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28/10/2021
APPLICATION REF
A005871704

6.0
DESIGN PROPOSAL

O'CONNELL

44 O'CONNELL STREET,
KANGAROO POINT 4169

DRAWING LIST

DA	001	COVER	L
DA	100	SITE PLAN - EXISTING	J
DA	101	SITE PLAN - PROPOSED	K
DA	110	SHADOW DIAGRAMS	G
DA	121	SITE COVER AREA CALCS	K
DA	122	LANDCSAPE AREA CALCS	I
DA	130	SITE COVER - 3D	B
DA	200	FLOOR PLAN - BASEMENT 04	P
DA	201	FLOOR PLAN - BASEMENT 03	S
DA	202	FLOOR PLAN - BASEMENT 02	T
DA	203	FLOOR PLAN - BASEMENT 01 / COMMUNAL	T
DA	204	FLOOR PLAN - GROUND LEVEL / COMMUNAL	S
DA	205	FLOOR PLAN - LEVEL 01	S
DA	206	FLOOR PLAN - TYPICAL (LEVEL 02-15)	Q
DA	218	FLOOR PLAN - ROOF TERRACE	M
DA	219	FLOOR PLAN - ROOF	E
DA	300	ELEVATION - NORTH	M
DA	302	ELEVATION - EAST	M
DA	304	ELEVATION - SOUTH	M
DA	306	ELEVATION - WEST	M
DA	400	SECTIONS	N
DA	401	SECTIONS	H
DA	402	SECTIONS	M
DA	403	SECTIONS	O
DA	404	SECTIONS	N
DA	405	SECTIONS	H
DA	450	DETAIL SECTIONS	B
DA	500	FACADE DETAILS - NORTH	B
DA	501	FACADE DETAILS - NORTH	B
DA	502	FACADE DETAILS - WEST	B
DA	503	FACADE DETAILS - SOUTH	B

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DEVELOPMENT SUMMARY

LOT

44 O'CONNELL STREET, KANGAROO POINT, QLD.
LOT 0 on BUP5204

TOTAL SITE AREA	1196m²

YIELD

4 BED UNITS	14 UNITS **14 UNITS**

SITE COVER

BASEMENT 2	13.7m² (1.1%)
BASEMENT 1	193m² (16.1%)
GROUND	134m² (11.2%)
LEVELS 01-15	356m² (29.7%)
ROOF TERRACE	347m² (29.0%)
TOTAL SITE COVER	**472m² (39.4%)**
TYPICAL SITE COVER	356m² (29.7%)
AVERAGE SITE COVER	317.2m² (26.5%)

LANDSCAPED AREA

DEEP PLANTING	158m² (13.2%)
DEEP PLANTING INC. RIVER DEDICATION	**218m² (18.2%)**
PODIUM PLANTING BASEMENT 1	67m²
PODIUM PLANTING GROUND	24m²
PODIUM PLANTING LEVEL 1	10m²
PODIUM PLANTING LEVEL 2-15	4m² (56m² TOTAL)
PODIUM PLANTING ROOFTOP	40m²
TOTAL PODIUM PLANTING	**197m² (16.5%)**
TOTAL PLANTING AREA:	**415m² (34.6%)**

BUILDING HEIGHT

TOTAL BUILDING HEIGHT	**15 STOREYS**

CAR PARKING

VISITORS	2.1 REQUIRED **3 PROVIDED (INC. 1 PWD)**
RESIDENTS	1.3 PER DWELLING REQUIRED 18.2 REQUIRED **39 PROVIDED (INC. 1 PWD)**
TOTAL REQUIRED	21 CAR PARKS
TOTAL PROVIDED	**42 CAR PARKS**

BICYCLE PARKING

VISITORS	4 REQUIRED **4 PROVIDED**
RESIDENTS	14 LOCKABLE REQUIRED **14 PROVIDED**
TOTAL REQUIRED **TOTAL PROVIDED**	18 BICYCLE PARKS **18 BICYCLE PARKS**

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F	CLIENT UPDATE	CH/AG	20/08/2021
G	CONSULTANT UPDATE	CH/AG	02/09/2021
H	CONSULTANT UPDATE	CH/AG	06/09/2021
I	DESIGN SMART 03 DRAFT PACKAGE	CH/AG	10/09/2021
J	REVISED DESIGN SMART PACKAGE	CH/AG	14/09/2021
K	DA PACKAGE FOR CONSULTANT UPDATE	CH/AG	19/10/2021
L	DA PACKAGE	CH/AG	22/10/2021

PROJECT
-
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SHEET NAME
COVER

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 001	L

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CONCEPT DESIGN	MS/CH	CH/JA	As Indicated

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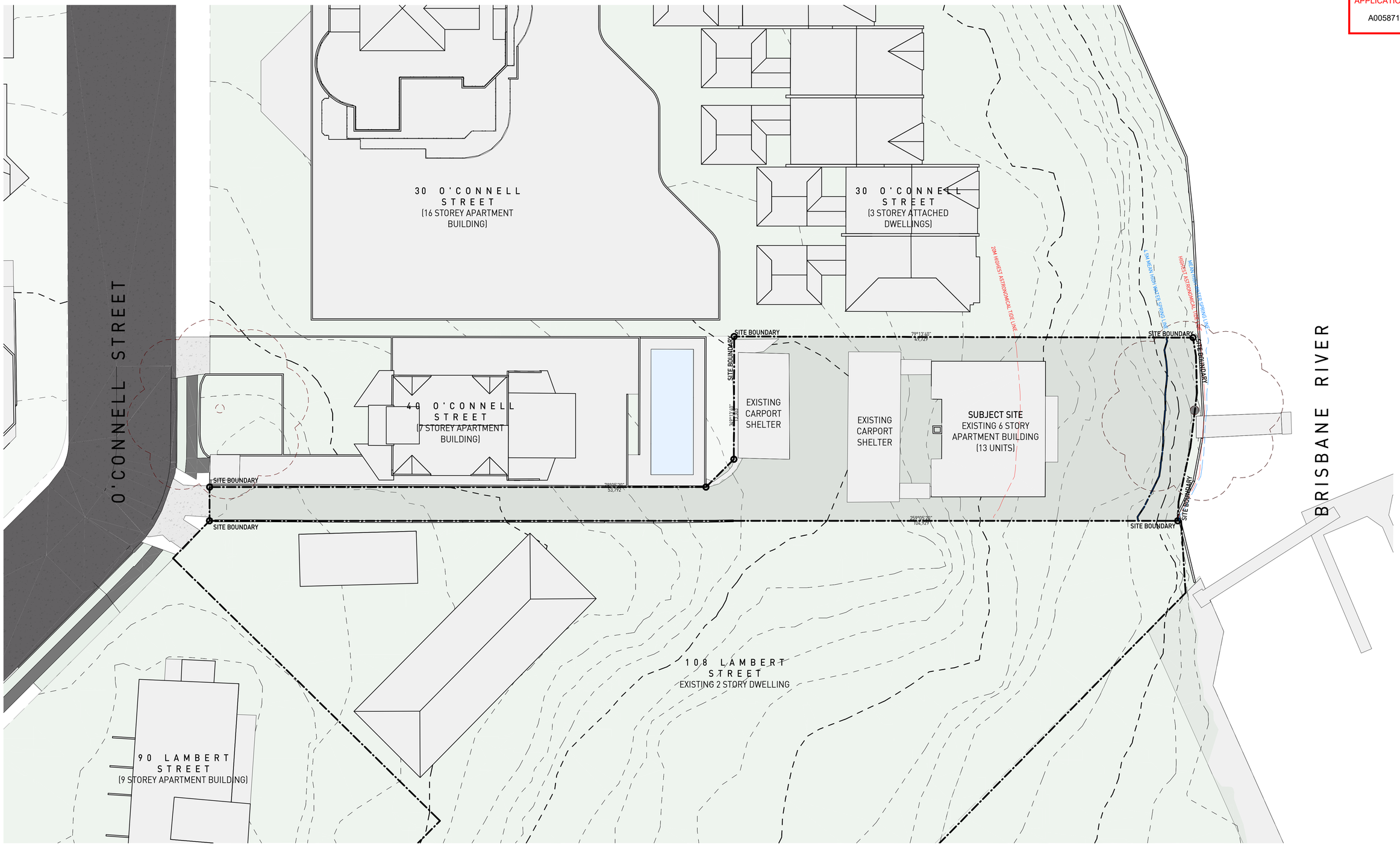

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SHEET NAME
SITE PLAN - EXISTING

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 100	J

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	1 : 200

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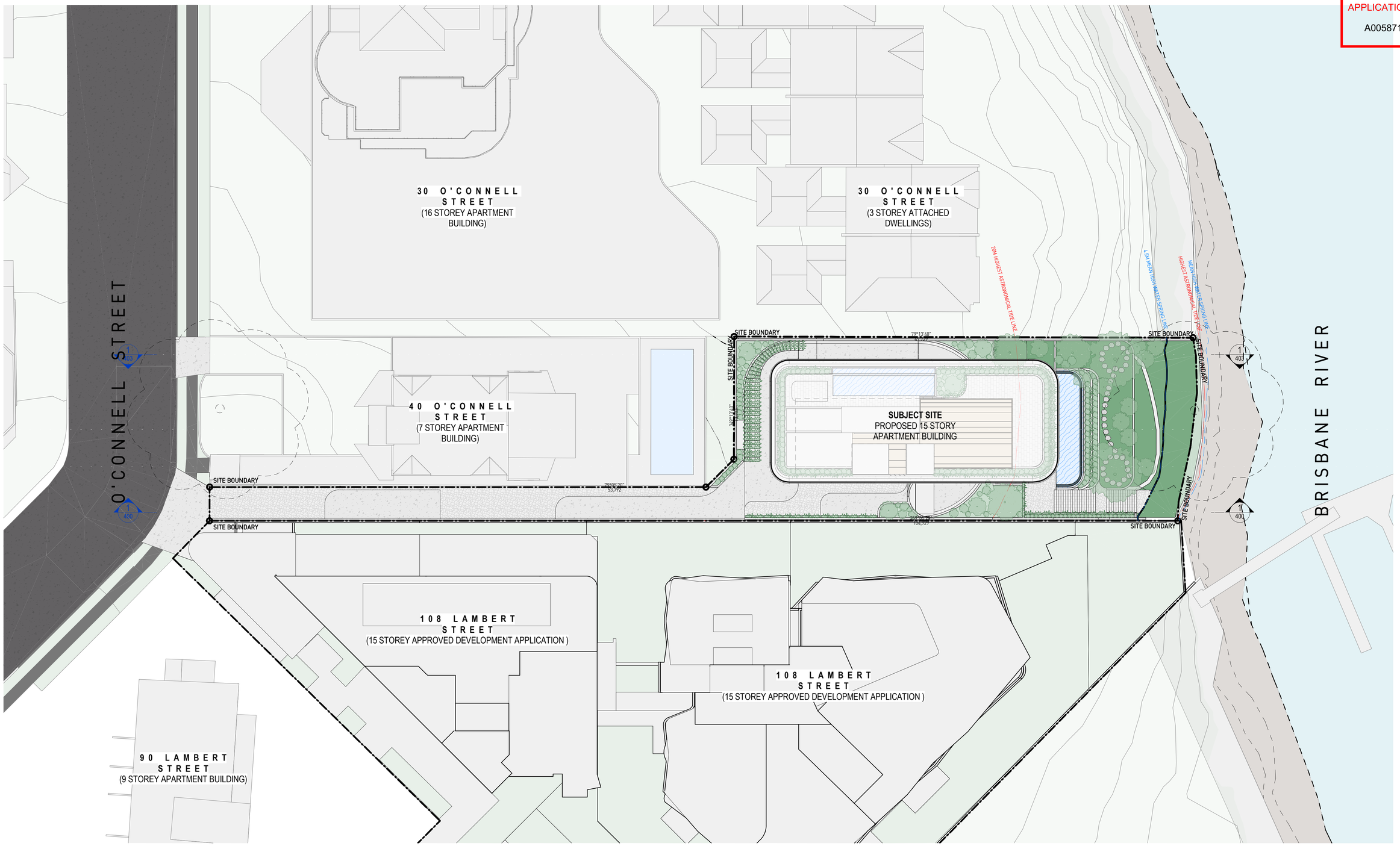

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K	DA PACKAGE	CH/AG	22/10/2021

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SHEET NAME
SITE PLAN - PROPOSED

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 101	K

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CONCEPT DESIGN	MS/CH	CH/JA	1 : 200

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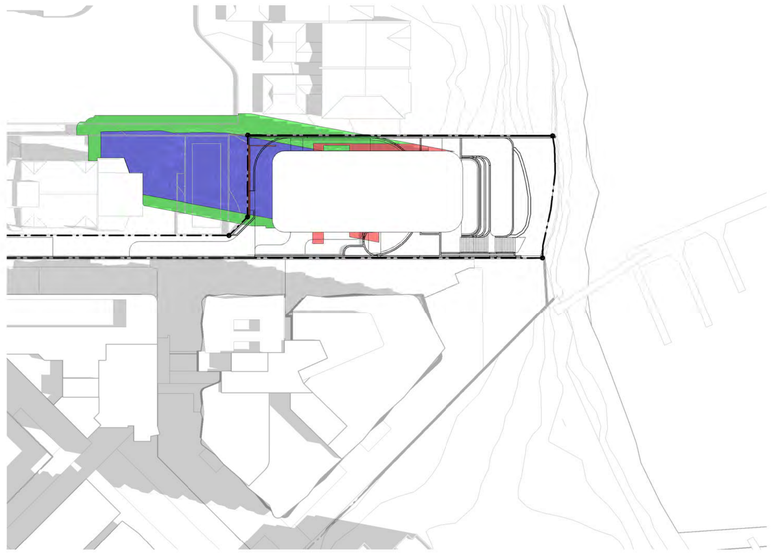
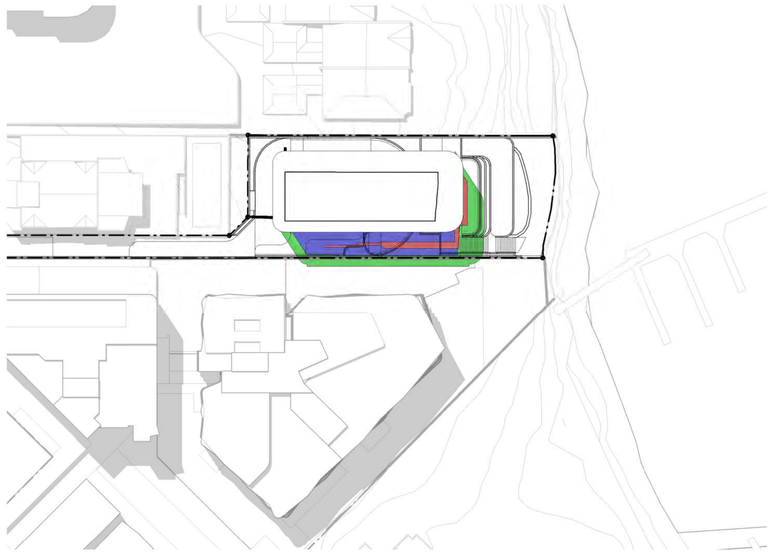
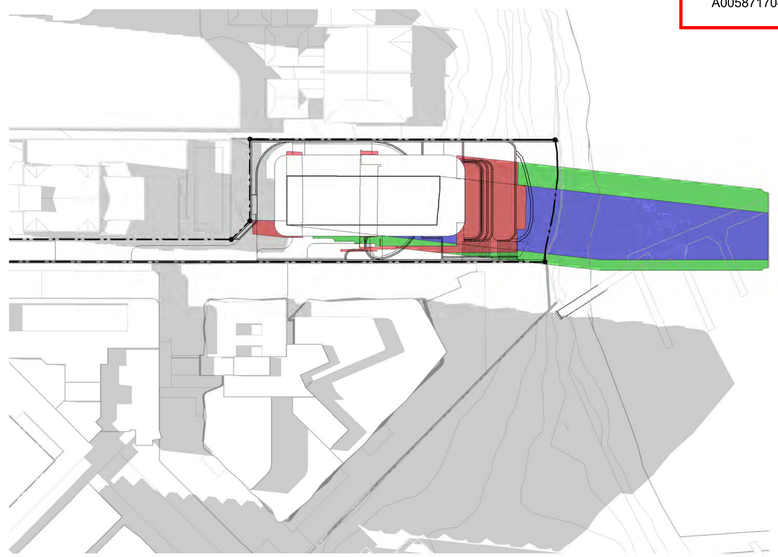


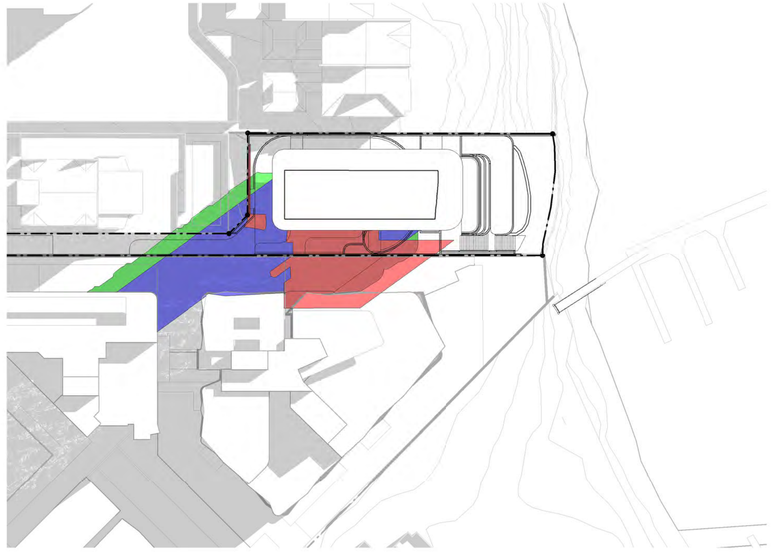
01 306 SHADOW DIAGRAM - SUMMER 9AM



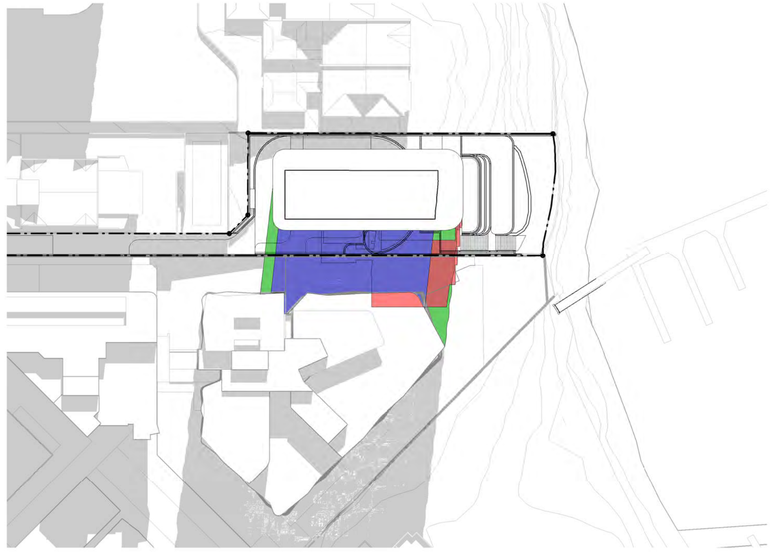
02 306 SHADOW DIAGRAM - SUMMER 12PM



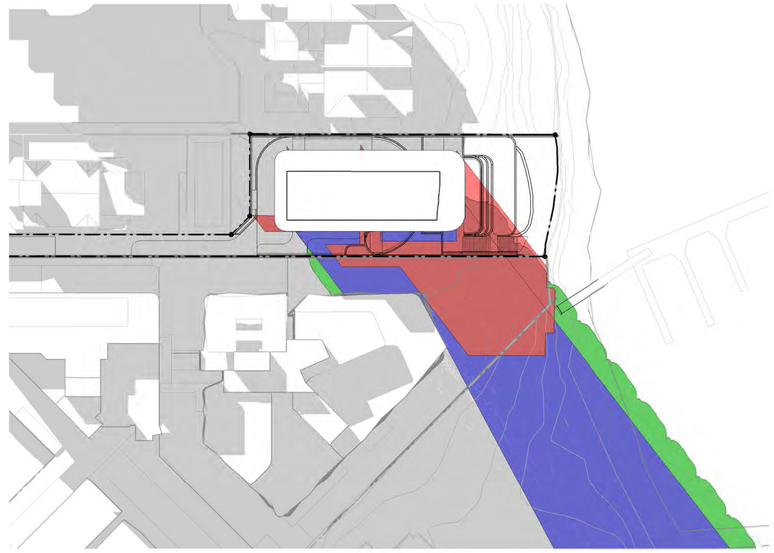
03 306 SHADOW DIAGRAM - SUMMER 3PM



04 306 SHADOW DIAGRAM - WINTER 9AM



05 306 SHADOW DIAGRAM - WINTER 12PM



06 306 SHADOW DIAGRAM - WINTER 3PM

SUN STUDY LEGEND

- SHADOW PATH - PROPOSED DEVELOPMENT
- SHADOW PATH - EXISTING DEVELOPMENT
- SHADOW PATH - COMPLIANT BUILDING ENVELOPE

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A	CONSULTANT COORDINATION	CH	28/07/2021
B	CONSULTANT UPDATE	CH/AG	02/09/2021
C	CONSULTANT UPDATE	CH/AG	06/09/2021
D	DESIGN SMART 03 DRAFT PACKAGE	CH/AG	10/09/2021
E	REVISED DESIGN SMART PACKAGE	CH/AG	14/09/2021
F	DA PACKAGE FOR CONSULTANT UPDATE	CH/AG	19/10/2021
G	DA PACKAGE	CH/AG	22/10/2021

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SHEET NAME
SHADOW DIAGRAMS

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 110	G

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	As Indicated

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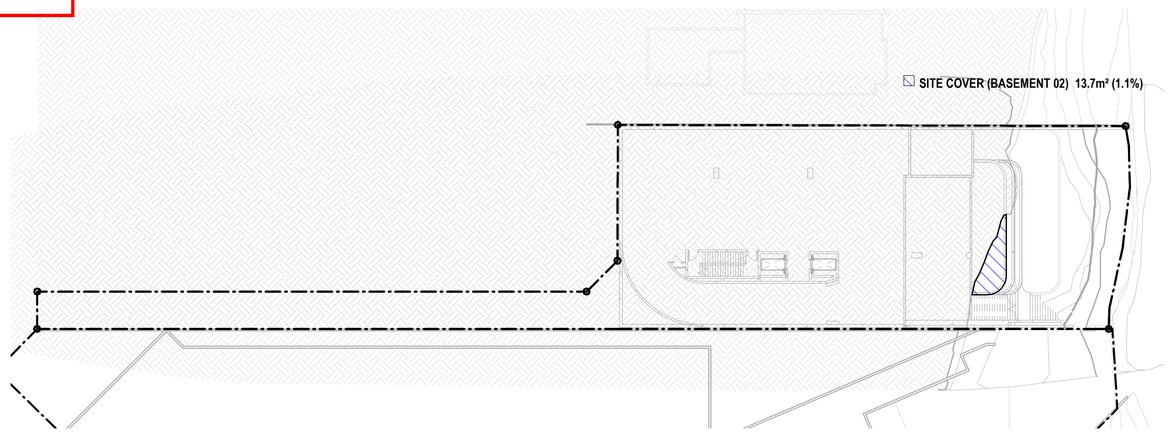
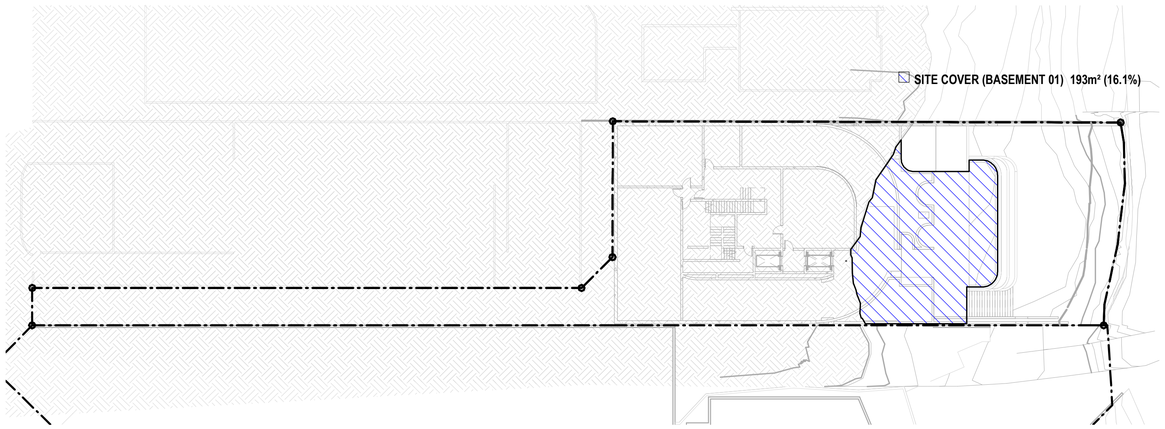
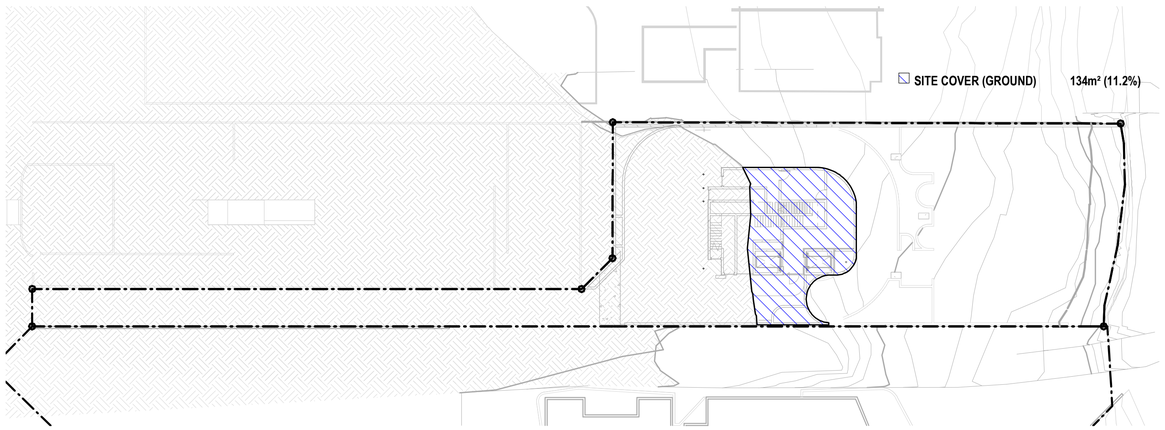


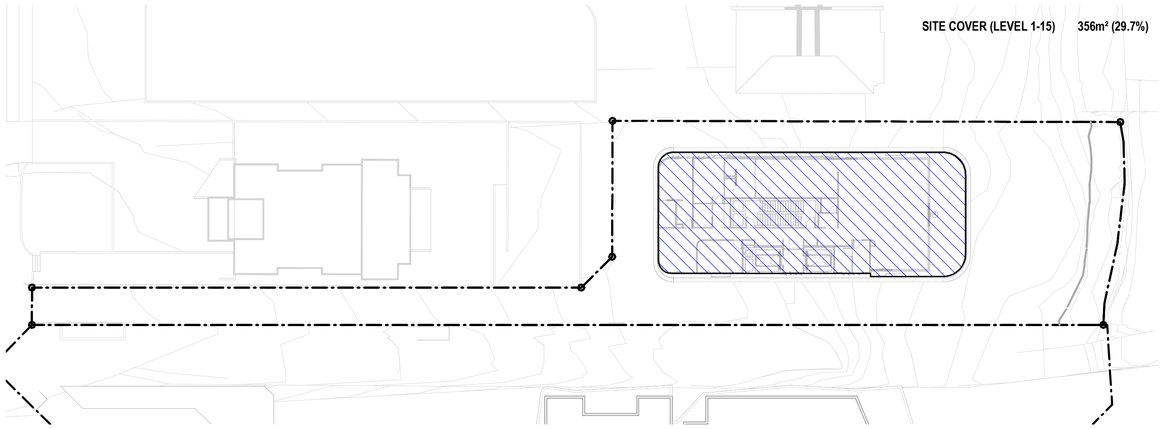
01 300 B2 - SITE COVER
1 : 300



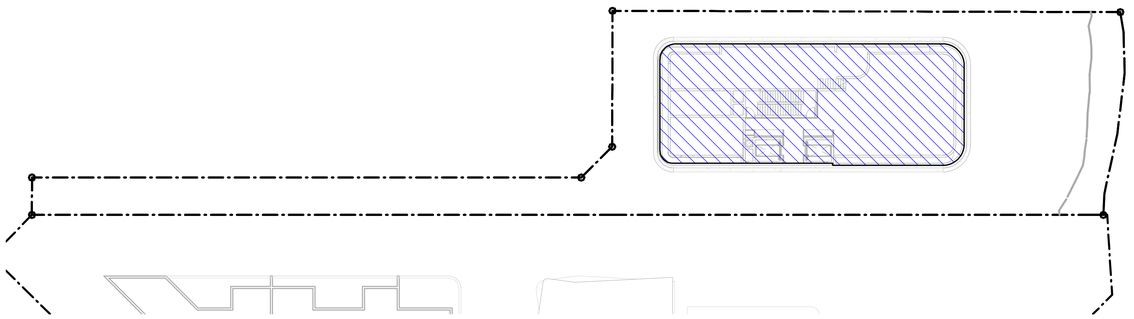
02 300 B1 - SITE COVER
1 : 300



03 300 GROUND FLOOR - SITE COVER
1 : 300

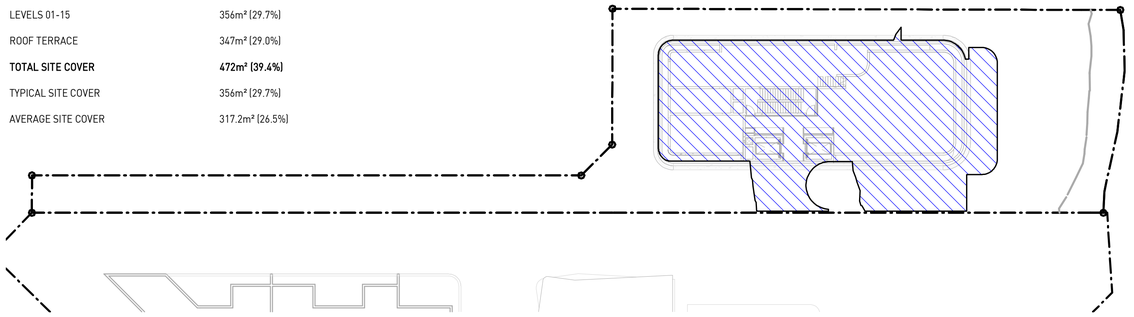


04 300 LEVEL 01-15 (TYPICAL) - SITE COVER
1 : 300



05 300 ROOF - SITE COVER
1 : 300

SITE COVER	
BASEMENT 2	13.7m² (1.1%)
BASEMENT 1	193m² (16.1%)
GROUND	134m² (11.2%)
LEVELS 01-15	356m² (29.7%)
ROOF TERRACE	347m² (29.0%)
TOTAL SITE COVER	**472m² (39.4%)**
TYPICAL SITE COVER	356m² (29.7%)
AVERAGE SITE COVER	317.2m² (26.5%)



06 300 TOTAL - SITE COVER
1 : 300

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E	CLIENT UPDATE	CH/AG	20/08/2021
F	CONSULTANT UPDATE	CH/AG	02/09/2021
G	CONSULTANT UPDATE	CH/AG	06/09/2021
H	DESIGN SMART 03 DRAFT PACKAGE	CH/AG	10/09/2021
I	REVISED DESIGN SMART PACKAGE	CH/AG	14/09/2021
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K	DA PACKAGE	CH/AG	22/10/2021

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SHEET NAME
SITE COVER AREA CALCS

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 121	K

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	As Indicated

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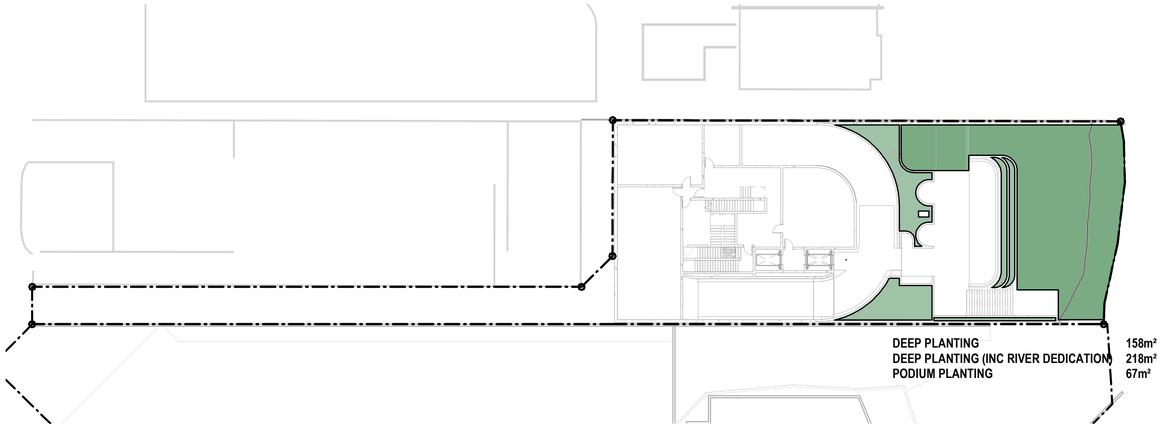
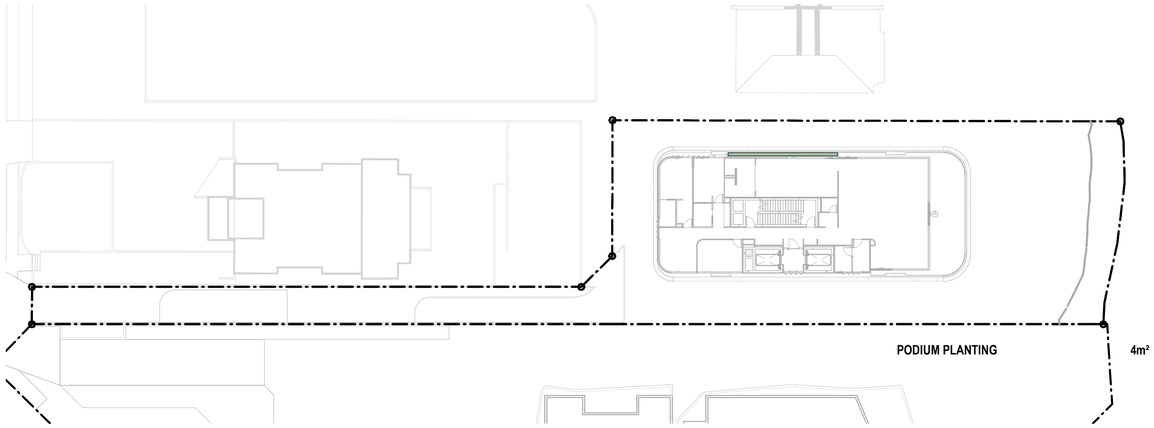
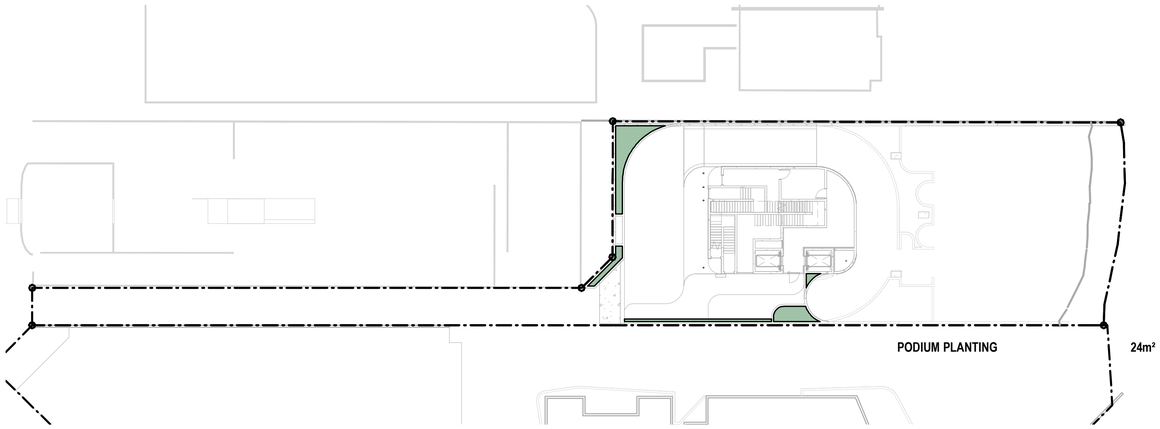


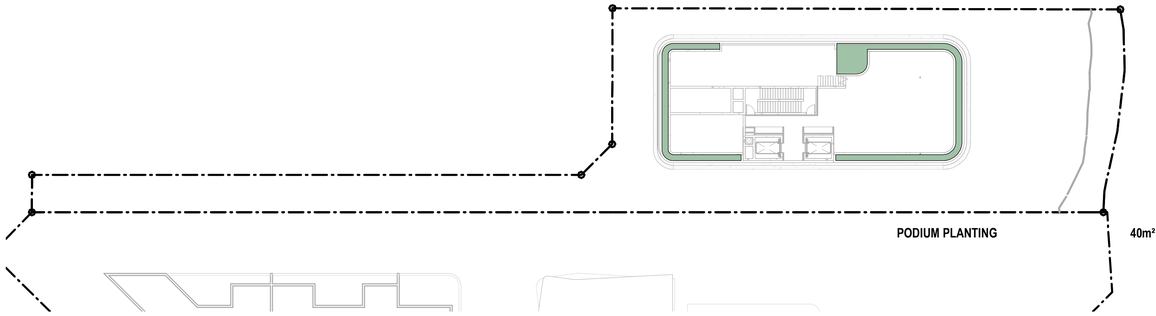
1 / 300 B1 - LANDSCAPE
1 : 300



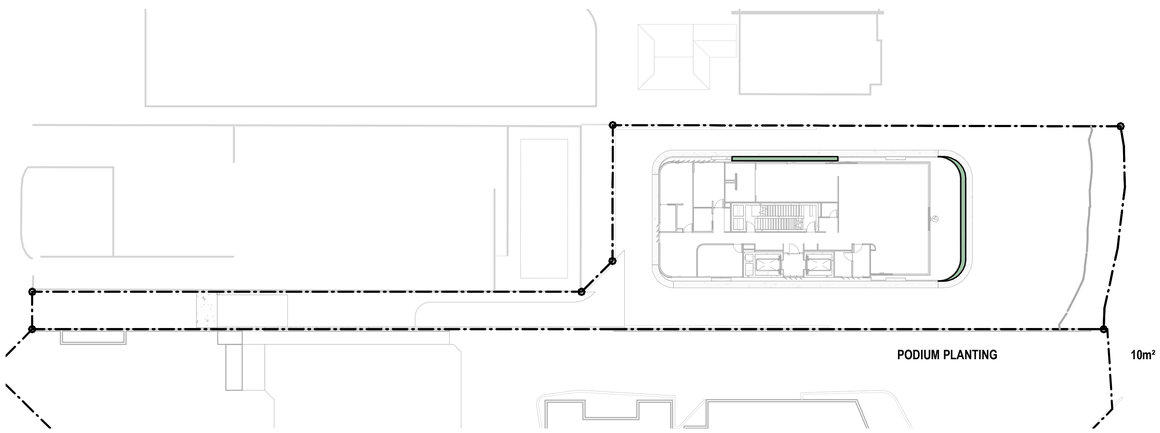
4 / 300 LEVEL 2-15 (TYPICAL) - LANDSCAPE
1 : 300



2 / 300 GROUND FLOOR - LANDSCAPE
1 : 300



5 / 300 ROOF - LANDSCAPE
1 : 300



3 / 300 LEVEL 1 - LANDSCAPE
1 : 300

LANDSCAPED AREA

DEEP PLANTING	158m² (13.2%)
DEEP PLANTING INC. RIVER DEDICATION	**218m² (18.2%)**
PODIUM PLANTING BASEMENT 1	67m²
PODIUM PLANTING GROUND	24m²
PODIUM PLANTING LEVEL 1	10m²
PODIUM PLANTING LEVEL 2-15	4m² (56m² TOTAL)
PODIUM PLANTING ROOFTOP	40m²
TOTAL PODIUM PLANTING	**197m² (16.5%)**
TOTAL PLANTING AREA:	**415m² (34.6%)**

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I	DA PACKAGE	CH/AG	22/10/2021

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SHEET NAME
LANDSCAPE AREA CALCS

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 122	I

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	As Indicated

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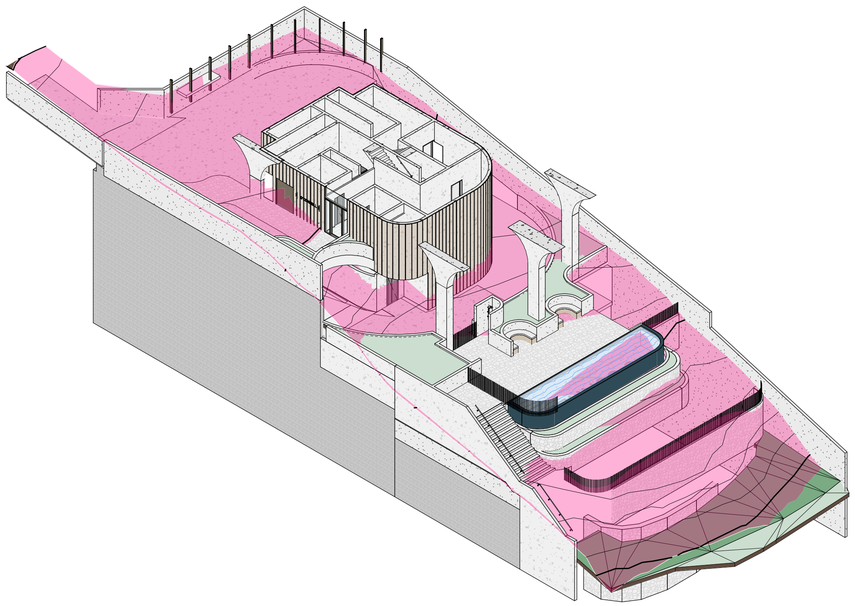
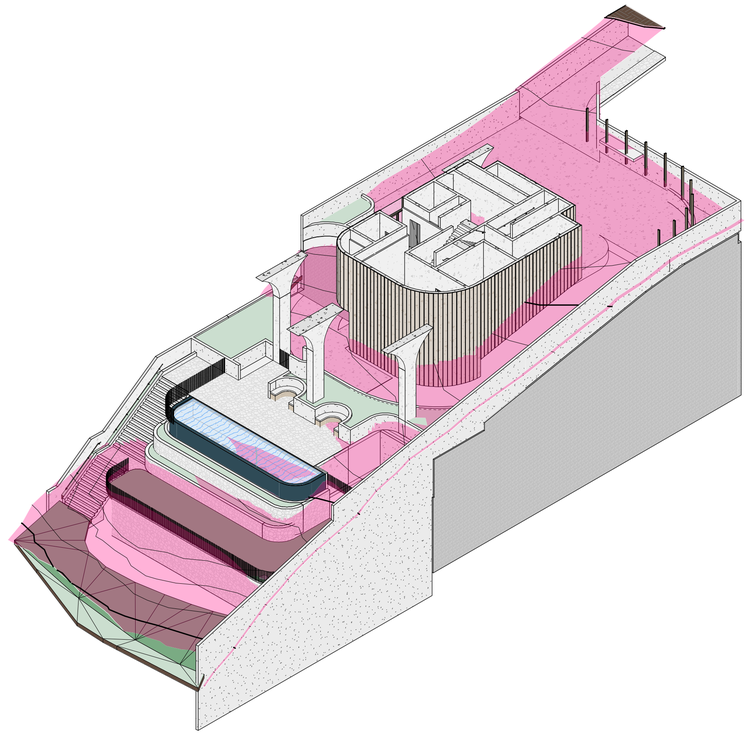


1 3D BLANKET DIAGRAM 01



2 3D BLANKET DIAGRAM 02

NOTE:
PINK INDICATES BCC NGL +1M LEVELS

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REV.	DESCRIPTION	ISSUED	DATE
A	DA PACKAGE FOR CONSULTANT UPDATE	CH/AG	19/10/2021
B	DA PACKAGE	CH/AG	22/10/2021

PROJECT
-
44 O'CONNELL STREET, KANGAROO POINT 4169

CLIENT
44 Oconnell 2021 PTY LTD

SHEET NAME
SITE COVER - 3D

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 130	B

STATUS **CONCEPT DESIGN**
DRW **Author** CHK **Checker**
SCALE @ A1

22/10/2021 4:53:04 PM

BCC DS
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28/10/2021
APPLICATION REF
A005871704

30 O'CONNELL STREET
(16 STOREY APARTMENT BUILDING)

30 O'CONNELL STREET
(3 STOREY ATTACHED DWELLINGS)

40 O'CONNELL STREET
(7 STOREY APARTMENT BUILDING)

108 LAMBERT STREET
(15 STOREY PROPOSED DEVELOPMENT APPLICATION)

O'CONNELL STREET

BRISBANE RIVER

SITE BOUNDARY

79°13'40"

79°05'20"
53,792

104,929

5400 x 2600 C26
5400 x 2600 C27
5400 x 2600 C28
5400 x 2600 C29
5400 x 2600 C30
5400 x 2600 C31
5400 x 2600 C32
5400 x 2600 C33
5400 x 2600 C34
RESIDENT
RESIDENTS STORAGE
BR

CAR PARK EXHAUST

DEEP PLANTING

5400 x 2700 C35
5400 x 2700 C36
5400 x 2700 C37
5400 x 2700 C38
5400 x 2700 C39
5400 x 2700 C40
5400 x 2700 C41
5400 x 2700 C42

BASEMENT 04
RESIDENTS CARPARKING = 17 PARKS

BASEMENT STAIR 02
BASEMENT STAIR 01
LIFT 01
LIFT LOBBY
LIFT 02
STAIR PRESS
COMMS/ELEC RISER
RISER
STORE ROOM
SERVICES
RAMP UP TO B3
RAMP UP 1:8
RAMP UP 1:5
ONE WAY
GIVE WAY TO TRAFFIC FROM SINGLE LANE RAMP
SIGNALS FOR WAITING BAY
MIRROR
6000 AISLE WIDTH
6200 AISLE WIDTH
8000 AISLE WIDTH

20M HIGHEST ASTRONOMICAL TIDE LINE
4.9M MEAN HIGH WATER SPRING LINE
HIGHEST ASTRONOMICAL TIDE LINE
MEAN HIGH WATER SPRING LINE

NOTE: EXISTING WALL RETAINED TO PROTECT TREE

NOT TO PREJUDICE RIVERWALK LAND DEDICATION (RED HATCH)

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REV.	DESCRIPTION	ISSUED	DATE
J	CONSULTANT COORDINATION		Date 16
K	CLIENT UPDATE	CH/AG	20/08/2021
L	CONSULTANT UPDATE	CH/AG	02/09/2021
M	CONSULTANT UPDATE	CH/AG	06/09/2021
N	REVISED DESIGN SMART PACKAGE	CH/AG	14/09/2021
O	DA PACKAGE FOR CONSULTANT UPDATE	CH/AG	19/10/2021
P	DA PACKAGE	CH/AG	22/10/2021

PROJECT
-
44 O'CONNELL STREET, KANGAROO POINT 4169
CLIENT
44 Oconnell 2021 PTY LTD

SHEET NAME
FLOOR PLAN - BASEMENT 04

PROJECT NO. **200197** | DISC. **A** | SHEET NO. **DA 200** | REV **P**

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STATUS **CONCEPT DESIGN** | DRW **MS/CH** | CHK **CH/JA** | SCALE @ A1 **1 : 100**

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N	CLIENT UPDATE	CH/AG	20/08/2021
O	CONSULTANT UPDATE	CH/AG	02/09/2021
P	CONSULTANT UPDATE	CH/AG	06/09/2021
Q	REVISED DESIGN SMART PACKAGE	CH/AG	14/09/2021
R	DA PACKAGE FOR CONSULTANT UPDATE	CH/AG	19/10/2021
S	DA PACKAGE	CH/AG	22/10/2021

PROJECT
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44 O'CONNELL STREET, KANGAROO POINT 4169
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SHEET NAME
FLOOR PLAN - BASEMENT 03

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 201	S

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	1 : 100

22/10/2021 4:53:18 PM

BCC DS
LODGED
28/10/2021
APPLICATION REF
A005871704

30 O'CONNELL STREET
(16 STOREY APARTMENT BUILDING)

30 O'CONNELL STREET
(3 STOREY ATTACHED DWELLINGS)

40 O'CONNELL STREET
(7 STOREY APARTMENT BUILDING)

108 LAMBERT STREET
(15 STOREY PROPOSED DEVELOPMENT APPLICATION)

O'CONNELL STREET

BRISBANE RIVER

SITE BOUNDARY

79°13'40"

104,929

79°05'20"
53,792

01 02 03 04 05 06 07 08 09 10 11 12 13

4050 2150 6355 945 2500 2500 955 1545 6550 3075 3500 4325

20M HIGHEST ASTRONOMICAL TIDE LINE

4.3M MEAN HIGH WATER SPRING LINE

HIGHEST ASTRONOMICAL TIDE LINE

MEAN HIGH WATER SPRING LINE

NOT TO PREJUDICE RIVERWALK LAND DEDICATION (RED HATCH)

BR

5400 x 2600 V
C01 VISITOR
C02 VISITOR
C03 VISITOR

5400 x 2600
C04 RESIDENT
C05 RESIDENT
C06 RESIDENT
C07 RESIDENT
C08 RESIDENT

RESIDENTS STORAGE

FWD SWITCH BOARD

CAR PARK EXHAUST

DEEP PLANTING

CEILING MOUNTED SIGNALS FOR WAITING BAY

SIGNALS FOR WAITING BAY

MIRROR

8000 AISLE WIDTH

6200 AISLE WIDTH

GIVE WAY TO TRAFFIC FROM SINGLE LANE RAMP

BASEMENT 04
RESIDENTS CARPARKING = 5 PARKS
VISITOR PARKING = 3 PARKS
TOTAL PARKING = 8 PARKS

BASEMENT STAIR 02
BASEMENT STAIR 01
LIFT 01
LIFT LOBBY
LIFT 02
STAIR PRESS
COMMS/ELEC RISER
RISER

RAMP UP TO B1
RAMP UP 1:8
RAMP UP 1:5
ONE WAY
RAMP UP 1:5
ONE WAY
RAMP UP 1:8
RAMP DOWN TO B3

SERVICES

2605 4240 2400 1700 750 4250

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R	REVISED DESIGN SMART PACKAGE	CH/AG	14/09/2021
S	DA PACKAGE FOR CONSULTANT UPDATE	CH/AG	19/10/2021
T	DA PACKAGE	CH/AG	22/10/2021

PROJECT
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44 O'CONNELL STREET, KANGAROO POINT 4169
CLIENT
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SHEET NAME
FLOOR PLAN - BASEMENT 02

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 202	T

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	1 : 100

22/10/2021 4:53:28 PM

BCC DS
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28/10/2021
APPLICATION REF
A005871704

30 O'CONNELL STREET
(16 STOREY APARTMENT BUILDING)

30 O'CONNELL STREET
(3 STOREY ATTACHED DWELLINGS)

40 O'CONNELL STREET
(7 STOREY APARTMENT BUILDING)

108 LAMBERT STREET
(15 STOREY PROPOSED DEVELOPMENT APPLICATION)

O'CONNELL STREET

BRISBANE RIVER

SITE BOUNDARY

FIRE PUMP ROOM
min 6x5.5

5KL IRRIGATION TANK

5KL IRRIGATION TANK

FIRE TANKS
min64m³

METER ROOM

SERVICES

RAMP UP 1:5

RAMP UP 1:8

RAMP TO GROUND

BASEMENT STAIR 02

BASEMENT STAIR 01

LIFT 01

LIFT LOBBY

LIFT 02

STAIR PRESS

COMMS/ELEC RISER

RISER

RAMP UP 1:5

ONE WAY

RAMP UP 1:8

RAMP DOWN TO B3

+ 11120

+ 11100

DEEP PLANTING

+ 7745

+ 5785

POOL
2.6M x 12.0M

DAYBED

SHOWER

COMMUNAL AREA
8.3M x 14.8M

LEVEL OVER (DASHED)

GATE

BBQ

ACCESS TO LOWER TERRACES

20M HIGHEST ASTRONOMICAL TIDE LINE

4.9M MEAN HIGH WATER SPRING LINE

HIGHEST ASTRONOMICAL TIDE LINE

MEAN HIGH WATER SPRING LINE

NOT TO PREJUDICE RIVERWALK LAND DEDICATION (RED HATCH)

79°13'40"

79°05'20"
53,792

54°15'40"

104,929

2805
4240
2400
1700
950
4250

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R	REVISED DESIGN SMART PACKAGE	CH/AG	14/09/2021
S	DA PACKAGE FOR CONSULTANT UPDATE	CH/AG	19/10/2021
T	DA PACKAGE	CH/AG	22/10/2021

PROJECT
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44 O'CONNELL STREET, KANGAROO POINT 4169

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SHEET NAME
FLOOR PLAN - BASEMENT 01 / COMMUNAL

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 203	T

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	1 : 100

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APPLICATION REF
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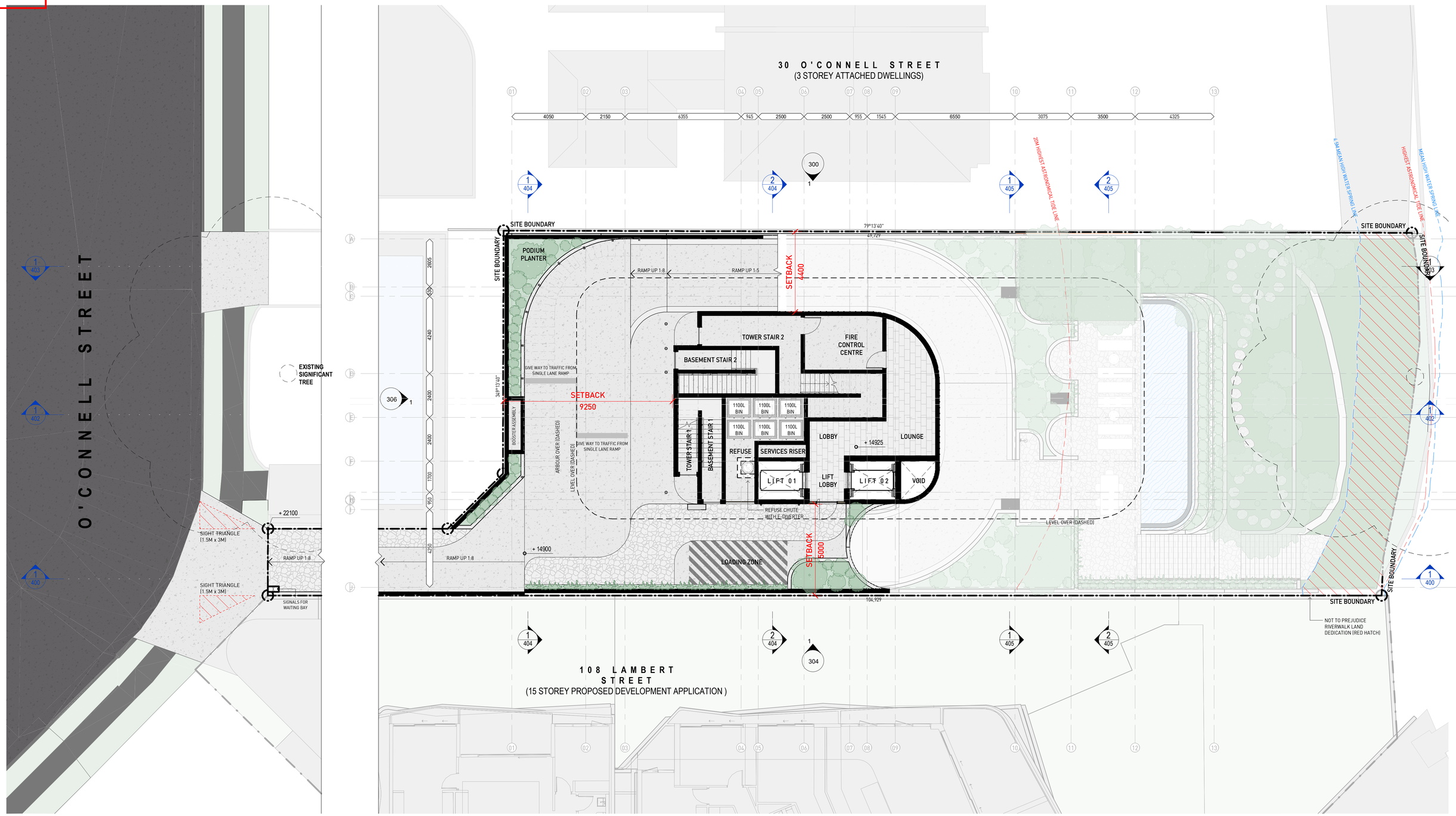

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S	DA PACKAGE	CH/AG	22/10/2021

PROJECT
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SHEET NAME
FLOOR PLAN - GROUND LEVEL / COMMUNAL

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 204	S

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	1 : 100

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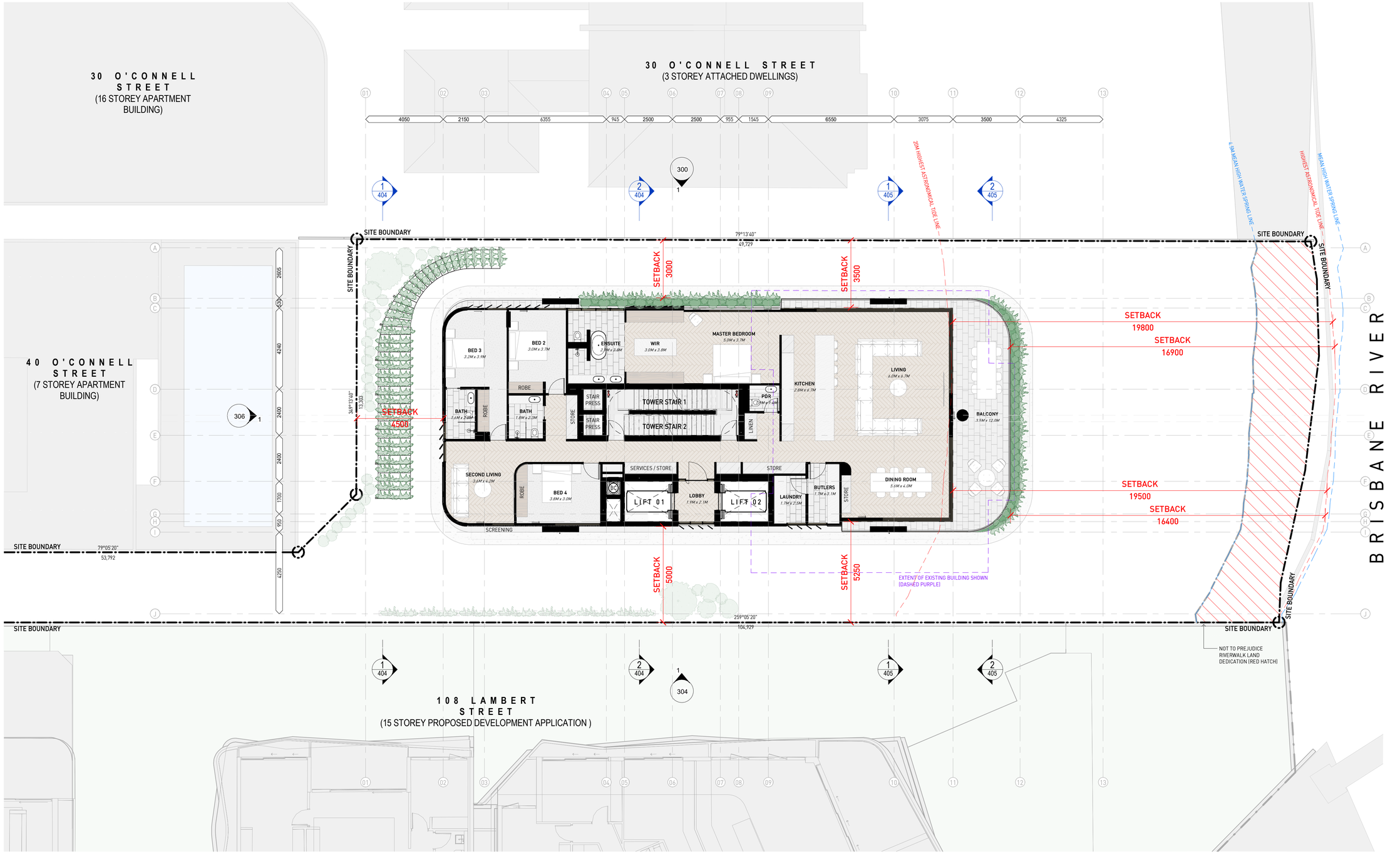
28/10/2021
APPLICATION REF
A005871704



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S	DA PACKAGE	CH/AG	22/10/2021

PROJECT
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44 O'CONNELL STREET, KANGAROO POINT 4169
CLIENT
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SHEET NAME
FLOOR PLAN - LEVEL 01

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 205	S

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	1 : 100

22/10/2021 4:54:18 PM

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28/10/2021
APPLICATION REF
A005871704

30 O'CONNELL STREET
(16 STOREY APARTMENT BUILDING)

30 O'CONNELL STREET
(3 STOREY ATTACHED DWELLINGS)

40 O'CONNELL STREET
(7 STOREY APARTMENT BUILDING)

108 LAMBERT STREET
(15 STOREY PROPOSED DEVELOPMENT APPLICATION)

O'CONNELL STREET

BRISBANE RIVER

SITE BOUNDARY
79°13'40"
49.729

SITE BOUNDARY
79°05'20"
53.792

SITE BOUNDARY
259°05'20"
104.929

SETBACK 3000
SETBACK 3500
SETBACK 4500
SETBACK 19800
SETBACK 16500
SETBACK 19500
SETBACK 16400
SETBACK 5000
SETBACK 5250

20M HIGHEST ASTRONOMICAL TIDE LINE
4.3M MEAN HIGH WATER SPRING LINE
HIGHEST ASTRONOMICAL TIDE LINE
MEAN HIGH WATER SPRING LINE

EXTENT OF EXISTING BUILDING SHOWN (DASHED PURPLE)

NOT TO PREJUDICE RIVERWALK LAND DEDICATION (RED HATCH)

MASTER BEDROOM 5.0M x 3.7M
BED 2 3.0M x 3.7M
BED 3 3.2M x 3.9M
ENSUITE 2.1M x 3.8M
WIR 3.0M x 3.8M
ROBE
BATH 1.6M x 2.4M
STAIR PRESS
TOWER STAIR 1
TOWER STAIR 2
PDR 2.9M x 3.4M
KITCHEN 2.8M x 6.7M
LIVING 6.0M x 6.7M
BALCONY 3.5M x 12.0M
LINEN
STORE
SECOND LIVING 3.6M x 4.2M
BED 4 3.6M x 3.0M
SERVICES / STORE
LIFT 01 1.9M x 2.1M
LOBBY 1.9M x 2.1M
LIFT 02
LAUNDRY 1.7M x 2.5M
BUTLERS 1.7M x 2.1M
DINING ROOM 5.6M x 4.0M
SCREENING

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K	CONSULTANT COORDINATION		Date 16
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Q	DA PACKAGE	CH/AG	22/10/2021

PROJECT
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SHEET NAME
FLOOR PLAN - TYPICAL (LEVEL 02-15)

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 206	Q

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	1 : 100

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28/10/2021
APPLICATION REF
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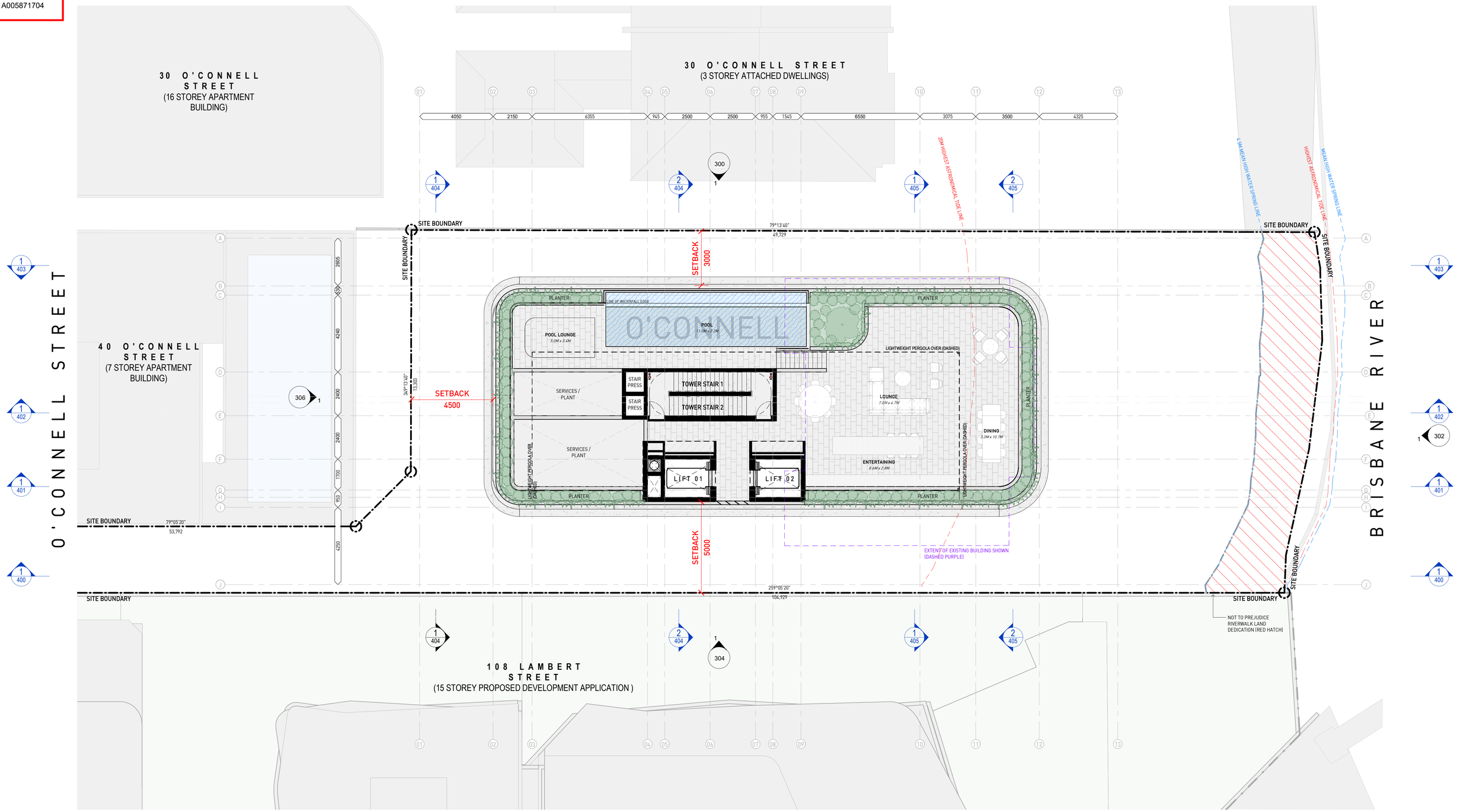

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G	CONSULTANT COORDINATION		Date 16
H	CLIENT UPDATE	CH/AG	20/08/2021
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L	DA PACKAGE FOR CONSULTANT UPDATE	CH/AG	19/10/2021
M	DA PACKAGE	CH/AG	22/10/2021

PROJECT
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SHEET NAME
FLOOR PLAN - ROOF TERRACE

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 218	M

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	MS/CH	CH/JA	1 : 100

22/10/2021 4:54:46 PM

BCC DS
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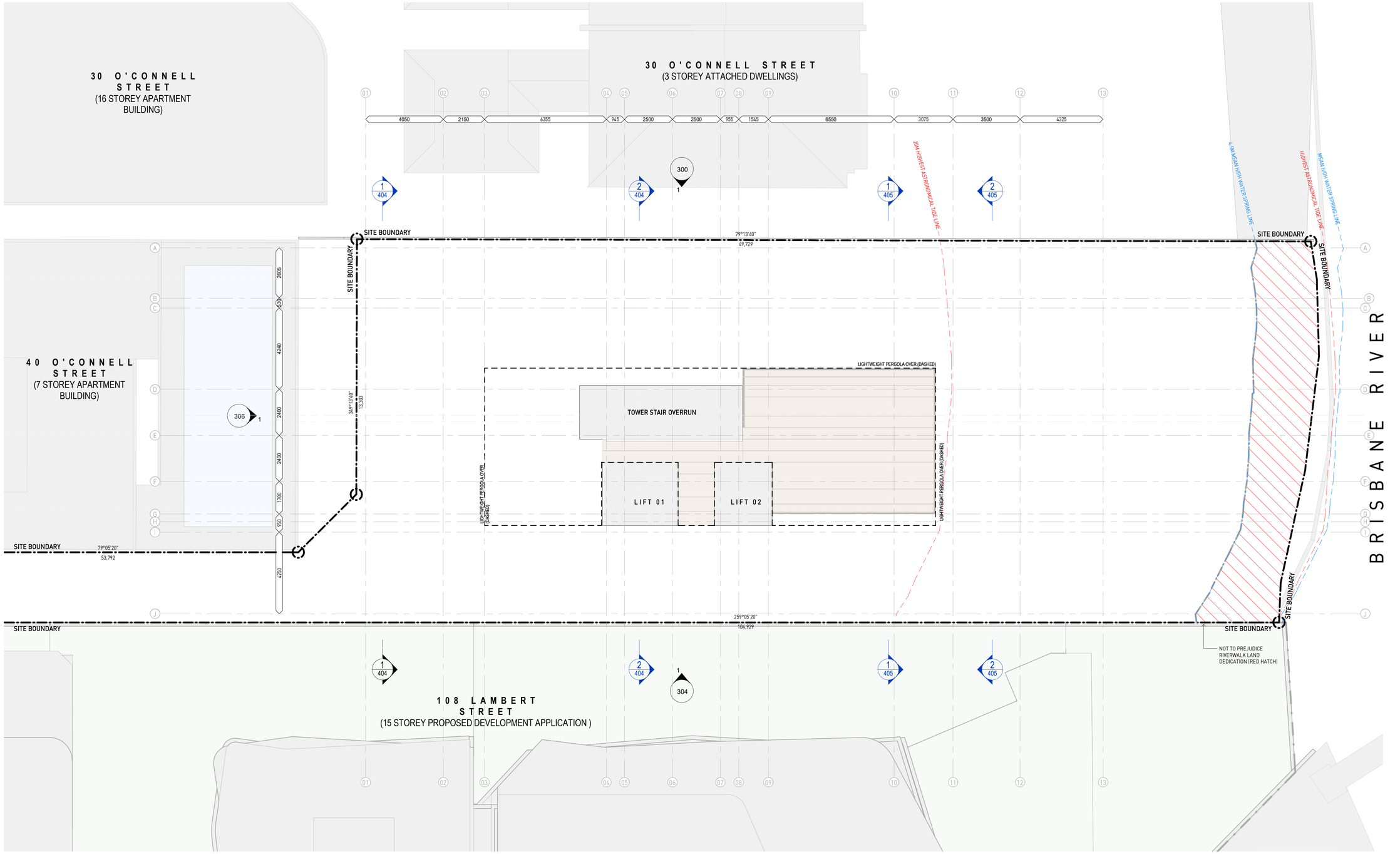
APPLICATION REF
A005871704



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C	REVISED DESIGN SMART PACKAGE	CH/AG	14/09/2021
D	DA PACKAGE FOR CONSULTANT UPDATE	CH/AG	19/10/2021
E	DA PACKAGE	CH/AG	22/10/2021

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SHEET NAME
FLOOR PLAN - ROOF

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PROJECT NO.	DISC.	SHEET NO.	REV
200197	A	DA 219	E

STATUS	DRW	CHK	SCALE @ A1
CONCEPT DESIGN	Author	Checker	1 : 100

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