

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		
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A	28/11/25	PRELIM DA
B	20/02/26	DA SET
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E	30/07/26	DA RFI RESPONSE SET

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APPLICATION REF
A007016856

PHASING LEGEND
EXISTING
TO BE DEMOLISHED & REMOVED
PROPOSED

APPROVAL

neylan

CLIENT
JOHN MUSSO

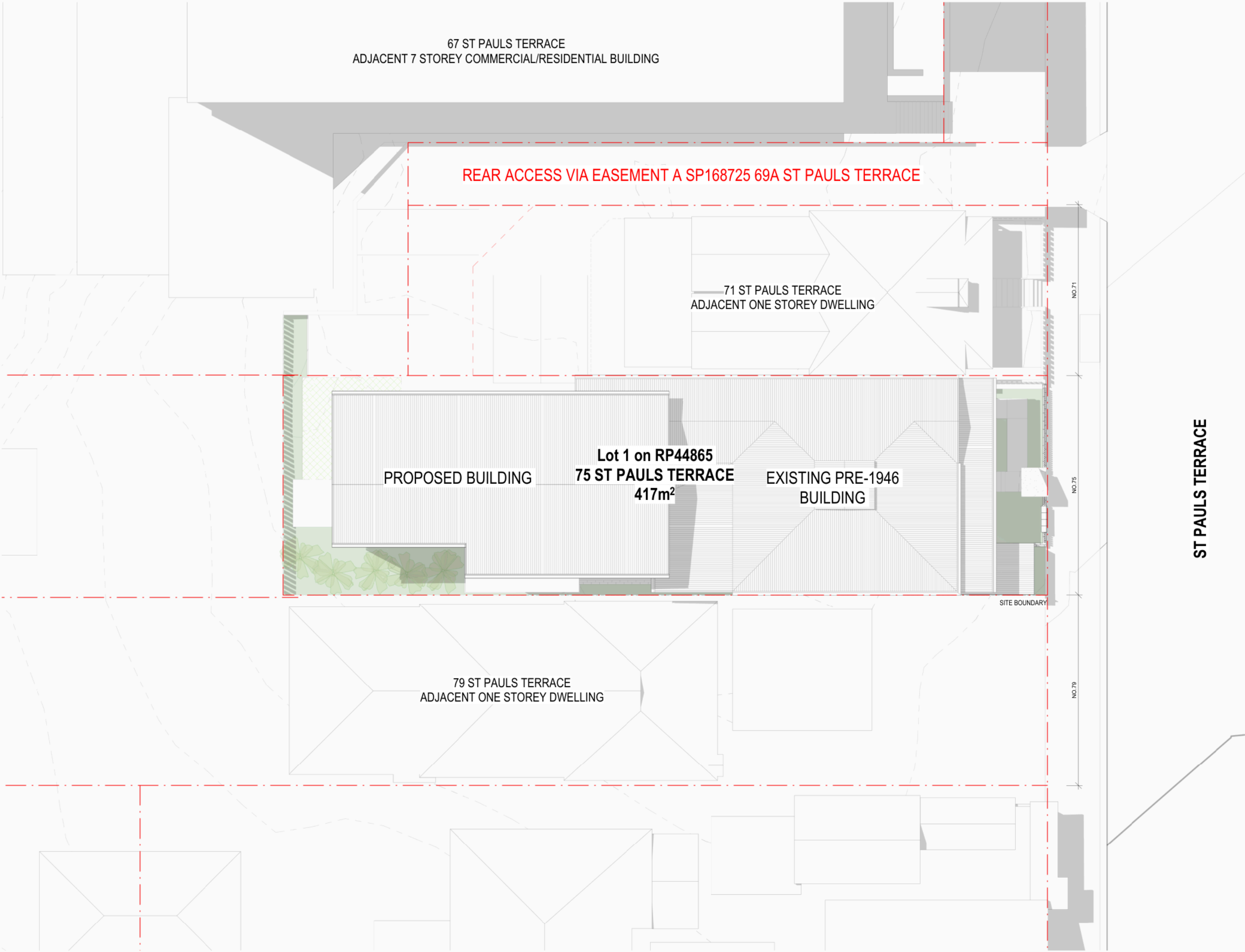
PROJECT INFORMATION
**STUDENT
ACCOMMODATION**
75 ST PAULS TERRACE, SPRING HILL QLD
4000
PROJECT NO. 2508

SHEET NAME
COVER SHEET

SHEET NO.
DA.100

REV.
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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
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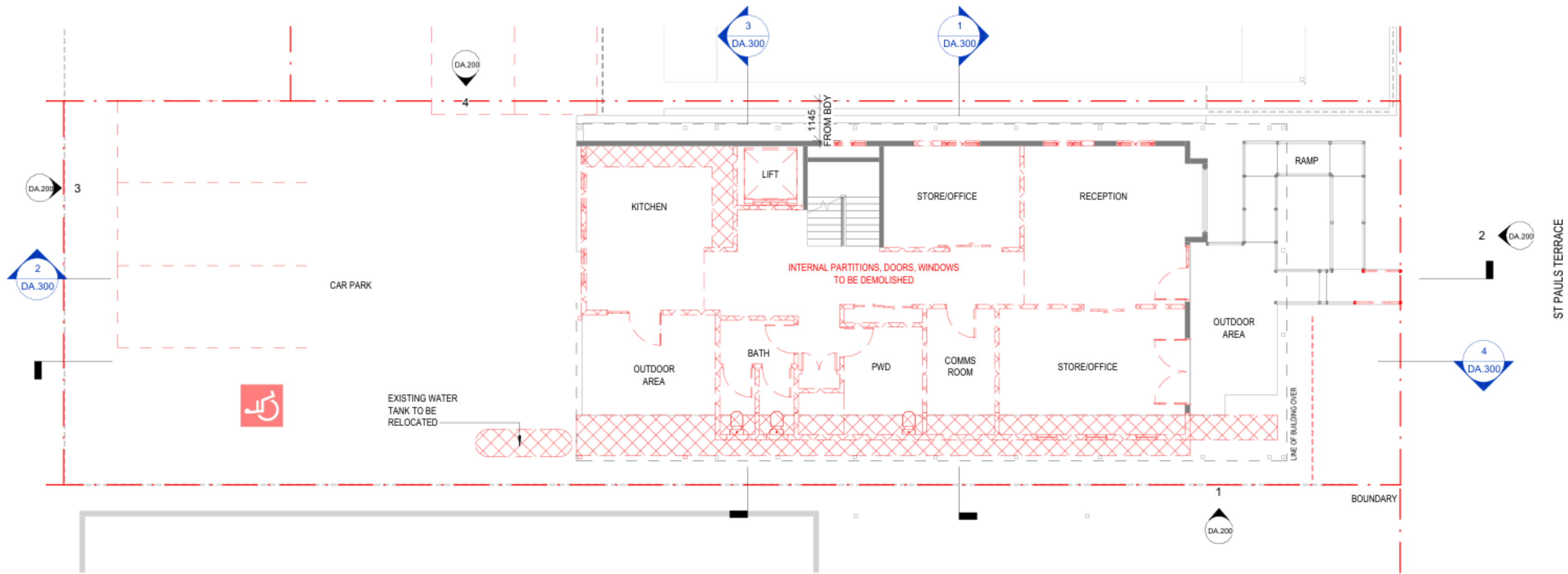
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SITE PLAN

SHEET NO.
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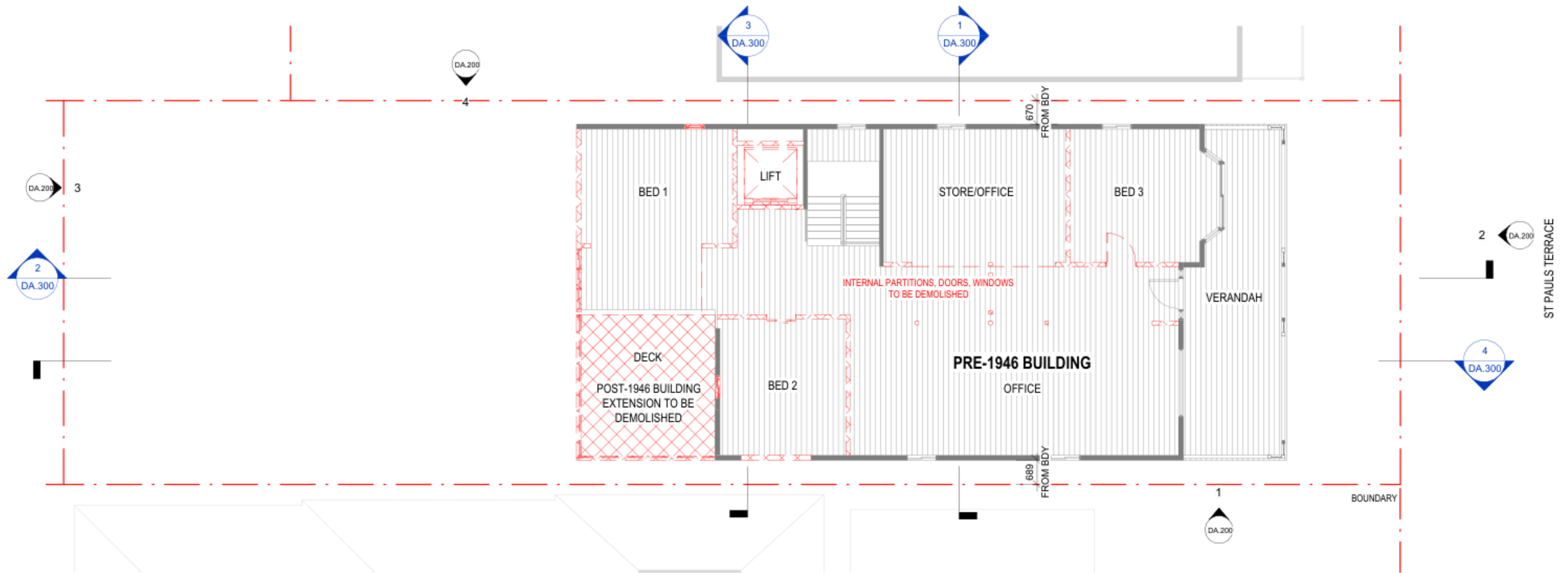
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SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

1 : 100
A1
30/07/2026
IL
KL



GROUND LEVEL EXISTING & DEMO PLAN
1 : 100



LEVEL 1 EXISTING & DEMO PLAN
1 : 100

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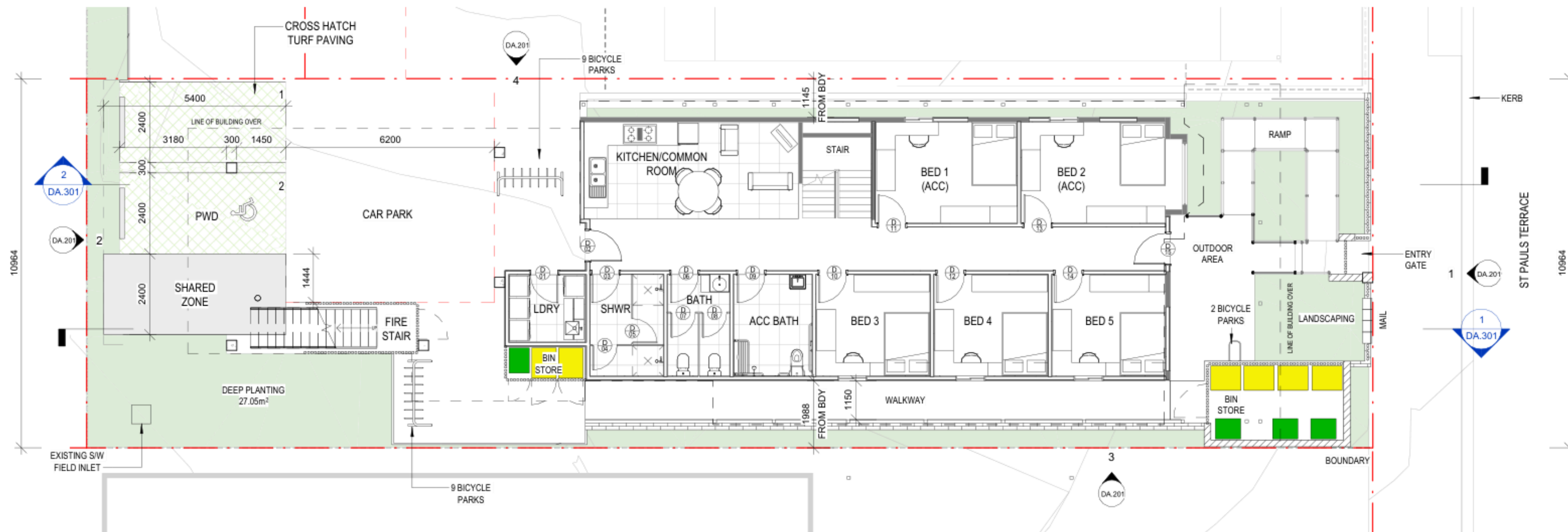
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**EXISTING & DEMO FLOOR
PLANS**

SHEET NO.
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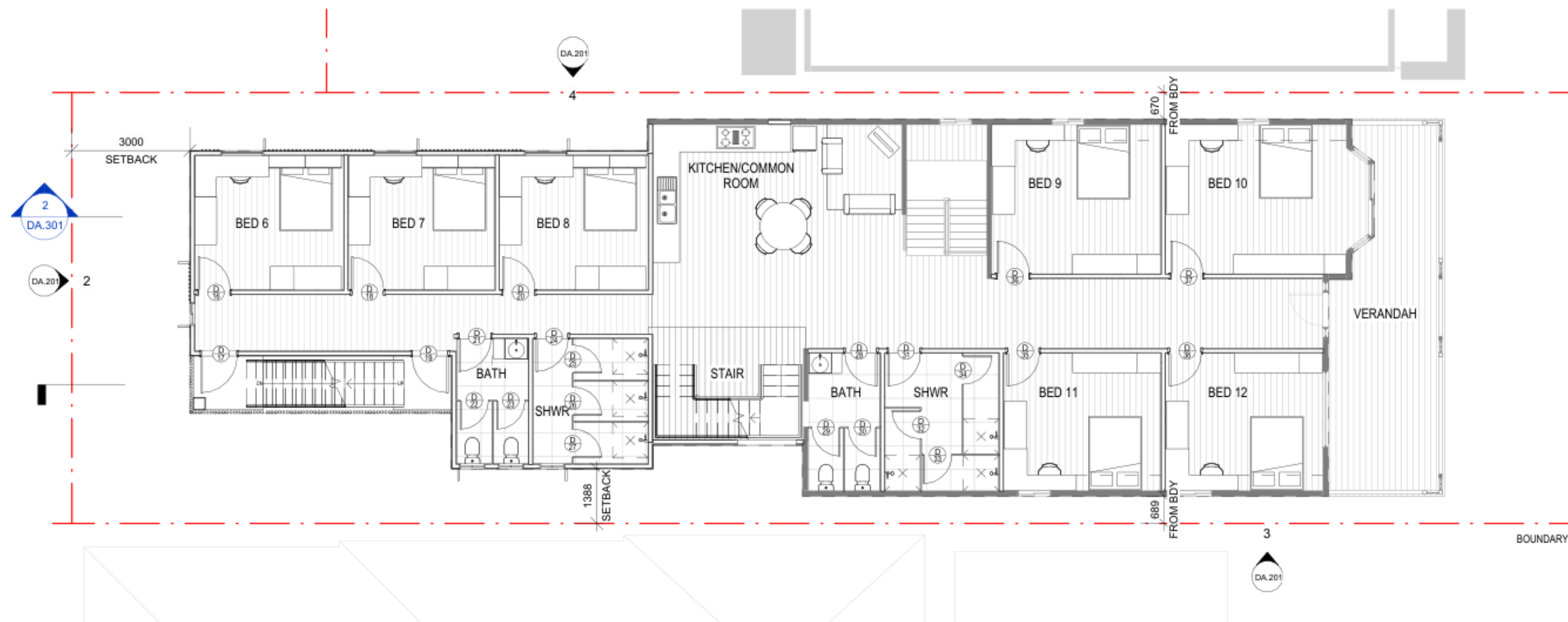
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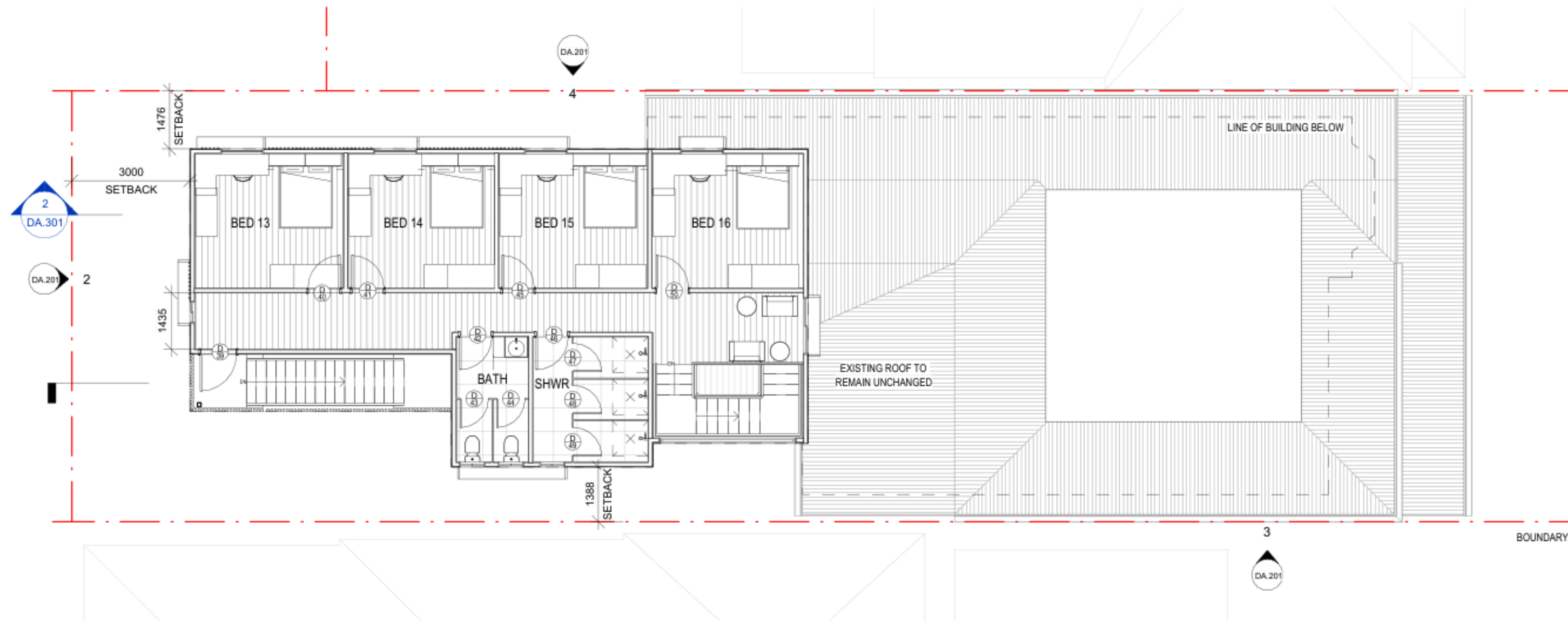
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PROPOSED GROUND LEVEL PLAN
1 : 100



PROPOSED LEVEL 1 PLAN
1 : 100



PROPOSED LEVEL 2 PLAN
1 : 100

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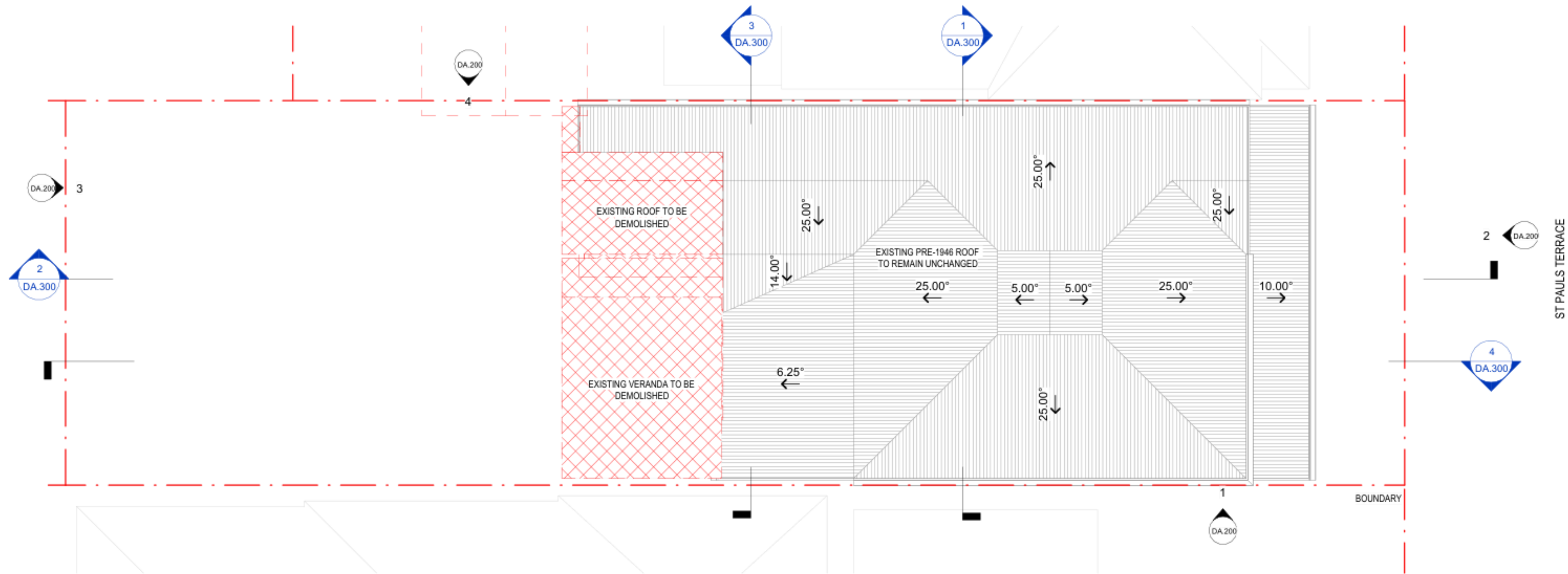
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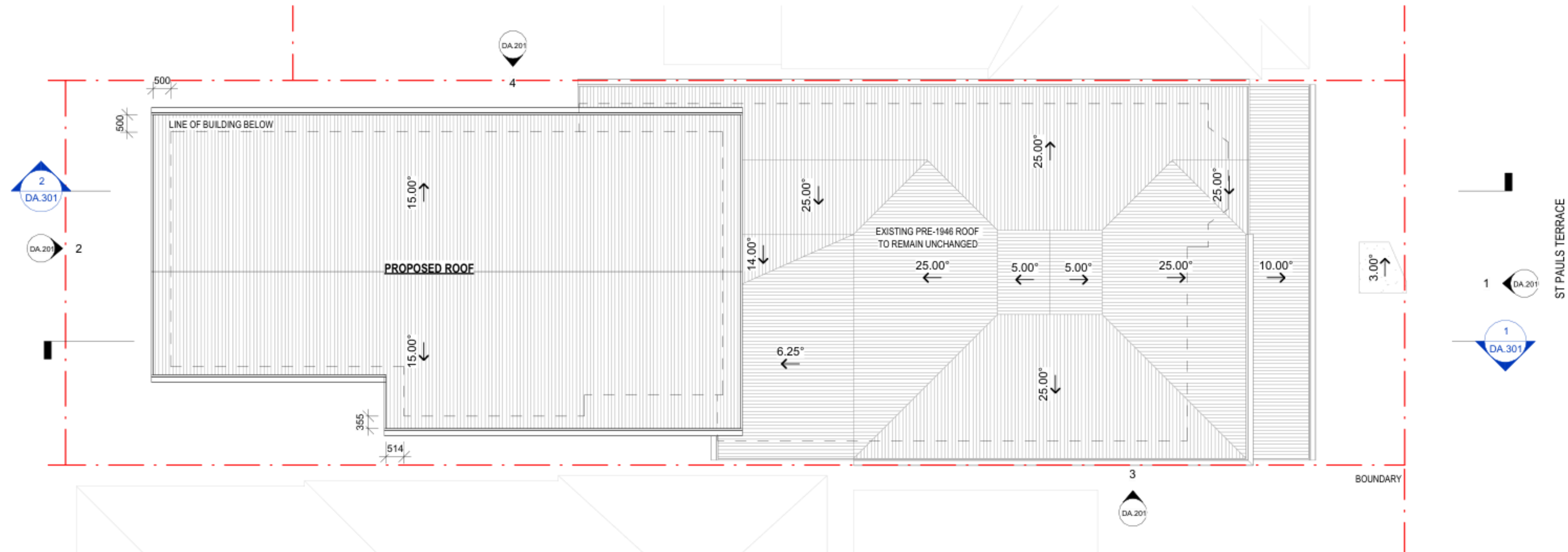
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SHEET NAME
PROPOSED FLOOR PLANS

SHEET NO.	REV.
DA.103	E
SCALE	
SHEET SIZE	
DATE	
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1 : 100	
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30/07/2026	
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EXISTING & DEMO ROOF PLAN
1:100



PROPOSED ROOF PLAN
1:100

REVISIONS		
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SHEET NAME
ROOF PLANS

SHEET NO.
DA.104

REV.
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SCALE
SHEET SIZE
DATE
DRAWN BY
CHECKED BY

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A1
30/07/2026
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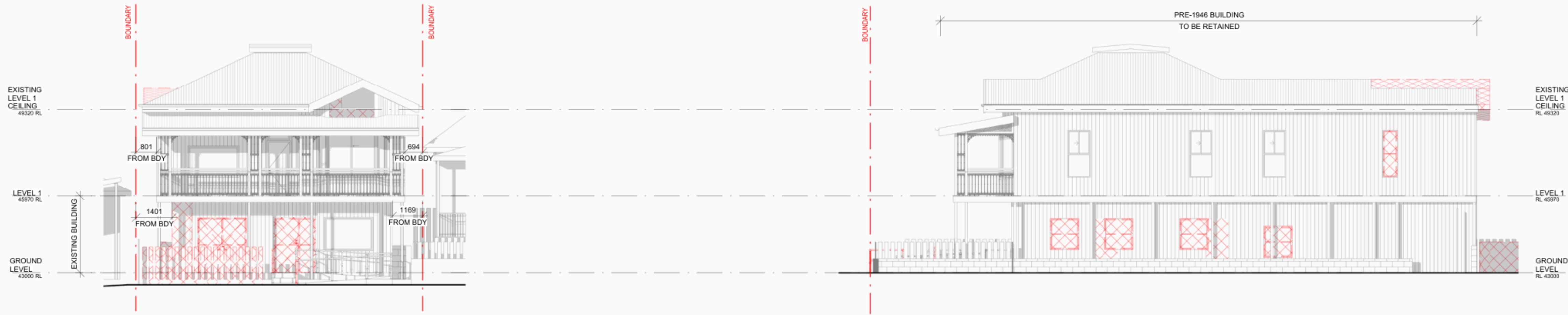
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**EXISTING & DEMO
ELEVATIONS**

SHEET NO.
DA.200

REV.
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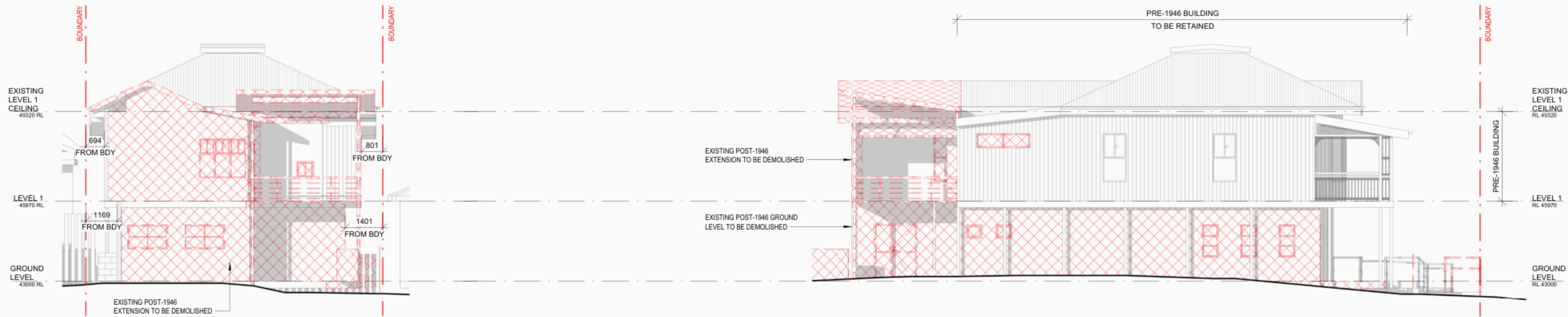
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SHEET SIZE
DATE
DRAWN BY
CHECKED BY

1 : 100
A1
30/07/2026
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EXISTING & DEMO NORTH ELEVATION
1 : 100 REFER 2 - DA.102

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

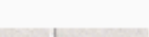


EXISTING & DEMO SOUTH ELEVATION
1 : 100 REFER 3 - DA.102

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

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1.  WHITE WEATHERBOARD
2.  WHITE JAMES HARDIE OBLIQUE CLADDING
3.  WHITE BLOCKWORK
4.  WHITE ALUMINIUM RATTENS
5.  GREY ALUMINIUM RATTENS
6.  METAL ROOF SHEETING

APPROVAL

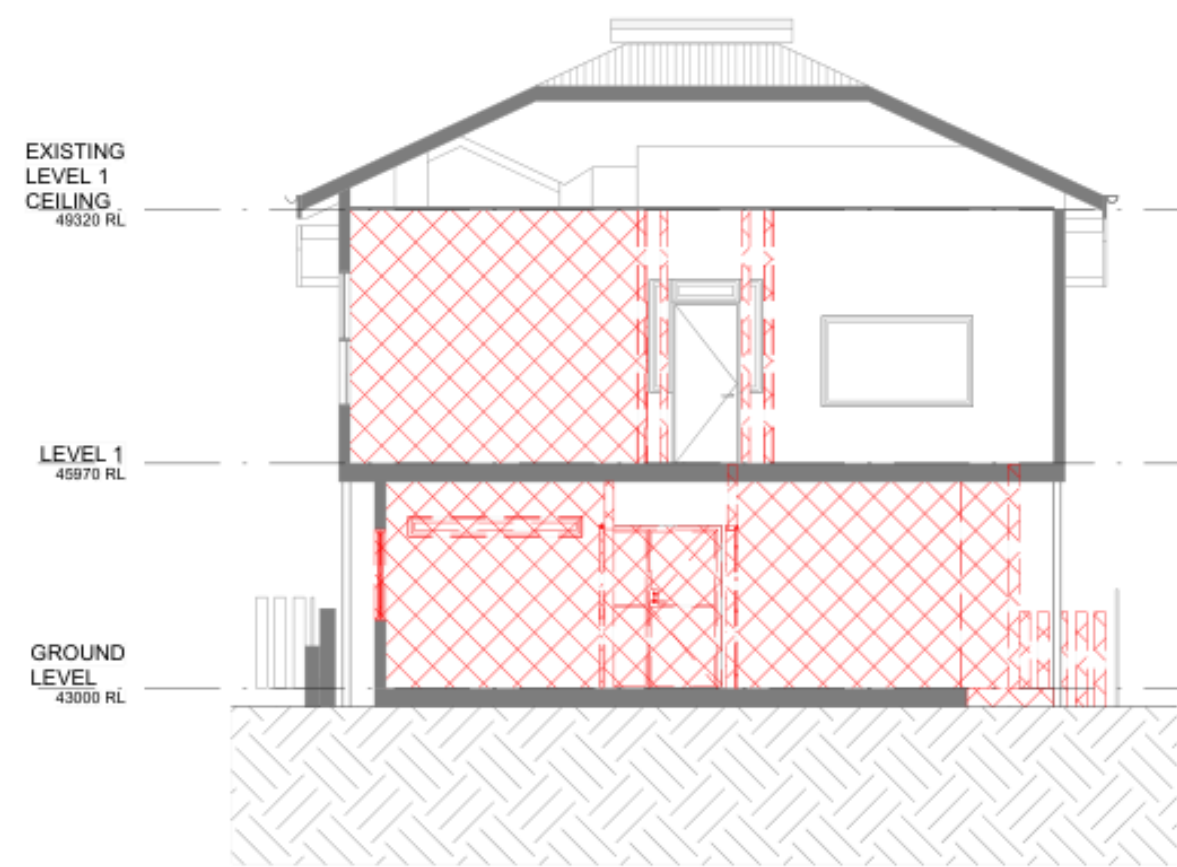
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SHEET NAME
PROPOSED ELEVATIONS

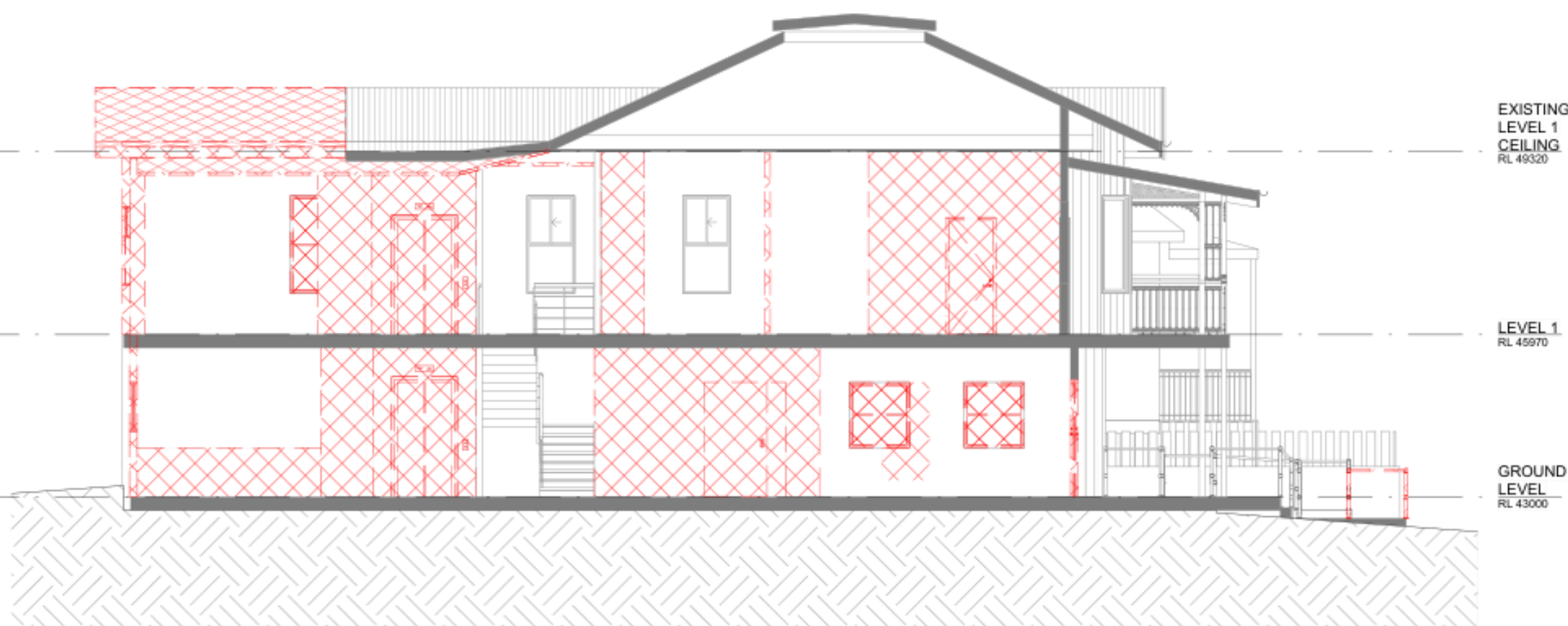
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DA.201	E
	
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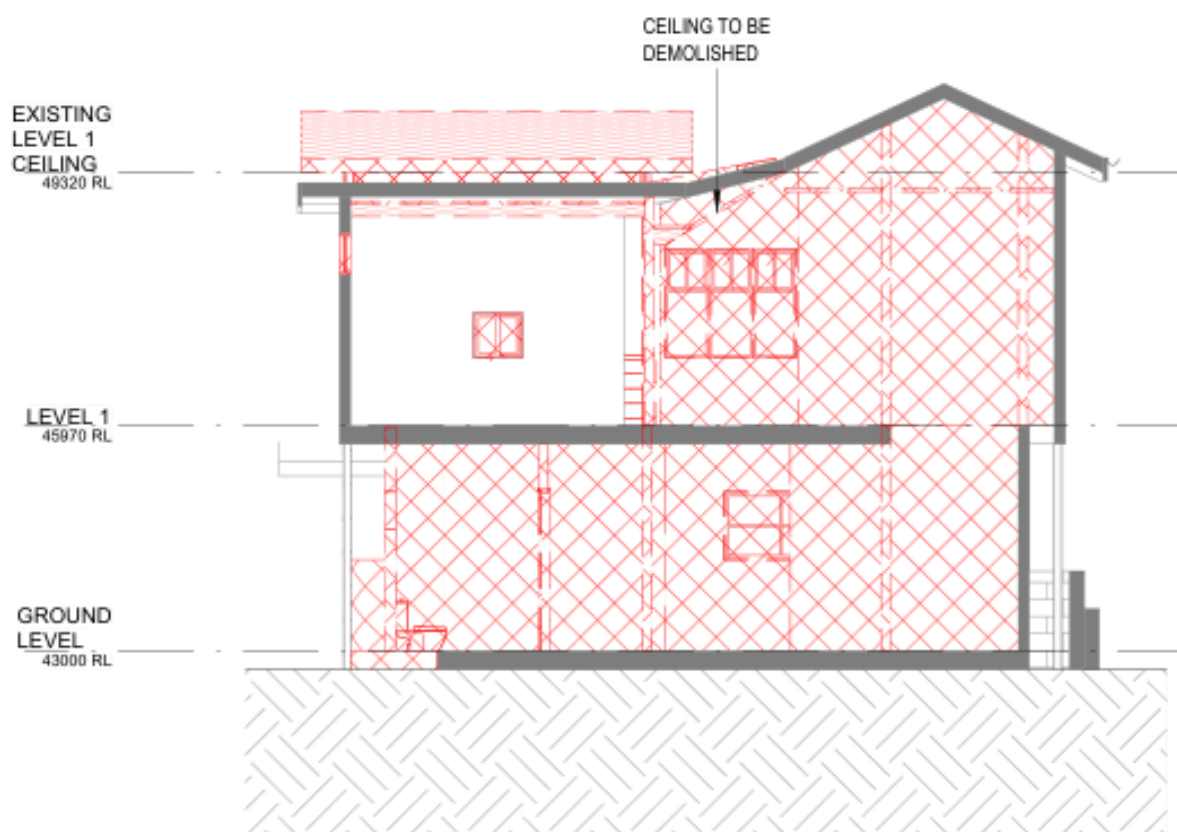
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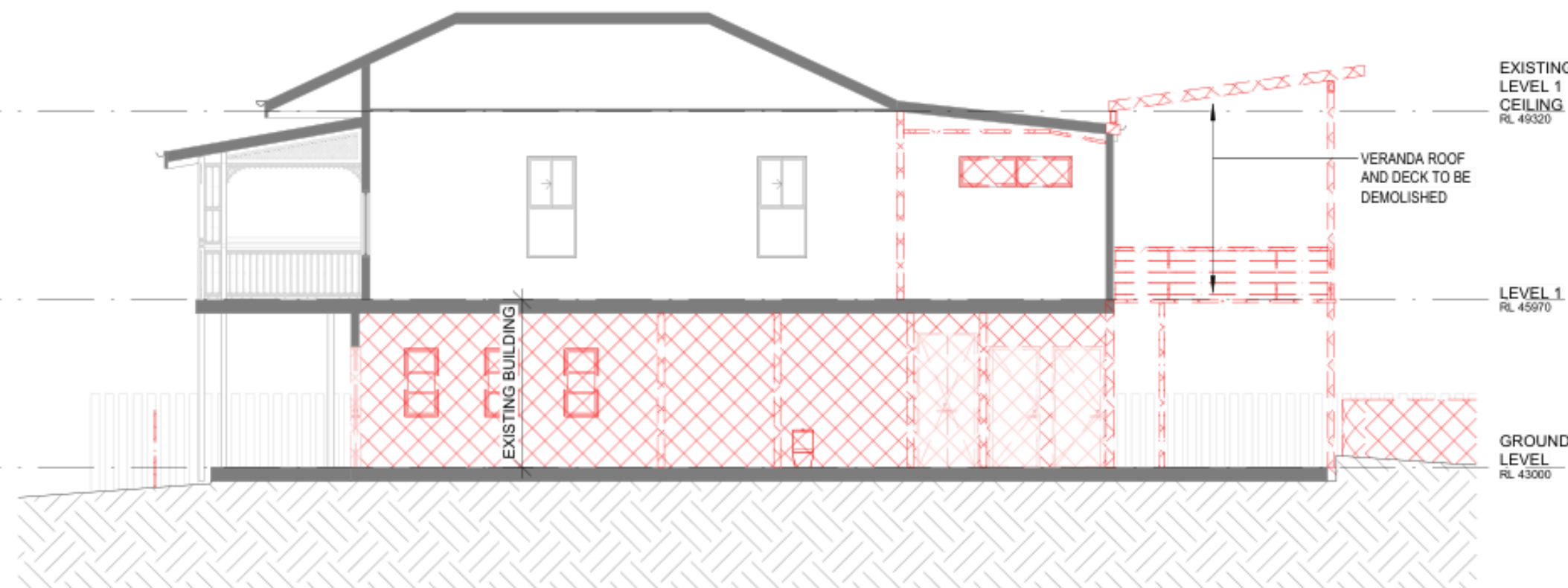
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1:100 REFER 1 - DA.102



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

SHEET NAME
EXISTING & DEMO SECTIONS

SHEET NO.
DA.300

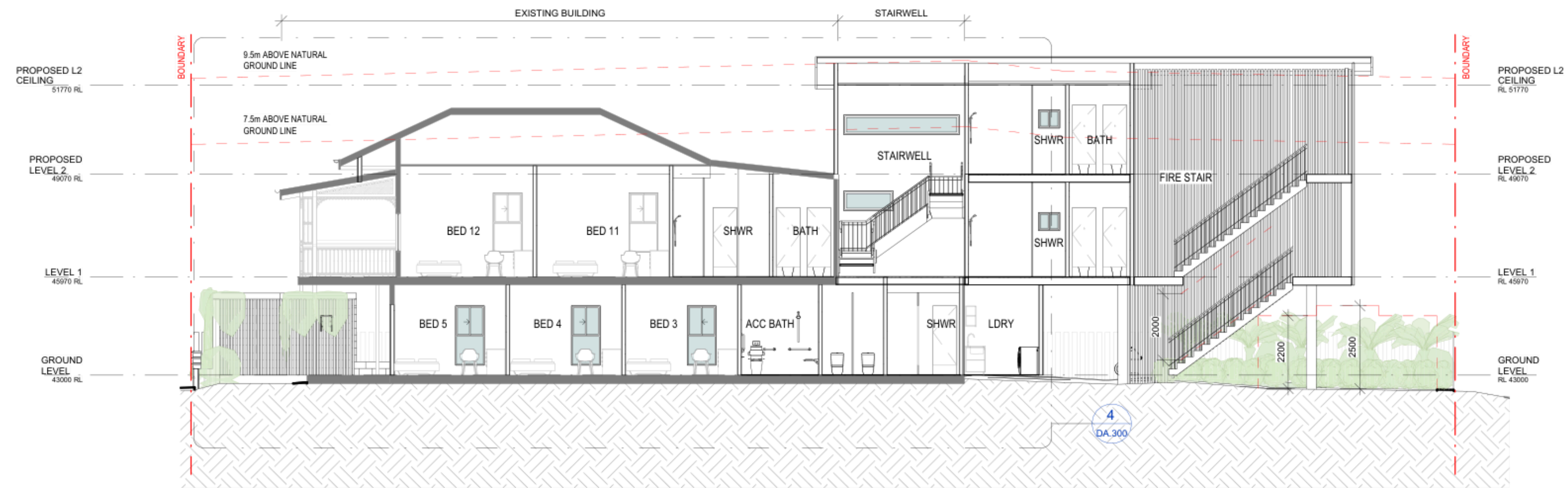
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DRAWN BY
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REV.
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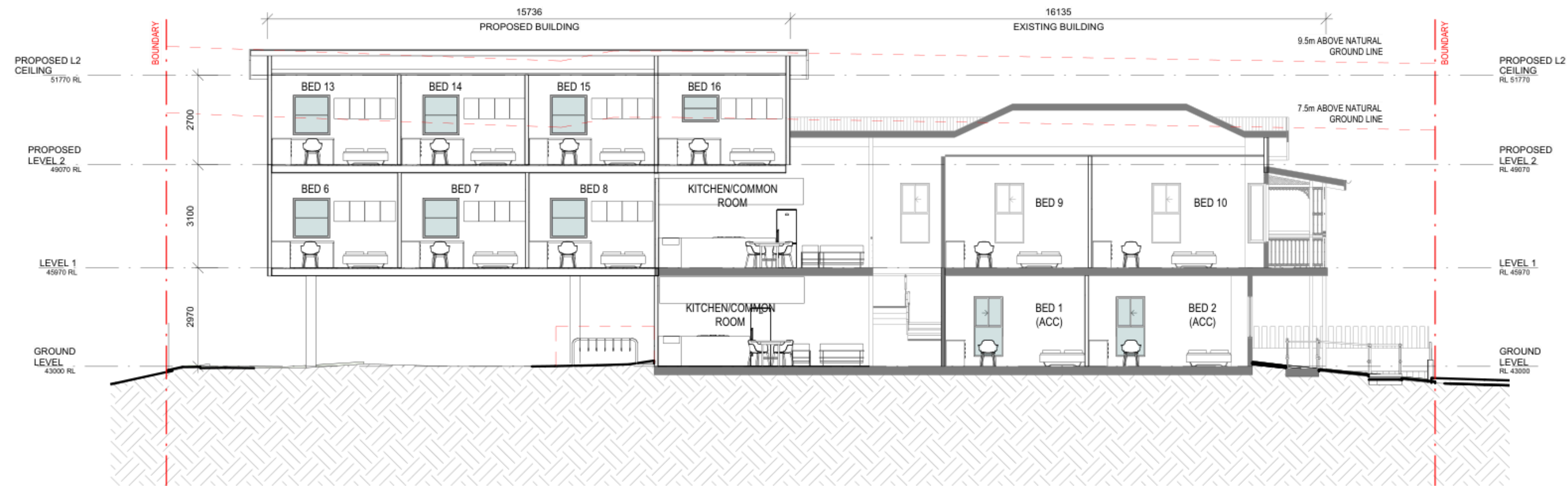
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30/07/2026
IL
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PROPOSED SECTION 1
1 : 100



PROPOSED SECTION 2
1 : 100

PHASING LEGEND

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4000
PROJECT NO. 2508

SHEET NAME
PROPOSED SECTIONS

SHEET NO.
DA.301

REV.
E

SCALE
SHEET SIZE
DATE
DRAWN BY
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1 : 100
A1
30/07/2026
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FRONT PERSPECTIVE



STREET VIEW



REAR PERSPECTIVE

REVISIONS

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PHASING LEGEND

EXISTING

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PROPOSED

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PROJECT INFORMATION

**STUDENT
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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

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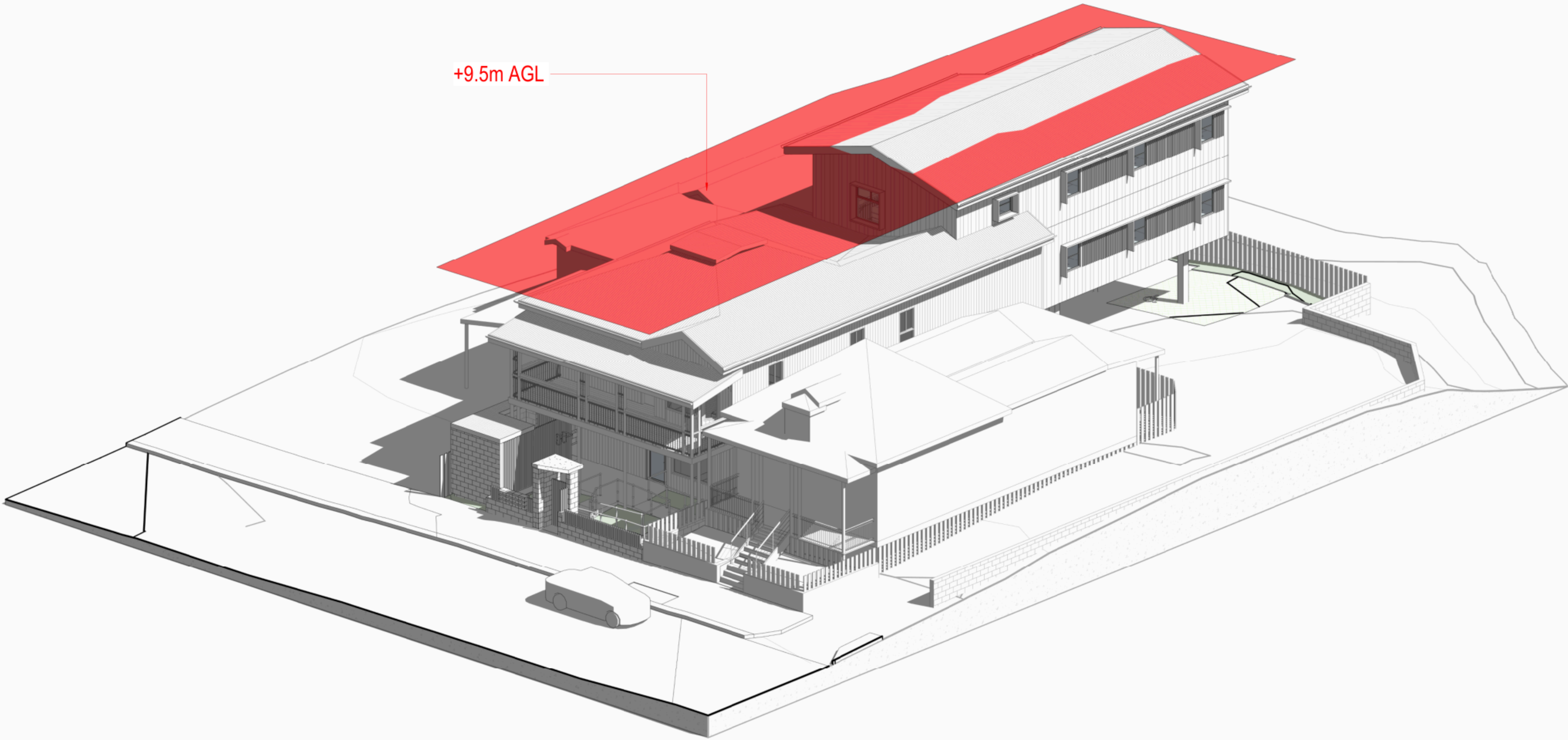
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REVISIONS		
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BUILDING BLANKET AXO

PHASING LEGEND

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- PROPOSED

APPROVAL

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PROJECT INFORMATION

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75 ST PAULS TERRACE, SPRING HILL QLD
4000

PROJECT NO. 2508

SHEET NAME
PROPOSED AXO VIEWS

SHEET NO.	REV.
DA.401	E
SCALE	
SHEET SIZE	A1
DATE	30/07/2026
DRAWN BY	IL
CHECKED BY	KL



EXISTING SUN STUDY - WINTER 9AM
1:200



PROPOSED SUN STUDY - WINTER 9AM
1:200



ASSESSABLE SUN STUDY - WINTER 9AM
1:200

REVISIONS		
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SHADOW LEGEND

PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND

EXISTING
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PROPOSED

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

SHEET NAME
SHADOW DIAGRAMS -
WINTER 9AM

SHEET NO.
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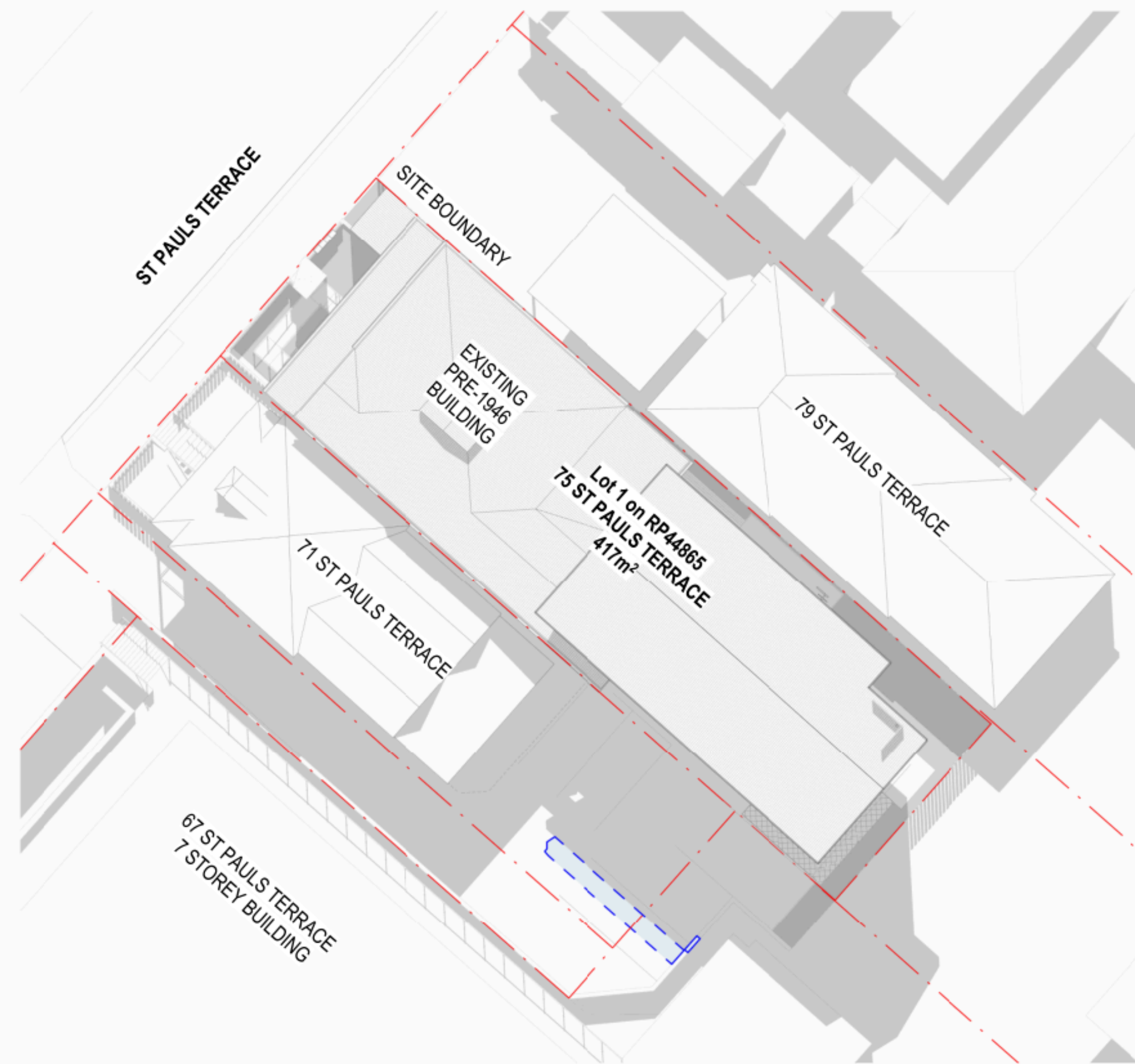
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As indicated
A1
30/07/2026
IL
KL



EXISTING SUN STUDY - WINTER 12PM
1 : 200



PROPOSED SUN STUDY - WINTER 12PM
1 : 200



ASSESSABLE SUN STUDY - WINTER 12PM
1 : 200

REVISIONS		
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SHADOW LEGEND
[Blue dashed box] PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND
[Grey line] EXISTING
[Red dashed line] TO BE DEMOLISHED & REMOVED
[Black line] PROPOSED

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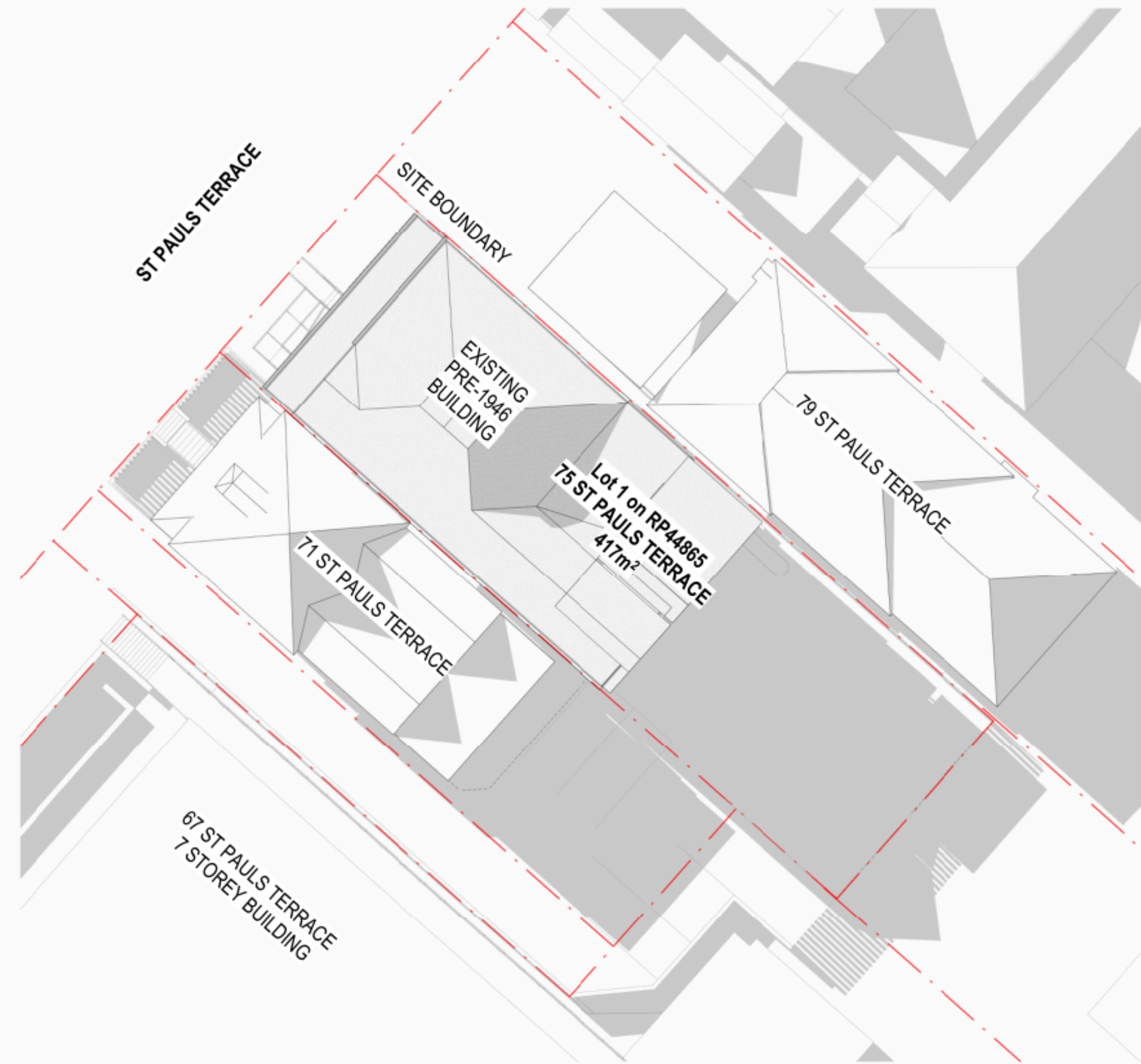
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SHADOW DIAGRAMS -
WINTER 12PM

SHEET NO.
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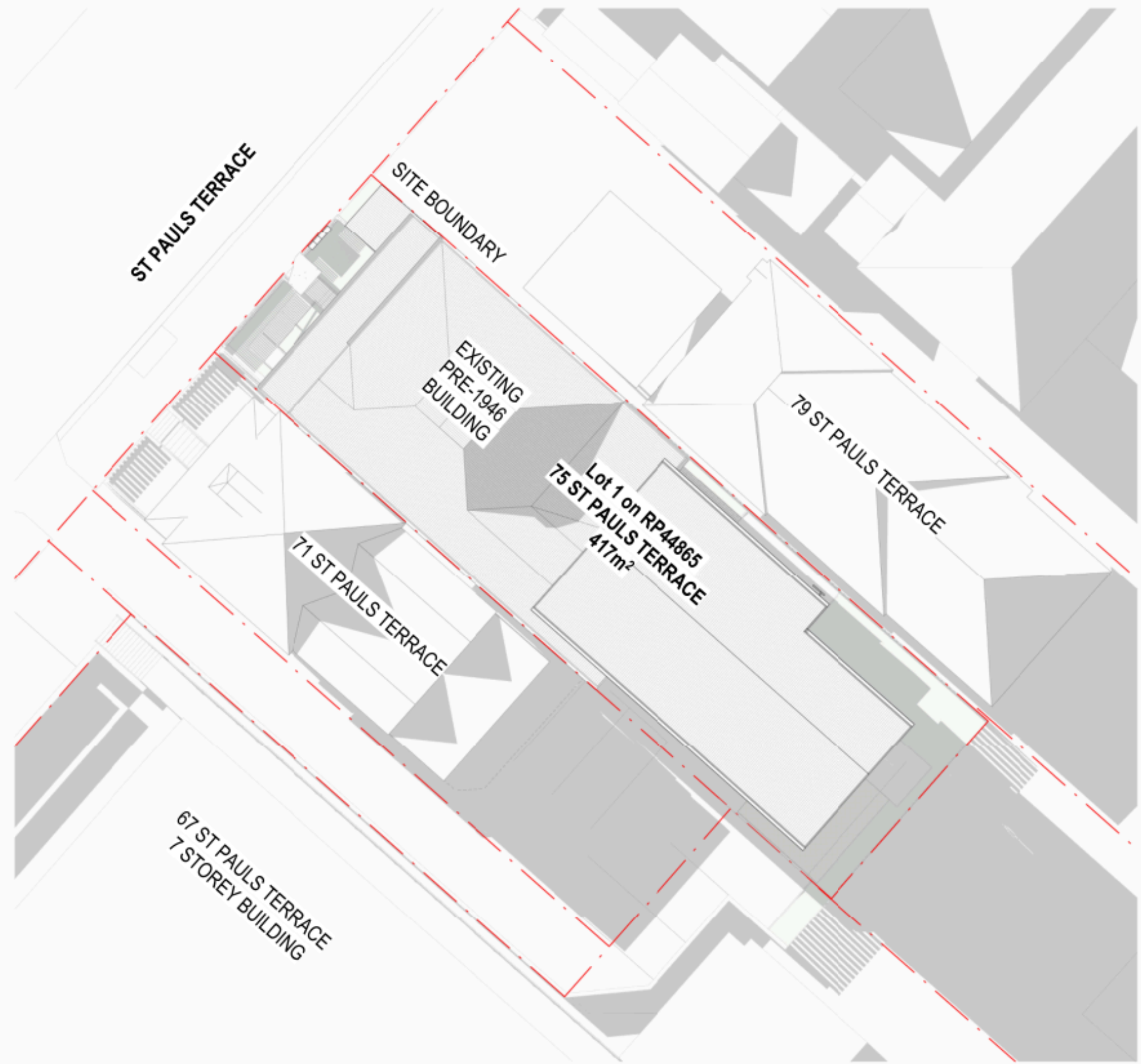
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DATE
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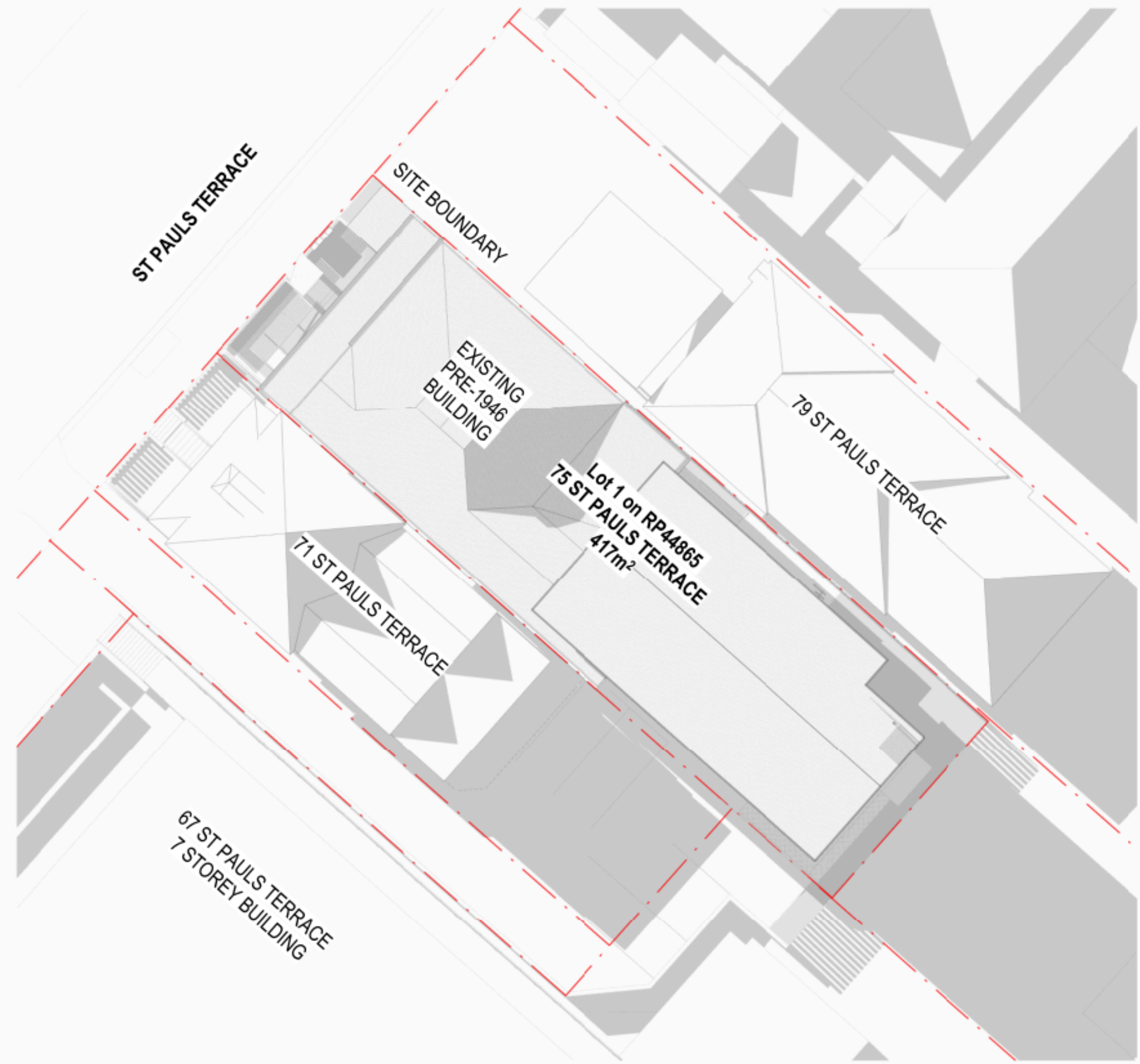
As indicated
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IL
KL



EXISTING SUN STUDY - WINTER 3PM
1 : 200



PROPOSED SUN STUDY - WINTER 3PM
1 : 200



ASSESSABLE SUN STUDY - WINTER 3PM
1 : 200

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SHADOW LEGEND
[Blue dashed box] PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND
[Grey line] EXISTING
[Red dashed line] TO BE DEMOLISHED & REMOVED
[Black line] PROPOSED

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SHEET NAME
**SHADOW DIAGRAMS -
WINTER 3PM**

SHEET NO.
DA.404

REV.
E

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SHADOW LEGEND

 PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND

 EXISTING

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SHEET NAME
SHADOW DIAGRAMS -
SUMMER 9AM

SHEET NO.
DA.405

REV.
E

SCALE
SHEET SIZE
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EXISTING SUN STUDY - SUMMER 9AM
1:200



PROPOSED SUN STUDY - SUMMER 9AM
1:200



ASSESSABLE SUN STUDY - SUMMER 9AM
1:200



EXISTING SUN STUDY - SUMMER 12PM
1 : 200



PROPOSED SUN STUDY - SUMMER 12PM
1 : 200



ASSESSABLE SUN STUDY - SUMMER 12PM
1 : 200

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SHADOW LEGEND

 PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND

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SHEET NAME
SHADOW DIAGRAMS -
SUMMER 12PM

SHEET NO.
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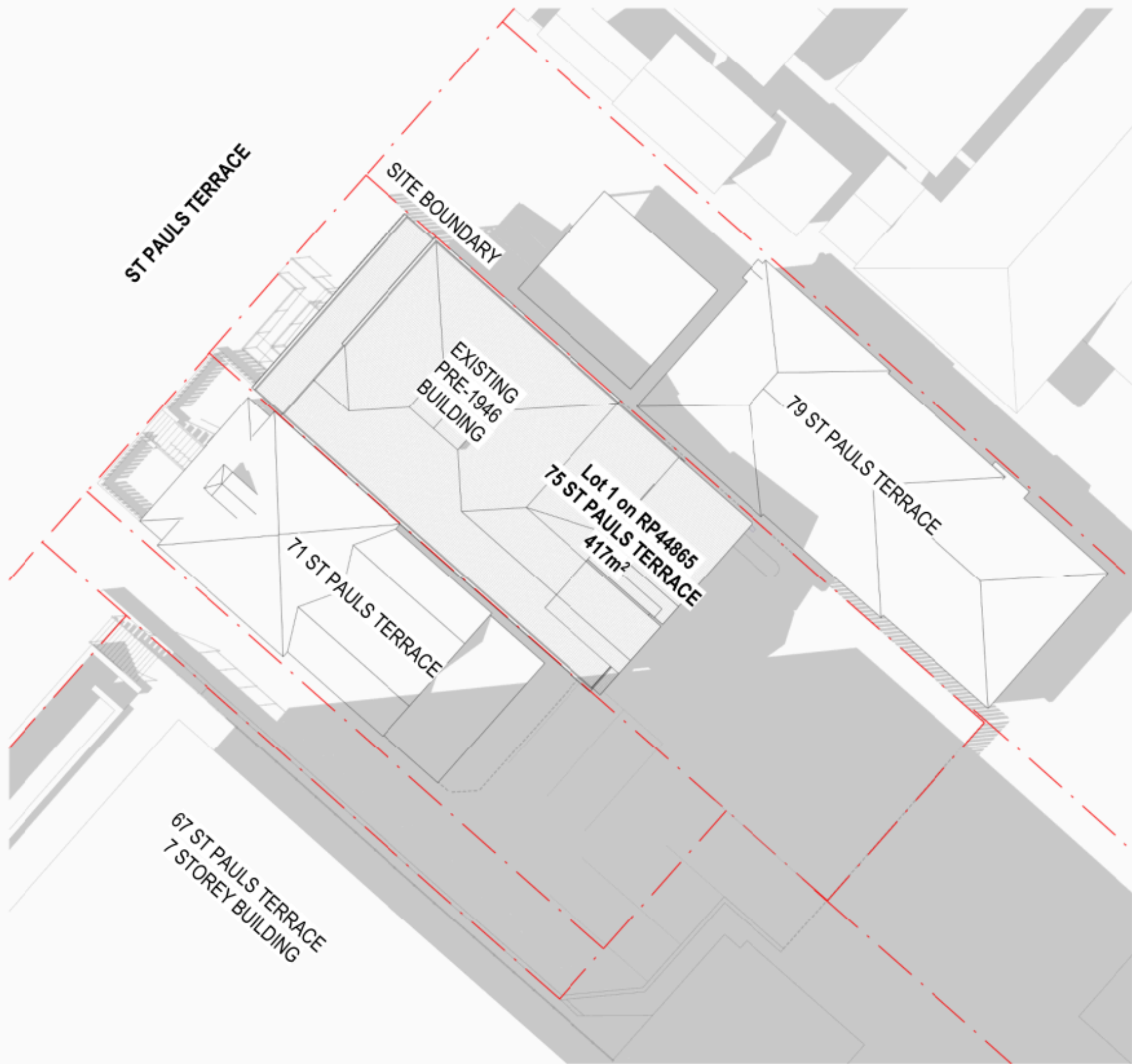
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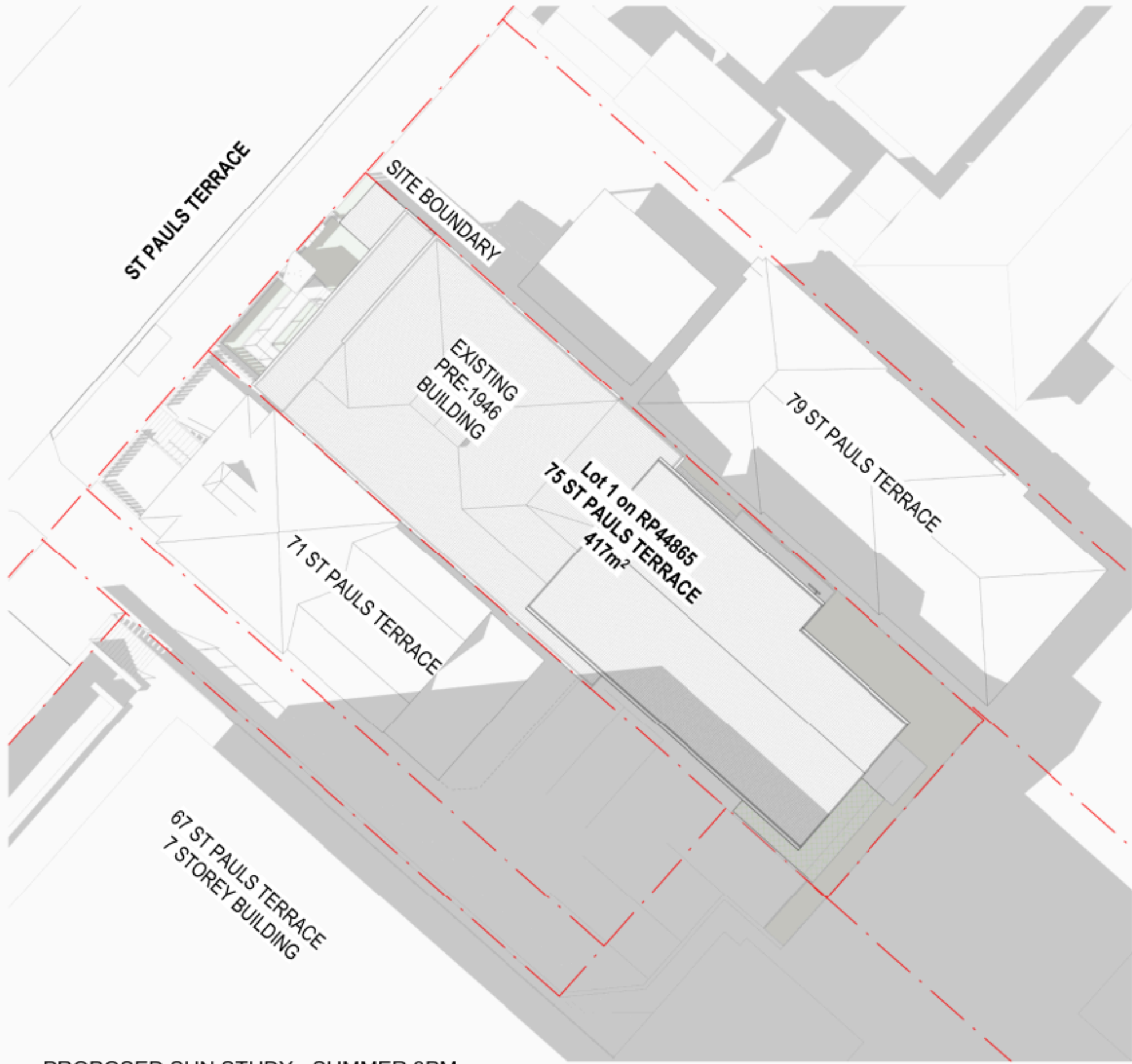
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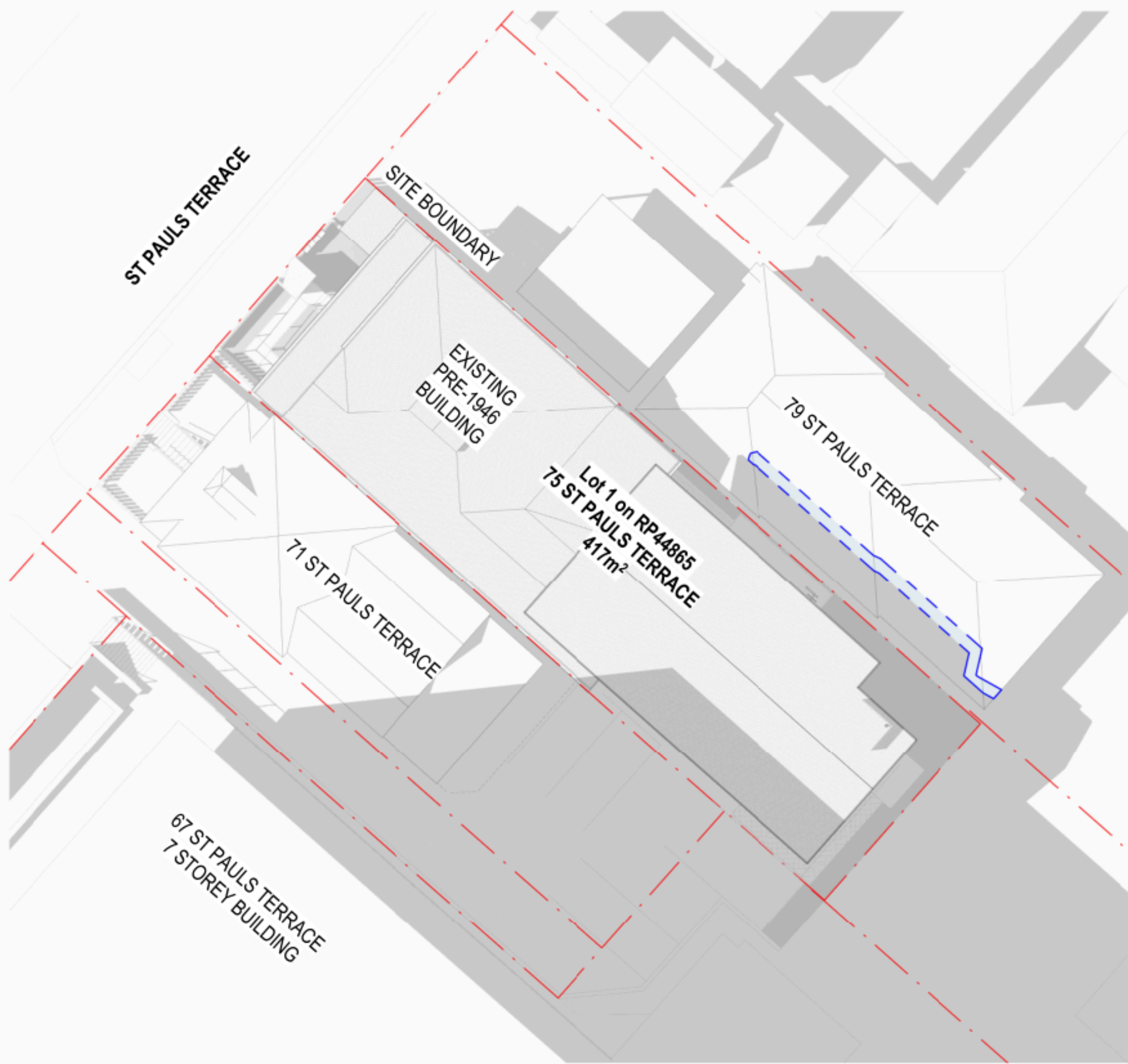
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EXISTING SUN STUDY - SUMMER 3PM
1 : 200



PROPOSED SUN STUDY - SUMMER 3PM
1 : 200



ASSESSABLE SUN STUDY - SUMMER 3PM
1 : 200

SHADOW LEGEND

 PROPOSED ROOF
HEIGHT SHADOW
EXTENT

PHASING LEGEND

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4000
PROJECT NO. 2508

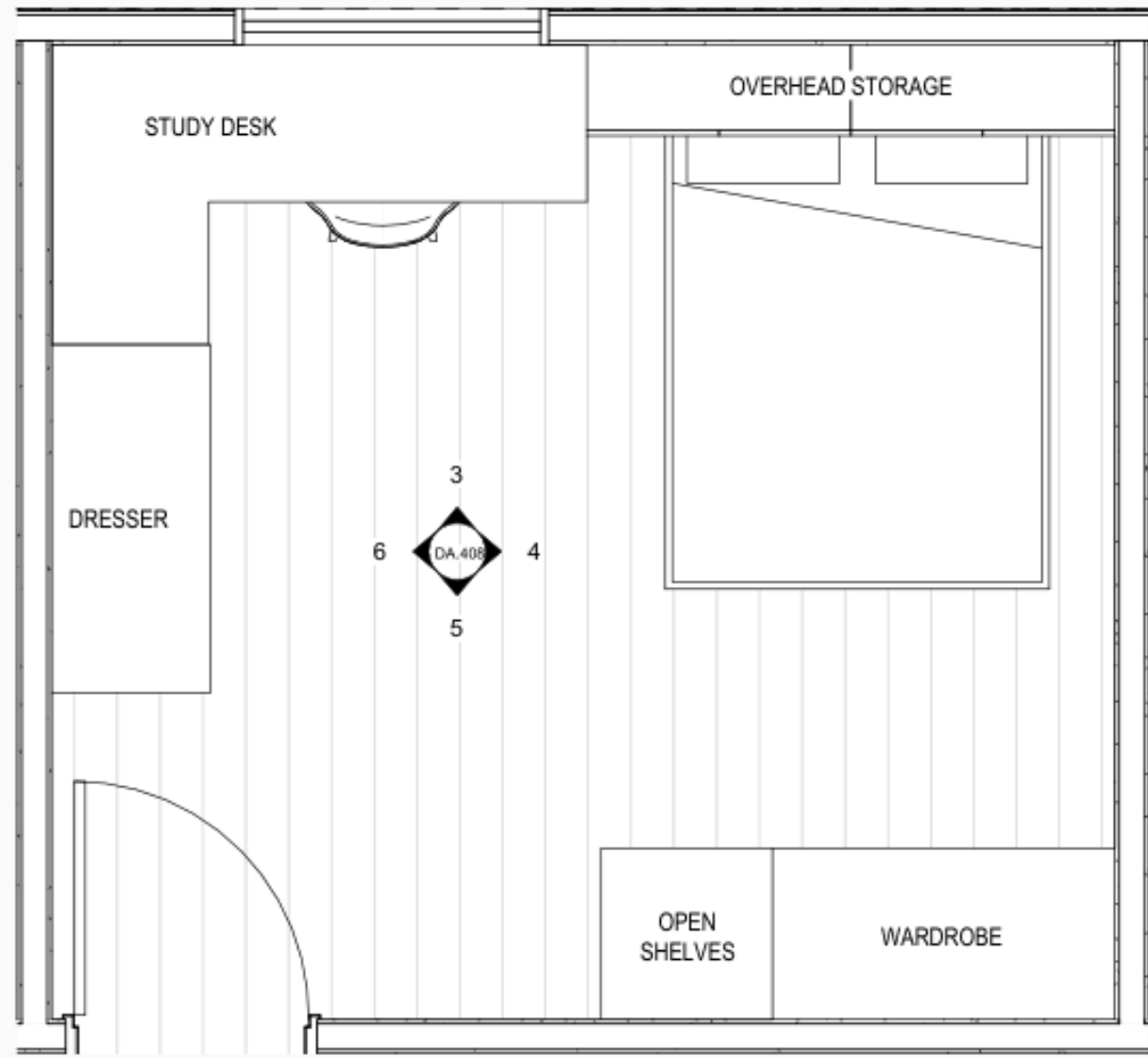
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SHEET NO.
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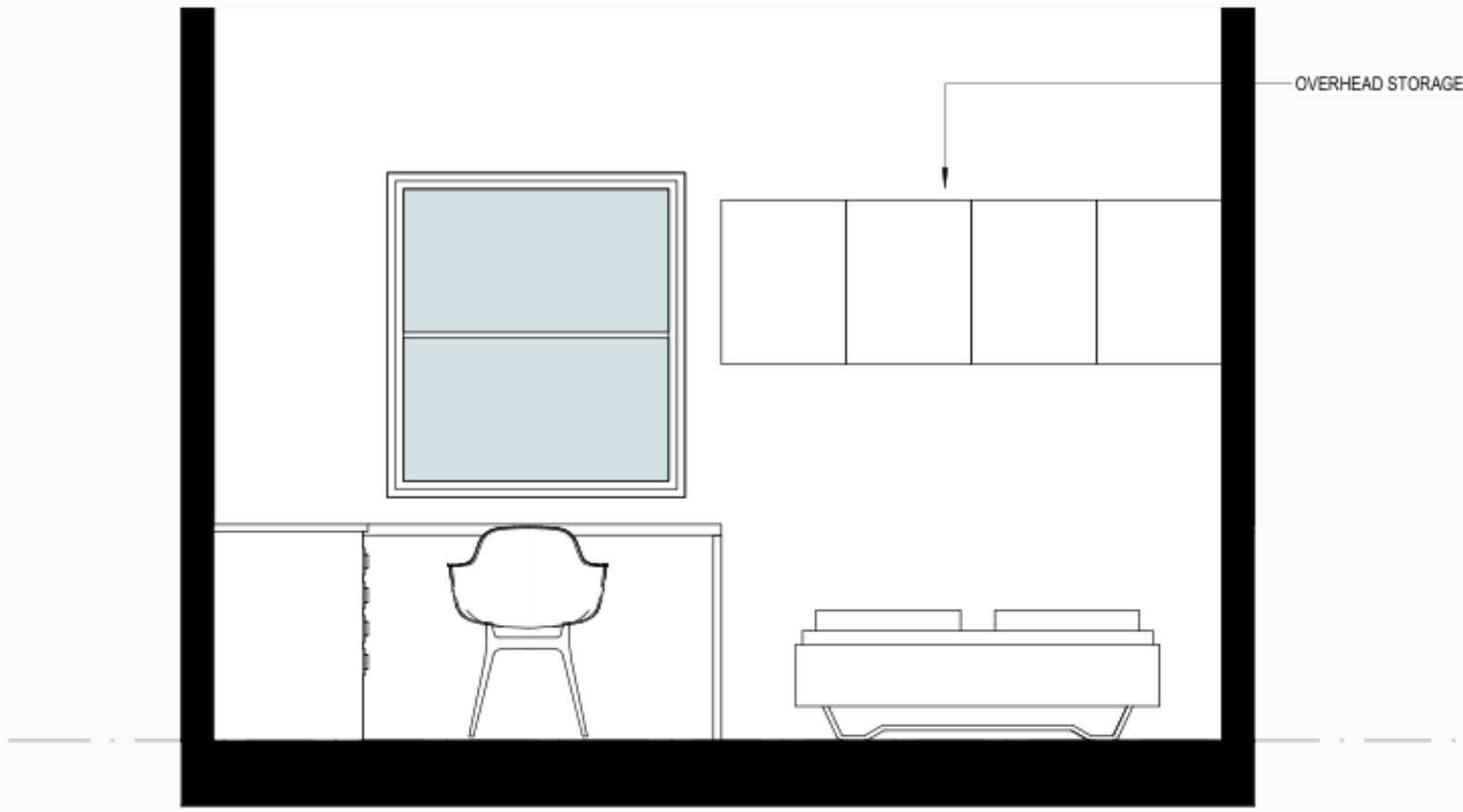
REV.
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SCALE
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DATE
DRAWN BY
CHECKED BY

As indicated
A1
30/07/2026
IL
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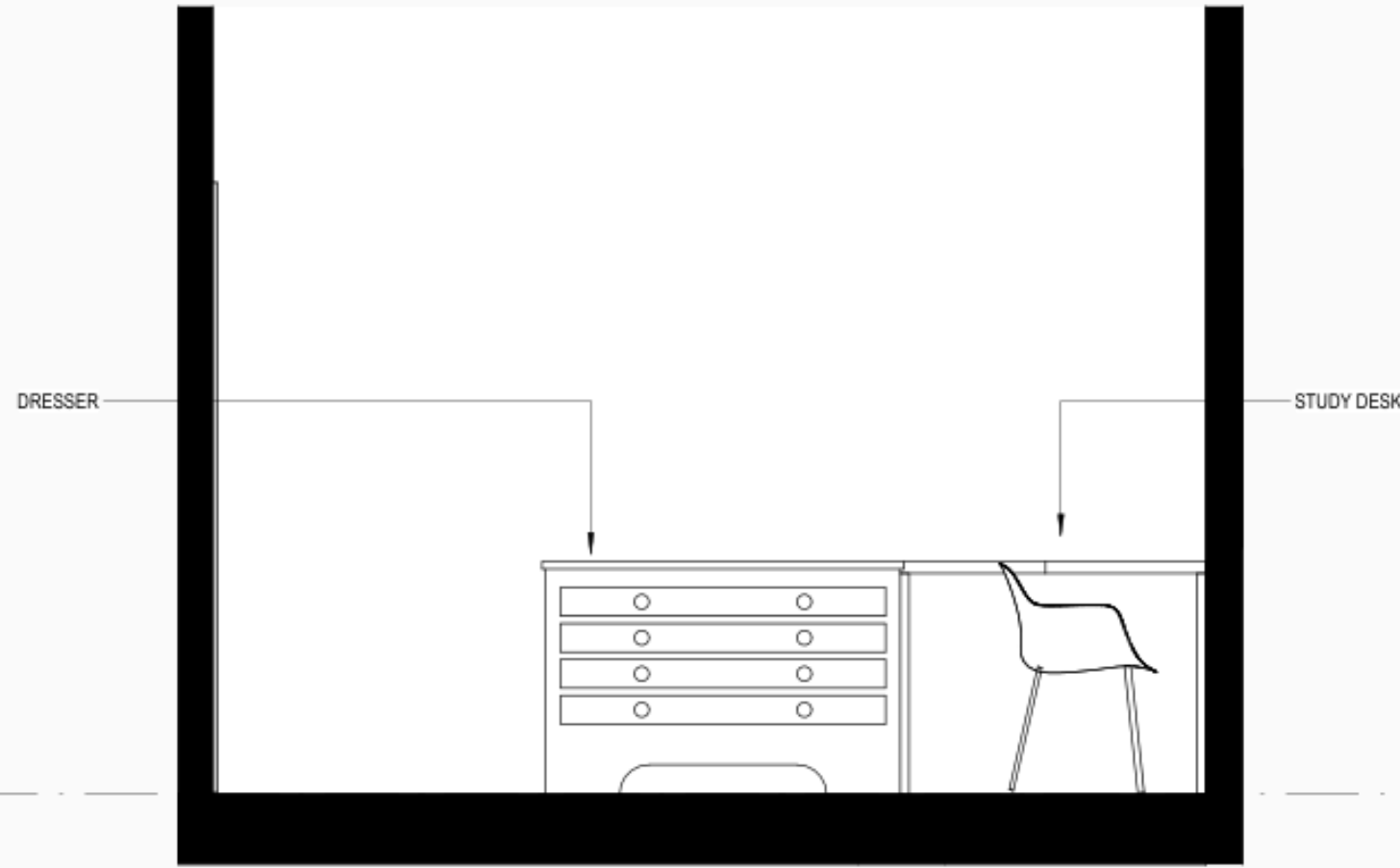
TYPICAL BEDROOM PLAN
1 : 25



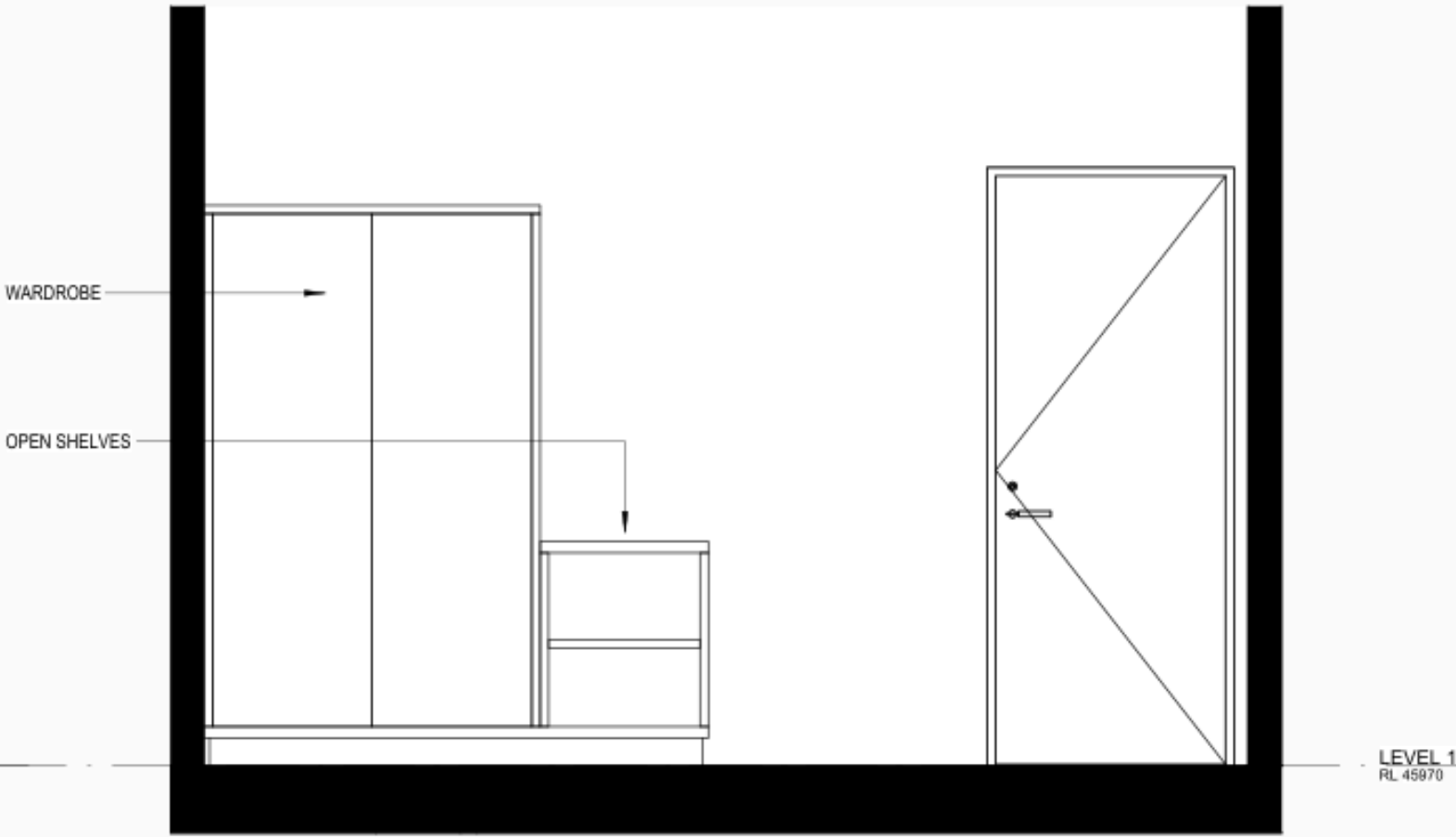
BEDROOM ELEVATION 1
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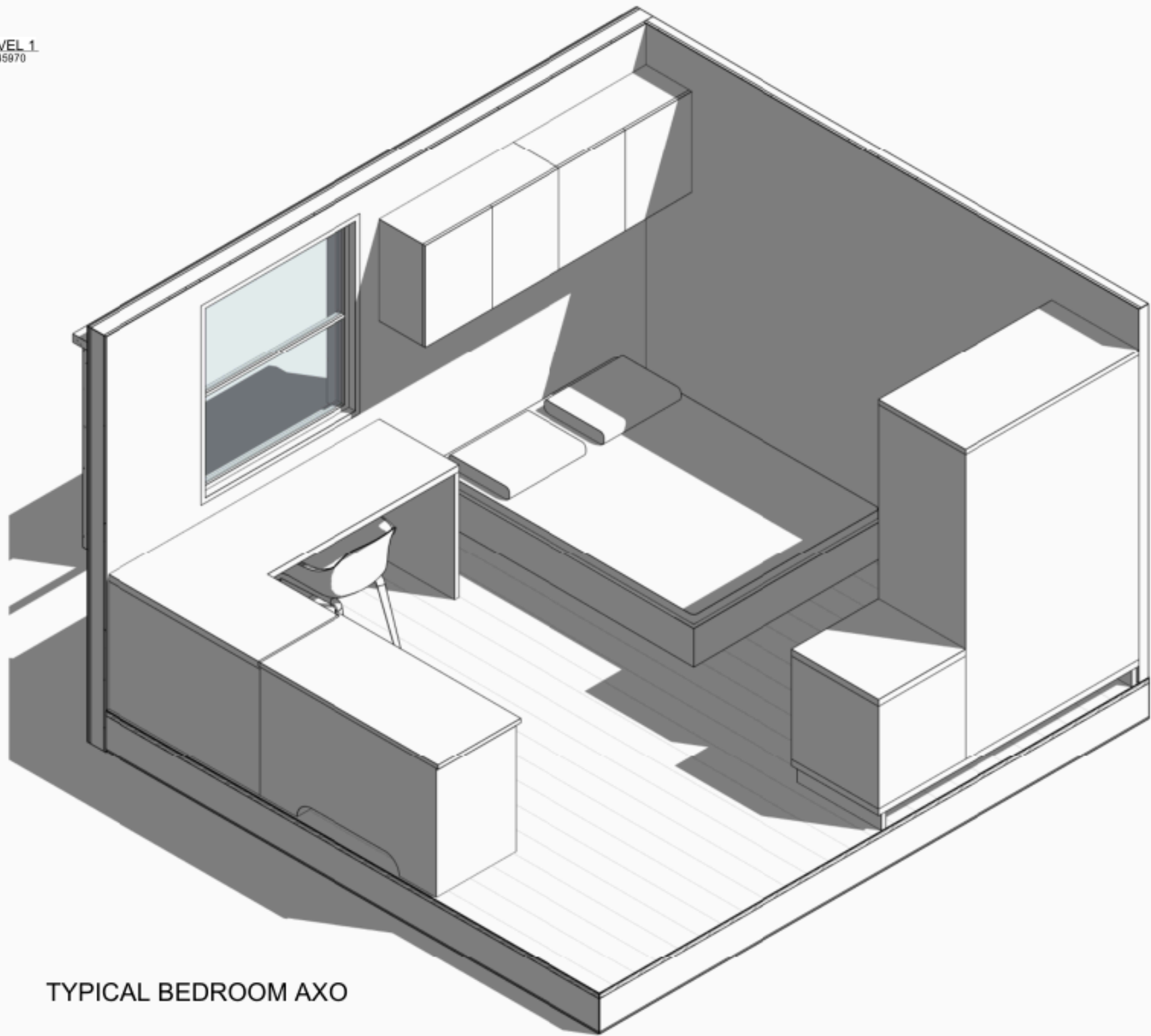
BEDROOM ELEVATION 2
1 : 25 REFER 4 - DA.408



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



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



TYPICAL BEDROOM AXO

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

BCC DS
RECEIVED
11/09/2026
APPLICATION REF
A007016856

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

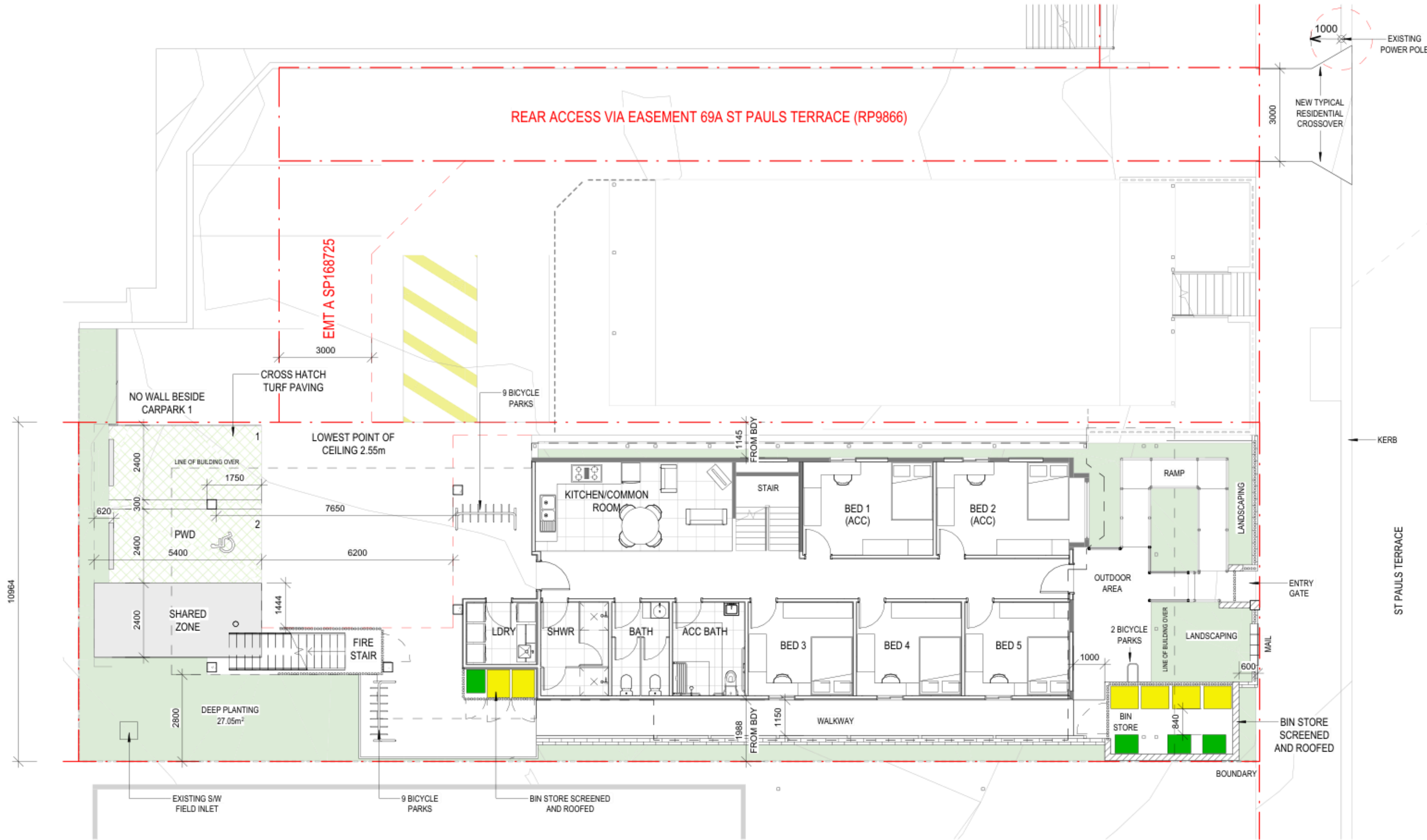
SHEET NAME
TYPICAL BEDROOM LAYOUT
DETAILS

SHEET NO.
DA.408

REV.
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SCALE
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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	

**BCC DS
RECEIVED**
11/09/2026
APPLICATION REF
A007016856

PHASING LEGEND	
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APPROVAL

neylan

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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
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