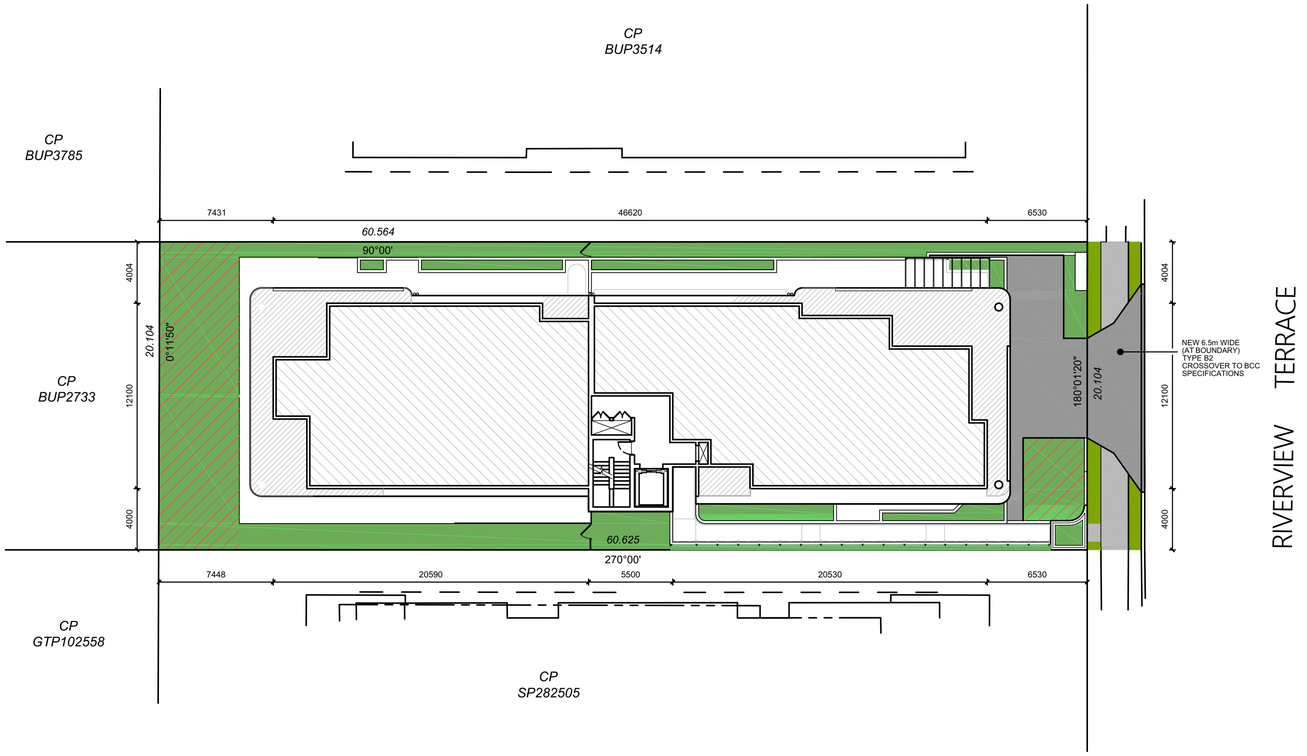
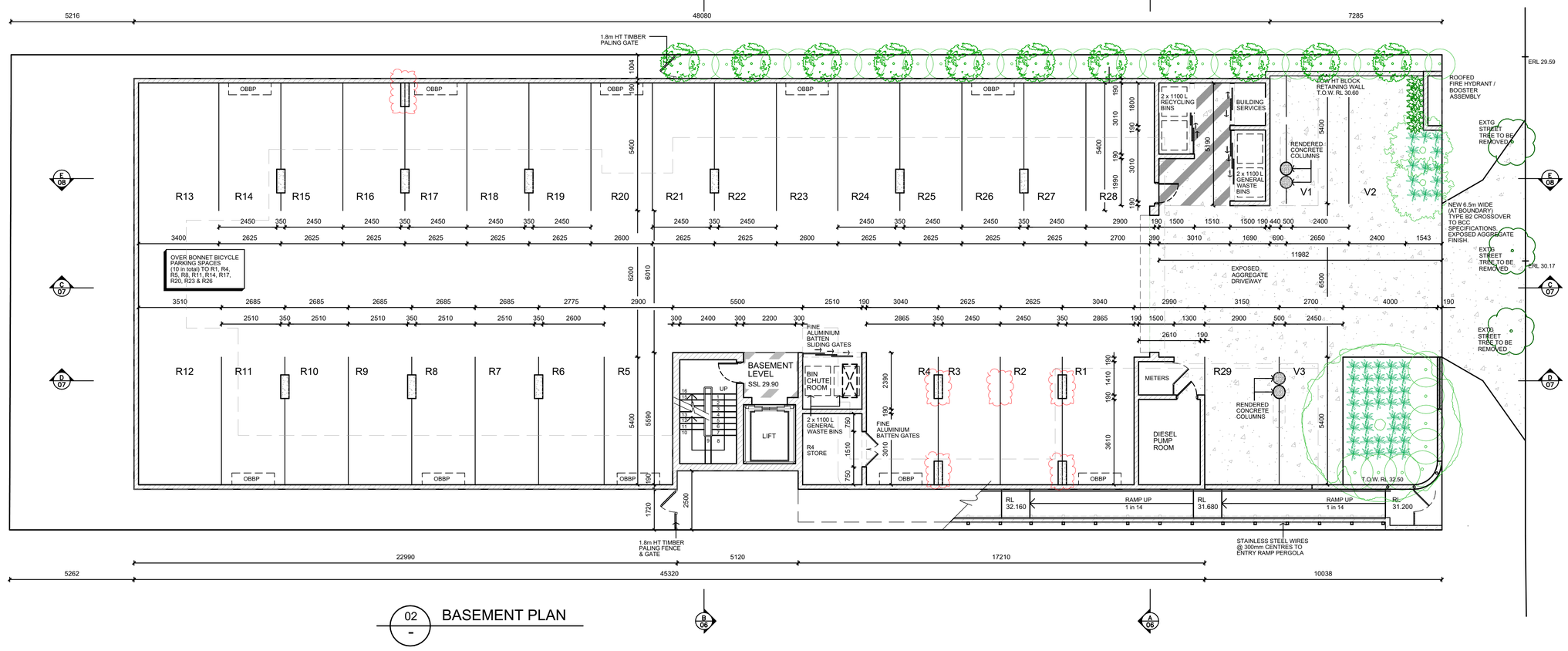


01 SITE PLAN
1:200



02 BASEMENT PLAN

KEY STATISTICS

GROSS FLOOR AREA CALCULATION

UNIT No	No of BEDS	INTERNAL AREAS	EXTERNAL AREAS	TOTAL UNIT AREA
1	3	154.87	61.87	216.74
2	3	208.46	323.89	532.35
3	3	219.99	63.70	283.69
4	3	206.79	54.70	261.49
5	3	219.99	63.70	283.69
6	3	206.79	54.70	261.49
7	3	219.99	63.70	283.69
8	3	206.79	54.70	261.49
9	3	204.89	72.17	277.06
10	3	192.68	63.88	256.56
TOTAL		2041.24m²	877.01m²	2918.25m²
COMMUNAL SPACE				102.81m² (8.4%)

SITE COVER	628.8 m² 51.6%	
DEEP PLANTING AREAS (MIN. DIMENSION 4m)	126.5 m² 10.3%	
ALL OTHER LANDSCAPING AREAS	162.8m² 13.3%	

CAR PARKING
(NUMBER OF 3 BED UNITS = 10)

	RESIDENTS	VISITORS
No OF CAR PARKS REQUIRED	25	3
No OF CAR PARKS PROVIDED	30	3

DRAWING LIST

DRAWING No	DRAWING TITLE
DA.01	SITE & BASEMENT PLAN
DA.02	GROUND FLOOR & FIRST FLOOR PLAN
DA.03	SECOND FLOOR & THIRD FLOOR PLAN
DA.04	FOURTH FLOOR & ROOF PLAN
DA.05	NORTH & SOUTH ELEVATIONS
DA.06	EAST & WEST ELEVATIONS + SECTIONS A & B
DA.07	SECTIONS C & D
DA.08	SECTION E & STREET ELEVATION

ISSUE	DATE	DESCRIPTION
A	02.03.23	ORIGINAL ISSUE
B	09.05.23	LANDSCAPING CONCEPT
C	15.10.23	REVISED FLOOR PLAN
D	19.12.23	REVISED ROOF
E	18.03.24	REDUCED No OF UNITS
F	18.04.24	TRAFFIC ENGINEER INPUT
G	04.10.24	INCREASE SETBACK
H	22.10.24	REVISED UNIT 1
J	07.11.24	TRAFFIC ENGINEER INPUT
K	27.11.24	FURTHER CONSULTANT INPUT
L	02.12.24	EXTEND ENTRY PERGOLA
	17.03.25	REISSUED
M	26.03.25	REFUSE REARRANGEMENT
O	31.07.25	NORTH BALUSTRADE & DINING/TERRACE CHANGE
P	22.10.25	BASEMENT COLUMN UPDATE

PPQ GROUP

ERL - EXTG REDUCED LEVEL
LG10 - LOWER GROUND FLOOR CAR SPACE
OBBP - OVER BONNET BICYCLE PARKING SPACE
R6 - RESIDENT CAR SPACE
RL - REDUCED LEVEL
SSL - STRUCTURAL SLAB LEVEL
T.O.W. - TOP OF WALL
V3 - VISITOR CAR SPACE
- BLOCKWORK
- INTERNAL UNIT AREA
- TERRACE & BALCONY

BCC DS
LODGED
1/10/2026
APPLICATION REF
A007098015

RPD
Lot 35 on RP23506
Site area - 1214 m²

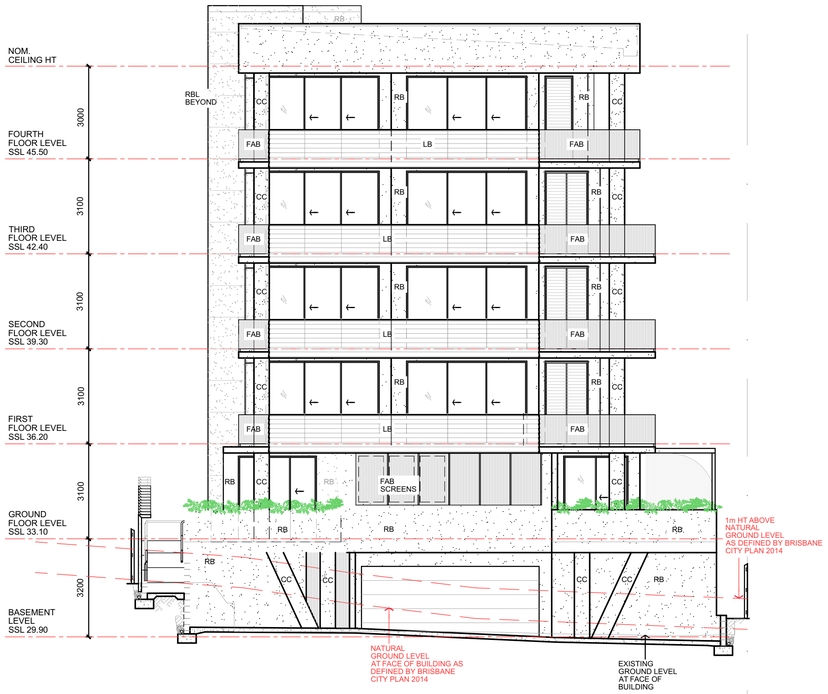
PROJECT
PROPOSED
MULTI UNIT
DEVELOPMENT
21 RIVERVIEW TERRACE
INDOOROOPILLY QLD 4068

SHOWN ON THIS DRAWING
SITE &
BASEMENT PLAN

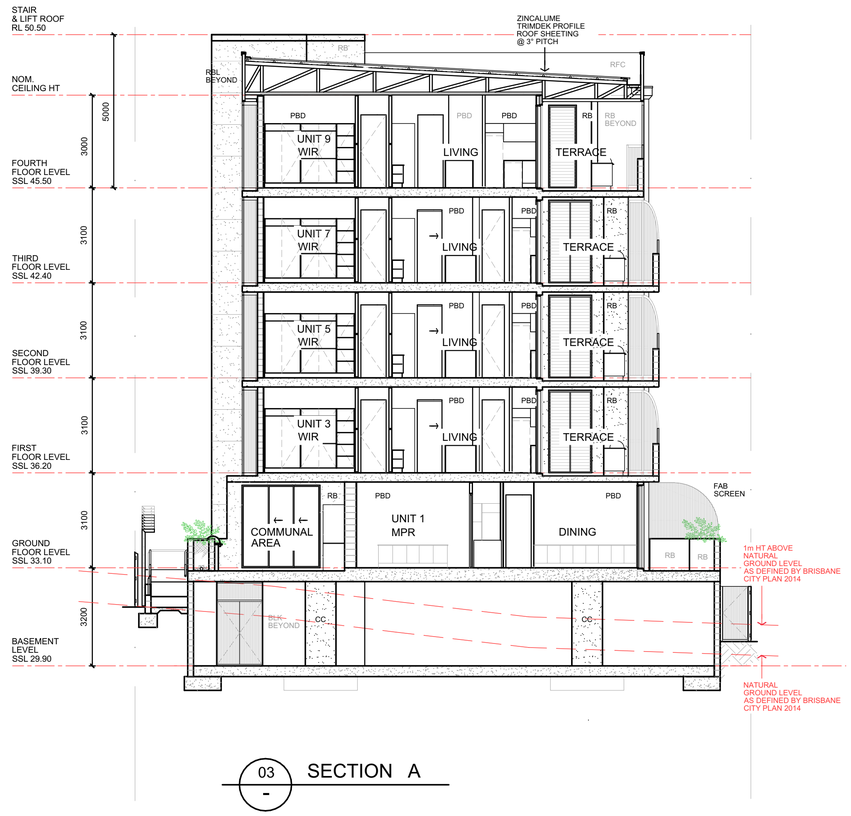
NOTES
1. DO NOT SCALE OFF DRAWINGS
THESE DRAWINGS HAVE BEEN
PREPARED FOR DEVELOPMENT
APPROVAL. STRUCTURAL DESIGN
& SETOUT TO BE CONFIRMED.

DATE OCTOBER 2025
SCALE 1:200 1:100 @ A1
JOB No. 2206
DRAWING No. DA - 01
ISSUE P

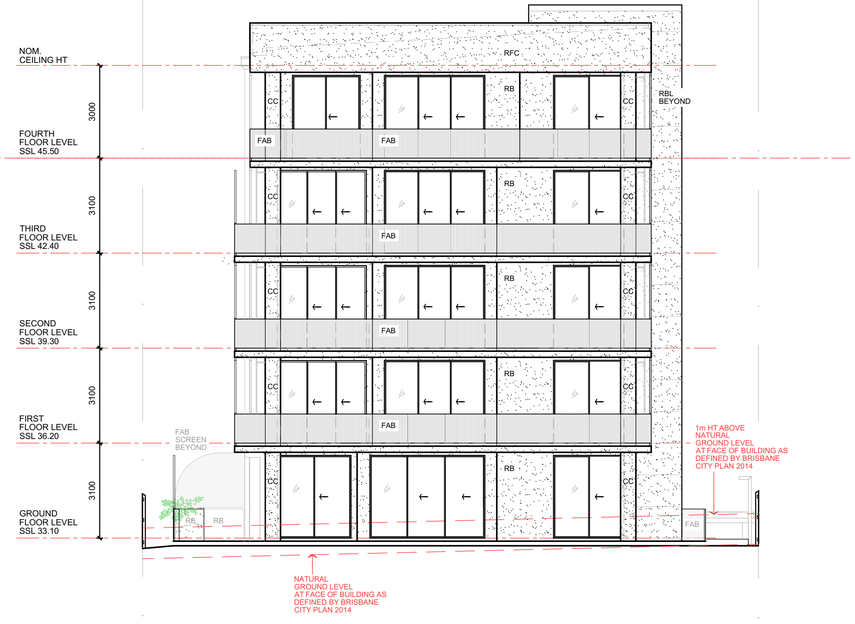
0 1m 5m
SCALE 1:100



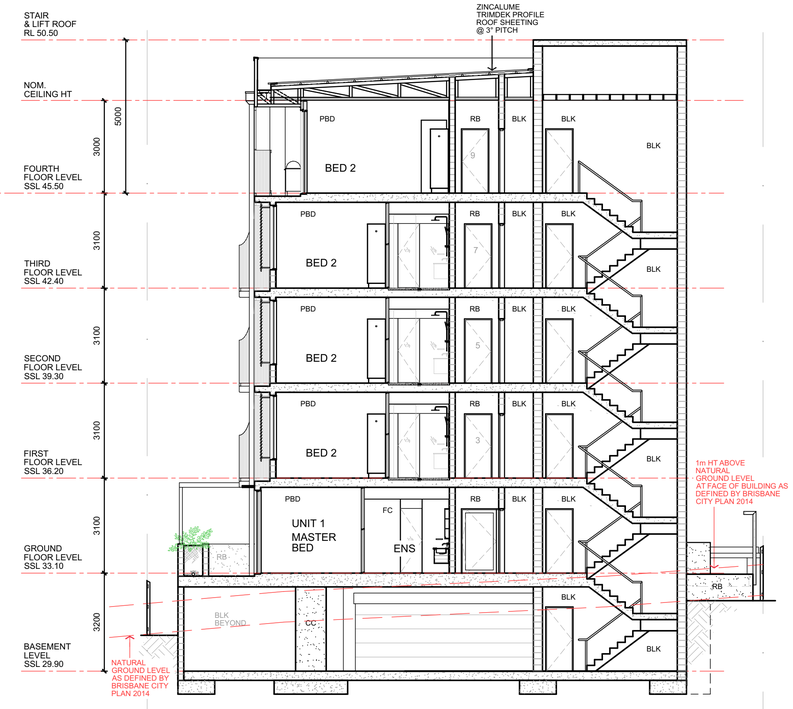
01 - EAST ELEVATION
TO RIVERVIEW TERRACE



03 - SECTION A



02 - WEST ELEVATION



04 - SECTION B

ISSUE	DATE	DESCRIPTION
B	09.05.23	AGENT INPUT & LANDSCAPING CONCEPT
C	15.10.23	REVISED FLOOR PLAN
D	19.12.23	REVISED ROOF
E	18.03.24	REDUCE No OF UNITS
F	18.04.24	TRAFFIC ENGINEER INPUT
G	03.06.24	MINOR REVISION
H	04.10.24	INCREASE SETBACK
J	22.10.24	REVISED UNIT 1
K	07.11.24	TRAFFIC ENGINEER INPUT
	27.11.24	REISSUED
L	02.12.24	EXTEND ENTRY PERGOLA
M	17.03.25	NORTHERN BALUSTRADE CHANGE
N	26.03.25	REFUSE REARRANGEMENT
O	31.07.25	NORTH BALUSTRADE & DINING/TERRACE CHANGE

PPQ GROUP

BLK	- BLOCKWORK
BV	- BRICK BENEER
CC	- RENDERED CONCRETE COLUMN
ENS	- ENSUITE
FAB	- FINE ALUMINIUM BATTENS
FC	- FIBRE CEMENT
LB	- LINEA FC WEATHERBOARD CLADDING
PBD	- PLASTERBOARD
RB	- RENDERED BLOCKWORK
RFC	- RENDERED FIBRE CEMENT
RL	- REDUCED LEVEL
SSL	- STRUCTURAL SLAB LEVEL

BCC DS
LODGED
1/10/2026
APPLICATION REF
A007098015

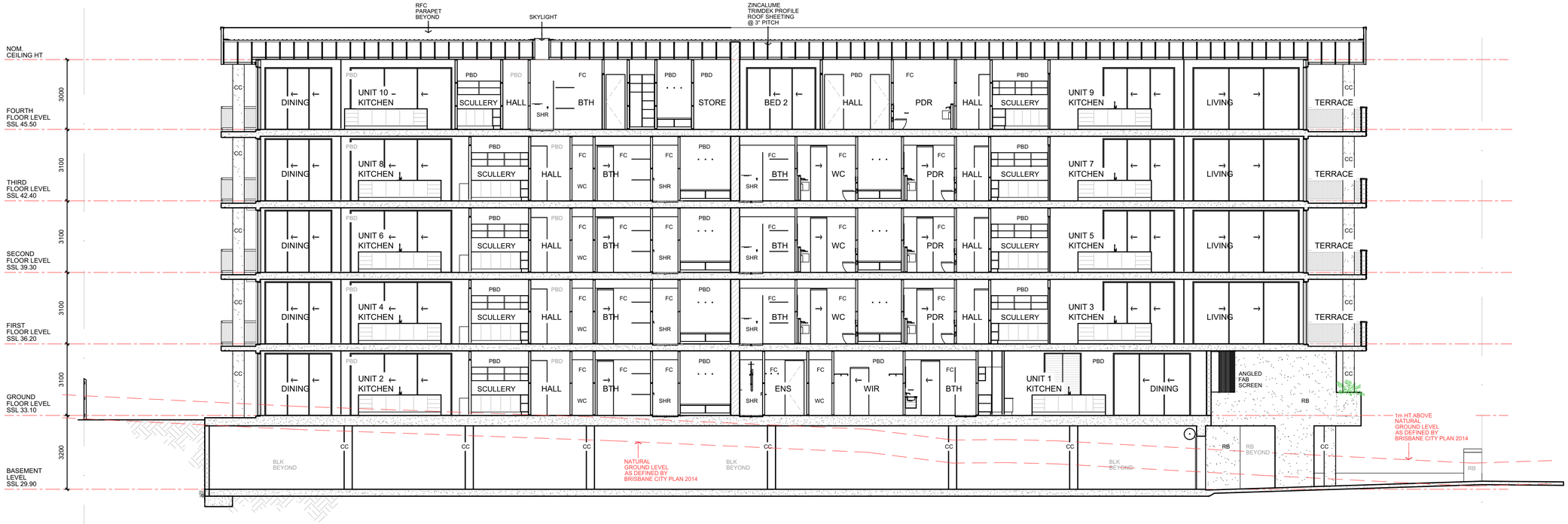
PROJECT
PROPOSED MULTI UNIT DEVELOPMENT
21 RIVERVIEW TERRACE
INDOOROOPILLY QLD 4068

SHOWN ON THIS DRAWING
EAST & WEST ELEVATIONS + SECTIONS A & B

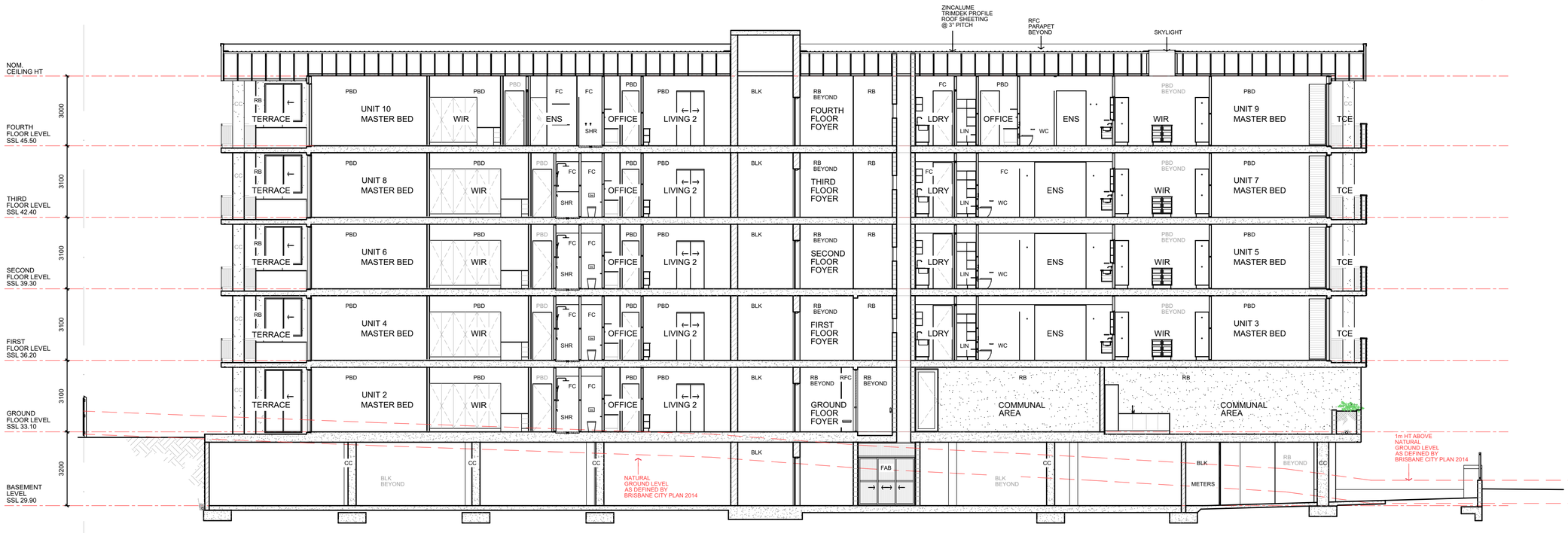
NOTES
. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPROVAL. STRUCTURAL DESIGN & SETOUT TO BE CONFIRMED.

DATE JULY 2025
SCALE 1:100 @ A1
JOB No. 2206
DRAWING No. DA - 06
ISSUE O

0 1m 5m
SCALE 1:100



01 / - SECTION C
1:100



02 / - SECTION D
1:100

ISSUE	DATE	DESCRIPTION
A	02.03.23	ORIGINAL ISSUE
B	09.05.23	AGENT INPUT & LANDSCAPING CONCEPT
C	15.10.23	REVISED FLOOR PLAN
D	19.12.23	REVISED ROOF
E	18.03.24	REDUCE No OF UNITS
F	03.06.24	MINOR REVISION
G	04.10.24	INCREASE SETBACK
H	22.10.24	REVISED UNIT 1
J	07.11.24	TRAFFIC ENGINEER INPUT
	27.11.24	REISSUED
	02.12.24	REISSUED
	17.03.25	REISSUED
K	26.03.25	REFUSE REARRANGEMENT
O	31.07.25	NORTH BALUSTRADE & DINING/TERRACE CHANGE

PPQ GROUP

BLK	- BLOCKWORK
BTH	- BATHROOM
BV	- BRICK VENEER
CC	- RENDERED CONCRETE COLUMN
CHS	- 2x150mm CIRCULAR STEEL POSTS
ENS	- ENSUITE
FAB	- FINE ALUMINIUM BATTENS
FC	- FIBRE CEMENT
FG	- FIXED GLASS
LB	- LINEA FC WEATHERBOARD CLADDING
LDRY	- LAUNDRY
PBD	- PLASTERBOARD
RB	- RENDERED BLOCKWORK
RBL	- GROOVED RENDERED BLOCKWORK (REFER ELEVATION)
RFC	- RENDERED FIBRE CEMENT
RL	- REDUCED LEVEL
SHR	- SHOWER
SSL	- STRUCTURAL SLAB LEVEL
WIP	- WALK IN PANTRY
WIR	- WALK IN ROBE

BCC DS
LODGED
1/10/2026
APPLICATION REF
A007098015

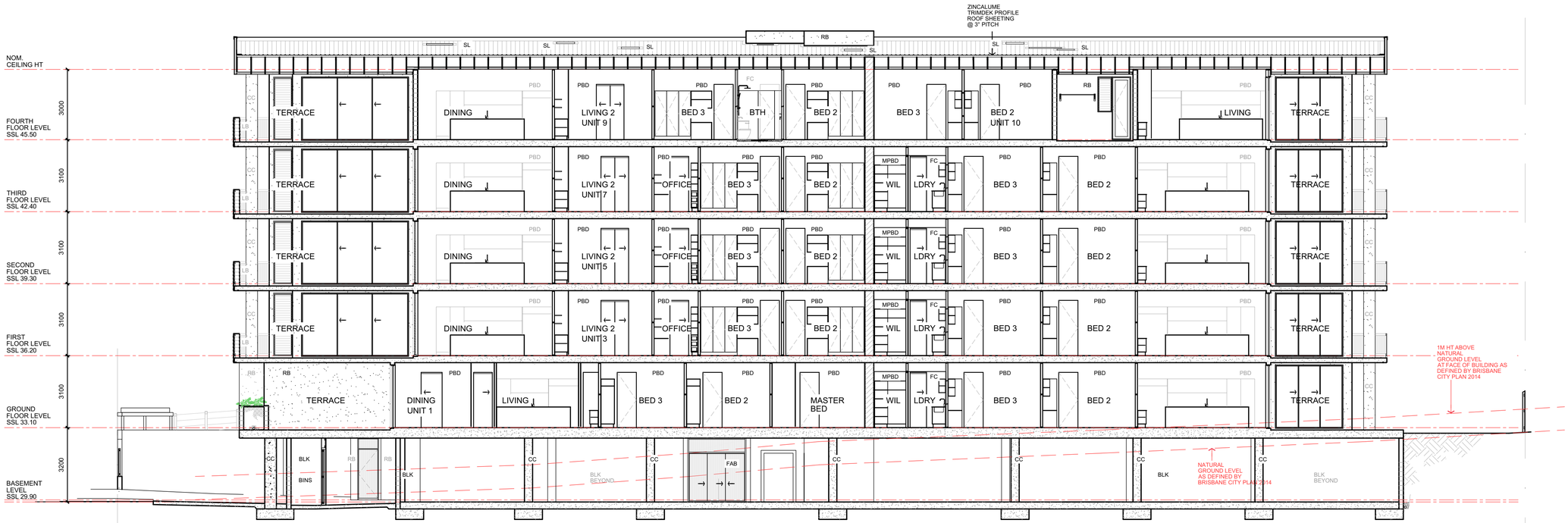
PROJECT
PROPOSED MULTI UNIT DEVELOPMENT
21 RIVERVIEW TERRACE
INDOOROOPILLY QLD 4068

SHOWN ON THIS DRAWING
SECTIONS C & D

NOTES
. DO NOT SCALE OFF DRAWINGS
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPROVAL, STRUCTURAL DESIGN & SETOUT TO BE CONFIRMED.

DATE JULY 2025
SCALE 1:100 @ A1
JOB No. 2206
DRAWING No. DA - 07
ISSUE O

0 1m 5m
SCALE 1:100



01 / - SECTION E
1:100



SOUTHERN NEIGHBOUR
#25

SUBJECT PROPERTY
#21

NORTHERN NEIGHBOUR
#19

02 / - STREET ELEVATION
1:100

ISSUE	DATE	DESCRIPTION
A	02.03.23	ORIGINAL ISSUE
B	09.05.23	AGENT INPUT & LANDSCAPING CONCEPT
C	15.10.23	REVISED FLOOR PLAN
D	19.12.23	REVISED ROOF
E	18.03.24	REDUCE No OF UNITS
F	18.04.24	TRAFFIC ENGINEER INPUT
G	04.10.24	INCREASE SETBACK
H	22.10.24	REVISED UNIT 1
J	07.11.24	TRAFFIC ENGINEER INPUT
	27.11.24	REISSUED
K	02.12.24	EXTEND ENTRY PERGOLA
	17.03.25	REISSUED
L	26.03.25	REFUSE REARRANGEMENT
O	31.07.25	NORTH BALUSTRADE & DINING/TERRACE CHANGE

PPQ GROUP

BLK - BLOCKWORK
BTH - BATHROOM
BV - BRICK VENEER
CC - RENDERED CONCRETE COLUMN
ENS - ENSUITE
FAB - FINE ALUMINIUM BATTENS
FC - VILLABOARD FIBRE CEMENT SHEET
LB - LINEA FC WAETHERBOARD CLADDING
MPR - MULTI PURPOSE ROOM
PBD - PLASTERBOARD
RB - RENDERED BLOCKWORK
SL - VELUX CLEAR GLASS FIXED SKYLIGHT
SSL - STRUCTURAL SLAB LEVEL
WIL - WALK IN LINEN

BCC DS
LODGED
1/10/2026
APPLICATION REF
A007098015

PROJECT
PROPOSED MULTI UNIT DEVELOPMENT
21 RIVERVIEW TERRACE
INDOOROOPILLY QLD 4068

SHOWN ON THIS DRAWING
SECTION E
& STREET ELEVATION

NOTES
. DO NOT SCALE OFF DRAWINGS
. THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPROVAL. STRUCTURAL DESIGN & SETOUT TO BE CONFIRMED.

DATE JULY 2025
SCALE 1:100 @ A1
JOB No. 2206
DRAWING No. DA - 08
ISSUE O

0 1m 5m
SCALE 1:100