

BCC DS

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27 Jul 2021

APPLICATION REF

A005799854

APPENDIX H

PLANS OF DEVELOPMENT



Development Application

Volume 1: Architectural Drawings Rev A

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BlightRayner

OUTLINE
DESIGN
OFFICE



ARUP

29.06.2021

200 Turbot Street

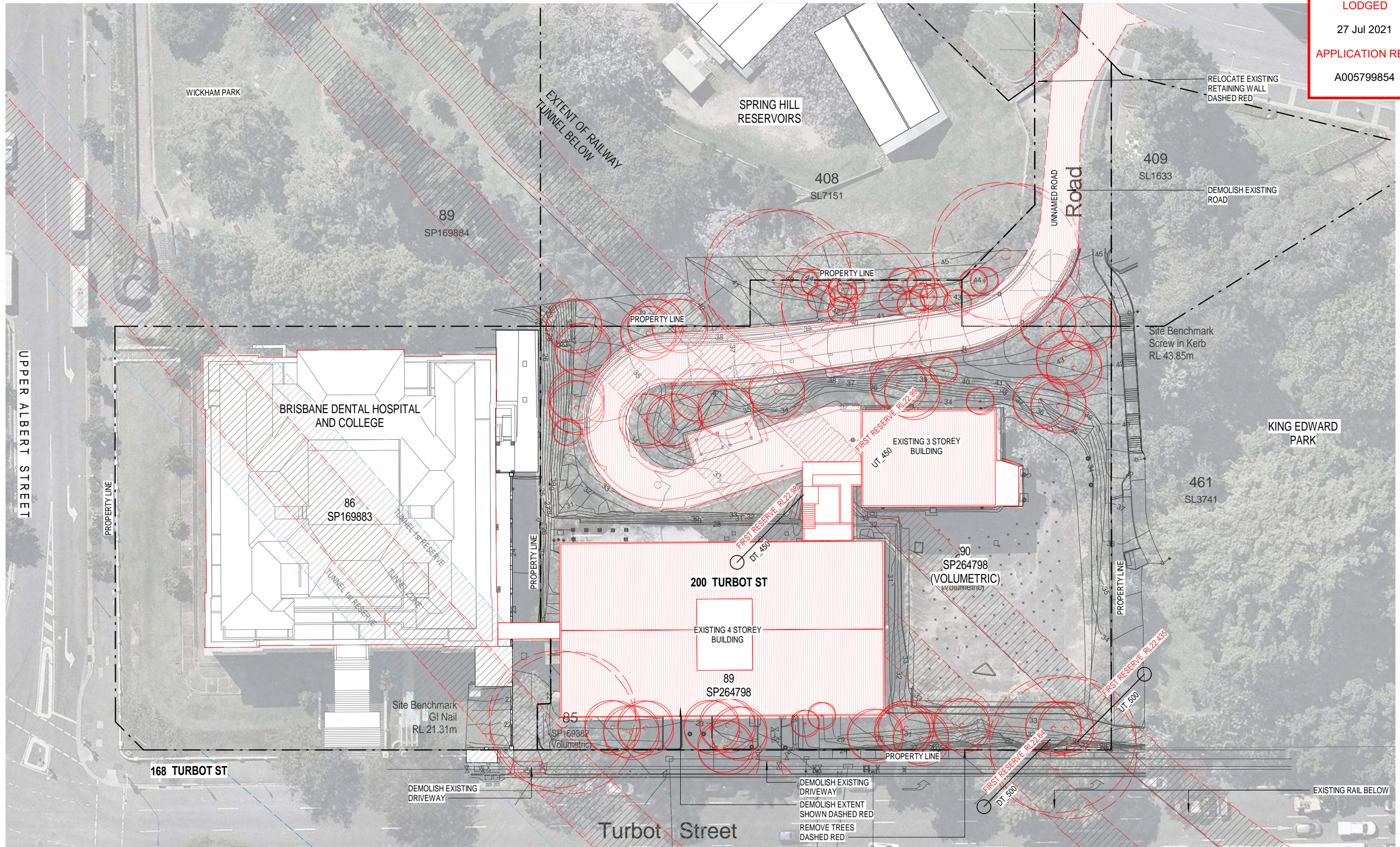
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1:2000@A3 0 20 40 60m

Location Plan

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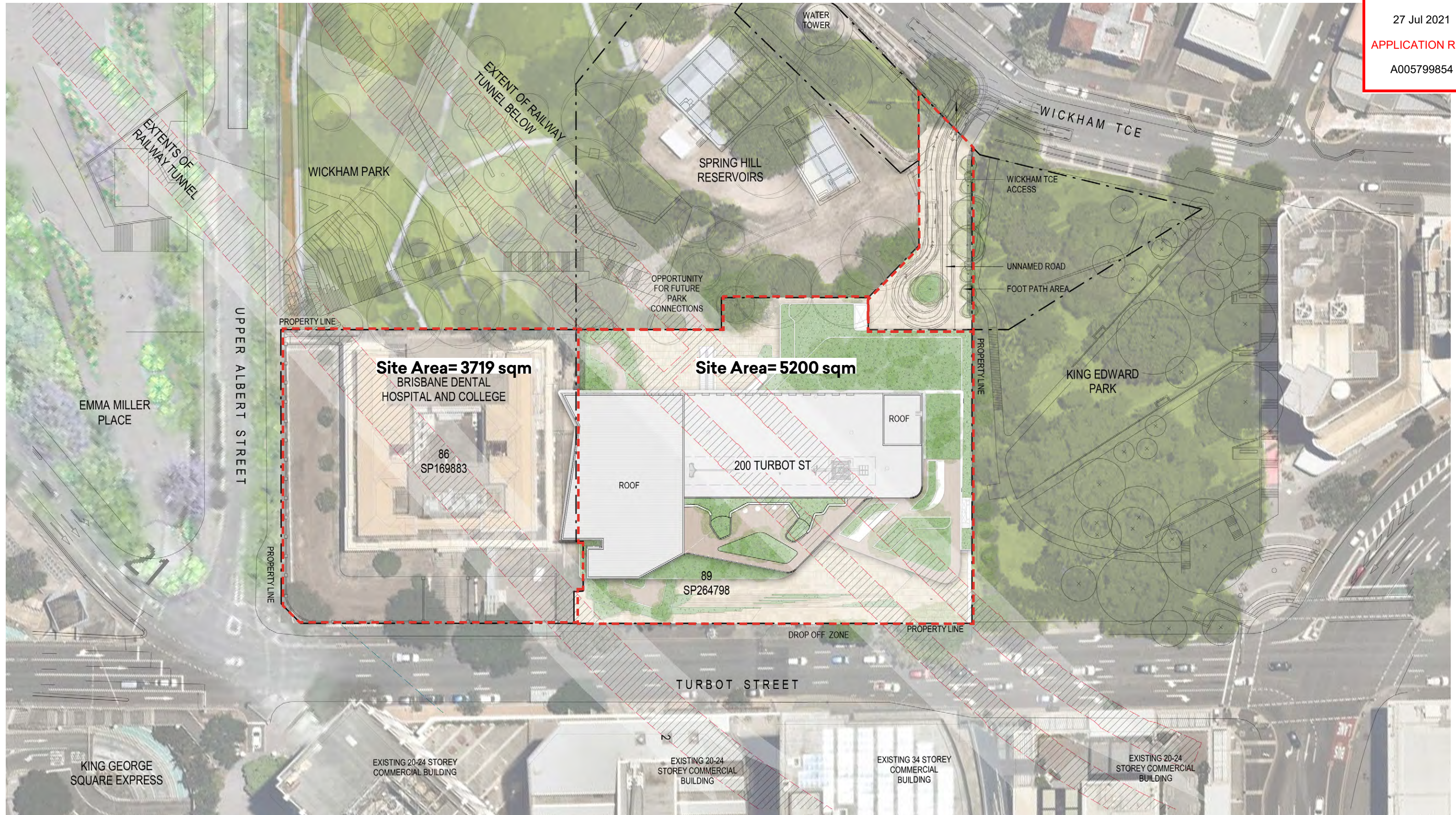


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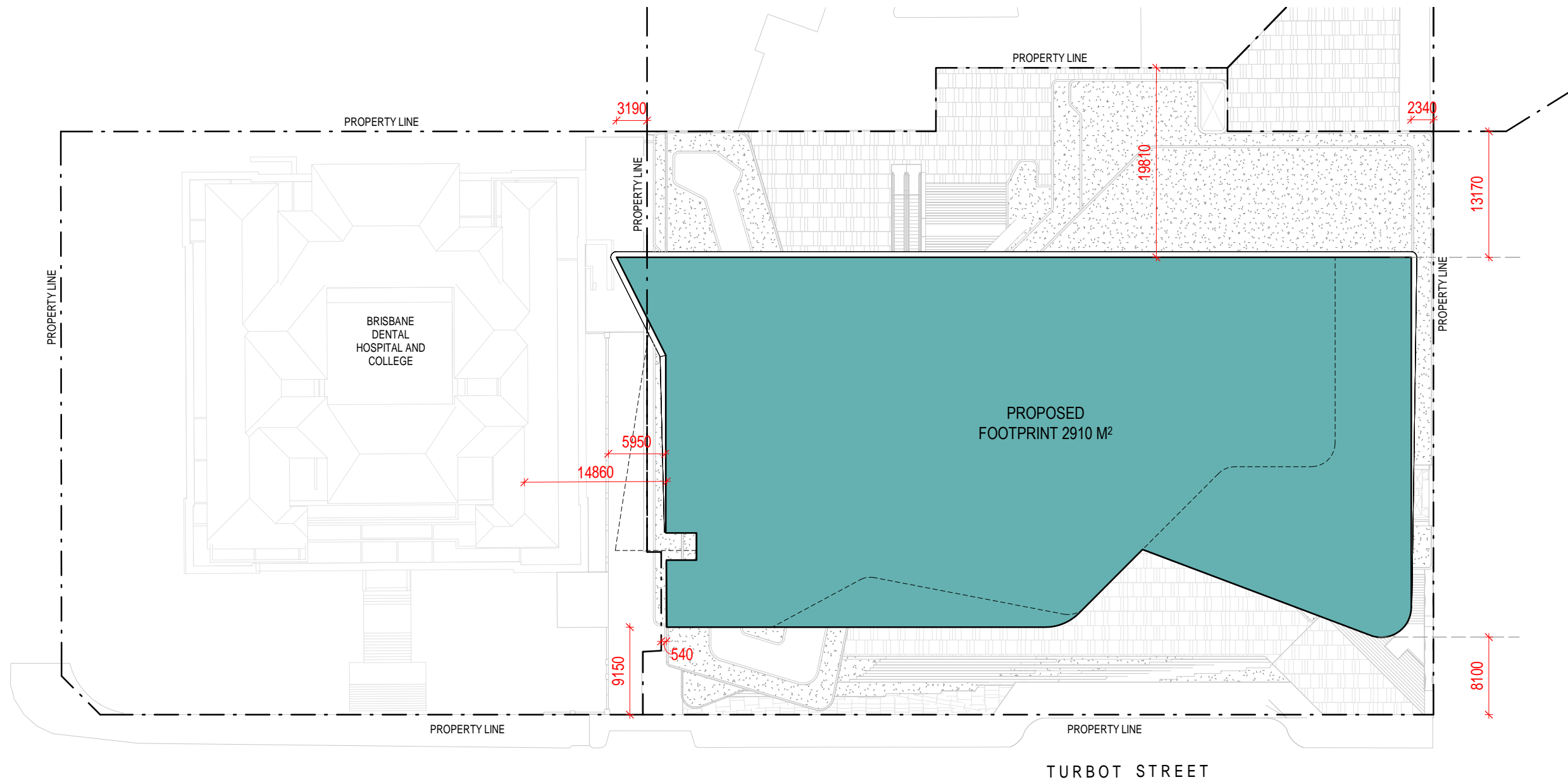
Total Site Area: = 8,919 sqm

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1:750@A3 0 7.5 15 22.5m

Address	Site Area (SA)	=	8,919 sqm
200 Turbot St	Proposed Tower Footprint	=	2,910 sqm
168 Turbot St	Proposed Site Cover	=	32.6%
RPD			
Lot 89 On SP264798			
Lot 86 On SP169883			
DEVELOPMENT GFA	Tower	=	63,569 sqm
	Podium	=	2,510 sqm
	Total Development GFA (BCC Definition)	=	66,079 sqm
OPEN SPACE	Total Open Space (Plaza & Landscape)	=	5,943 sqm 66% of Site Area
CARPARKING PROVIDED	Total Cars Provided	=	163 + 6 Vans
	Total Bicycle Parks Provided	=	745

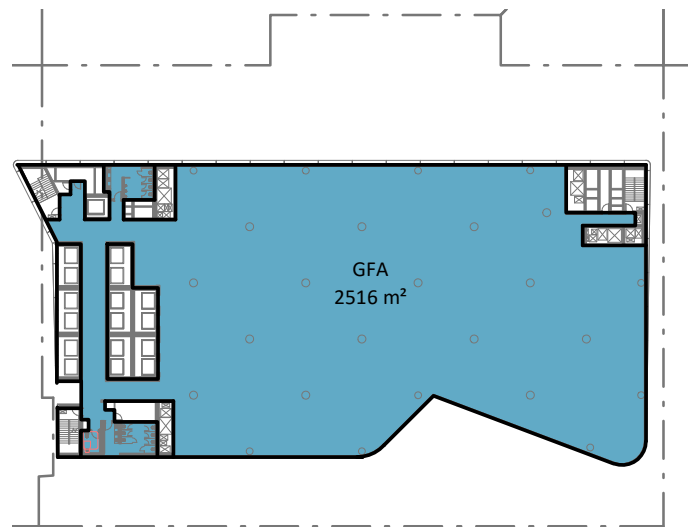


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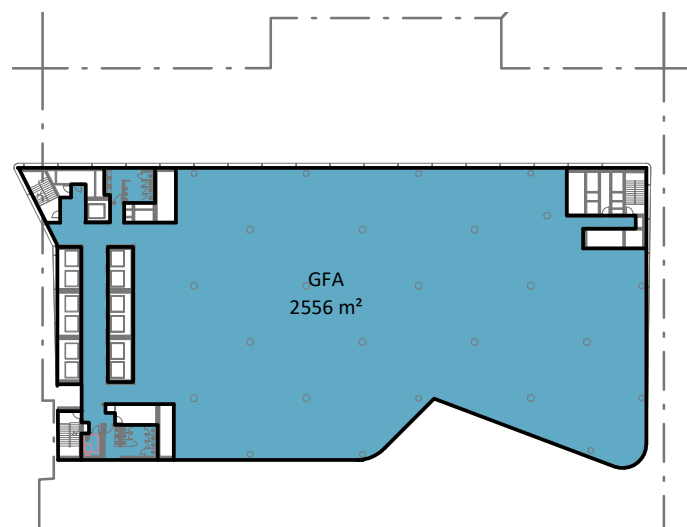
Proposed Tower Footprint & Setbacks (03.03)

LEVEL	GBA	GFA BCC	OUTDOOR / LANDSCAPE
TOWER 29 (ROOF TOP)	2375	427	424
TOWER 28	2375	2100	
TOWER 27	2375	2100	
TOWER 26	2375	2100	
HIGH RISE TOWER 25	2375	2100	
TOWER 24	2375	2100	
TOWER 23	2375	2100	
TOWER 22	2375	2100	
TOWER 21	2375	2100	
TOWER 20	2375	2100	91
TOWER 19 (PLANT)	2910	1110	759
TOWER 18	2910	2556	
TOWER 17	2910	2556	
TOWER 16	2910	2556	
MID RISE TOWER 15	2910	2556	
TOWER 14	2910	2556	
TOWER 13	2910	2556	
TOWER 12	2910	2556	
TOWER 11	2910	2556	
TOWER 10	2910	2556	
TOWER 9	2910	2516	
TOWER 8	2910	2516	
TOWER 7	2910	2516	
LOW RISE TOWER 6	2910	2516	
TOWER 5	2910	2516	
TOWER 4	2910	2516	
TOWER 3	2910	2516	
TOWER 2	2910	2516	
TOWER 1 (Plant)	2910	0	383
PODIUM 8	1604	740	368
PODIUM 7	1540	1085	437
PODIUM 6	1757	0	780
PODIUM 5 (UPPER PLAZA)	2072	191	849
PODIUM 4	2594	0	125
PODIUM 3	2826	63	556
PODIUM 2	3011	0	295
PODIUM 1	272	0	
GF (PLAZA)	2286	431	876
TOTAL	97002	66079	5943

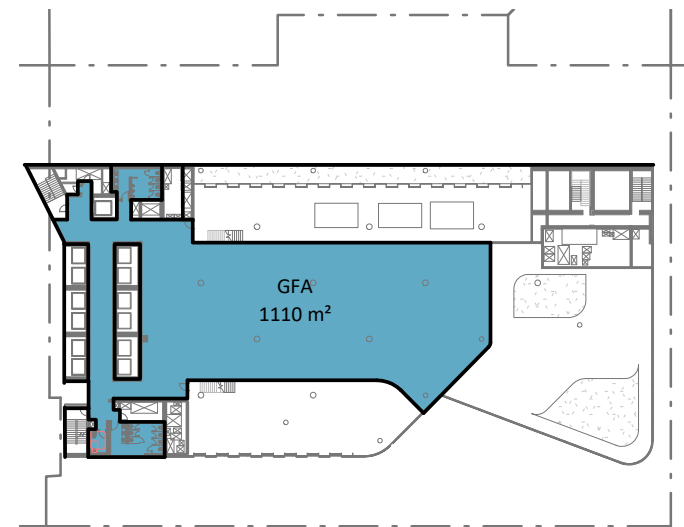
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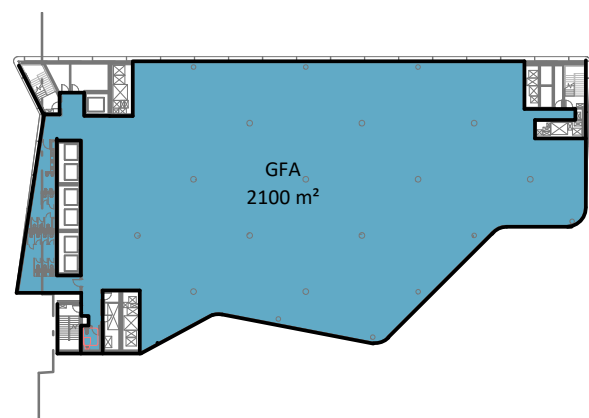
1 GFA BCC - TOWER LEVEL 02 -09
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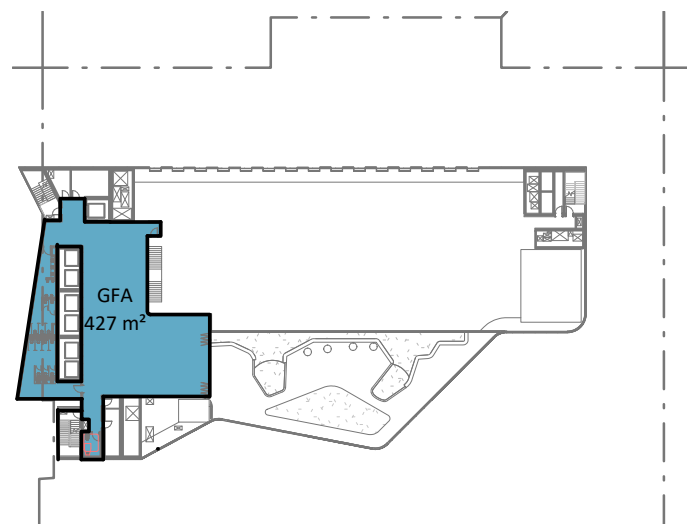
2 GFA BCC - TOWER LEVEL 10 -18
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3 GFA BCC - TOWER LEVEL 19
1 : 1000



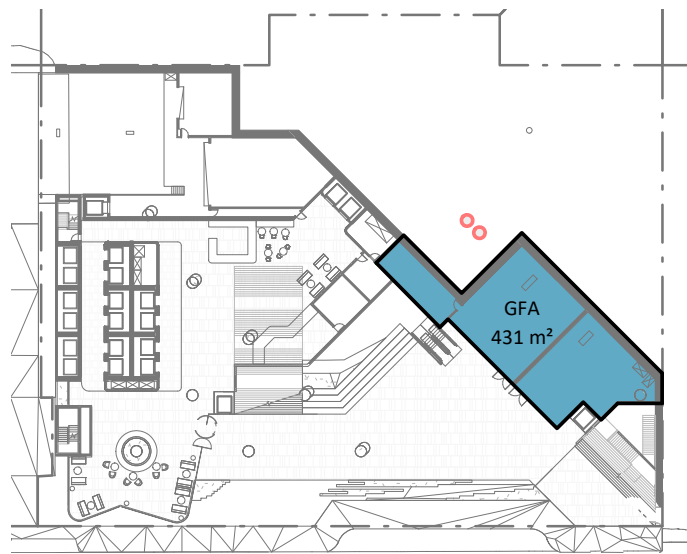
4 GFA BCC - TOWER LEVEL 20-28
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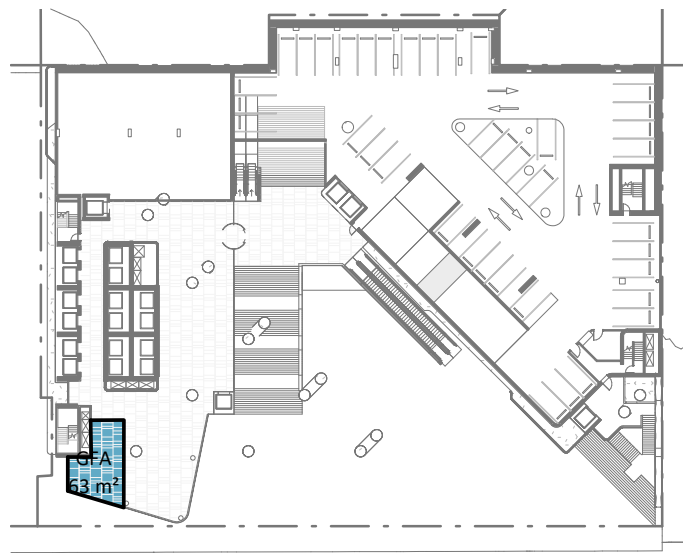
5 GFA BCC - TOWER LEVEL 29
1 : 1000

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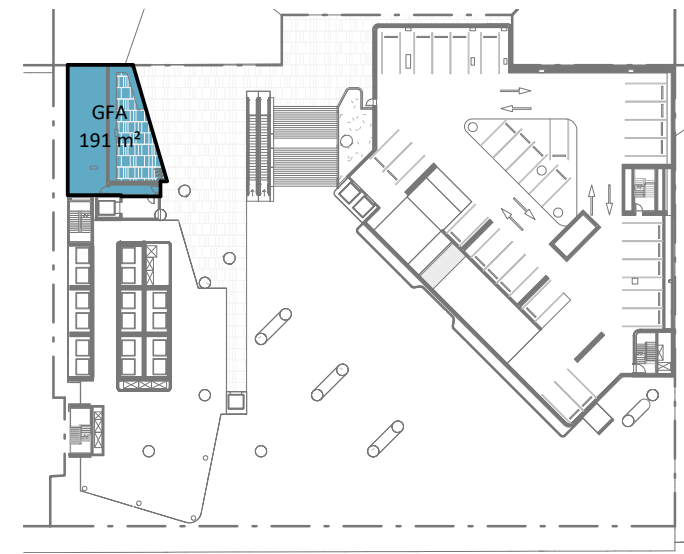
Development Summary - BCC GFA - Tower (90.06)



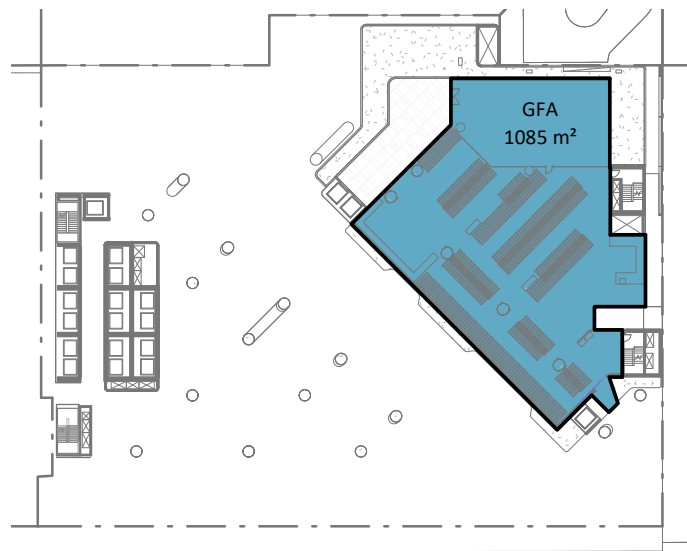
1 LOWER GROUND PLAZA
04.08 1:1000



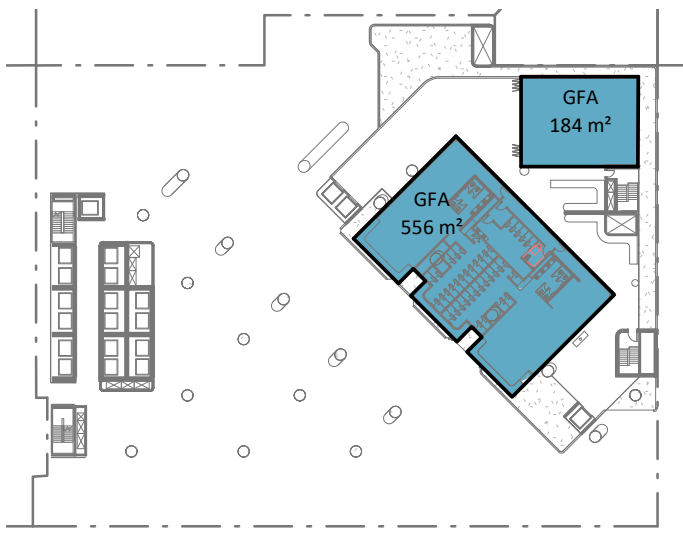
3. PODIUM 03
04.08 1:1000



4 PODIUM 05 - UPPER PLAZA
04.08 1:1000

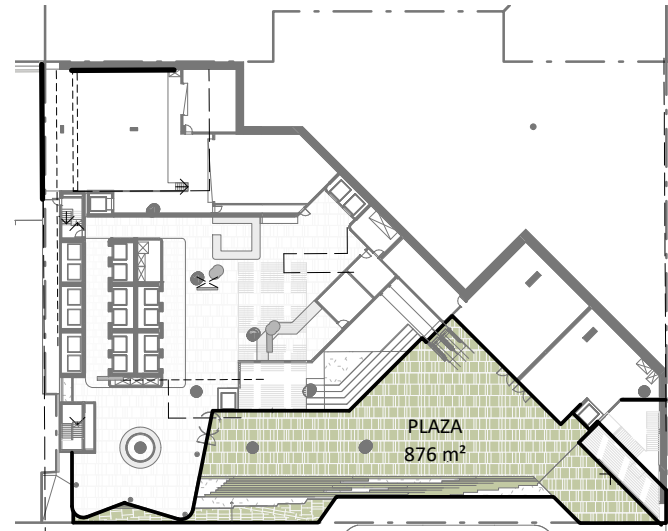


2 PODIUM 07
04.08 1:1000

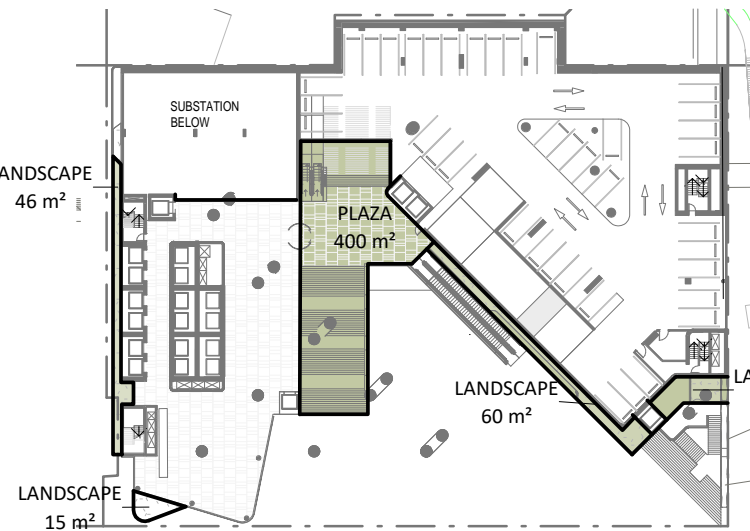


5 PODIUM 08
04.08 1:1000

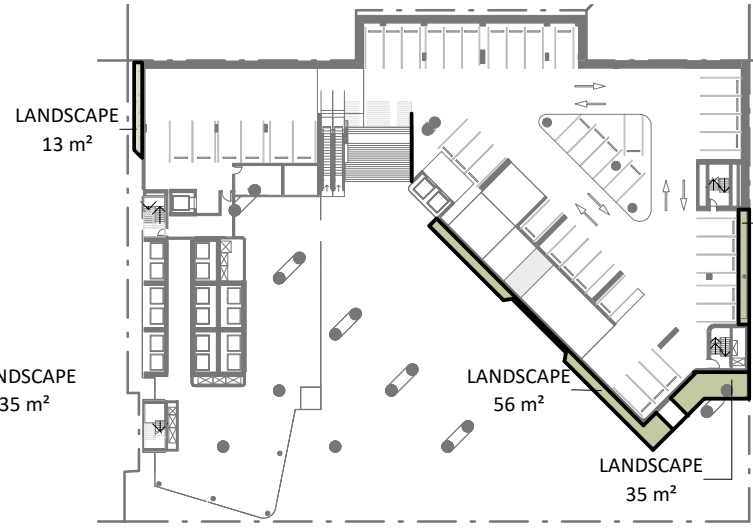
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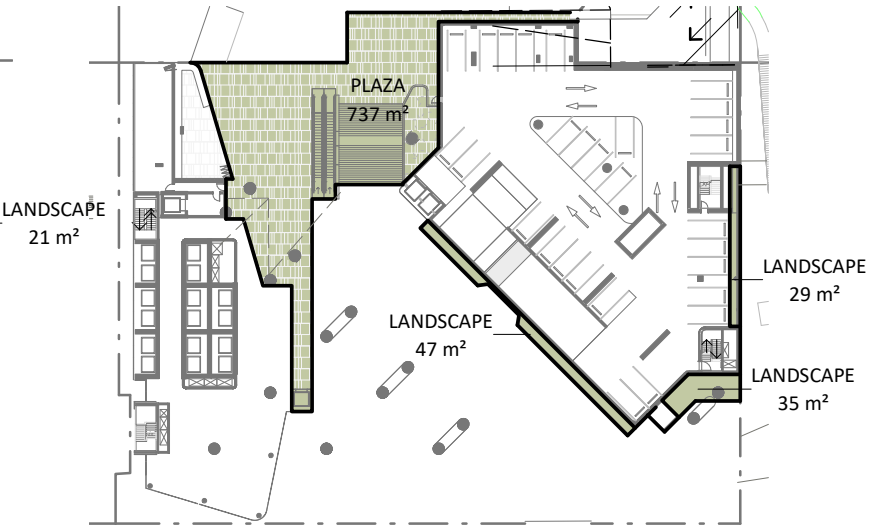
1 LANDSCAPE-LOWER PLAZA LEVEL
1 : 1000



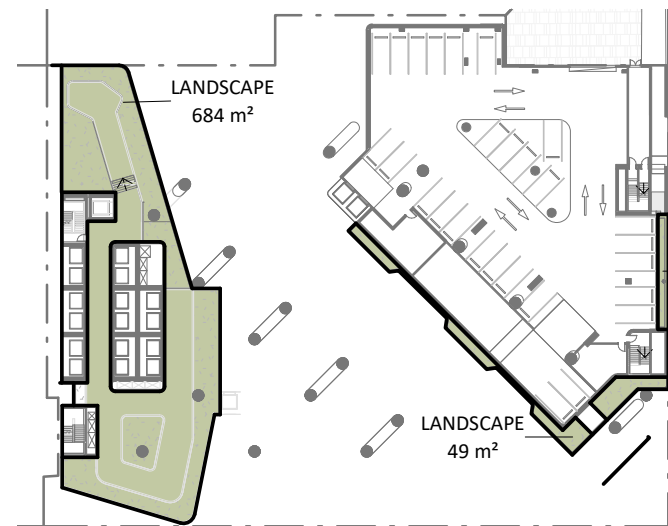
2 LANDSCAPE PODIUM 03
1 : 1000



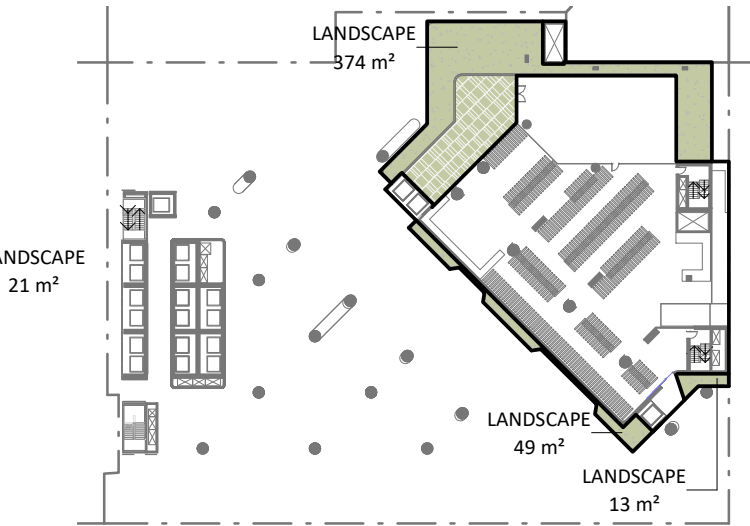
3 LANDSCAPE PODIUM 04
1 : 1000



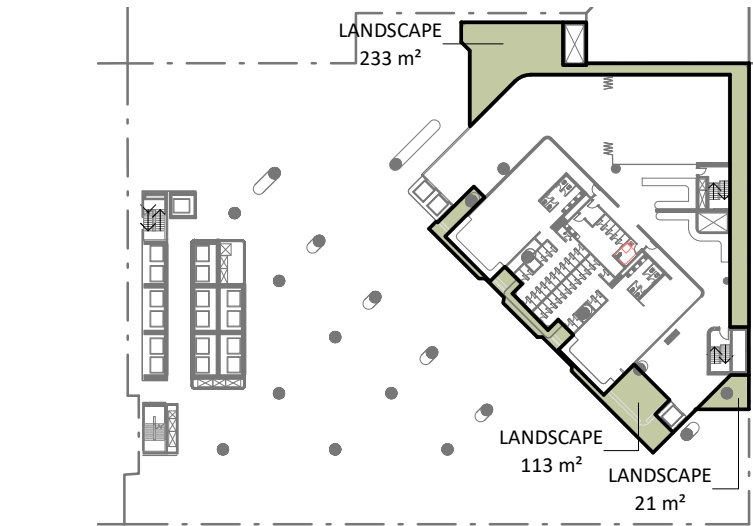
4 LANDSCAPE PODIUM 05
1 : 1000



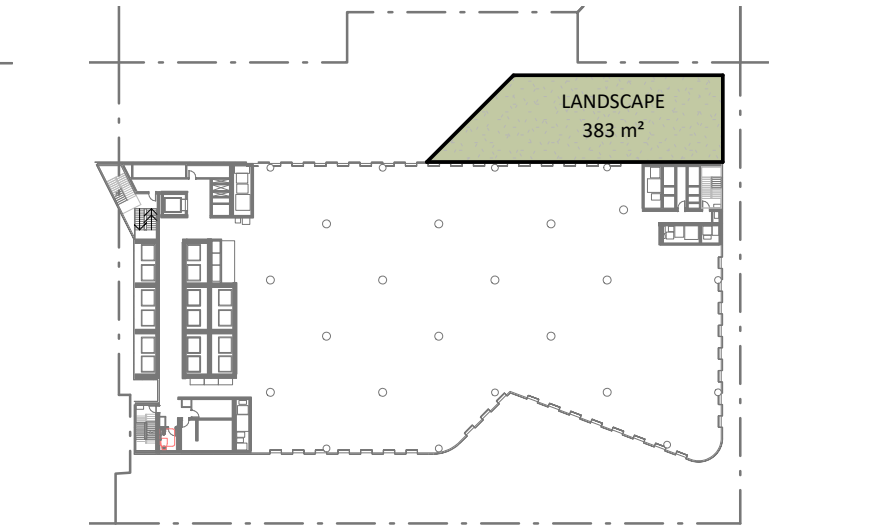
5 LANDSCAPE PODIUM 06
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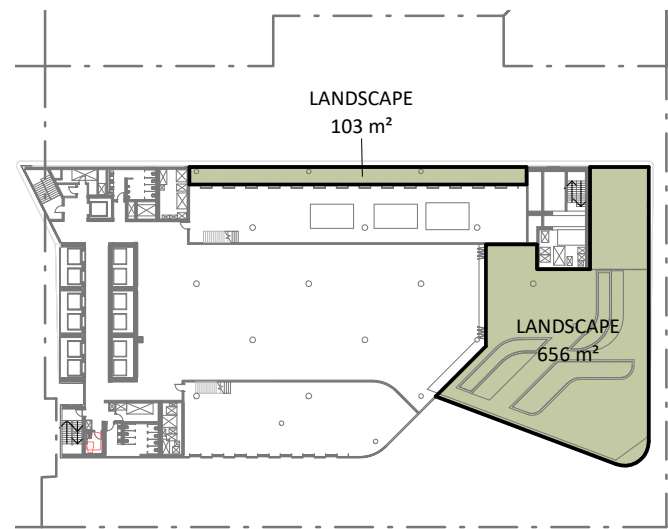
6 LANDSCAPE PODIUM 07
1 : 1000



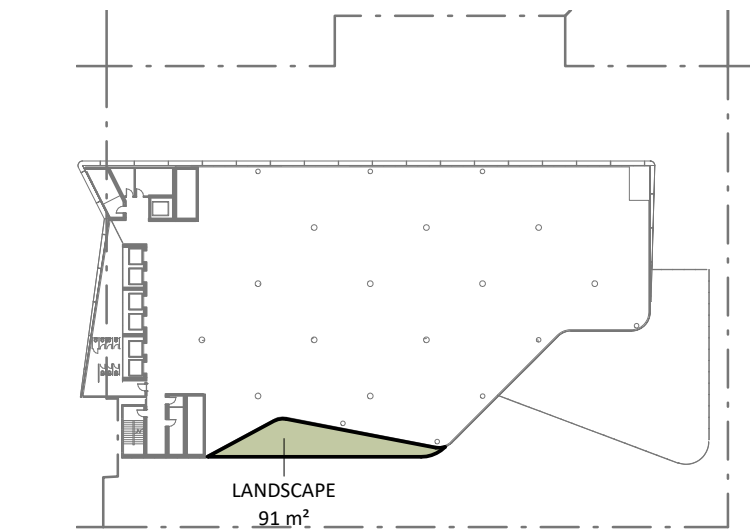
7 LANDSCAPE PODIUM 08
1 : 1000



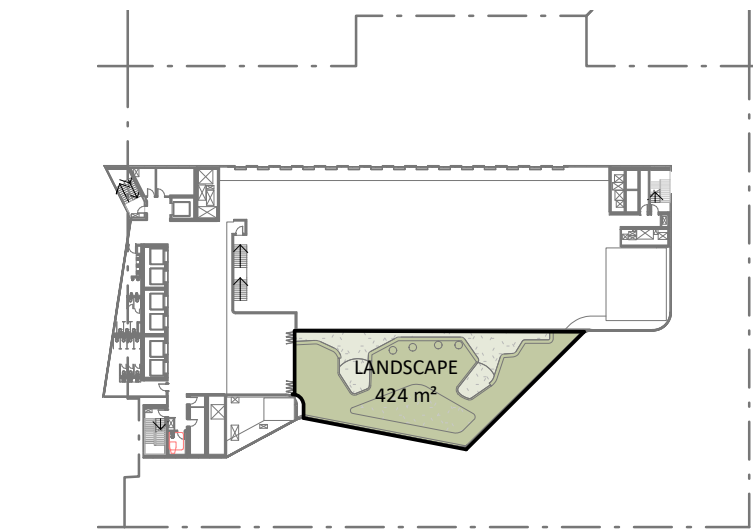
8 TOWER 01 LOWER PLANT- LANDSCAPE
04.08 1 : 1000



9 TOWER 19 MID PLANT
1 : 1000

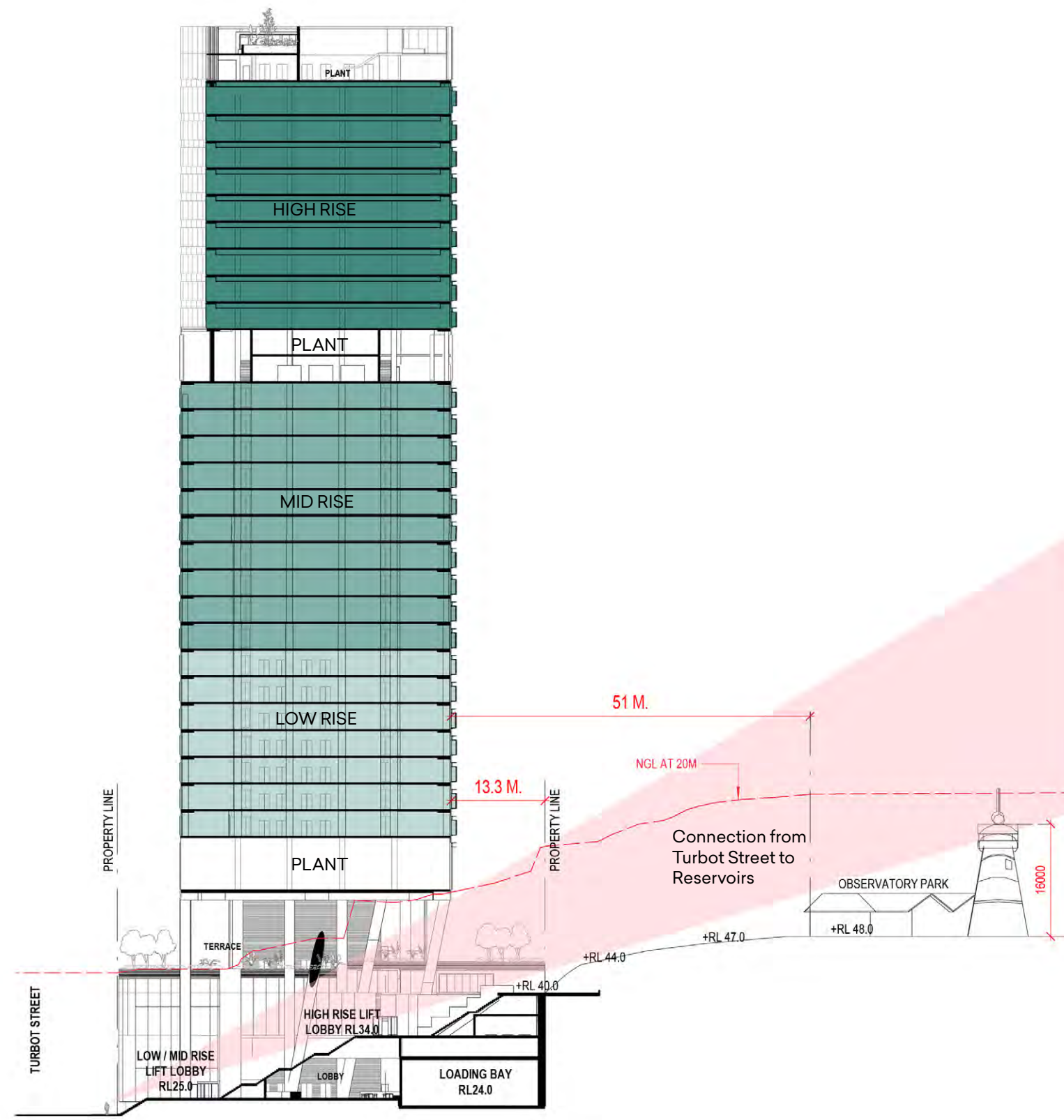


10. TOWER 20
20.01 1 : 1000



11 TOWER 29 ROOF PLANT
1 : 1000

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ROOF TOP	-RL 177.30	▼
ROOF PLANT TERRACE	-RL 173.50	▼
TOWER_29_ROOF PLANT	-RL 169.70	▼
TOWER_28	-RL 164.90	▼
TOWER_27	-RL 161.10	▼
TOWER_26	-RL 157.30	▼
TOWER_25	-RL 153.50	▼
TOWER_24	-RL 149.70	▼
TOWER_23	-RL 145.90	▼
TOWER_22	-RL 142.10	▼
TOWER_21	-RL 138.30	▼
TOWER_20	-RL 134.50	▼
TOWER_19_MID TERRACE	-RL 130.70	▼
TOWER_19_MID PLANT	-RL 126.90	▼
TOWER_18	-RL 123.10	▼
TOWER_17	-RL 119.30	▼
TOWER_16	-RL 115.50	▼
TOWER_15	-RL 111.70	▼
TOWER_14	-RL 107.90	▼
TOWER_13	-RL 104.10	▼
TOWER_12	-RL 100.30	▼
TOWER_11	-RL 96.50	▼
TOWER_10	-RL 92.70	▼
TOWER_09	-RL 88.90	▼
TOWER_08	-RL 85.10	▼
TOWER_07	-RL 81.30	▼
TOWER_06	-RL 77.50	▼
TOWER_05	-RL 73.70	▼
TOWER_04	-RL 69.90	▼
TOWER_03	-RL 66.10	▼
TOWER_02	-RL 62.30	▼
TOWER_01_LOWER PLANT	-RL 54.70	▼
PODIUM_08	-RL 50.50	▼
PODIUM_07	-RL 47.50	▼
PODIUM_06	-RL 44.50	▼
PODIUM_05 - UPPER PLAZA	-RL 40.00	▼
PODIUM_04	-RL 37.00	▼
PODIUM_03	-RL 34.00	▼
PODIUM_02	-RL 31.00	▼
PODIUM_01	-RL 28.00	▼
LOWER GROUND PLAZA	-RL 25.00	▼
LIFT PITTS	-RL 21.00	▼

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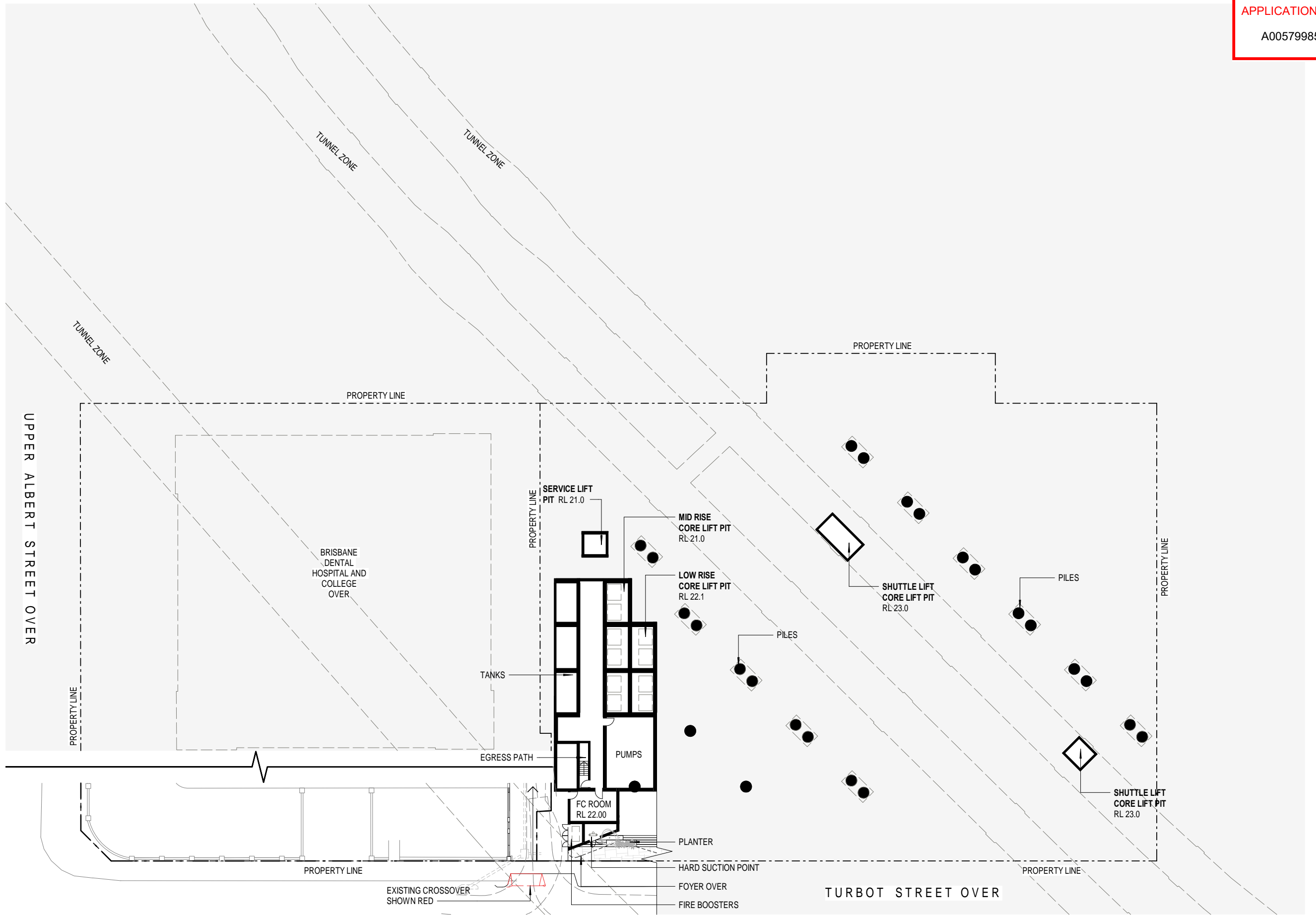
Overall Section (30.08)





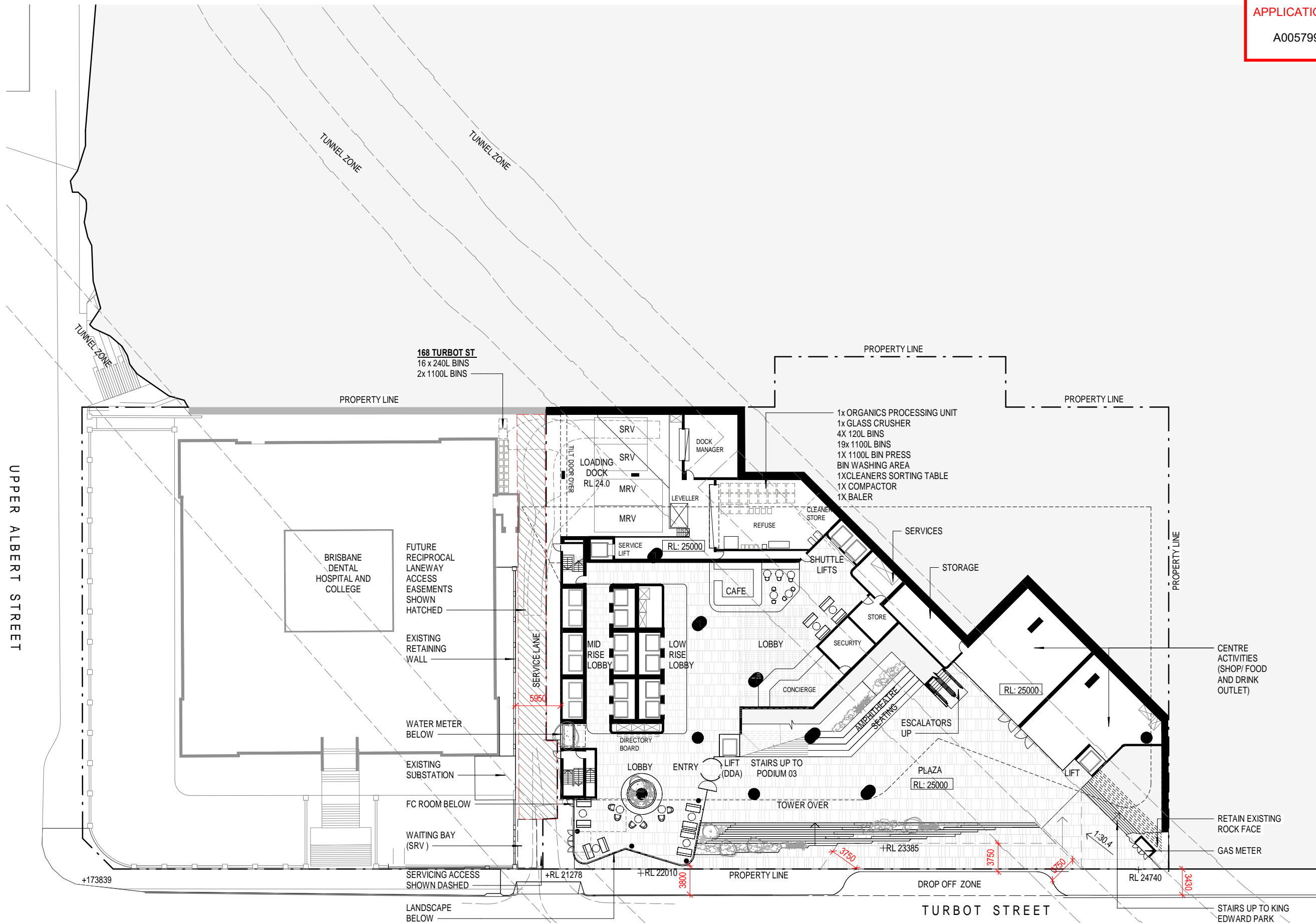


Turbot Street View

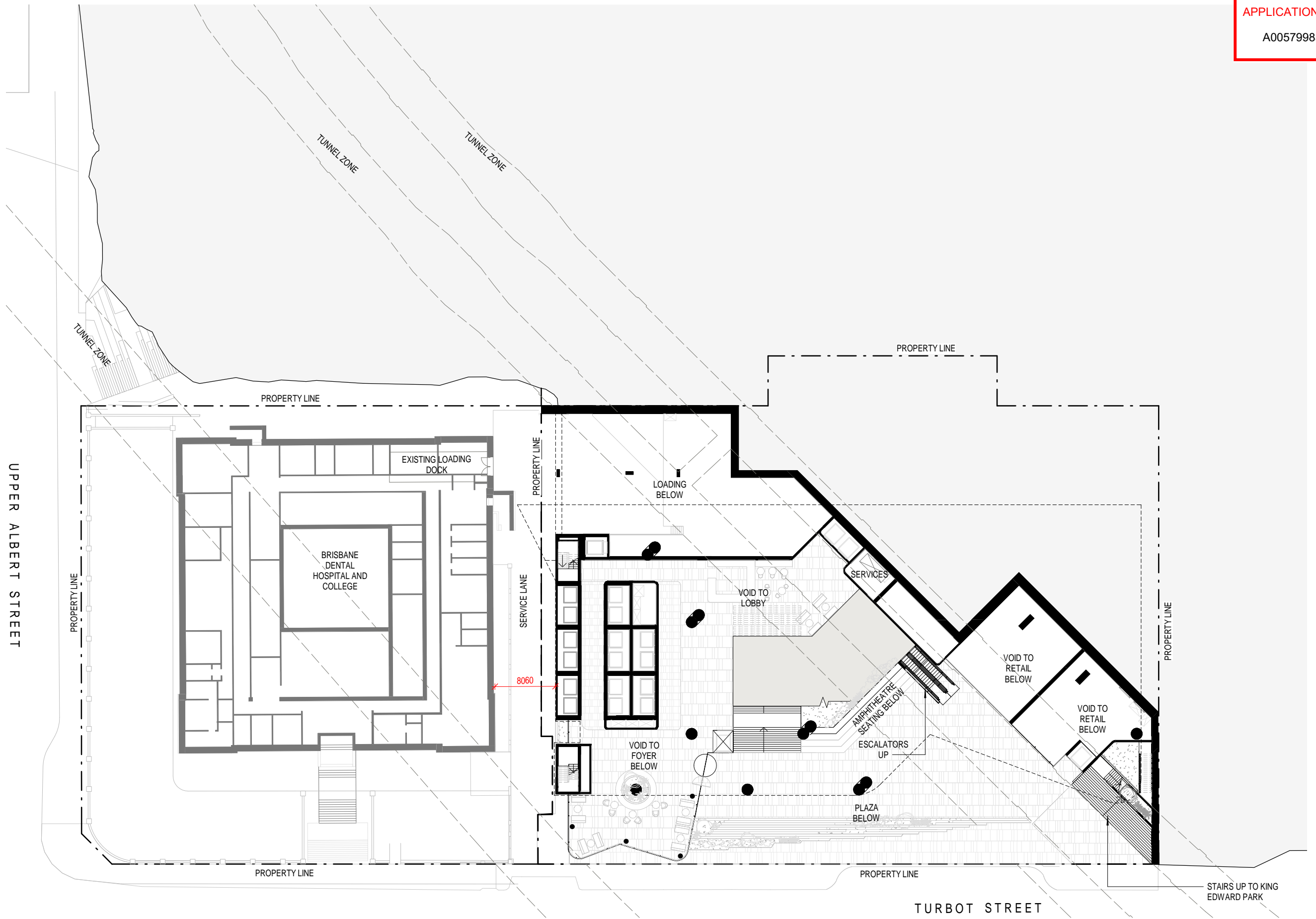


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Lift Pit Plan (10.01)

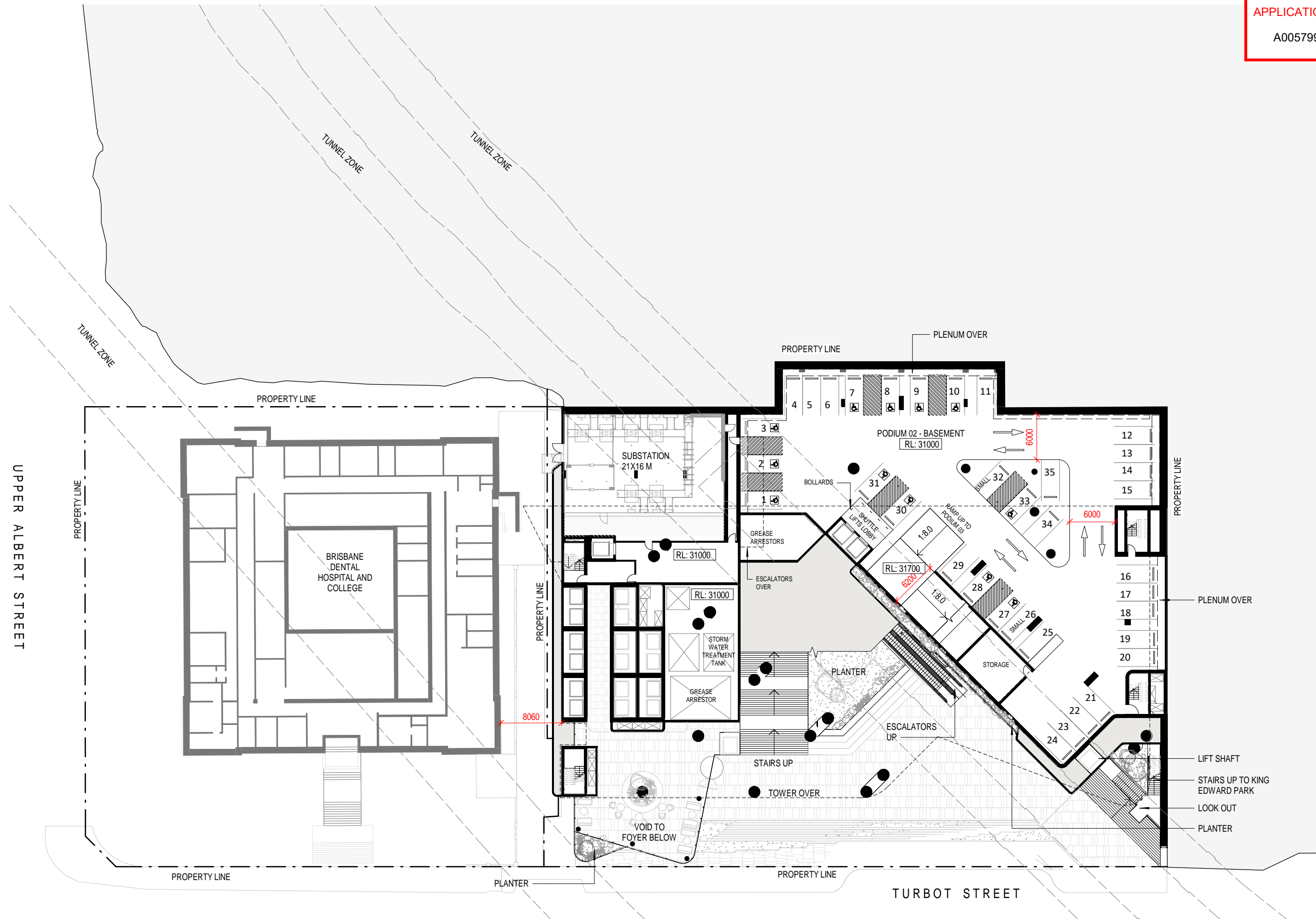


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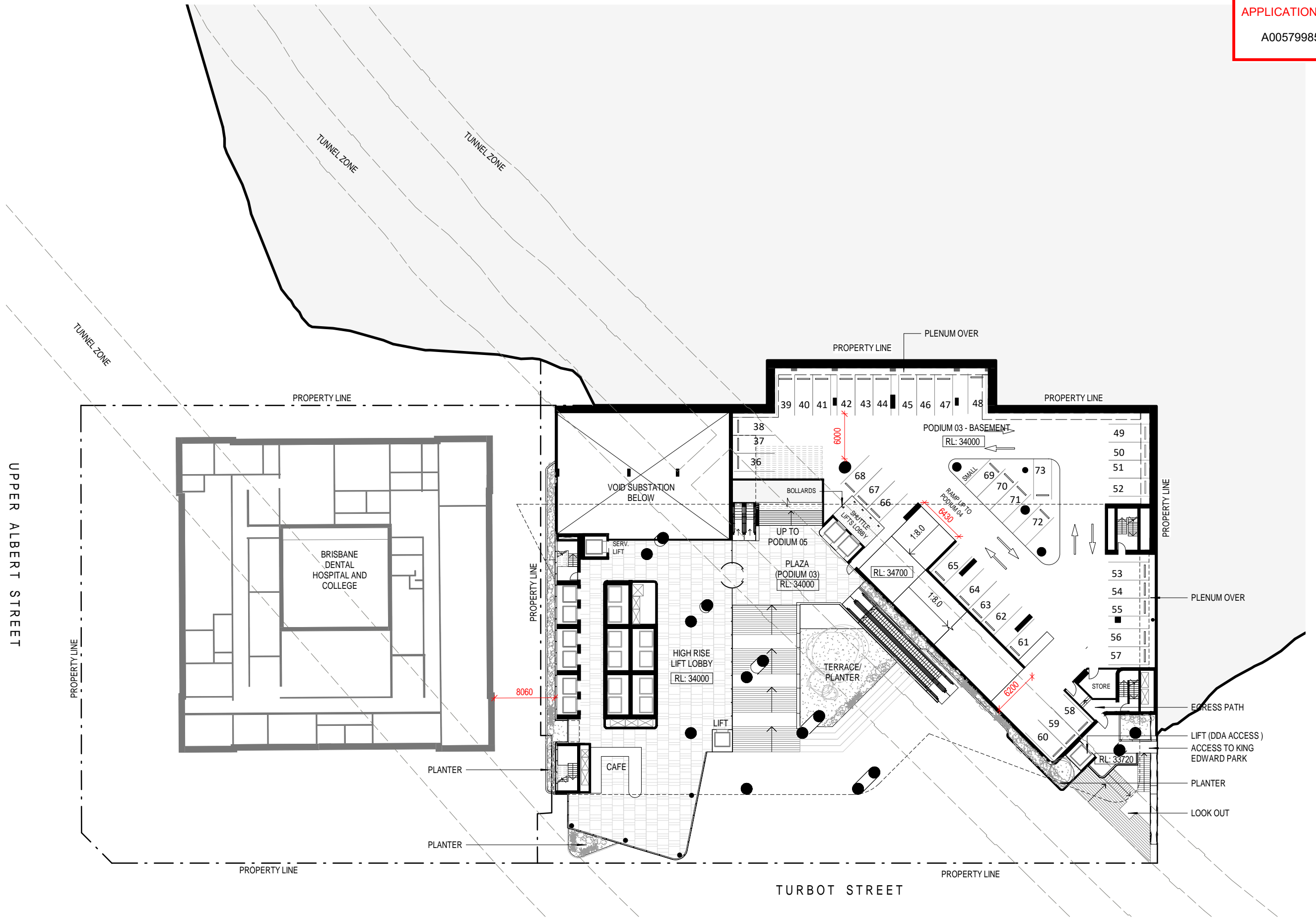


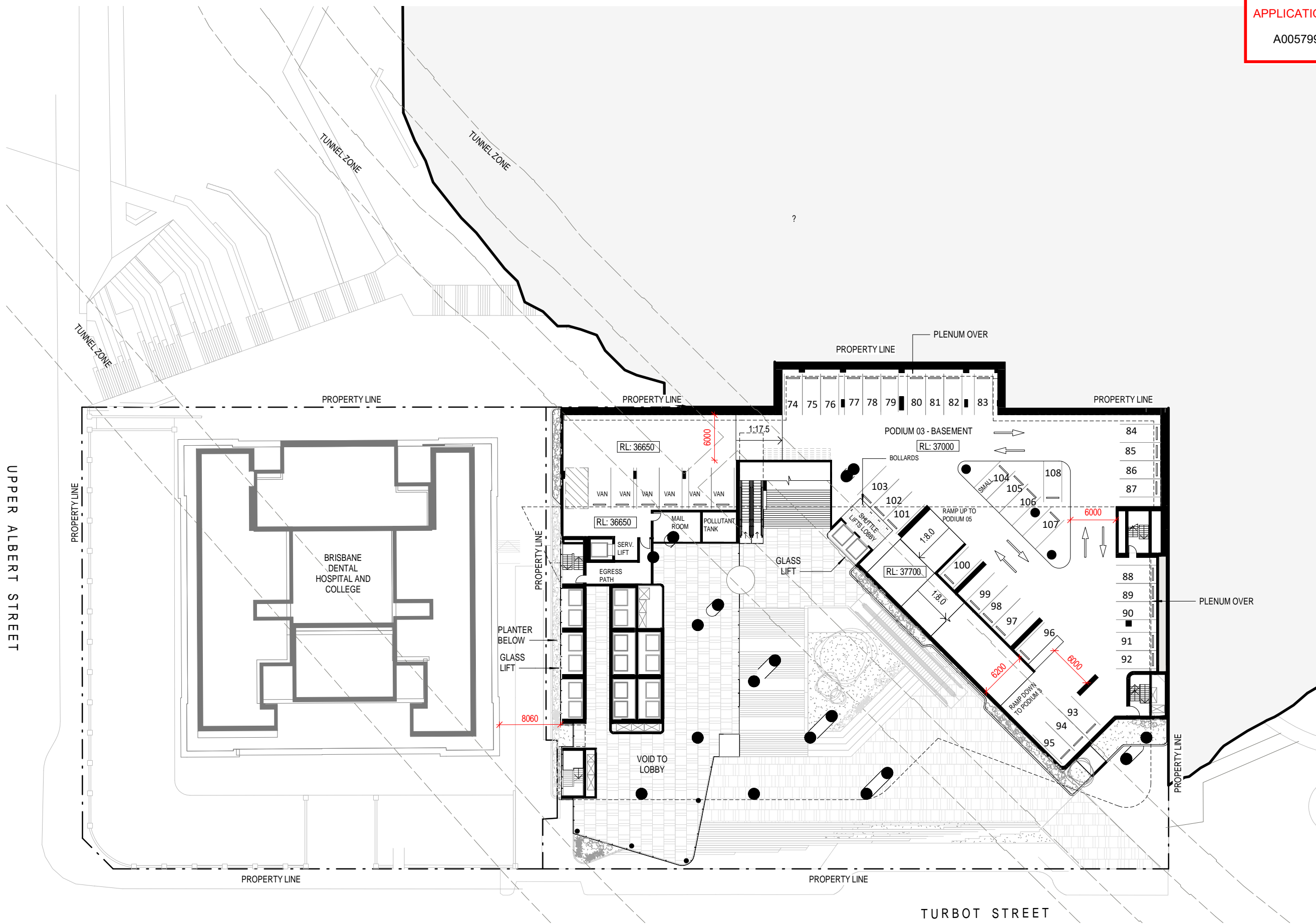
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Podium 1 Plan (10.03)



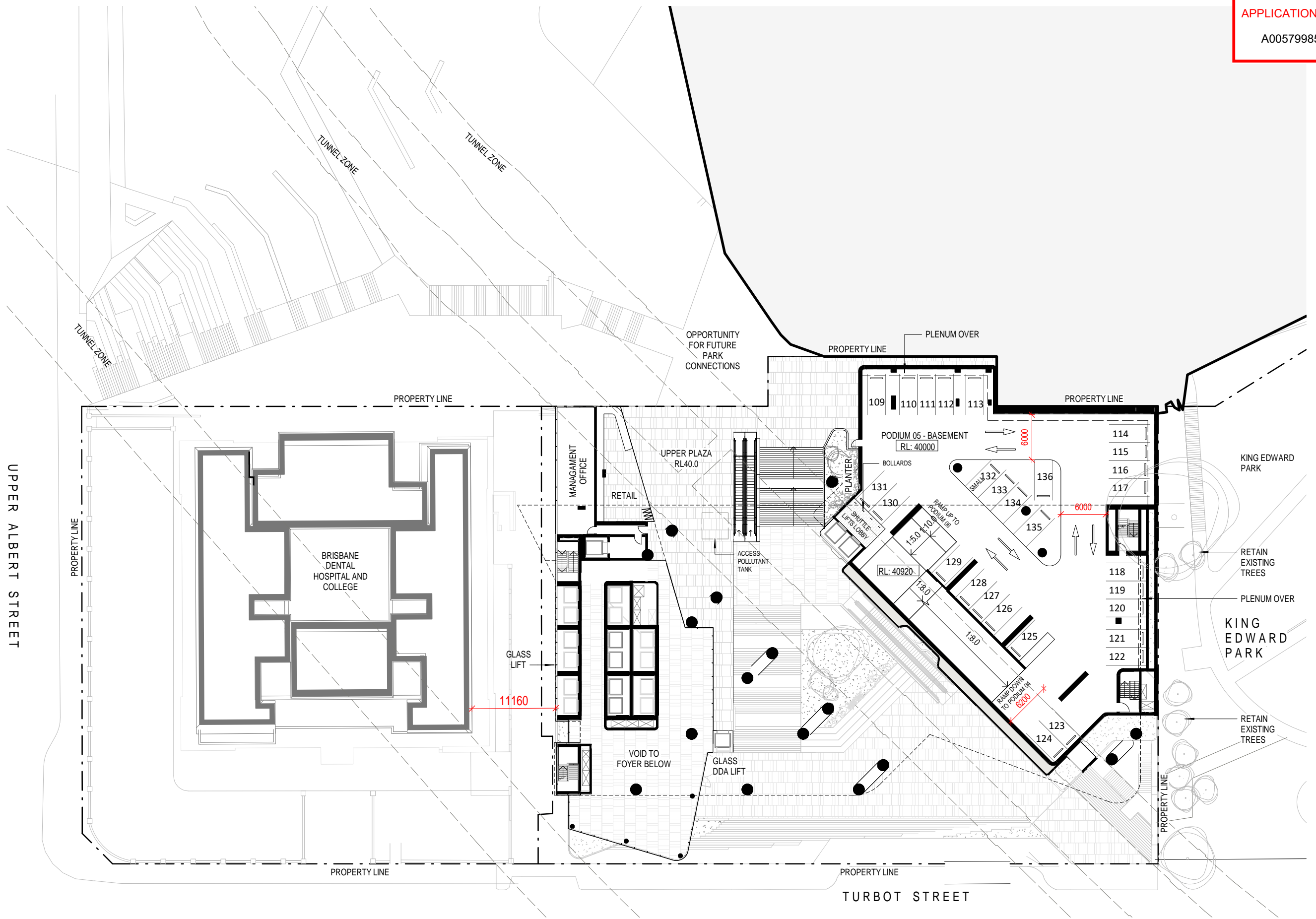
Podium 2 Plan - RL31.0 (10.04)



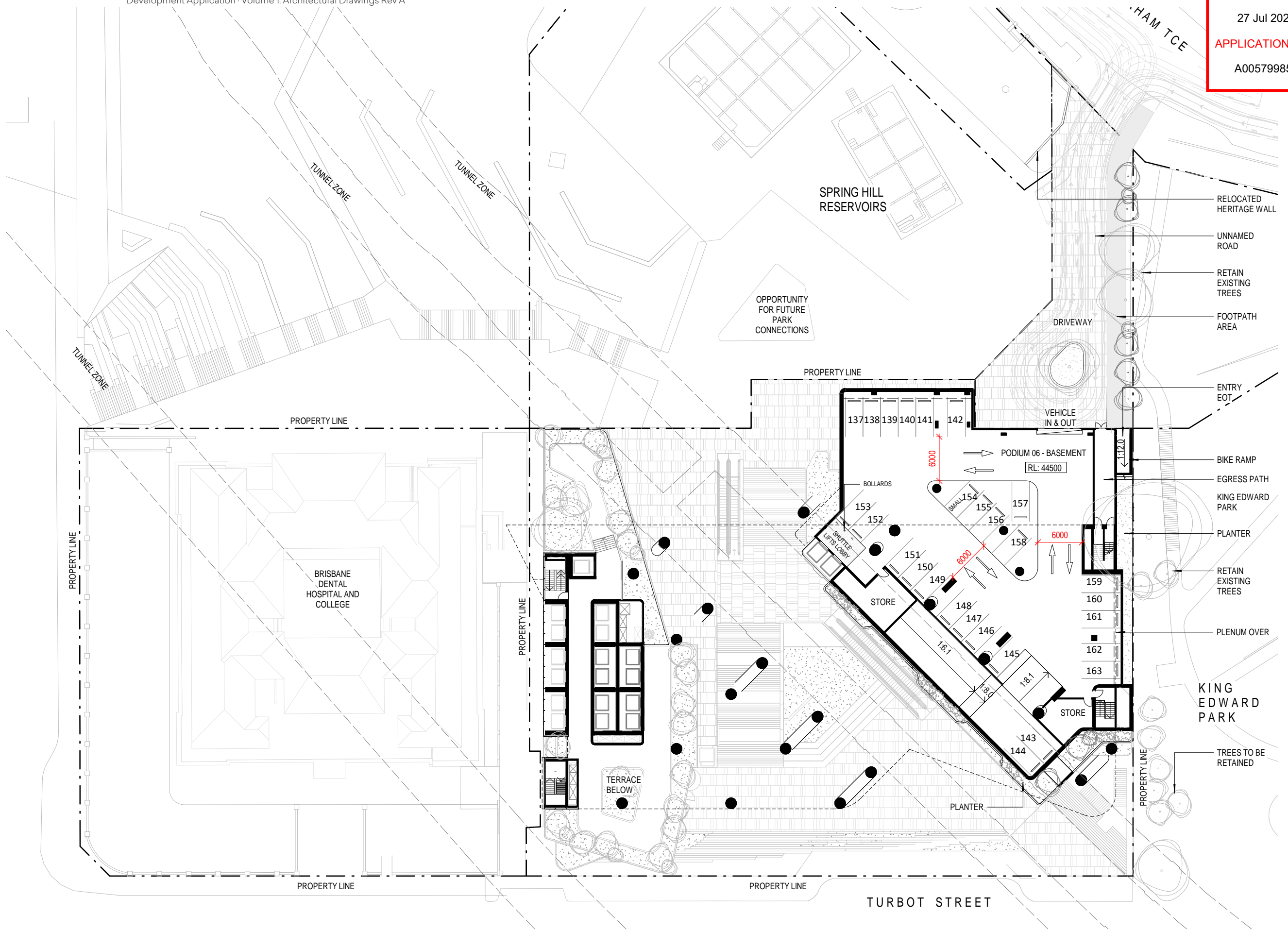


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Podium 4 Plan - RL37.0 (10.06)



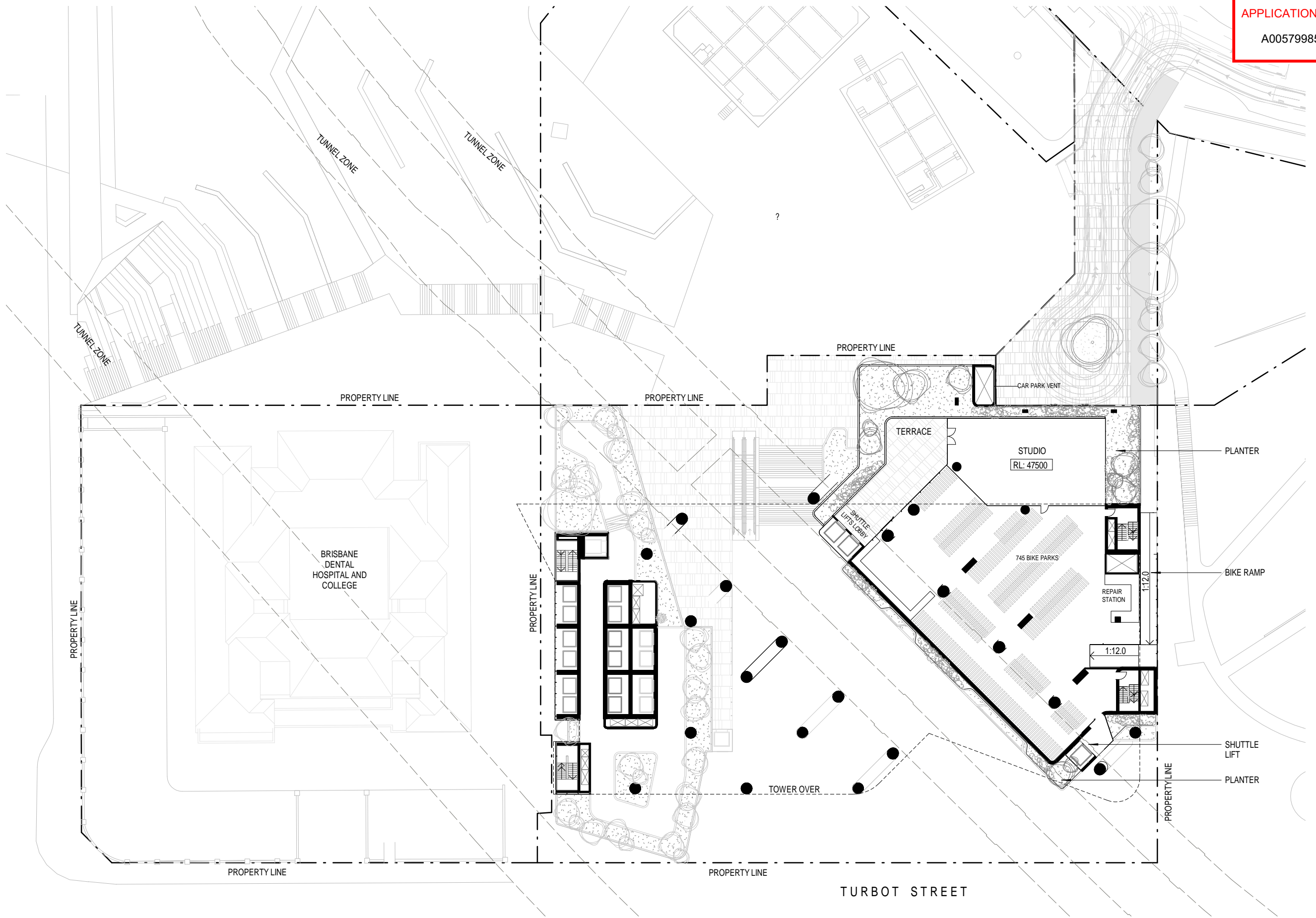
Podium 5 Plan - Upper Plaza & Parking - RL40.0 (10.07)



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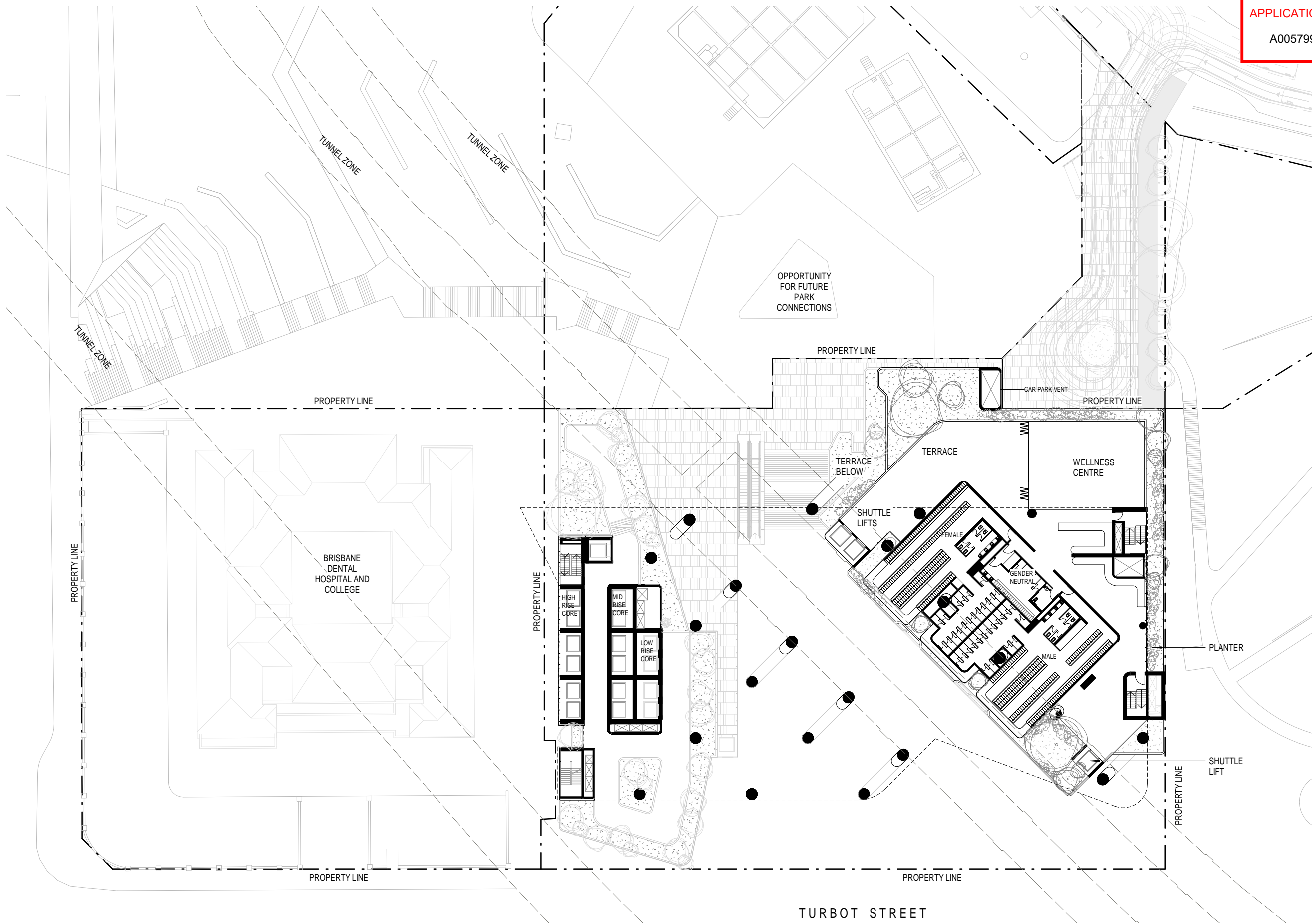
Podium 6 Plan - Parking - RL44.5 (10.08)

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Podium 7 Plan - EOT & Bike Parking - RL47.5 (10.10)

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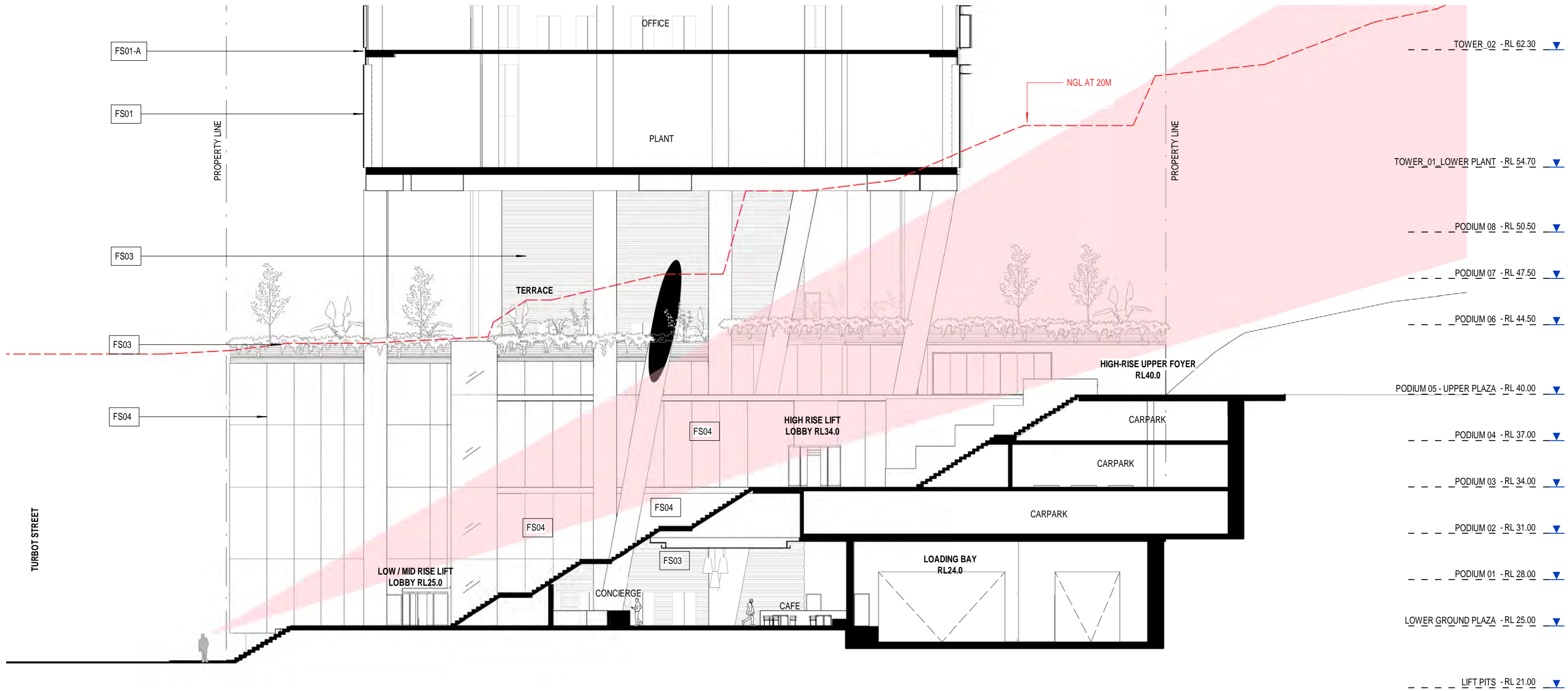


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Podium 8 Plan (10.11)

MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)



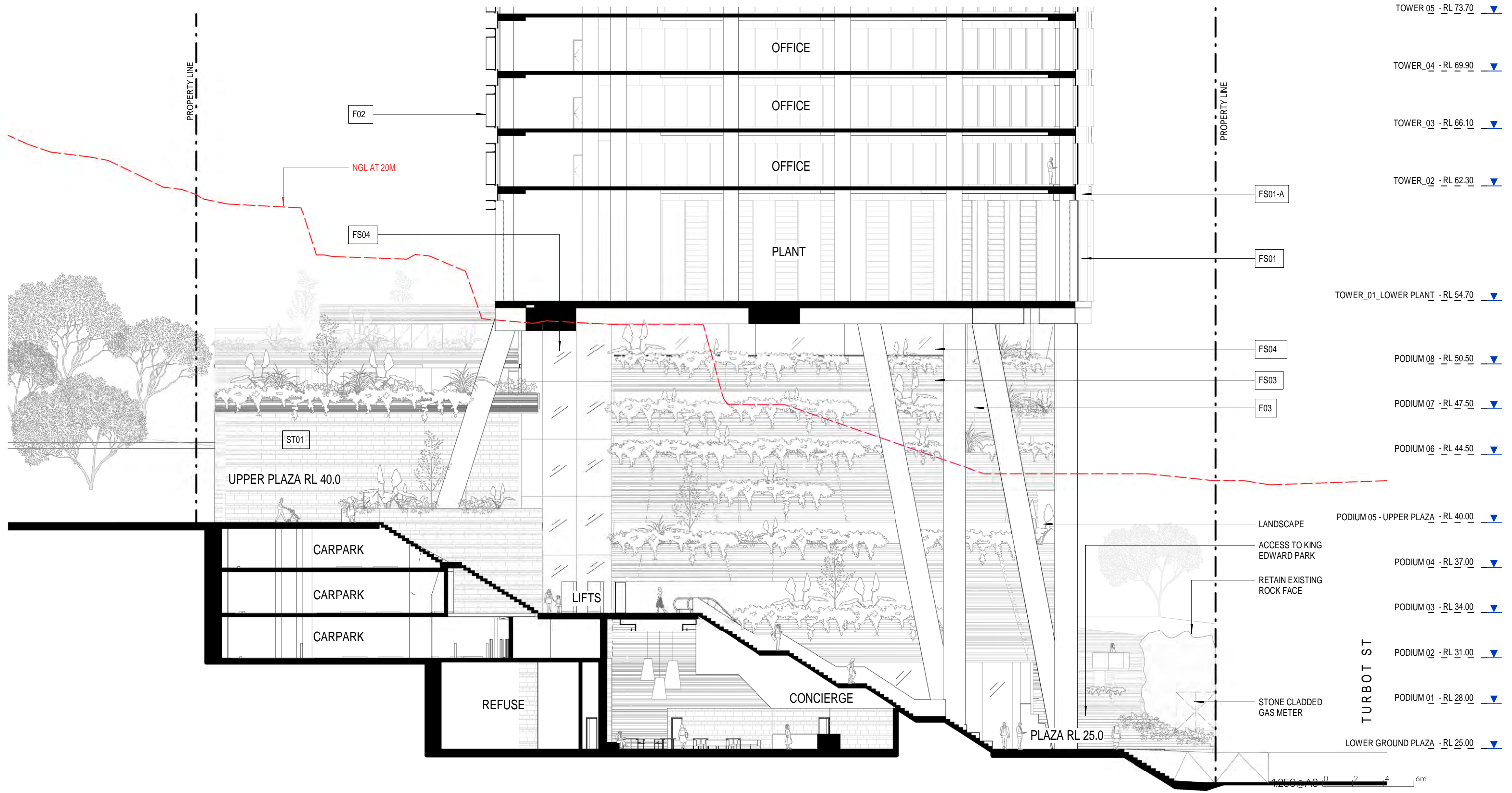
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Podium Section - Visual Connection to Reservoirs (30.07)

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MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)

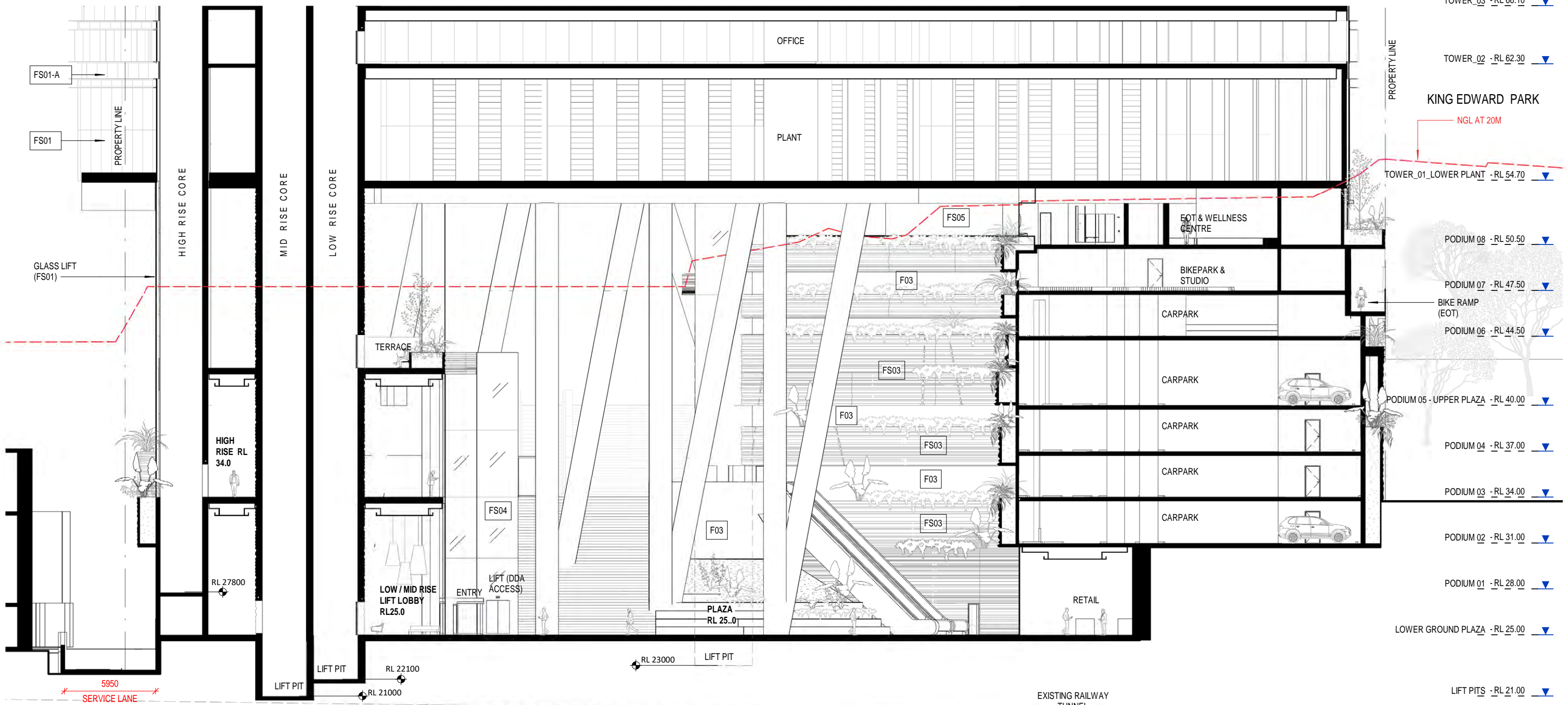


Podium Section through Stairs (30.10)

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MATERIALS LEGEND

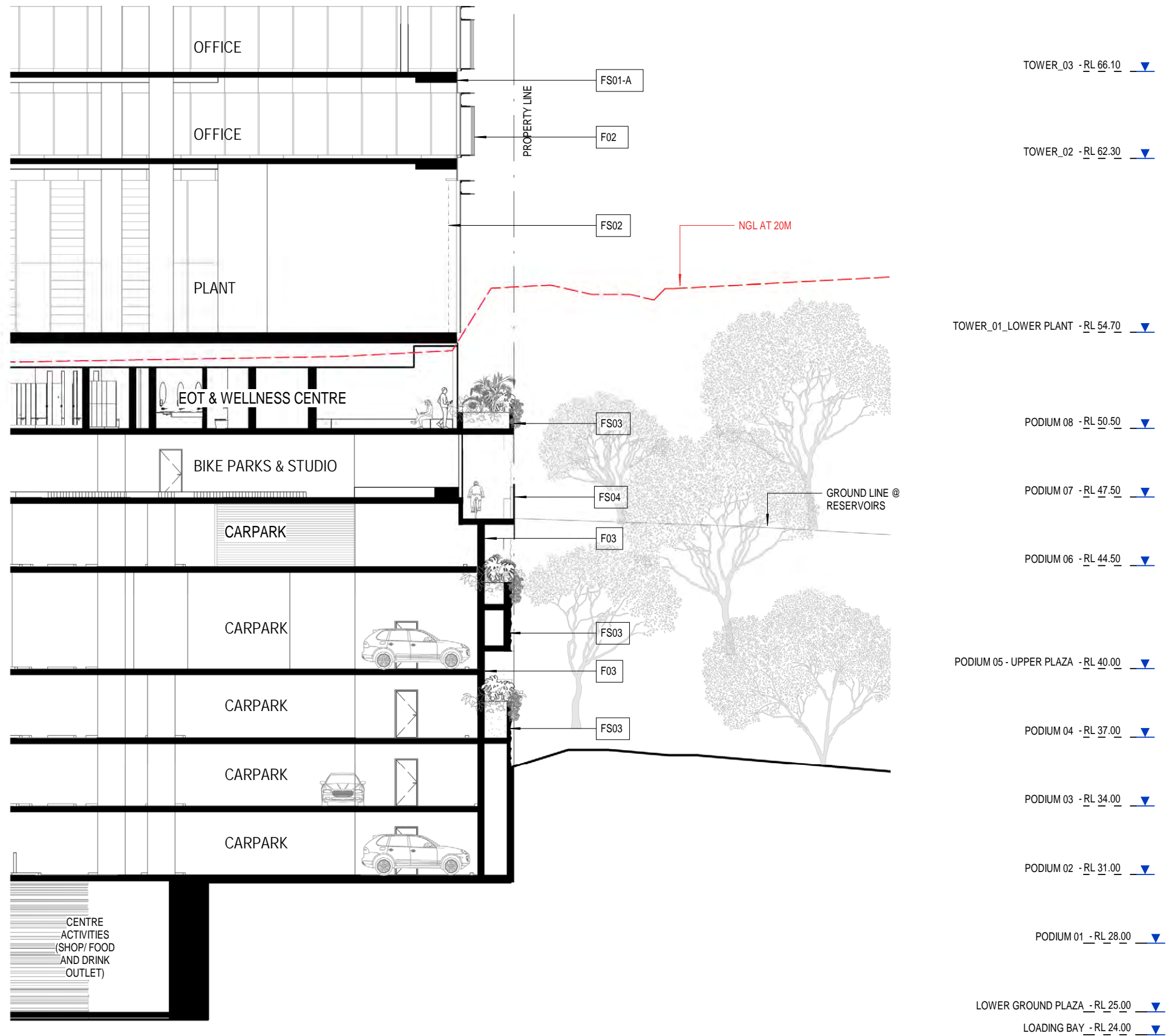
FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)



Long Section through Podium (30.04)

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MATERIALS LEGEND	
FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)

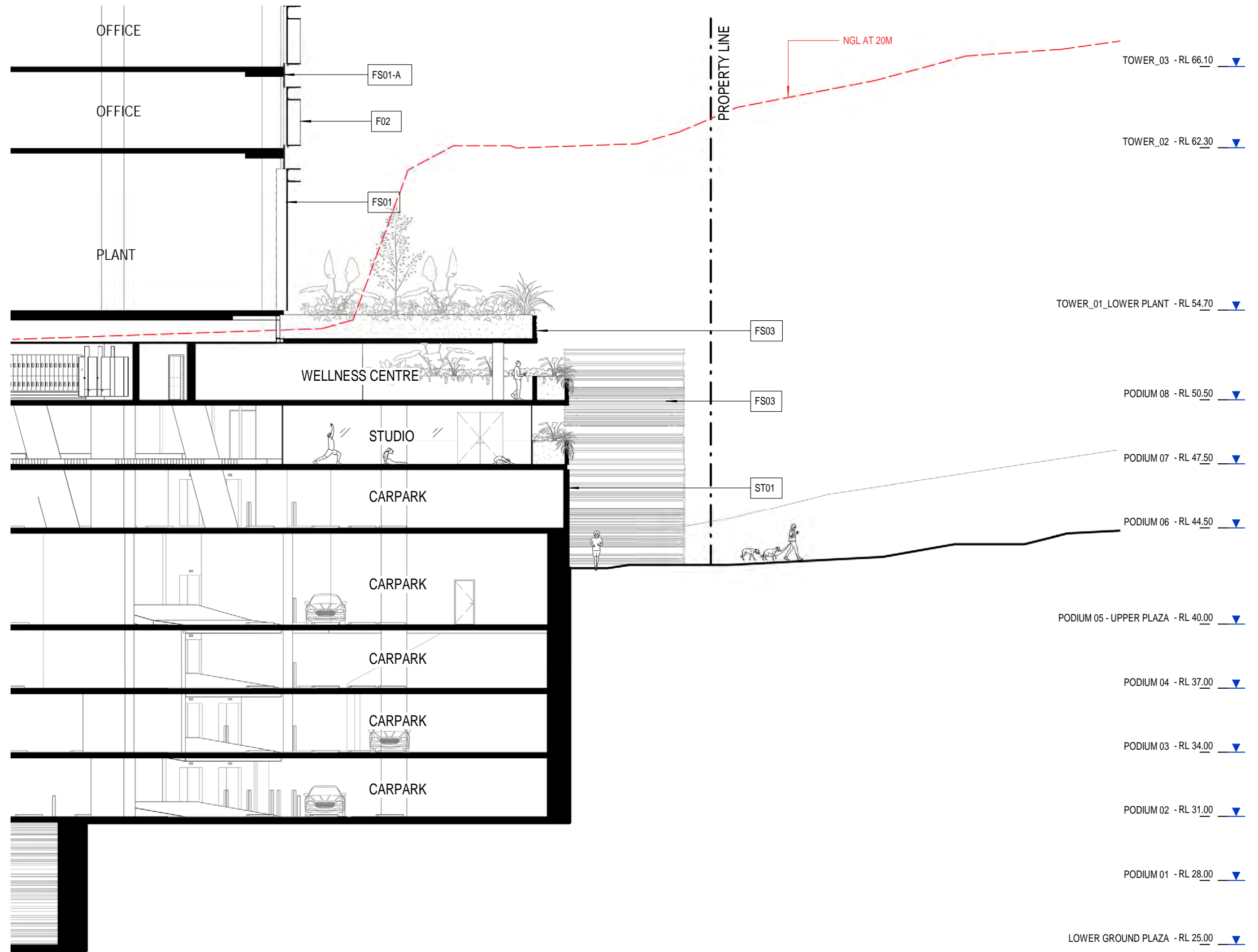


1:200@A3 0 2 4 6m

Section - King Edward Park Interface (30.13)

MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)



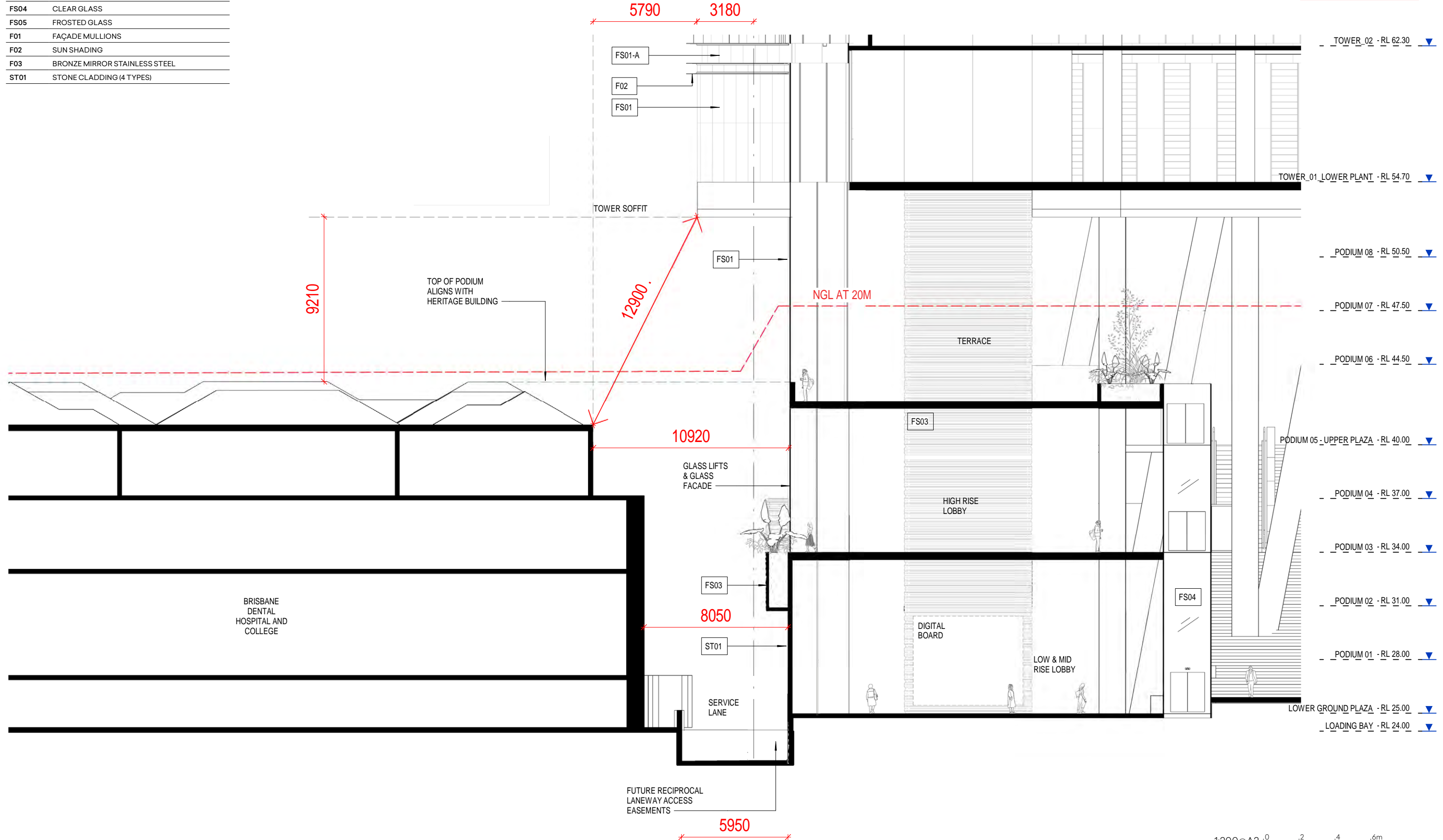
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Section - Spring Hill Reservoirs Interface (30.12)

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MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)



Section - 168 Turbot St Interface (30.11)

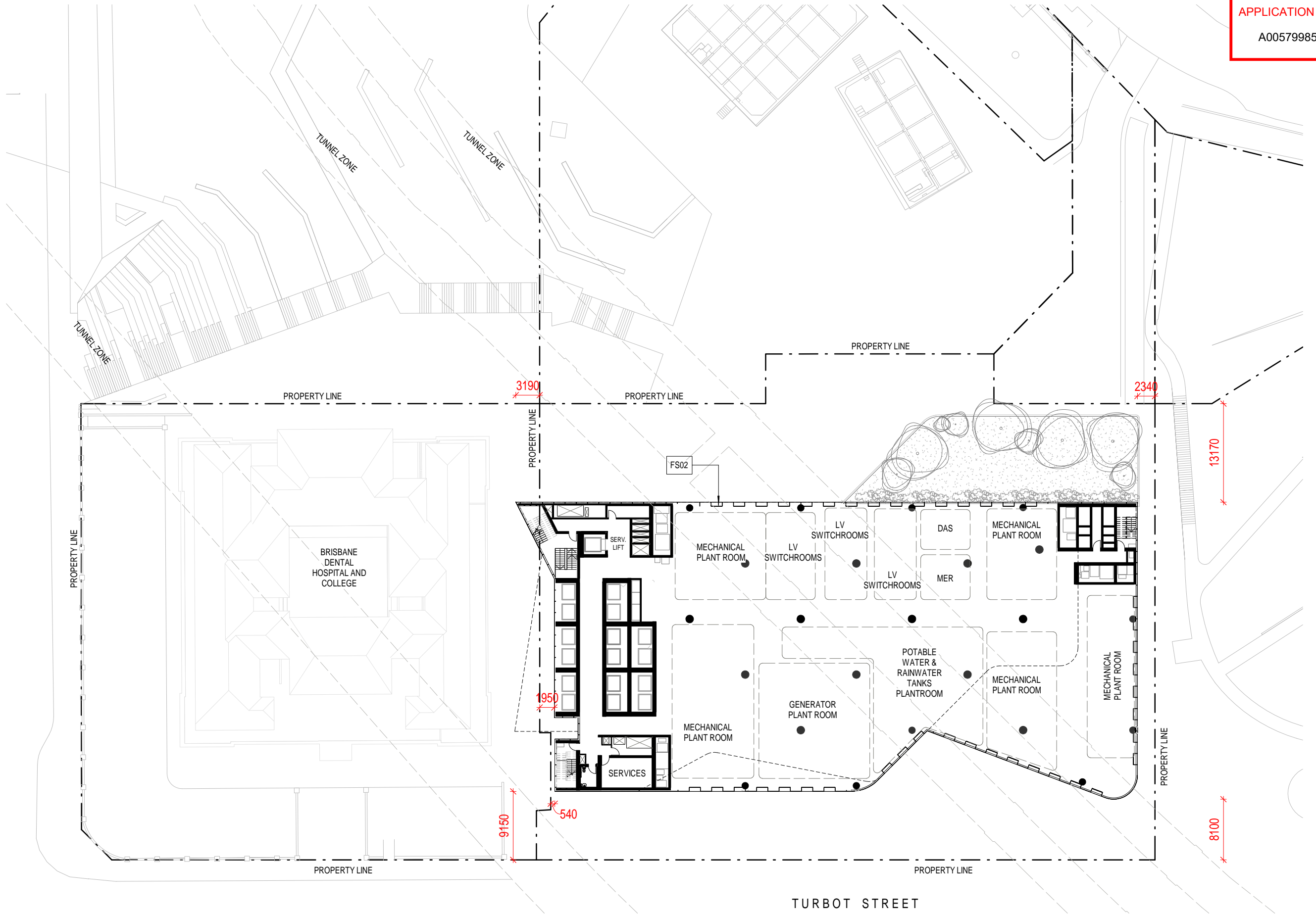


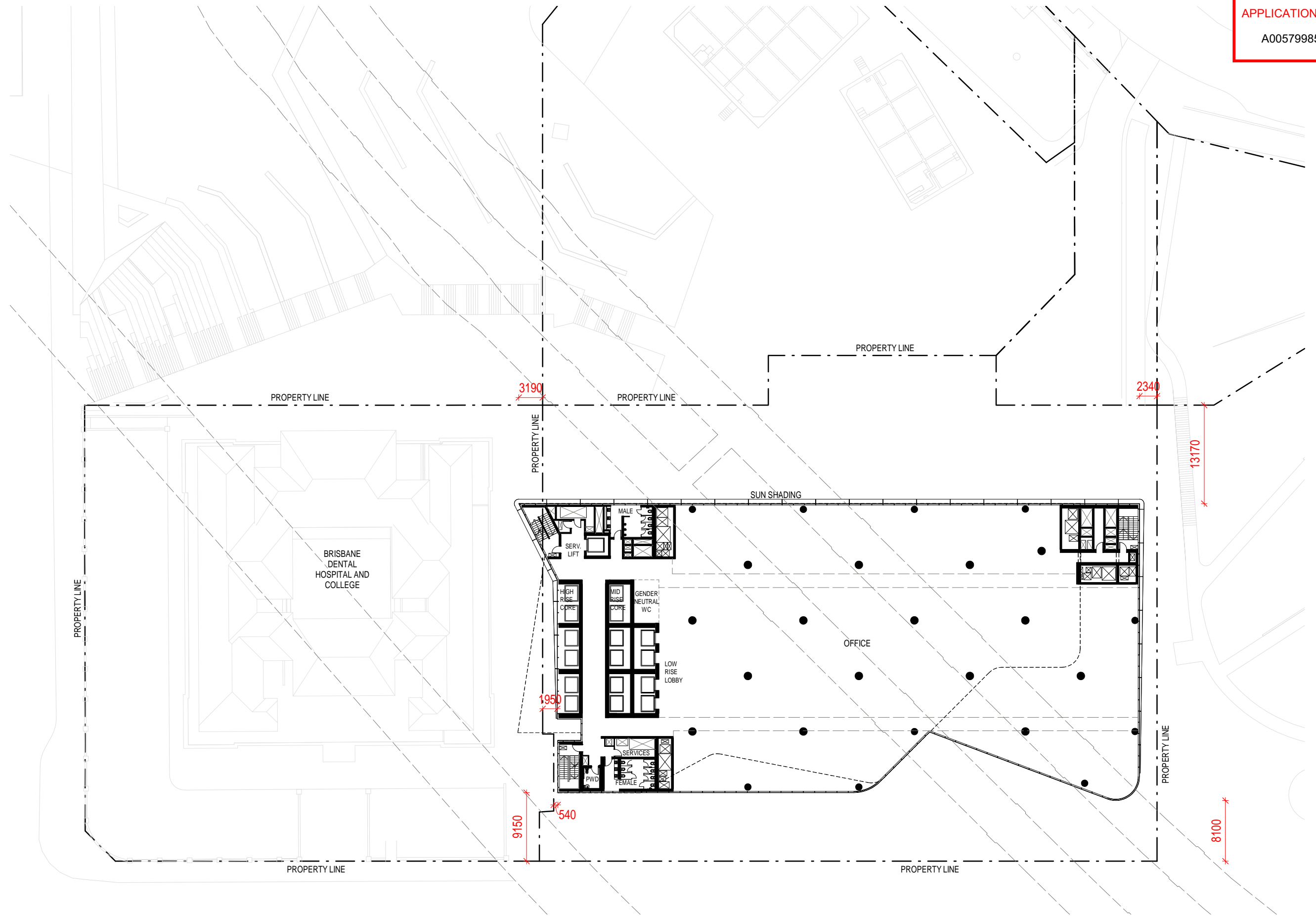








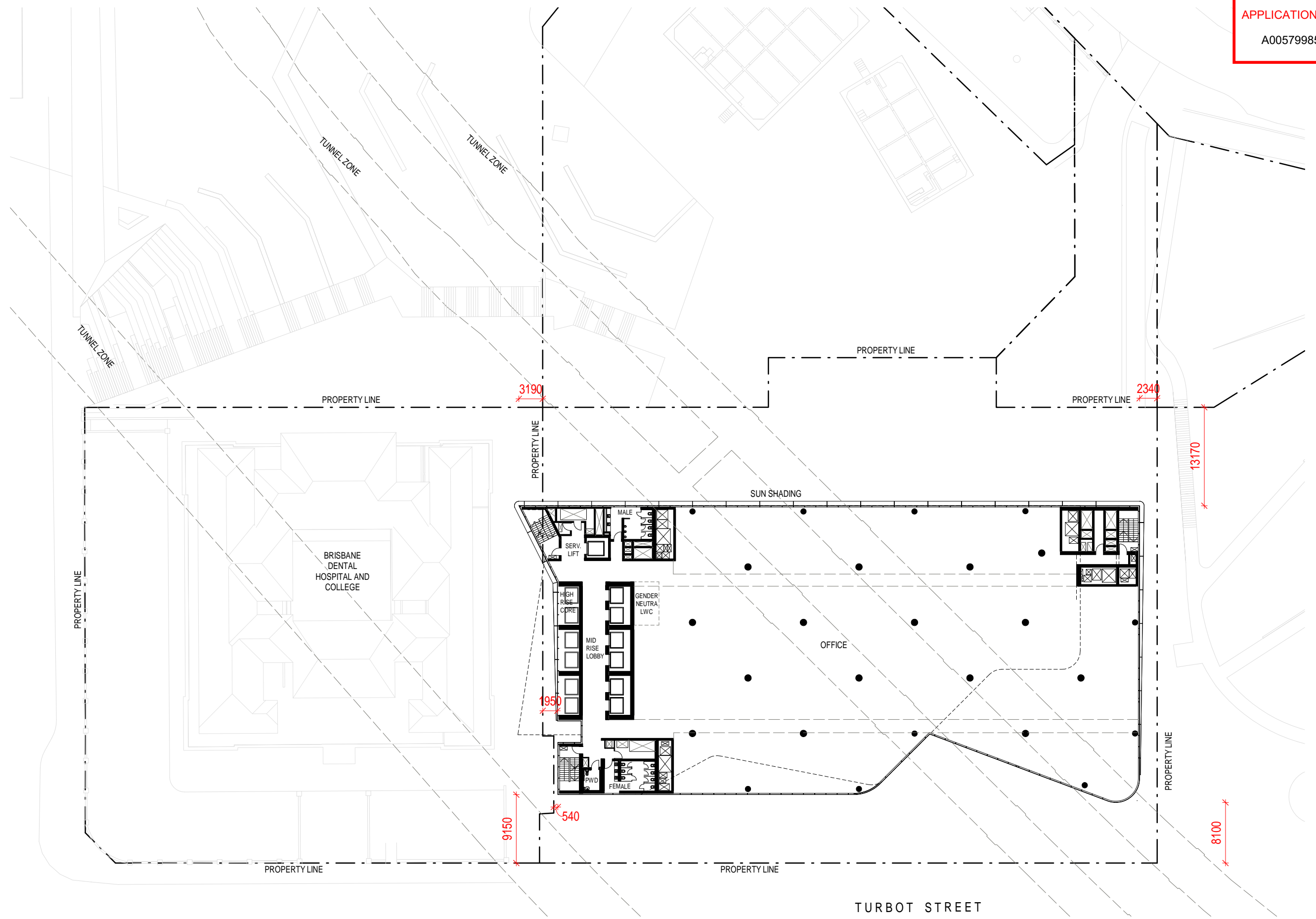




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Typical Low Rise Plan (10.13)

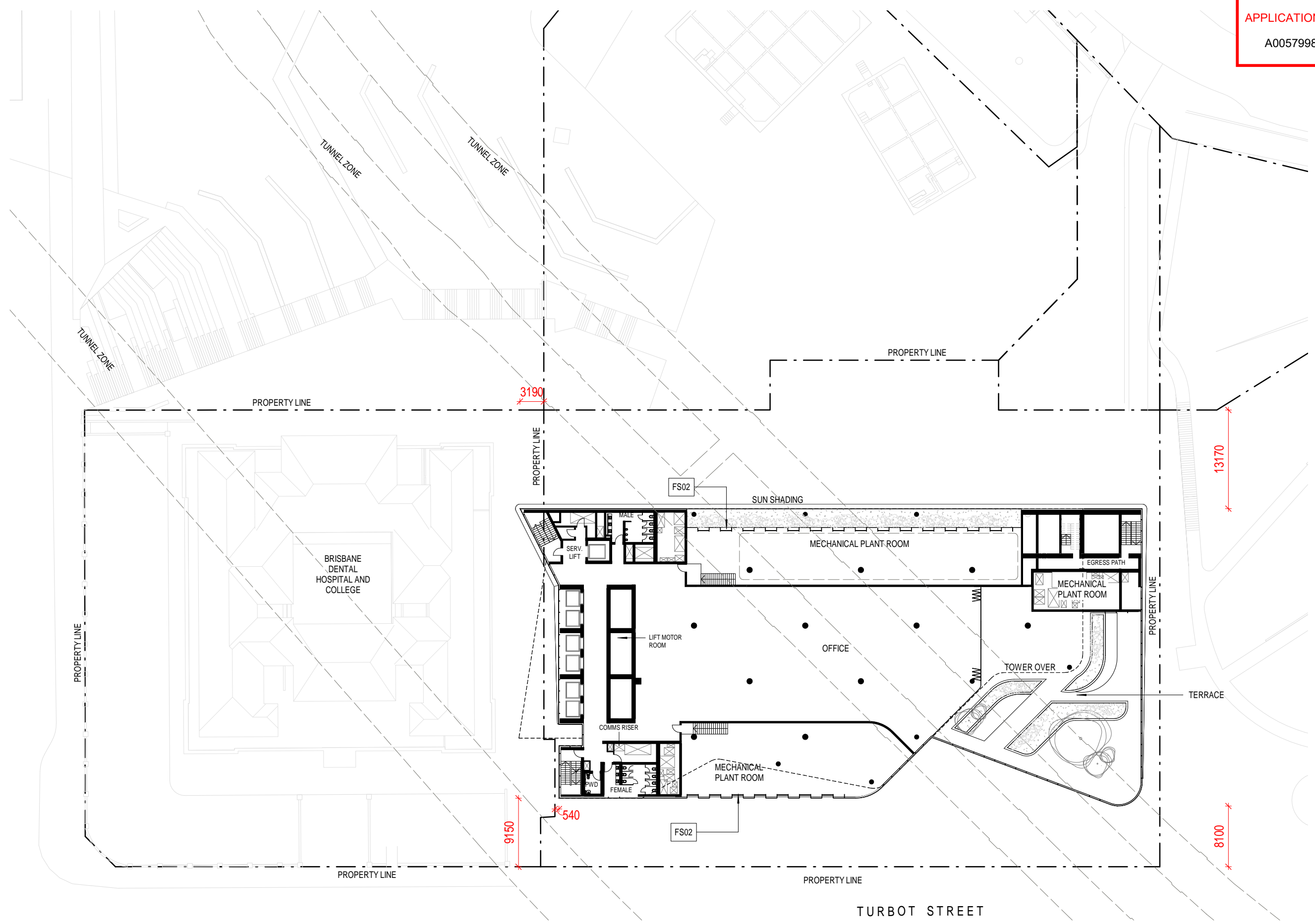
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1:500@A3 0 5 10 15m

Typical Mid Rise Plan (10.14)

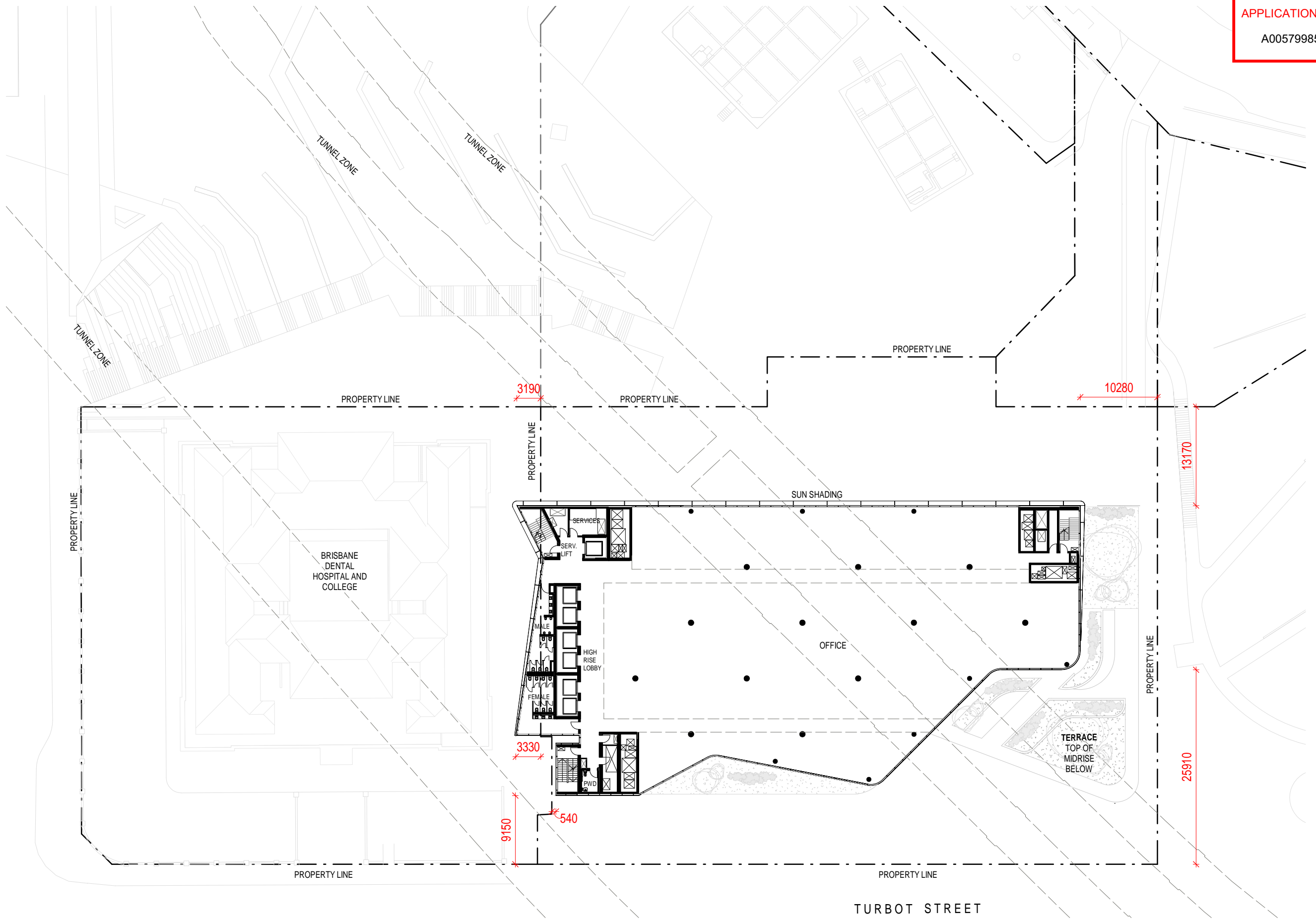
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1:500@A3 0 5 10 15m

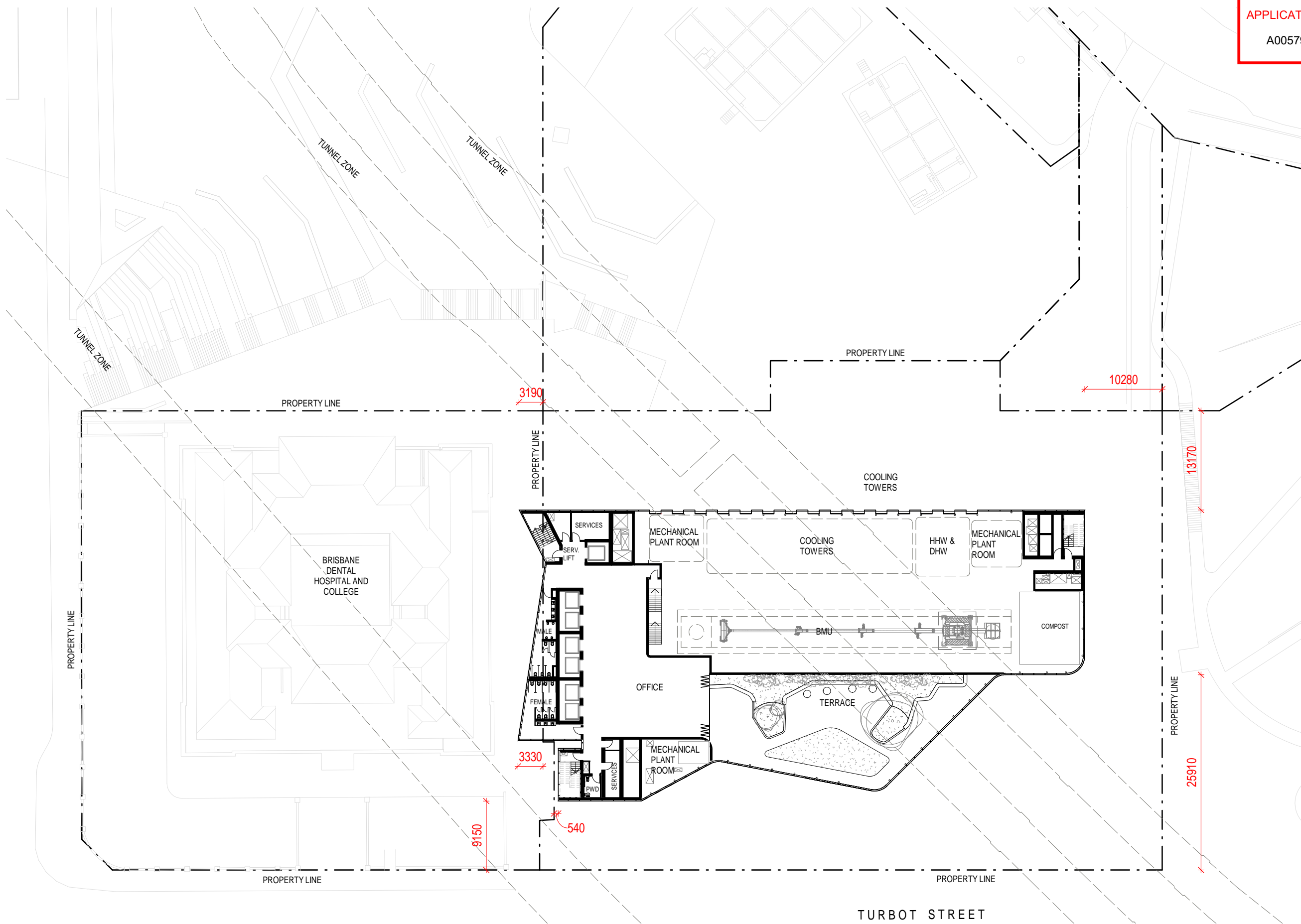
Level 19 Plan - Mid Plant (10.15)

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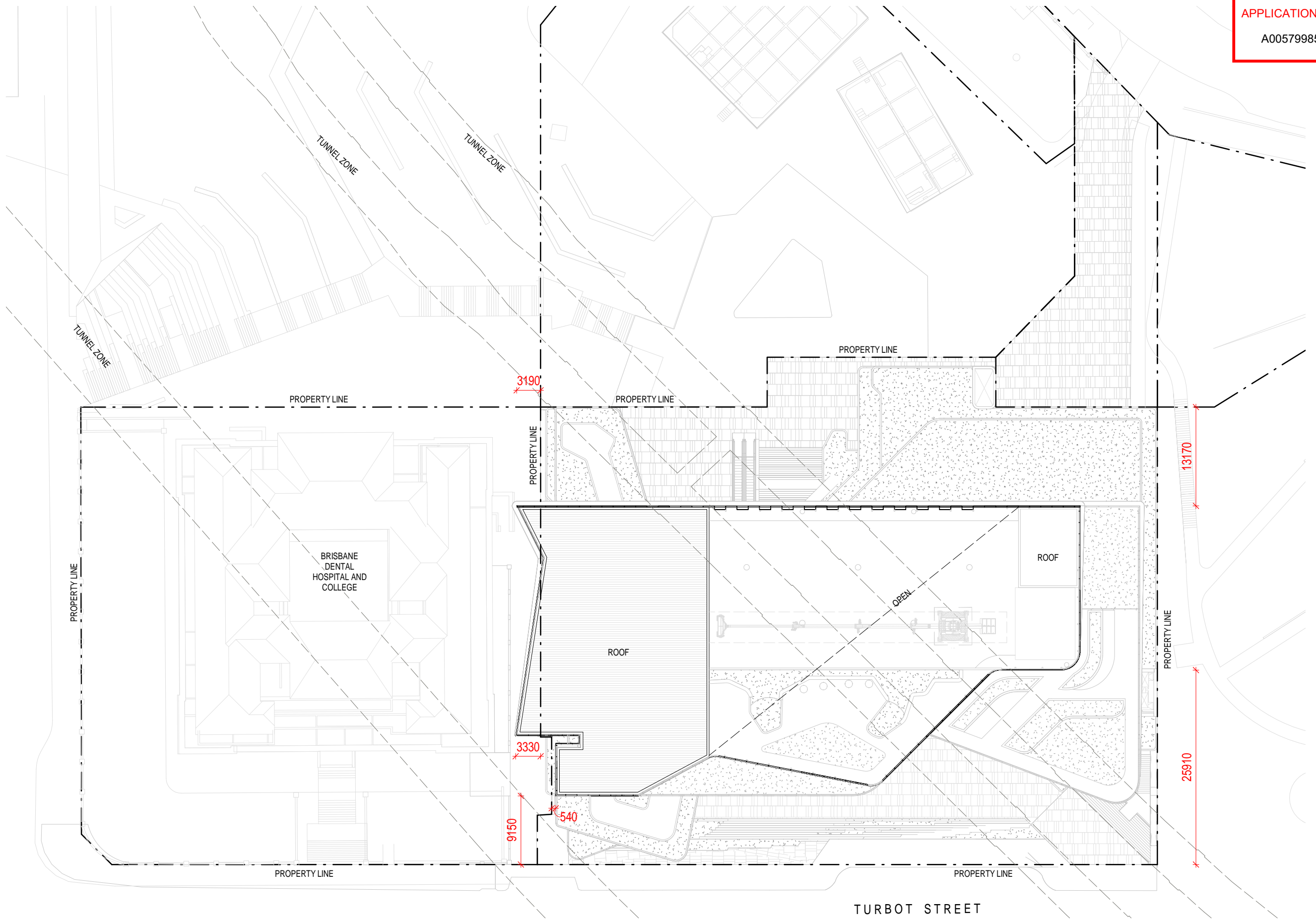
1:500@A3 0 5 10 15m

Typical High Rise Plan (10.16)



1:500@A3 0 5 10 15m

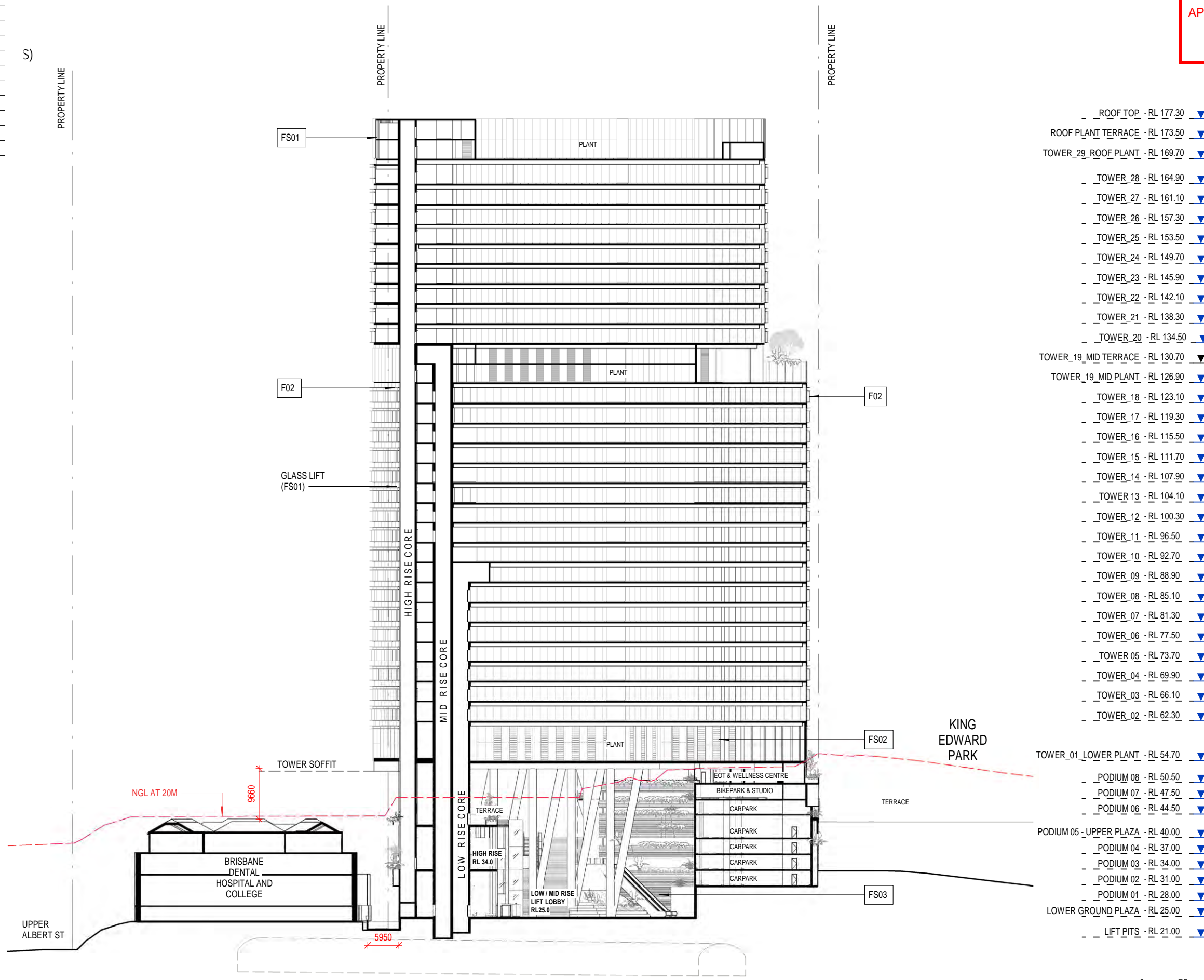
Roof Plant Plan (10.17)



Roof Plan (10.18)

MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)



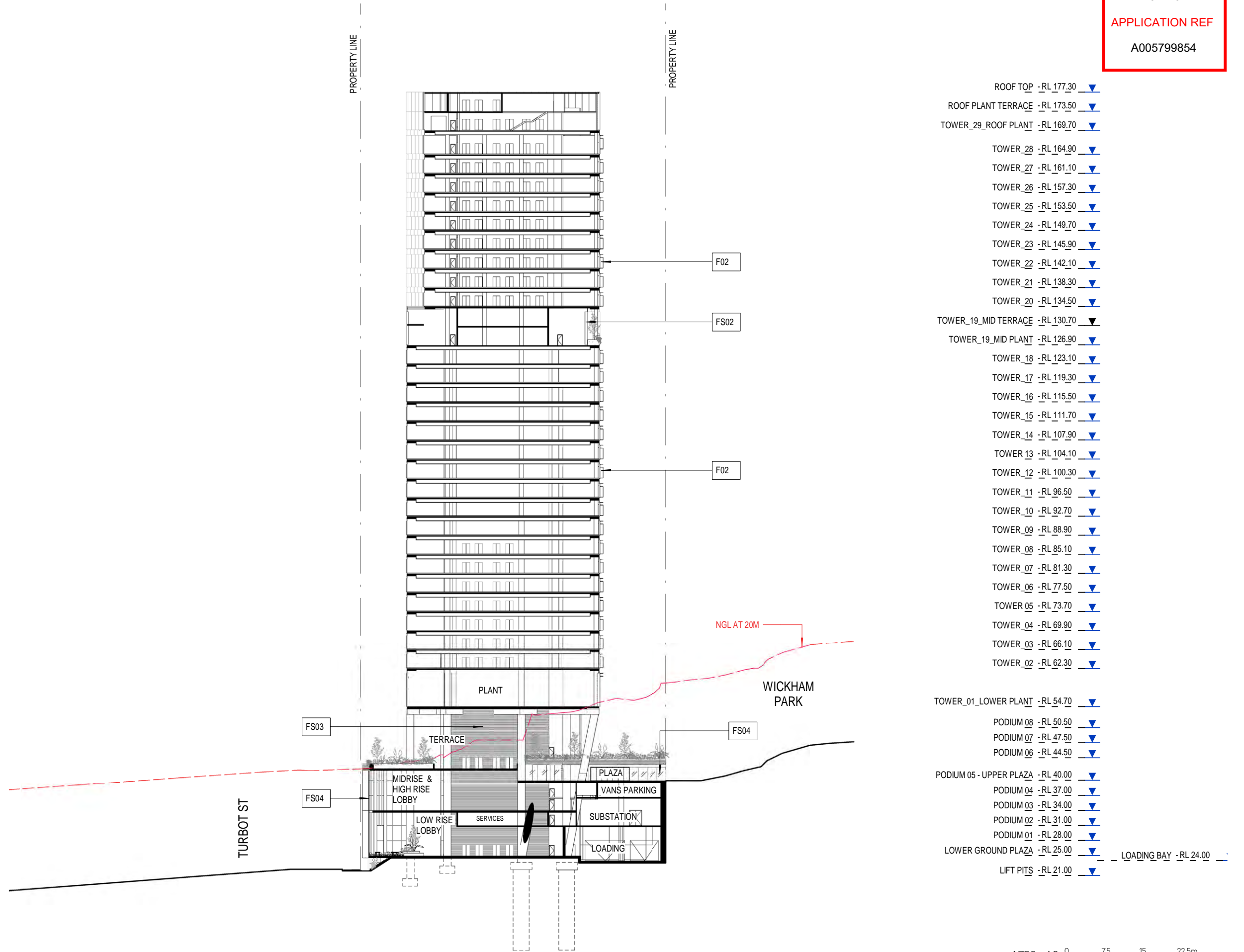
_	_	ROOF TOP	- RL 177.30	▼
_	_	ROOF PLANT TERRACE	- RL 173.50	▼
_	_	TOWER_29 ROOF PLANT	- RL 169.70	▼
_	_	TOWER_28	- RL 164.90	▼
_	_	TOWER_27	- RL 161.10	▼
_	_	TOWER_26	- RL 157.30	▼
_	_	TOWER_25	- RL 153.50	▼
_	_	TOWER_24	- RL 149.70	▼
_	_	TOWER_23	- RL 145.90	▼
_	_	TOWER_22	- RL 142.10	▼
_	_	TOWER_21	- RL 138.30	▼
_	_	TOWER_20	- RL 134.50	▼
_	_	TOWER_19 MID TERRACE	- RL 130.70	▼
_	_	TOWER_19 MID PLANT	- RL 126.90	▼
_	_	TOWER_18	- RL 123.10	▼
_	_	TOWER_17	- RL 119.30	▼
_	_	TOWER_16	- RL 115.50	▼
_	_	TOWER_15	- RL 111.70	▼
_	_	TOWER_14	- RL 107.90	▼
_	_	TOWER_13	- RL 104.10	▼
_	_	TOWER_12	- RL 100.30	▼
_	_	TOWER_11	- RL 96.50	▼
_	_	TOWER_10	- RL 92.70	▼
_	_	TOWER_09	- RL 88.90	▼
_	_	TOWER_08	- RL 85.10	▼
_	_	TOWER_07	- RL 81.30	▼
_	_	TOWER_06	- RL 77.50	▼
_	_	TOWER_05	- RL 73.70	▼
_	_	TOWER_04	- RL 69.90	▼
_	_	TOWER_03	- RL 66.10	▼
_	_	TOWER_02	- RL 62.30	▼
_	_	TOWER_01 LOWER PLANT	- RL 54.70	▼
_	_	PODIUM 08	- RL 50.50	▼
_	_	PODIUM 07	- RL 47.50	▼
_	_	PODIUM 06	- RL 44.50	▼
_	_	PODIUM 05 - UPPER PLAZA	- RL 40.00	▼
_	_	PODIUM 04	- RL 37.00	▼
_	_	PODIUM 03	- RL 34.00	▼
_	_	PODIUM 02	- RL 31.00	▼
_	_	PODIUM 01	- RL 28.00	▼
_	_	LOWER GROUND PLAZA	- RL 25.00	▼
_	_	LIFT PITS	- RL 21.00	▼

1:750@A3 0 75 15 22.5m

Albert Street Section (30.03)

MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)

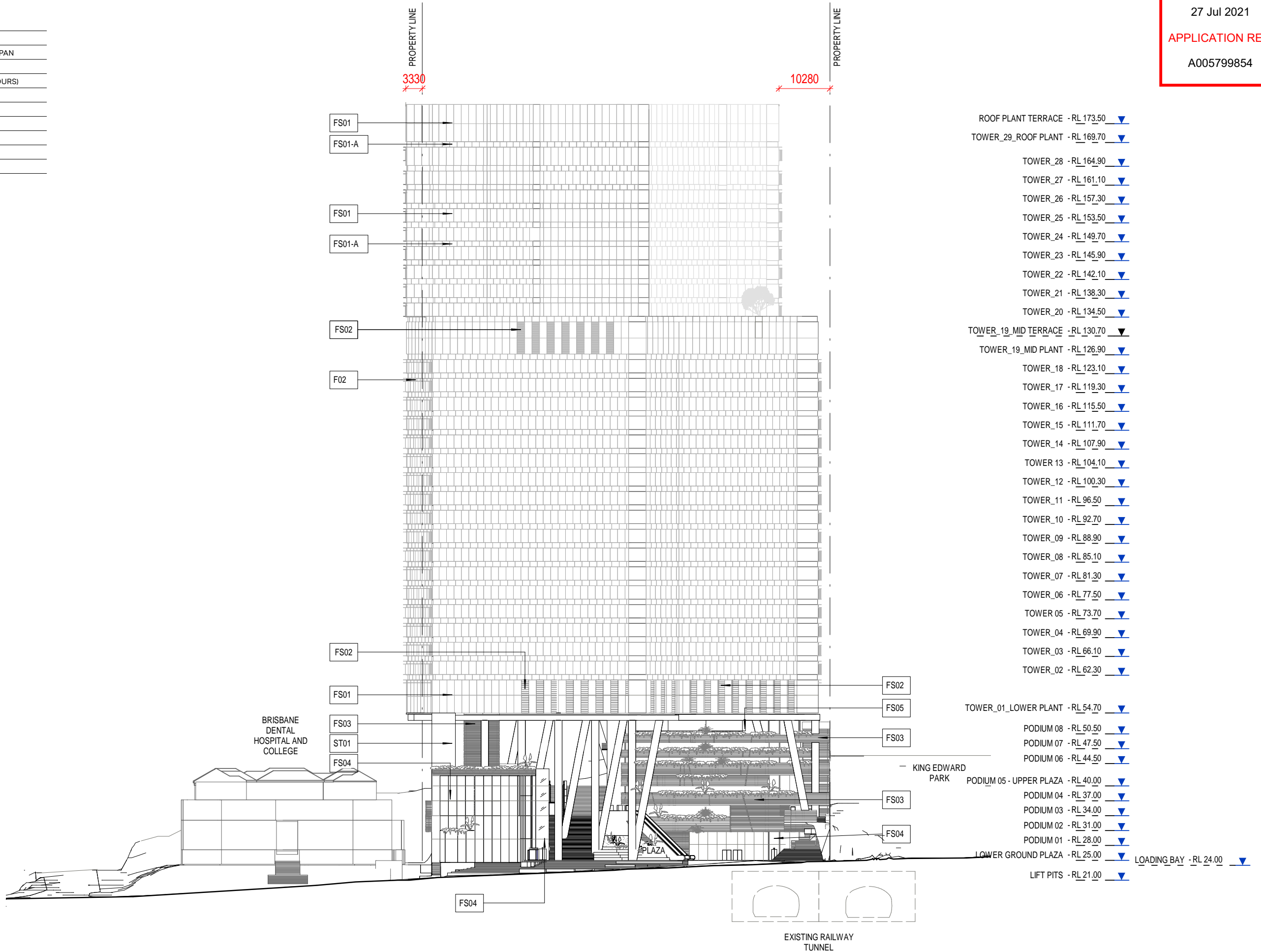


1:750@A3 0 7.5 15 22.5m

Section through Tower Lobbies (30.02)

MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)

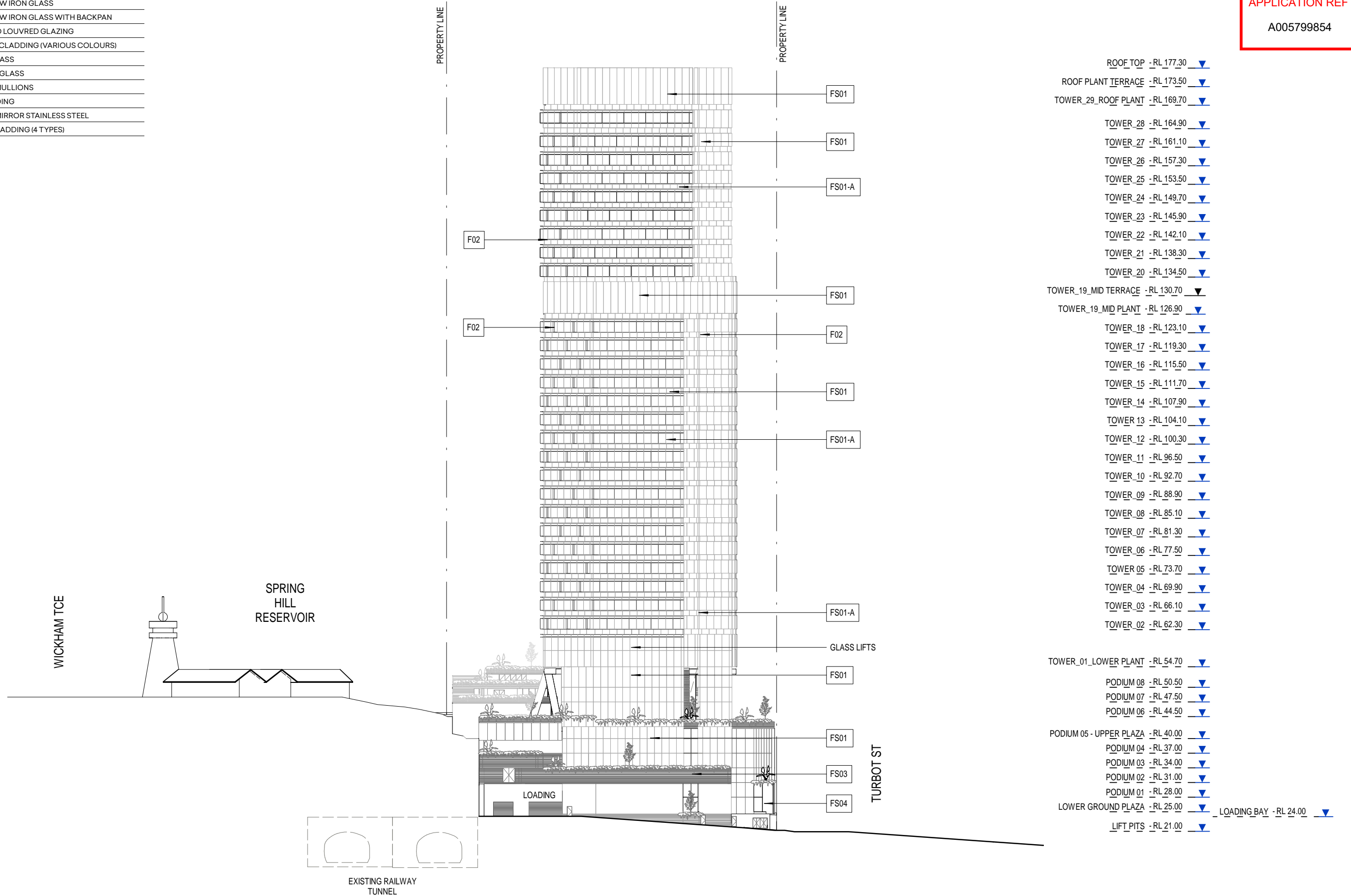


1:750@A3 0 75 15 22.5m

Turbot Street Elevation - South East (20.01)

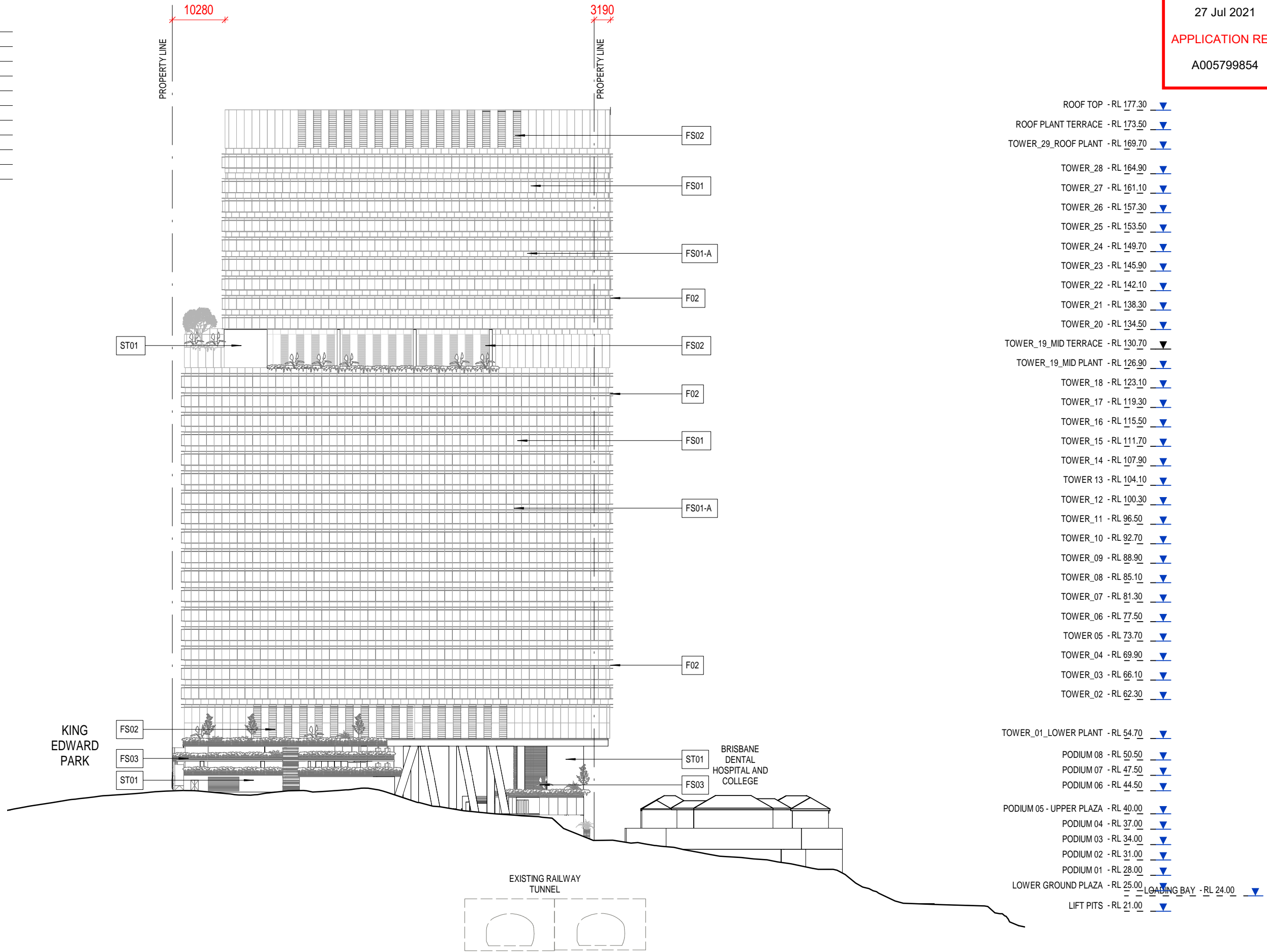
MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)



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MATERIALS LEGEND	
FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)

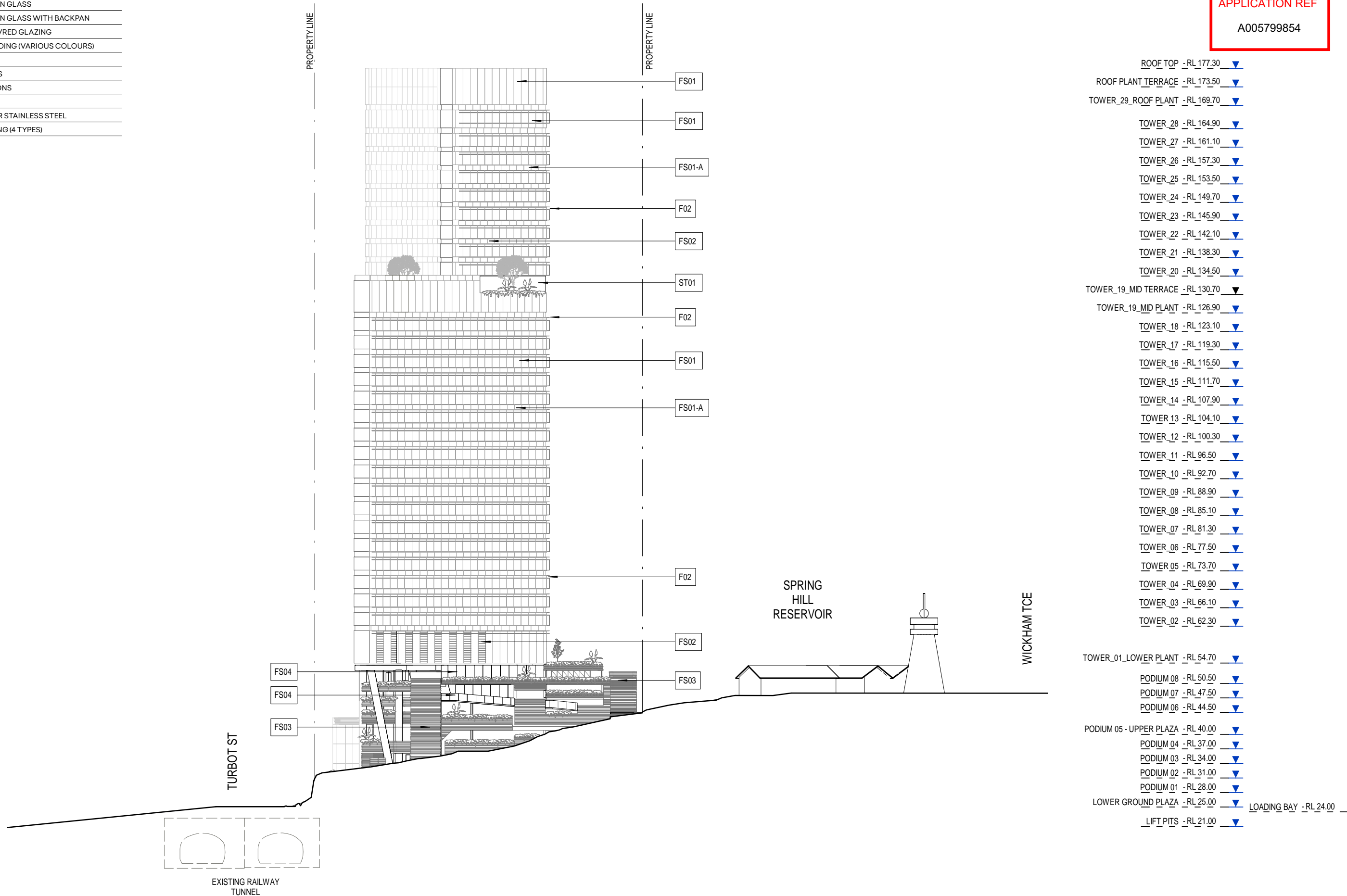


1:750@A3 0 7.5 15 22.5m

Reservoir Elevation - North West (20.02)

MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)

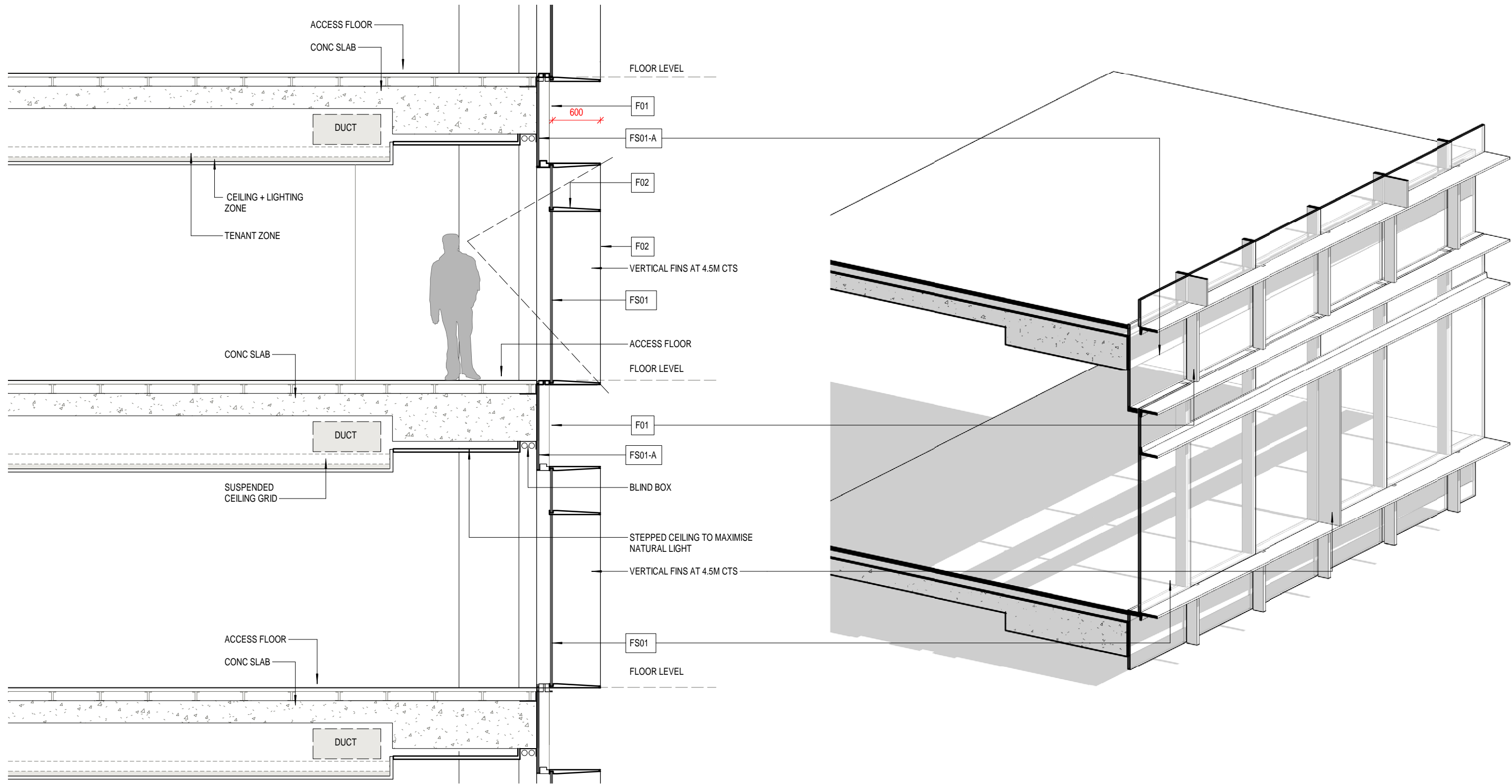


1:750@A3 0 7.5 15 22.5m

King Edward Park Elevation - North East (20.03)

MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)

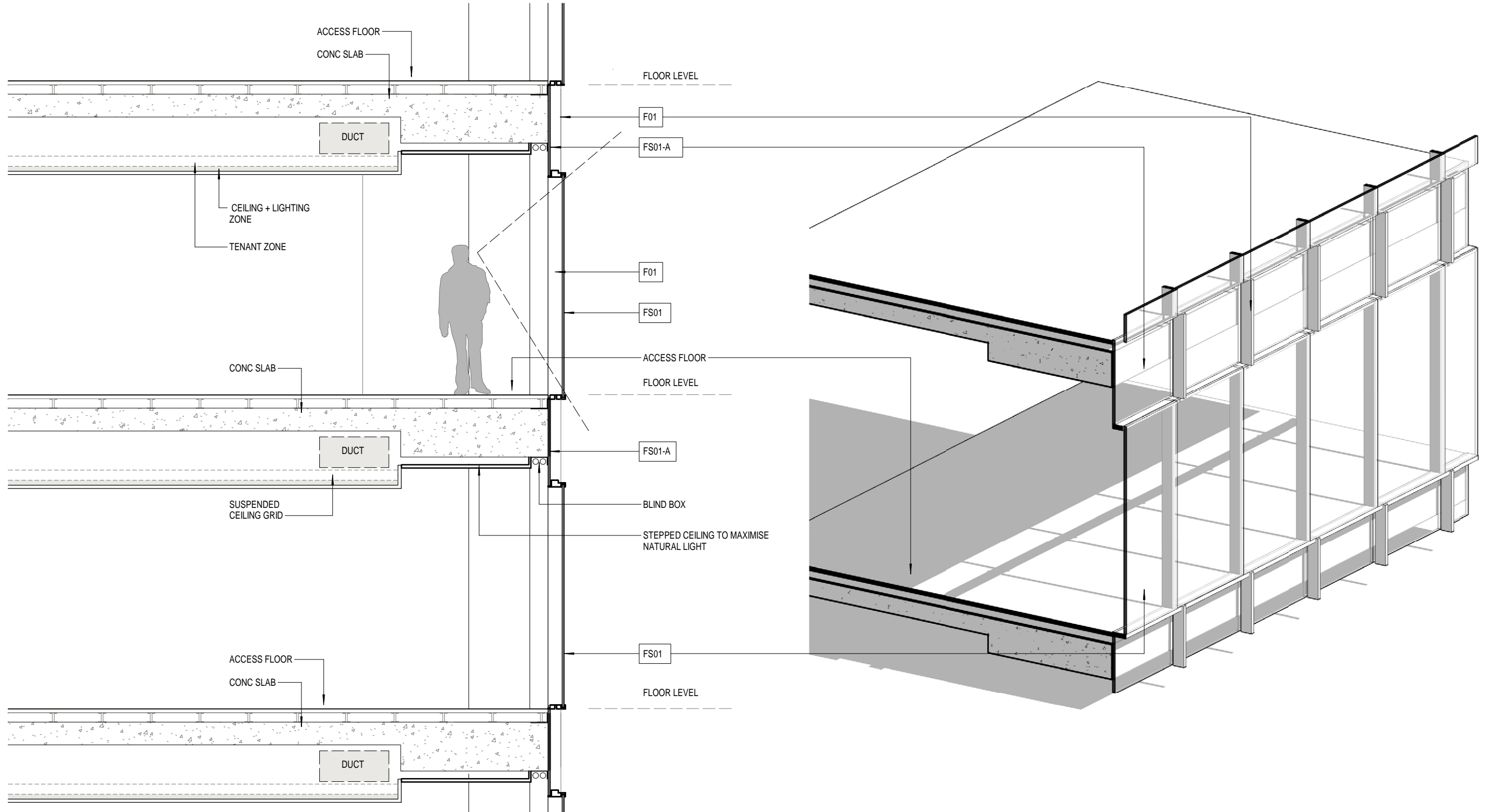


1:50@A3 0 0.5 1.0 1.5m

Typical North West Façade Detail - Spring Hill Reservoir (30.05)

MATERIALS LEGEND

FS01	CLEAR LOW IRON GLASS
FS01-A	CLEAR LOW IRON GLASS WITH BACKPAN
FS02	RECESSED LOUVRED GLAZING
FS03	PRECAST CLADDING (VARIOUS COLOURS)
FS04	CLEAR GLASS
FS05	FROSTED GLASS
F01	FAÇADE MULLIONS
F02	SUN SHADING
F03	BRONZE MIRROR STAINLESS STEEL
ST01	STONE CLADDING (4 TYPES)



1:50@A3 0 0.5 1.0 1.5m

Typical North East Façade Detail - King Edward Park (30.06)



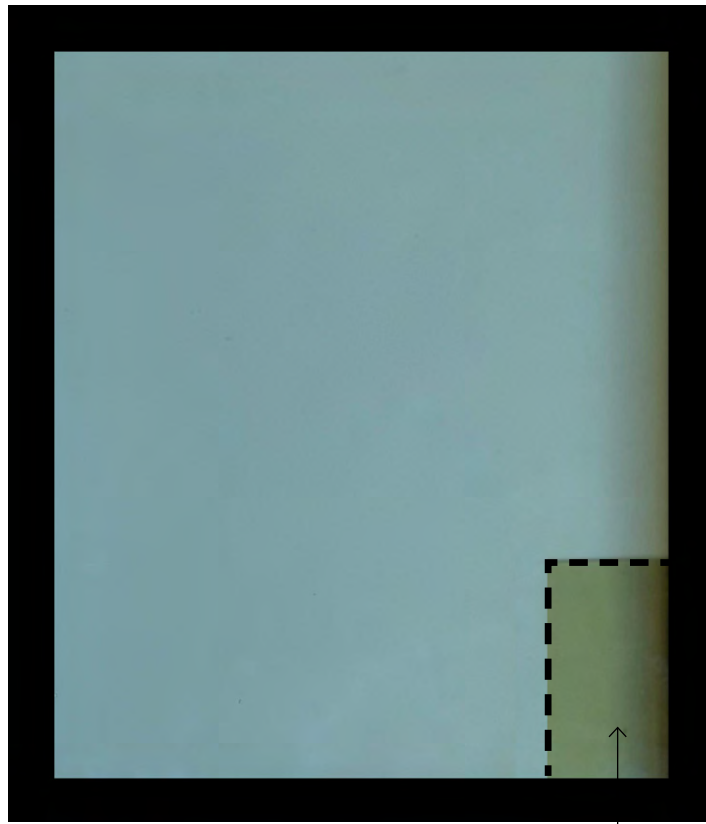
Turbot Street View



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Turbot Street View

TOWER



FS01
 CLEAR LOW
 IRON GLASS

FS01-A
 CLEAR LOW
 IRON GLASS
 WITH BACKPAN



F01
 FAÇADE MULLIONS



F02
 SUN SHADING

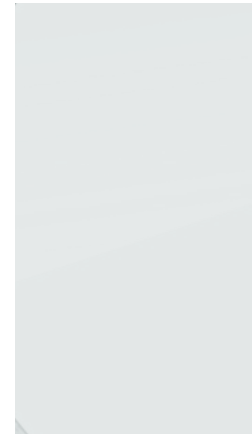
PODIUM



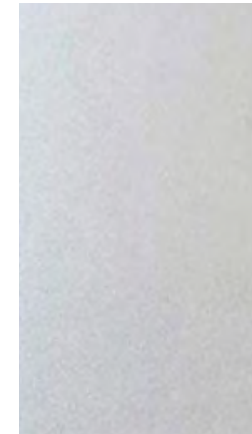
ST01
 STONE CLADDING
 (4 TYPES)



FS03
 PRECAST CLADDING
 (VARIOUS COLOURS)



FS04
 CLEAR GLASS

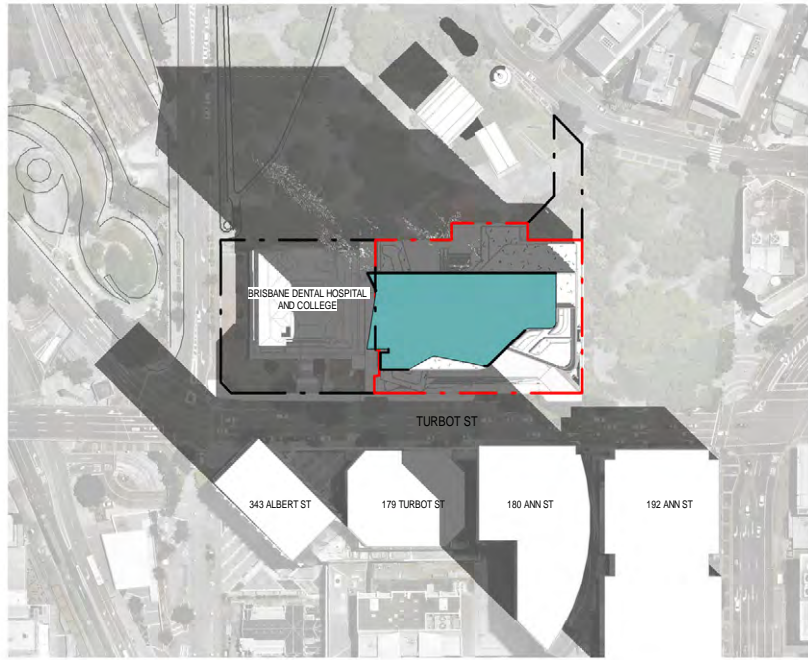


FS05
 FROSTED GLASS

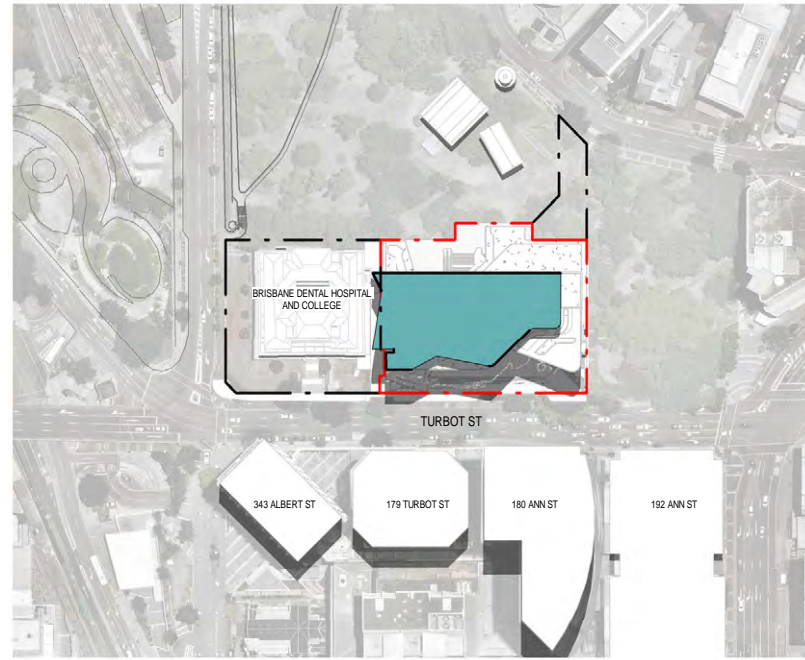


F03
 BRONZE MIRROR
 STAINLESS STEEL

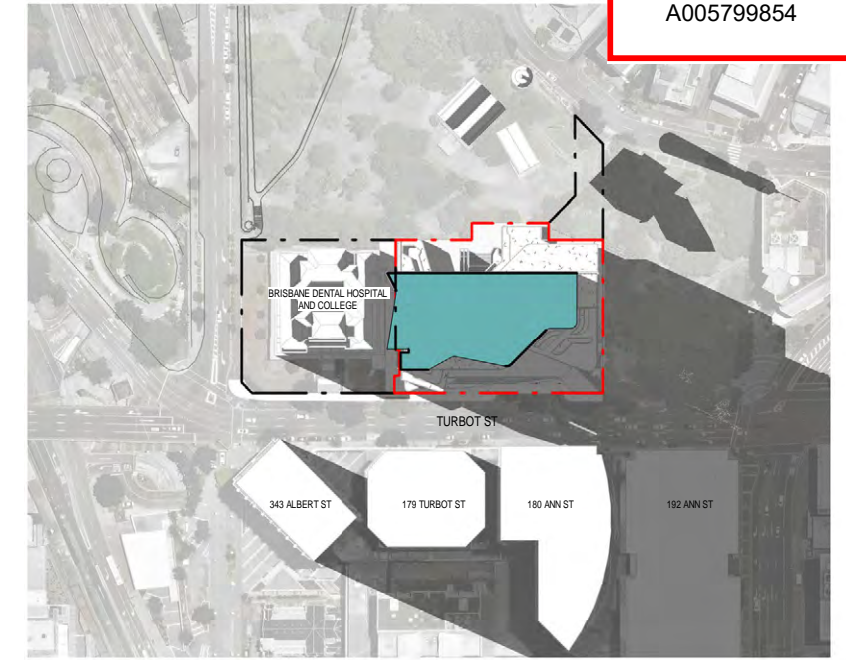
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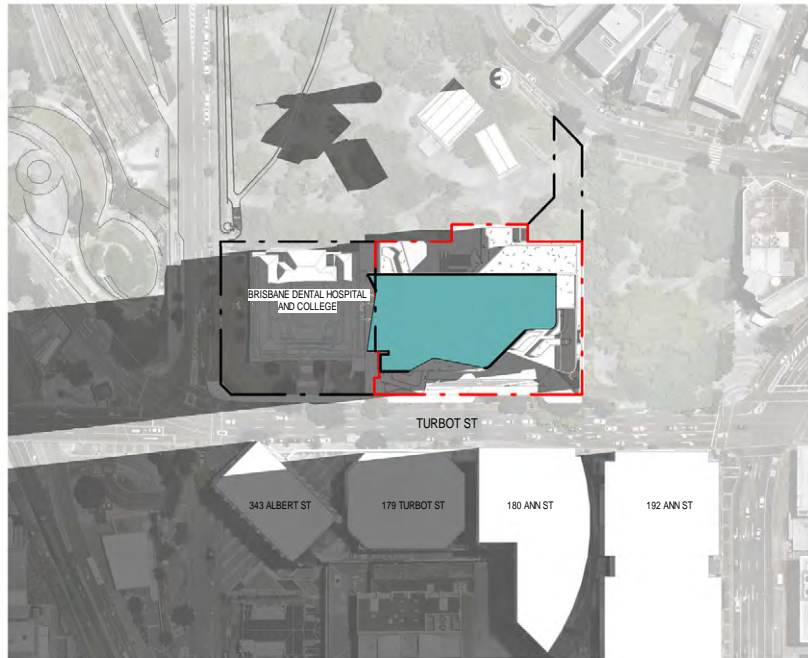
SUMMER SOLSTICE 9 AM



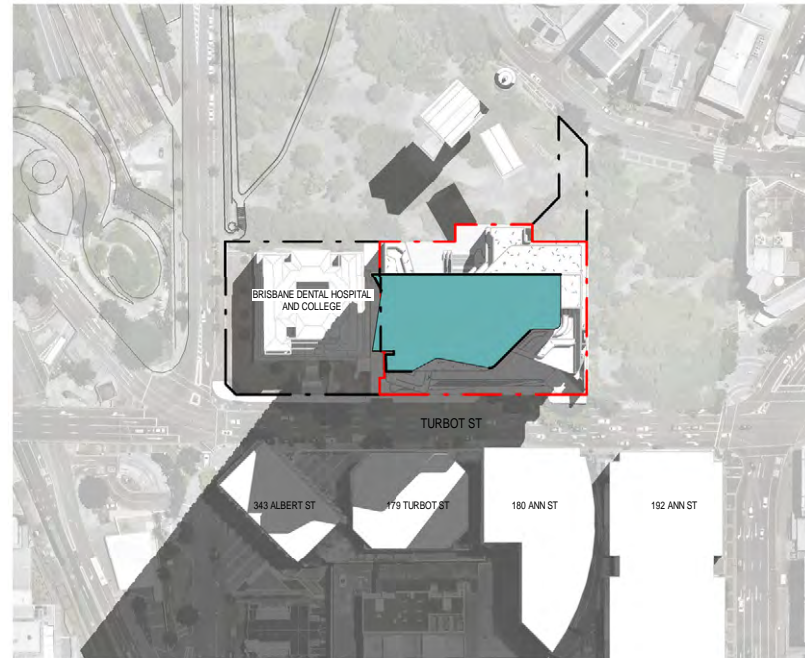
SUMMER SOLSTICE 12 PM



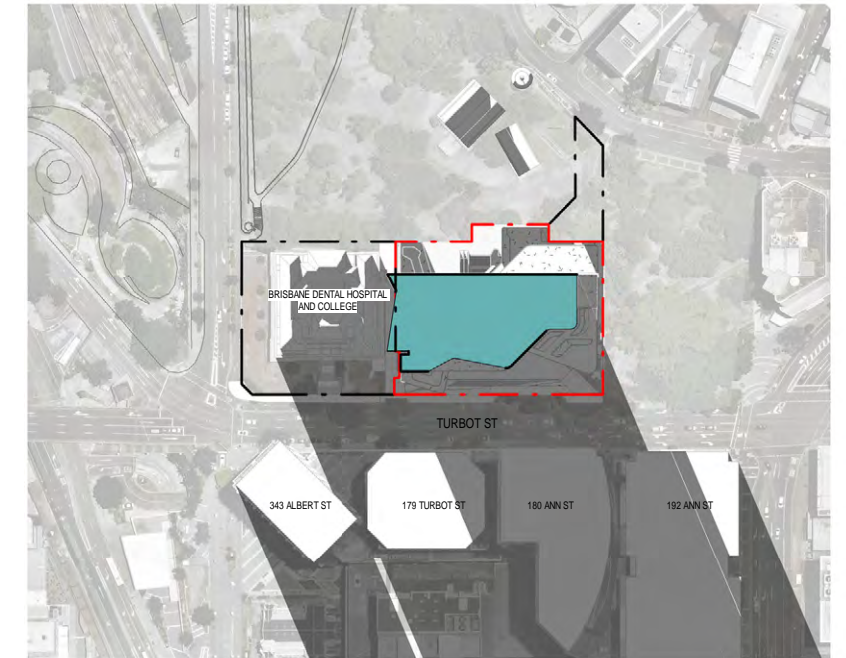
SUMMER SOLSTICE 5 PM



WINTER SOLSTICE 9 AM



WINTER SOLSTICE 12 PM



WINTER SOLSTICE 5 PM

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