

ATTACHMENT 3

Amended Proposal Plans

Prepared by:

Ellivo Architects

MAYNARD STREET



DRAWING LIST

- | | |
|--------|---------------------------------|
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SITE INFORMATION

PROJECT ADDRESS
4-8 MAYNARD STREET, WOOLLOONGABBA

REAL PROPERTY DATA
LOT 1 on RP94699, LOT 99 on RP11919, LOT 100 on RP11919

COMBINED SITE AREA
927.00 m²

PROJECT NUMBER

260015

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

COVER SHEET

DRAWING NUMBER

DA-000

REVISION

6

DRAWING STATUS

DEVELOPMENT APPLICATION

COORDINATION
30.07.26

SCALE @A1 -

0 1 2 3 4 5 6 m

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4-8 MAYNARD STREET

BUILDING BREAKDOWN

PERCENTAGE OF BUILDING	1 BED 41%	2 BED 44%	3 BED 15%
	ROOFTOP COMMUNAL AREA		
LEVEL 8	1	2	
LEVEL 7	2	2	1
LEVEL 6	2	2	1
LEVEL 5	2	2	1
LEVEL 4	2	2	1
LEVEL 3	2	2	1
LEVEL 2	2	2	1
LEVEL 1	2	3	
GROUND	1	VISITOR PARKING	
BASEMENT 1	RESIDENT PARKING		
BASEMENT 2	RESIDENT PARKING		

APARTMENT YIELD	1 BED	2 BED	3 BED
TOTAL UNITS	16	17	6
TOTAL			39

CARPARKING PROVIDED			
RESIDENT CARS PROVIDED			42
VISITOR CARS PROVIDED			6
TOTAL			48

BCC RESIDENT PARKING REQ (CITY FRAME)			
BCC CAR RATE	0.9	1.1	1.3
BCC CARS REQUIRED	14.4	18.7	7.8
TOTAL			40.9

BCC VISITOR PARKING REQ (CITY FRAME)			
BCC VISITOR RATE			0.15
BCC VISITOR CARS REQUIRED			5.85
BCC CARPARKING TOTAL			6

BIKES			
BCC RESIDENT BIKES REQUIRED (1 PER UNIT)			39
TOTAL RESIDENT BIKES PROVIDED			39

BCC VISITOR BIKES REQUIRED (1 PER 4 UNITS)			9.75
TOTAL VISITOR BIKES PROVIDED			10

UNIT AREA BREAKDOWN

	1A 1 BED	1B 1 BED	1C 1 BED	2A 2 BED	2B 2 BED	2C 2 BED + MPR	3A 3 BED
GROUND LEVEL							
INTERNAL AREA m2			65				
BALCONY AREA m2			14				
TOTAL NO. UNITS			1				

LEVEL 1							
INTERNAL AREA m2	59	55		89	86	107	
TERRACE AREA m2	27	21		16	14	34	
TOTAL NO. UNITS	1	1		1	1	1	

LEVEL 2-8							
INTERNAL AREA m2	59	55		89	86		109
MAIN BALCONY AREA m2	10	9		16	12		11
JULIET BALCONY AREA m2					2		2
TOTAL NO. UNITS	7	6		7	7		6

PLANTING AREA			
	AREA	% SITE AREA	
DEEP PLANTING (IN-GROUND)	22.59	2.43%	
SUB TOTAL	22.59	2.43%	

CONTAINERISED PLANTING			
DEEP PLANTING (>1200MM)	177.05	19.03%	
SHALLOW PLANTING	193.13	20.76%	
SUB TOTAL	370.18	39.79%	
TOTAL	392.77	42.22%	

COMMUNAL ROOFTOP AREA			
	AREA (m2)	%	
TOTAL USEABLE AREA	134		
TOTAL LANDSCAPED AREA	40		

% OF AREA OPEN TO SKY	61%
% OF AREA COVERED BY SHADING STRUCTURES	39%

DEVELOPMENT SUMMARY

DA-001

2

DEVELOPMENT APPLICATION



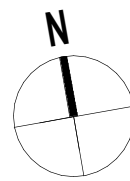


PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA



SCALE @A1 - 1 : 250

DRAWING NAME

SITE PLAN

DRAWING NUMBER

DA-010

REVISION

5

COORDINATION
30.07.26

DRAWING STATUS

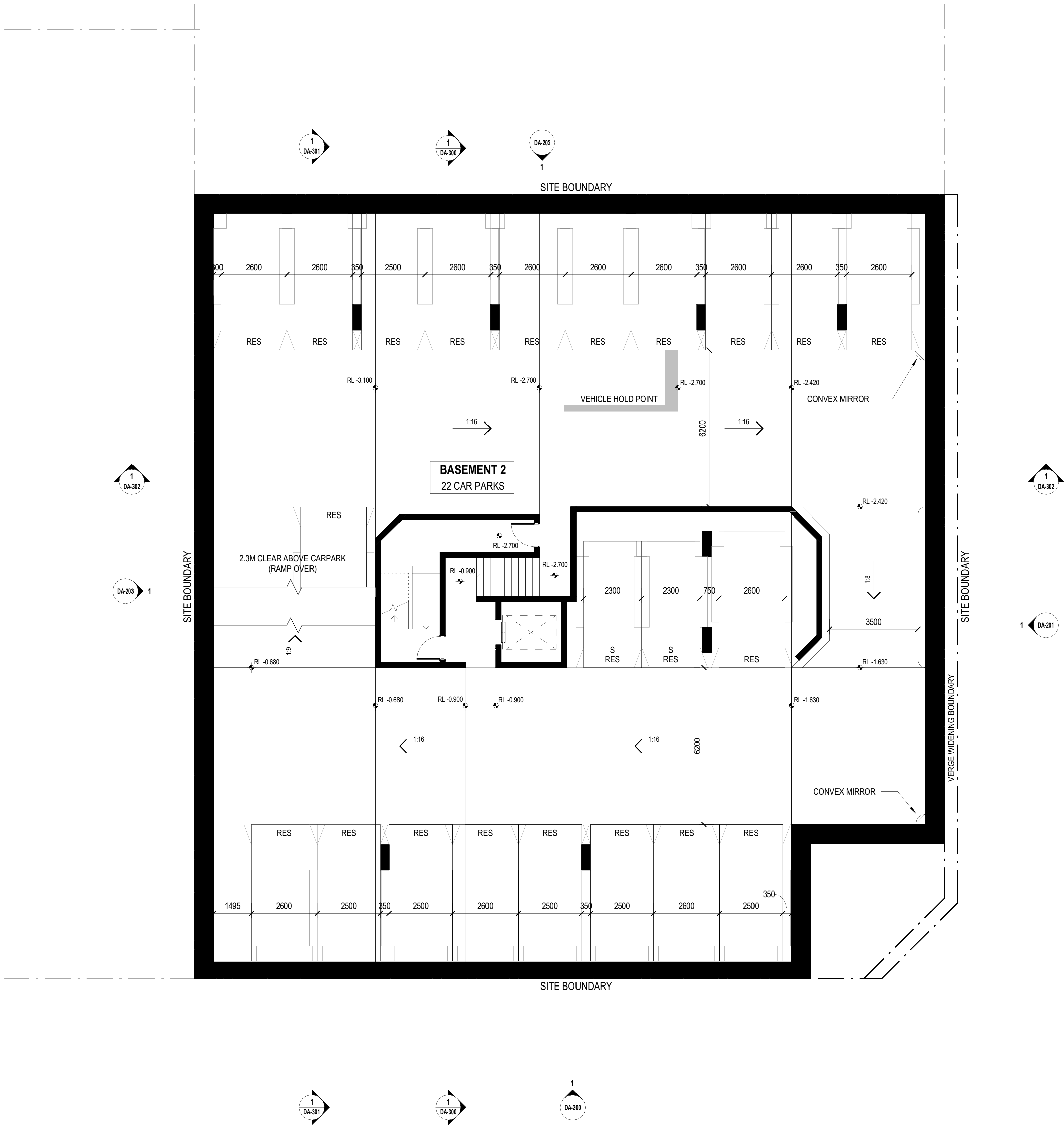
DEVELOPMENT APPLICATION

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260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

BASEMENT 02

DA-100

7

COORDINATION
30.07.26

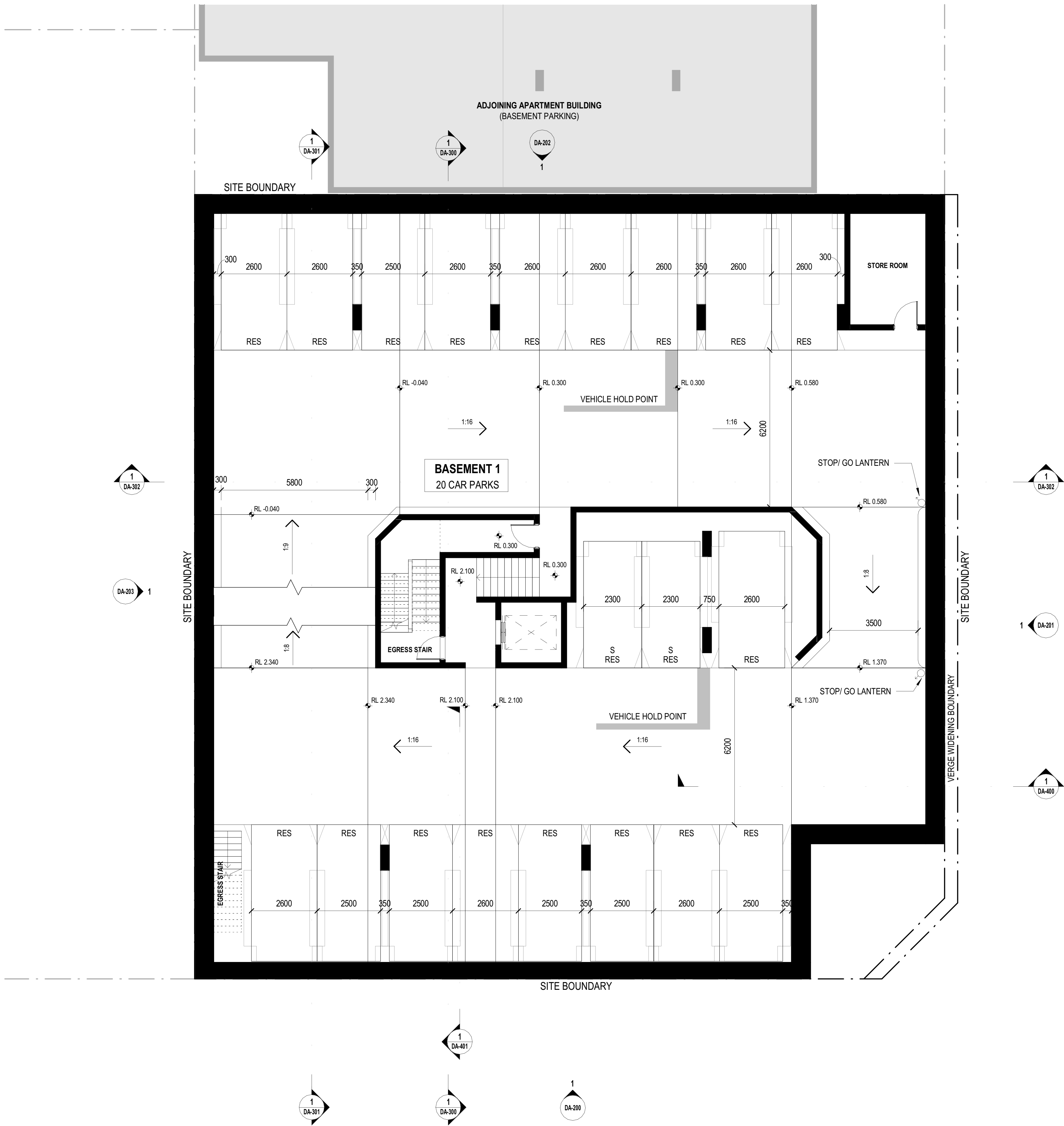
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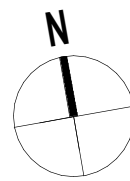


PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA



SCALE @A1 - 1 : 100

DRAWING NAME

BASEMENT 01

DRAWING NUMBER

DA-101

REVISION

8

COORDINATION
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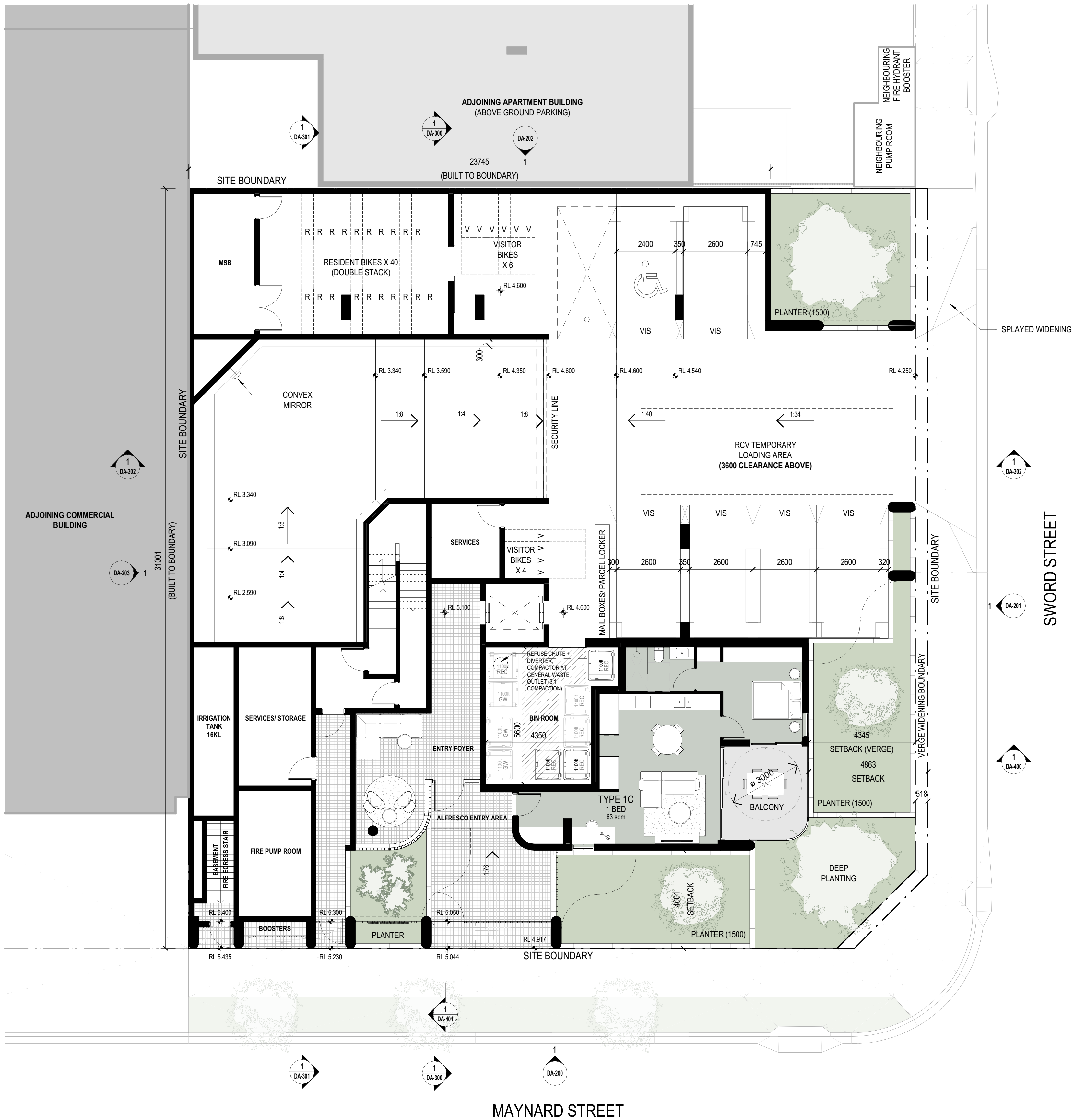
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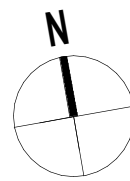


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260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA



SCALE @A1 - 1 : 100

DRAWING NAME

LEVEL 01

DRAWING NUMBER

DA-103

REVISION

6

COORDINATION
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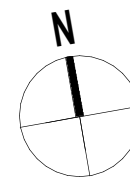


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MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA



SCALE @A1 - 1 : 100

DRAWING NAME

LEVEL 02 (TYPICAL FOR 4 & 6)

DRAWING NUMBER

DA-104

REVISION

5

COORDINATION
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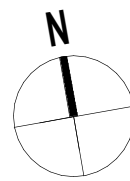


PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA



SCALE @A1 - 1 : 100

DRAWING NAME

LEVEL 03 (TYPICAL FOR 5 & 7)

DRAWING NUMBER

DA-105

REVISION

5

COORDINATION
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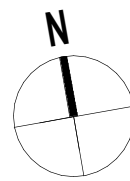


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MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA



SCALE @A1 - 1 : 100

DRAWING NAME

LEVEL 08

DRAWING NUMBER

DA-106

REVISION

5

COORDINATION
30.07.26

DRAWING STATUS

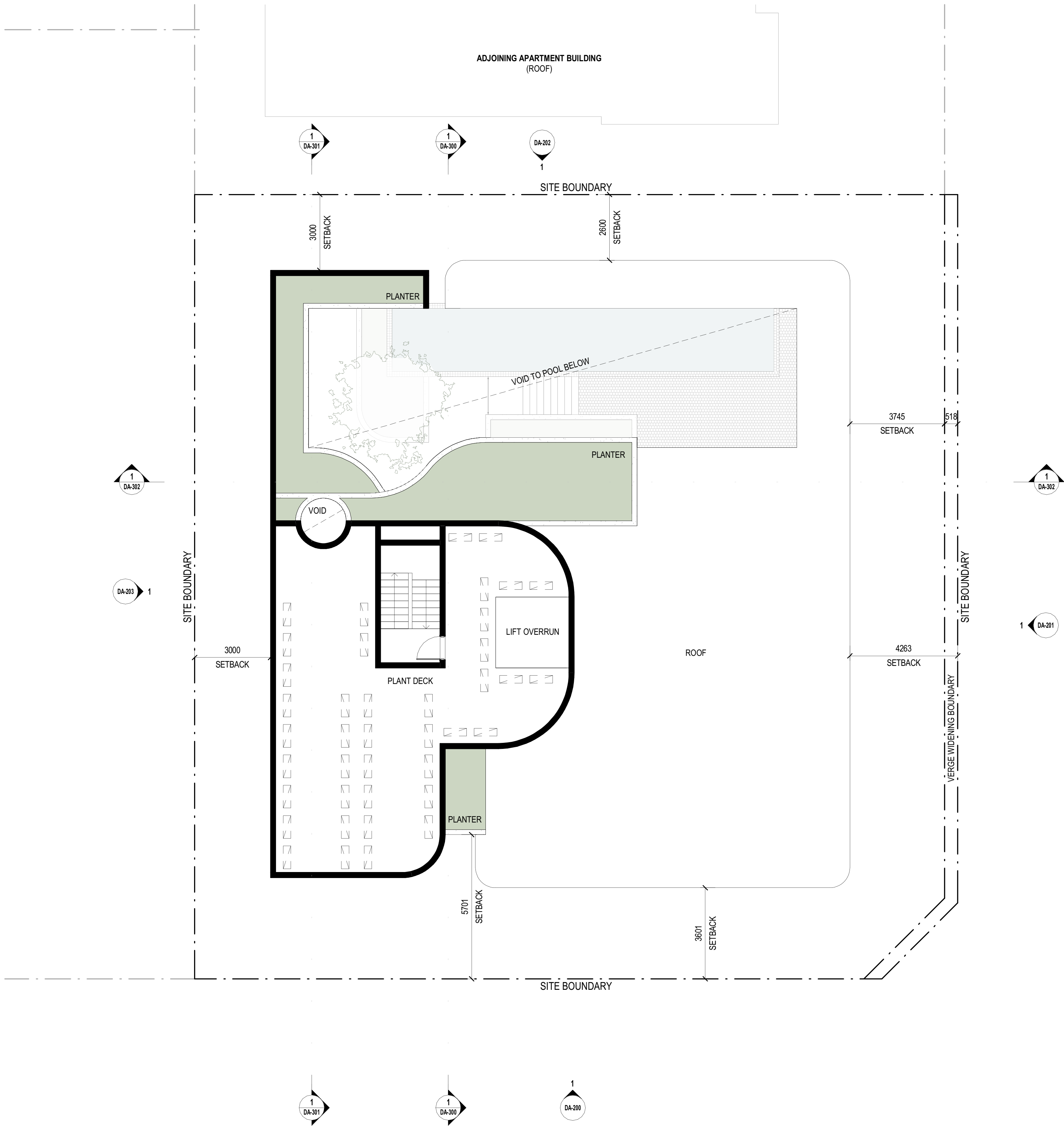
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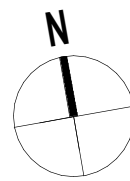


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MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA



SCALE @A1 - 1 : 100

DRAWING NAME

ROOF LEVEL

DRAWING NUMBER

DA-107

REVISION

5

COORDINATION
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DRAWING STATUS

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EXTERNAL MATERIALS LEGEND

COLOUR AND FINISH

- CD1 CLADDING, HORIZONTAL
DARK BRONZE
- CO1 CONCRETE, POLISHED
LIGHT TONE
- CO2 CONCRETE, POLISHED
DARK BRONZE
- PT1 PAINT, TYROLEAN RENDER
OFF WHITE
- PT2 PAINT, TYROLEAN RENDER
GREEN
- ST1 STONE CLADDING
LIMESTONE
- TL1 FEATURE TILE
GREEN

GLAZING

- BA1 GLASS BALUSTRADE
FRAMELESS, BRONZE TINT
- GL1 GLAZING
BRONZE TINT
- GL2 GLAZING
BRONZE COLOURBACK GLASS
- GL3 GLASS BLOCK
BRONZE

POWDERCOAT

- PC1 POWDERCOAT
BRONZE - DULUX, ANOTEC MID
BRONZE
- PC1 POWDERCOAT
GREEN - DULUX, WILDERNESS



PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

SOUTH ELEVATION

DRAWING NUMBER

DA-200

REVISION

3

COORDINATION
30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

SCALE @A1 - 1 : 100



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EXTERNAL MATERIALS LEGEND

COLOUR AND FINISH

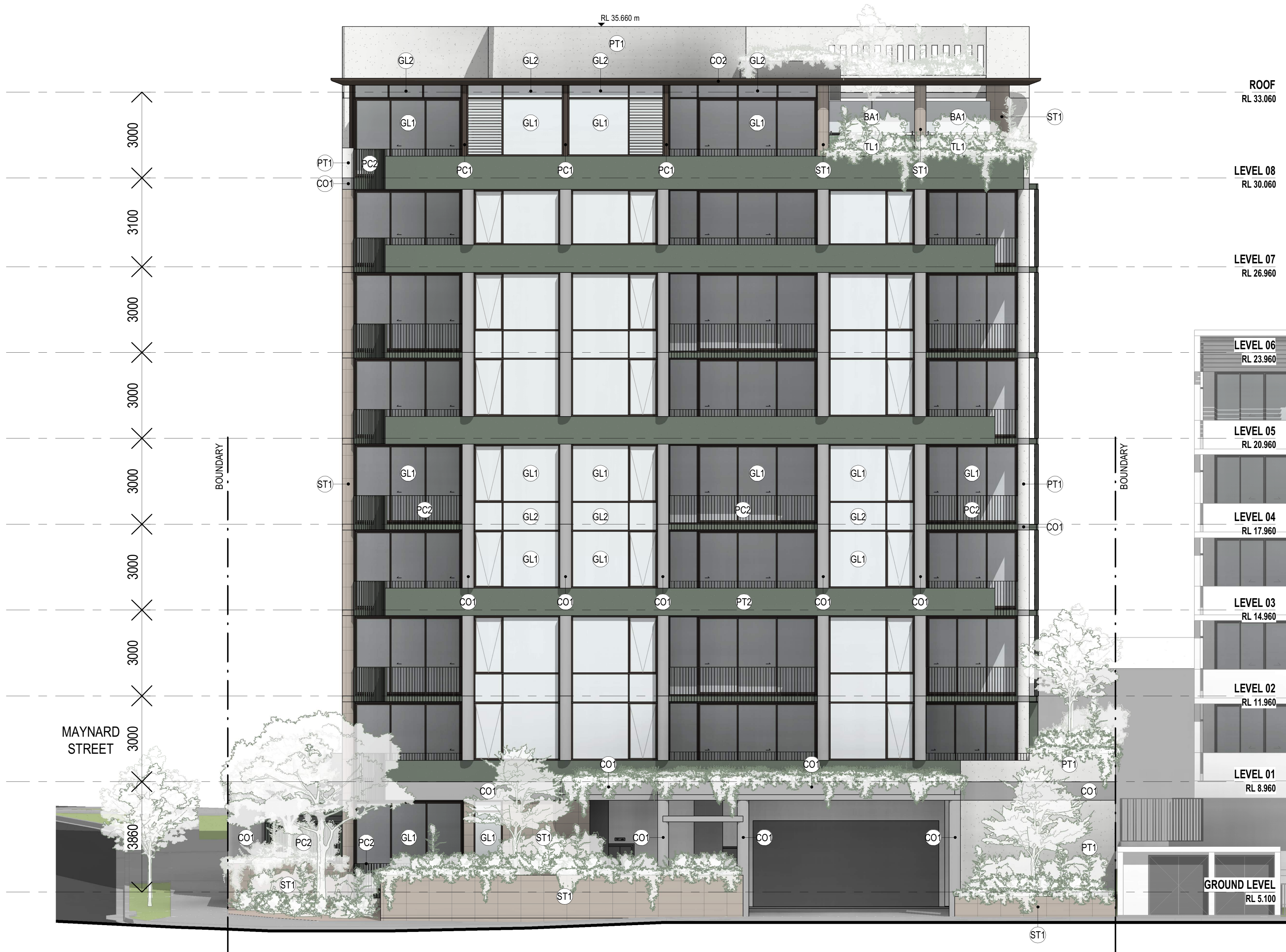
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DARK BRONZE
- CO1 CONCRETE, POLISHED
LIGHT TONE
- CO2 CONCRETE, POLISHED
DARK BRONZE
- PT1 PAINT, TYROLEAN RENDER
OFF WHITE
- PT2 PAINT, TYROLEAN RENDER
GREEN
- ST1 STONE CLADDING
LIMESTONE
- TL1 FEATURE TILE
GREEN

GLAZING

- BA1 GLASS BALUSTRADE
FRAMELESS, BRONZE TINT
- GL1 GLAZING
BRONZE TINT
- GL2 GLAZING
BRONZE COLOURBACK GLASS
- GL3 GLASS BLOCK
BRONZE

POWDERCOAT

- PC1 POWDERCOAT
BRONZE - DULUX, ANOTEC MID
BRONZE
- PC1 POWDERCOAT
GREEN - DULUX, WILDERNESS



PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

EAST ELEVATION

DRAWING NUMBER

DA-201

REVISION

3

COORDINATION
30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

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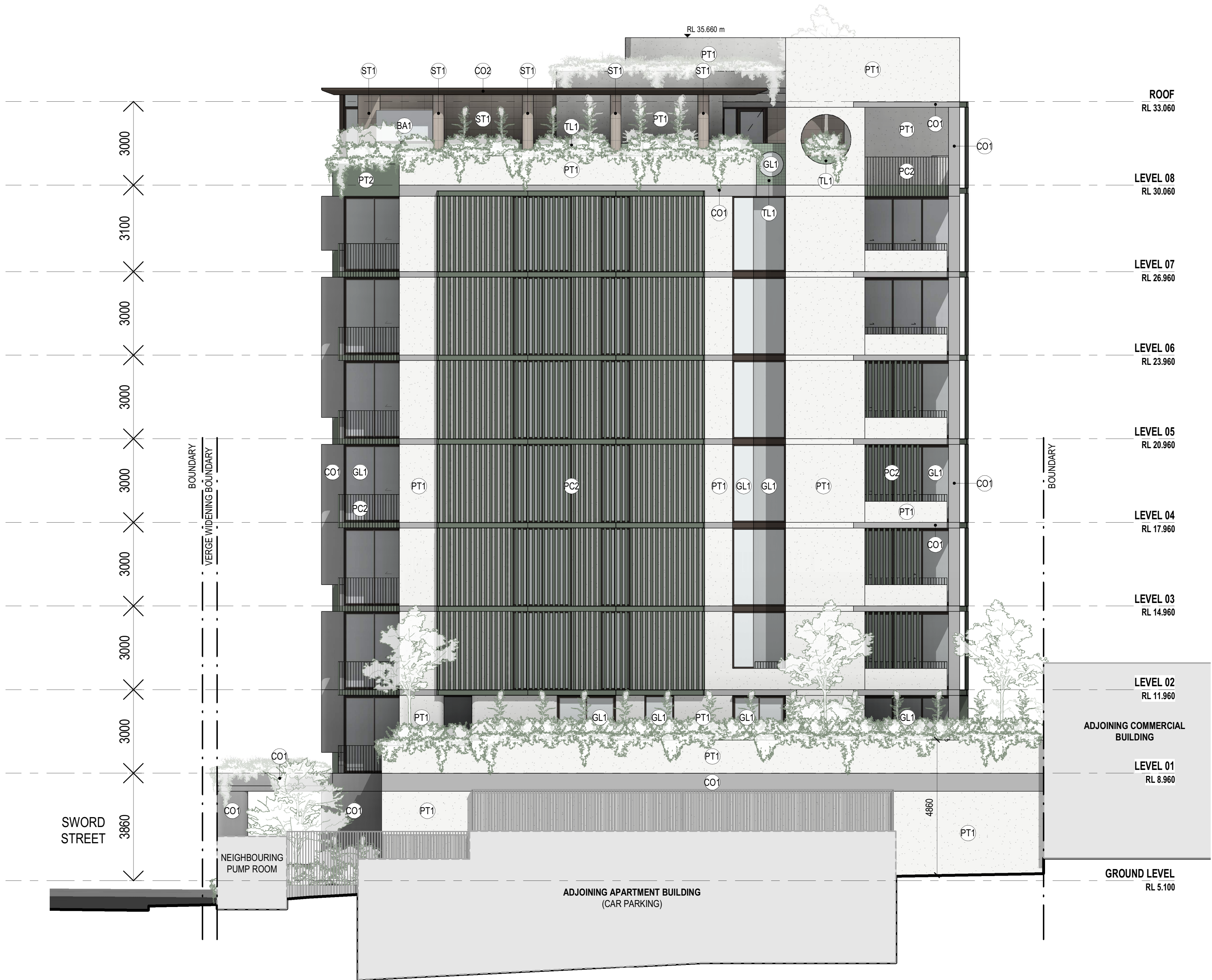
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SCALE @A1 - 1 : 100

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EXTERNAL MATERIALS LEGEND

COLOUR AND FINISH

- CD1 CLADDING, HORIZONTAL
DARK BRONZE
- CO1 CONCRETE, POLISHED
LIGHT TONE
- CO2 CONCRETE, POLISHED
DARK BRONZE
- PT1 PAINT, TYROLEAN RENDER
OFF WHITE
- PT2 PAINT, TYROLEAN RENDER
GREEN
- ST1 STONE CLADDING
LIMESTONE
- TL1 FEATURE TILE
GREEN

GLAZING

- BA1 GLASS BALUSTRADE
FRAMELESS, BRONZE TINT
- GL1 GLAZING
BRONZE TINT
- GL2 GLAZING
BRONZE COLOURBACK GLASS
- GL3 GLASS BLOCK
BRONZE

POWDERCOAT

- PC1 POWDERCOAT
BRONZE - DULUX, ANOTEC MID
BRONZE
- PC1 POWDERCOAT
GREEN - DULUX, WILDERNESS

PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

NORTH ELEVATION

DRAWING NUMBER

DA-202

REVISION

3

COORDINATION
30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

SCALE @A1 - 1 : 100

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EXTERNAL MATERIALS LEGEND

COLOUR AND FINISH

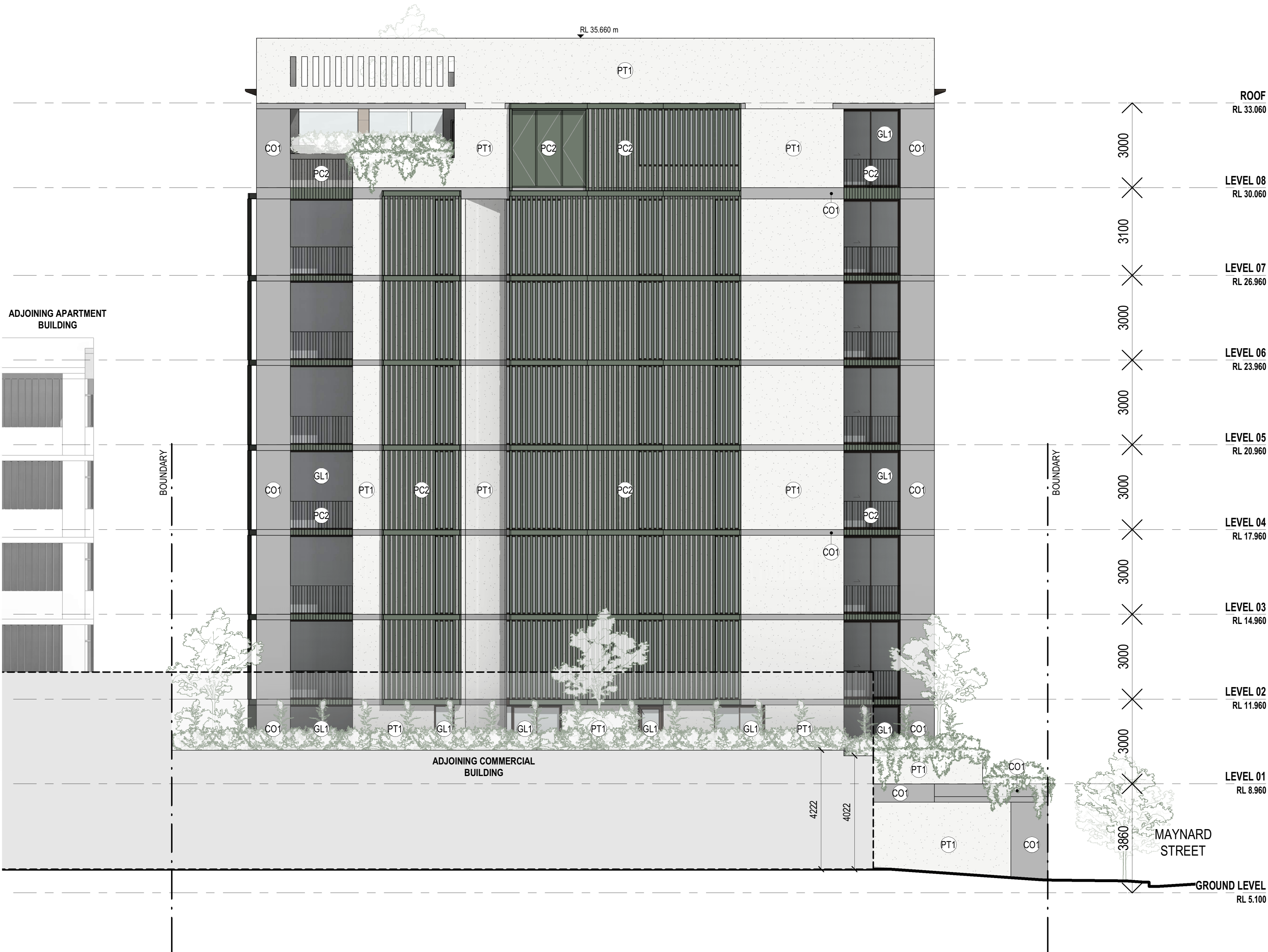
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- CO1 CONCRETE, POLISHED
LIGHT TONE
- CO2 CONCRETE, POLISHED
DARK BRONZE
- PT1 PAINT, TYROLEAN RENDER
OFF WHITE
- PT2 PAINT, TYROLEAN RENDER
GREEN
- ST1 STONE CLADDING
LIMESTONE
- TL1 FEATURE TILE
GREEN

GLAZING

- BA1 GLASS BALUSTRADE
FRAMELESS, BRONZE TINT
- GL1 GLAZING
BRONZE TINT
- GL2 GLAZING
BRONZE COLOURBACK GLASS
- GL3 GLASS BLOCK
BRONZE

POWDERCOAT

- PC1 POWDERCOAT
BRONZE - DULUX, ANOTEC MID
BRONZE
- PC1 POWDERCOAT
GREEN - DULUX, WILDERNESS



PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

WEST ELEVATION

DRAWING NUMBER

DA-203

REVISION

3

COORDINATION
30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

SCALE @A1 - 1 : 100



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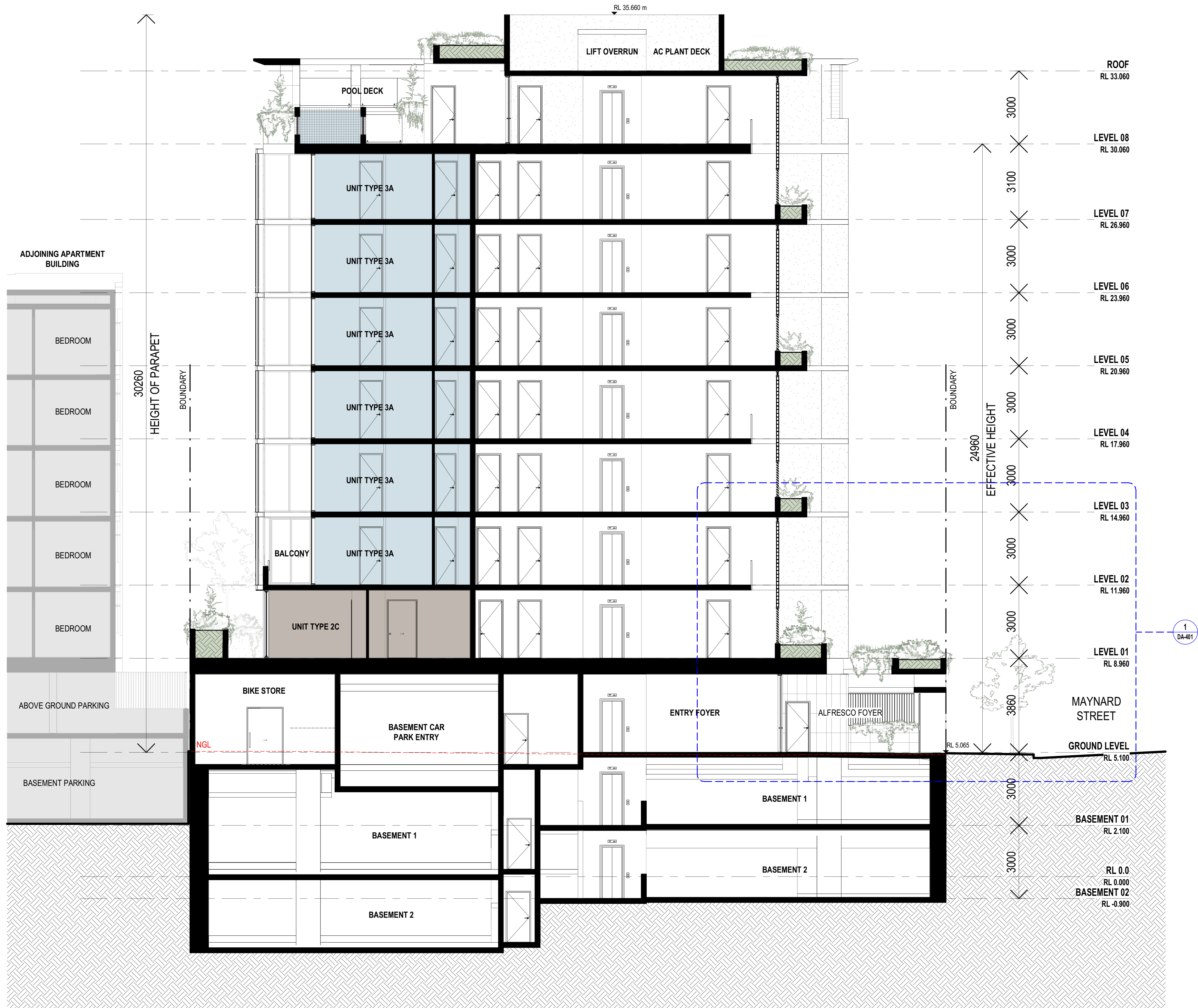
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PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

BUILDING SECTION 1

DRAWING NUMBER

DA-300

REVISION

6

COORDINATION
30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

SCALE @A1 - 1 : 100

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PROJECT NUMBER

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MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

BUILDING SECTION 3

DRAWING NUMBER

DA-302

REVISION

6

COORDINATION
30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

SCALE @A1 - 1 : 100

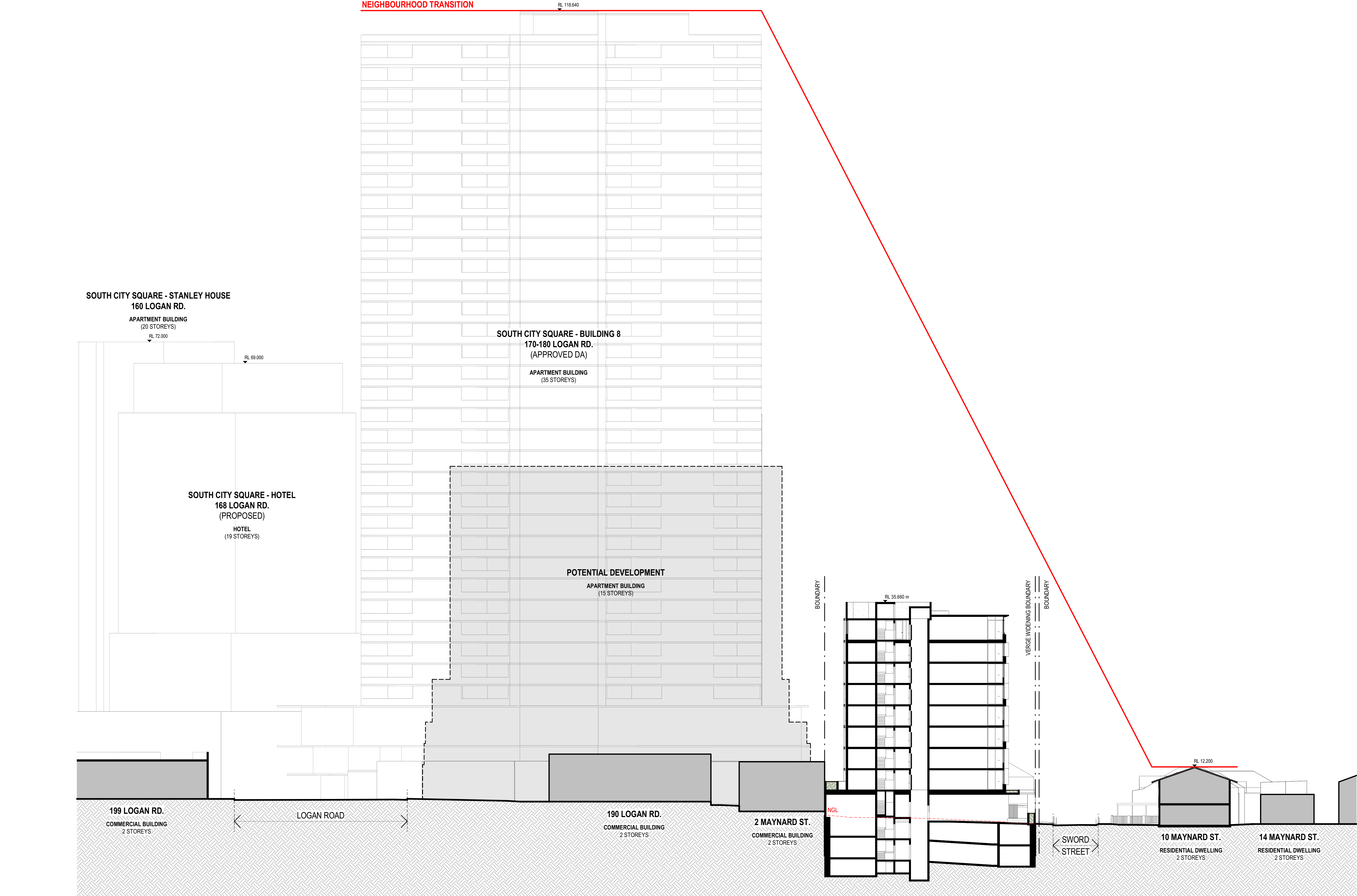
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PROJECT NUMBER
260015

MAYNARD STREET
4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME
SITE SECTION 1

DRAWING NUMBER
DA-303

REVISION
2

COORDINATION
30.07.26

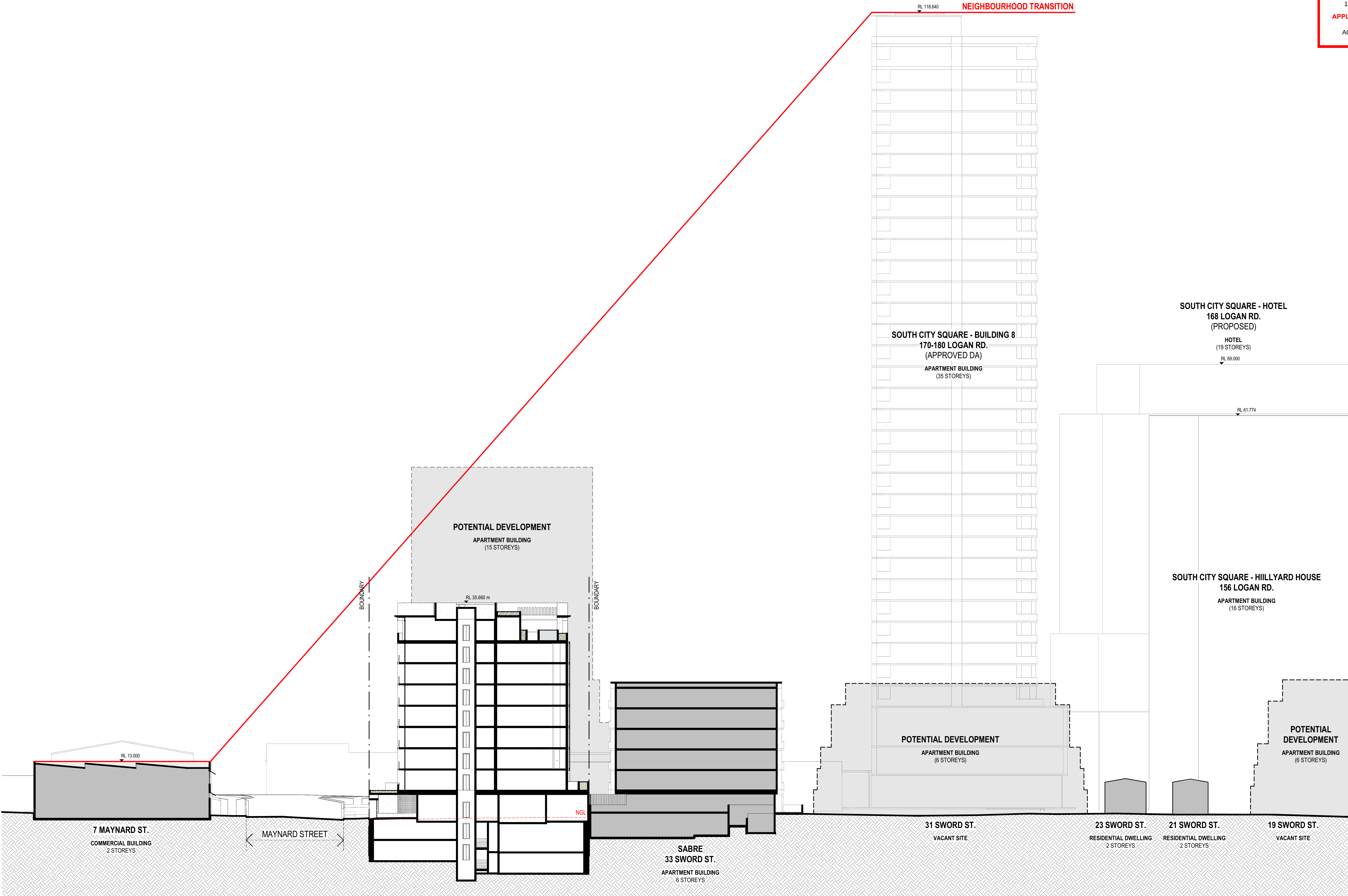
DRAWING STATUS
DEVELOPMENT APPLICATION

SCALE @A1 - 1 : 250

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PROJECT NUMBER
260015

MAYNARD STREET
4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME
SITE SECTION 2

DRAWING NUMBER
DA-304

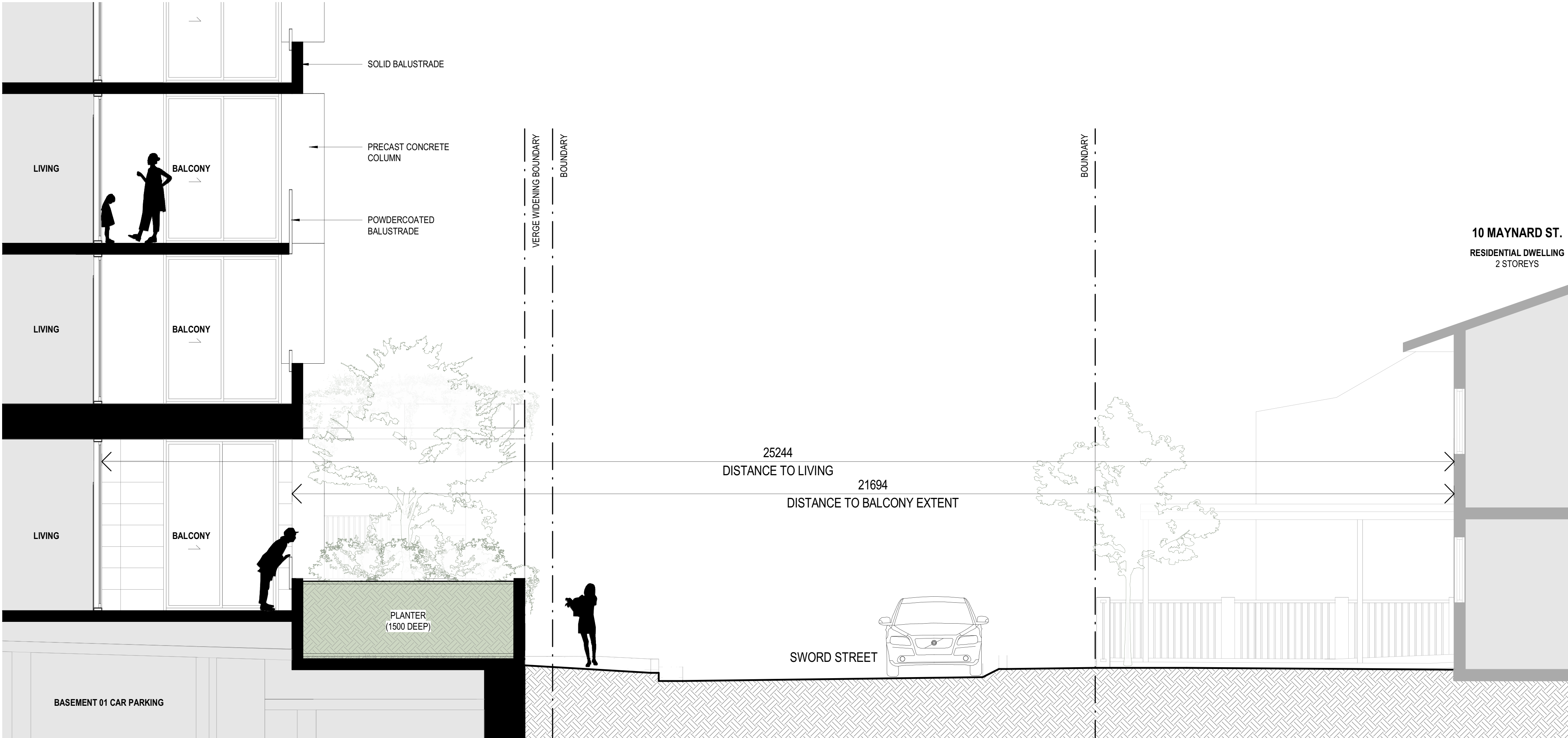
REVISION
2

COORDINATION
30.07.26

DRAWING STATUS
DEVELOPMENT APPLICATION

SCALE @A1 - 1 : 250





PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

DETAIL SECTION - SWORD STREET

DRAWING NUMBER

DA-400

REVISION

3

COORDINATION
30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

SCALE @A1 - 1 : 50

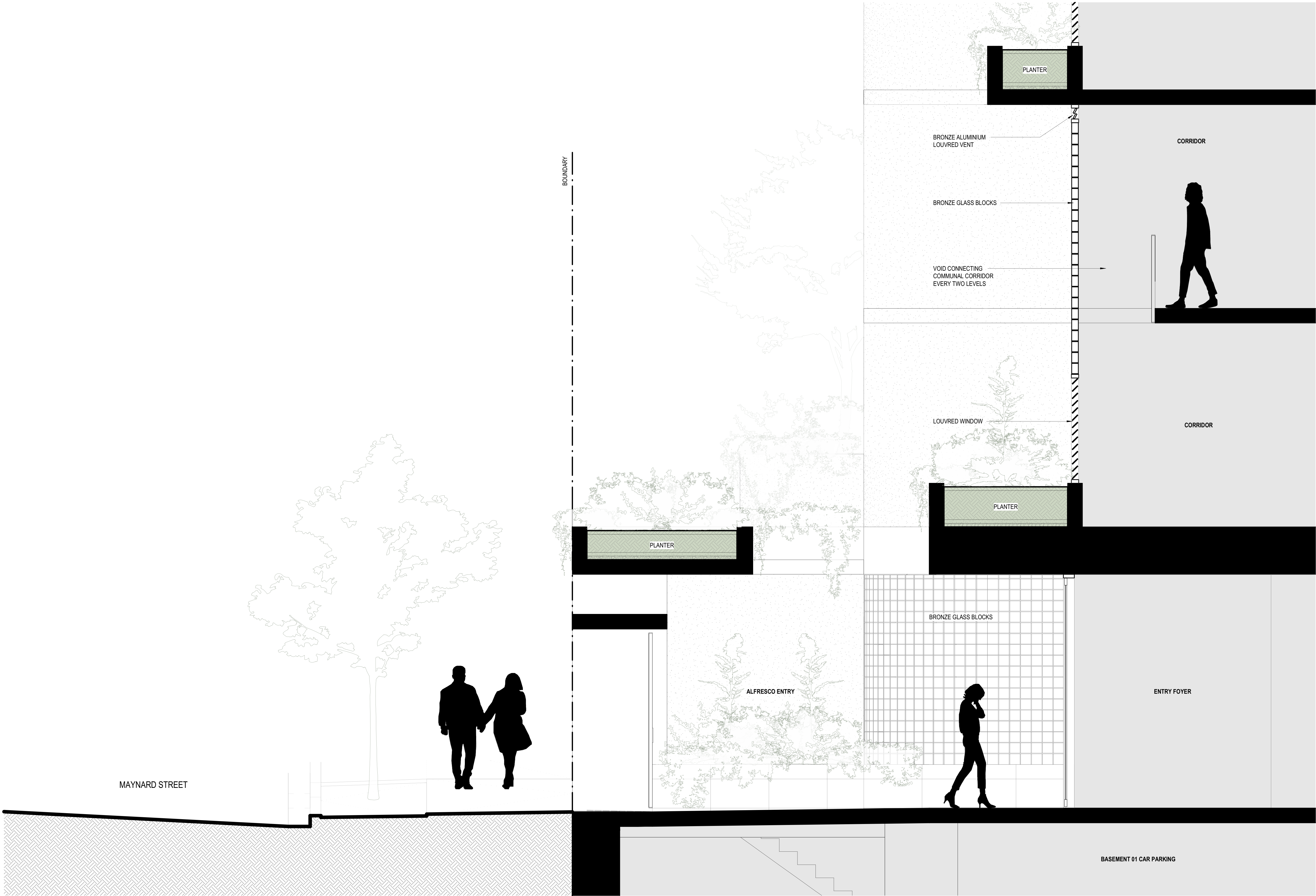


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PROJECT NUMBER
260015

MAYNARD STREET
4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME
DETAIL SECTION - ALFRESCO ENTRY

DRAWING NUMBER
DA-401

REVISION
3

COORDINATION
30.07.26

DRAWING STATUS
DEVELOPMENT APPLICATION

SCALE @A1 - 1:25



30/07/2026 1:01:33 PM

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AREA SUMMARY - SITE COVER	
SITE COVER	% SITE AREA
780.60 m²	84.21%
TOWER	
535.26 m²	57.74%
COMM. OPEN SPACE	
163.12 m²	17.60%

AREA SUMMARY - PLANNING	
GROSS FLOOR AREA	
LEVEL 08	236.51 m²
LEVEL 07	410.56 m²
LEVEL 06	410.56 m²
LEVEL 05	410.56 m²
LEVEL 04	410.56 m²
LEVEL 03	410.56 m²
LEVEL 02	410.56 m²
LEVEL 01	408.31 m²
GROUND LEVEL	70.51 m²
	3178.68 m²

PRIVATE OPEN SPACE	
LEVEL 08	39.45 m²
LEVEL 07	60.15 m²
LEVEL 06	59.54 m²
LEVEL 05	60.15 m²
LEVEL 04	59.54 m²
LEVEL 03	60.15 m²
LEVEL 02	61.59 m²
LEVEL 01	108.69 m²
GROUND LEVEL	13.32 m²
	522.58 m²

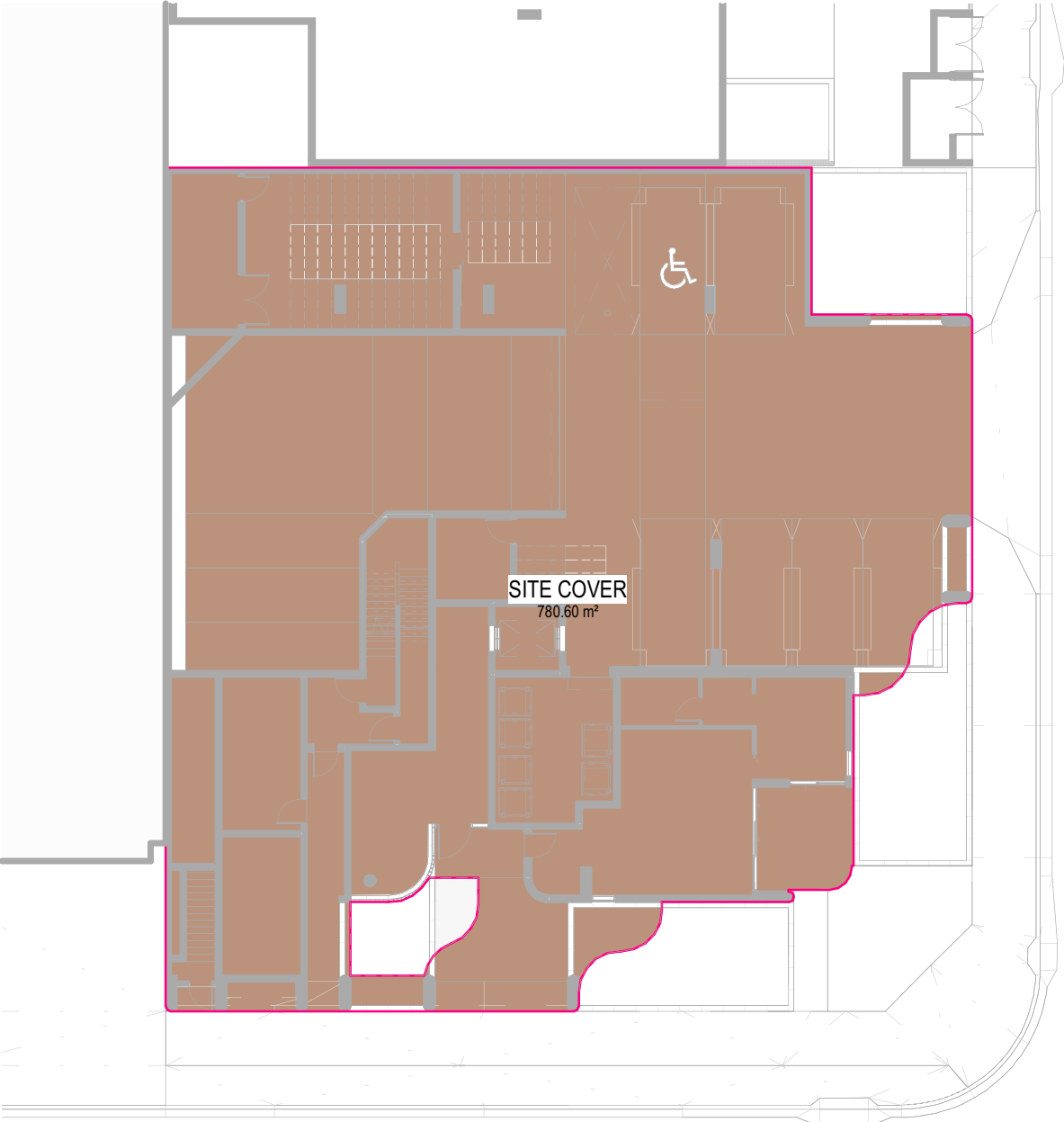
Site Cover:
The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage. The term does not include:

- (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- (b) basement car parking areas located wholly below ground level.

Gross Floor Area (GFA):
The total floor area of all storeys of the building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

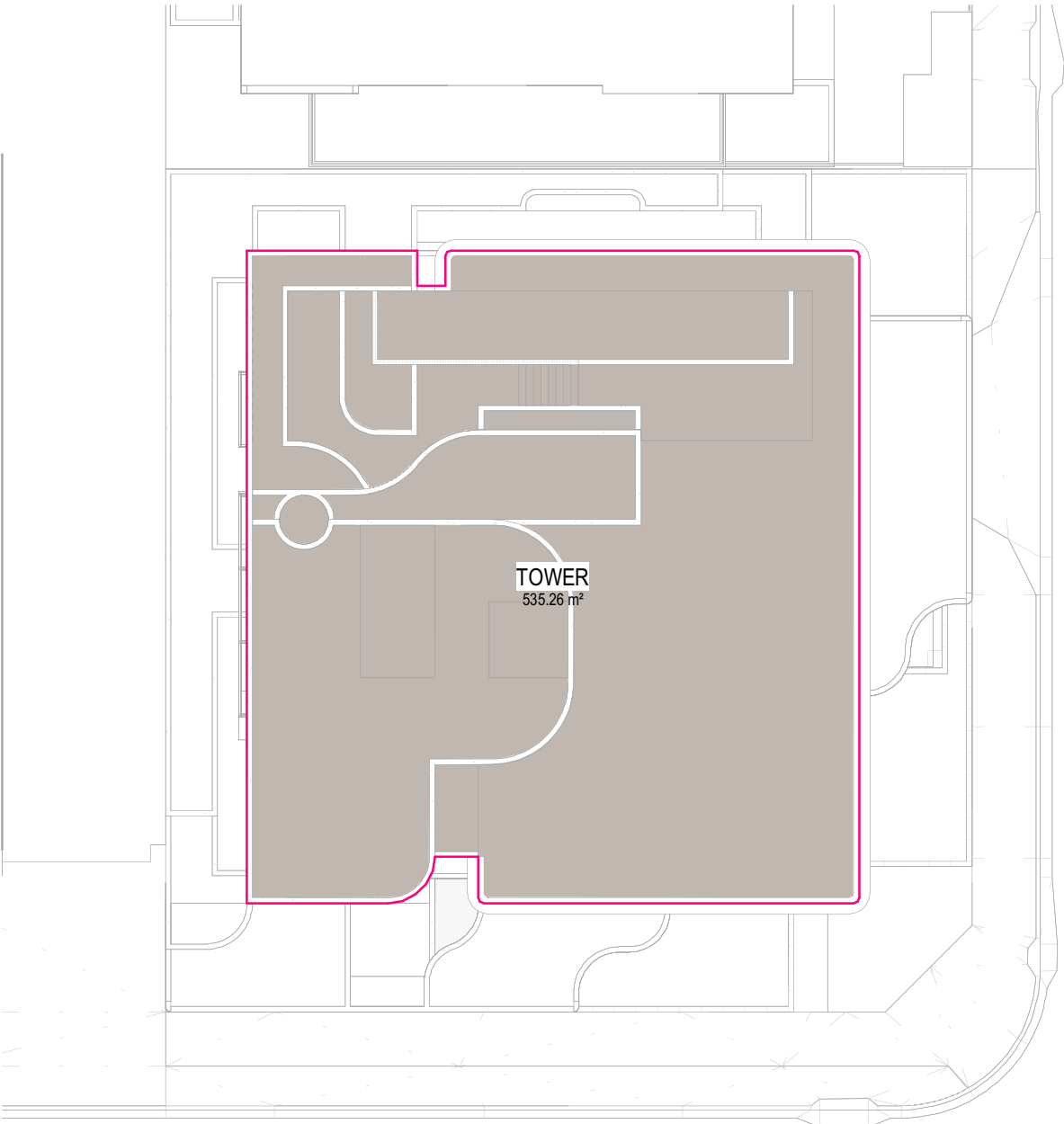
- (a) building services, plant and equipment;
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall;
- (e) the parking, loading or manoeuvring of motor vehicles;
- (f) unenclosed private balconies, whether roofed or not.

Private Open Space (POS):
For the primary area, directly accessible from the internal primary living areas of the dwelling.
For dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m.

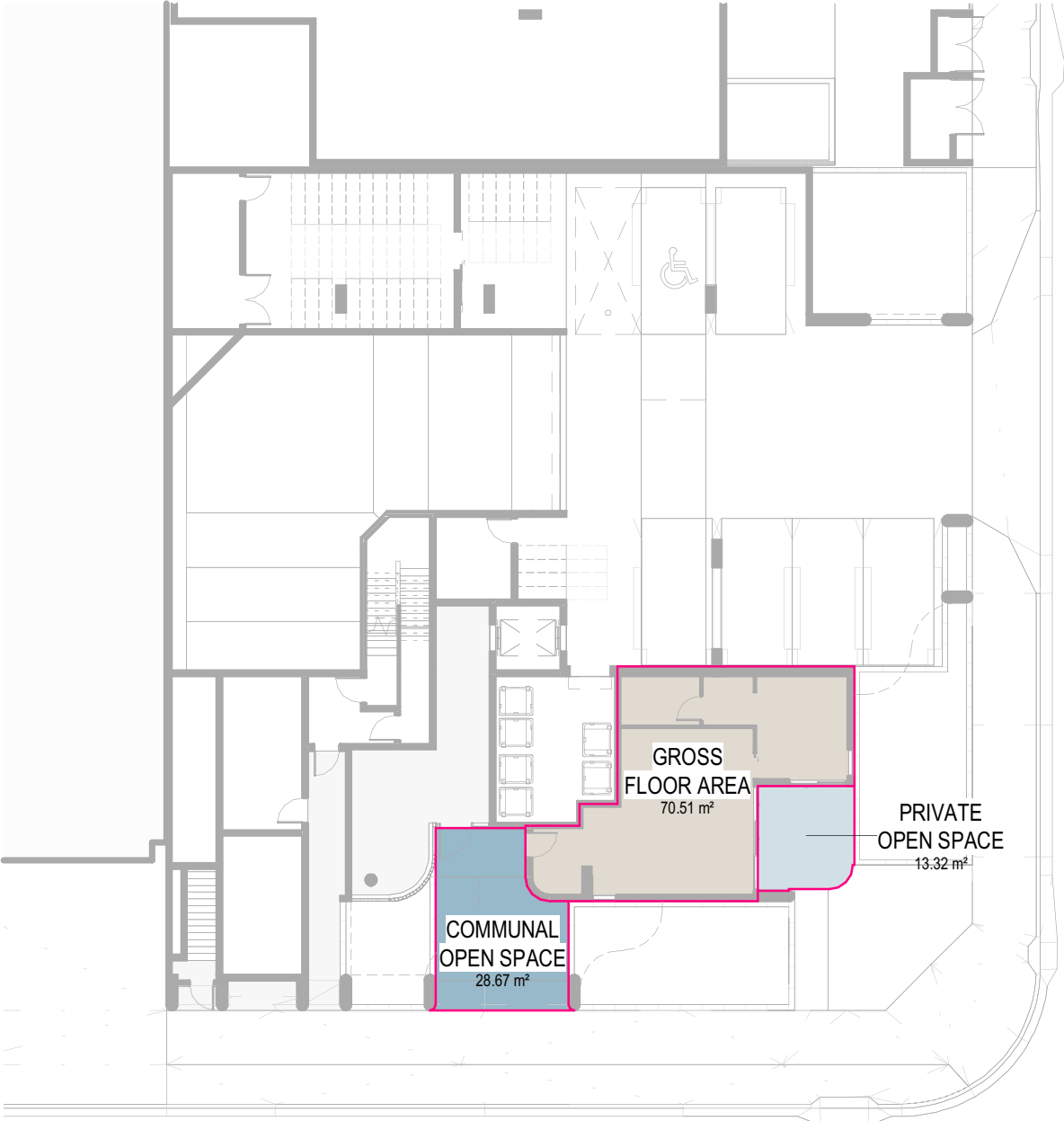


SITE COVER - GROUND LEVEL
1 : 250

■ SITE COVER
■ TOWER

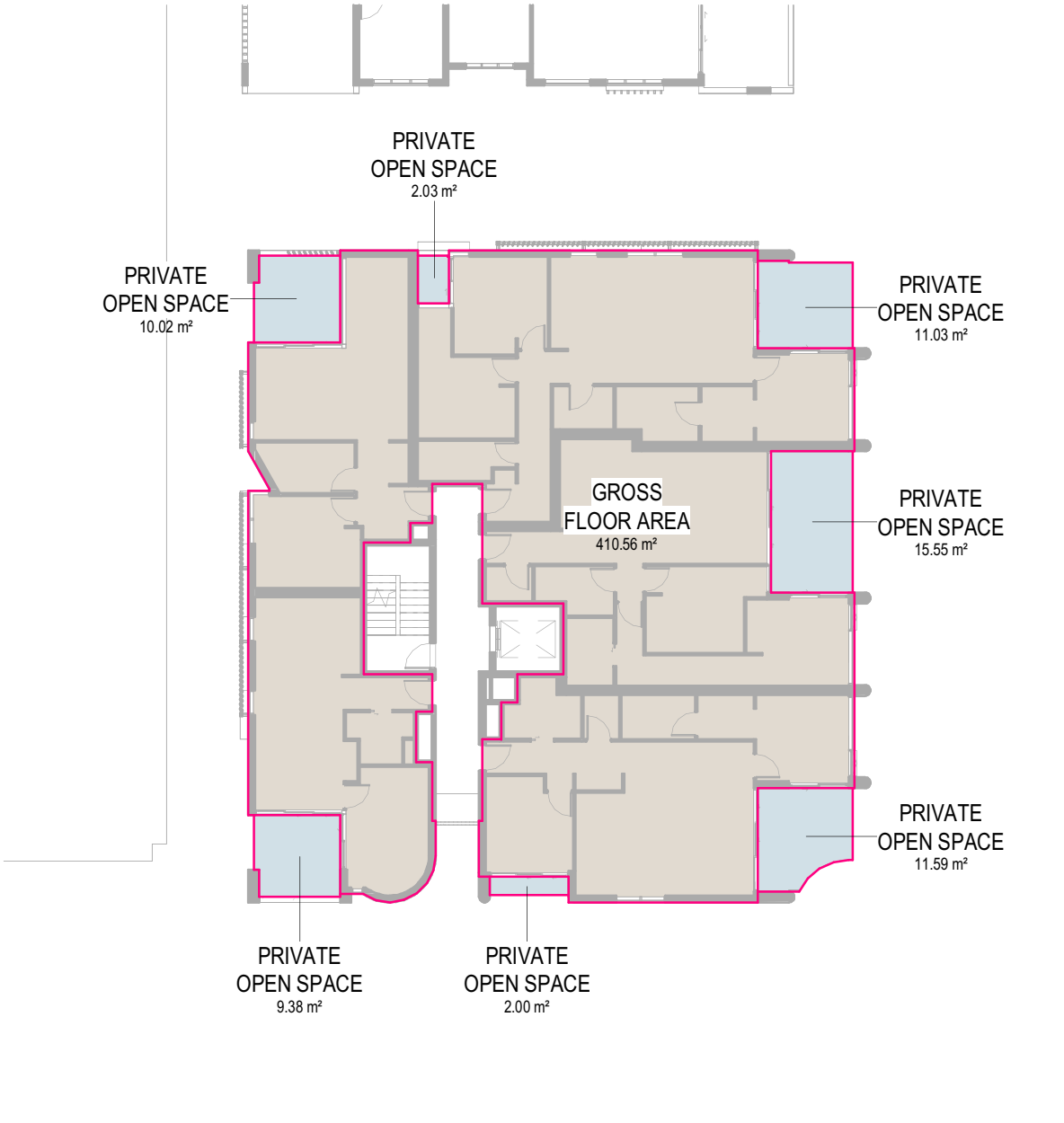


SITE COVER - TOWER
1 : 250

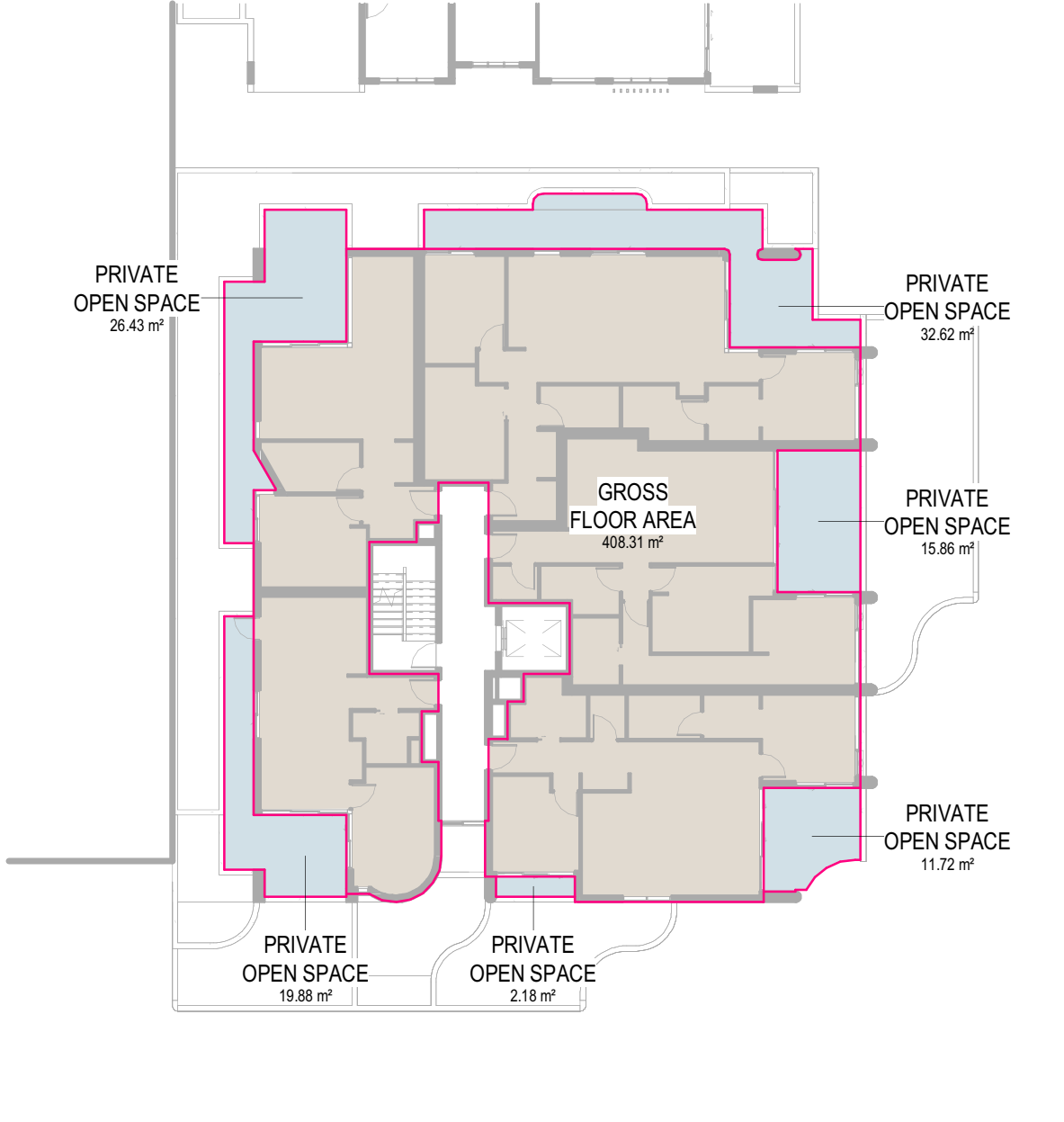


GROUND LEVEL
1 : 250

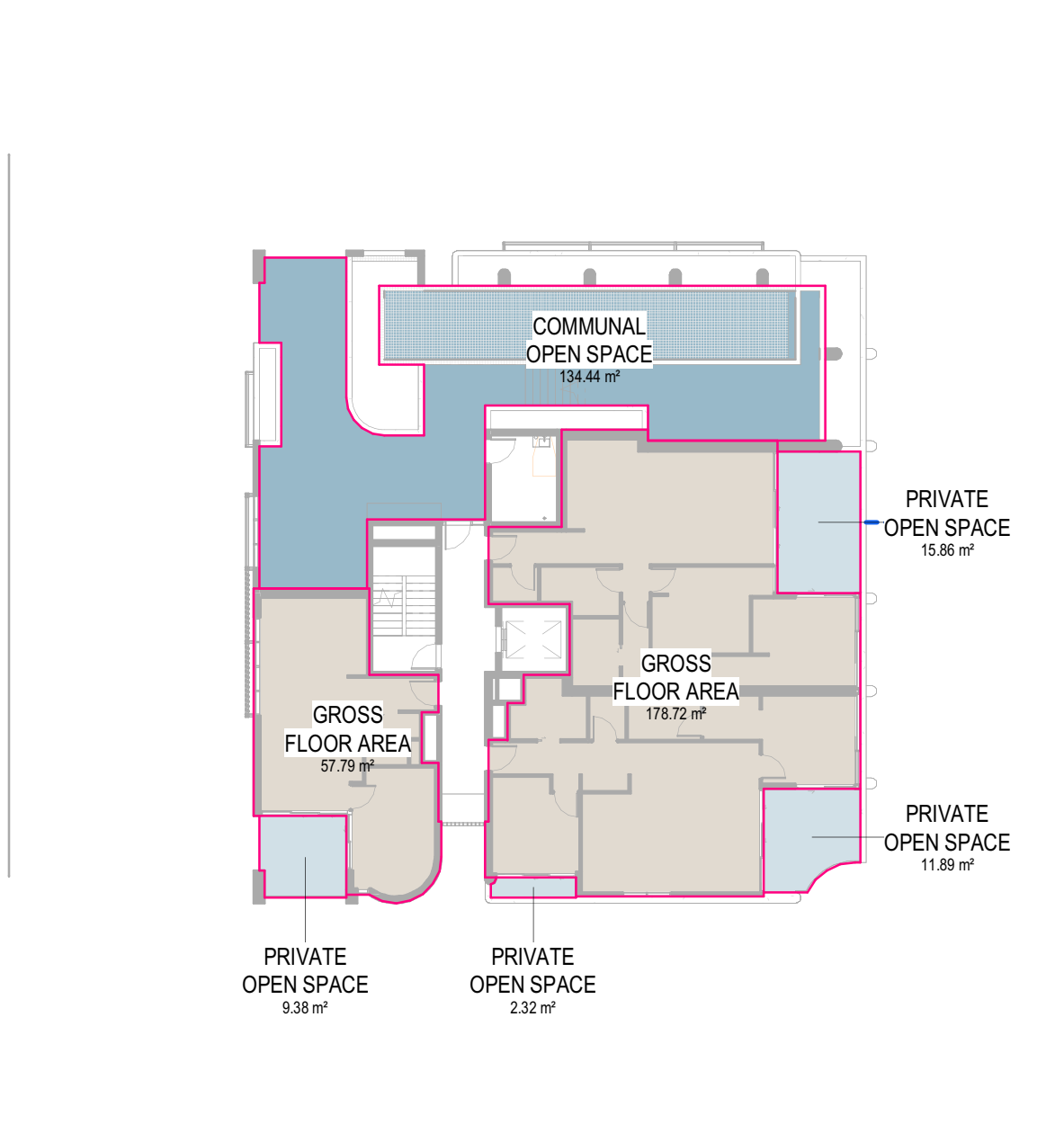
■ GROSS FLOOR AREA
■ PRIVATE OPEN SPACE
■ COMMUNAL OPEN SPACE



LEVEL 02 (TYPICAL)
1 : 250



LEVEL 01
1 : 250



LEVEL 08
1 : 250

PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

AREA PLANS - PLANNING

DRAWING NUMBER

DA-500

REVISION

2

COORDINATION
30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

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AREA SUMMARY - LANDSCAPING	
DEEP PLANTING (IN-GROUND)	% SITE AREA
22.59 m²	2.44%
DEEP PLANTING (CONTAINERISED)	% SITE AREA
177.05 m²	19.10%
PLANTING	% SITE AREA
193.13 m²	20.83%

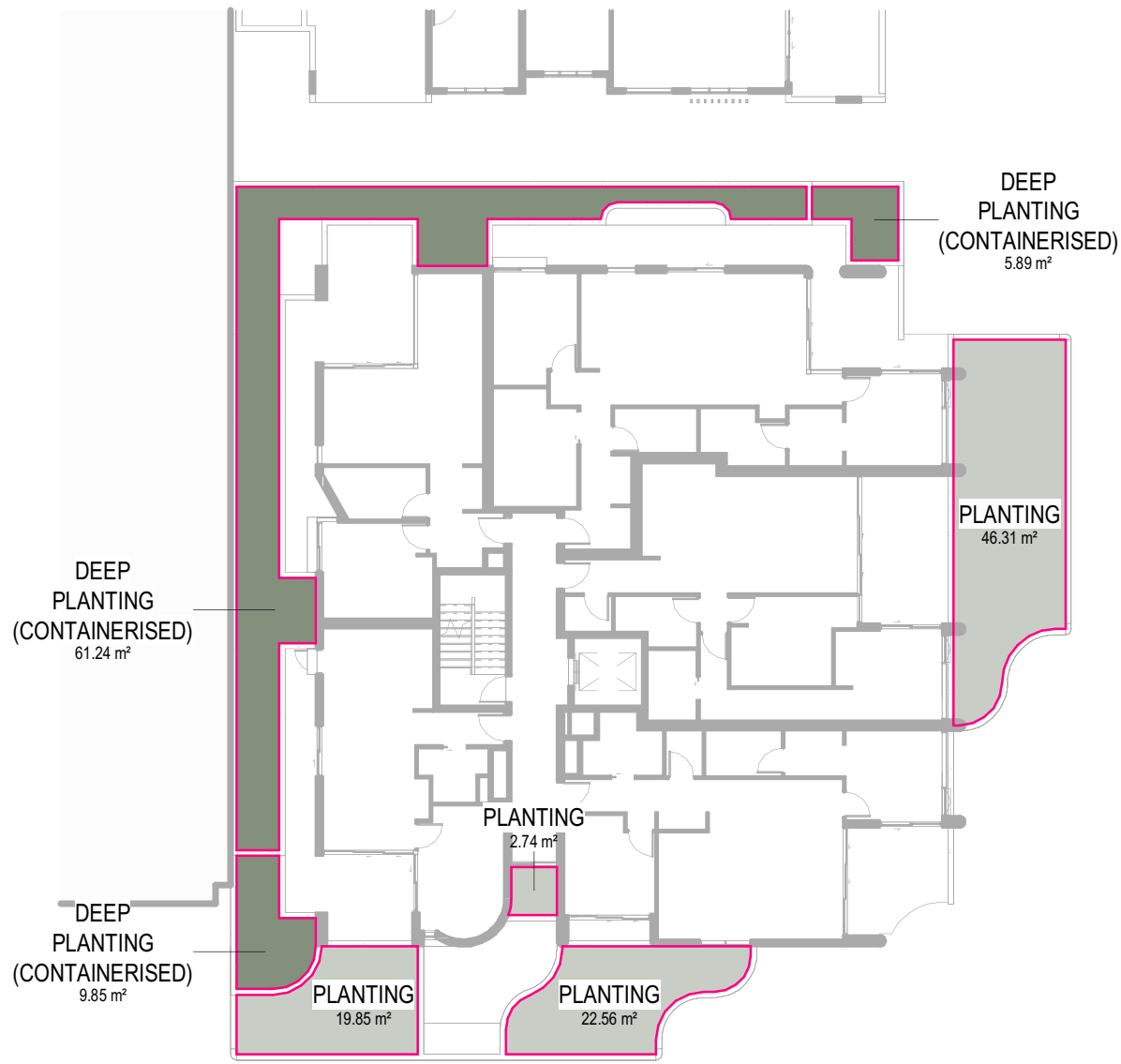
Deep Planting:
The deep planting requirements have been increased to a minimum of 4m unobstructed in any direction.

Planting:
Any planting area other than Deep Planting.



GROUND LEVEL
1 : 250

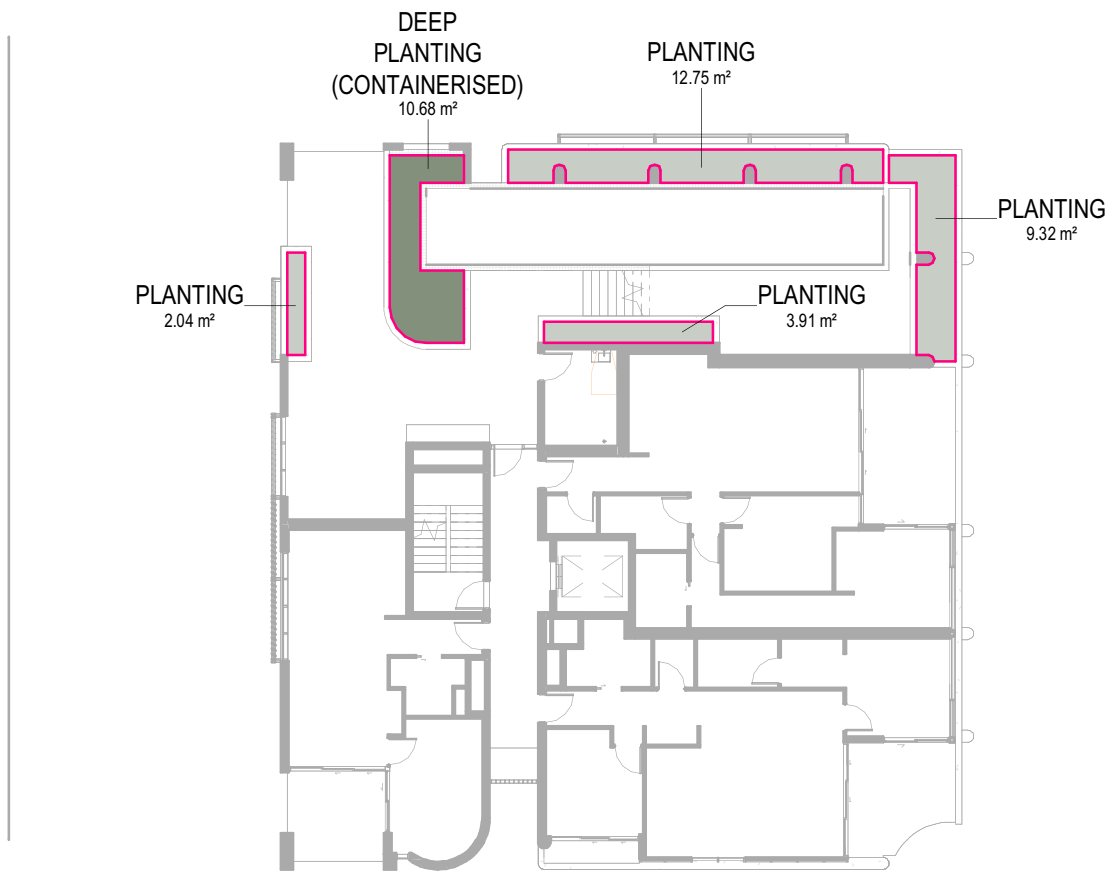
- DEEP PLANTING (IN-GROUND)
- DEEP PLANTING (CONTAINERISED)
- PLANTING



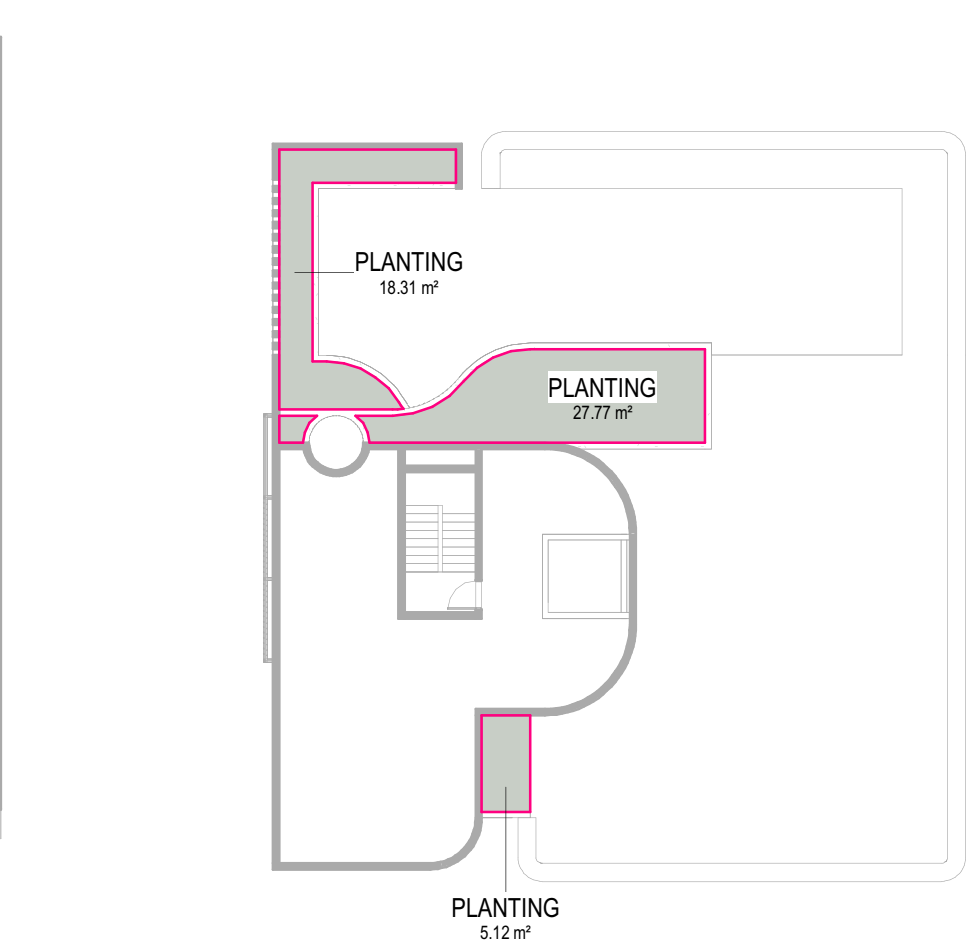
LEVEL 01
1 : 250



LEVEL 03 (TYPICAL FOR 5 & 7)
1 : 250



LEVEL 08
1 : 250



ROOF
1 : 250

PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

AREA PLANS - LANDSCAPING

DRAWING NUMBER

DA-501

REVISION

2

COORDINATION
30.07.26

DRAWING STATUS

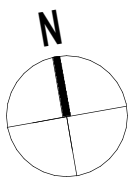
DEVELOPMENT APPLICATION

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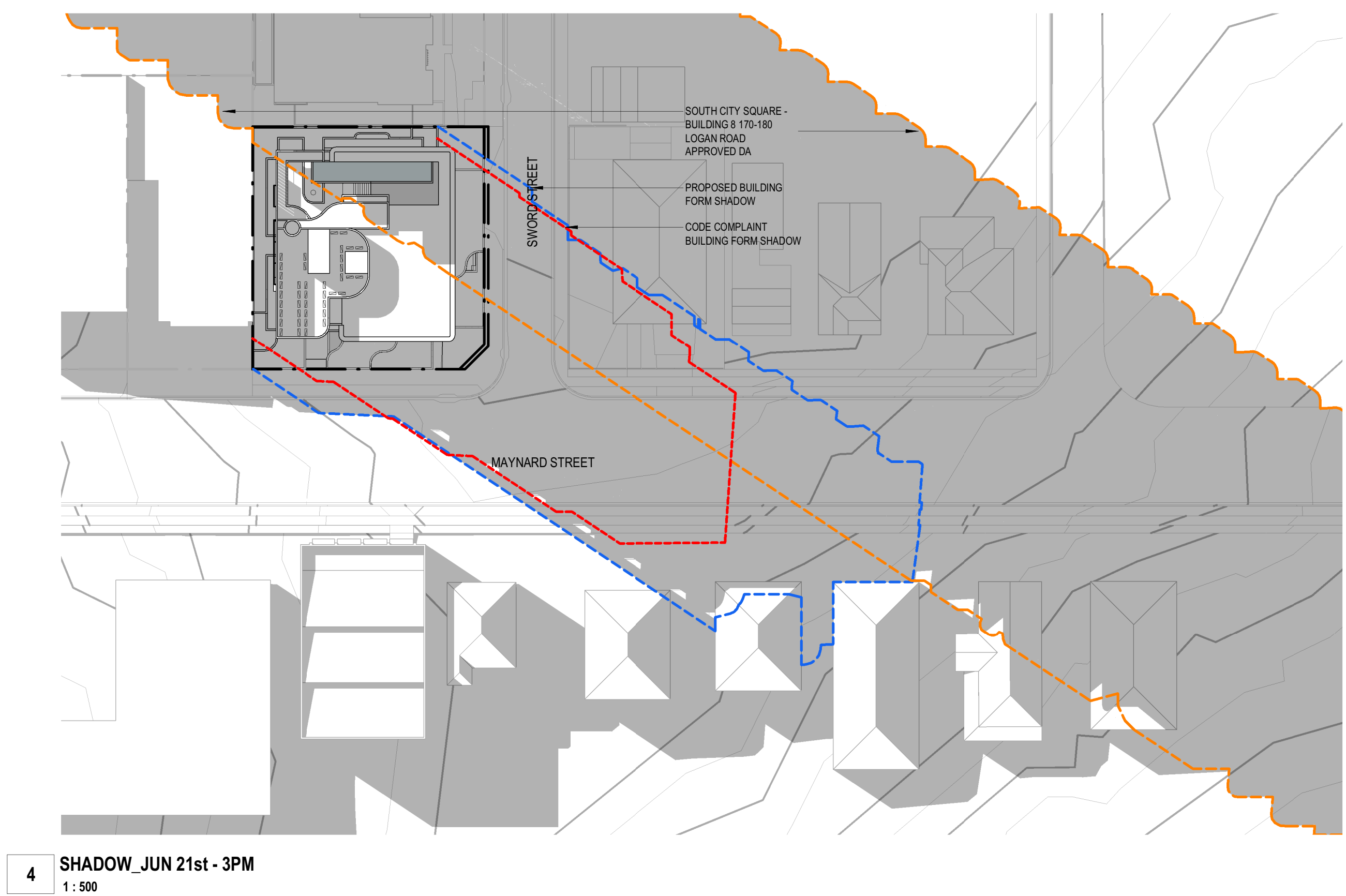
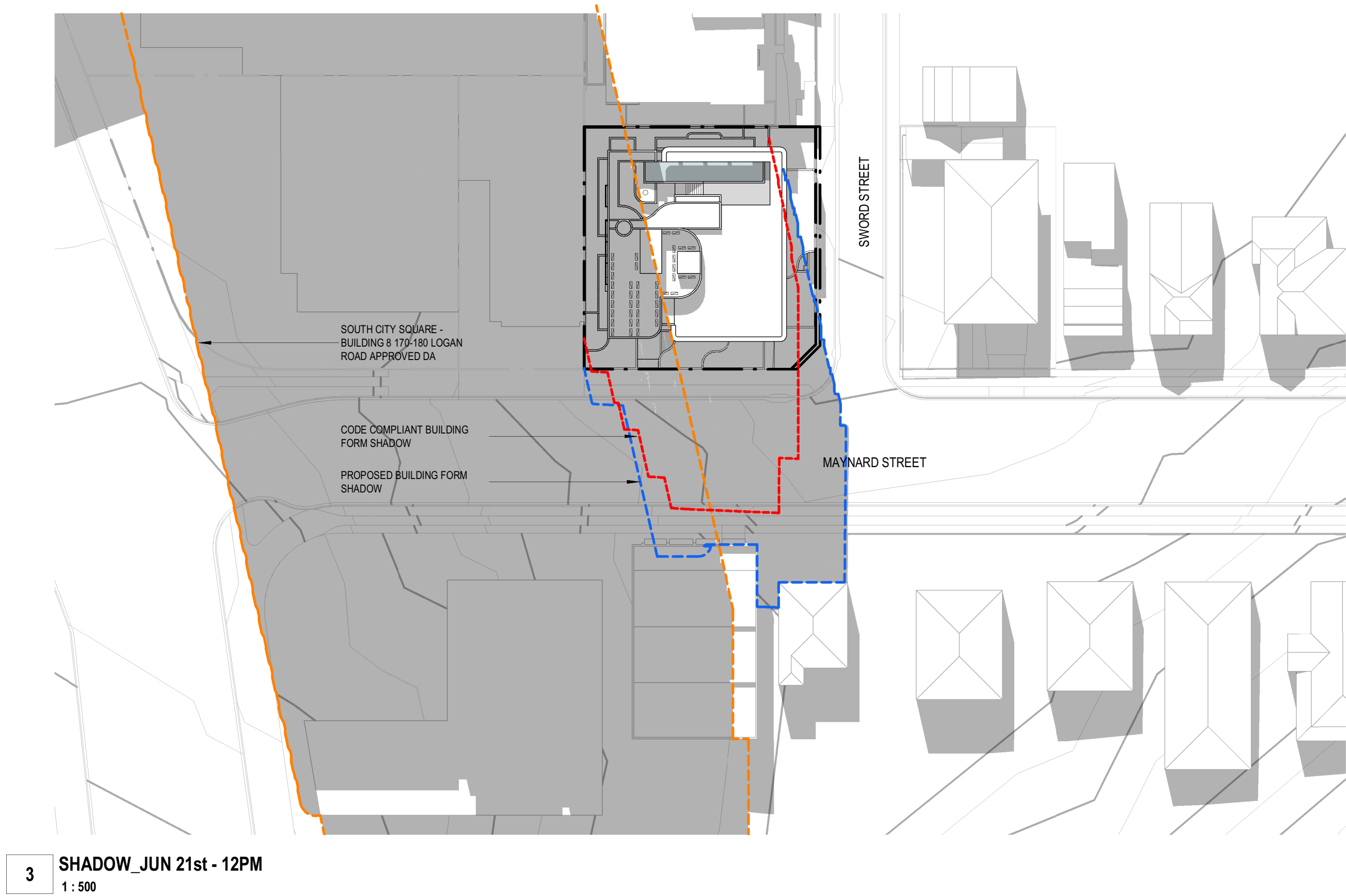
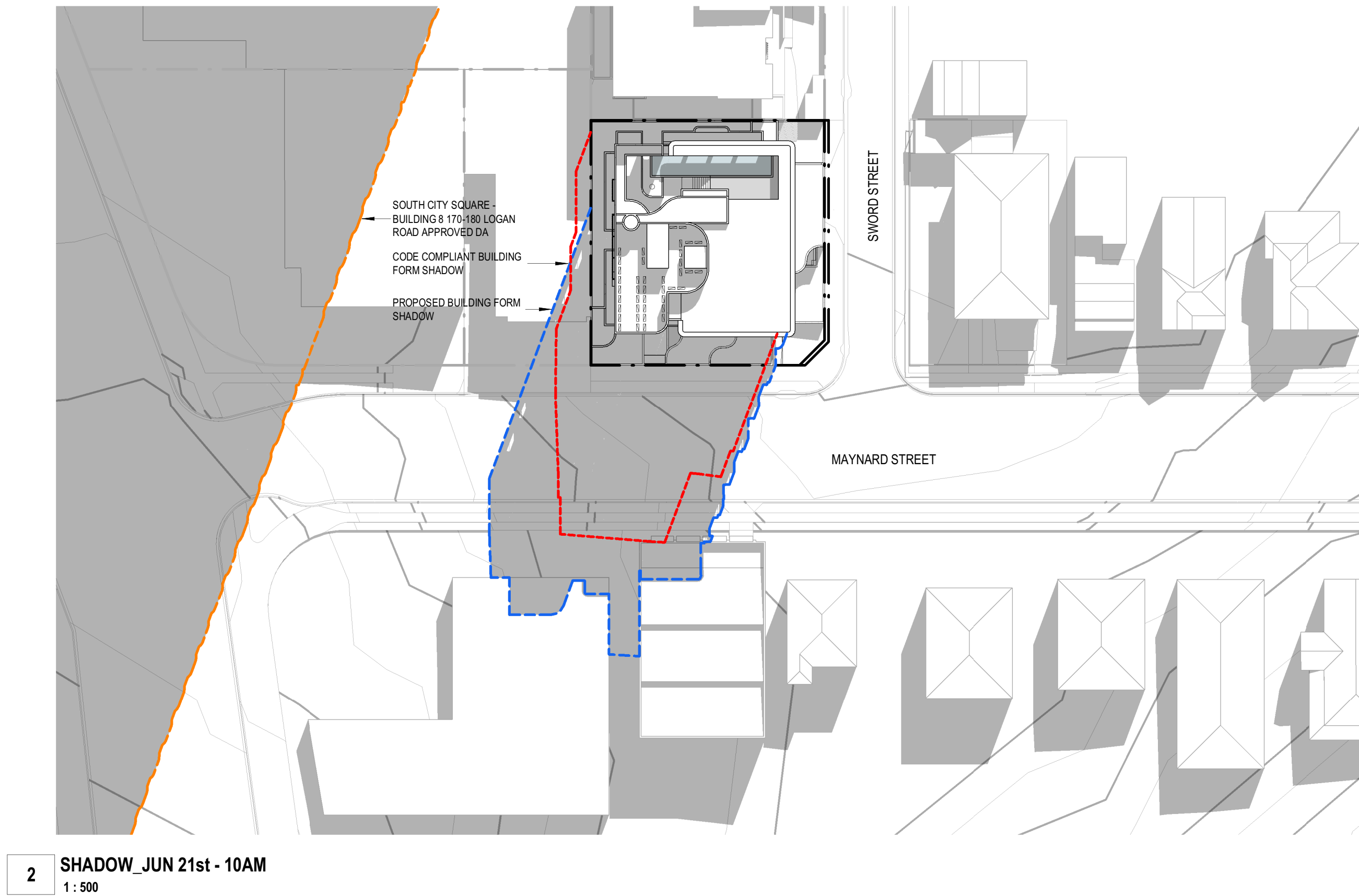
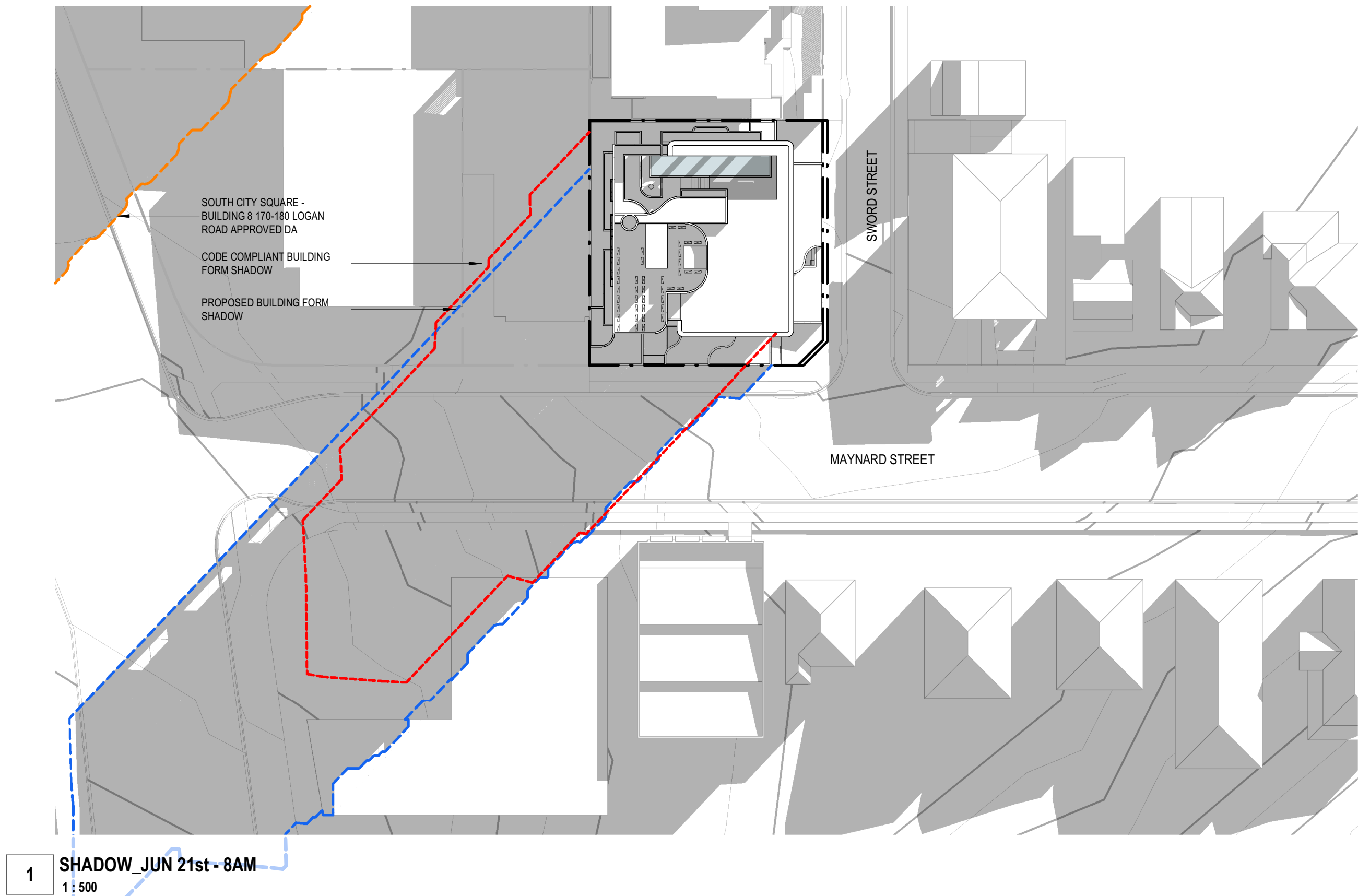
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SCALE @A1 - 1 : 250



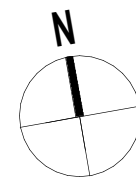


PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA



SCALE @A1 - 1 : 500

DRAWING NAME

SHADOW DIAGRAMS - WINTER

DRAWING NUMBER

DA-600

REVISION

2

COORDINATION
30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

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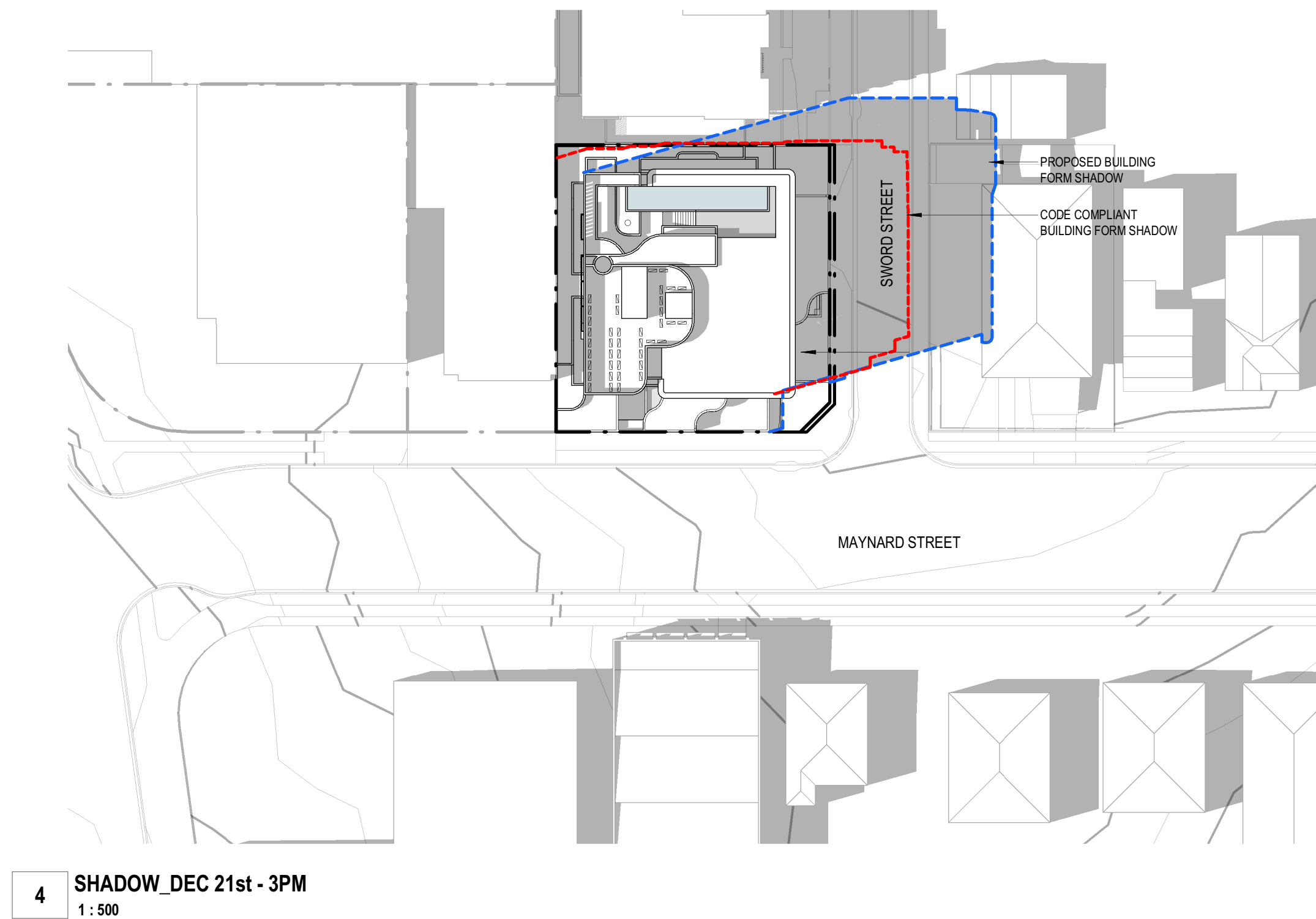
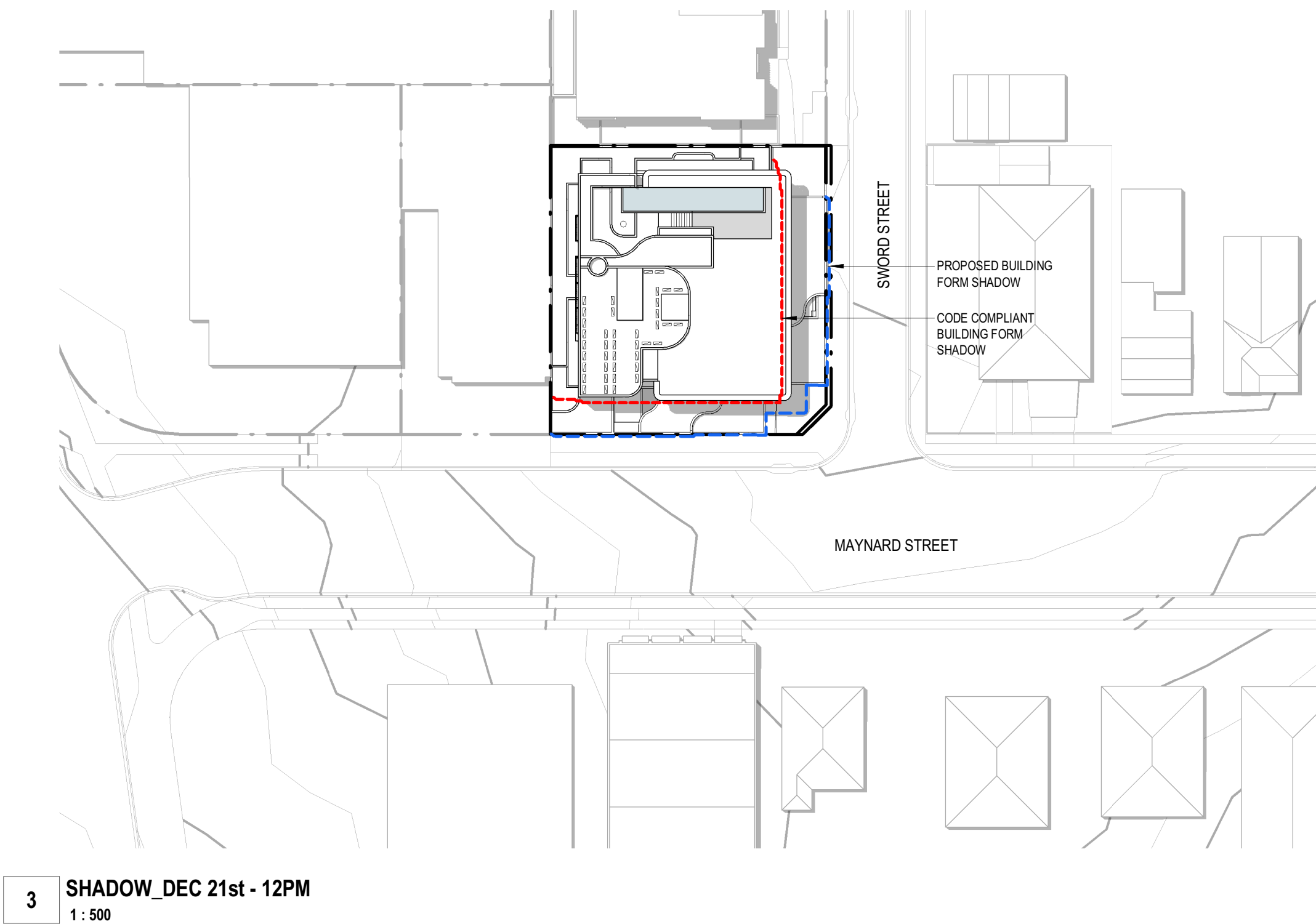
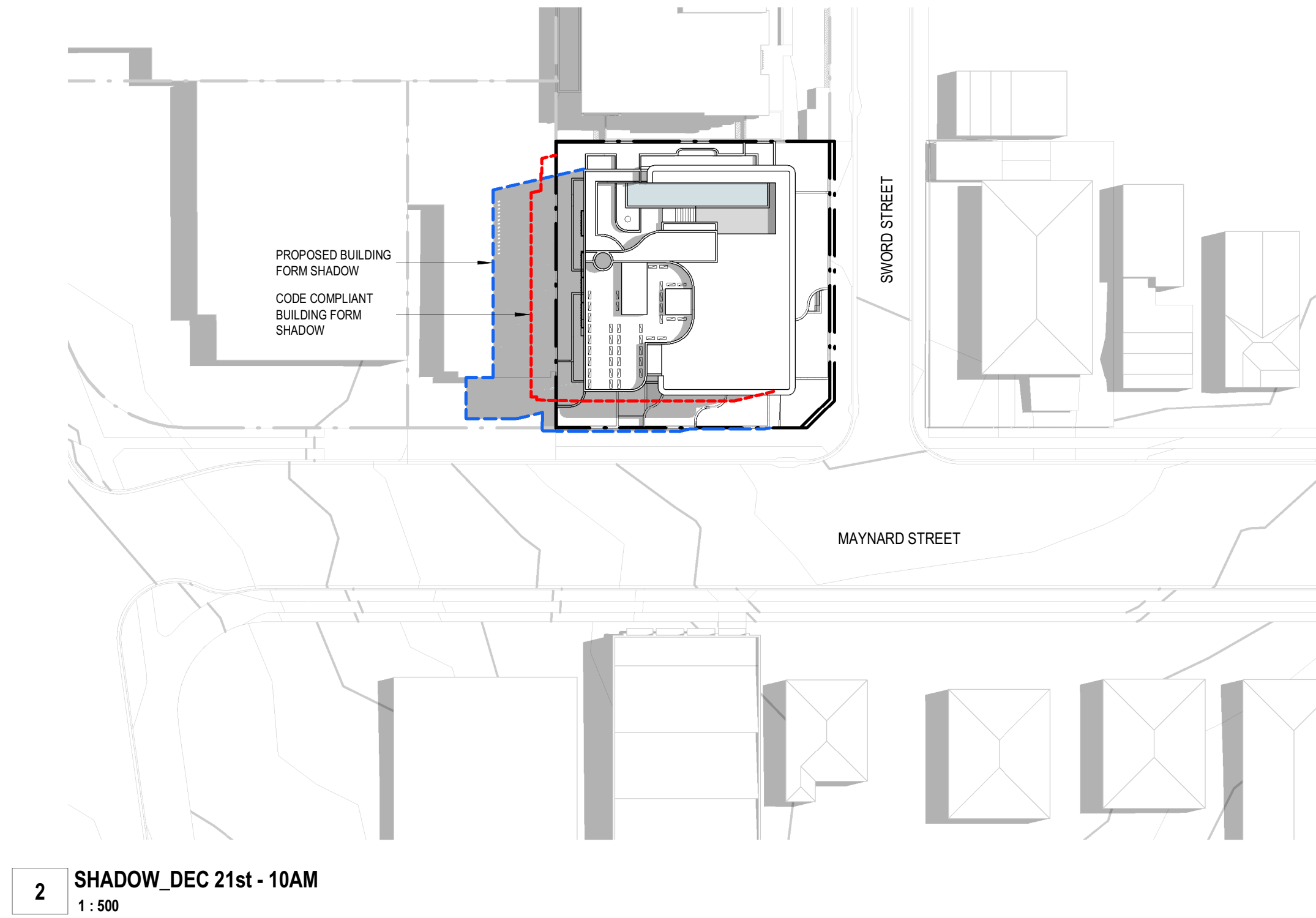
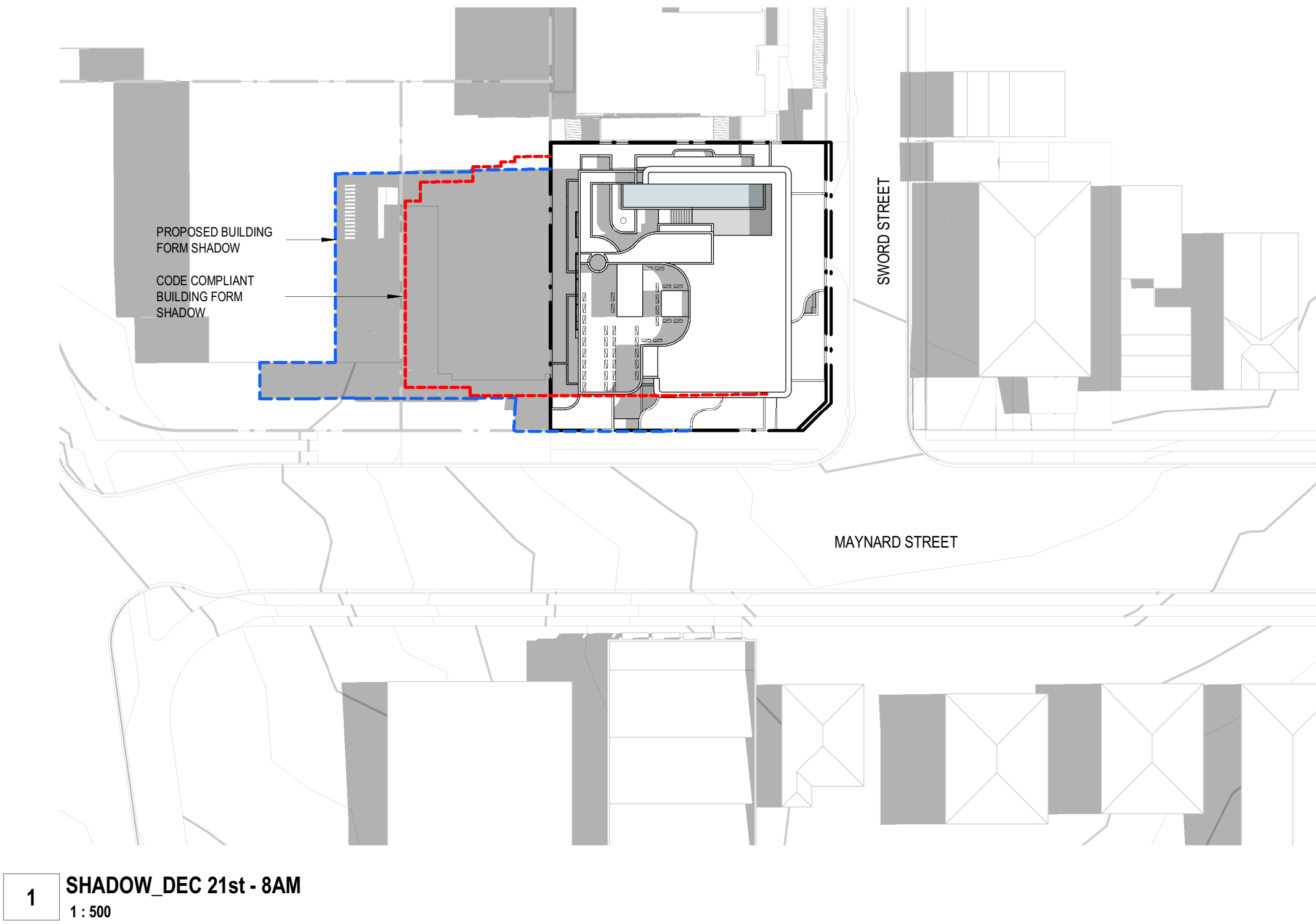
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PROJECT NUMBER

260015

MAYNARD STREET

4-8 MAYNARD STREET, WOOLLOONGABBA

DRAWING NAME

SHADOW DIAGRAMS - SUMMER

DRAWING NUMBER

DA-601

REVISION

2

COORDINATION

30.07.26

DRAWING STATUS

DEVELOPMENT APPLICATION

ellivo

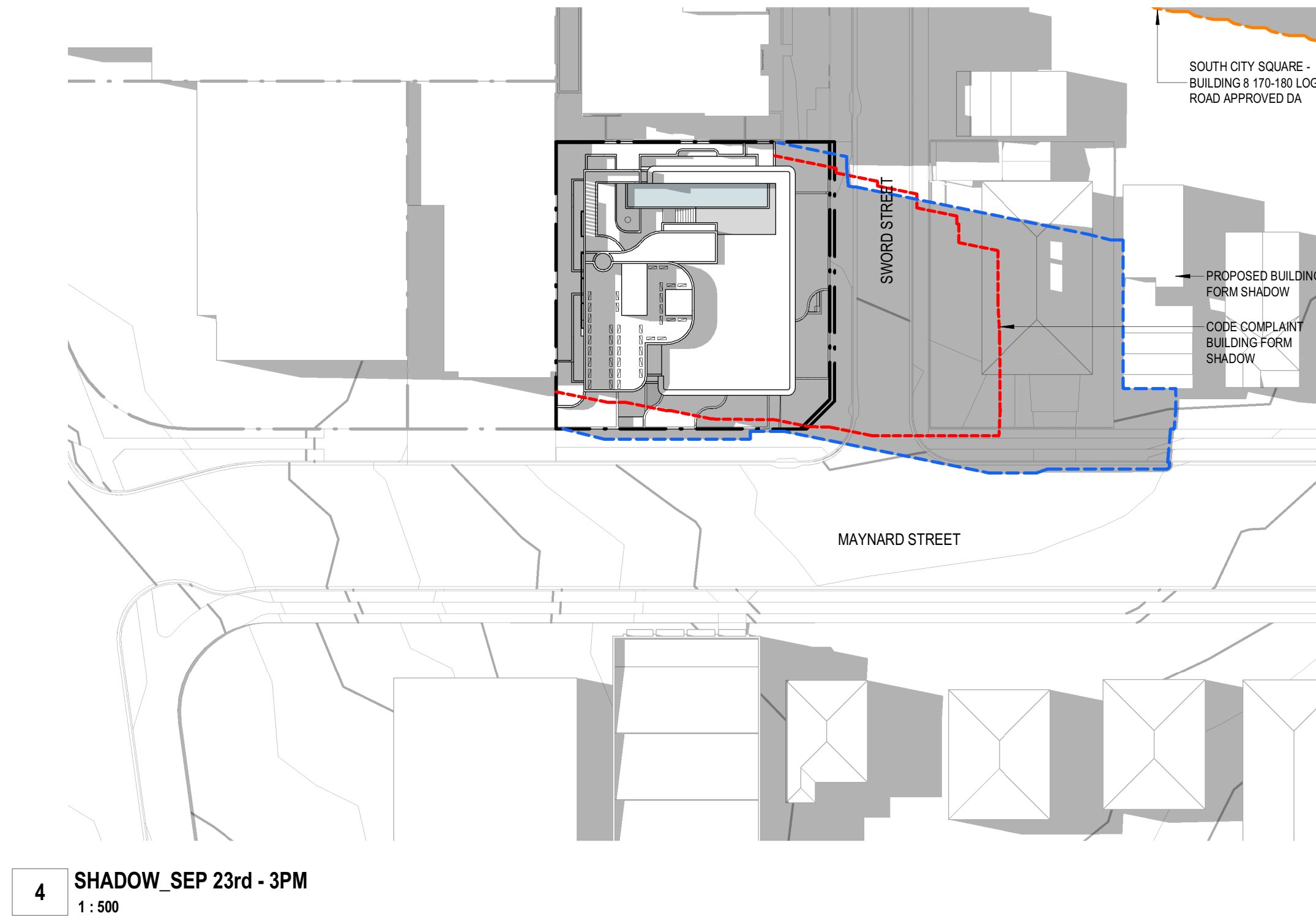
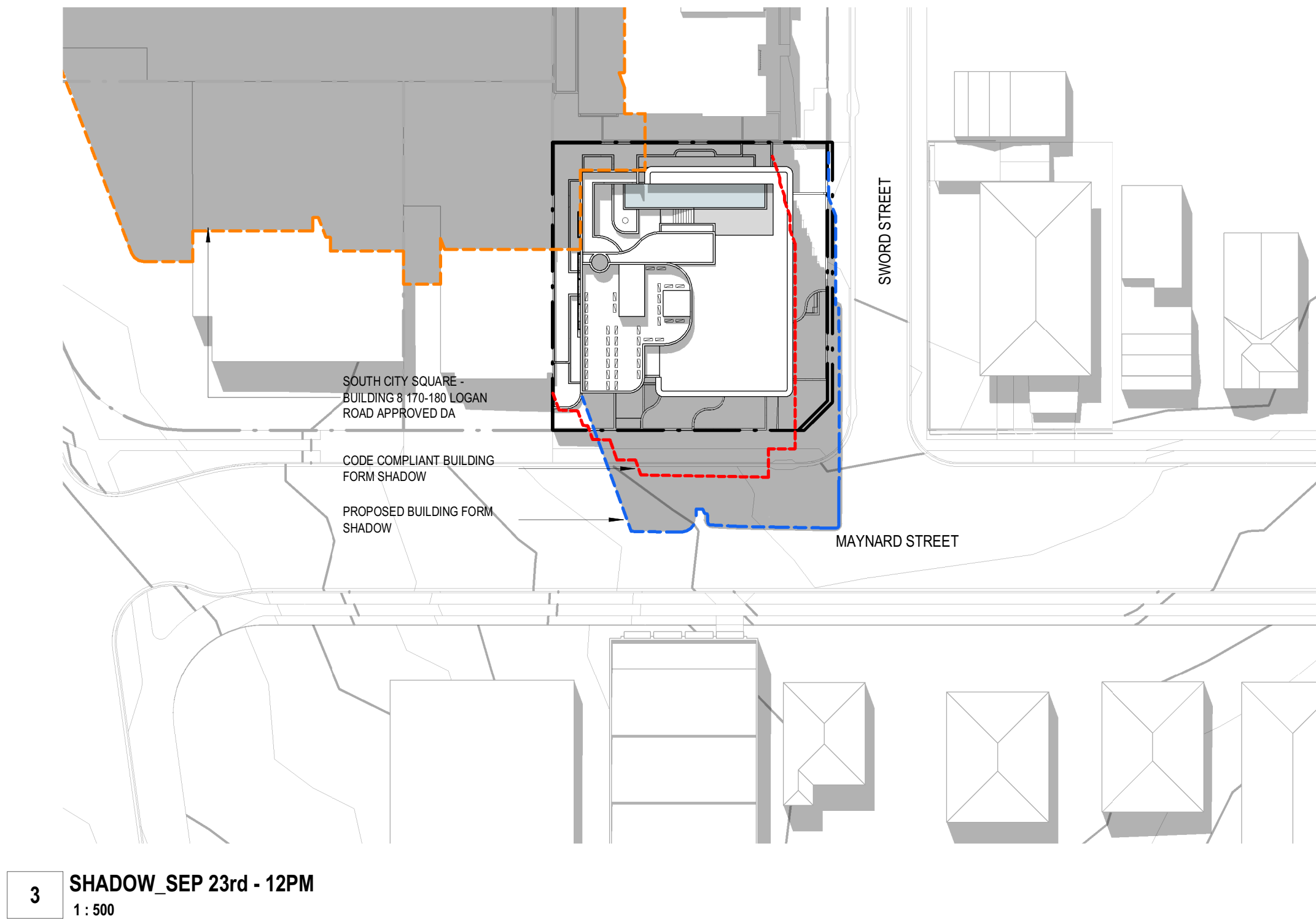
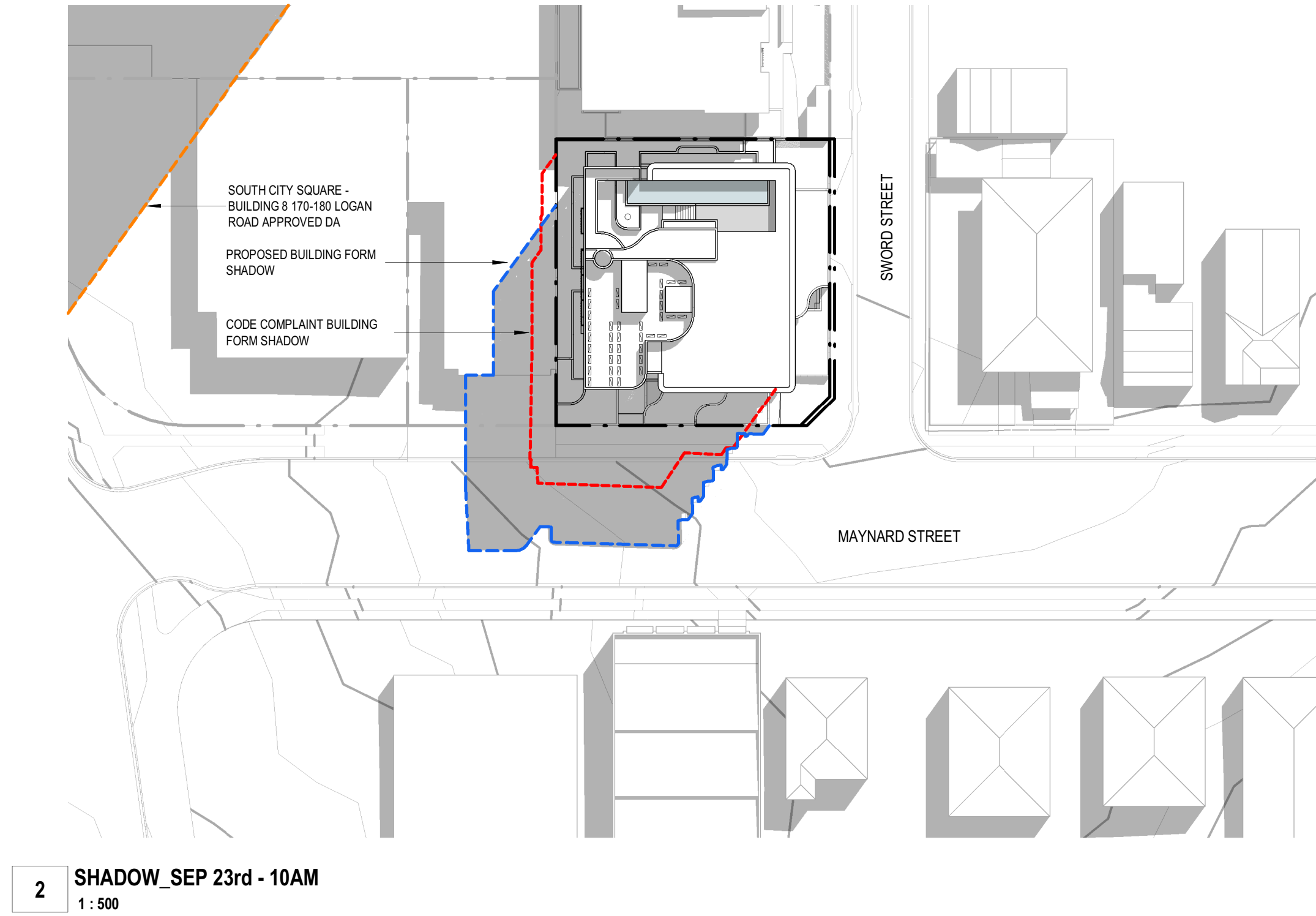
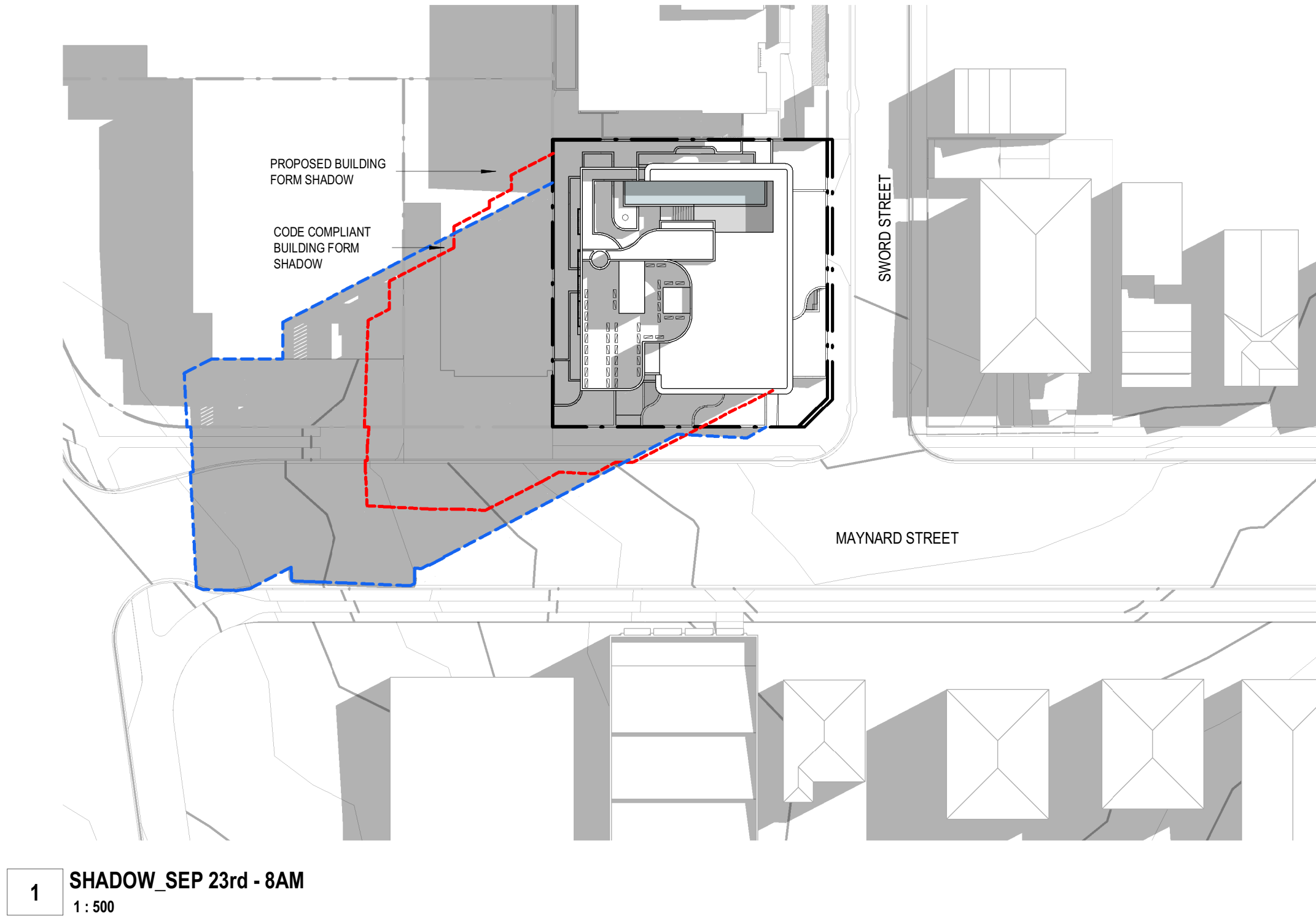
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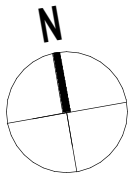
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PROJECT NUMBER
260015

MAYNARD STREET
4-8 MAYNARD STREET, WOOLLOONGABBA



SCALE @A1 - 1 : 500

DRAWING NAME
SHADOW DIAGRAMS - EQUINOX

DRAWING NUMBER
DA-602

REVISION
2

COORDINATION
30.07.26

DRAWING STATUS
DEVELOPMENT APPLICATION

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