

213 CLARENCE ROAD

MULTI-RESIDENTIAL || 26021

SITE ADDRESS
213 CLARENCE ROAD, INDOOROOOILLY, 4068
Lot 213 on SP 113021



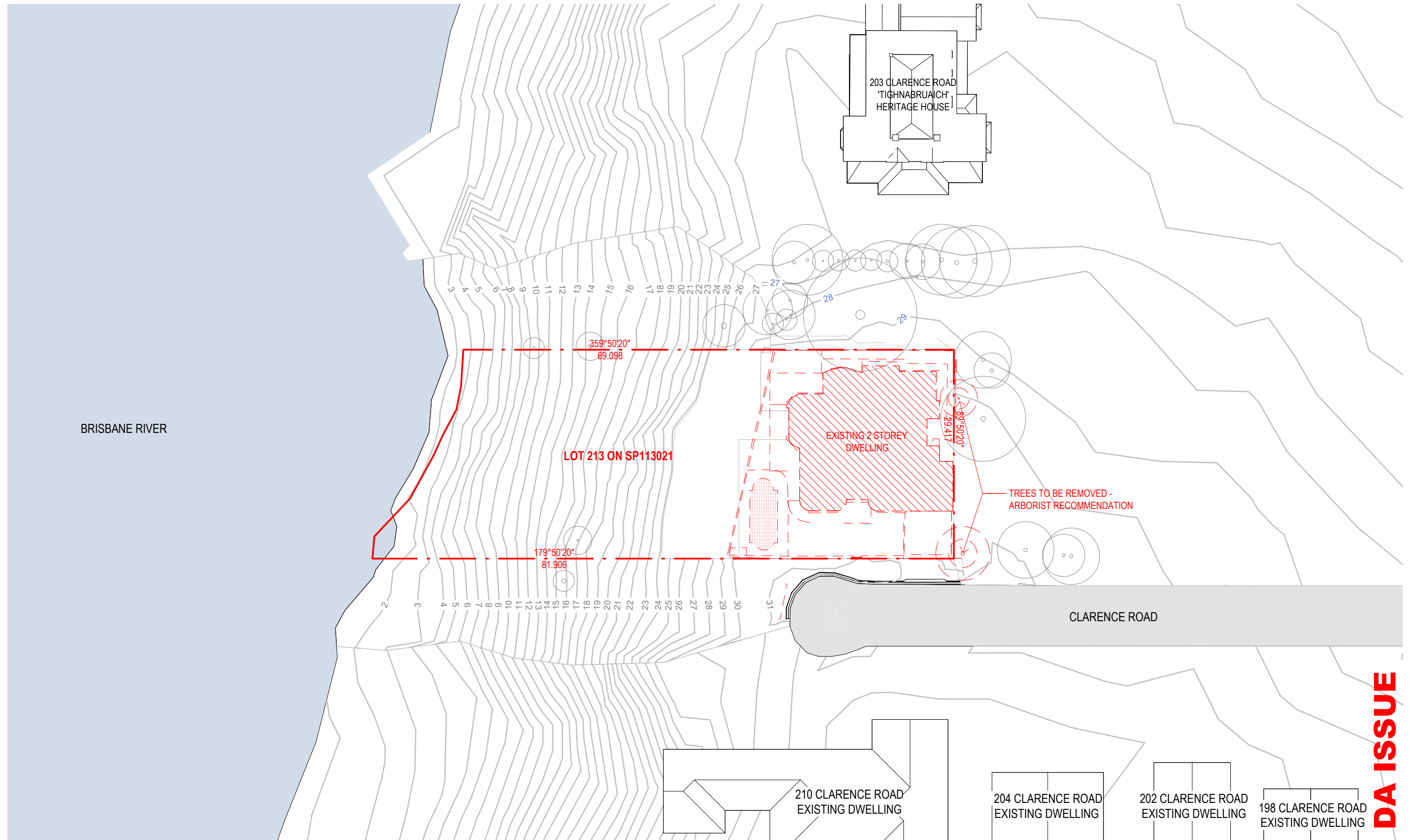
DEVELOPMENT SUMMARY

SITE AREA	2181.3m²	COMMUNAL OPEN SPACE	93 m²
GFA	2374 m²	DEEP PLANTING	898 m²
CAR PARKS PROVIDED		PRIVATE OPEN SPACE	
RESIDENTS	21	APARTMENT	AREA
VISITOR	2	RIVERHOME	100m²
TOTAL	23	APARTMENT 1 (E)	121m²
BIKE PARKS PROVIDED		APARTMENT 2 (W)	148m²
RESIDENTS	5	APARTMENT 3 (E)	45m²
VISITOR	2	APARTMENT 4 (W)	61m²
TOTAL	7	APARTMENT 5 (E)	45m²
NO. DWELLINGS	8	APARTMENT 7 (W)	61m²
		PENTHOUSE	208m²
SITE COVER (MAX.)	1174 m² (53.8%)	TOTAL	789m²

SD DRAWING LIST			
NO.	TITLE	REV.	DATE
0.0	COVER SHEET	6	04.09.26
1.03	PROPOSED SITE PLAN	7	04.09.26
1.01	EXISTING/DEMOLITION SITE PLAN	7	04.09.26
1.04	PROPOSED SETBACKS PLAN	7	04.09.26
2.01	RIVERHOME LOWER LEVEL PLAN	7	04.09.26
2.02	BASEMENT 1 / RIVERHOME UPPER LEVEL PLAN	8	04.09.26
2.03	GROUND PLAN	8	04.09.26
2.04	LEVEL 1 PLAN	7	04.09.26
2.07	ROOFTOP PLAN	7	04.09.26
2.05	LEVEL 2 PLAN	7	04.09.26
2.06	PENTHOUSE PLAN	7	04.09.26
3.01	EAST ELEVATION	4	04.09.26
3.02	SOUTH ELEVATION	4	04.09.26
3.03	WEST ELEVATION	4	04.09.26
3.04	NORTH ELEVATION	4	04.09.26
4.01	SECTION A	7	04.09.26
4.02	SECTION B	7	04.09.26
4.03	SECTION C	7	04.09.26
4.04	SECTION D	7	04.09.26
4.05	SECTION E	7	04.09.26
5.01	INTERFACE SECTION 1	4	04.09.26
5.02	INTERFACE SECTION 2	4	04.09.26
5.03	INTERFACE SECTION 3	4	04.09.26
5.04	INTERFACE SECTION 4	4	04.09.26
5.05	INTERFACE SECTION 5	4	04.09.26
5.06	INTERFACE SECTION 6	4	04.09.26
5.07	INTERFACE SECTION 7	4	04.09.26
6.01	REFUSE COLLECTION STRATEGY	3	04.09.26
6.02	HEIGHT LIMIT COMPLIANCE	2	04.09.26
7.01	SHADOW DIAGRAMS	4	04.09.26
8.02	GFA PLANS	4	04.09.26
8.01	SITE COVER	4	04.09.26
8.03	PLANTING	4	04.09.26
8.04	COMMUNAL SPACE	4	04.09.26

DA ISSUE

COVER SHEET



DA ISSUE

EXISTING/DEMOLITION SITE PLAN

bureau^{pro}berts



EXISTING/PREVIOUSLY CONSTRUCTED
ELEMENTS TO BE DEMOLISHED



CLIENT:
SPYRE GROUP
PROJECT:
CLARENCE
ADDRESS:
213 CLARENCE ROAD, INDOOROOPILLY

SCALE:
1 : 500 [A3]

DATE:
04.09.26

DRAWN:
NN

NORTH:

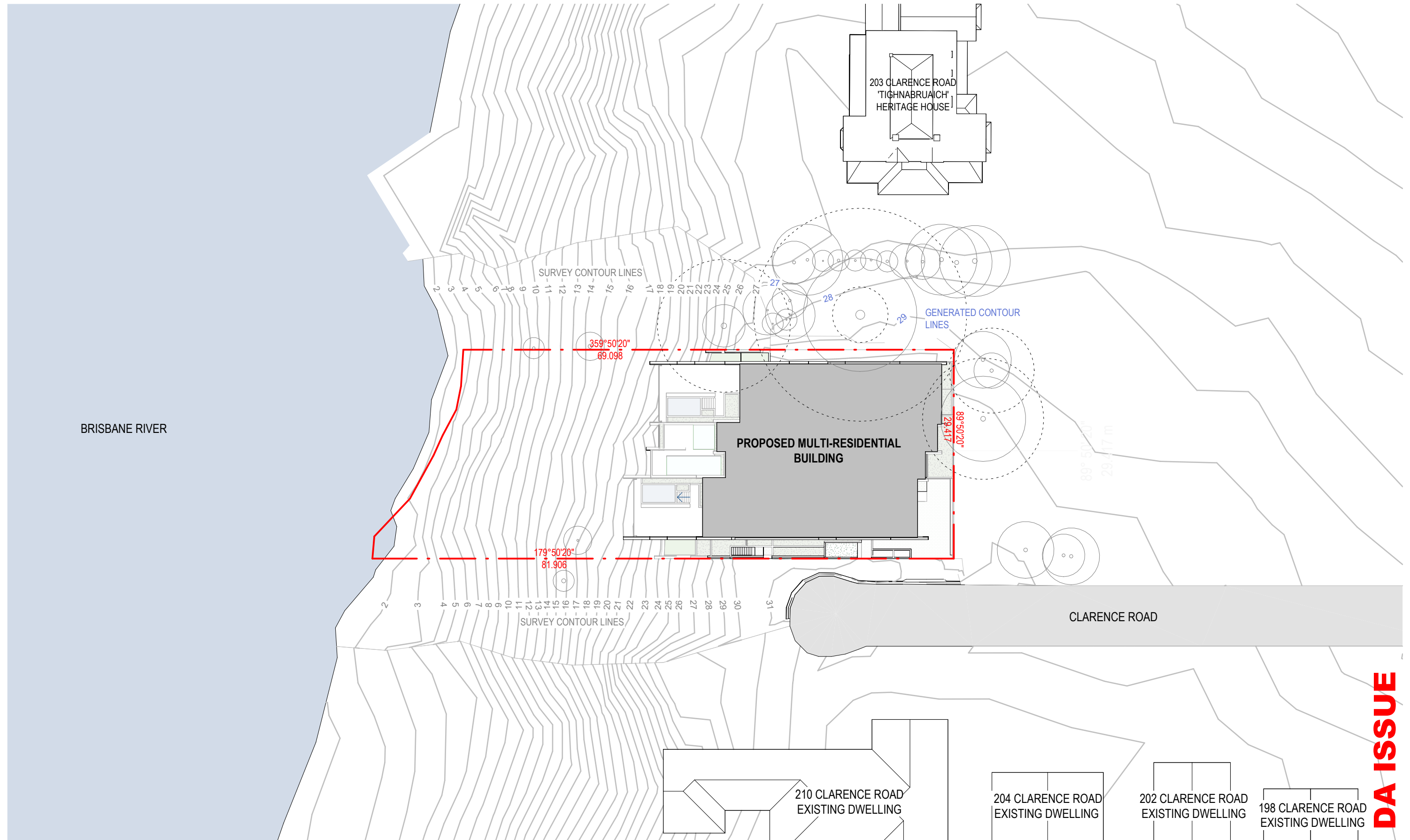
PROJECT NO:
26021

PHASE:
SD

DRAWING NUMBER:
AR 1.01

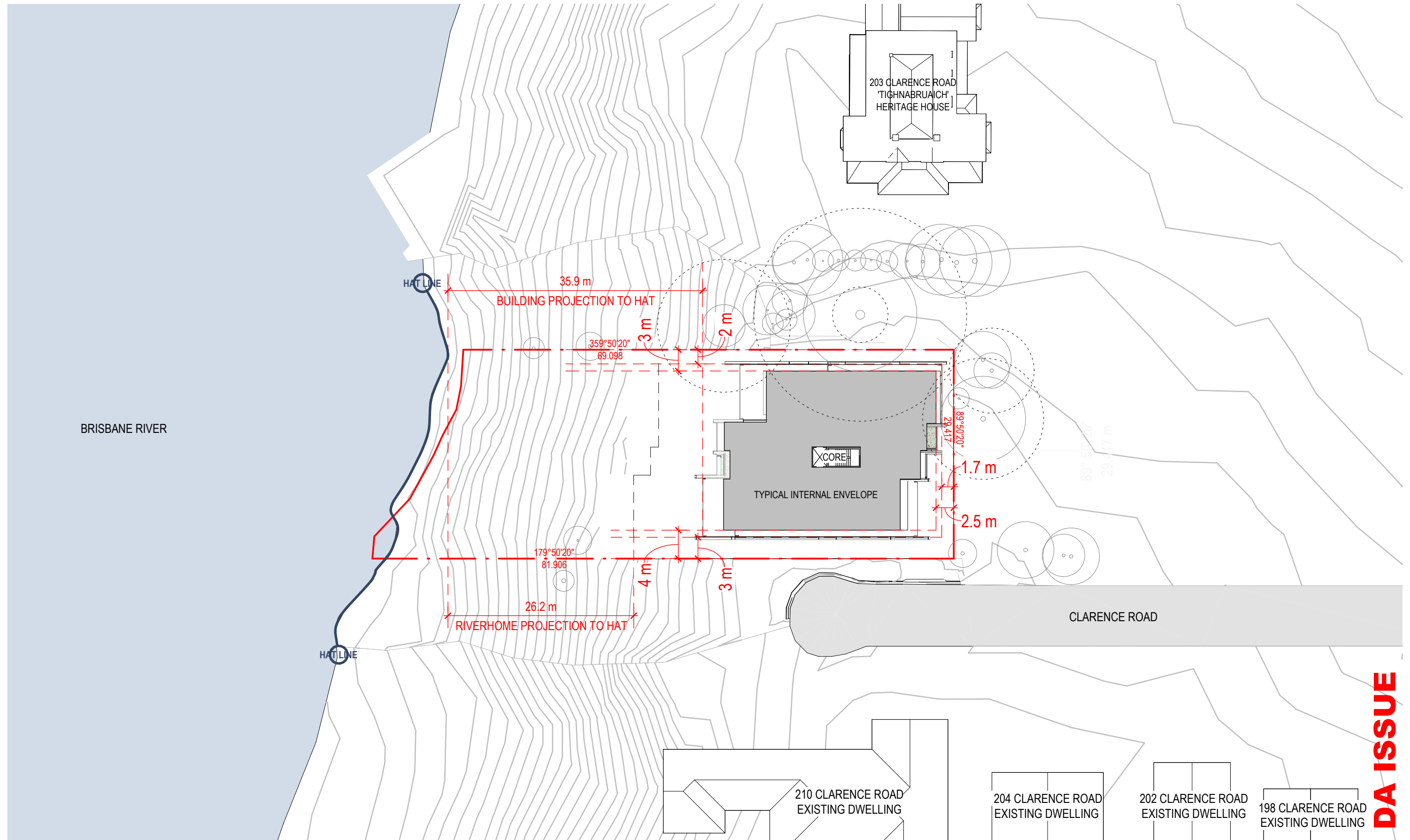
REVISION:
7

C:_Revit Local\26021_213 Clarence Road_PD_R24_samuelwKWUUY.rvt 4/09/2026 4:00:14 PM



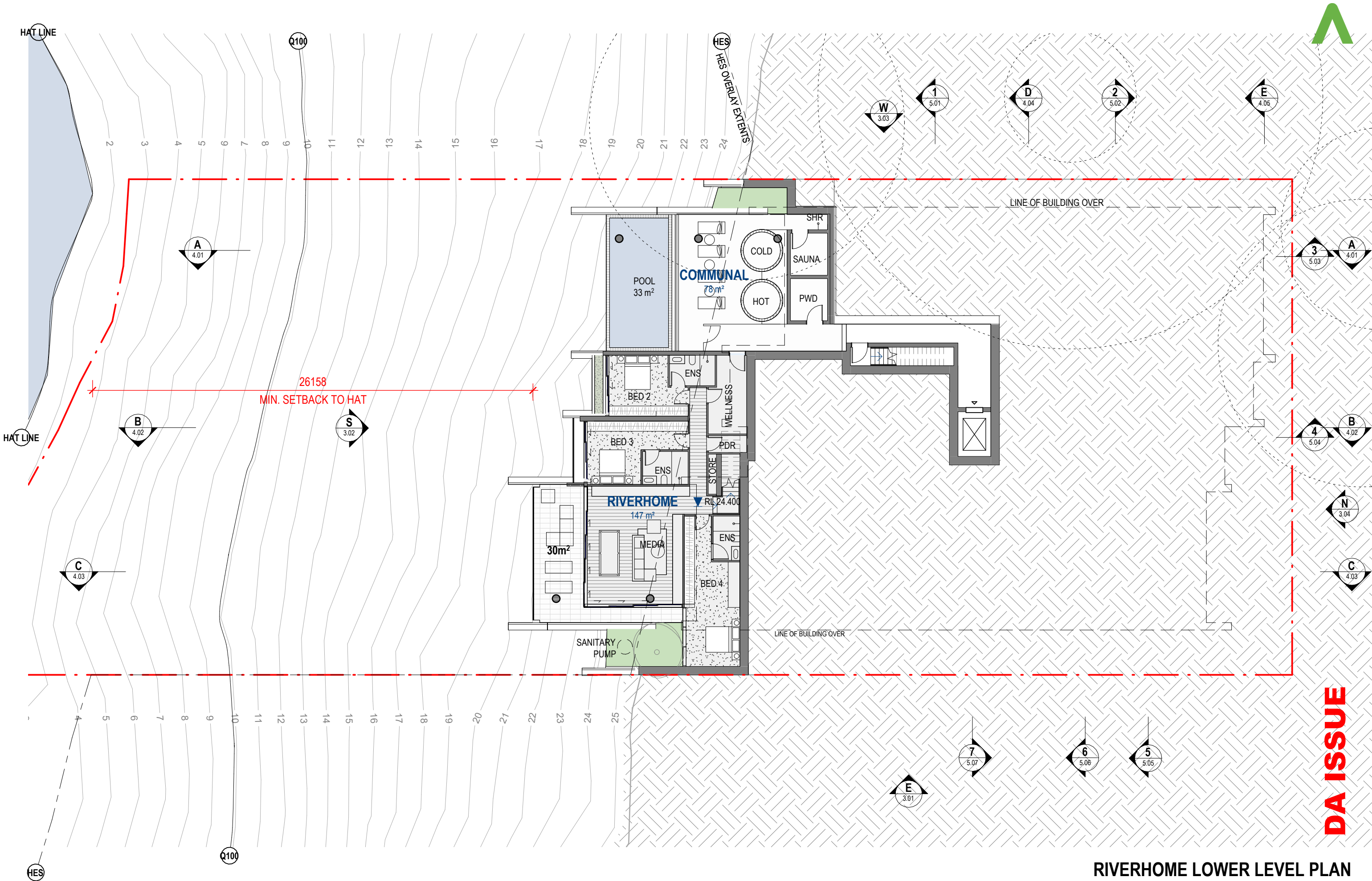
DA ISSUE

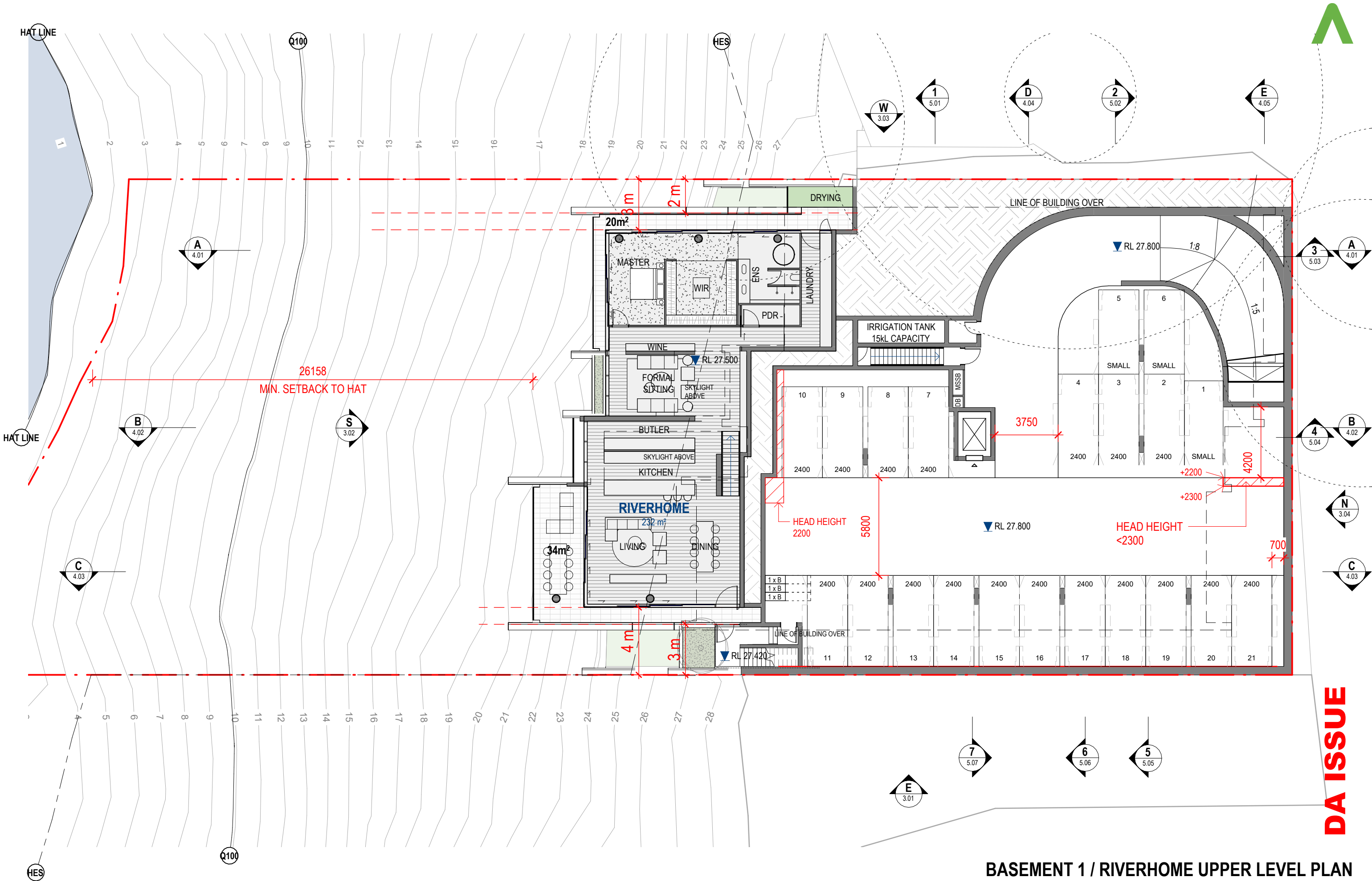
PROPOSED SITE PLAN

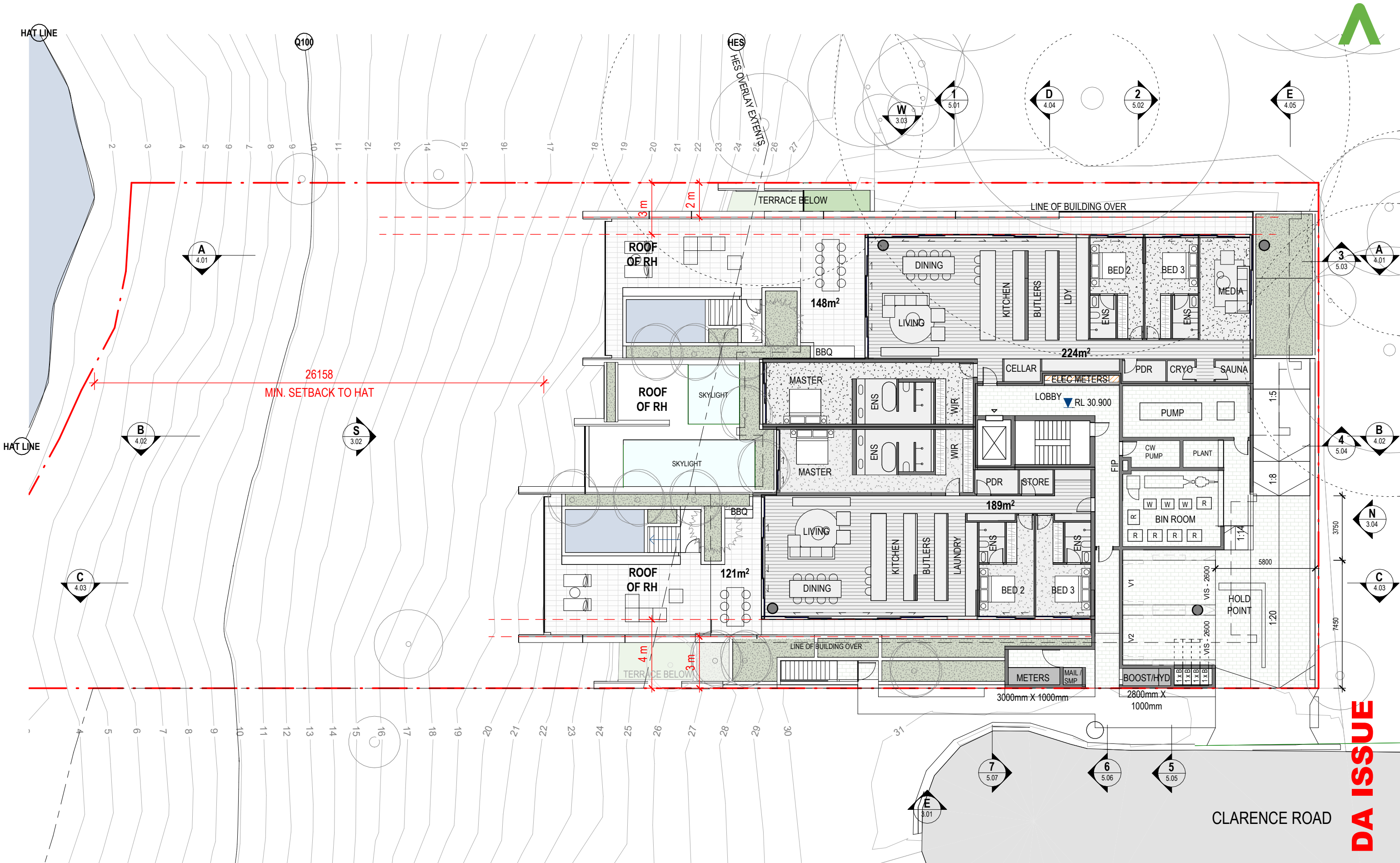


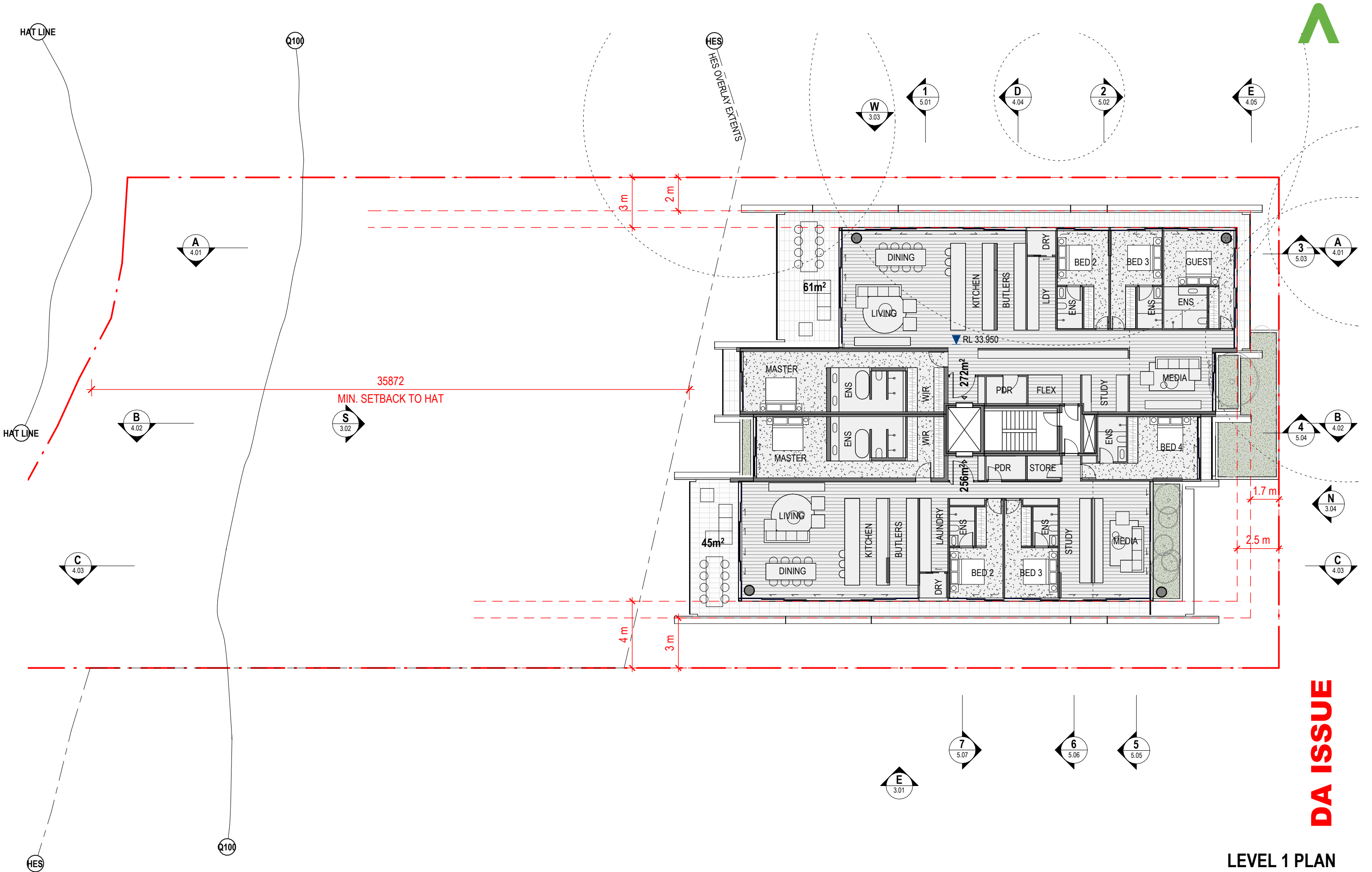
DA ISSUE

PROPOSED SETBACKS PLAN

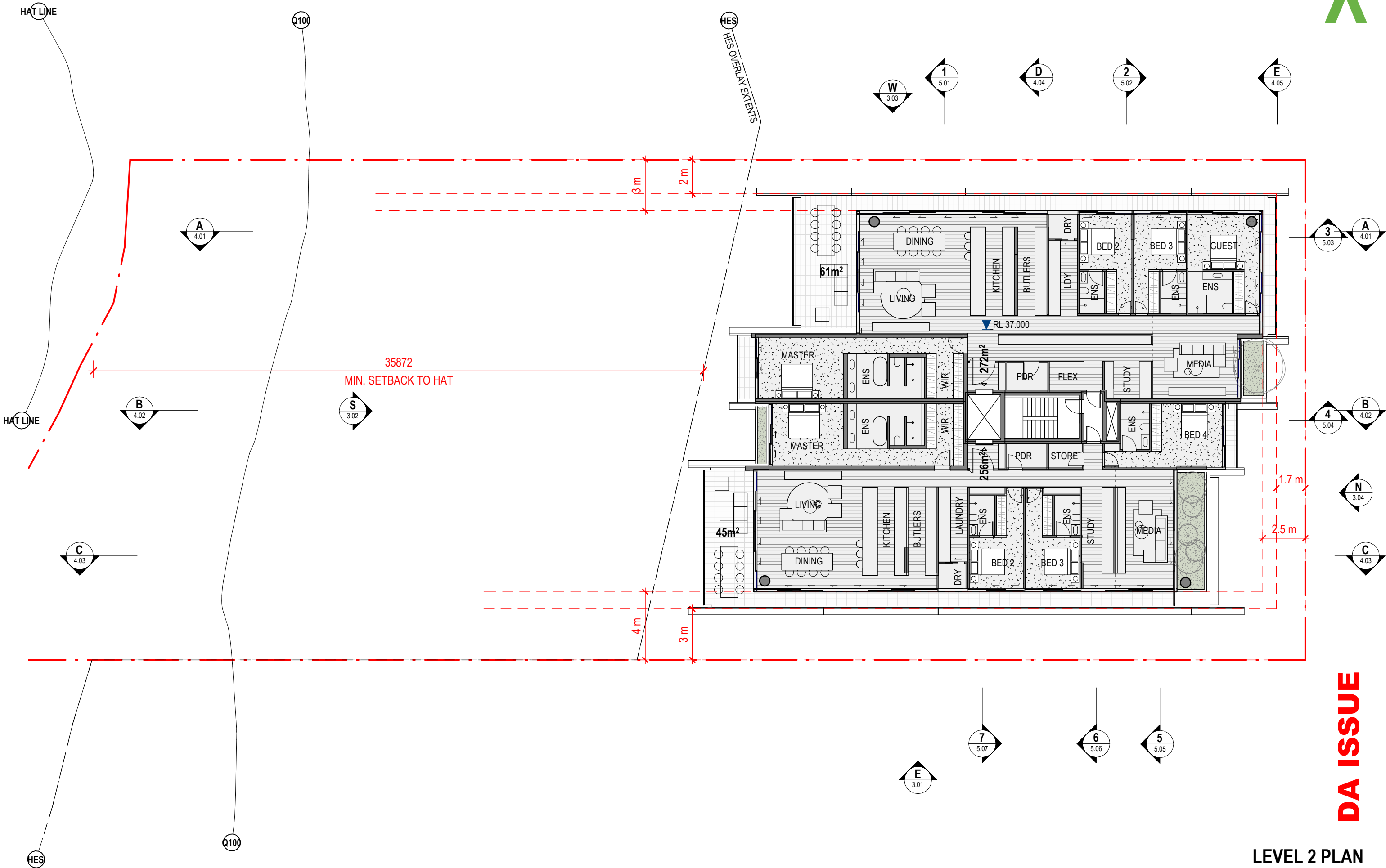




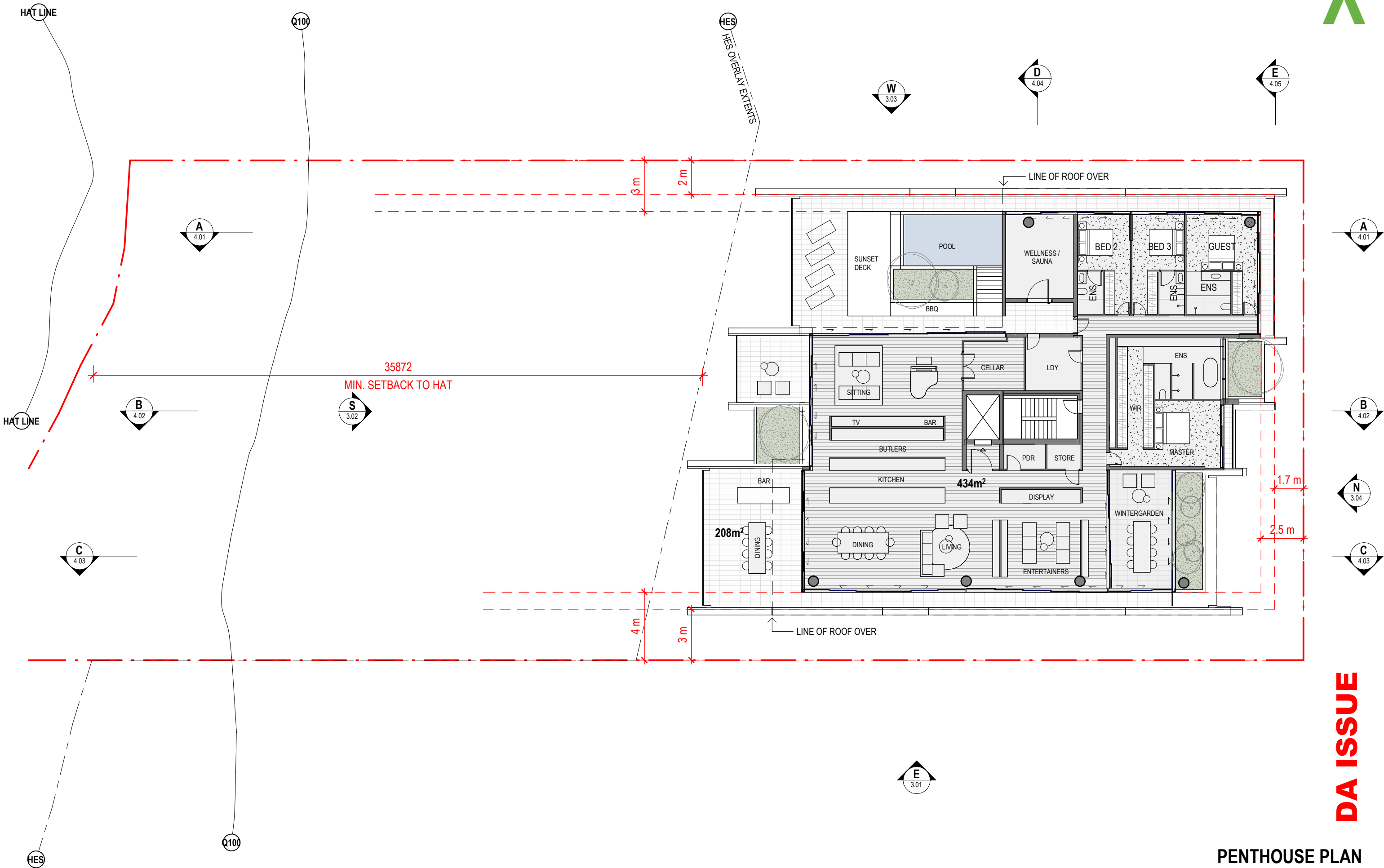


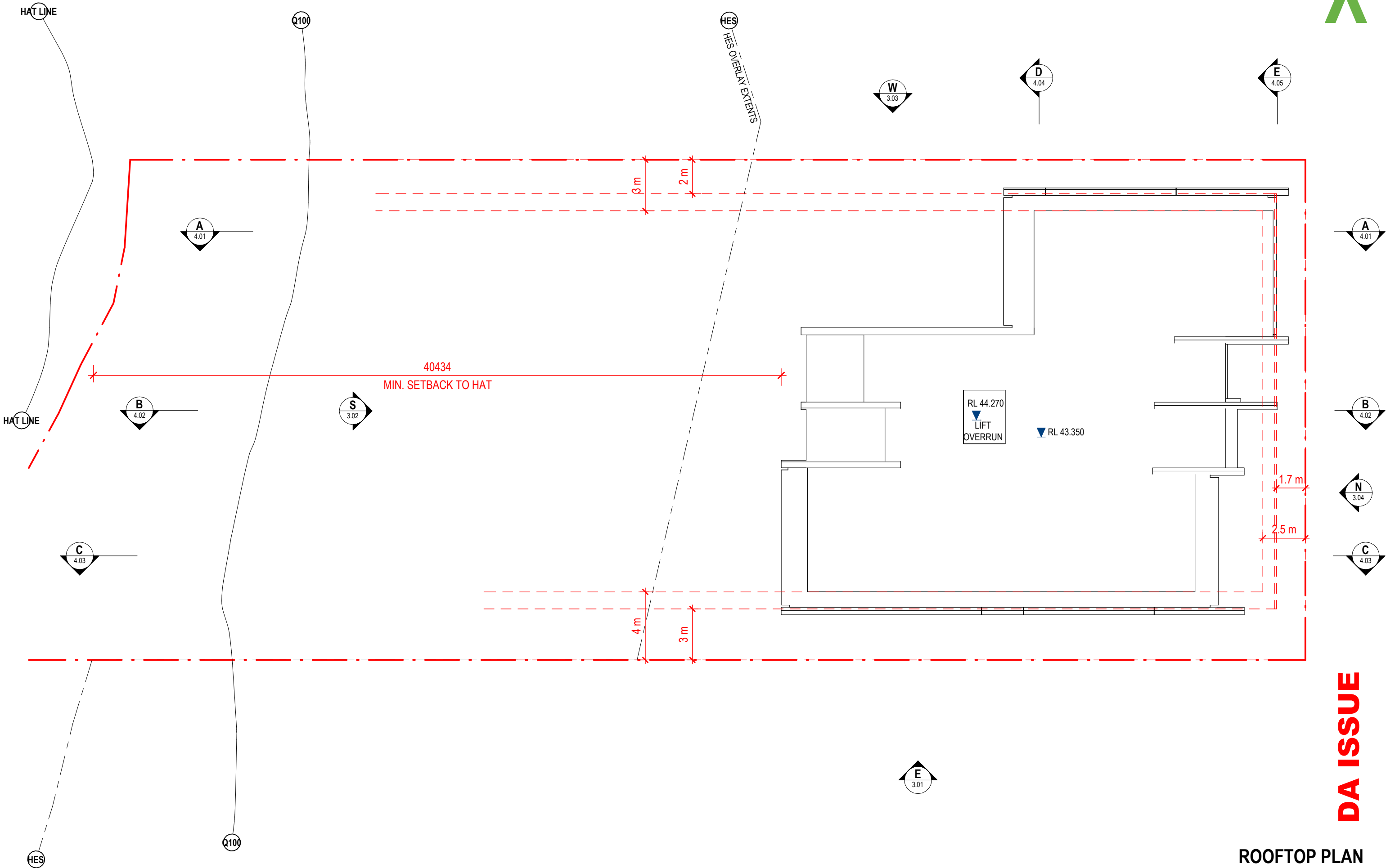


DA ISSUE



DA ISSUE





DA ISSUE

ROOFTOP PLAN

bureau proberts

ICC 605
REVISIONS
APPLICATION REF
A007107844

CLIENT:
SPYRE GROUP
PROJECT:
CLARENCE
ADDRESS:
213 CLARENCE ROAD, INDOORROOPILLY

SCALE:
1 : 200 [A3]
DATE:
04.09.26
DRAWN:
NN
PROJECT NO:
26021
PHASE:
SD
DRAWING NUMBER:
AR 2.07
REVISION:
7

C:_Revit Local\26021_213 Clarence Road_PD_R24_samuelwKWUUY.rvt 4/09/2026 4:00:17 PM



DA ISSUE

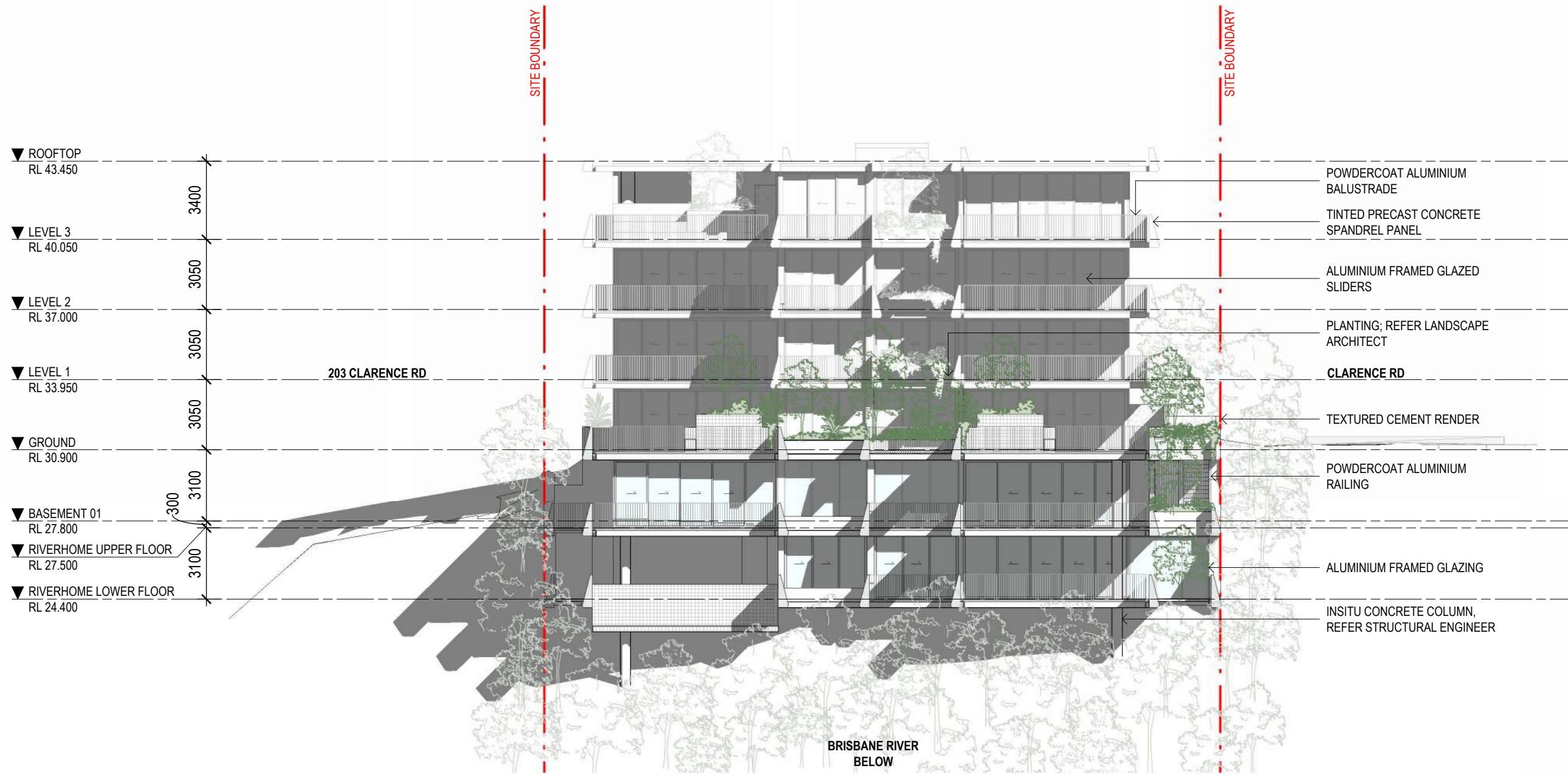
EAST ELEVATION

bureau[^]proberts



CLIENT:
SPYRE GROUP
PROJECT:
CLARENCE
ADDRESS:
213 CLARENCE ROAD, INDOOROOPIILY

SCALE:
1 : 200 [A3]
DATE:
04.09.26
DRAWN:
NN
PROJECT NO:
26021
PHASE:
SD
DRAWING NUMBER:
AR 3.01
REVISION:
4
C:_Revit Local\26021_213 Clarence Road_PD_R24_samuelwKWUUY.rvt
4/09/2026 4:00:19 PM



DA ISSUE

SOUTH ELEVATION



SITE BOUNDARY

SITE BOUNDARY

▼ ROOFTOP
RL 43.450

▼ LEVEL 3
RL 40.050

▼ LEVEL 2
RL 37.000

▼ LEVEL 1
RL 33.950

▼ GROUND
RL 30.900

▼ BASEMENT 01
RL 27.800

▼ RIVERHOME UPPER FLOOR
RL 27.500

▼ RIVERHOME LOWER FLOOR
RL 24.400

TEXTURED CEMENT RENDER

TINTED PRECAST CONCRETE
SPANDREL PANEL

TINTED PRECAST CONCRETE
SPANDREL PANEL

PLANTING; REFER LANDSCAPE
ARCHITECT

TEXTURED CEMENT RENDER

ALUMINIUM FRAMED GLAZED
SLIDERS

INSITU CONCRETE COLUMN,
REFER STRUCTURAL ENGINEER

POWDERCOAT ALUMINIUM
BALUSTRADE

3400

3050

3050

3050

3100

300

3100

BRISBANE RIVER

DA ISSUE

WEST ELEVATION

bureau[^]proberts

CLIENT:
SPYRE GROUP

PROJECT:
CLARENCE

ADDRESS:
213 CLARENCE ROAD, INDOOROOPILLY

SCALE:
1 : 200 [A3]

DATE:
04.09.26

DRAWN:
NN NORTH:

PROJECT NO:
26021

PHASE:
SD

DRAWING NUMBER:
AR 3.03

REVISION:
4

C:_Revit Local\26021_213 Clarence Road_PD_R24_samuelwKWUUY.rvt

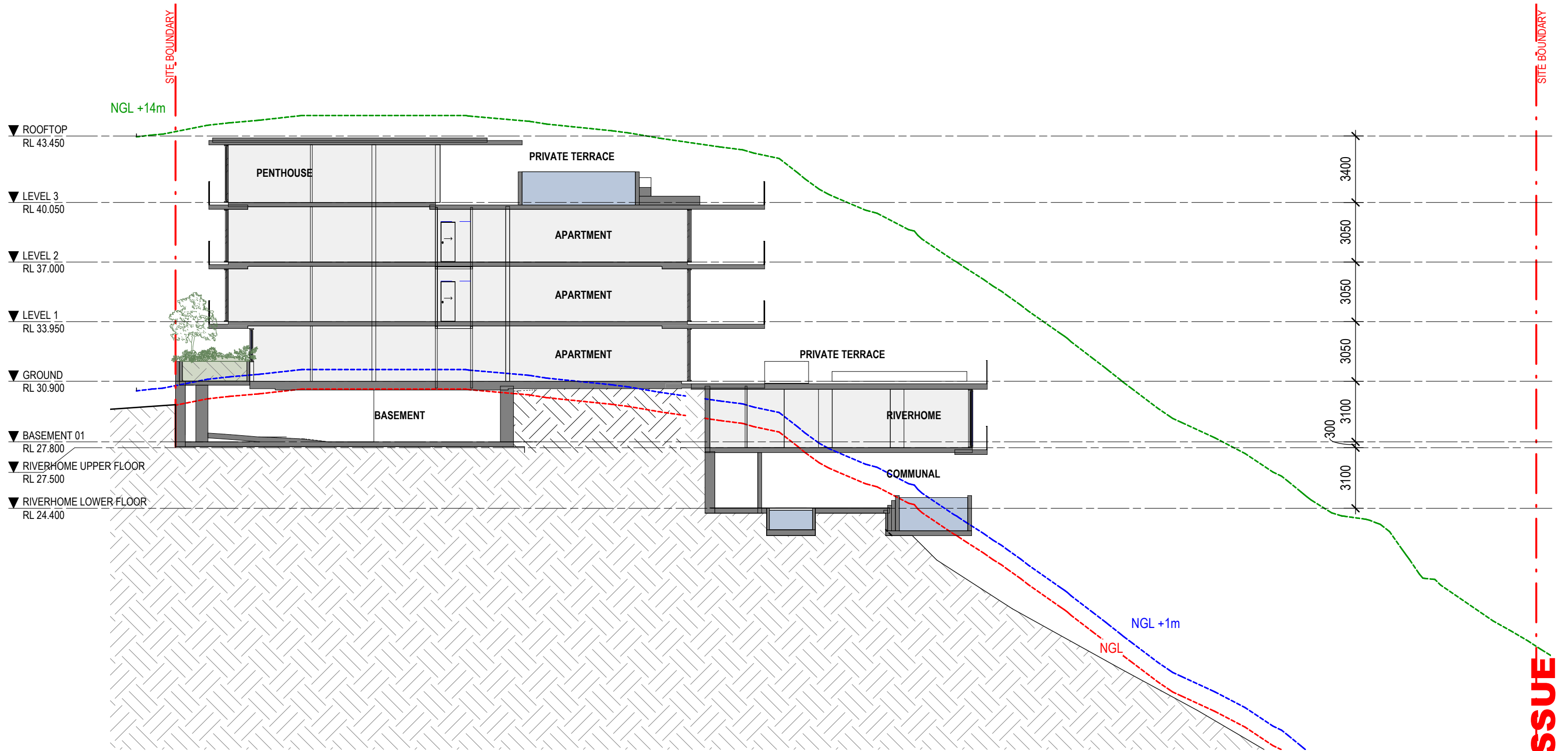
4/09/2026 4:00:22 PM



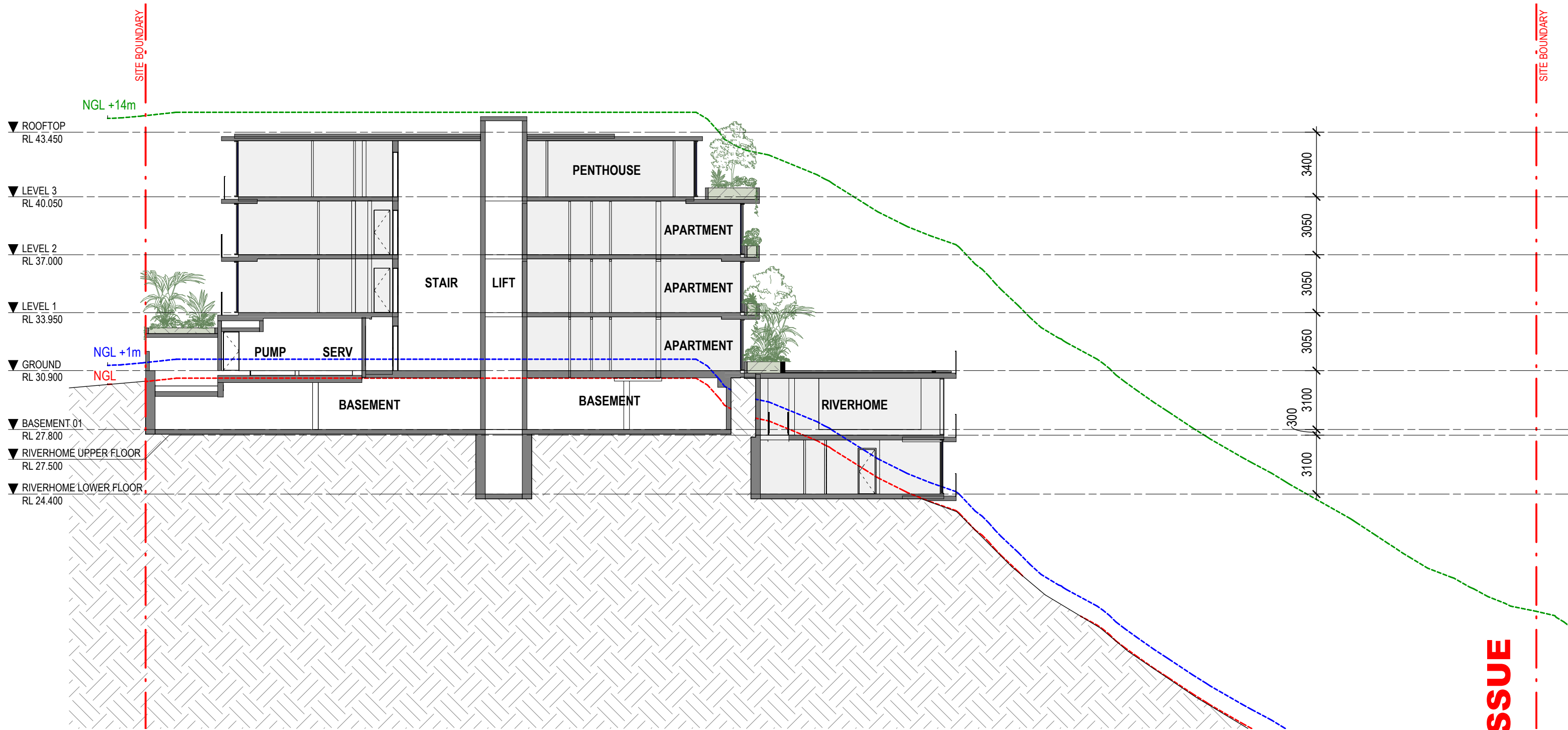


DA ISSUE

NORTH ELEVATION

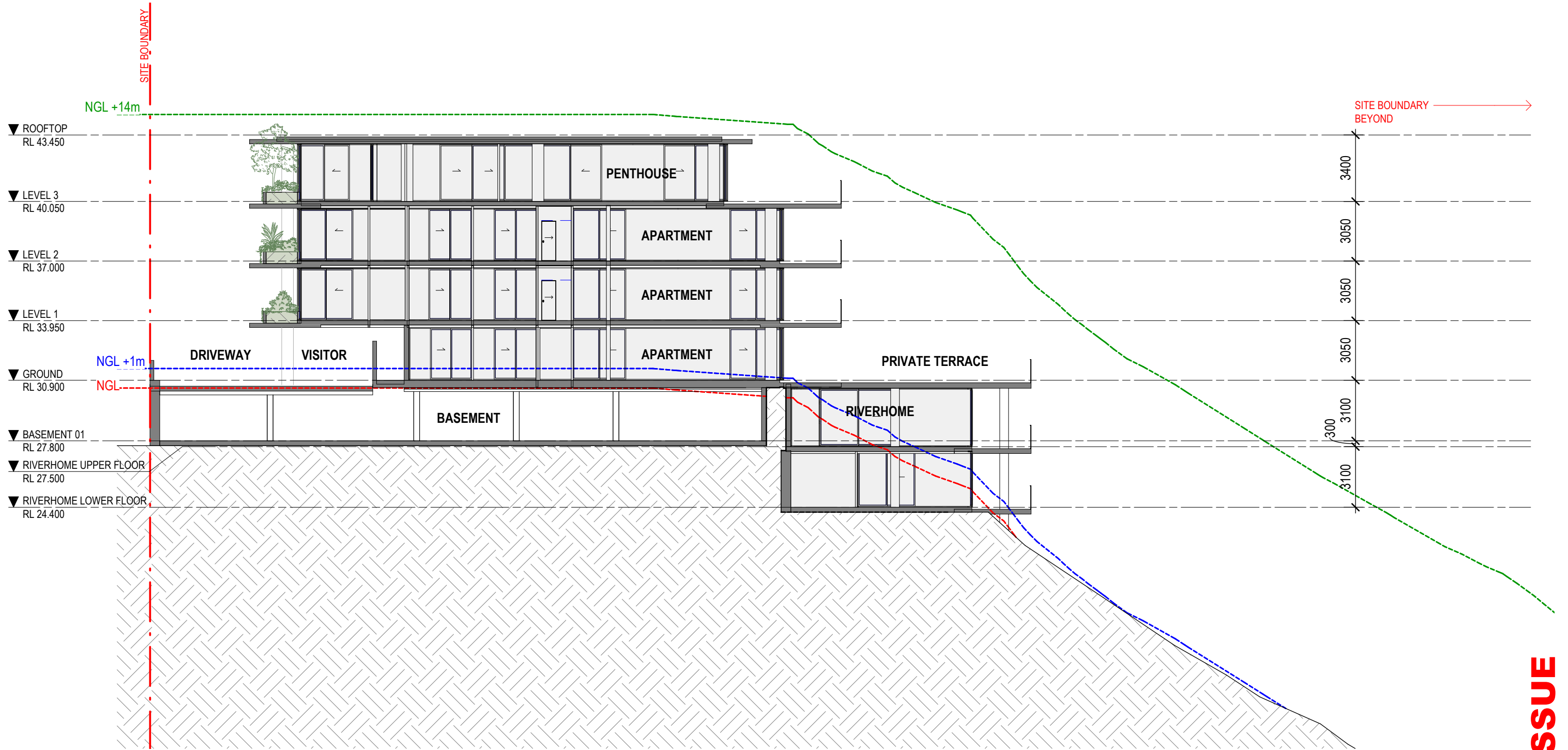


SECTION A



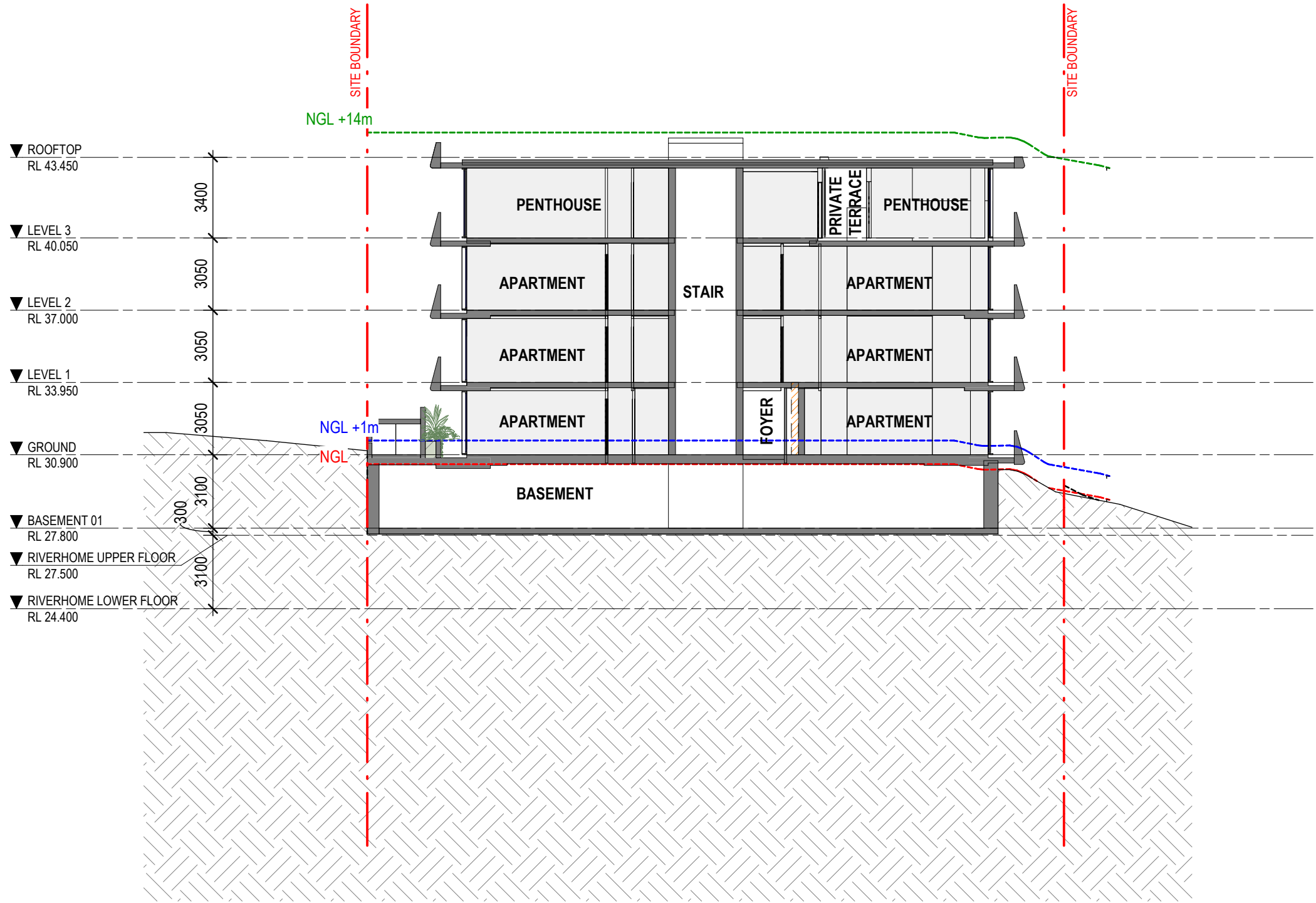
DA ISSUE

SECTION B



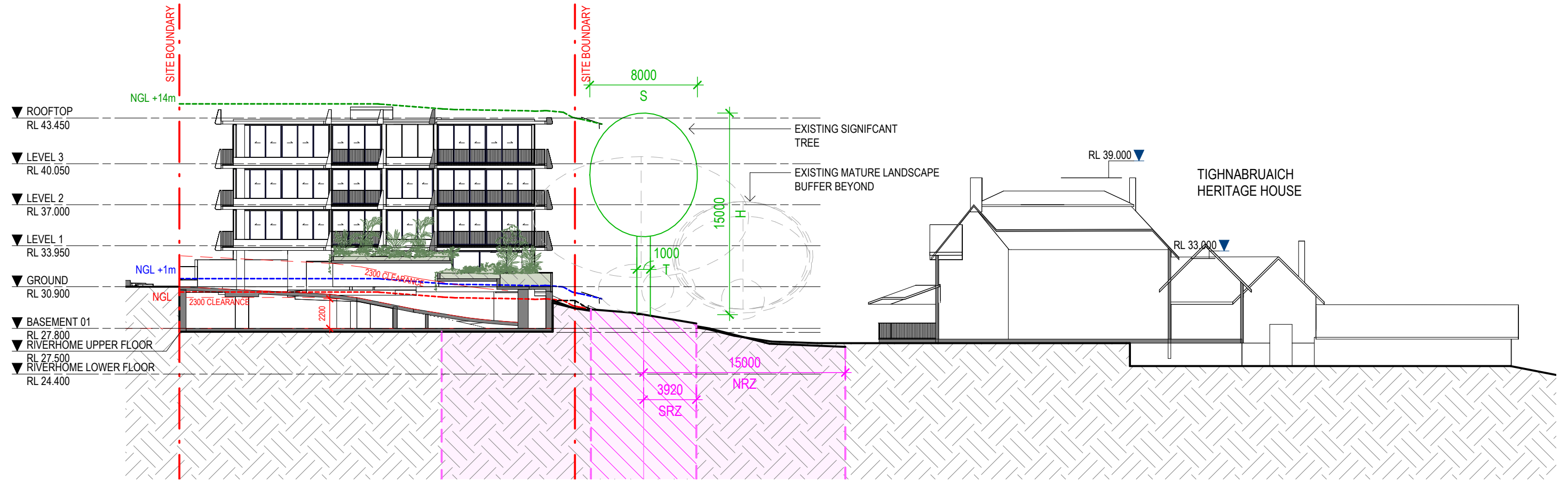
DA ISSUE

SECTION C



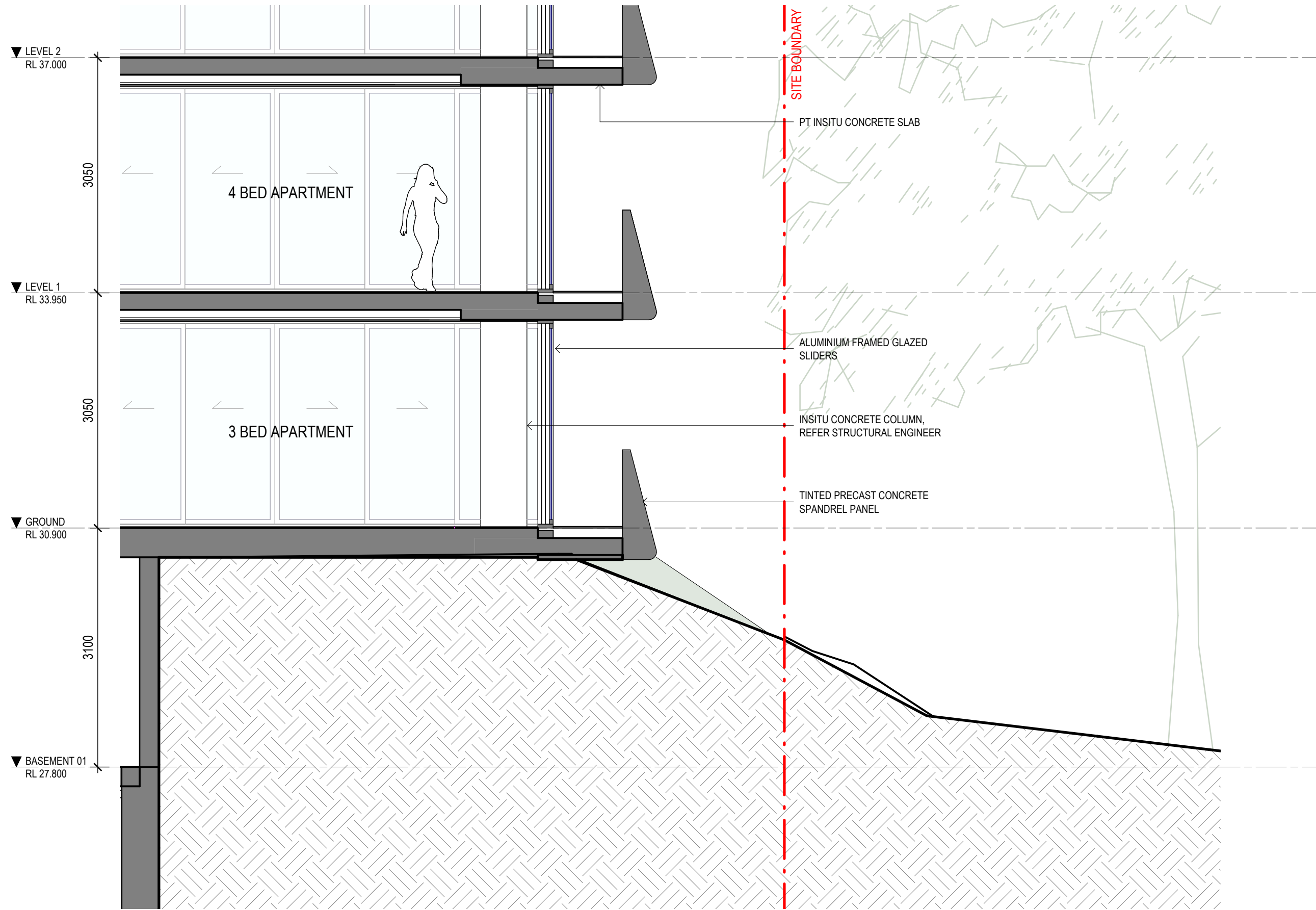
DA ISSUE

SECTION D



DA ISSUE

SECTION E



DA ISSUE

INTERFACE SECTION 1

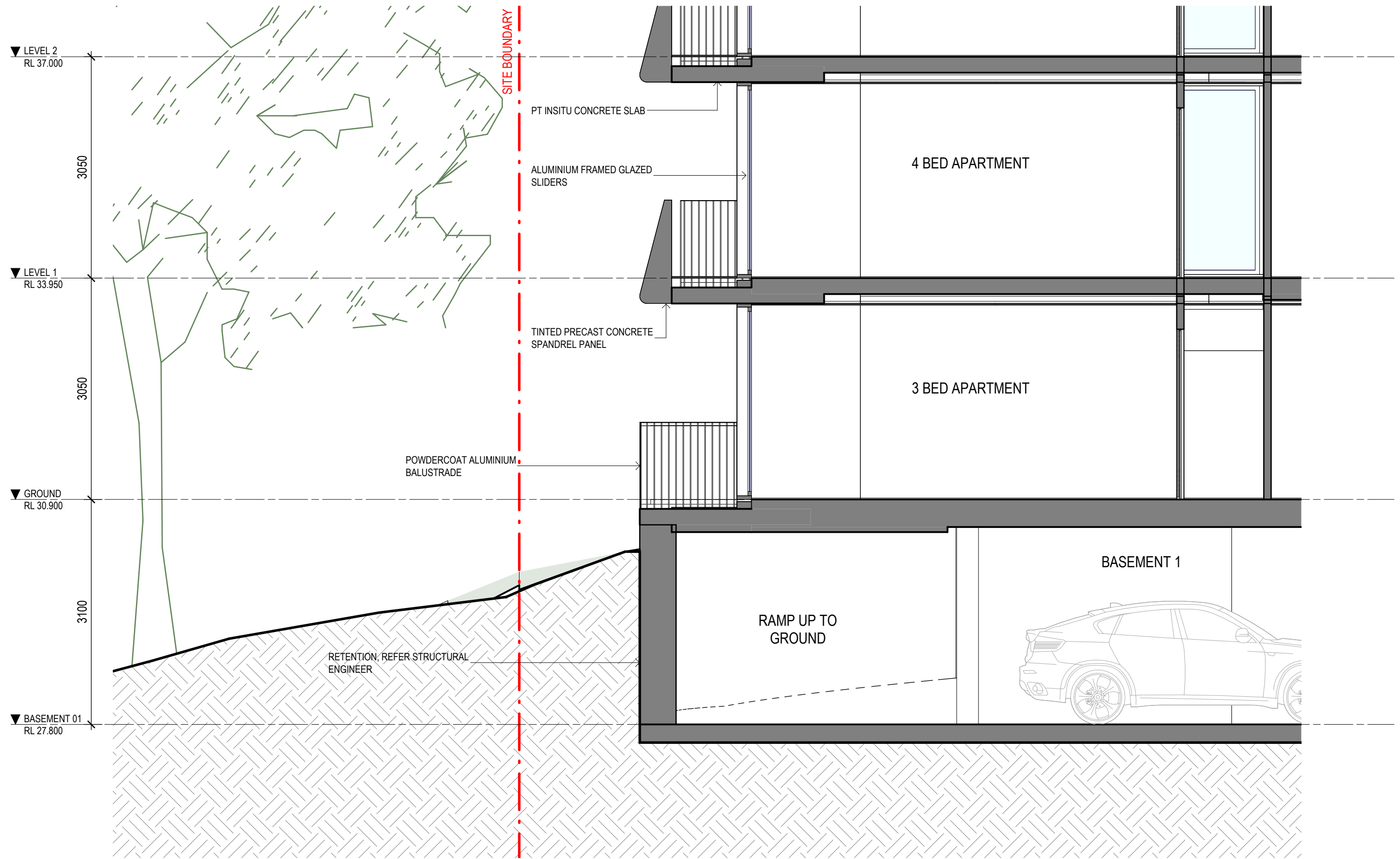
bureau[^]proberts

CLIENT:
SPYRE GROUP
PROJECT:
CLARENCE
ADDRESS:
213 CLARENCE ROAD, INDOOROOPIILLY



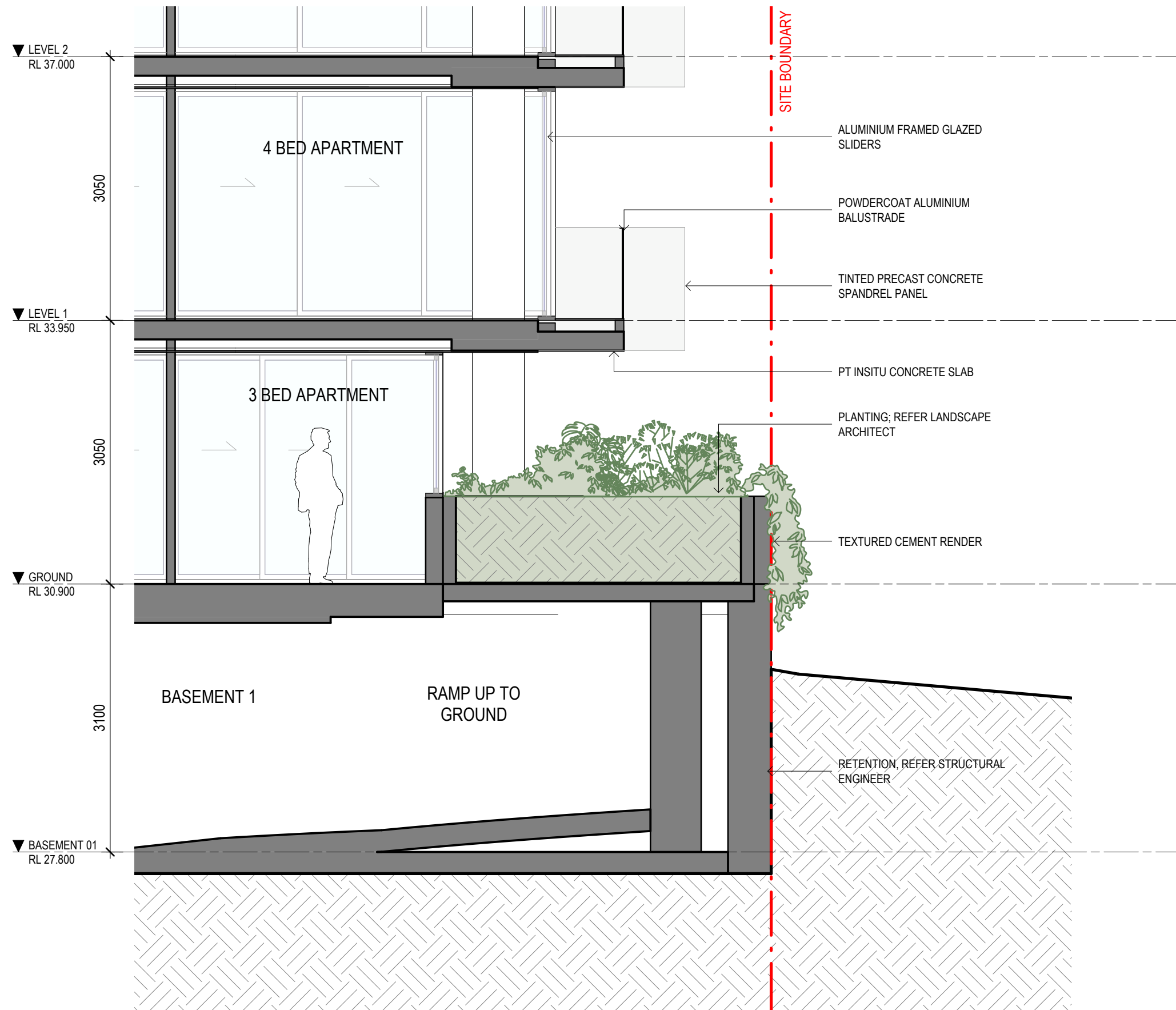
SCALE:
1 : 50 [A3]
DATE:
04.09.26
DRAWN:
NN
NORTH:
PROJECT NO:
26021
PHASE:
SD
DRAWING NUMBER:
AR 5.01
REVISION:
4

C:_Revit Local\26021_213 Clarence Road_PD_R24_samuelwKWUUY.rvt 4/09/2026 4:00:26 PM



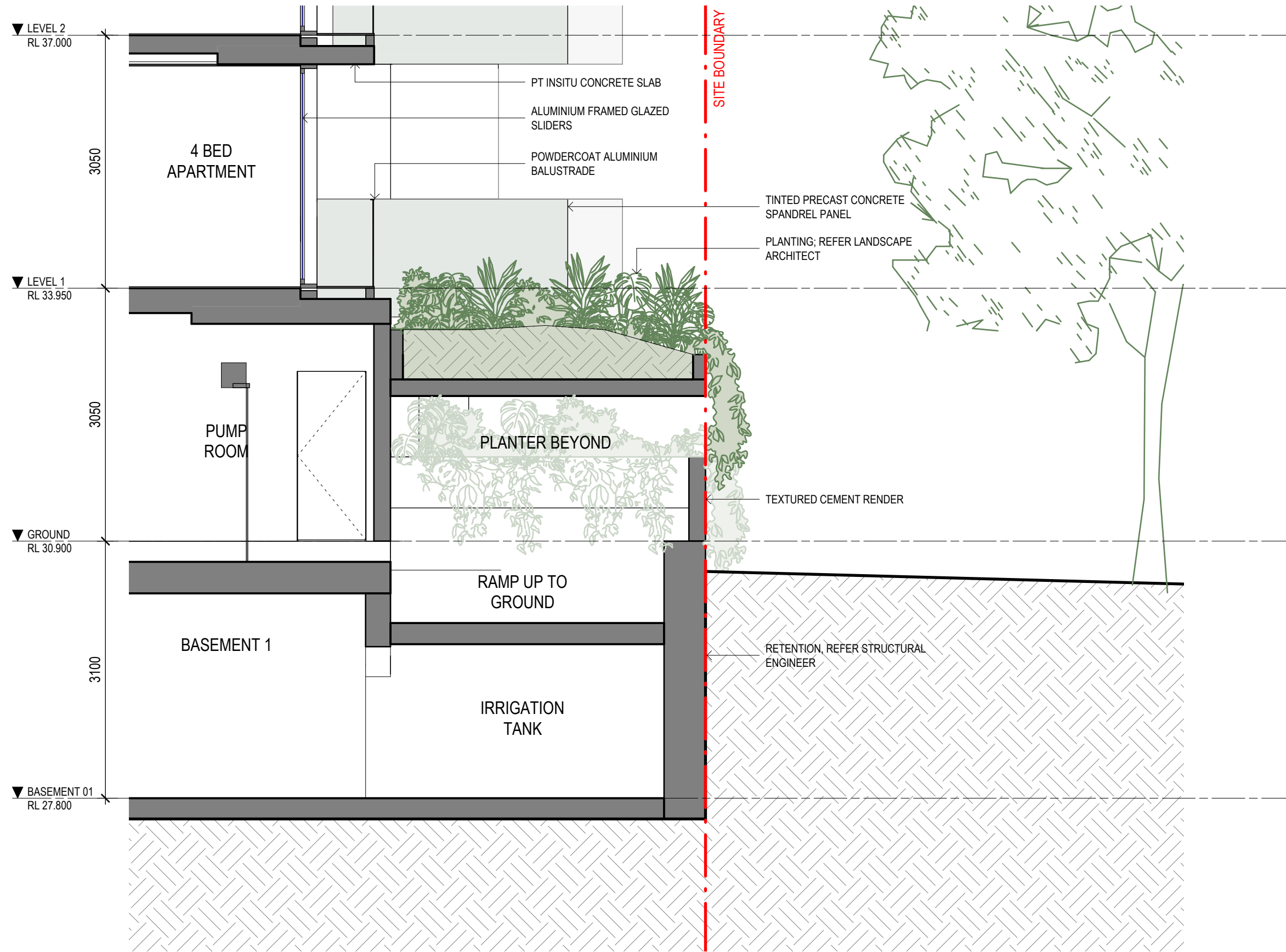
DA ISSUE

INTERFACE SECTION 2



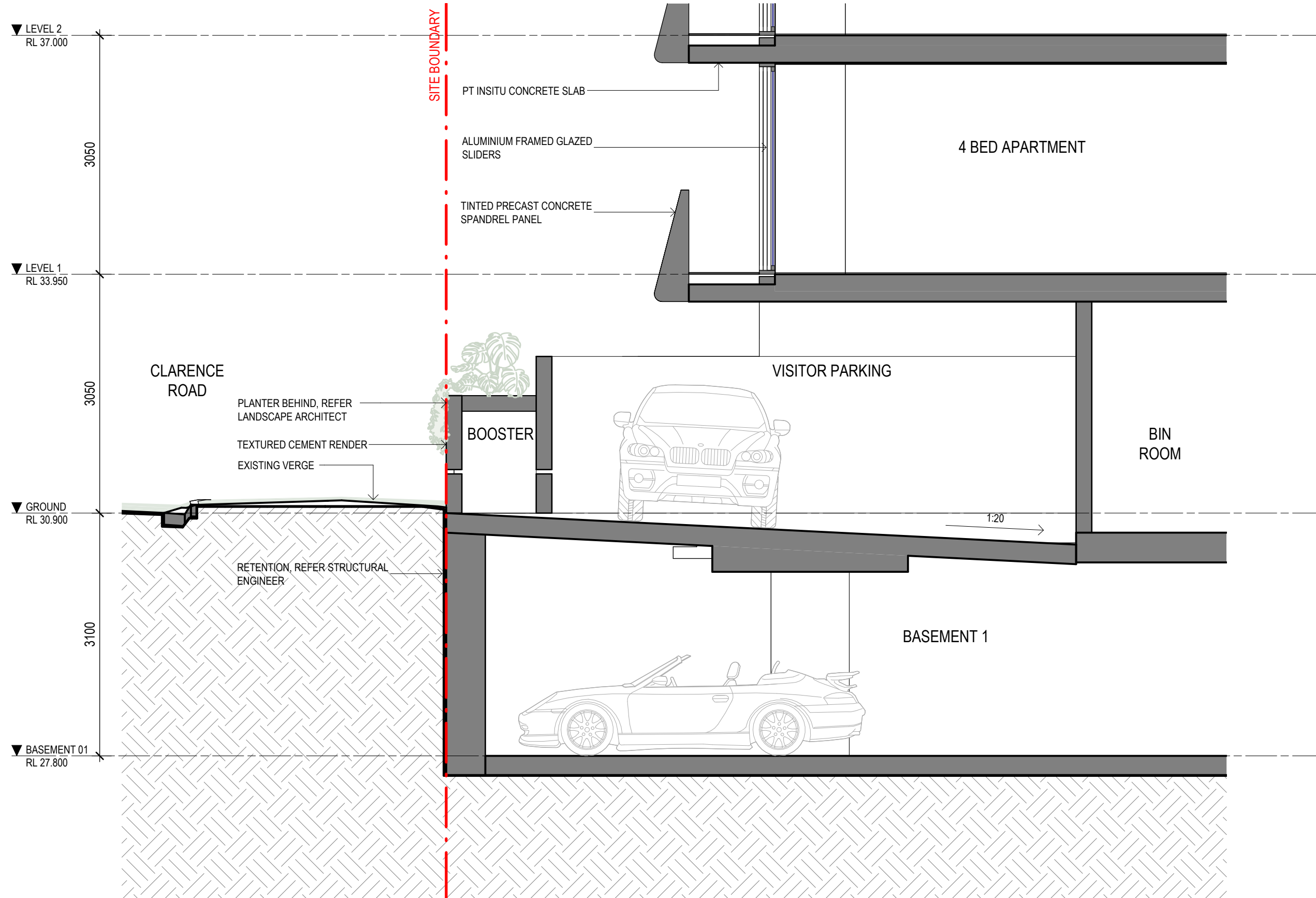
DA ISSUE

INTERFACE SECTION 3



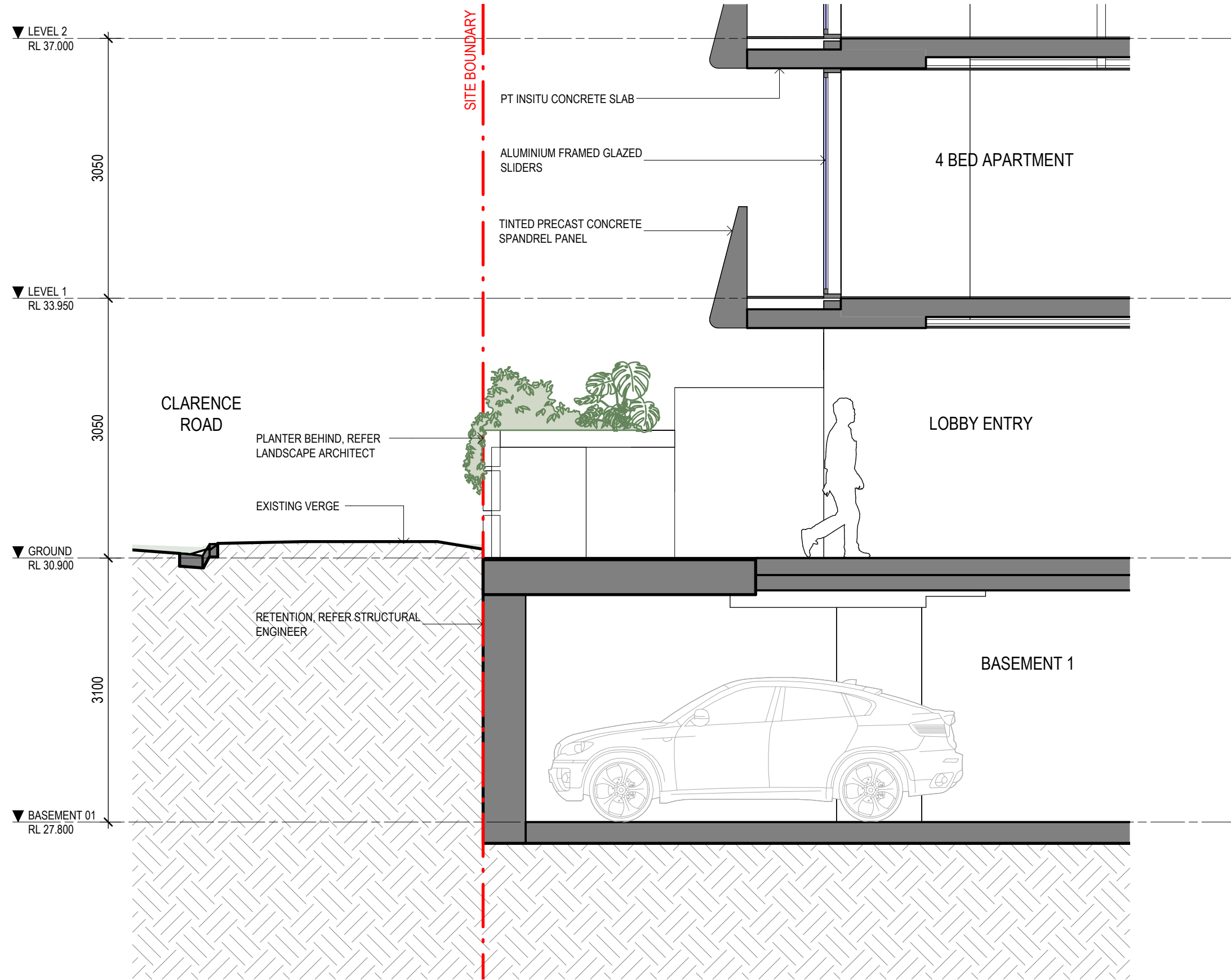
DA ISSUE

INTERFACE SECTION 4



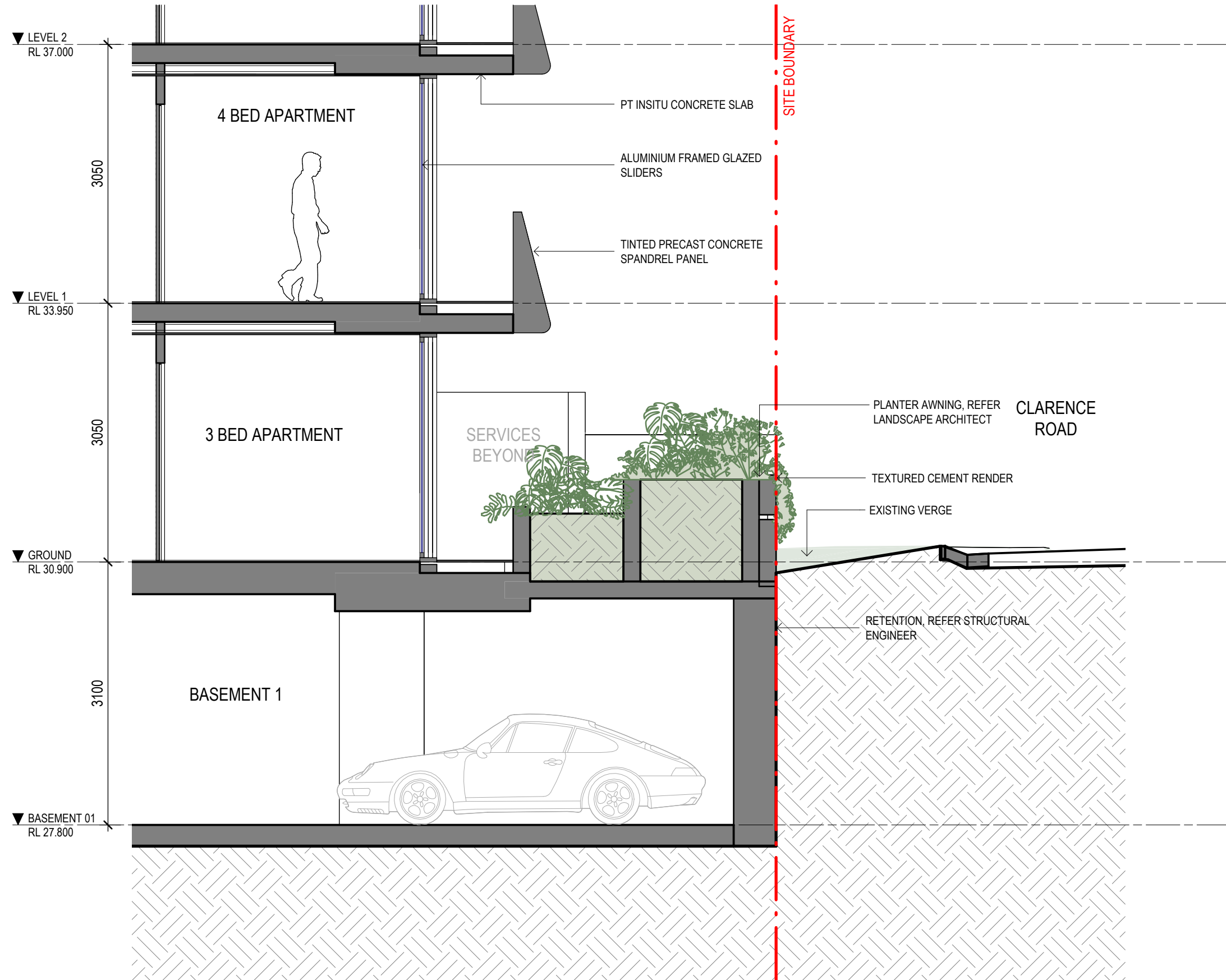
DA ISSUE

INTERFACE SECTION 5



DA ISSUE

INTERFACE SECTION 6



DA ISSUE

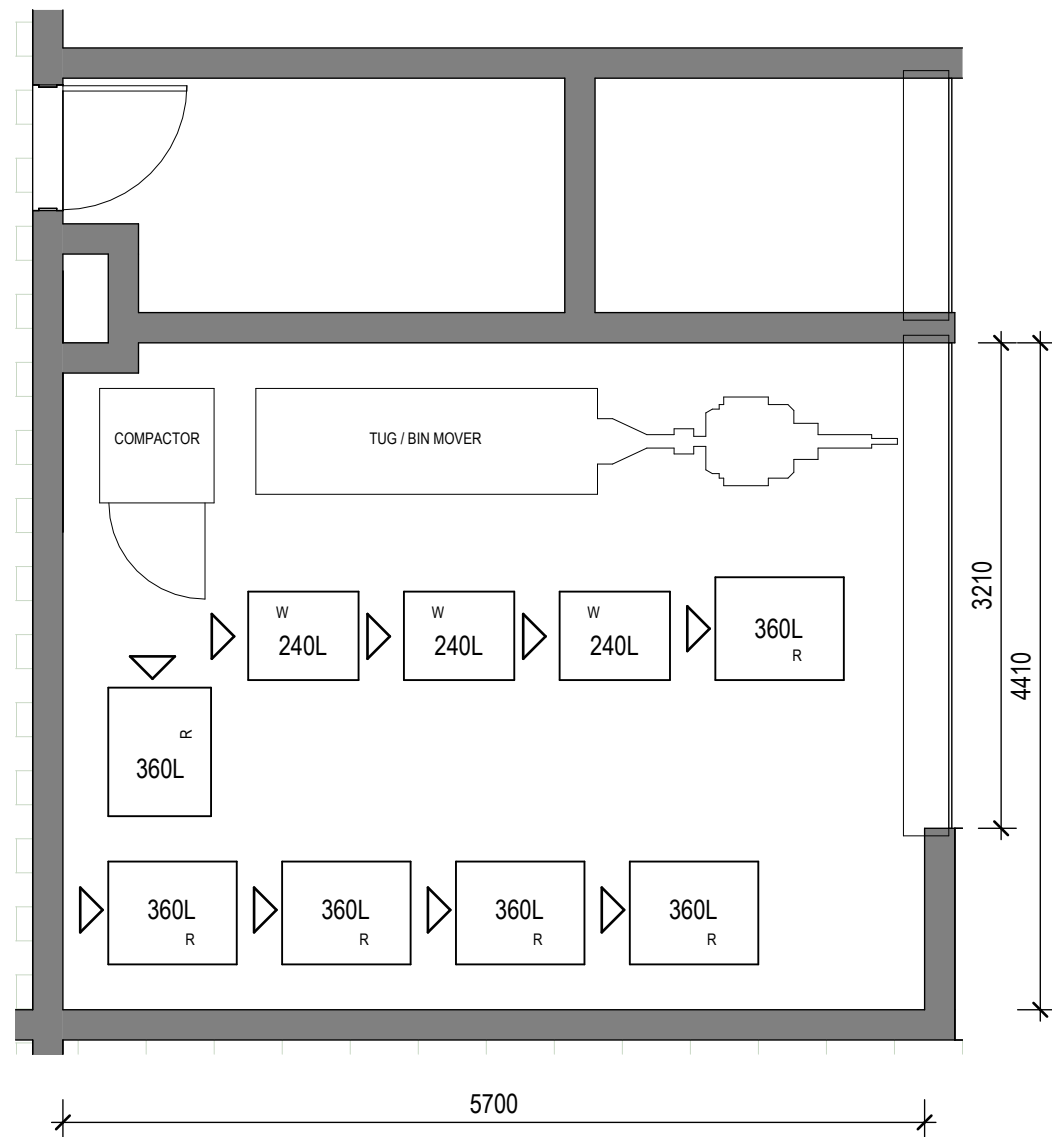
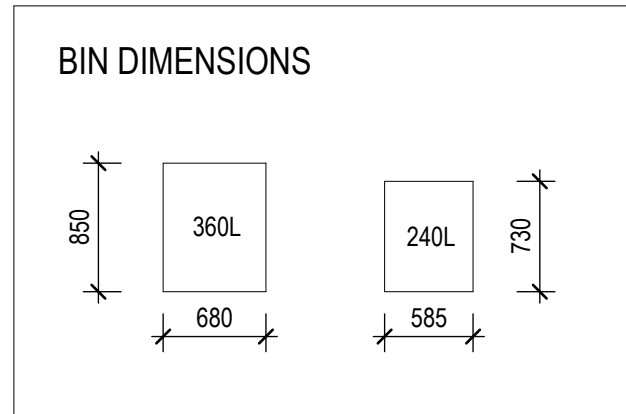
INTERFACE SECTION 7

bureau^{proberts}

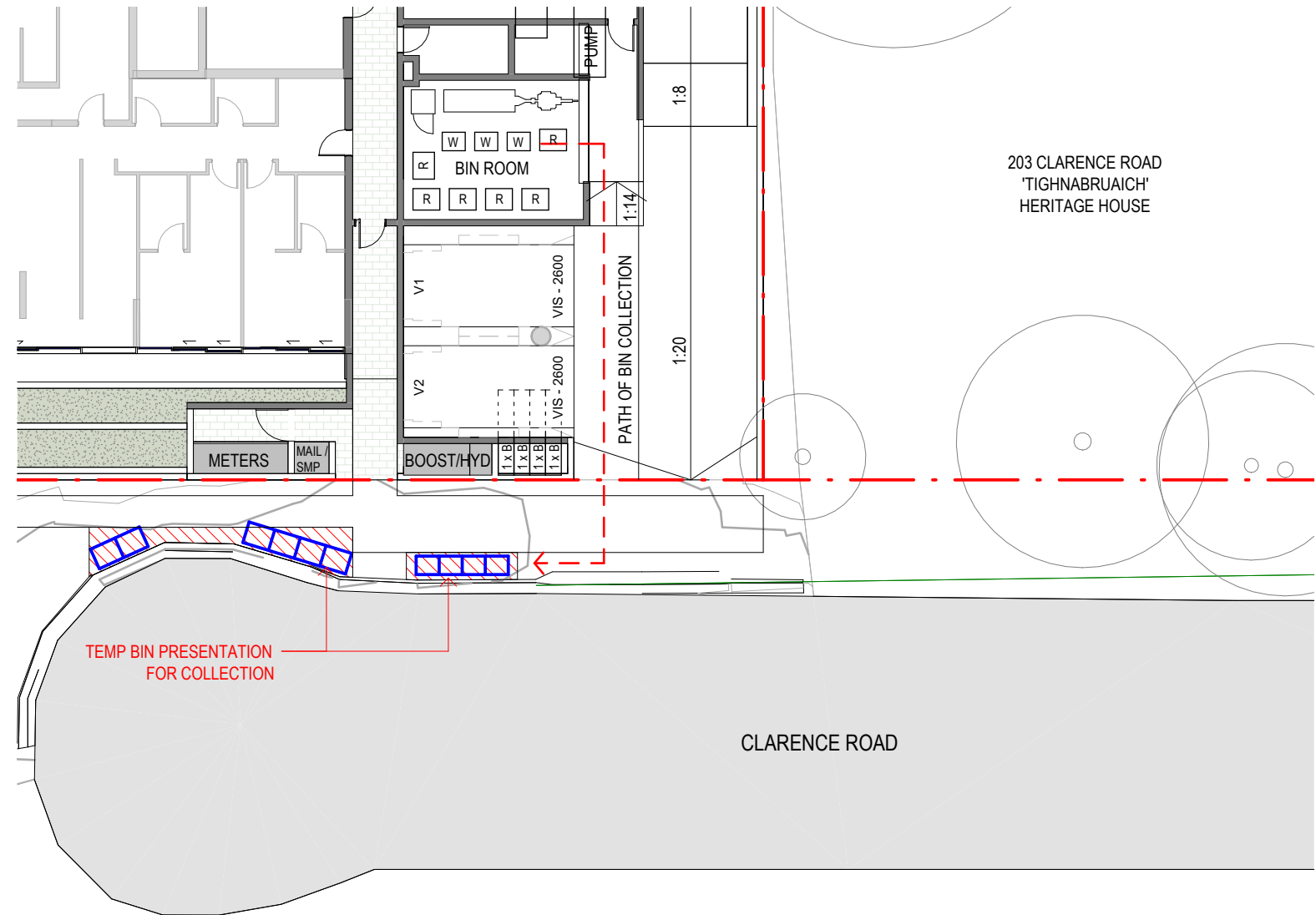
CLIENT:
SPYRE GROUP
PROJECT:
CLARENCE
ADDRESS:
213 CLARENCE ROAD, INDOOROOPIILLY

SCALE:
1 : 50 [A3]
DATE:
04.09.26
DRAWN:
NN
NORTH:
PROJECT NO:
26021
PHASE:
SD
DRAWING NUMBER:
AR 5.07
REVISION:
4

C:_Revit Local\26021_213 Clarence Road_PD_R24_samuelwKWUUY.rvt 4/09/2026 4:00:27 PM

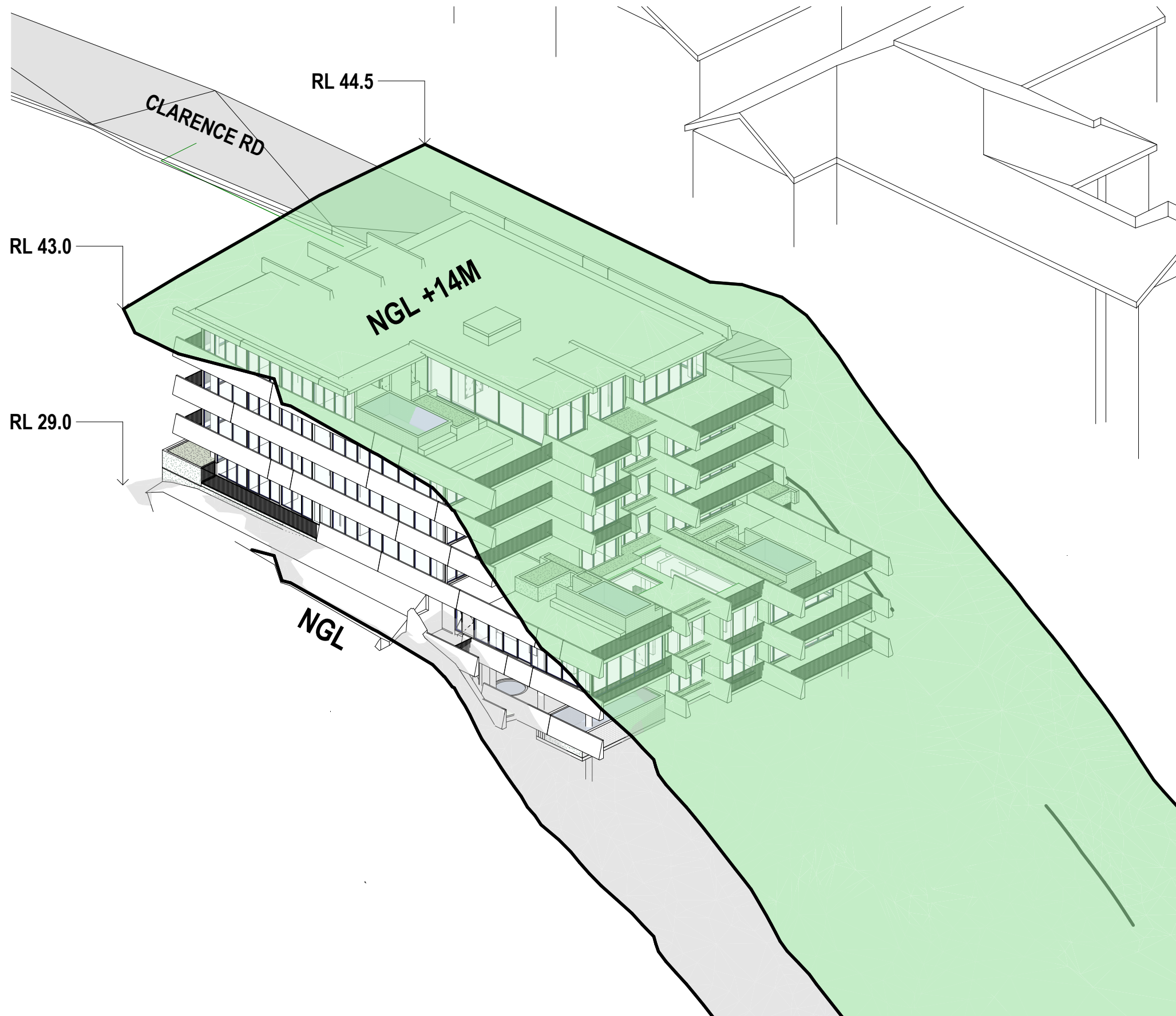


2 BIN ROOM PLAN
1:50



1 REFUSE COLLECTION STRATEGY
1:200

DA ISSUE



DA ISSUE

HEIGHT LIMIT COMPLIANCE

bureau[^]proberts

CLIENT:
SPYRE GROUP
PROJECT:
CLARENCE
ADDRESS:
213 CLARENCE ROAD, INDOOROOPIILLY

SCALE:
[A3]
PROJECT NO:
26021
DATE:
04.09.26
PHASE:
SD
DRAWN:
ML
DRAWING NUMBER:
AR 6.02
NORTH:

REVISION:
2
4/09/2026 4:00:28 PM





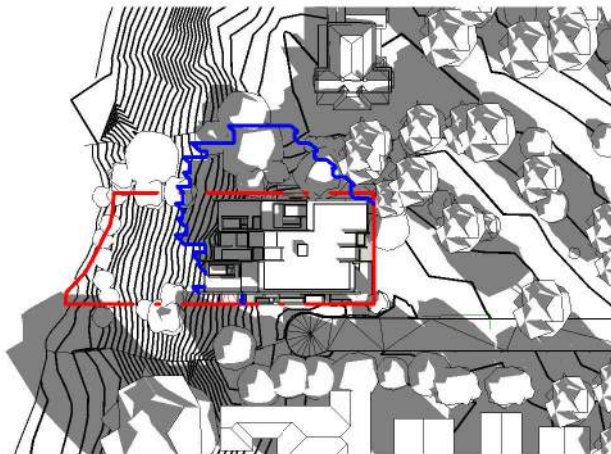
1 SUMMER 9AM
NTS



2 SUMMER 12PM
NTS



3 SUMMER 3PM
NTS



4 WINTER 9AM
NTS



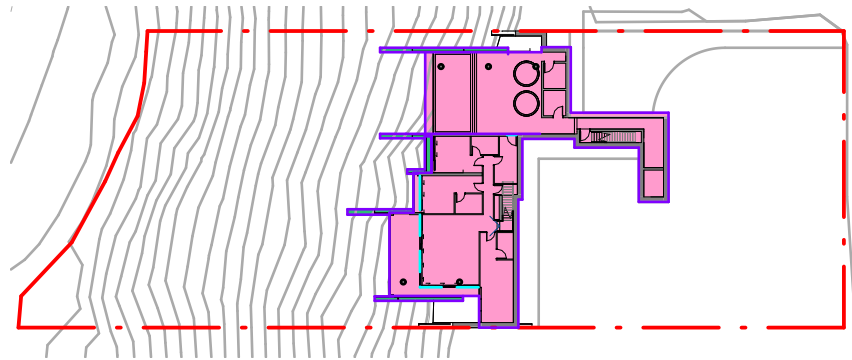
5 WINTER 12PM
NTS



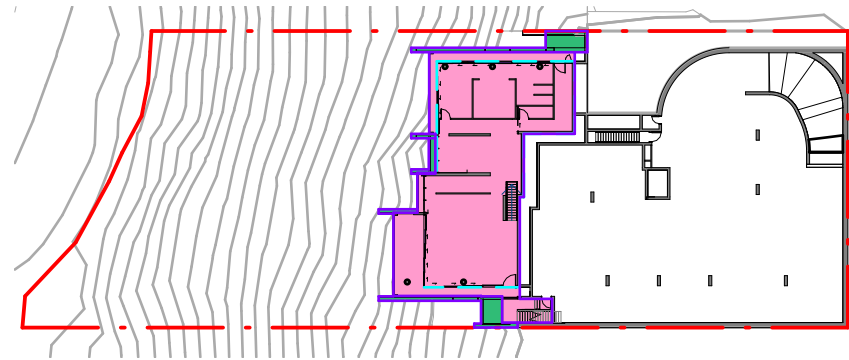
6 WINTER 3PM
NTS

DA ISSUE

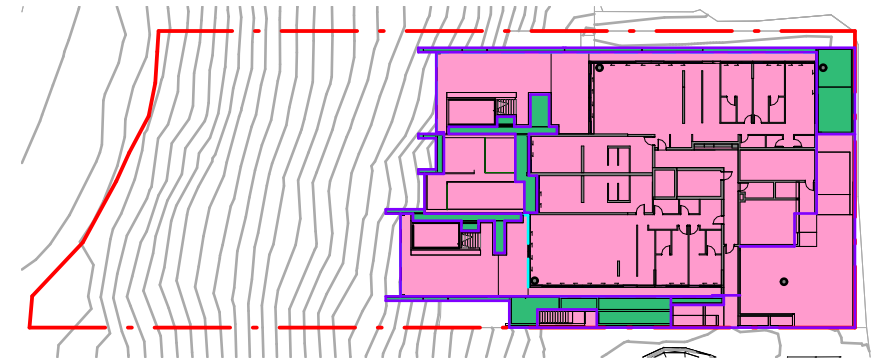




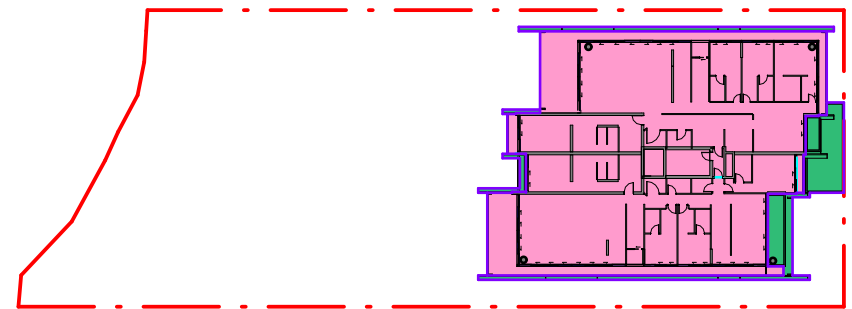
1 RIVERHOME LOWER FLOOR
NTS



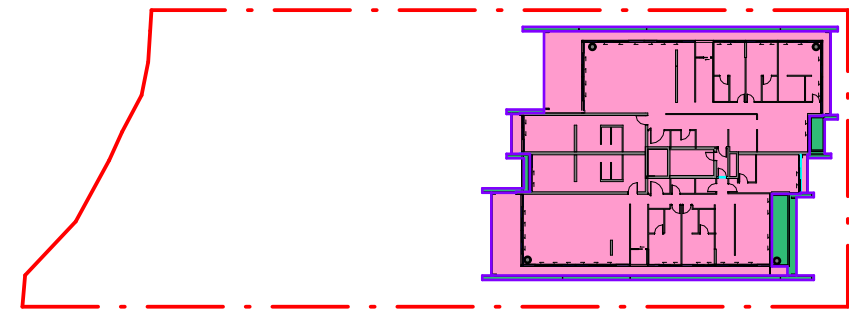
2 BASEMENT 01
NTS



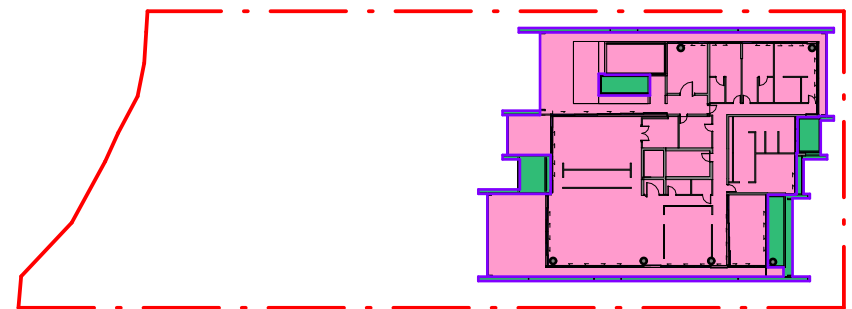
3 GROUND
NTS



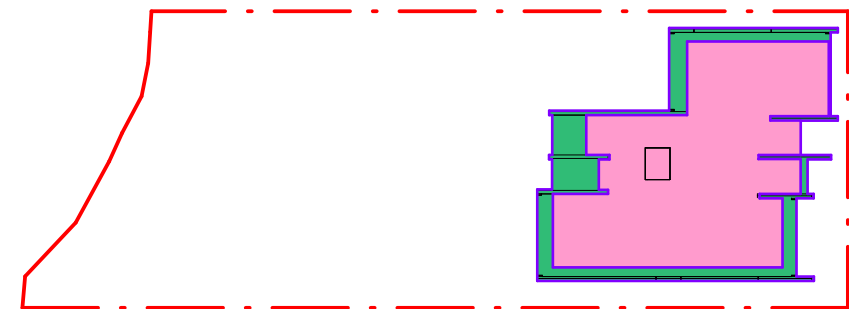
4 LEVEL 1
NTS



5 LEVEL 2
NTS



6 LEVEL 3
NTS

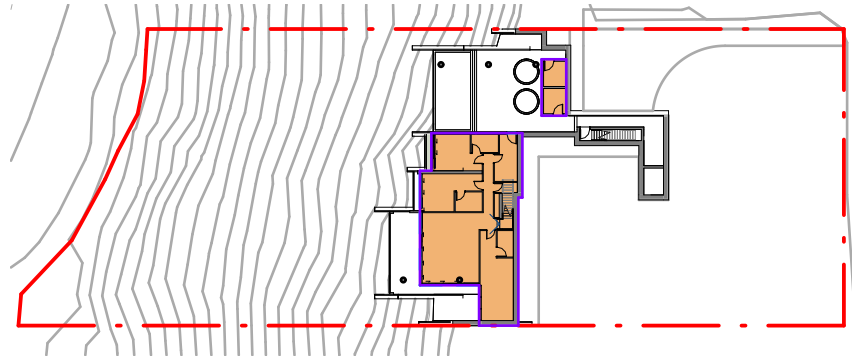


7 LEVEL 4
NTS

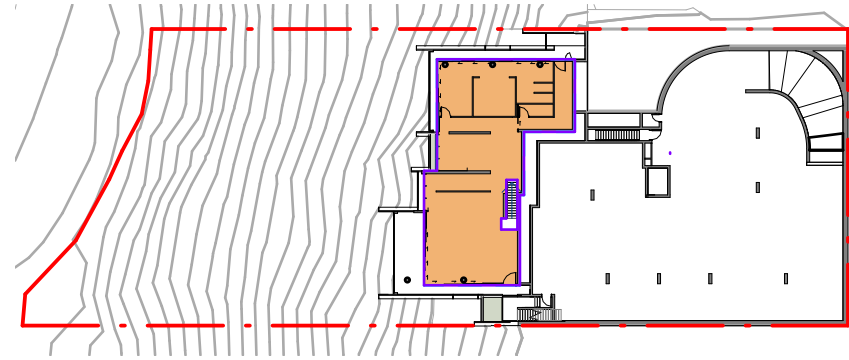
 Site Cover - Excl. Ornamental Attachment
 Site Cover - Ornamental Attachment

Area Schedule (Site Cover)			
Level	Name	Area	
ROOFTOP	Site Cover - Excl. Ornamental Attachment	426 m ²	19.5%
	Site Cover - Ornamental Attachment	141 m ²	
FULL SITE COVER		567 m ²	26.2%
LEVEL 3	Site Cover - Excl. Ornamental Attachment	661 m ²	30.3%
	Site Cover - Ornamental Attachment	87 m ²	
FULL SITE COVER		748 m ²	34.3%
LEVEL 2	Site Cover - Excl. Ornamental Attachment	688 m ²	31.5%
	Site Cover - Ornamental Attachment	61 m ²	
FULL SITE COVER		748 m ²	34.3%
LEVEL 1	Site Cover - Excl. Ornamental Attachment	687 m ²	31.5%
	Site Cover - Ornamental Attachment	85 m ²	
FULL SITE COVER		773 m ²	35.4%
GROUND	Site Cover - Excl. Ornamental Attachment	1030 m ²	47.8%
	Site Cover - Ornamental Attachment	144 m ²	
FULL SITE COVER		1174 m ²	53.8%
BASEMENT 01	Site Cover - Excl. Ornamental Attachment	308 m ²	14.1%
	Site Cover - Ornamental Attachment	32 m ²	
FULL SITE COVER		340 m ²	15.6%
RIVERHOME LOWER FLOOR	Site Cover - Excl. Ornamental Attachment	365 m ²	16.7%
	Site Cover - Ornamental Attachment	18 m ²	
FULL SITE COVER		383 m ²	17.6%

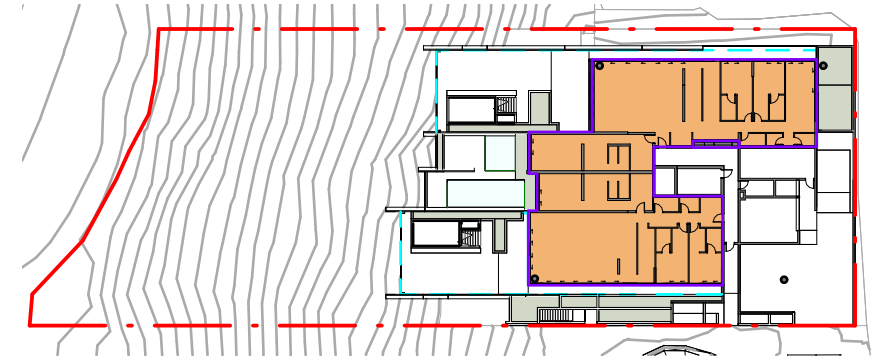
SITE COVER



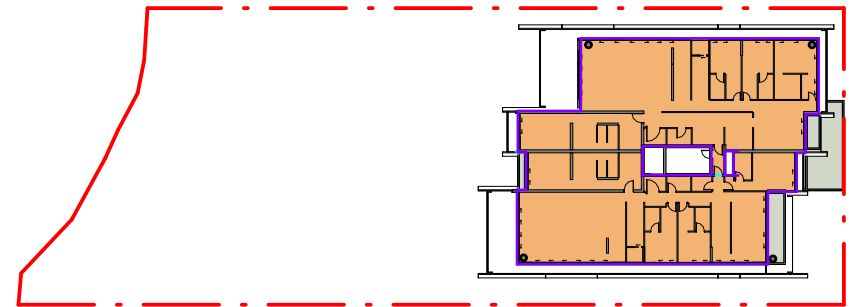
1 RIVERHOME LOWER FLOOR
NTS



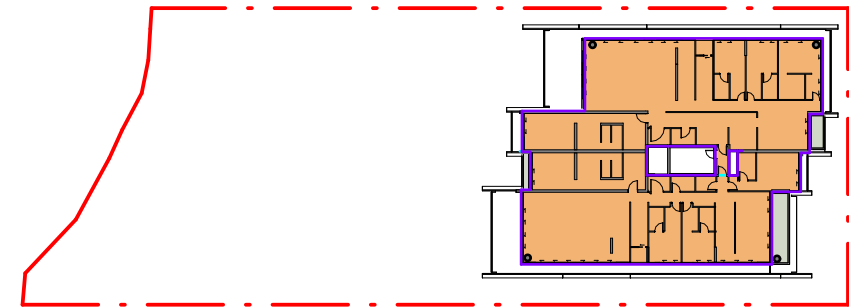
2 BASEMENT 01
NTS



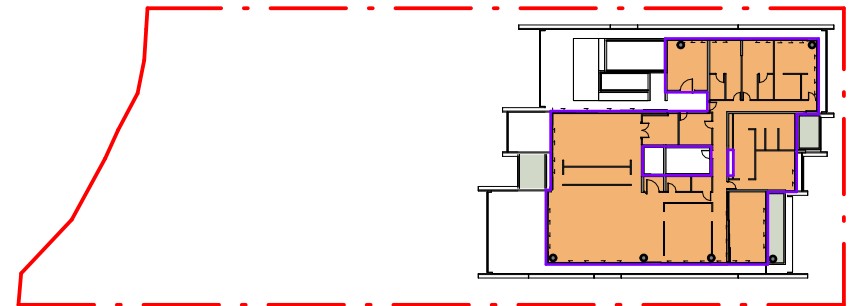
3 GROUND
NTS



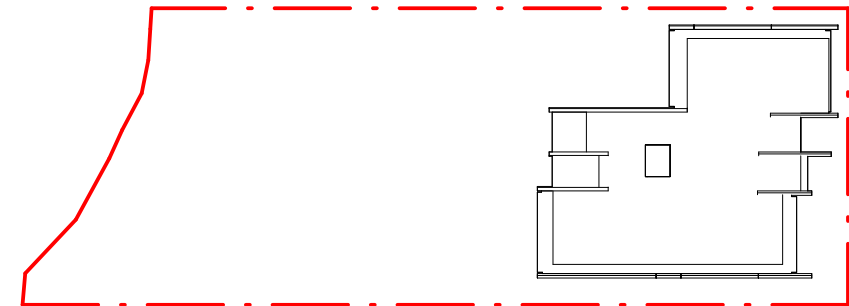
4 LEVEL 1
NTS



5 LEVEL 2
NTS



6 LEVEL 3
NTS

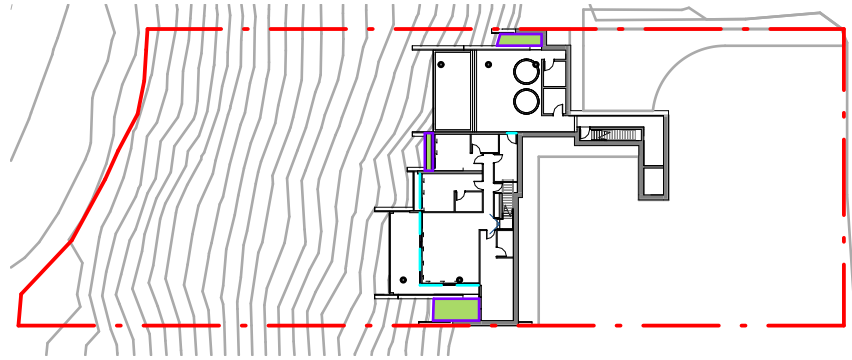


7 ROOFTOP
NTS

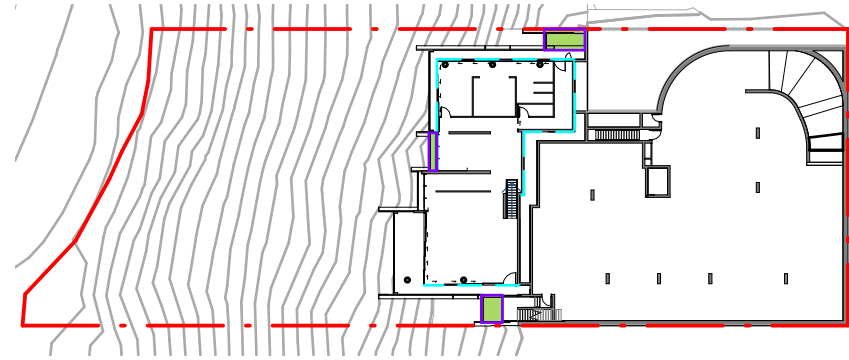
GFA

Area Schedule (GFA)	
Level	Area
RIVERHOME LOWER FLOOR	175 m ²
BASEMENT 01	235 m ²
GROUND	428 m ²
LEVEL 1	550 m ²
LEVEL 2	550 m ²
LEVEL 3	436 m ²
Grand total	2374 m ²

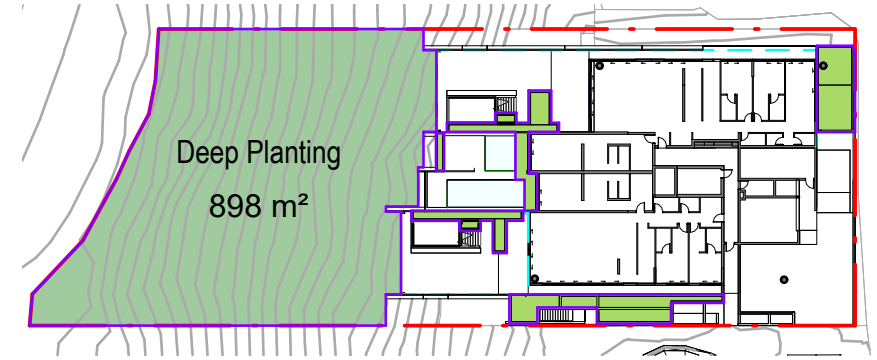
DA ISSUE



2 RIVERHOME LOWER FLOOR
NTS

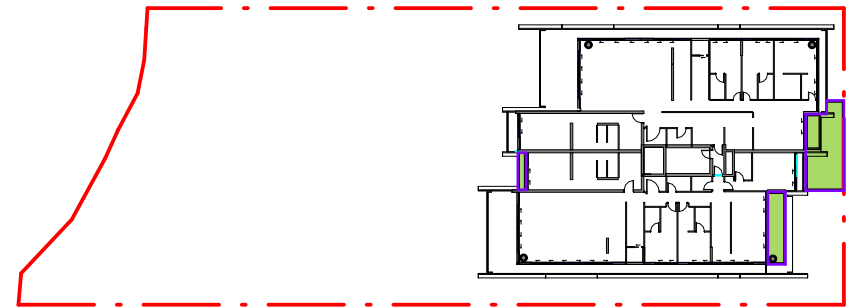


1 BASEMENT 01
NTS

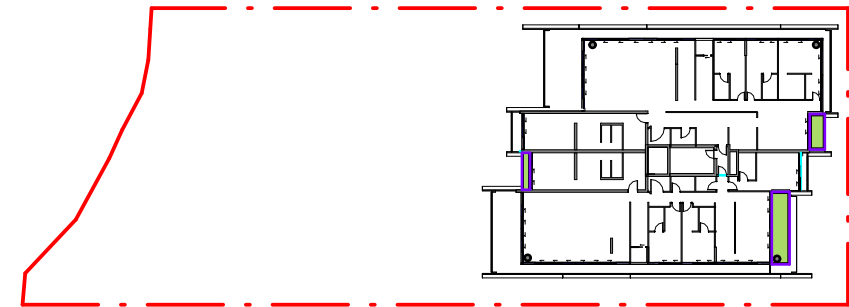


3 GROUND
NTS

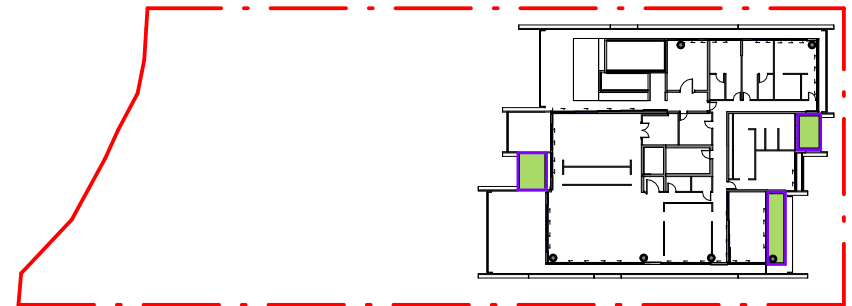
Planting



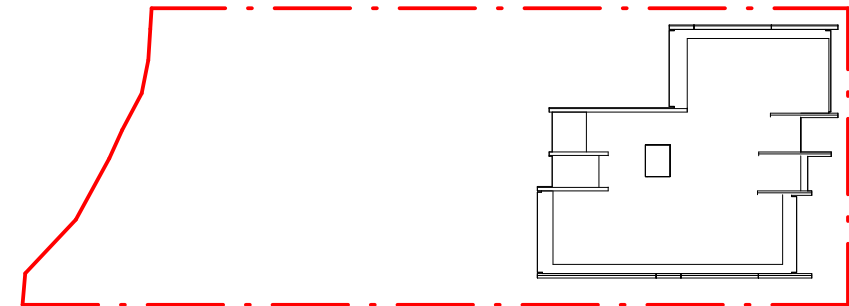
4 LEVEL 1
NTS



5 LEVEL 2
NTS



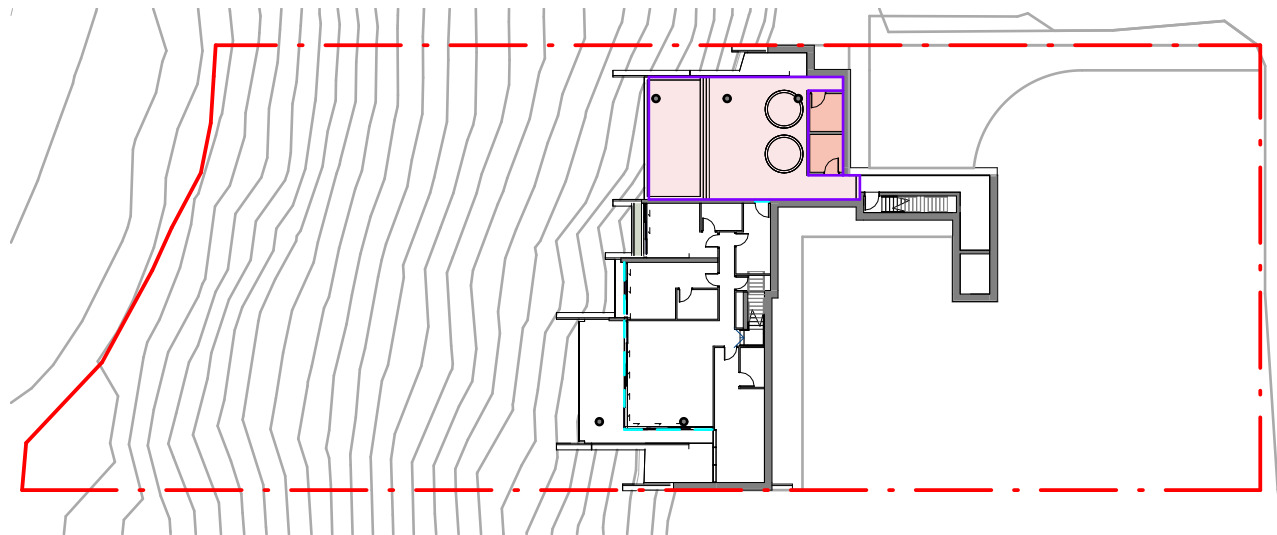
6 LEVEL 3
NTS



7 ROOFTOP
NTS

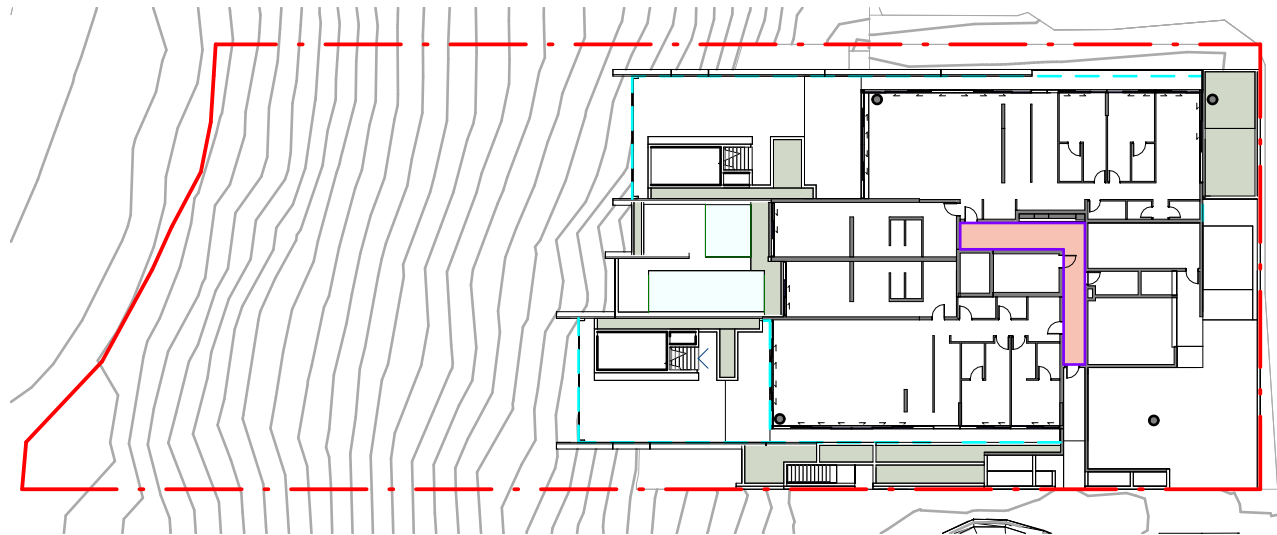
Area Schedule (Planting)	
Level	Area
RIVERHOME LOWER FLOOR	18 m ²
BASEMENT 01	17 m ²
GROUND	1023 m ²
LEVEL 1	47 m ²
LEVEL 2	21 m ²
LEVEL 3	31 m ²
Grand total	1157 m ² (16.8%)

DA ISSUE



-  Communal Enclosed Space
-  Communal Open Space

1 RIVERHOME LOWER FLOOR
NTS



2 GROUND
NTS

Area Schedule (Communal Space)		
Level	Name	Area
RIVERHOME LOWER FLOOR	Communal Enclosed Space	13 m²
RIVERHOME LOWER FLOOR	Communal Open Space	93 m²
		106 m²
GROUND	Communal Enclosed Space	25 m²
		25 m²
Grand total		131 m²

DA ISSUE

COMMUNAL SPACE