



Seymour's city fringe tower play

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THE Seymour Group has made a play for a lucrative State Government tenant, after winning approval to build a \$200 million commercial tower in Bowen Hills.

Urban Land Development Authority yesterday announced the Seymour Group's successful application for the 22-storey development at 58-66 Abbotsford Rd.

It is the first commercial DA approved by the ULDA within the Bowen Hills Urban Development Area. Seymour Group development manager Daniel Farquhar said before construction, the project needed a significant precommitment.

"The State Government has a 30,000sq m requirement in the Bowen Hills UDA," he said.

"It would be nice to have a tenant like that but that's a long process . . . and there will be a few parties fighting for it."

The Queensland Government recently released the 30,000sq m requirement in the Bowen Hills UDA precinct. It is understood the requirement will ensure the amalga-

mation of a number of health services-related offices.

Market sources say Lend Lease's RNA showground redevelopment will also be a strong contender.

Mr Farquhar said the project, which will feature retail on the ground floor, had about 35,000sq m of commercial net lettable area with average floor plates of about 2000sq m.

"It's an area with a lot of potential and we're starting to see it transform now with residential developers like David Devine's Metro coming in," he said.

"It's all driven by the fact that it's so close to the train station and the station is connected to all the other train lines."

The Seymour Group bought the three amalgamated sites, with a total area of 3199sq m, for about \$11.3 million in 2007.

ULDA chief executive Paul Eagles said the DA approval was a significant milestone for the fringe-city precinct and would reinvigorate Bowen Hills as an employment hub.

"The Bowen Hills UDA is an ideal location for business and the ULDA's development scheme

maximises the site's proximity to the CBD for businesses and residents alike to sit comfortably together," he said.

"It's an appealing prospect to live close enough to your employment with access to convenient and accessible public transport."

Mr Eagles said the approved DA had the potential to make access to Bowen Hills Railway Station much easier by creating a thoroughfare.

"Currently commuters have to locate a narrow access point to the train station from Abbotsford Road then negotiate a long and isolated pathway," he said. "Connecting an area and making it easily traversable for pedestrians is an integral part of a community and the approved development will open up and transform this site with a pedestrian plaza to the train station, which will eventually be lined with shops and cafes and no doubt somewhere to grab that first cup of coffee for the day."

"As a further means to make the area traversable, the approved development application includes parking provisions for 100 bicycle spaces."

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Seymour Group development manager Daniel Farquhar