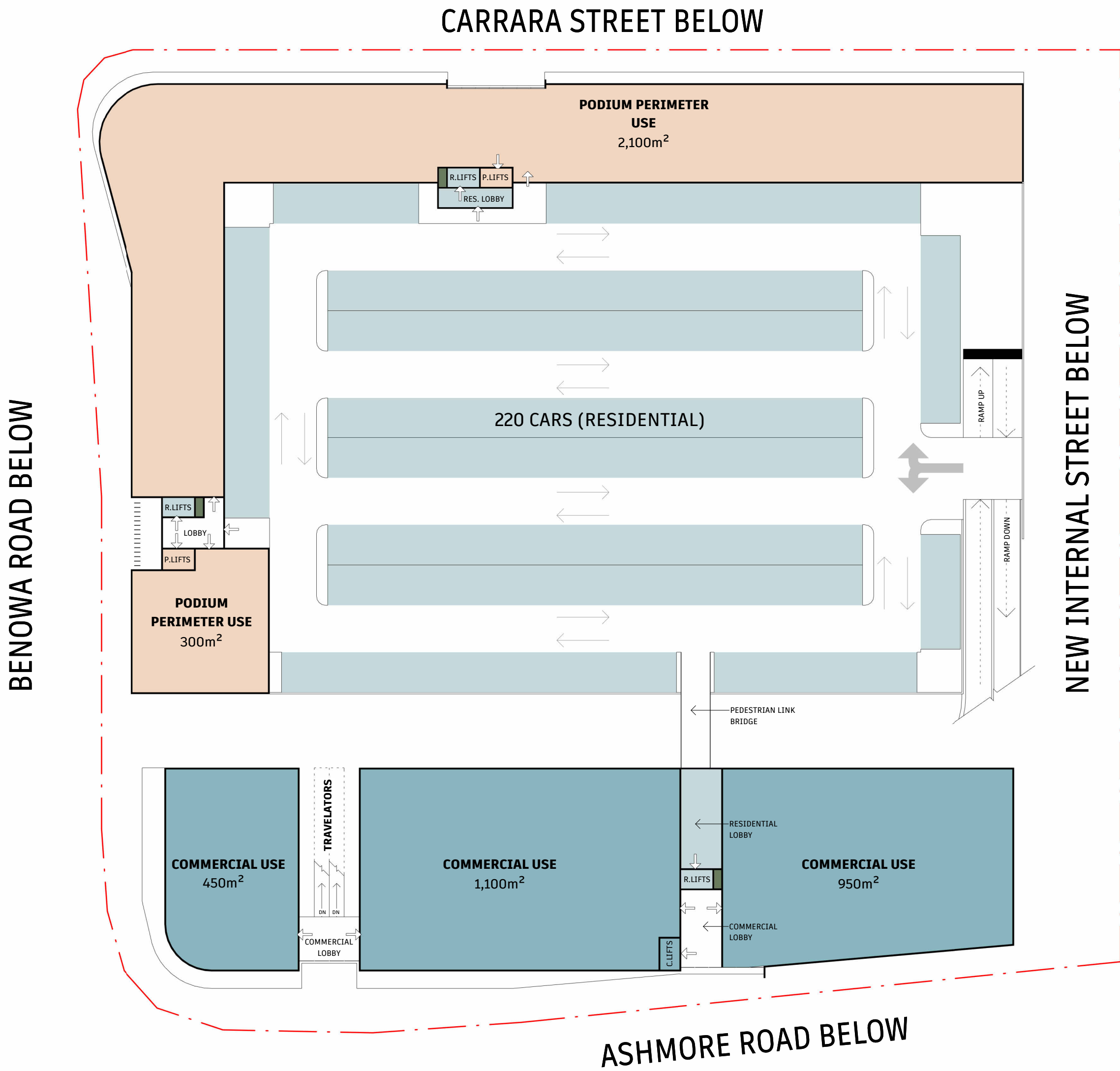
FLOOR PLAN-SHOPPING CENTRE



FLOOR PLAN LEVEL 1 - PERIMETER USE MEZZANINE



FLOOR PLAN-LEVEL 2 (RESIDENTIAL CARPARK)



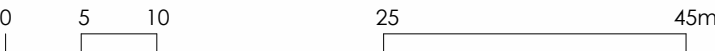
LEGEND

RETAIL
STAFF BICYCLE PARKING
COMMERCIAL
RESIDENTIAL
VISITOR BICYCLE PARKING
COMMUNITY OUTDOOR
REFUSE
PERIMETER USE

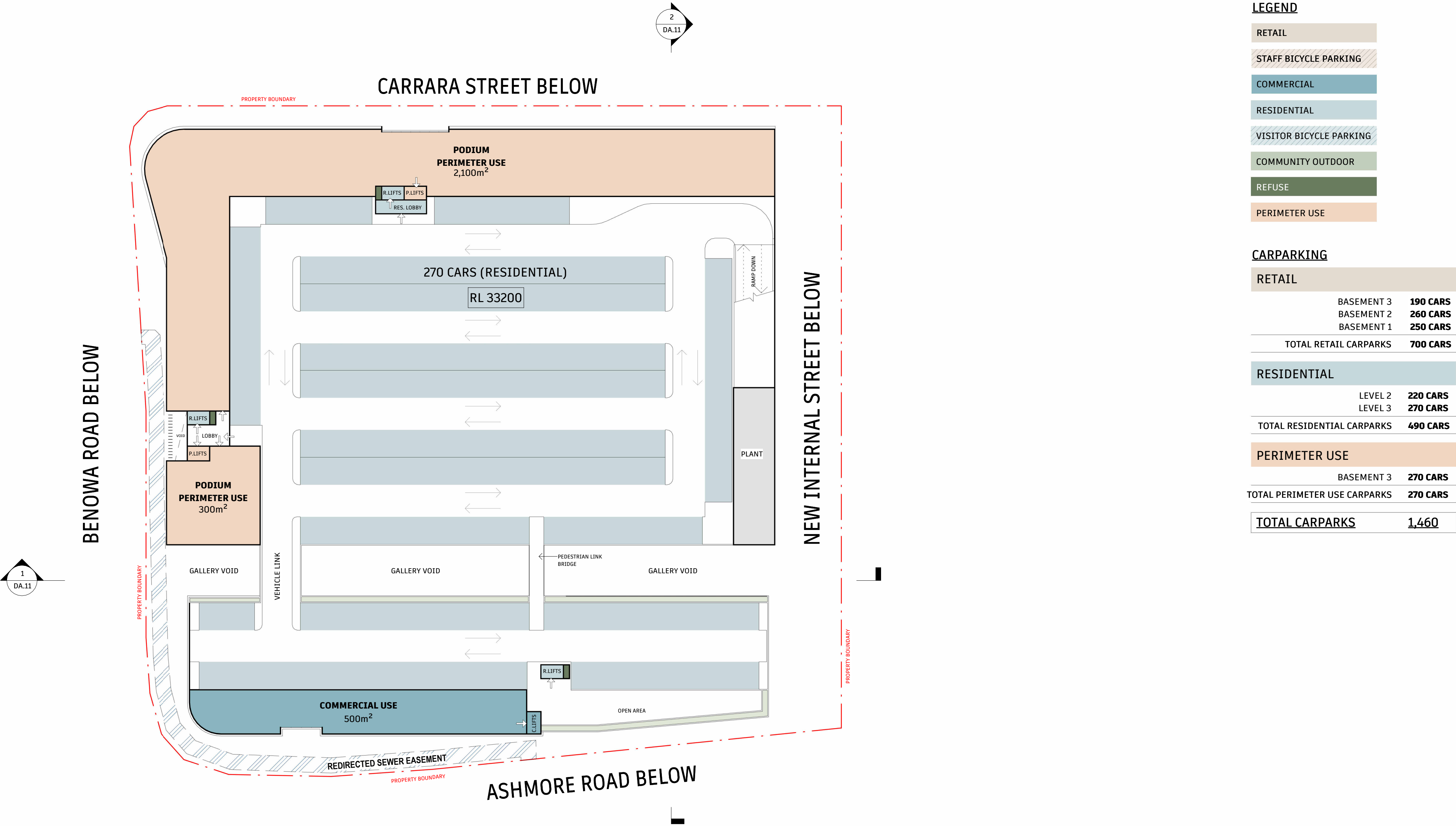
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L2_CARARRA
1 : 500

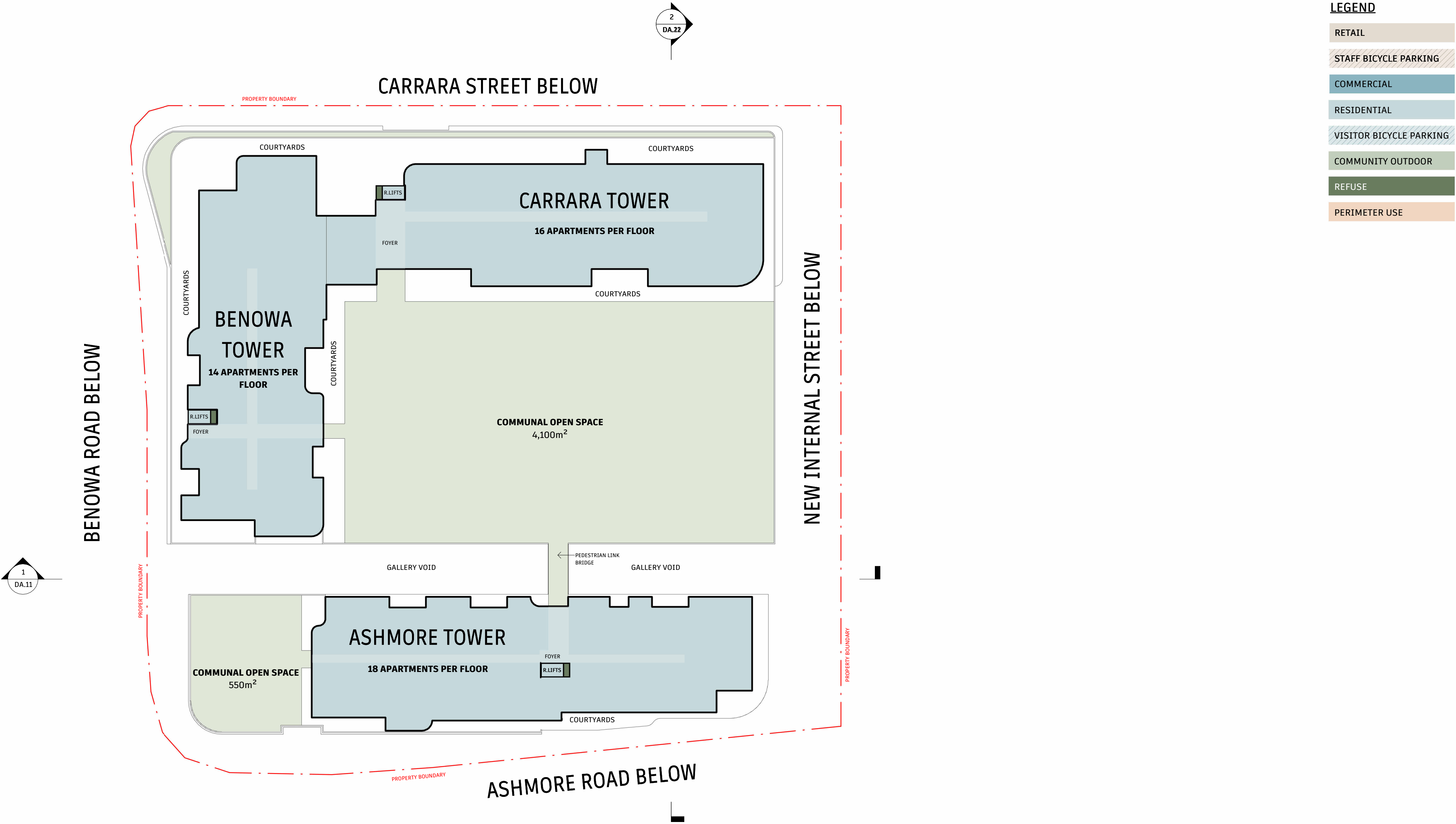


FLOOR PLAN-LEVEL 3 (RESIDENTIAL CARPARK)

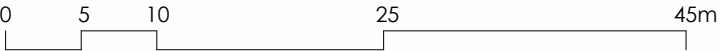


L3_RESIDENTIAL CAR PARK

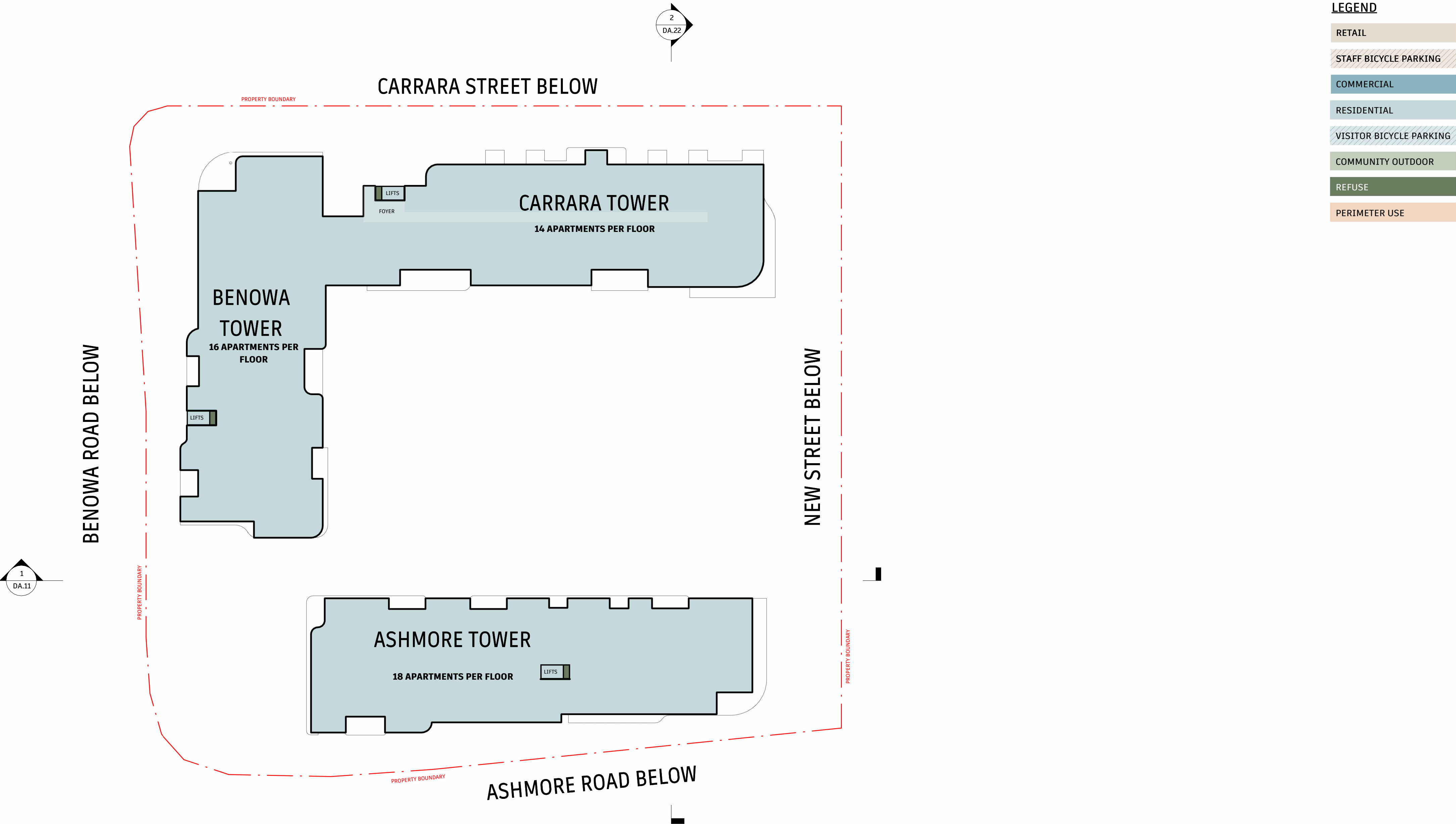
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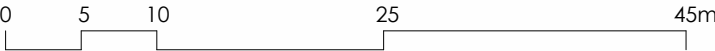
L4_RESIDENTIAL
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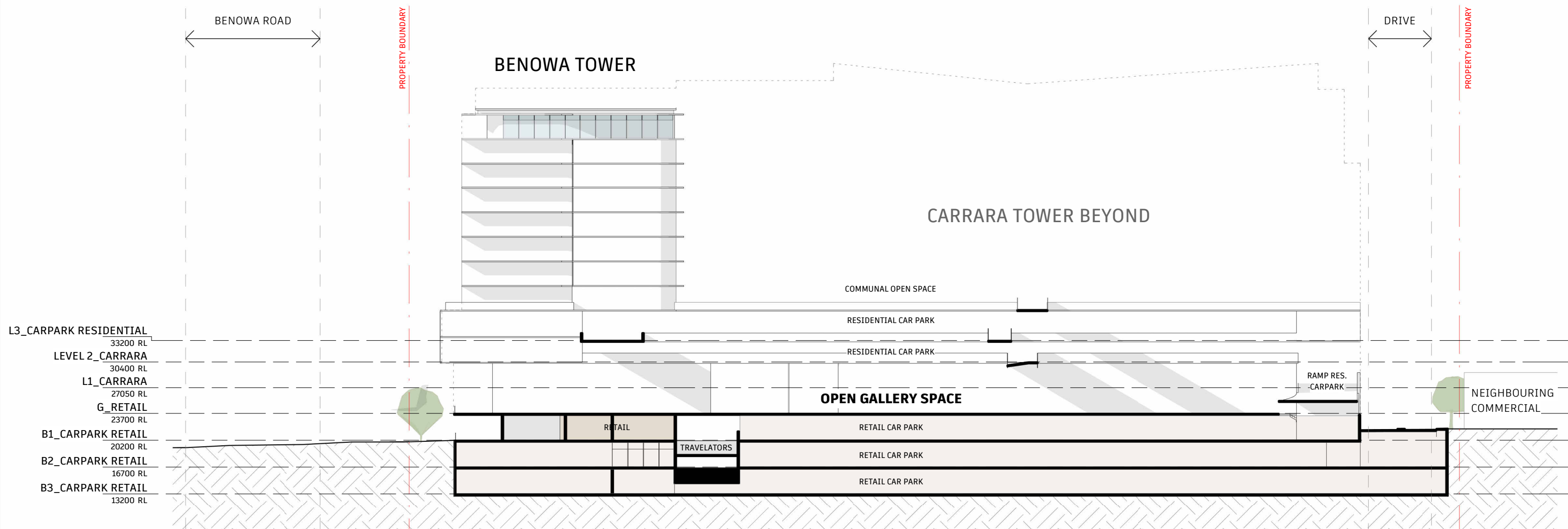
FLOOR PLAN-TYPICAL TOWER PLAN



TYPICAL RESIDENTIAL FLOOR
1:500

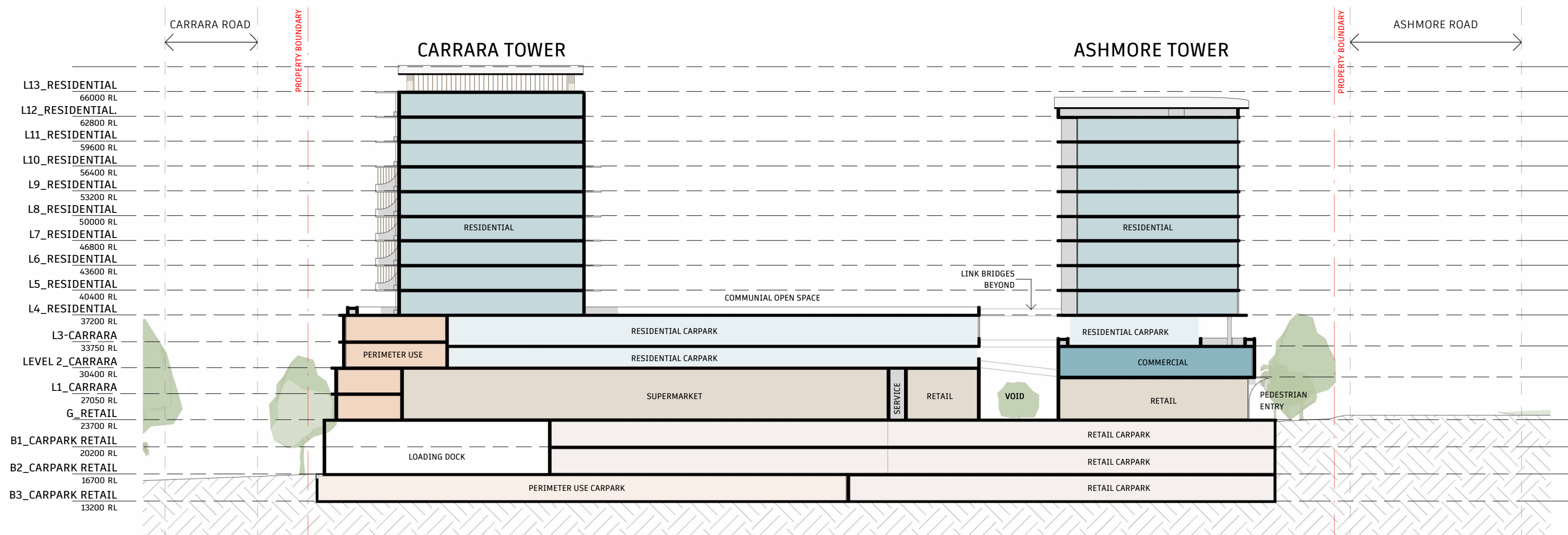


SECTION



EAST - WEST SECTION

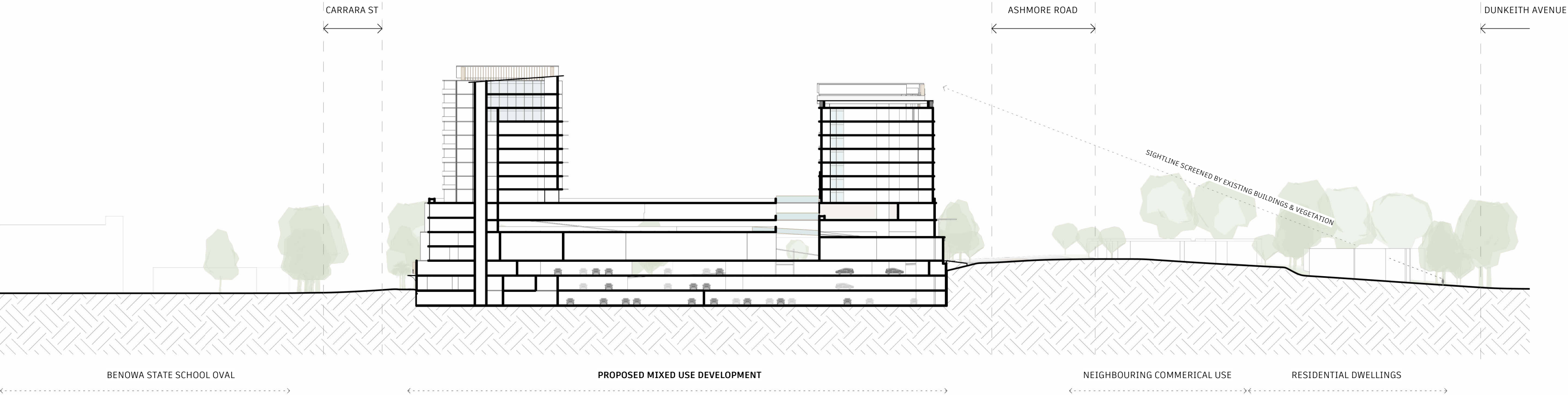
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NORTH - SOUTH SECTION

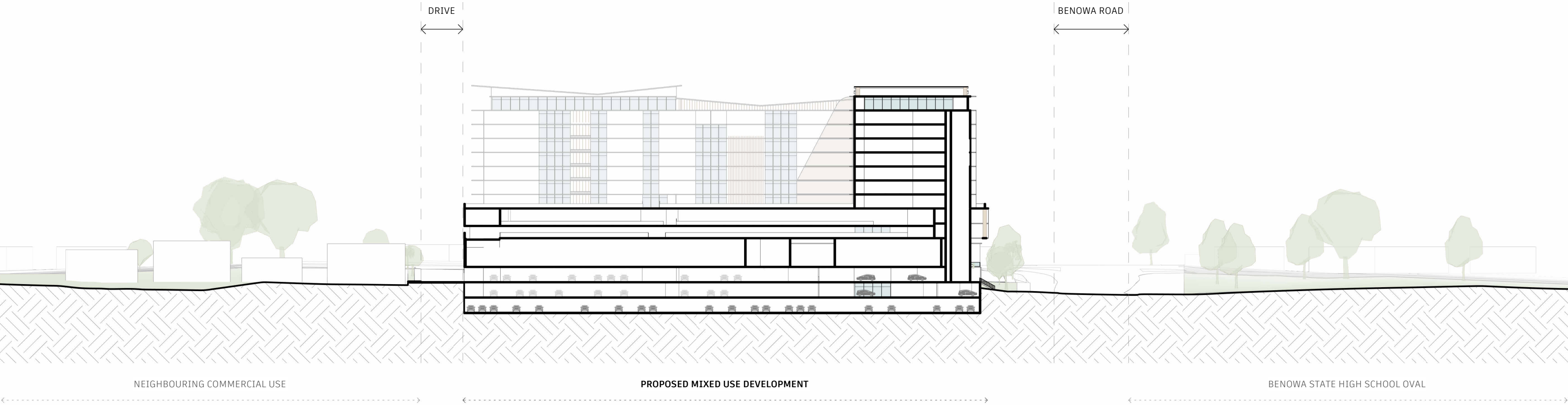
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URBAN SECTIONS



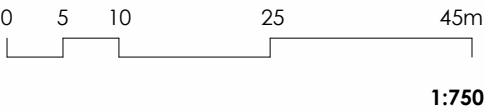
URBAN SECTION 01 - NORTH TO SOUTH

1:750

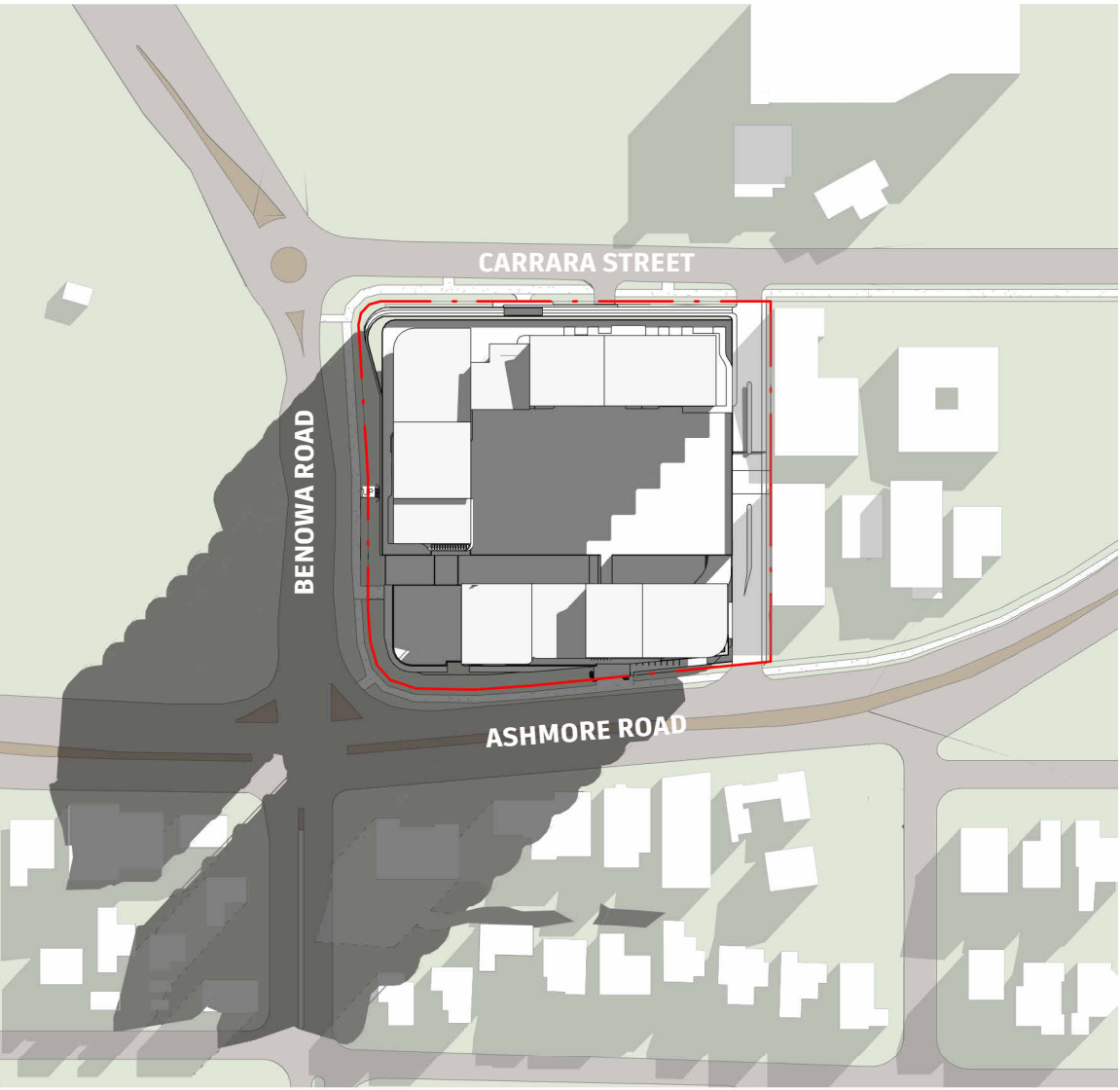


URBAN SECTION 02 - EAST TO WEST

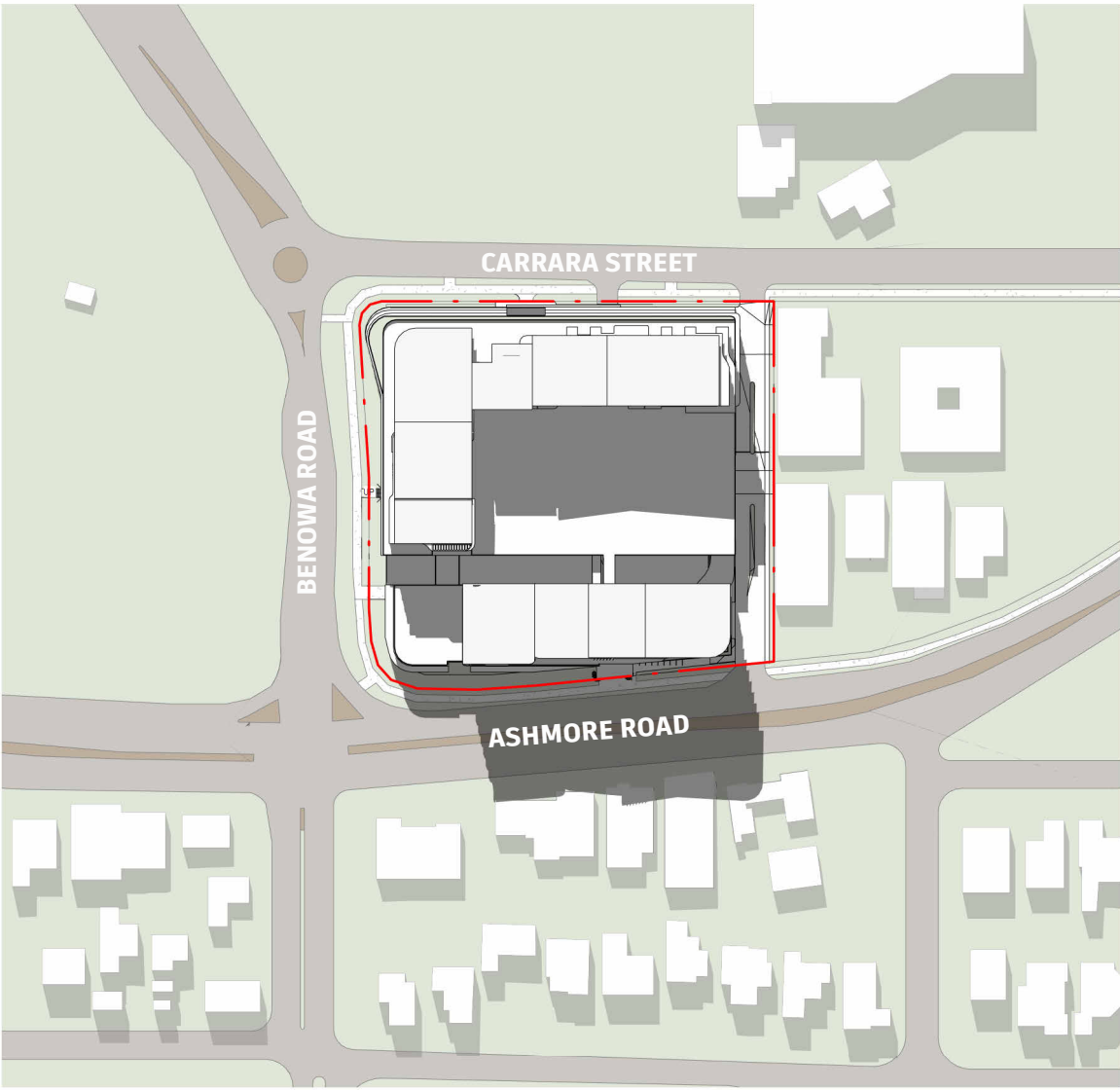
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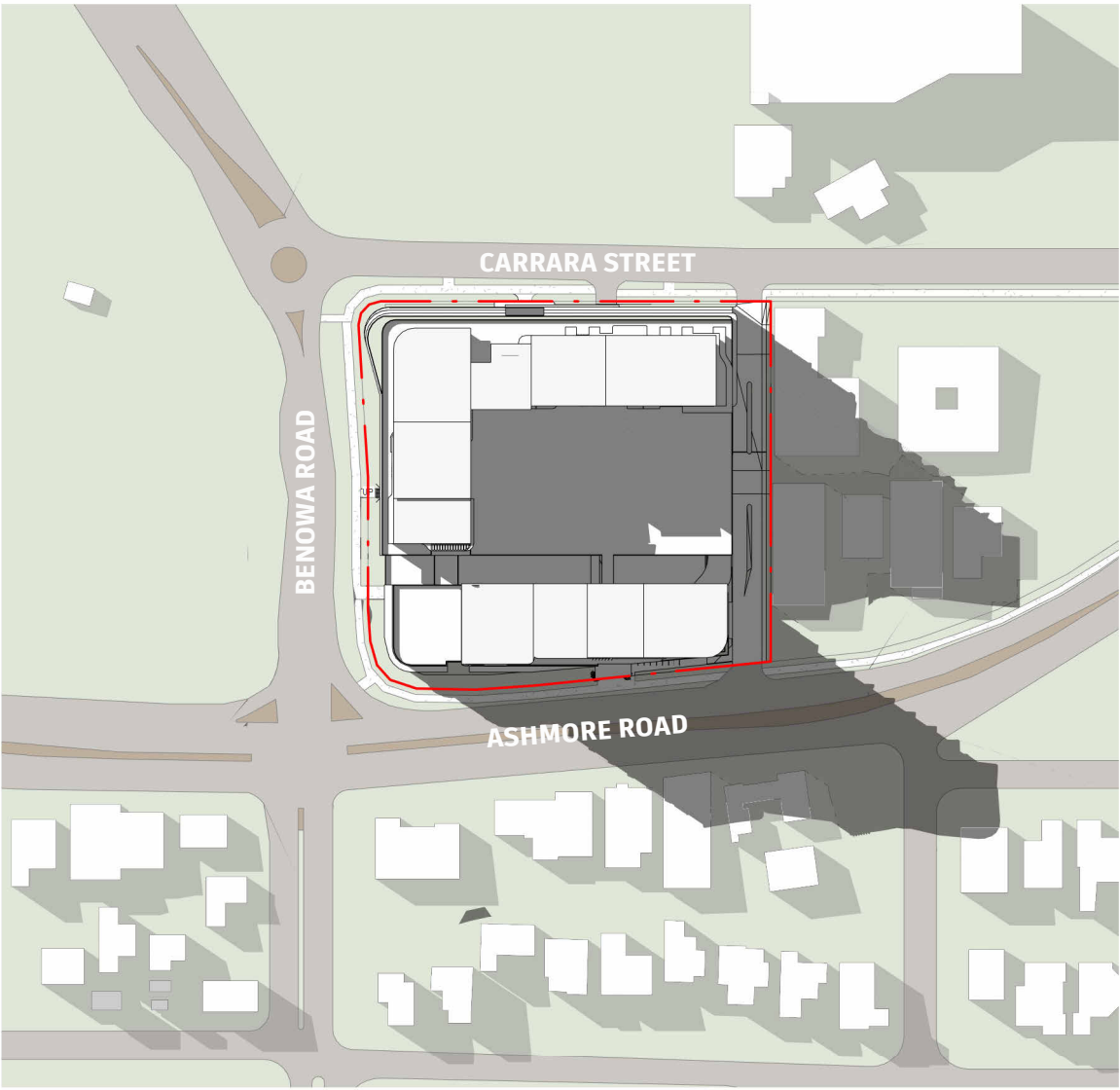
SOLAR STUDIES & SHADOWING



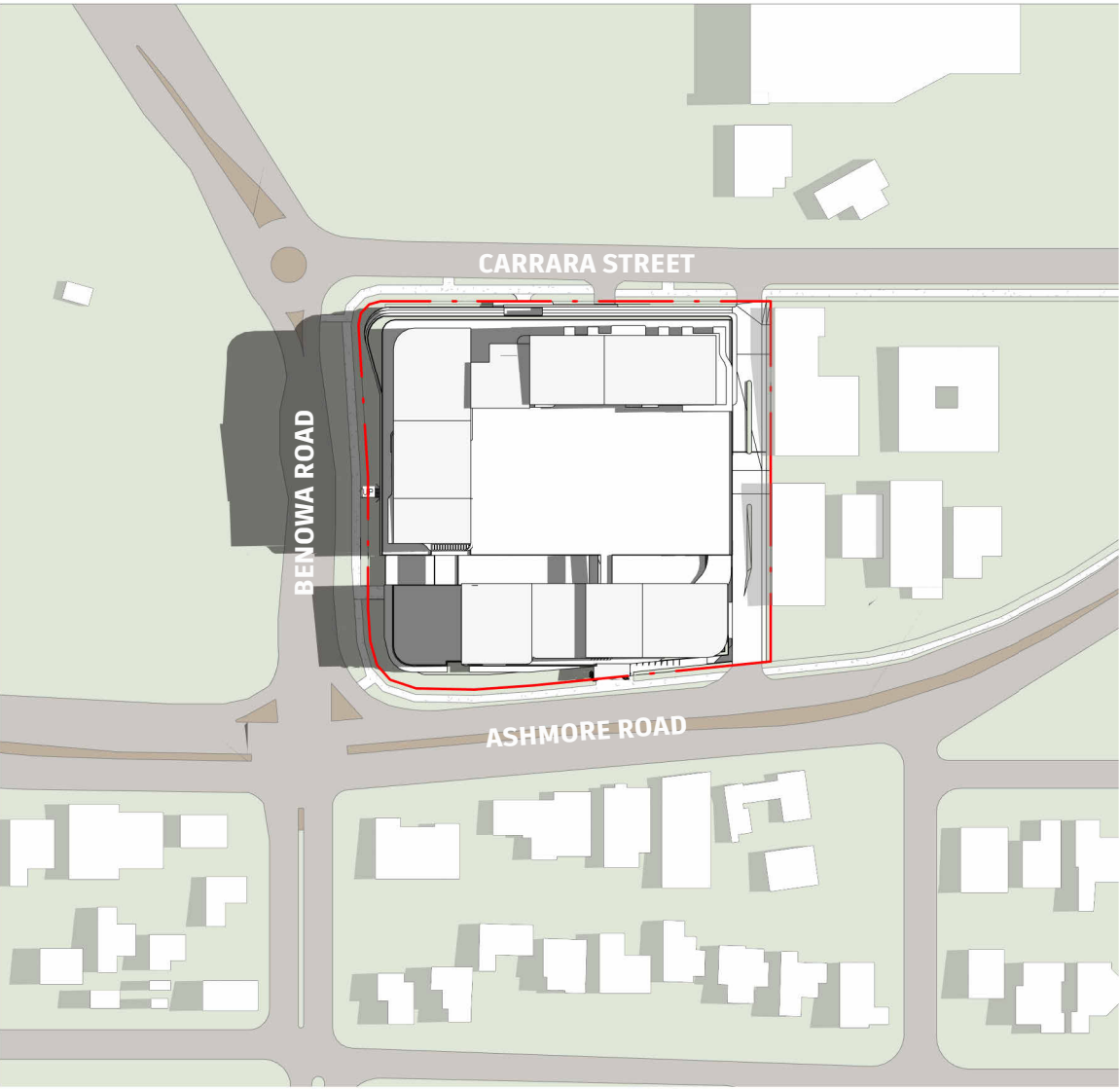
SOLAR STUDY - WINTER, 8AM
1: 2500



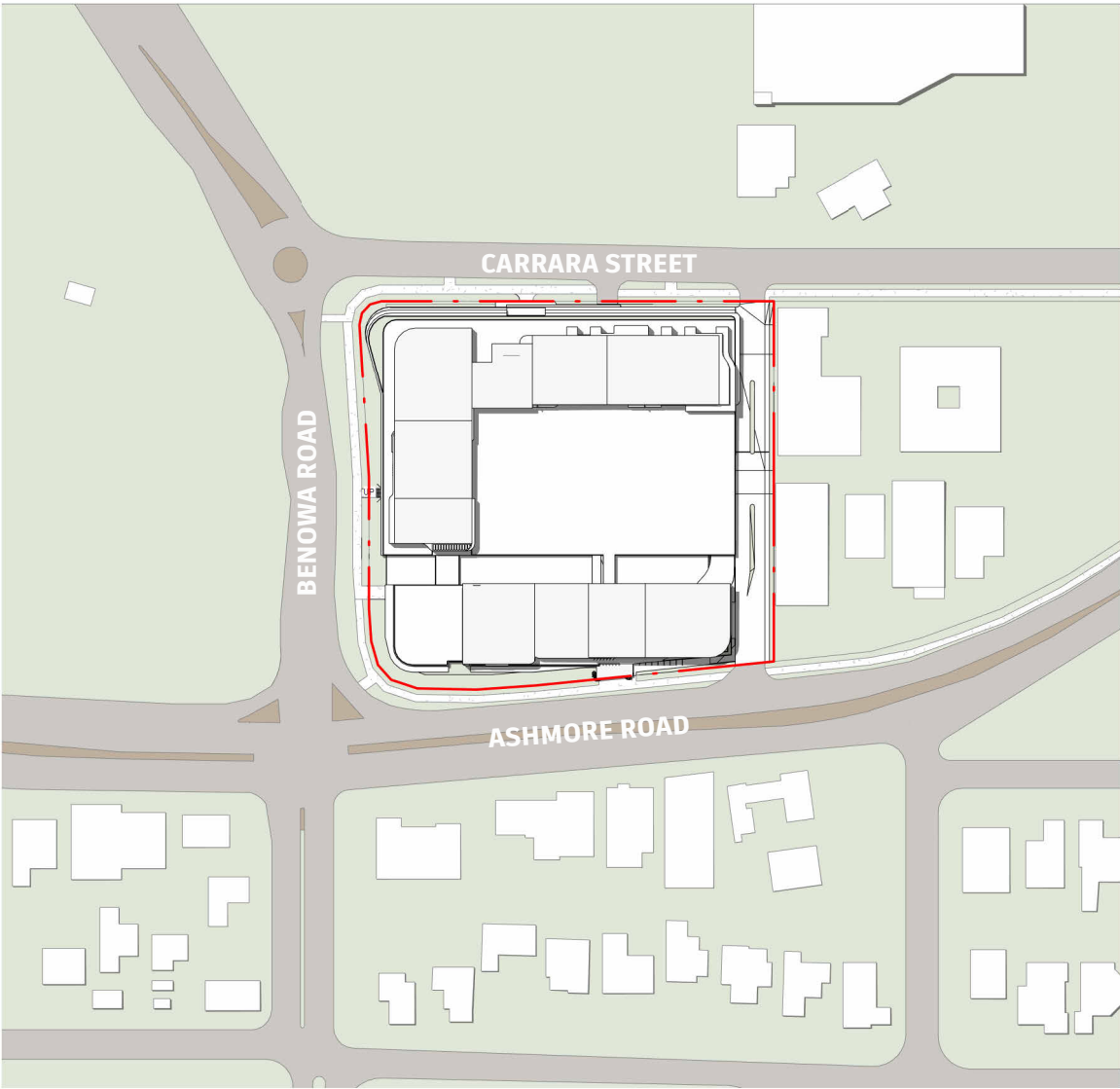
SOLAR STUDY - WINTER, 12PM
1: 2500



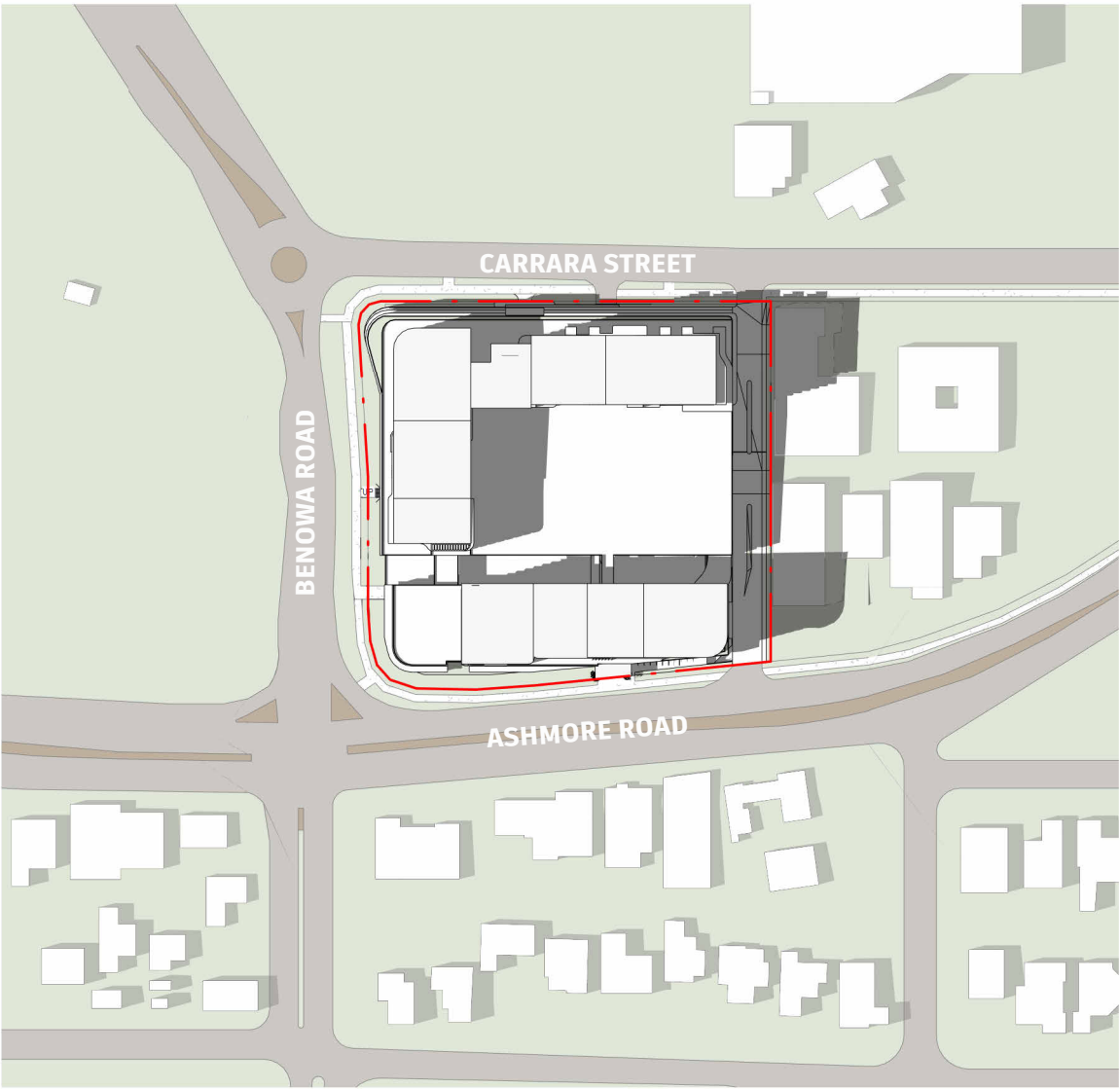
SOLAR STUDY - WINTER, 3PM
1: 2500



SOLAR STUDY - SUMMER, 8AM
1: 2500



SOLAR STUDY - SUMMER, 12PM
1: 2500



SOLAR STUDY - SUMMER, 3PM
1: 2500

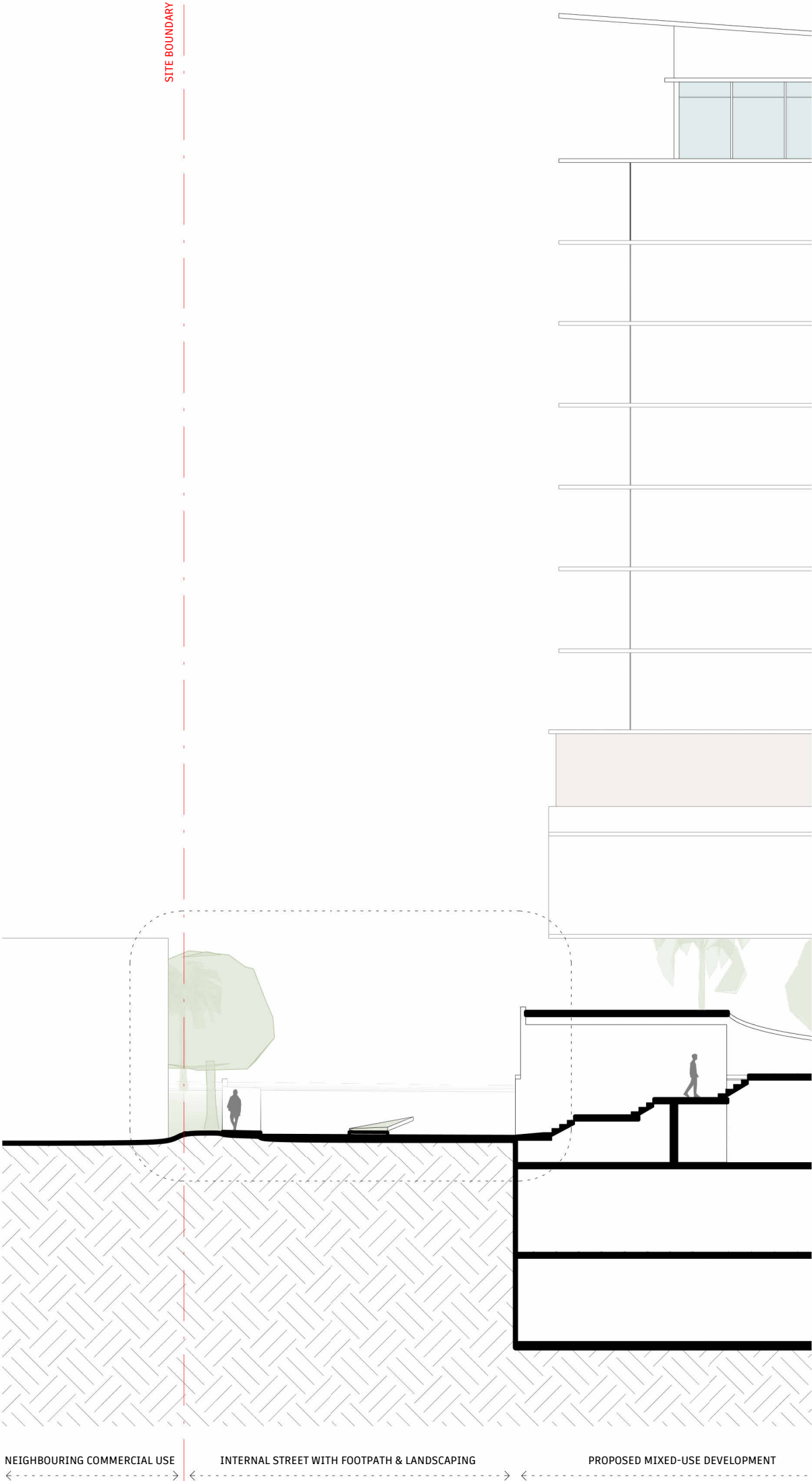
LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS

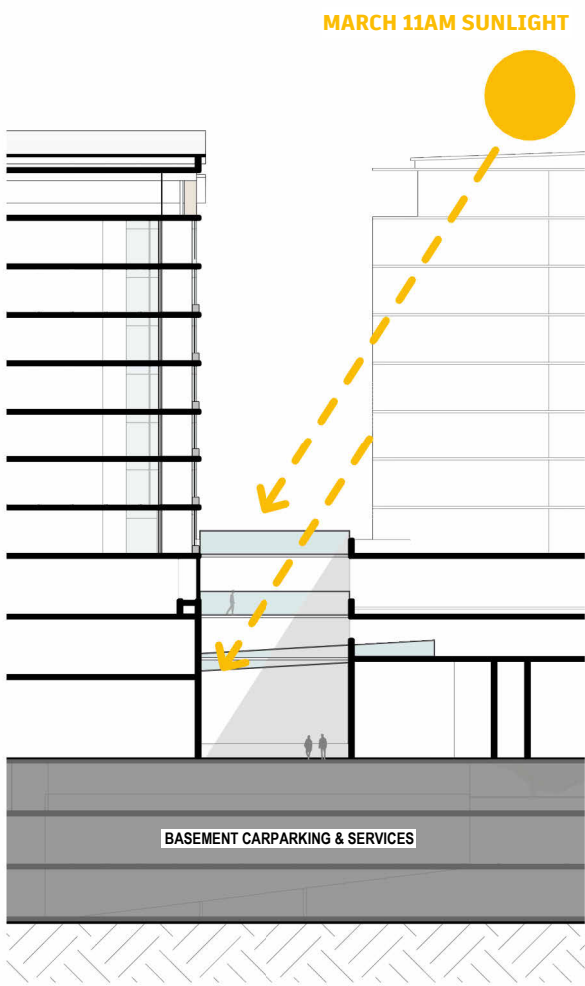
OVERLAP

GALLERY SPACE & INTERNAL STREET



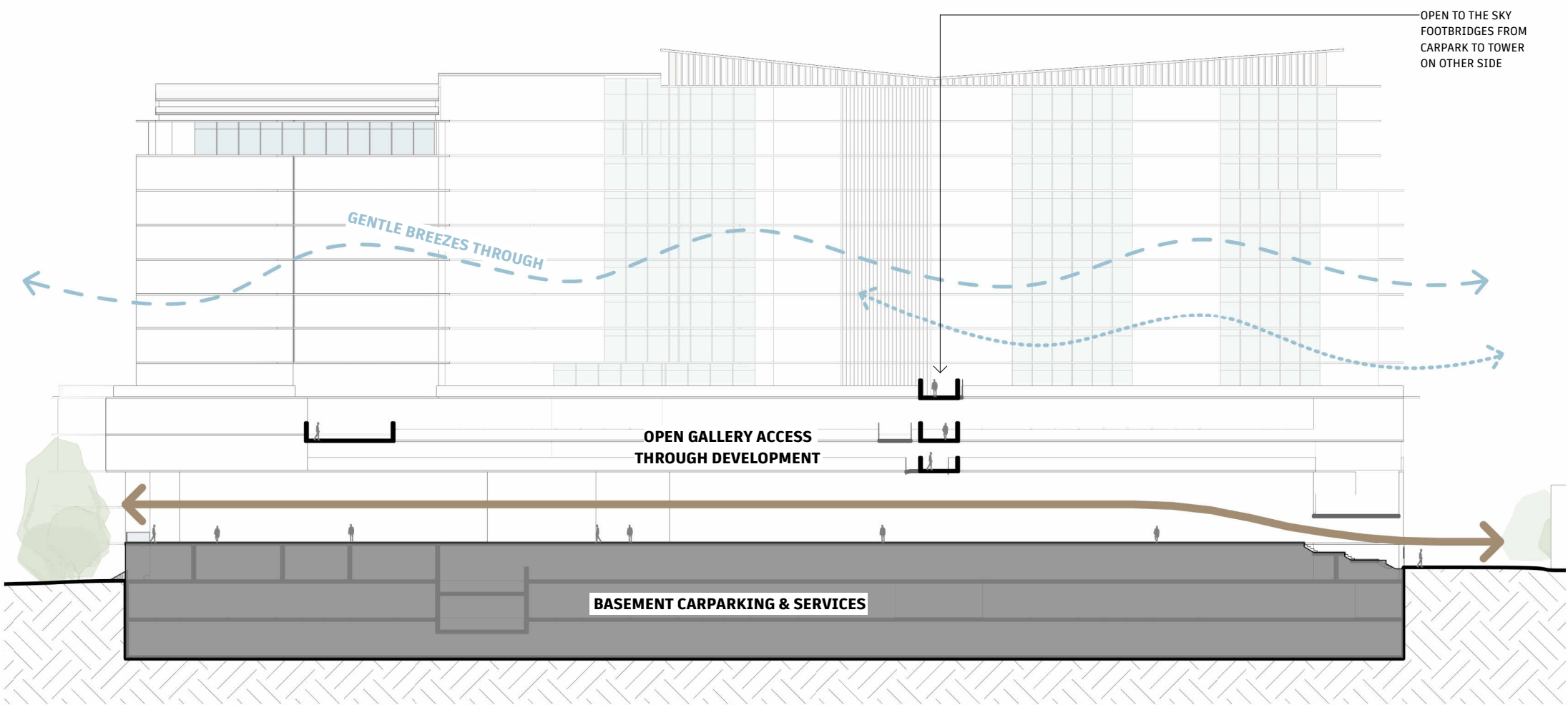
INTERNAL STREET SECTION

1:200



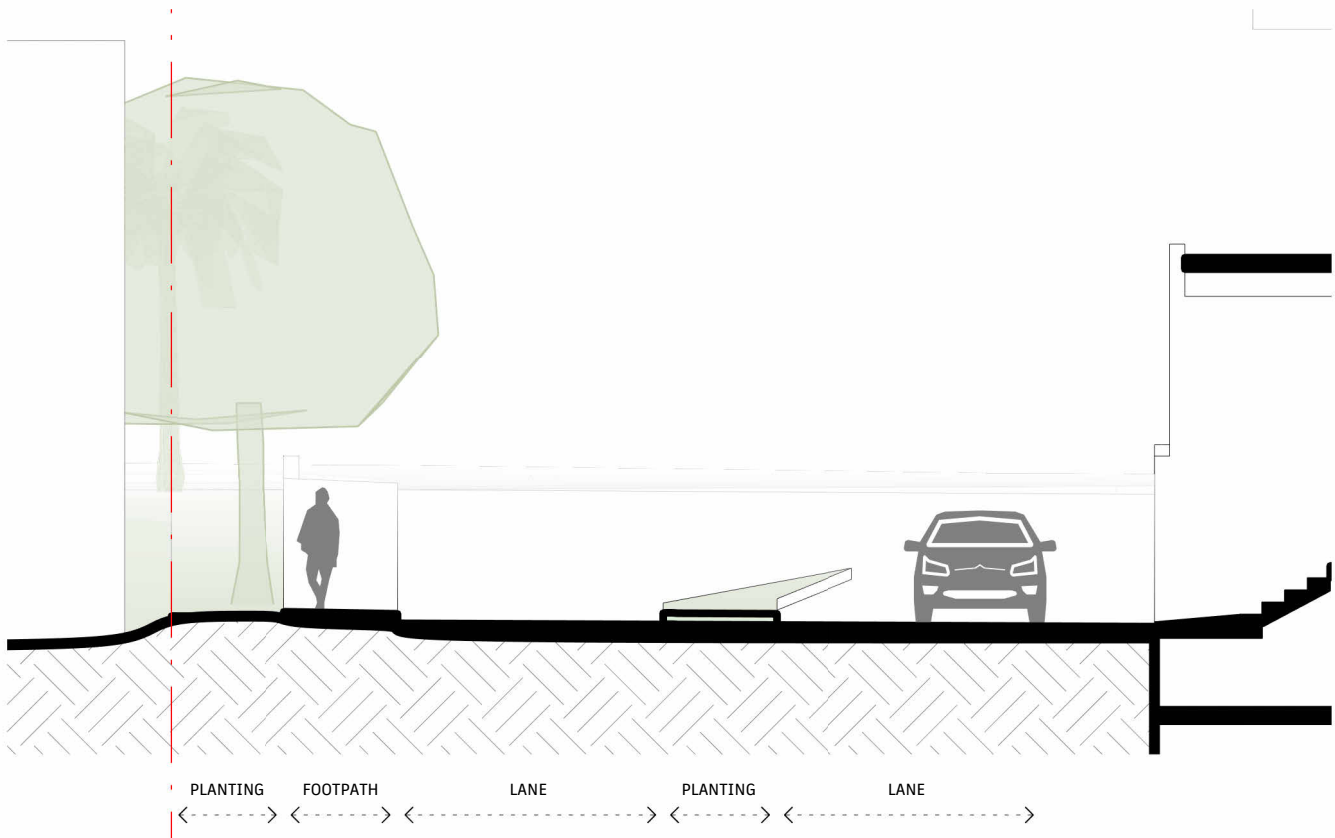
GALLERY SECTION - NORTH TO SOUTH

1:500



GALLERY SECTION - EAST TO WEST

1:500

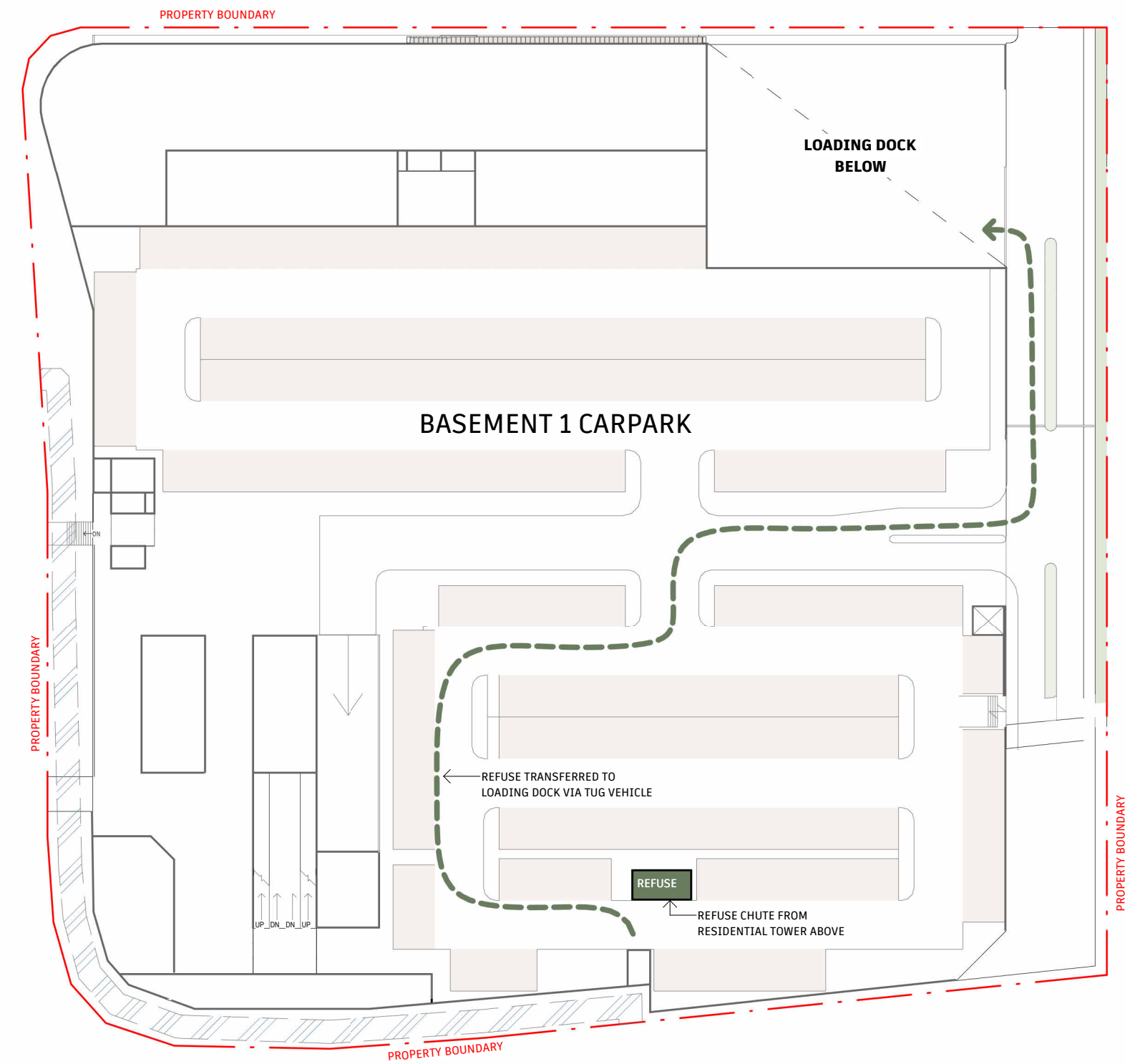


INTERNAL STREET SECTION - LANES

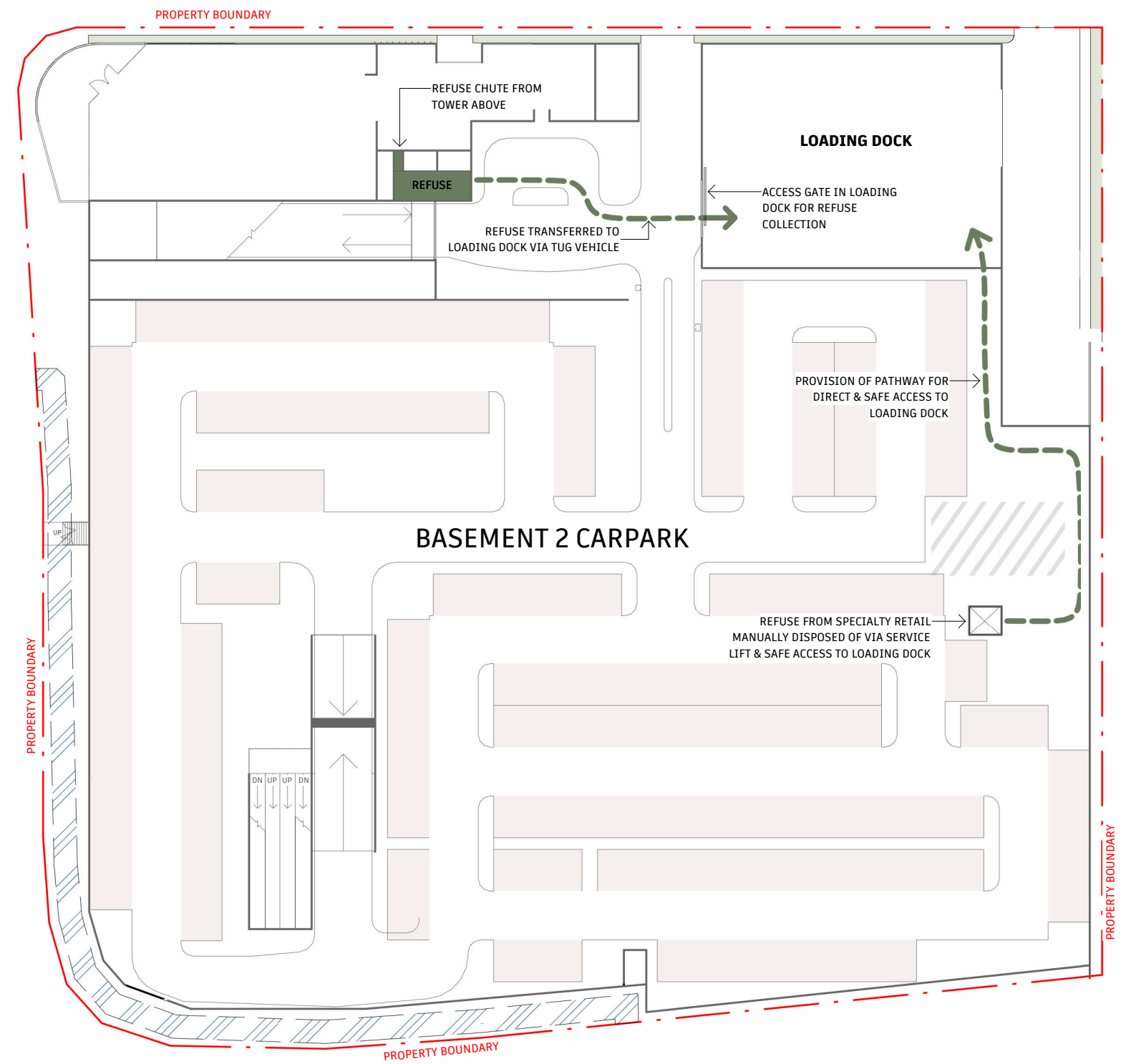
1:100

REFUSE STRATEGY DIAGRAMS

REFUSE STRATEGY - ASHMORE TOWER RESIDENTIAL
BASEMENT 1

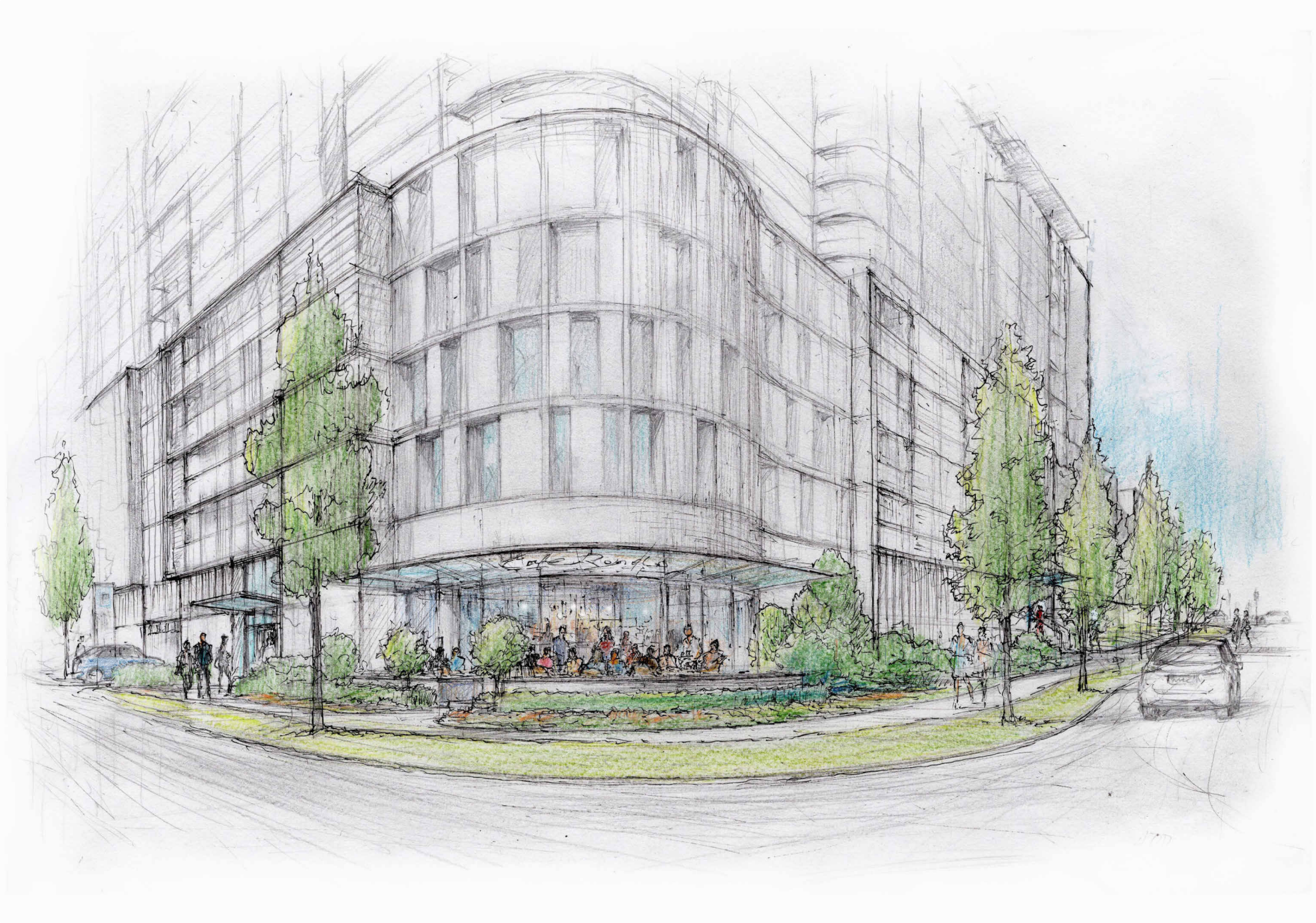


REFUSE STRATEGY - CARRARA / BENOWA TOWER & RETAIL
BASEMENT 2



BUILT FORM CHARACTER

CORNER OF CARRARA STREET & BENOWA ROAD
OUTDOOR DINING & PERIMETER USE



CORNER OF ASHMORE & BENOWA ROAD
RETAIL, COMMERCIAL & APARTMENTS ABOVE



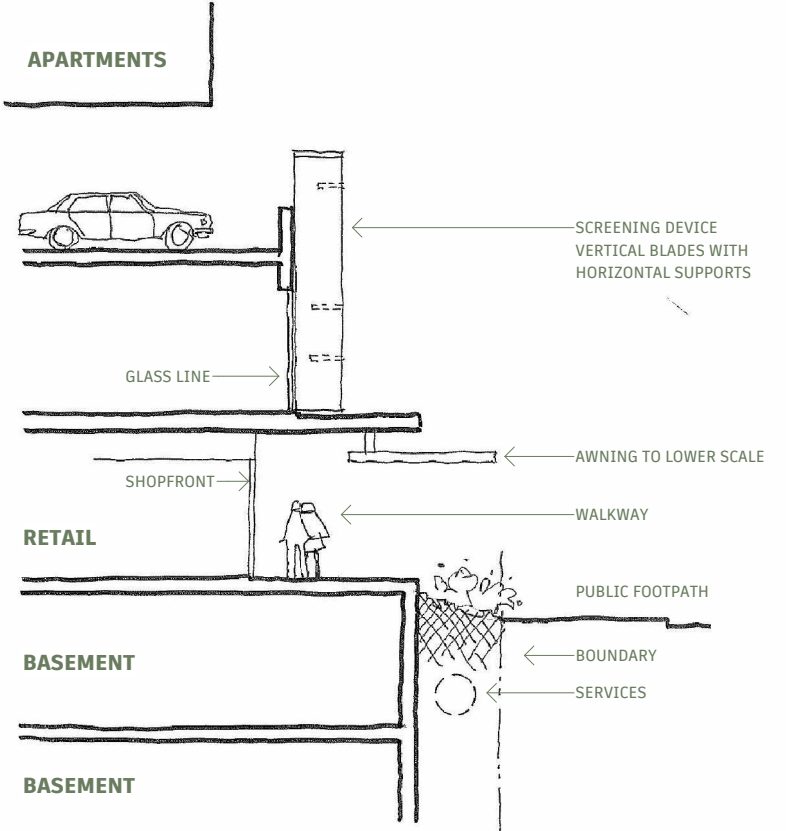
DESIGN FRAMEWORK: PRECEDENTS



DESIGN FRAMEWORK: PRECEDENTS



DESIGN FRAMEWORK: SECTION



BUILT FORM CHARACTER

INTERNAL STREET & CARPARK ENTRY RAMP
VIEW FROM ASHMORE ROAD



SHOPPING GALLERY
VIEW FROM EASTERN END



DESIGN FRAMEWORK: STREET VIEW

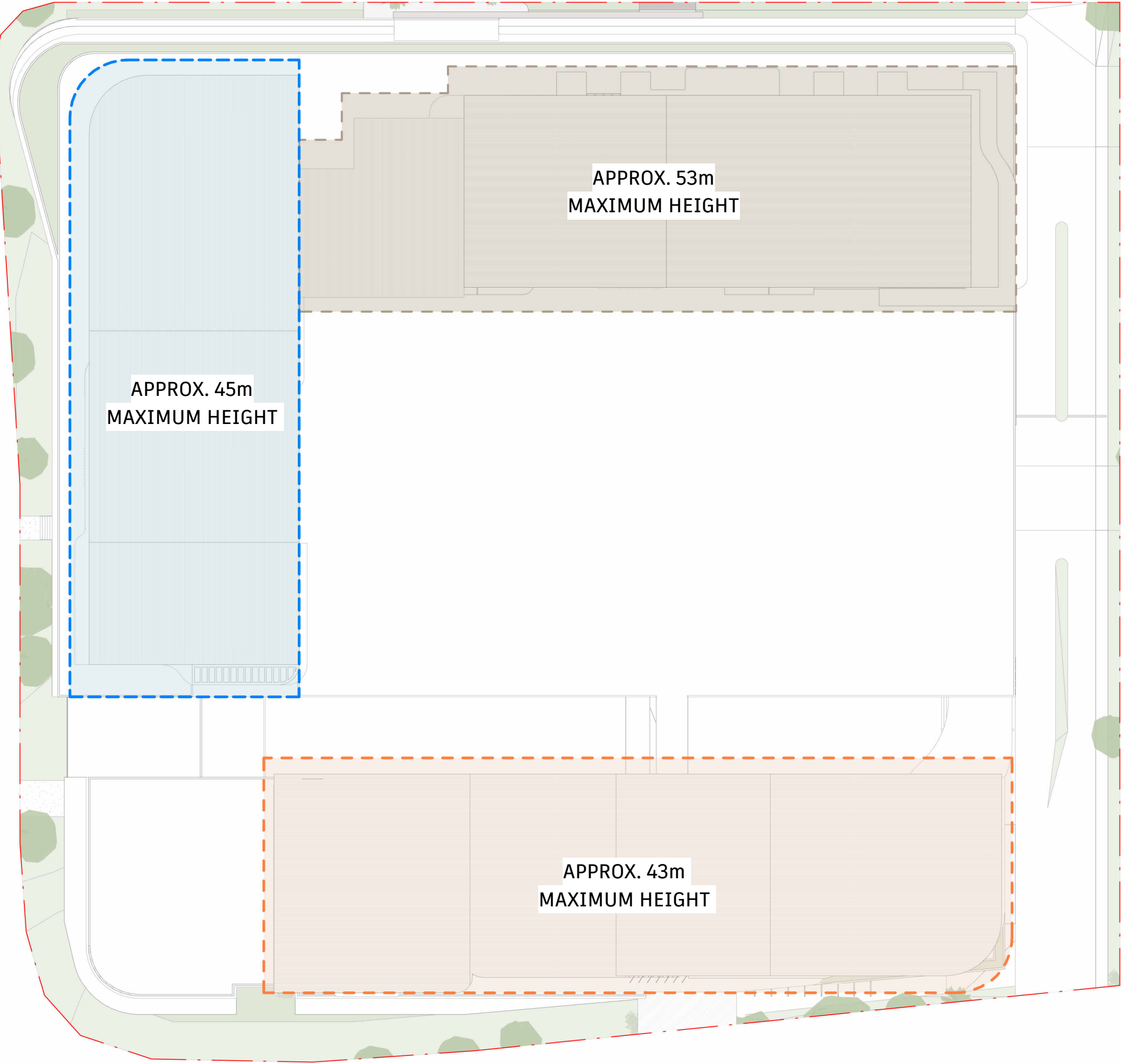


DESIGN FRAMEWORK: PRECEDENTS



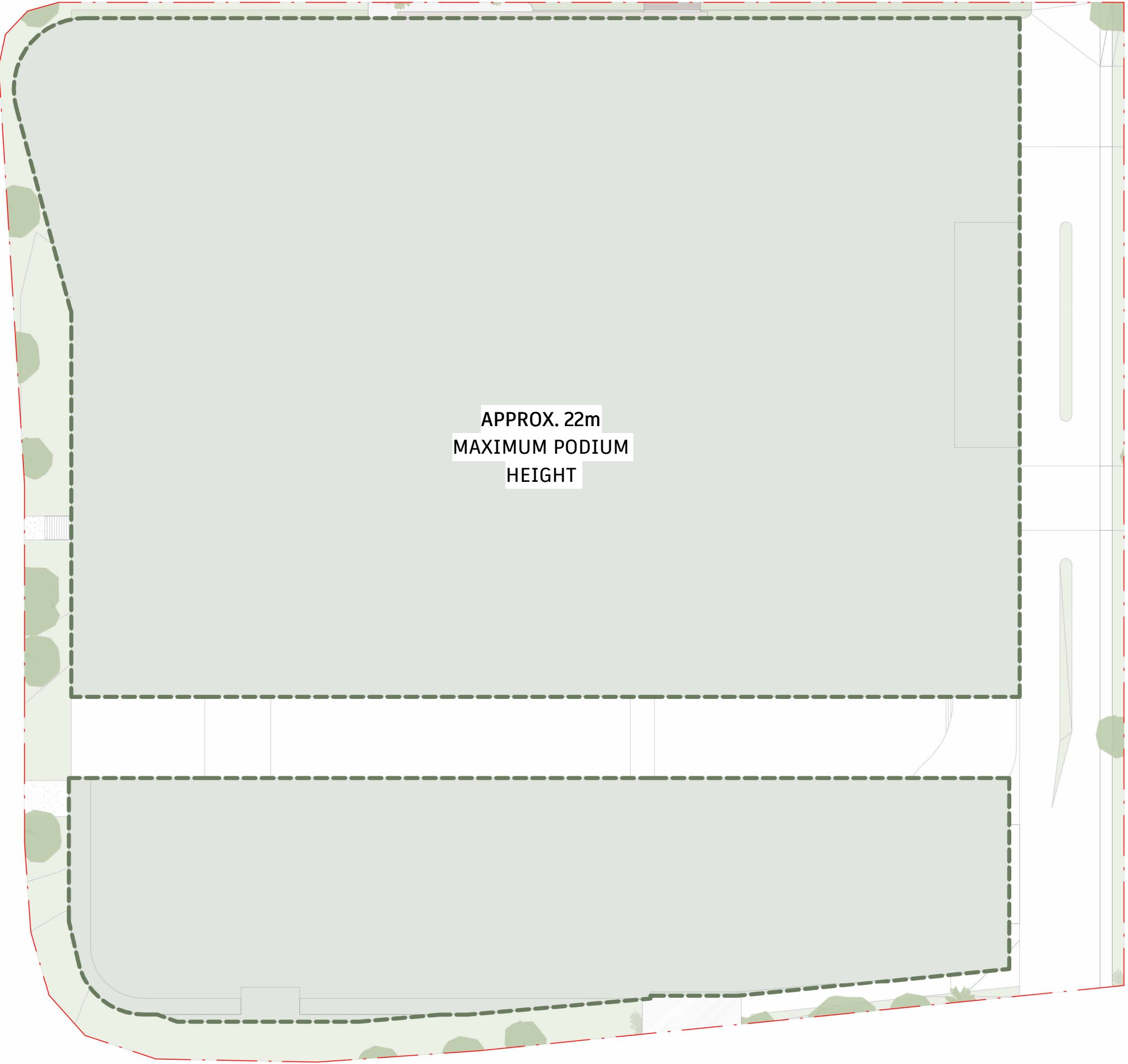
BUILDING HEIGHTS - TOWERS & PODIUM

- CARRARA TOWER
- BENOWA TOWER
- ASHMORE TOWER
- PODIUM



BUILDING HEIGHTS - TOWERS

1 : 500



BUILDING HEIGHTS - PODIUM

1 : 500

PRECINCT ZONES

LEGEND

COMMERCIAL

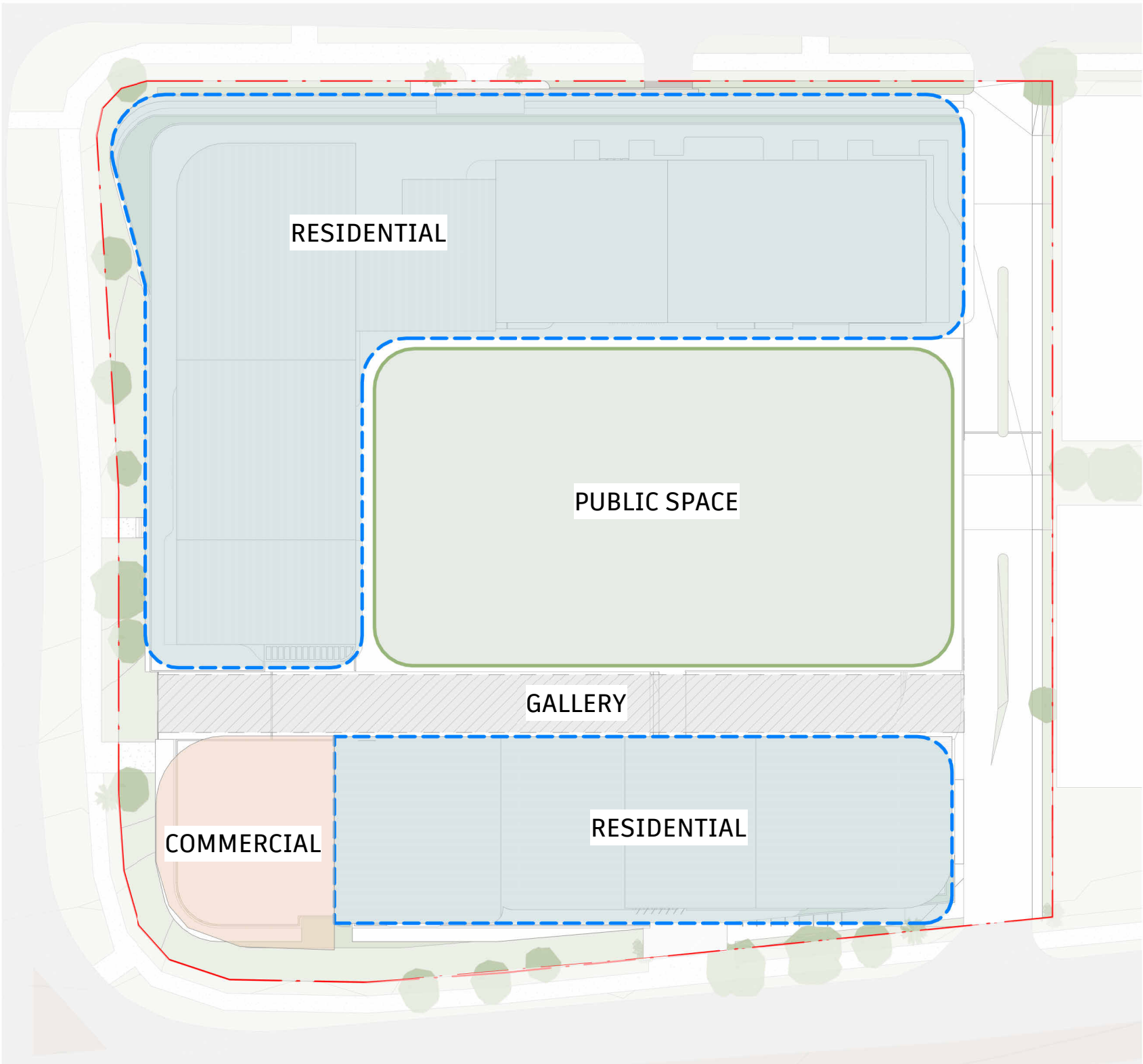
RESIDENTIAL

COMMUNAL RECREATION SPACE

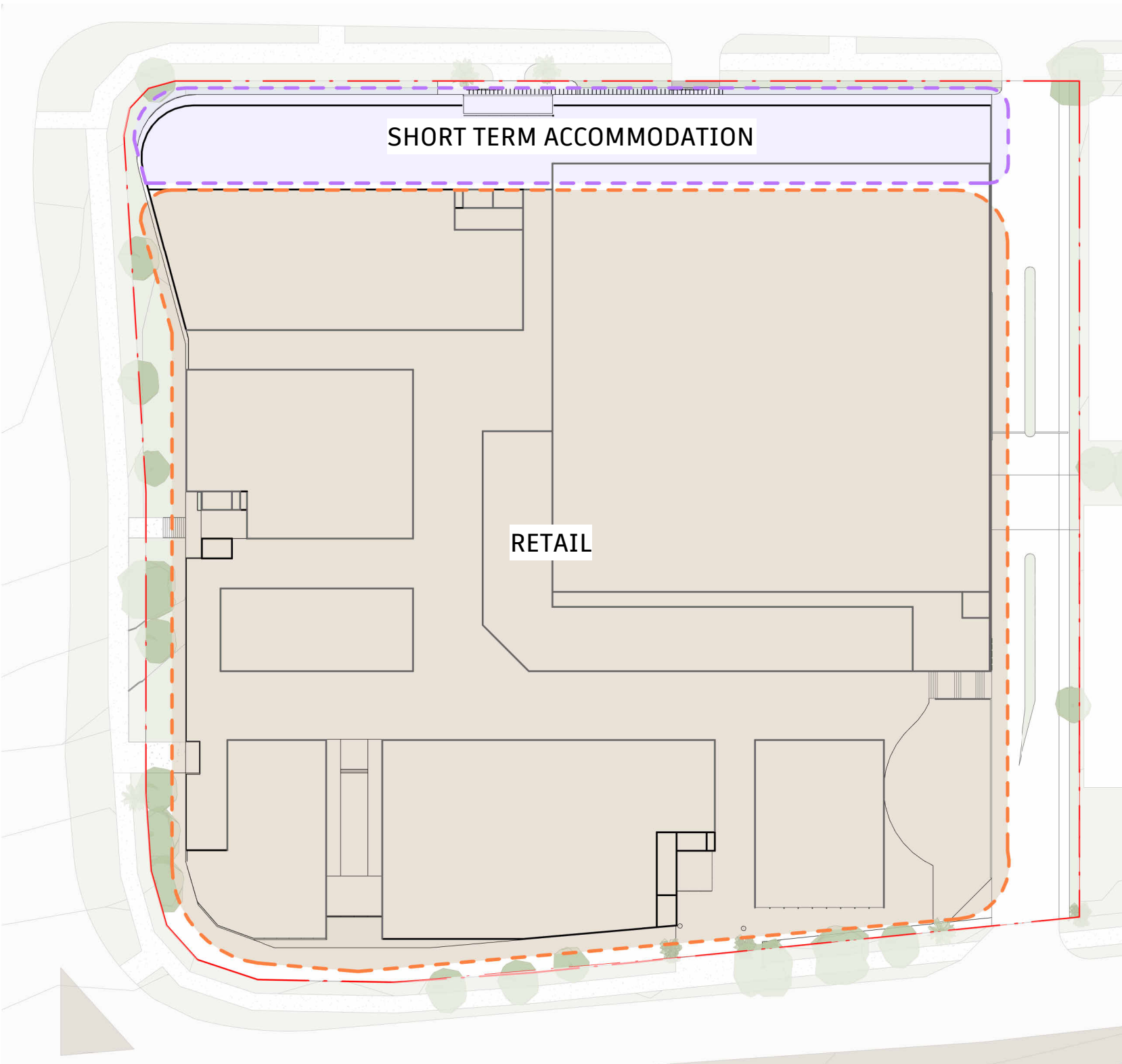
INTERNAL GALLERY VOID

RETAIL

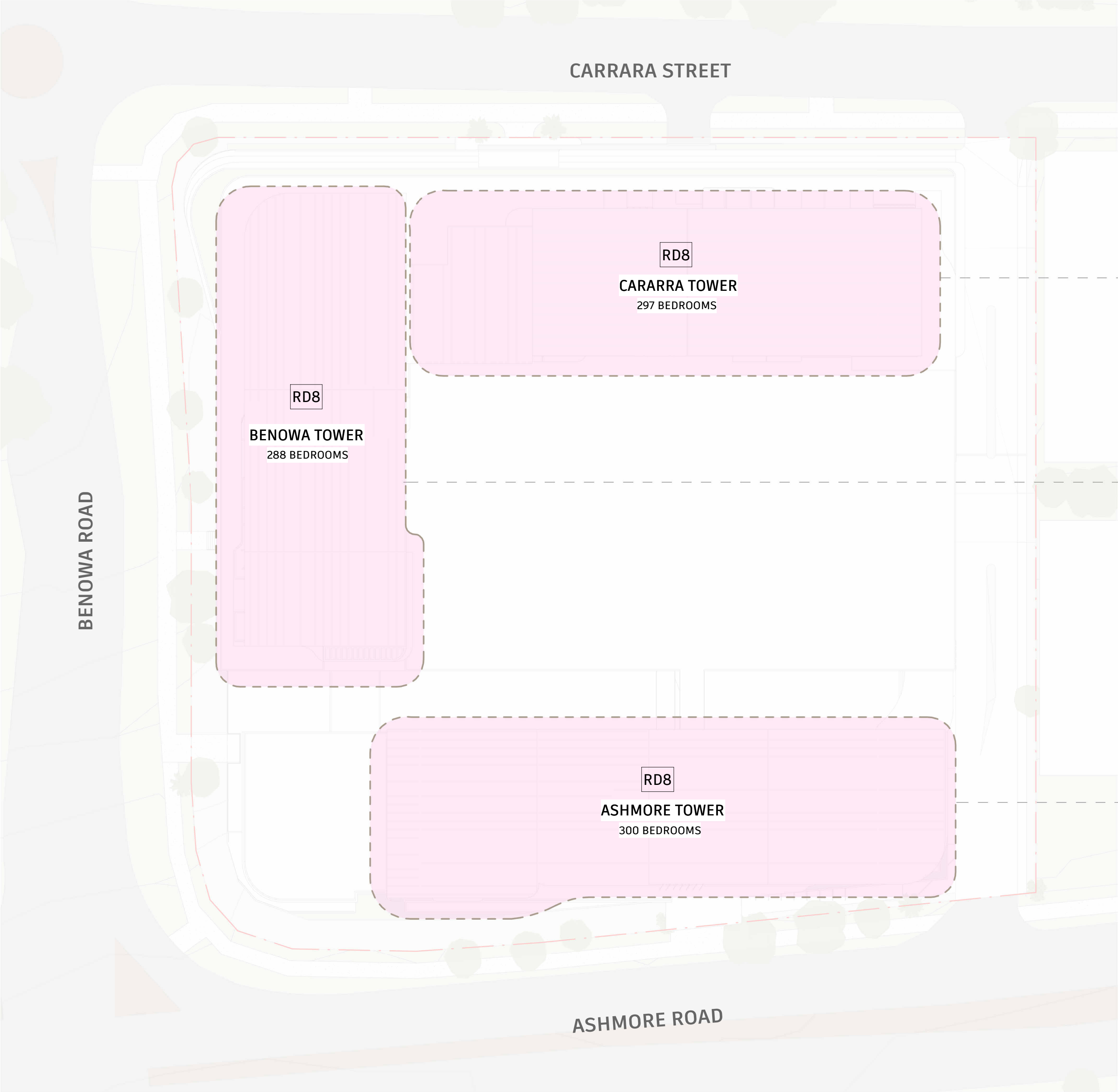
SHORT TERM ACCOMMODATION



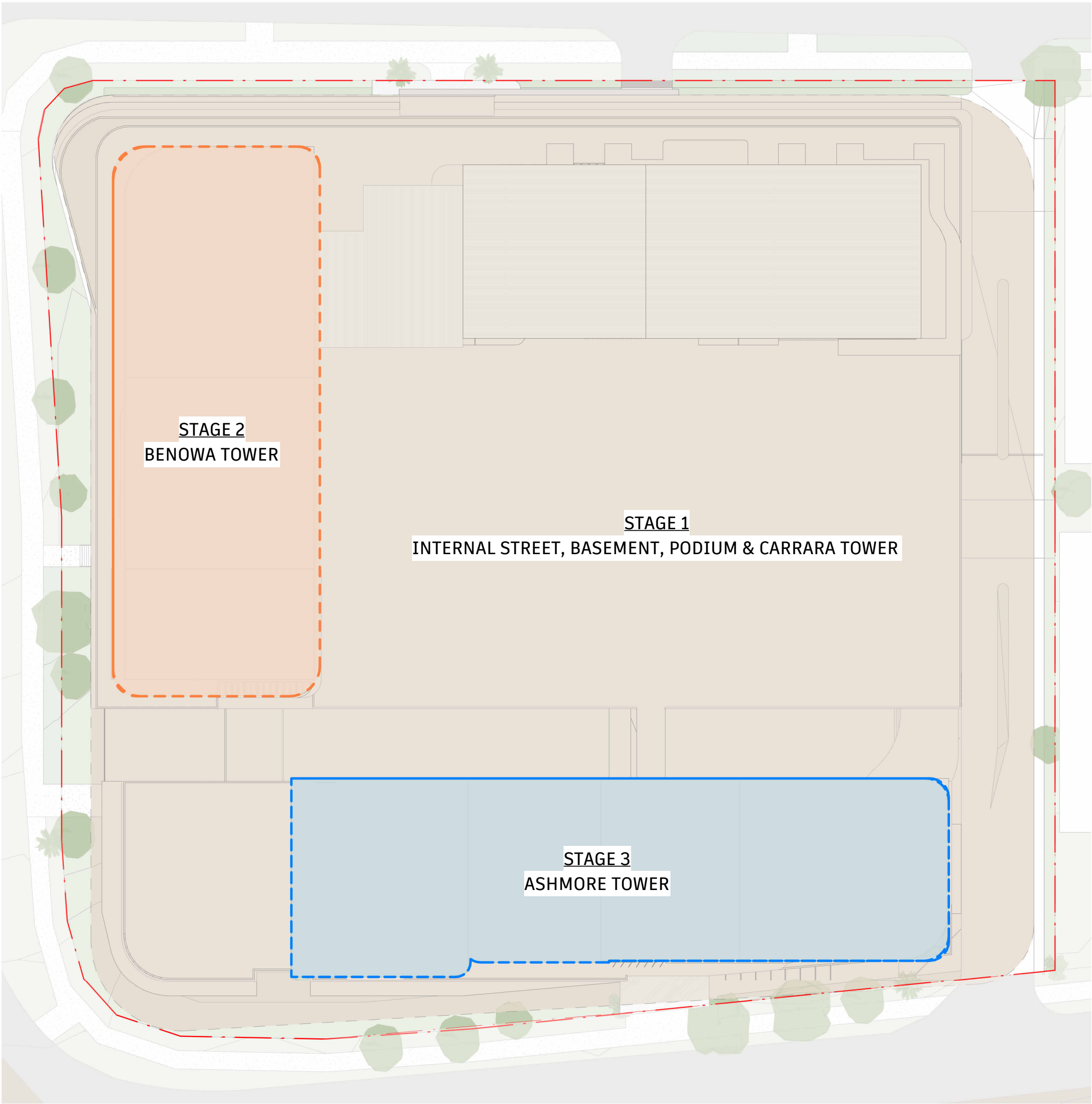
SITE PLAN - PRECINCTS
1:750



GROUND FLOOR PLAN - PRECINCTS
1:750



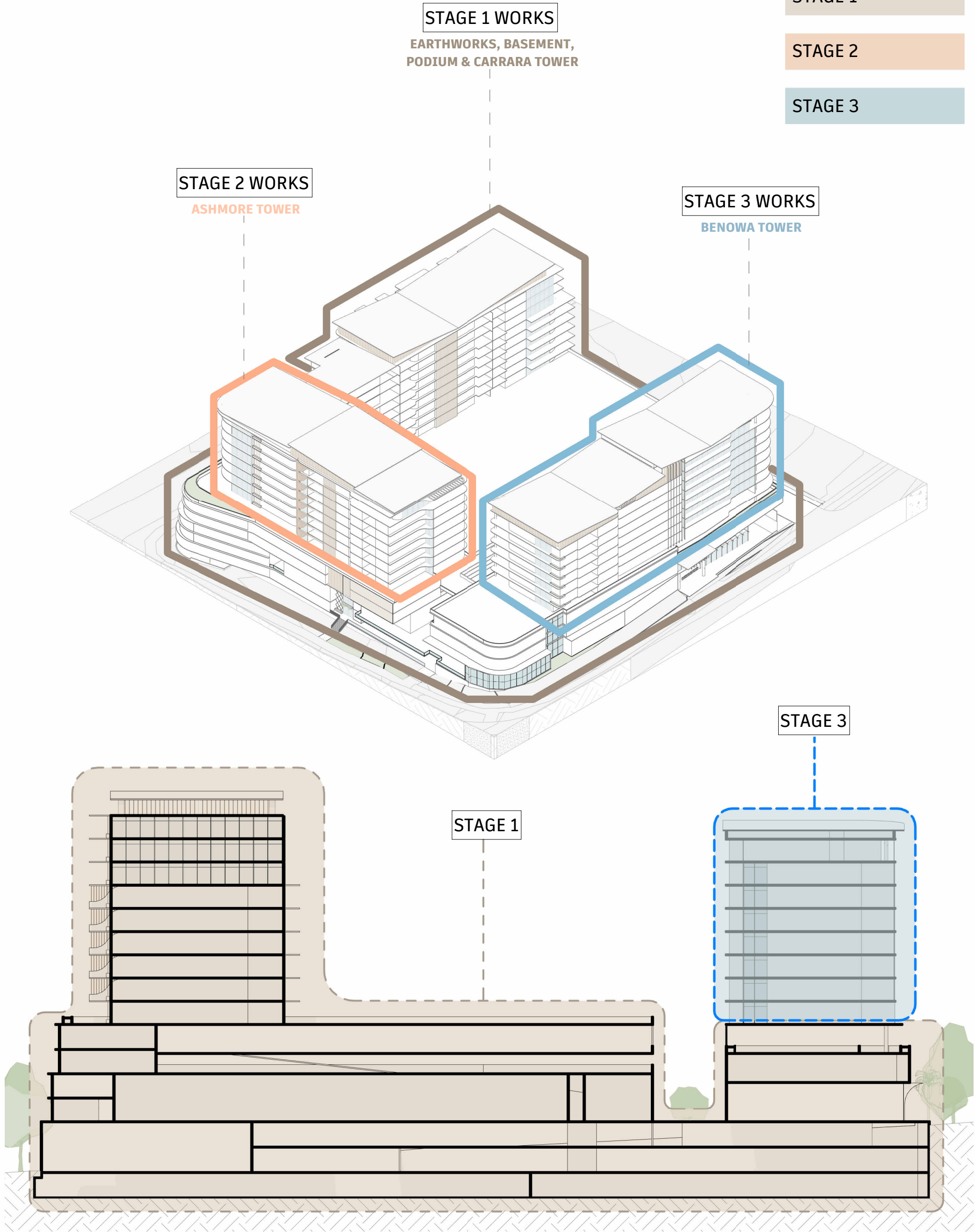
STAGING OF WORKS



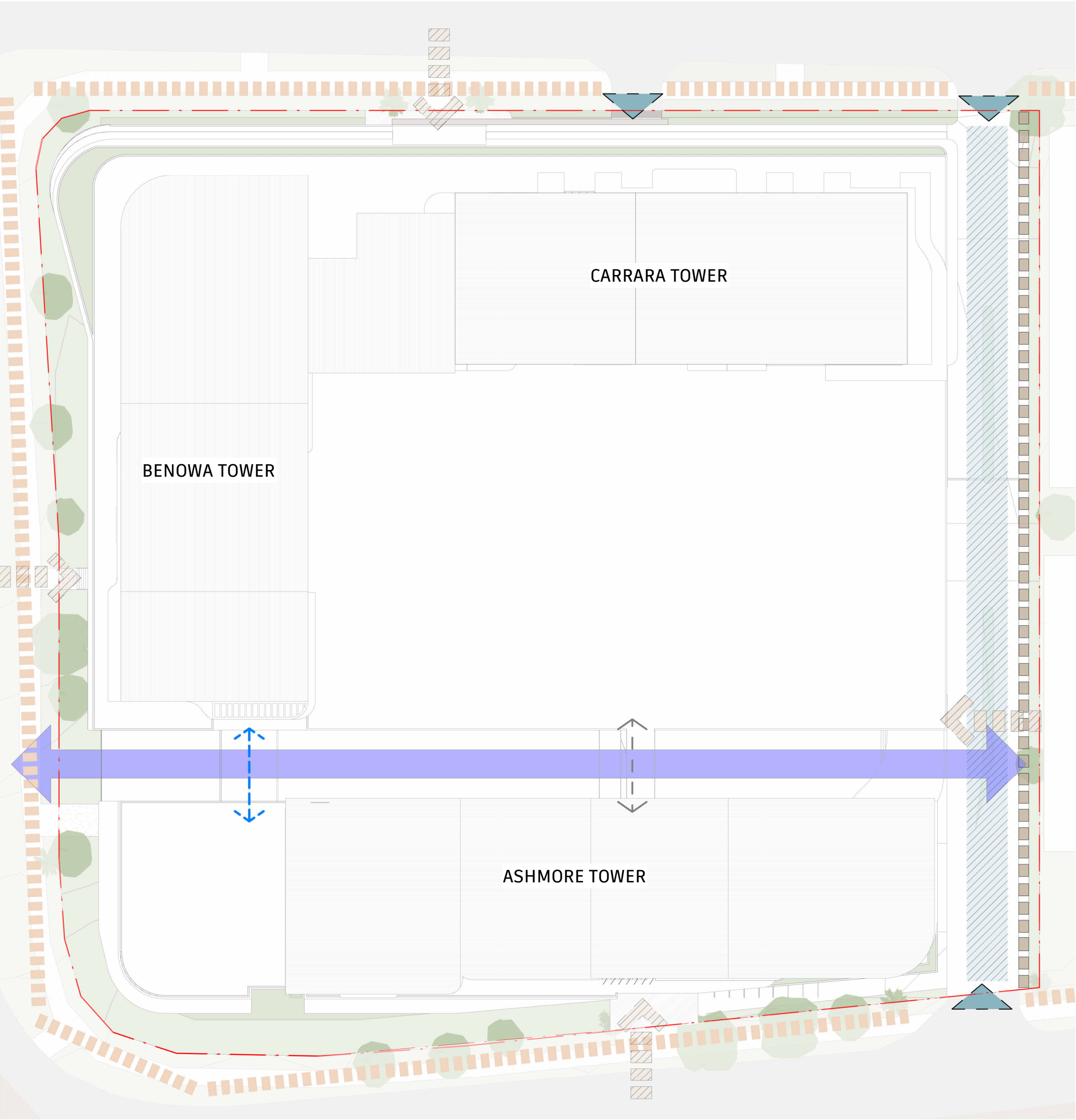
STAGING PLAN
1:500

STAGING LEGEND

- STAGE 1
- STAGE 2
- STAGE 3



STAGING SECTION
1:500

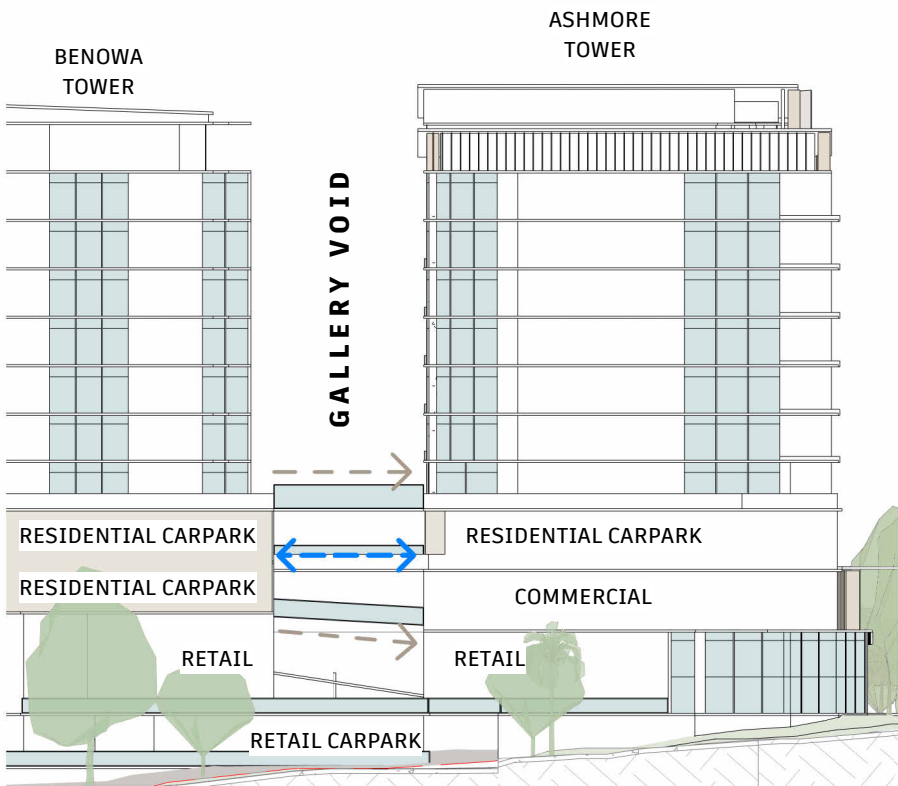


PEDESTRIAN MOVEMENT AND LINKAGES PLAN

1:500

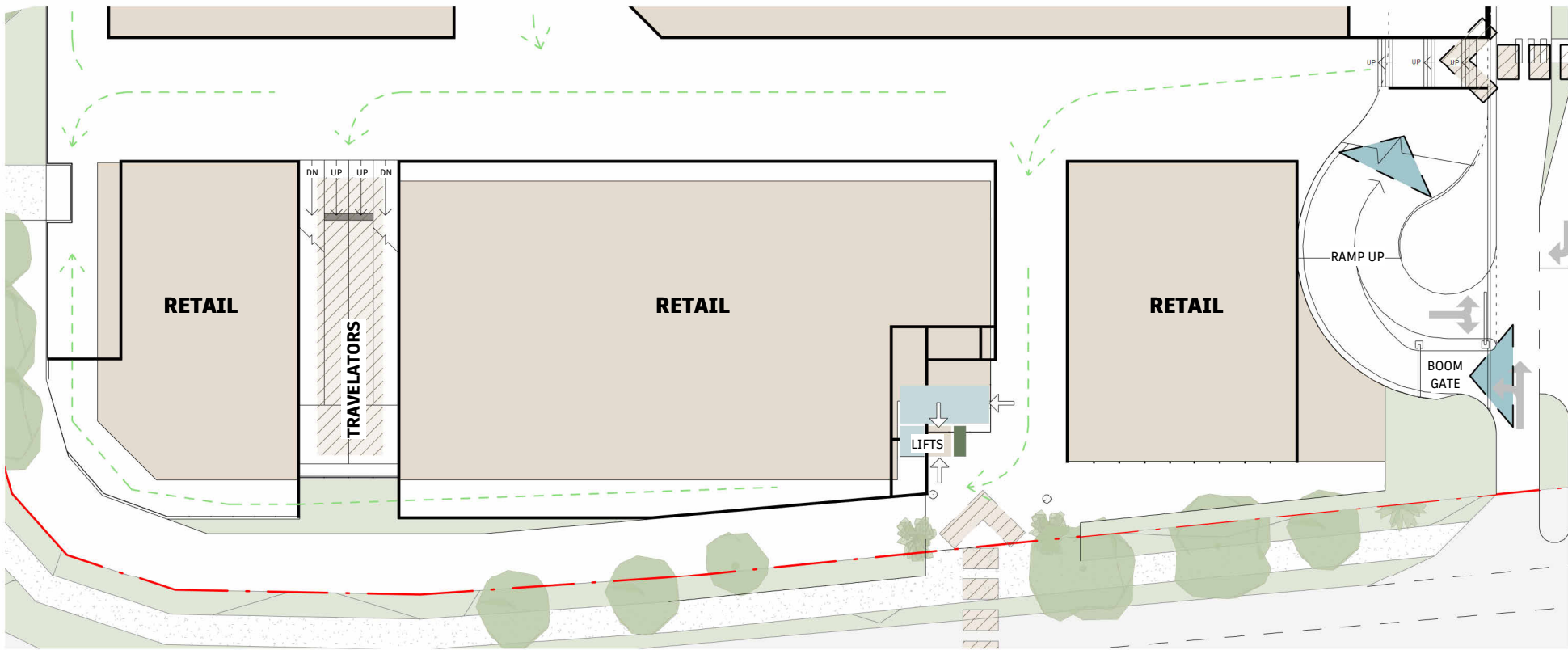
MOVEMENT AND
LINKAGES LEGEND

- INTERNAL GALLERY VOID
- PEDESTRIAN ENTRY POINTS
- NEW PEDESTRIAN FOOTPATH
- STREETScape UPGRADES
- VEHICULAR AND SERVICE ACCESS POINTS
- PRIMARY VEHICULAR MOVEMENT CORRIDOR
- TRAVELATORS
- BOUNDARY LINE
- CARPARK LINK BRIDGE
- PEDESTRIAN LINK BRIDGE
- PEDESTRIAN MOVEMENT



LINK BRIDGES

1:500

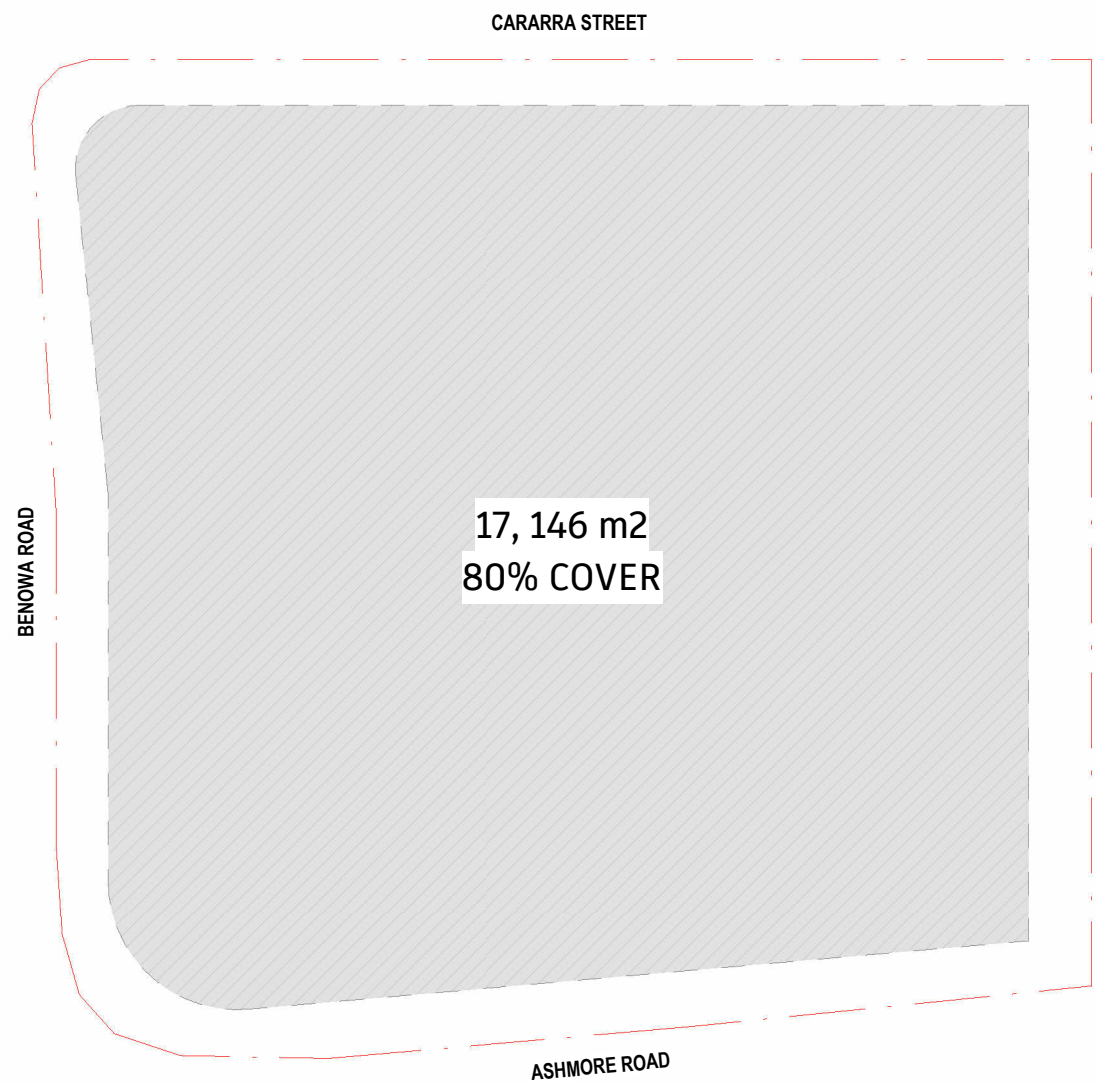


INTERNAL PEDESTRIAN CIRCULATION PLAN

1:500

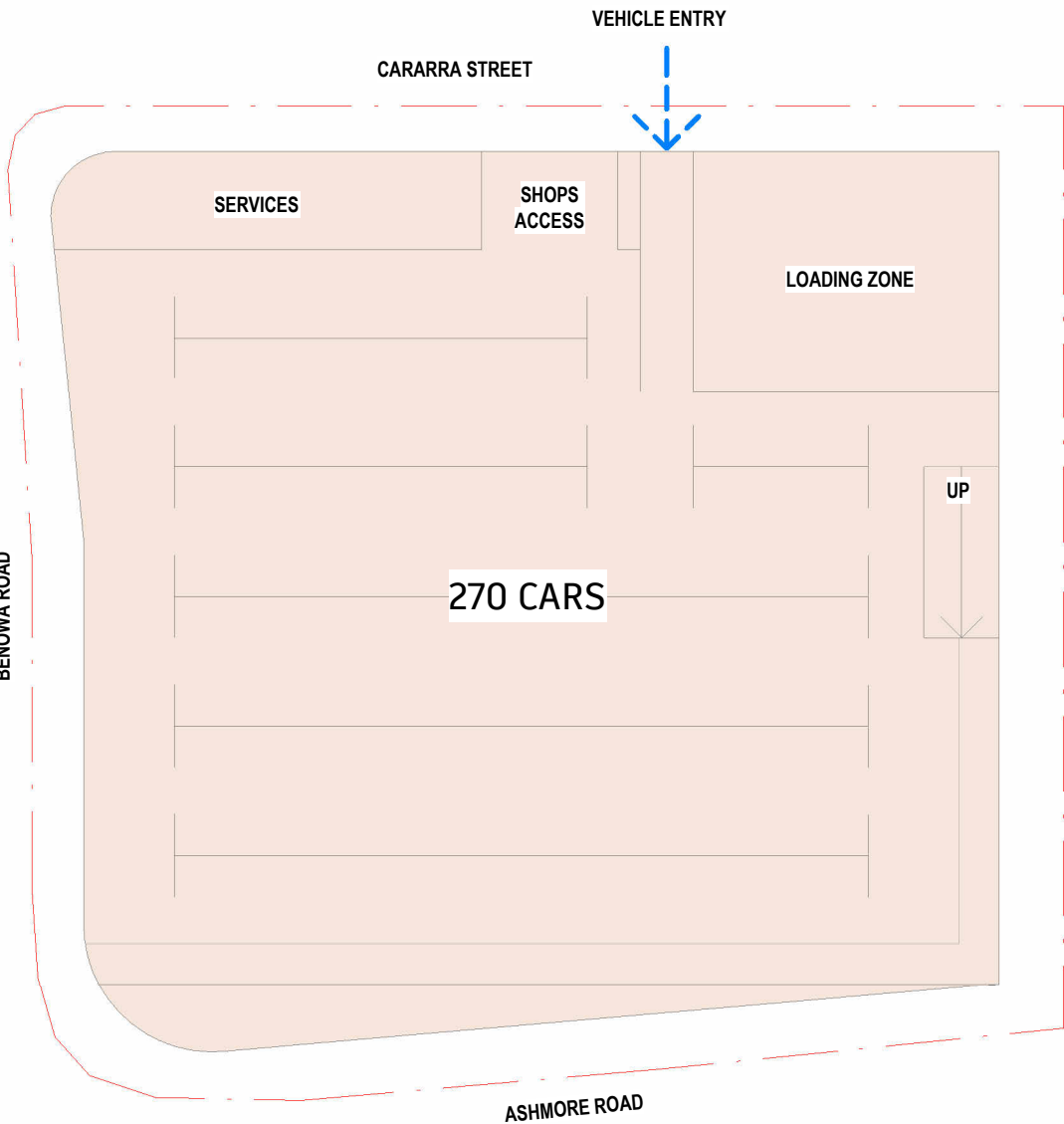
RETAIL SPACE & CARPARKING DEMAND TESTING DIAGRAMS

TOTAL SITE AREA = 17, 658 m²
80% = 14, 126 m²



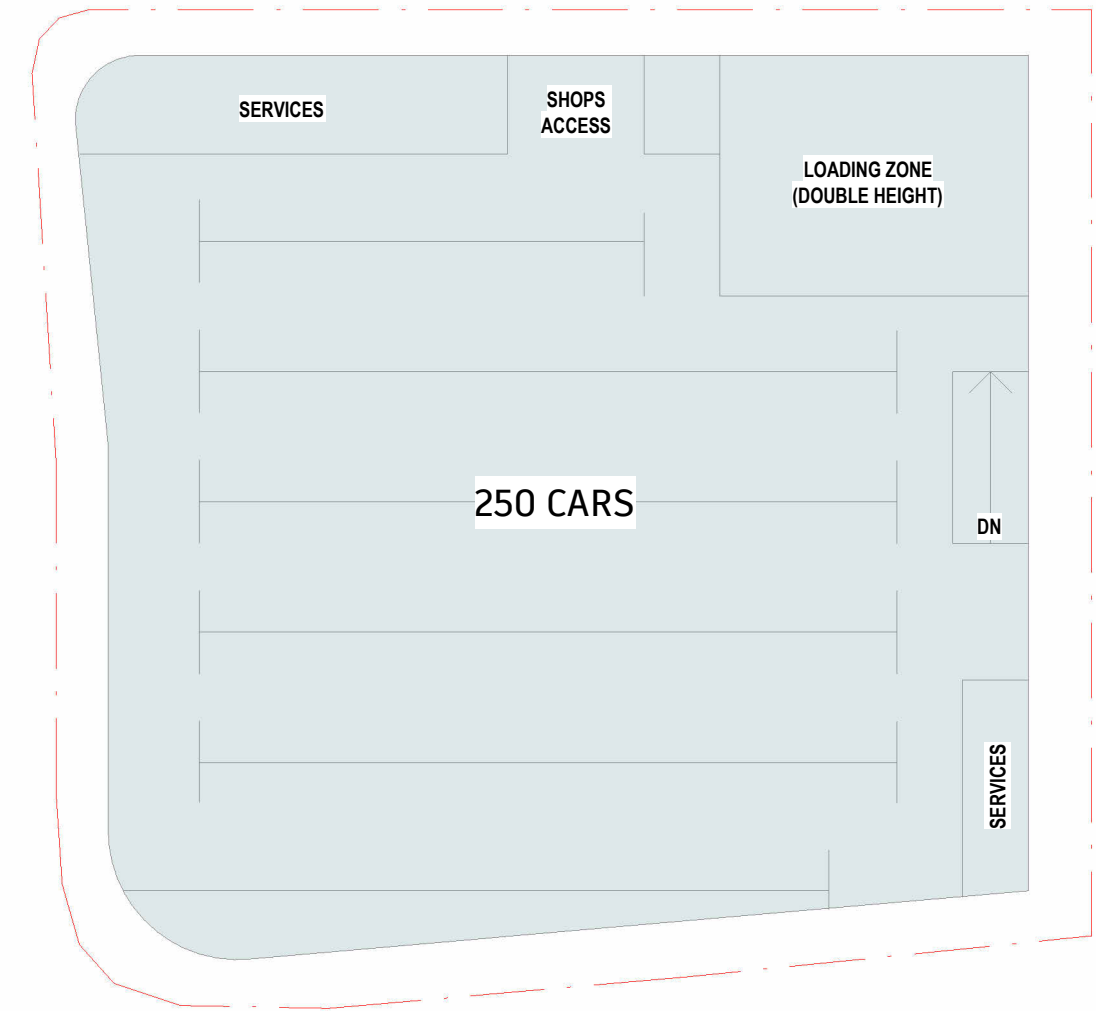
SITE COVER

1:1000



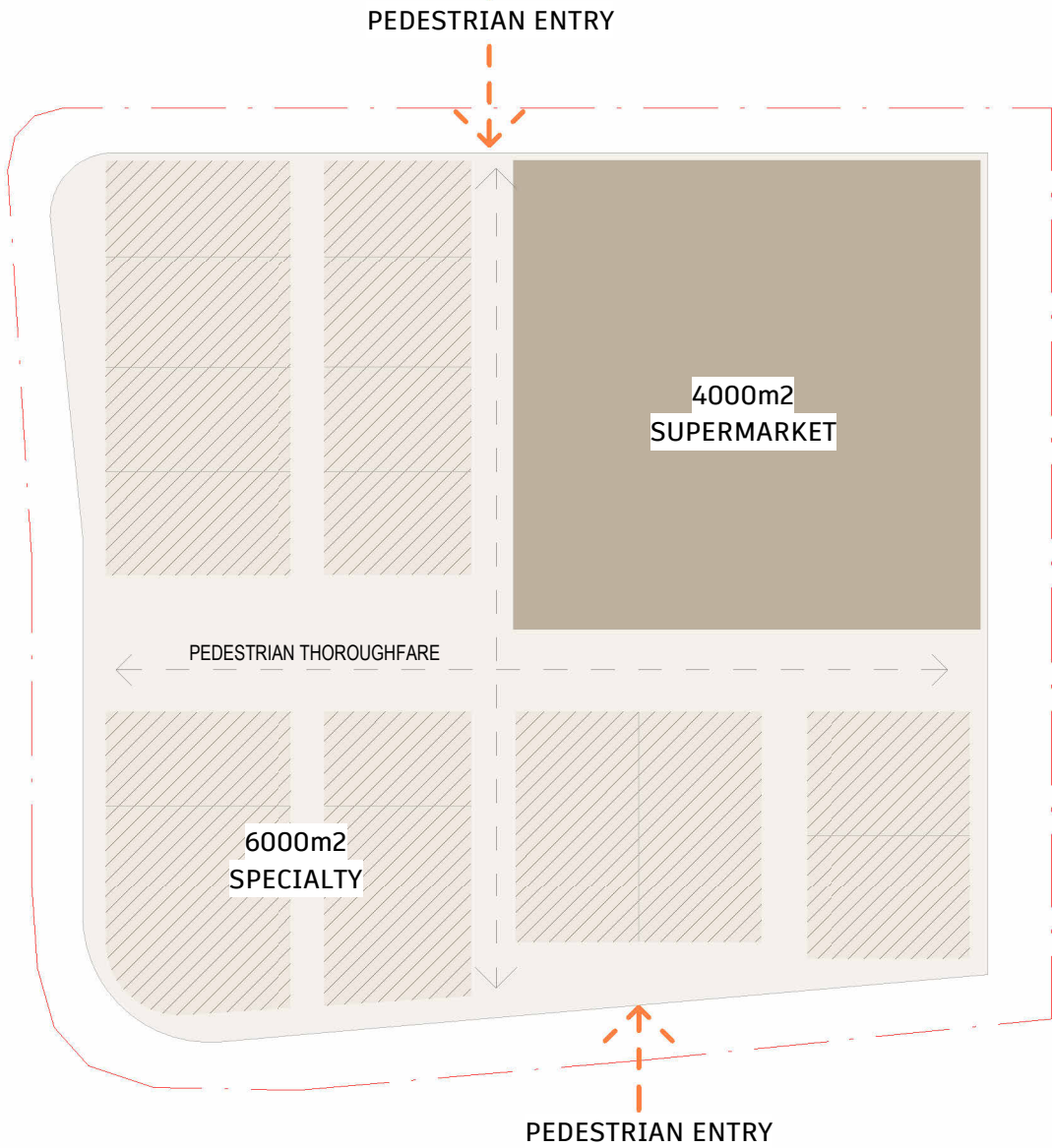
BASEMENT 1

1:1000



BASEMENT 2

1:1000



SHOPPING CENTRE

1:1000

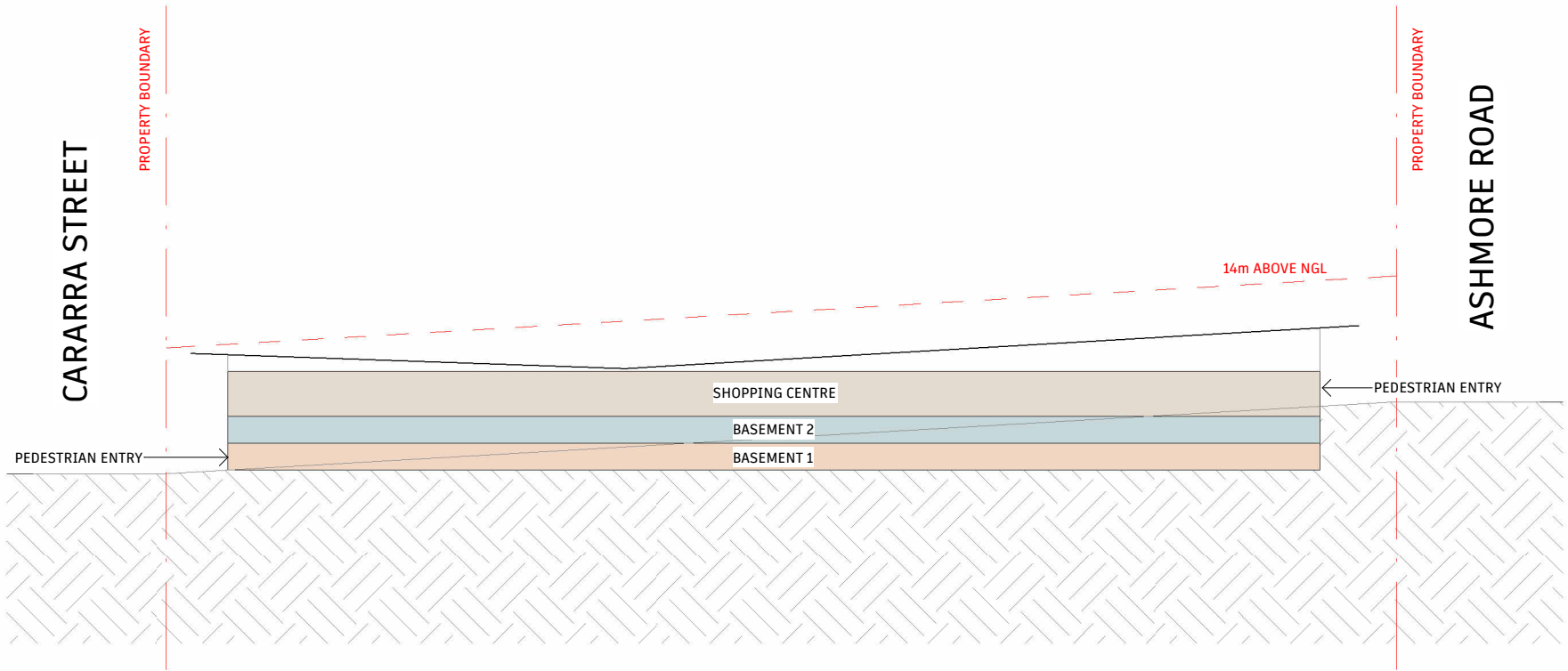
TESTING OF CARPARK DEMAND AND SITE COVERAGE/HEIGHT REQUIRED IN ORDER TO ACCOMMODATE 10,000 GFA OF RETAIL (4000M² SUPERMARKET + 6000M² SPECIALTY RETAIL). FIGURES ARE BASED ON THE FOLLOWING PARAMETERS: 80% TOTAL SITE COVER, 14M ABOVE NGL MAXIMUM HEIGHT & 10,000M² OF RETAIL GFA.

PARAMETERS

80% SITE COVER	14, 126 m²
BASEMENT 1	270 CARS
BASEMENT 2	250 CARS
SHOPPING CENTRE	10,000 m²

CARPARKING

5 CARS PER 100m²	TOTAL REQUIRED = 500 CARS
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SECTION

1:750