

DA DRAWING SET

STUDENT ACCOMMODATION

PROJECT DETAILS

ADDRESS 75 ST PAULS TERRACE, SPRING HILL, QLD, 4000
DESCRIPTION Lot 1 on RP44865
ZONE NAME CR1 CHARACTER (CHARACTER)
NEIGHBOURHOOD PLAN SPRING HILL NEIGHBOURHOOD PLAN

SITE AREA 415.04m²
EXISTING SITE COVER 225.67m²
PROPOSED SITE COVER 320.02m²

TOTALS (EXIST. + PROP):

GROUND LEVEL GFA 147.31m²
LEVEL 1 GFA 265.44m²
LEVEL 2 GFA 132.76m²
TOTAL GFA 545.51m²

EXISTING GFA:

GROUND LEVEL GFA 136.52m²
LEVEL 1 GFA 153.78m²
LEVEL 2 GFA N/A
TOTAL GFA 290.3m²

PROPOSED GFA:

GROUND LEVEL GFA + 20.27m²
LEVEL 1 GFA + 113.1m²
LEVEL 2 GFA + 132.76m²
TOTAL GFA + 266.13m²

CAR PARKING 2 PARKS (inc. 1 PWD)
BICYCLE PARKING 20 BICYCLE PARKS (16 RESIDENT + 4 VISITOR)



EXISTING SITE PLAN
1 : 200



REVISIONS

REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

DA DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
DA.100	COVER SHEET	E	30/07/26
DA.101	SITE PLAN	E	30/07/26
DA.102	EXISTING & DEMO FLOOR PLANS	E	30/07/26
DA.103	PROPOSED FLOOR PLANS	E	30/07/26
DA.104	ROOF PLANS	E	30/07/26
DA.200	EXISTING & DEMO ELEVATIONS	E	30/07/26
DA.201	PROPOSED ELEVATIONS	E	30/07/26
DA.300	EXISTING & DEMO SECTIONS	E	30/07/26
DA.301	PROPOSED SECTIONS	E	30/07/26
DA.400	PROPOSED RENDERS	E	30/07/26
DA.401	PROPOSED AXO VIEWS	E	30/07/26
DA.402	SHADOW DIAGRAMS - WINTER 9AM	E	30/07/26
DA.403	SHADOW DIAGRAMS - WINTER 12PM	E	30/07/26
DA.404	SHADOW DIAGRAMS - WINTER 3PM	E	30/07/26
DA.405	SHADOW DIAGRAMS - SUMMER 9AM	E	30/07/26
DA.406	SHADOW DIAGRAMS - SUMMER 12PM	E	30/07/26
DA.407	SHADOW DIAGRAMS - SUMMER 3PM	E	30/07/26
DA.408	TYPICAL BEDROOM LAYOUT DETAILS	E	30/07/26
DA.409	PLANS FOR TRAFFIC REPORT	E	30/07/26

PHASING LEGEND

EXISTING
TO BE DEMOLISHED & REMOVED
PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION

STUDENT ACCOMMODATION

75 ST PAULS TERRACE, SPRING HILL QLD 4000

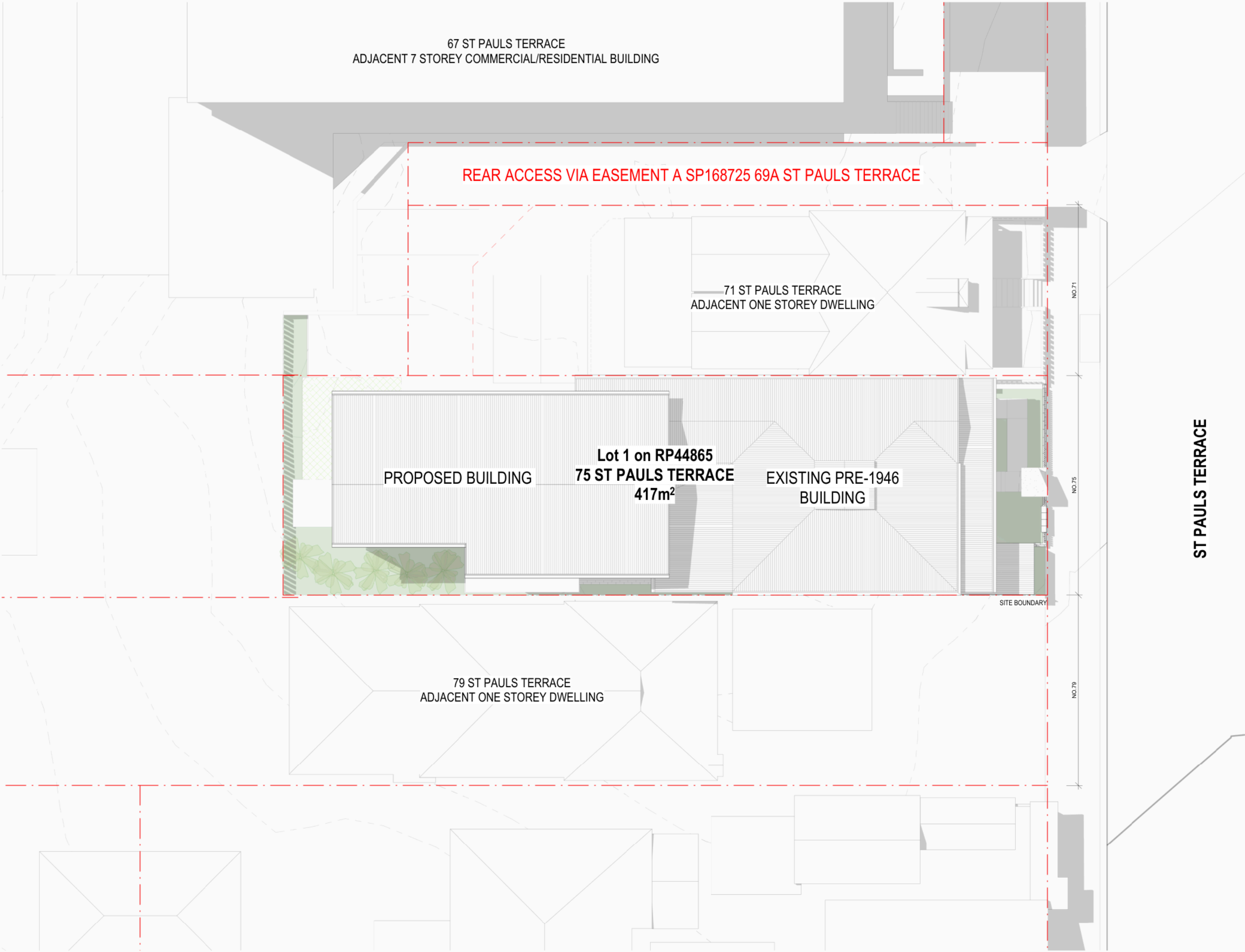
PROJECT NO. 2508

SHEET NAME
COVER SHEET

SHEET NO.
DA.100

REV.
E

SCALE 1 : 200
SHEET SIZE A1
DATE 30/07/2026
DRAWN BY IL
CHECKED BY KL



PROPOSED SITE PLAN
1:100

REVISIONS		
REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

PHASING LEGEND	
	EXISTING
	TO BE DEMOLISHED & REMOVED
	PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

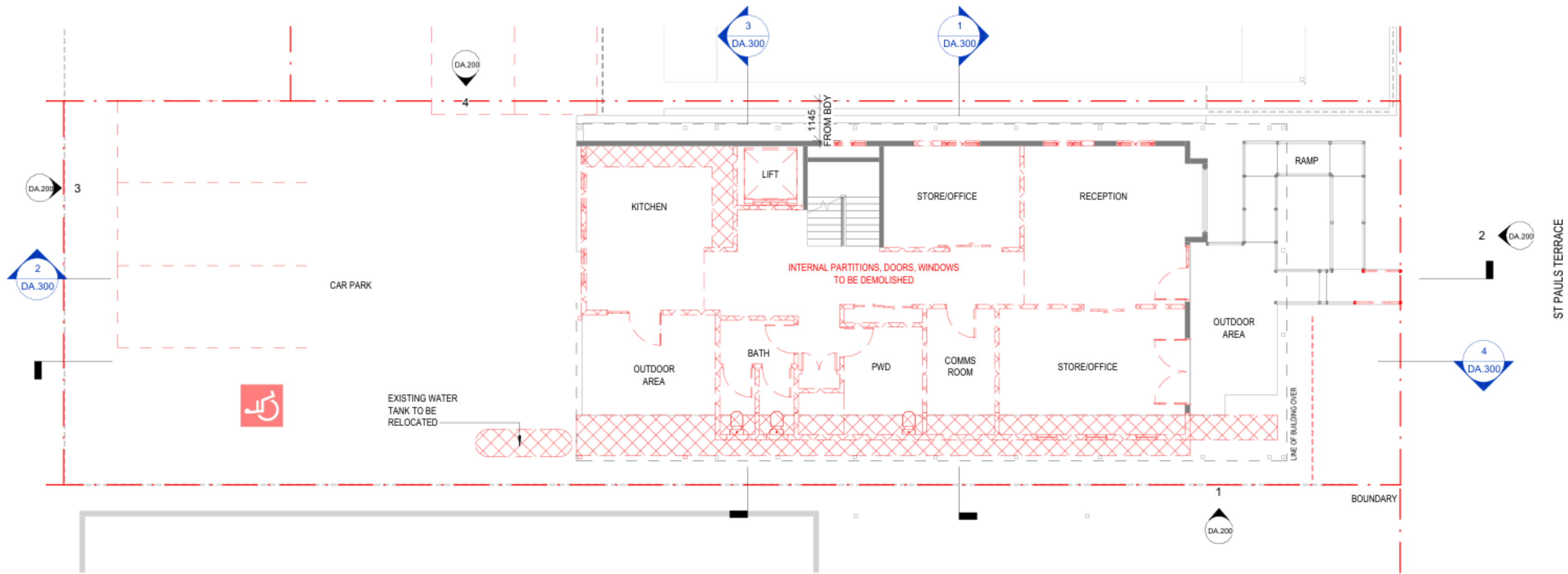
SHEET NAME
SITE PLAN

SHEET NO.
DA.101

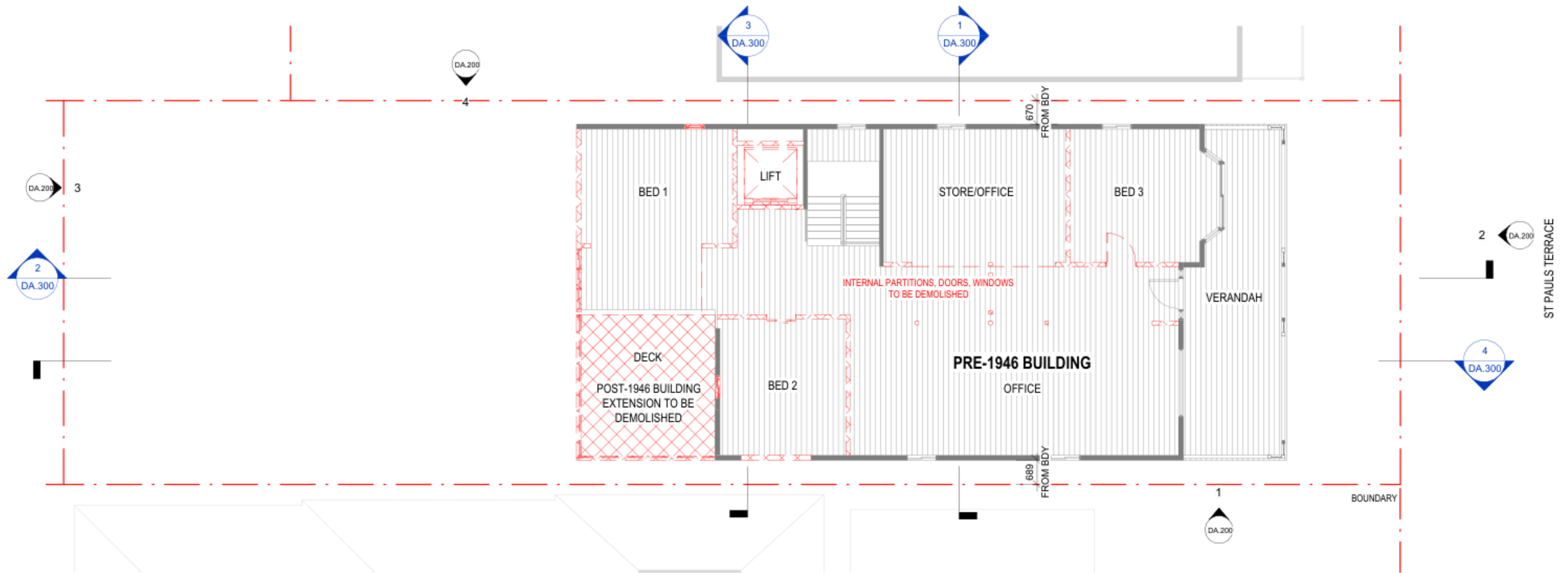
REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

1:100
A1
30/07/2026
IL
KL



GROUND LEVEL EXISTING & DEMO PLAN
1 : 100



LEVEL 1 EXISTING & DEMO PLAN
1 : 100

REVISIONS

REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

PHASING LEGEND

EXISTING	TO BE DEMOLISHED & REMOVED	PROPOSED
----------	----------------------------	----------

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION

**STUDENT
ACCOMMODATION**

75 ST PAULS TERRACE, SPRING HILL QLD
4000

PROJECT NO. 2508

SHEET NAME

**EXISTING & DEMO FLOOR
PLANS**

SHEET NO.

DA.102

REV.

E

SCALE

SHEET SIZE

DATE

DRAWN BY

CHECKED BY

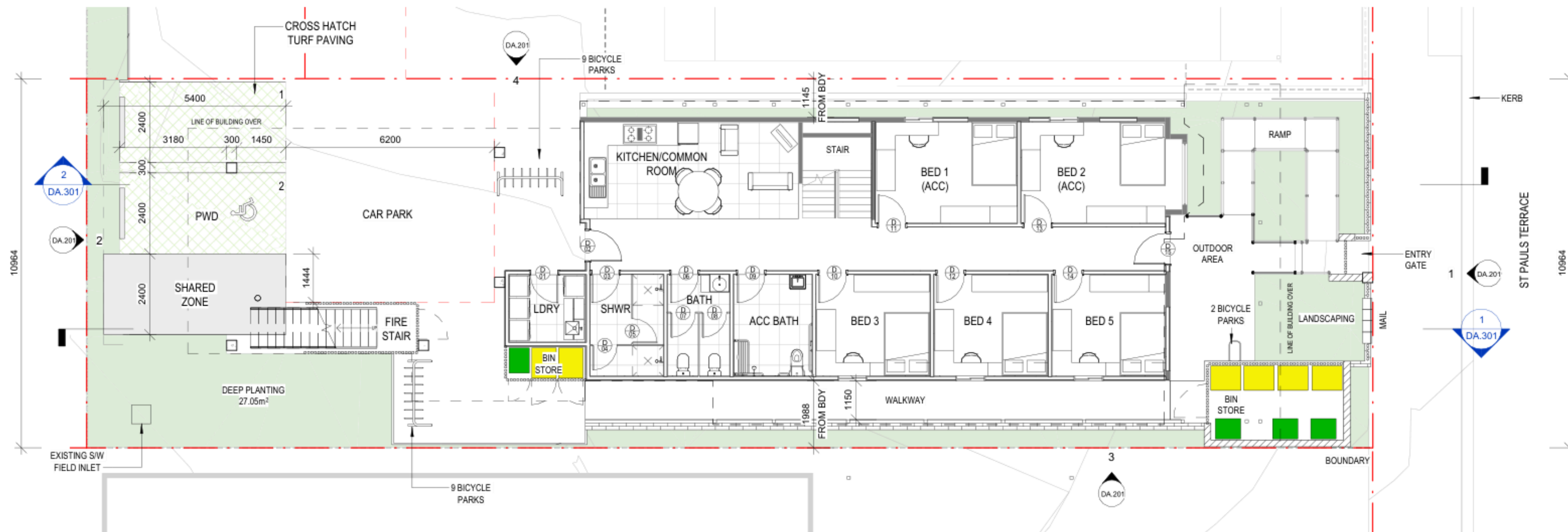
1 : 100

A1

30/07/2026

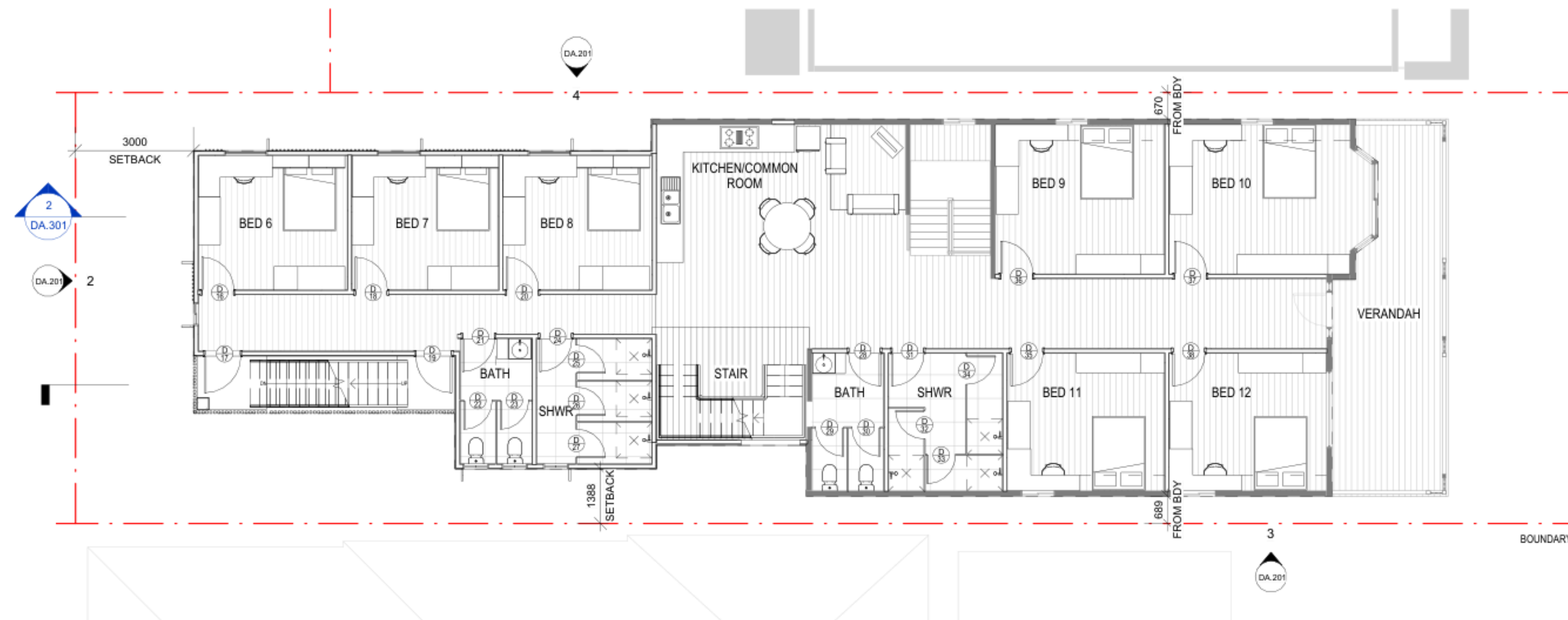
IL

KL



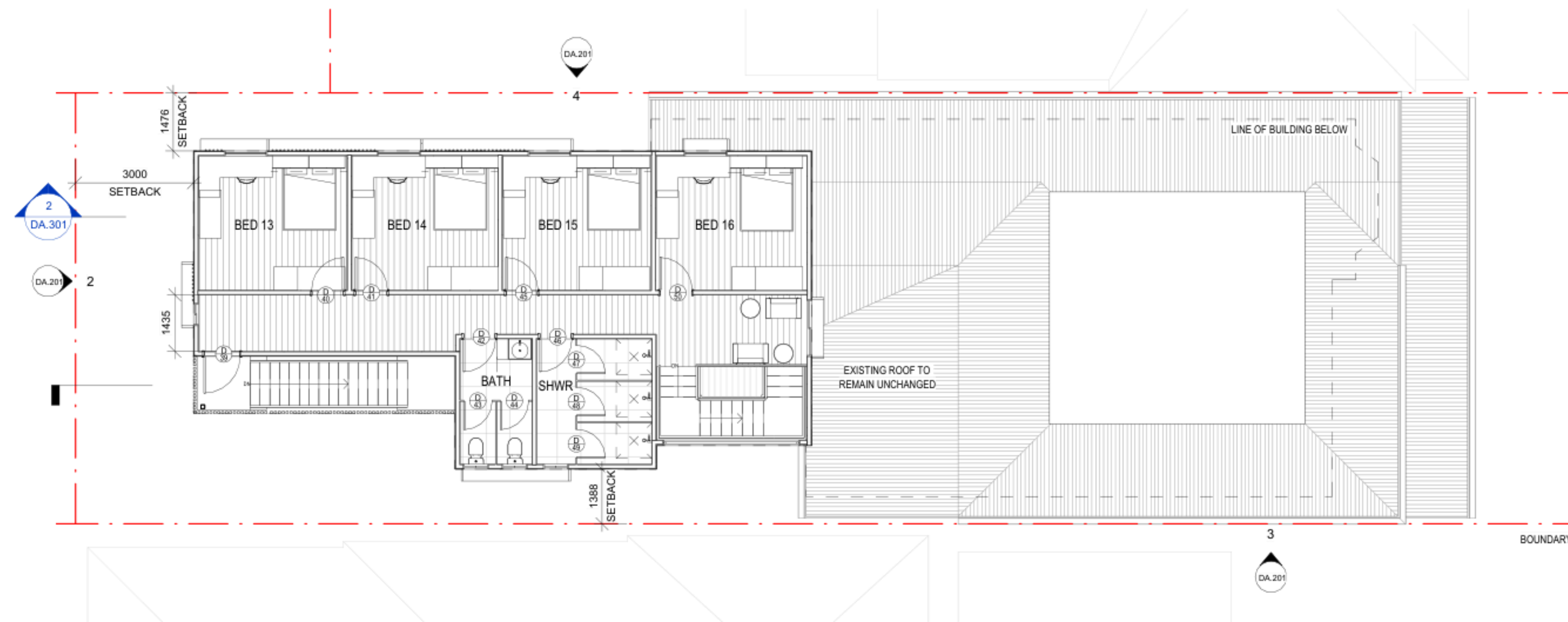
PROPOSED GROUND LEVEL PLAN

1 : 100



PROPOSED LEVEL 1 PLAN

1 : 100



PROPOSED LEVEL 2 PLAN

1 : 100

REVISIONS		
REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

PHASING LEGEND	
	EXISTING
	TO BE DEMOLISHED & REMOVED
	PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
STUDENT ACCOMMODATION
75 ST PAULS TERRACE, SPRING HILL QLD 4000
PROJECT NO. 2508

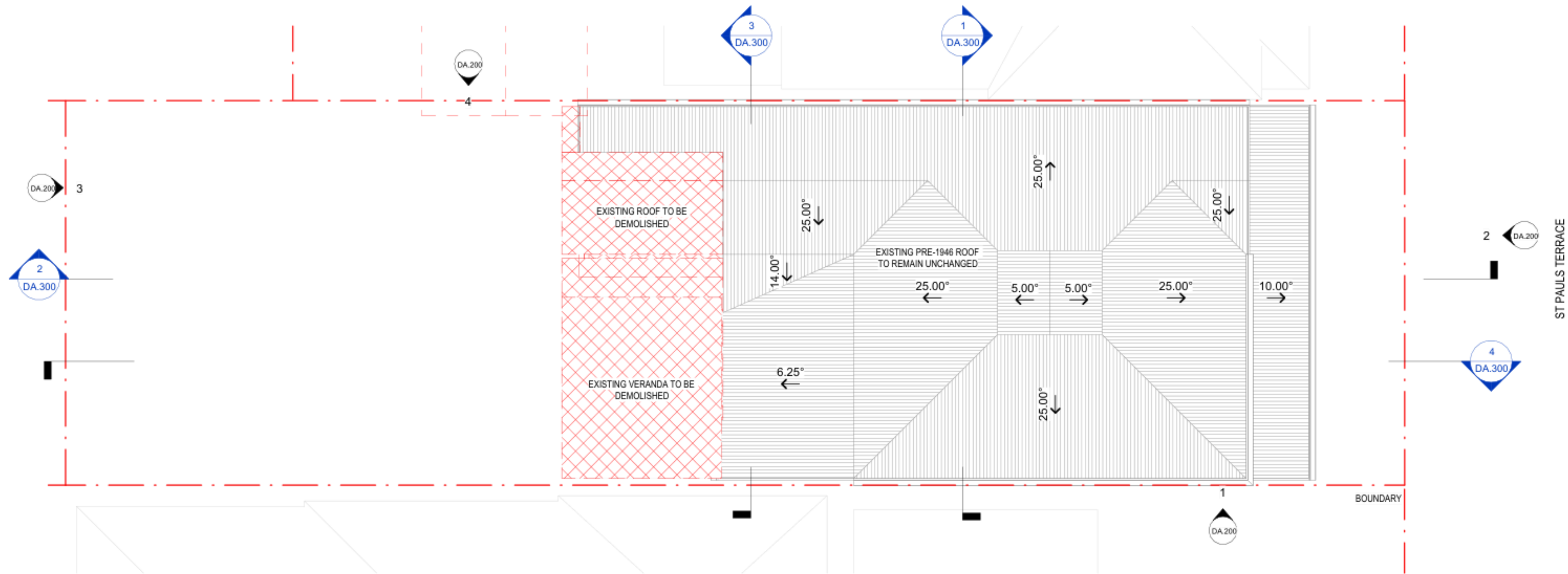
SHEET NAME
PROPOSED FLOOR PLANS

SHEET NO.
DA.103

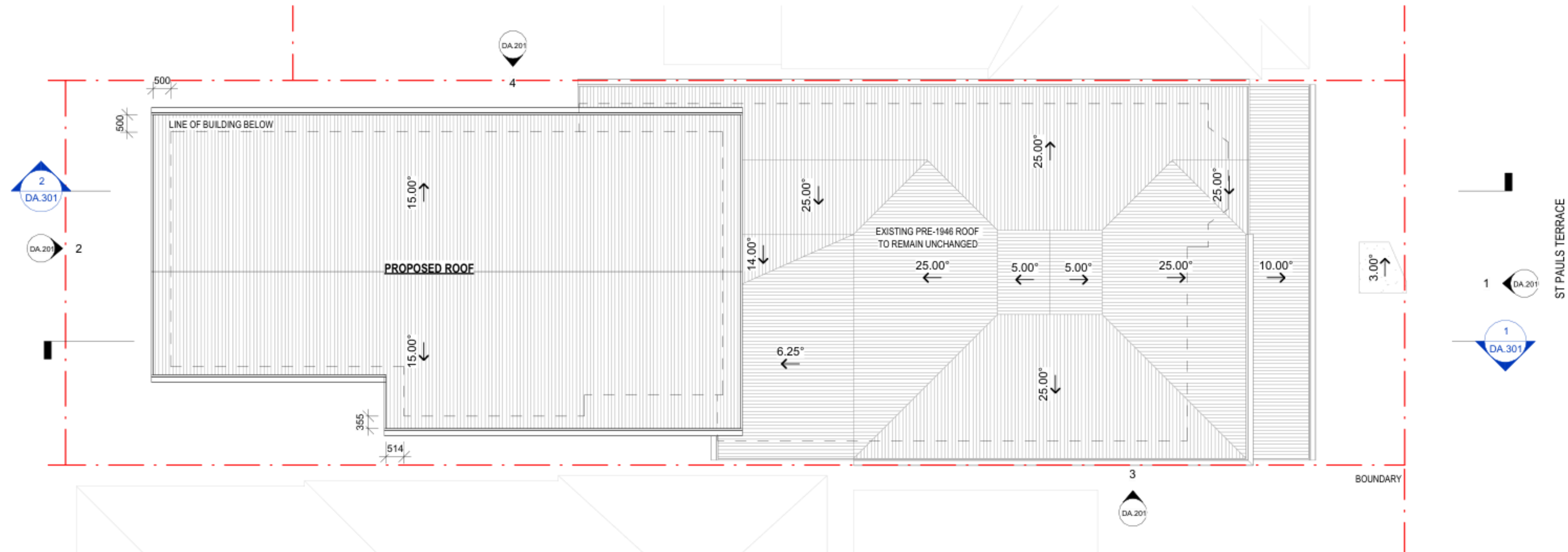
REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

1 : 100
A1
30/07/2026
IL
KL



EXISTING & DEMO ROOF PLAN
1 : 100



PROPOSED ROOF PLAN
1 : 100

REVISIONS		
REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

PHASING LEGEND	
	EXISTING
	TO BE DEMOLISHED & REMOVED
	PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

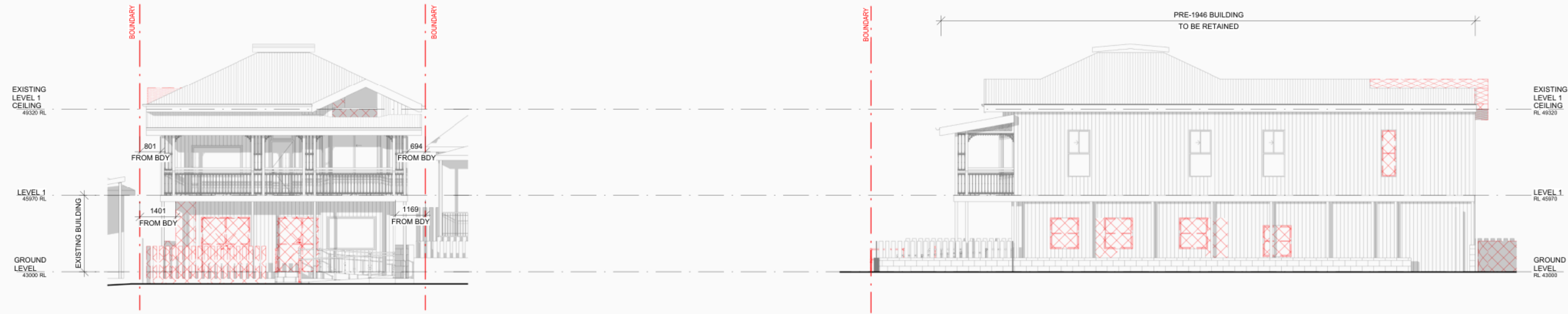
PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

SHEET NAME
ROOF PLANS

SHEET NO.	REV.
DA.104	E

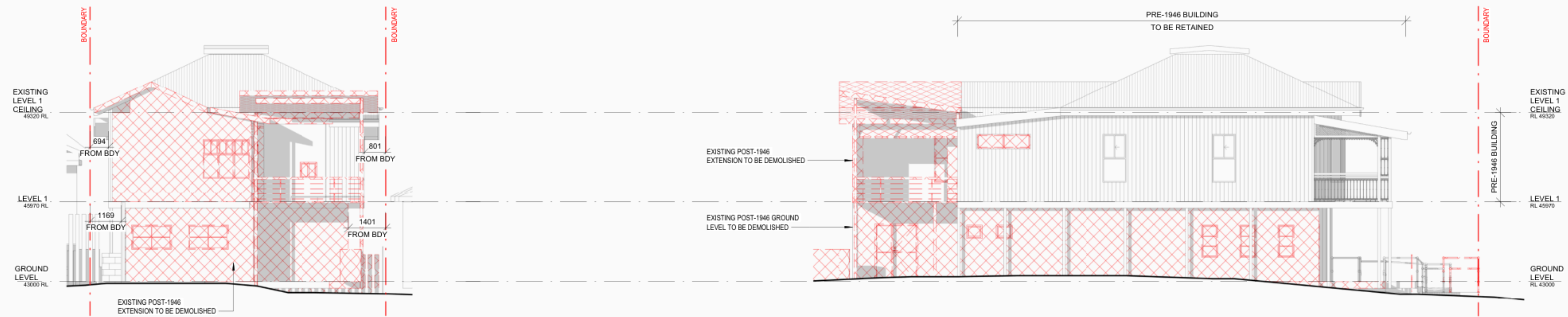
SCALE	1 : 100
SHEET SIZE	A1
DATE	30/07/2026
DRAWN BY	IL
CHECKED BY	KL

REVISIONS		
REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET



EXISTING & DEMO NORTH ELEVATION
1:100 REFER 2 - DA.102

EXISTING & DEMO WEST ELEVATION
1:100 REFER 4 - DA.102



EXISTING & DEMO SOUTH ELEVATION
1:100 REFER 3 - DA.102

EXISTING & DEMO EAST ELEVATION
1:100 REFER 1 - DA.102

PHASING LEGEND

- EXISTING
- TO BE DEMOLISHED & REMOVED
- PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
STUDENT ACCOMMODATION
75 ST PAULS TERRACE, SPRING HILL QLD 4000
PROJECT NO. 2508

SHEET NAME
EXISTING & DEMO ELEVATIONS

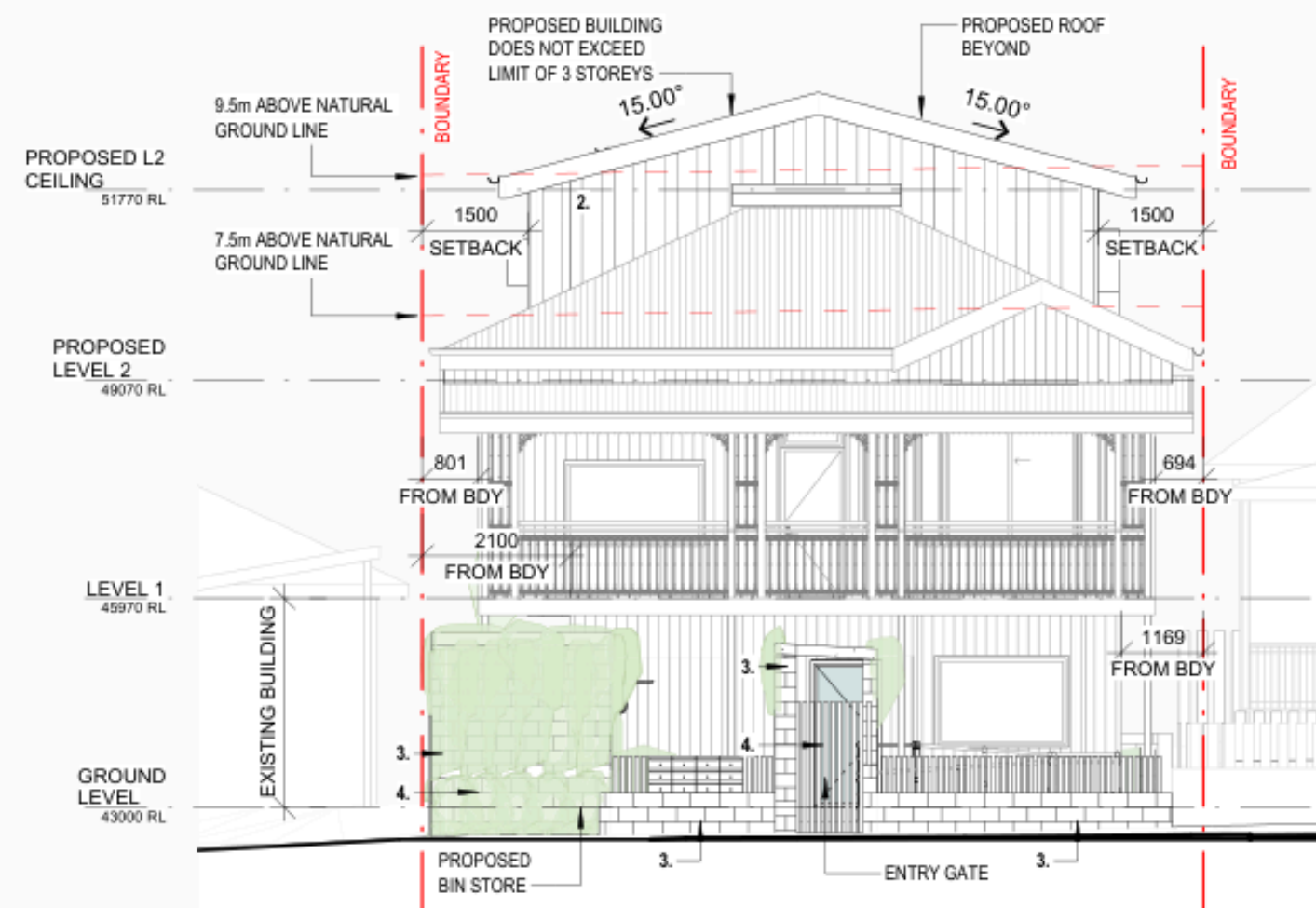
SHEET NO.
DA.200

REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

1:100
A1
30/07/2026
IL
KL

REVISIONS		
REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET



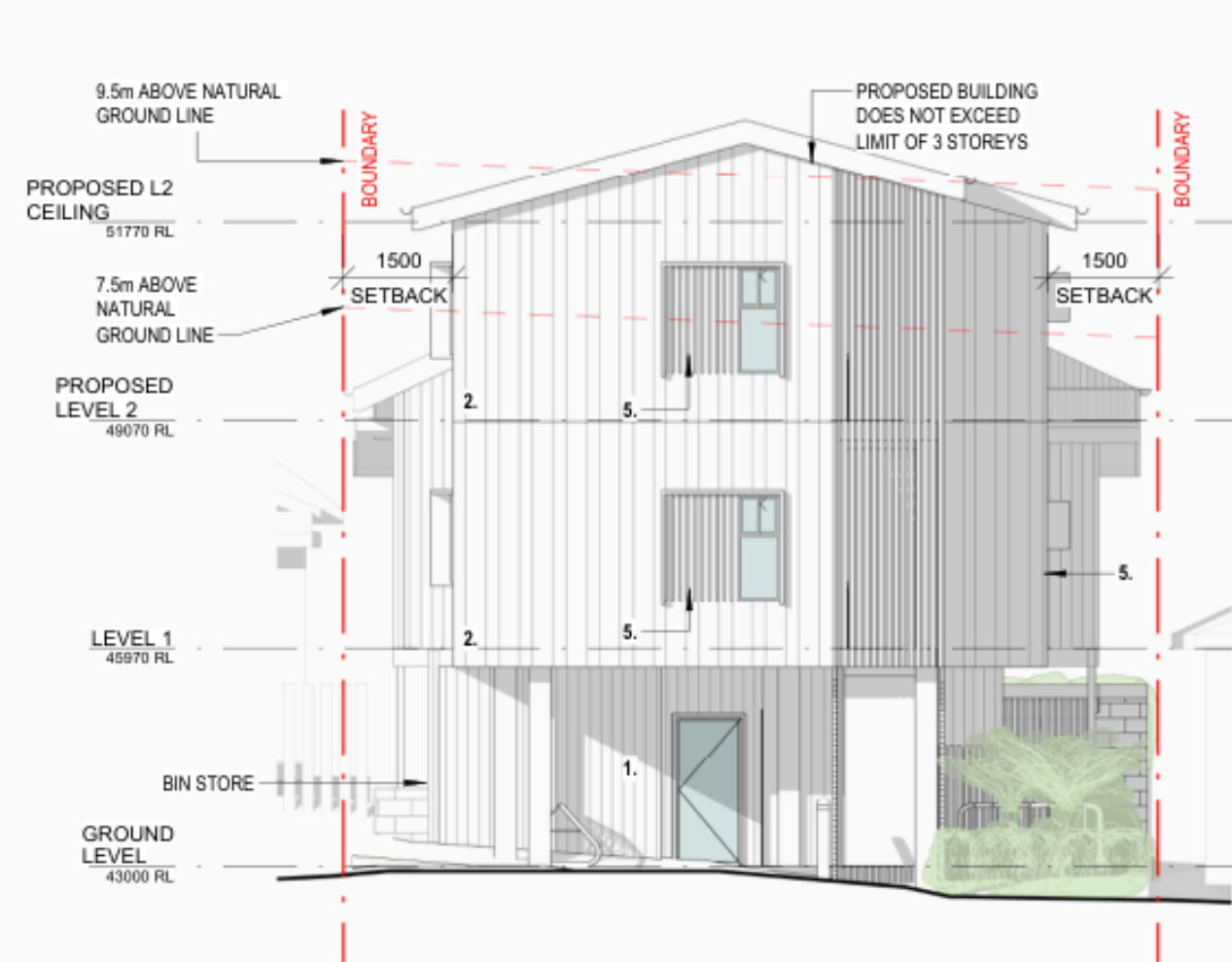
PROPOSED NORTH ELEVATION

1:100 REFER 1 - DA.103



PROPOSED EAST ELEVATION

1:100 REFER 3 - DA.103



PROPOSED SOUTH ELEVATION

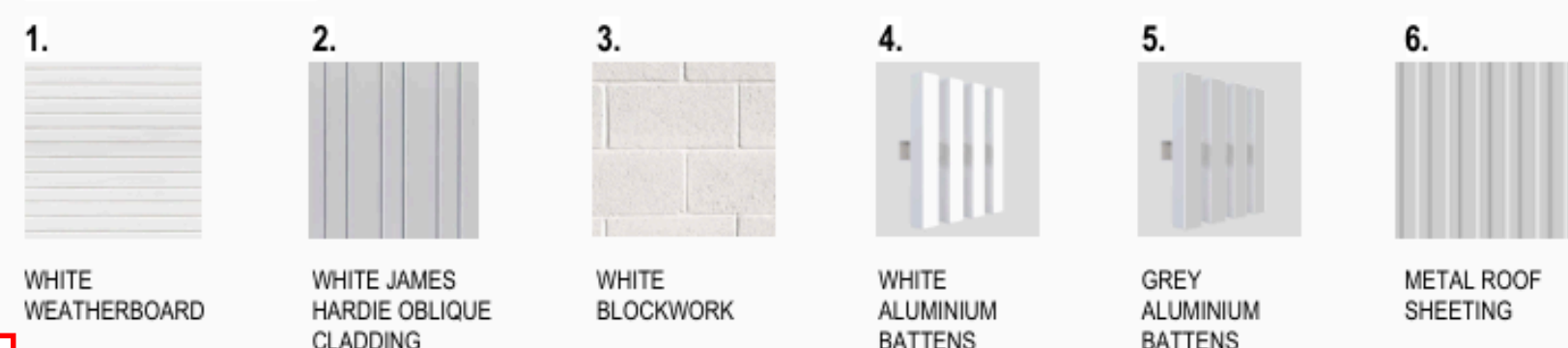
1:100 REFER 2 - DA.103



PROPOSED WEST ELEVATION

1:100 REFER 4 - DA.103

MATERIAL LEGEND:



PHASING LEGEND



APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
STUDENT ACCOMMODATION
75 ST PAULS TERRACE, SPRING HILL QLD 4000
PROJECT NO. 2508

SHEET NAME
PROPOSED ELEVATIONS

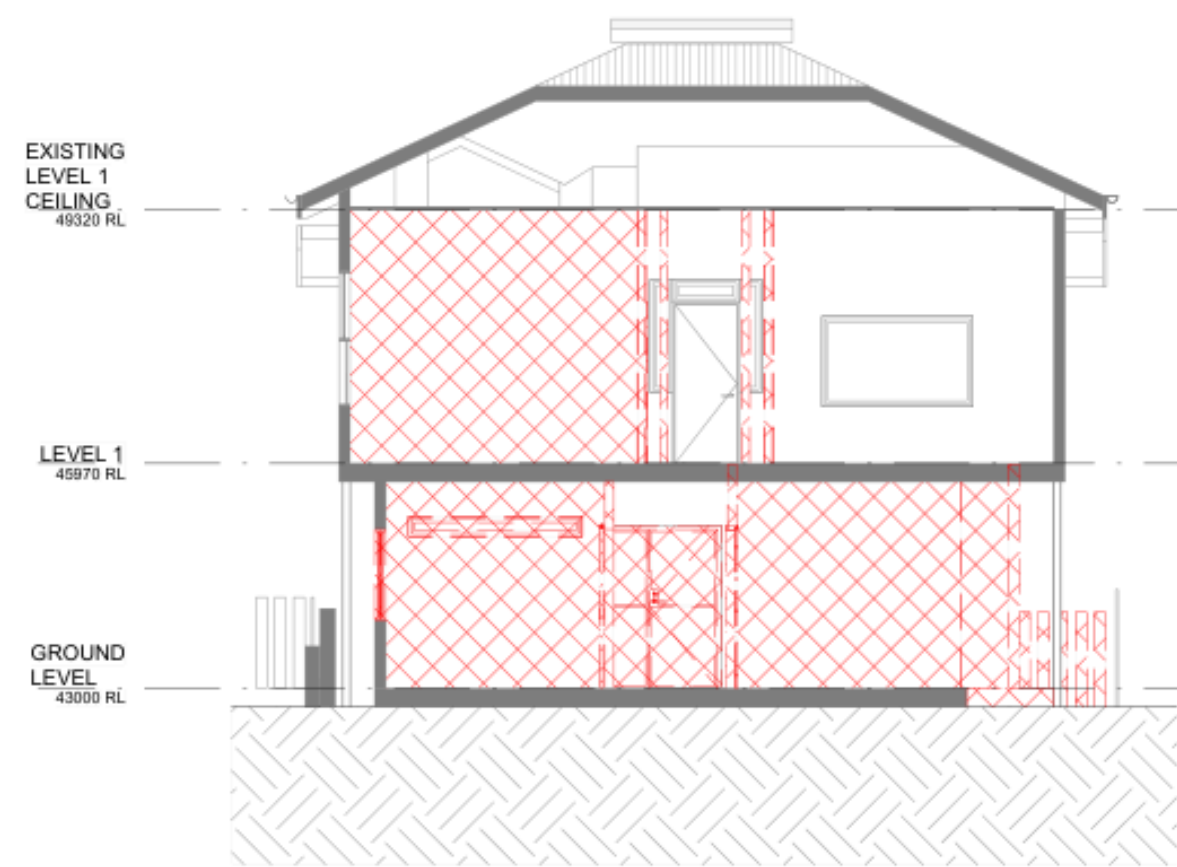
SHEET NO.
DA.201

REV.
E

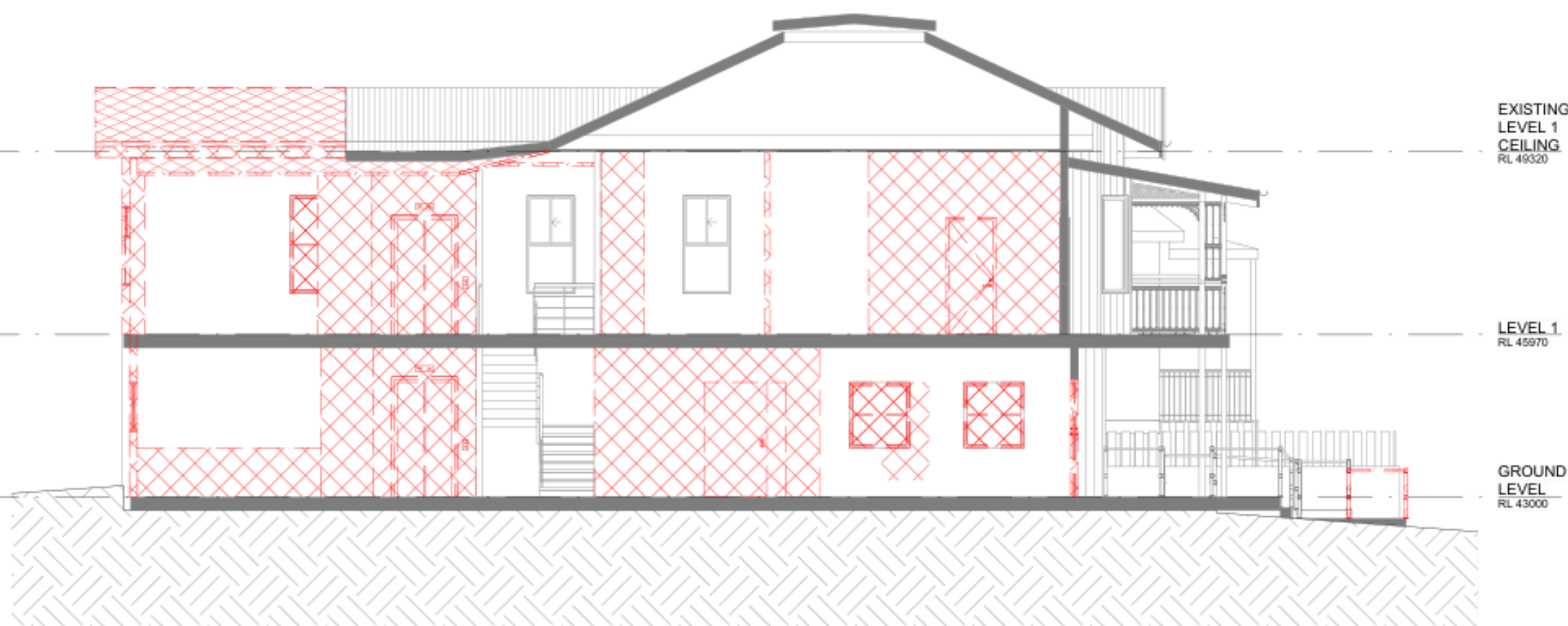
SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

As indicated
A1
30/07/2026
IL
KL

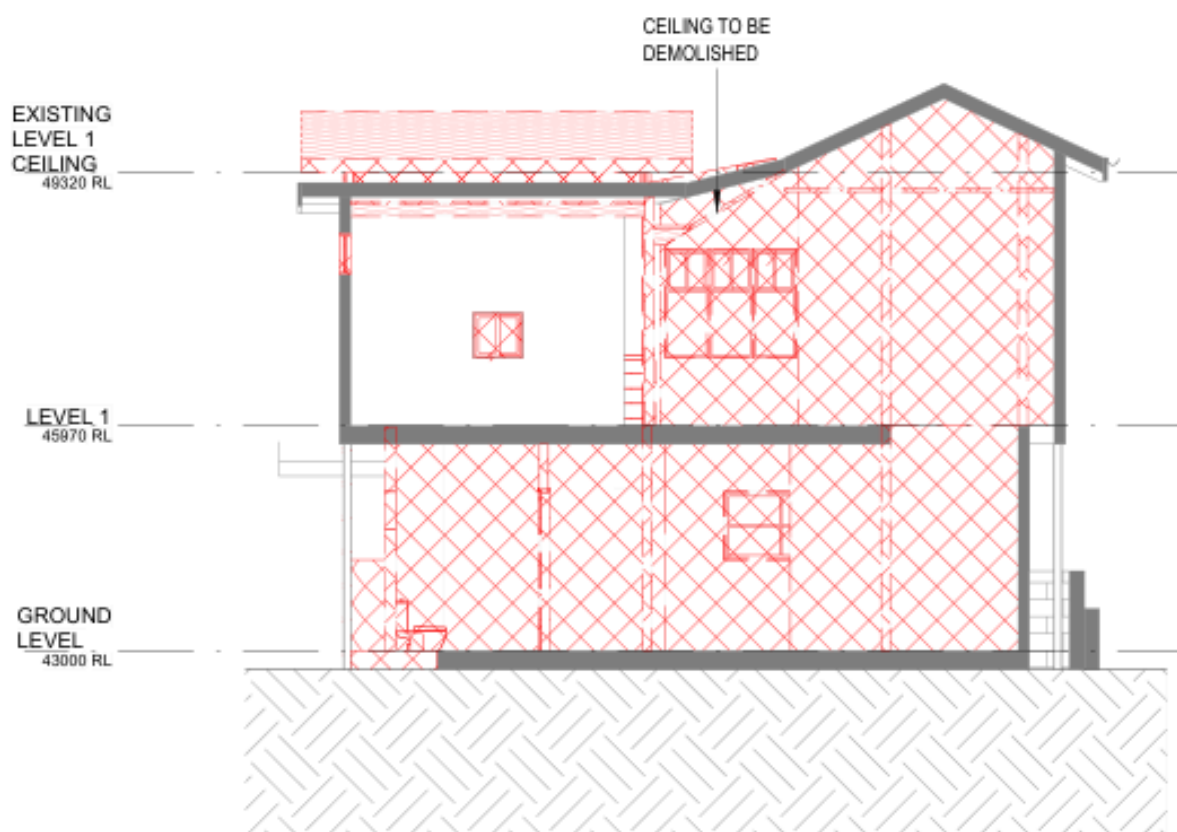
REVISIONS		
REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET



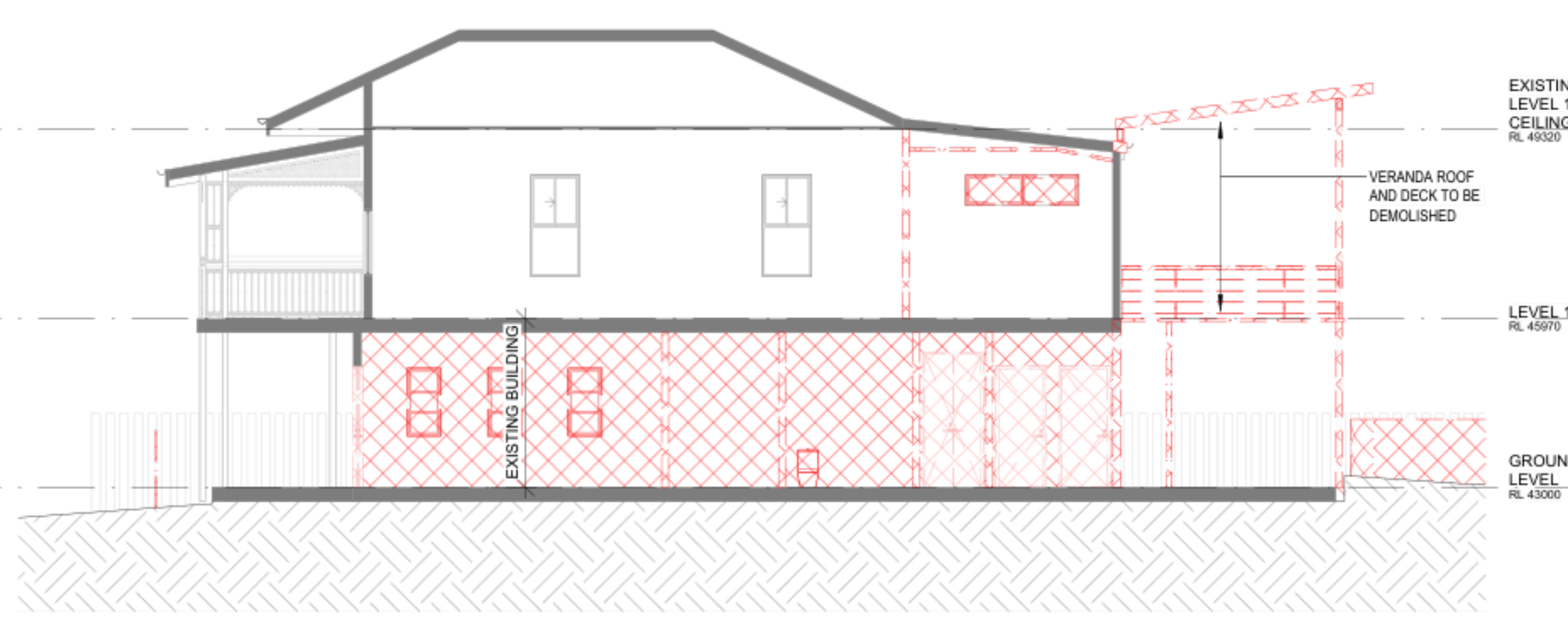
EXISTING & DEMO SECTION 1
1:100 REFER 1 - DA.102



EXISTING & DEMO SECTION 4
1:100 REFER 2 - DA.102



EXISTING & DEMO SECTION 3
1:100 REFER 3 - DA.102



EXISTING & DEMO SECTION 2
1:100 REFER 4 - DA.102

PHASING LEGEND

EXISTING	EXISTING
TO BE DEMOLISHED & REMOVED	TO BE DEMOLISHED & REMOVED
PROPOSED	PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION

**STUDENT
ACCOMMODATION**

75 ST PAULS TERRACE, SPRING HILL QLD
4000

PROJECT NO. 2508

SHEET NAME

**EXISTING & DEMO
SECTIONS**

SHEET NO.
DA.300

REV.
E

SCALE

SHEET SIZE

DATE

DRAWN BY

CHECKED BY

1:100

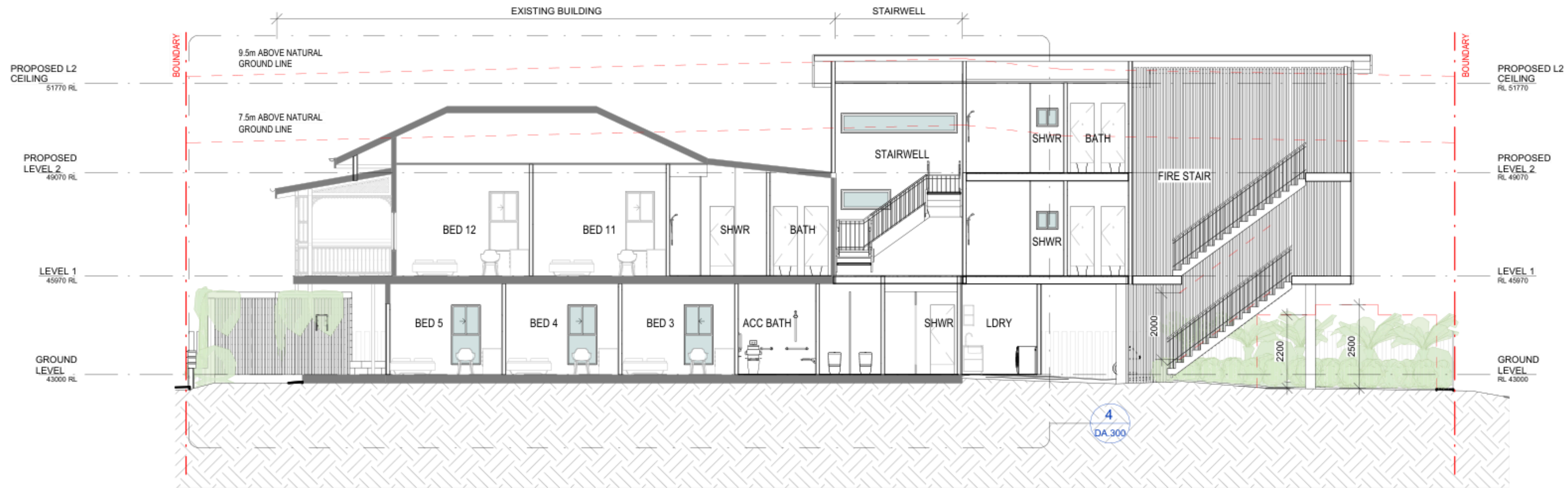
A1

30/07/2026

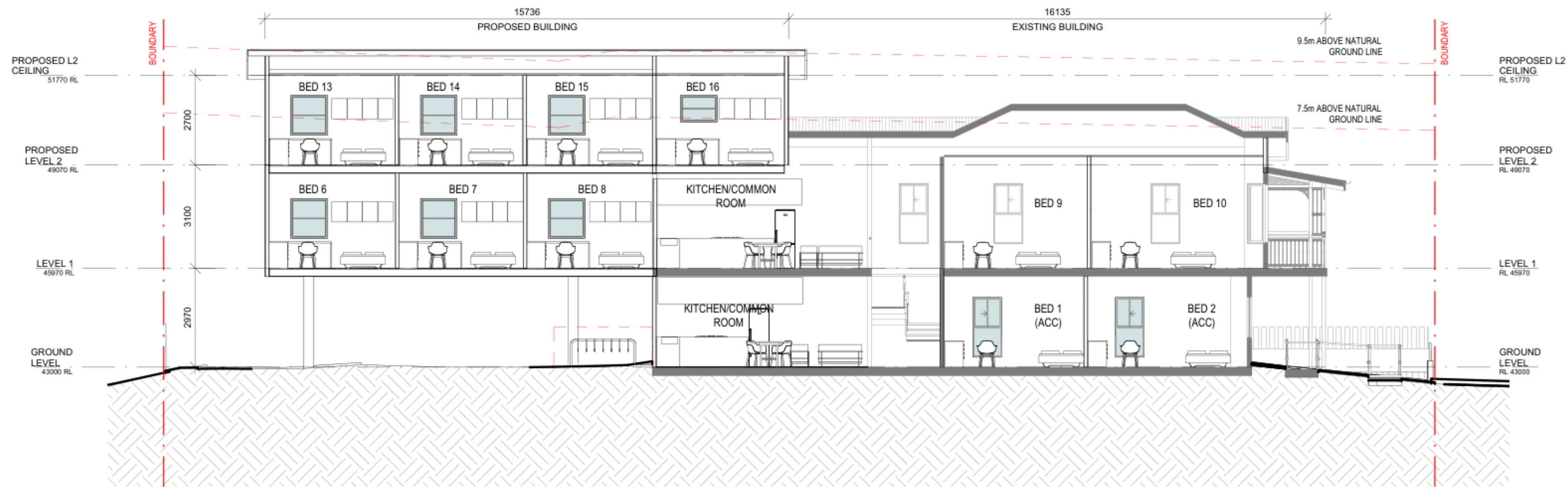
IL

KL

REVISIONS		
REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET



PROPOSED SECTION 1
1 : 100



PROPOSED SECTION 2
1 : 100

PHASING LEGEND

- EXISTING
- TO BE DEMOLISHED & REMOVED
- PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

SHEET NAME
PROPOSED SECTIONS

SHEET NO.
DA.301

REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

1 : 100
A1
30/07/2026
IL
KL



FRONT PERSPECTIVE



STREET VIEW



REAR PERSPECTIVE

REVISIONS

REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

PHASING LEGEND

EXISTING

TO BE DEMOLISHED & REMOVED

PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

SHEET NAME
PROPOSED RENDERERS

SHEET NO.
DA.400

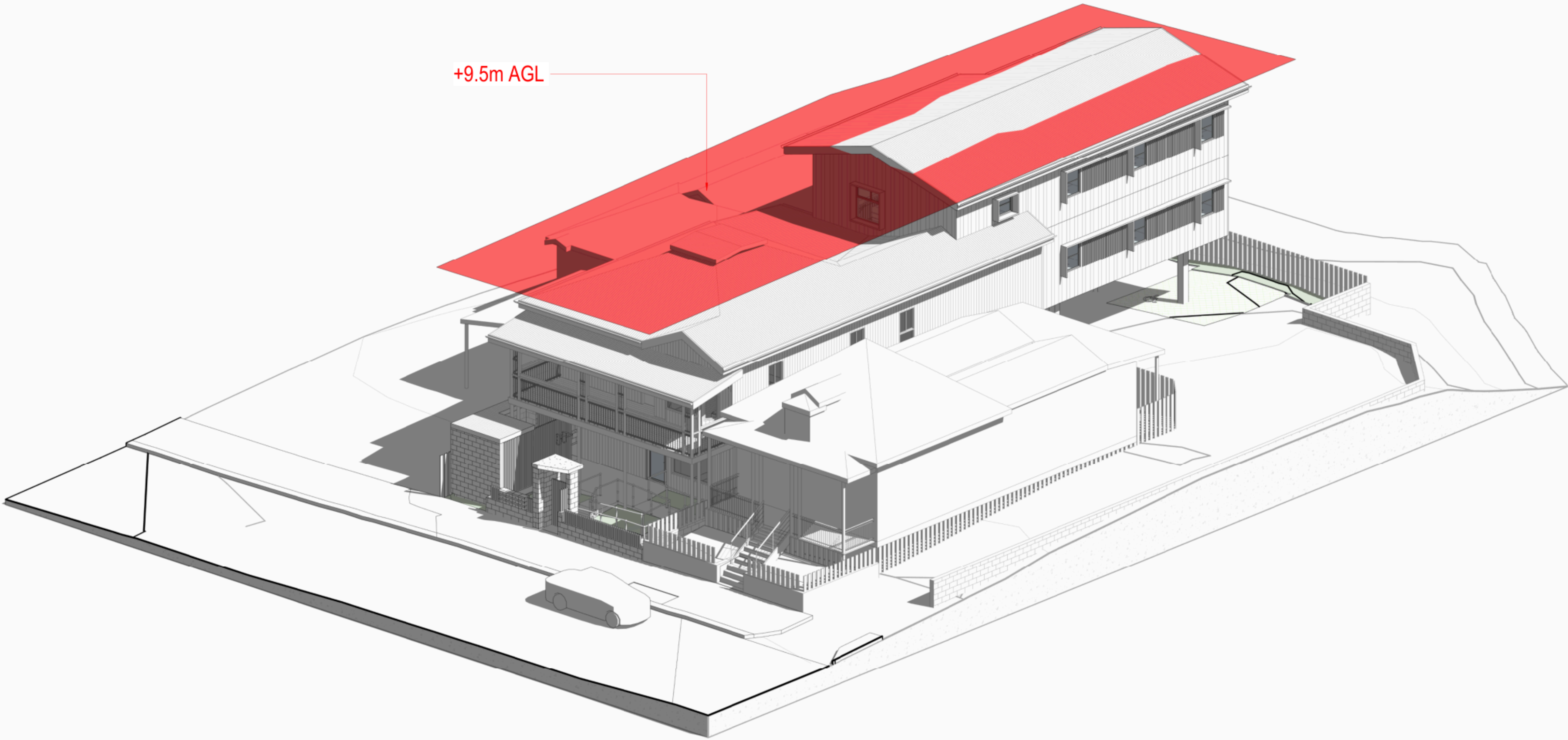
REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

A1
30/07/2026
IL
KL

BCC DS
RECEIVED
10/09/2026
APPLICATION REF
A007016866

REVISIONS		
REV.	DATE	DESCRIPTION
A	28/11/25	PRELIM DA
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET



+9.5m AGL

BUILDING BLANKET AXO

PHASING LEGEND	
	EXISTING
	TO BE DEMOLISHED & REMOVED
	PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

SHEET NAME
PROPOSED AXO VIEWS

SHEET NO.	REV.
DA.401	E

SCALE	A1
SHEET SIZE	
DATE	30/07/2026
DRAWN BY	IL
CHECKED BY	KL

REVISIONS		
REV.	DATE	DESCRIPTION
B	20/03/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

SHADOW LEGEND

PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND

EXISTING

TO BE DEMOLISHED & REMOVED

PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

SHEET NAME
**SHADOW DIAGRAMS -
WINTER 9AM**

SHEET NO.
DA.402

REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

As indicated
A1
30/07/2026
IL
KL



EXISTING SUN STUDY - WINTER 9AM
1 : 200



PROPOSED SUN STUDY - WINTER 9AM
1 : 200



ASSESSABLE SUN STUDY - WINTER 9AM
1 : 200

REVISIONS		
REV.	DATE	DESCRIPTION
B	20/03/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

SHADOW LEGEND

PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND

EXISTING

TO BE DEMOLISHED & REMOVED

PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

SHEET NAME
SHADOW DIAGRAMS -
WINTER 12PM

SHEET NO.
DA.403

REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

As indicated
A1
30/07/2026
IL
KL



EXISTING SUN STUDY - WINTER 12PM
1 : 200



PROPOSED SUN STUDY - WINTER 12PM
1 : 200



ASSESSABLE SUN STUDY - WINTER 12PM
1 : 200

REVISIONS		
REV.	DATE	DESCRIPTION
B	20/03/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

SHADOW LEGEND

PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND

EXISTING

TO BE DEMOLISHED & REMOVED

PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

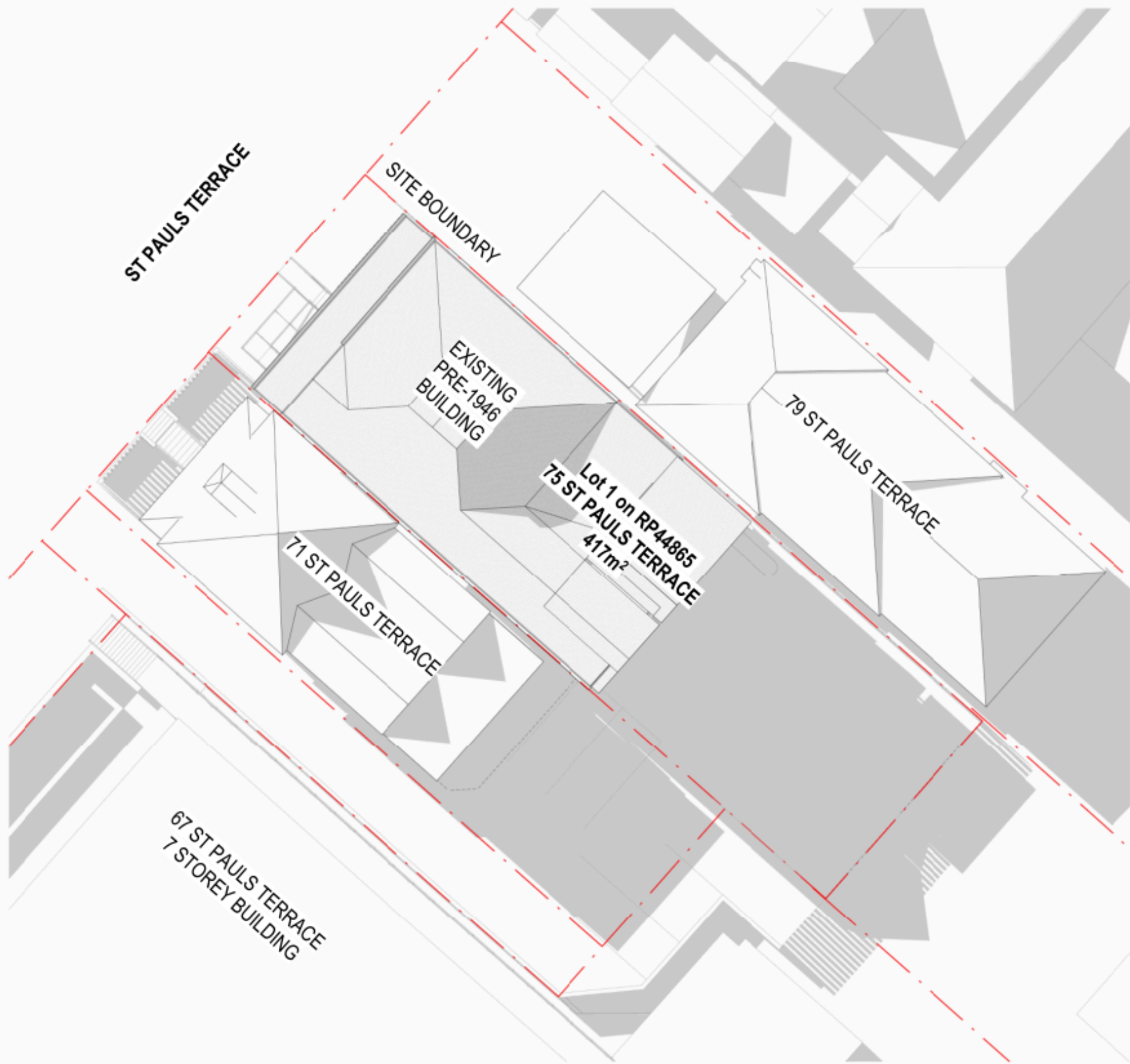
SHEET NAME
SHADOW DIAGRAMS -
WINTER 3PM

SHEET NO.
DA.404

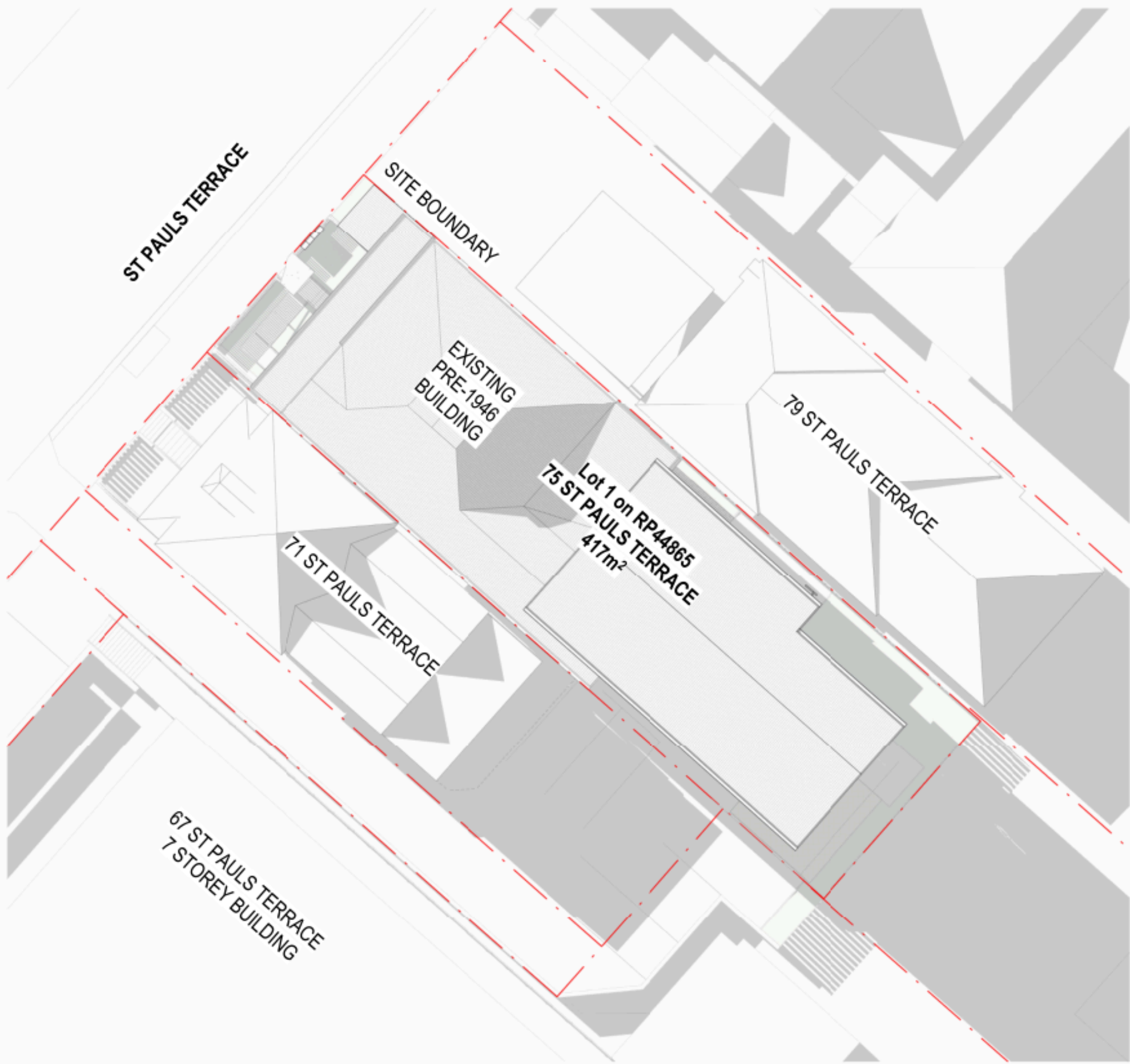
REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

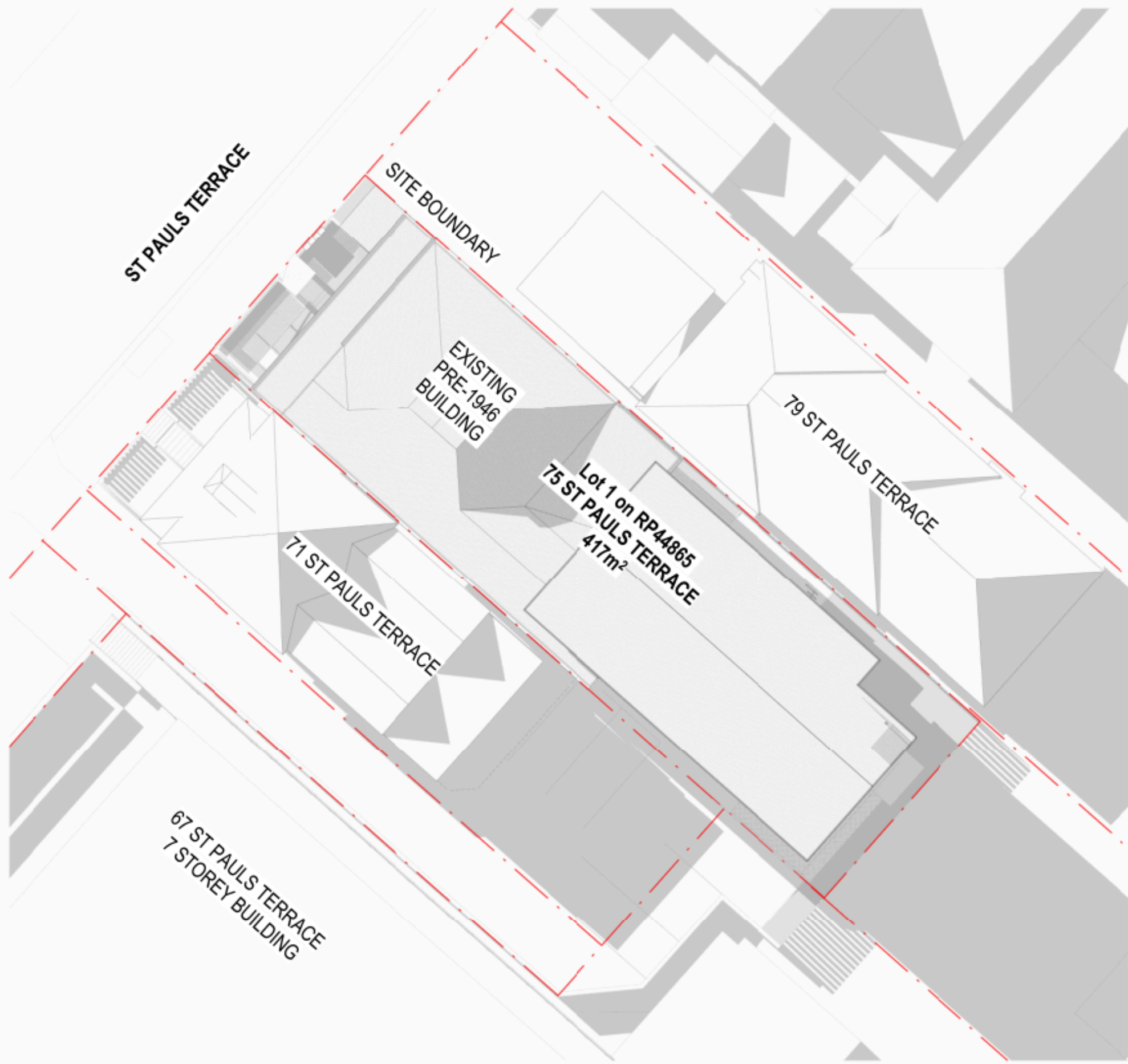
As indicated
A1
30/07/2026
IL
KL



EXISTING SUN STUDY - WINTER 3PM
1 : 200



PROPOSED SUN STUDY - WINTER 3PM
1 : 200



ASSESSABLE SUN STUDY - WINTER 3PM
1 : 200

REVISIONS		
REV.	DATE	DESCRIPTION
B	20/03/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET



EXISTING SUN STUDY - SUMMER 9AM
1 : 200

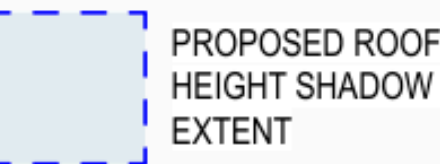


PROPOSED SUN STUDY - SUMMER 9AM
1 : 200



ASSESSABLE SUN STUDY - SUMMER 9AM
1 : 200

SHADOW LEGEND



PHASING LEGEND



APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
STUDENT ACCOMMODATION
75 ST PAULS TERRACE, SPRING HILL QLD 4000
PROJECT NO. 2508

SHEET NAME
SHADOW DIAGRAMS - SUMMER 9AM

SHEET NO.
DA.405

REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

As indicated
A1
30/07/2026
IL
KL

REVISIONS		
REV.	DATE	DESCRIPTION
B	20/03/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET



EXISTING SUN STUDY - SUMMER 12PM
1 : 200

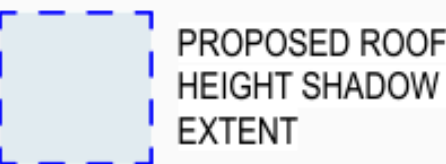


PROPOSED SUN STUDY - SUMMER 12PM
1 : 200

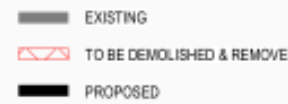


ASSESSABLE SUN STUDY - SUMMER 12PM
1 : 200

SHADOW LEGEND



PHASING LEGEND



APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
STUDENT ACCOMMODATION
75 ST PAULS TERRACE, SPRING HILL QLD 4000
PROJECT NO. 2508

SHEET NAME
SHADOW DIAGRAMS - SUMMER 12PM

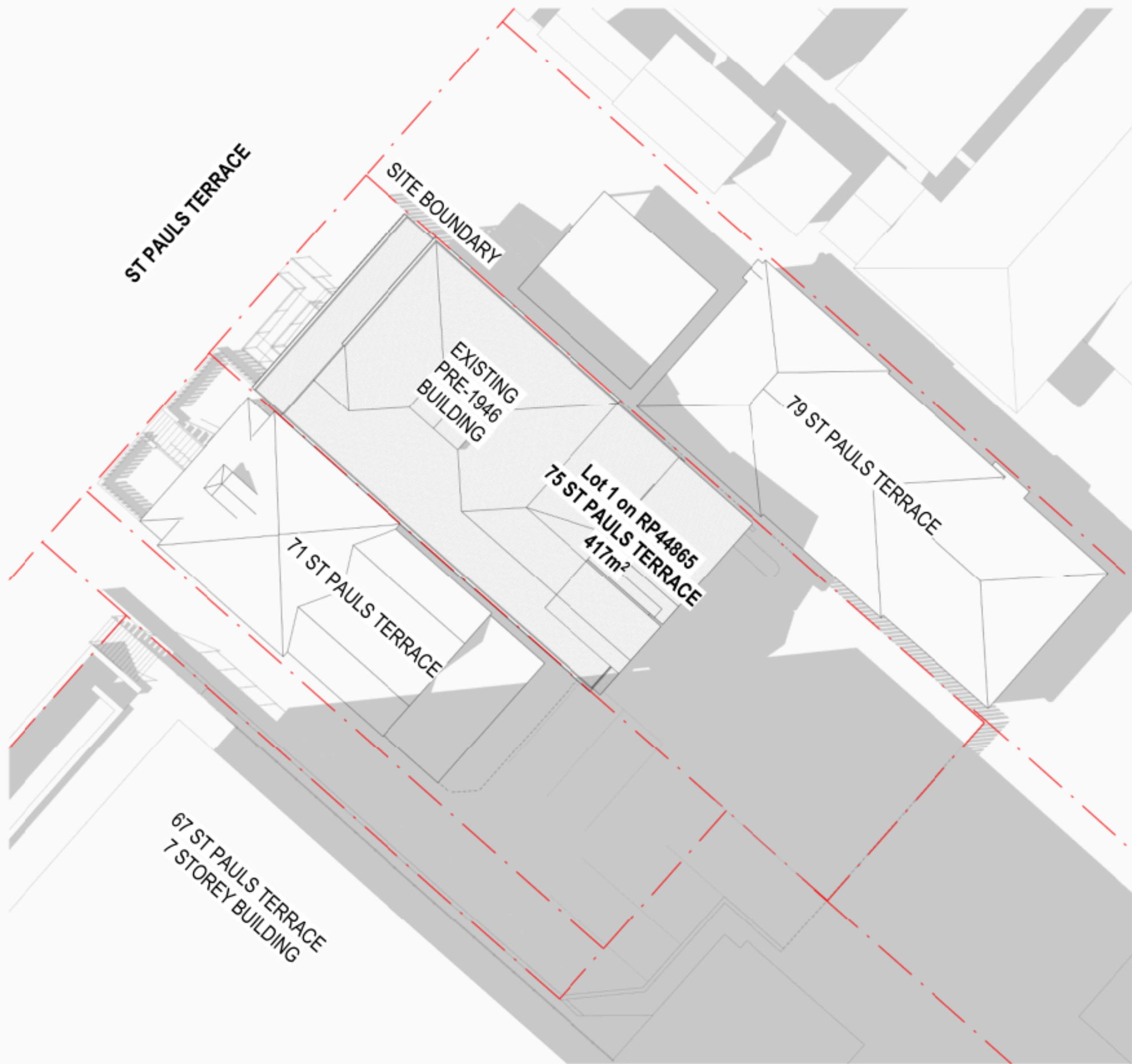
SHEET NO.
DA.406

REV.
E

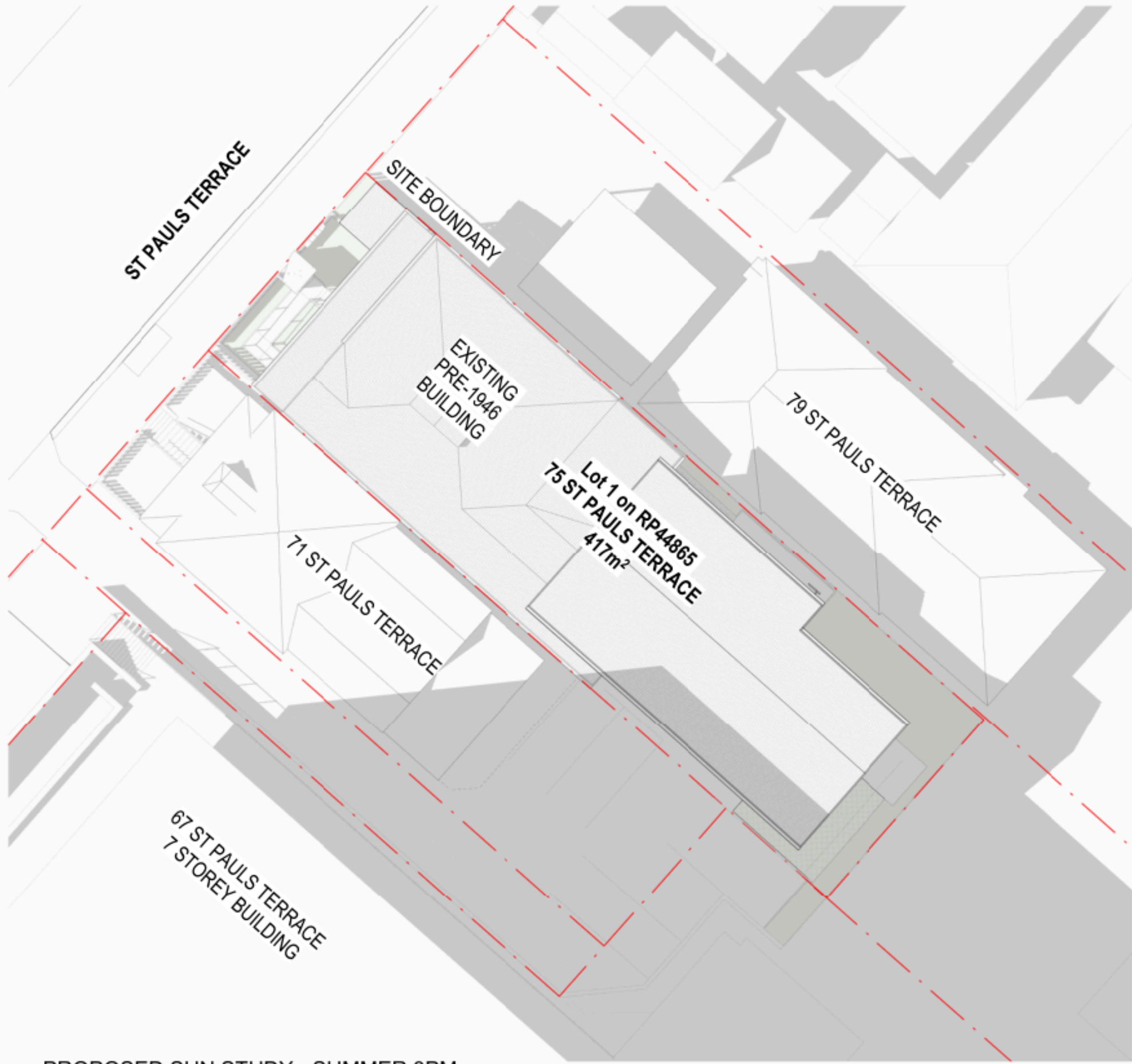
SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

As indicated
A1
30/07/2026
IL
KL

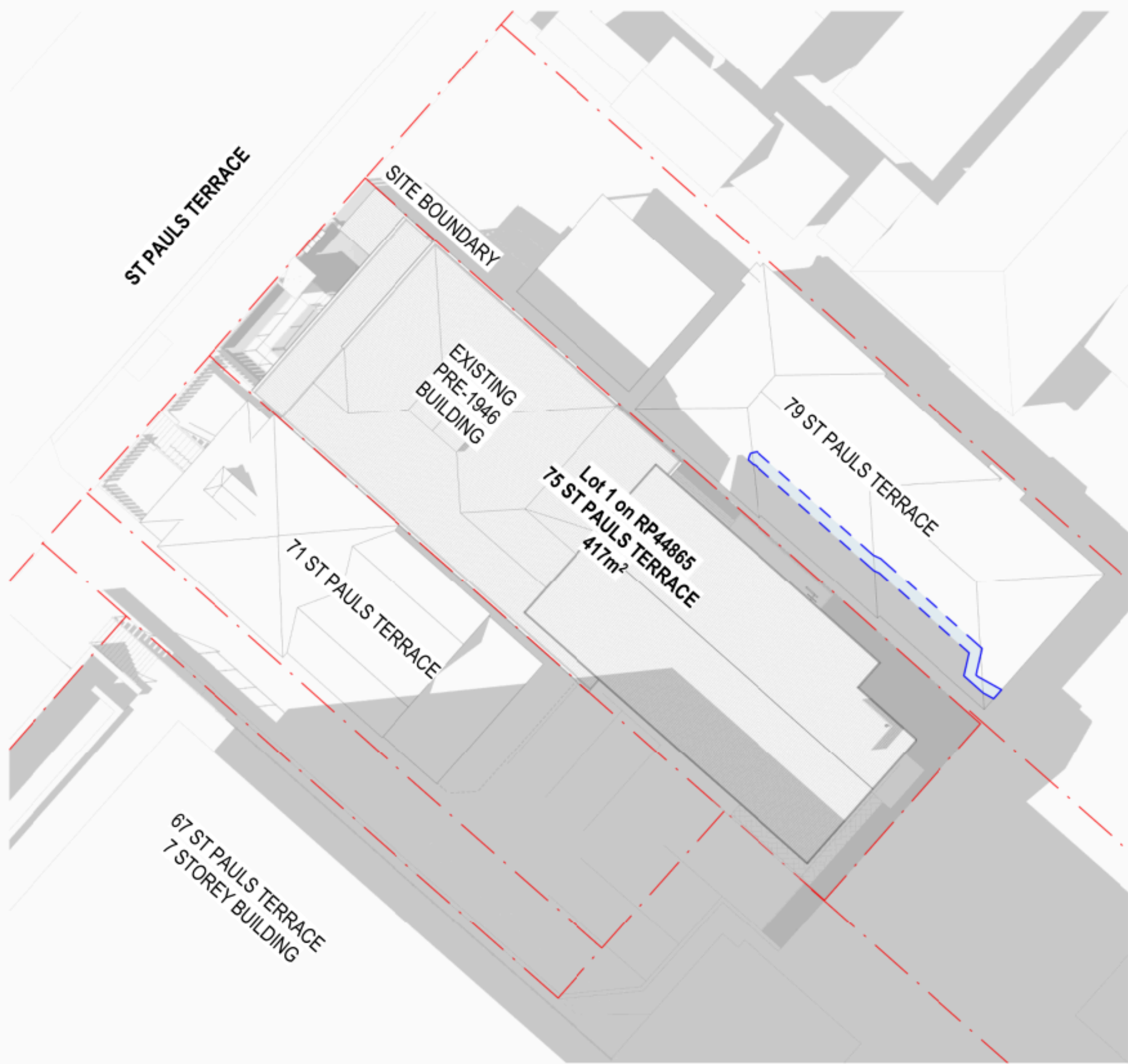
REVISIONS		
REV.	DATE	DESCRIPTION
B	20/03/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET



EXISTING SUN STUDY - SUMMER 3PM
1 : 200



PROPOSED SUN STUDY - SUMMER 3PM
1 : 200



ASSESSABLE SUN STUDY - SUMMER 3PM
1 : 200

SHADOW LEGEND

PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND

EXISTING
TO BE DEMOLISHED & REMOVED
PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION

**STUDENT
ACCOMMODATION**

75 ST PAULS TERRACE, SPRING HILL QLD
4000

PROJECT NO. 2508

SHEET NAME

SHADOW DIAGRAMS -
SUMMER 3PM

SHEET NO.
DA.407

REV.
E

SCALE

SHEET SIZE

DATE

DRAWN BY

CHECKED BY

As indicated

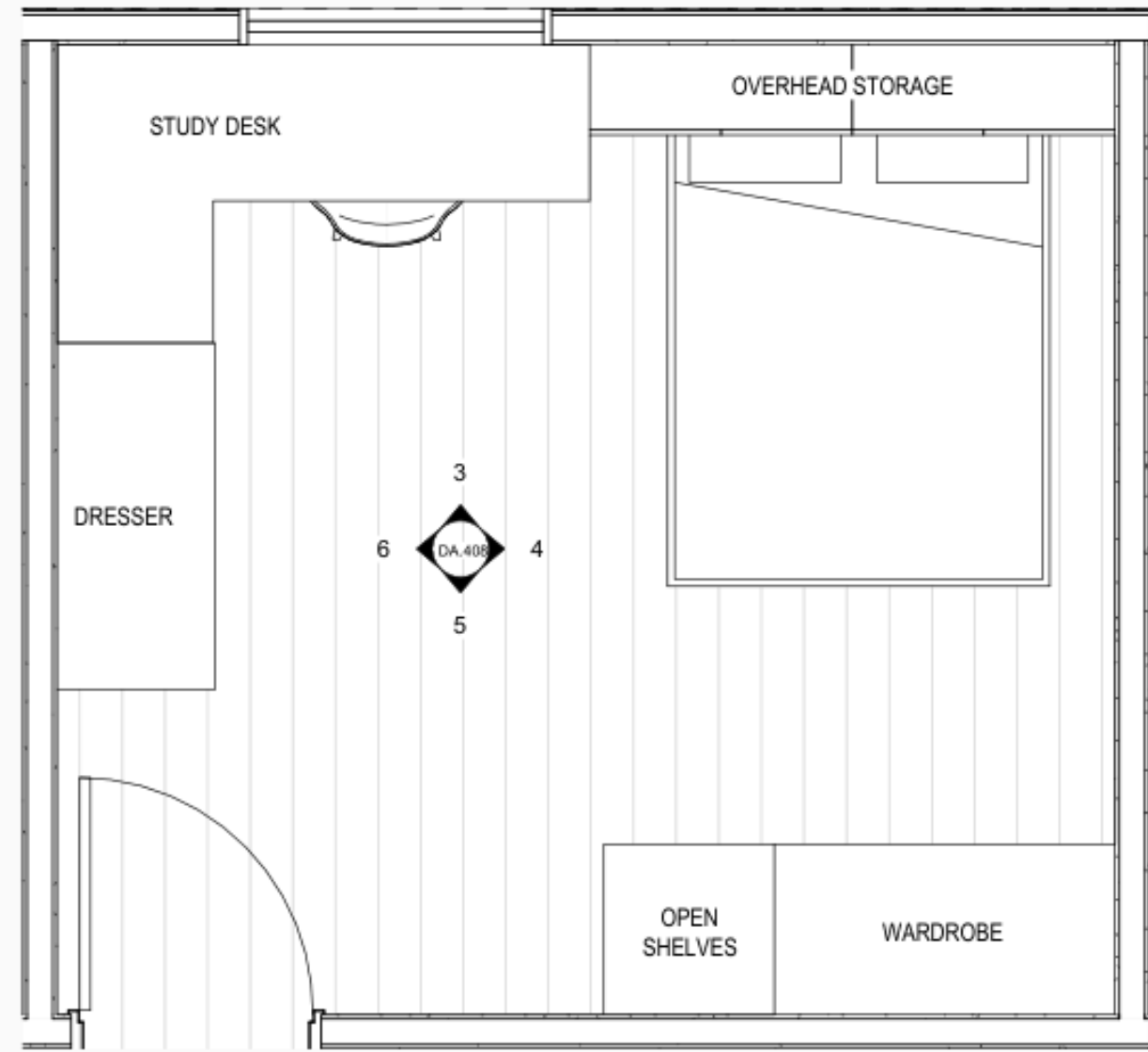
A1

30/07/2026

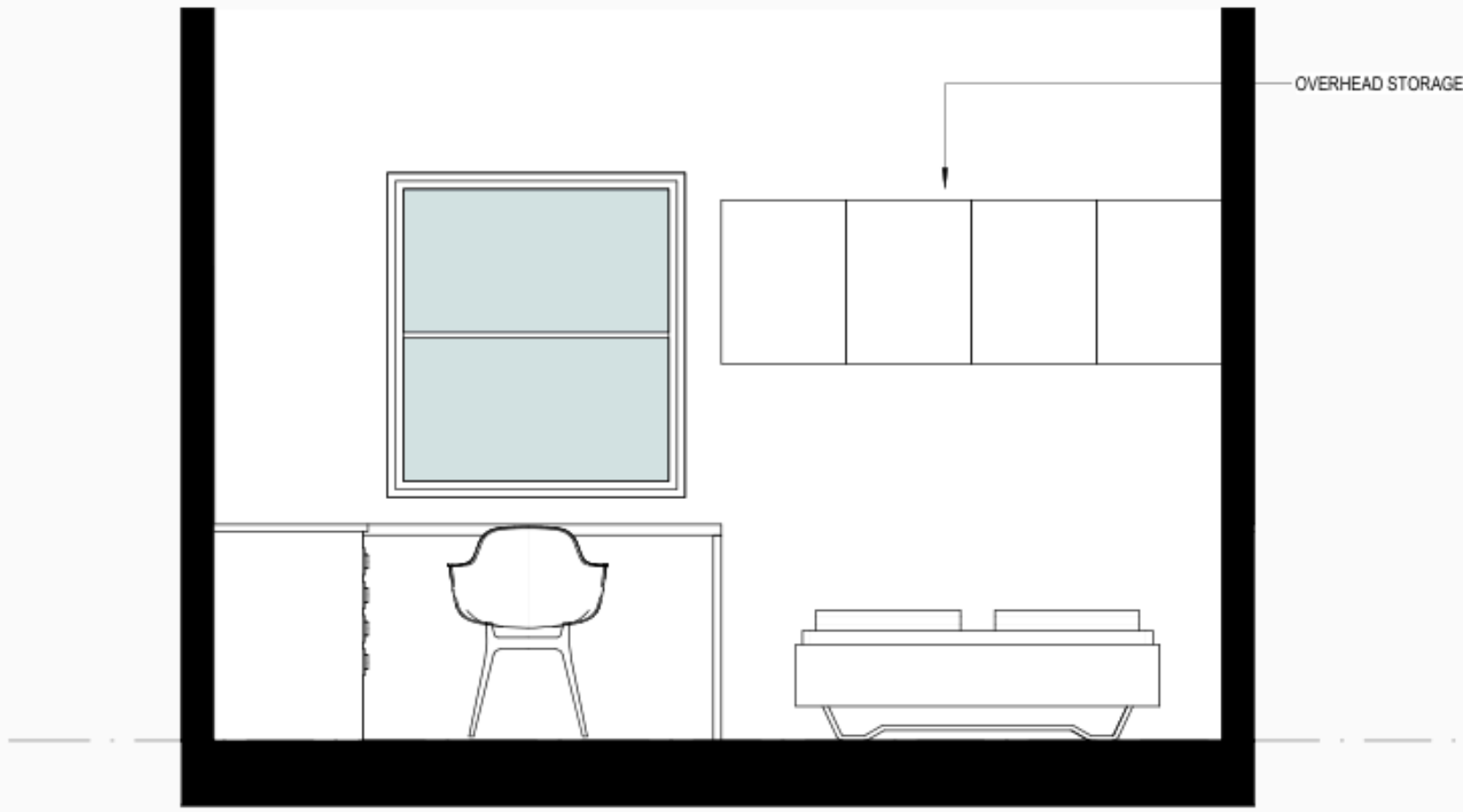
IL

KL

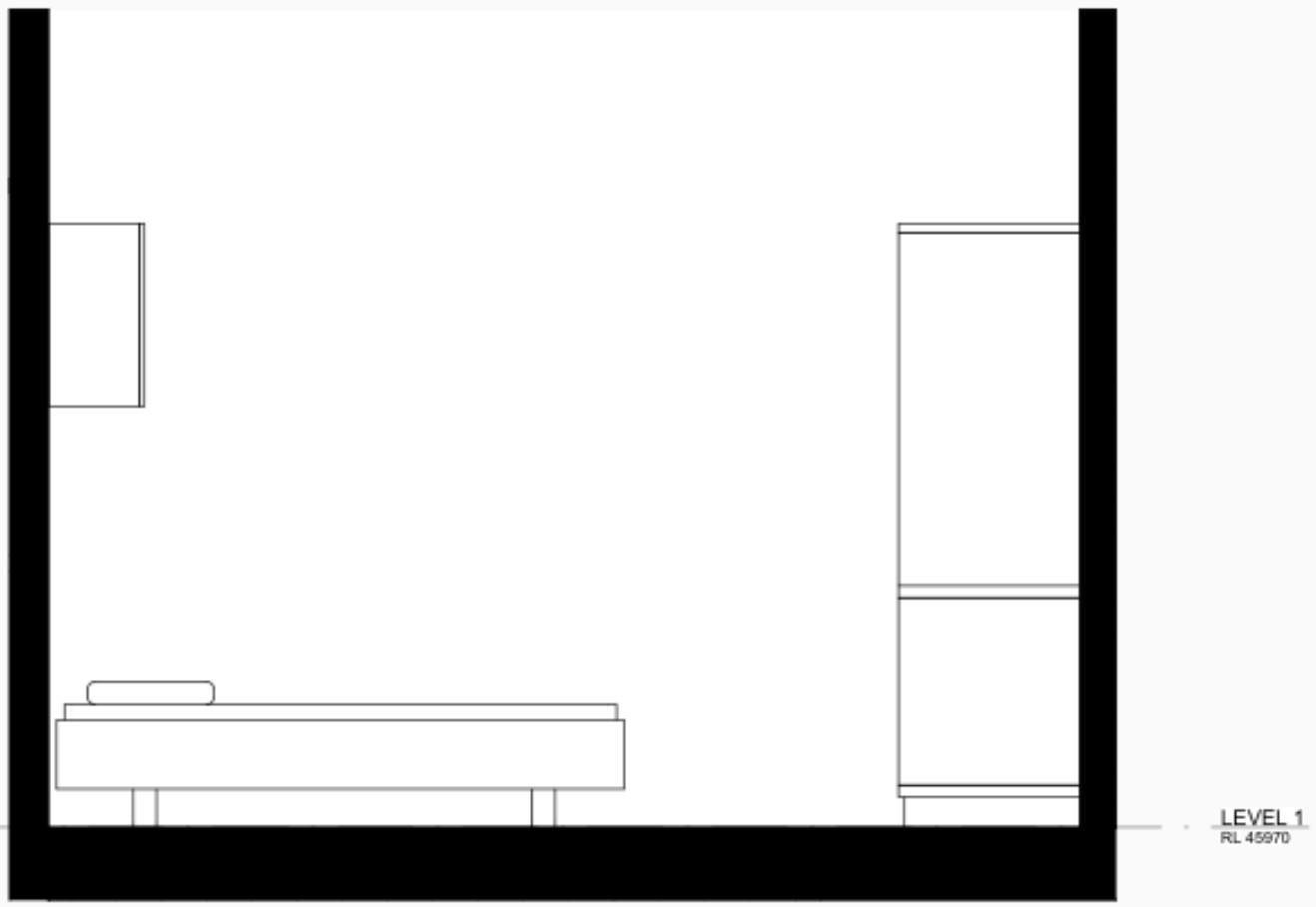
REVISIONS		
REV.	DATE	DESCRIPTION
B	20/02/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET



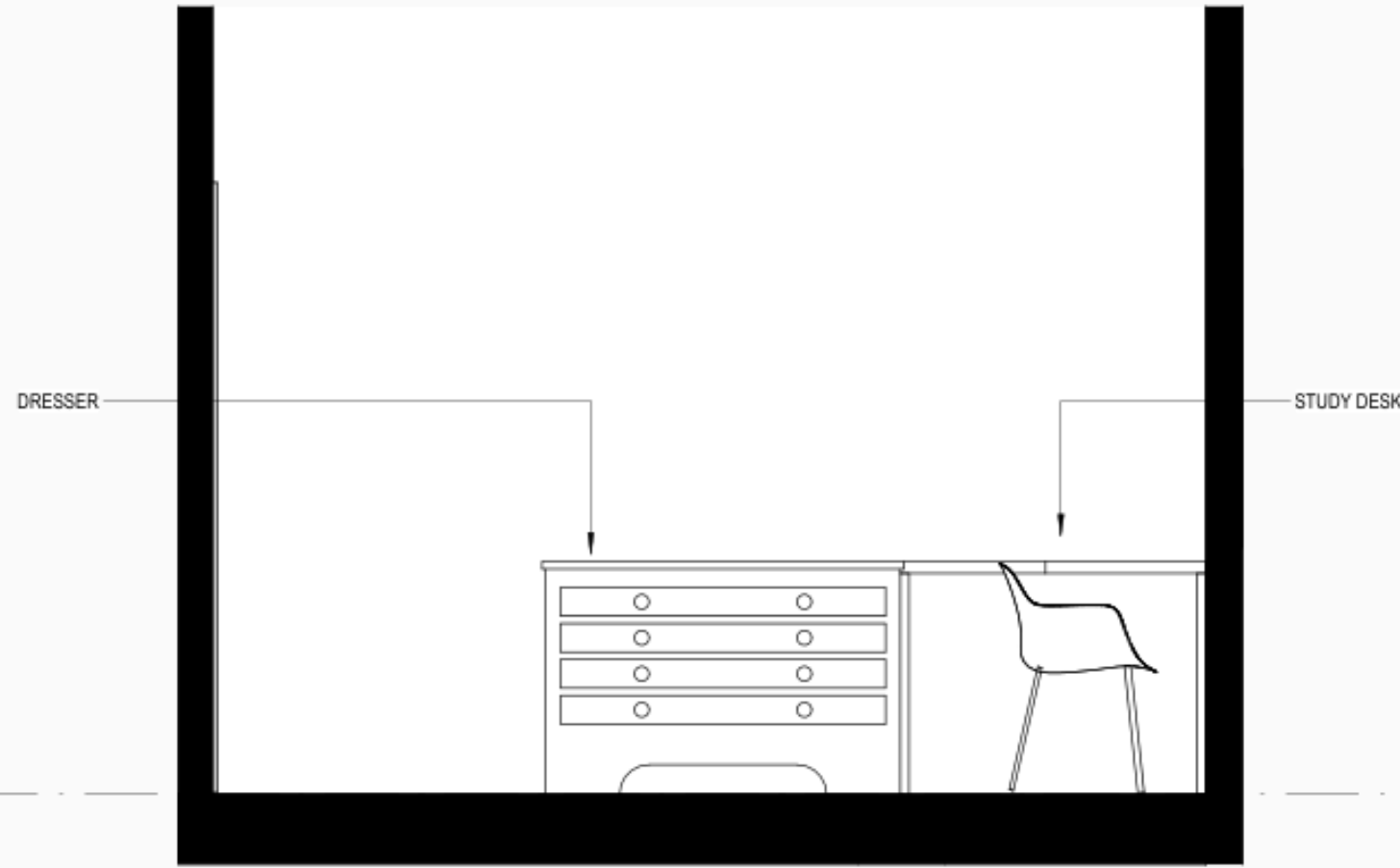
TYPICAL BEDROOM PLAN
1:25



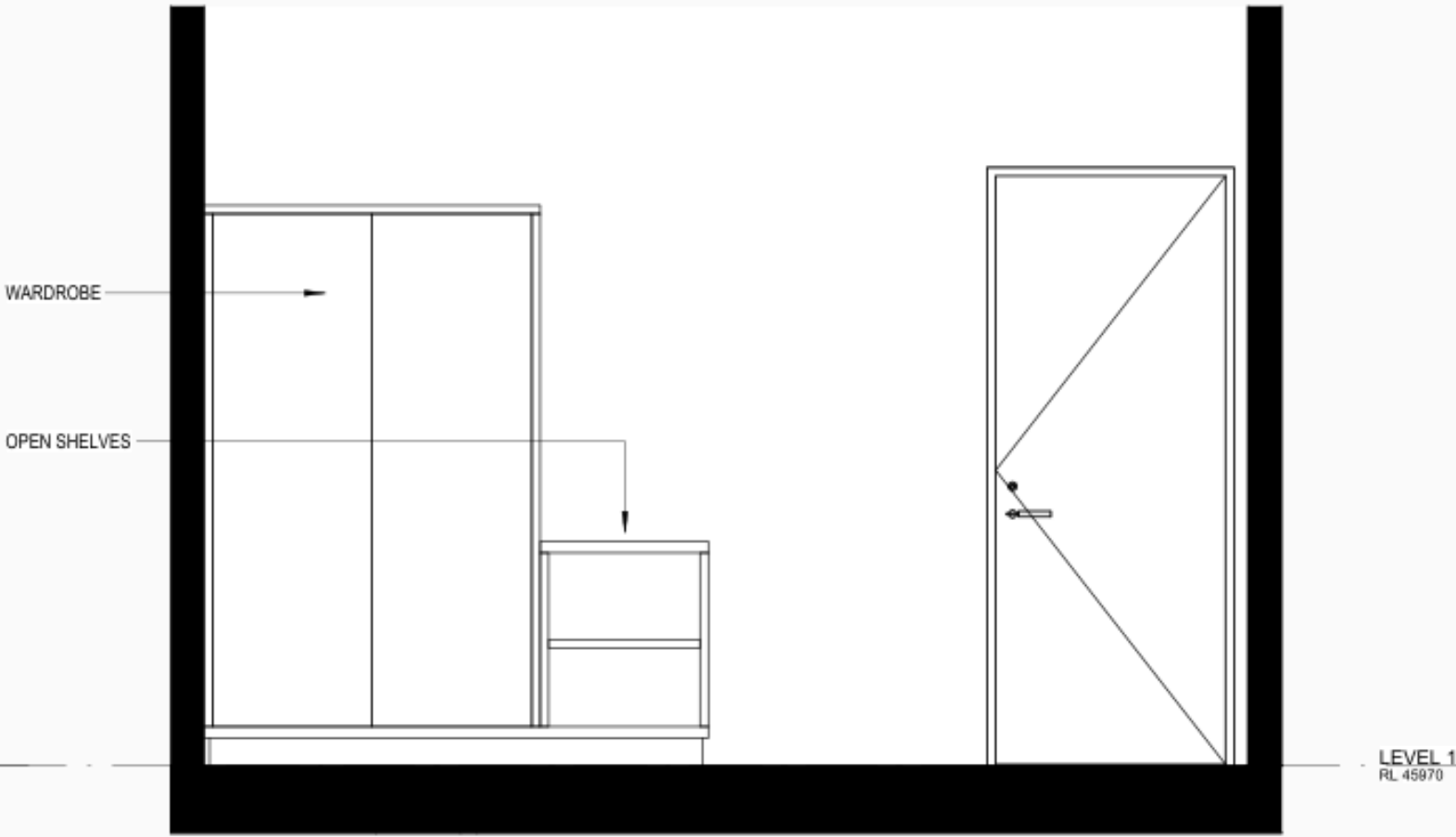
BEDROOM ELEVATION 1
1:25 REFER 3 - DA.408



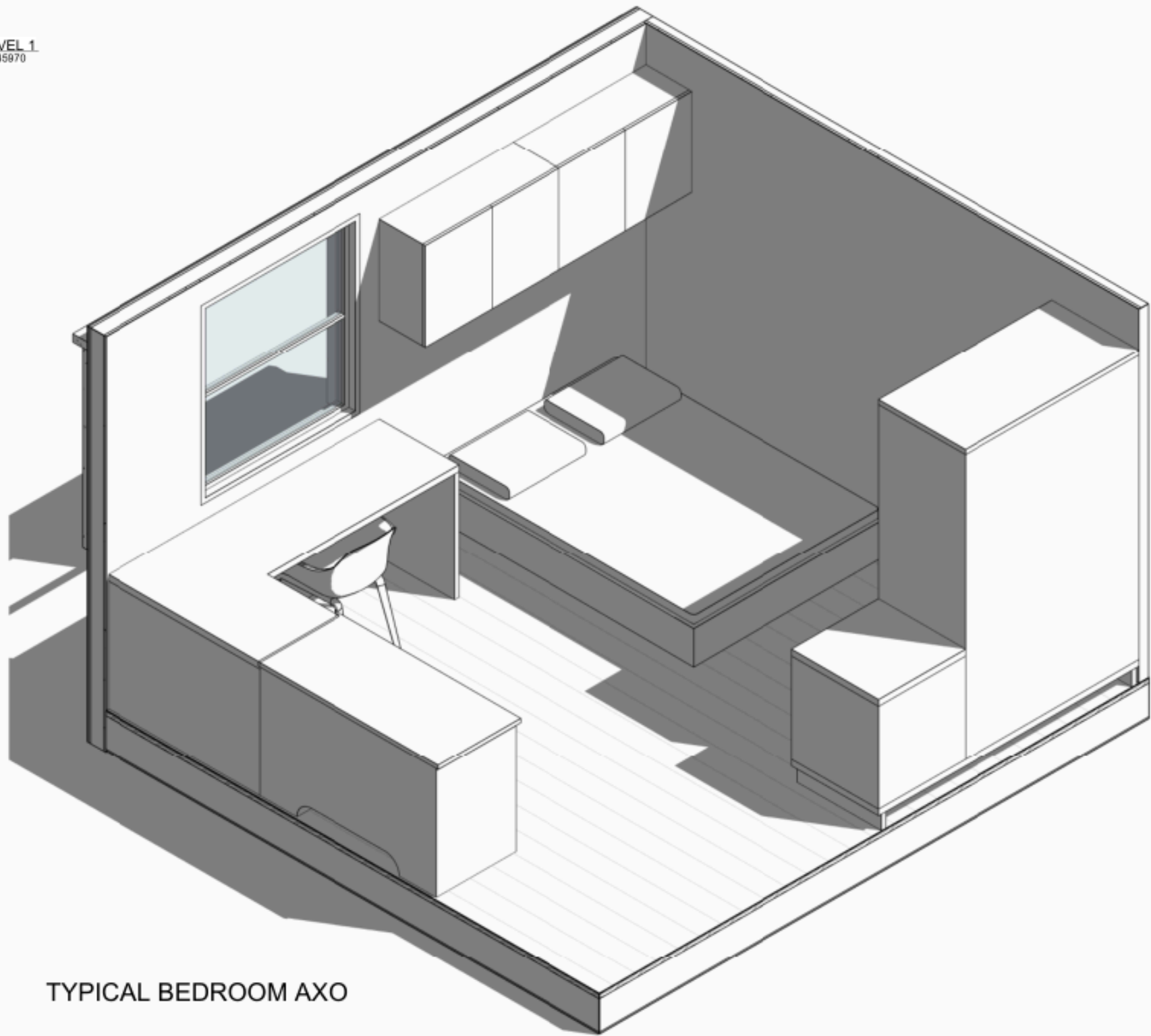
BEDROOM ELEVATION 2
1:25 REFER 4 - DA.408



BEDROOM ELEVATION 4
1:25 REFER 6 - DA.408



BEDROOM ELEVATION 3
1:25 REFER 5 - DA.408



TYPICAL BEDROOM AXO

PHASING LEGEND	
	EXISTING
	TO BE DEMOLISHED & REMOVED
	PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
STUDENT ACCOMMODATION
75 ST PAULS TERRACE, SPRING HILL QLD 4000
PROJECT NO. 2508

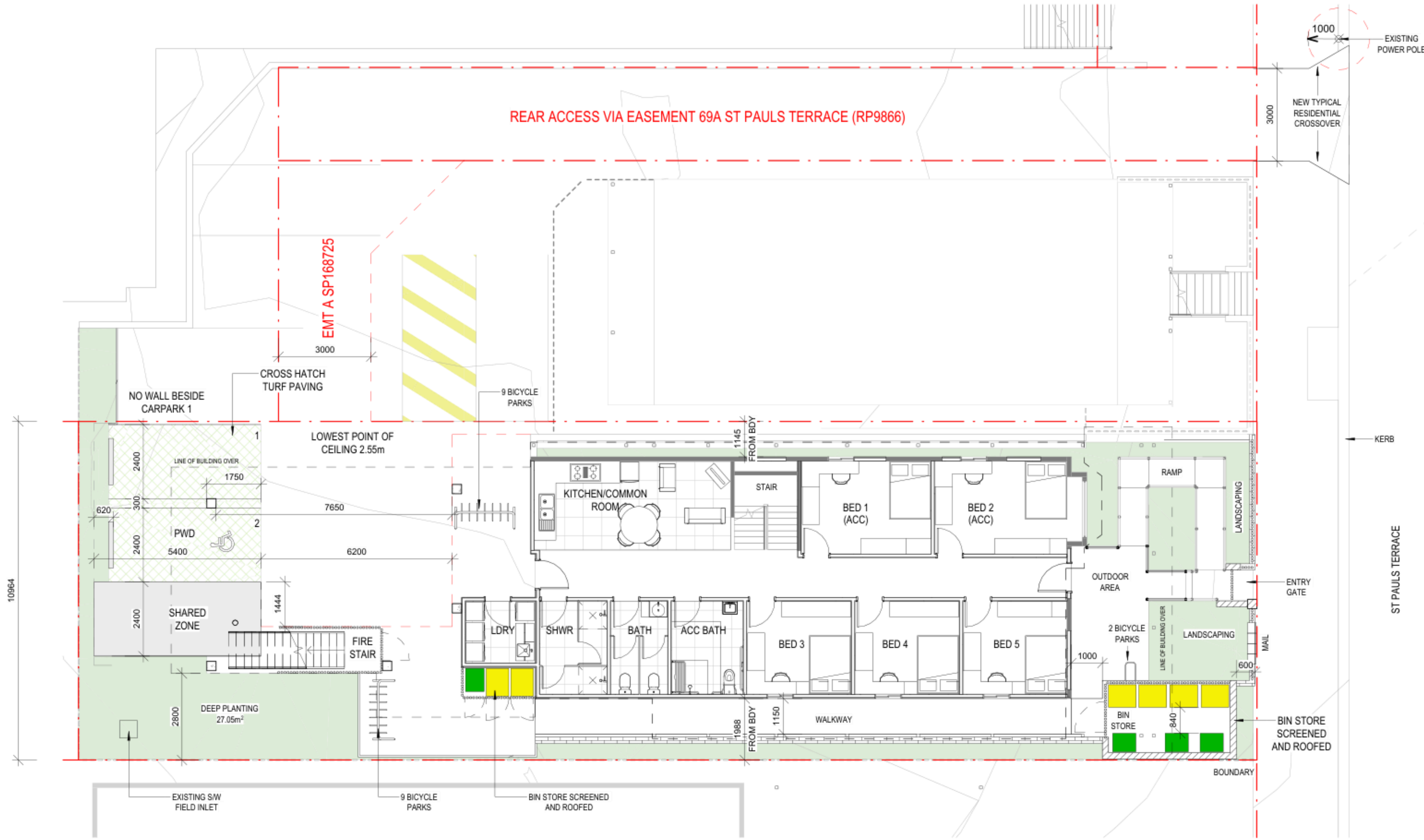
SHEET NAME
TYPICAL BEDROOM LAYOUT DETAILS

SHEET NO.
DA.408

REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

1:25
A1
30/07/2026
IL
KL



CARPARK AND VERGE PLAN
1 : 100

REVISIONS		
REV.	DATE	DESCRIPTION
B	20/03/26	DA SET
C	26/03/26	UPDATED DA SET
D	21/04/26	FINAL DA SET
E	30/07/26	DA RFI RESPONSE SET

PHASING LEGEND	
	EXISTING
	TO BE DEMOLISHED & REMOVED
	PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

SHEET NAME
**PLANS FOR TRAFFIC
REPORT**

SHEET NO.
DA.409

REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

1 : 100
A1
30/07/2026
IL
KL