

27 UNIT RESIDENTIAL DEVELOPMENT
79-83 YORK STREET INDOOROOPILLY QLD
ON JAGERA & TURRBAL COUNTRY

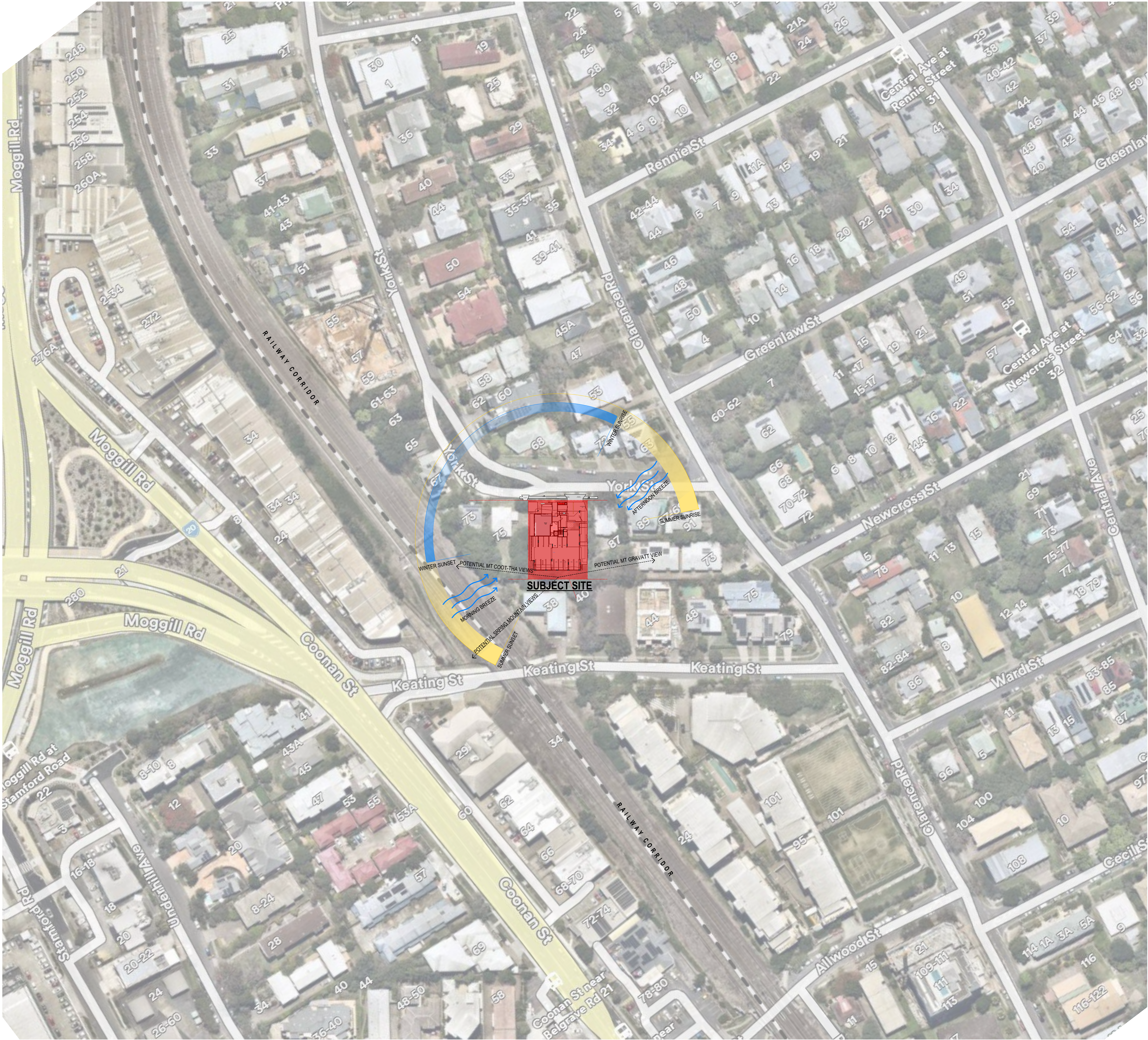
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APPLICATION REF
A006928376



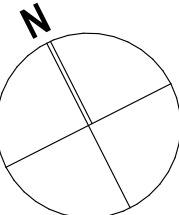
ARTIST IMPRESSION. INDICATIVE ONLY

FOR SCAS LEAF 3 PTY LTD

SITE DETAILS
ADDRESS: 79-83 YORK STREET, INDOOROOPILLY
QLD 4068
RP DETAILS: Lot 74-76 on RP23494
SITE AREA: ~1182m²
LOCAL AUTHORITY: BRISBANE CITY



LOCALITY PLAN
SCALE: 1:1000@A1 | 1:2000@A3



**PRELIMINARY
NOT FOR TENDER
NOT FOR CONSTRUCTION**

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A006928376**

NO	CHANGE DESCRIPTION
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06	1/06/2026	DA INFO RESPONSE
05	5/03/2026	DA INFO RESPONSE ISSUE
04	13/02/2026	DA INFO RESPONSE PRELIM 2
03	11/12/2025	DA ISSUE SET - UPDATED
02	4/12/2025	DA ISSUE SET
01	2/12/2025	DA PRELIM SET
REV	DATE	DESCRIPTION

CLIENT
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PROJECT
27 UNIT RESIDENTIAL DEVELOPMENT 79-83 YORK STREET INDOOROOPILLY QLD

DRAWING
SITE LOCALITY PLAN

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1:50	MS	1/06/2026
JOB No	DWG No	REV
2521	SK100	06

SITE DETAILS

RP DETAILS: Lot 74-76 on RP23494
SITE AREA (NETT): 1188m² (EXCLUDING DEDICATION)
LOCAL AUTHORITY: BRISBANE CITY

SITE COVER :

SITE COVER :	
GROUND	807m ² (68%)
TOWER	692m ² (58%)
DEEP PLANTING:	138m ² (11.6%)
COMMUNAL OPEN SPACE:	78m ² (6.6%)

BICYCLE PARKING	
REQUIRED	33 SPACES
PROVIDED	36 SPACES

RESIDENT PARKING:	
REQUIRED	55 SPACES
PROVIDED	57 SPACES

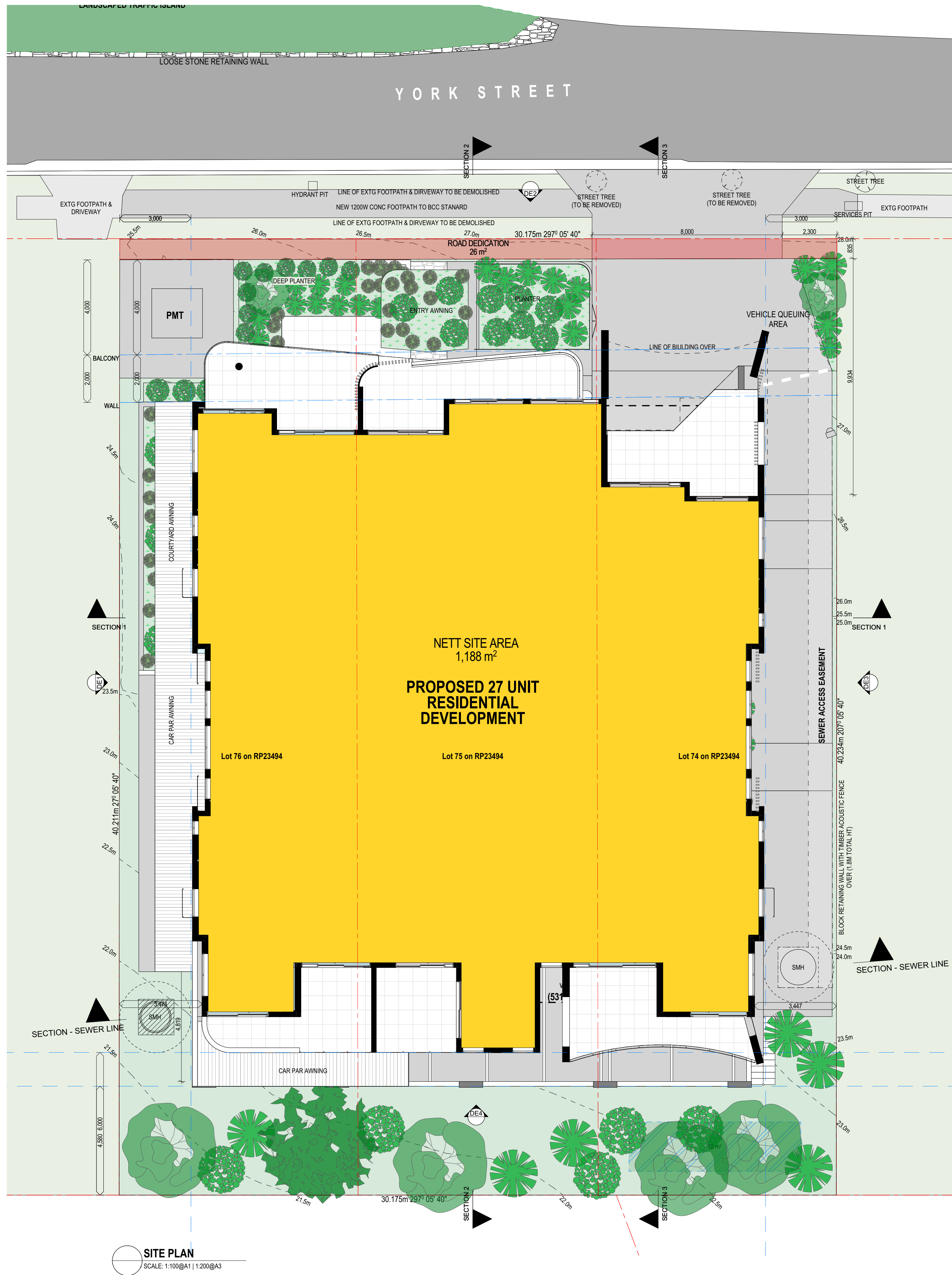
VISITOR PARKING:

REQUIRED	7 SPACES
PROVIDED	7 SPACES

TOTAL REQUIRED:	62 SPACES
TOTAL PROVIDED:	64 SPACES

CATEGORY	ZONES	Quantity
UNIT		
	2 BED	9
	3 BED	16
	4 BED	2
		27

STOREY	UNIT TYPE	AREA
GROUND FLOOR		
	3 BED	101.4
		101.4 m²
LEVEL 1		
	2 BED	241.3
	3 BED	277.3
		518.6 m²
LEVEL 2		
	2 BED	165.1
	3 BED	374.1
		539.2 m²
LEVEL 3		
	2 BED	165.1
	3 BED	374.1
		539.2 m²
LEVEL 4		
	2 BED	165.1
	3 BED	374.1
		539.2 m²
LEVEL 5		
	4 BED	371.6
		371.6 m²
		2,609.2 m²



SITE PLAN

SCALE: 1:100@A1 | 1:200@A3

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NO	CHANGE DESCRIPTION
21	1/06/2026 DA INFO RESPONSE
20	5/03/2026 DA INFO RESPONSE ISSUE
19	2/03/2026 DA INFO RESPONSE PRELIM 3
18	13/02/2026 DA INFO RESPONSE PRELIM 2
17	11/02/2026 DA INFO RESPONSE PRELIM
16	11/12/2025 DA ISSUE SET - UPDATED
15	4/12/2025 DA ISSUE SET
14	2/12/2025 DA PRELIM SET
13	20/11/2025 UPDATED DRAFT DA SET
12	18/11/2025 DRAFT DA SET
REV	DATE DESCRIPTION

CLIENT

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27 UNIT RESIDENTIAL DEVELOPMENT
79-83 YORK STREET INDOOROOPILLY
QLD

DRAWING

SITE

SITE PLAN

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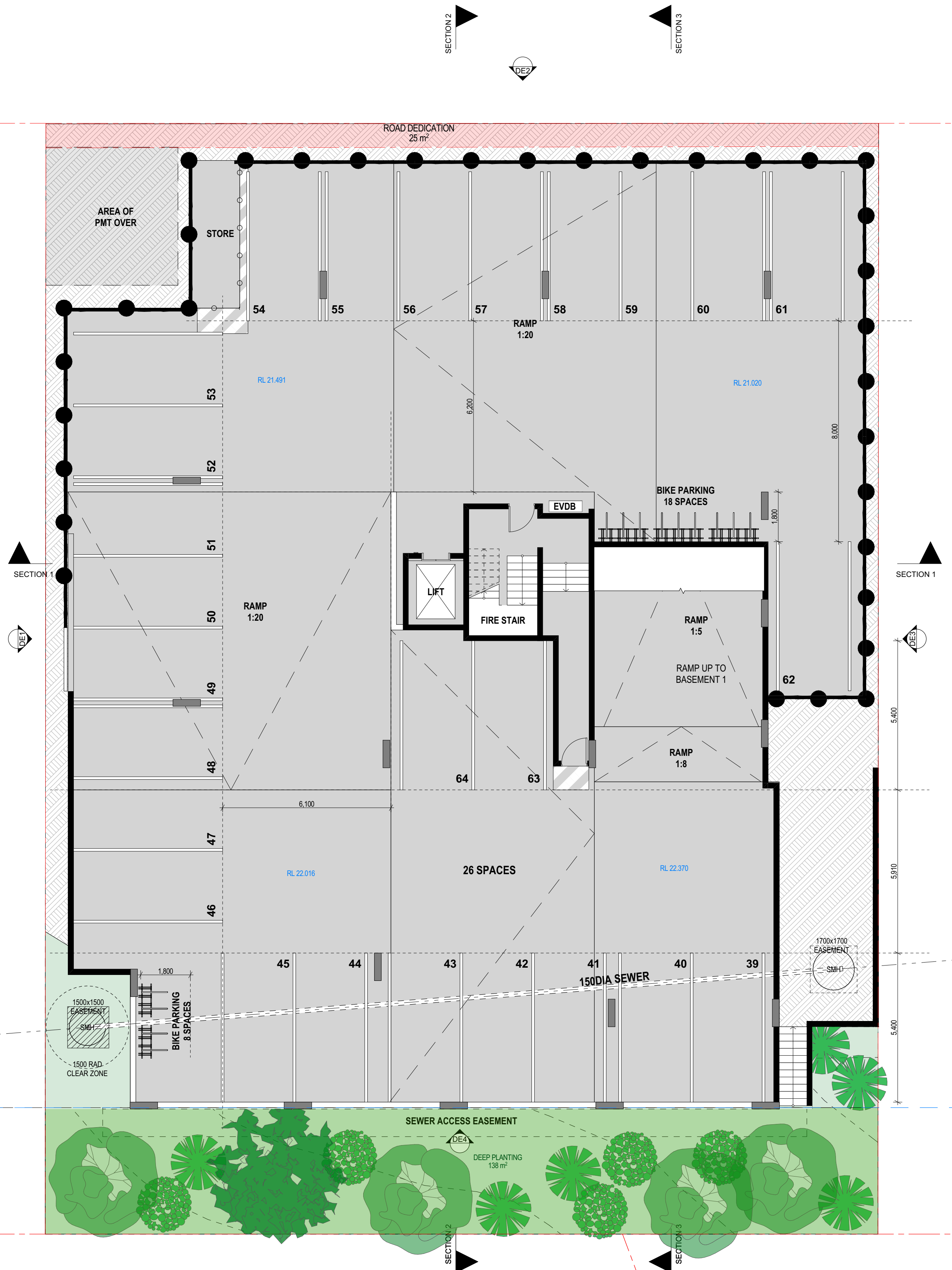
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JOB No	DWG No	REV
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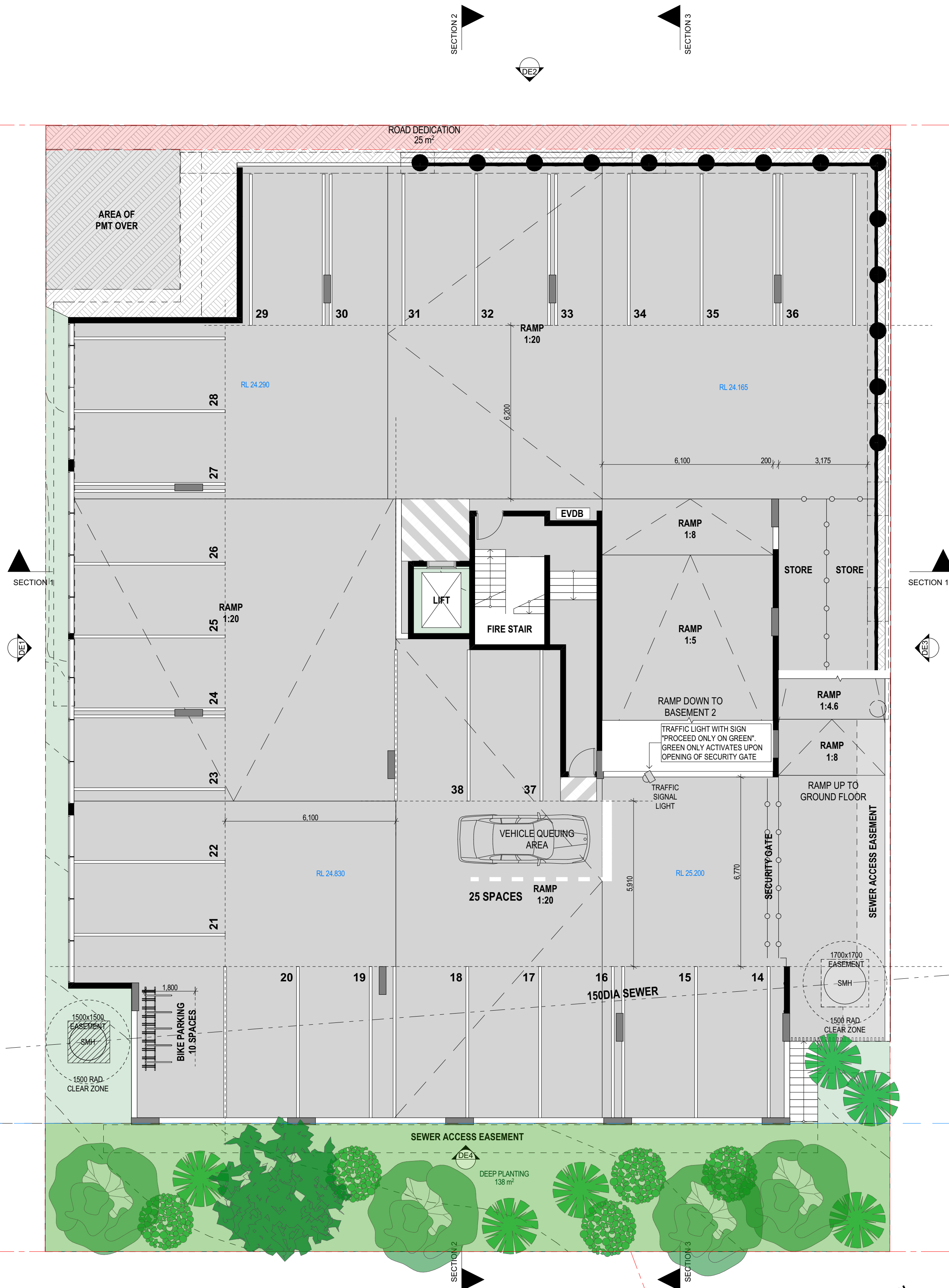
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BASEMENT 2
SCALE: 1:100@A1 | 1:200@A3



BASEMENT 1
SCALE: 1:100@A1 | 1:200@A3

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2	3/03/2026	DA INFO RESPONSE PRELIM 3
1	13/02/2026	DA INFO RESPONSE PRELIM 2
0	11/02/2026	DA INFO RESPONSE PRELIM
9	11/12/2025	DA ISSUE SET - UPDATED
8	4/12/2025	DA ISSUE SET
7	2/12/2025	DA PRELIM SET
6	20/11/2025	UPDATED DRAFT DA SET
5	18/11/2025	DRAFT DA SET
REV	DATE	DESCRIPTION

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DRAWING
FLOOR PLANS
BASEMENT 1&2

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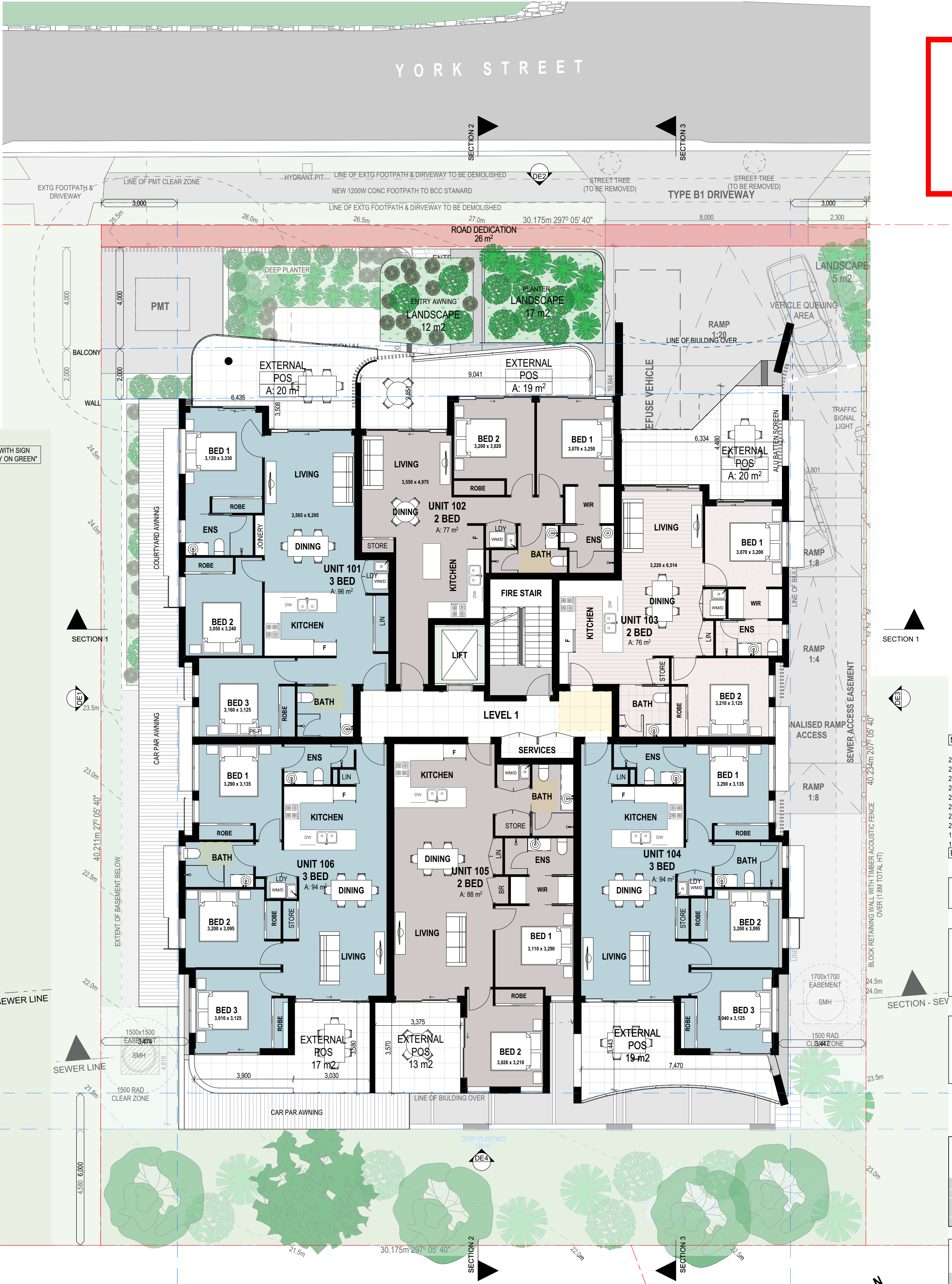
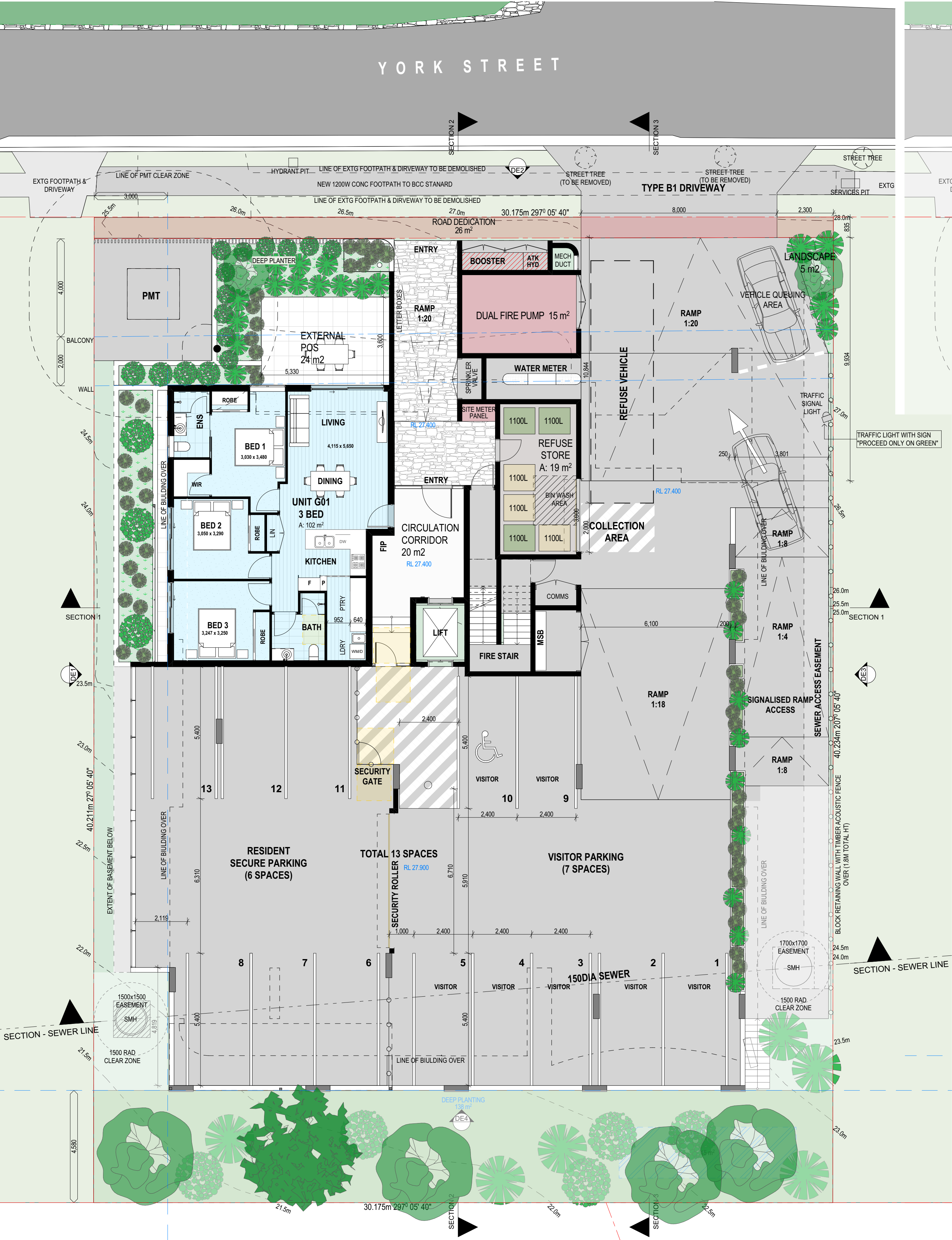
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SCALE @ A1	DRAWN	PRINTED DATE
	MS	1/06/2026
JOB No	DWG No	REV
2521	SK200	24

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NO	CHANGE DESCRIPTION	
7	1/06/2026	DA INFO RESPONSE
6	21/05/2026	GF LANDSCAPING ISSUE
5	17/03/2026	FINAL DA INFO RESPONSE
4	5/03/2026	DA INFO RESPONSE ISSUE
3	2/03/2026	DA INFO RESPONSE PRELIM 3
2	13/02/2026	DA INFO RESPONSE PRELIM 2
1	11/02/2026	DA INFO RESPONSE PRELIM
0	11/12/2025	DA ISSUE SET - UPDATED
9	4/12/2025	DA ISSUE SET
8	2/12/2025	DA PRELIM SET
REV	DATE	DESCRIPTION

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79-83 YORK STREET INDOOROOPILLY
QLD

DRAWING
FLOOR PLANS
GROUND & LEVEL 1

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MS	1/06/2026	
JOB No	DWG No	REV
2521	SK201	27

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NO	CHANGE DESCRIPTION	
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9	17/03/2026	FINAL DA INFO RESPONSE
8	5/03/2026	DA INFO RESPONSE ISSUE
7	13/02/2026	DA INFO RESPONSE PRELIM 2
6	11/12/2025	DA ISSUE SET - UPDATED
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4	2/12/2025	DA PRELIM SET
3	20/11/2025	UPDATED DRAFT DA SET
2	18/11/2025	DRAFT DA SET
REV	DATE	DESCRIPTION

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79-83 YORK STREET INDOOROOPILLY
QLD

DRAWING
FLOOR PLANS
LEVEL 2-5

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JOB No	DWG No	REV
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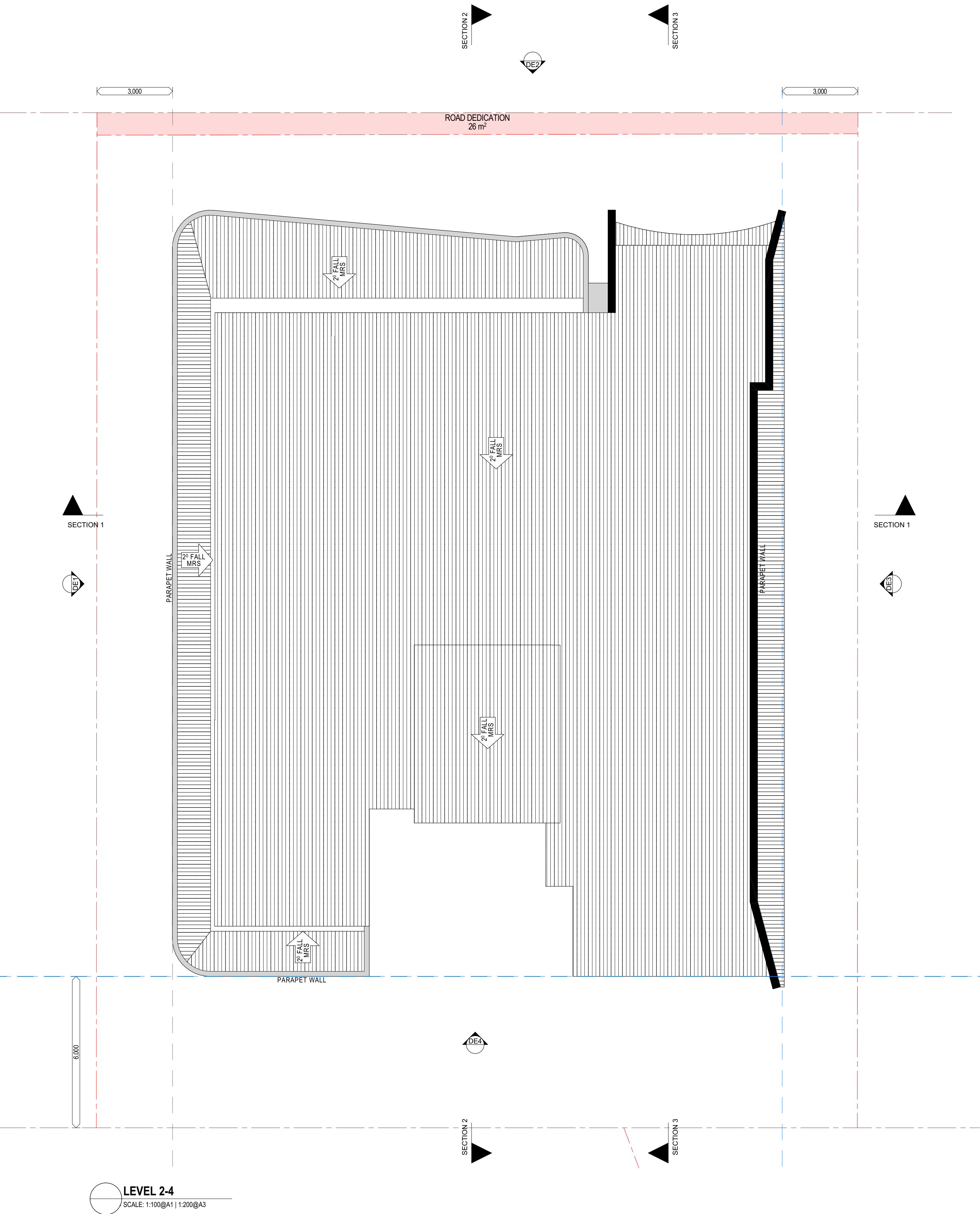
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LEVEL 2-4
SCALE: 1:100@A1 | 1:200@A3

NO	CHANGE DESCRIPTION
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02	1/06/2026	DA INFO RESPONSE
01	5/03/2026	DA INFO RESPONSE ISSUE
REV	DATE	DESCRIPTION

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QLD

DRAWING
FLOOR PLANS
ROOF

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JOB No	DWG No	REV
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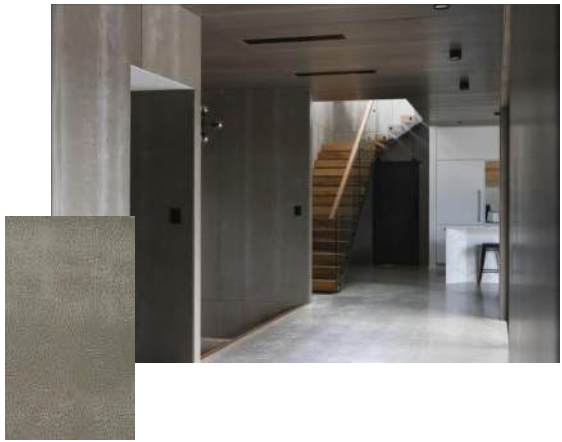
FINISHES LEGEND



TIMBER LOOK ALUMINIUM BATTEN
DECO BATTEN: CURLY BIRCH



RENDERED BLOCKWORK PAINT
FINISH



FEATURE WALL FINISH



LASER CUT ALUMINIUM POWDERCOAT
SCREEN

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2 ELEVATION 2 (YORK ST)
SCALE: 1:100@A1 | 1:200@A3



1 ELEVATION 4
SCALE: 1:100@A1 | 1:200@A3

NO	CHANGE DESCRIPTION	
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07	5/03/2026	DA INFO RESPONSE ISSUE
06	13/02/2026	DA INFO RESPONSE PRELIM 2
05	11/12/2025	DA ISSUE SET - UPDATED
04	4/12/2025	DA ISSUE SET
03	2/12/2025	DA PRELIM SET
02	20/11/2025	UPDATED DRAFT DA SET
01	18/11/2025	DRAFT DA SET
REV	DATE	DESCRIPTION

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79-83 YORK STREET INDOOROOPILLY
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DRAWING
ELEVATIONS
ELEVATIONS 2 & 4

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SCALE @ A1	DRAWN	PRINTED DATE
MS	1/06/2026	
JOB No	DWG No	REV
2521	SK301	08

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NOT FOR CONSTRUCTION

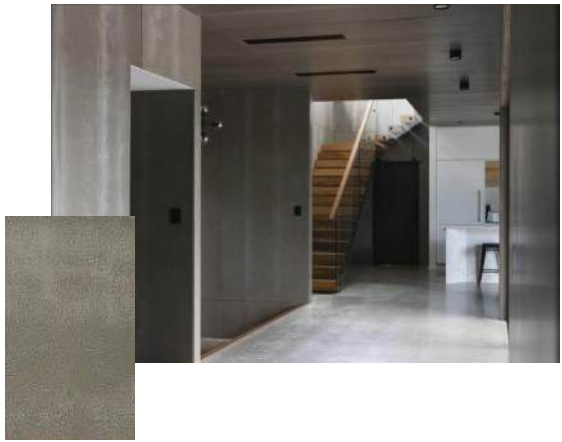
FINISHES LEGEND



TIMBER LOOK ALUMINIUM BATTEN
DECO BATTEN: CURLY BIRCH



RENDERED BLOCKWORK PAINT
FINISH

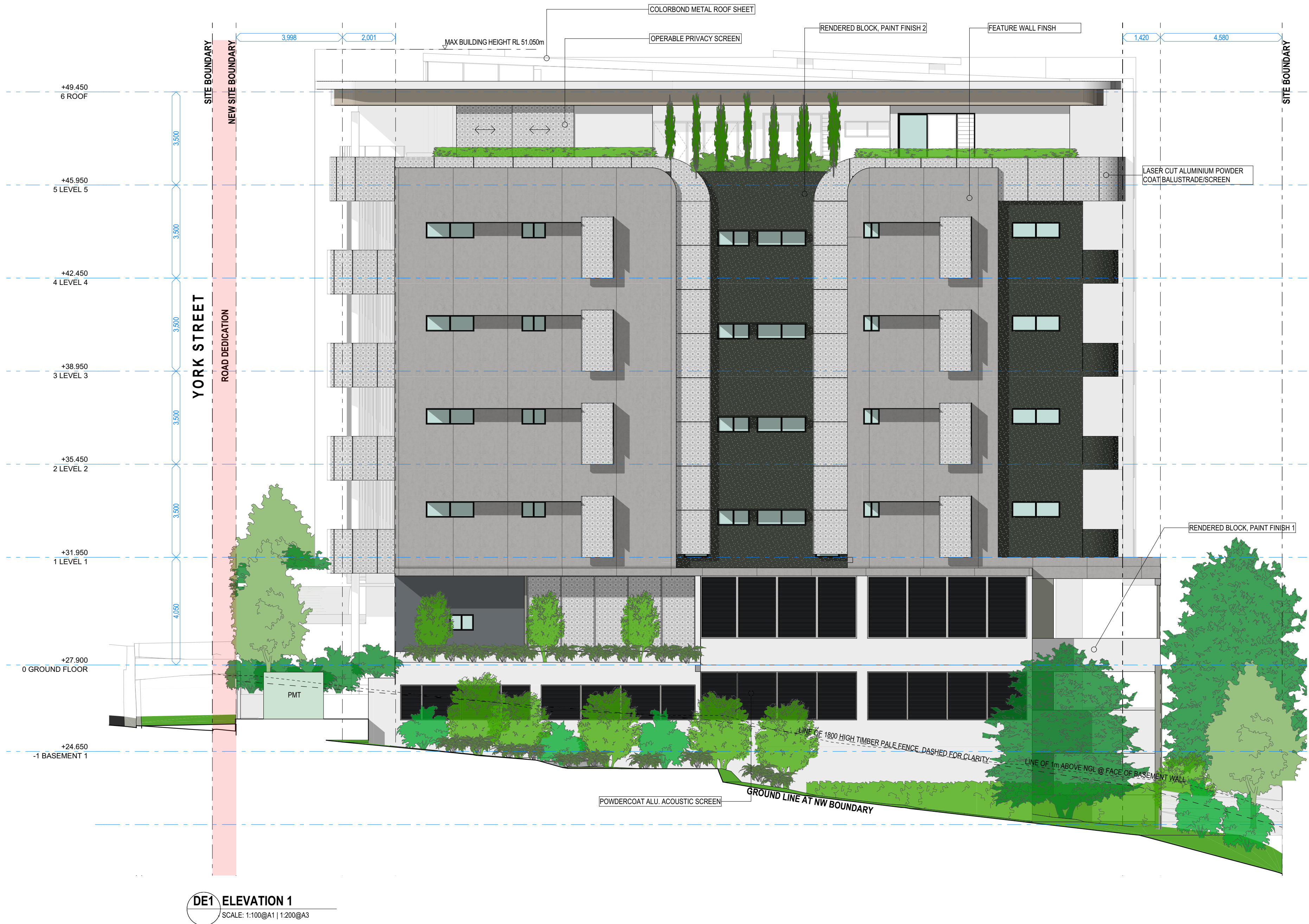


FEATURE WALL FINISH



LASER CUT ALUMINIUM POWDERCOAT
SCREEN

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DE1 ELEVATION 1
SCALE: 1:100@A1 | 1:200@A3

NO	CHANGE DESCRIPTION	
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10	5/03/2026	DA INFO RESPONSE ISSUE
09	13/02/2026	DA INFO RESPONSE PRELIM 2
08	11/12/2025	DA ISSUE SET - UPDATED
07	4/12/2025	DA ISSUE SET
06	2/12/2025	DA PRELIM SET
05	20/11/2025	UPDATED DRAFT DA SET
04	18/11/2025	DRAFT DA SET
03	28/04/2025	UPDATED PARKING RATIOS & SETBACKS
REV	DATE	DESCRIPTION

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27 UNIT RESIDENTIAL DEVELOPMENT
79-83 YORK STREET INDOOROOPILLY
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DRAWING
ELEVATIONS
ELEVATION 1

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SCALE @ A1	DRAWN	PRINTED DATE
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JOB No	DWG No	REV
2521	SK302	11

PRELIMINARY
NOT FOR TENDER
NOT FOR CONSTRUCTION

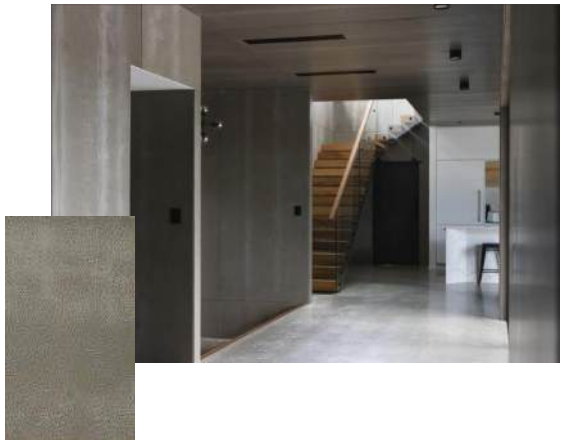
FINISHES LEGEND



TIMBER LOOK ALUMINIUM BATTEN
DECO BATTEN: CURLY BIRCH



RENDERED BLOCKWORK PAINT
FINISH



FEATURE WALL FINISH



LASER CUT ALUMINIUM POWDERCOAT
SCREEN

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NO	CHANGE DESCRIPTION
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08	1/06/2026	DA INFO RESPONSE
07	5/03/2026	DA INFO RESPONSE ISSUE
06	13/02/2026	DA INFO RESPONSE PRELIM 2
05	11/12/2025	DA ISSUE SET - UPDATED
04	4/12/2025	DA ISSUE SET
03	2/12/2025	DA PRELIM SET
02	20/11/2025	UPDATED DRAFT DA SET
01	18/11/2025	DRAFT DA SET
REV	DATE	DESCRIPTION

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27 UNIT RESIDENTIAL DEVELOPMENT 79-83 YORK STREET INDOOROOPILLY QLD

DRAWING
ELEVATIONS ELEVATION 3

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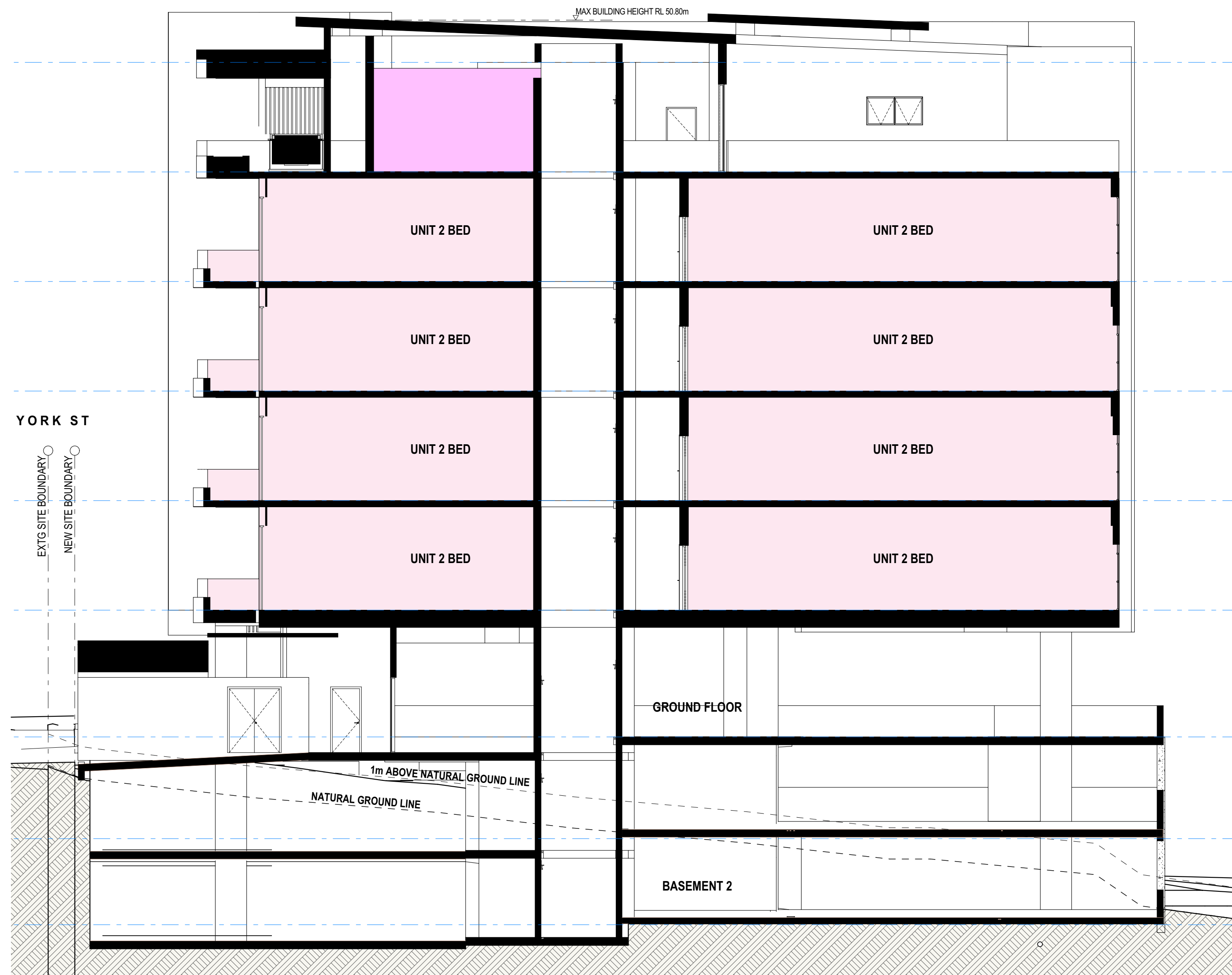
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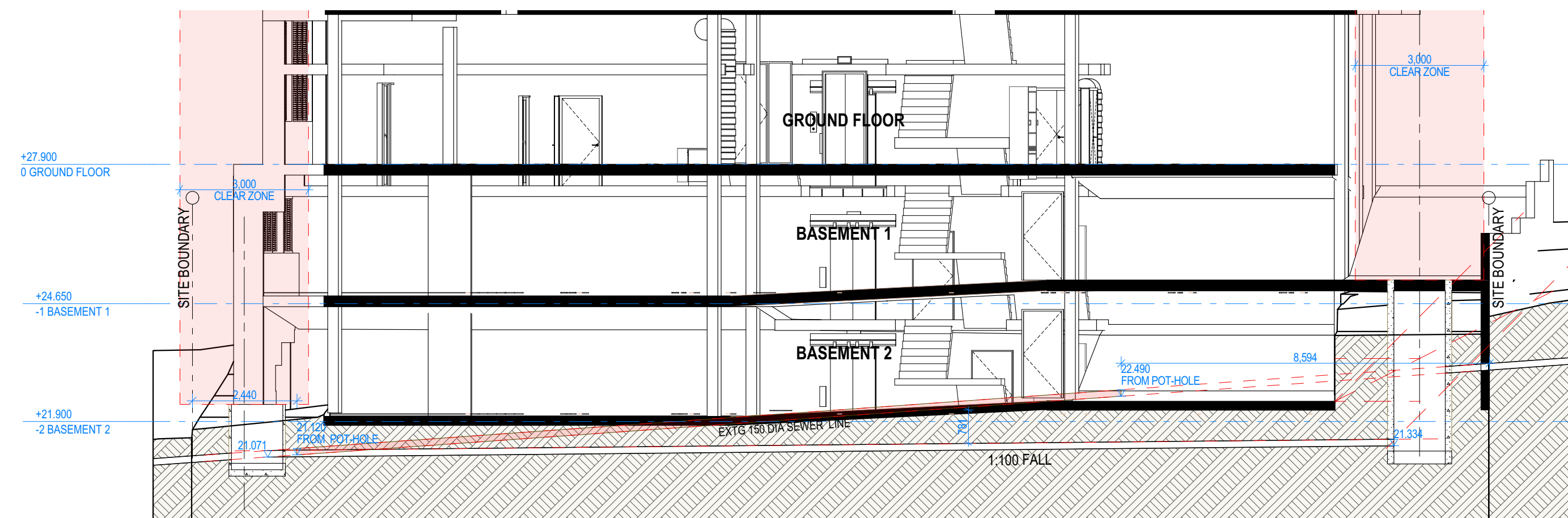
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A006928376



SECTION 1
SCALE: 1:100@A1 | 1:200@A3



SECTION 2
SCALE: 1:100@A1 | 1:200@A3



SECTION 4 - SEWER LINE
SCALE: 1:100@A1 | 1:200@A3

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18	5/03/2026 DA INFO RESPONSE ISSUE	
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15	11/12/2025 DA ISSUE SET - UPDATED	
14	4/12/2025 DA ISSUE SET	
13	2/12/2025 DA PRELIM SET	
12	20/11/2025 UPDATED DRAFT DA SET	
11	18/11/2025 DRAFT DA SET	
REV	DATE	DESCRIPTION

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27 UNIT RESIDENTIAL DEVELOPMENT
79-83 YORK STREET INDOOROOPILLY QLD

DRAWING
SECTIONS
SECTIONS

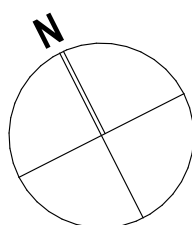
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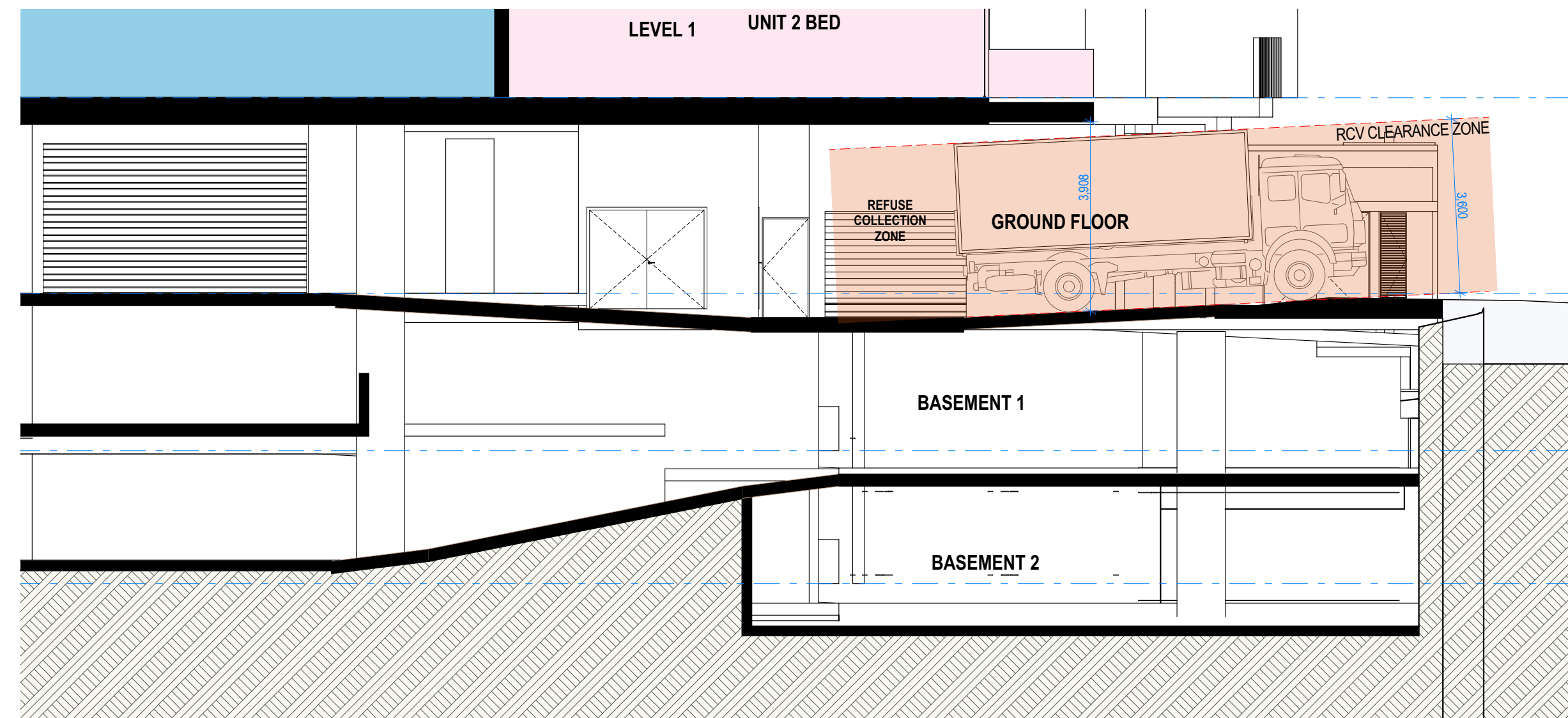
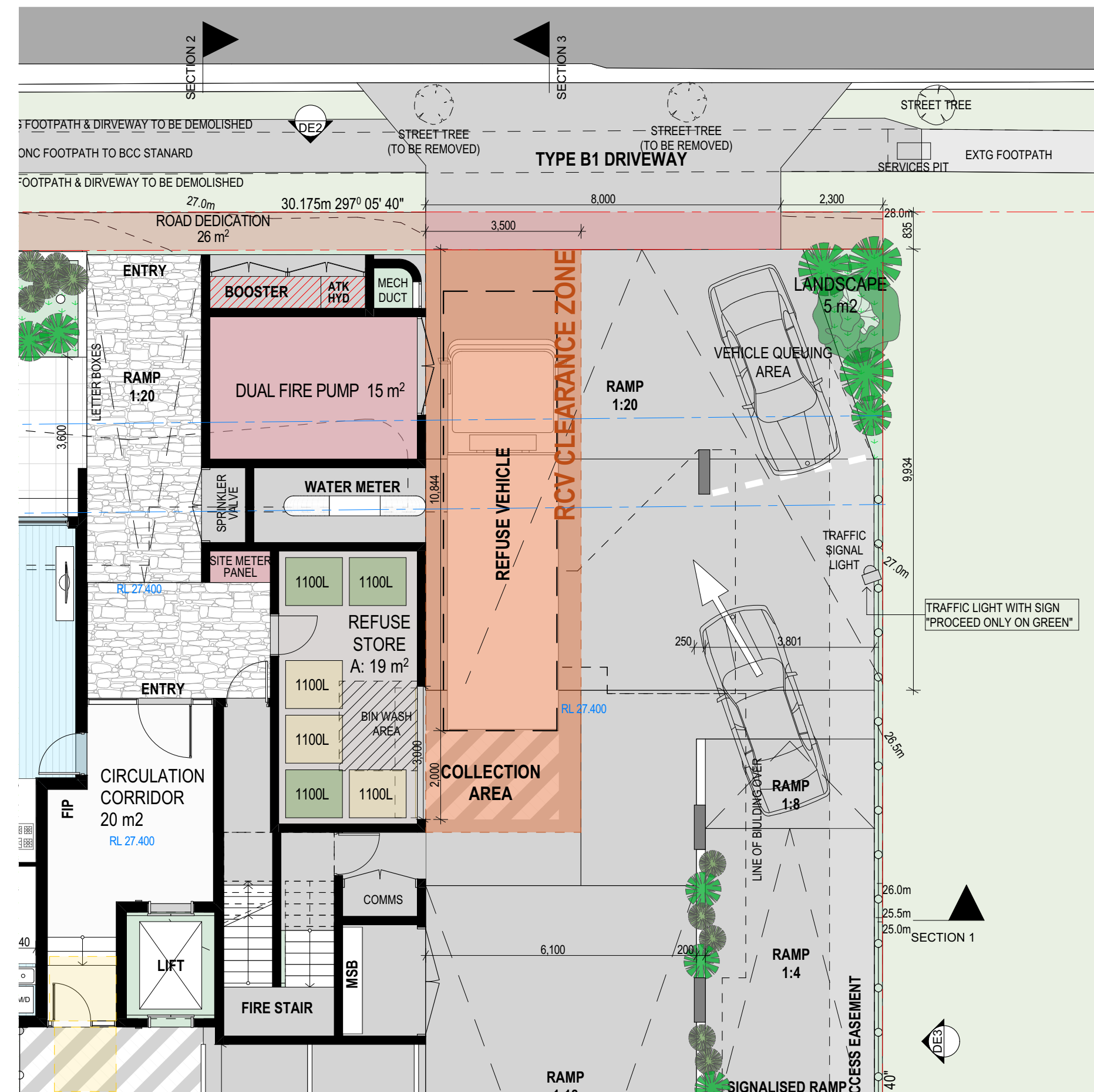
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SCALE @ A1	DRAWN	PRINTED DATE
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2521	SK401	19

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DRAWING
SECTIONS
RCV CLEARANCE

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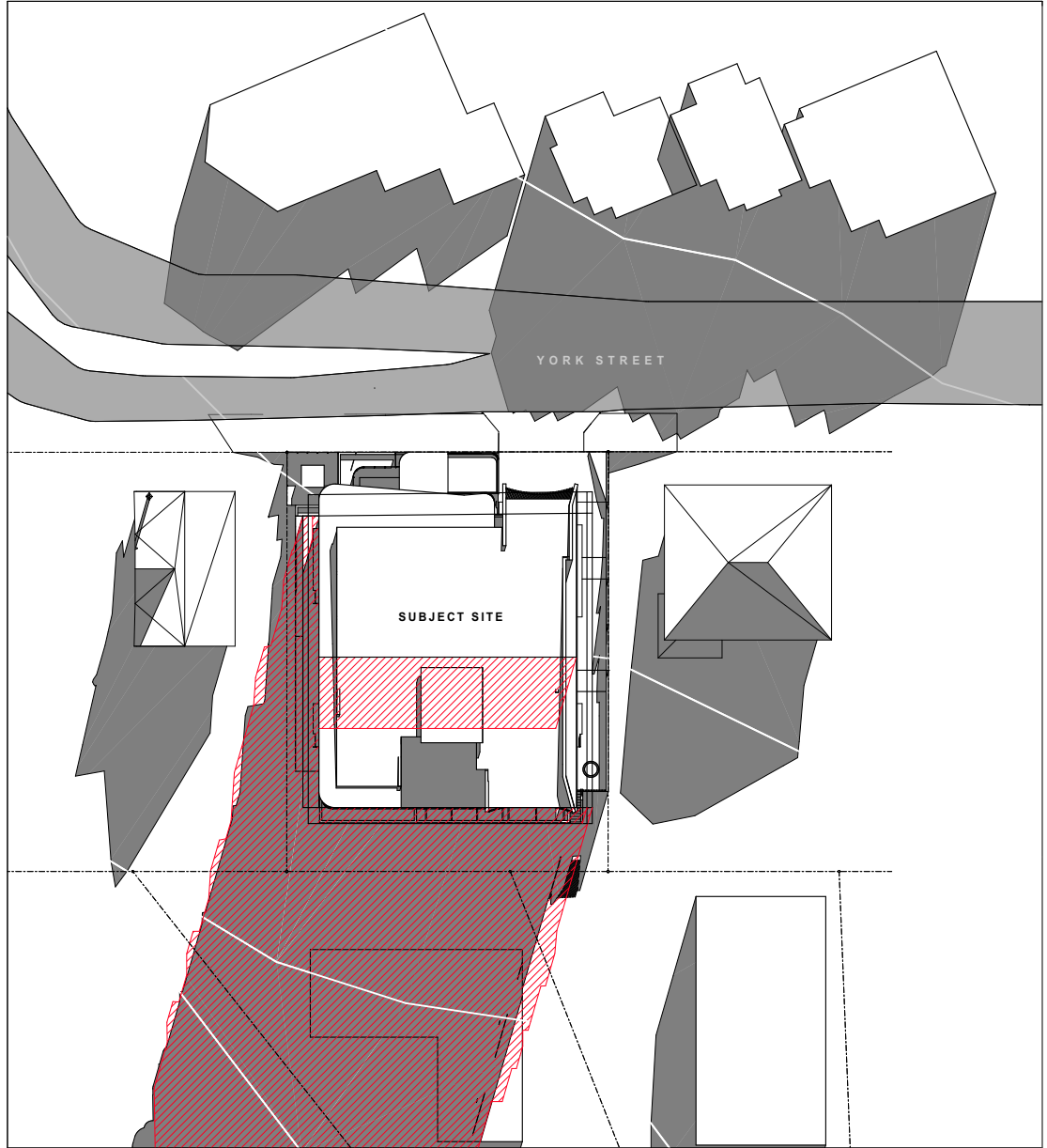
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MS	1/06/2026	
JOB No	DWG No	REV
2521	SK402	01

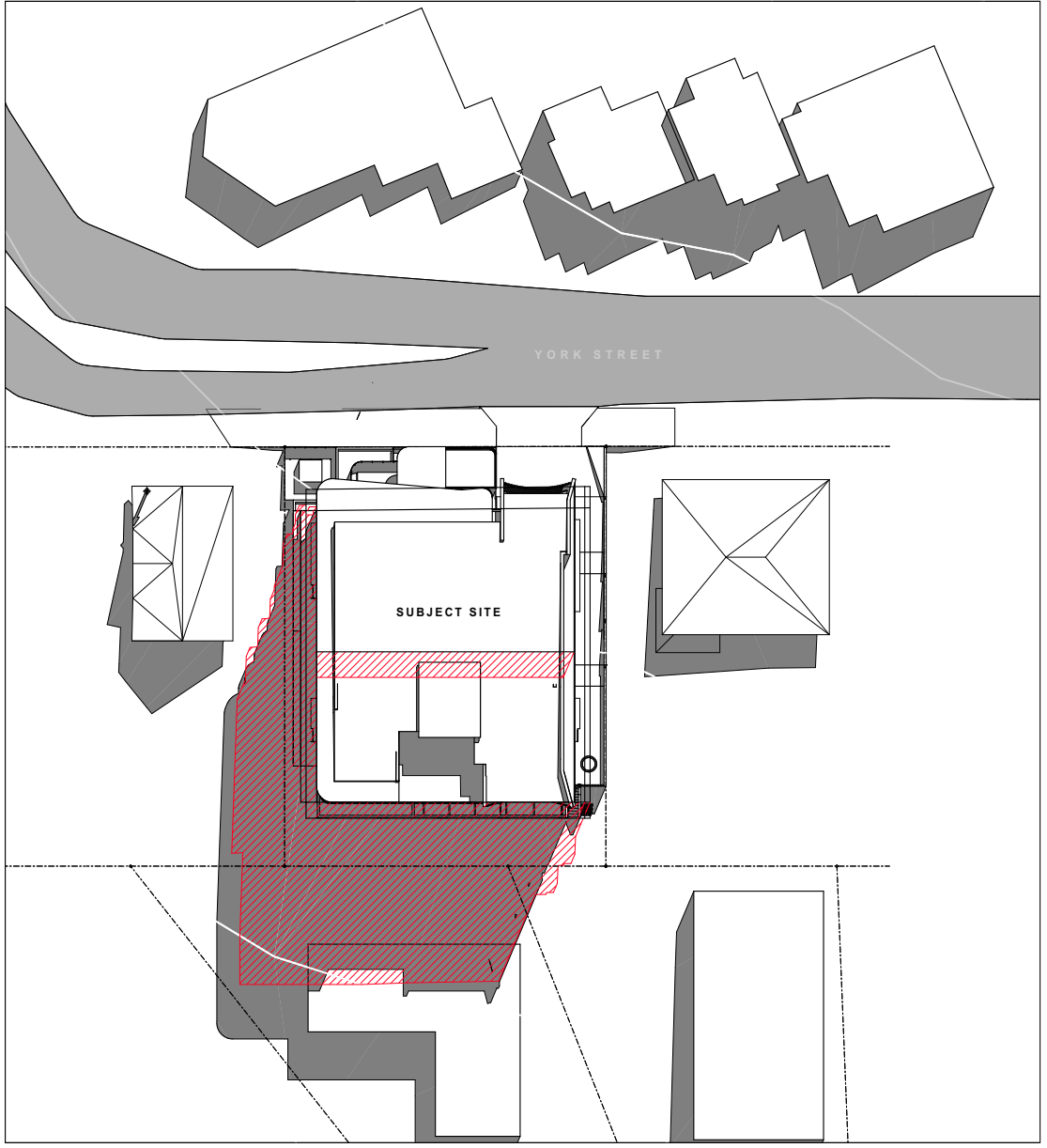
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WINTER SOLSTICE



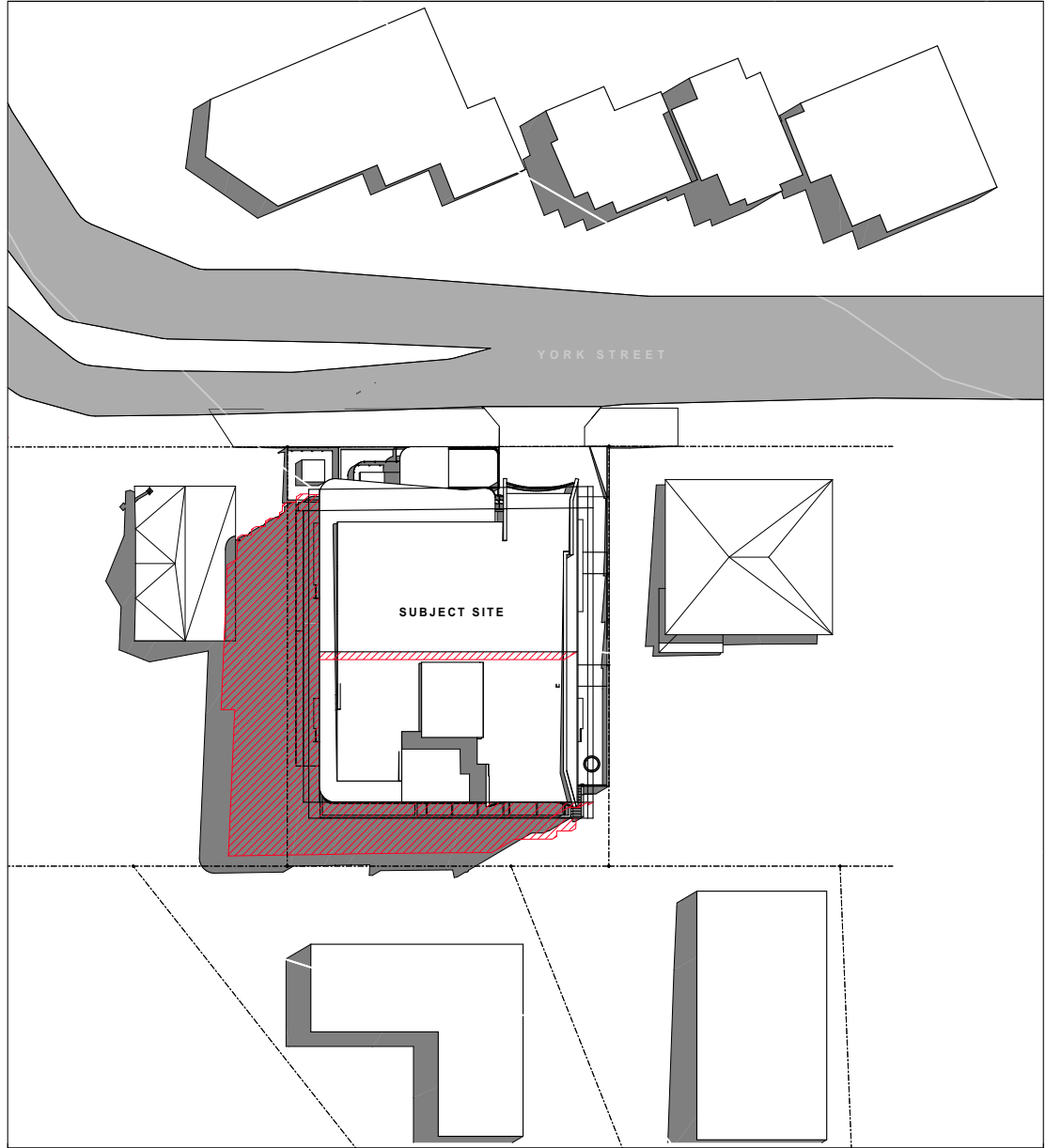
JUN 21 10:00 COMP
NTS - ARTIST IMPRESSION

EQUINOX



MAR 21 10:00
NTS - ARTIST IMPRESSION

SUMMER SOLSTICE



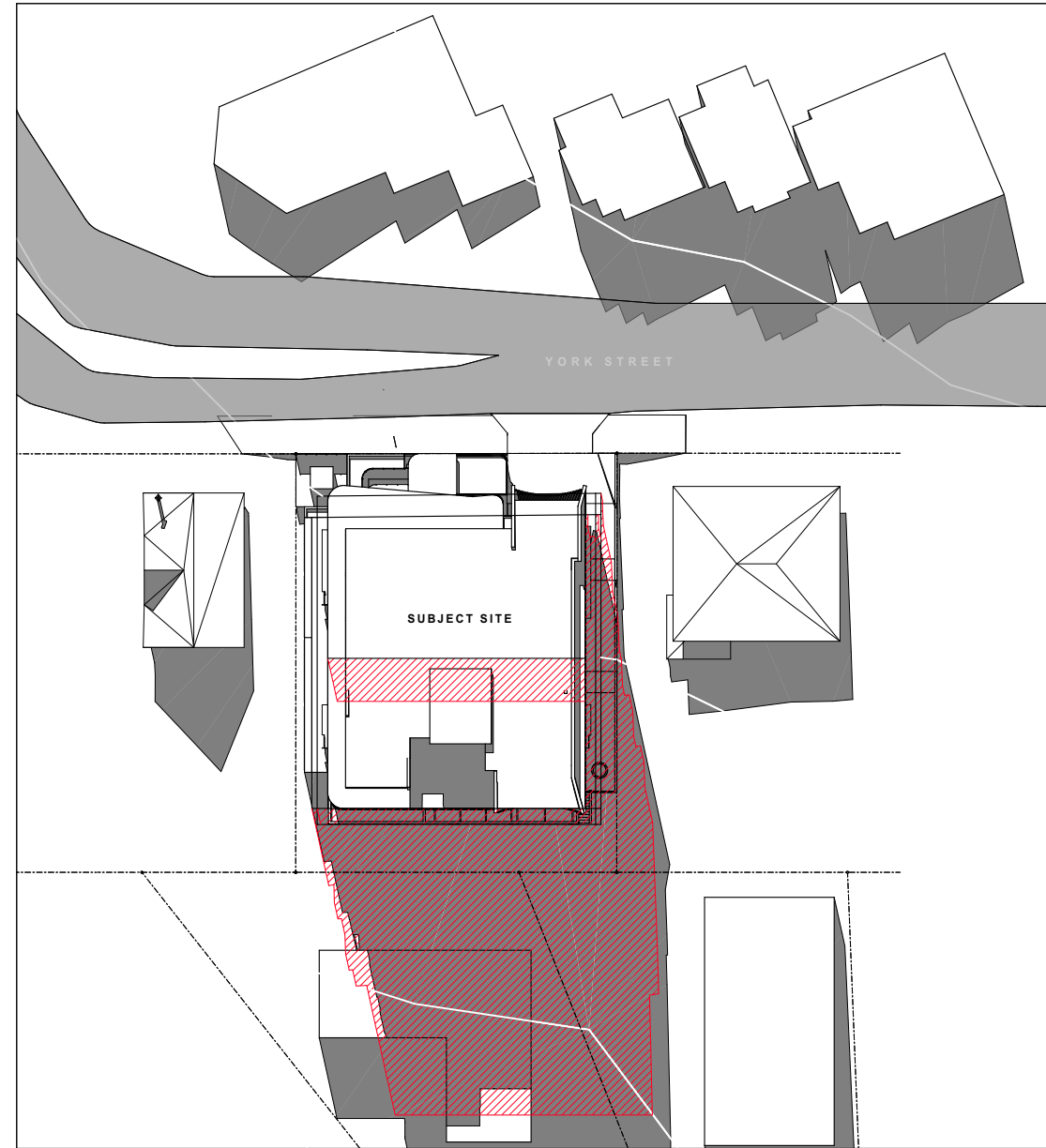
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NTS - ARTIST IMPRESSION

LEGEND

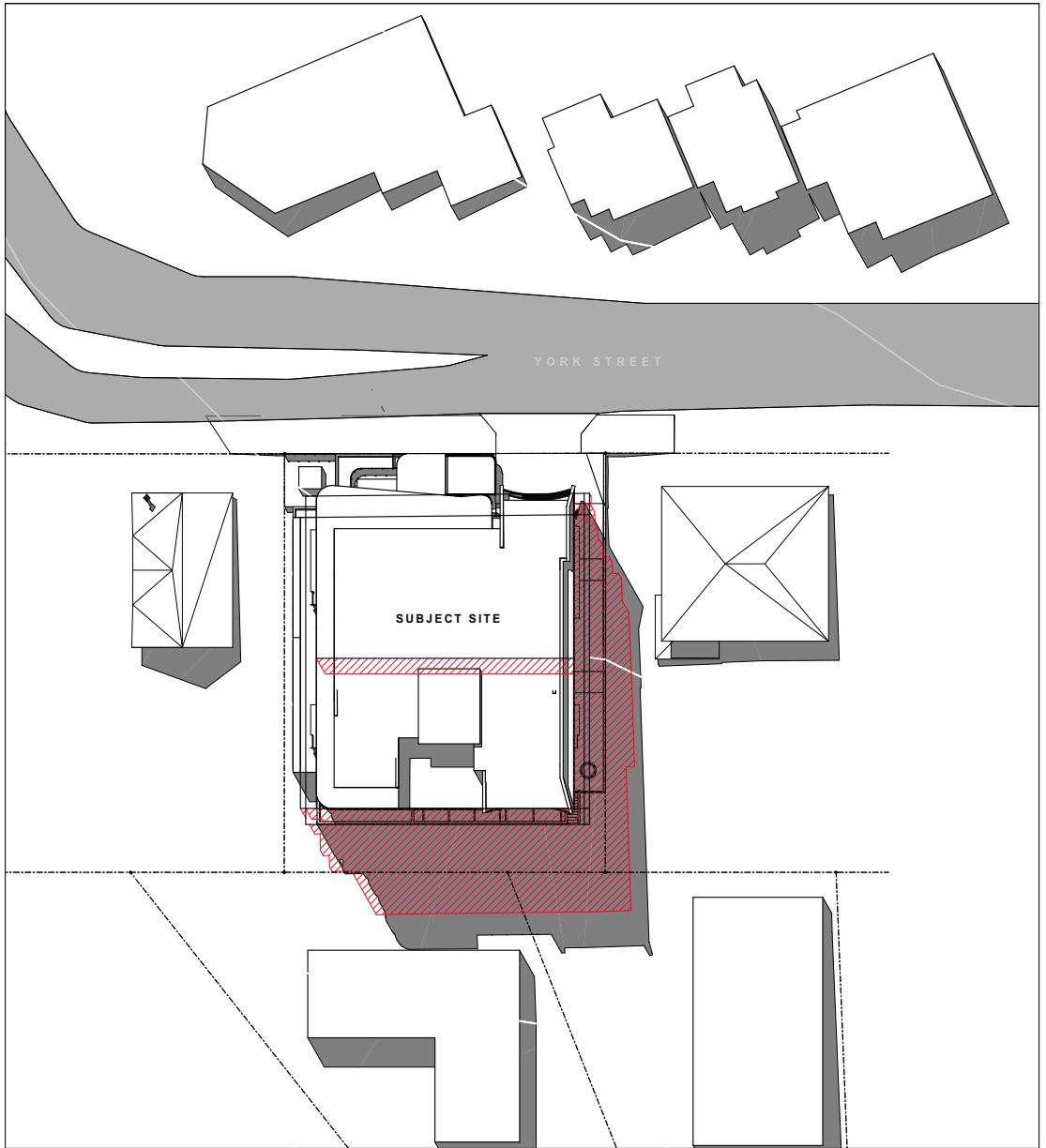
CAST SHADOW OF PROPOSED DEVELOPMENT

CAST SHADOW OF COMPLIANT BUILDING ENVELOPE
AS PER BCC MULTI UNIT DWELLING CODE TABLE 9.3.14.3.C

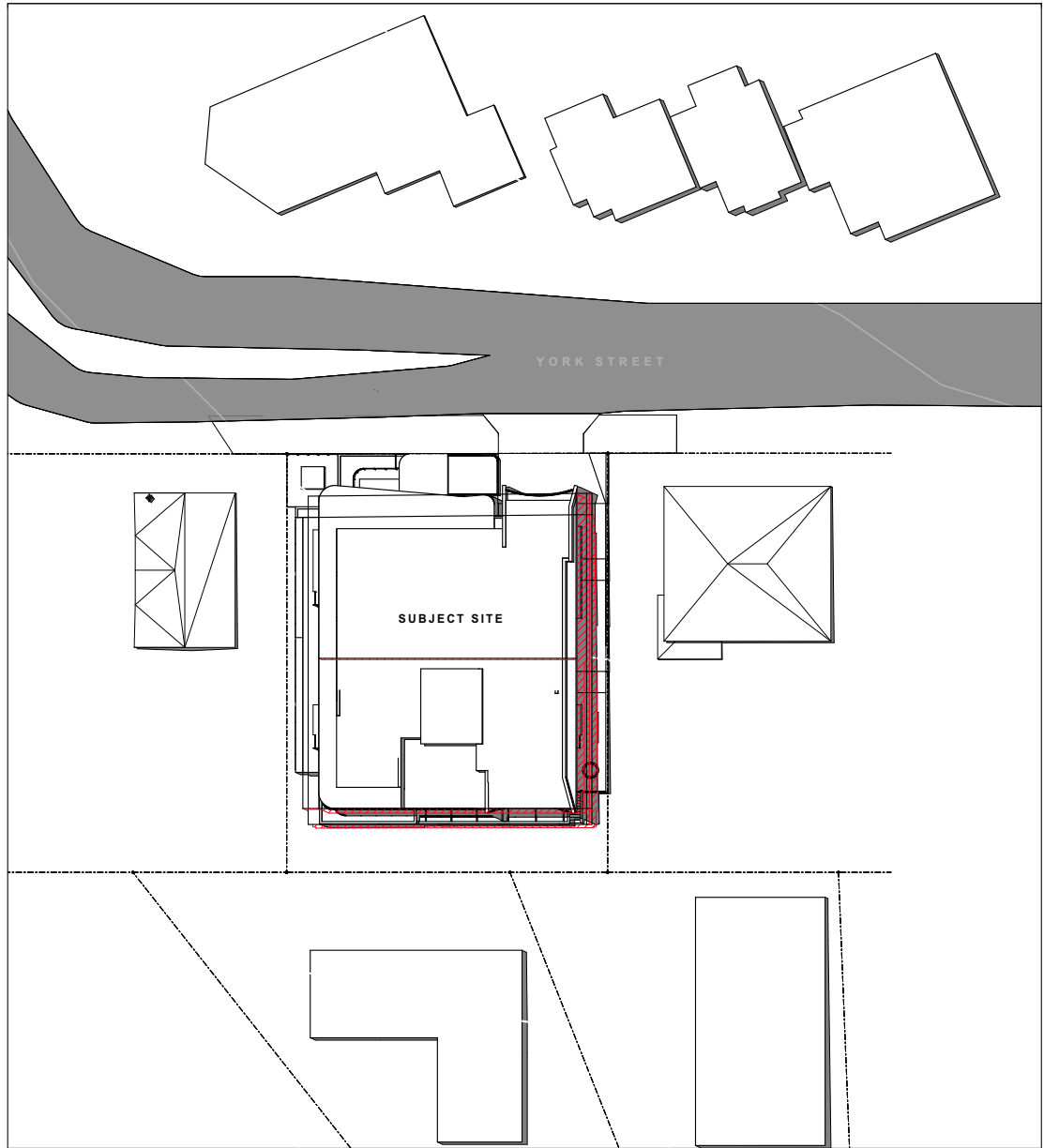
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JUN 21 12:00
NTS - ARTIST IMPRESSION



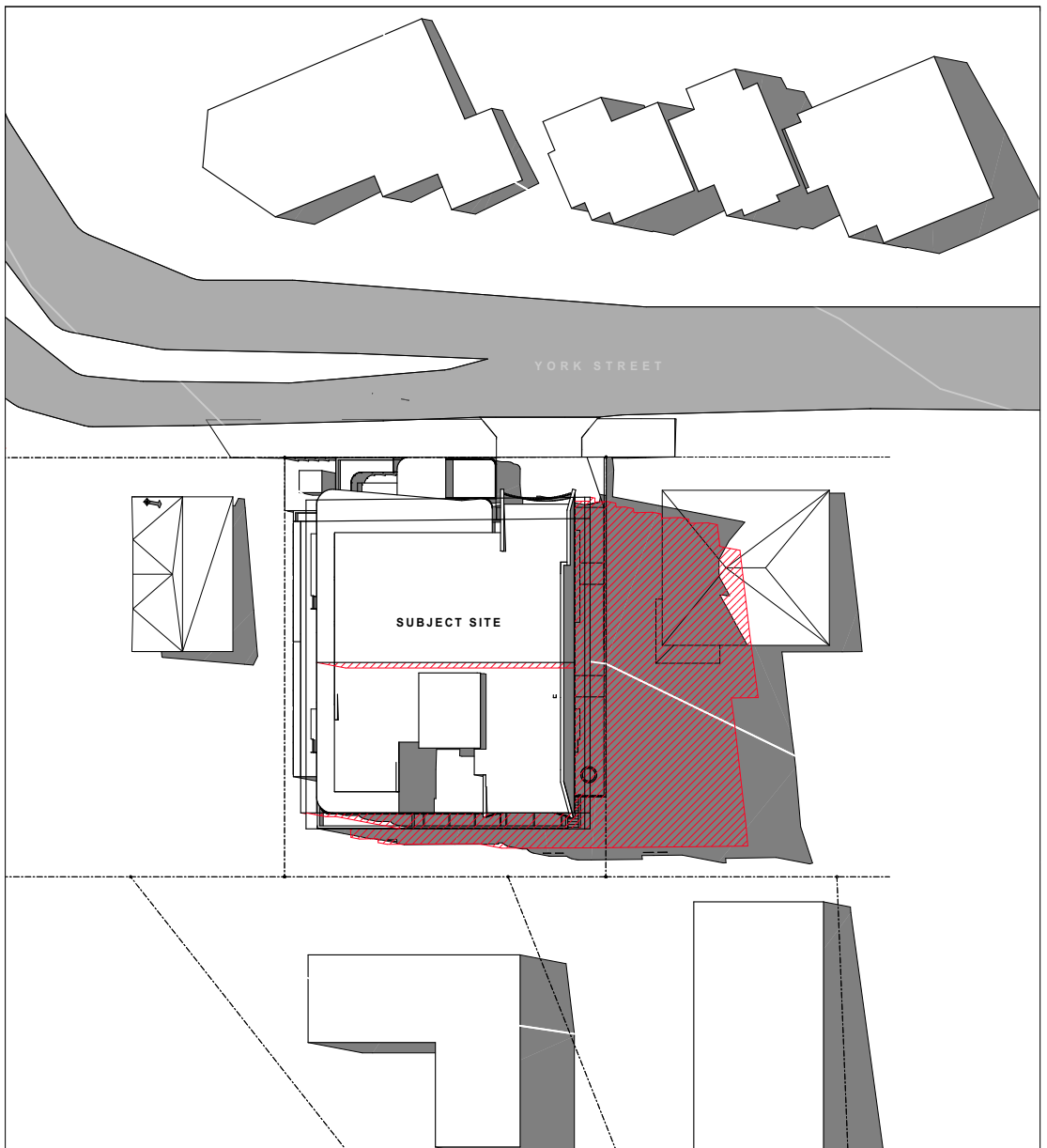
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NTS - ARTIST IMPRESSION



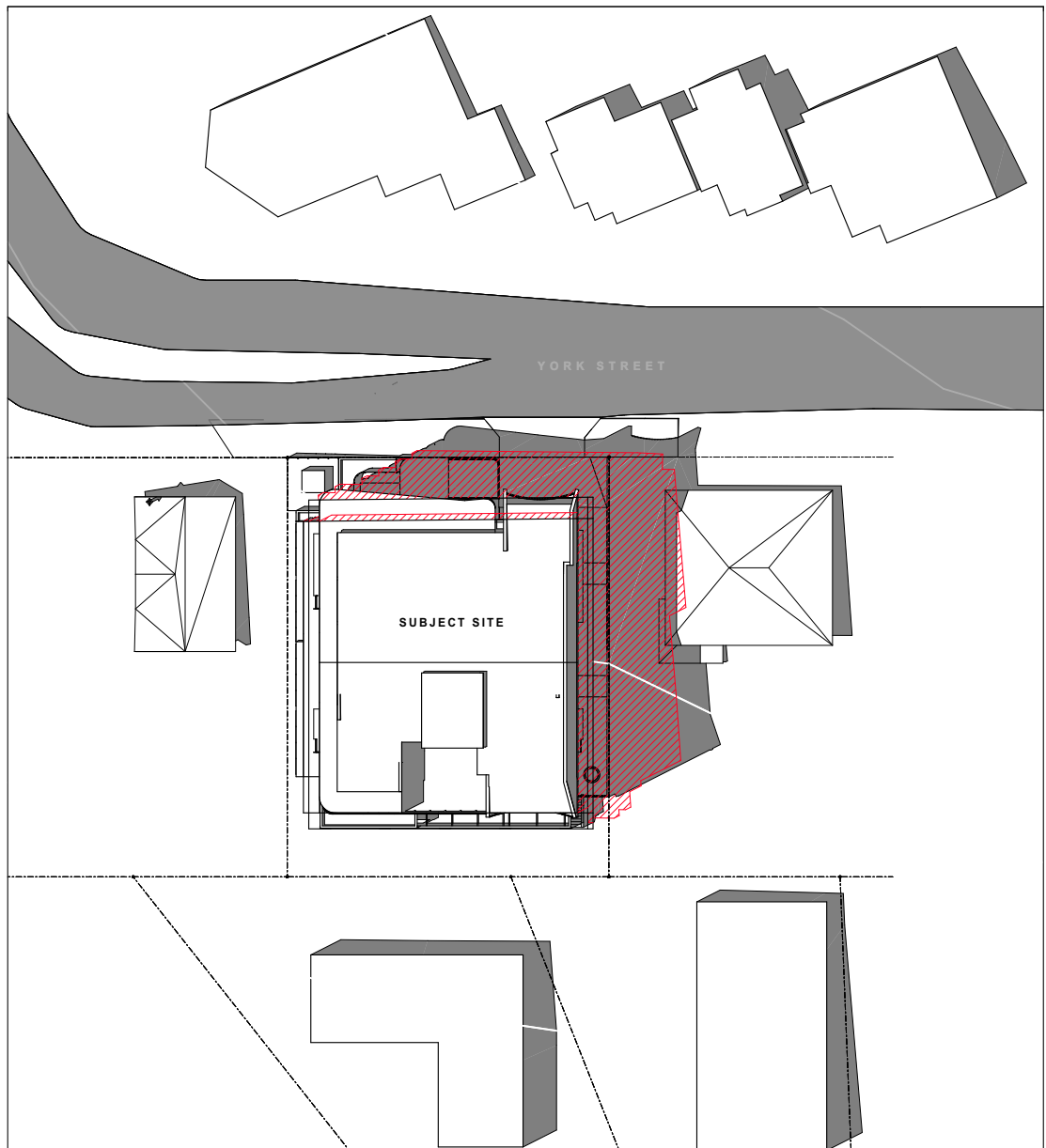
DEC 21 12:00
NTS - ARTIST IMPRESSION



JUN 21 14:00
NTS - ARTIST IMPRESSION



MAR 21 14:00 COMP
NTS - ARTIST IMPRESSION



DEC 21 14:00
NTS - ARTIST IMPRESSION

NO	CHANGE DESCRIPTION
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07	1/06/2026	DA INFO RESPONSE
06	5/03/2026	DA INFO RESPONSE ISSUE
05	13/02/2026	DA INFO RESPONSE PRELIM 2
04	11/12/2025	DA ISSUE SET - UPDATED
03	4/12/2025	DA ISSUE SET
02	2/12/2025	DA PRELIM SET
01	20/11/2025	UPDATED DRAFT DA SET
REV	DATE	DESCRIPTION

CLIENT
SCAS LEAF 3 PTY LTD

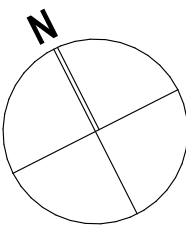
PROJECT
27 UNIT RESIDENTIAL DEVELOPMENT 79-83 YORK STREET INDOOROOPILLY QLD

DRAWING
SUN SHADOW ANALYSIS SOLSTICE AND EQUINOX ANALYSIS

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PO BOX 1491 NEW FARM QLD 4005 Nominated Architect - John Ford QLD 3411 NSW 9664		P: 07 3172 0150 www.ultralinea.com.au
SCALE @ A1	DRAWN	PRINTED DATE
	MS	1/06/2026
JOB No	DWG No	REV
2521	SK500	07



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APPLICATION REF

A006928376

NO	CHANGE DESCRIPTION	
15	1/06/2026	DA INFO RESPONSE
14	5/03/2026	DA INFO RESPONSE ISSUE
13	13/02/2026	DA INFO RESPONSE PRELIM 2
12	11/12/2025	DA ISSUE SET - UPDATED
11	4/12/2025	DA ISSUE SET
10	2/12/2025	DA PRELIM SET
09	20/11/2025	UPDATED DRAFT DA SET
08	18/11/2025	DRAFT DA SET
07	27/08/2025	GROUND PARKING & ADD STOREY OPTION
06	21/08/2025	GROUND LEVEL PARKING OPTION
REV	DATE	DESCRIPTION

CLIENT
SCAS LEAF 3 PTY LTD

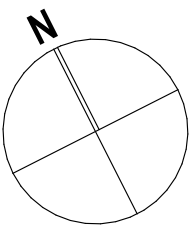
PROJECT
27 UNIT RESIDENTIAL DEVELOPMENT
79-83 YORK STREET INDOOROOPILLY
QLD

DRAWING
PERSPECTIVES
STREET

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SCALE @ A1	DRAWN	PRINTED DATE	JOB No	DWG No	REV
	MS	1/06/2026	2521	SK600	15



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