

PROPOSED MULTIPLE DWELLING

392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151

DEVELOPMENT APPLICATION REFERENCE A00464042

CONSULTANTS

ARCHITECTS	IDEARCHITECTURE PTY LTD
PLANNING CONSULTANT	KEN DREW TOWN PLANNING PTY LTD
TRAFFIC ENGINEER	TTM CONSULTING PTY LTD
LANDSCAPE ARCHITECT	MARK BALDOCK

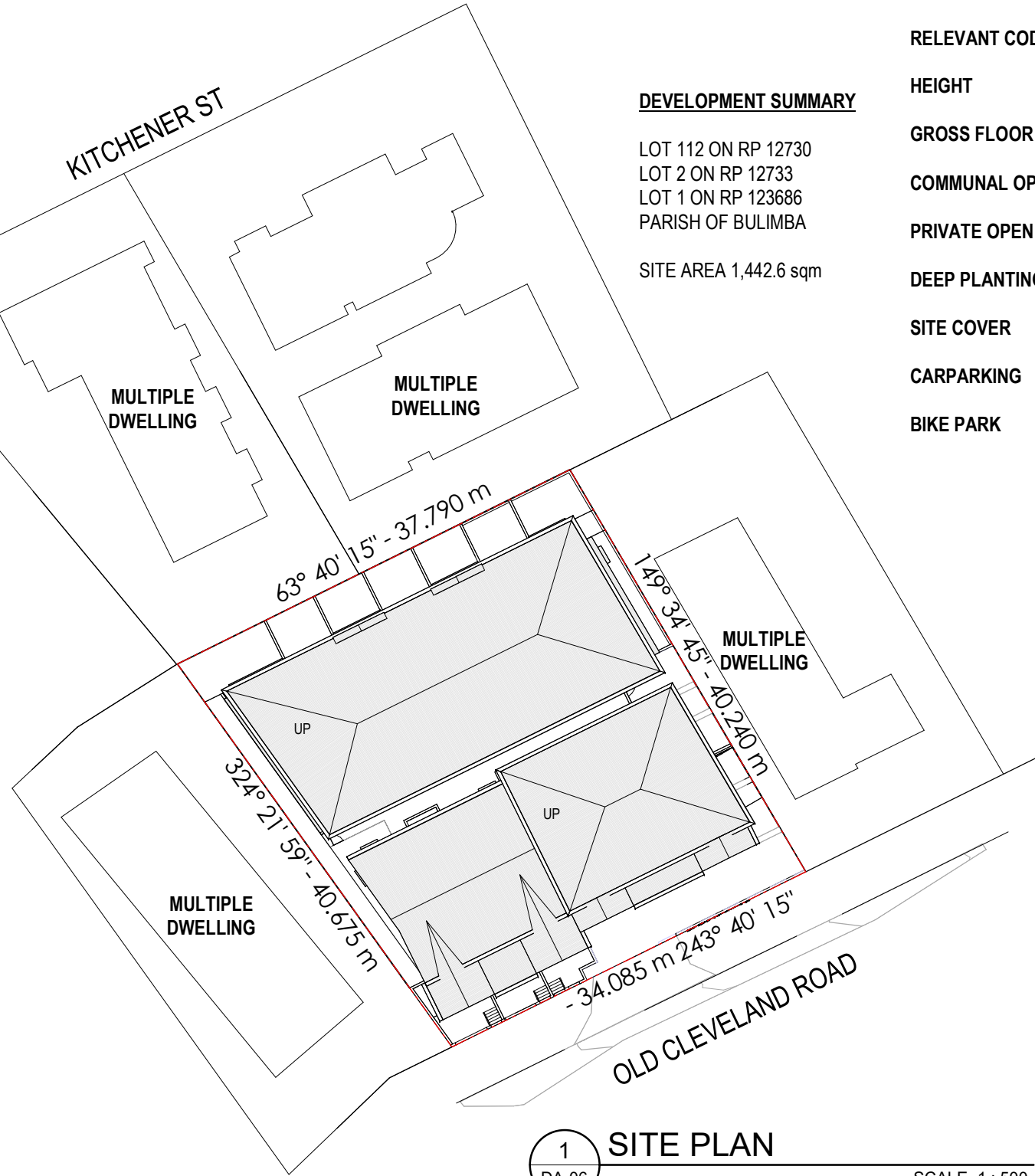
DESIGN STATISTICS

SITE AREA	1,442.6 sqm
FRONTAGE	34.086m
ZONING	LMR2 LOW MEDIUM RESIDENTIAL (2 OR 3 STOREY MIX)
ACTIVITY	DA FOR MULTIPLE DWELLING (13 UNITS)
RELEVANT CODES	MULTIPLE DWELLING CODE, TRADITIONAL BUILDING CHARACTER (DESIGN) OVERLAY
HEIGHT	2 AND 3 STOREY MIX WITH 11.5m MAX HEIGHT
GROSS FLOOR AREA	TOTAL GFA 2,141 sqm
COMMUNAL OPEN SPACE	55.8 sqm REFER TO CALCULATIONS ON FLOOR PLANS
PRIVATE OPEN SPACE	299 sqm REFER TO CALCULATIONS ON FLOOR PLANS
DEEP PLANTING	10.1% REFER TO CALCULATIONS ON FLOOR PLANS
SITE COVER	69.9% REFER TO CALCULATIONS ON FLOOR PLANS
CARPARKING	26 REQUIRED AND PROVIDED (24 RESIDENTS, 2 VISITORS INCLUDING PWD)
BIKE PARK	17 REQUIRED AND PROVIDED

DEVELOPMENT SUMMARY

LOT 112 ON RP 12730
LOT 2 ON RP 12733
LOT 1 ON RP 123686
PARISH OF BULIMBA

SITE AREA 1,442.6 sqm



ARCHITECTURAL DRAWING REGISTER

DRAWING NO.	DRAWING TITLE	SCALE
DA-00	PLANNING DATA, SITE PLAN & DRAWING REGISTER	1:500
DA-01	BASEMENT FLOOR PLAN	1:200
DA-02	GROUND FLOOR PLAN	1:200
DA-03	LEVEL 1 FLOOR PLAN	1:200
DA-04	LEVEL 2 FLOOR PLAN	1:200
DA-05	ROOF PLAN	1:200
DA-06	BUILDING ELEVATIONS - SHEET 1	1:200
DA-07	BUILDING ELEVATIONS - SHEET 2	1:200
DA-08	BUILDING ELEVATIONS - SHEET 3	1:200
DA-09	BUILDING SECTIONS	1:200

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APPLICATION REF
A006408815

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AMENDMENTS

rev	date	detail	checked
C	09.06.25	PRELIMINARY ISSUE	FI
D	19.06.25	PRELIMINARY ISSUE	FI
E	27.06.25	ISSUE FOR DA APPROVAL	FI
F	28.07.25	REVISED PARKING NUMBER	FI
G	04.08.26	REVISED DRAWINGS	FI
H	21.08.26	ADDED COMMUNAL OPEN SPACE	FI
I	24.08.26	ISSUE FOR DA APPROVAL	FI

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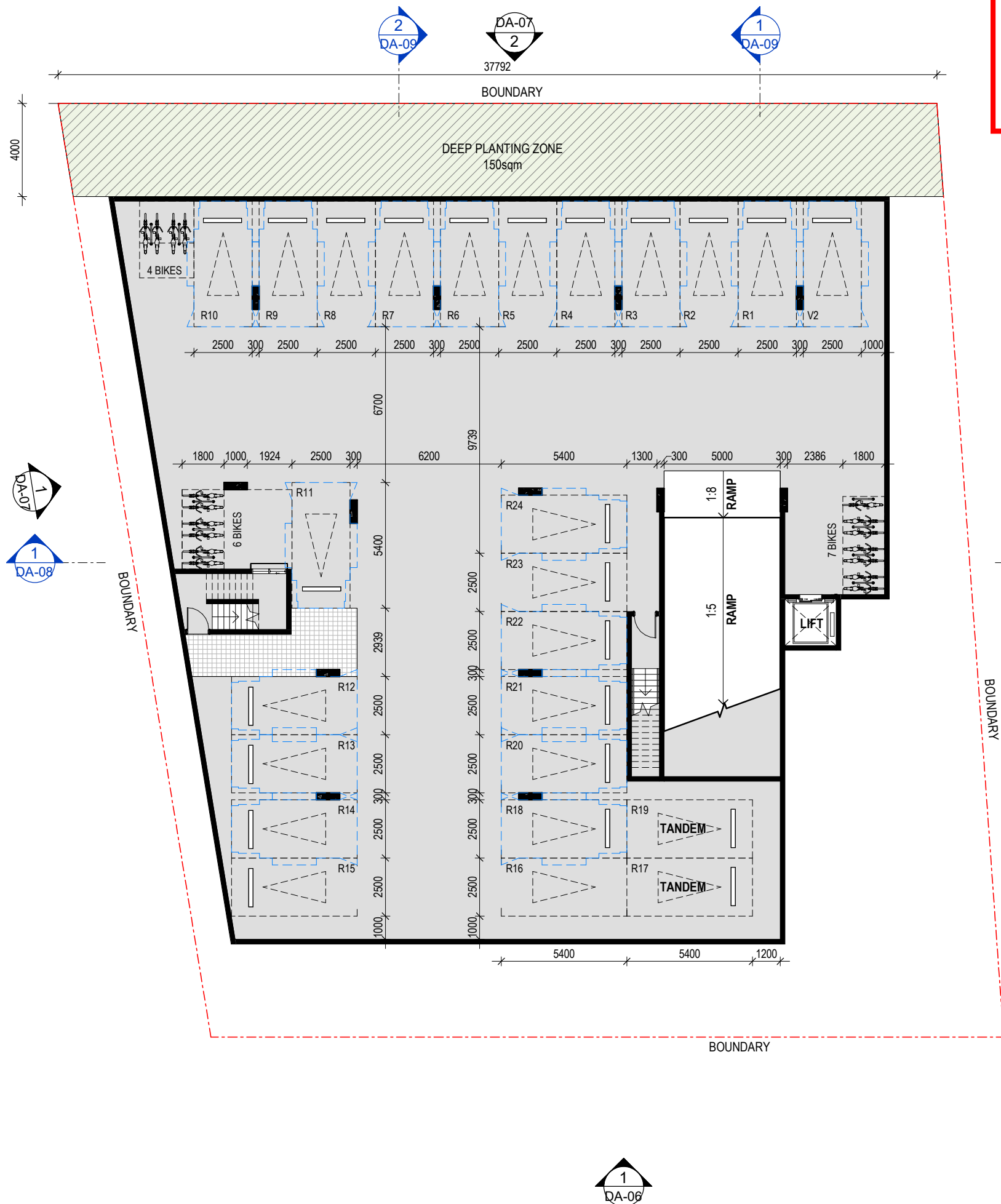
client	LONG TRAN
project	PROPOSED MULTIPLE DWELLING
locale	392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151
title	PLANNING DATA, SITE PLAN & DRAWING REGISTER



scale	1 : 500	drawn	
date	26.05.2020	checked	
job no	2024_ 1463	dwg no / cadfile	DA-00
		rev	I

status

PRELIMINARY



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LEGENDS

- 3 BED UNIT
- 4 BED UNIT
- PATIO / BALCONY
- COMMUNAL OPEN SPACE
- DEEP PLANTING ZONE

UNIT GFA SUMMARY

UNIT NUMBER	GF	L1	L2	TOTAL	PRIVATE OPEN SPACE
UNIT 1	-	62m ²	63m ²	125m ²	24m ²
UNIT 2	-	55m ²	77m ²	132m ²	24m ²
UNIT 3	-	65m ²	65m ²	130m ²	20m ²
UNIT 4	60m ²	58m ²	58m ²	176m ²	36m ²
UNIT 5	58m ²	58m ²	58m ²	174m ²	37m ²
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UNIT 13	62m ²	53m ²	53m ²	168m ²	18m ²
TOTAL	606m ²	756m ²	779m ²	2,141m ²	299m ²

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- building services, plant or equipment;
- or access between levels;
- or a ground floor public lobby;
- or a mall; or parking;
- loading or manoeuvring vehicles;
- or unenclosed private balconies, whether roofed or not.

SITE AREA SUMMARY

COMMUNAL OPEN SPACE CALCULATION	
COUNCIL REQUIREMENT (5% OF SITE AREA)	72.1 sqm
PROVIDED COMMUNAL OPEN SPACE AREA	55.8 sqm
PERCENTAGE OF COMMUNAL OPEN SPACE PROVIDED	3.9 %

DEEP ZONED PLANTING PROVISION	
COUNCIL REQUIREMENT (10% OF SITE AREA)	144 sqm
PROVIDED DEEP PLANTING ZONE AREA	146 sqm
PERCENTAGE OF DEEP PLANTING PROVIDED	10.1 %

SITE COVERAGE CALCULATION	
TOTAL SITE AREA	1,442.6 sqm
TOTAL COVERED ROOF AREA	1,009 sqm
SITE COVERAGE	69.9 %

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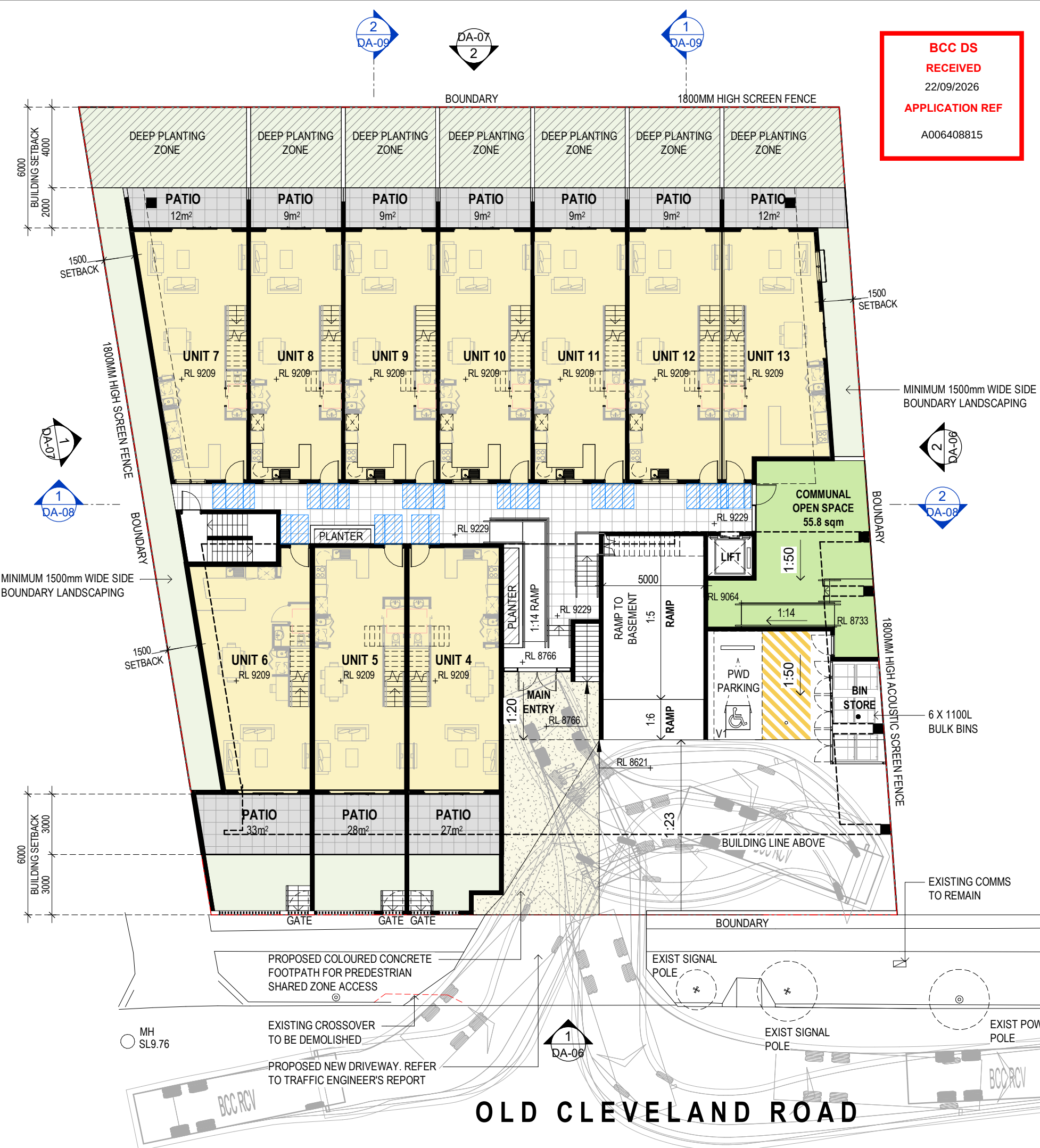
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client	LONG TRAN
project	PROPOSED MULTIPLE DWELLING
locale	392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151
title	BASEMENT FLOOR PLAN

scale	As indicated	drawn	BK
date	26.05.2020	checked	FI
job no	2024_ 1463	dwg no / cadfile	DA-01
status	PRELIMINARY	rev	I



LEGENDS

- 3 BED UNIT
- 4 BED UNIT
- PATIO / BALCONY
- COMMUNAL OPEN SPACE
- DEEP PLANTING ZONE

UNIT GFA SUMMARY

UNIT NUMBER	GF	L1	L2	TOTAL	PRIVATE OPEN SPACE
UNIT 1	-	62m ²	63m ²	125m ²	24m ²
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SITE AREA SUMMARY

COMMUNAL OPEN SPACE CALCULATION	
COUNCIL REQUIREMENT (5% OF SITE AREA)	72.1 sqm
PROVIDED COMMUNAL OPEN SPACE AREA	55.8 sqm
PERCENTAGE OF COMMUNAL OPEN SPACE PROVIDED	3.9 %

DEEP ZONED PLANTING PROVISION	
COUNCIL REQUIREMENT (10% OF SITE AREA)	144 sqm
PROVIDED DEEP PLANTING ZONE AREA	146 sqm
PERCENTAGE OF DEEP PLANTING PROVIDED	10.1 %

SITE COVERAGE CALCULATION	
TOTAL SITE AREA	1,442.6 sqm
TOTAL COVERED ROOF AREA	1,009 sqm
SITE COVERAGE	69.9 %

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AMENDMENTS

rev	date	detail	checked
H	30.07.25	REVISED COLUMNS AND BIN STORE	FI
I	01.07.26	REVISED DRIVEWAY	FI
J	04.08.26	REVISED DRAWINGS	FI
K	13.08.26	UPDATED TRAFFIC OVERLAY	FI
L	21.08.26	ADDED COMMUNAL OPEN SPACE	FI
M	24.08.26	ISSUE FOR DA APPROVAL	FI

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client	LONG TRAN
project	PROPOSED MULTIPLE DWELLING
locale	392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151
title	GROUND FLOOR PLAN

scale As indicated drawn BK

date 26.05.2020 checked FI

job no 2024_ 1463 dwg no / cadfile DA-02 rev M

status PRELIMINARY



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22/09/2026

APPLICATION REF

A006408815

LEGENDS

- 3 BED UNIT
- COMMUNAL OPEN SPACE
- 4 BED UNIT
- DEEP PLANTING ZONE
- PATIO / BALCONY

UNIT GFA SUMMARY

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COUNCIL REQUIREMENT (10% OF SITE AREA)	144 sqm
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PERCENTAGE OF DEEP PLANTING PROVIDED	10.1 %

SITE COVERAGE CALCULATION	
TOTAL SITE AREA	1,442.6 sqm
TOTAL COVERED ROOF AREA	1,009 sqm
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C	09.06.25	PRELIMINARY ISSUE	FI
D	17.06.25	PRELIMINARY SKETCH PLAN	FI
E	19.06.25	PRELIMINARY ISSUE	FI
F	27.06.25	ISSUE FOR DA APPROVAL	FI
G	30.07.25	REVISED COLUMNS AND BIN STORE	FI
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client	LONG TRAN
project	PROPOSED MULTIPLE DWELLING
locale	392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151
title	LEVEL 1 FLOOR PLAN



scale	As indicated	drawn	BK
date	26.05.2020	checked	FI
job no	2024_ 1463	dwg no / cadfile	DA-03
		rev	I

status

PRELIMINARY



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APPLICATION REF
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SITE AREA SUMMARY

COMMUNAL OPEN SPACE CALCULATION	
COUNCIL REQUIREMENT (5% OF SITE AREA)	72.1 sqm
PROVIDED COMMUNAL OPEN SPACE AREA	55.8 sqm
PERCENTAGE OF COMMUNAL OPEN SPACE PROVIDED	3.9 %

DEEP ZONED PLANTING PROVISION	
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client	LONG TRAN
project	PROPOSED MULTIPLE DWELLING
locale	392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151
title	LEVEL 2 FLOOR PLAN

scaleAs indicated

date26.05.2020

job no2024_ 1463

status

drawnBK

checkedFI

dwg no / cadfileDA-04

revG

PRELIMINARY



BCC DS
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- or unenclosed private balconies, whether roofed or not.

SITE AREA SUMMARY

COMMUNAL OPEN SPACE CALCULATION	
COUNCIL REQUIREMENT (5% OF SITE AREA)	72.1 sqm
PROVIDED COMMUNAL OPEN SPACE AREA	55.8 sqm
PERCENTAGE OF COMMUNAL OPEN SPACE PROVIDED	3.9 %

DEEP ZONED PLANTING PROVISION	
COUNCIL REQUIREMENT (10% OF SITE AREA)	144 sqm
PROVIDED DEEP PLANTING ZONE AREA	146 sqm
PERCENTAGE OF DEEP PLANTING PROVIDED	10.1 %

SITE COVERAGE CALCULATION	
TOTAL SITE AREA	1,442.6 sqm
TOTAL COVERED ROOF AREA	1,009 sqm
SITE COVERAGE	69.9 %

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NOTES

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AMENDMENTS

rev	date	detail	checked
B	03.06.25	PRELIMINARY ISSUE	FI
C	09.06.25	PRELIMINARY ISSUE	FI
D	19.06.25	PRELIMINARY ISSUE	FI
E	27.06.25	ISSUE FOR DA APPROVAL	FI
F	30.07.25	REVISED COLUMNS AND BIN STORE	FI
G	04.08.26	REVISED DRAWINGS	FI
H	24.08.26	ISSUE FOR DA APPROVAL	FI

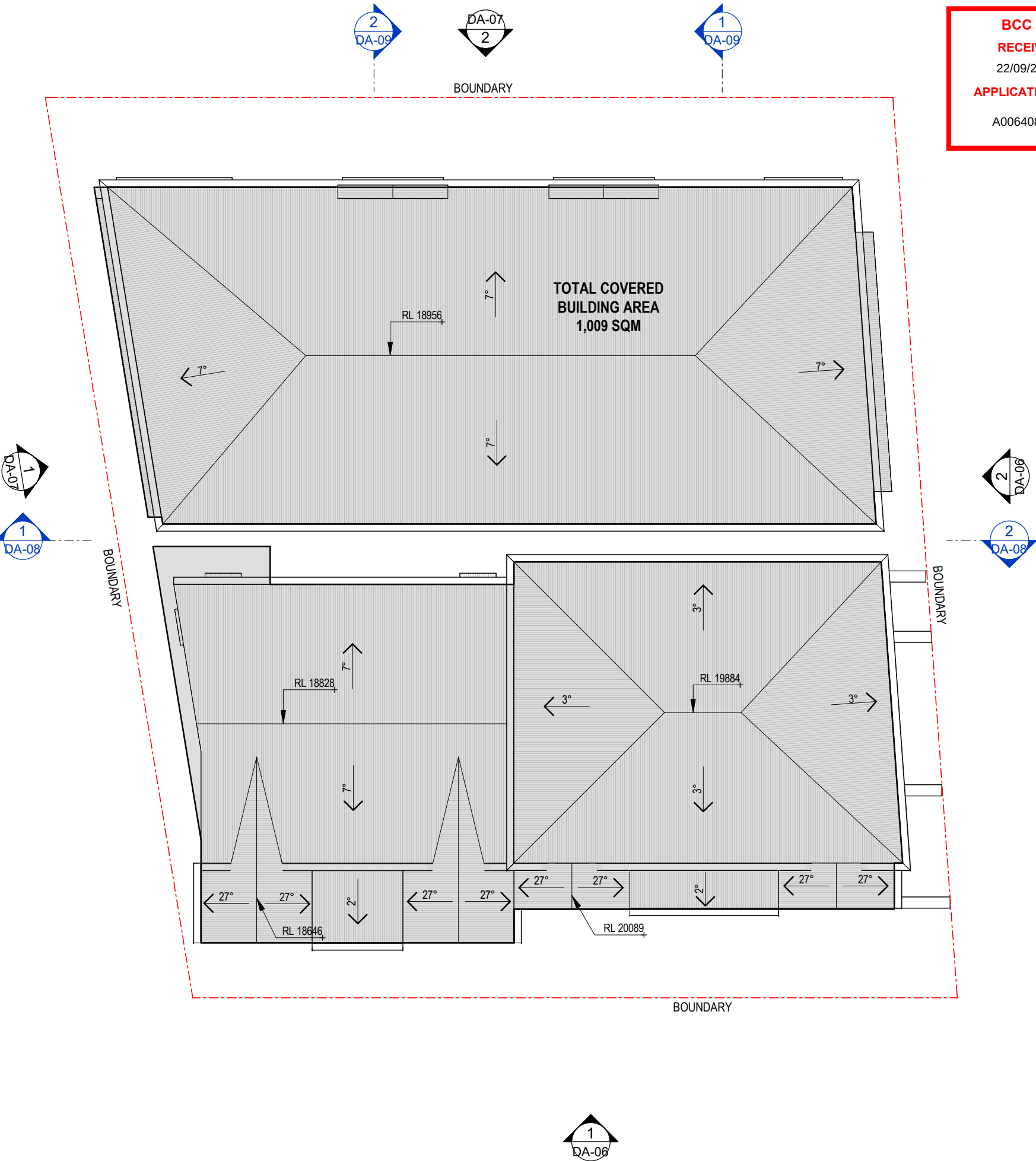
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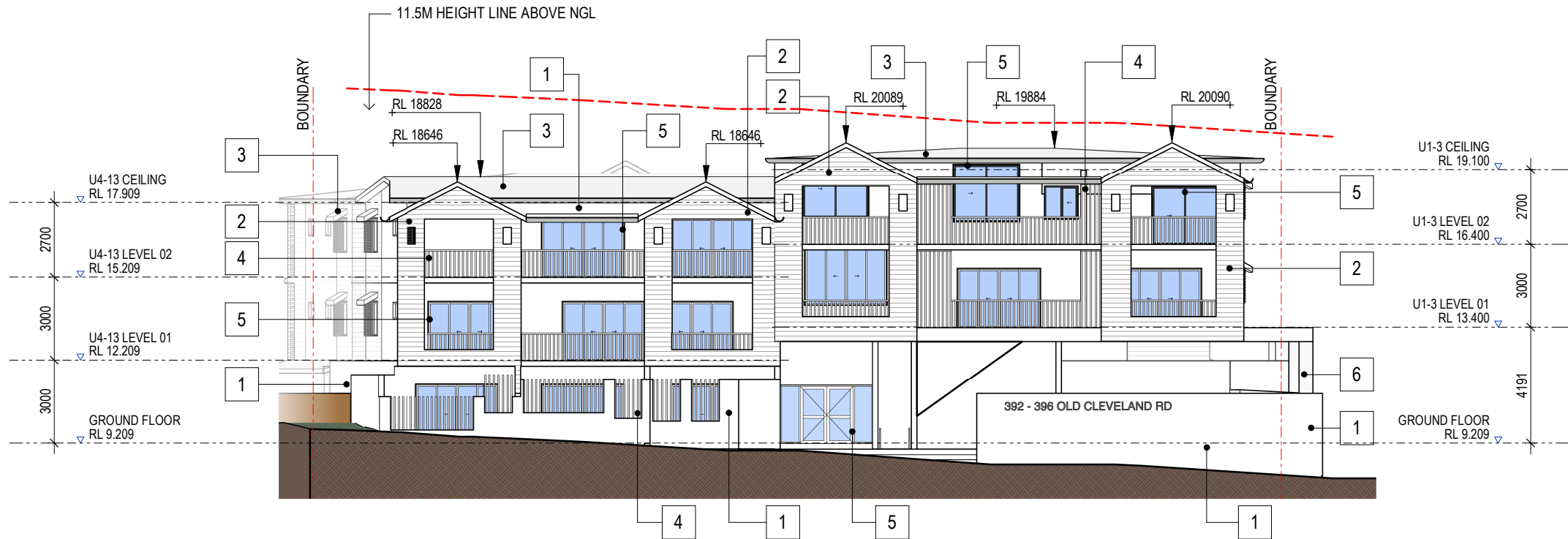
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client	LONG TRAN		
project	PROPOSED MULTIPLE DWELLING		
locale	392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151		
title	ROOF PLAN		

scale	As indicated	drawn	BK
date	26.05.2020	checked	FI
job no	2024_ 1463	dwg no / cadfile	DA-05
status			rev H

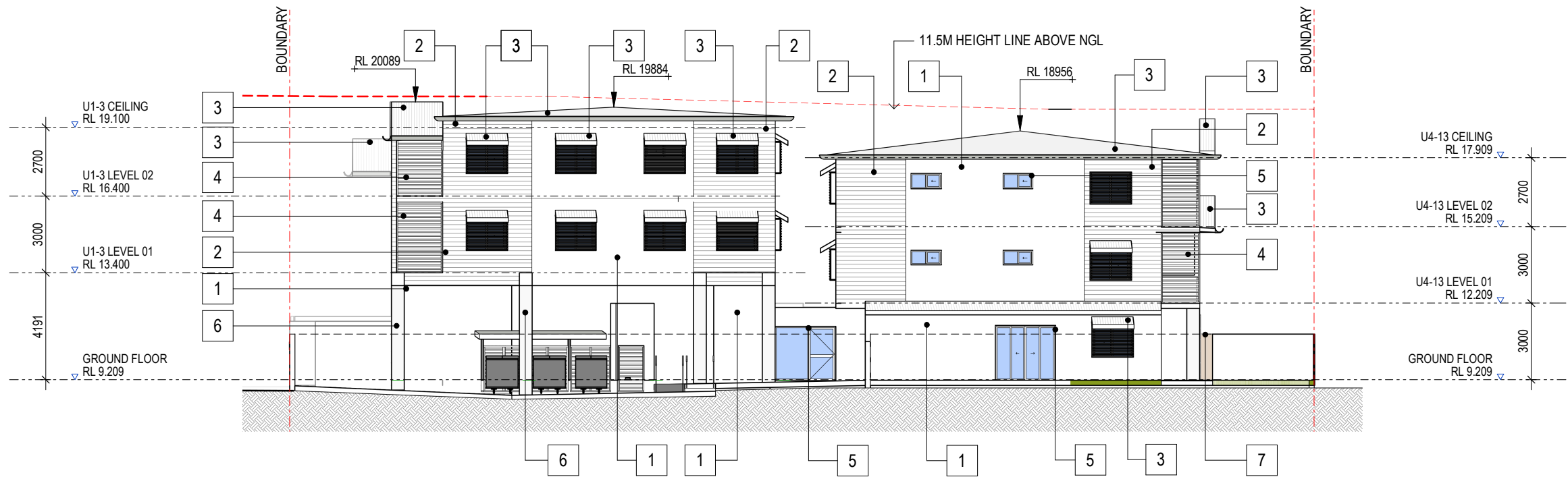
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1 SOUTH ELEVATION - OLD CLEVELAND ROAD
DA-01
SCALE 1 : 200

EXTERNAL FINISHES		
CODE	DESCRIPTION	COLOUR
1	PAINTED WALL FINISH	WHITE
2	WEATHERBOARD CLADDING	WHITE
3	COLORBOND ROOF SHEETING	WHITEHAVEN
4	POWDERCOATED ALUMINIUM BATTEN	WHITE
5	POWDERCOATED WINDOW FRAME	WHITE
6	PAINTED CONCRETE COLUMN	WHITE
7	ACOUSTIC TIMBER FENCE	TIMBER
8	PAINTED DOOR	DOMINO
9	PAINTED CONCRETE WALL	WHITE



2 EAST ELEVATION
DA-01
SCALE 1 : 200

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AMENDMENTS				
rev	date	detail	checked	
A	02.05.25	ISSUE FOR APPROVAL	FI	
B	09.06.25	PRELIMINARY ISSUE	FI	
C	19.06.25	PRELIMINARY ISSUE	FI	
D	27.06.25	ISSUE FOR DA APPROVAL	FI	
E	25.07.25	ADDED CEILING FEATURE	FI	
F	01.07.26	REVISED DRIVEWAY	FI	
G	04.08.26	REVISED DRAWINGS	FI	
H	24.08.26	ISSUE FOR DA APPROVAL	FI	

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client	LONG TRAN
project	PROPOSED MULTIPLE DWELLING
locale	392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151
title	BUILDING ELEVATIONS - SHEET 1

scale	1 : 200	drawn	BK
date	26.05.2020	checked	FI
job no	2024_ 1463	dwg no / cadfile	DA-06
		rev	H

status
PRELIMINARY

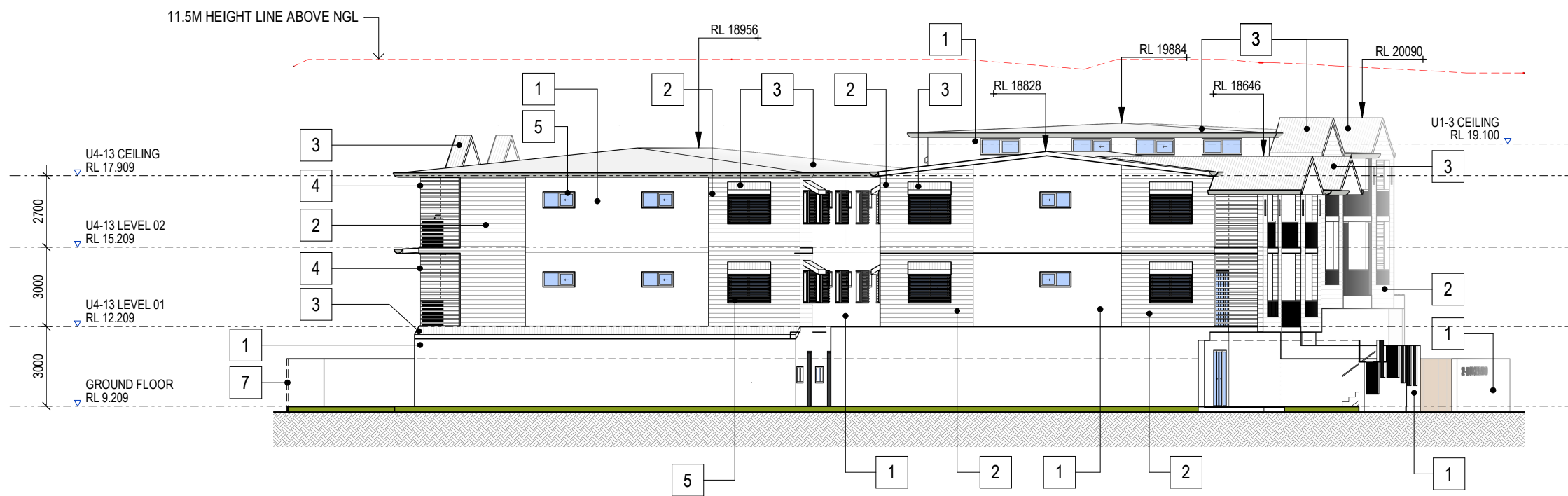


2 NORTH ELEVATION

DA-01

SCALE 1 : 200

EXTERNAL FINISHES		
CODE	DESCRIPTION	COLOUR
1	PAINTED WALL FINISH	WHITE
2	WEATHERBOARD CLADDING	WHITE
3	COLORBOND ROOF SHEETING	WHITEHAVEN
4	POWDERCOATED ALUMINIUM BATTEN	WHITE
5	POWDERCOATED WINDOW FRAME	WHITE
6	PAINTED CONCRETE COLUMN	WHITE
7	ACOUSTIC TIMBER FENCE	TIMBER
8	PAINTED DOOR	DOMINO
9	PAINTED CONCRETE WALL	WHITE



1 WEST ELEVATION

DA-01

SCALE 1 : 200

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rev	date	detail	checked
A	09.06.25	PRELIMINARY ISSUE	FI
B	19.06.25	PRELIMINARY ISSUE	FI
C	27.06.25	ISSUE FOR DA APPROVAL	FI
D	30.07.25	REVISED COLUMNS AND BIN STORE	FI
E	04.08.26	REVISED DRAWINGS	FI
F	24.08.26	ISSUE FOR DA APPROVAL	FI

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project	PROPOSED MULTIPLE DWELLING
locale	392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151
title	BUILDING ELEVATIONS - SHEET 2



scale	1 : 200	drawn	BK
date	26.05.2020	checked	FI
job no	2024_ 1463	dwg no / cadfile	DA-07
		rev	F

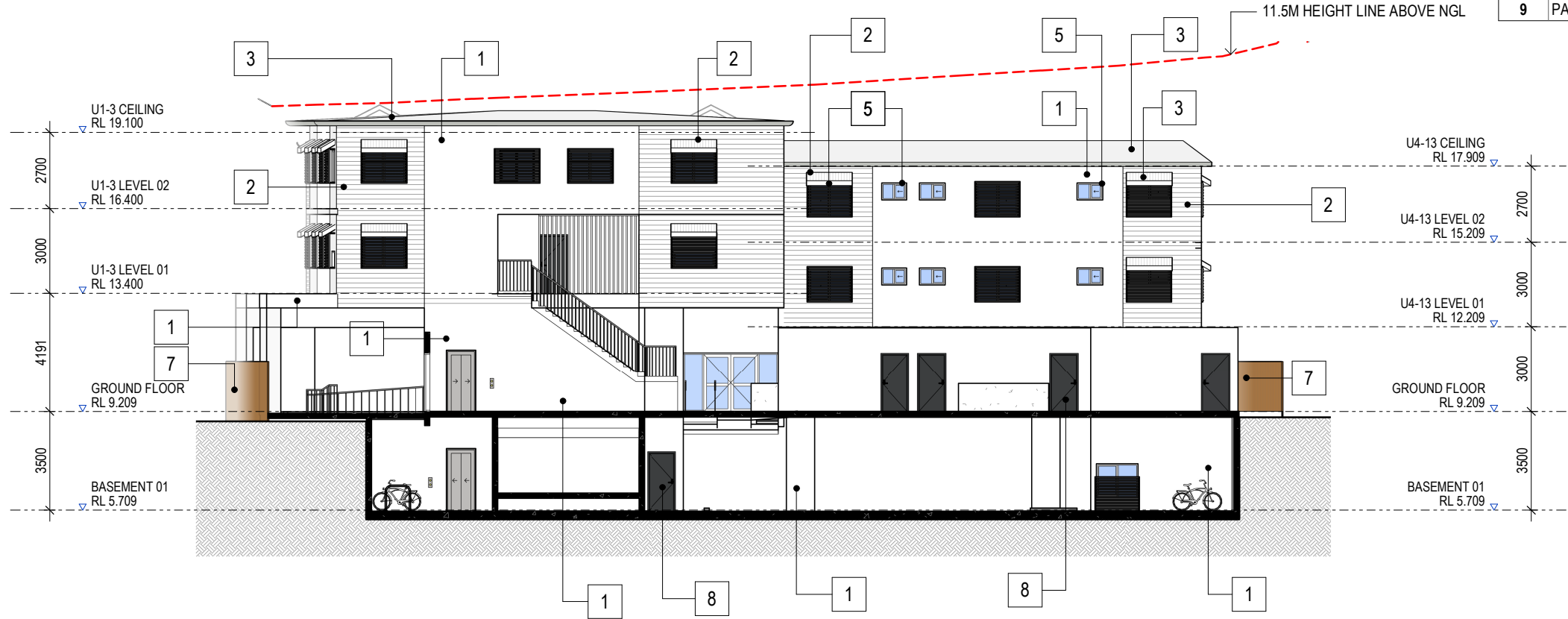
status

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1 BUILDING ELEVATION 5
DA-01 SCALE 1 : 200

EXTERNAL FINISHES		
CODE	DESCRIPTION	COLOUR
1	PAINTED WALL FINISH	WHITE
2	WEATHERBOARD CLADDING	WHITE
3	COLORBOND ROOF SHEETING	WHITEHAVEN
4	POWDERCOATED ALUMNIUM BATTEN	WHITE
5	POWDERCOATED WINDOW FRAME	WHITE
6	PAINTED CONCRETE COLUMN	WHITE
7	ACOUSTIC TIMBER FENCE	TIMBER
8	PAINTED DOOR	DOMINO
9	PAINTED CONCRETE WALL	WHITE



2 BUILDING ELEVATION 6
DA-01 SCALE 1 : 200

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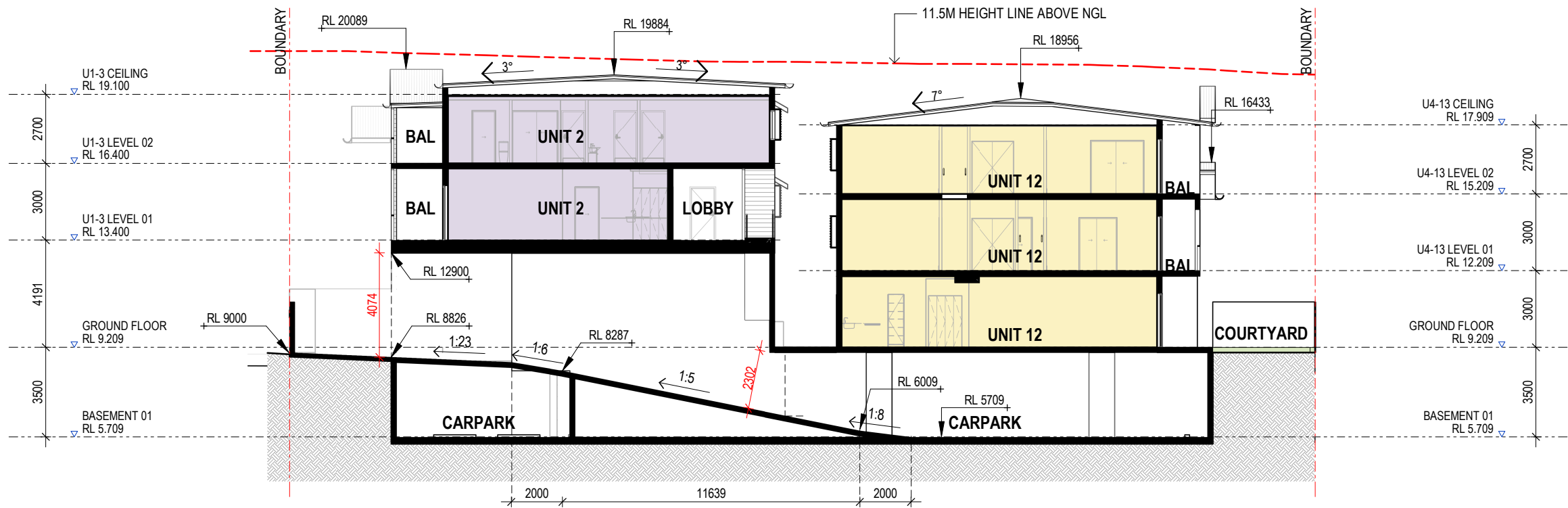
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rev	date	detail	checked
A	09.06.25	PRELIMINARY ISSUE	FI
B	19.06.25	PRELIMINARY ISSUE	FI
C	27.06.25	ISSUE FOR DA APPROVAL	FI
D	04.08.26	REVISED DRAWINGS	FI
E	24.08.26	ISSUE FOR DA APPROVAL	FI

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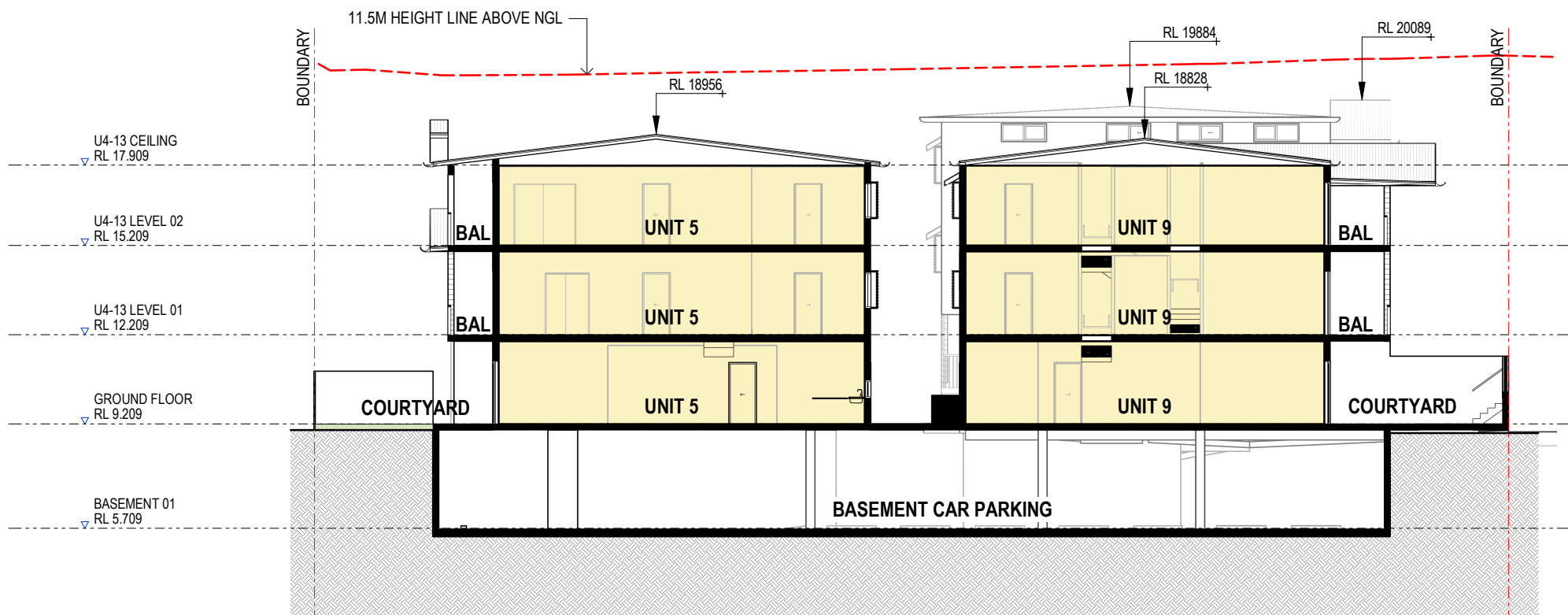
client	LONG TRAN
project	PROPOSED MULTIPLE DWELLING
locale	392-396 OLD CLEVELAND ROAD, COORPAROO QLD 4151
title	BUILDING ELEVATIONS - SHEET 3

scale	1 : 200	drawn	BK
date	26.05.2020	checked	FI
job no	2024_ 1463	dwg no / cadfile	DA-08
status	PRELIMINARY		
		rev	E



1 BUILDING SECTION 1
DA-01 SCALE 1 : 200

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2 BUILDING SECTION 2
DA-01 SCALE 1 : 200

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B	09.06.25	PRELIMINARY ISSUE	FI	
C	19.06.25	PRELIMINARY ISSUE	FI	
D	27.06.25	ISSUE FOR DA APPROVAL	FI	
E	04.08.26	REVISED DIMENSION	FI	
F	04.08.26	REVISED DRAWINGS	FI	
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title	BUILDING SECTIONS

scale	1 : 200	drawn	BK
date	26.05.2020	checked	FI
job no	2024_ 1463	dwg no / cadfile	DA-09
		rev	G

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