

PRELIMINARY

ROGERS STREET

SITE BOUNDARY 299°24'55" (52.719m)

24 KURILPA STREET  
EXISTING 4 STOREY  
RESIDENTIAL TOWNHOUSES

SITE BOUNDARY 119°23'30" (52.725m)

16 DUNCAN STREET  
EXISTING 2 STOREY  
COMMERCIAL  
WAREHOUSE

DUNCAN STREET

3  
SD03.03

2  
SD03.02

1  
SD03.01

STAGE 02  
STAGE 01

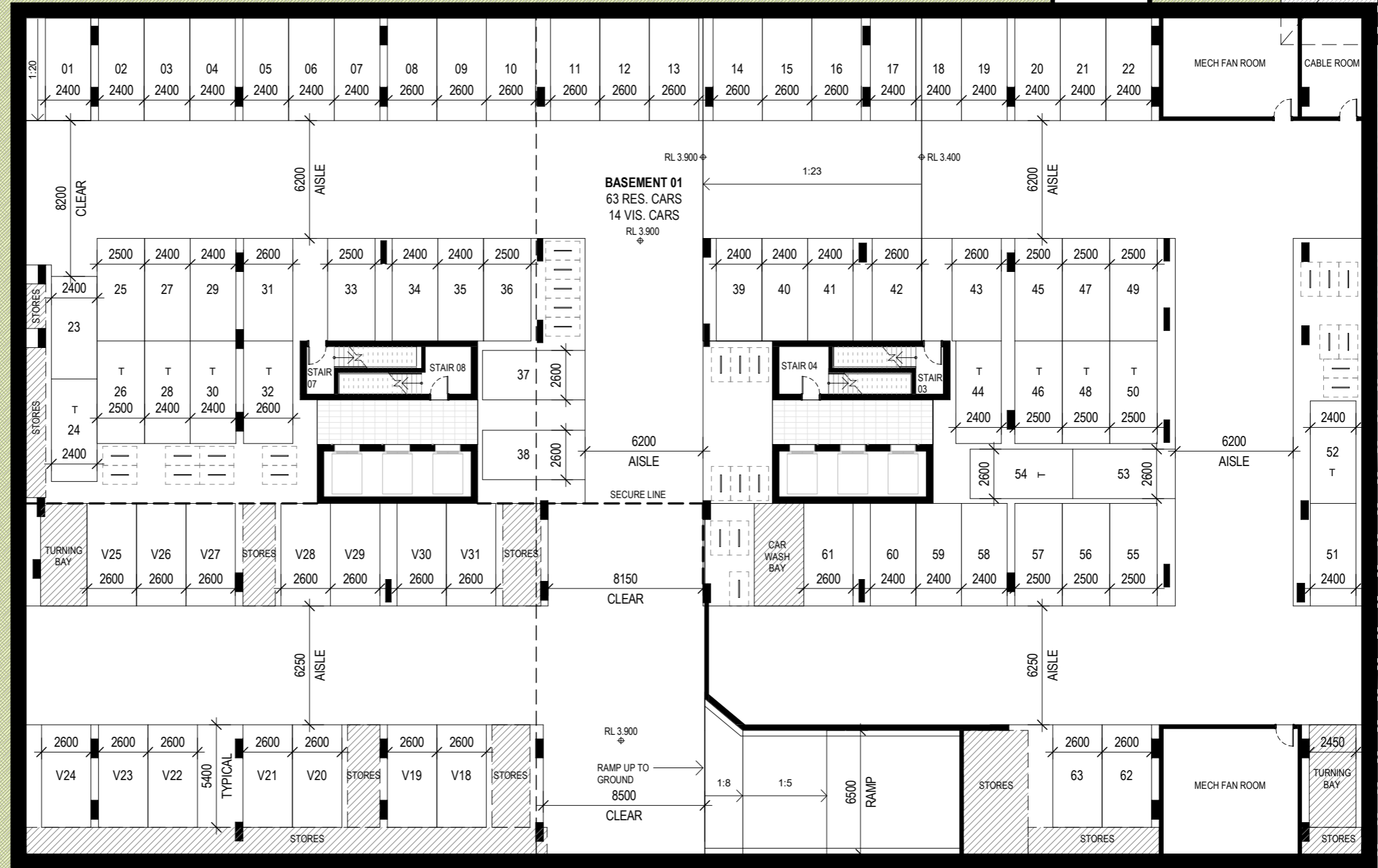
SITE BOUNDARY 29°17'05" (79.488m)

SITE BOUNDARY 209°17'20" (79.510m)

DEEP PLANTING  
563sqm (EXCL. STORMWATER EASEMENTS) - 13% OF TOTAL SITE AREA  
460sqm (OPEN TO AIR) - 11% OF TOTAL SITE AREA  
873sqm NET SOIL AREA - 20.8% OF TOTAL SITE AREA

STORM WATER  
U/G TANK  
SUBJECT TO CIVIL  
ENGINEER ADVICE

PMT OVER



**Betts Partners**

NOMINATED ARCHITECT QLD: DUNCAN BETTS 4306  
BETTS AND PARTNERS PTY LTD  
DIRECTOR DUNCAN BETTS ABN: 24670449493

Date	Description	By	Rev
02.07.24	DEVELOPMENT APPLICATION	DB	A

PROJECT DETAILS  
**24 DUNCAN STREET, WEST END 4101**

CLIENT NAME  
**PROGENY PROJECTS**

BCC DS  
LODGED  
12-07-2024  
APPLICATION REF  
A006588416

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NOTE: REFER LANDSCAPE ARCHITECT REPORT FOR ALL PLANTING DETAILS

DRAWING NAME  
**BASEMENT 01 FLOOR PLAN**

SCALE@A3  
**1:250**  
DO NOT SCALE FROM DRAWINGS

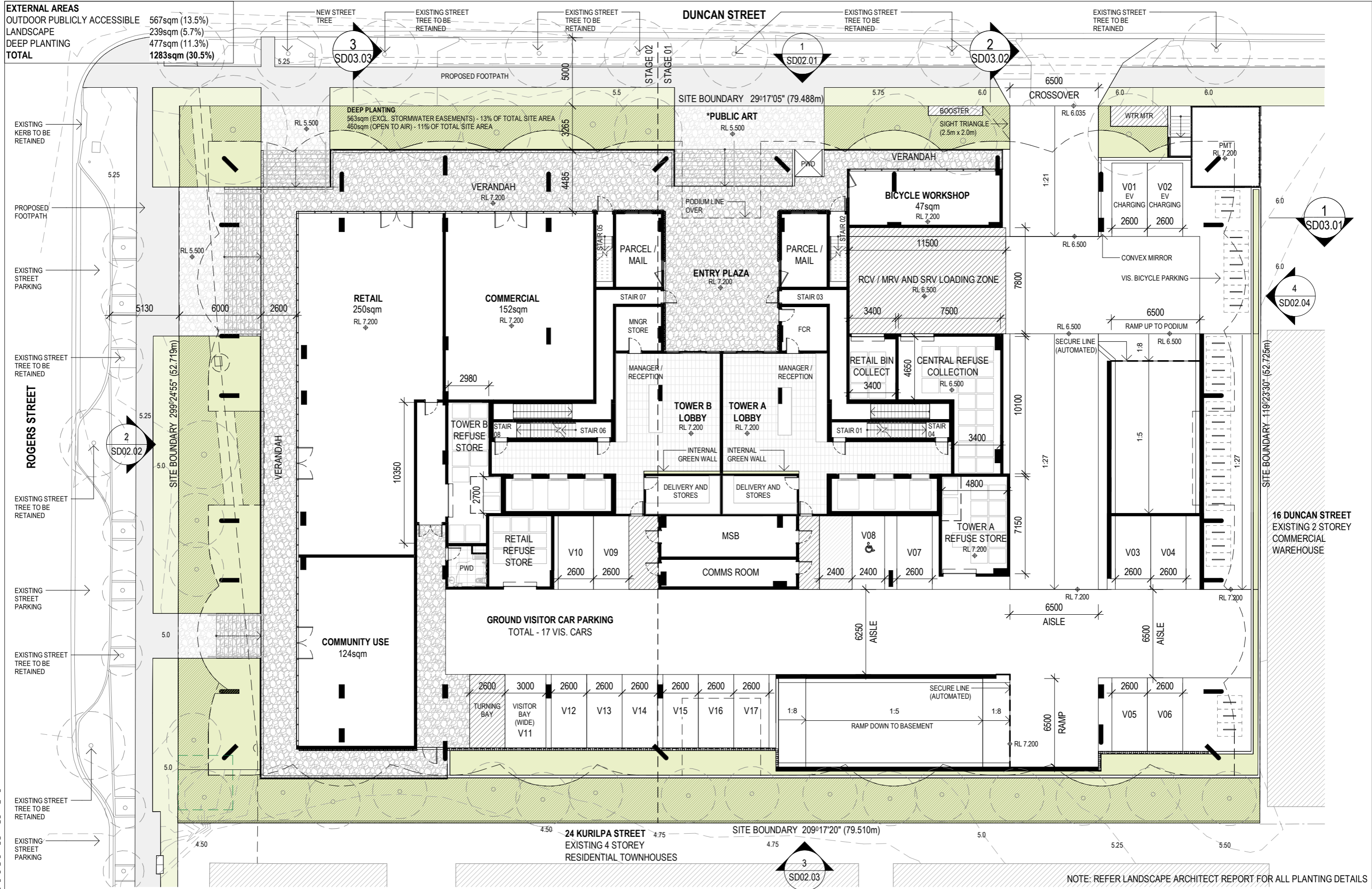
NORTH

PROJECT No. - DRAWING No. REV  
**17\_24-SD01.01 [A]**

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**EXTERNAL AREAS**  
 OUTDOOR PUBLICLY ACCESSIBLE LANDSCAPE 567sqm (13.5%)  
 DEEP PLANTING 239sqm (5.7%)  
**TOTAL** 477sqm (11.3%)  
**1283sqm (30.5%)**



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<b>DRAWING NAME</b> LEVEL 01 GROUND FLOOR PLAN		<b>PROJECT No. - DRAWING No.</b> 17_24-SD01.02		<b>REV</b> [A]
<b>SCALE@A3</b> 1:250	<b>NORTH</b>			
DO NOT SCALE FROM DRAWINGS				

NOTE: REFER LANDSCAPE ARCHITECT REPORT FOR ALL PLANTING DETAILS

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PRELIMINARY

ROGERS STREET

DUNCAN STREET

SITE BOUNDARY 299°24'55" (52.719m)

SITE BOUNDARY 29°17'05" (79.488m)

SITE BOUNDARY 209°17'20" (79.510m)

SITE BOUNDARY 119°23'30" (52.725m)

2 SD02.02

3 SD03.03

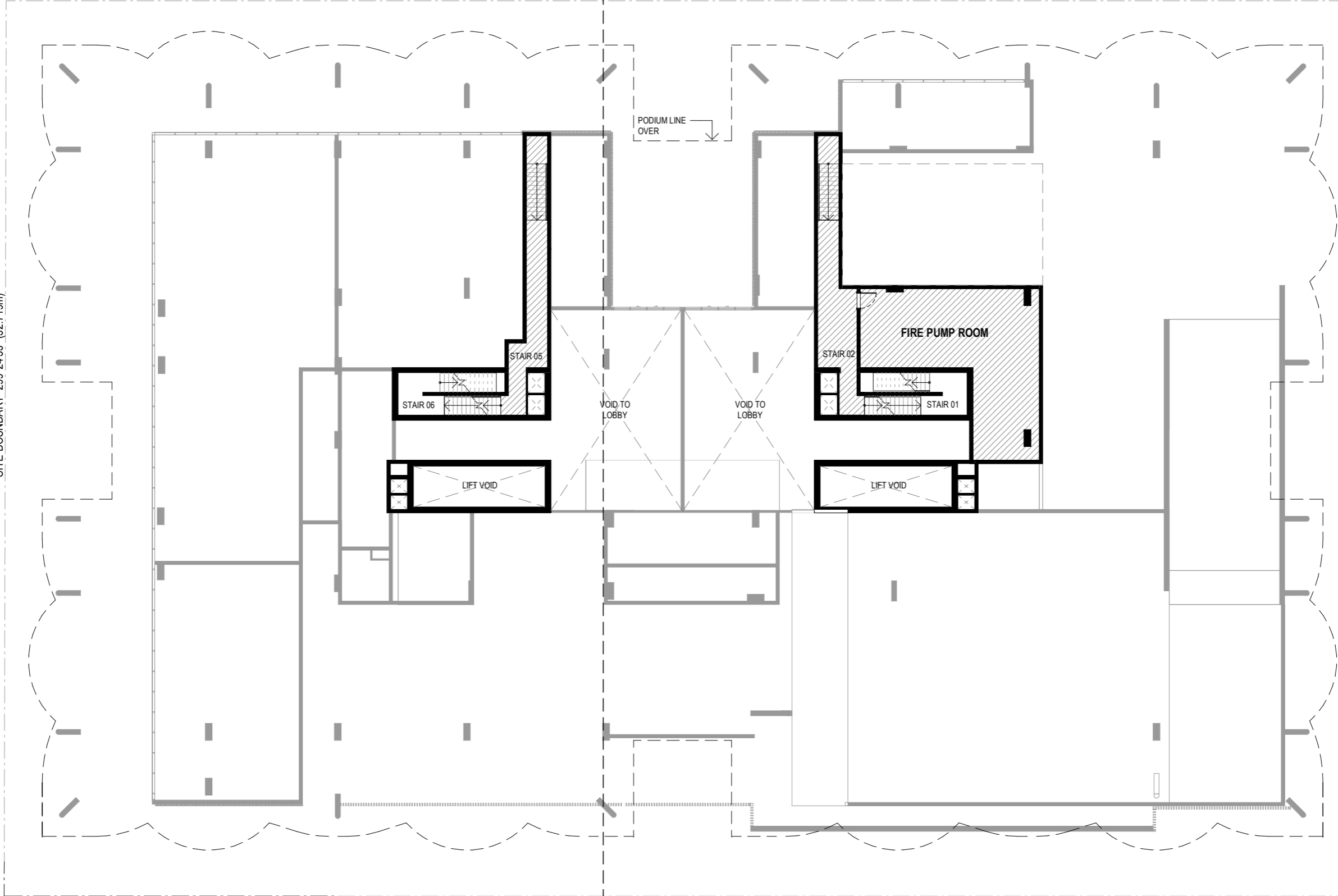
1 SD02.01

2 SD03.02

1 SD03.01

4 SD02.04

3 SD02.03



24 KURILPA STREET  
EXISTING 4 STOREY  
RESIDENTIAL TOWNHOUSES

16 DUNCAN STREET  
EXISTING 2 STOREY  
COMMERCIAL  
WAREHOUSE

NOTE: REFER LANDSCAPE ARCHITECT REPORT FOR ALL PLANTING DETAILS

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DRAWING NAME  
**MEZZANINE FLOOR PLAN**

SCALE@A3  
**1 : 250**  
 DO NOT SCALE FROM DRAWINGS

NORTH

PROJECT No. - DRAWING No.    REV  
**17\_24-SD01.03 [A]**

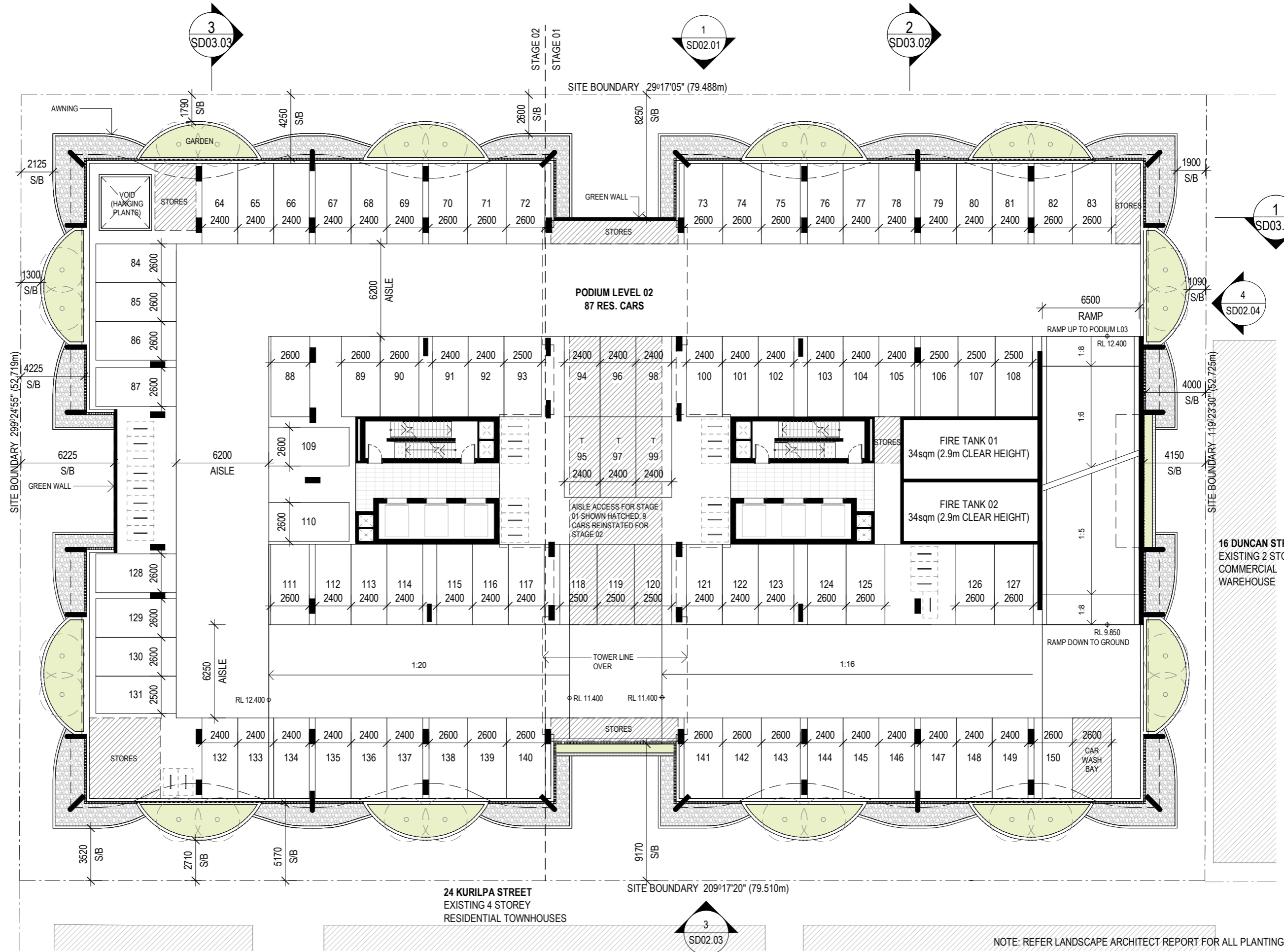
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PRELIMINARY

ROGERS STREET

DUNCAN STREET



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 BETTS AND PARTNERS PTY LTD  
 DIRECTOR DUNCAN BETTS ABN: 24670449493

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**PROJECT DETAILS**  
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DRAWING NAME  
**LEVEL 02 PODIUM FLOOR PLAN**

SCALE@A3  
**1:250**  
 DO NOT SCALE FROM DRAWINGS

**NORTH**

PROJECT No. - DRAWING No. REV  
**17\_24-SD01.04 [A]**

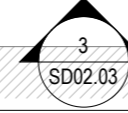
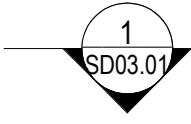
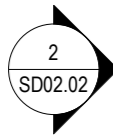
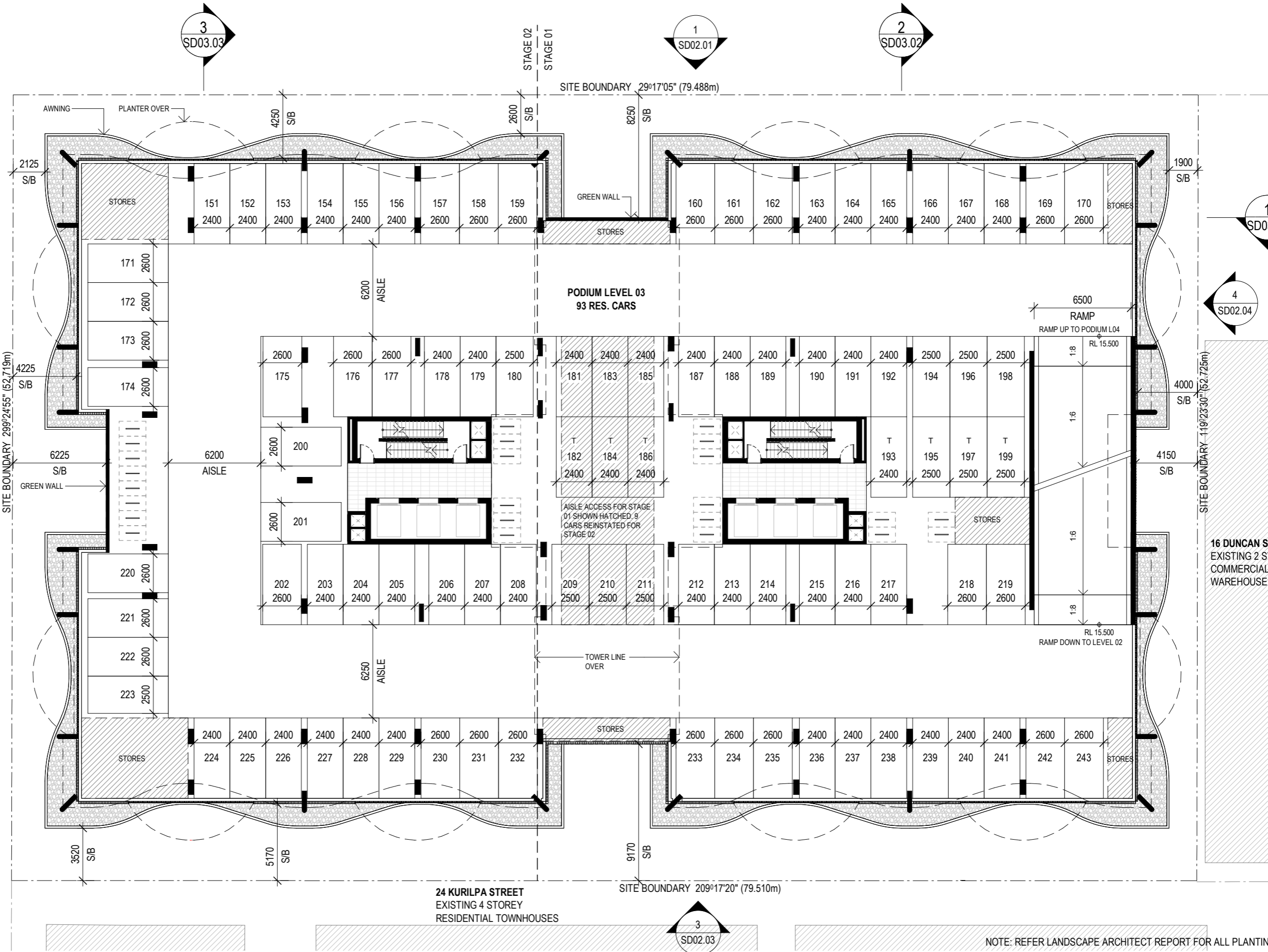
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PRELIMINARY

ROGERS STREET

DUNCAN STREET



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PROJECT DETAILS  
**24 DUNCAN STREET, WEST END 4101**  
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DRAWING NAME  
**LEVEL 03 PODIUM FLOOR PLAN**

SCALE@A3  
**1 : 250**  
 DO NOT SCALE FROM DRAWINGS

NORTH

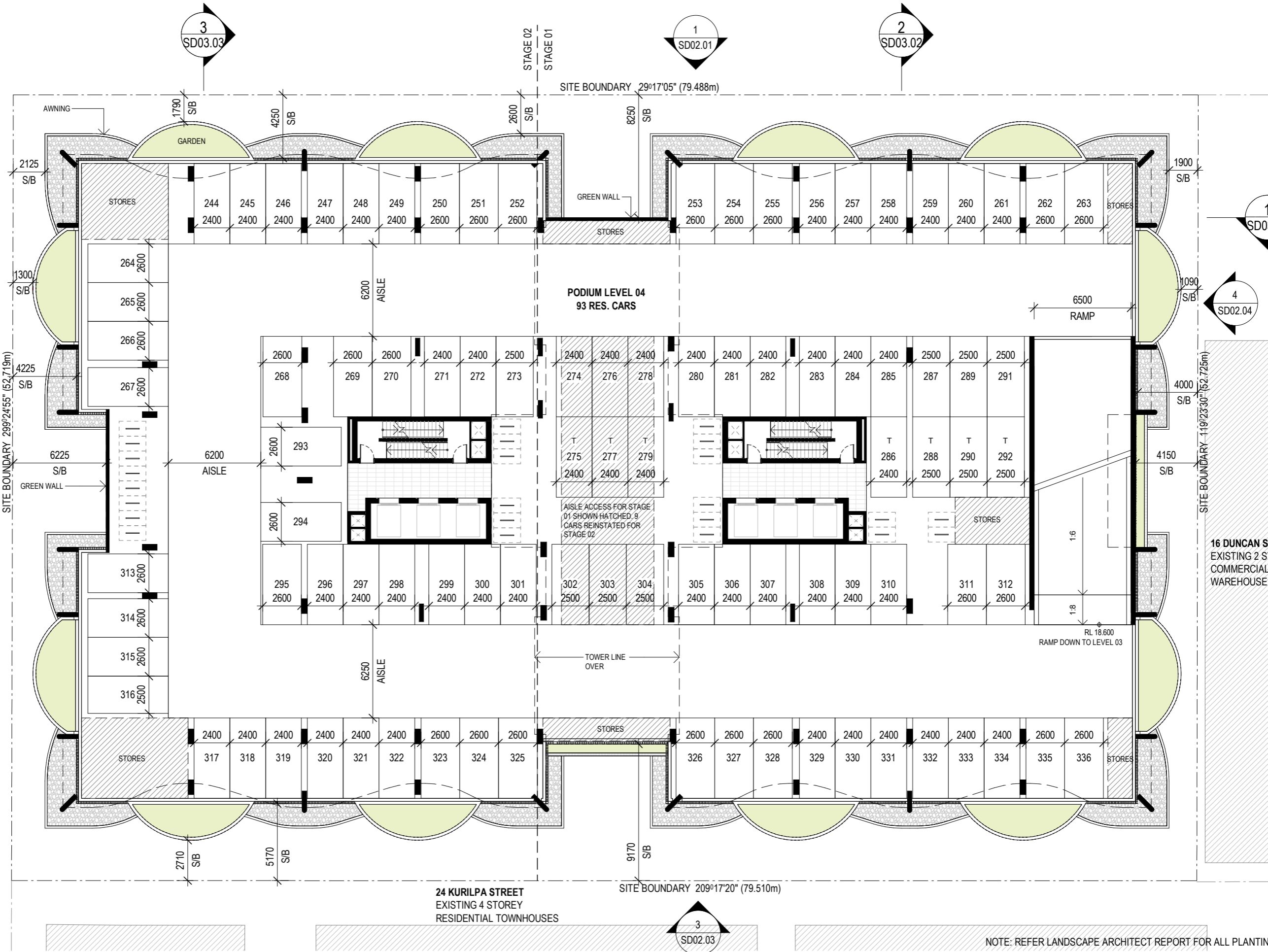
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**17\_24-SD01.05 [A]**

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PRELIMINARY

ROGERS STREET

DUNCAN STREET



2  
SD02.02

3  
SD03.03

1  
SD02.01

2  
SD03.02

1  
SD03.01

4  
SD02.04

3  
SD02.03

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BETTS AND PARTNERS PTY LTD  
DIRECTOR DUNCAN BETTS ABN: 24670449493

Date	Description	By	Rev
02.07.24	DEVELOPMENT APPLICATION	DB	A

PROJECT DETAILS  
**24 DUNCAN STREET, WEST END 4101**

CLIENT NAME  
**PROGENY PROJECTS**

BCC DS  
LOGGED  
12-07-2024  
APPLICATION REF  
A00658416

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DRAWING NAME  
**LEVEL 04 PODIUM FLOOR PLAN**

SCALE@A3  
**1 : 250**  
DO NOT SCALE FROM DRAWINGS

NORTH

PROJECT No. - DRAWING No. REV  
**17\_24-SD01.06 [A]**

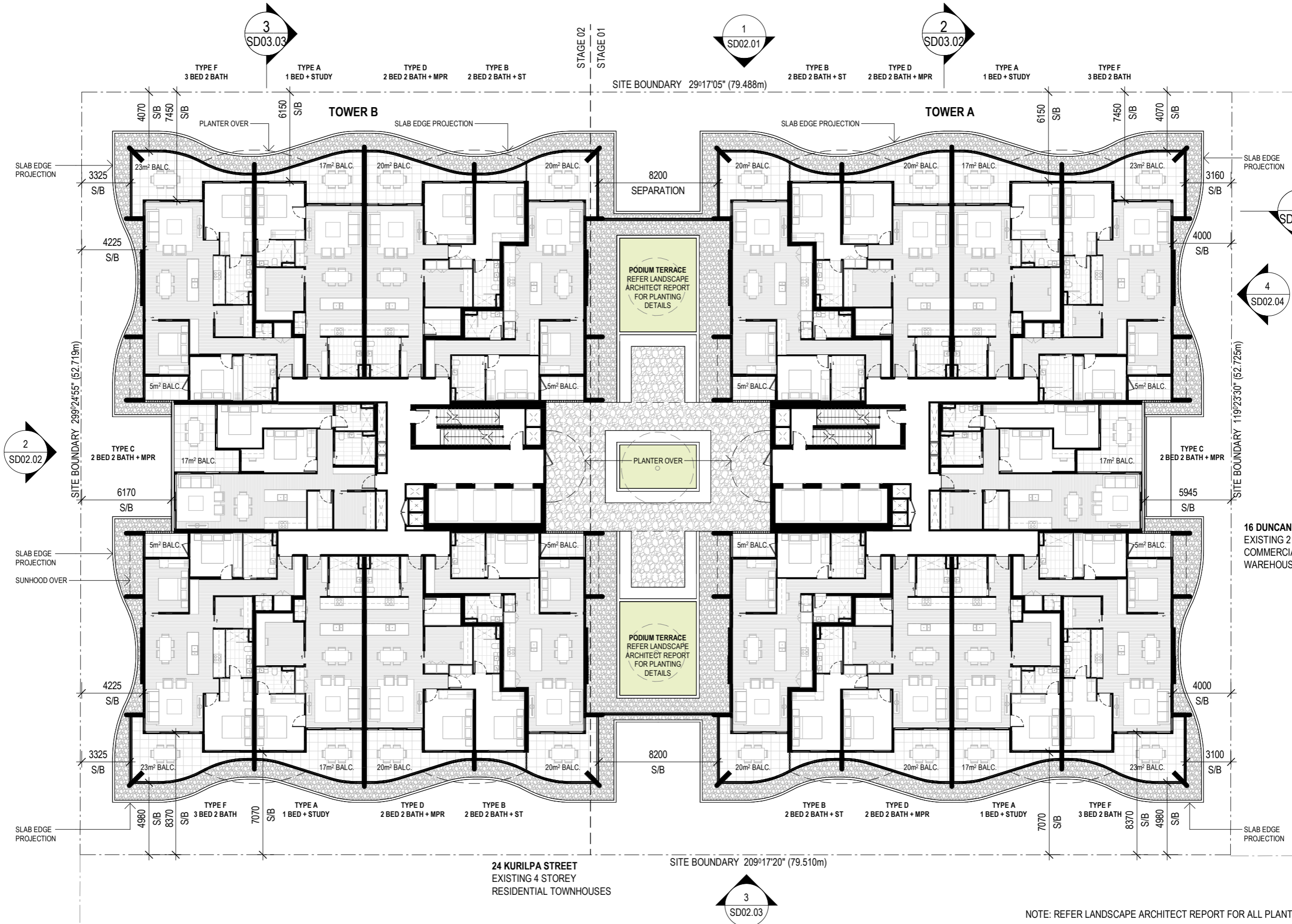
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PRELIMINARY

ROGERS STREET

DUNCAN STREET



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PROJECT DETAILS  
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DRAWING NAME  
**LEVEL 05-07 - LOWER TYPICAL PLAN**

SCALE@A3  
**1 : 250**  
 DO NOT SCALE FROM DRAWINGS

NORTH

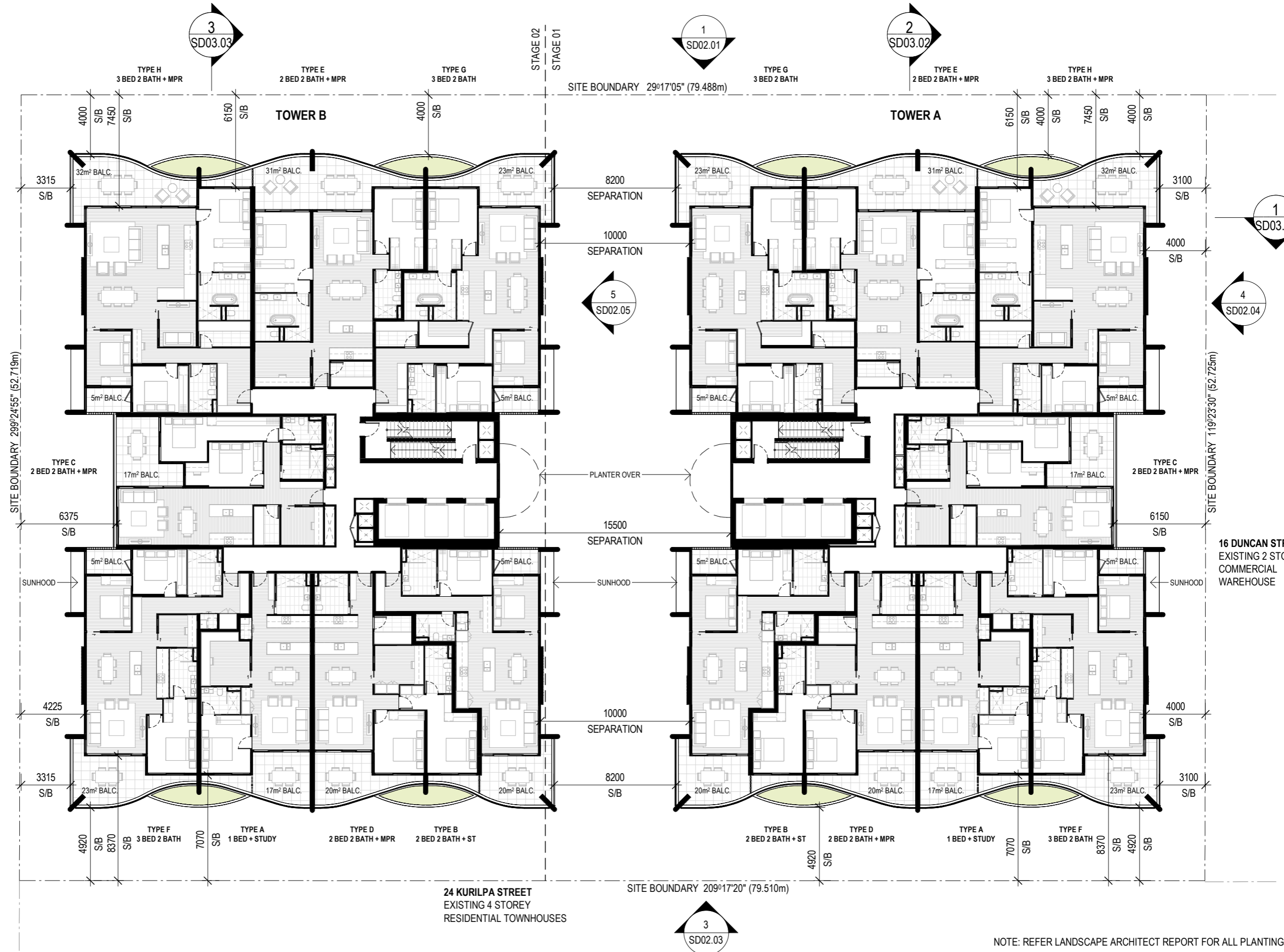
PROJECT No. - DRAWING No. REV  
**17\_24-SD01.07 [A]**

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PRELIMINARY

ROGERS STREET

DUNCAN STREET



2  
SD02.02

3  
SD03.03

1  
SD02.01

2  
SD03.02

1  
SD03.01

4  
SD02.04

5  
SD02.05

3  
SD02.03

NOTE: REFER LANDSCAPE ARCHITECT REPORT FOR ALL PLANTING DETAILS

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NOMINATED ARCHITECT QLD: DUNCAN BETTS 4306  
 BETTS AND PARTNERS PTY LTD  
 DIRECTOR DUNCAN BETTS ABN: 24670449493

Date	Description	By	Rev
02.07.24	DEVELOPMENT APPLICATION	DB	A

PROJECT DETAILS  
**24 DUNCAN STREET, WEST END 4101**  
 CLIENT NAME  
**PROGENY PROJECTS**

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 12-07-2024  
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DRAWING NAME  
**LEVEL 08-11 - MID TYPICAL PLAN**

SCALE@A3  
**1 : 250**  
DO NOT SCALE FROM DRAWINGS

NORTH

PROJECT No. - DRAWING No. REV  
**17\_24-SD01.10 [A]**

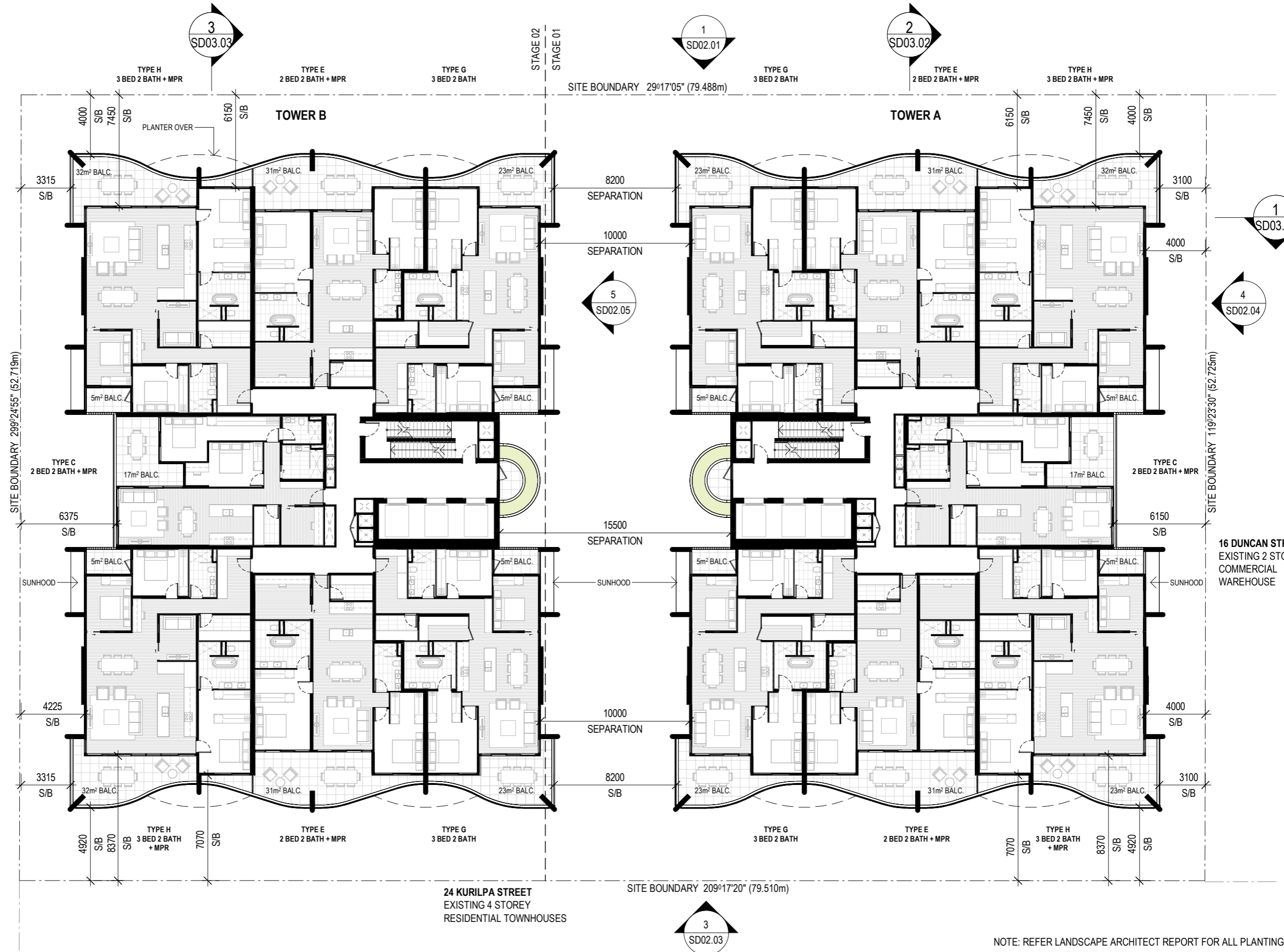
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PRELIMINARY

ROGERS STREET

DUNCAN STREET



**Betts Partners**  
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PROJECT DETAILS  
**24 DUNCAN STREET, WEST END 4101**  
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 APPLICATION REF  
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DRAWING NAME  
**LEVEL 12-17 - UPPER TYPICAL PLAN**

SCALE@A3  
**1 : 250**  
 DO NOT SCALE FROM DRAWINGS

NORTH

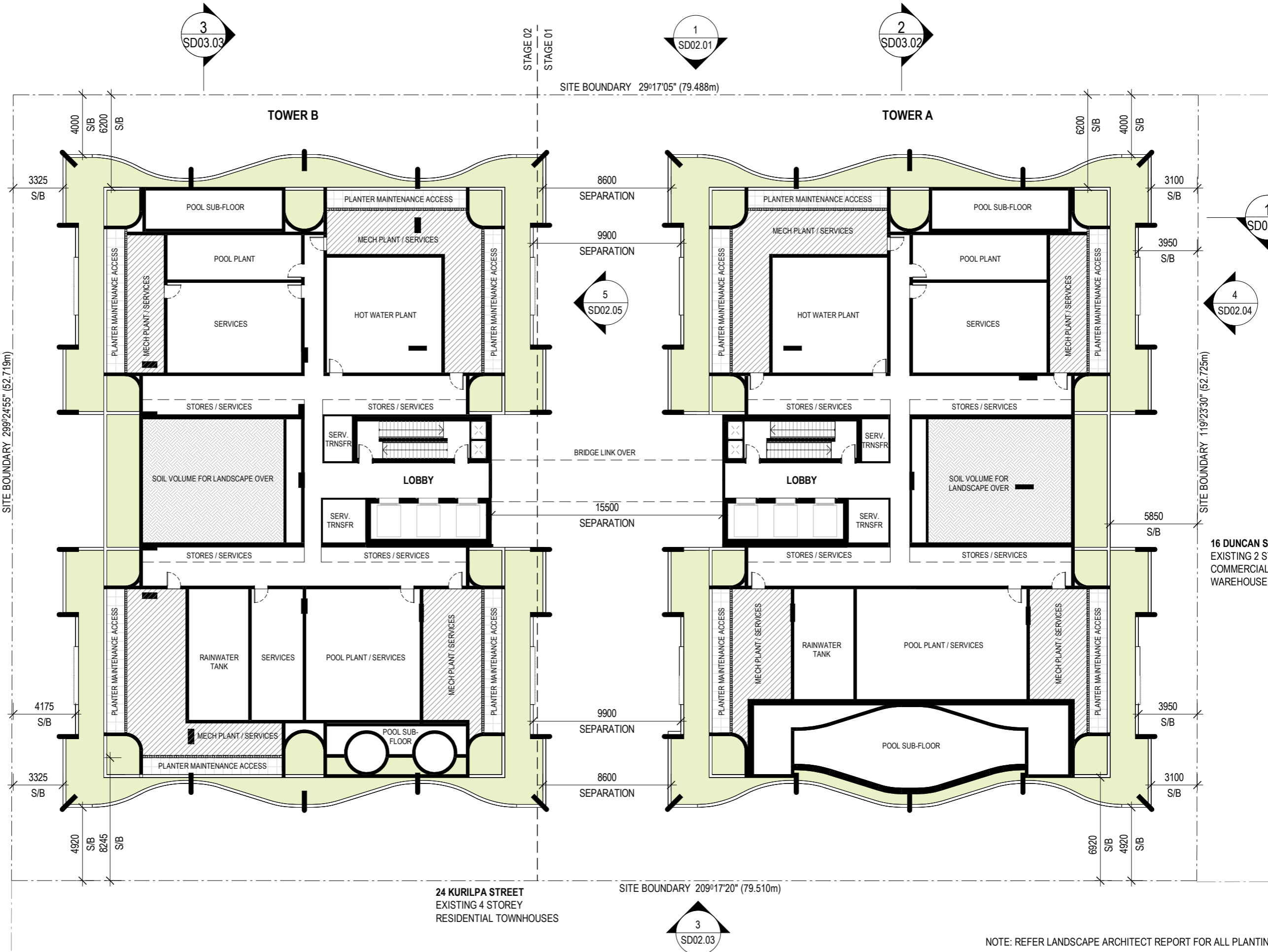
PROJECT No. - DRAWING No. REV  
**17\_24-SD01.14 [A]**

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DRAWING NAME  
**ROOFTOP SUB-FLOOR PLAN**

SCALE@A3  
**1 : 250**  
 DO NOT SCALE FROM DRAWINGS

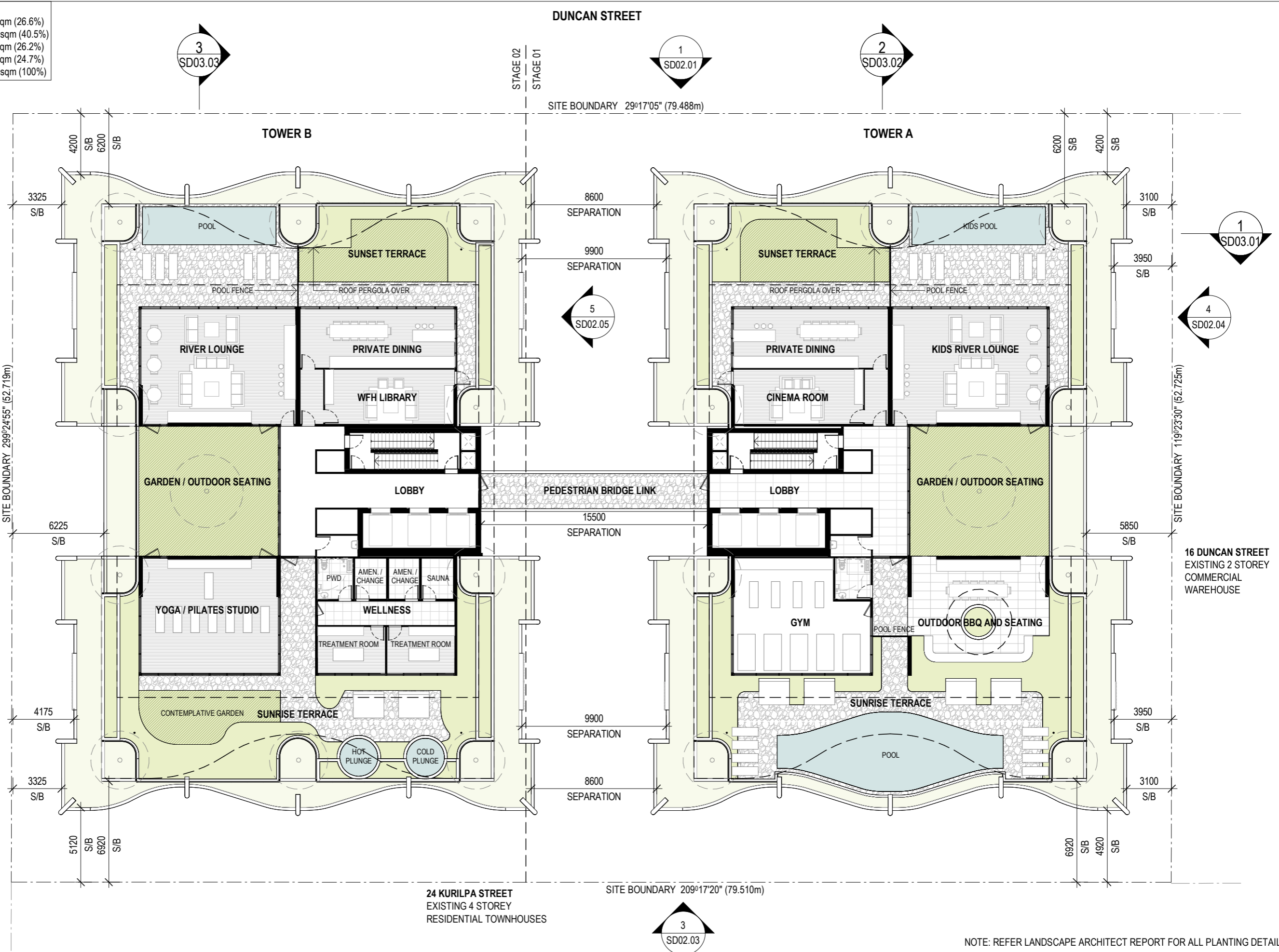
NORTH

PROJECT No. - DRAWING No. REV  
**17\_24-SD01.20 [A]**

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ROOFTOP GARDEN AREAS (TOTAL)	
INTERNAL AREA (EXCL. CORE)	700sqm (26.6%)
EXTERNAL AREA TOTAL	1064sqm (40.5%)
EXTERNAL AREA (COVERED)	688sqm (26.2%)
LANDSCAPING (INCL. SUB-FLOOR)	648sqm (24.7%)
ROOFTOP TOTAL GBA	2624sqm (100%)



PRELIMINARY



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DRAWING NAME <b>ROOFTOP TERRACE FLOOR PLAN</b>	
SCALE@A3 <b>1 : 250</b>	NORTH
PROJECT No. - DRAWING No.	REV
<b>17_24-SD01.21</b>	<b>[A]</b>

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PRELIMINARY



MATERIALS LEGEND	
AF01	APPLIED FINISH - DULUX SILO GRAIN
AF02	APPLIED FINISH - DULUX FLOODED GUM
EF01	EXTERNAL FINISH - ALUMINIUM CLADDING 100mm PANELS (EPC01 FINISH)
EF02	EXTERNAL FINISH - RECKLI FORMLINER PRECAST (AF02 FINISH)
EF03	EXTERNAL FINISH - RECKLI FORMLINER PRECAST (AF01 FINISH)
EPC01	POWDERCOAT - DURATEC ETERNITY NICKEL PEARL / MATT
EPC02	ANODIZED - SATIN POLISHED BRASS WITH AGED PATINA
GT01	GLAZING - PEWTER TINT
GT02	GLAZING - CLEAR
SC01	SCREEN TYPE 01 - ALUMINIUM BATTENS (EPC01 FINISH)
SC02	SCREEN TYPE 02 - BREEZE BLOCK SCREEN (AF02 FINISH)
SC03	SCREEN TYPE 03 - ALUMINIUM ANGLE SCREEN (EPC01 FINISH)
TL01	CRAZY PAVE TILE FINISH
TL02	TRAVERTINE TILE FINISH

**NOTES**

REFER TO RENDERS IN ARCHITECTURAL DESIGN REPORT FOR FURTHER DETAIL AND LANDSCAPE INTEGRATION

REFER TO LANDSCAPE ARCHITECT REPORT FOR ALL PLANTING AND LANDSCAPE DESIGN

MATERIAL SELECTIONS NOMINATED IN LEGEND REPRESENT PROPOSED MATERIALS OR SIMILAR

**16 DUNCAN STREET**  
EXISTING 2 STOREY COMMERCIAL WAREHOUSE

GREEN WALL - REFER LANDSCAPE ARCHITECT REPORT FOR FURTHER DETAIL

**Betts Partners**

NOMINATED ARCHITECT QLD: DUNCAN BETTS 4306  
BETTS AND PARTNERS PTY LTD  
DIRECTOR DUNCAN BETTS ABN: 24670449493

Date	Description	By	Rev
02.07.24	DEVELOPMENT APPLICATION	DB	A

PROJECT DETAILS  
**24 DUNCAN STREET, WEST END 4101**

CLIENT NAME  
**PROGENY PROJECTS**

BCC DS  
LODGED  
12-07-2024  
APPLICATION REF  
A006568416

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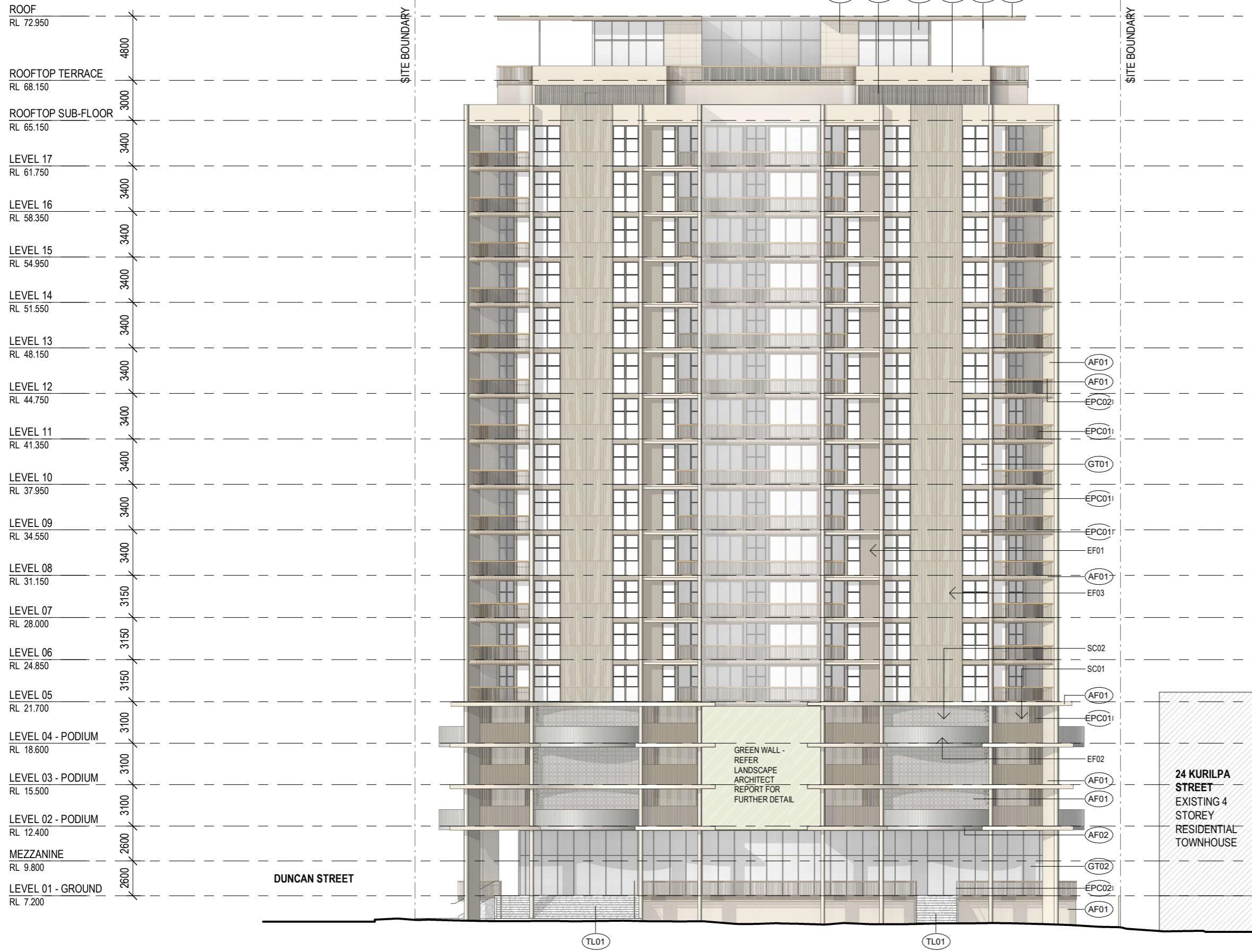
DRAWING NAME  
**WEST ELEVATION**

SCALE@A3 <b>1 : 300</b>	NORTH	PROJECT No. - DRAWING No.	REV
DO NOT SCALE FROM DRAWINGS		<b>17_24-SD02.01</b>	<b>[A]</b>

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PRELIMINARY



MATERIALS LEGEND	
AF01	APPLIED FINISH - DULUX SILO GRAIN
AF02	APPLIED FINISH - DULUX FLOODED GUM
EF01	EXTERNAL FINISH - ALUMINIUM CLADDING 100mm PANELS (EPC01 FINISH)
EF02	EXTERNAL FINISH - RECKLI FORMLINER PRECAST (AF02 FINISH)
EF03	EXTERNAL FINISH - RECKLI FORMLINER PRECAST (AF01 FINISH)
EPC01	POWDERCOAT - DURATEC ETERNITY NICKEL PEARL / MATT
EPC02	ANODIZED - SATIN POLISHED BRASS WITH AGED PATINA
GT01	GLAZING - PEWTER TINT
GT02	GLAZING - CLEAR
SC01	SCREEN TYPE 01 - ALUMINIUM BATTENS (EPC01 FINISH)
SC02	SCREEN TYPE 02 - BREEZE BLOCK SCREEN (AF02 FINISH)
SC03	SCREEN TYPE 03 - ALUMINIUM ANGLE SCREEN (EPC01 FINISH)
TL01	CRAZY PAVE TILE FINISH
TL02	TRAVERTINE TILE FINISH

**NOTES**

REFER TO RENDERS IN ARCHITECTURAL DESIGN REPORT FOR FURTHER DETAIL AND LANDSCAPE INTEGRATION

REFER TO LANDSCAPE ARCHITECT REPORT FOR ALL PLANTING AND LANDSCAPE DESIGN

MATERIAL SELECTIONS NOMINATED IN LEGEND REPRESENT PROPOSED MATERIALS OR SIMILAR

**Betts Partners**

NOMINATED ARCHITECT QLD: DUNCAN BETTS 4306  
BETTS AND PARTNERS PTY LTD  
DIRECTOR DUNCAN BETTS ABN: 24670449493

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02.07.24	DEVELOPMENT APPLICATION	DB	A

PROJECT DETAILS  
**24 DUNCAN STREET, WEST END 4101**

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DRAWING NAME  
**SOUTH ELEVATION**

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		<b>17_24-SD02.02</b>	<b>[A]</b>

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