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31-OCT-2025
APPLICATION REF
A006894889

LEGEND

LINE INDICATING WINDOWS WITH POTENTIAL PRIVACY ISSUES

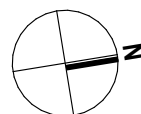
NOTE

1. NEIGHBOURING BUILDINGS TAKEN FROM AERIAL PHOTOGRAPHY. SUBJECT TO CHANGE WITH DETAIL SURVEY

1 SITE SEPARATION PLAN
1:500

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

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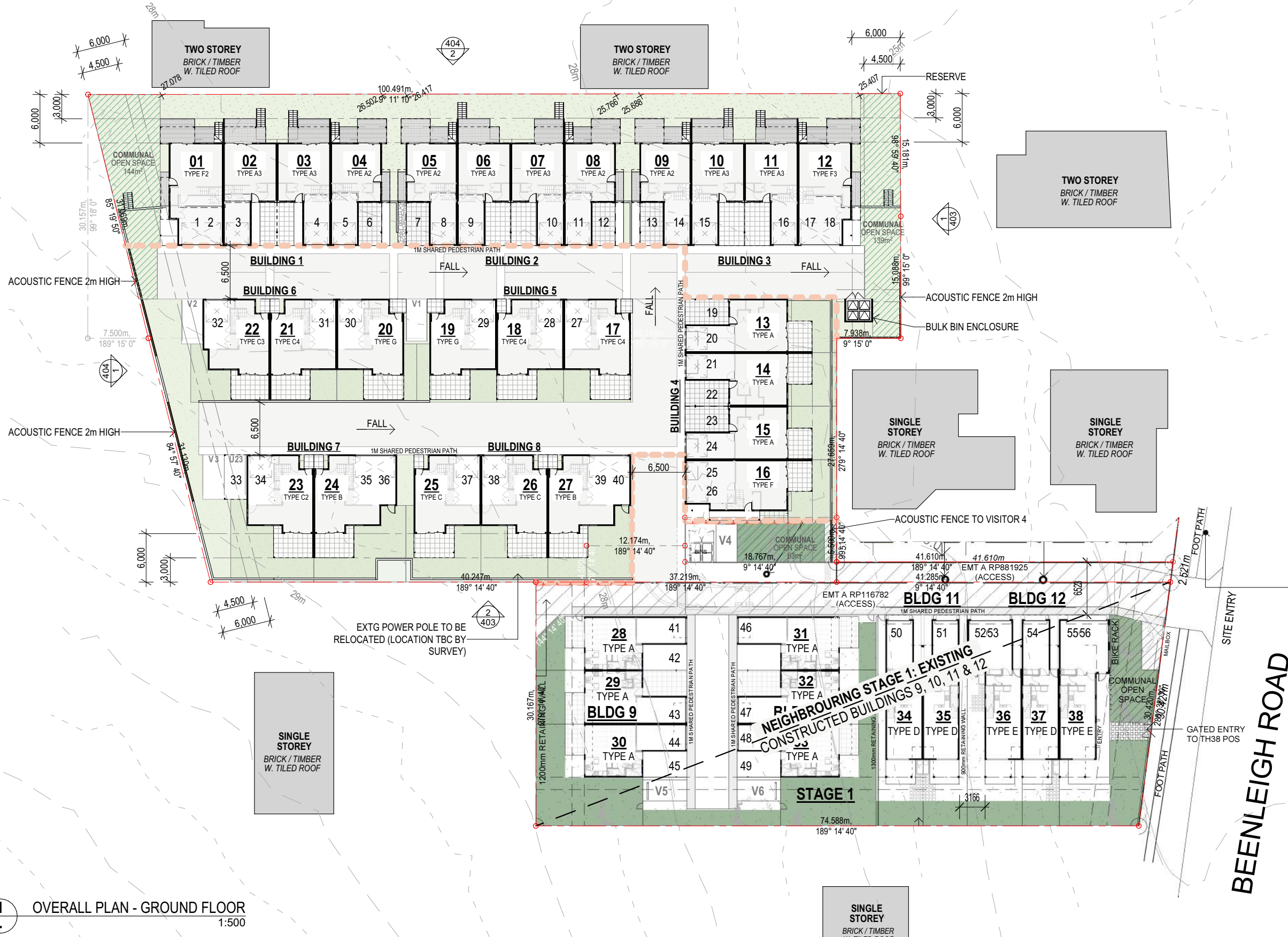


SCAS LEAF 6 PTY LTD
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ultra LINEA
ARCHITECTURE

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NEW FARM QLD 4005
Nominated Architect - John Ford QLD 3411 NSW 9664

Drawing:
- BUILDING SEPARATION PLAN - PROPOSED
Date: 8/10/2025 Scale @ A3:
Proj. No: 2513 Dwg. No: SK013 Rev: **D**

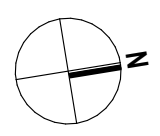


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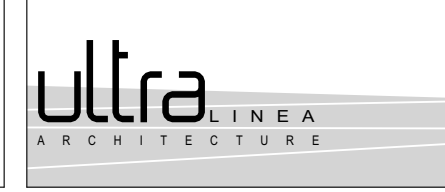
1 OVERALL PLAN - GROUND FLOOR
1:500

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
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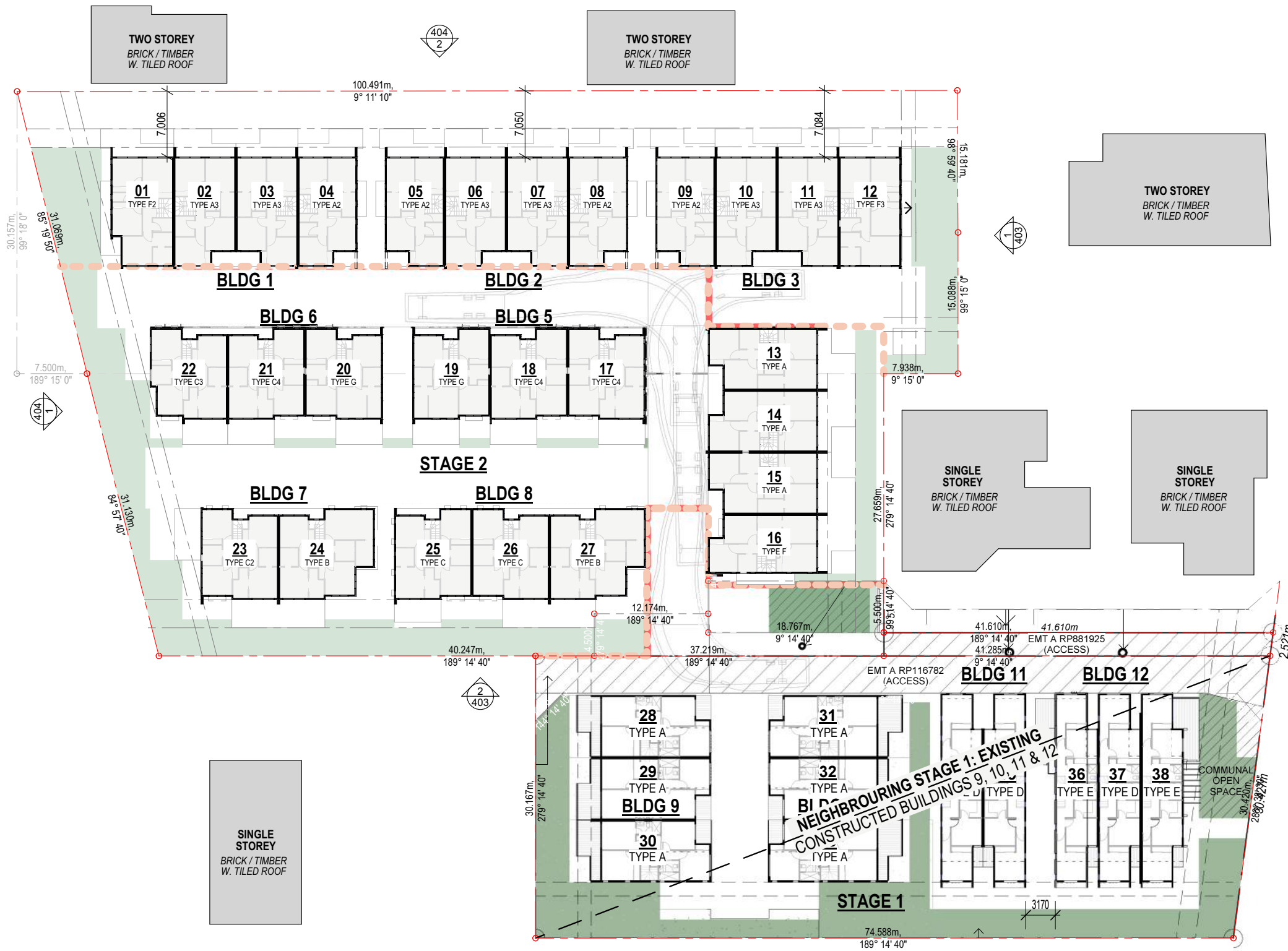
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Drawing:
- OVERALL GROUND FLOOR - PROPOSED
 Date: 8/10/2025 Scale @ A3:
 Proj. No: 2513 Dwg. No: SK015 Rev: **D**

BIMcloud: ULA-BIMSERVER 28 - BIMcloud Basic for Archicad 28/SCAS/SCAS Beenleigh MASTER 1

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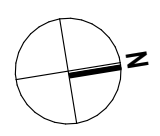
BEENLEIGH ROAD

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1 OVERALL PLAN - LEVEL 1
1:500

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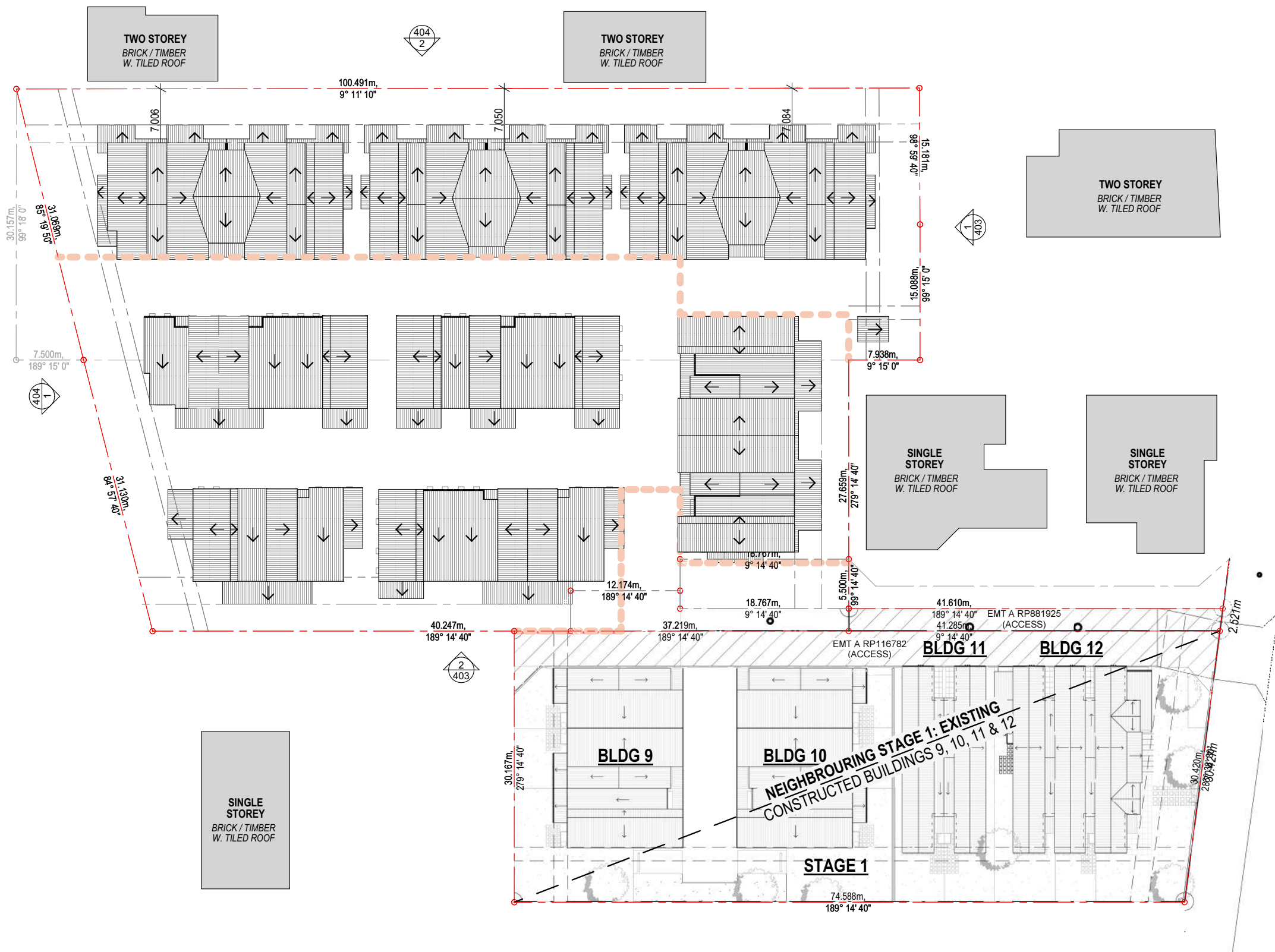
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Drawing:
- OVERALL LEVEL 1 - PROPOSED
Date: 8/10/2025 Scale @ A3:
Proj. No: 2513 Dwg. No: SK017 Rev: D

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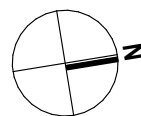


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1 OVERALL PLAN - ROOF
1:500

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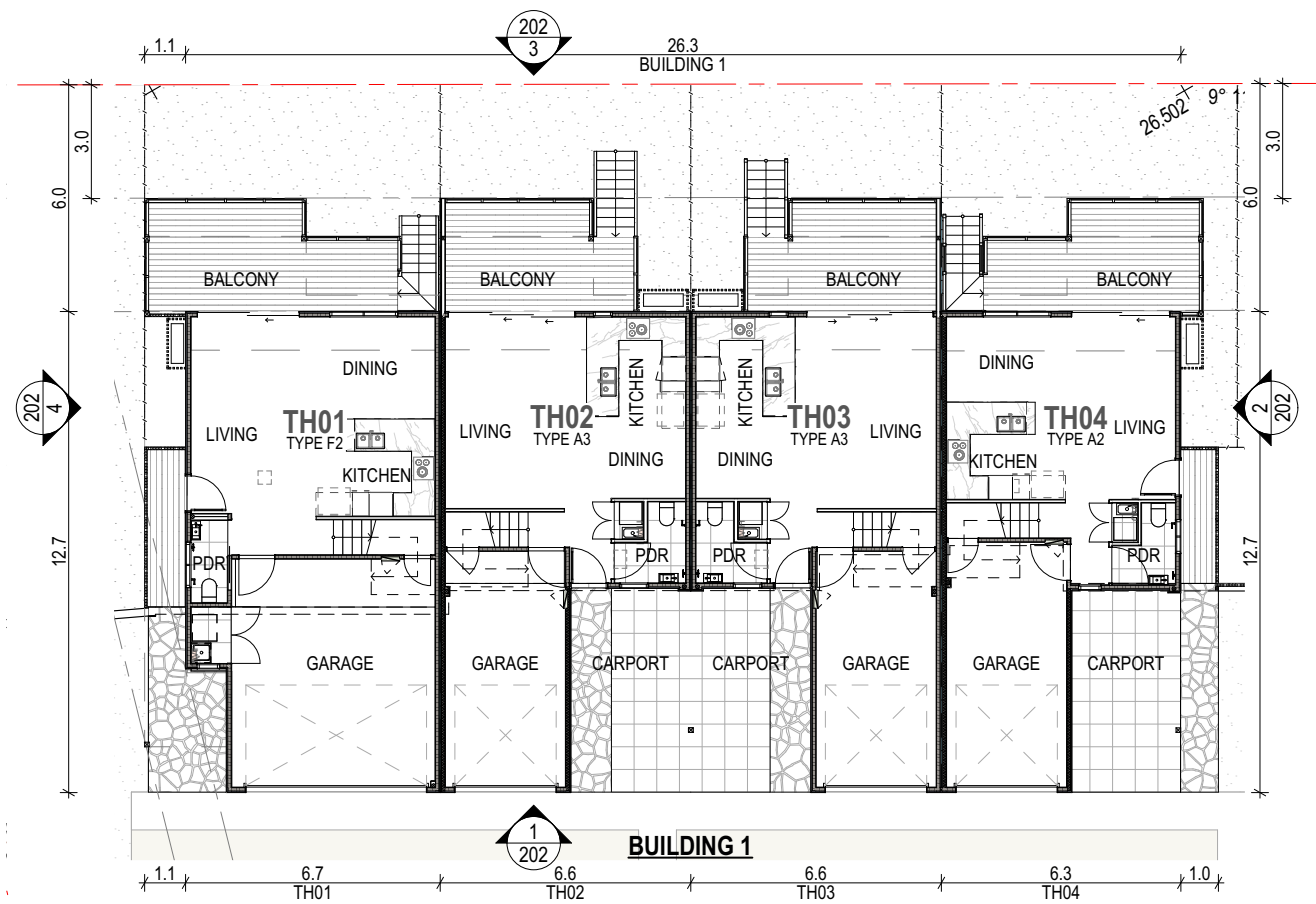


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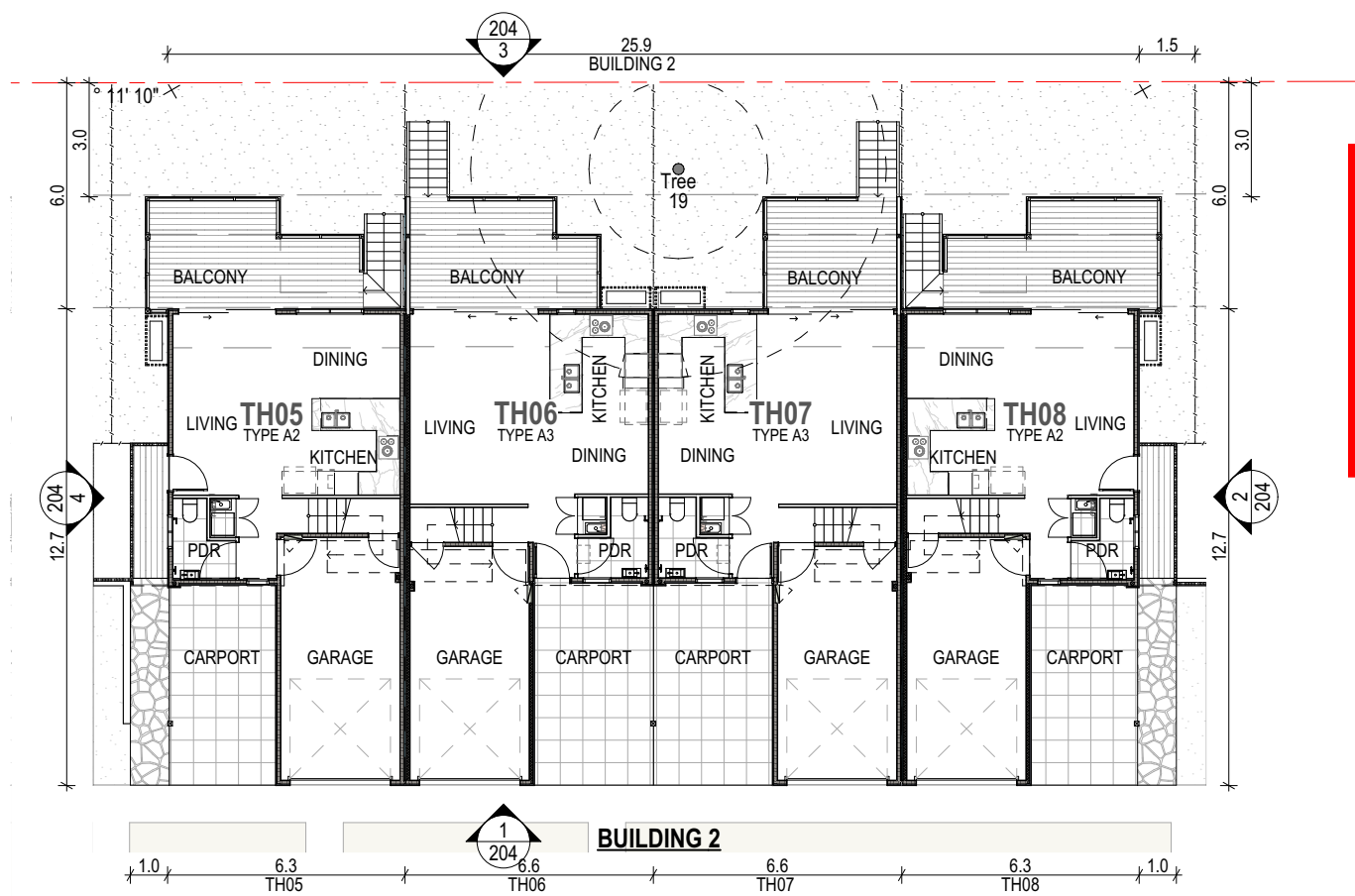


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Drawing:
**- OVERALL ROOF -
PROPOSED**
 Date: 8/10/2025 Scale @ A3:
 Proj. No: 2513 Dwg. No: SK019 Rev: **D**

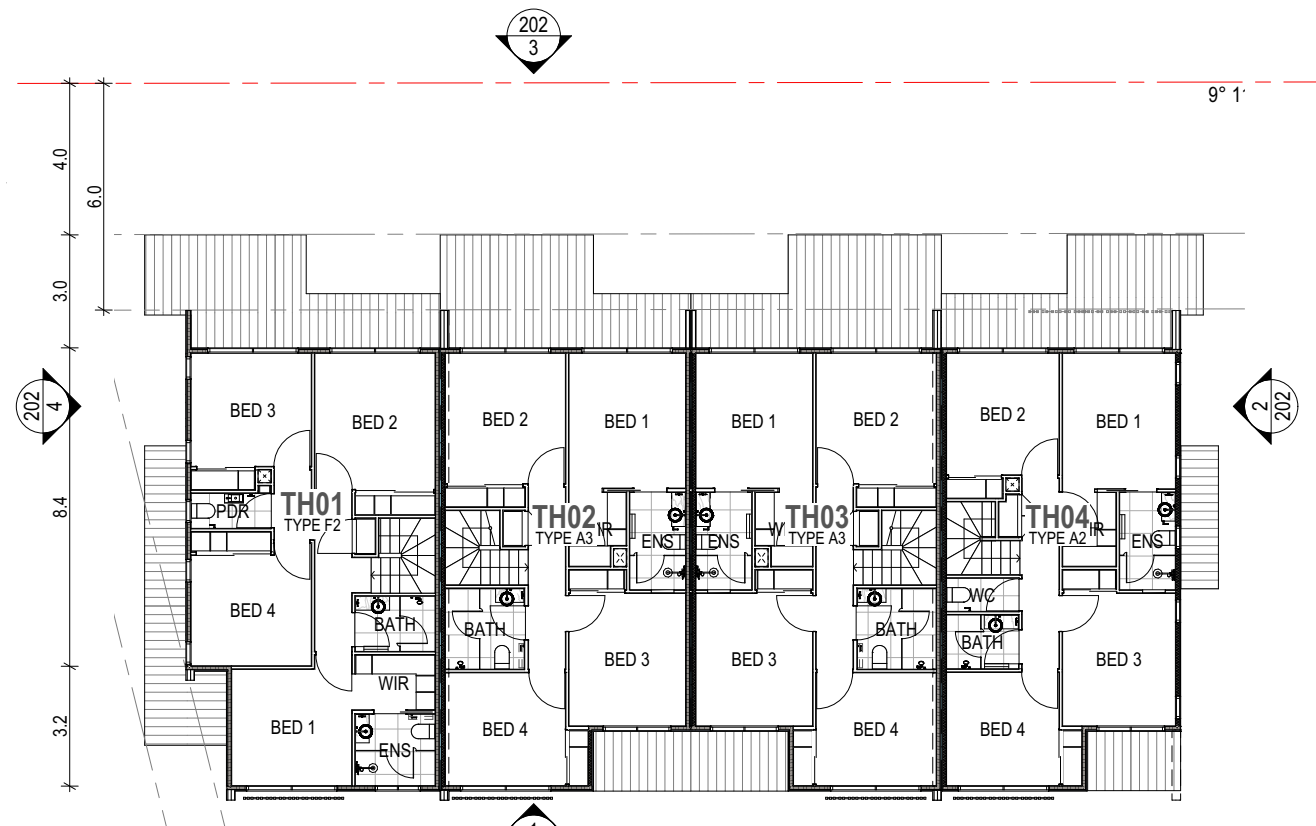


1 BUILDING 1 GROUND FLOOR
1:200

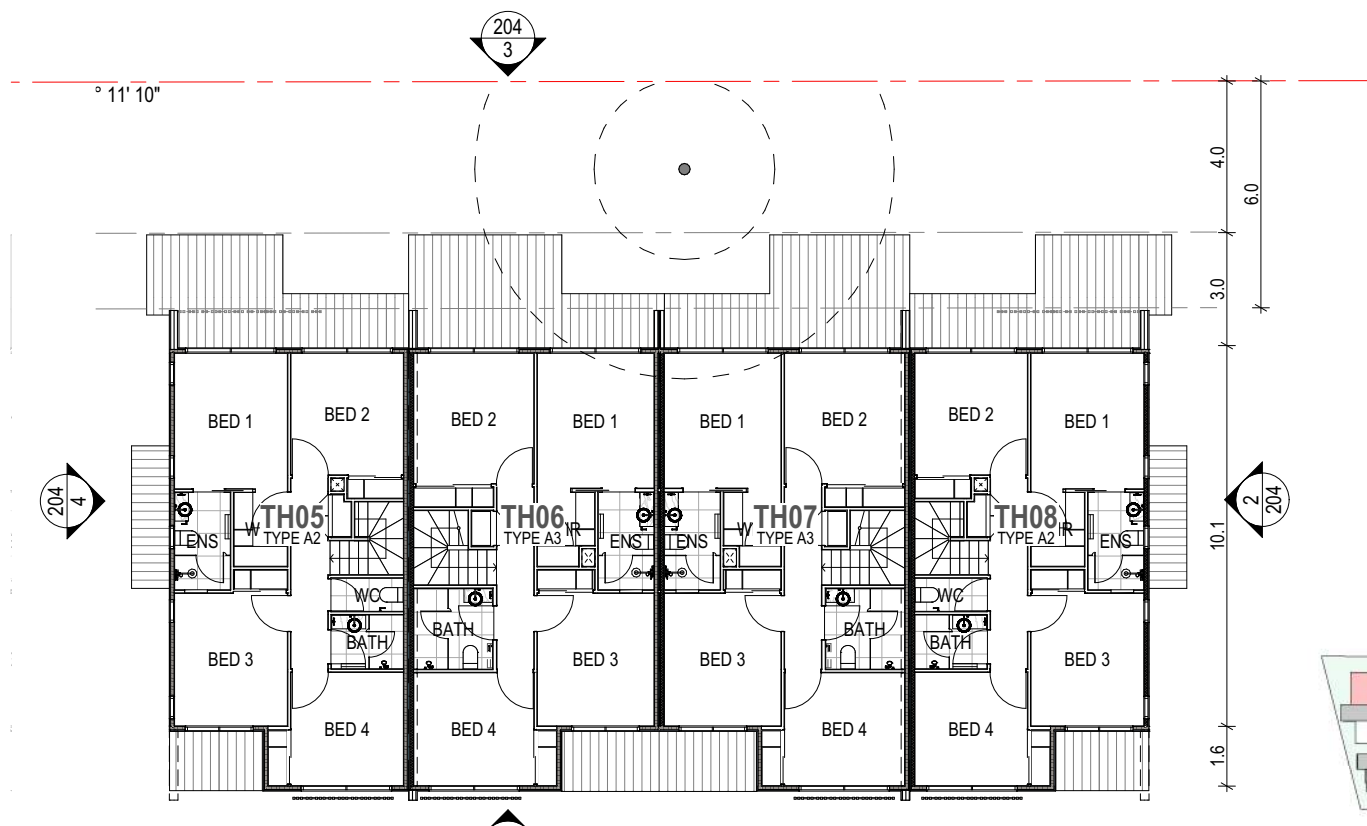


2 BUILDING 2 GROUND FLOOR
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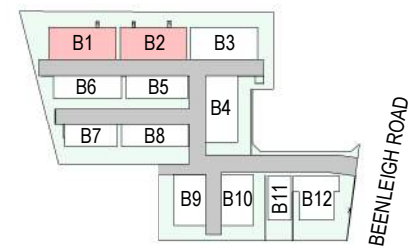
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3 BUILDING 1 LEVEL 1
1:200



4 BUILDING 2 LEVEL 1
1:200



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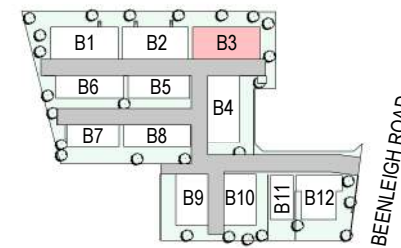
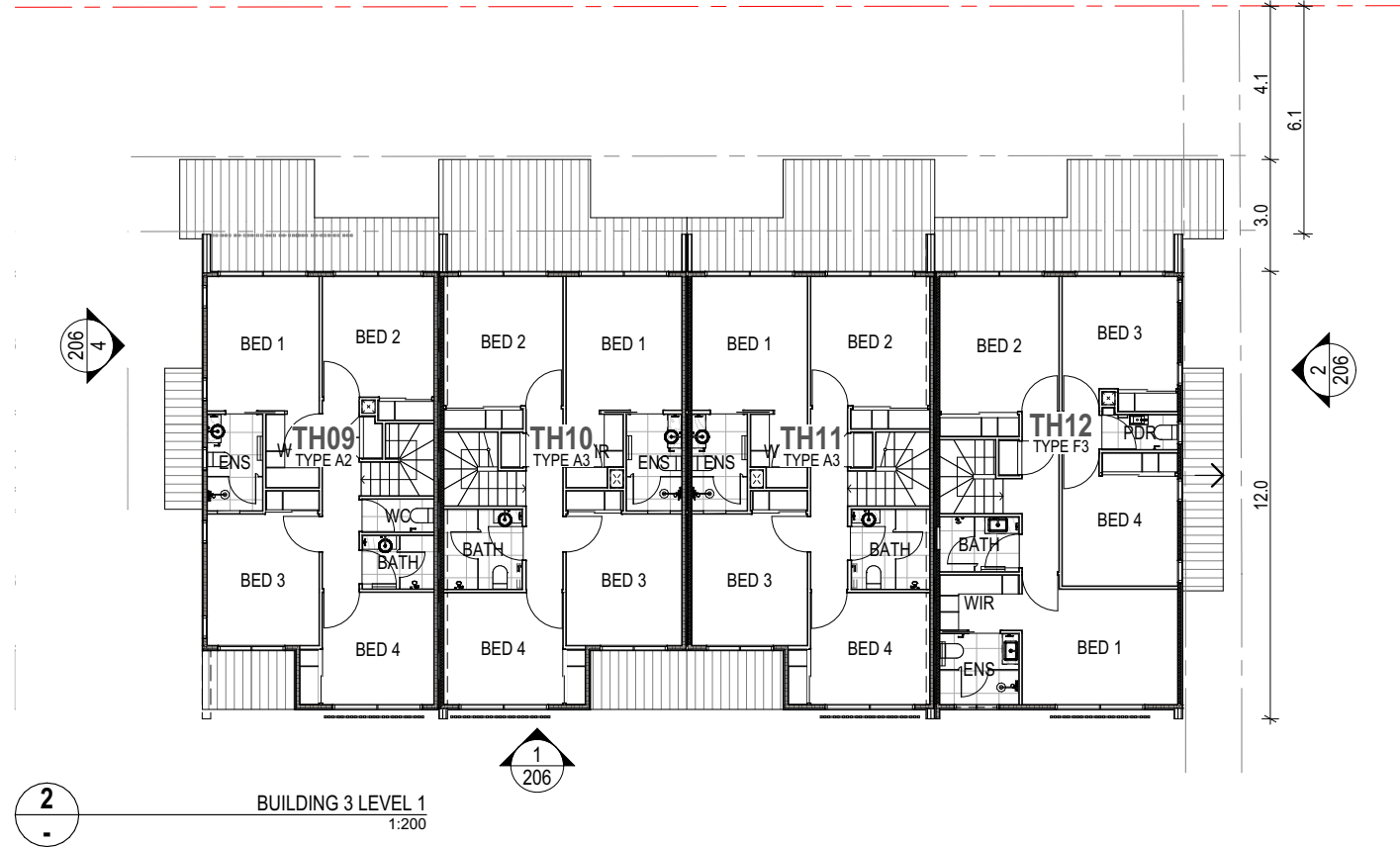
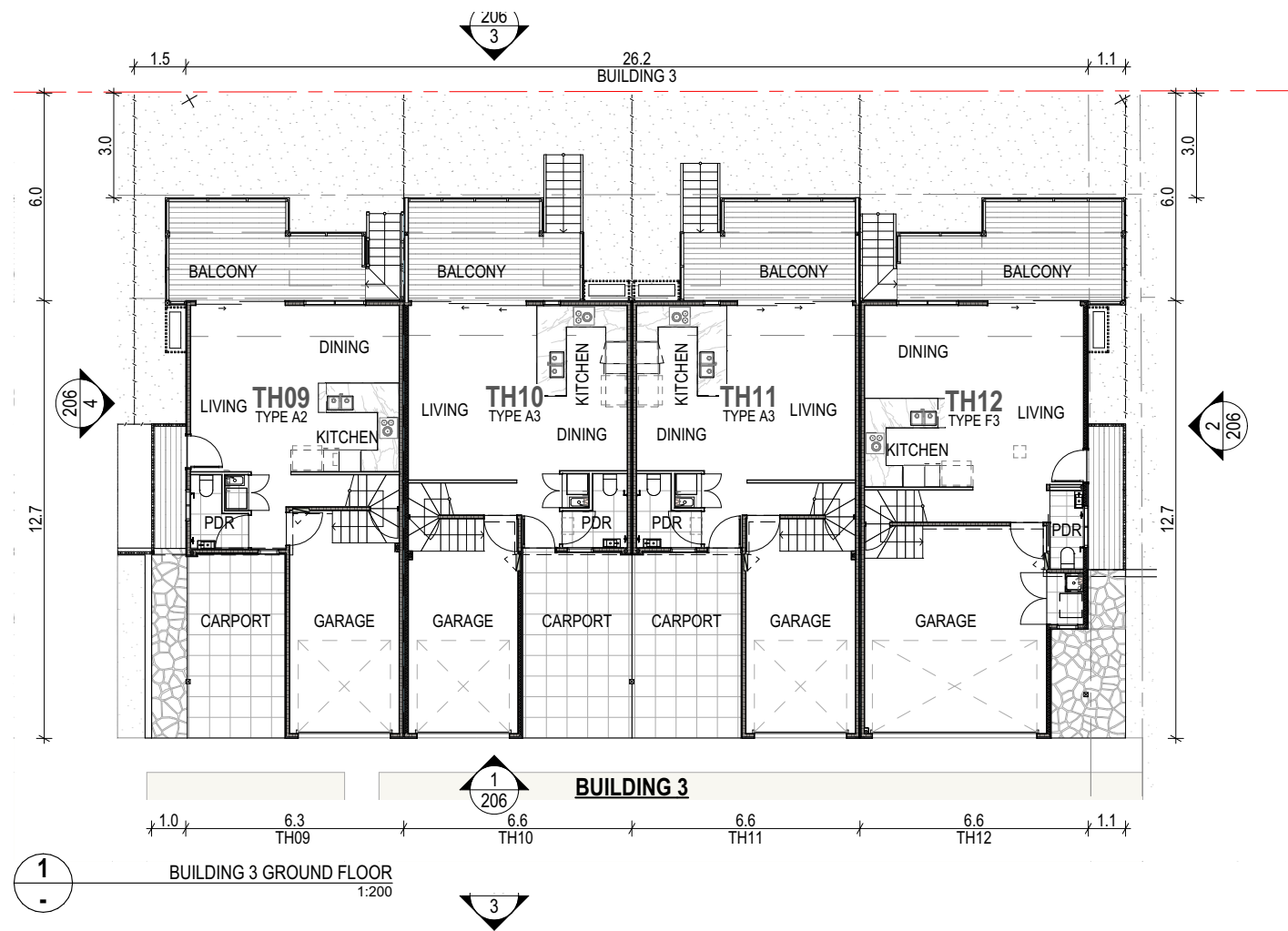
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Drawing: **FLOOR PLANS - BUILDINGS 1 & 2 PROPOSED**
 Date: 8/10/2025
 Scale @ A3:
 Proj. No: 2513
 Dwg. No: SK101
 Rev: **D**

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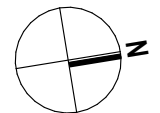


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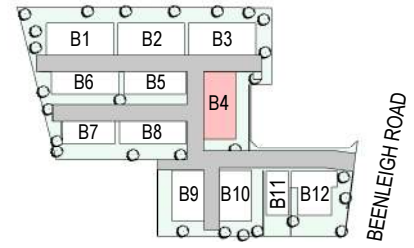
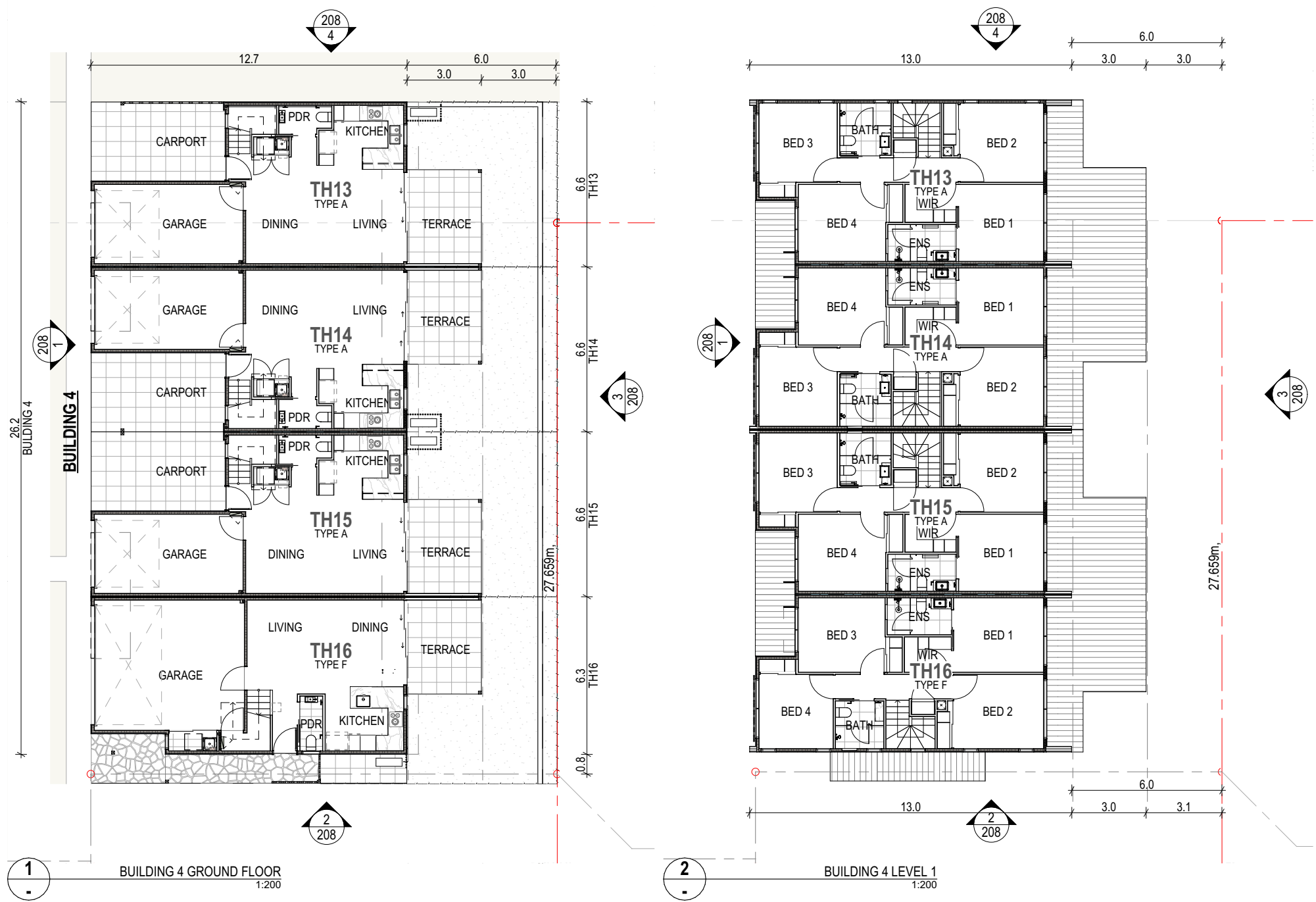
Drawing:
FLOOR PLANS - BUILDING 3
PROPOSED

Date: 8/10/2025 Scale @ A3:
Proj. No: 2513 Dwg. No: SK103 Rev: D

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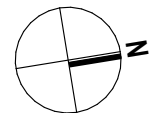


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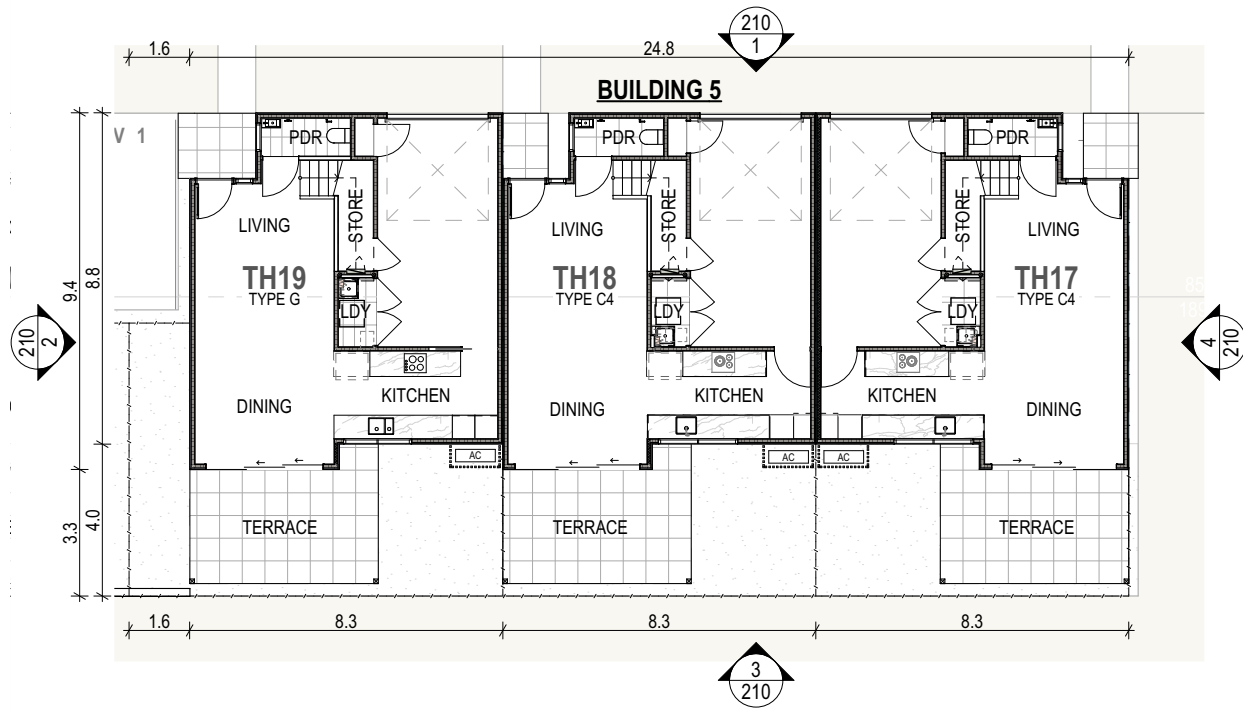
Drawing: **FLOOR PLANS - BUILDING 4 PROPOSED**

Date: 8/10/2025 Scale @ A3:

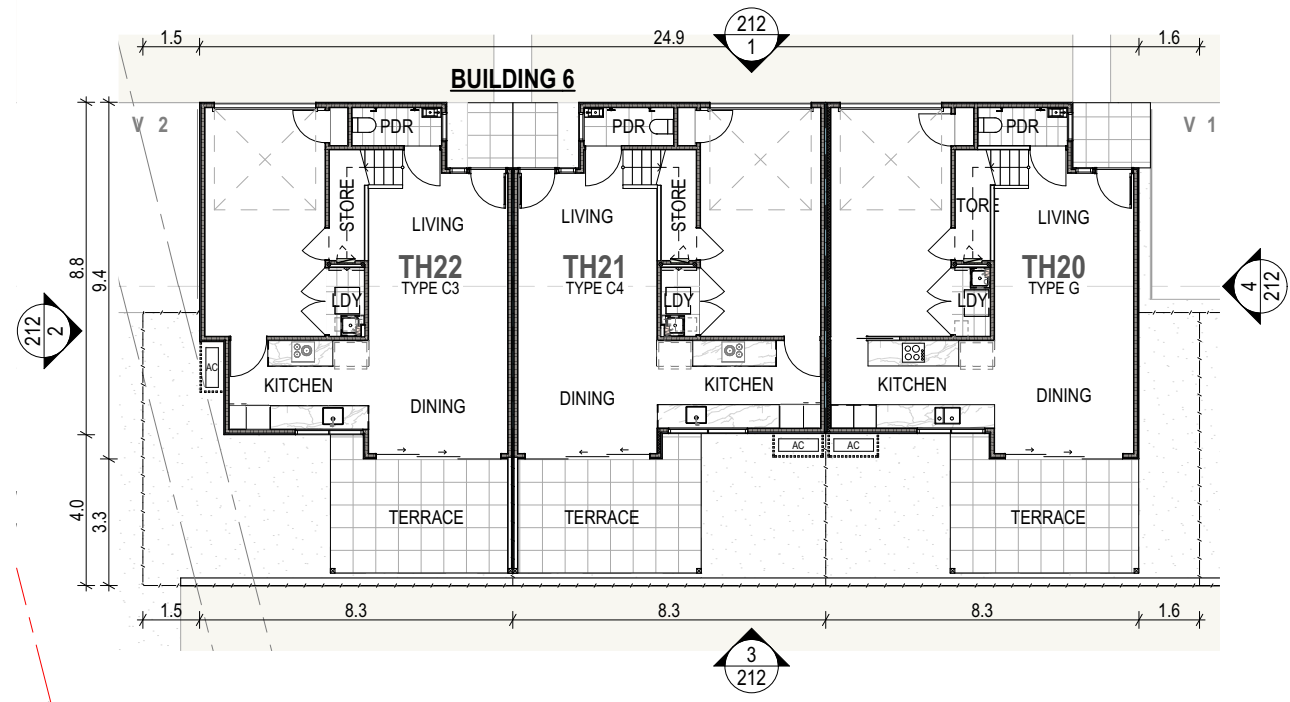
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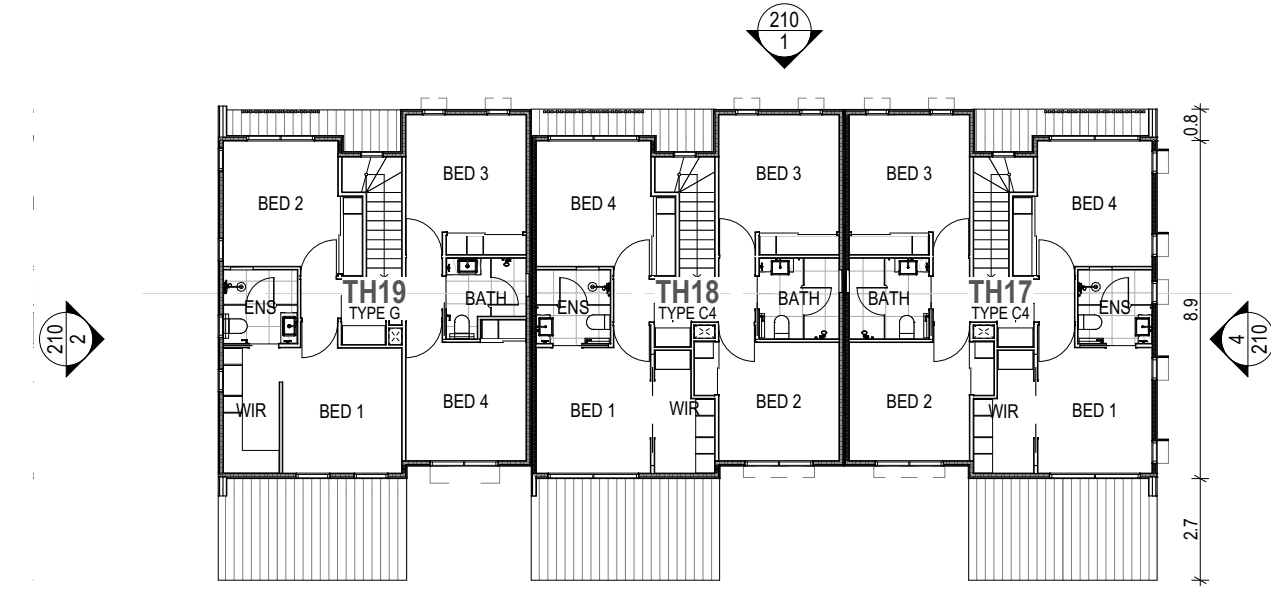


1 BUILDING 5 GROUND FLOOR
1:200

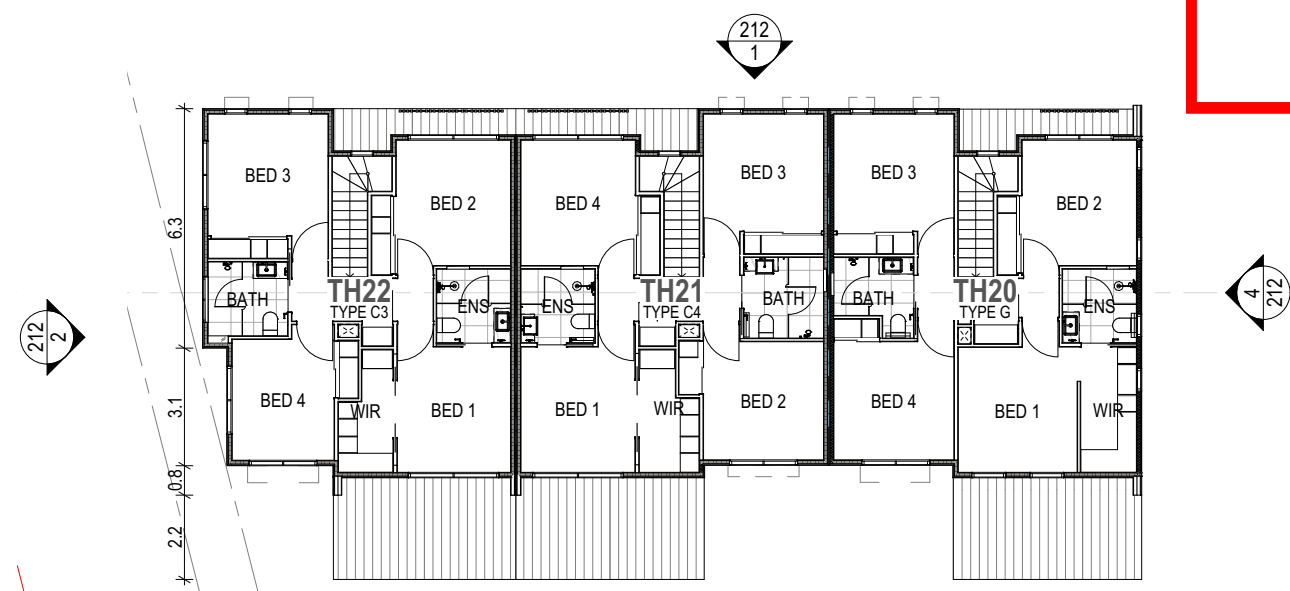


3 BUILDING 6 GROUND FLOOR
1:200

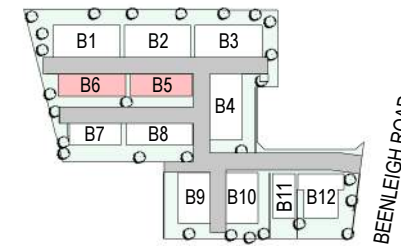
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2 BUILDING 5 LEVEL 1
1:200

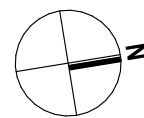


4 BUILDING 6 LEVEL 1
1:200



REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
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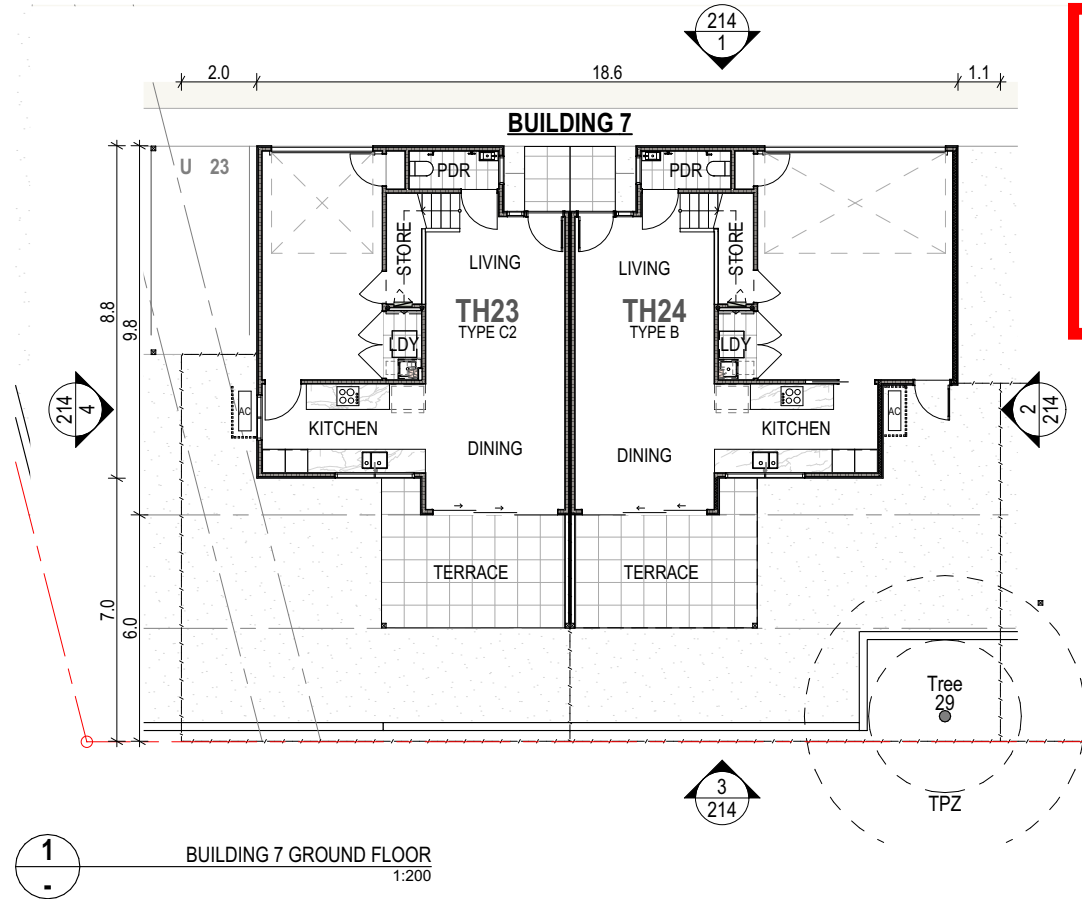
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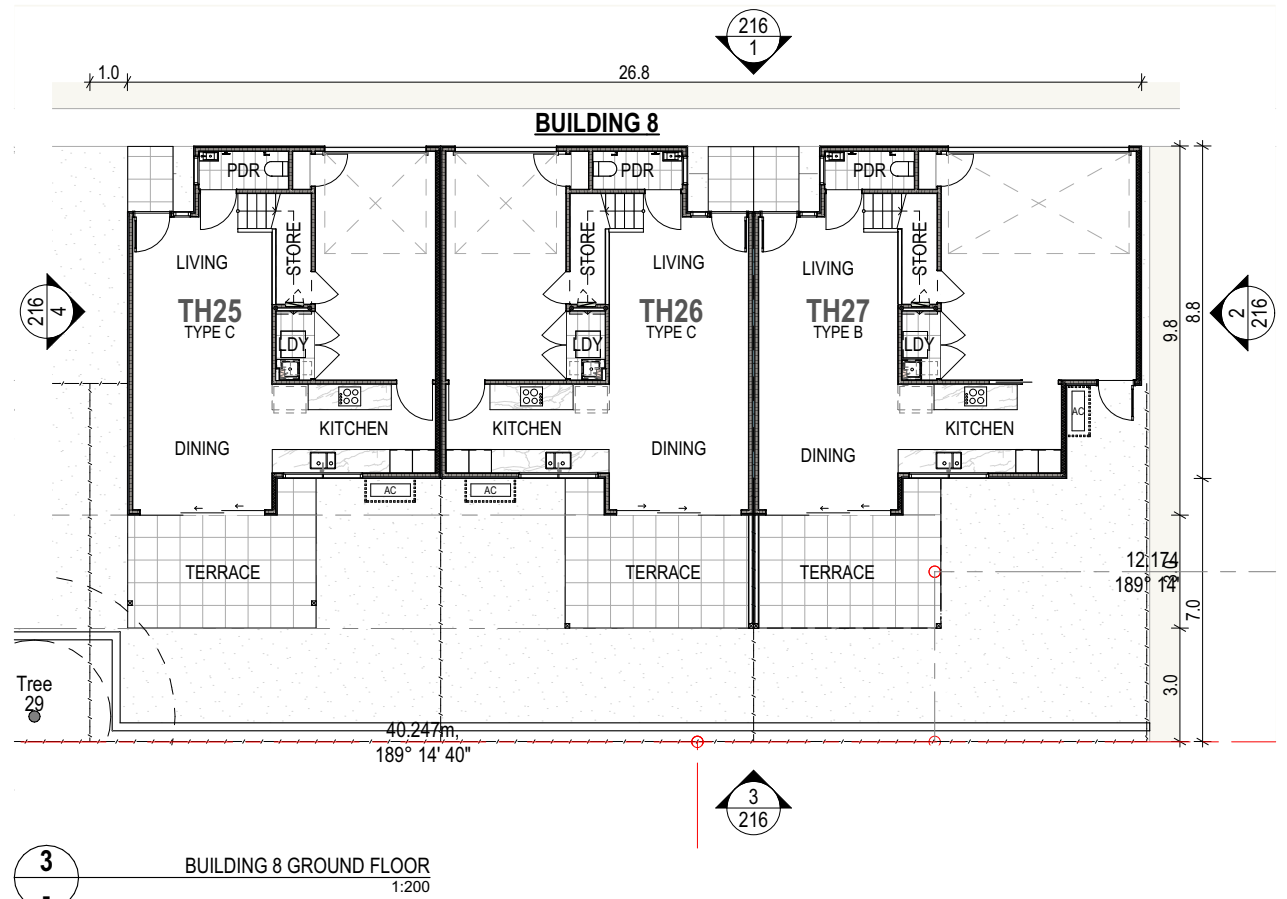
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**FLOOR PLANS - BUILDINGS
 5 & 6 PROPOSED**

Date: 8/10/2025
 Proj. No: 2513
 Scale @ A3:
 Dwg. No: SK107
 Rev: D

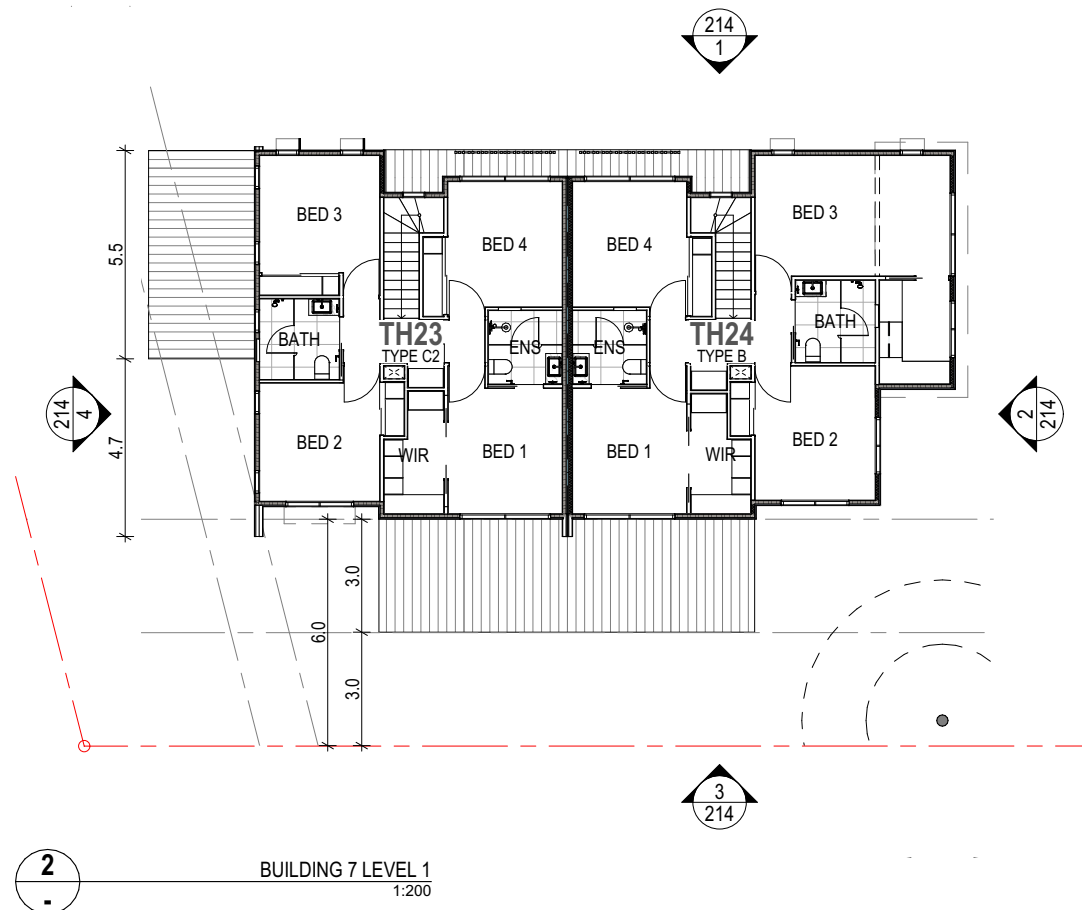
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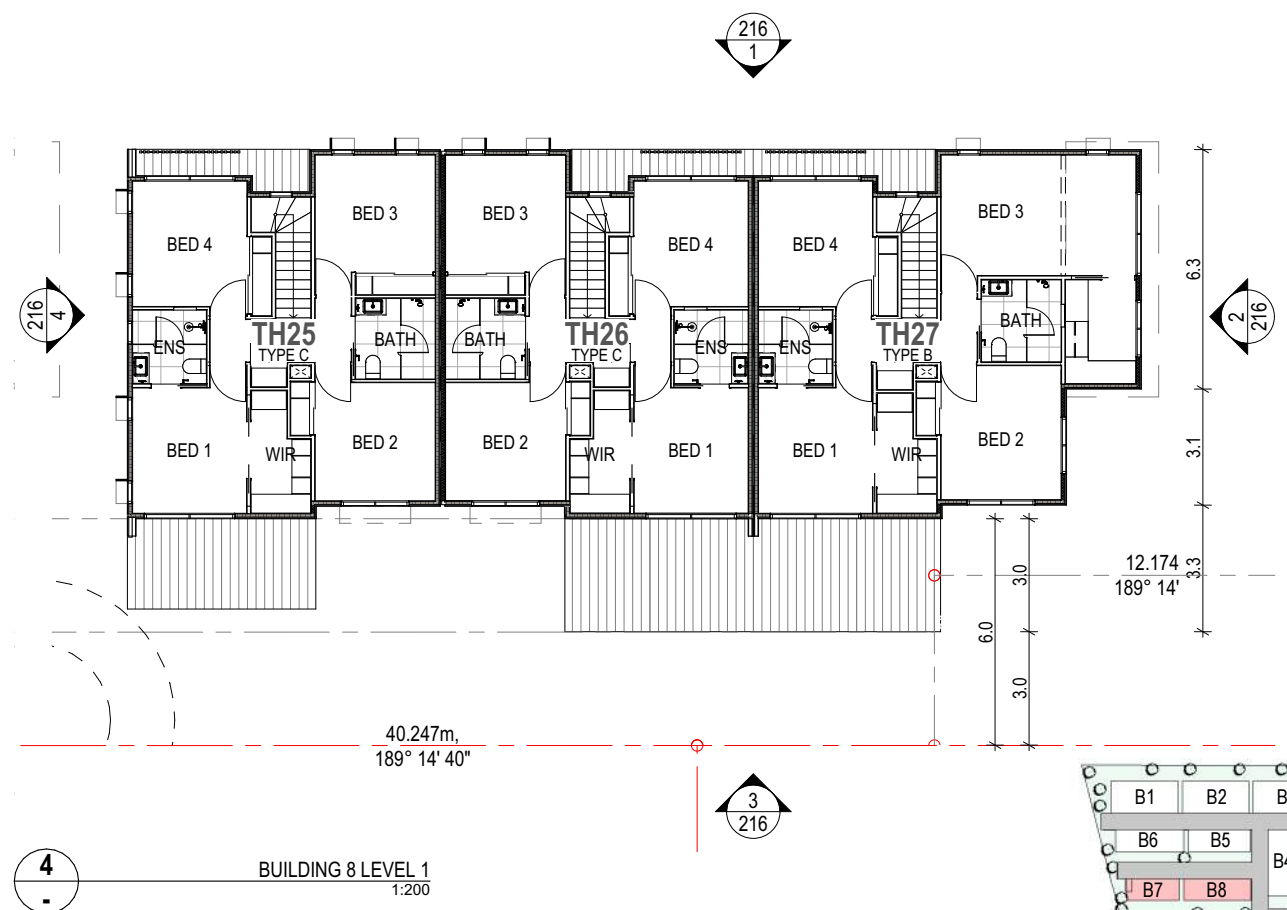
1 BUILDING 7 GROUND FLOOR
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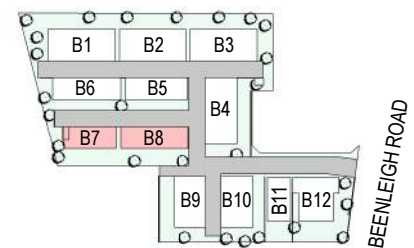
3 BUILDING 8 GROUND FLOOR
1:200



2 BUILDING 7 LEVEL 1
1:200

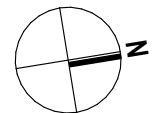


4 BUILDING 8 LEVEL 1
1:200



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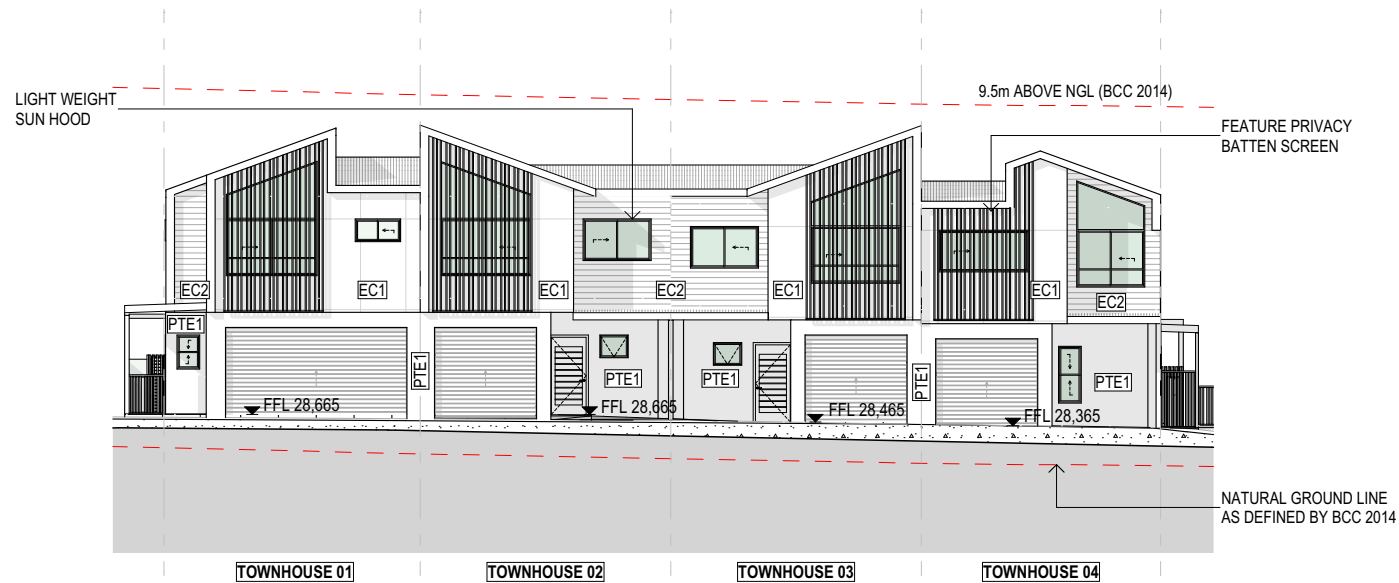
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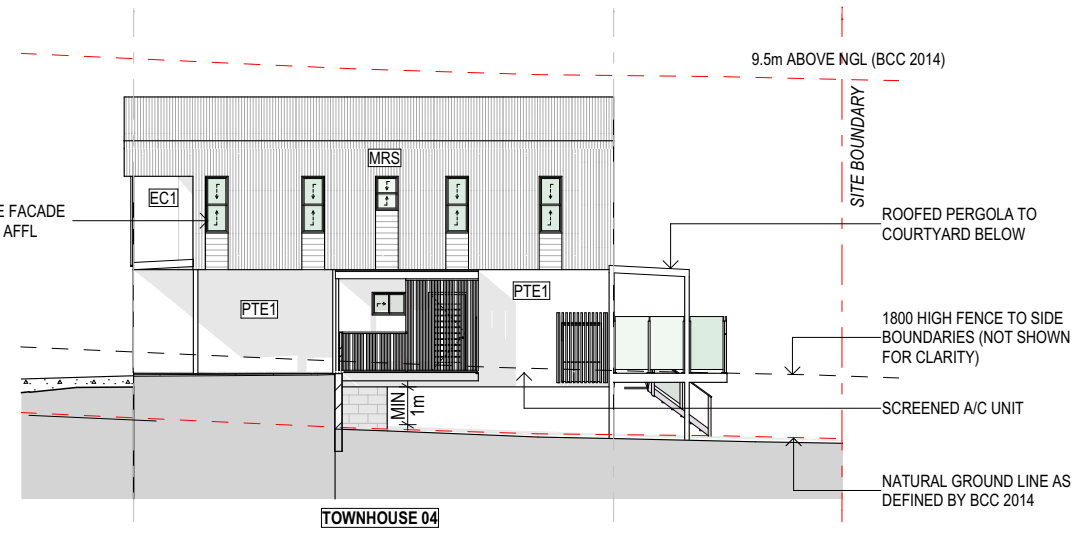
Drawing:
FLOOR PLANS - BUILDINGS 7 & 8 PROPOSED
Date: 8/10/2025 Scale @ A3:
Proj. No: 2513 Dwg. No: SK109 Rev: **D**

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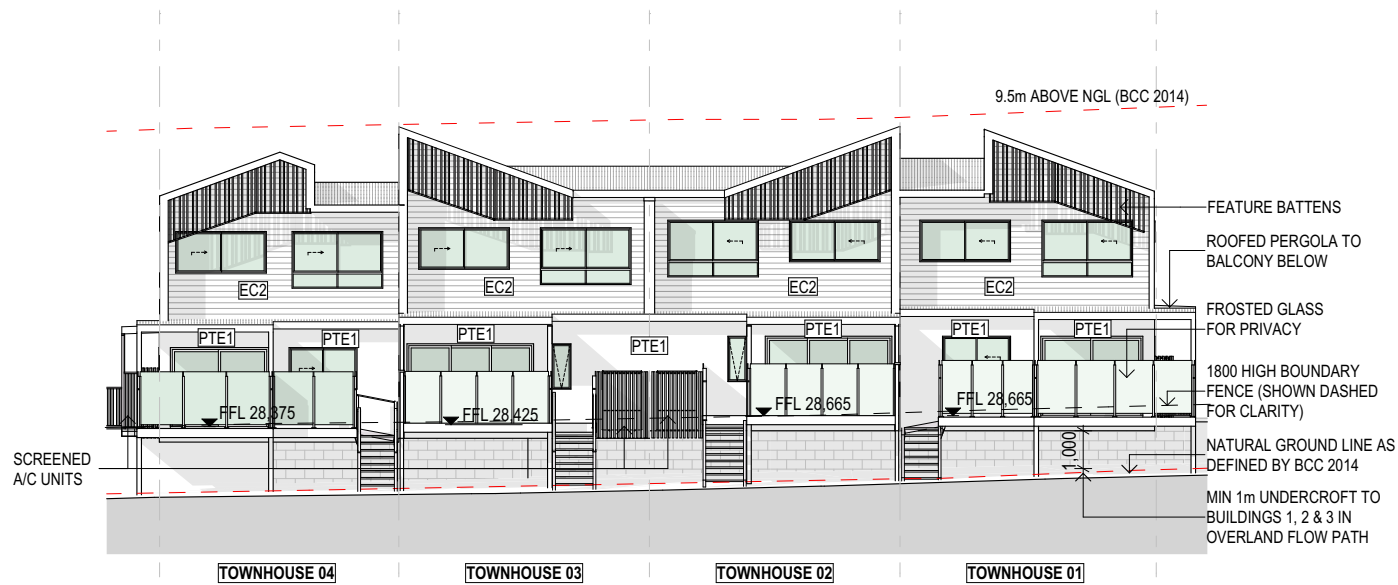
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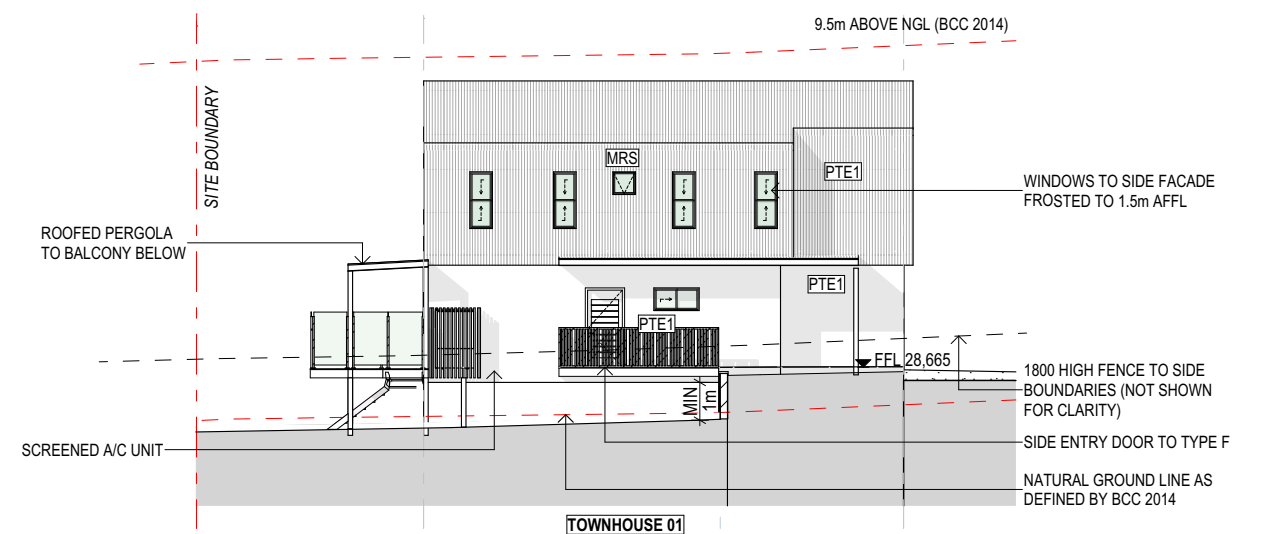
1 BUILDING 1 EAST ELEVATION
1:200



2 BUILDING 1 NORTH ELEVATION
1:200



3 BUILDING 1 WEST ELEVATION
1:200



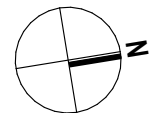
4 BUILDING 1 SOUTH ELEVATION
1:200

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- LEGEND**
- EC1 EXPRESSED JOINT FC CLADDING (COLOUR 1)
 - EC2 HORIZONTAL FC CLADDING (COLOUR 2)
 - EC3 HORIZONTAL FC CLADDING (COLOUR 3)
 - PTE1 FINE TEXTURE CLADDING OR RENDER, PAINT FINISH (COLOUR 1)
 - MRS METAL ROOF / WALL SHEET (COLOUR 4)
 - SCR1 ALUMINIUM SCREEN (COLOUR 4)
 - SCR2 ALUMINIUM SCREEN (COLOUR 5)
- COLOUR 1: WHITE / LIGHT NEUTRAL
 COLOUR 2: DARK GREY
 COLOUR 3: BEIGE NATURAL
 COLOUR 4: WHITE/LIGHT NATURAL
 COLOUR 5: TIMBER LOOK / BEIGE

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
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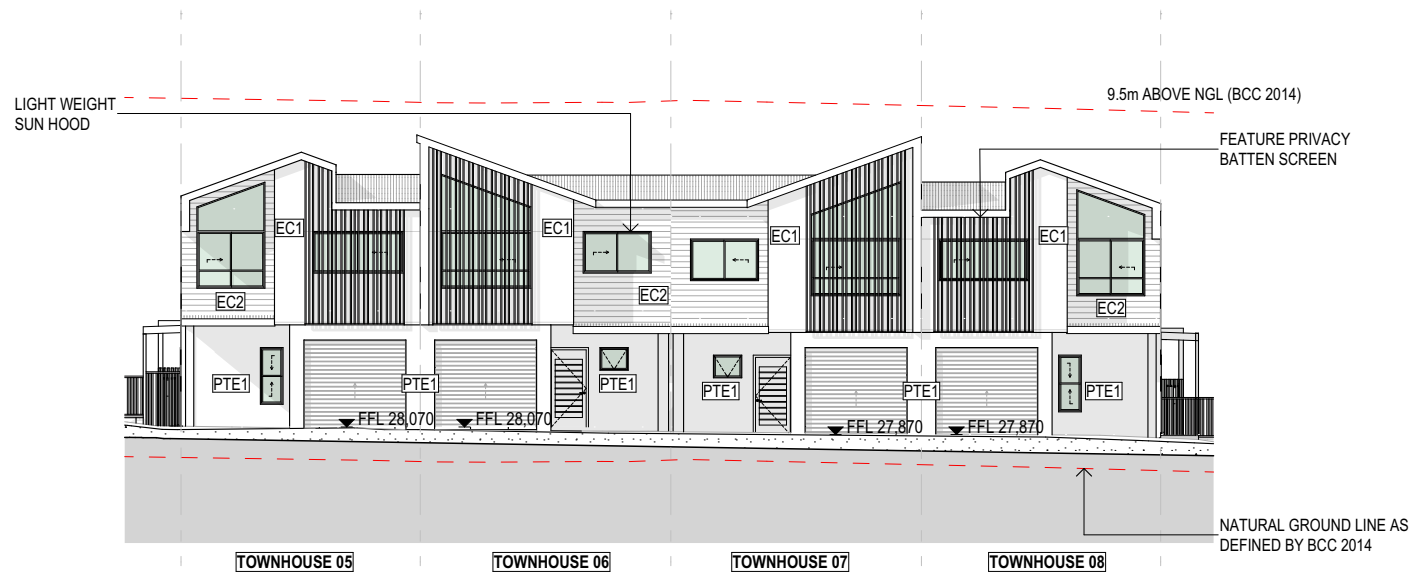


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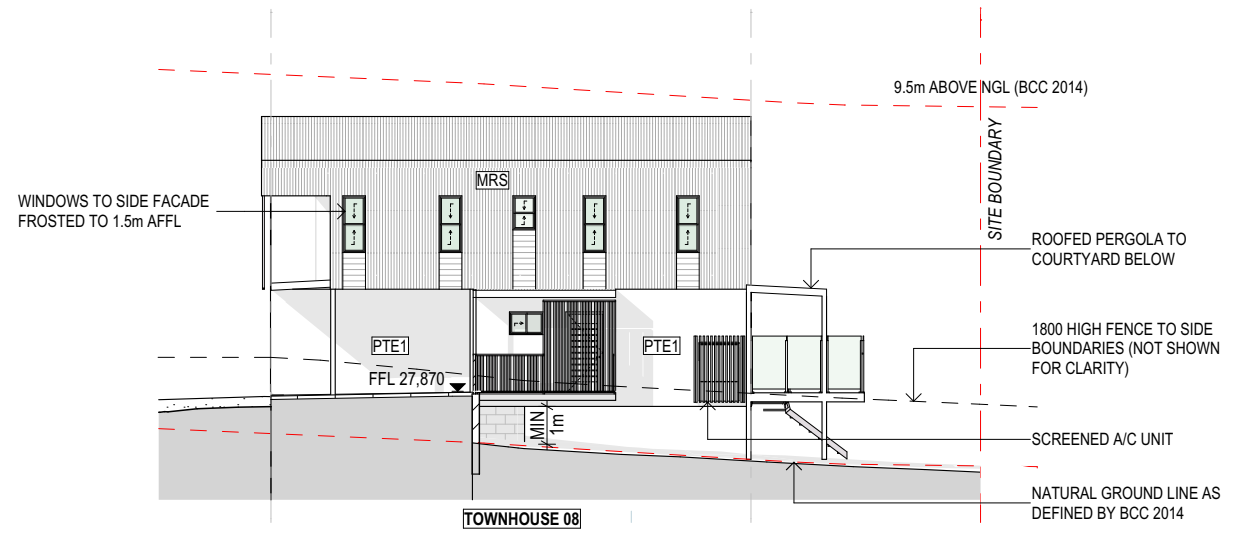


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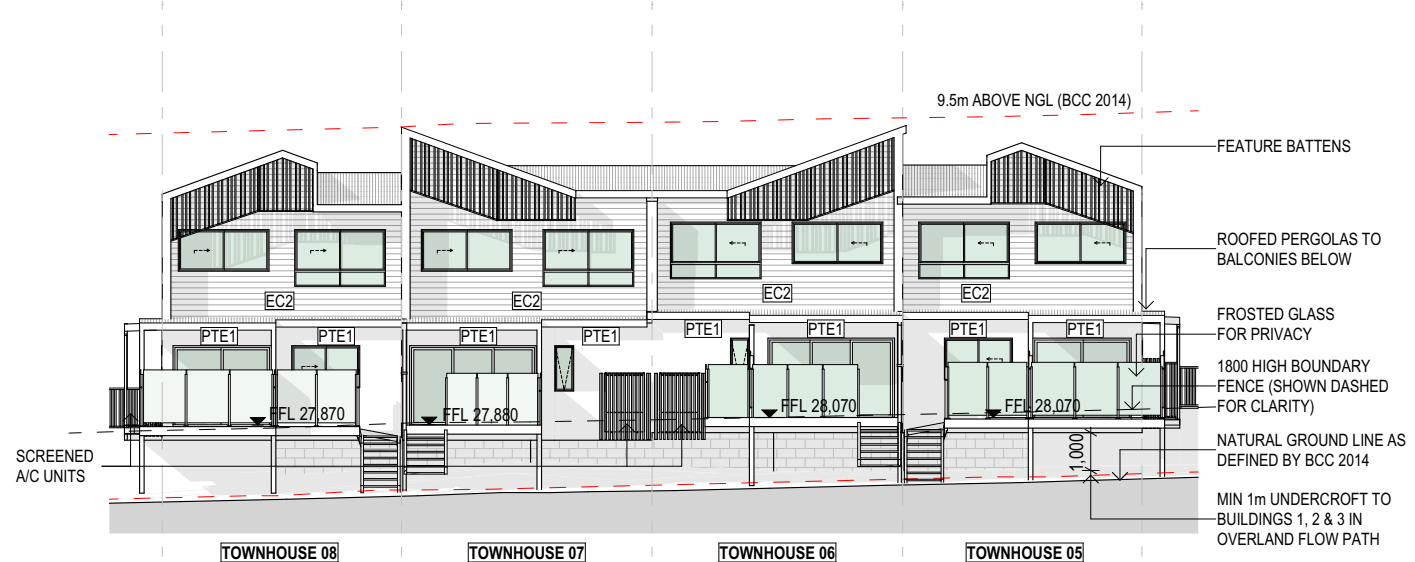
Drawing:
ELEVATIONS - BUILDING 1 PROPOSED
 Date: 8/10/2025 Scale @ A3: 1:200
 Proj. No: 2513 Dwg. No: SK202 Rev: D



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1:200



2 BUILDING 2 NORTH ELEVATION
1:200



3 BUILDING 2 WEST ELEVATION
1:200



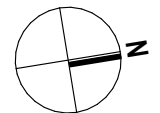
4 BUILDING 2 SOUTH ELEVATION
1:200

- LEGEND**
- EC1 EXPRESSED JOINT FC CLADDING (COLOUR 1)
 - EC2 HORIZONTAL FC CLADDING (COLOUR 2)
 - EC3 HORIZONTAL FC CLADDING (COLOUR 3)
 - PTE1 FINE TEXTURE CLADDING OR RENDER, PAINT FINISH (COLOUR 1)
 - MRS METAL ROOF / WALL SHEET (COLOUR 4)
 - SCR1 ALUMINIUM SCREEN (COLOUR 4)
 - SCR2 ALUMINIUM SCREEN (COLOUR 5)
- COLOUR 1: WHITE / LIGHT NEUTRAL
 COLOUR 2: DARK GREY
 COLOUR 3: BEIGE NATURAL
 COLOUR 4: WHITE/LIGHT NATURAL
 COLOUR 5: TIMBER LOOK / BEIGE

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Drawing:
ELEVATIONS - BUILDING 2 PROPOSED

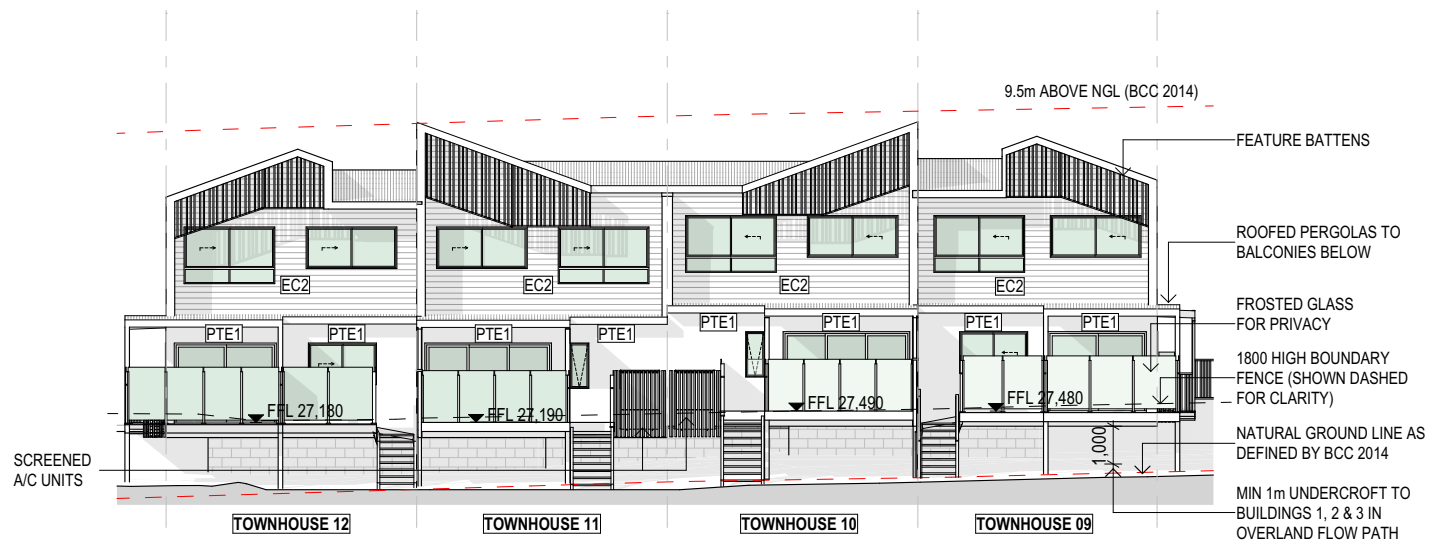
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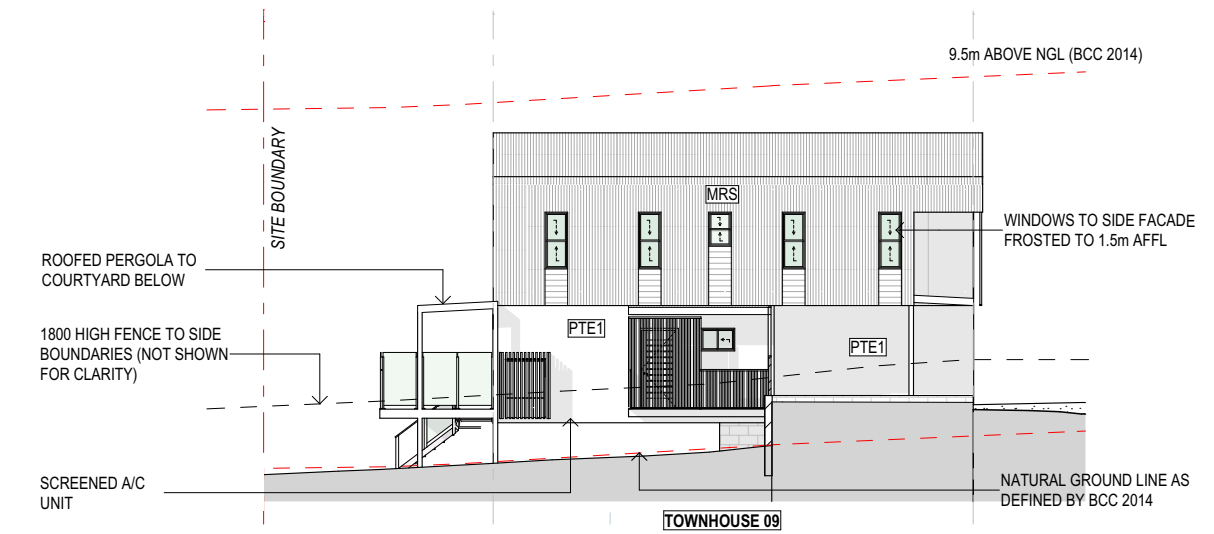
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1:200



2 BUILDING 3 NORTH ELEVATION
1:200



3 BUILDING 3 WEST ELEVATION
1:200



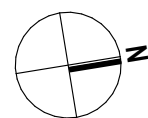
4 BUILDING 3 SOUTH ELEVATION
1:200

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- EC1 EXPRESSED JOINT FC CLADDING (COLOUR 1)
 - EC2 HORIZONTAL FC CLADDING (COLOUR 2)
 - EC3 HORIZONTAL FC CLADDING (COLOUR 3)
 - PTE1 FINE TEXTURE CLADDING OR RENDER, PAINT FINISH (COLOUR 1)
 - MRS METAL ROOF / WALL SHEET (COLOUR 4)
 - SCR1 ALUMINIUM SCREEN (COLOUR 4)
 - SCR2 ALUMINIUM SCREEN (COLOUR 5)
- COLOUR 1: WHITE / LIGHT NEUTRAL
 COLOUR 2: DARK GREY
 COLOUR 3: BEIGE NATURAL
 COLOUR 4: WHITE/LIGHT NATURAL
 COLOUR 5: TIMBER LOOK / BEIGE

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

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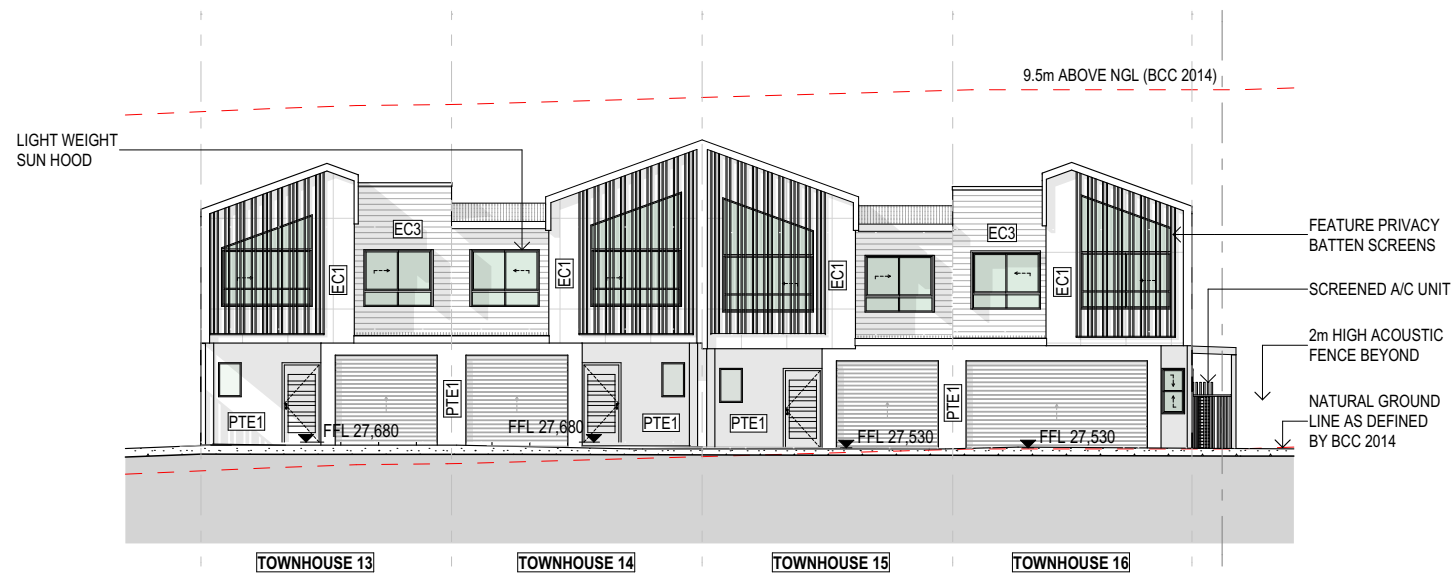


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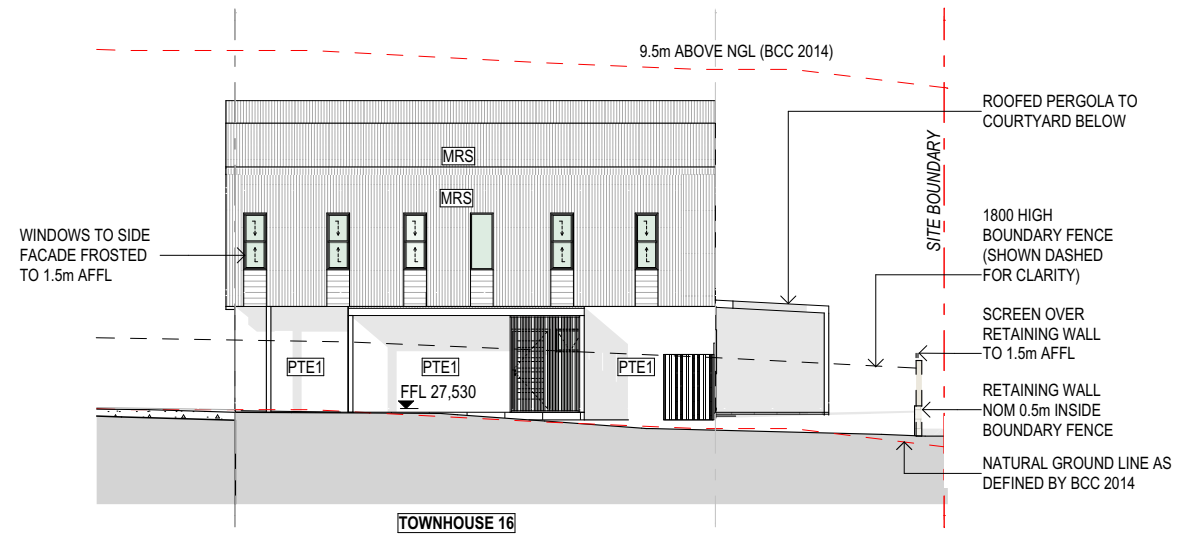


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Drawing:
**ELEVATIONS - BUILDING 3
 PROPOSED**
 Date: 8/10/2025 Scale @ A3: 1:200
 Proj. No: 2513 Dwg. No: SK206 Rev: D



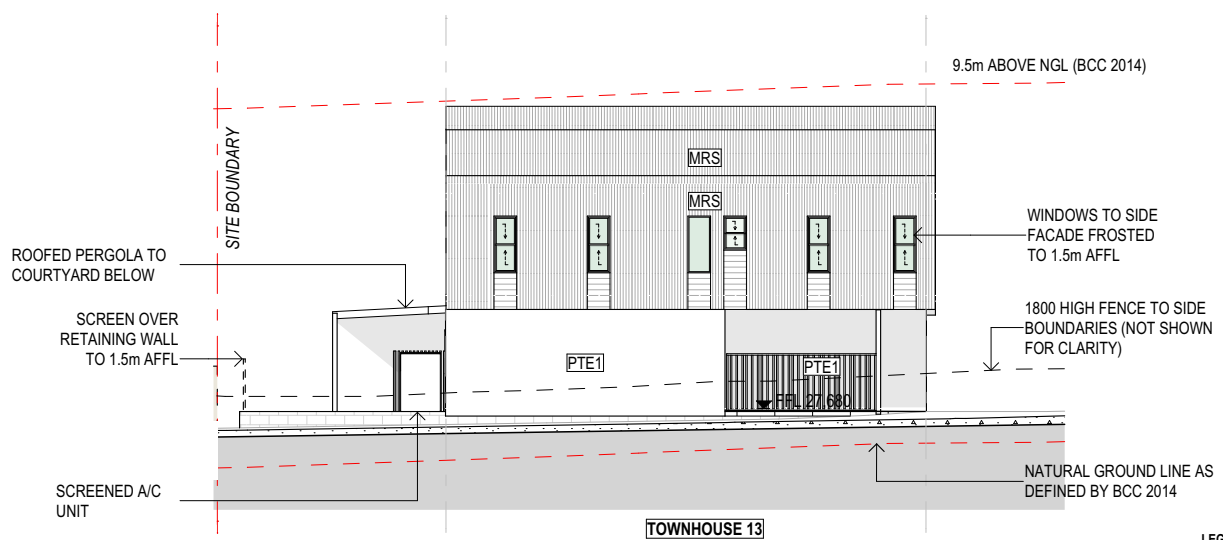
1 BUILDING 4 SOUTH ELEVATION
1:200



2 BUILDING 4 EAST ELEVATION
1:200



3 BUILDING 4 NORTH ELEVATION
1:200



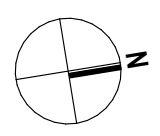
4 BUILDING 4 WEST ELEVATION
1:200

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- LEGEND**
- EC1 EXPRESSED JOINT FC CLADDING (COLOUR 1)
 - EC2 HORIZONTAL FC CLADDING (COLOUR 2)
 - EC3 HORIZONTAL FC CLADDING (COLOUR 3)
 - PTE1 FINE TEXTURE CLADDING OR RENDER, PAINT FINISH (COLOUR 1)
 - MRS METAL ROOF / WALL SHEET (COLOUR 4)
 - SCR1 ALUMINIUM SCREEN (COLOUR 4)
 - SCR2 ALUMINIUM SCREEN (COLOUR 5)
- COLOUR 1: WHITE / LIGHT NEUTRAL
 COLOUR 2: DARK GREY
 COLOUR 3: BEIGE NATURAL
 COLOUR 4: WHITE/LIGHT NATURAL
 COLOUR 5: TIMBER LOOK / BEIGE

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

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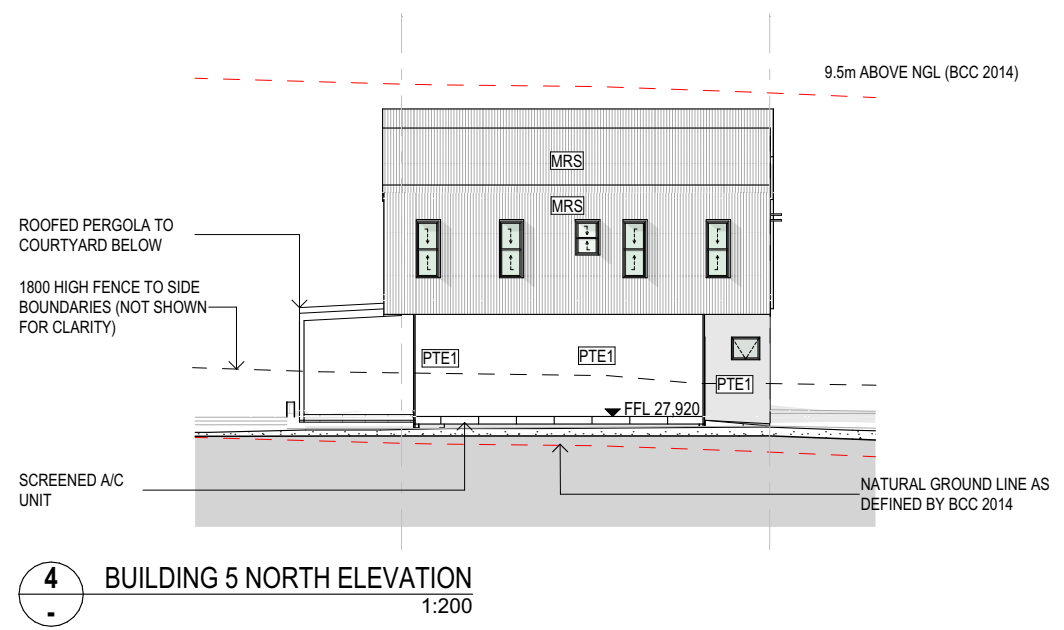
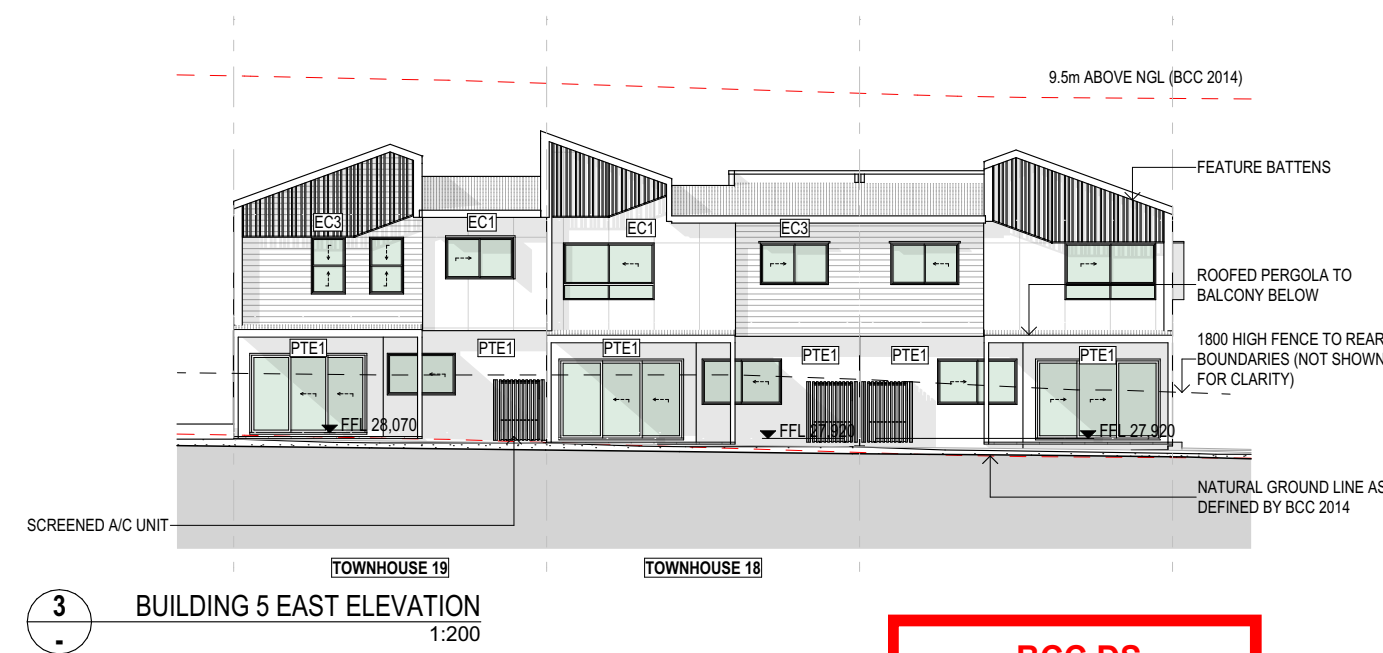
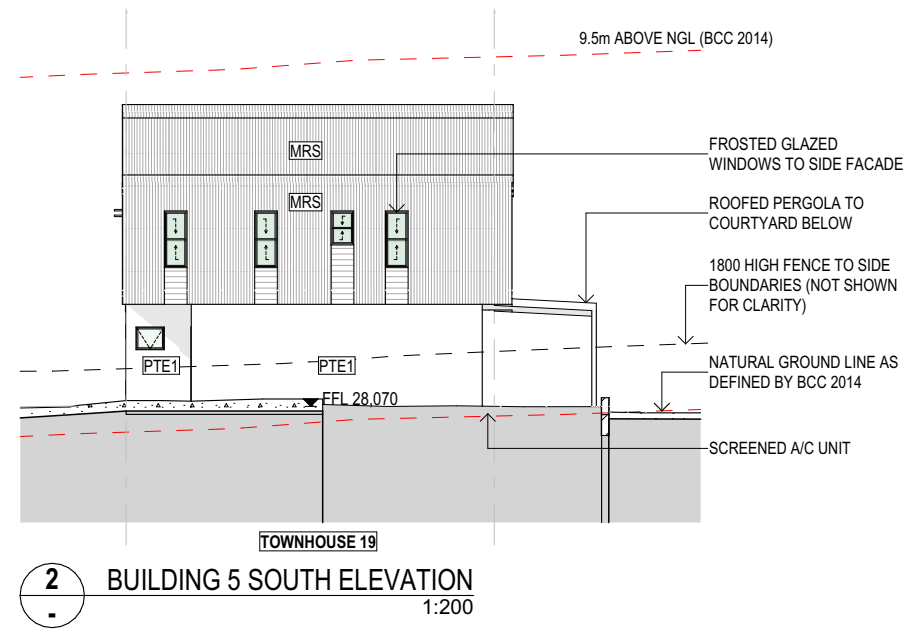
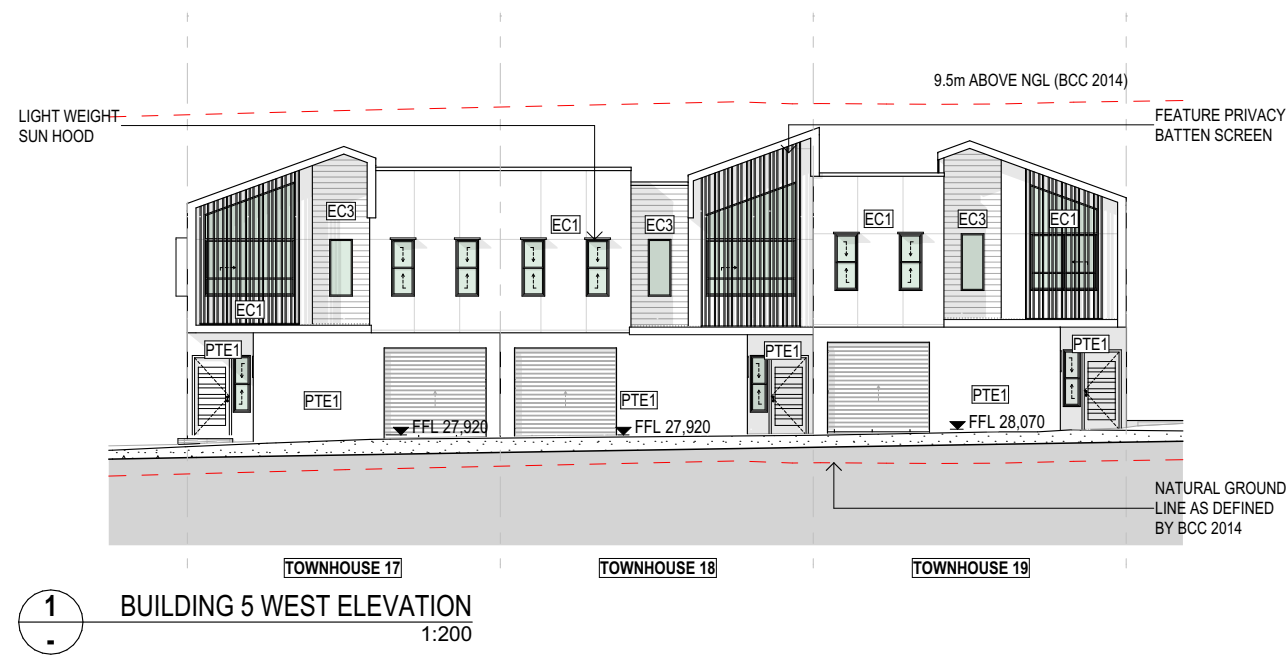


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Drawing: **ELEVATIONS - BUILDING 4 PROPOSED**

Date: 8/10/2025 Scale @ A3: 1:200
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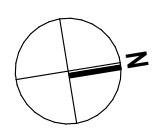
LEGEND

	EC1	EXPRESSED JOINT FC CLADDING (COLOUR 1)
	EC2	HORIZONTAL FC CLADDING (COLOUR 2)
	EC3	HORIZONTAL FC CLADDING (COLOUR 3)
	PTE1	FINE TEXTURE CLADDING OR RENDER, PAINT FINISH (COLOUR 1)
	MRS	METAL ROOF / WALL SHEET (COLOUR 4)
	SCR1	ALUMINIUM SCREEN (COLOUR 4)
	SCR2	ALUMINIUM SCREEN (COLOUR 5)

COLOUR 1: WHITE / LIGHT NEUTRAL
 COLOUR 2: DARK GREY
 COLOUR 3: BEIGE NATURAL
 COLOUR 4: WHITE/LIGHT NATURAL
 COLOUR 5: TIMBER LOOK / BEIGE

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

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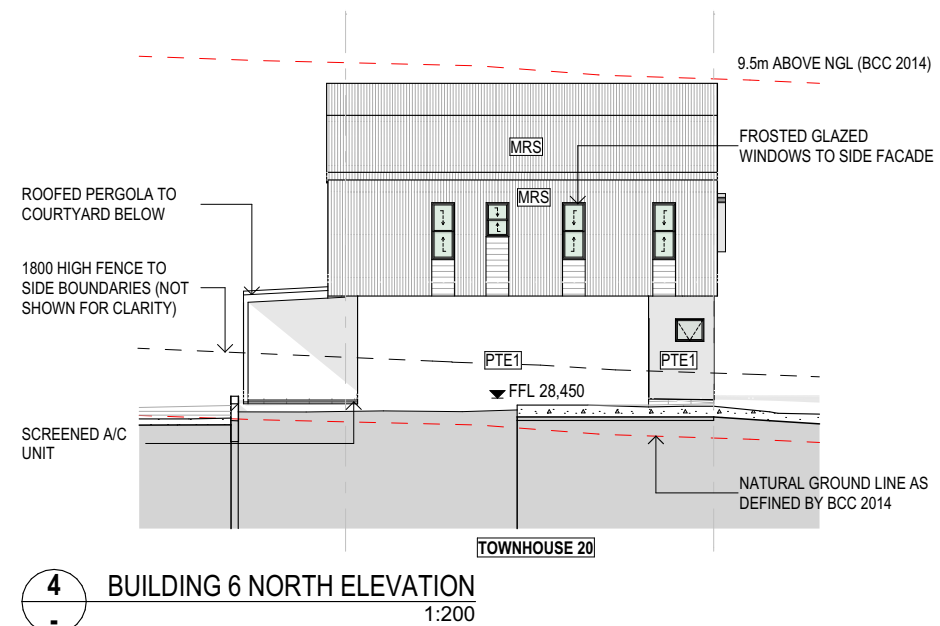
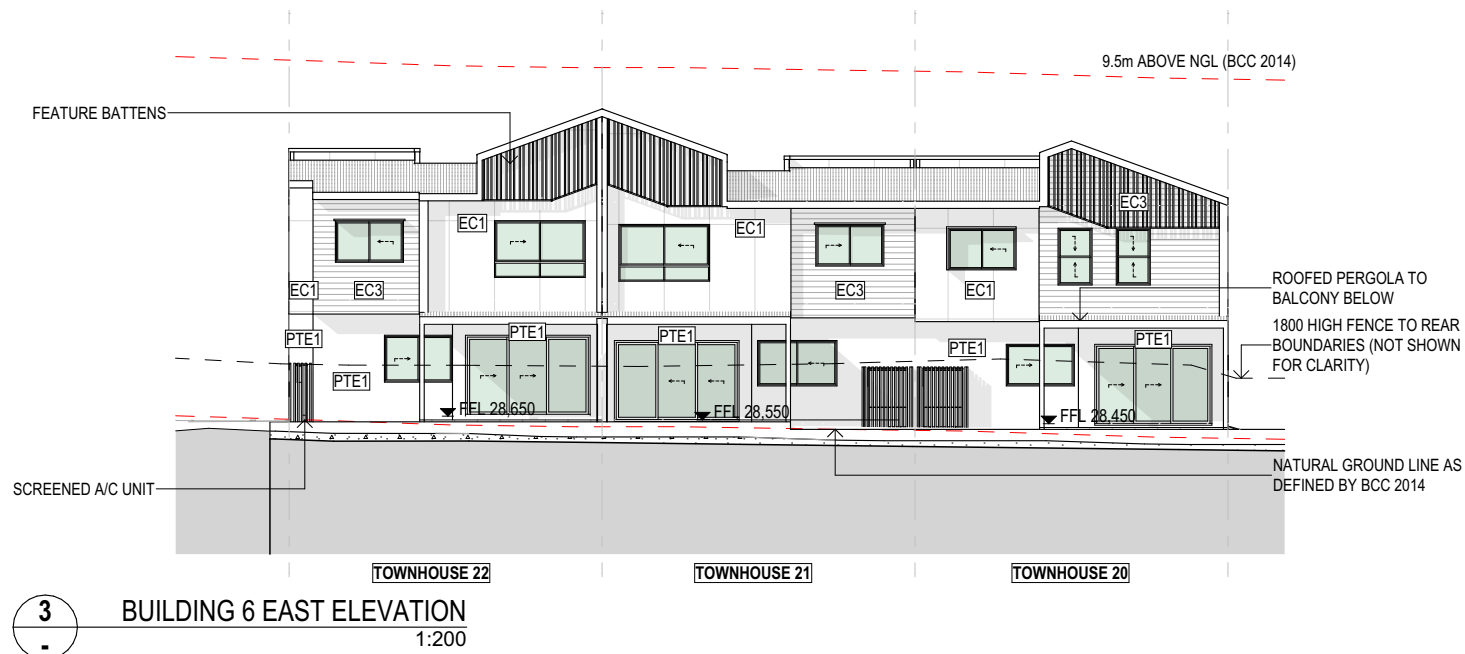
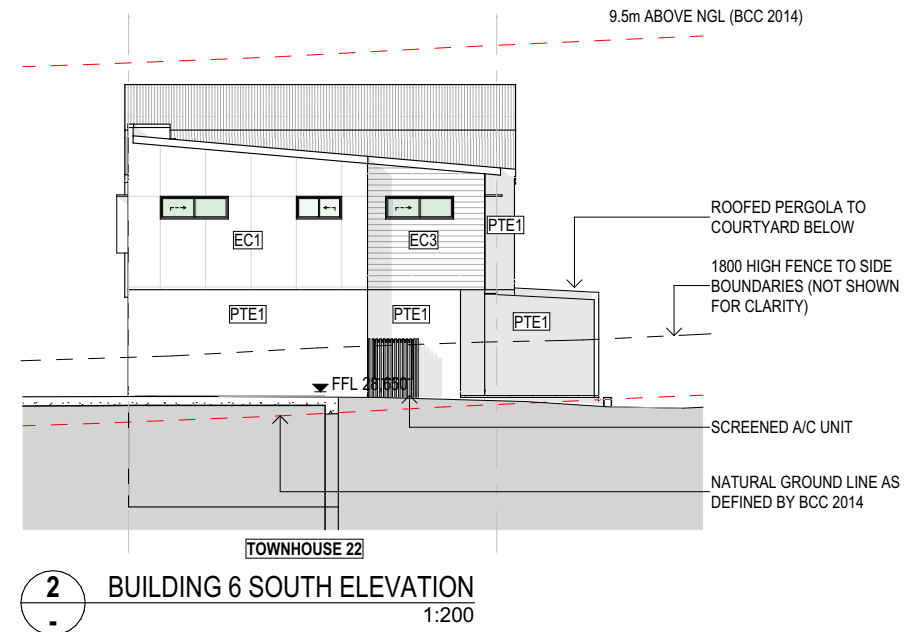
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Drawing:
ELEVATIONS - BUILDING 5 PROPOSED
 Date: 8/10/2025 Scale @ A3: 1:200
 Proj. No: 2513 Dwg. No: SK210 Rev: **D**

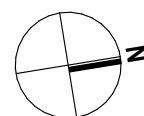


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- LEGEND**
- EC1 EXPRESSED JOINT FC CLADDING (COLOUR 1)
 - EC2 HORIZONTAL FC CLADDING (COLOUR 2)
 - EC3 HORIZONTAL FC CLADDING (COLOUR 3)
 - PTE1 FINE TEXTURE CLADDING OR RENDER, PAINT FINISH (COLOUR 1)
 - MRS METAL ROOF / WALL SHEET (COLOUR 4)
 - SCR1 ALUMINIUM SCREEN (COLOUR 4)
 - SCR2 ALUMINIUM SCREEN (COLOUR 5)
- COLOUR 1: WHITE / LIGHT NEUTRAL
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REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
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B	17/09/2025	MARKETING PLANS		

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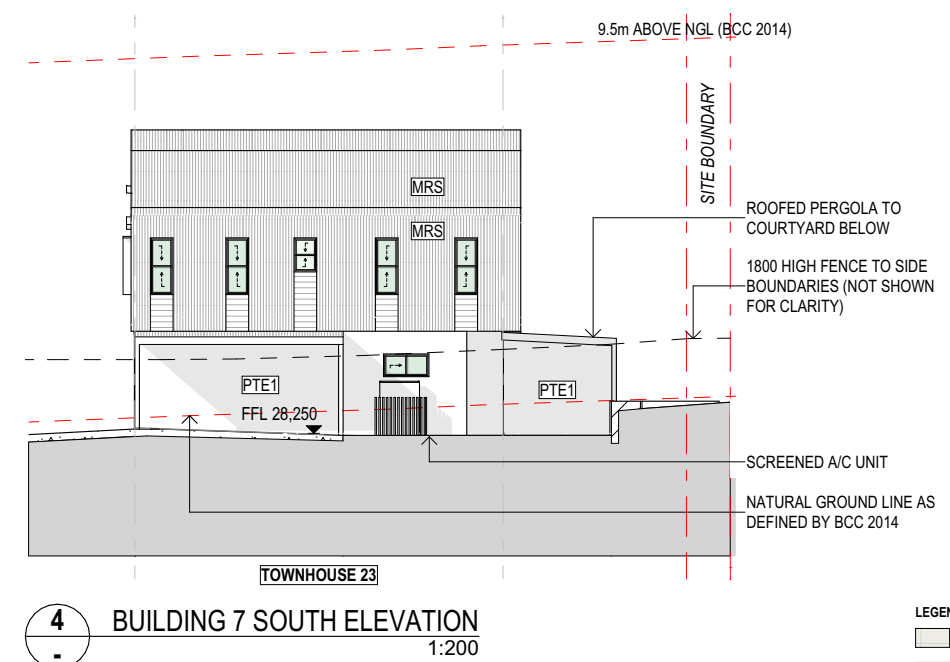
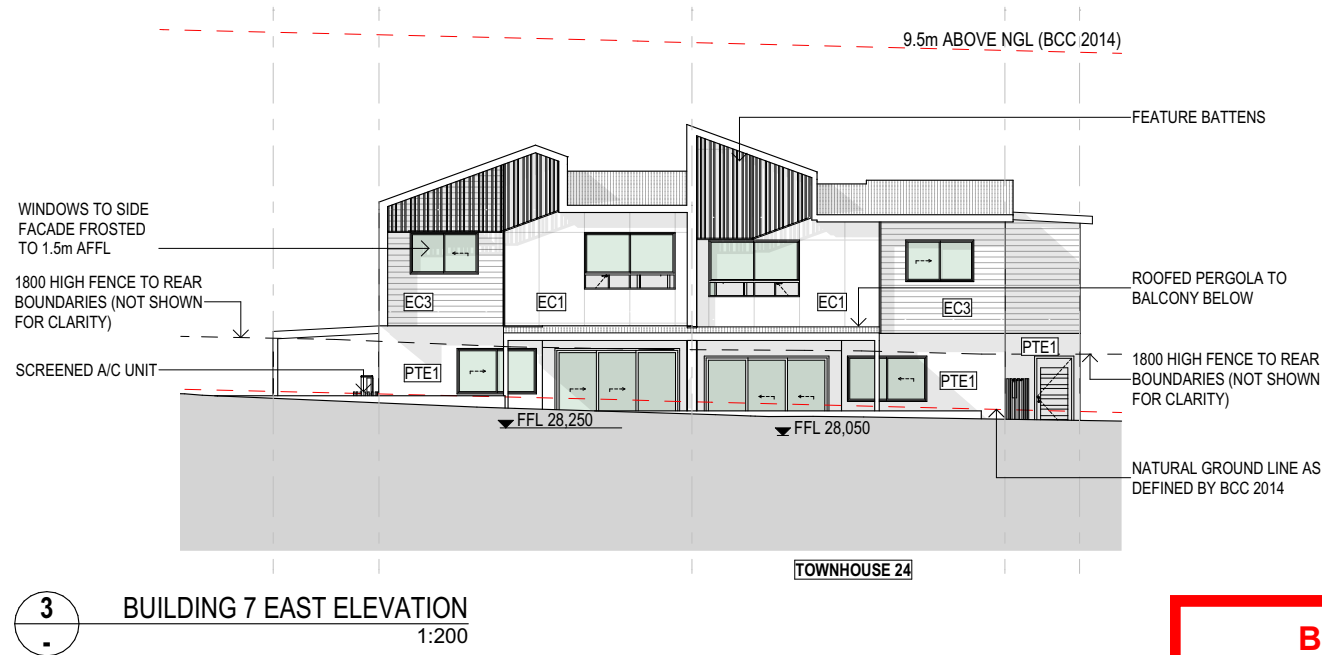
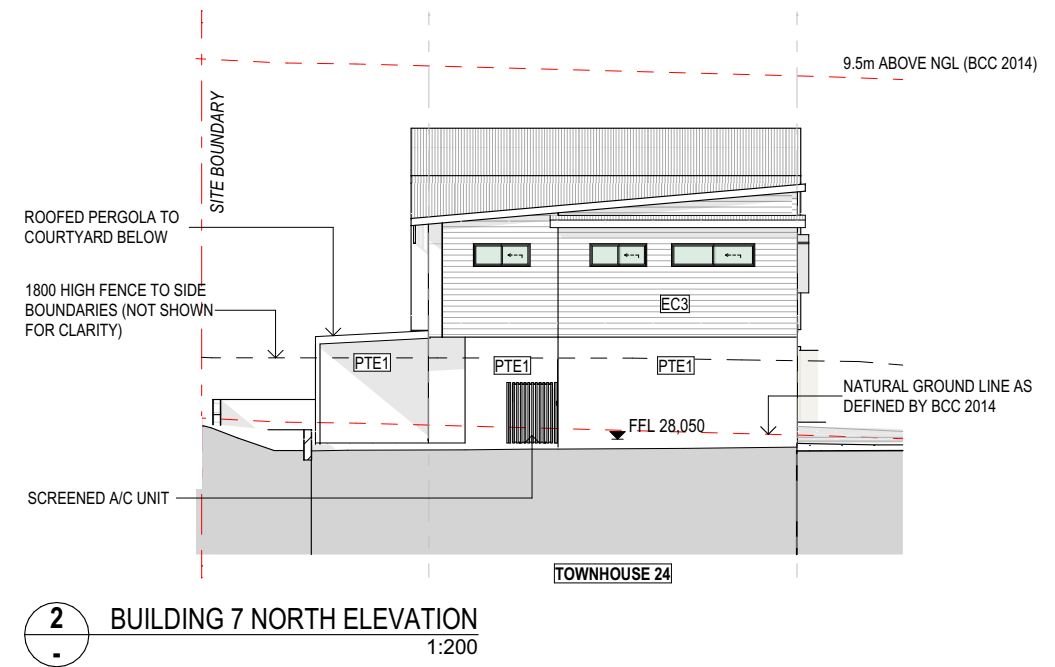
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Drawing:
ELEVATIONS - BUILDING 6 PROPOSED

Date: 8/10/2025
 Scale @ A3: 1:200

Proj. No: 2513
 Dwg. No: SK212
 Rev: D

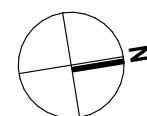


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- LEGEND**
- EC1 EXPRESSED JOINT FC CLADDING (COLOUR 1)
 - EC2 HORIZONTAL FC CLADDING (COLOUR 2)
 - EC3 HORIZONTAL FC CLADDING (COLOUR 3)
 - PTE1 FINE TEXTURE CLADDING OR RENDER, PAINT FINISH (COLOUR 1)
 - MRS METAL ROOF / WALL SHEET (COLOUR 4)
 - SCR1 ALUMINIUM SCREEN (COLOUR 4)
 - SCR2 ALUMINIUM SCREEN (COLOUR 5)
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C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

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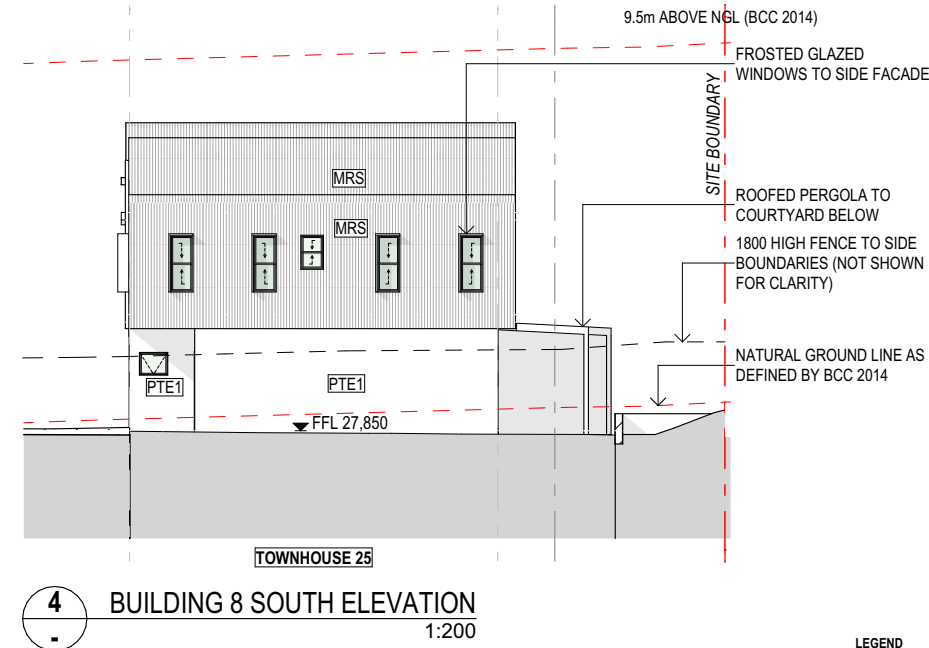
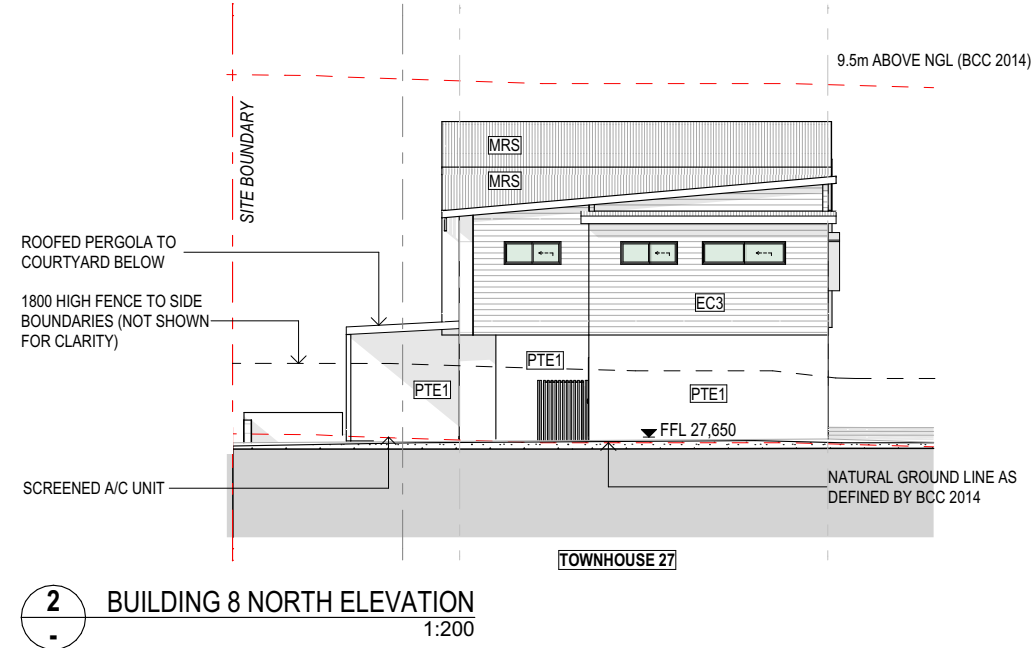
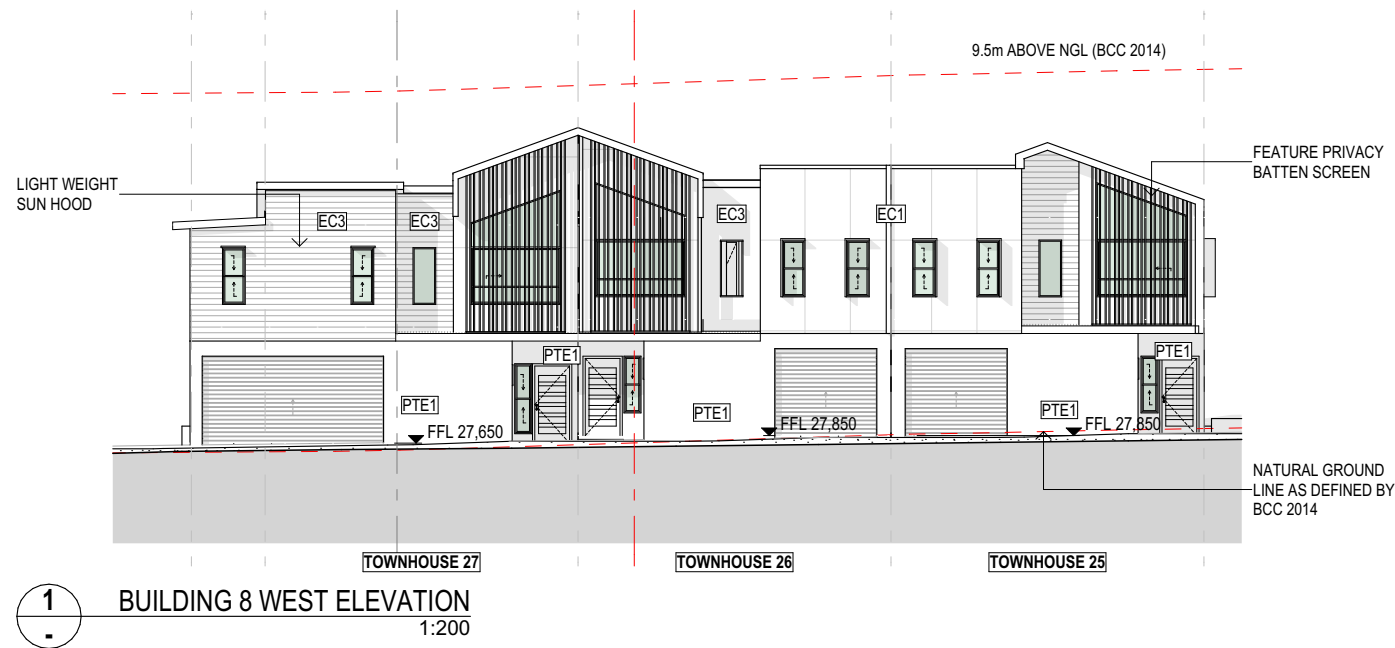
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Drawing:
ELEVATIONS - BUILDING 7 PROPOSED
 Date: 8/10/2025 Scale @ A3: 1:200
 Proj. No: 2513 Dwg. No: SK214 Rev: D

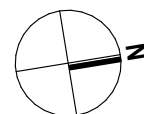


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APPLICATION REF
A006894889**

- LEGEND**
- EC1 EXPRESSED JOINT FC CLADDING (COLOUR 1)
 - EC2 HORIZONTAL FC CLADDING (COLOUR 2)
 - EC3 HORIZONTAL FC CLADDING (COLOUR 3)
 - PTE1 FINE TEXTURE CLADDING OR RENDER, PAINT FINISH (COLOUR 1)
 - MRS METAL ROOF / WALL SHEET (COLOUR 4)
 - SCR1 ALUMINIUM SCREEN (COLOUR 4)
 - SCR2 ALUMINIUM SCREEN (COLOUR 5)
- COLOUR 1: WHITE / LIGHT NEUTRAL
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 COLOUR 3: BEIGE NATURAL
 COLOUR 4: WHITE/LIGHT NATURAL
 COLOUR 5: TIMBER LOOK / BEIGE

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
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B	17/09/2025	MARKETING PLANS		

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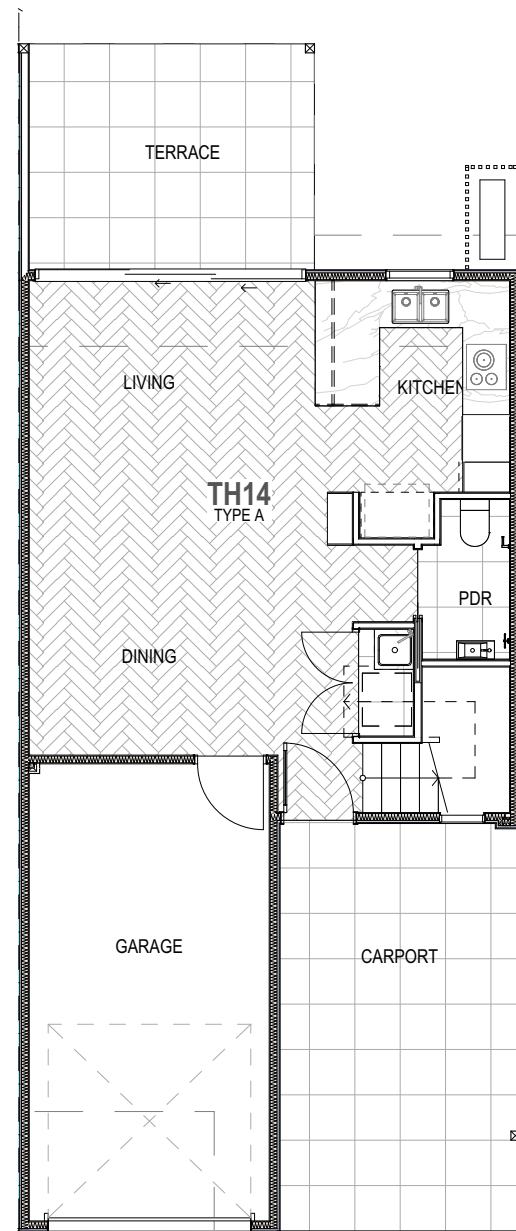
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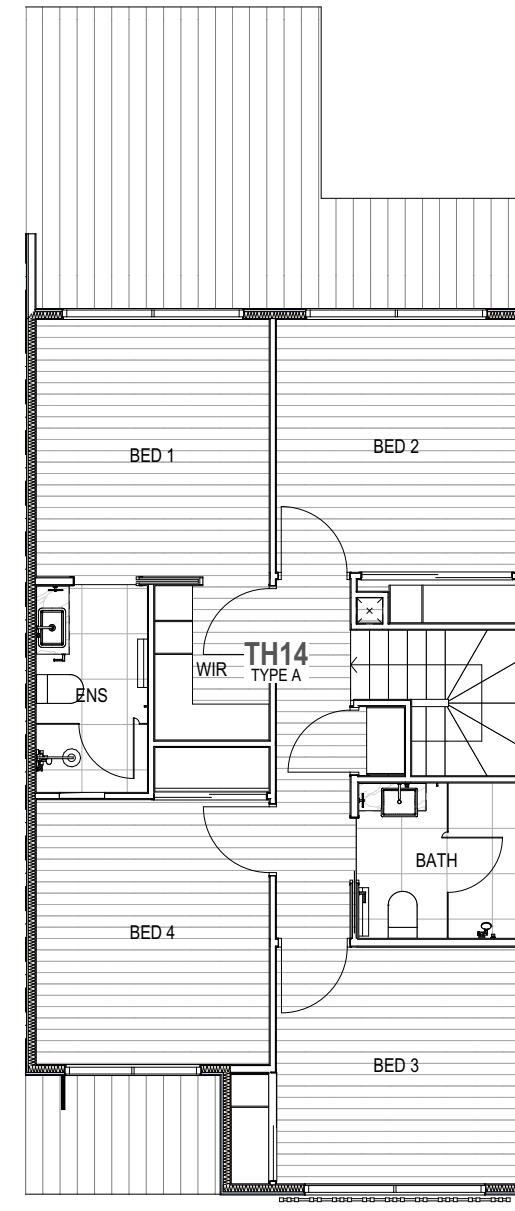
Nominated Architect - John Ford QLD 3411 NSW 9664

Drawing:
ELEVATIONS - BUILDING 8 PROPOSED

Date: 8/10/2025 Scale @ A3: 1:200
 Proj. No: 2513 Dwg. No: SK216 Rev: D



1
GROUND FLOOR
1:100



2
LEVEL 1
1:100

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REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

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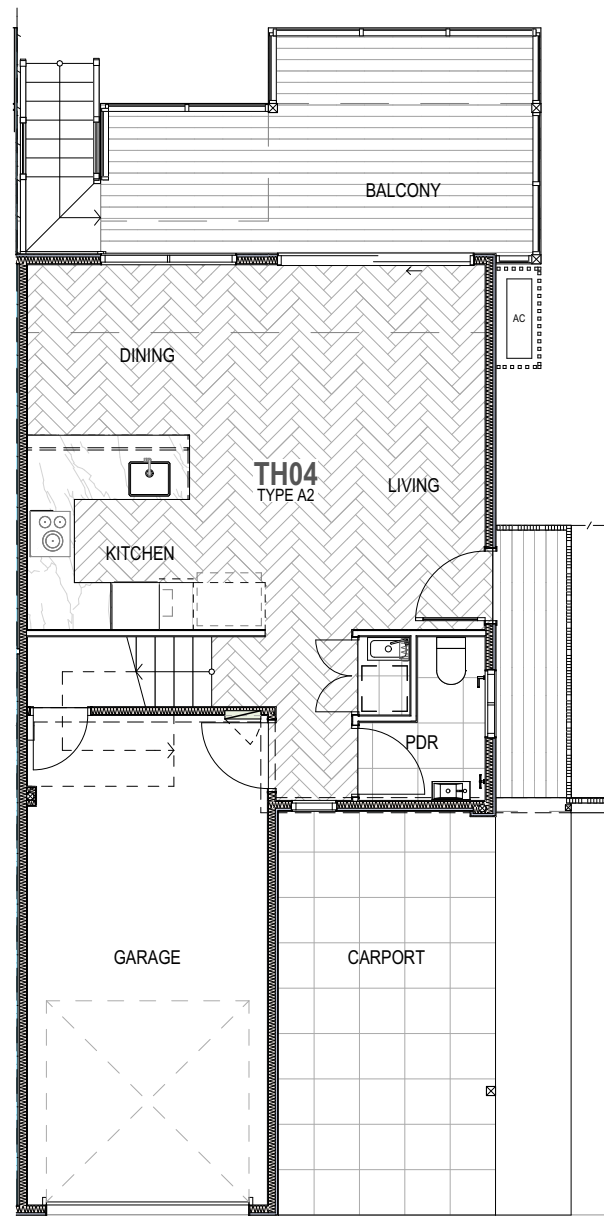
SCAS LEAF 6 PTY LTD
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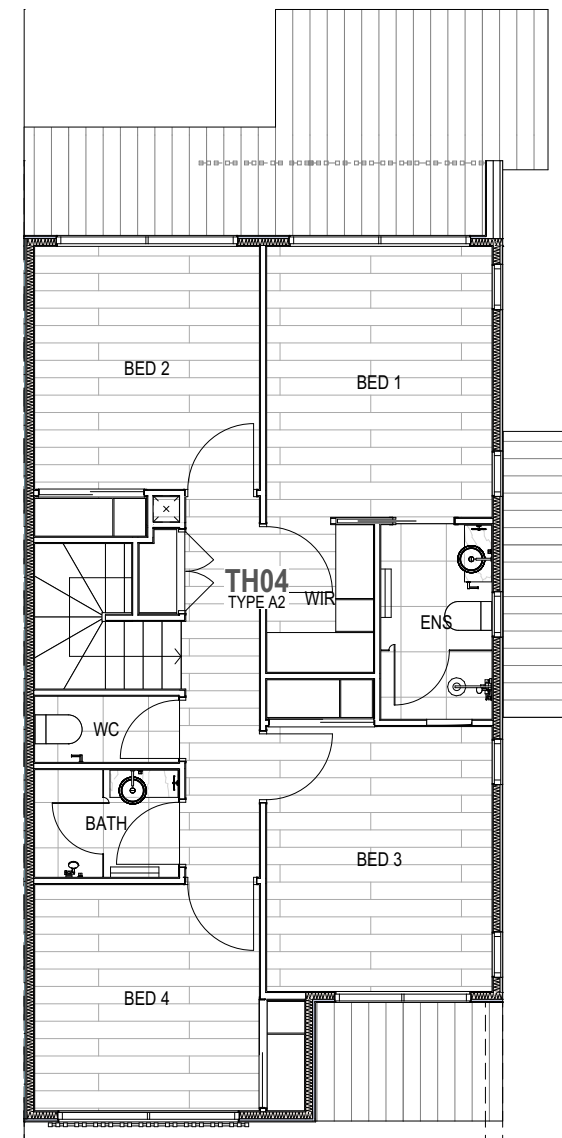
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Drawing:
TOWNHOUSE TYPE PLANS - TYPE A PROPOSED
Date: 8/10/2025 Scale @ A3:
Proj. No: 2513 Dwg. No: SK301 Rev: **D**



1
-
GROUND FLOOR
1:100



2
-
LEVEL 1
1:100

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APPLICATION REF
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REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

PROPOSED
PRELIMINARY - NOT FOR TENDER
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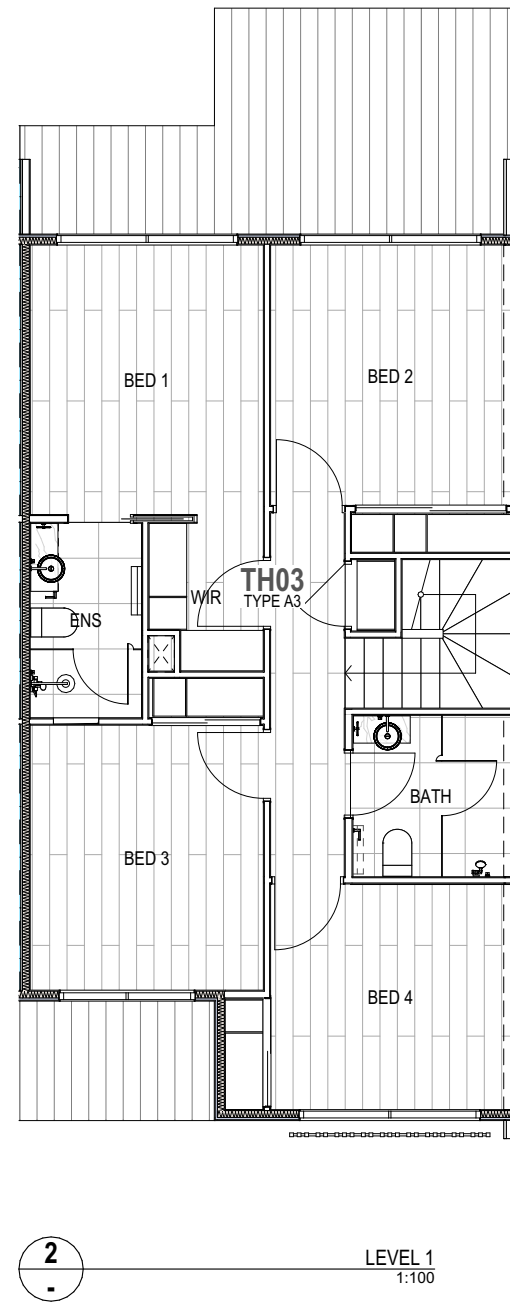
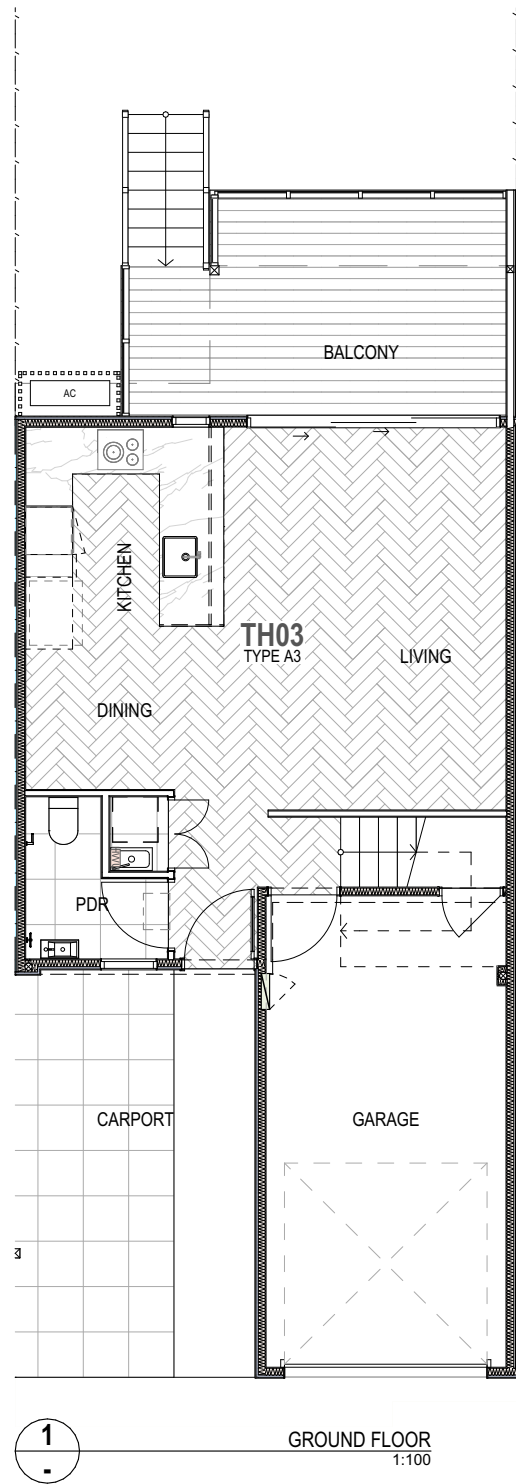
SCAS LEAF 6 PTY LTD
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Drawing:
TOWNHOUSE TYPE PLANS - TYPE A2 PROPOSED
Date: 8/10/2025 Scale @ A3:
Proj. No: 2513 Dwg. No: SK303 Rev: **D**



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APPLICATION REF
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REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

PROPOSED
PRELIMINARY - NOT FOR TENDER
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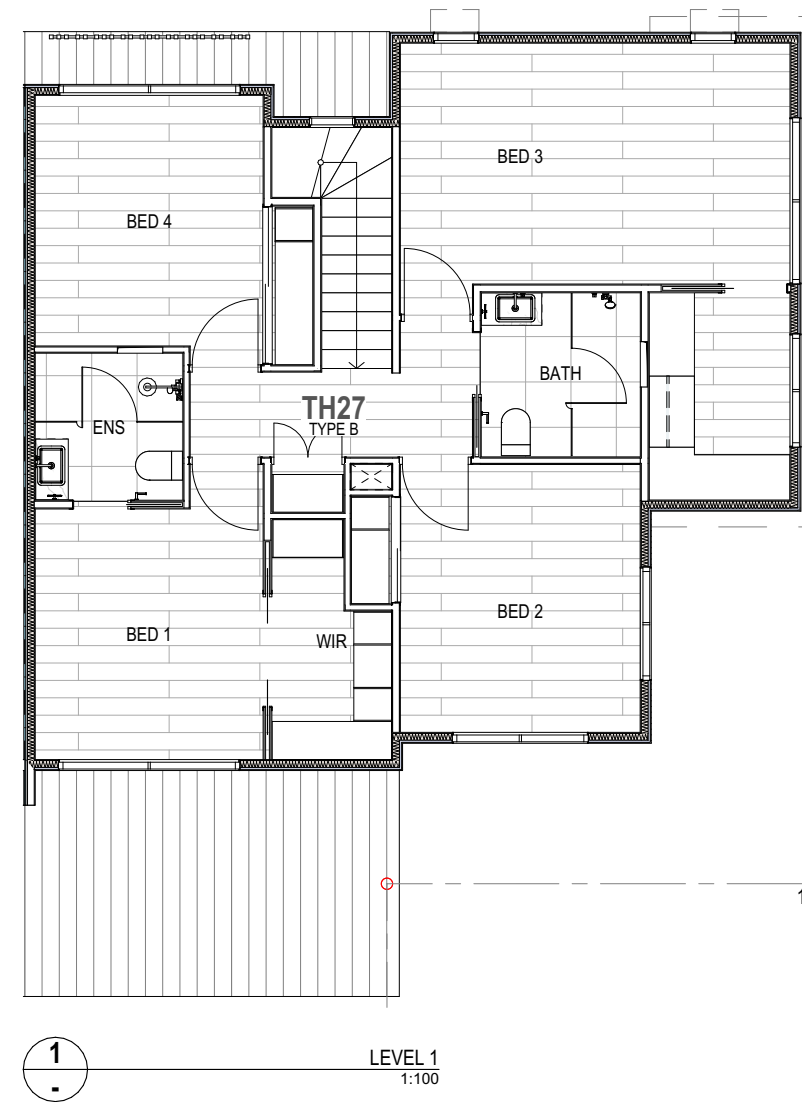
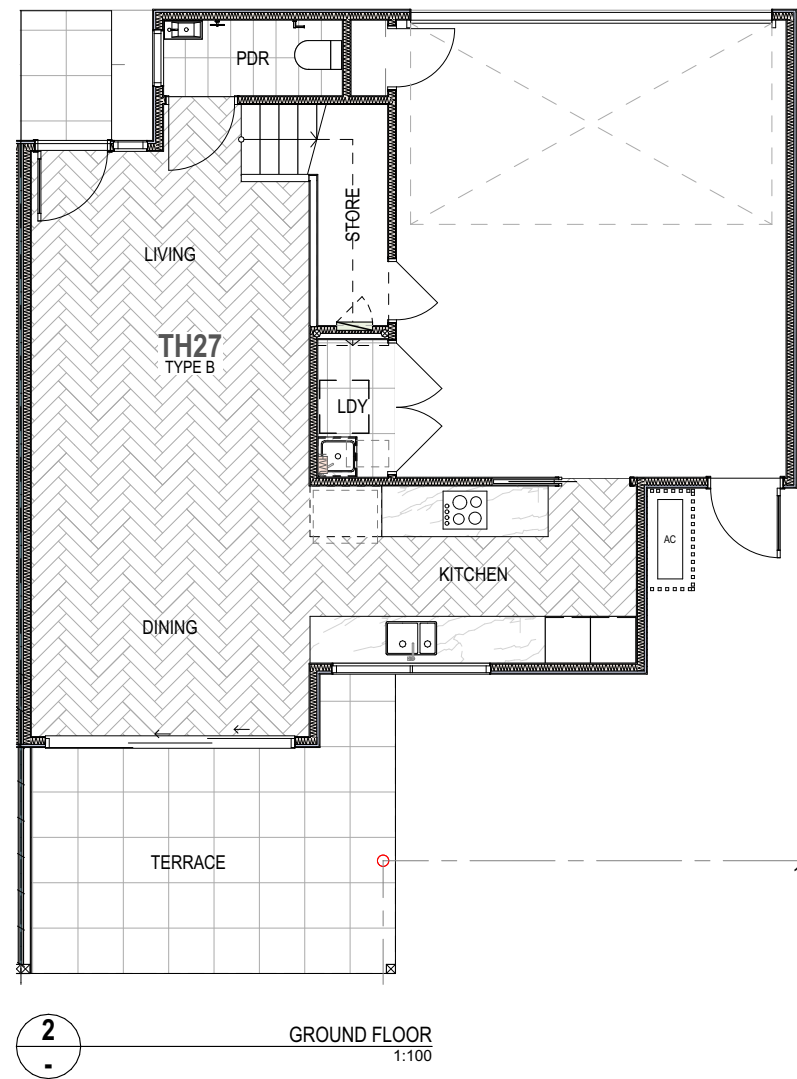
SCAS LEAF 6 PTY LTD
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Drawing:
TOWNHOUSE TYPE PLANS - TYPE A3 PROPOSED
Date: 8/10/2025 Scale @ A3:
Proj. No: 2513 Dwg. No: SK305 Rev: **D**



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APPLICATION REF
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REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

PROPOSED
 PRELIMINARY - NOT FOR
 TENDER
 NOT FOR CONSTRUCTION

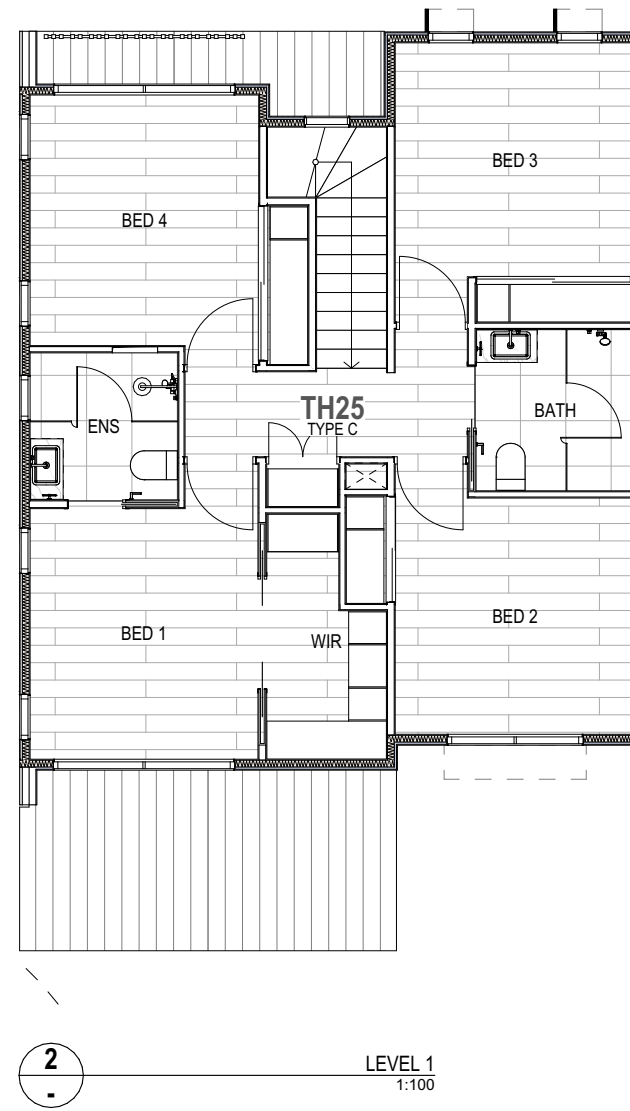
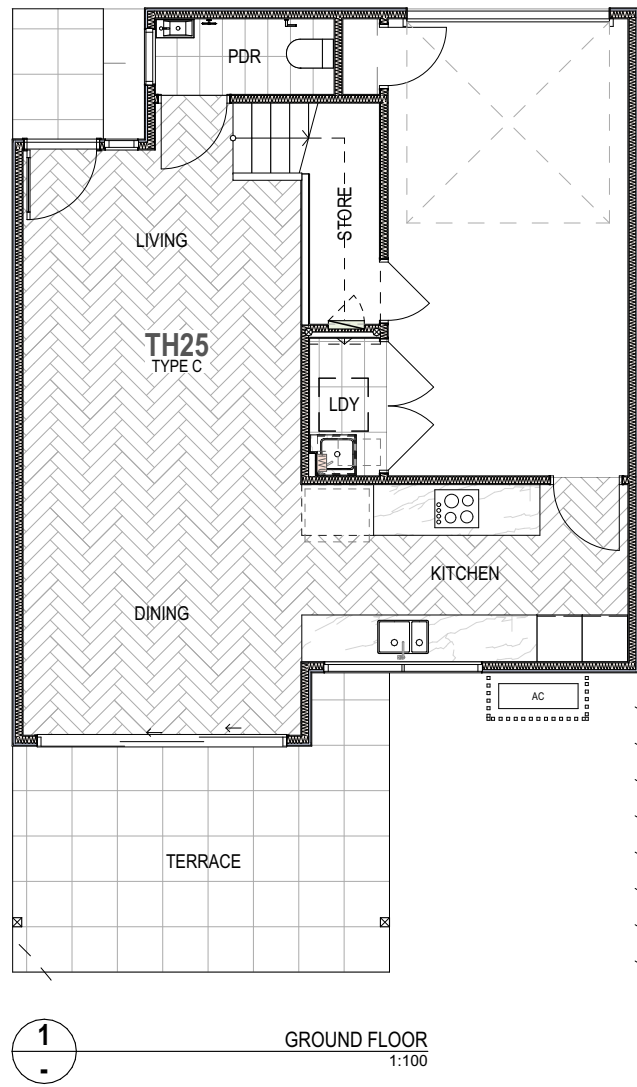
SCAS LEAF 6 PTY LTD
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Drawing:
**TOWNHOUSE TYPE PLANS -
TYPE B PROPOSED**
 Date: 8/10/2025 Scale @ A3:
 Proj. No: 2513 Dwg. No: SK307 Rev: **D**



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APPLICATION REF
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REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

PROPOSED
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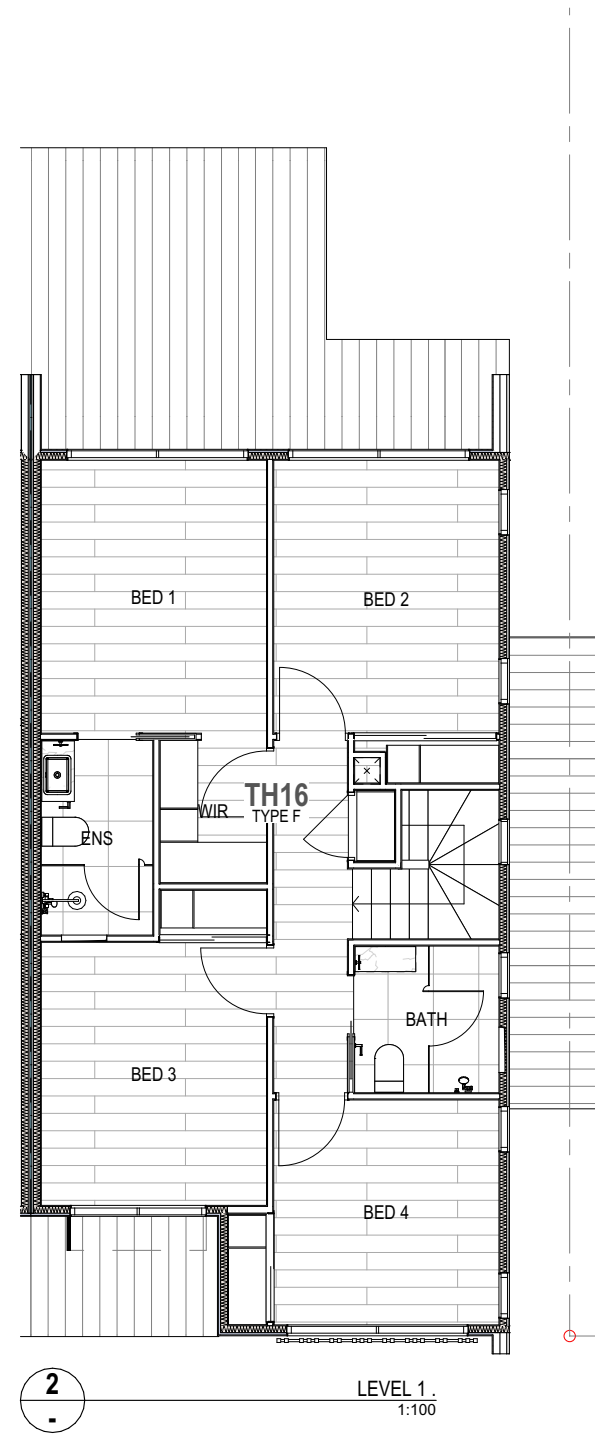
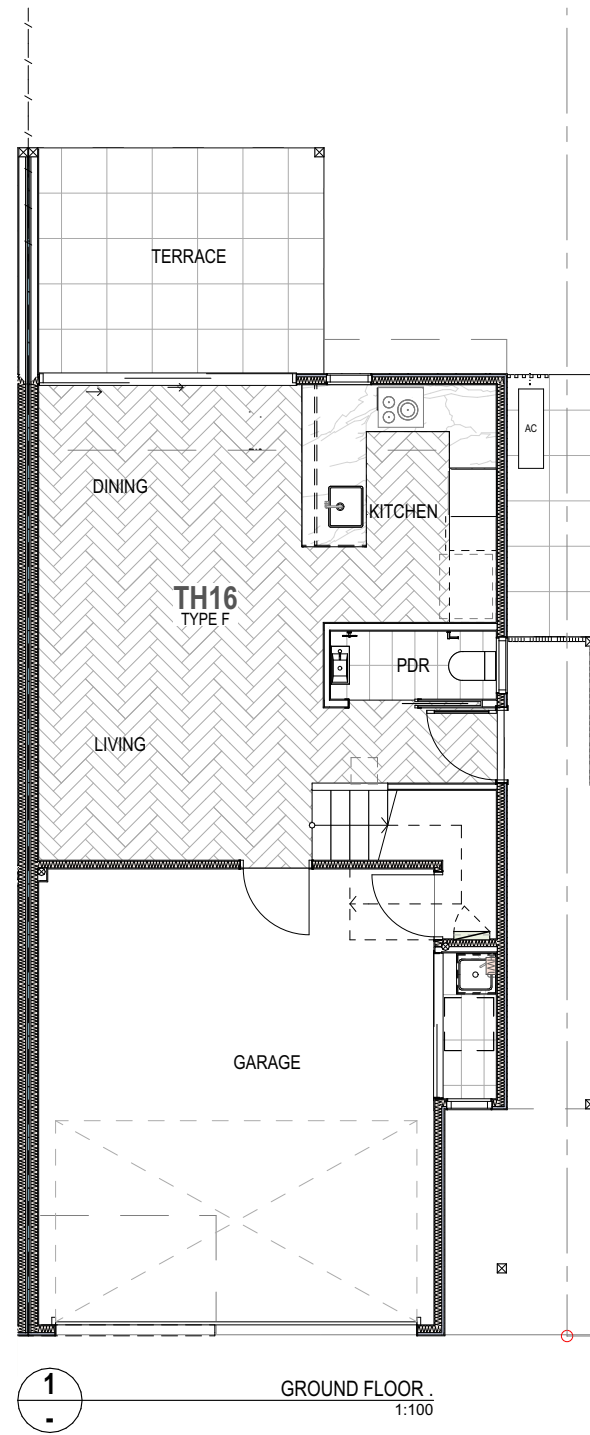
SCAS LEAF 6 PTY LTD
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Drawing:
**TOWNHOUSE TYPE PLANS -
 TYPE C PROPOSED**
 Date: 8/10/2025
 Scale @ A3:
 Proj. No: 2513
 Dwg. No: SK309
 Rev: **D**



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APPLICATION REF
 A006894889

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

PROPOSED
 PRELIMINARY - NOT FOR
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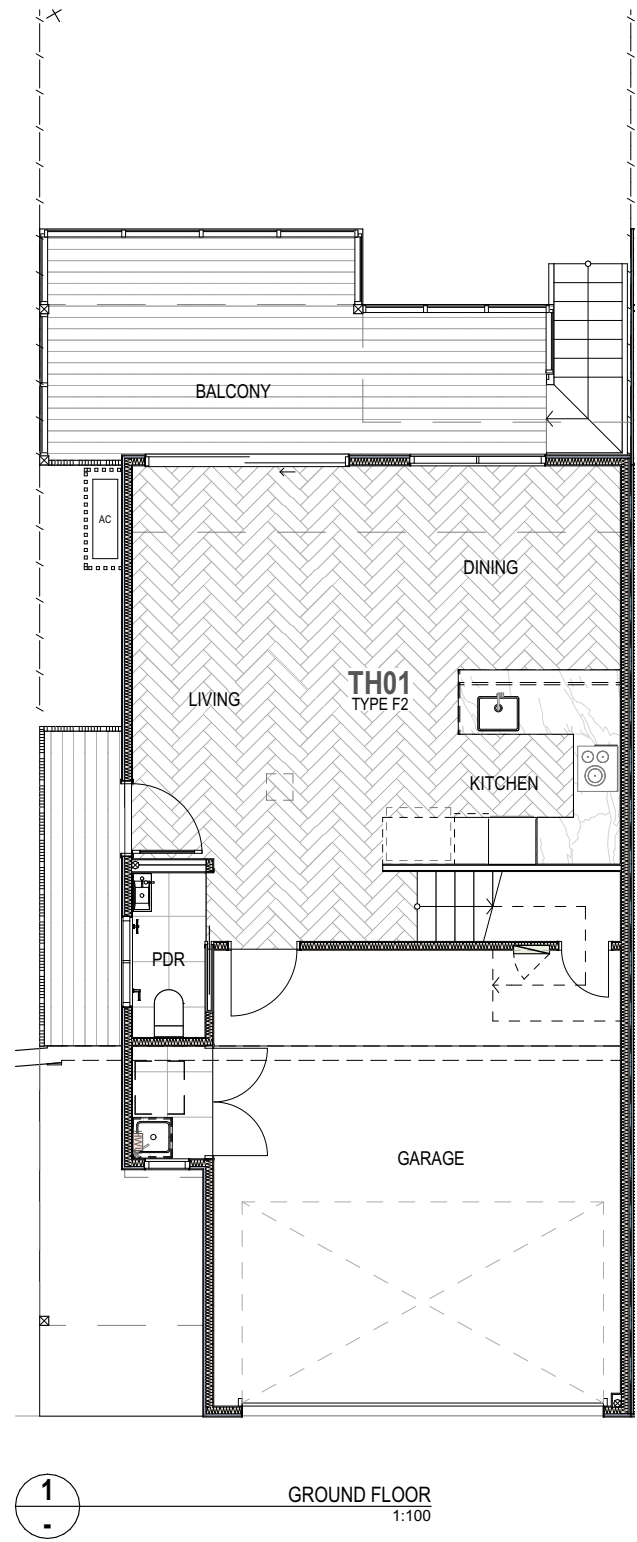
SCAS LEAF 6 PTY LTD
38 TOWNHOUSES
 255-261 BEENLEIGH RD SUNNYBANK
 QLD



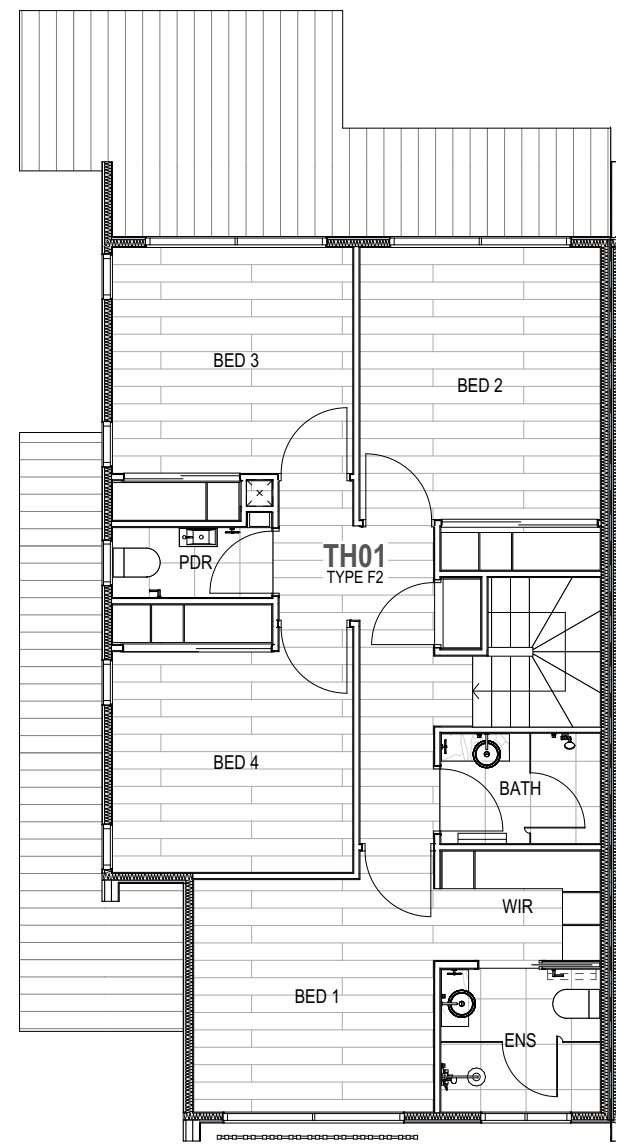
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 Nominated Architect - John Ford QLD 3411 NSW 9664

P: 07 3172 0150
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Drawing:
**TOWNHOUSE TYPE PLANS -
 TYPE F PROPOSED**
 Date: 8/10/2025 Scale @ A3:
 Proj. No: 2513 Dwg. No: SK311 Rev: **D**



1 GROUND FLOOR
1:100



2 LEVEL 1
1:100

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31-OCT-2025
APPLICATION REF
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REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

PROPOSED
PRELIMINARY - NOT FOR TENDER
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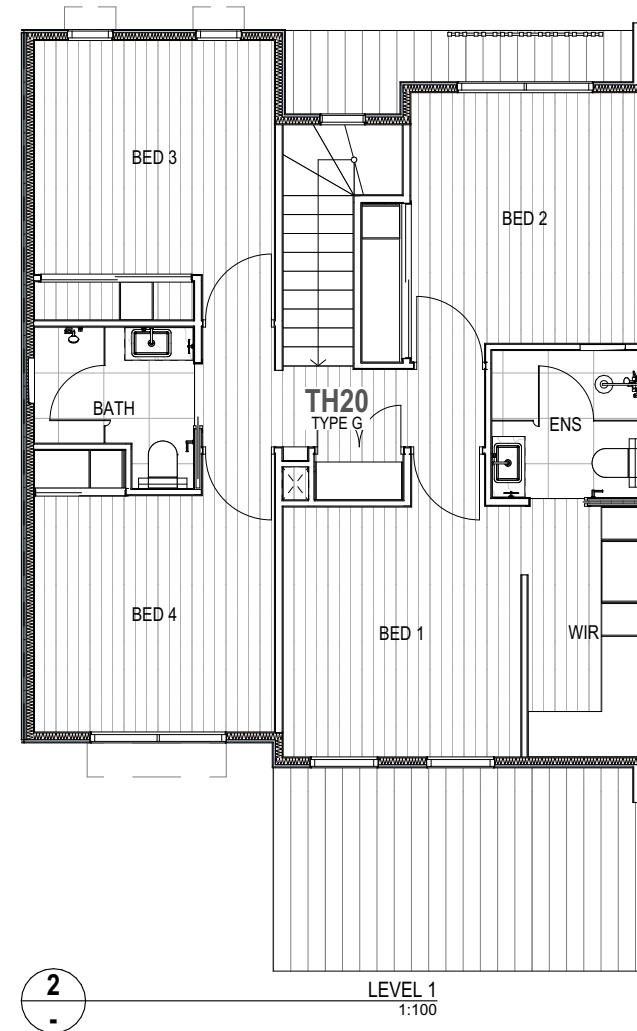
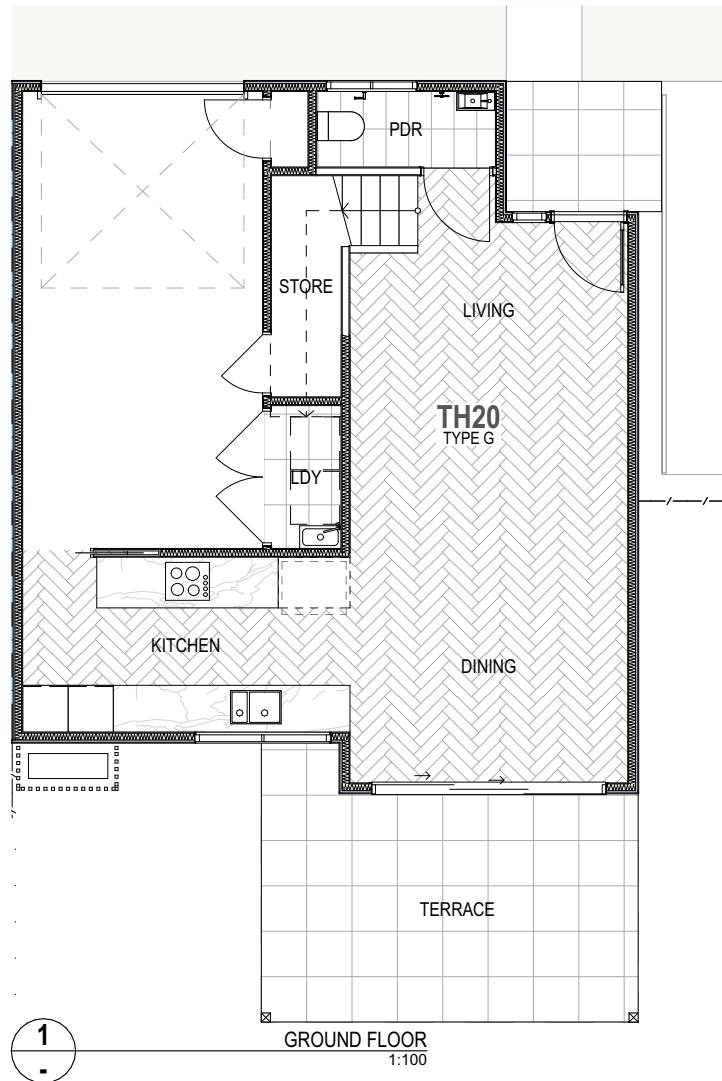
SCAS LEAF 6 PTY LTD
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Nominated Architect - John Ford QLD 3411 NSW 9664

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Drawing:
TOWNHOUSE TYPE PLANS - TYPE F2 PROPOSED
Date: 8/10/2025 Scale @ A3:
Proj. No: 2513 Dwg. No: SK313 Rev: **D**



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 A006894889

REV	DATE	DESCRIPTION	NO	CHANGE DESCRIPTION
D	8/10/2025	DA + MARKETING UPDATE BUILDINGS 1-3		
C	23/09/2025	DA MODIFICATION		
B	17/09/2025	MARKETING PLANS		

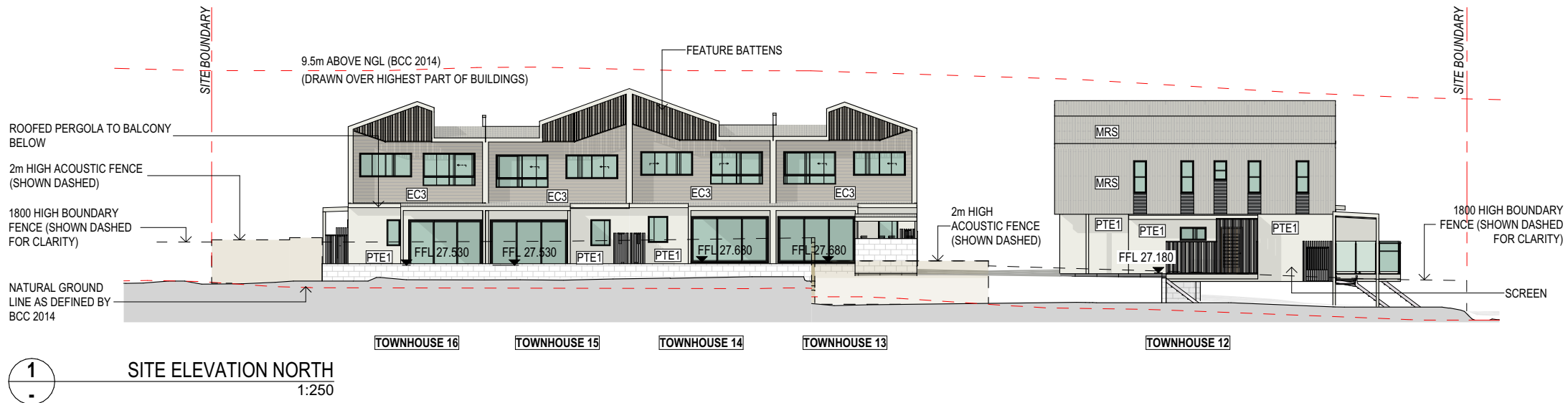
PROPOSED
 PRELIMINARY - NOT FOR
 TENDER
 NOT FOR CONSTRUCTION

SCAS LEAF 6 PTY LTD
38 TOWNHOUSES
 255-261 BEENLEIGH RD SUNNYBANK
 QLD



PO BOX 1491
 NEW FARM QLD 4005
 P: 07 3172 0150
 www.ultralinea.com.au
 Nominated Architect - John Ford QLD 3411 NSW 9664

Drawing:
**TOWNHOUSE TYPE PLANS -
 TYPE G PROPOSED**
 Date: 8/10/2025 Scale @ A3:
 Proj. No: 2513 Dwg. No: SK315 Rev: **D**



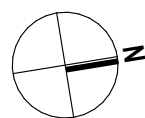
**BCC DS
RECEIVED
31-OCT-2025
APPLICATION REF
A006894889**

- LEGEND**
- EC1 EXPRESSED JOINT FC CLADDING (COLOUR 1)
 - EC2 HORIZONTAL FC CLADDING (COLOUR 2)
 - EC3 HORIZONTAL FC CLADDING (COLOUR 3)
 - PTE1 FINE TEXTURE CLADDING OR RENDER, PAINT FINISH (COLOUR 1)
 - MRS METAL ROOF / WALL SHEET (COLOUR 4)
 - SCR1 ALUMINIUM SCREEN (COLOUR 4)
 - SCR2 ALUMINIUM SCREEN (COLOUR 5)
- COLOUR 1: WHITE / LIGHT NEUTRAL
 COLOUR 2: DARK GREY
 COLOUR 3: BEIGE NATURAL
 COLOUR 4: WHITE/LIGHT NATURAL
 COLOUR 5: TIMBER LOOK / BEIGE

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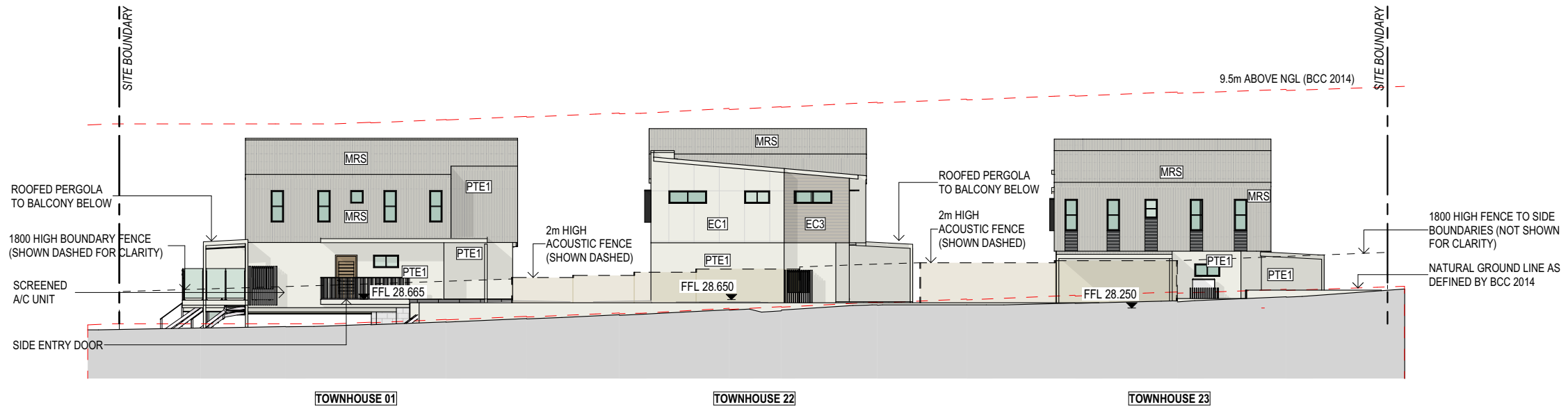


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Drawing:
ADDITIONAL - SITE ELEVATIONS NORTH & EAST

Date: 8/10/2025 Scale @ A3: 1:250, 1:200
 Proj. No: 2513 Dwg. No: SK403 Rev: D



1
SITE ELEVATION SOUTH
1:250



2
SITE ELEVATION WEST
1:250

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Drawing:
**ADDITIONAL - SITE
 ELEVATION SOUTH & WEST**
 Date: 8/10/2025
 Scale @ A3:
 1:250, 1:200
 Proj. No: 2513
 Dwg. No: SK404
 Rev: **D**