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Appendix C – Architectural Plans, prepared by Blight Rayner

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THE ARBORY

54 and 58 Morgan Street

Development Application for

54 and 58 Morgan Street,
Fortitude Valley
with a focus on the **South Tower**

Volume 1: Architectural Drawings

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Quintessential on behalf of The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane

ARCHDIOCESE OF BRISBANE
QUINTESSENTIAL
BlightRayner

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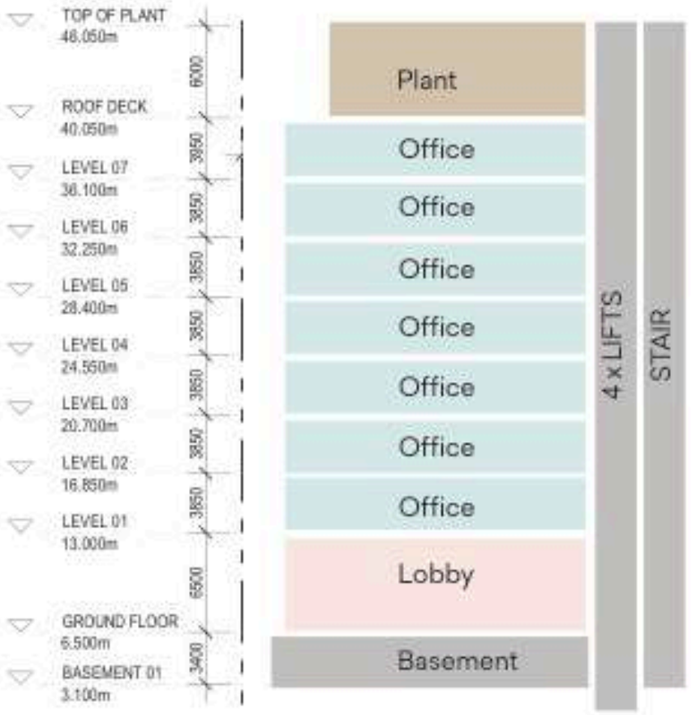
Development Summary

Site Cover	
Site Area	10690
Proposed Below Podium Footprint	6397
South Tower	2854
North Tower	2688
Church	855
Below Podium Site Cover (90% Max)	59.84%
Proposed Above Podium Footprint	5458
South Tower	2854
North Tower	2604
Above Podium Site Cover (60% Max)	51.06%

Development GFA	
Communal Open Space	1740
External Open Space	1668
Public Open Space	3567
Total Precinct Open Space (Combined)	6975
Total Urban Common Area (Combined)	4228
Total Landscaping (South Tower Only)	2384
Tower GFA	18029
Ground GFA	803
Total Building GFA (South Tower Only)	18832
South Tower Deep Planting	1027
North Tower Deep Planting	326
Total Deep Planting	1353

Development NLA	
Typical Level (Level 2-7)	2470
Level 1	2210
Total Office	17030
Parish Office	150
Ground GLAR	37

Car Parking	
Total Car Bays Provided	72
Total Bicycle Parks to be Provided	96
Total Visitor Bicycle Parks to be Provided	40



Stacking Diagram

58 MORGAN STREET	SOUTH TOWER				6/08/2026
LEVEL	USE		BCC GFA (m2)	Cars Provided	Service Vehicles Provided
Roof Deck	Roof Plant				
Level 7	Single-Rise Office		2613		
Level 6	Single-Rise Office		2613		
Level 5	Single-Rise Office		2613		
Level 4	Single-Rise Office		2613		
Level 3	Single-Rise Office		2613		
Level 2	Single-Rise Office		2613		1xMRV
Level 1	Single-Rise Office		2351		2xSRV's
Ground	Lobby + Parish Office + EOT + Cafe		803		2xVans
Basement 1	Car Park			72	2xVans
TOTAL			18832	72	7

EOT	Brief		BCC TAPS Requirement	Provided	Greenstar Benchmark	Provided vs Greenstar
Tenant Bicycles	BCC TAPS		94	96	85	113%
Tenant Lockers	BCC TAPS		152	152		
Tenant Showers	BCC TAPS		11	12	9	133%
Tenant Basins	N/A			6		
Tenant Toilets	N/A			4		
Tenant Gender Neutral	N/A			1		
Tenant Acc.Change + Eot UAT	N/A			1		
Visitor Bicycles	BCC TAPS		38	40		
External Lockers	BCC TAPS incl.cyclist + pedestrian	188	36	55	142	146%

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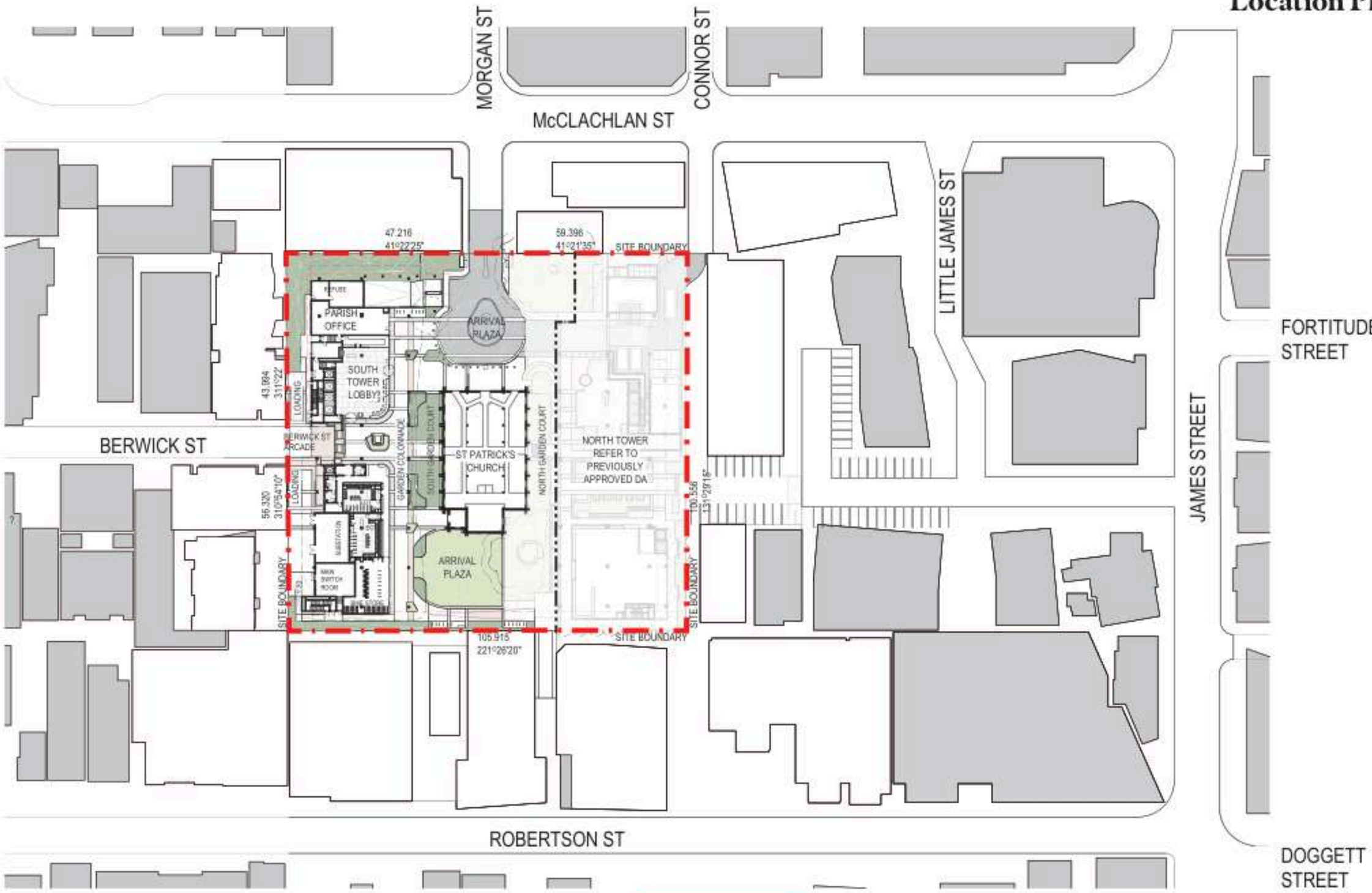
Location Plan



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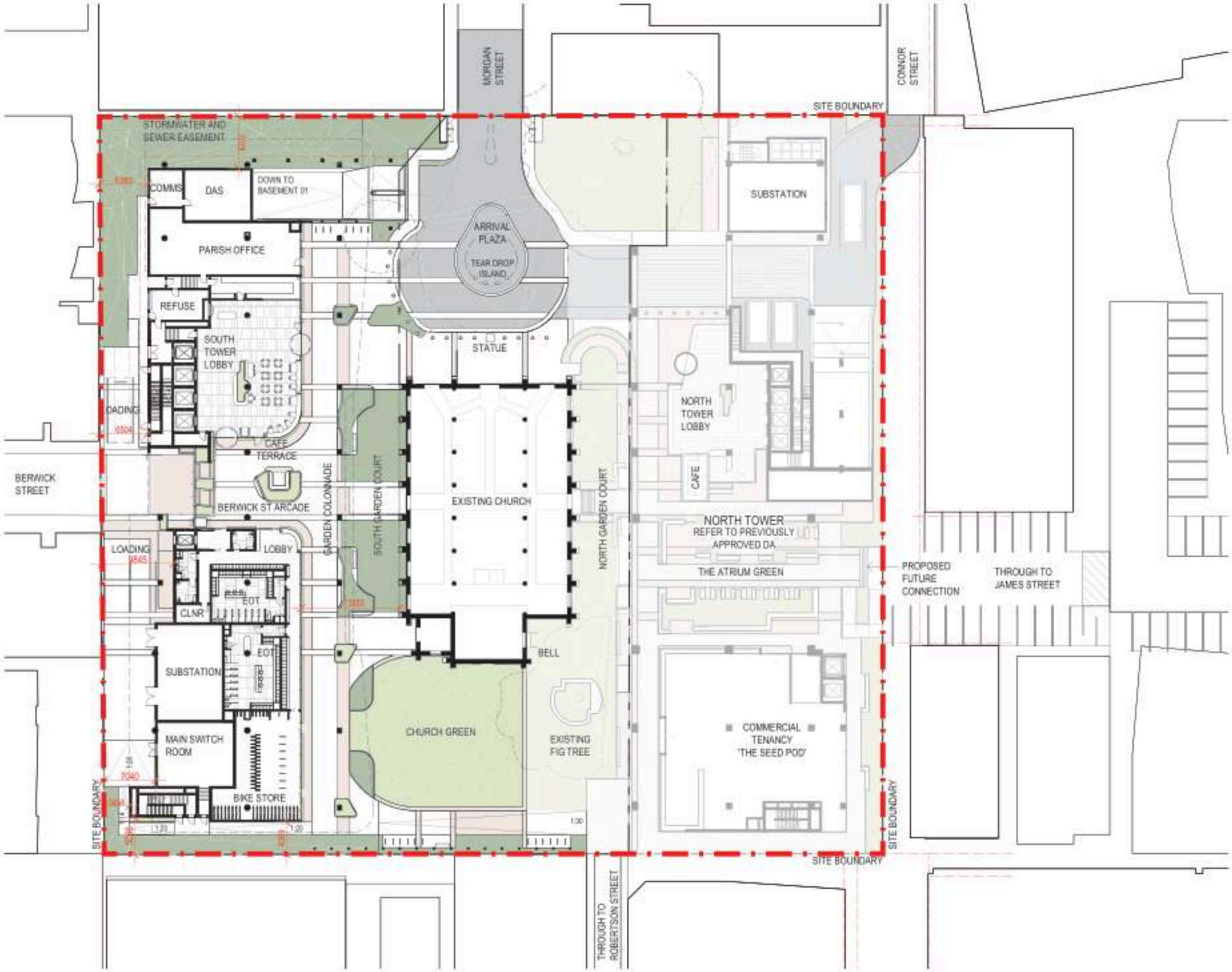
Site Plan



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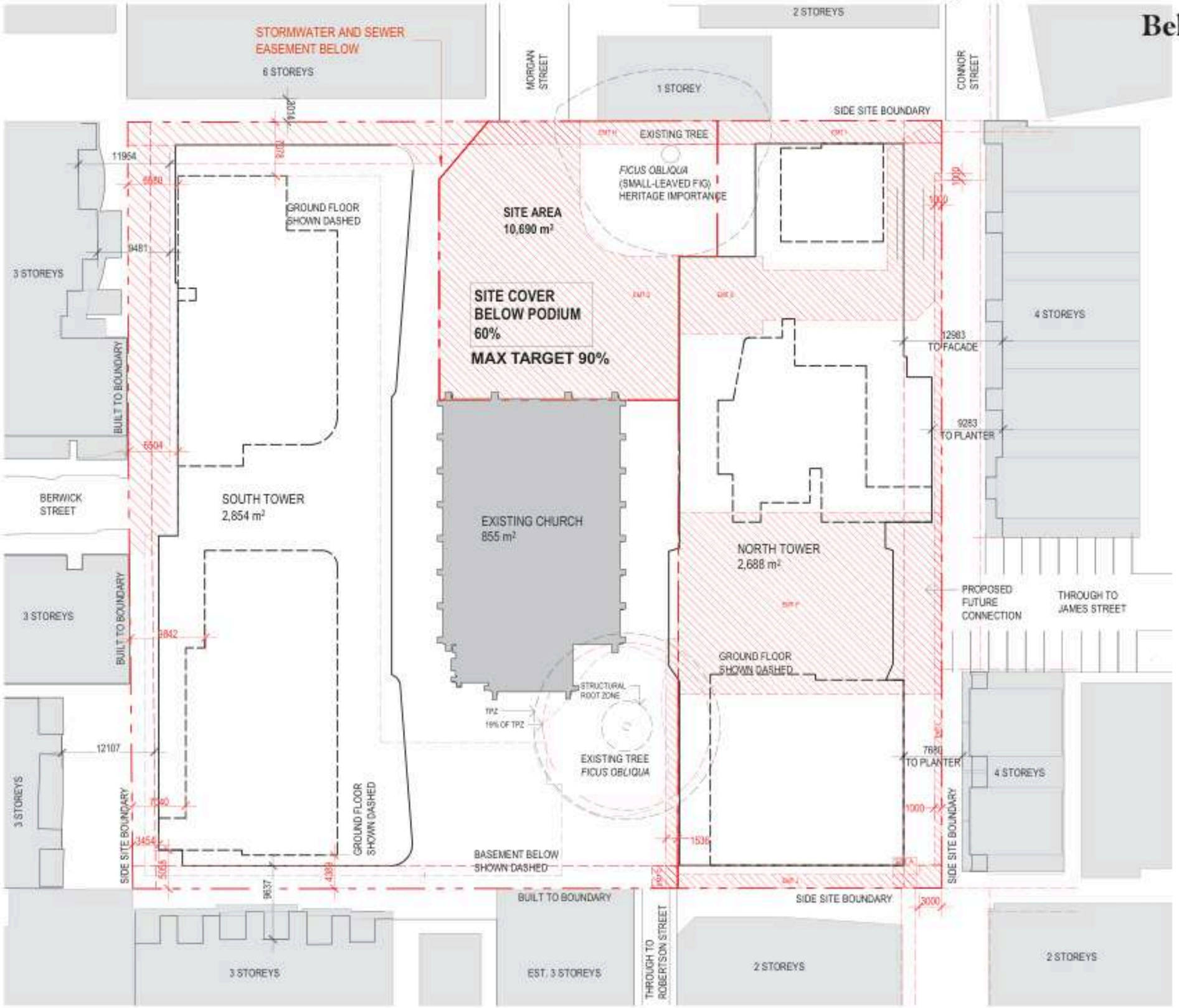
Planning Controls & Site Constraints
Below Podium



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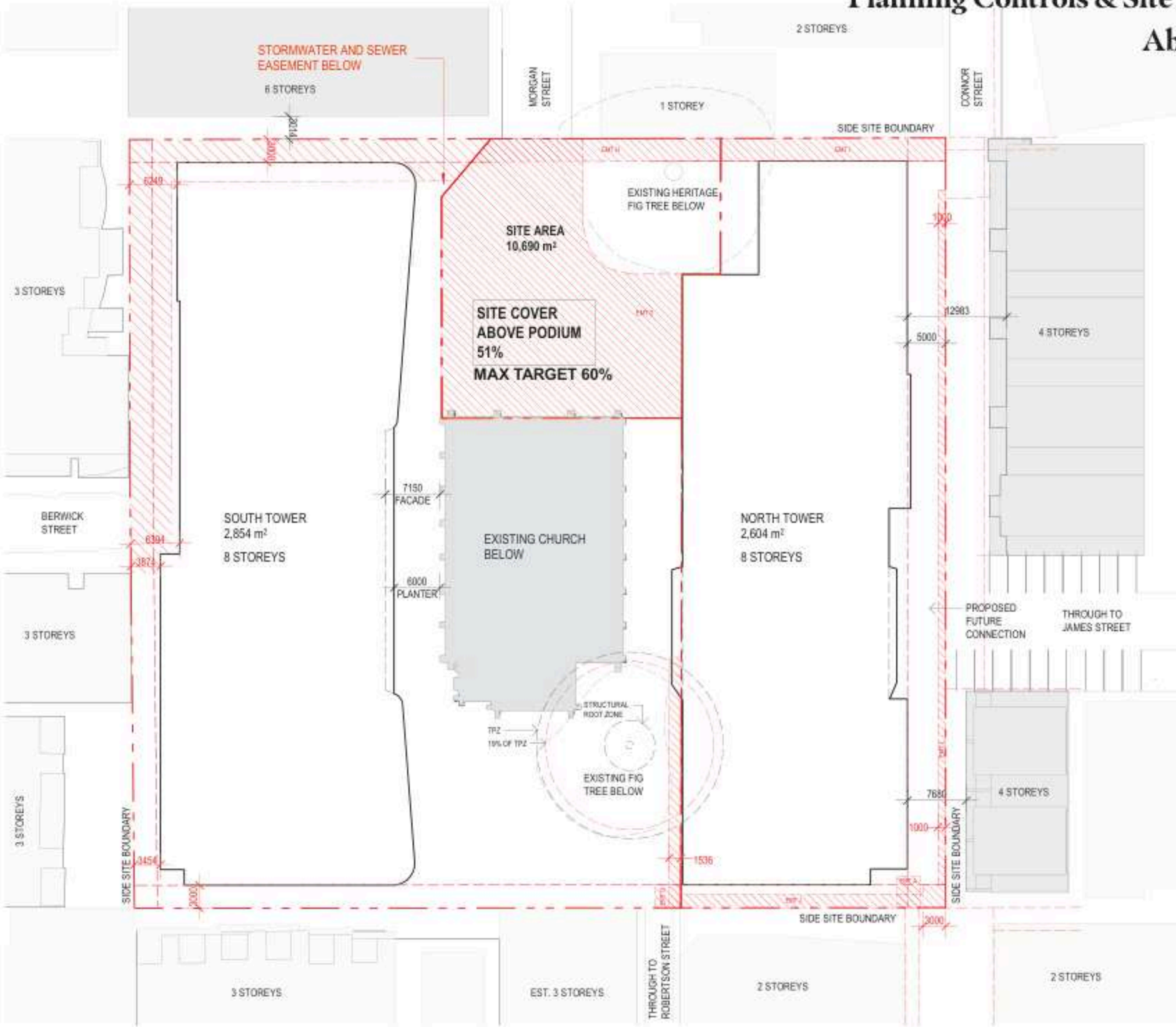
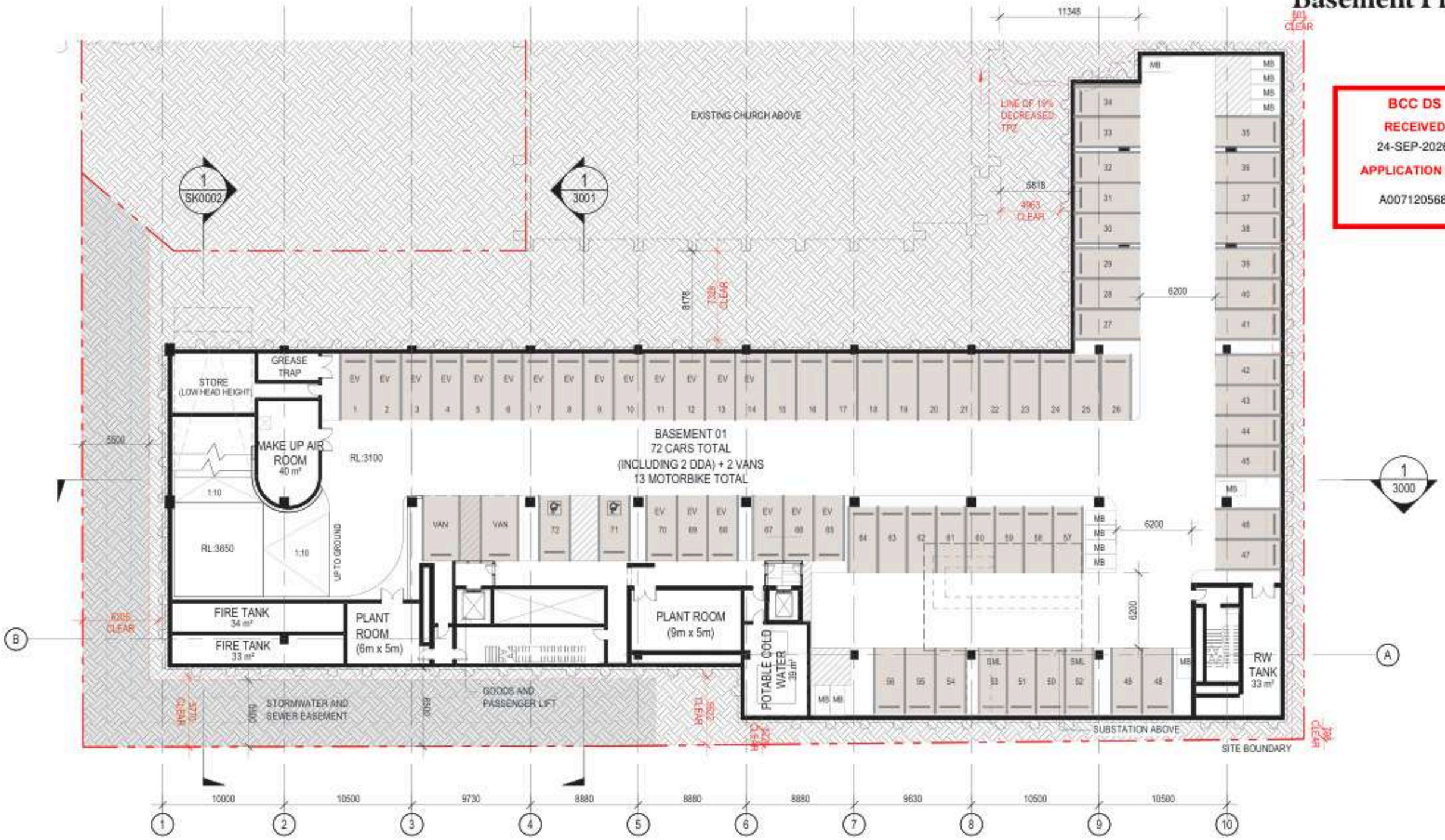
Planning Controls & Site Constraints
Above Podium



Basement Plan



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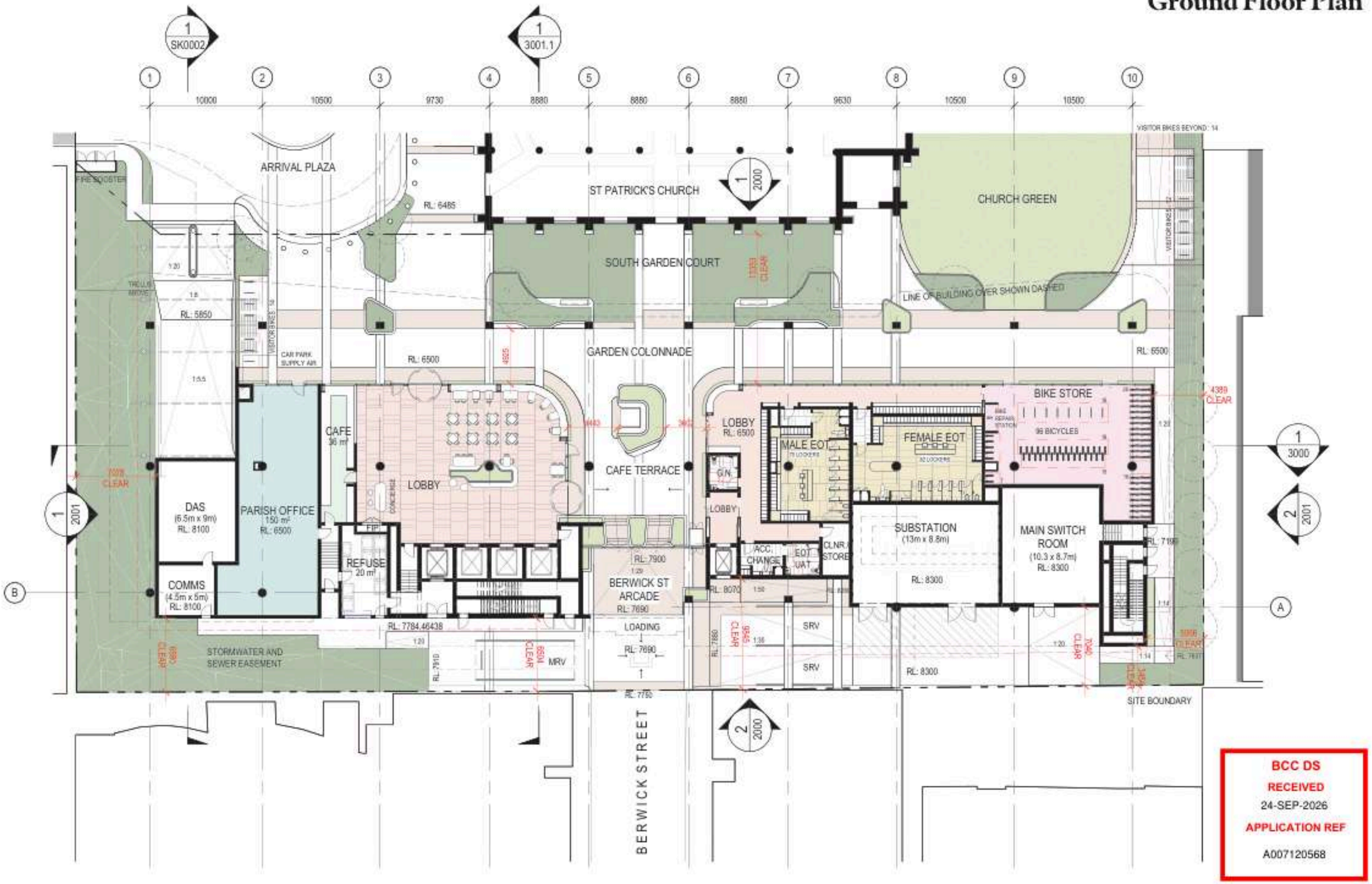
Ground Floor Plan



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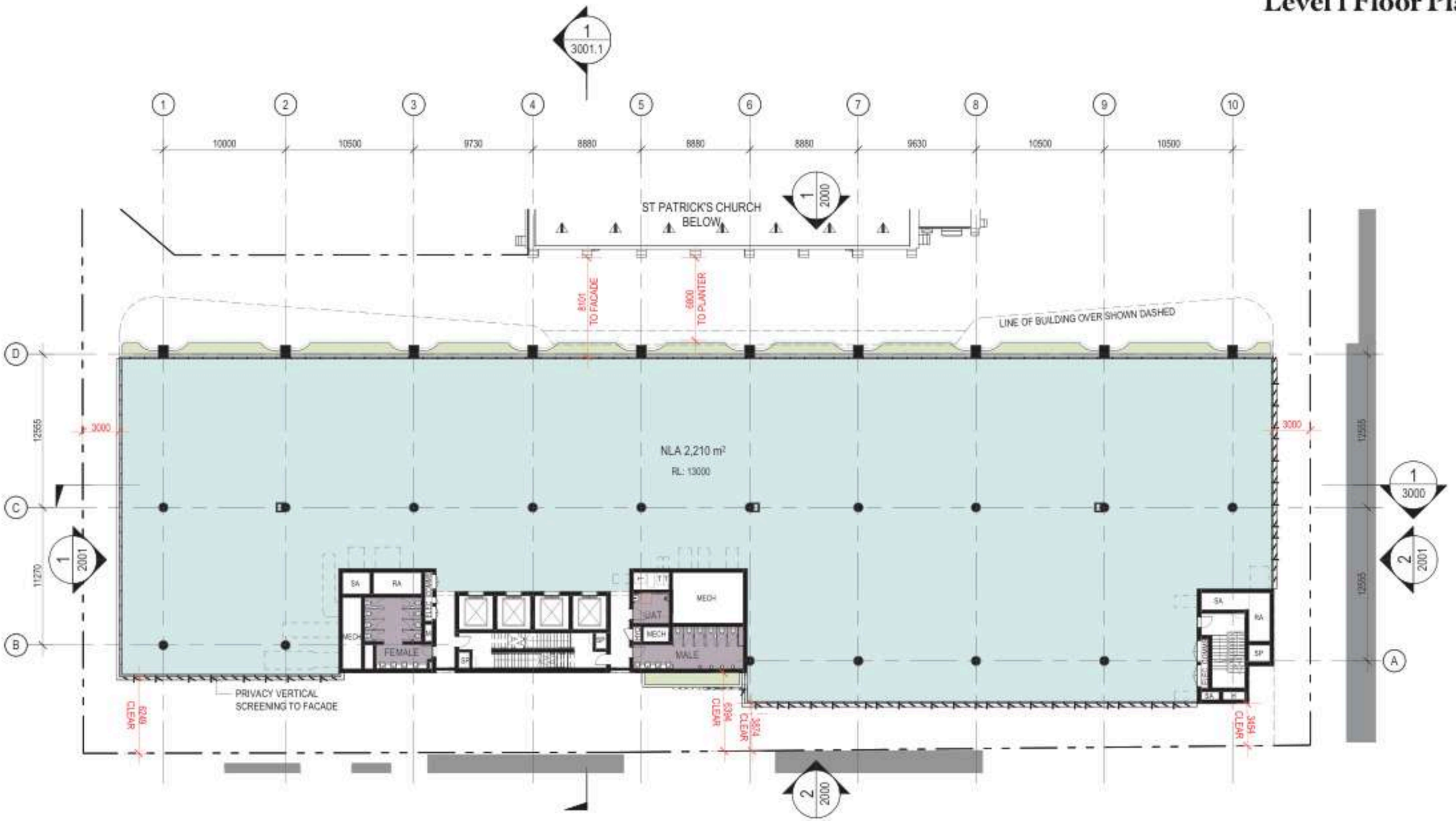
Level 1 Floor Plan



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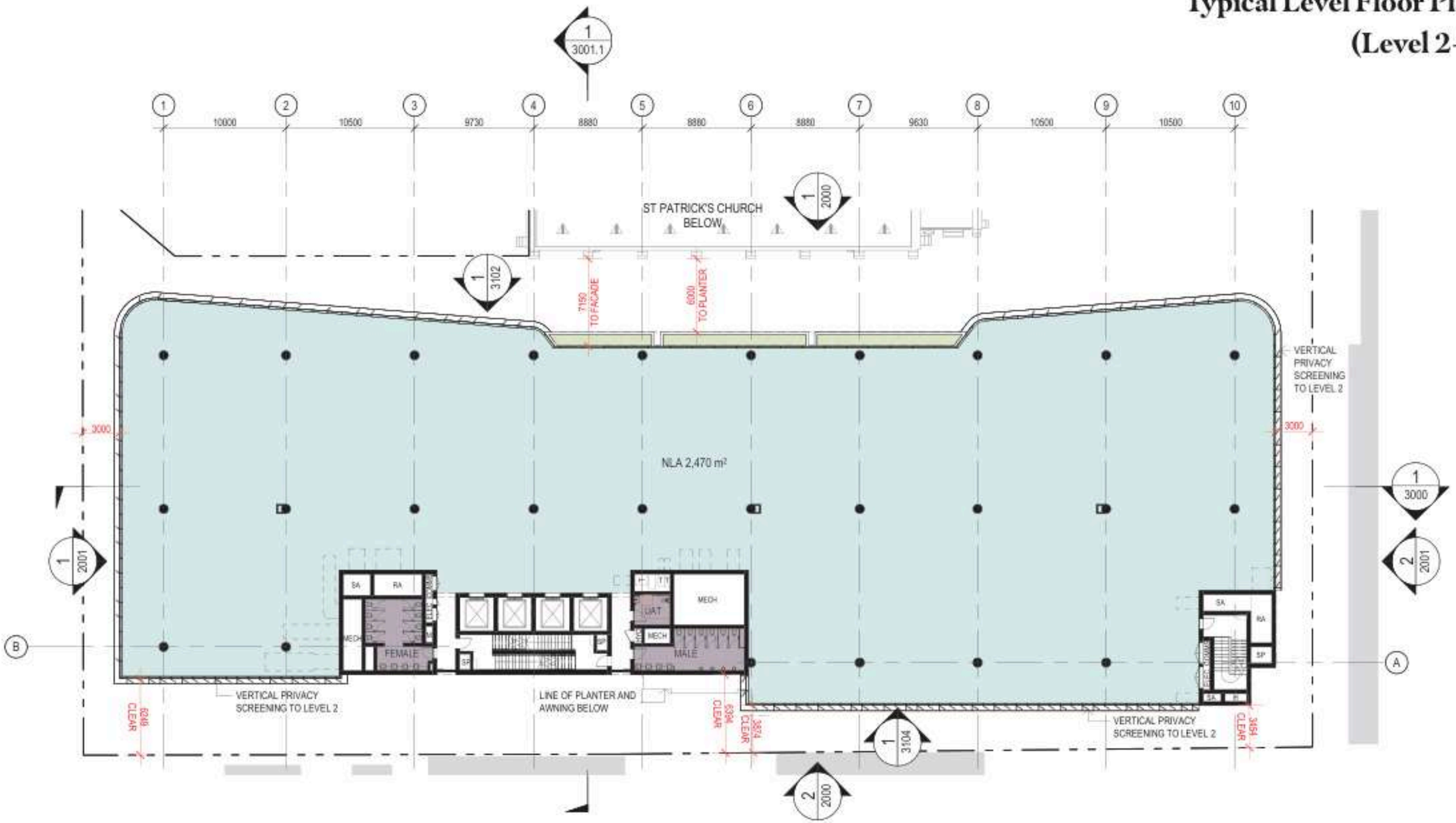
Typical Level Floor Plan (Level 2-7)



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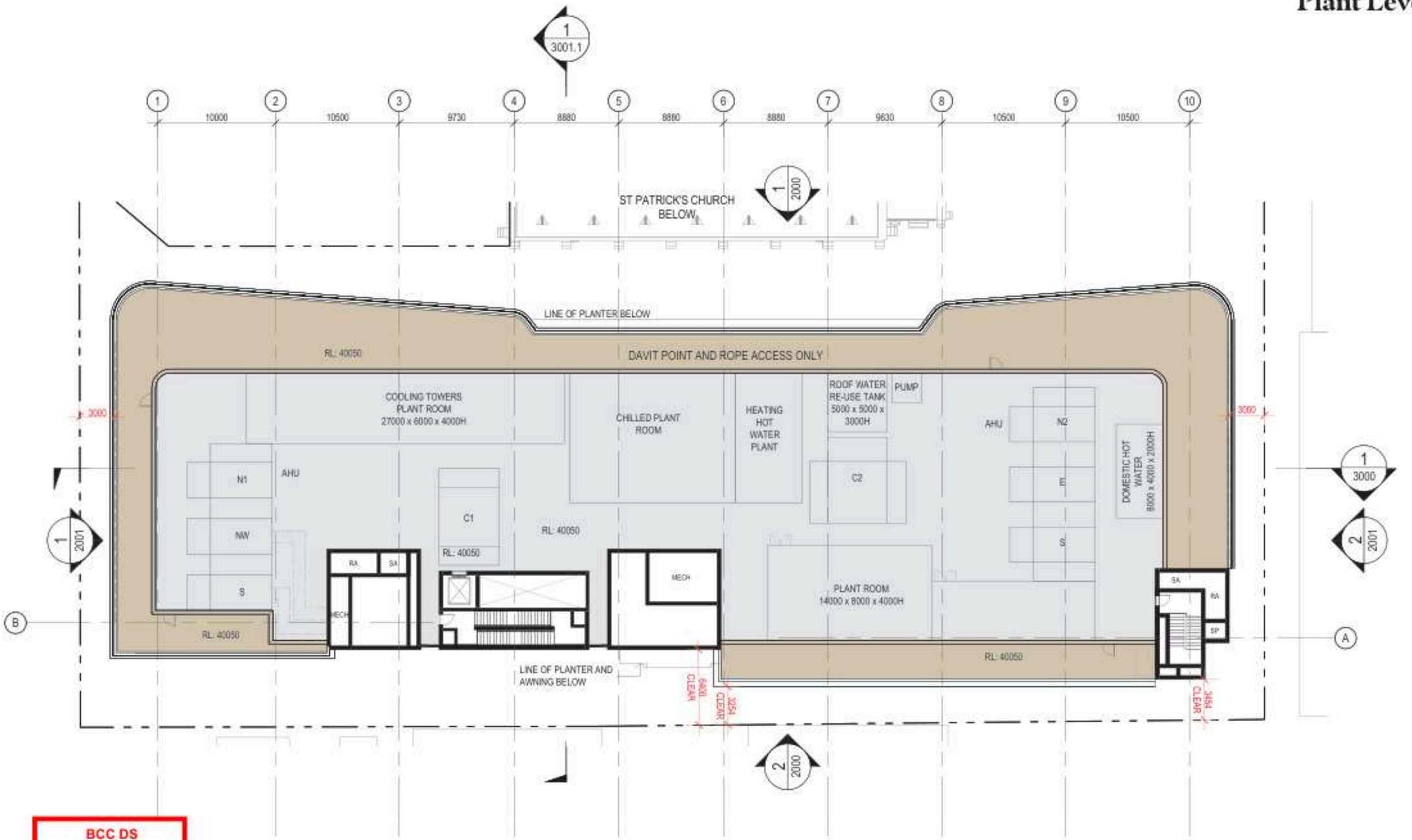
Plant Level



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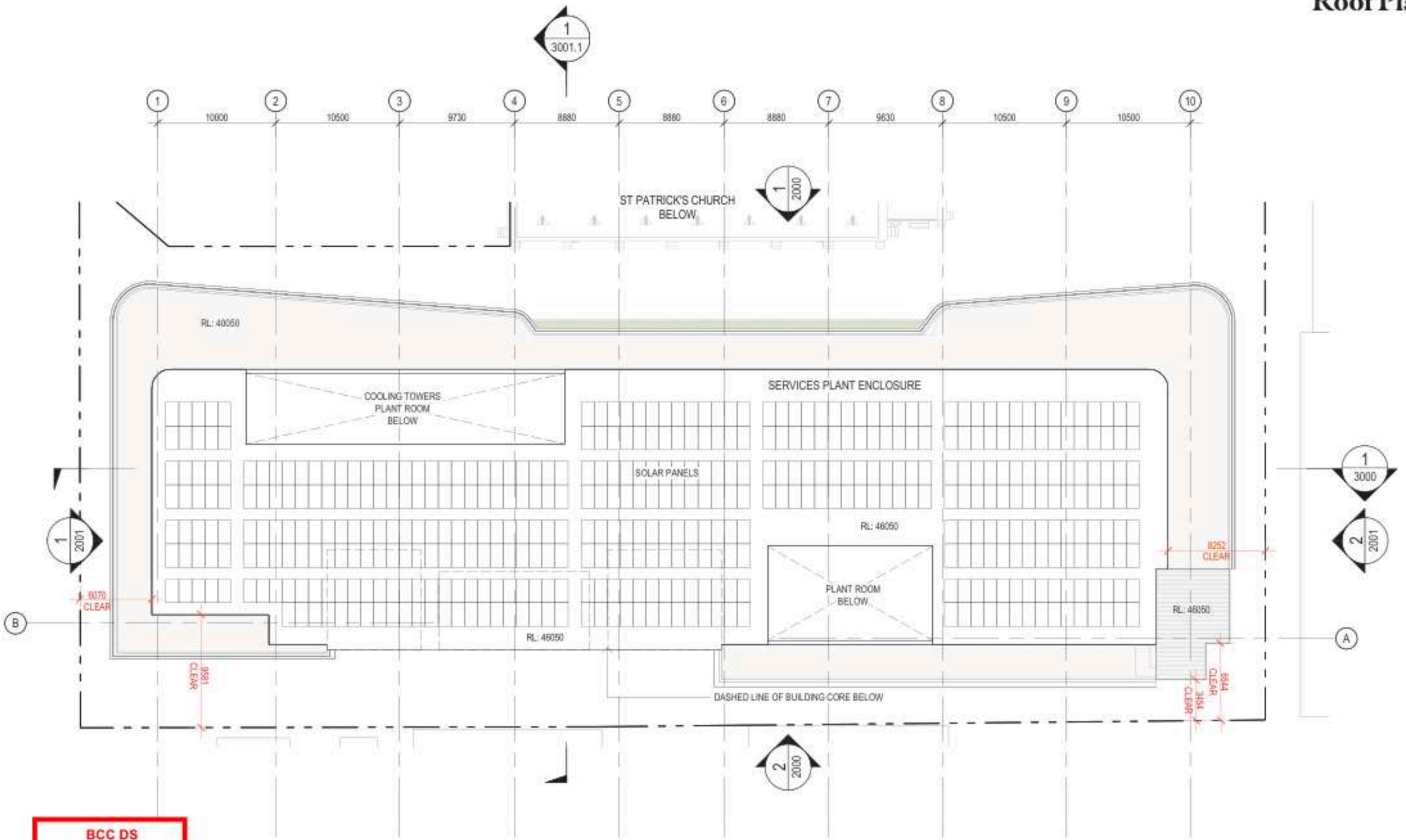
Roof Plan



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North-east Elevation

MATERIAL LEGEND	
KEY	DESCRIPTION
FT-01	MAIN TOWER CURTAIN WALL
FT-02	TOWER CURTAIN WALL WITH PLANTERS
FT-03	TOWER CURTAIN WALL WITH SUNSHADES
FT-10	LOBBY SHOPFRONT FACADE
SCR-03	ALUMINUM VERTICAL SUNSHADE - TYPE 3
SCR-04	ALUMINUM VERTICAL SUNSHADE - TYPE 4
CD-01	CLADDING TYPE 01 - STONE
CD-05	CLADDING TYPE 05 - ALUMINUM
BR-03	BRICK TYPE 03 - FACE BRICK
BR-04	BRICK TYPE 04
CONC	APPLIED COLOURED FINISH TO CONCRETE
CONC-P	APPLIED COLOURED FINISH TO CONCRETE - PATTERNED
GL	GLASS
MW-01	METALWORK TYPE 01 - ALUMINIUM LOUVRE

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North-west and South-east Elevations

MATERIAL LEGEND

KEY	DESCRIPTION
FT-01	MAIN TOWER CURTAIN WALL
FT-02	TOWER CURTAIN WALL WITH PLANTERS
FT-03	TOWER CURTAIN WALL WITH SUNSHADES
FT-10	LOBBY SHOPFRONT FACADE
SCR-03	ALUMINUM VERTICAL SUNSHADE - TYPE 3
SCR-04	ALUMINUM VERTICAL SUNSHADE - TYPE 4
CD-01	CLADDING TYPE 01 - STONE
CD-05	CLADDING TYPE 05 - ALUMINUM
BR-03	BRICK TYPE 03 - FACE BRICK
BR-04	BRICK TYPE 04
CONC	APPLIED COLOURED FINISH TO CONCRETE
CONC-P	APPLIED COLOURED FINISH TO CONCRETE - PATTERNED
GL	GLASS
MW-01	METALWORK TYPE 01 - ALUMINUM LOUVRE

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South-west Elevation

MATERIAL LEGEND

KEY	DESCRIPTION
FT-01	MAIN TOWER CURTAIN WALL
FT-02	TOWER CURTAIN WALL WITH PLANTERS
FT-03	TOWER CURTAIN WALL WITH SUNSHADES
FT-10	LOBBY SHOPFRONT FACADE
SCR-03	ALUMINUM VERTICAL SUNSHADE - TYPE 3
SCR-04	ALUMINUM VERTICAL SUNSHADE - TYPE 4
CD-01	CLADDING TYPE 01 - STONE
CD-05	CLADDING TYPE 05 - ALUMINUM
BR-03	BRICK TYPE 03 - FACE BRICK
BR-04	BRICK TYPE 04
CONC	APPLIED COLOURED FINISH TO CONCRETE
CONC-P	APPLIED COLOURED FINISH TO CONCRETE - PATTERNED
GL	GLASS
MW-01	METALWORK TYPE 01 - ALUMINUM LOUVRE

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Long Section

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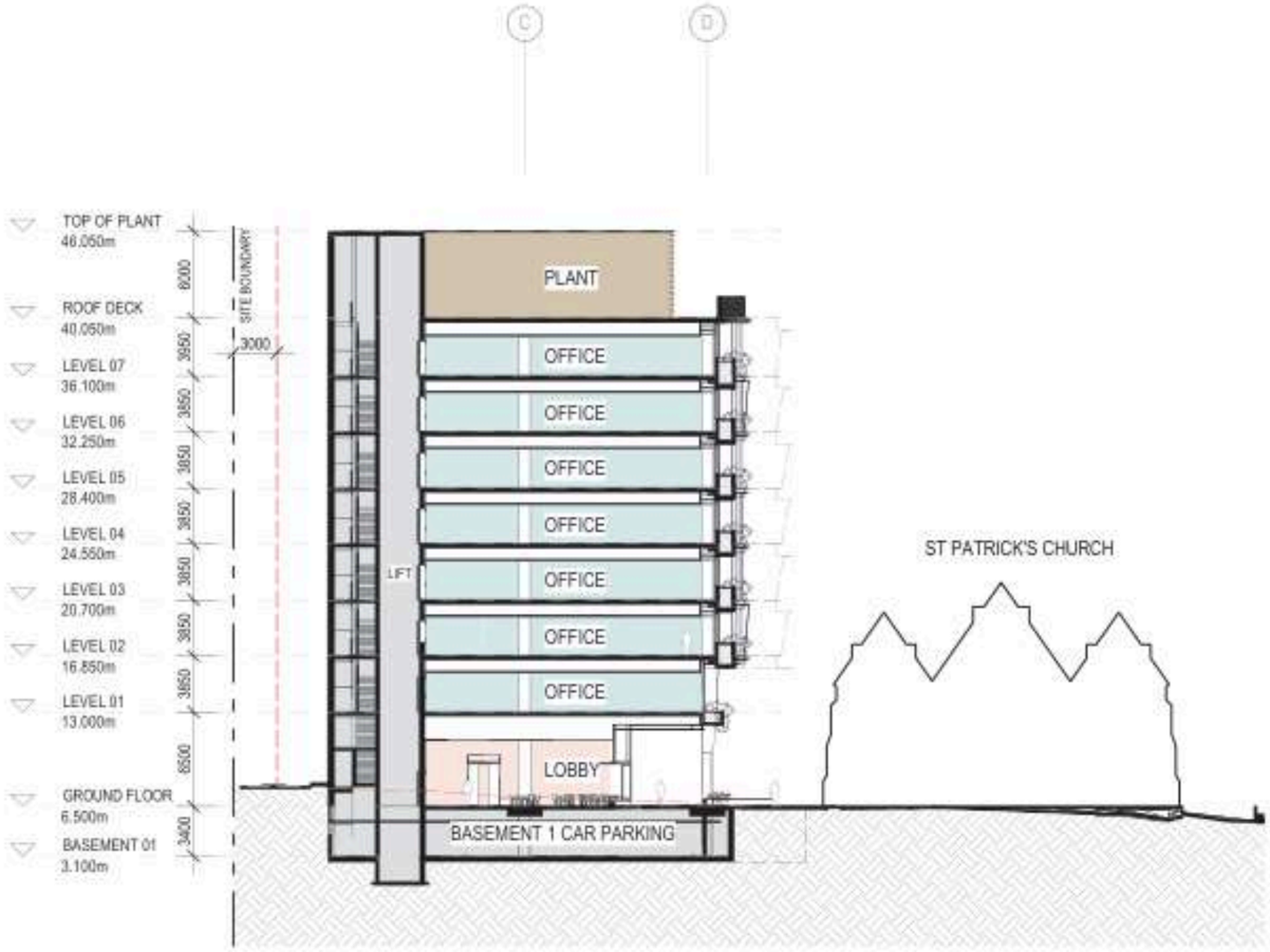
Short Section



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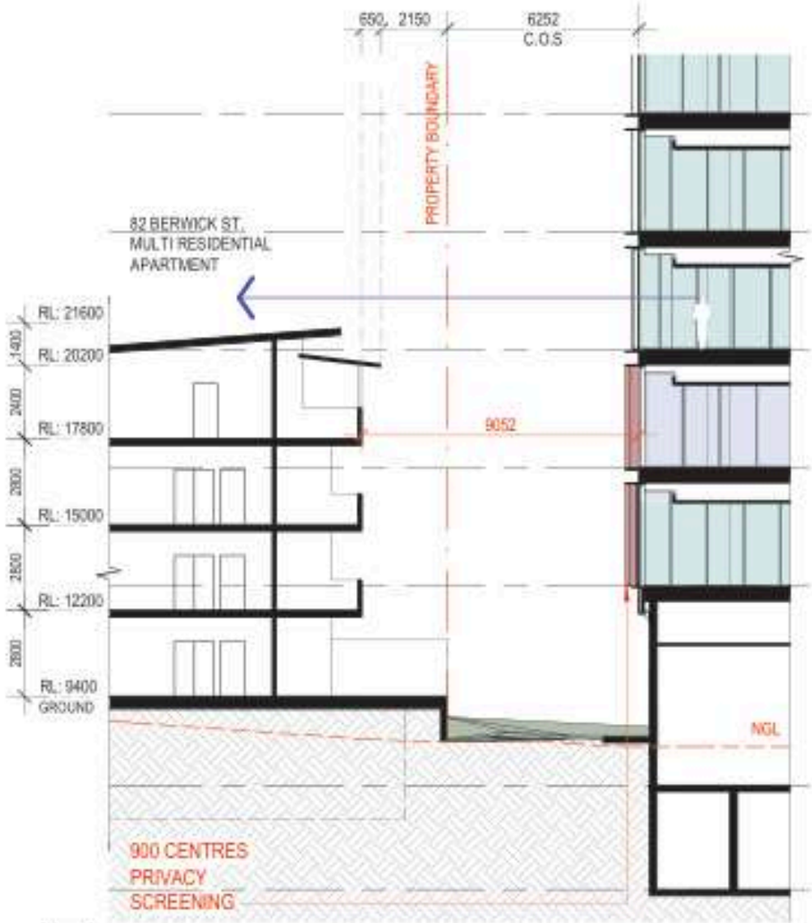
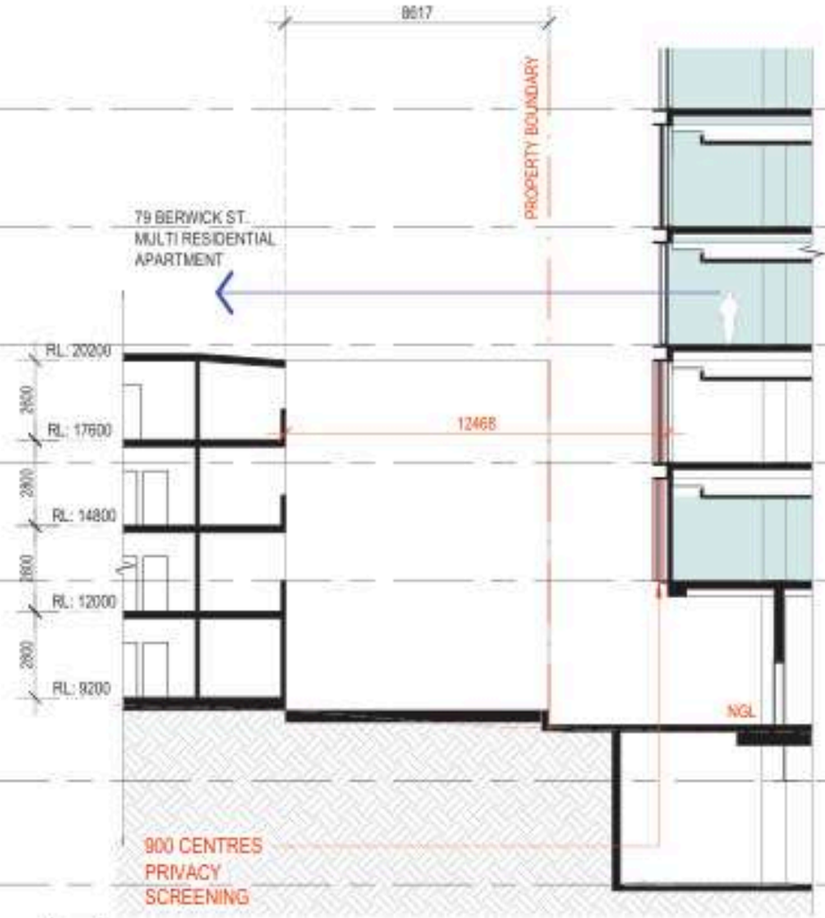
Privacy Screening



1 SECTION - FACADE TO 82 BERWICK S
3101 1 : 200



2 SECTION - FACADE TO 79 BERWICK ST
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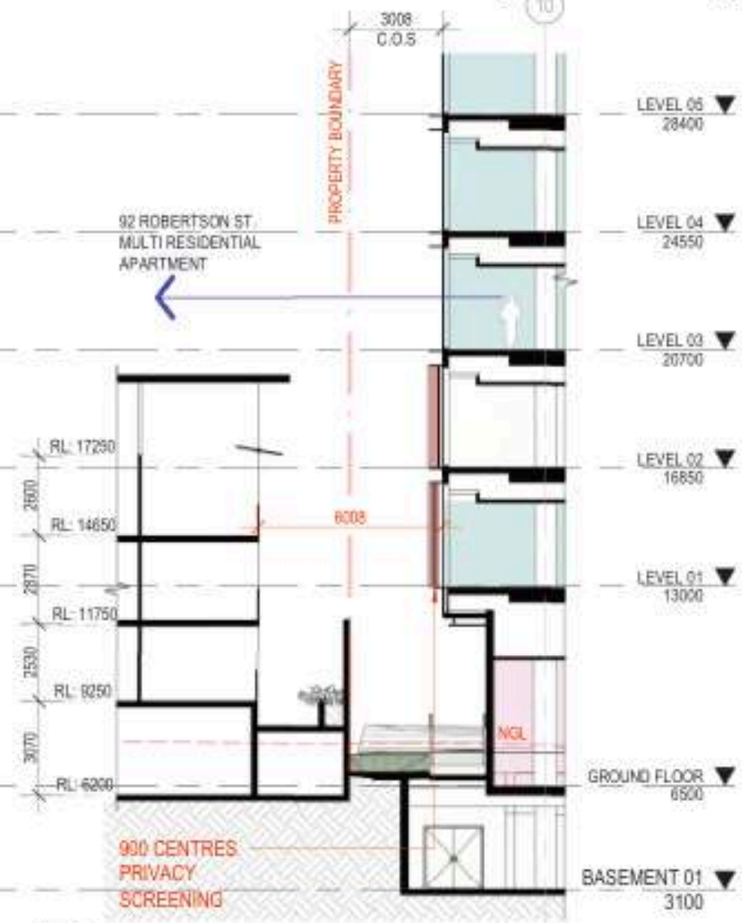

3 SECTION - FACADE TO 92 ROBERTSON ST
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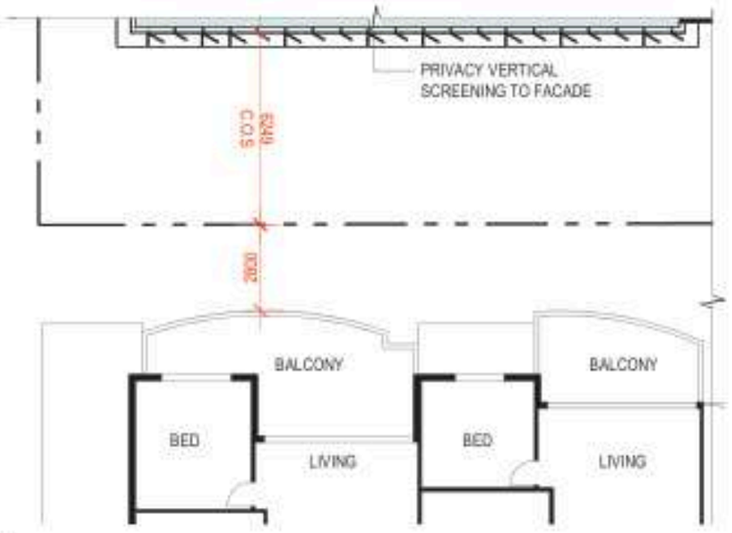

A 2000 TYPICAL LEVEL - 82 BERWICK ST
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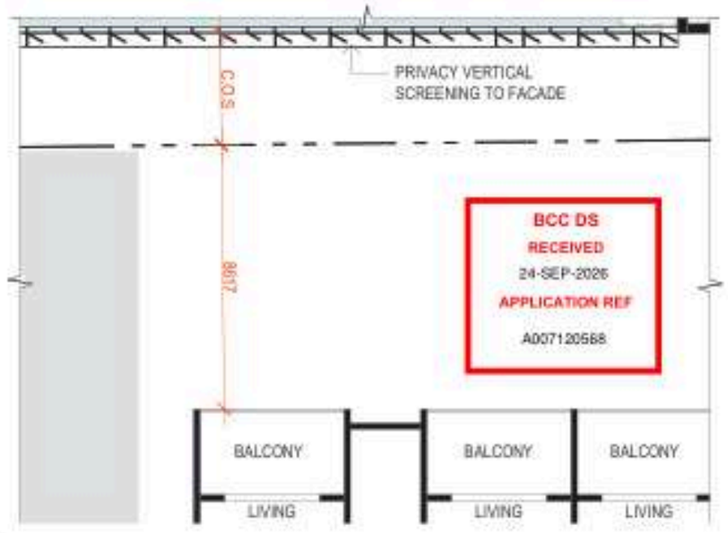

B 2000 TYPICAL LEVEL - 79 BERWICK ST
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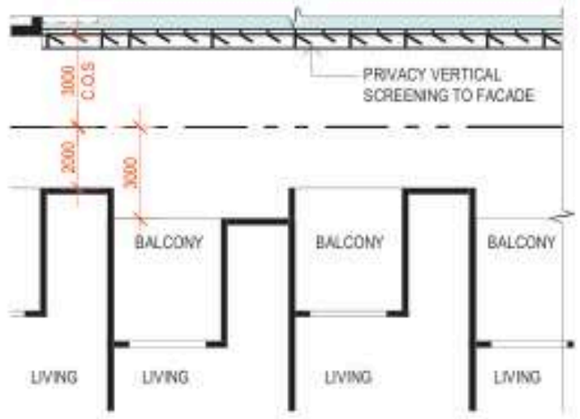
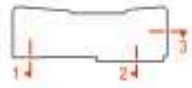


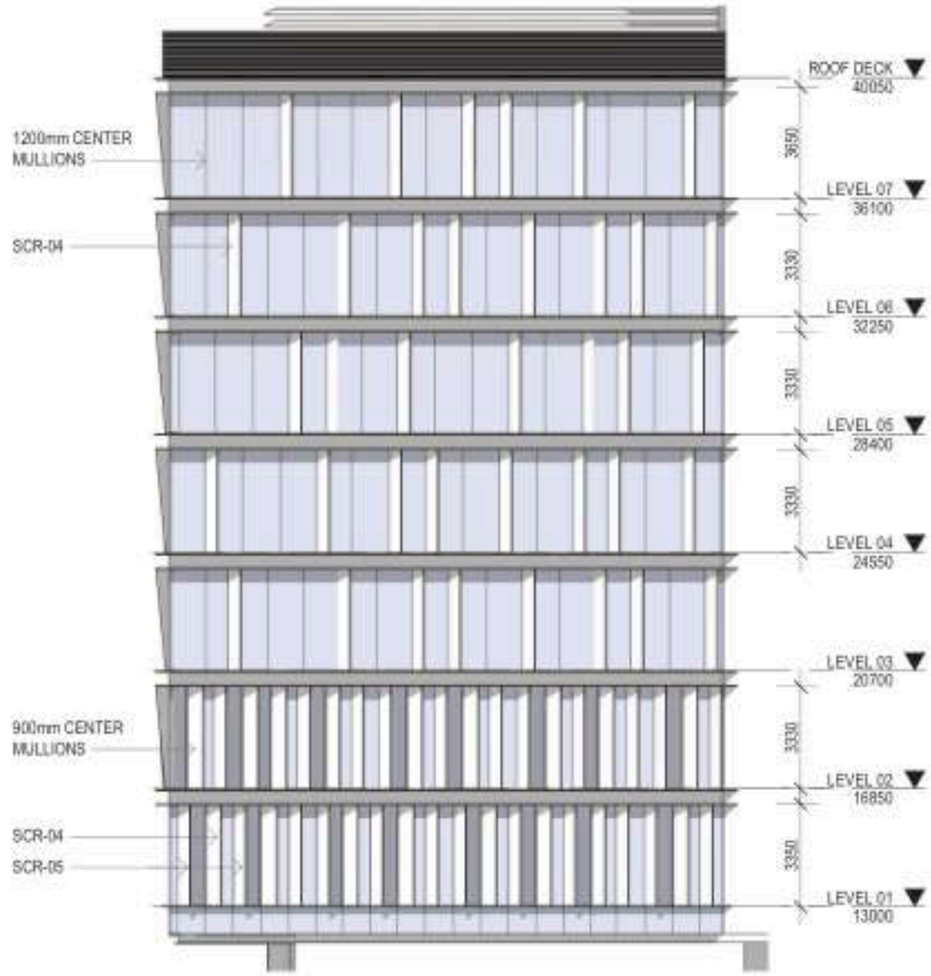
C 2000 TYPICAL LEVEL - 92 ROBERTSON ST
1 : 200



Privacy Screening

1 FACADE 3D

2 FACADE 3D



3 SOUTHWEST ELEVATION - SUN SHADE SCREEN
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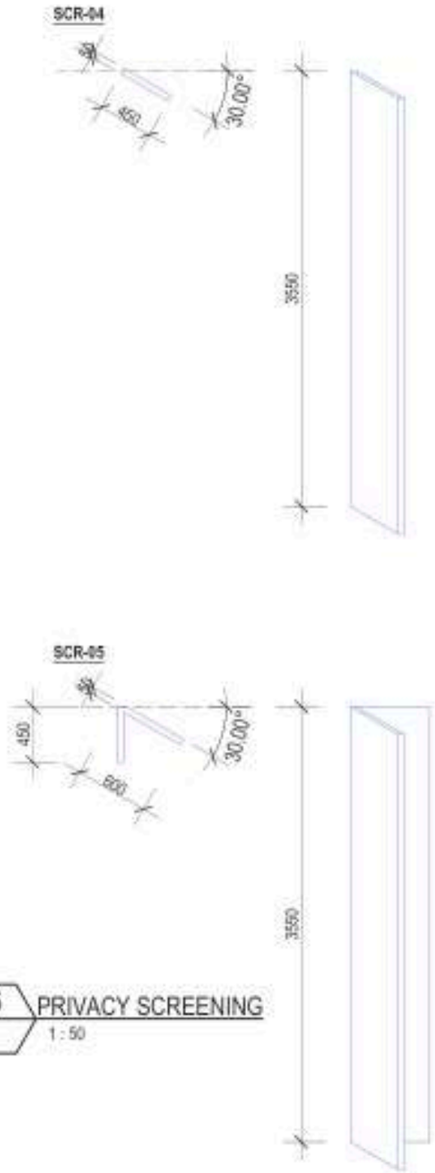

5 PRIVACY SCREENING
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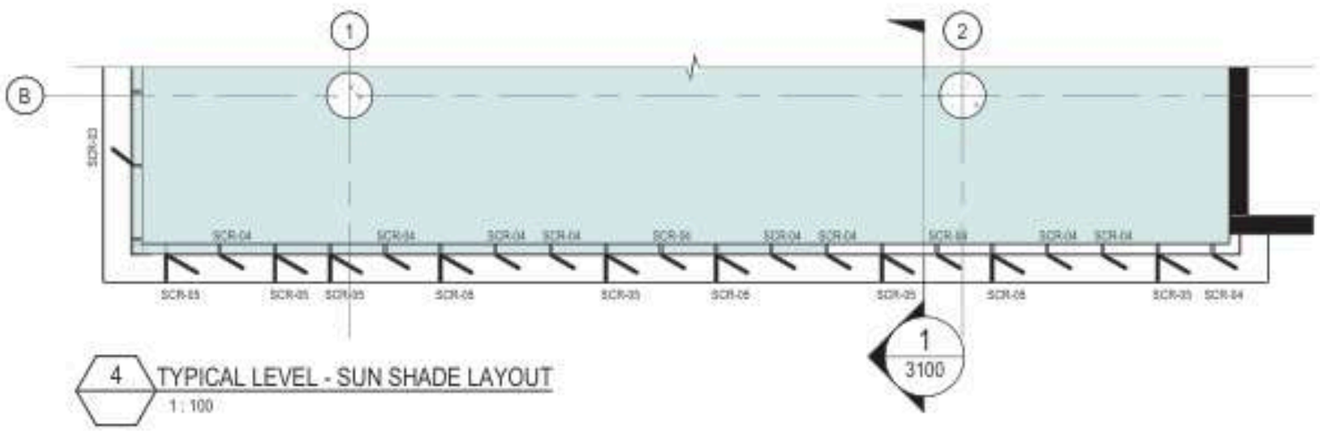

4 TYPICAL LEVEL - SUN SHADE LAYOUT
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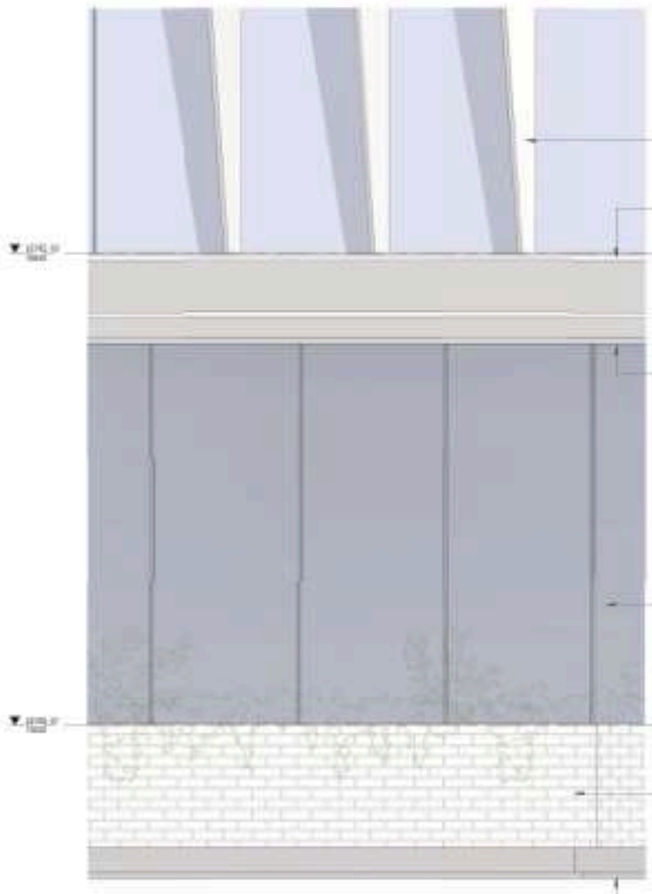
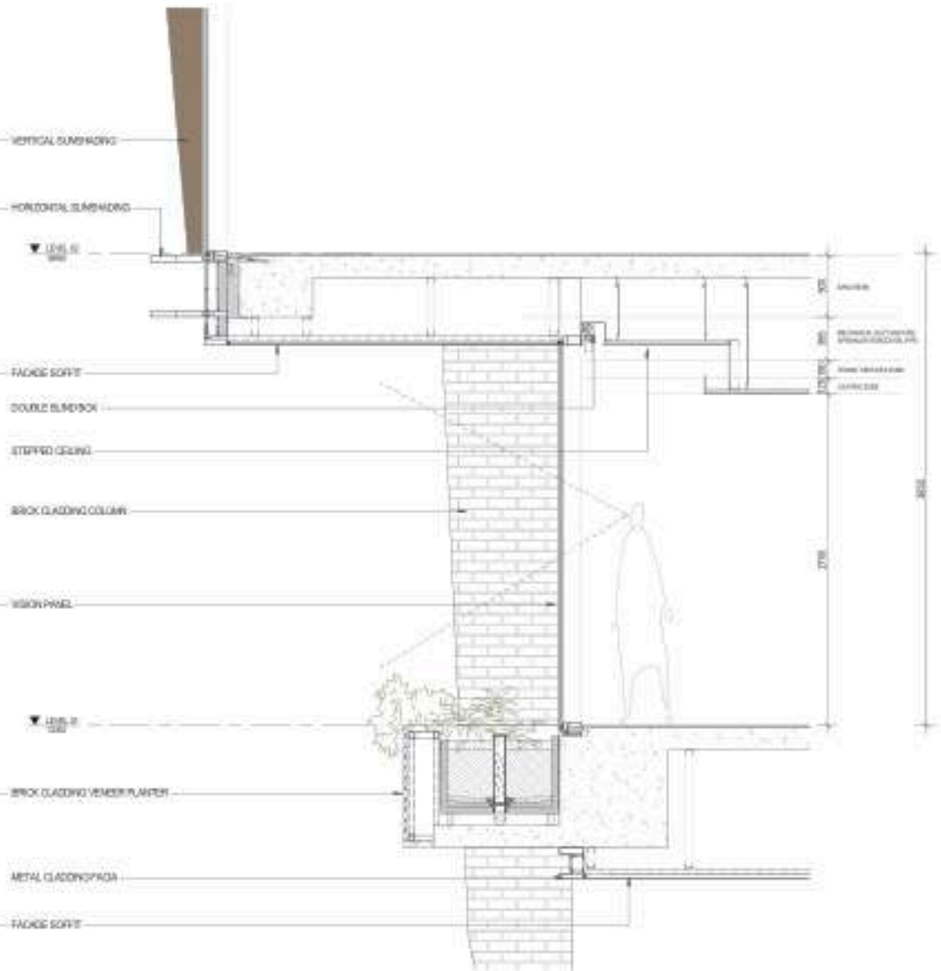
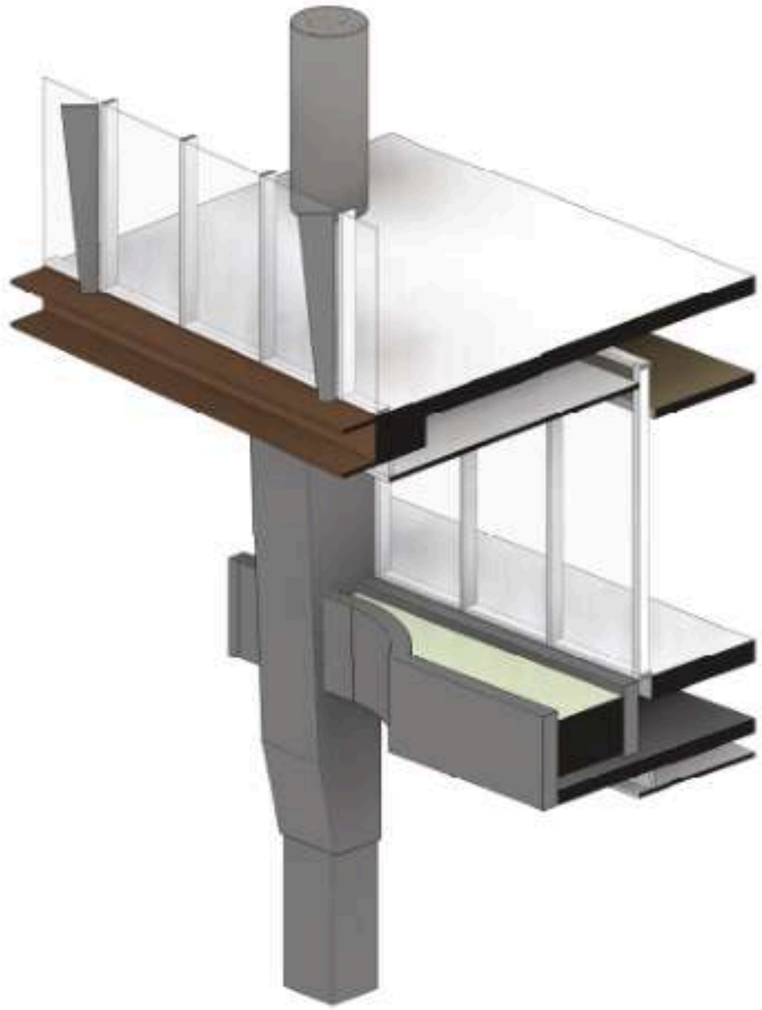




2 FACADE SECTION-FT-01



A FACADE 3D-FT-01

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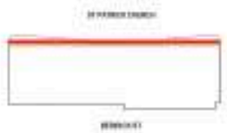

Facade Details

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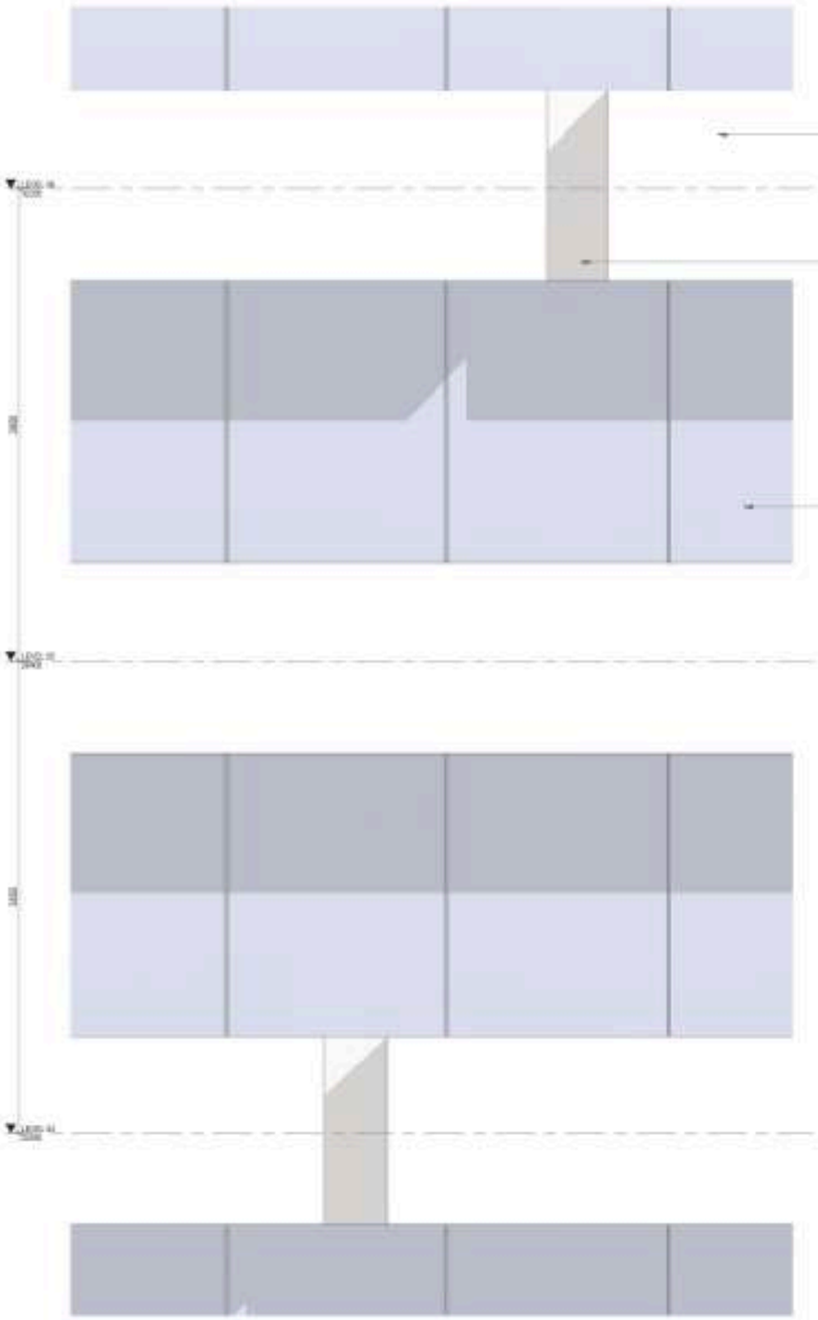

1 ELEVATION FT-02
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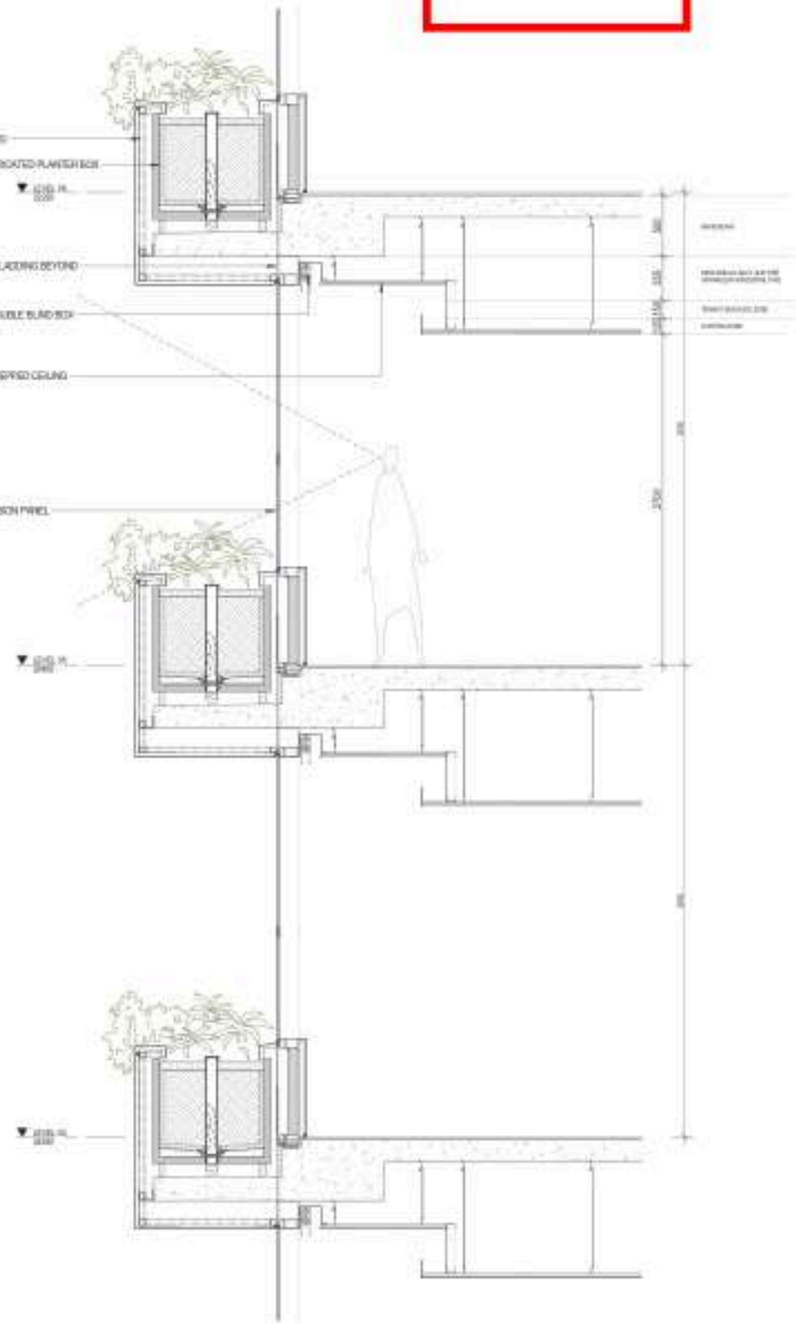

2 FACADE SECTION FT-02
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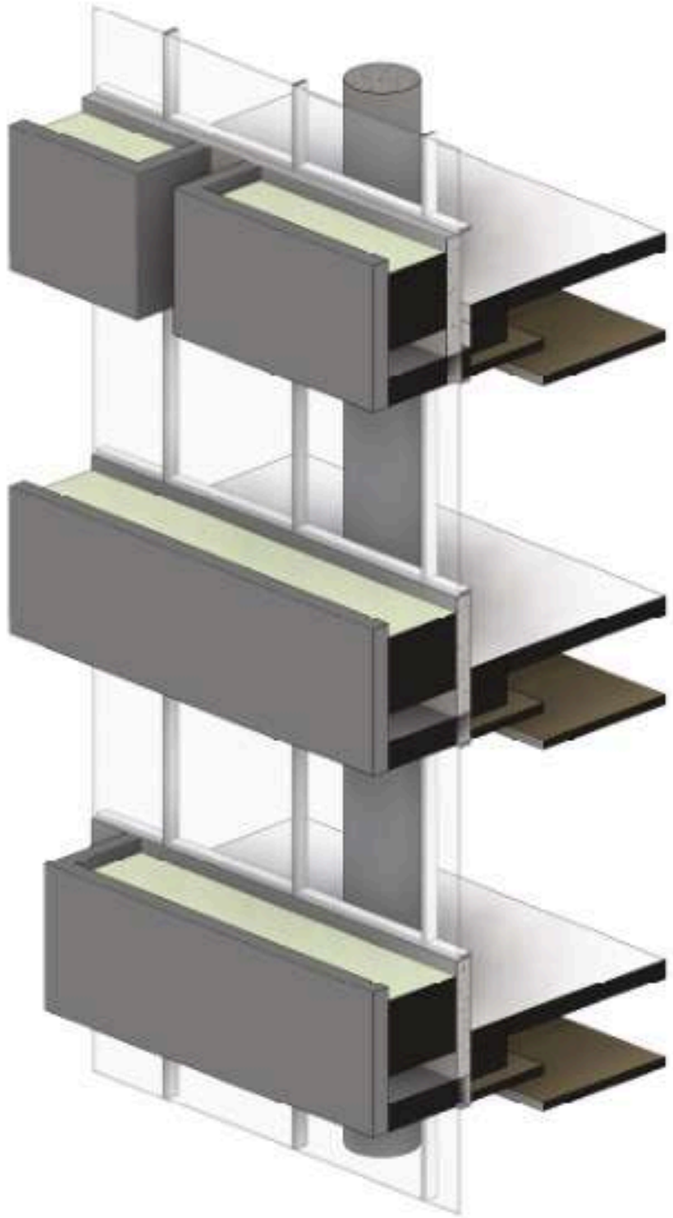
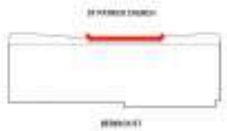
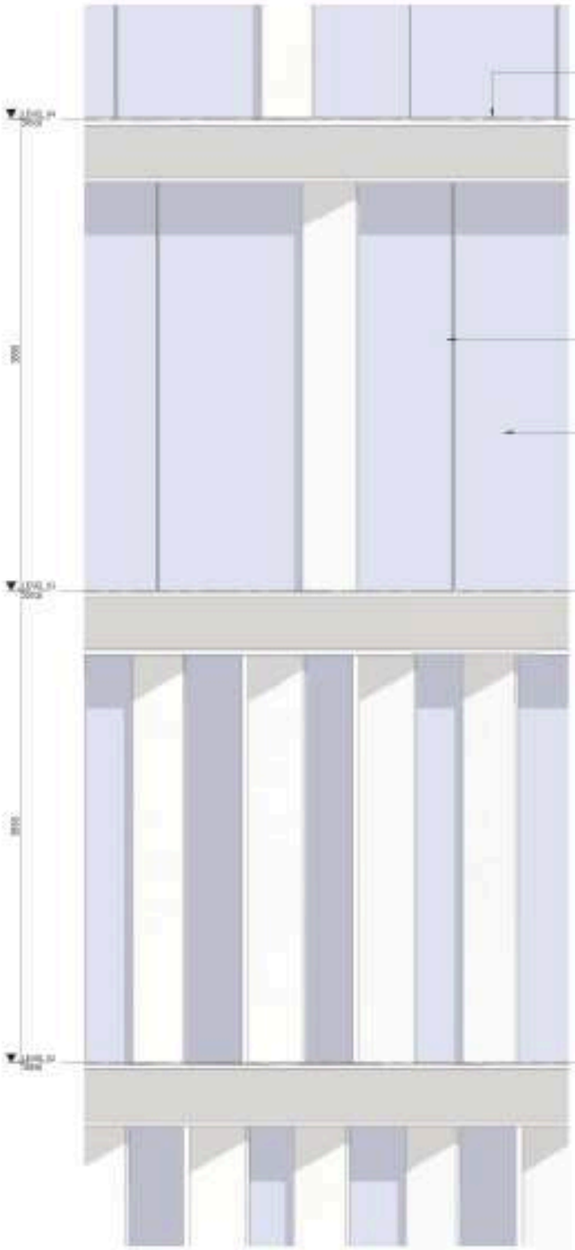


A FACADE 3D FT-02





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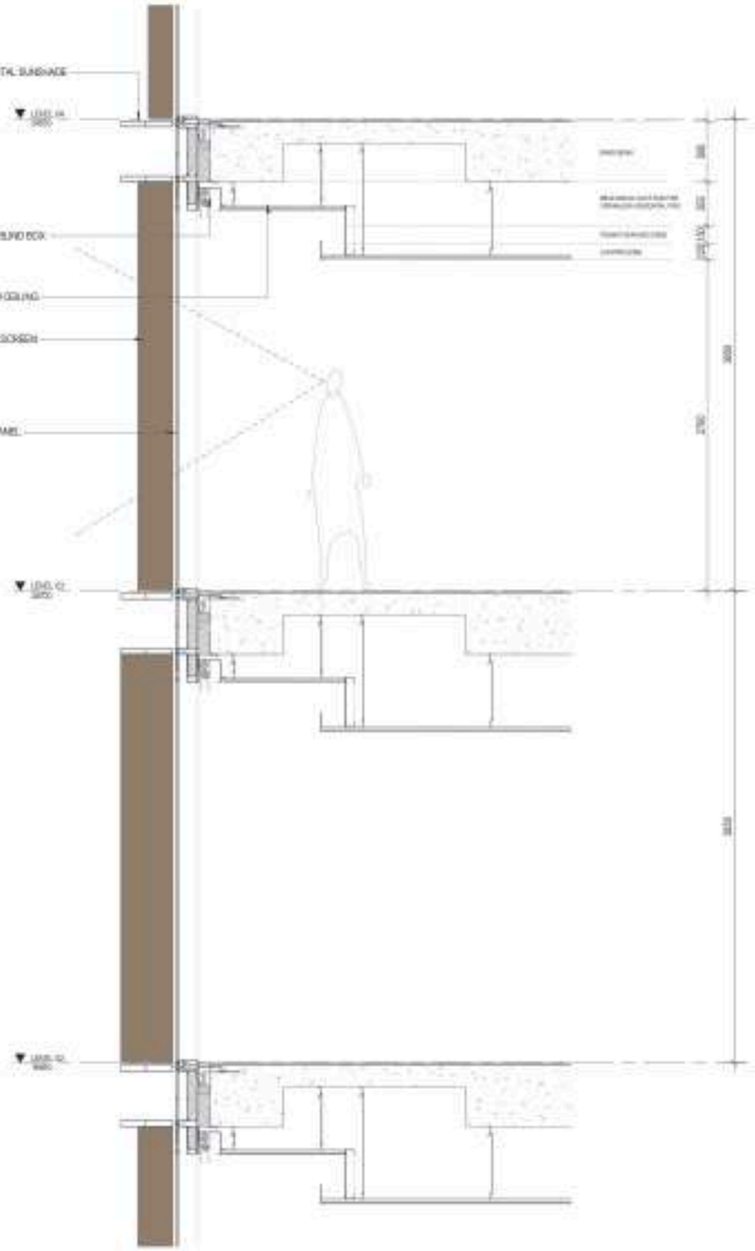

2 FACADE SECTION FT-03A

A FACADE 3D FT-03A

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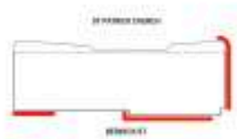

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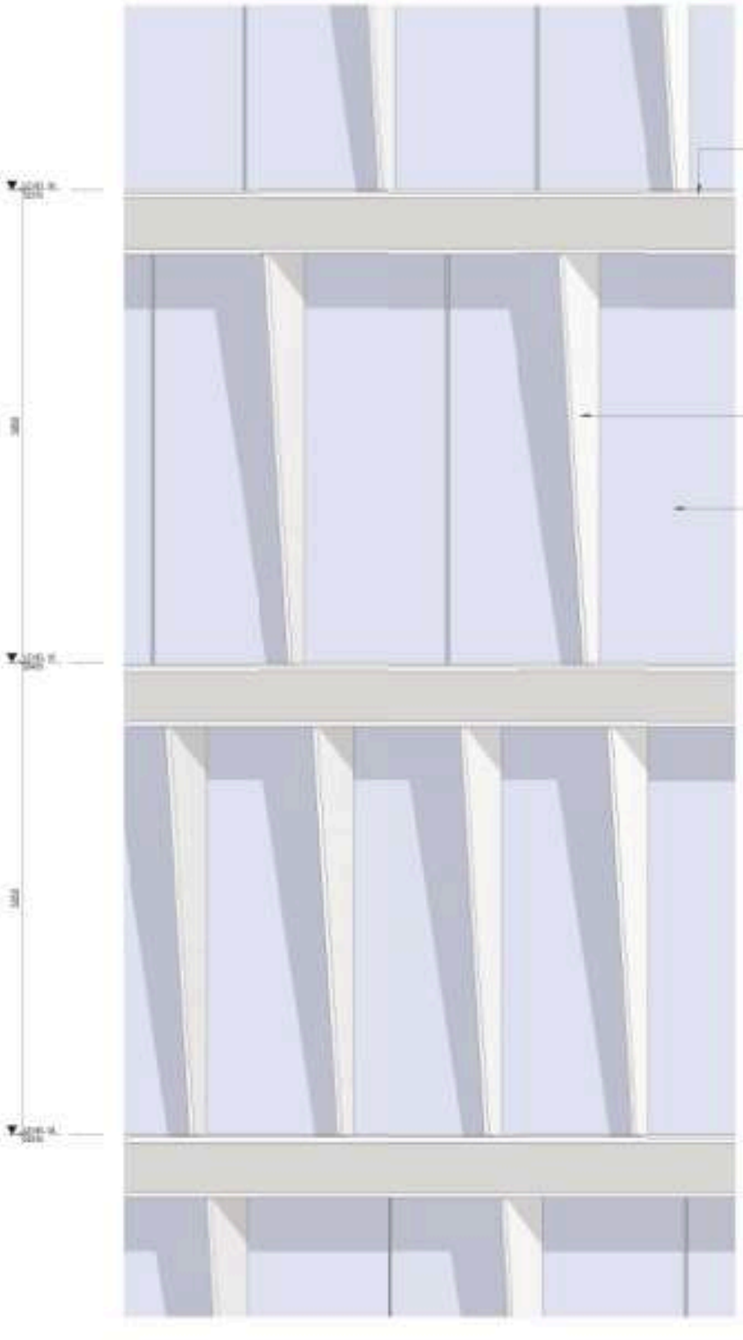
Facade Details



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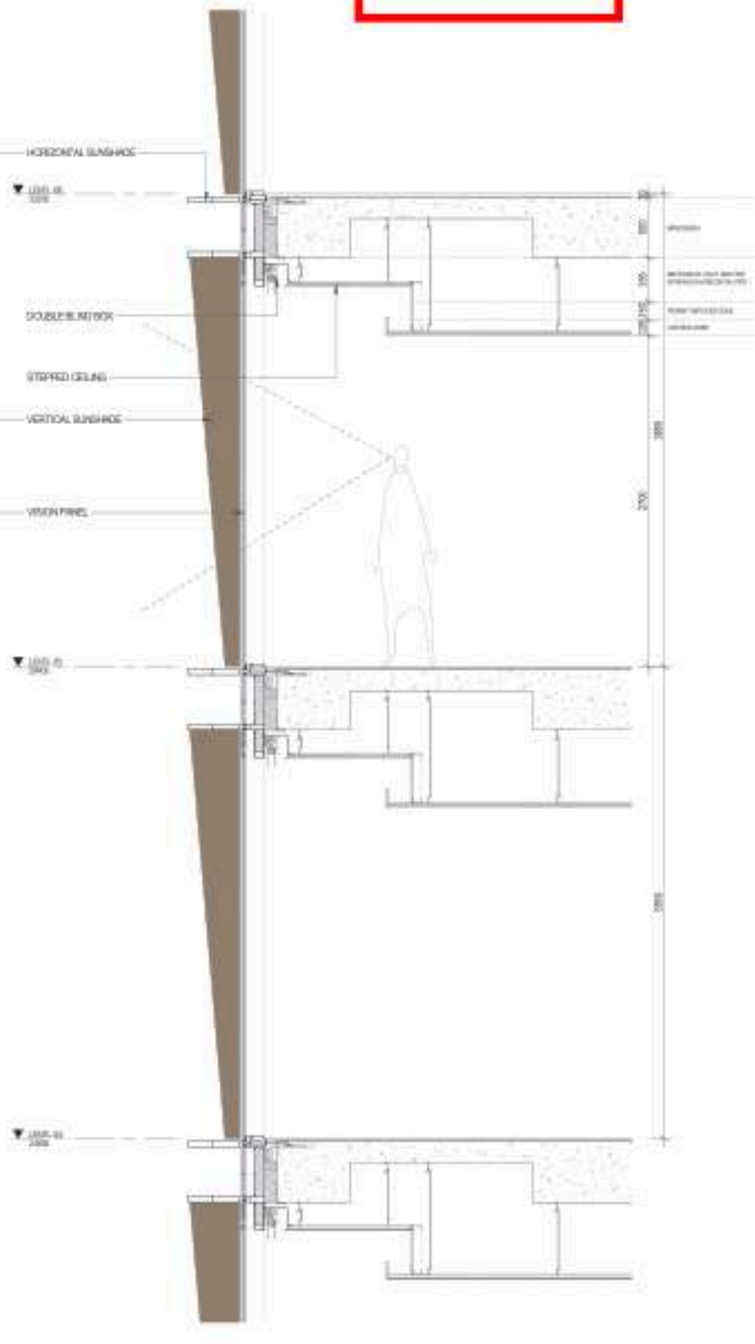

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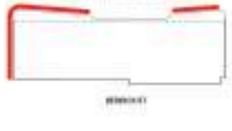
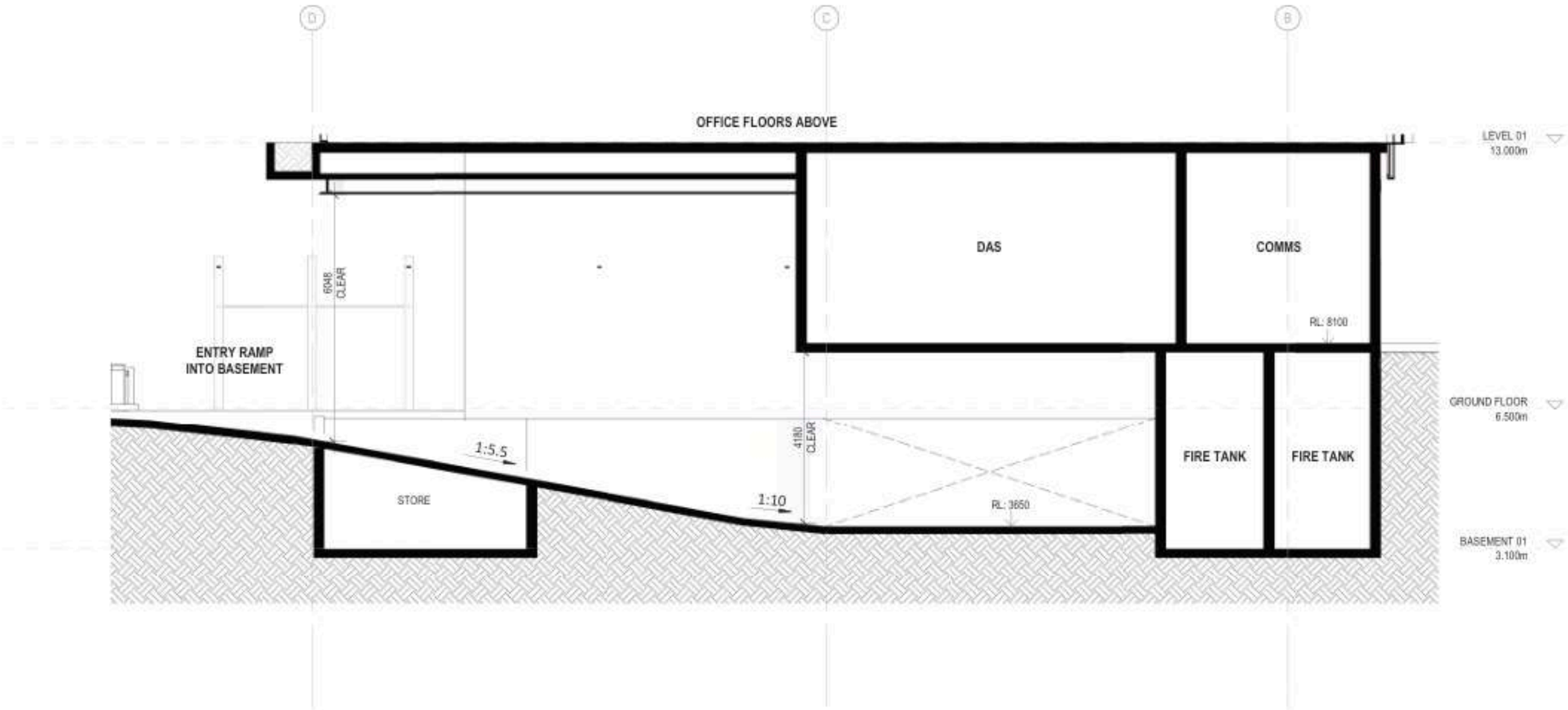
A FACADE 3D FT-03B



Basement Ramp Section



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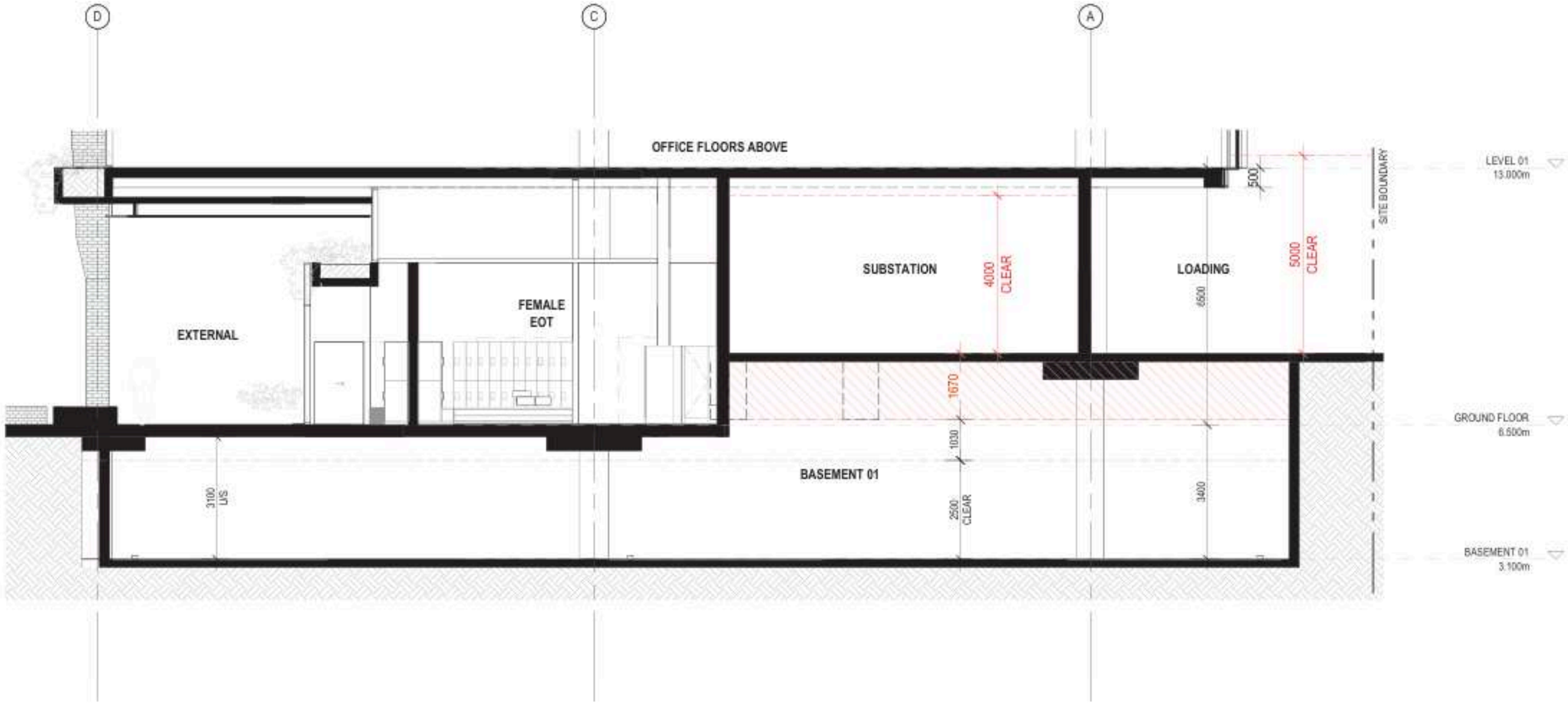
Basement/ Substation Section



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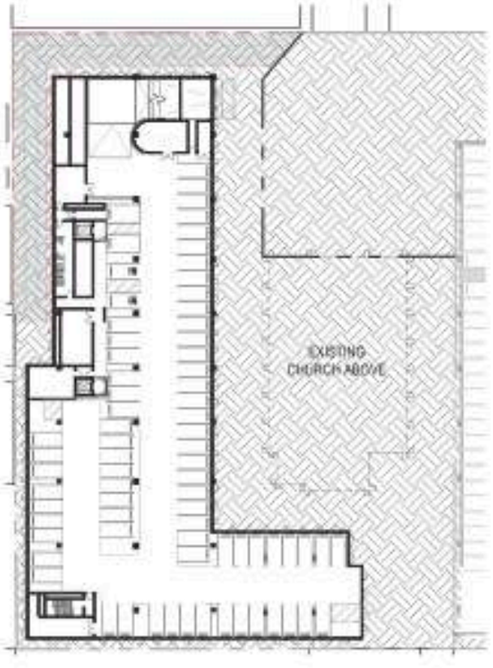

1 BASEMENT 01
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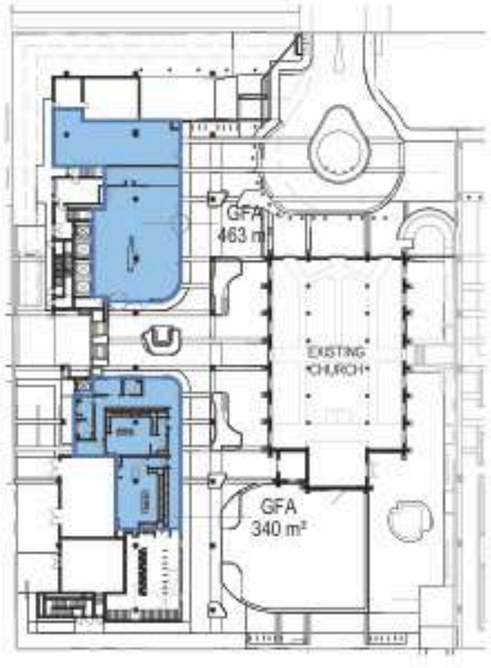
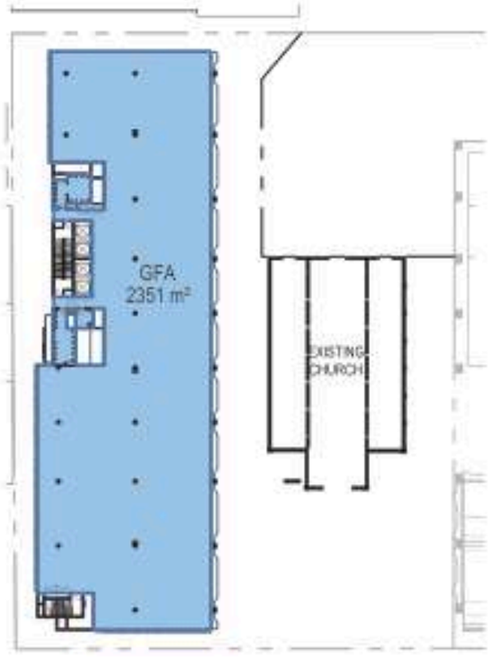
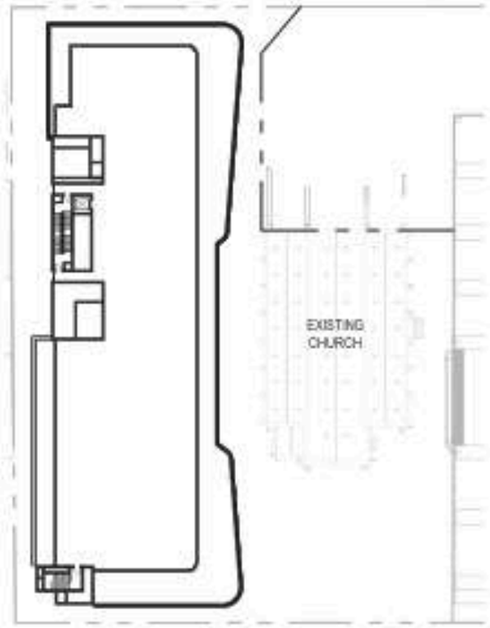


2 GROUND FLOOR
1 : 1000



3 LEVEL 01
1 : 1000

4 LEVEL 02-07
1 : 1000



5 ROOF DECK
1 : 1000

GROSS FLOOR AREA (GFA)
BRISBANE CITY COUNCIL

THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING (MEASURED FROM OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

(a) BUILDING SERVICES, PLANT AND EQUIPMENT;
(b) ACCESS BETWEEN LEVELS;
(c) GROUND FLOOR PUBLIC LOBBY;
(d) A MALL;
(e) THE PARKING, LOADING OR MANOEUVRING OF MOTOR VEHICLES;
(f) UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

GFA (BCC)

Level	Area
GROUND FLOOR	803 m²
LEVEL 01	2351 m²
LEVEL 02	2613 m²
LEVEL 03	2613 m²
LEVEL 04	2613 m²
LEVEL 05	2613 m²
LEVEL 06	2613 m²
LEVEL 07	2613 m²
TOTAL	18832 m²

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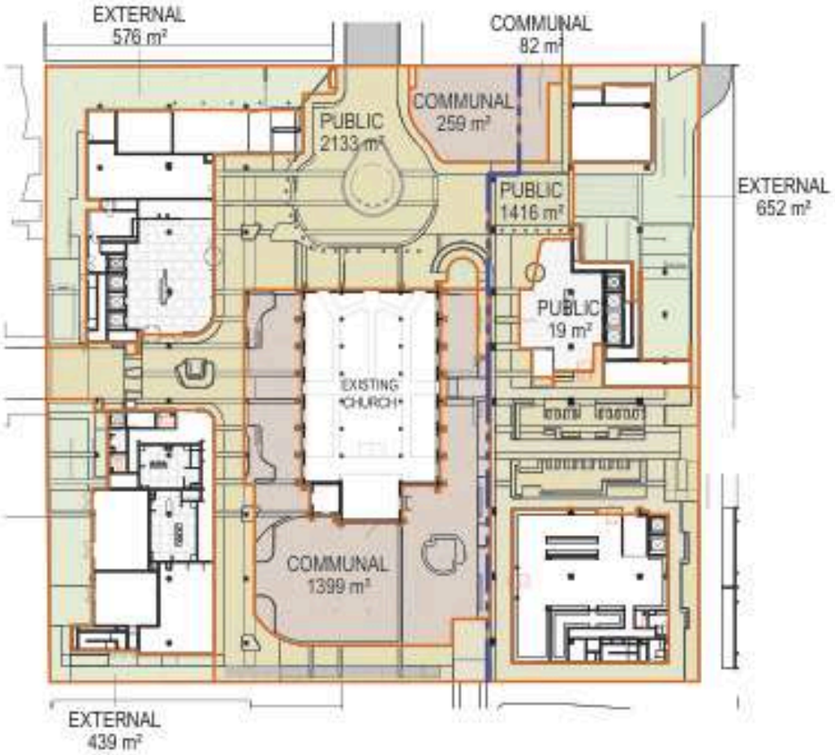
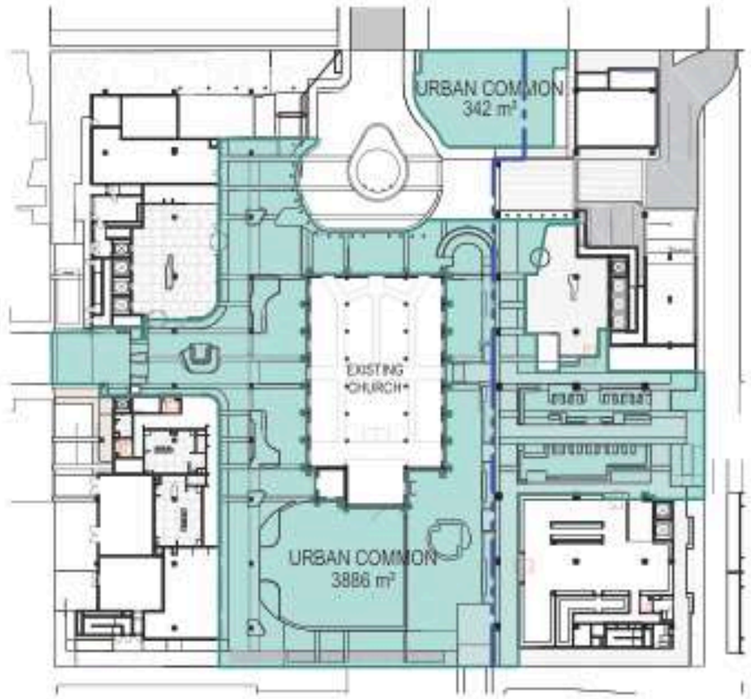
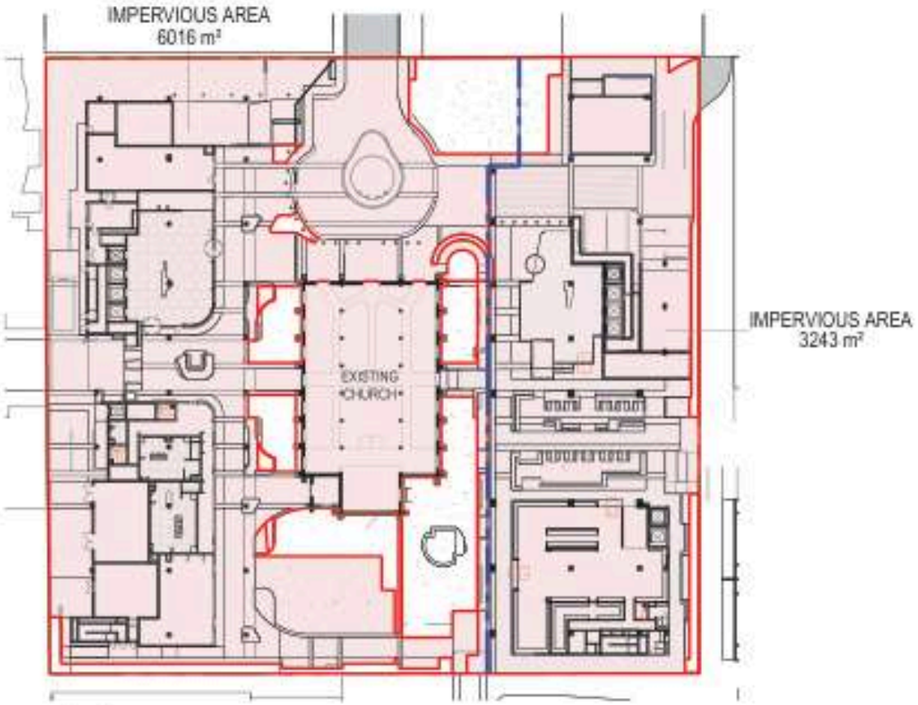
Open and Impervious Area



1 / 2000 GROUND FLOOR - OPEN SPACE
1 : 1000



3 / 2000 GROUND FLOOR - URBAN COMMON
1 : 1000



2 / 2000 GROUND FLOOR - IMPERVIOUS AREA
1 : 1000

OPEN SPACE
BRISBANE CITY COUNCIL

PLAZA

A PRIVATELY OWNED OPEN SPACE THAT IS PUBLICLY ACCESSIBLE DURING HOURS OF OPERATION.

COMMUNAL OPEN SPACE

RECREATION SPACE FOR THE USE OF ALL BUILDING OCCUPANTS.

OPEN SPACE - PRECINCT

TYPE	LOCATION	AREA
COMMUNAL	North Tower	82 m²
COMMUNAL	South Tower	1658 m²
EXTERNAL	North Tower	652 m²
EXTERNAL	South Tower	1016 m²
PUBLIC	North Tower	1416 m²
PUBLIC	South Tower	2151 m²
TOTAL PRECINCT OPEN SPACE		**6975 m²**

OPEN SPACE - SOUTH TOWER ONLY

TYPE	LOCATION	AREA
COMMUNAL	South Tower	1658 m²
EXTERNAL	South Tower	1016 m²
PUBLIC	South Tower	2151 m²
TOTAL SOUTH TOWER OPEN SPACE		**4825 m²**

URBAN COMMON AREA **4228 m²**

IMPERVIOUS AREA

IMPERVIOUS AREA MEANS THE AREA OF THE PREMISES THAT IS IMPERVIOUS TO RAINFALL OR OVERLAND FLOW.

EXAMPLES OF AREAS WHICH ARE NOT IMPERVIOUS TO RAINFALL OR OVERLAND FLOW - AN AREA WHICH IS NOT SEALED AND COMPRISES OF COMPACTED DIRT, CRUSHER DIRT, ROAD BASE, GRAVEL, LIMESTONE OR LOOSE STONE.

IMPERVIOUS AREA

LOCATION	AREA
North Tower	3243 m²
South Tower	6016 m²
TOTAL IMPERVIOUS AREA	**9259 m²**

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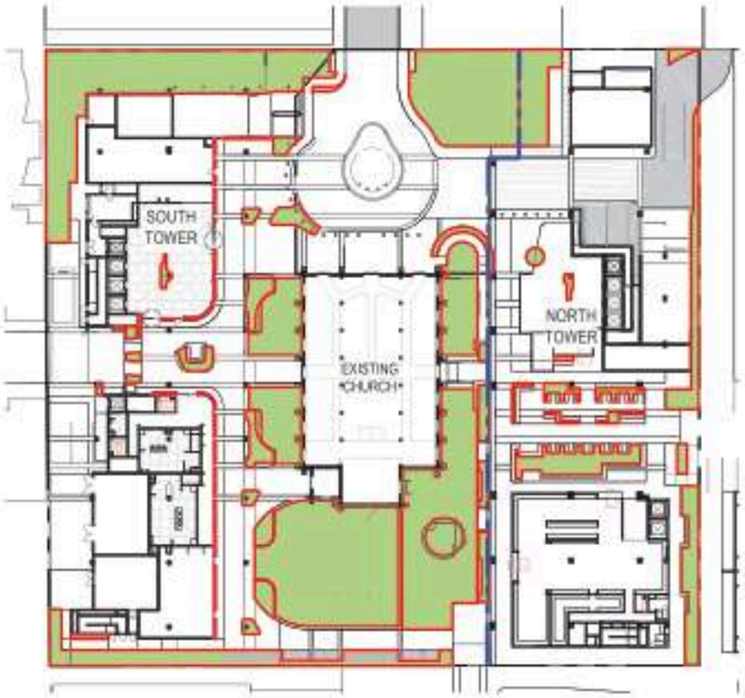

1 2000 GROUND FLOOR
1 : 1000

2 2000 LEVEL 01
1 : 1000

3 2000 LEVEL 02-06
1 : 1000

4 2000 LEVEL 07
1 : 1000

LANDSCAPING

LANDSCAPE - PRECINCT		
LANDSCAPE	**LOCATION**	**AREA**
Ground Landscaping	North Tower	340 m²
Ground Landscaping	South Tower	2141 m²
Podium Planting	North Tower	332 m²
Podium Planting	South Tower	243 m²
Roof Terrace	North Tower	210 m²
TOTAL PRECINCT LANDSCAPE		**3266 m²**

LANDSCAPE - SOUTH TOWER ONLY		
LEVEL	**LOCATION**	**AREA**
Ground Landscaping		
GROUND FLOOR	South Tower	2141 m²
		2141 m²
Podium Planting		
LEVEL 01	South Tower	68 m²
LEVEL 02	South Tower	29 m²
LEVEL 03	South Tower	28 m²
LEVEL 04	South Tower	29 m²
LEVEL 05	South Tower	28 m²
LEVEL 06	South Tower	25 m²
LEVEL 07	South Tower	35 m²
		243 m²
TOTAL SOUTH TOWER LANDSCAPE		**2384 m²**

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Deep Planting

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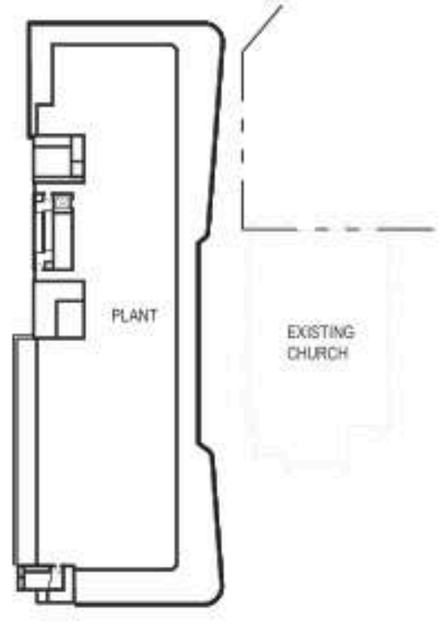
1 GROUND FLOOR - DEEP PLANTING (SITE WIDE)
1 : 1000

GROUND PLANTING LEGEND

- DEEP PLANTING & TURF
- ON STRUCTURE PLANTING
- PODIUM PLANTING
- REVITALIZED LAWN UNDER EXISTING TREE
- TURF OVER BASEMENT

2 LEVEL 01
1 : 1000

3 TYP. LEVEL 02 - 07
1 : 1000



4 ROOF DECK
1 : 1000

DEEP PLANTING
BRISBANE GREEN BUILDINGS INCENTIVE POLICY DEFINITION

THE PLANTING OF TREES INTO NATURAL GROUND SO THAT THEIR ROOTS AND CANOPY CAN GROW UNIMPEDED BY STRUCTURE BELOW OR ABOVE THE GROUND. THIS ALLOWS TREES TO GROW TO THEIR NATURAL FORM AND BECAUSE OF ACCESS TO GOOD SUNLIGHT, RAINFALL, AND NUTRIENTS IN THE SOIL, GUARANTEES BETTER GROWTH IN THE LONG TERM.

DEEP PLANTING IS NOT THE PLANTING OF TREES INTO POTS OR CONTAINERISED PLANTERS WHICH PROVIDE LIMITED AND FINITE SOIL NUTRIENTS AND WATER AND DON'T GUARANTEE GOOD GROWTH IN THE LONG TERM. DEEP PLANTING IS NOT THE PLANTING OF TREES UNDERNEATH OR TOO CLOSE TO BUILDING WHICH IMPEDES THE GROWTH OF TREE CANOPIES AND ACCESS TO SUNLIGHT IMPACTING THE ABILITY FOR TREES TO UNDERGO PHOTOSYNTHESIS.

PODIUM PLANTING
BRISBANE GREEN BUILDINGS INCENTIVE POLICY DEFINITION

PLANTER BOXES ON STRUCTURE (THAT MEET THE REQUIREMENTS OUTLINED IN BRISBANE CITY PLAN 2014).

DEEP PLANTING & TURF

LOCATION	AREA
DEEP PLANTING & TURF	
North Tower	326 m²
South Tower	1027 m²
DEEP PLANTING TOTAL	1353 m²
TOTAL SITE AREA	10690 m²
TOTAL PERCENTAGE OF DEEP PLANTING & TURF IN SITE	**12.6%**

REVITALIZED LAWN UNDER EXISTING TREE

LOCATION	AREA
North Tower	60 m²
APPROX. 30sqm PER TREE	60 m²

TURF OVER BASEMENT

LOCATION	AREA
TURF OVER BASEMENT	
South Tower	416 m²
	416 m²

ON STRUCTURE & PODIUM PLANTING

LEVEL	LOCATION	AREA
ON STRUCTURE PLANTING		
GROUND FLOOR	North Tower	153 m²
GROUND FLOOR	South Tower	51 m²
		204 m²
PODIUM PLANTING		
GROUND FLOOR	South Tower	446 m²
LEVEL 01	South Tower	69 m²
LEVEL 02	South Tower	29 m²
LEVEL 03	South Tower	28 m²
LEVEL 04	South Tower	29 m²
LEVEL 05	South Tower	28 m²
LEVEL 06	South Tower	25 m²
LEVEL 07	South Tower	35 m²
		689 m²

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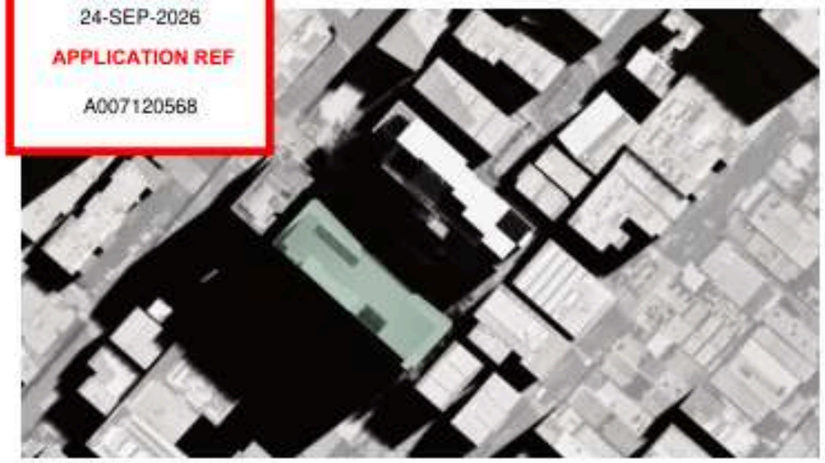
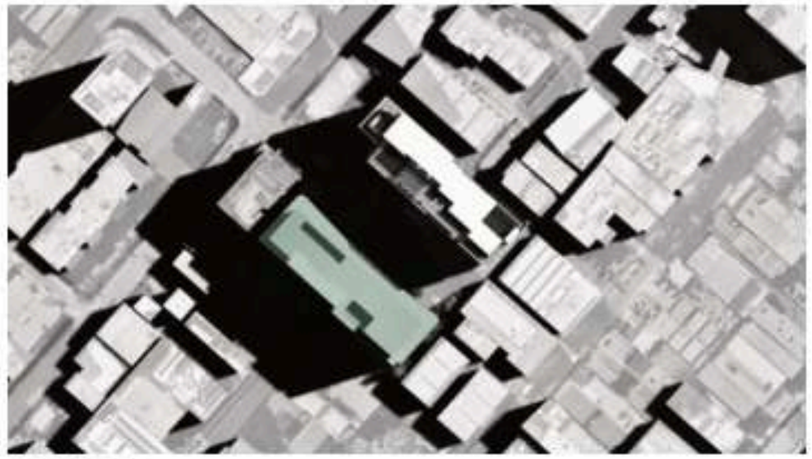
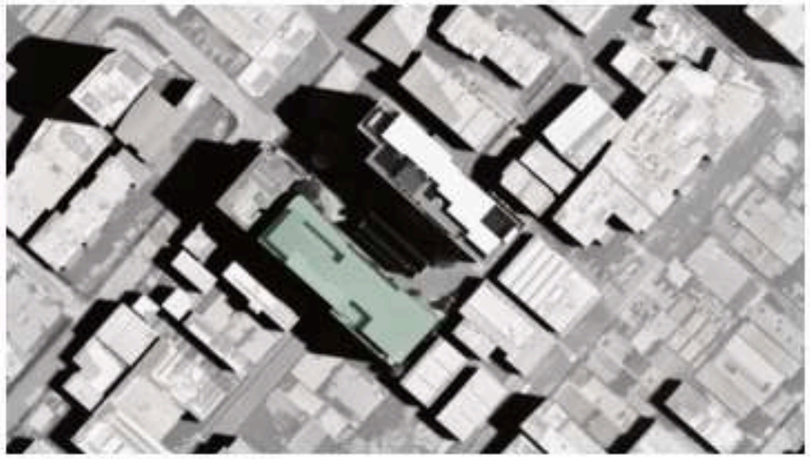
Sun Study



WINTER SOLSTICE
9AM



EQUINOX
9AM



SUMMER SOLSTICE
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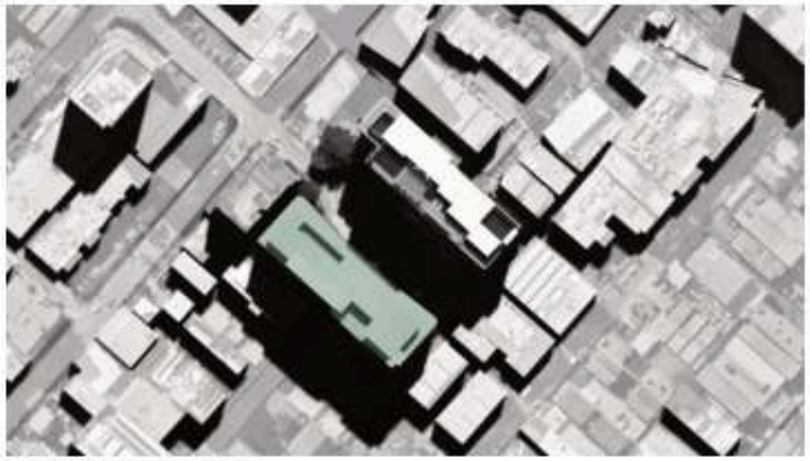
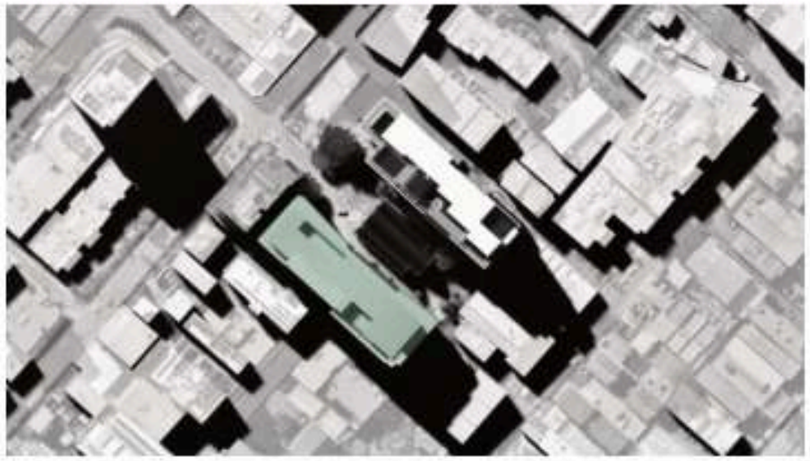


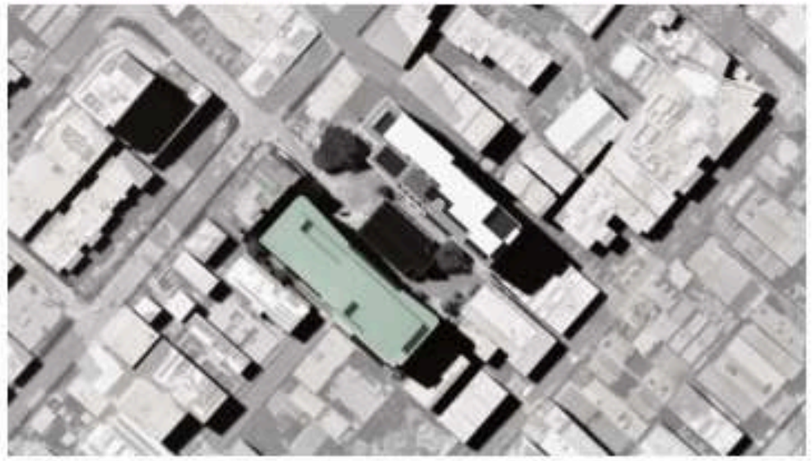
WINTER SOLSTICE
12 PM

EQUINOX
12 PM

SUMMER SOLSTICE
12 PM



WINTER SOLSTICE
3 PM



EQUINOX
3 PM

SUMMER SOLSTICE
3 PM

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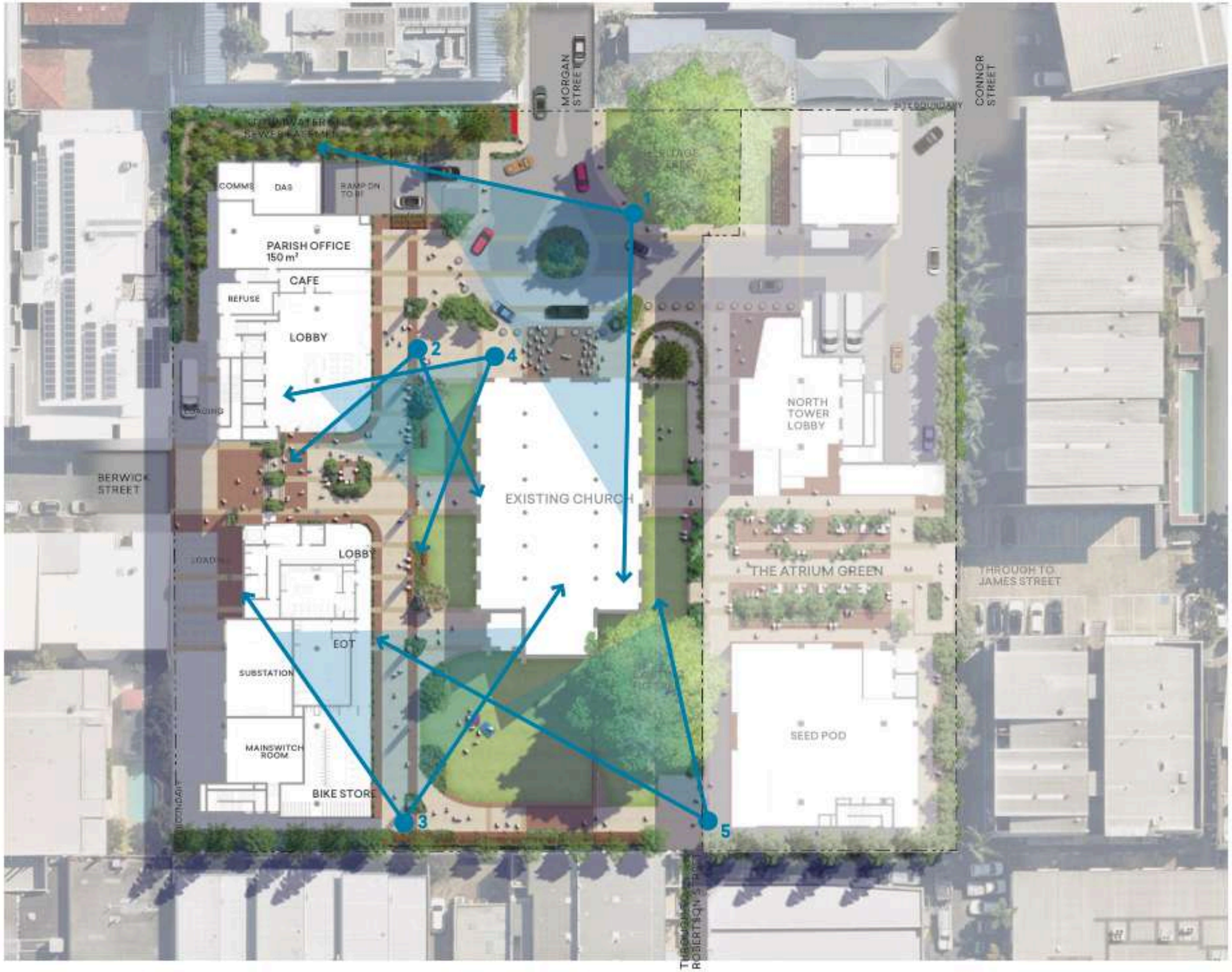
Renders Key Plan



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Heritage Lane Interface - 3

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South Plaza Open Space - 4

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Courtyard Green - 5

T +61 7 3905 6500
info@blightrayner.com.au
blightrayner.com.au

Level 3, Central Plaza Annex,
345 Queen Street, Brisbane

GPO Box 1511, Brisbane, Qld, 4001

Blight Rayner Architecture Pty Ltd
ABN 34 614 335 956

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