



# DEVELOPMENT APPLICATION MINOR CHANGE

## 25 MAUD ST, NEWSTEAD, BRISBANE

DRAWING LIST	
SHEET	NAME
0.00	COVER SHEET
1.01	LOCALITY PLAN
1.03	SITE PLAN PROPOSED
2.00	BASEMENT 3 PLAN
2.01	BASEMENT 2 PLAN
2.02	BASEMENT 1 PLAN
2.03	GROUND PLAN
2.04	LEVEL 1 PLAN
2.05	LEVEL 2 PLAN
2.06	LEVEL 3 PLAN
2.07	LEVEL 4 PLAN
2.08	LEVEL 5 PLAN
2.09	LEVEL 6 PLAN
2.10	LEVEL 7 PLAN
2.11	LEVEL 8 PLAN
2.12	LEVEL 9 PLAN
2.13	SUB PENTHOUSE PLAN
2.14	PENTHOUSE PLAN

DRAWING LIST	
SHEET	NAME
2.15	ROOF PLAN
3.01	NORTH ELEVATION
3.02	EAST ELEVATION
3.03	SOUTH ELEVATION
3.04	WEST ELEVATION
4.01	SECTION 1
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4.03	SECTION 3
5.01	INTERFACE SECTION
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5.07	INTERFACE SECTION
5.08	INTERFACE SECTION
9.01	PERSPECTIVES - MAUD ST NW
9.02	PERSPECTIVES MAUD ST NE

### SITE INFORMATION

LOT RP9348 - LOT 71, 72, 73  
 LOCATION NEWSTEAD, BRISBANE  
 COUNCIL BRISBANE CITY COUNCIL

### DEVELOPMENT SUMMARY:

SITE AREA: 1520 m<sup>2</sup>  
 SITE COVER (L1) 1053m **69.3%**  
 SITE COVER (TOWER) 938m<sup>2</sup> **61.7%**  
 DEEP PLANTING 164m<sup>2</sup> **10.8%**

### APARTMENTS

10 X 2 BED  
 28 X 3 BED  
 2 X 4 BED  
**40 APARTMENTS**

### TOTAL:

### CARPARKS PROVIDED

PWD VISITOR 1  
 RESIDENTS BAY 100  
 RESIDENTS BAY - SMALL 1  
 VISITOR BAY 5  
**TOTAL 107**

### BICYCLES PROVIDED

RESIDENT 40  
 VISITOR 11



## COVER SHEET



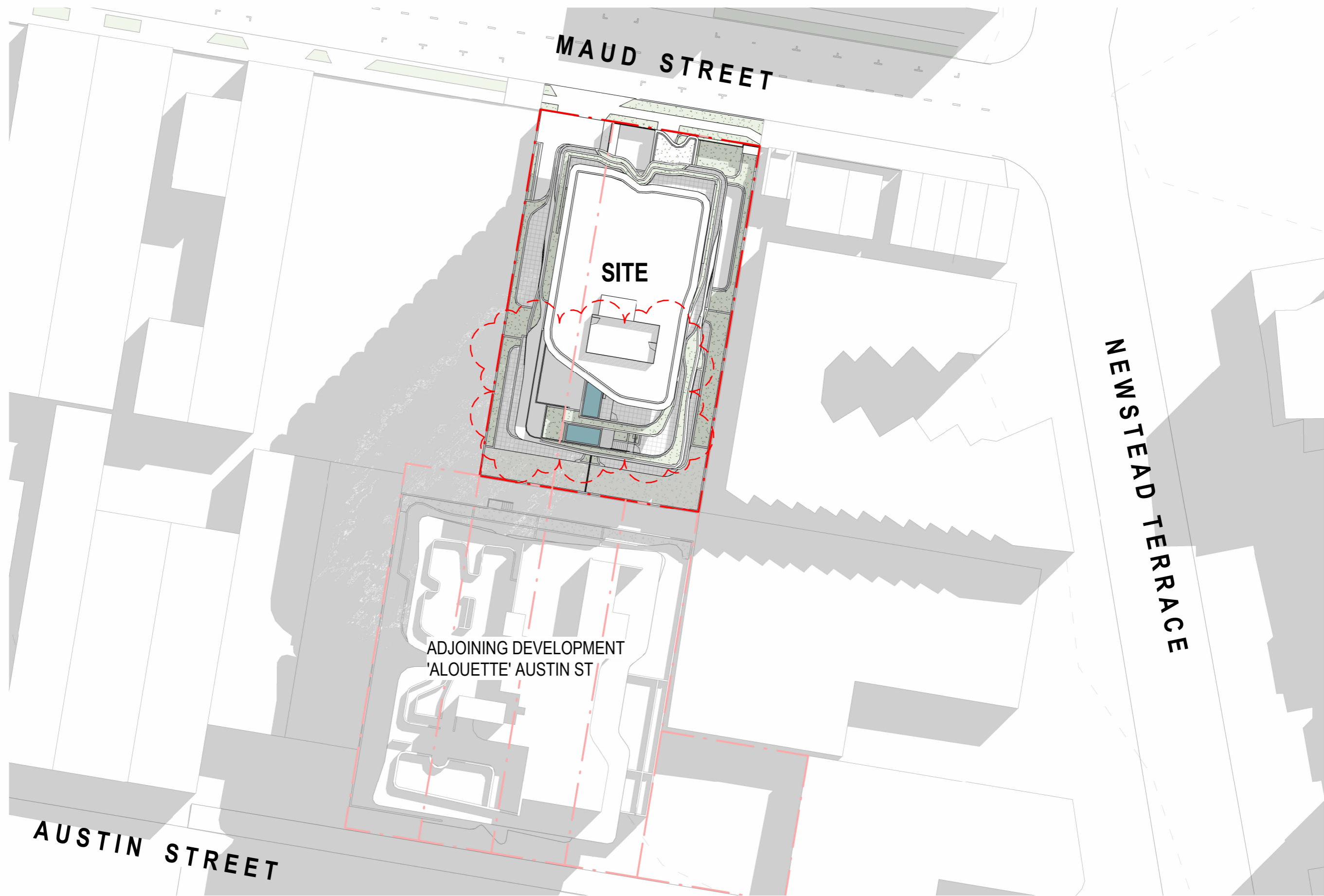
LOCALITY PLAN



BCC DS  
RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT:  
HG DEVELOPMENTS  
PROJECT:  
AIRE  
ADDRESS:  
25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 1000[A3]	DATE: 08.06.26	DRAWN: LF	NORTH: 
PROJECT NO: 21030	PHASE: DD	DRAWING NUMBER: ARC 1.01	REVISION: 11
C:\_Revit Local\21030_Maud St_DD_R23_VM_CURRENT_Jarissaf4R2ZR.rvt			8/06/2026 1:17:39 PM




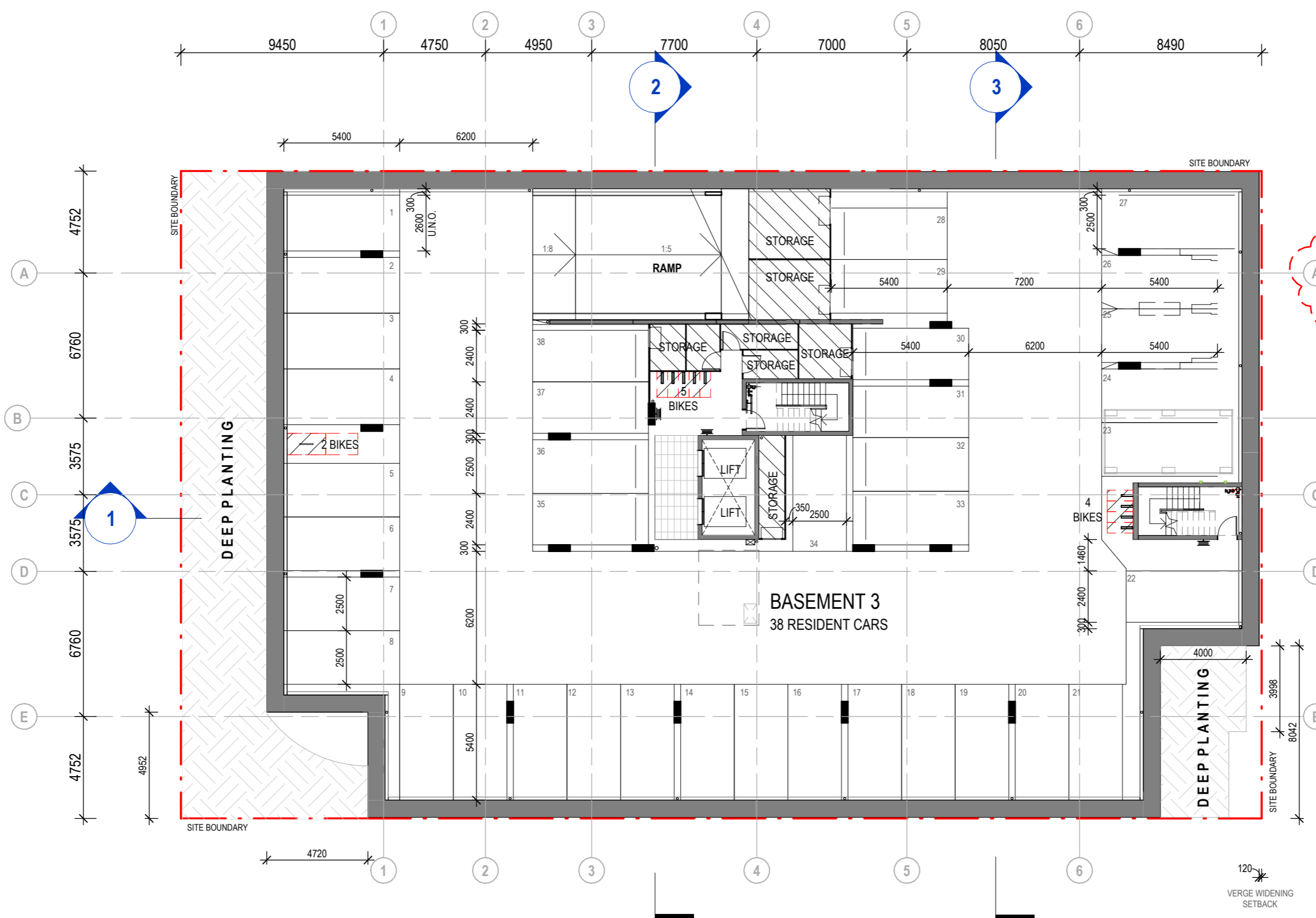
**SITE PLAN PROPOSED**

**bureau** <sup>^</sup> **proberts**

BCC DS  
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 25/06/2026  
 APPLICATION REF  
 A007057524

CLIENT: HG DEVELOPMENTS  
 PROJECT: AIRE  
 ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

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PROJECT NO: 21030	PHASE: DD	DRAWING NUMBER: ARC 1.03	REVISION: 11
<small>C:\_Revit Local\21030_Maud St_DD_R23_VM_CURRENT_Jarissaf4R2ZR.rvt</small>			<small>8/06/2026 1:18:48 PM</small>



TYPE	LENGTH	WIDTH	QTY
<b>BASEMENT 3</b>			
RESIDENTS BAY	5400	2400	7
RESIDENTS BAY	5400	2500	27
RESIDENTS BAY	5400	2600	4
<b>BASEMENT 2</b>			
RESIDENTS BAY	5400	2400	6
RESIDENTS BAY	5400	2500	26
RESIDENTS BAY	5400	2600	4
<b>BASEMENT 1</b>			
PWD VISITOR	5400	2400	1
RESIDENTS BAY	5400	2400	2
RESIDENTS BAY	5400	2500	24
RESIDENTS BAY - SMALL	5000	2300	1
VISITOR BAY	5400	2600	5
<b>TOTAL CARPARK NUMBERS</b>			<b>107</b>

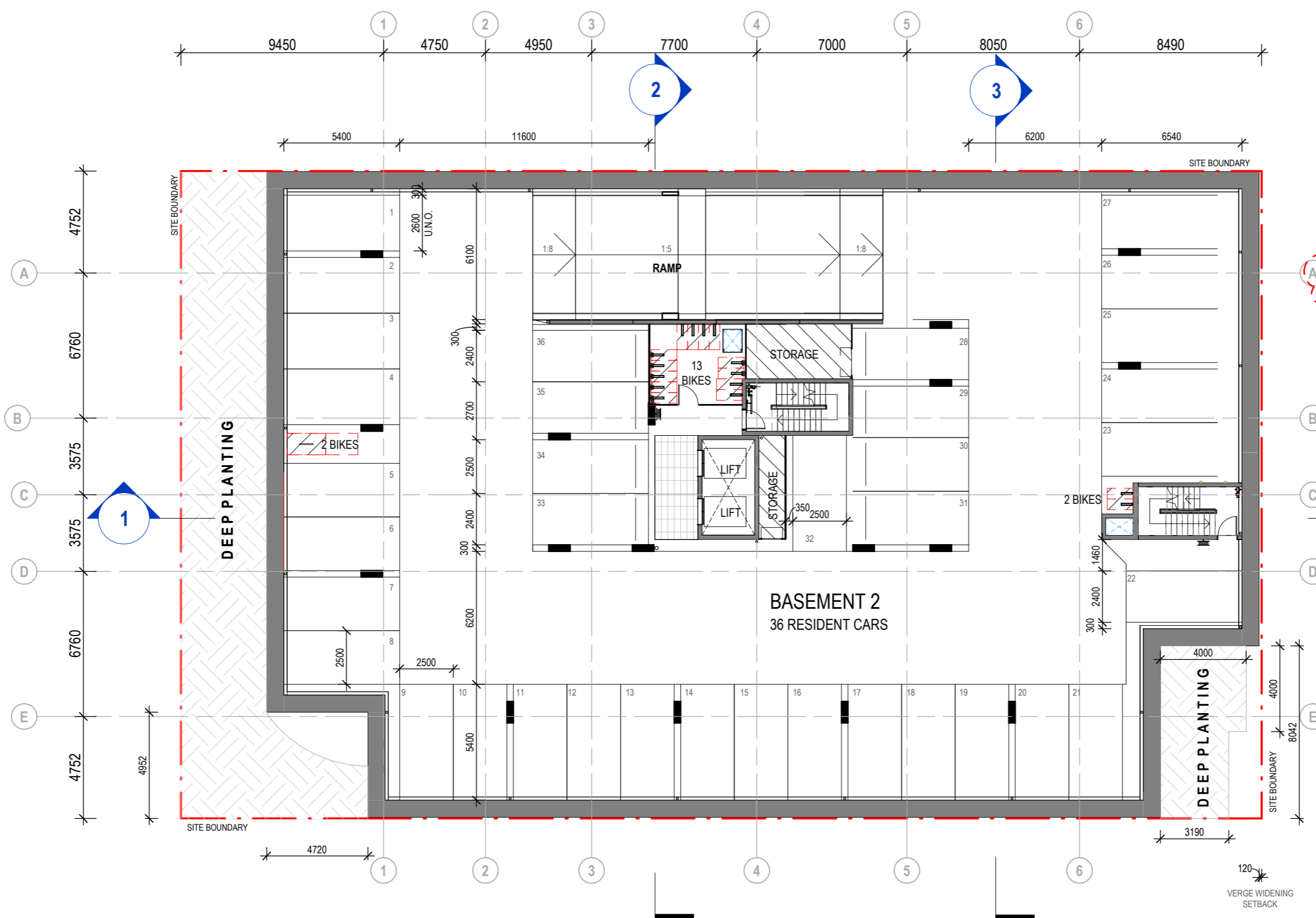
# BASEMENT 3 PLAN



BCC DS  
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 APPLICATION REF  
 A007057524

CLIENT: HG DEVELOPMENTS  
 PROJECT: AIRE  
 ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]  
 DATE: 08.06.26  
 DRAWN: LF  
 PROJECT NO: 21030  
 PHASE: DD  
 DRAWING NUMBER: ARC 2.00  
 REVISION: 11  
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8/06/2026 1:18:51 PM



TYPE	LENGTH	WIDTH	QTY
<b>BASEMENT 3</b>			
RESIDENTS BAY	5400	2400	7
RESIDENTS BAY	5400	2500	27
RESIDENTS BAY	5400	2600	4
<b>BASEMENT 2</b>			
RESIDENTS BAY	5400	2400	6
RESIDENTS BAY	5400	2500	26
RESIDENTS BAY	5400	2600	4
<b>BASEMENT 1</b>			
PWD VISITOR	5400	2400	1
RESIDENTS BAY	5400	2400	2
RESIDENTS BAY	5400	2500	24
RESIDENTS BAY - SMALL	5000	2300	1
VISITOR BAY	5400	2600	5
<b>TOTAL CARPARK NUMBERS</b>			<b>107</b>

# BASEMENT 2 PLAN



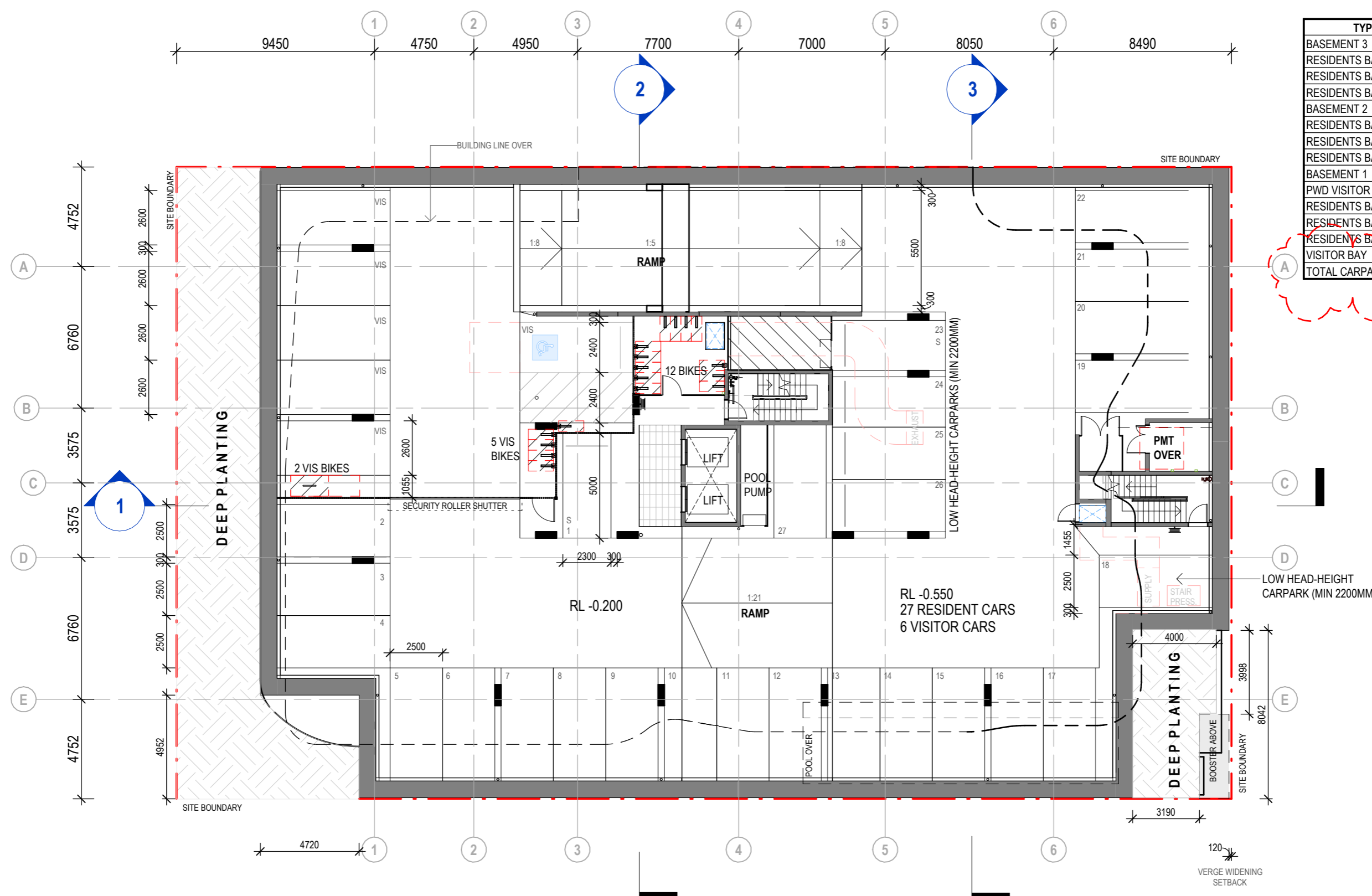
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25/06/2026  
APPLICATION REF  
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CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1:200 [A3]      DATE: 08.06.26      DRAWN: LF      NORTH:

PROJECT NO: 21030      PHASE: DD      DRAWING NUMBER: ARC 2.01      REVISION: 22

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RESIDENTS BAY	5400	2500	27
RESIDENTS BAY	5400	2600	4
<b>BASEMENT 2</b>			
RESIDENTS BAY	5400	2400	6
RESIDENTS BAY	5400	2500	26
RESIDENTS BAY	5400	2600	4
<b>BASEMENT 1</b>			
PWD VISITOR	5400	2400	1
RESIDENTS BAY	5400	2400	2
RESIDENTS BAY	5400	2500	24
RESIDENTS BAY - SMALL	5000	2300	1
VISITOR BAY	5400	2600	5
<b>TOTAL CARPARK NUMBERS</b>			<b>107</b>

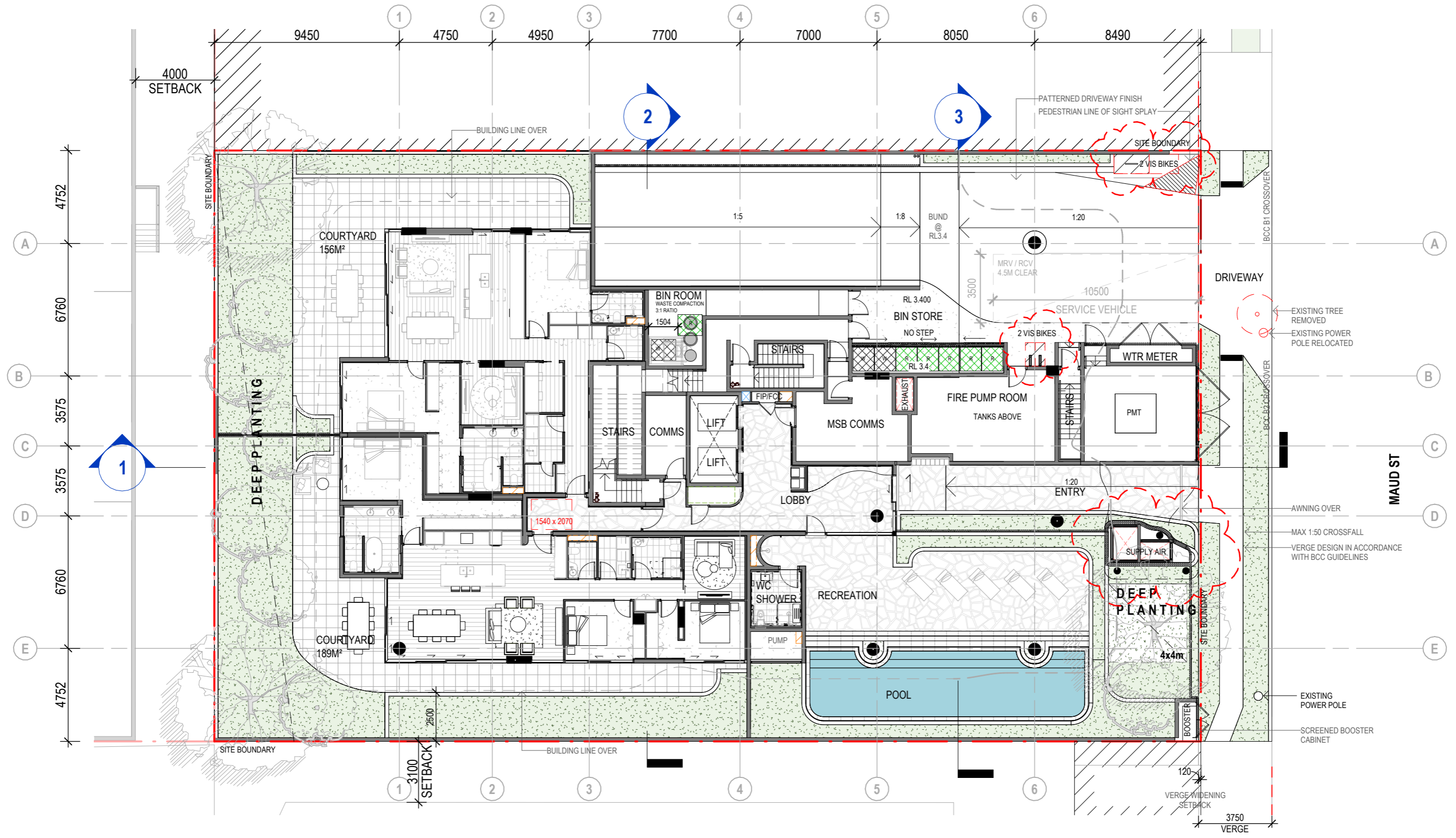
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25/06/2026  
APPLICATION REF  
A007057524

CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1:200 [A3] DATE: 08.06.26 DRAWN: LF NORTH:  
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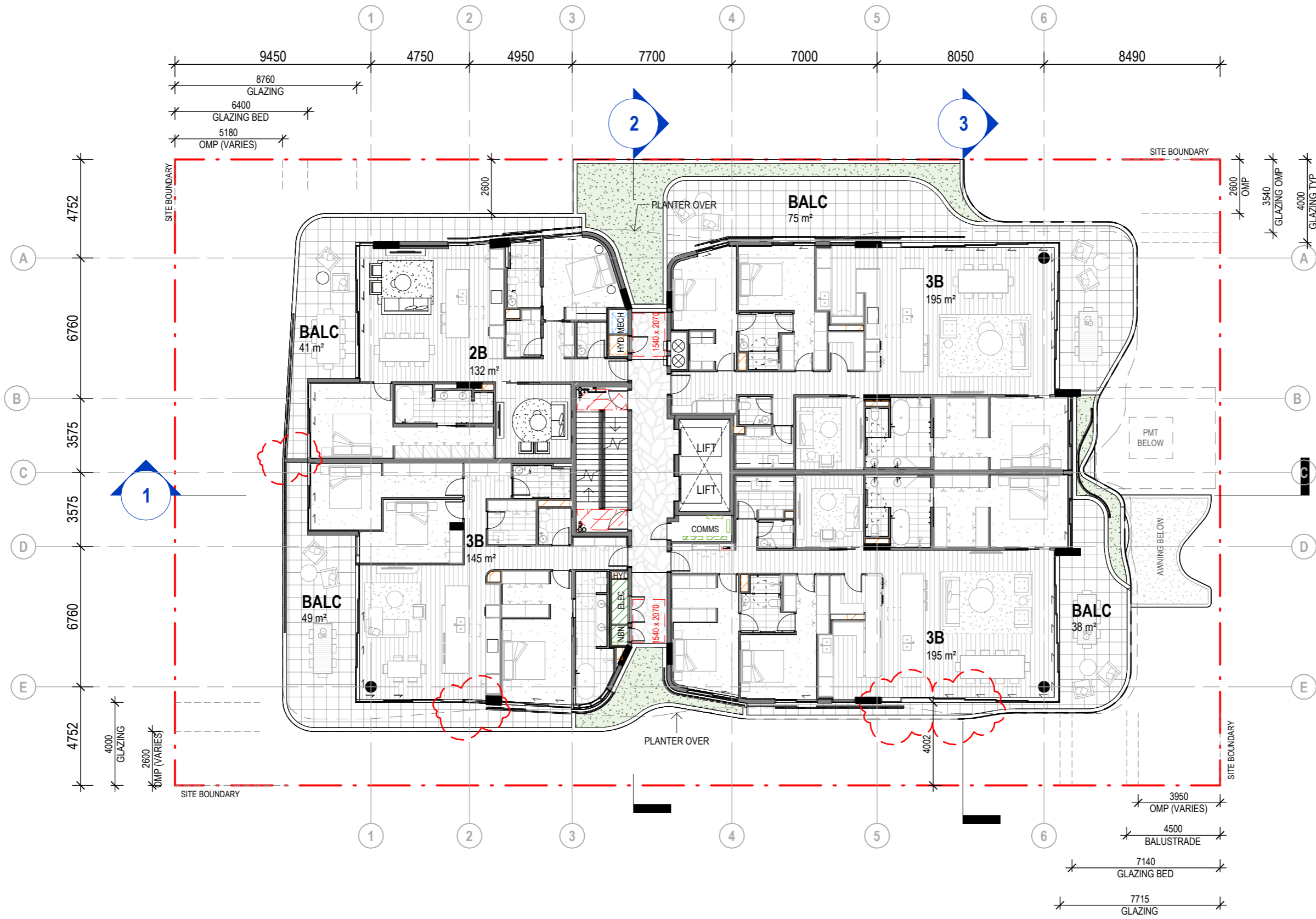
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**BCC DS RECEIVED**  
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**APPLICATION REF**  
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CLIENT: HG DEVELOPMENTS  
 PROJECT: AIRE  
 ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

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**LEVEL 1 PLAN**



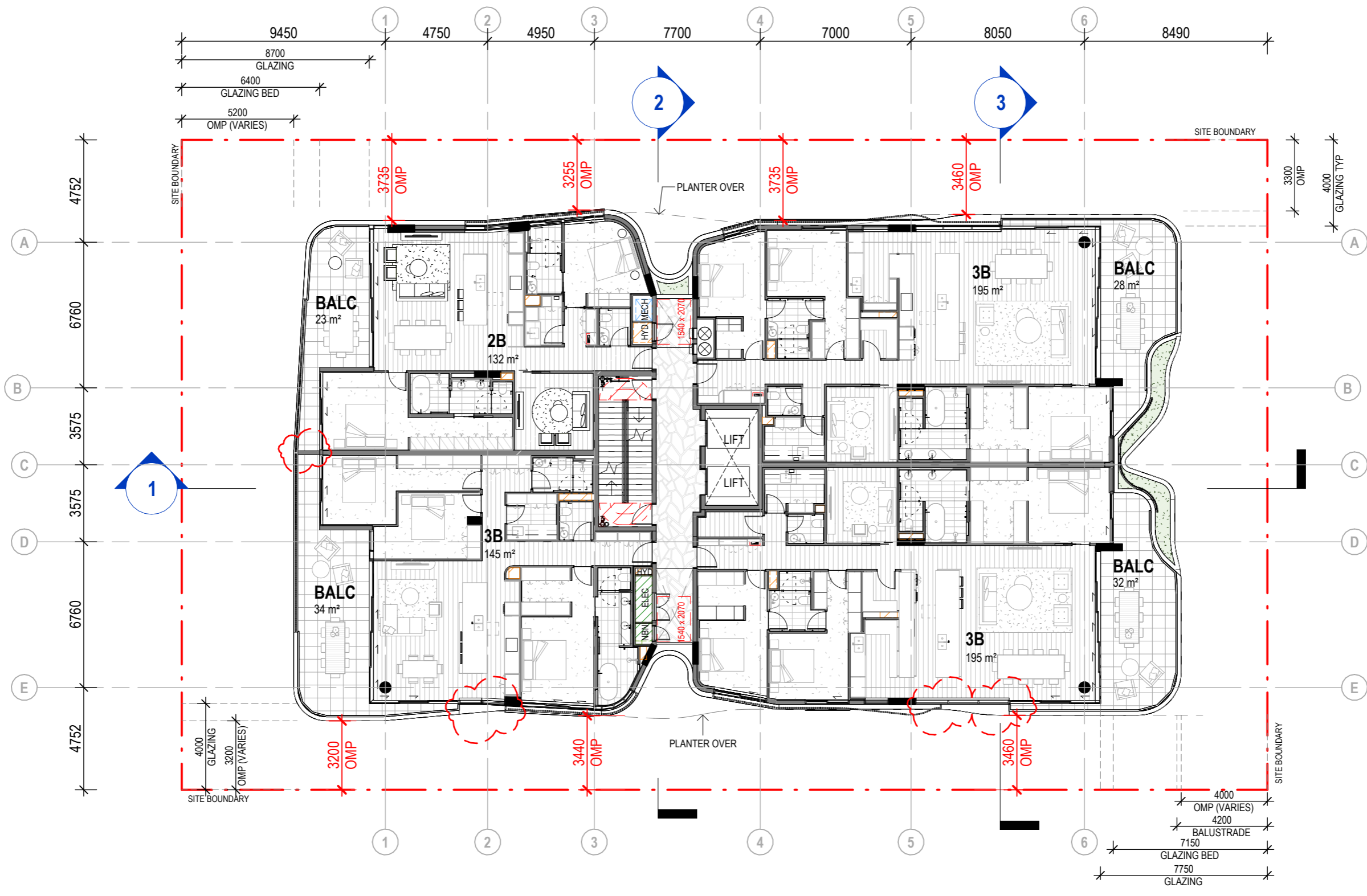
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CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]  
DATE: 08.06.26  
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NORTH:

PROJECT NO: 21030  
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LEVEL 2 PLAN



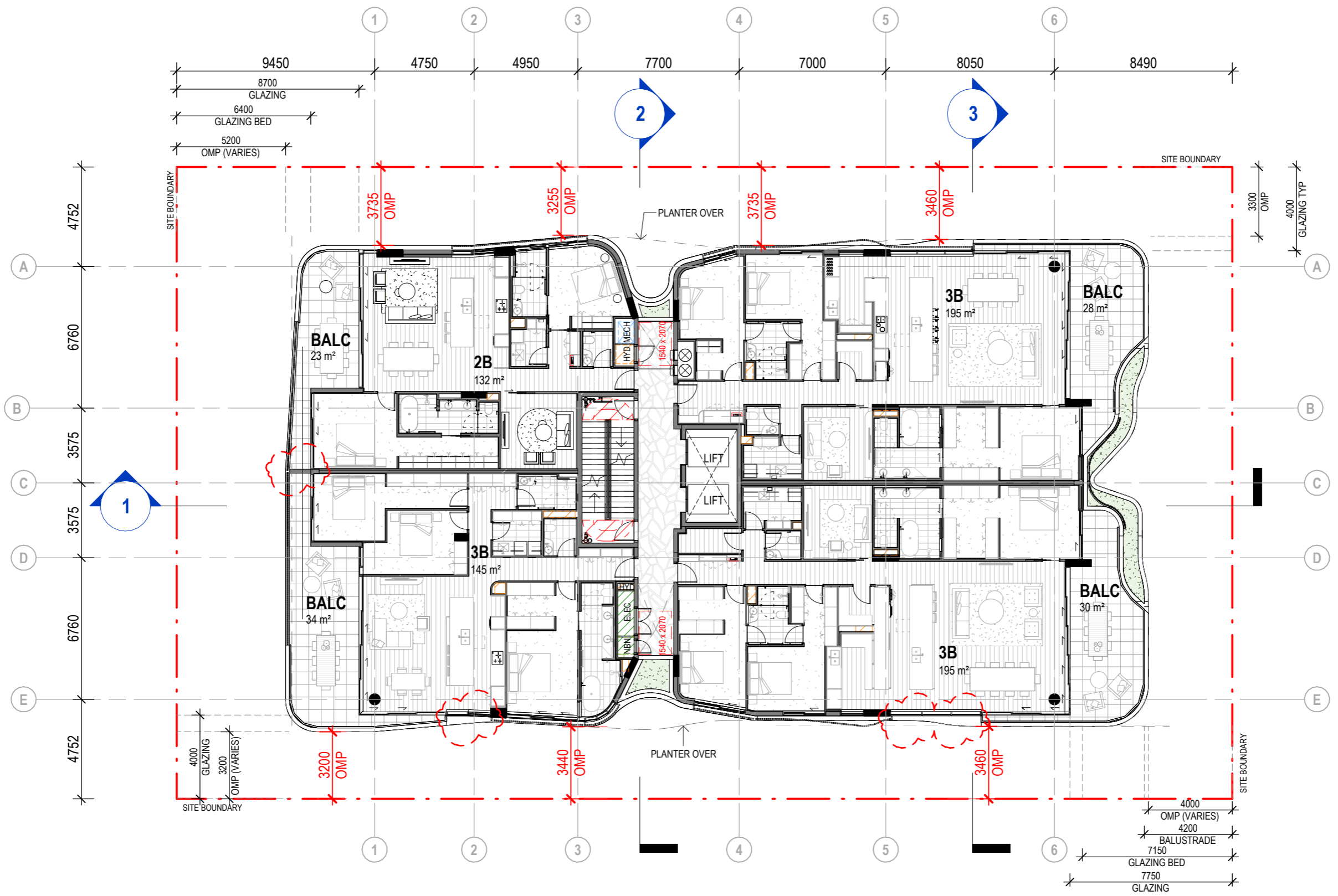
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CLIENT: HG DEVELOPMENTS  
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ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

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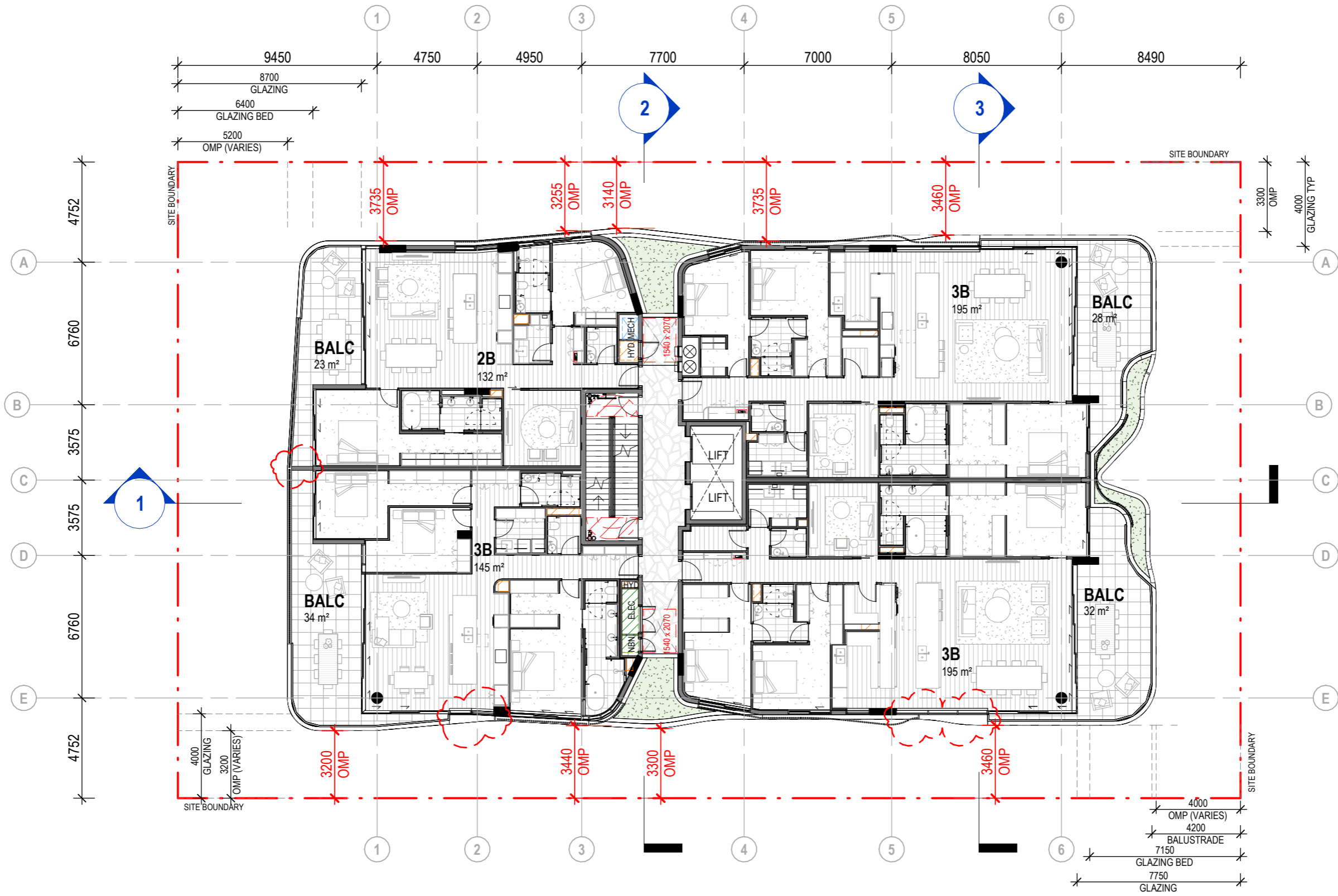


**LEVEL 3 PLAN**

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APPLICATION REF  
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CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]  
DATE: 08.06.26  
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NORTH:  
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**LEVEL 4 PLAN**

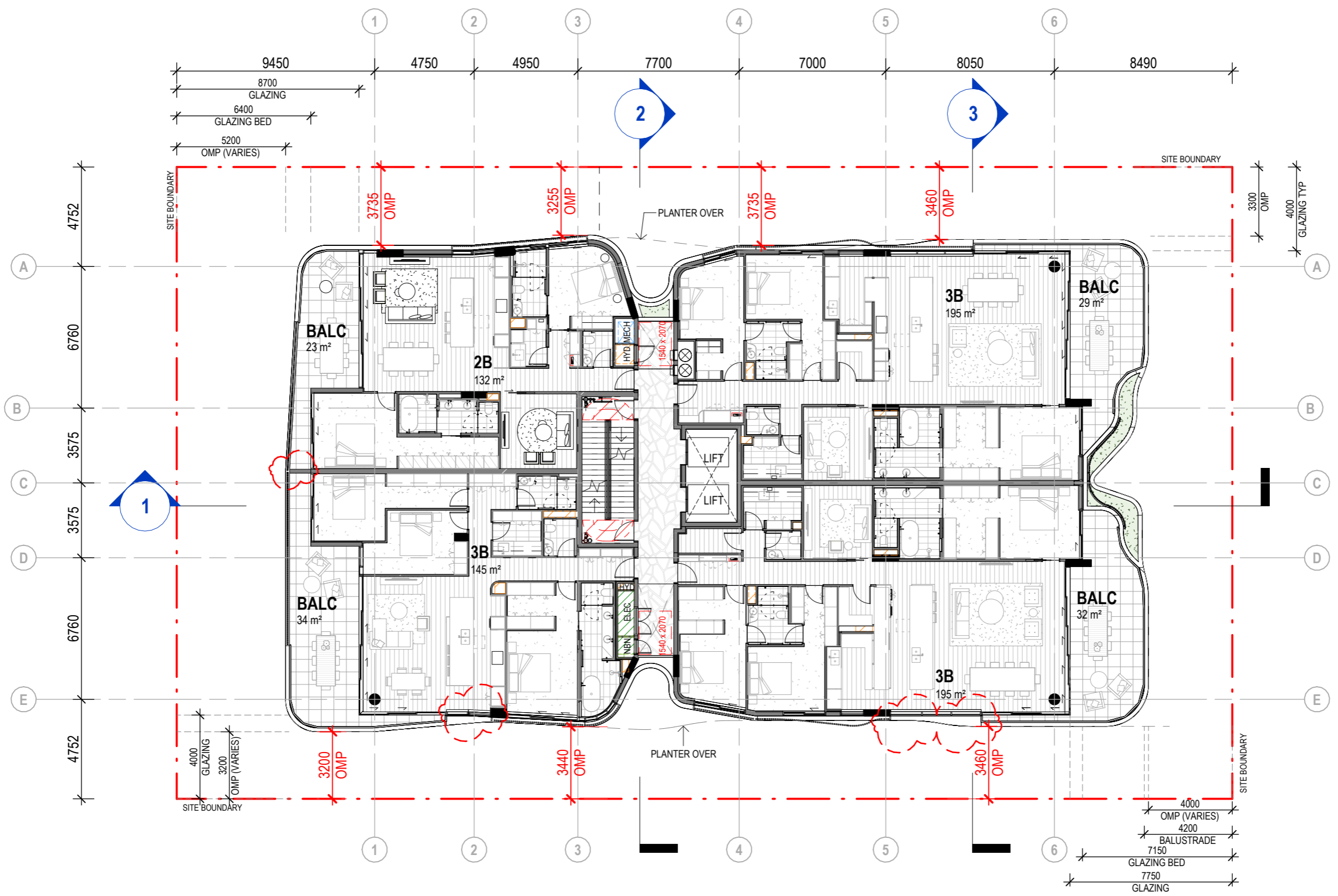
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CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]  
DATE: 08.06.26  
DRAWN: LF  
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LEVEL 5 PLAN



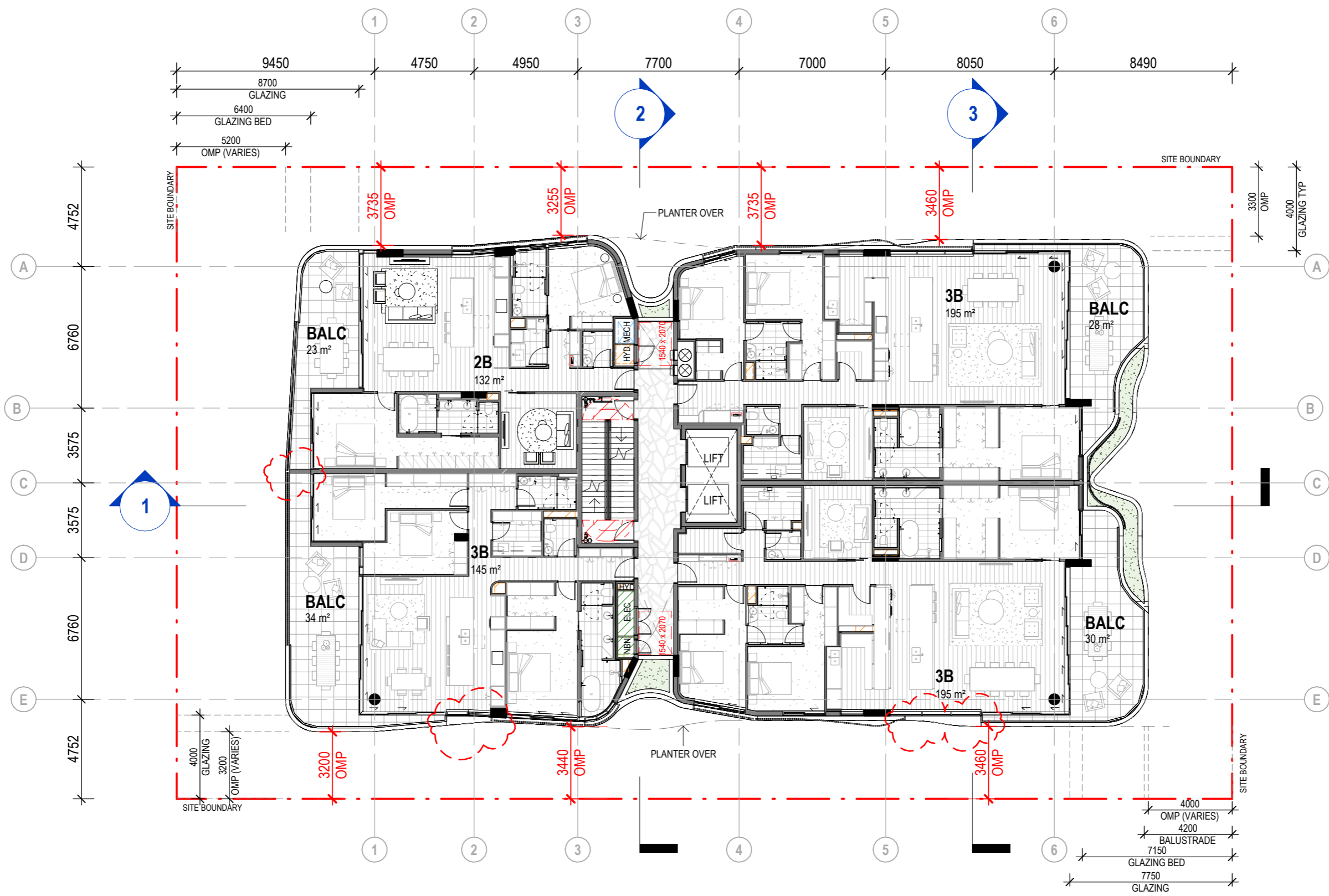
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CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]  
DATE: 08.06.26  
DRAWN: LF  
NORTH:

PROJECT NO: 21030  
PHASE: DD  
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LEVEL 6 PLAN



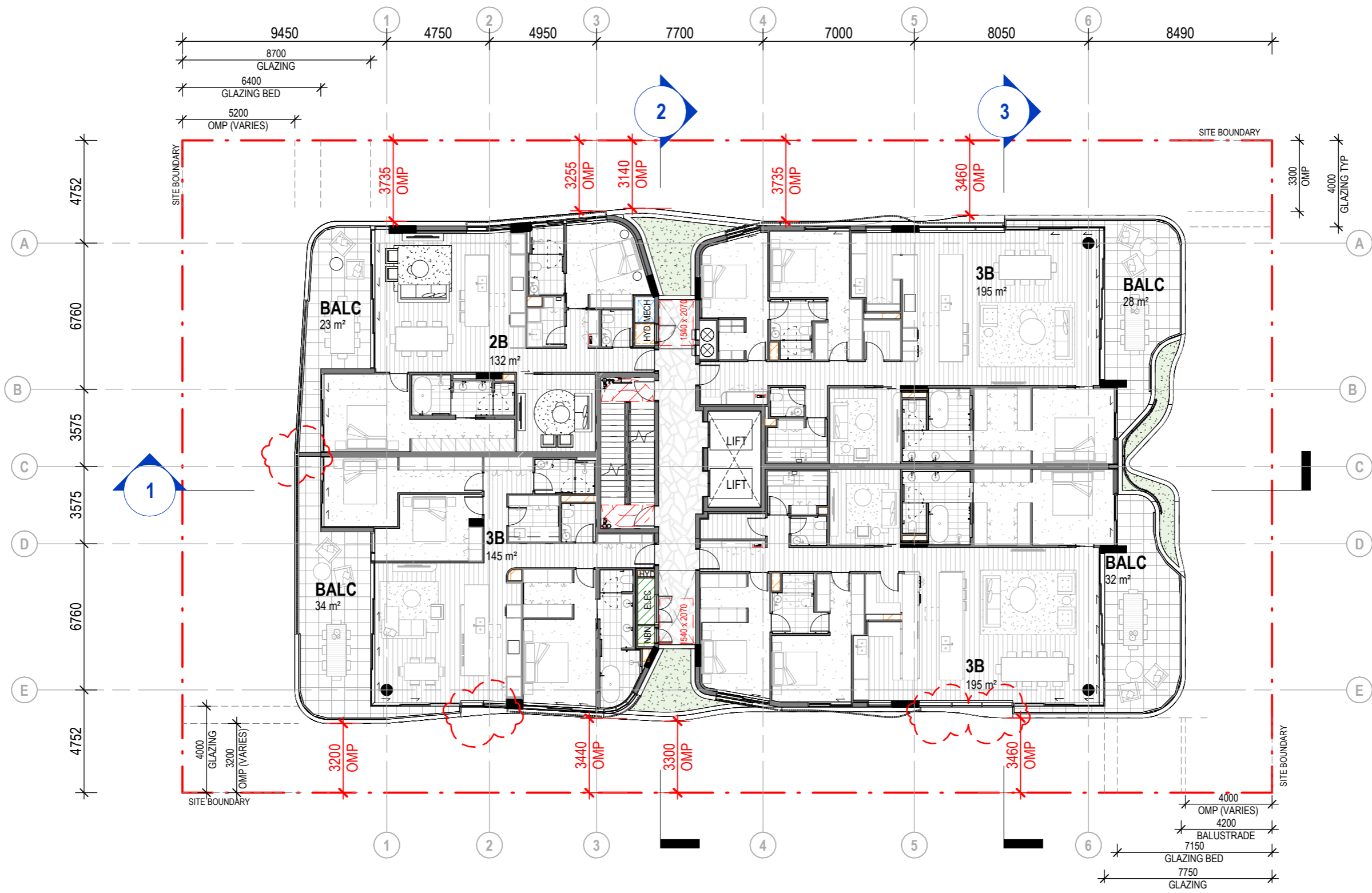
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APPLICATION REF  
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CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]  
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LEVEL 7 PLAN



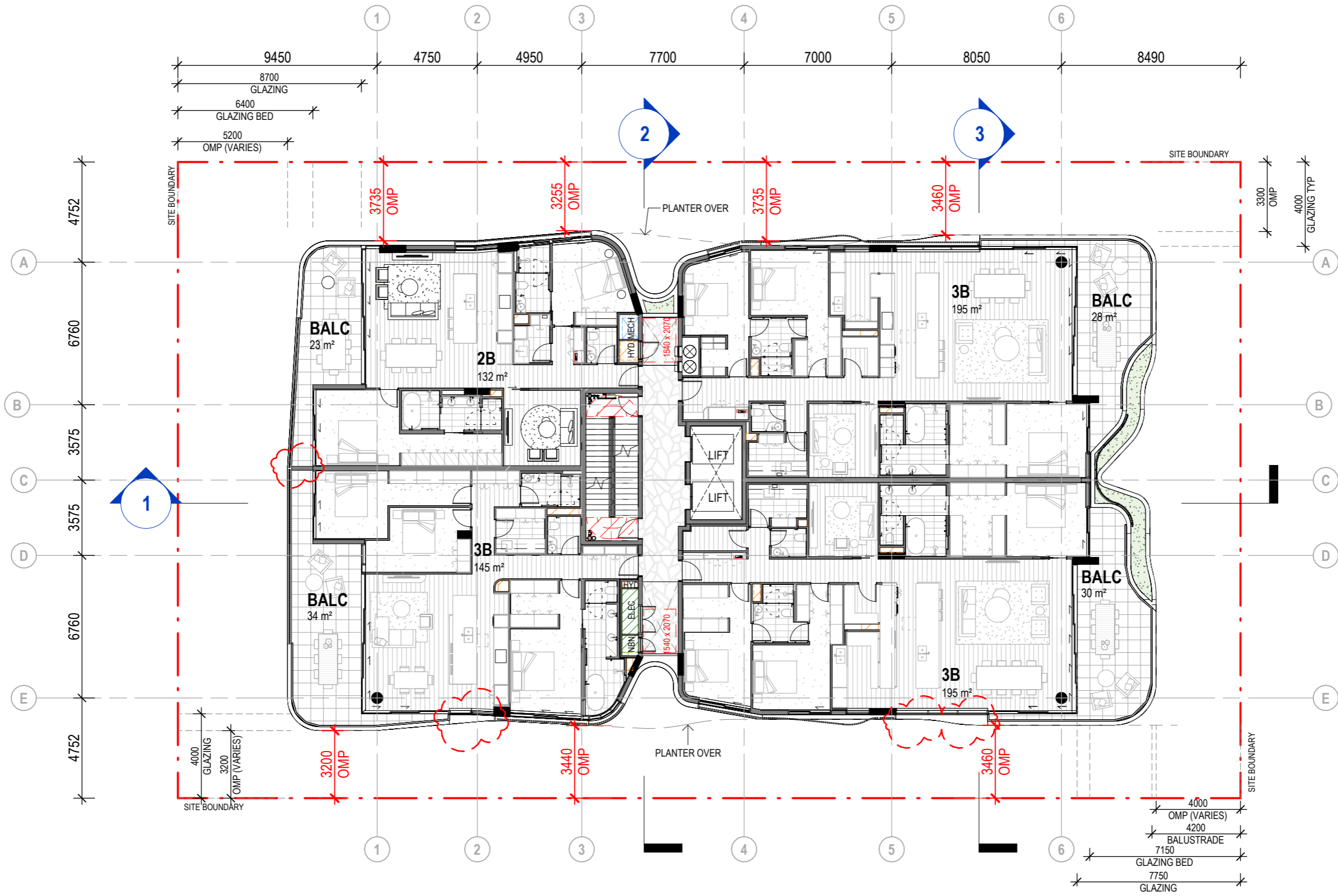
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25/06/2026  
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CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]  
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PHASE: DD  
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**LEVEL 8 PLAN**

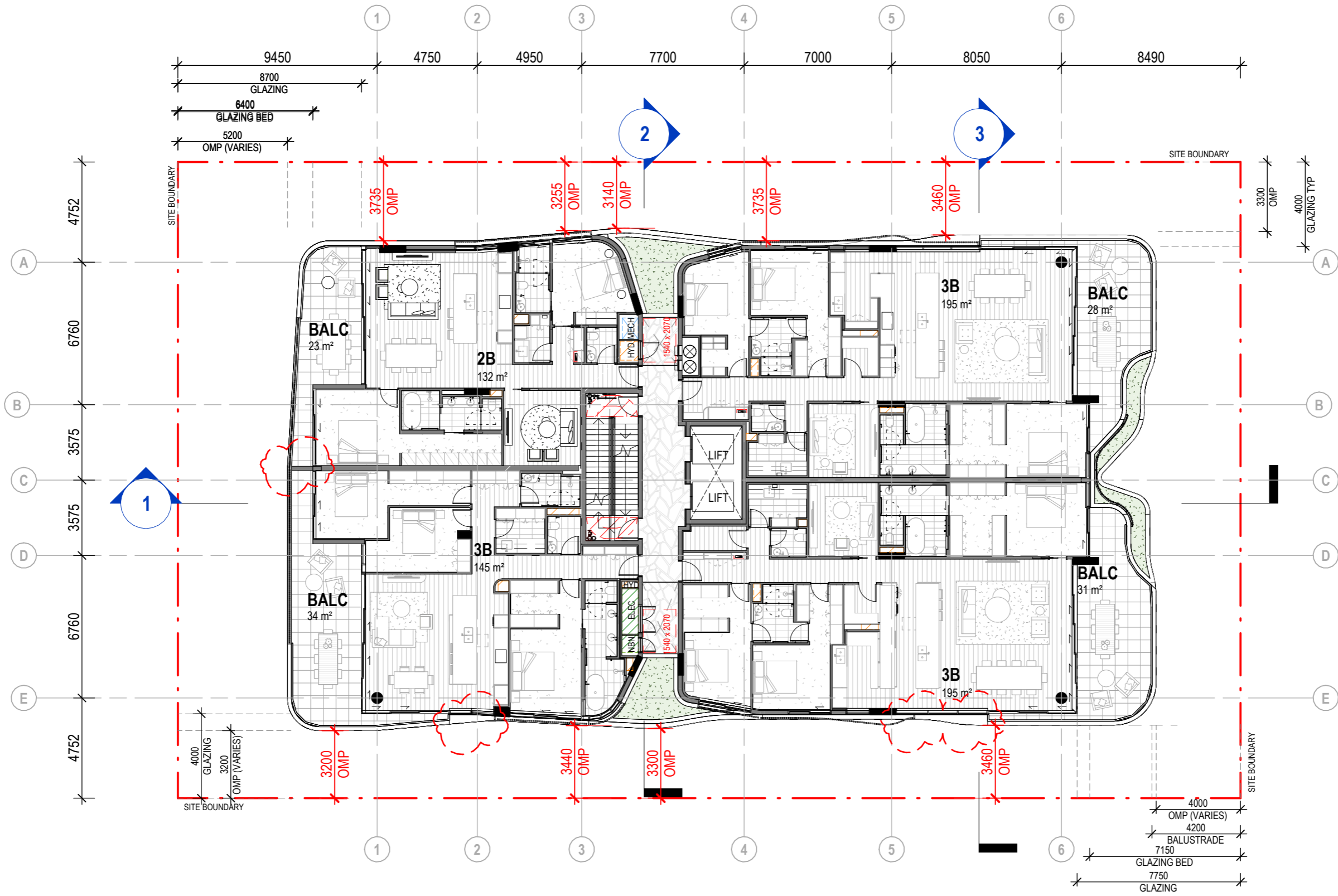


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 25/06/2026  
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CLIENT: HG DEVELOPMENTS  
 PROJECT: AIRE  
 ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]	DATE: 08.06.26	DRAWN: LF	NORTH: 
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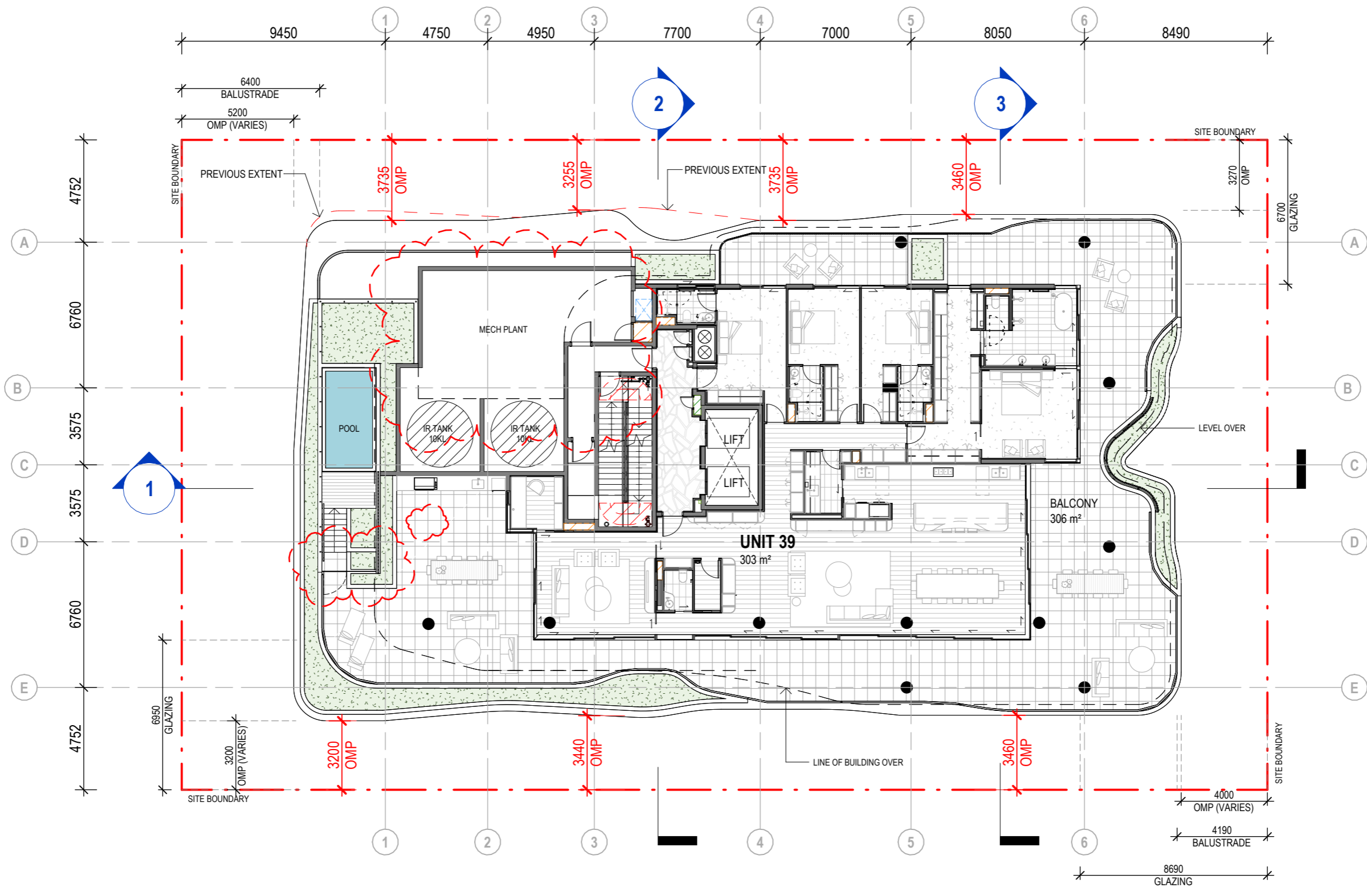
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CLIENT: HG DEVELOPMENTS  
 PROJECT: AIRE  
 ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]	DATE: 08.06.26	DRAWN: LF	NORTH: 
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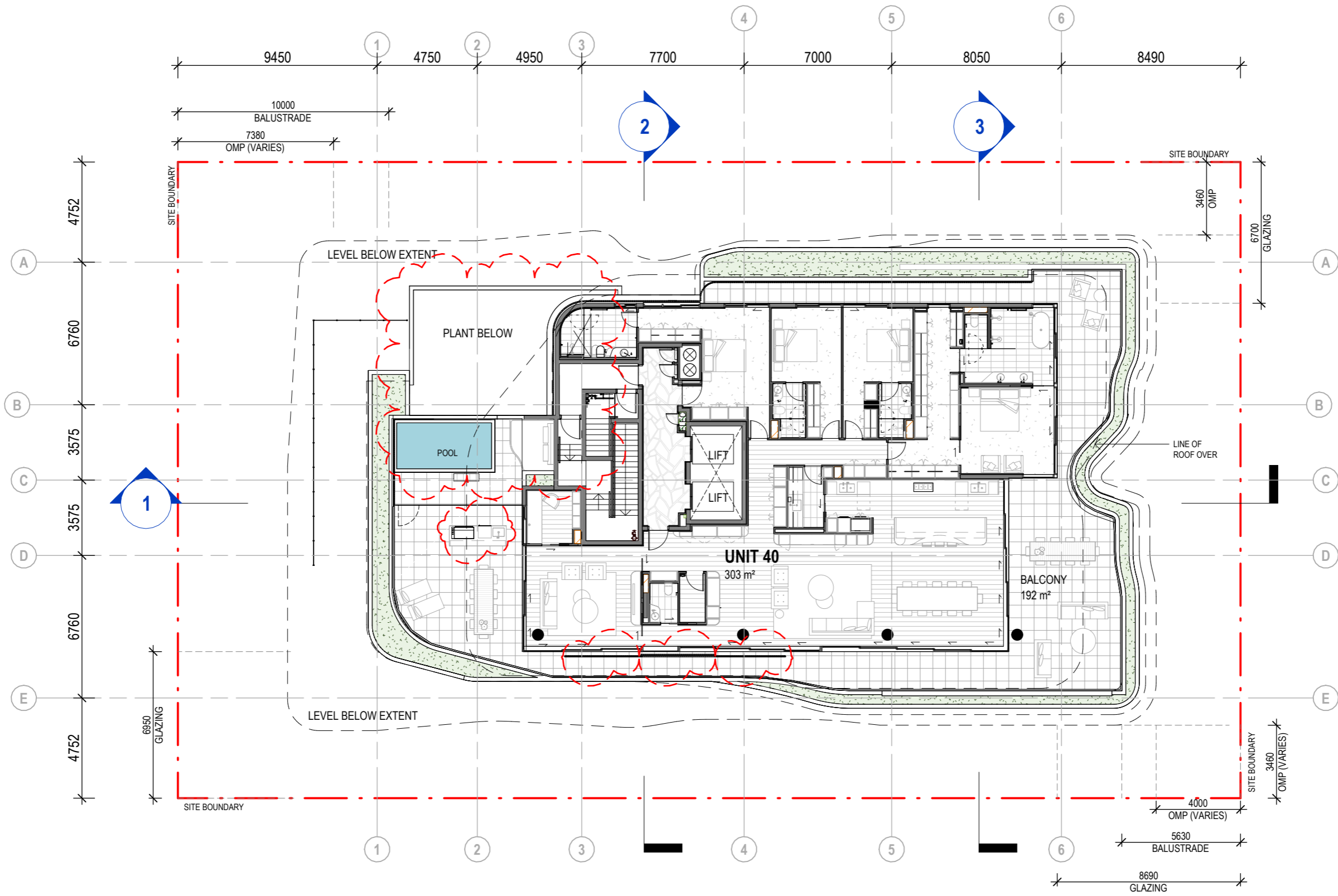
**SUB PENTHOUSE PLAN**



BCC DS  
 RECEIVED  
 25/06/2026  
 APPLICATION REF  
 A007057524

CLIENT: HG DEVELOPMENTS  
 PROJECT: AIRE  
 ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]	DATE: 08.06.26	DRAWN: LF	NORTH: 
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PENTHOUSE PLAN



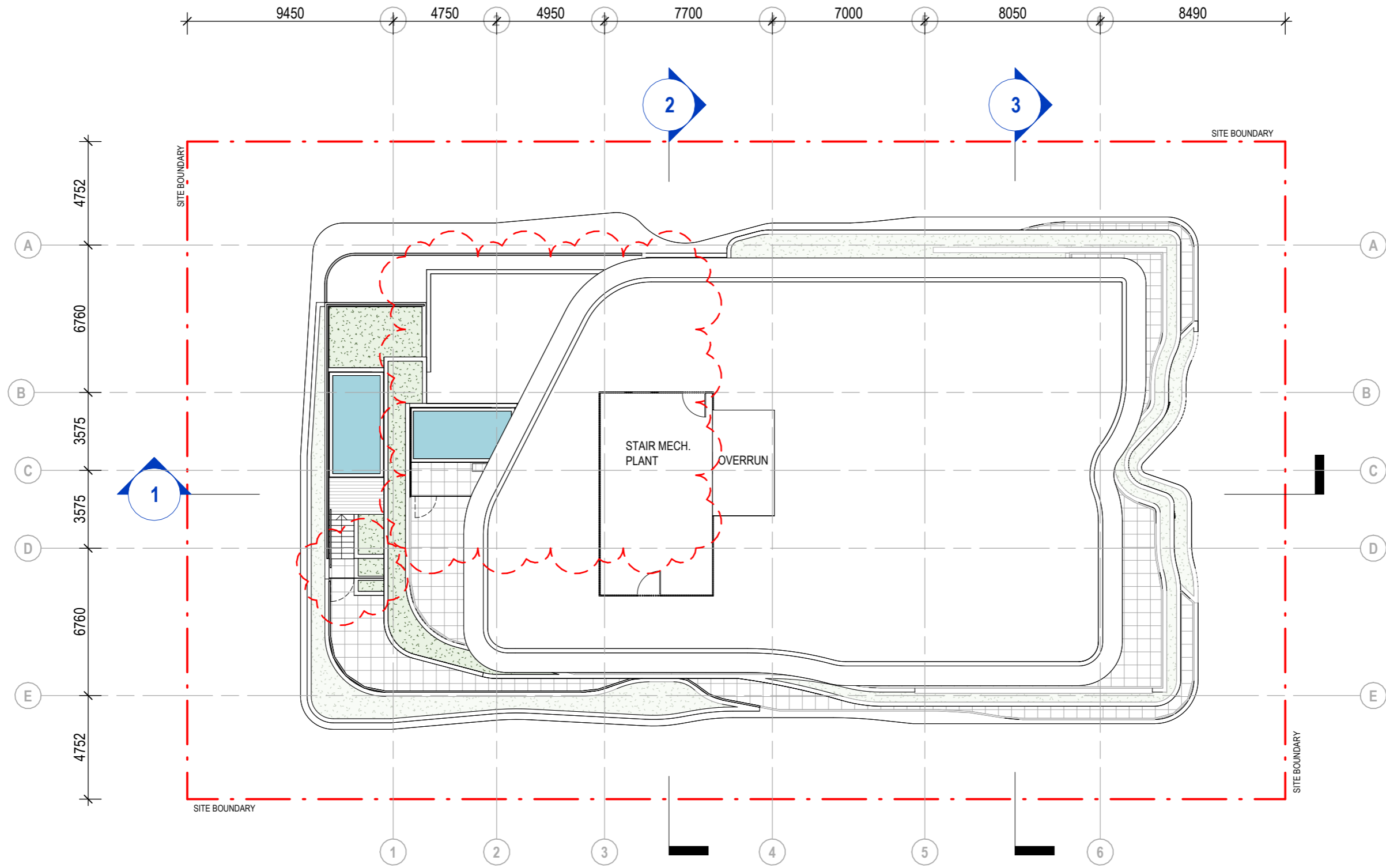
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CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]  
DATE: 08.06.26  
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NORTH:

PROJECT NO: 21030  
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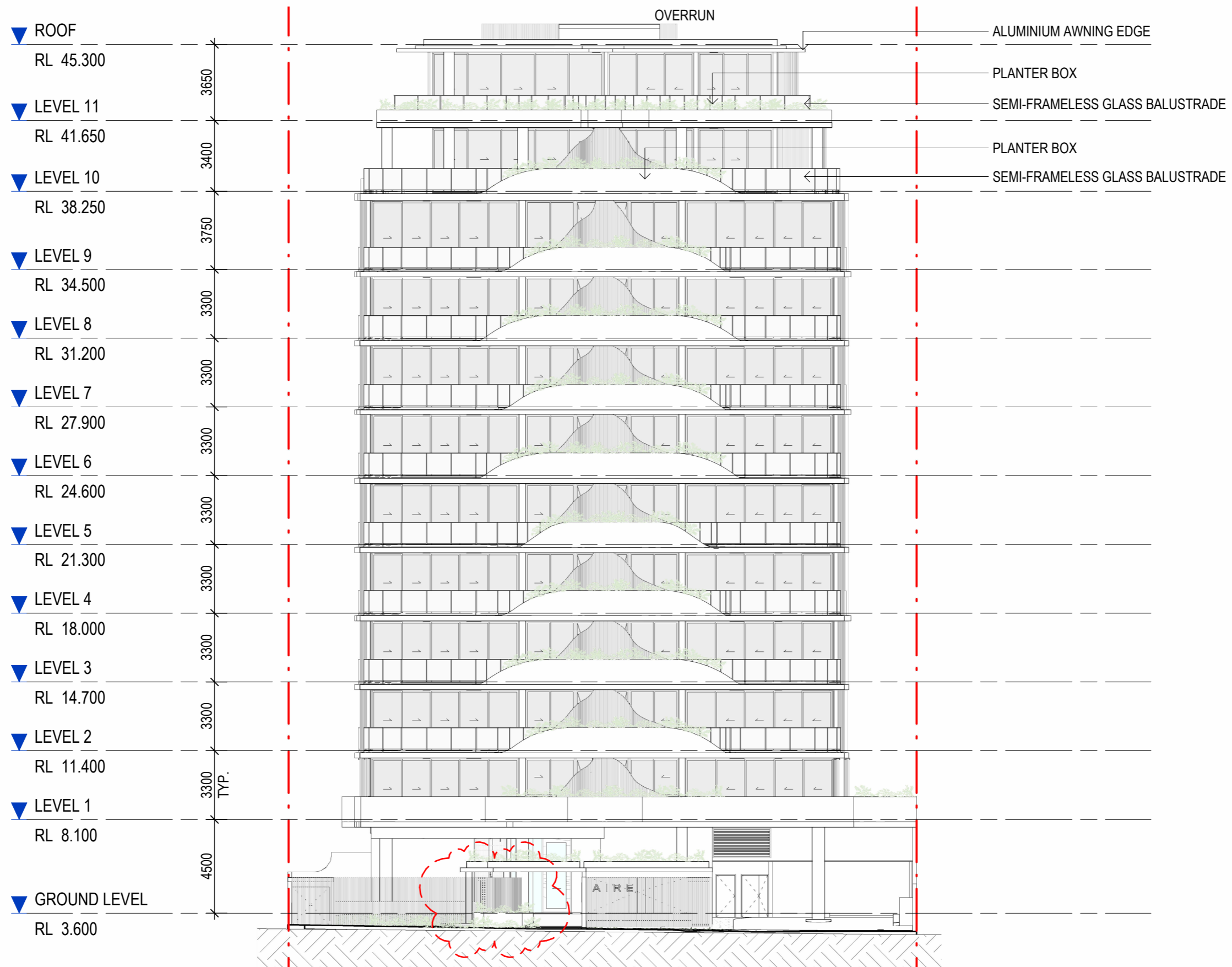


ROOF PLAN

BCC DS  
RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT:  
HG DEVELOPMENTS  
PROJECT:  
AIRE  
ADDRESS:  
25 MAUD ST, NEWSTEAD. QLD.

SCALE:  
1 : 200 [A3]  
DATE:  
08.06.26  
DRAWN:  
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21030  
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St\_DD\_R23\_VM\_CURRENT\_Jarissaf4R2ZR.rvt  
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**NORTH ELEVATION**

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RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1 : 200 [A3]      DATE: 08.06.26      DRAWN: LF      NORTH:  
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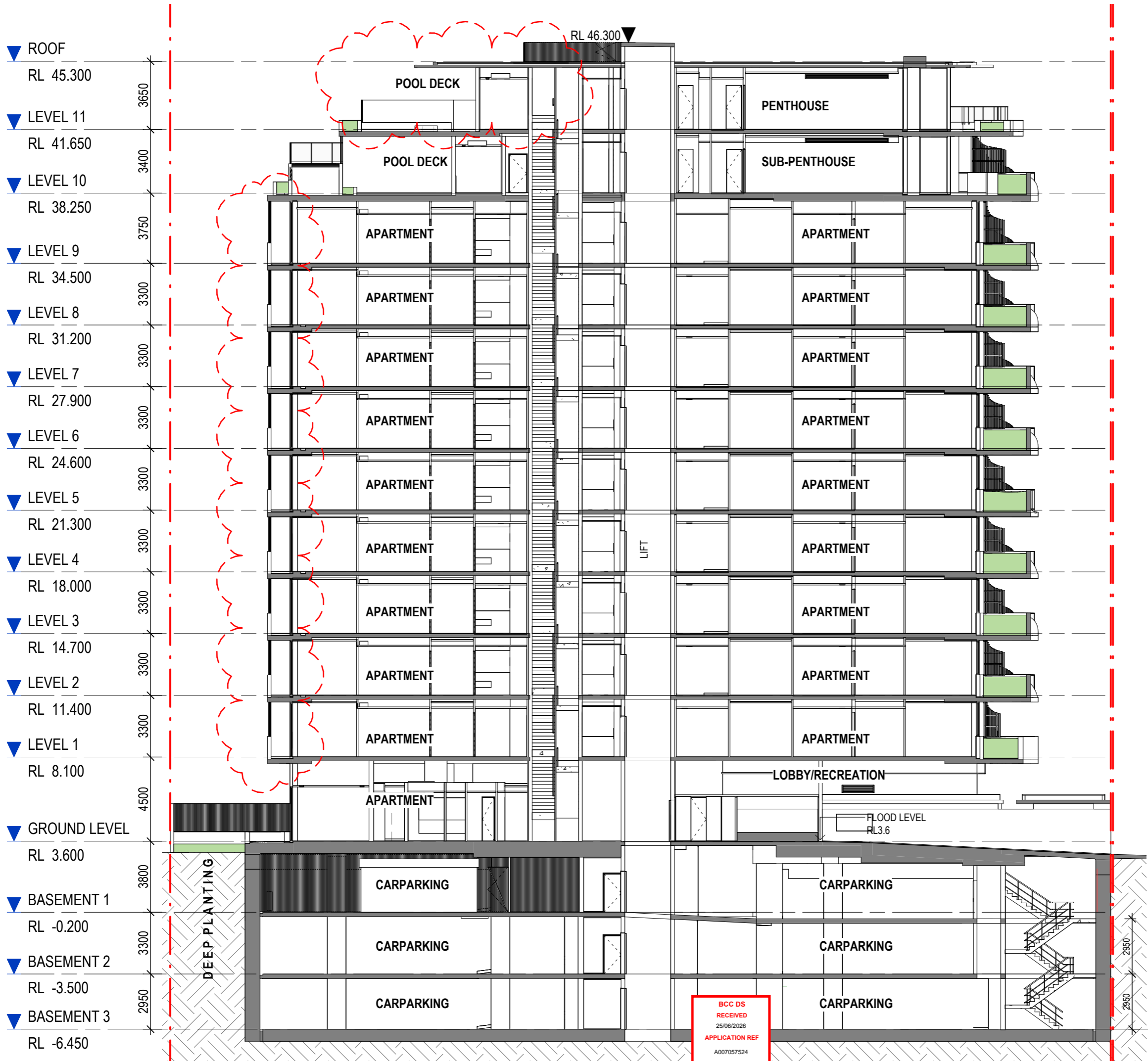
WEST ELEVATION



BCC DS  
RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1:200 [A3] DATE: 08.06.26 DRAWN: LF NORTH:  
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C:\\_Revit Local\21030\_Maud St\_DD\_R23\_VM\_CURRENT\_Jarissaf4R2ZR.rvt 8/06/2026 1:20:39 PM



MAUD STREET

**bureau**proberts

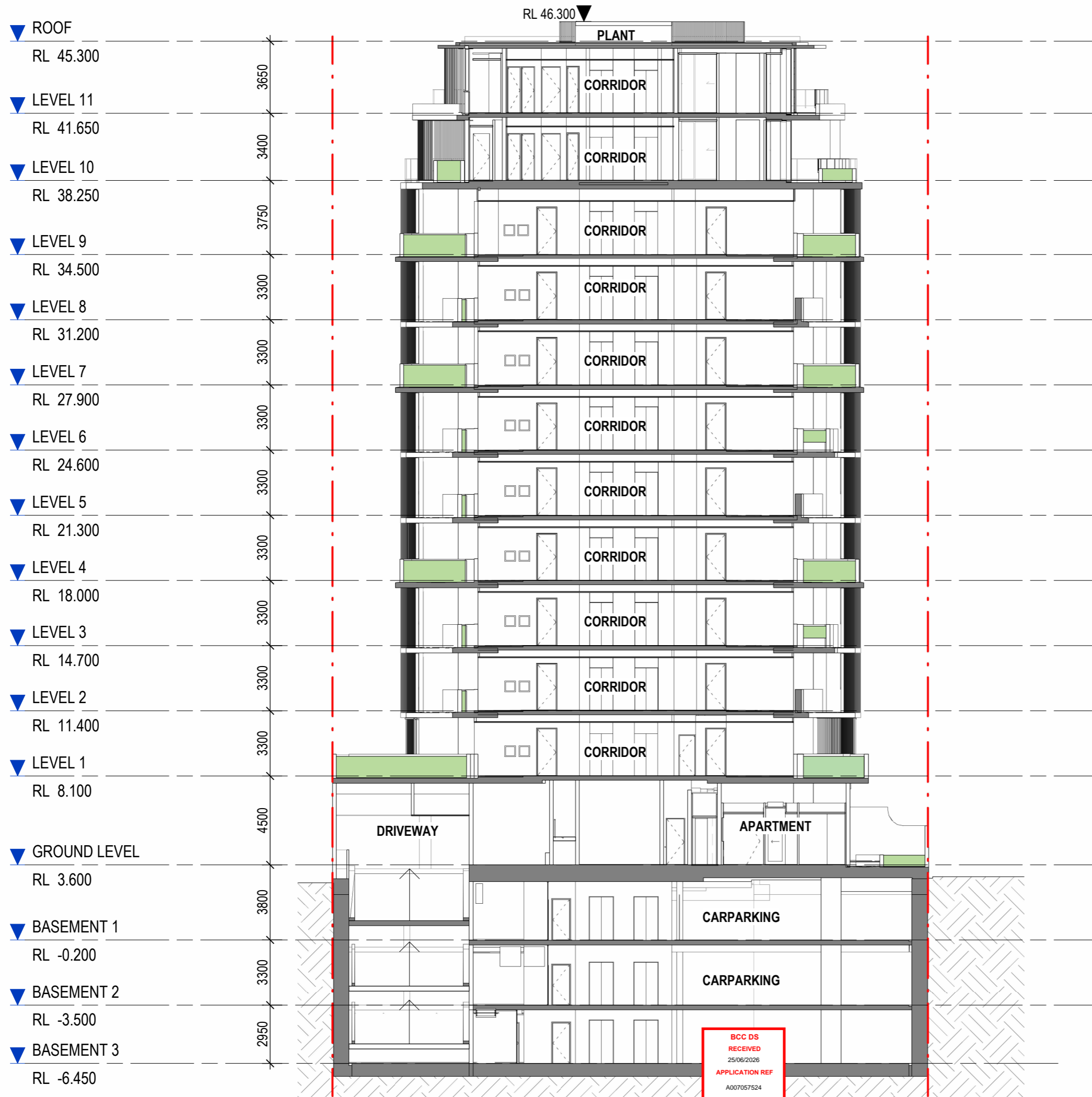
bureau<sup>proberts</sup> PTY LTD  
 ABN 53 073 087 993 ACN 073 087 993  
 GROUND LEVEL, 232a ADELAIDE ST, BRISBANE QLD 4001 GPO Box 3204  
 P: 07 3221 0672 F: 07 3221 0683 EMAIL: mail@bureauproberts.com.au  
 www.bureauproberts.com.au

CLIENT:  
**HG DEVELOPMENTS**  
 PROJECT:  
**AIRE**  
 ADDRESS:  
**25 MAUD ST, NEWSTEAD, QLD.**

DRAWING TITLE:  
**SECTION 1**

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 25/06/2026  
 APPLICATION REF  
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 P: 07 3221 0672 F: 07 3221 0683 EMAIL: mail@bureauproberts.com.au  
 www.bureauproberts.com.au

CLIENT:  
**HG DEVELOPMENTS**  
 PROJECT:  
**AIRE**  
 ADDRESS:  
**25 MAUD ST, NEWSTEAD, QLD.**

DRAWING TITLE:  
**SECTION 2**

SCALE: 1 : 200 [A3]

DRAWN:	LF	NORTH:
DATE:	08.06.26	

CAD FILE REF: C:\Revit Local\21030_Maud St_DD_R23_VM_CURRENT_larissa4R22R.rvt			
PROJECT NO:	PHASE:	DRAWING NUMBER:	REVISION:
21030	DD	ARC 4.02	13



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 GROUND LEVEL, 232a ADELAIDE ST, BRISBANE QLD 4001 GPO Box 3204  
 P: 07 3221 0672 F: 07 3221 0683 EMAIL: mail@bureauproberts.com.au  
 www.bureauproberts.com.au

CLIENT:  
**HG DEVELOPMENTS**  
 PROJECT:  
**AIRE**  
 ADDRESS:  
**25 MAUD ST, NEWSTEAD, QLD.**

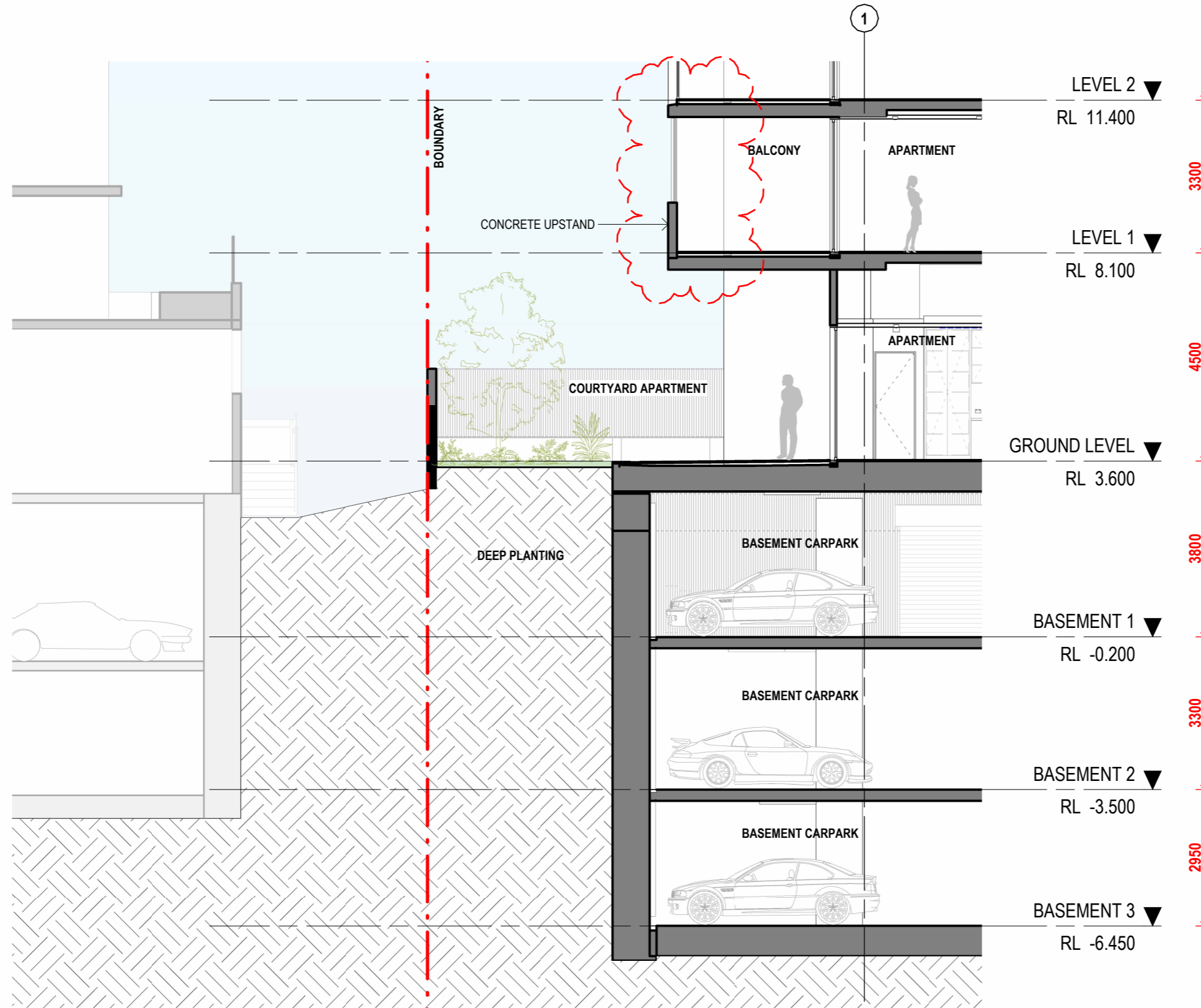
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DATE: 08.06.26			
CAD FILE REF: C:\Revit Local\21030_Maud St_DD_R23_VM_CURRENT_larissa4R22R.rvt			
PROJECT NO: 21030	PHASE: DD	DRAWING NUMBER: ARC 4.03	REVISION: 12

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 APPLICATION REF  
 A007057524

NEIGHBOURING DEVELOPMENT  
9 STORIES  
(AUSTIN ST)

PROPOSED DEVELOPMENT

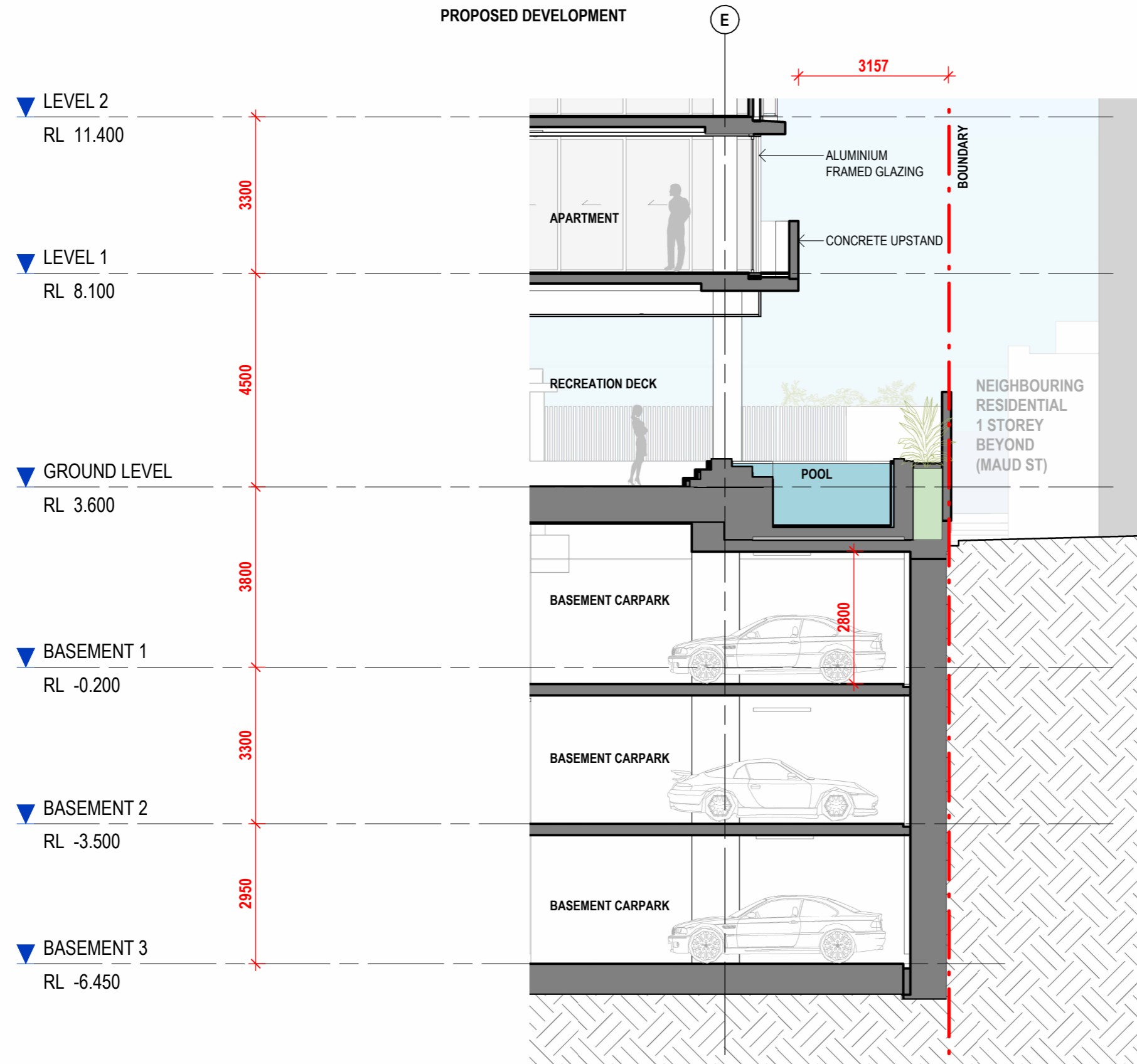


INTERFACE SECTION

BCC DS  
RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1:100 [A3]      DATE: 08.06.26      DRAWN: LF      NORTH:  
PROJECT NO: 21030      PHASE: DD      DRAWING NUMBER: ARC 5.01      REVISION: 11  
C:\\_Revit Local\21030\_Maud St\_DD\_R23\_VM\_CURRENT\_Jarissaf4R2ZR.rvt      22/06/2026 2:10:29 PM



**INTERFACE SECTION**

BCC DS  
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25/06/2026  
APPLICATION REF  
A007057524

CLIENT:  
**HG DEVELOPMENTS**

PROJECT:  
**AIRE**

ADDRESS:  
25 MAUD ST, NEWSTEAD. QLD.

SCALE:  
1 : 100 [A3]

DATE:  
08.06.26

DRAWN:  
LF

NORTH:

PROJECT NO:  
**21030**

PHASE:  
**DD**

DRAWING NUMBER:  
**ARC 5.02**

REVISION:  
**11**

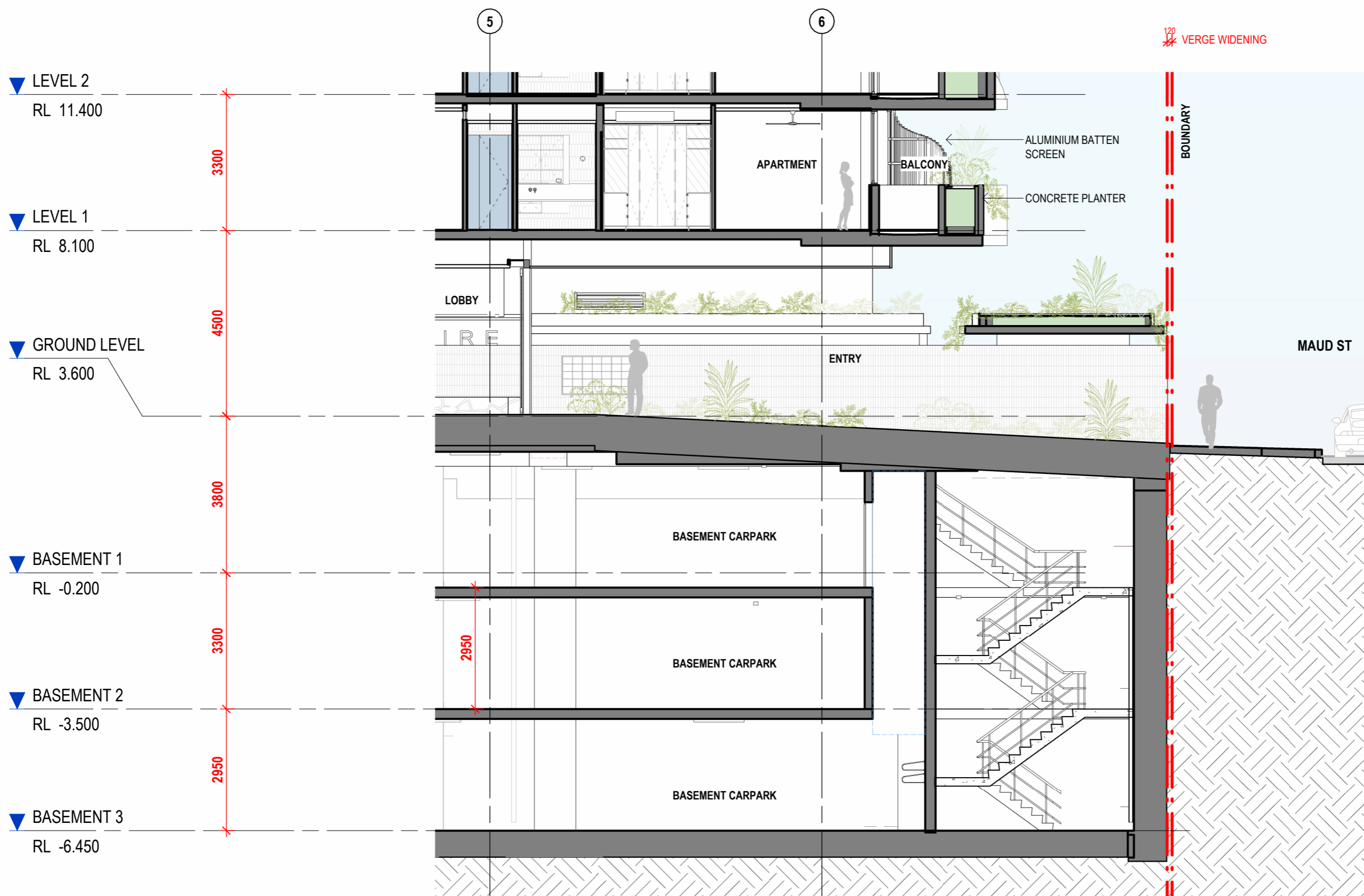
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PROPOSED DEVELOPMENT

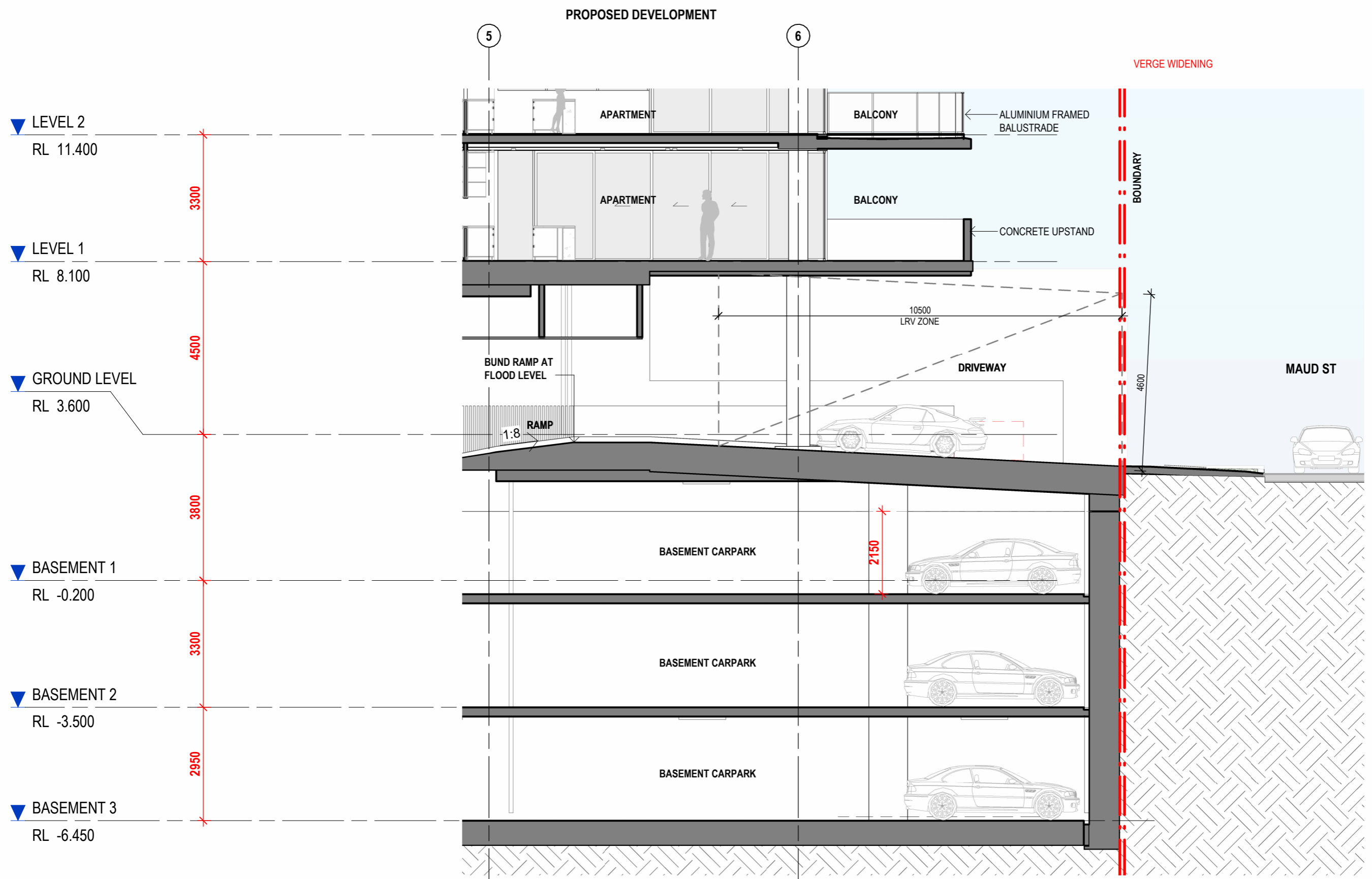


INTERFACE SECTION

BCC DS  
RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1:100 [A3] DATE: 08.06.26 DRAWN: LF NORTH:  
PROJECT NO: 21030 PHASE: DD DRAWING NUMBER: ARC 5.03 REVISION: 11  
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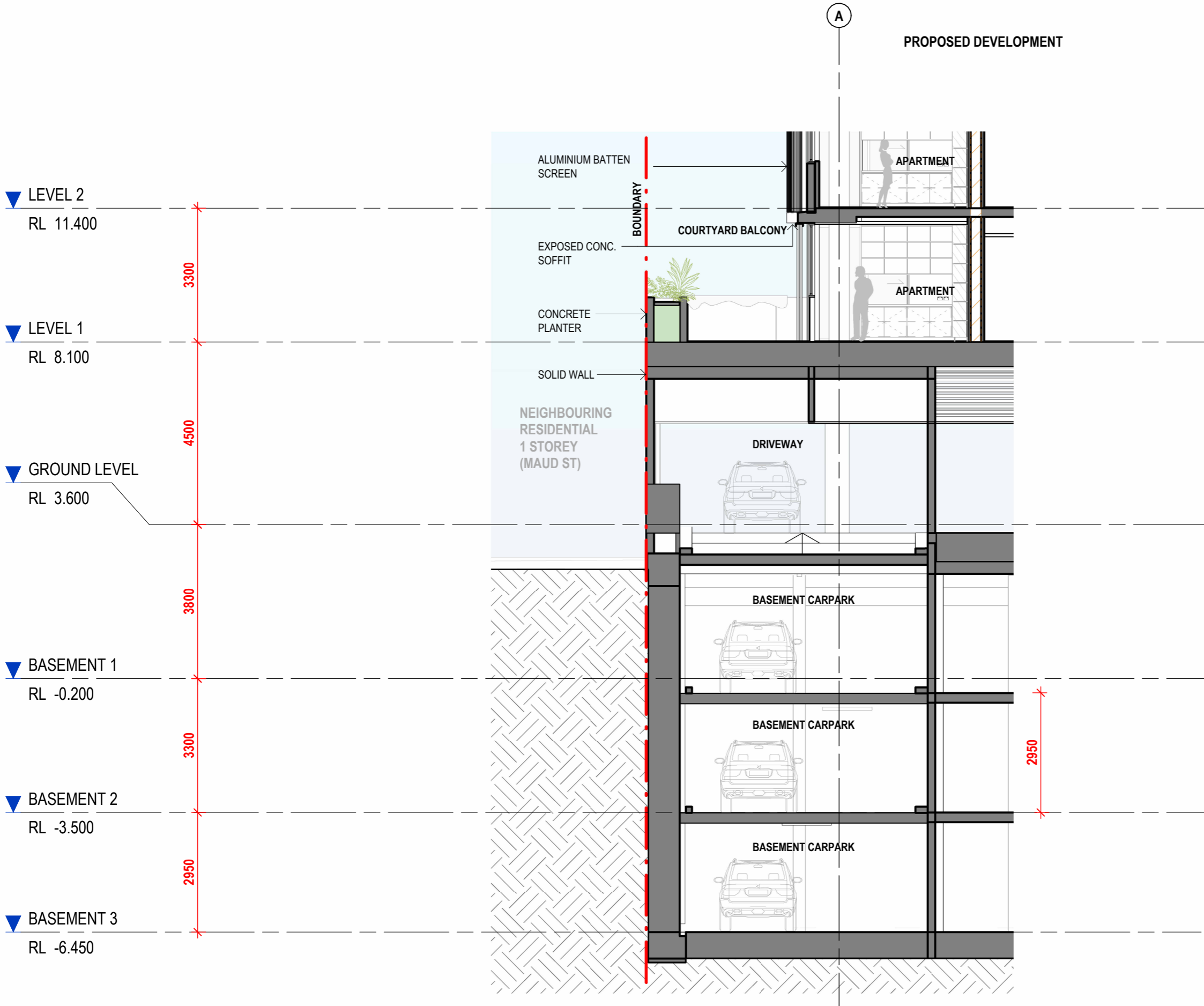


**INTERFACE SECTION**

BCC DS  
RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1:100 [A3] DATE: 08.06.26 DRAWN: LF NORTH:  
PROJECT NO: 21030 PHASE: DD DRAWING NUMBER: ARC 5.04 REVISION: 11  
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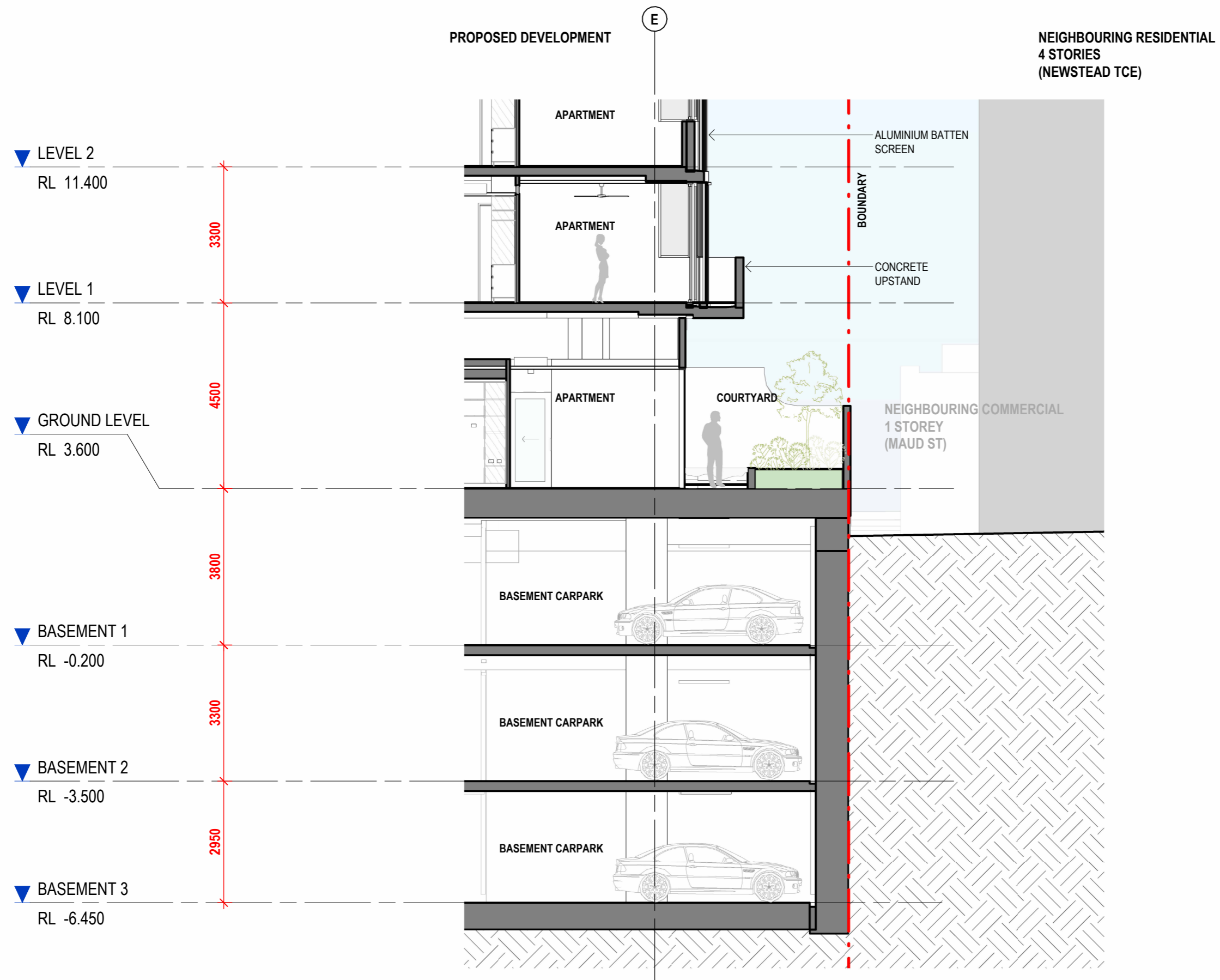


**INTERFACE SECTION**

BCC DS  
RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1:100 [A3] DATE: 08.06.26 DRAWN: LF NORTH:  
PROJECT NO: 21030 PHASE: DD DRAWING NUMBER: ARC 5.05 REVISION: 11  
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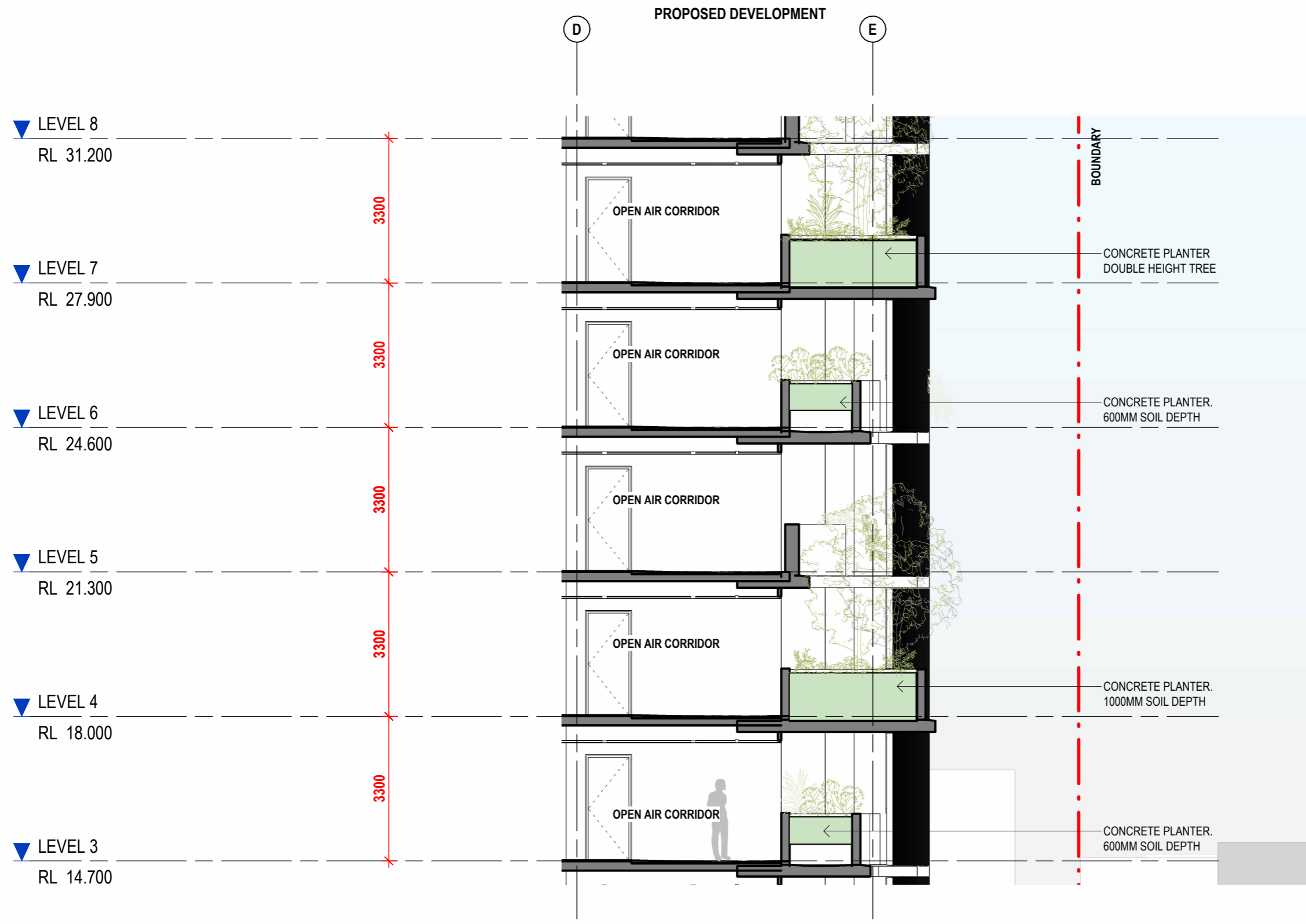


**INTERFACE SECTION**

BCC DS  
RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1:100 [A3] DATE: 08.06.26 DRAWN: LF NORTH:  
PROJECT NO: 21030 PHASE: DD DRAWING NUMBER: ARC 5.06 REVISION: 11  
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**INTERFACE SECTION**

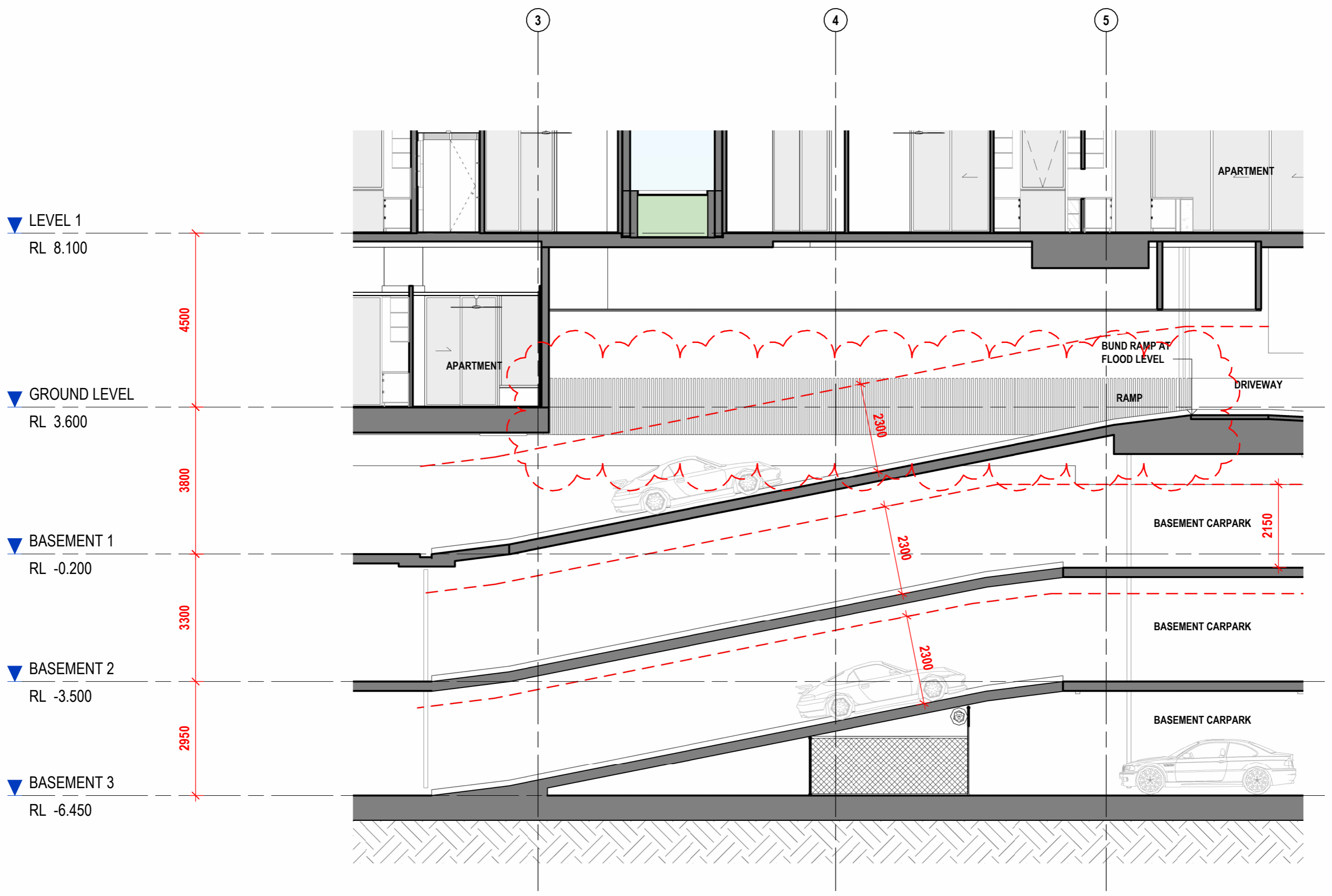
BCC DS  
 RECEIVED  
 25/06/2026  
 APPLICATION REF  
 A007057524

CLIENT:  
**HG DEVELOPMENTS**

PROJECT:  
**AIRE**

ADDRESS:  
**25 MAUD ST, NEWSTEAD. QLD.**

SCALE: 1 : 100 [A3]	DATE: 08.06.26	DRAWN: LF	NORTH:
PROJECT NO: <b>21030</b>	PHASE: <b>DD</b>	DRAWING NUMBER: <b>ARC 5.07</b>	REVISION: <b>11</b>



**INTERFACE SECTION**



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RECEIVED  
25/06/2026  
APPLICATION REF  
A007057524

CLIENT: HG DEVELOPMENTS  
PROJECT: AIRE  
ADDRESS: 25 MAUD ST, NEWSTEAD. QLD.

SCALE: 1:100 [A3]  
DATE: 08.06.26  
DRAWN: LF  
NORTH:  
PROJECT NO: 21030  
PHASE: DD  
DRAWING NUMBER: ARC 5.08  
REVISION: 7  
C:\\_Revit Local\21030\_Maud St\_DD\_R23\_VM\_CURRENT\_Jarissaf4R2ZR.rvt  
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**PERSPECTIVES - MAUD ST NW**

**bureau**  **proberts**

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25/06/2026  
APPLICATION REF  
A007057524

CLIENT:  
**HG DEVELOPMENTS**  
PROJECT:  
**AIRE**  
ADDRESS:  
**25 MAUD ST, NEWSTEAD. QLD.**

SCALE: [A3]	DATE: 08.06.26	DRAWN: JB	NORTH:
PROJECT NO: <b>21030</b>	PHASE: <b>DD</b>	DRAWING NUMBER: <b>ARC 9.01</b>	REVISION: <b>9</b>

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PERSPECTIVES MAUD ST NE

**bureau** proberts

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25/06/2026  
APPLICATION REF  
A007057524

CLIENT:  
HG DEVELOPMENTS  
PROJECT:  
AIRE  
ADDRESS:  
25 MAUD ST, NEWSTEAD, QLD.

SCALE: [A3]	DATE: 08.06.26	DRAWN: JB	NORTH:
PROJECT NO: 21030	PHASE: DD	DRAWING NUMBER: ARC 9.02	REVISION: 9

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