

SHEET NUMBER	SHEET NAME	REVISION
TP00.00	COVER SHEET & DEVELOPMENT SUMMARY	A
TP00.01	DEVELOPMENT STATISTICS	A
TP00.02	LANDSCAPE STATISTICS	A
TP00.03	EXISTING SITE PLAN	A
TP00.04	PROPOSED SITE PLAN	A
TP01.02	BASEMENT 3	A
TP01.03	BASEMENT 2	A
TP01.04	BASEMENT 1	A
TP01.05	LEVEL 1 - GROUND	A
TP01.07	LEVEL 2 PODIUM	A
TP01.08	LEVEL 3 PODIUM	A
TP01.09	LEVEL 4	A
TP01.10	LEVEL 5 - 13 TYPICAL PLATE	A
TP01.12	LEVEL 14	A
TP01.13	LEVEL 15 - 20 TYPICAL PLATE	A
TP01.16	ROOFTOP TERRACE	A
TP01.17	ROOF PLAN	A
TP02.01	NORTH & EAST ELEVATION	A
TP02.02	SOUTH & WEST ELEVATION	A
TP03.01	SECTIONS	A
TP03.02	GROUND SECTIONS 1	A
TP03.03	GROUND SECTIONS 2	A

BCC PARKING RATES			
TYPE	RATE	APT. TOTAL	MIN. REQ.
2 BED	1.1	40	44
3 BED	1.3	58	76
TOTAL RESIDENTIAL			120
VISITOR	0.15	98	15
GRAND TOTAL			135

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A005990080

PROPOSED PARKING RATES			
TYPE	RATE	APT. TOTAL	MIN. REQ.
2 BED	1	30	30
2 BED PLUS	1	10	10
3 BED - LOWER - NORTH	2	20	40
3 BED - LOWER - SOUTH	2	10	20
3 BED - UPPER	2	21	42
3 BED PLUS	3	7	21
TOTAL RESIDENTIAL			163
VISITOR	0.1	98	9.8

SCHEDULE OF ACCOMMODATION					
LEVEL	2 BED	2 BED PLUS	3 BED	3 BED PLUS	TOTALS
Not Placed	0	0	0	0	0
LEVEL 4	3	1	3	0	7
LEVEL 5	3	1	3	0	7
LEVEL 6	3	1	3	0	7
LEVEL 7	3	1	3	0	7
LEVEL 8	3	1	3	0	7
LEVEL 9	3	1	3	0	7
LEVEL 10	3	1	3	0	7
LEVEL 11	3	1	3	0	7
LEVEL 12	3	1	3	0	7
LEVEL 13	3	1	3	0	7
LEVEL 14	0	0	3	1	4
LEVEL 15	0	0	3	1	4
LEVEL 16	0	0	3	1	4
LEVEL 17	0	0	3	1	4
LEVEL 18	0	0	3	1	4
LEVEL 19	0	0	3	1	4
LEVEL 20	0	0	3	1	4
TOTALS	30	10	51	7	98

APARTMENT MIX				TOTAL
2 BED	2 BED PLUS	3 BED	3 BED PLUS	
30.6%	10.2%	52.0%	7.1%	100%

PARKING SCHEDULE				
LEVEL	VISITOR	RESIDENT	RESIDENT STACKER	RESIDENT TANDEM
BASEMENT 3	0	29	0	4
BASEMENT 2	0	27	0	2
BASEMENT 1	10	11	0	0
LEVEL 2 - PODIUM	0	25	0	2
LEVEL 3 - PODIUM	0	2	62	0
TOTALS	10	94	62	8

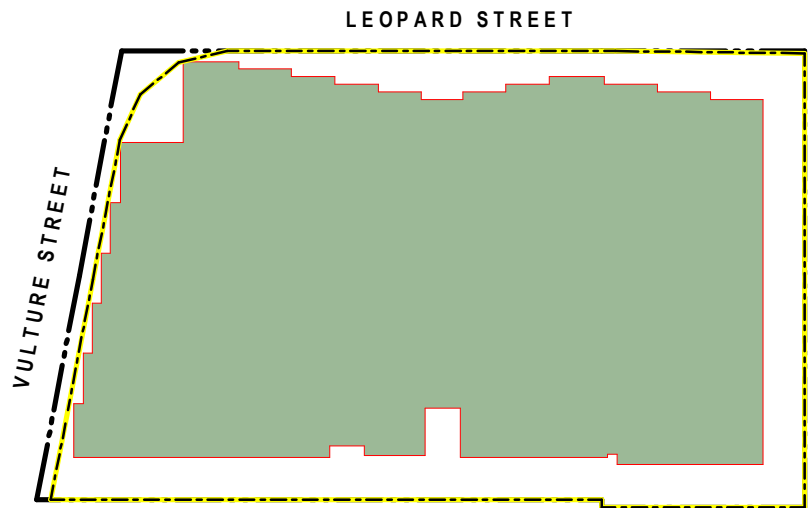
PROPOSED BICYCLE PARKING		
LEVEL	TYPE	TOTAL
BASEMENT 3	RESIDENTIAL	4
BASEMENT 2	RESIDENTIAL	4
LEVEL 1 - GROUND	VISITOR	12
LEVEL 2 - PODIUM	RESIDENTIAL	41
LEVEL 3 - PODIUM	RESIDENTIAL	4
TOTAL		65

NOTE:
BICYCLE PARKING RATES AS FOLLOWS -
RESIDENTIAL = 1/UNIT
VISITOR = 1/16 BEDROOMS
(VISITOR PARKING RATE BASED ON
AUSTRROADS' CYCLING ASPECTS OF
AUSTRROADS GUIDES (2017))

RESIDENT STORE COUNT	
LEVEL	TOTAL
BASEMENT 3	9
BASEMENT 2	9
BASEMENT 1	7
LEVEL 2 - PODIUM	7
LEVEL 3 - PODIUM	13
	45

NOTE:
RESIDENT STORES CAN ACCOMMODATE
BICYCLES AND ARE COUNTED
TOWARDS OVERALL RESIDENTIAL
BICYCLE PARKING TOTALS.

DEVELOPMENT APPLICATION



TYPICAL TOWER SITE COVER

BCC SITE COVER LOWER PLATE	
AREA	PERCENTAGE (%)
1060.6 m²	75.72

NOTE:
AREAS MEASURED TO PRE-DEDICATED SITE AREA (1400.7m²).

SITE AREA:

PRE-DEDICATION - 1400.7m²
POST-DEDICATION - 1392.2m²

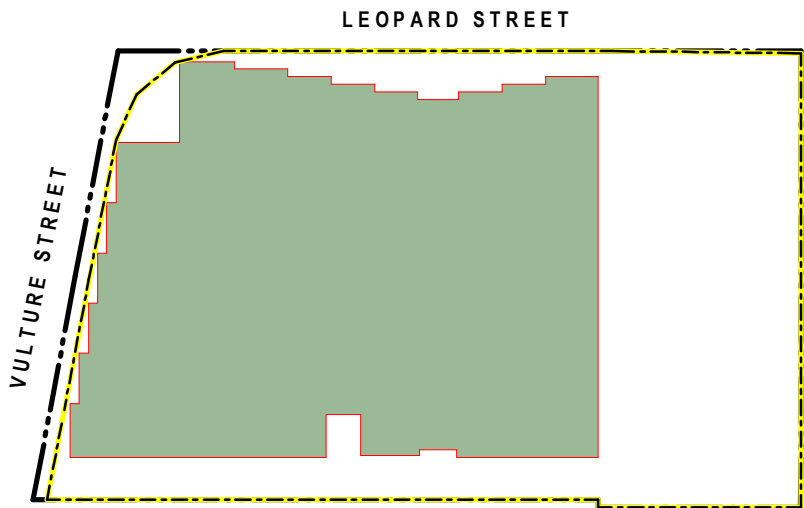
BCC SITE COVERAGE DEFINITION:

THE PORTION OF THE SITE THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS:

- IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE; OR
- A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR CAR PARKING; OR
- THE EAVES OF A BUILDING; OR
- A SUN SHADE

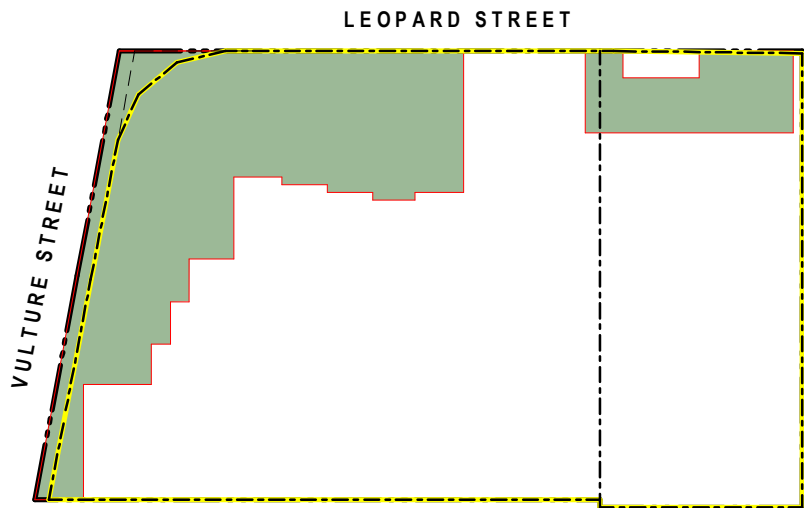
AREAS MEASURED TO:

- MEASURED TO OUTSIDE OF EXTERNAL WALLS
- CENTRELINE OF SHARED PARTITION & CORRIDOR WALLS
- OUTER FACE OF GLASS OR ALUMINIUM BALUSTRADES



UPPER TOWER SITE COVER

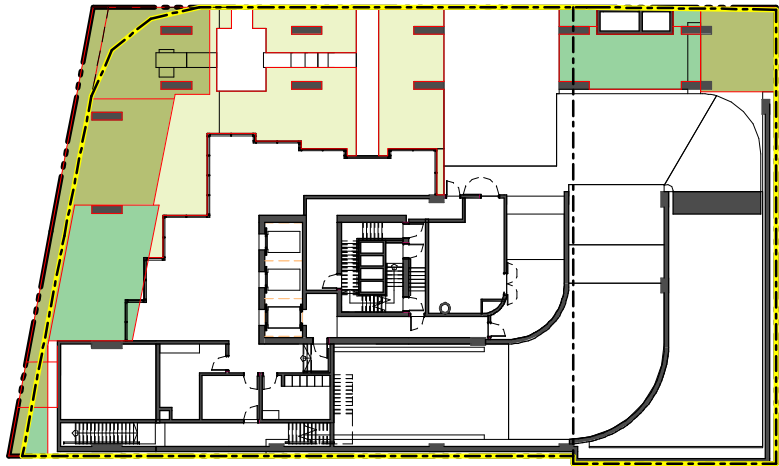
BCC SITE COVER UPPER PLATE	
AREA	PERCENTAGE (%)
799.7 m²	57.09



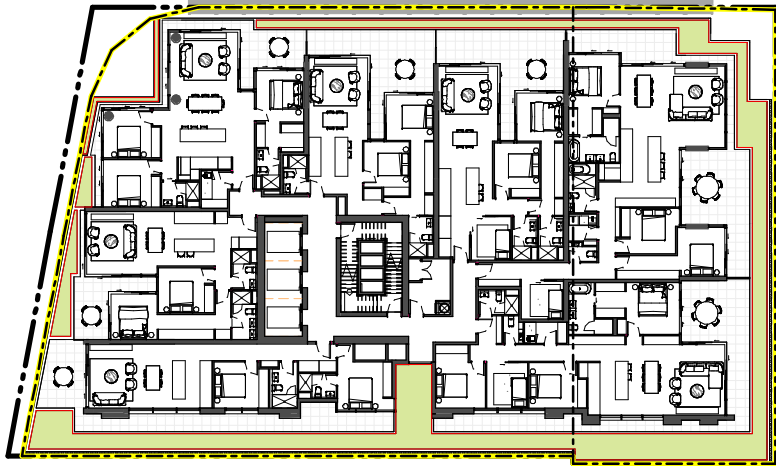
PUBLICLY ACCESSIBLE

PUBLICLY ACCESSIBLE GROUND	
AREA	PERCENTAGE (%)
401.3 m²	28.65

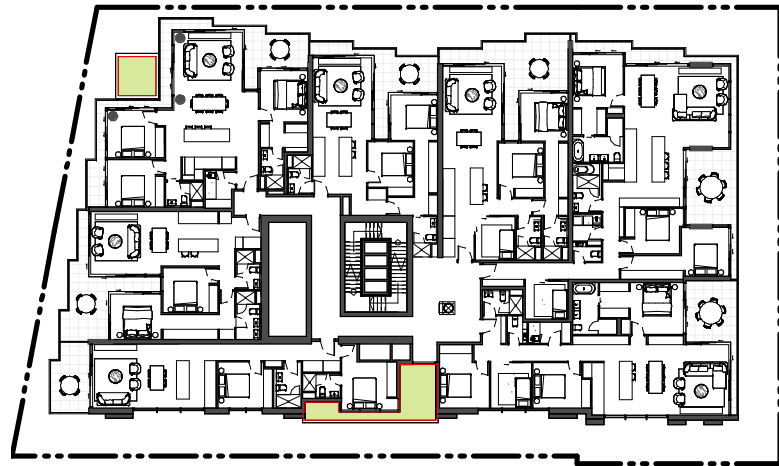
DEVELOPMENT APPLICATION



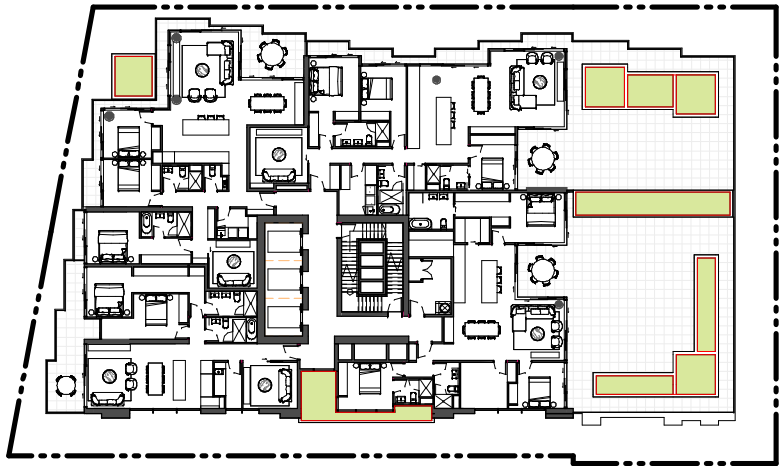
GROUND LEVEL LANDSCAPING



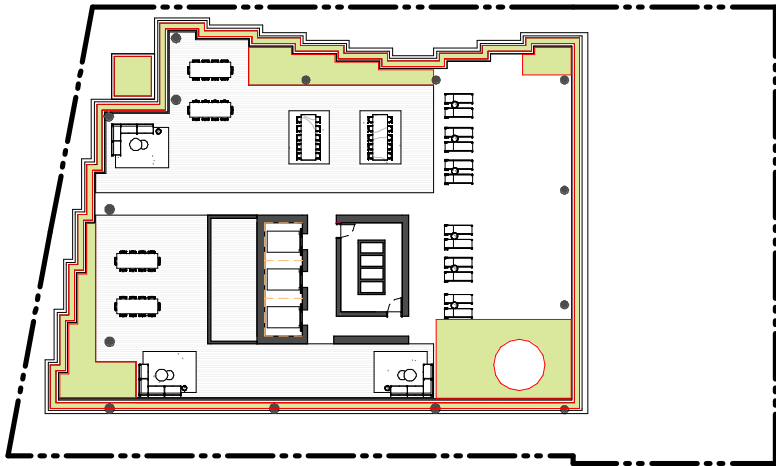
LEVEL 4 LANDSCAPING



TYPICAL TOWER LANDSCAPING



LEVEL 14 LANDSCAPING



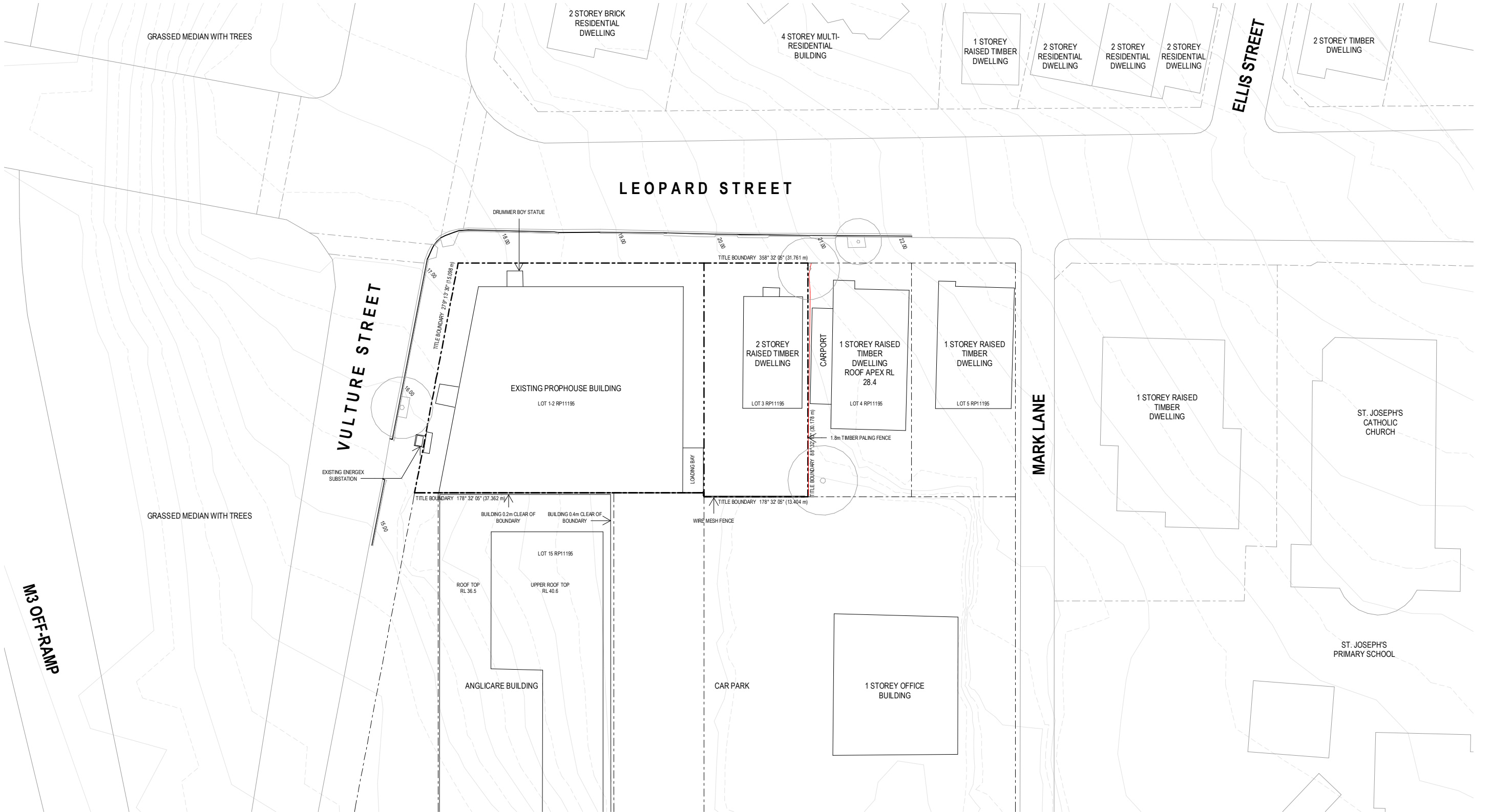
ROOF TERRACE LANDSCAPING

NOTE:
AREAS MEASURED TO PRE-DEDICATED SITE AREA (1400.7m²).

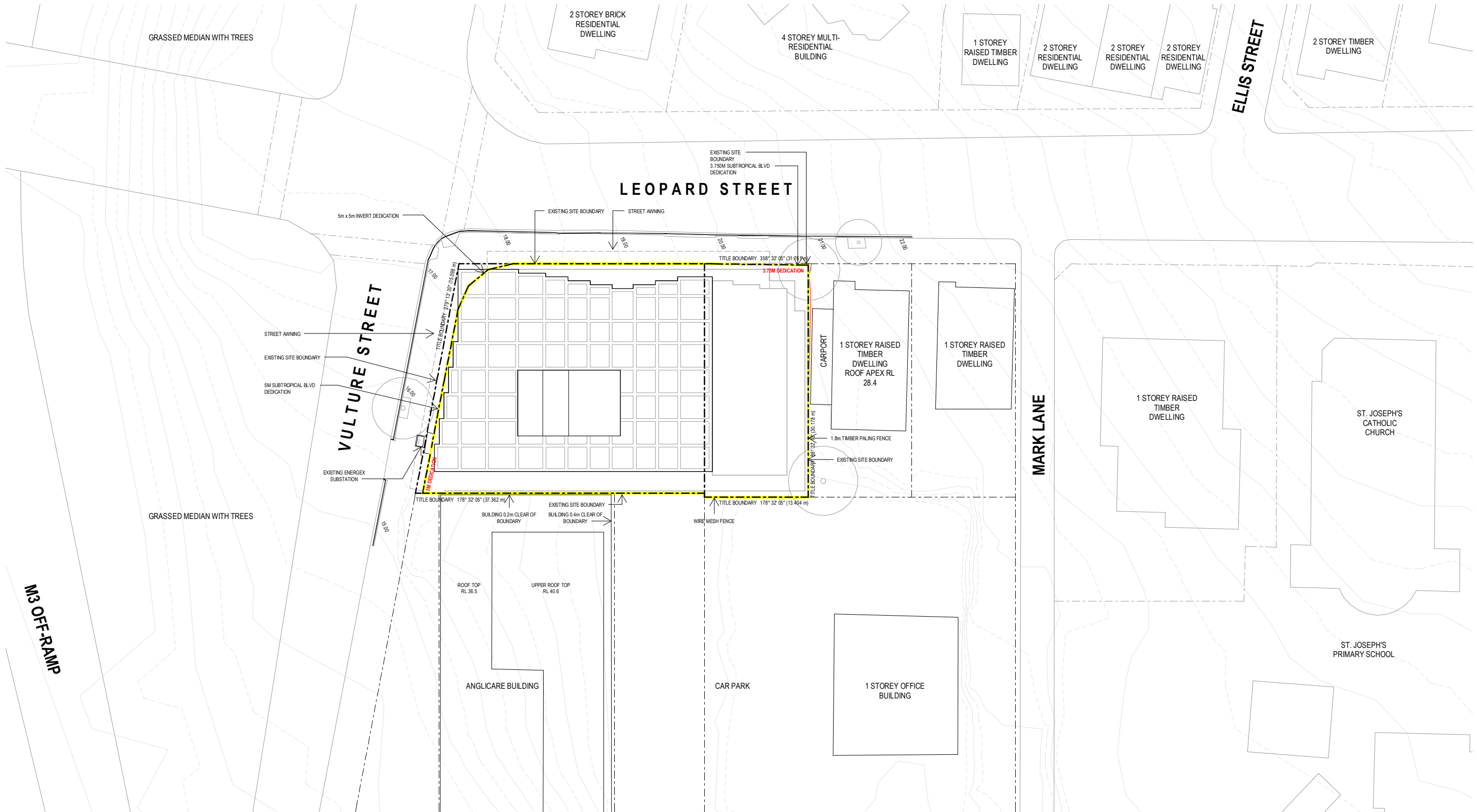
DEEP PLANTING		
DESCRIPTION	AREA	SITE PERCENTAGE (%)
NO BUILT ELEMENT UNDER	140.5 m²	10.03
DEEP CONNECTED PODIUM PLANTING		
DESCRIPTION	AREA	SITE PERCENTAGE (%)
1.8m MIN SOIL DEPTH	91.9 m²	6.56
OVERALL GROUND DEEP PLANTING		
AREA	SITE PERCENTAGE (%)	
232.4 m²	16.59	
GROUND CONTAINERISED PLANTING		
AREA	SITE PERCENTAGE (%)	
126.5 m²	9.03	
OVERALL GROUND PLANTING		
AREA	SITE PERCENTAGE (%)	
358.9 m²	25.62	

TYPICAL TOWER LANDSCAPING	
AREA	SITE PERCENTAGE (%)
136.9 m²	9.83
LEVEL 4 LANDSCAPING	
AREA	SITE PERCENTAGE (%)
128.4 m²	9.22
LEVEL 14 LANDSCAPING	
AREA	SITE PERCENTAGE (%)
73.8 m²	5.30
ROOF TERRACE LANDSCAPING	
AREA	SITE PERCENTAGE (%)
138.1 m²	9.92
OVERALL SITE LANDSCAPING	
AREA	SITE PERCENTAGE (%)
839.4 m²	60.29

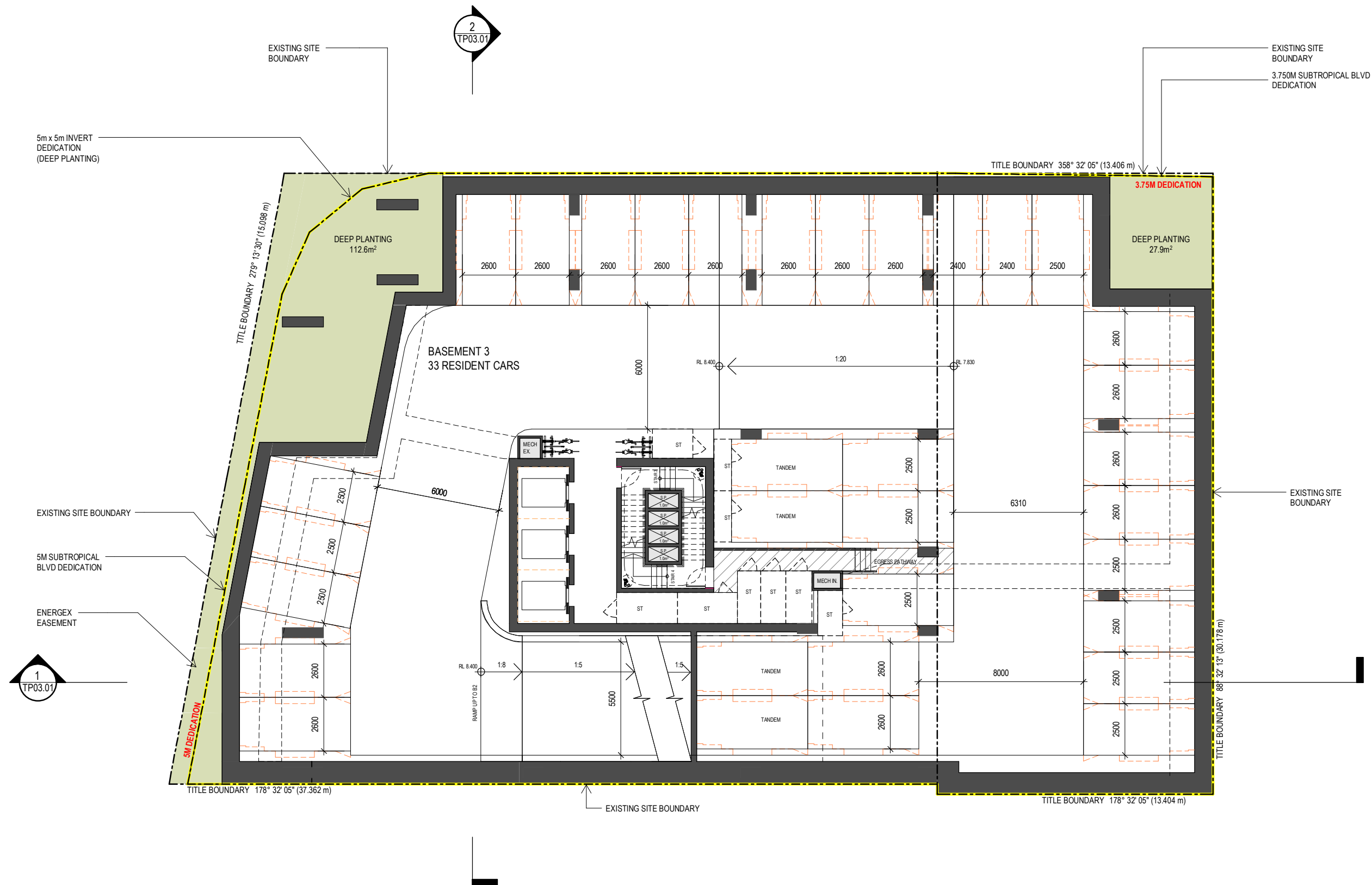
DEVELOPMENT APPLICATION



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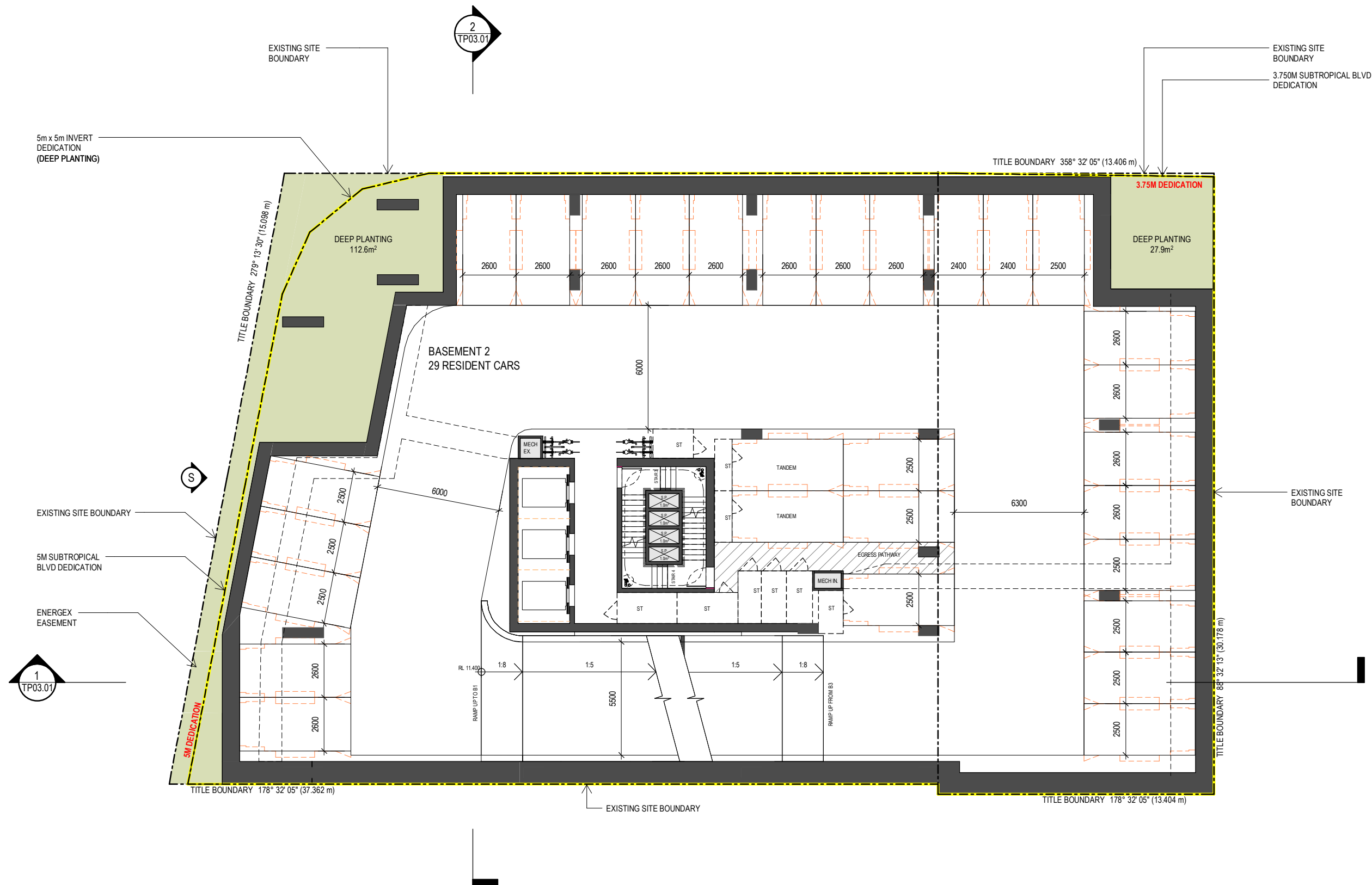
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Revisions / A 12.04.22 TOWN PLANNING SUBMISSION JMB Project / 58-62 Leopard St Drawing / BASEMENT 3 Project No / 221079 Author / BS Scale: @ A3 / 1 : 200 Drawing No. / TP01.02

58-62 Leopard St
Kangaroo Point

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Project / JMB 58-62 Leopard St

Drawing / BASEMENT 2

Project No / 221079

Author / BS

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Drawing No. / TP01.03

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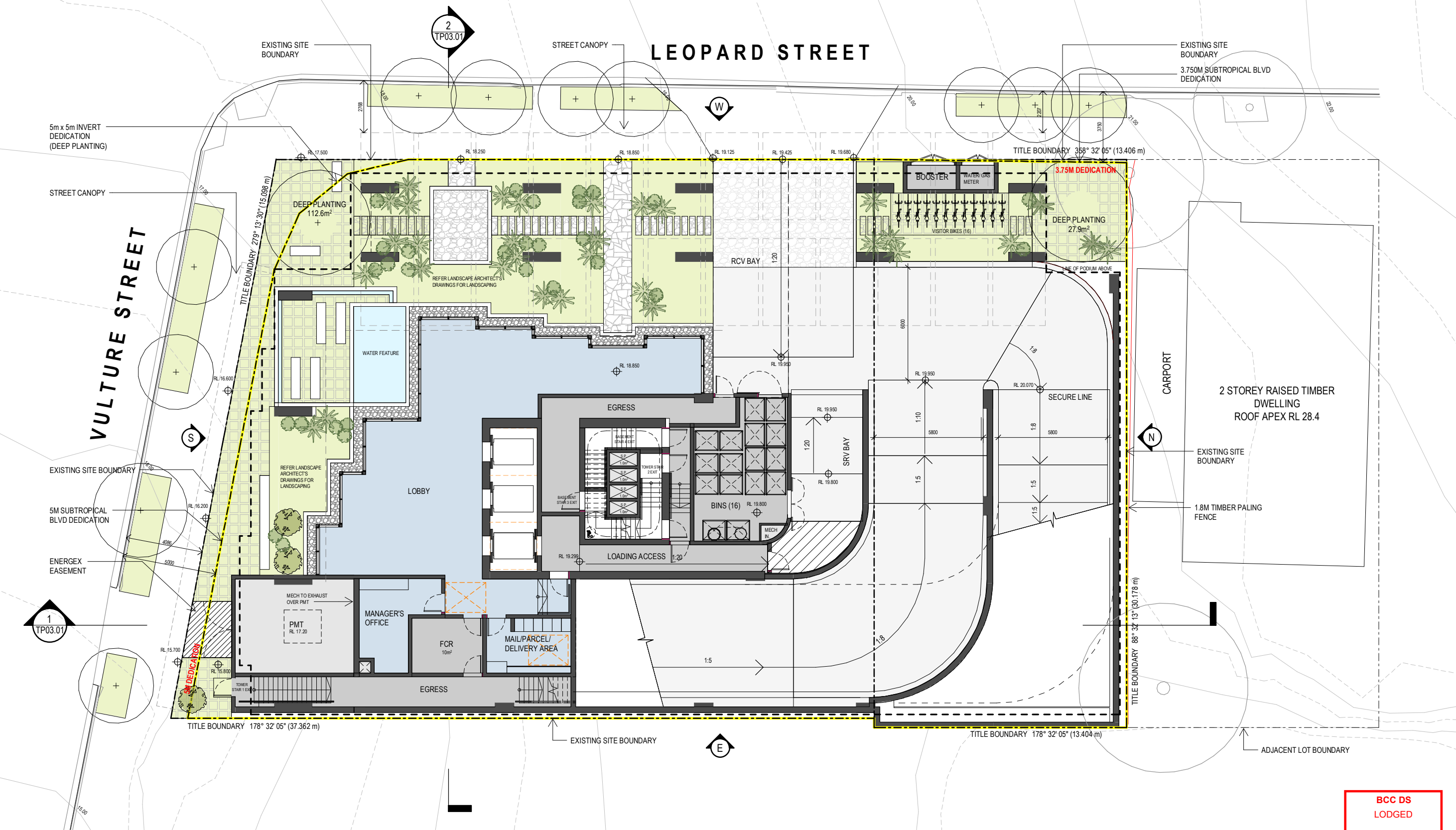
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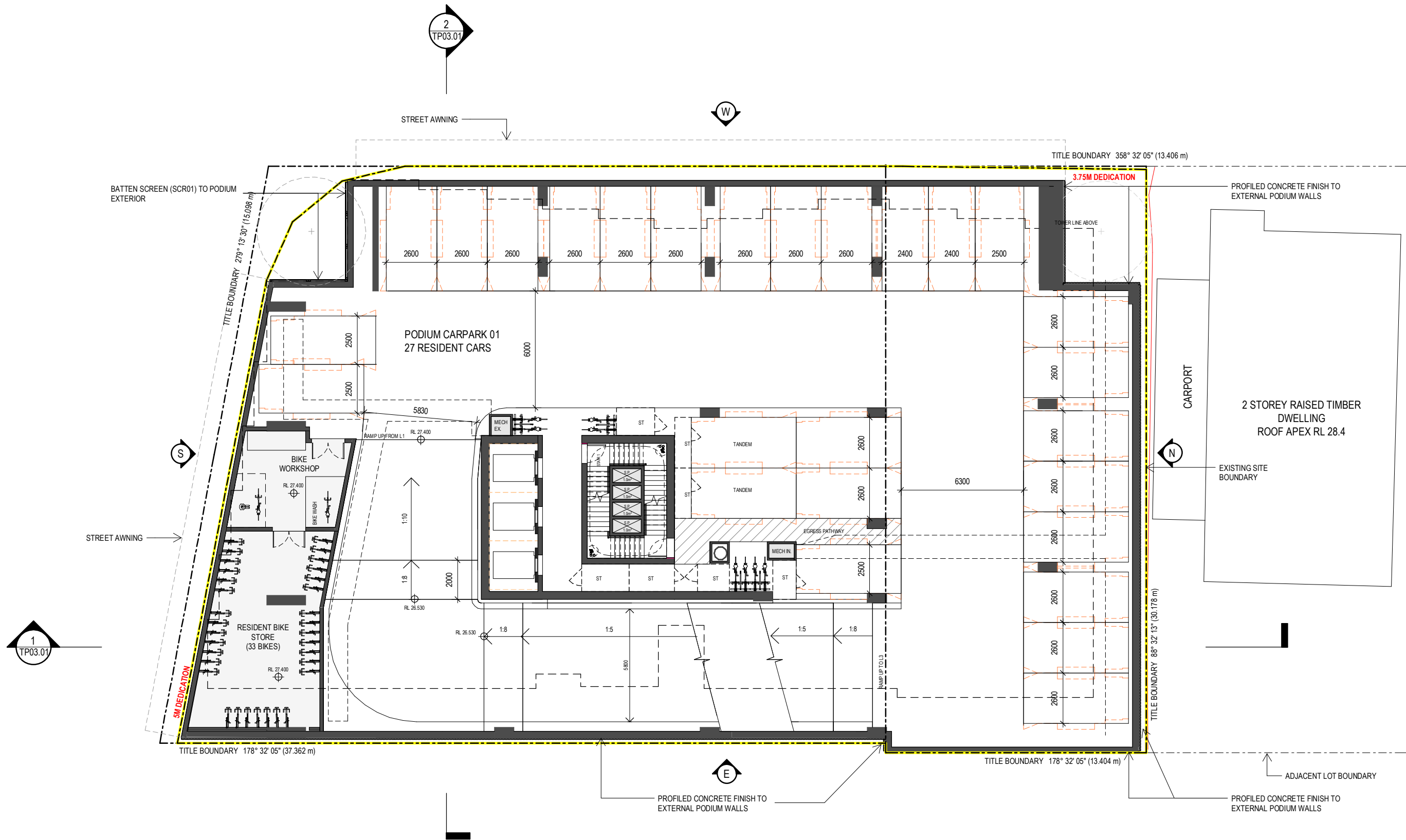
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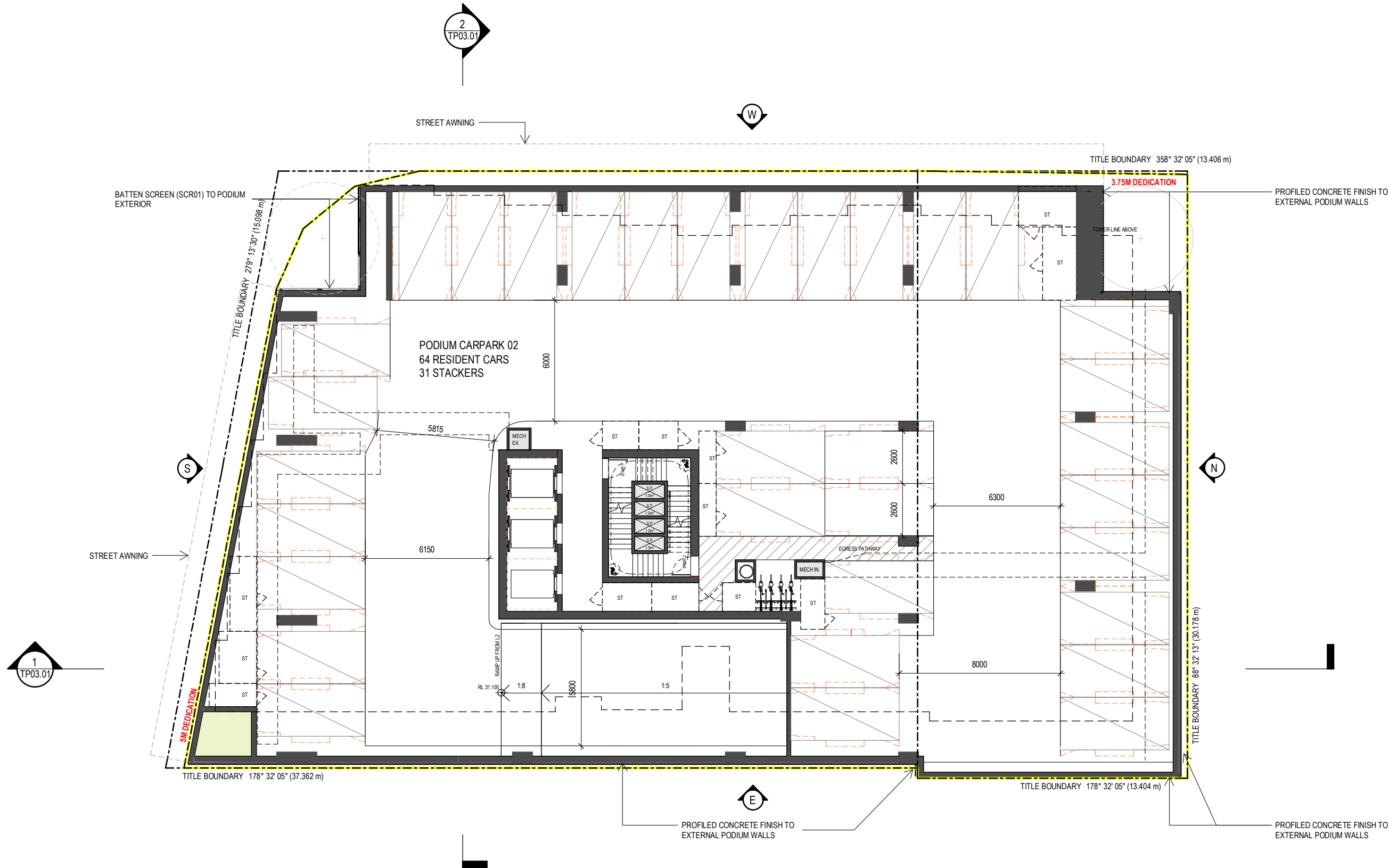
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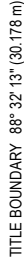
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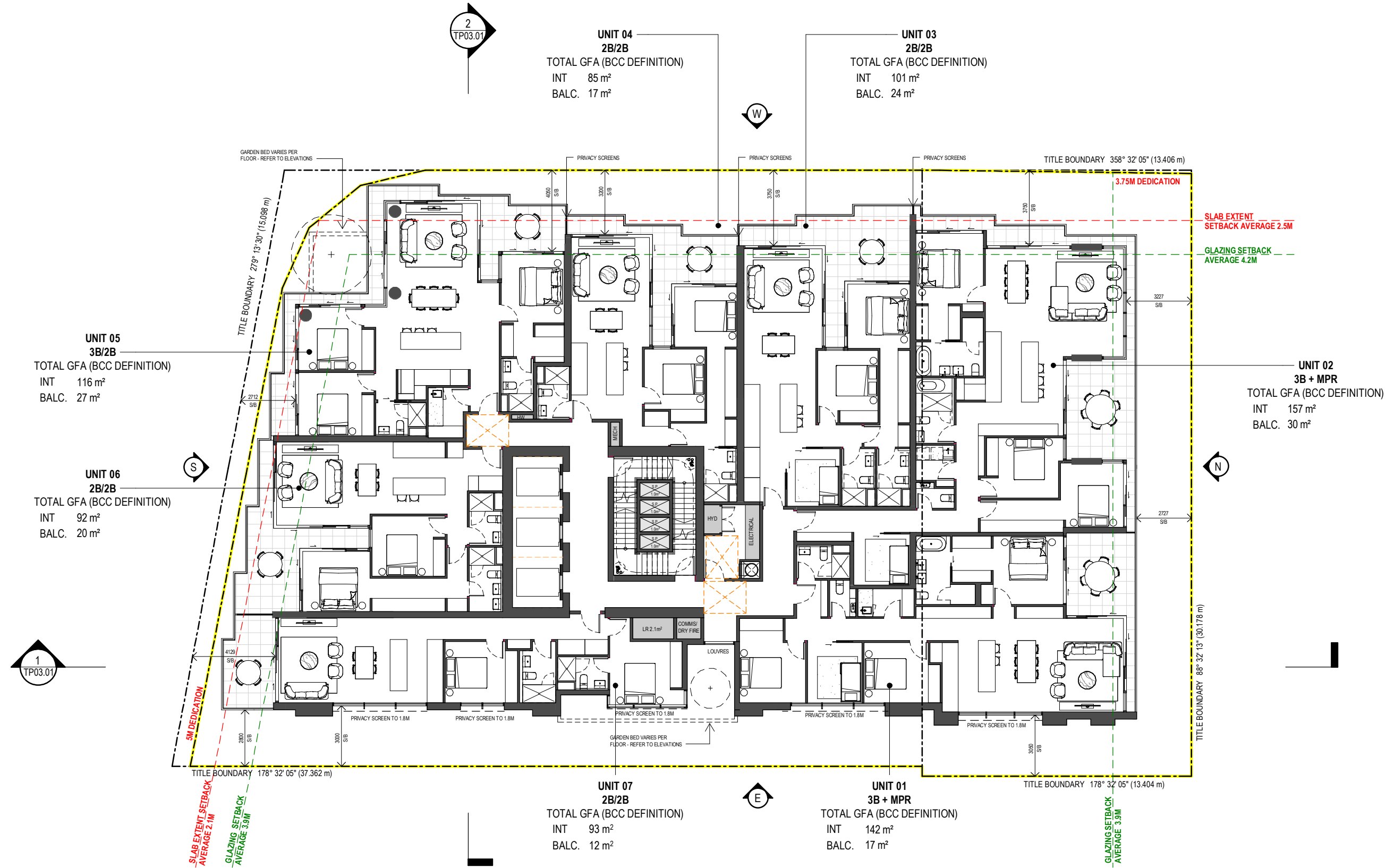
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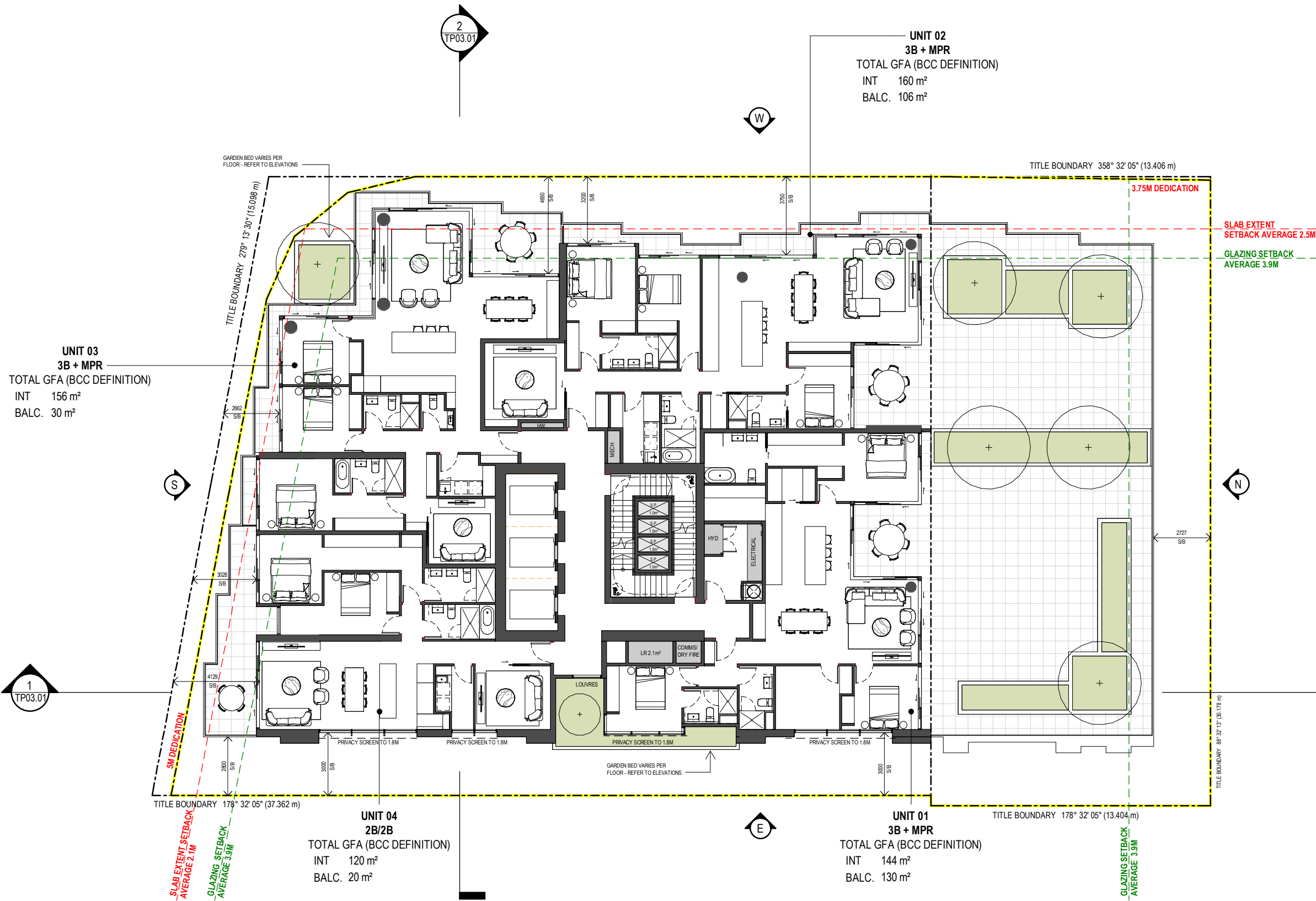
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Project / 58-62 Leopard St

Drawing / LEVEL 14

Project No / 221079

Author / BS

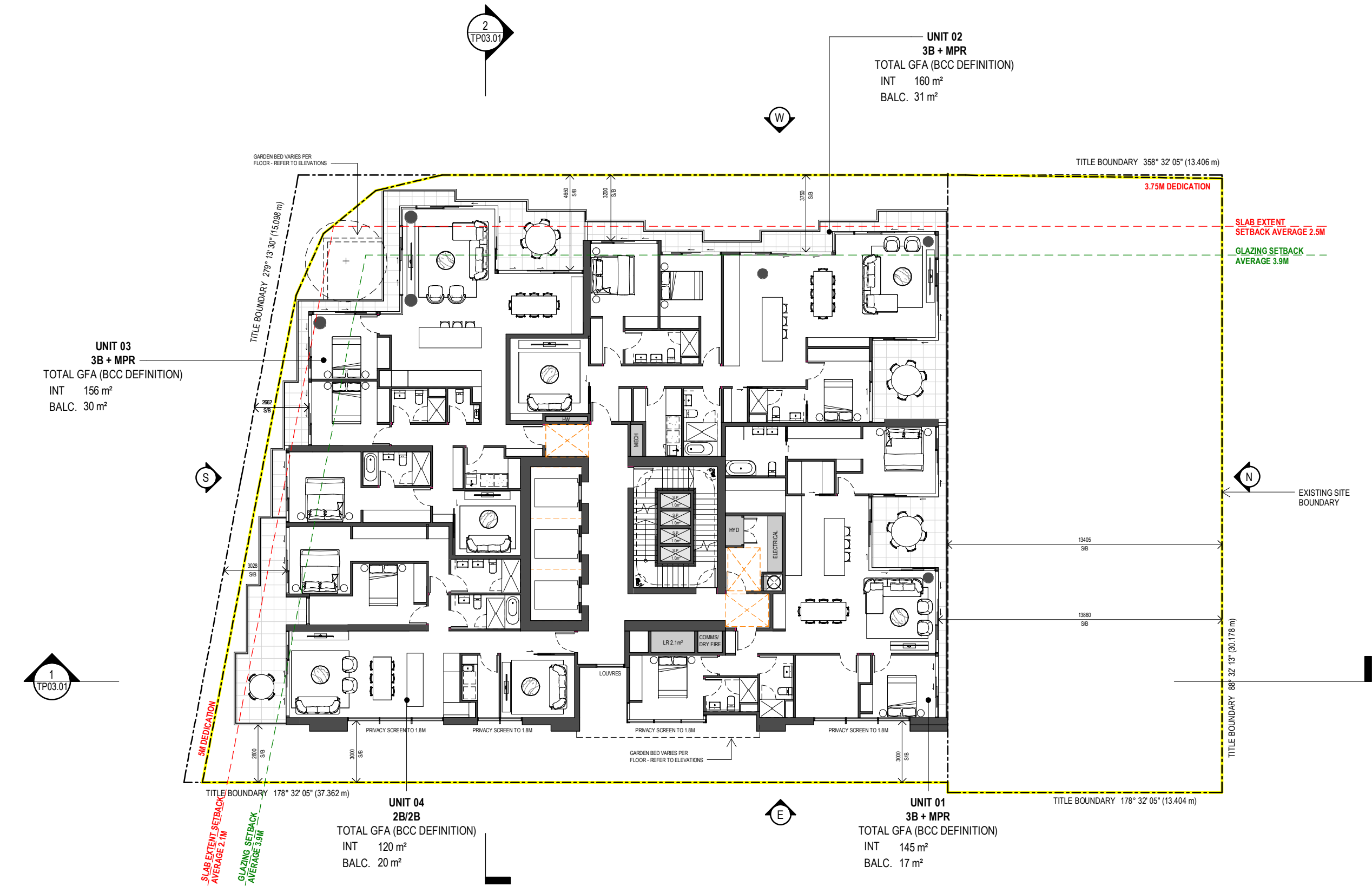
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Project / 58-62 Leopard St

Drawing / LEVEL 15 - 20 TYPICAL PLATE

Project No / 221079

Author / BS

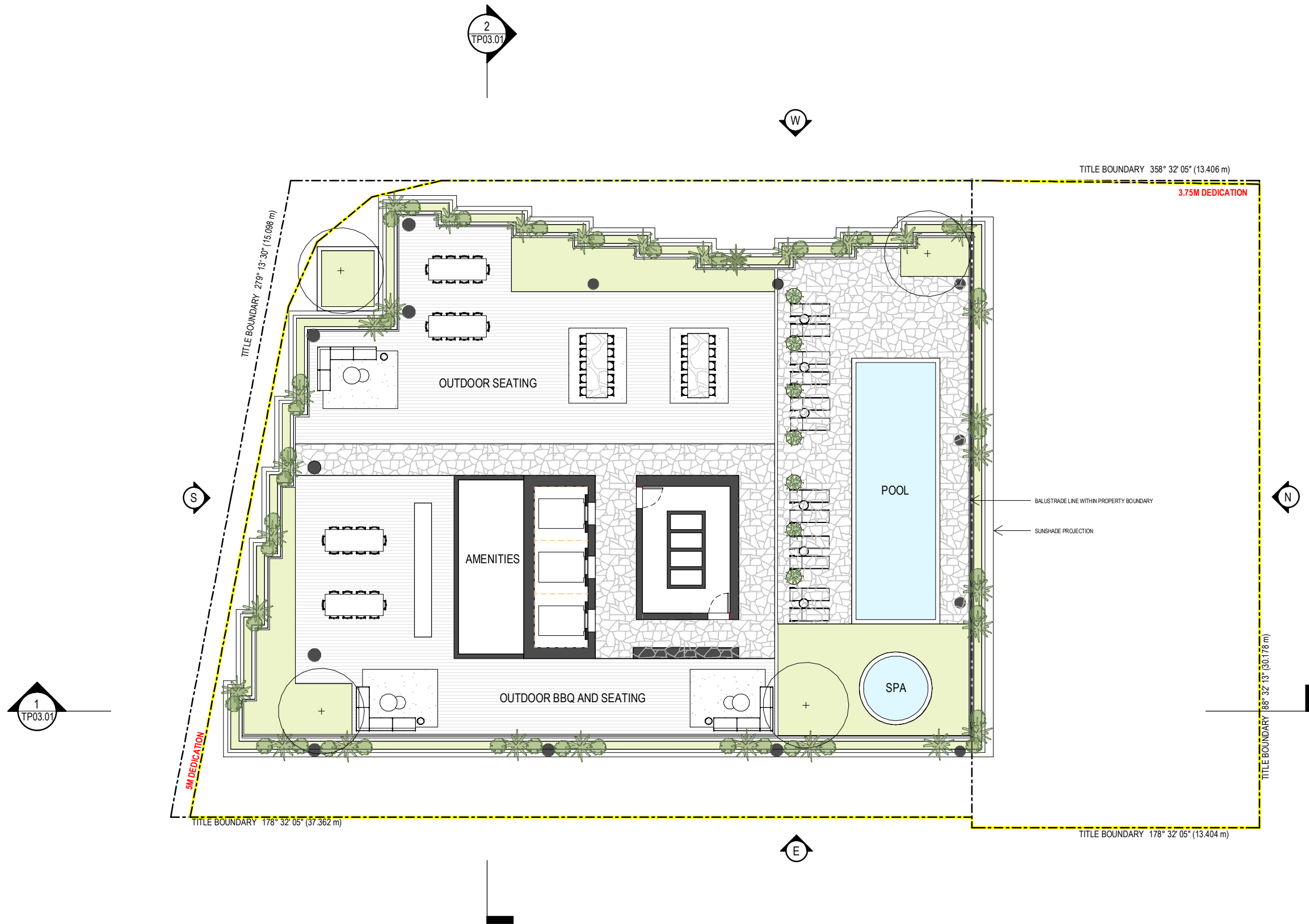
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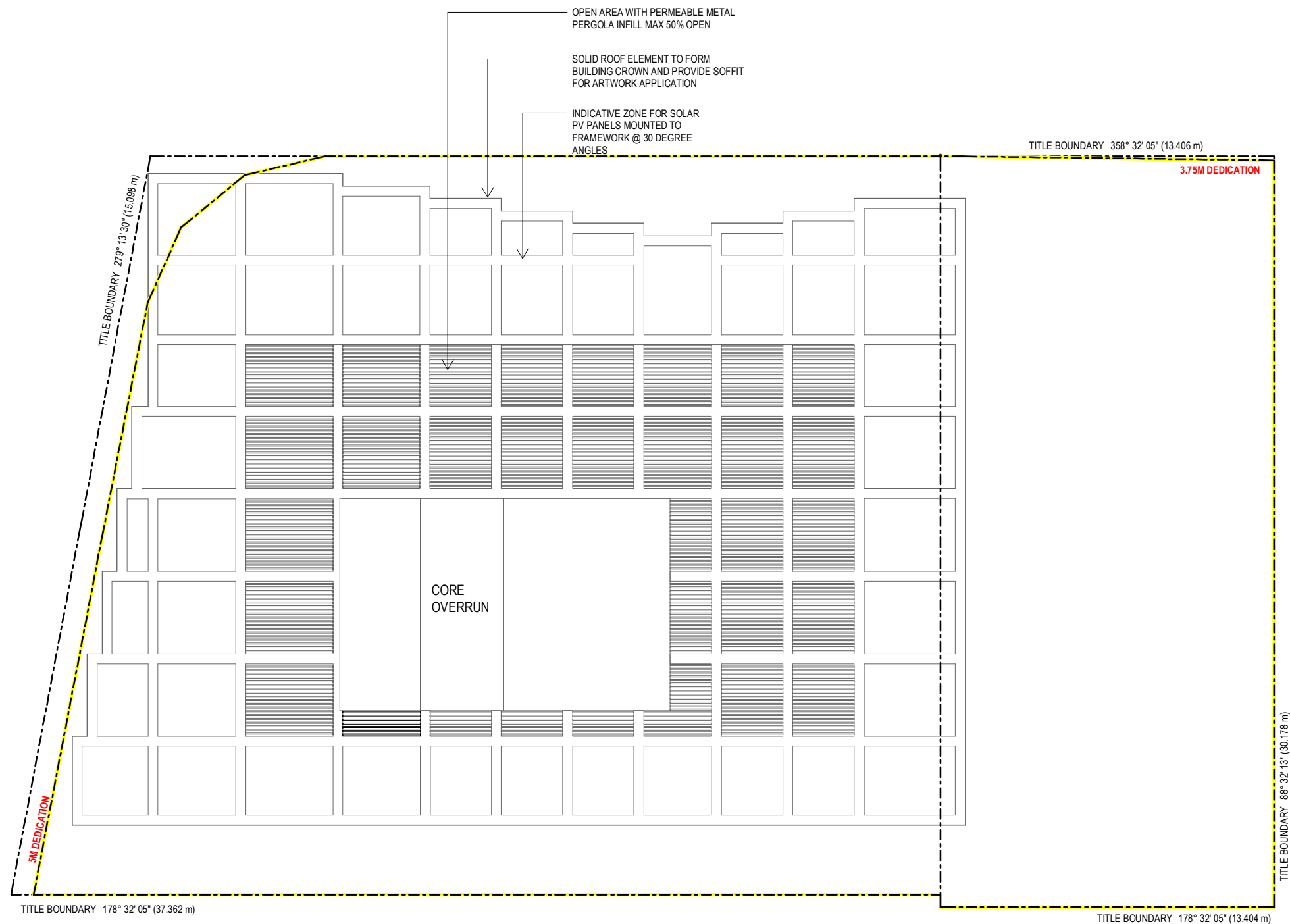
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Project / 58-62 Leopard St

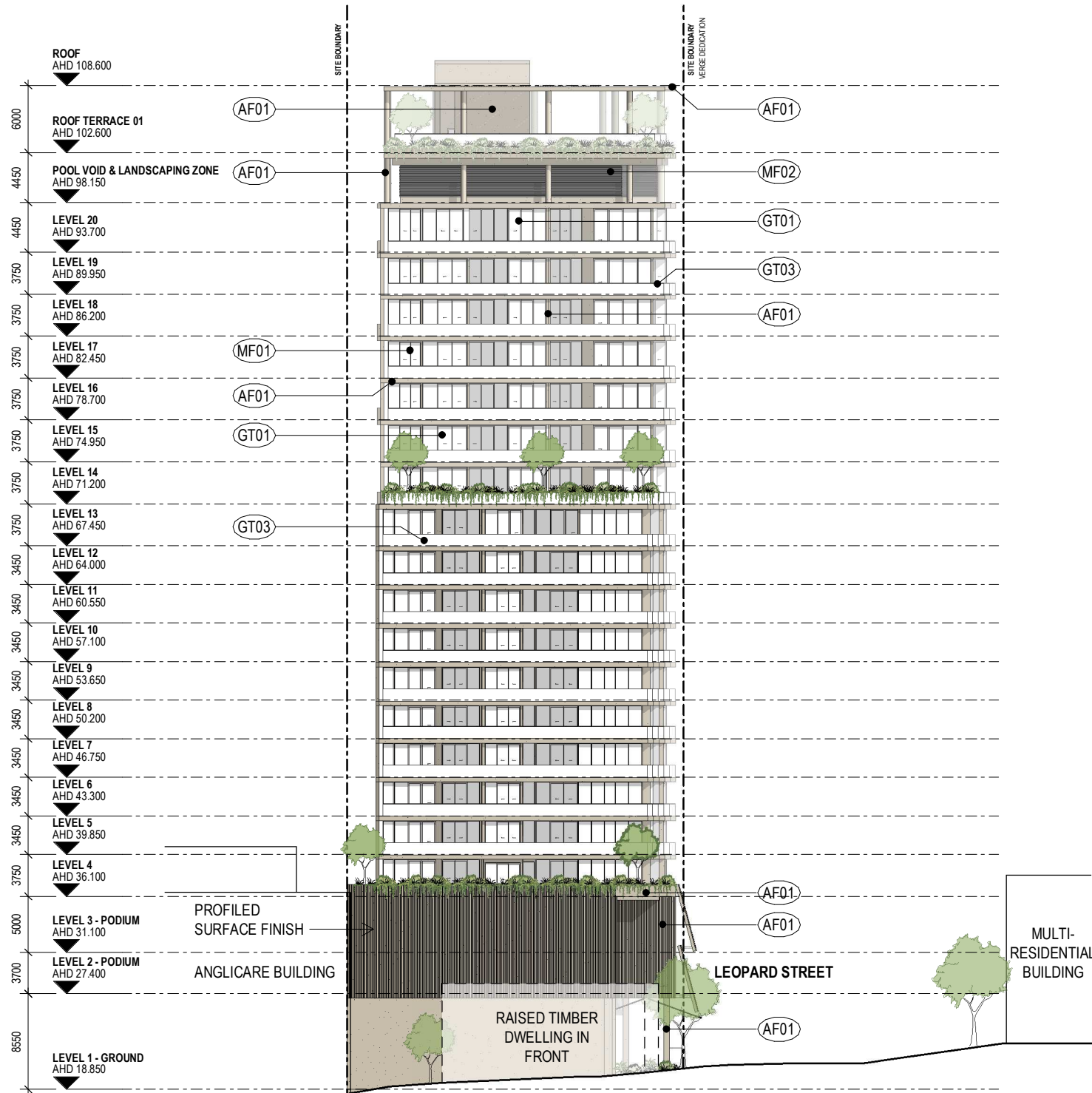
Drawing / ROOF PLAN

Project No / 221079 Author / BS Scale: @ A3 / 1 : 200

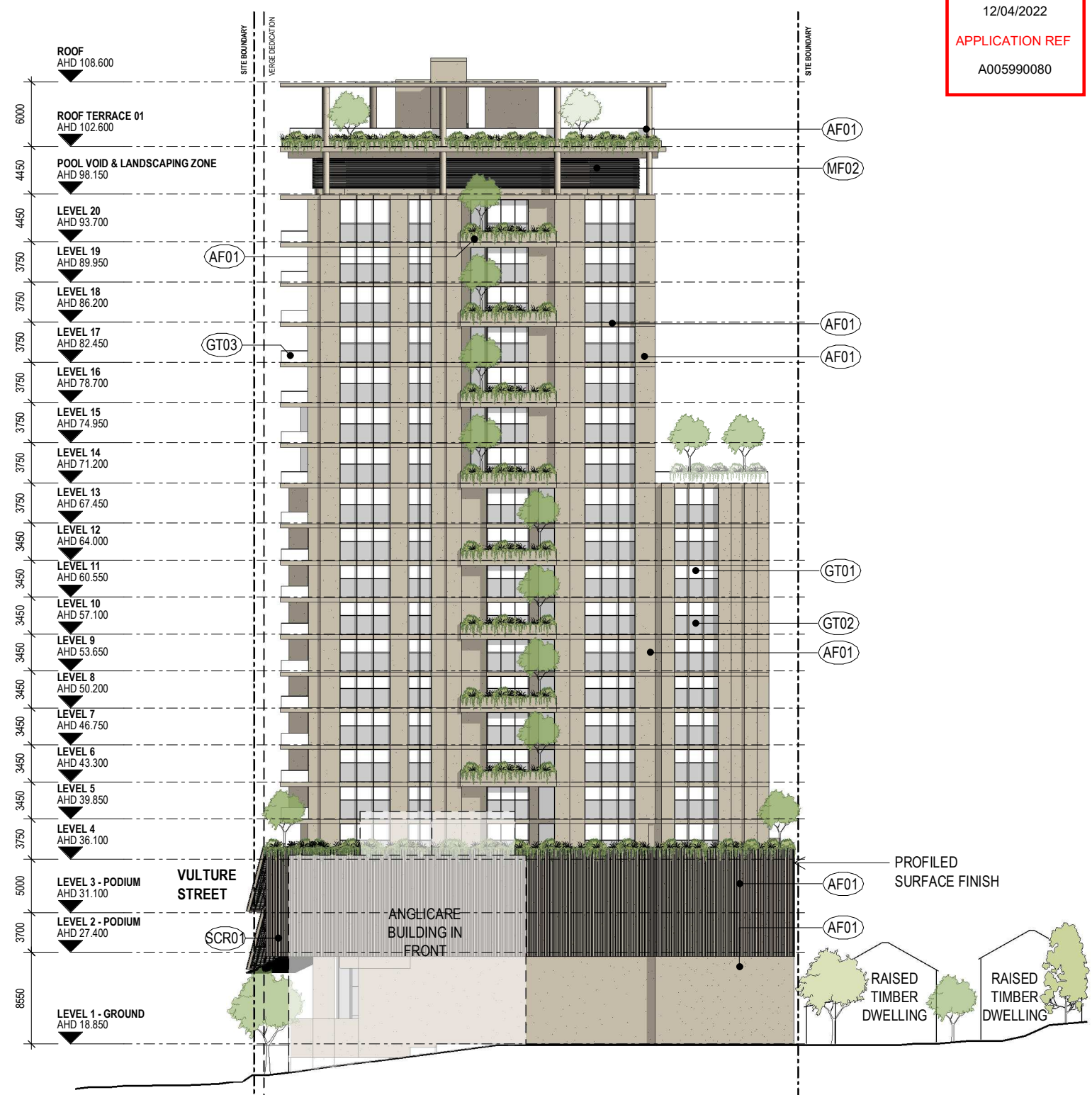
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ELEVATION - NORTH



ELEVATION - EAST

MATERIALS LEGEND

- | | | | |
|------|---------------------------------|-------|-----------------------------|
| AF01 | APPLIED FINISH - BEIGE | MF01 | METAL FINISH - LIGHT |
| GT01 | GLASS - TYPE 1 | MF02 | METAL FINISH - DARK |
| GT02 | GLASS - TYPE 2 (TINTED FRITTED) | MF03 | METAL FINISH - BEIGE |
| GT03 | GLASS - TYPE 3 | SCR01 | SCREEN TYPE 1 - DARK FINISH |
| | | SCR02 | SCREEN TYPE 2 - DARK FINISH |

DEVELOPMENT APPLICATION

Revisions / A 12.04.22 TOWN PLANNING SUBMISSION

Project / JMB 58-62 Leopard St

Drawing / NORTH & EAST ELEVATION

Project No / 221079

Author / BS

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Drawing No. / TP02.01

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ELEVATION - SOUTH

DEVELOPMENT APPLICATION

Revisions / A 12.04.22 TOWN PLANNING SUBMISSION

Project / JMB 58-62 Leopard St

58-62 Leopard St
Kangaroo Point

Drawing / SOUTH & WEST ELEVATION

Project No / 221079

Author / BS

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ELEVATION - WEST

MATERIALS LEGEND

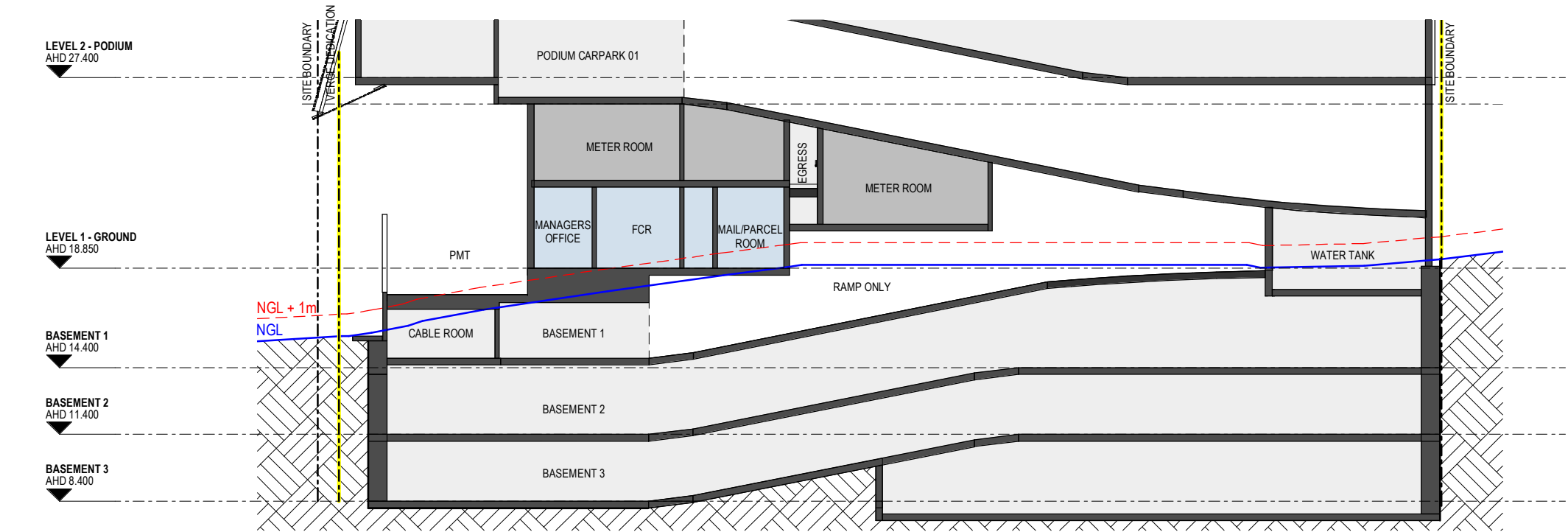
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| (AF01) APPLIED FINISH - BEIGE | (MF01) METAL FINISH - LIGHT |
| (GT01) GLASS - TYPE 1 | (MF02) METAL FINISH - DARK |
| (GT02) GLASS - TYPE 2 (TINTED FRITTED) | (MF03) METAL FINISH - BEIGE |
| (GT03) GLASS - TYPE 3 | (SCR01) SCREEN TYPE 1 - DARK FINISH |
| | (SCR02) SCREEN TYPE 2 - DARK FINISH |

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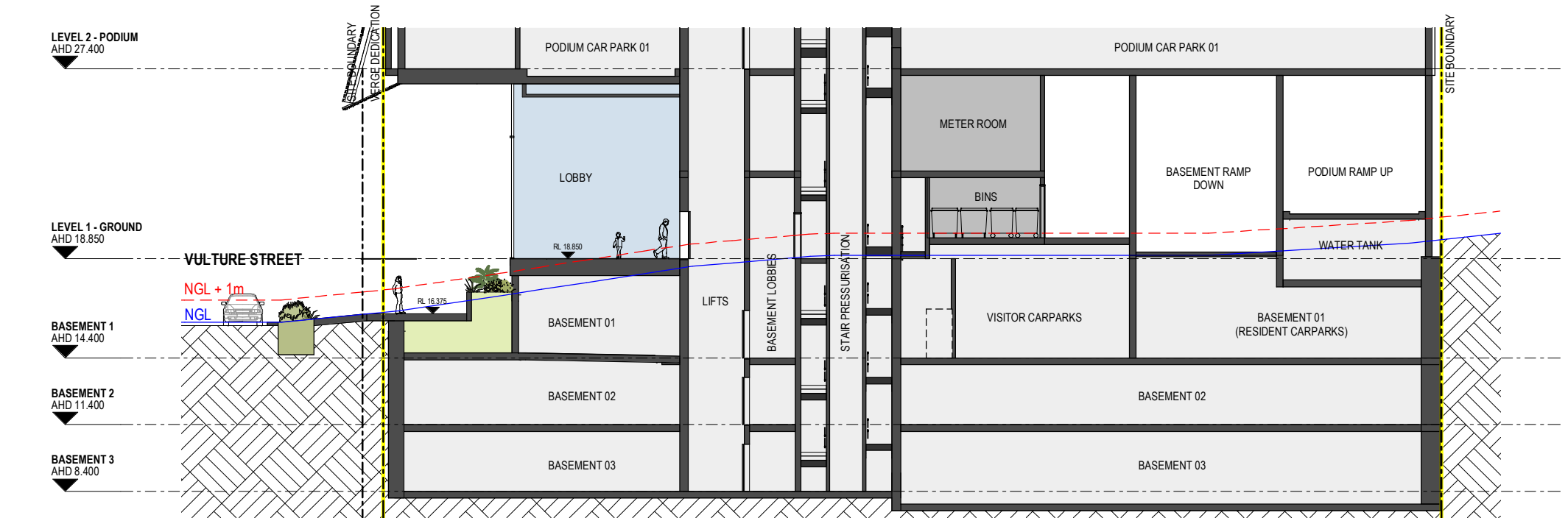
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1
- Section 1
SCALE 1 : 500

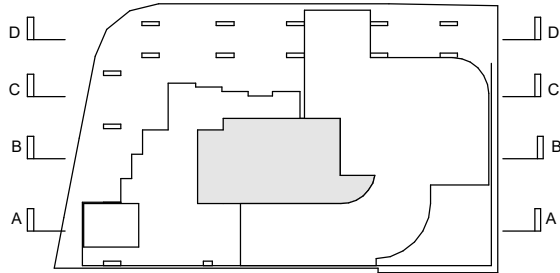
2 Section 2
- SCALE 1 : 500



1 GROUND SECTION A
SCALE 1 : 250



2 GROUND SECTION B
SCALE 1 : 250



DEVELOPMENT APPLICATION

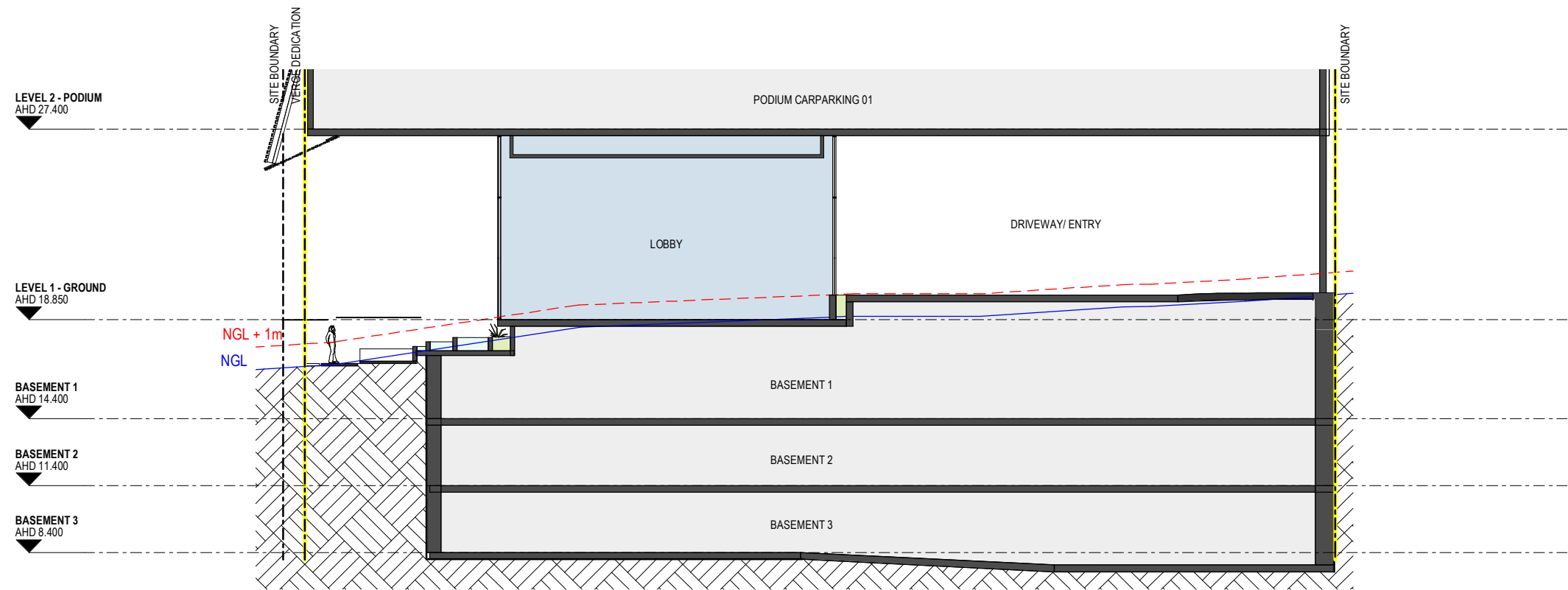
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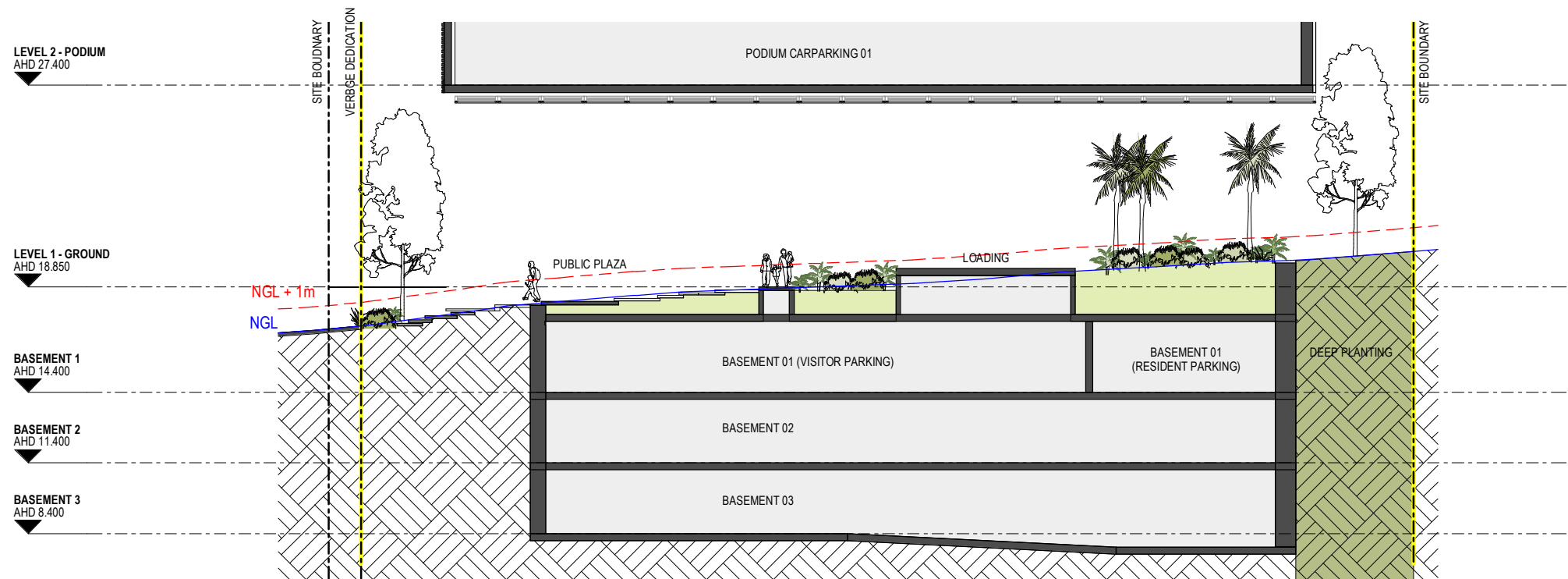
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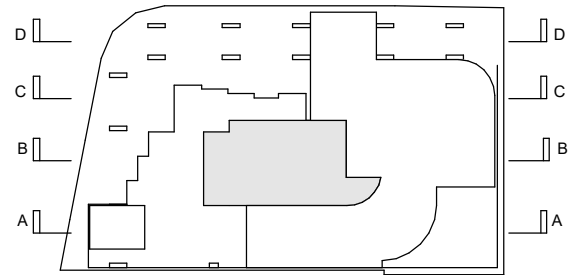
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2 GROUND SECTION C
SCALE 1 : 250



1 GROUND SECTION D
SCALE 1 : 250



DEVELOPMENT APPLICATION

Revisions / A 12.04.22 TOWN PLANNING SUBMISSION JMB Project / 58-62 Leopard St Drawing / GROUND SECTIONS 2 Project No / 221079 Author / BS Scale: @ A3 / 1 : 250 Drawing No. / TP03.03

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58-62 Leopard St
Kangaroo Point

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