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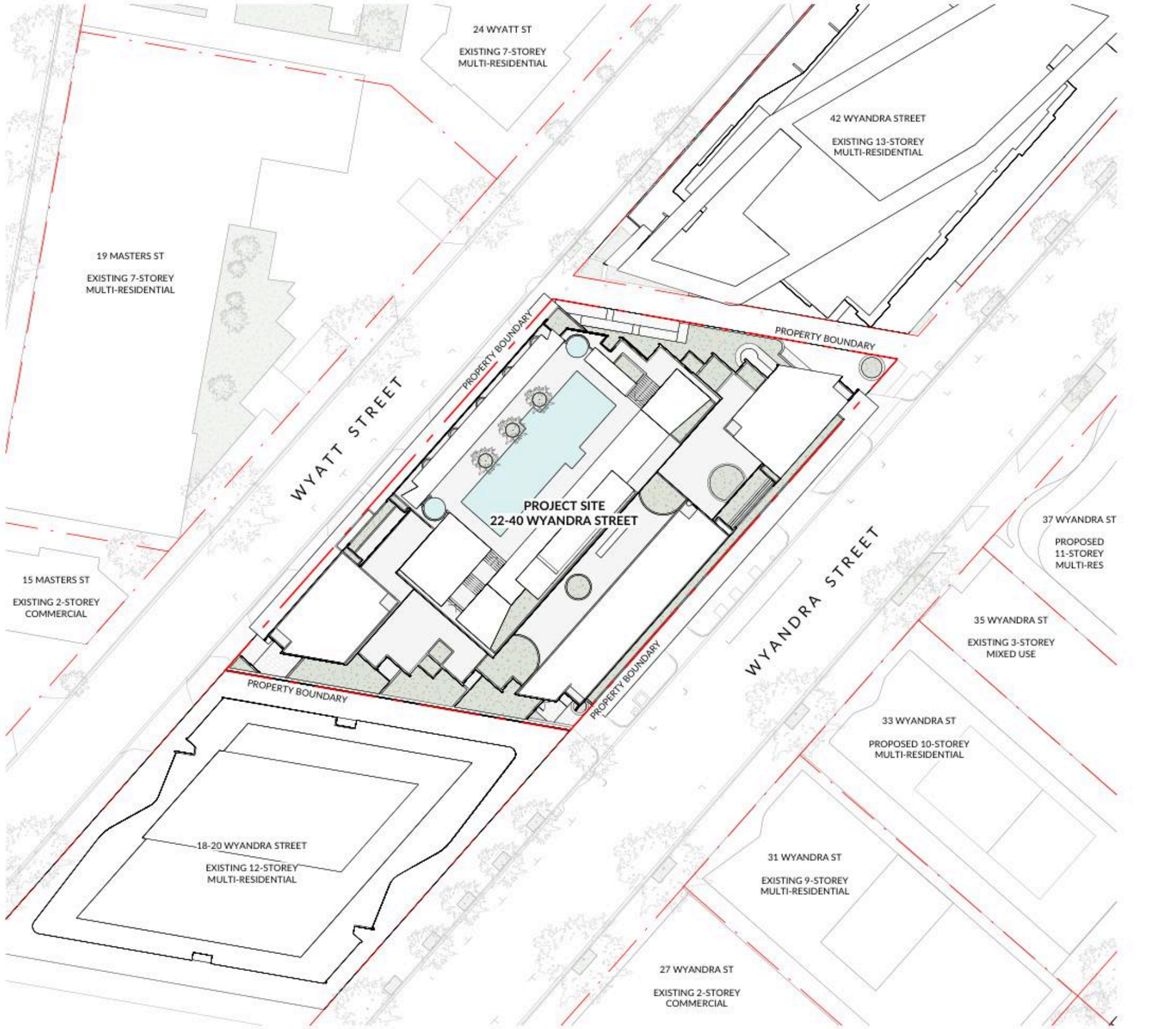
APPLICATION REF
A007087729

22-40 WYANDRA STREET

DEVELOPMENT APPLICATION

NO.	NAME	DATE	REV.
A-01-001	SITE PLAN & DEVELOPMENT SUMMARY	03.08.26	9
A-07-101	B4 GA PLAN	03.08.26	12
A-07-102	B2-3 GA PLAN	03.08.26	13
A-07-103	B1 GA PLAN	03.08.26	16
A-07-104	GF GA PLAN	03.08.26	15
A-07-105	L1 GA PLAN	03.08.26	14
A-07-106	L2-3 GA PLAN - TYPICAL PODIUM FLOOR	03.08.26	14
A-07-107	L4 GA PLAN - PODIUM TOP	03.08.26	13
A-07-108	L5-12 GA PLAN - TYPICAL LOWER TOWER FLOOR	03.08.26	15
A-07-109	L13 - LOWER AMENITY LEVEL	03.08.26	15
A-07-110	L14-15 GA PLAN -TYPICAL MID TOWER	03.08.26	15
A-07-111	L16 - AMENITY LEVEL	03.08.26	15
A-07-112	L17 GA PLAN	03.08.26	15
A-07-113	L18 GA PLAN - UPPER TOWER PENTHOUSE	03.08.26	15
A-07-115	L19-20 GA PLAN - UPPER TOWER PENTHOUSE	03.08.26	15
A-07-116	L21 GA PLAN - PLANT LEVEL	03.08.26	15
A-07-117	ROOF TERRACE GA PLAN	03.08.26	11
A-07-118	ROOF GA PLAN	03.08.26	10
A-07-201	ELEVATIONS	03.08.26	12
A-07-202	ELEVATIONS	03.08.26	12
A-07-301	TYPICAL SECTIONS	03.08.26	14
A-07-302	TYPICAL SECTIONS	03.08.26	14
A-07-501	BOUNDARY INTERFACES	03.08.26	7
A-07-502	BOUNDARY INTERFACES	03.08.26	7
A-07-503	BOUNDARY INTERFACES	03.08.26	7
A-07-601	AREA PLANS - GFA	03.08.26	8
A-07-602	AREA PLANS - SITE COVER	03.08.26	8
A-07-603	AREA PLANS - LANDSCAPE	03.08.26	8
A-07-604	AREA PLANS - LANDSCAPE	03.08.26	6
A-07-605	AREA PLANS - APARTMENT AREAS	03.08.26	9
A-07-606	AREA PLANS - COMMUNAL OPEN SPACE	03.08.26	9
A-07-610	SHADOW DIAGRAMS	03.08.26	8
A-07-900	MATERIALITY	03.08.26	6



1 PROPOSED - LOCALITY PLAN
1 : 500

REAL PROPERTY DESCRIPTION

22-40 WYANDRA STREET, TENERIFFE

LOTS 141,143,145,147 ON RP 100977

DEVELOPMENT SITE AREA: 1928m²

MATERIAL LEGEND

BAL	BALUSTRADE
CON01	COLOURED CONCRETE
CON02	TEXTURED CONCRETE
CON03	COLOURED CONCRETE
GL	GLAZING
MSB	BREEZE BLOCK
ST01	FEATURE STONE
SCR	SCREEN / GATE
WGB	WIRE GUIDED BLIND

DEVELOPMENT SUMMARY

SITE COVER:

OVERALL	82.3%
STREET BUILDING (GF-L4)	80.1%
TOWER (L5-L13)	77.3%
LOWER TOWERETTE (L14-L16)	66.3%
MIDDLE TOWERETTE (L17-L18)	46.0%
UPPER TOWERETTE (L19-20)	37.6%
ROOF TERRACE	32.7%

GFA SCHEDULE:

TOTAL GFA	18,779 m²

No. OF APARTMENTS:

1 BED	2
2 BED	80
3 BED	58
4 BED	6
5 BED	1
TOTAL :	147

No. OF CARPARKS:

RESIDENT	222
VISITOR	7

No. OF BICYCLE PARKS:

BASEMENT	155
GROUND	11

NOTE: THIS DRAWING HAS BEEN CONSTRUCTED FROM THIRD PARTY INFORMATION.

ALL SITE PLAN LAYOUTS, AREAS, CONTOURS AND LEVEL INFORMATION ACCESSED FROM SURVEY DRAWING # 26005A1/1 PREPARED BY SIMPSON RAYNER SURVEYS PTY LTD.

ACTUAL DIMENSIONS AND LAYOUTS MAY VARY SLIGHTLY FROM THOSE INDICATED. CHECK ALL DIMENSIONS ON SITE FOR ACCURACY PRIOR TO FABRICATION AND CONSTRUCTION.

THESE DESIGN DRAWINGS HAVE BEEN PREPARED FOR APPROVAL PURPOSES ONLY AND WILL NEED TO BE SUPPLEMENTED WITH FURTHER DETAILED DESIGN AND DOCUMENTATION FOR CONSTRUCTION.

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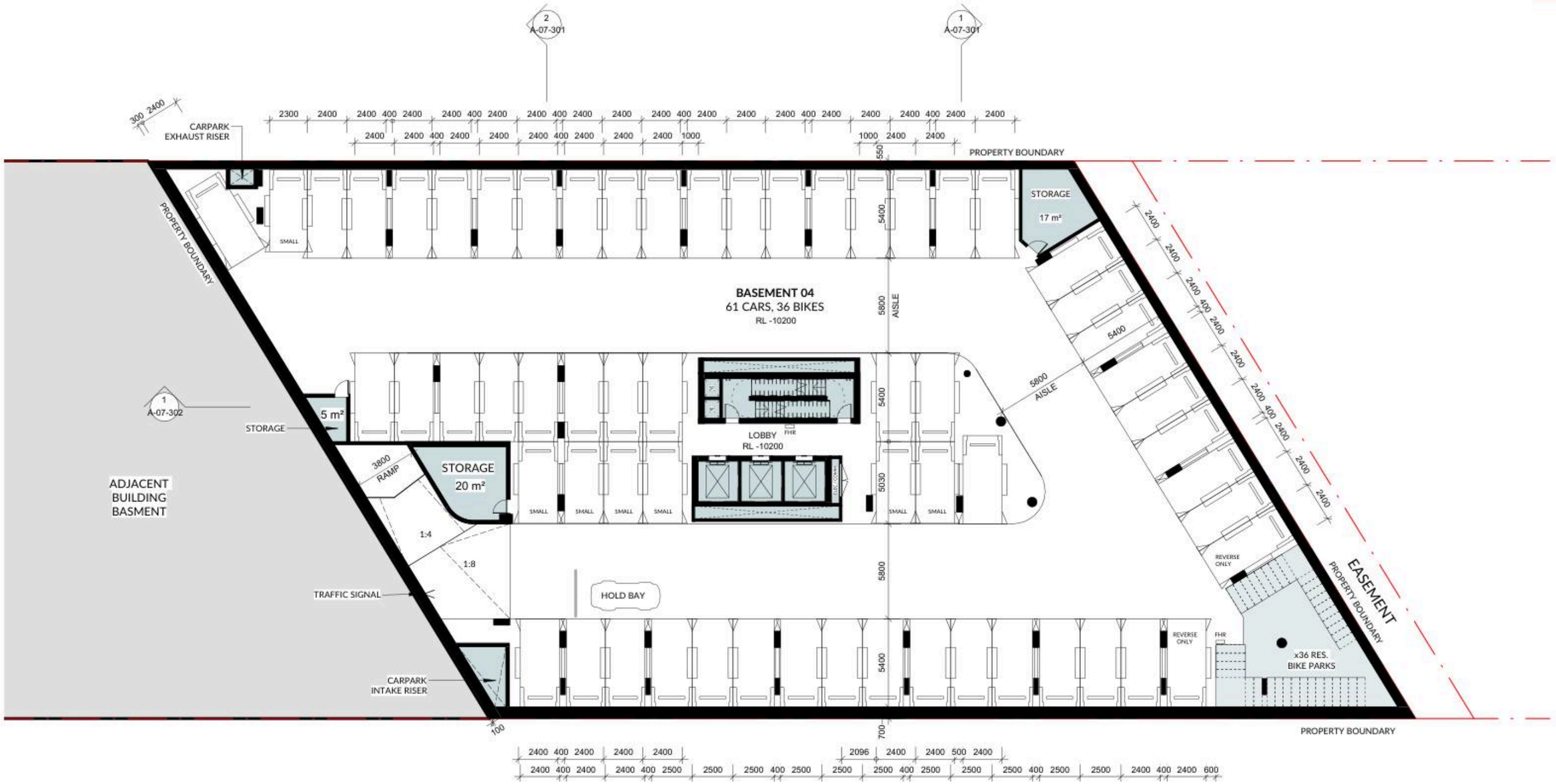

1 : 250 @ A3 DWG NO.A-07-101 REV.12 03.08.26 B4 GA PLAN

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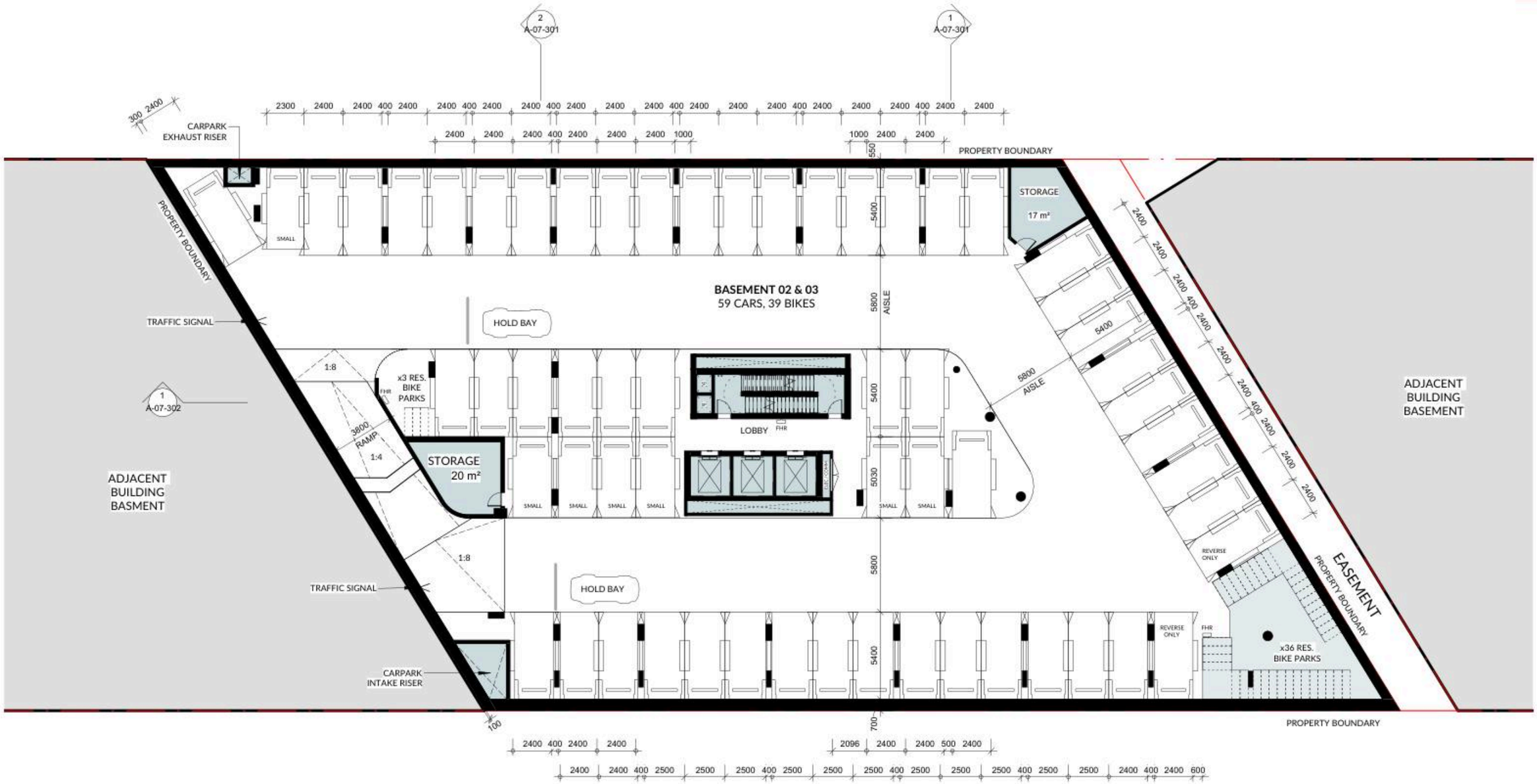

1 : 250 @ A3 DWG NO.A-07-102 REV.13 03.08.26 B2-3 GA PLAN

BCC DS
RECEIVED
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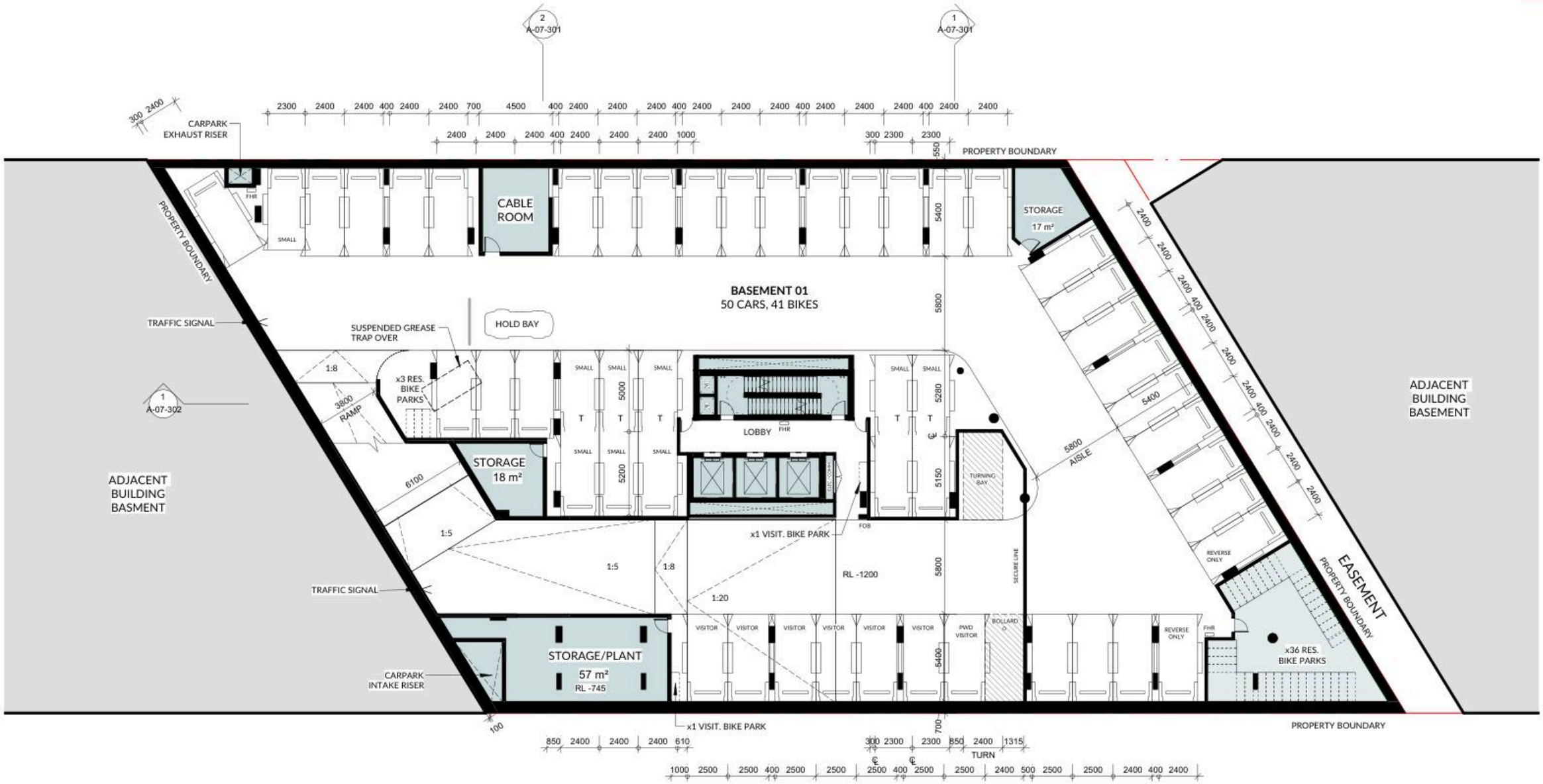
APPLICATION REF
A007087729



1 : 250 @ A3 DWG NO.A-07-103 REV.16 03.08.26 B1 GA PLAN

BCC DS
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13/08/2026
APPLICATION REF
A007087729

WYATT STREET

2 A-07-301

1 A-07-301

x11 VISITOR BIKE PARKS

CARPARK EXHAUST

AWNING OVER

CROSSOVER

100

GAS M

PROPERTY BOUNDARY

RL 2430

RL 2530

1:20

1:20

1:5

1:13.3

1:20

1:5.8

1:5

6100

RL 3600

BUND

1 A-07-302

ADJACENT BUILDING

ESCAPE PATH

MRV

GREASE T BELOW

C. WATER PLANT

VOID OVER RAMP

INTAKE

BOOST

CARPARK INTAKE LOUVRES ABOVE

RL 2410

PMT

WATER METER

COMM. REFUSE

RES. REFUSE

COMMS RM

SWITCH RM

RL 2250

RL 2230

RL 2210

RETAIL TENANCY
RL 3800
157 m²

FIRE ISOLATED CORRIDOR

PUMP ROOM

FCR

MAIL ROOM

OFFICE

FIRE TANK

LOBBY
RL 3800

LOUNGE

RL 2500

1:14.5

1:14.5

1:14.5

1:21

RL 3800

RL 2180

PROPERTY BOUNDARY

RL 2140

RL 3800

RETAIL TENANCY
RL 3800
72 m²

F&B TENANCY
RL 3800
184 m²

1:14.5

1:14.5

1:14.5

1:14.5

RL 2440

PUBLIC LANEWAY

ADJACENT BUILDING

RL 2570

PROPERTY BOUNDARY

CITY ROOM

PROPERTY BOUNDARY

RL 2840

AWNING OVER

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-104 REV.15 03.08.26 GF GA PLAN

Cavill Architects

2601 | WYANDRA ST

BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A007087729

WYATT STREET

2 A-07-301

1 A-07-301

3 BED INT = 148m² EXT = 31m²

1000 SETBACK

3 BED INT = 149m² EXT = 32m²

AWNING BELOW

1 BED INT = 72m² EXT = 19m²

PROPERTY BOUNDARY

3000

PROPERTY BOUNDARY

VOID

PMT BELOW

PLANTER

1 A-07-302

PLANT LOUVRES

PLANT 24 m²

ADJACENT BUILDING

LOBBY

VOID

COMMERCIAL TENANCY 287 m²

3000

PUBLIC LANEWAY

ADJACENT BUILDING

PLANT LOUVRES

PLANTER

VOID

VOID

VOID

PROPERTY BOUNDARY

FLOOR OVER

PROPERTY BOUNDARY

1000

3 BED INT = 122m² EXT = 22m²

2 BED INT = 93m² EXT = 22m²

1 BED INT = 67m² EXT = 19m²

FLOOR OVER

AWNING BELOW

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-105 REV.14 03.08.26 L1 GA PLAN

BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A007087729

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-106 REV.14 03.08.26 L2-3 GA PLAN - TYPICAL PODIUM FLOOR

BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A007087729

1 : 250 @ A3 DWG NO.A-07-107 REV.13 03.08.26 L4 GA PLAN - PODIUM TOP

BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A007087729

WYATT STREET

2 A-07-301

1 A-07-301

3 BED INT = 124m² EXT = 27m²

1000 SETBACK

2 BED INT = 93m² EXT = 20m²

2 BED INT = 93m² EXT = 20m²

2 BED INT = 93m² EXT = 20m²

3 BED INT = 122m² EXT = 20m²

PROPERTY BOUNDARY

PROPERTY BOUNDARY

VOID

1 A-07-302

LOBBY

3000

3000

PUBLIC LANEWAY

ADJACENT BUILDING

ADJACENT BUILDING

PROPERTY BOUNDARY

VOID

3 BED INT = 122m² EXT = 20m²

2 BED INT = 93m² EXT = 20m²

1000 SETBACK

2 BED INT = 96m² EXT = 20m²

2 BED INT = 96m² EXT = 19m²

3 BED INT = 124m² EXT = 27m²

PROPERTY BOUNDARY

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-108 REV.15 03.08.26 L5-12 GA PLAN - TYPICAL LOWER TOWER FLOOR

BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A007087729

WYATT STREET

2 A-07-301

1 A-07-301

3 BED INT = 124m² EXT = 27m²

1000 SETBACK

2 BED INT = 93m² EXT = 20m²

2 BED INT = 93m² EXT = 20m²

2 BED INT = 93m² EXT = 20m²

3 BED INT = 122m² EXT = 20m²

PROPERTY BOUNDARY

PROPERTY BOUNDARY

VOID

1 A-07-302

ADJACENT BUILDING

LOBBY

3000

PUBLIC LANEWAY

ADJACENT BUILDING

SHARED AMENITY 45 m²

ROOF OVER

3000

AMENITIES & STORE

TERRACE

PROPERTY BOUNDARY

DOG WASH

WELLNESS PAVILION

VOID

3 BED INT = 122m² EXT = 20m²

2 BED INT = 93m² EXT = 20m²

1000 SETBACK

2 BED INT = 96m² EXT = 20m²

PROPERTY BOUNDARY

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-109 REV.15 03.08.26 L13 - LOWER AMENITY LEVEL

BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A007087729

1 : 250 @ A3 DWG NO.A-07-110 REV.15 03.08.26 L14-15 GA PLAN -TYPICAL MID TOWER

BCC DS
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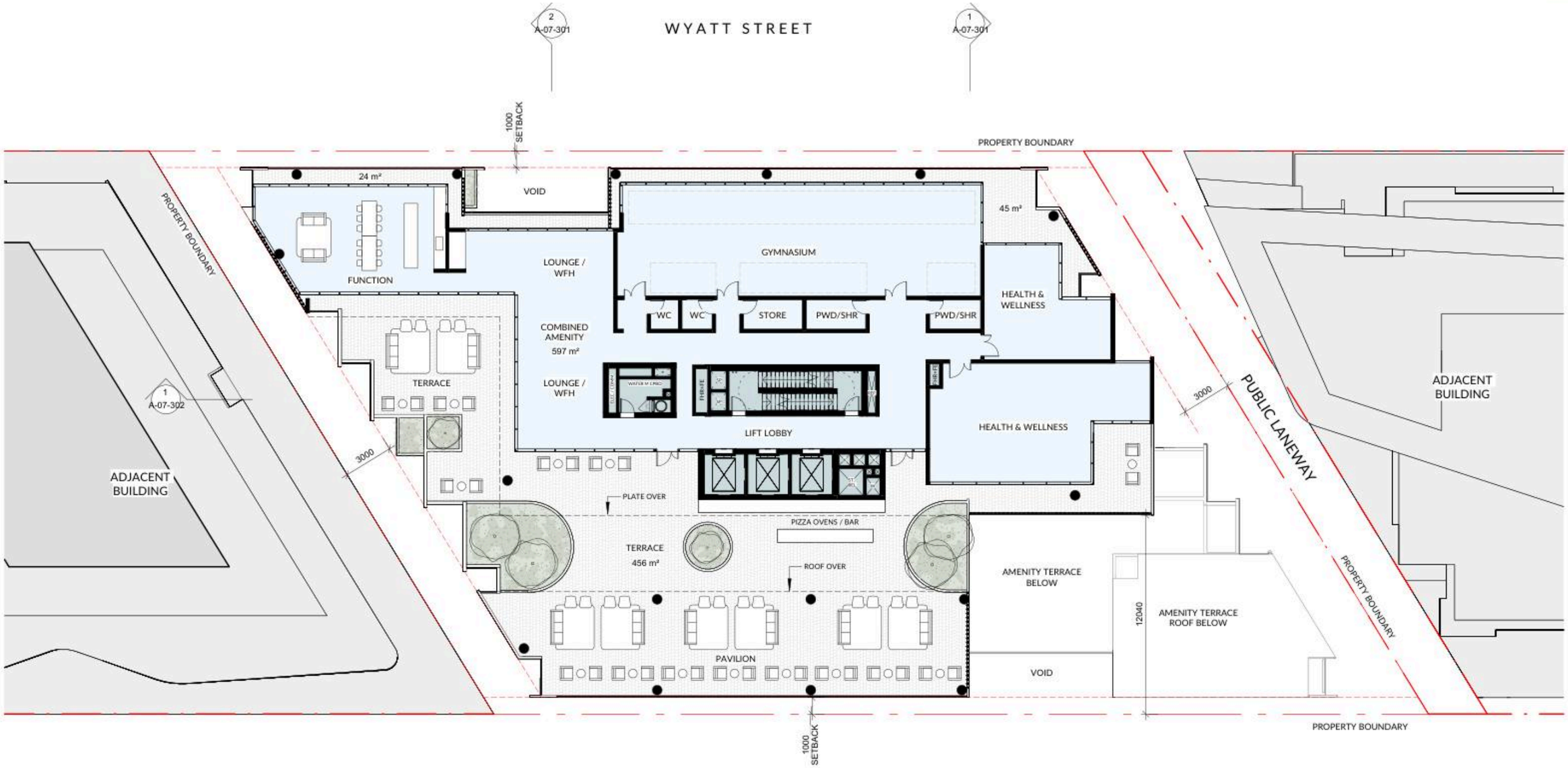

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-111 REV.15 03.08.26 L16 - AMENITY LEVEL

BCC DS
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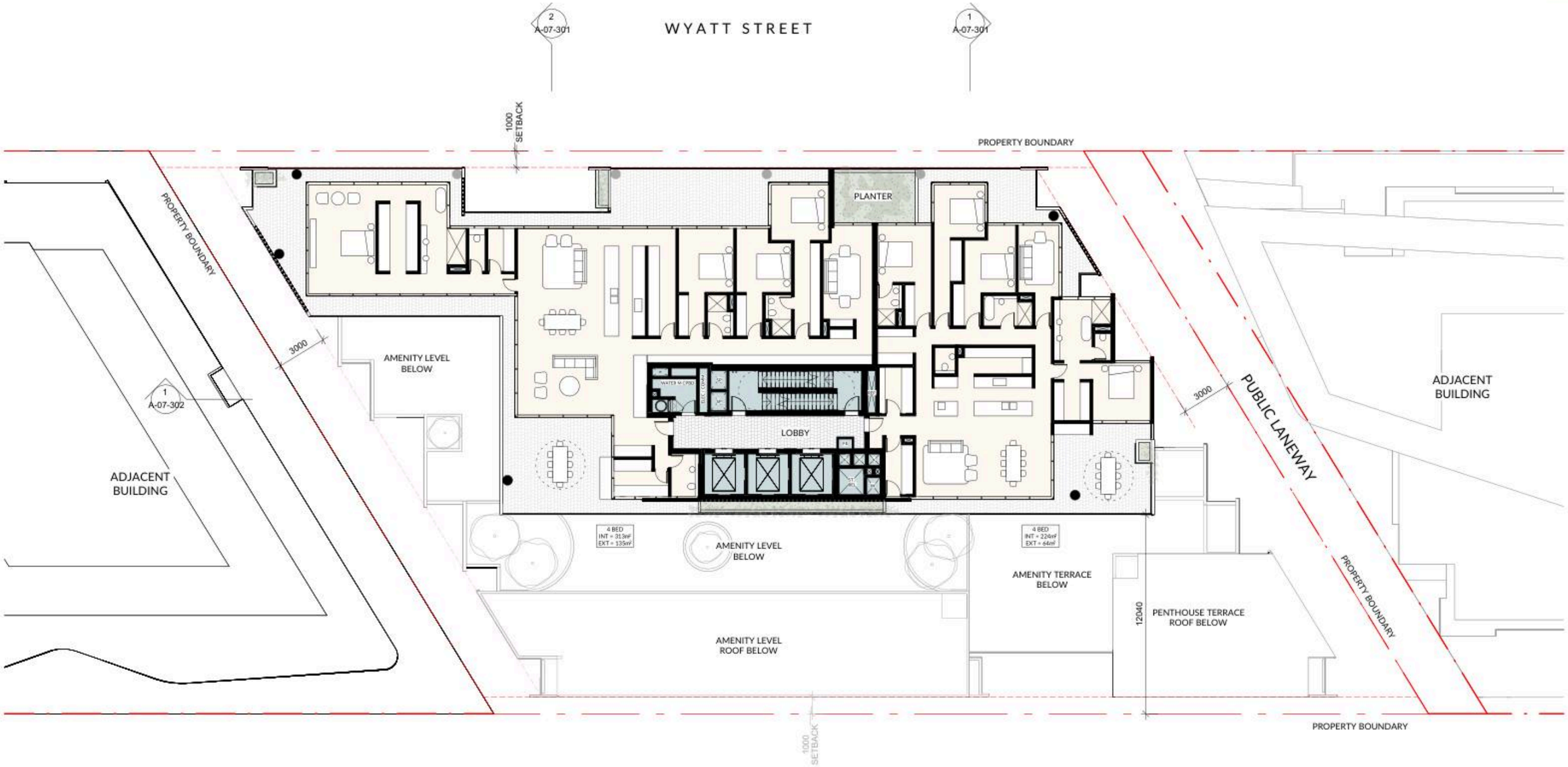

1 : 250 @ A3 DWG NO.A-07-112 REV.15 03.08.26 L17 GA PLAN

BCC DS
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A007087729

WYATT STREET

2
A-07-301

1
A-07-301

1000
SETBACK

PROPERTY BOUNDARY

POOL

COVERED
TERRACE

ROOF LINE OVER
TERRACE

VOID

LOBBY

5 BED
INT = 448m²
EXT = 304m²

3000

1
A-07-302

ADJACENT
BUILDING

PUBLIC LANEWAY

ADJACENT
BUILDING

12040

PROPERTY BOUNDARY

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-113 REV.15 03.08.26 L18 GA PLAN - UPPER TOWER PENTHOUSE

BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A007087729

WYATT STREET

2
A-07-301

1
A-07-301

1000
SETBACK

PROPERTY BOUNDARY

PROPERTY BOUNDARY

3000

1
A-07-302

ADJACENT
BUILDING

VOID

LOBBY

WATER M.CPSD

ELEC. COMM

4 BED
INT = 220m²
EXT = 59m²

4 BED
INT = 220m²
EXT = 64m²

3000

PUBLIC LANEWAY

ADJACENT
BUILDING

12040

PROPERTY BOUNDARY

PROPERTY BOUNDARY

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-115 REV.15 03.08.26 L19-20 GA PLAN - UPPER TOWER PENTHOUSE

BCC DS
RECEIVED
13/08/2026
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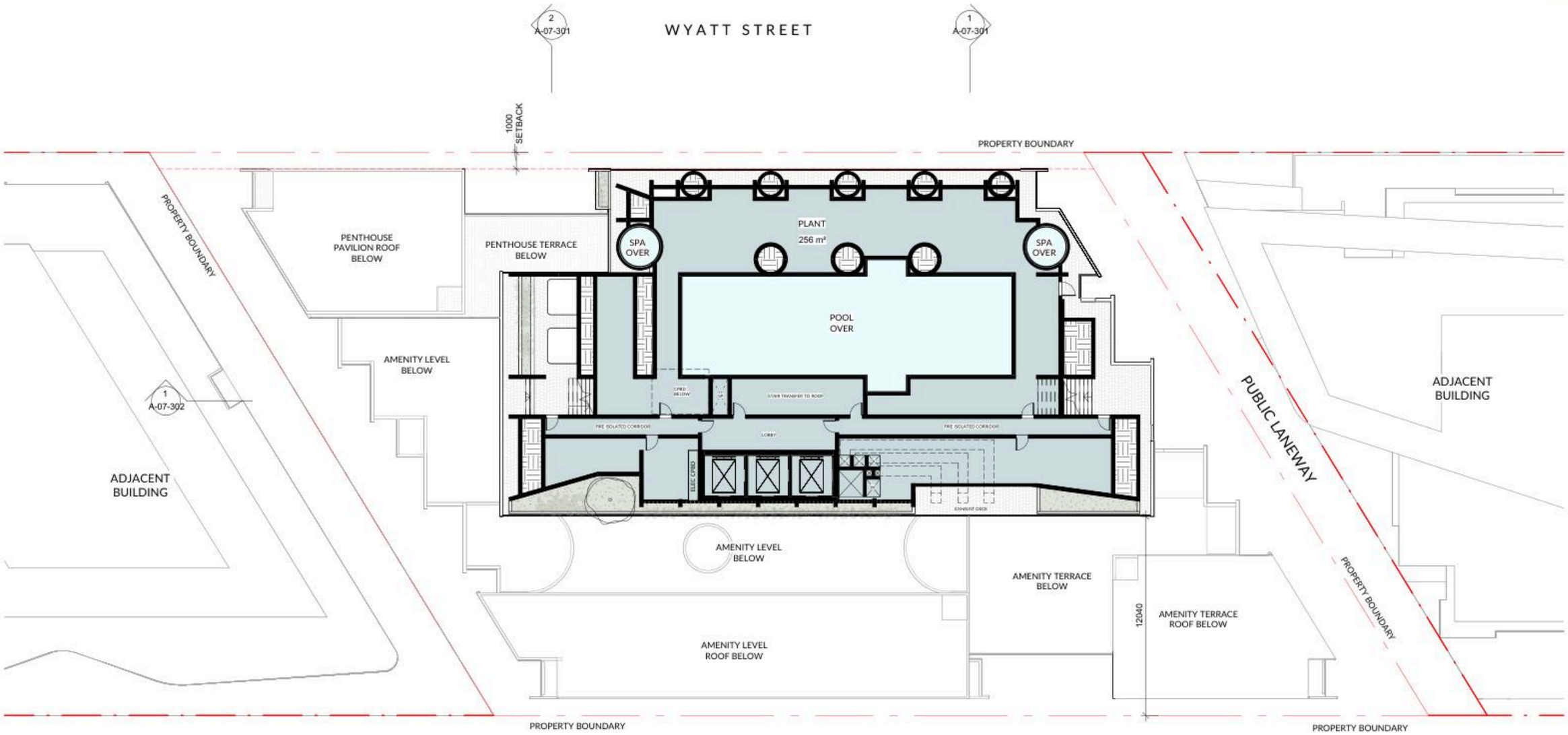

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-116 REV.15 03.08.26 L21 GA PLAN - PLANT LEVEL

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A007087729

WYATT STREET

2
A-07-301

1
A-07-301

1000
SETBACK

ROOF LINE OVER

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PENTHOUSE
PAVILION ROOF
BELOW

PENTHOUSE TERRACE
BELOW

AMENITY LEVEL
BELOW

POOL
(20x6M)

1
A-07-302

LIFT LOBBY

ELEC CPBD

PWD

PWD

OUTDOOR SHWRS

BBQ/BAR

EXHAUST DECK BELOW

3000

PUBLIC LANEWAY

ADJACENT
BUILDING

ADJACENT
BUILDING

AMENITY LEVEL
BELOW

AMENITY TERRACE
BELOW

AMENITY TERRACE
ROOF BELOW

AMENITY LEVEL
ROOF BELOW

PROPERTY BOUNDARY

PROPERTY BOUNDARY

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-117 REV.11 03.08.26 ROOF TERRACE GA PLAN

BCC DS
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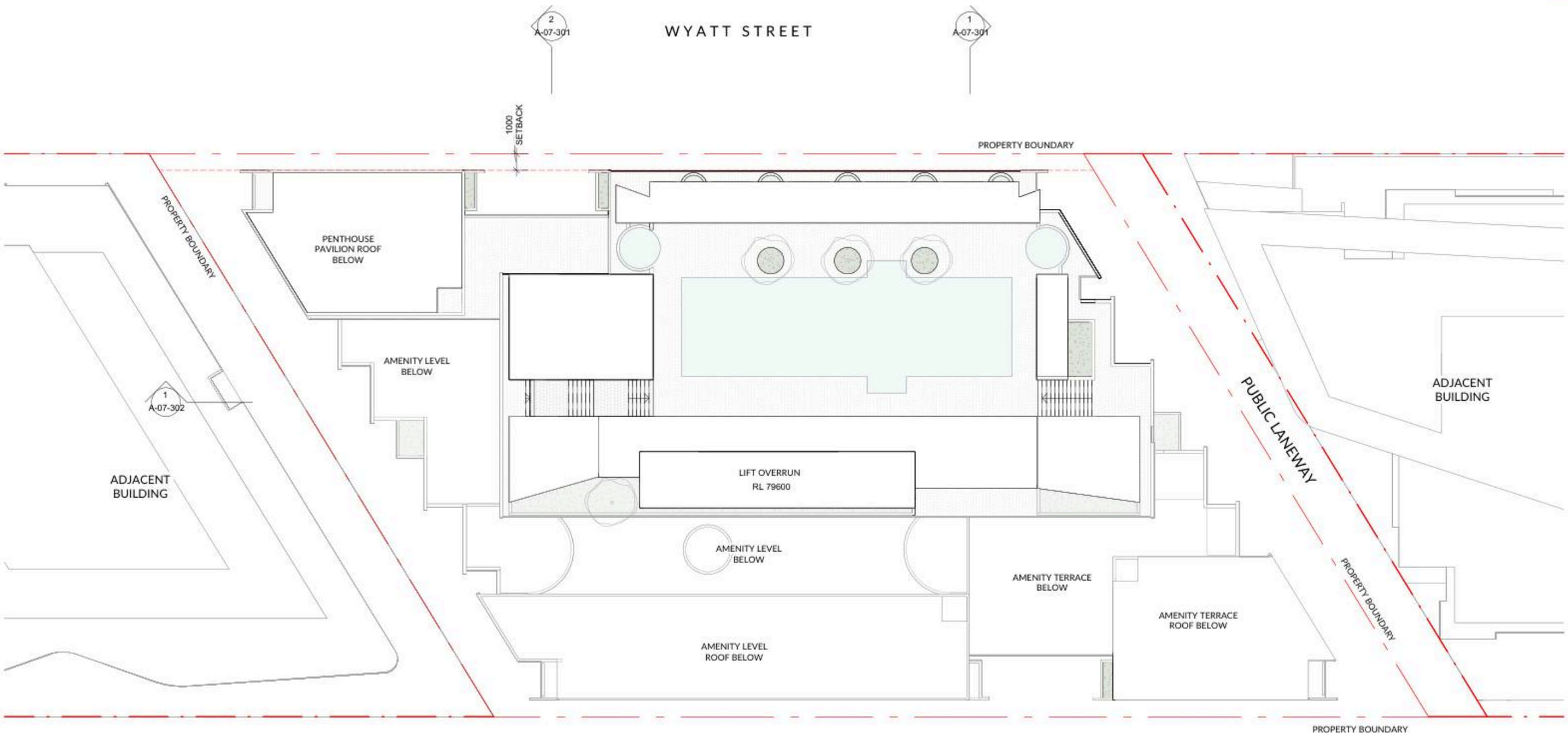

WYANDRA STREET

1 : 250 @ A3 DWG NO.A-07-118 REV.10 03.08.26 ROOF GA PLAN

BCC DS
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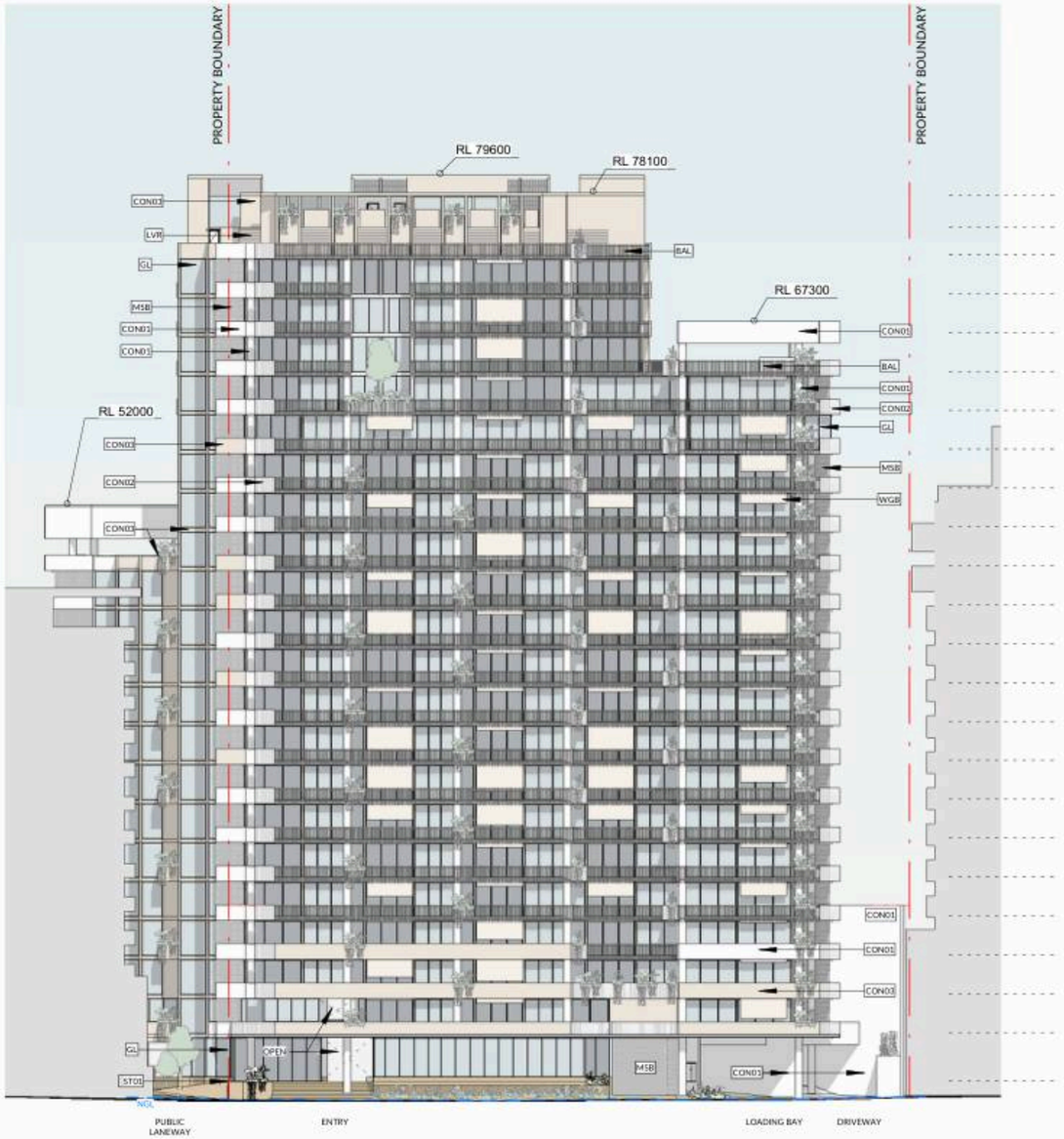
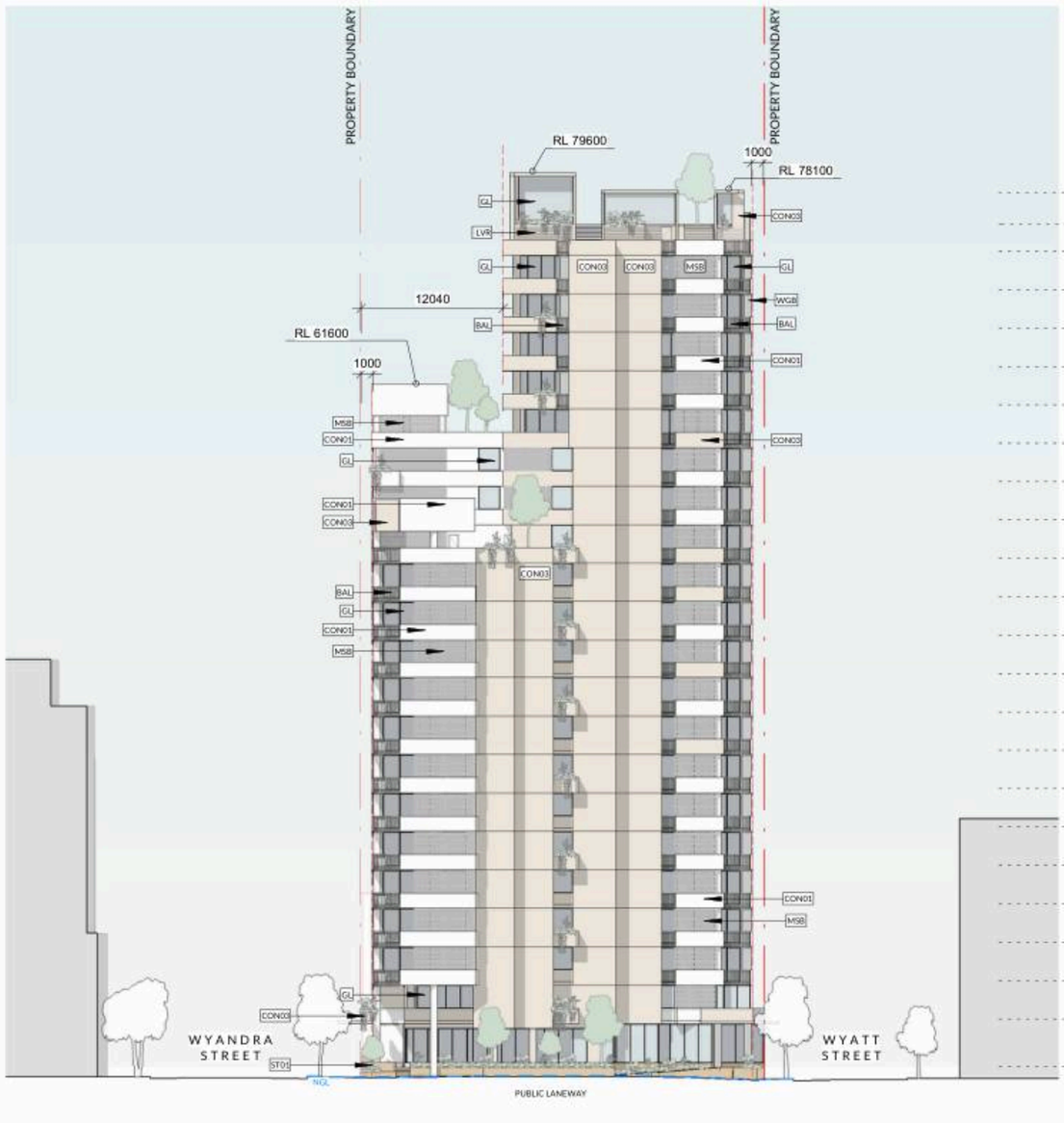


1 ELEVATION - WYATT ST
1 : 500



2 ELEVATION - NORTH
1 : 500

MATERIAL LEGEND

BAL	BALUSTRADE
CON01	COLOURED CONCRETE
CON02	TEXTURED CONCRETE
CON03	COLOURED CONCRETE
GL	GLAZING
MSB	BREEZE BLOCK
ST01	FEATURE STONE
WGB	WIRE GUIDED BLIND
LVR	PLANT / SCREEN LOUVRE

BCC DS
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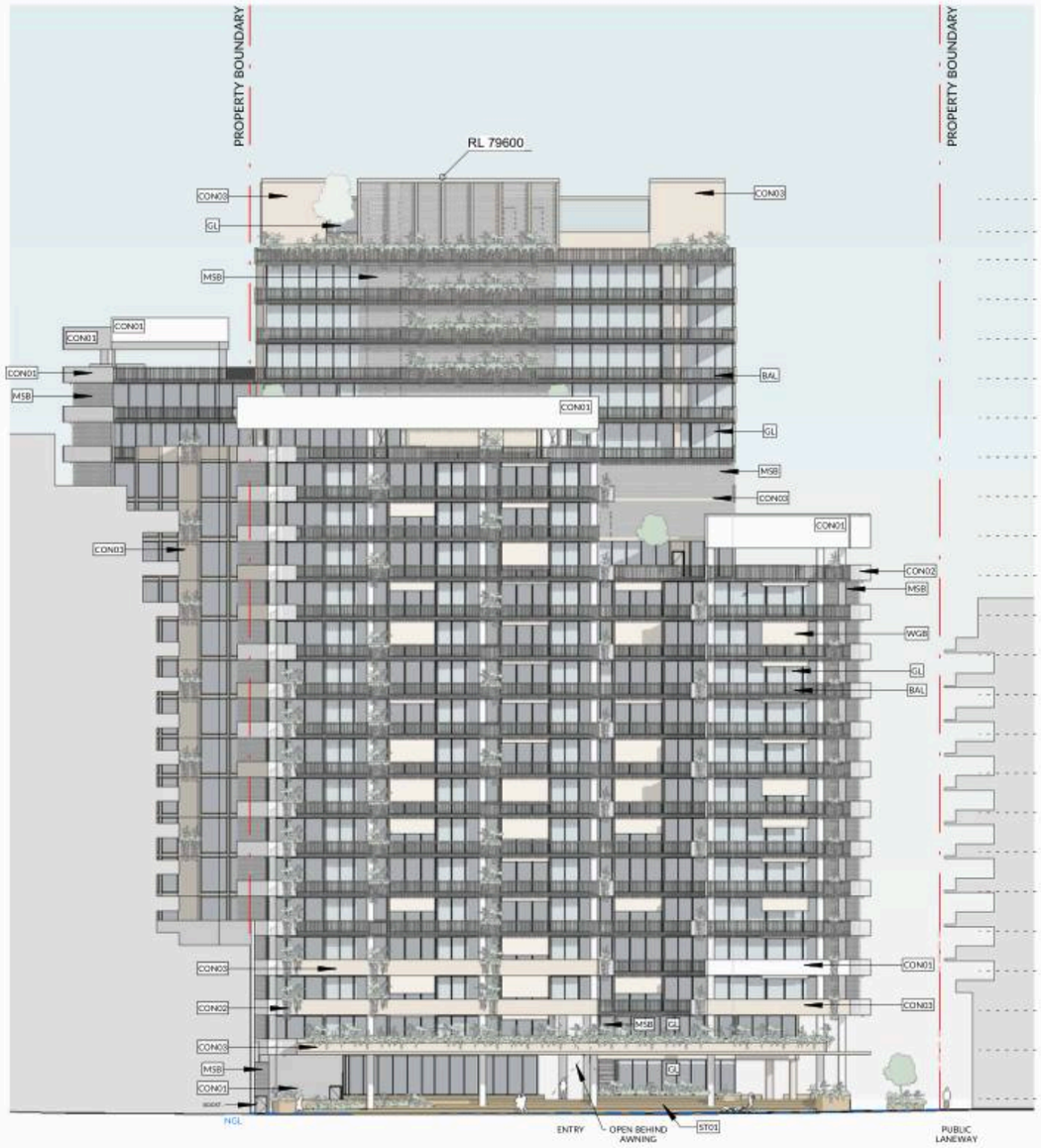
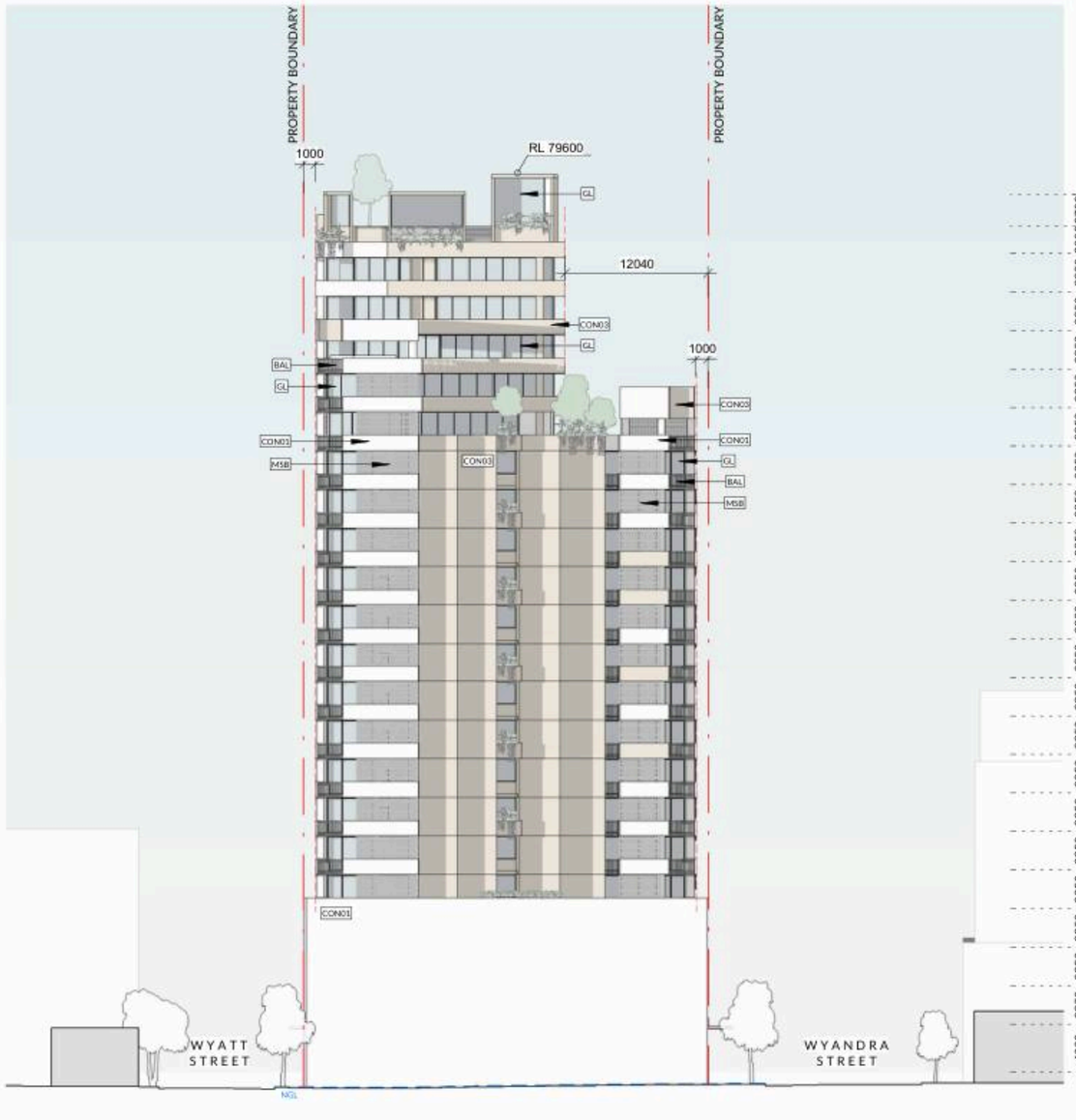


1 ELEVATION - WYANDRA ST
1 : 500



2 ELEVATION - SOUTH
1 : 500

MATERIAL LEGEND

BAL	BALUSTRADE
CON01	COLOURED CONCRETE
CON02	TEXTURED CONCRETE
CON03	COLOURED CONCRETE
GL	GLAZING
MSB	BREEZE BLOCK
ST01	FEATURE STONE
WGB	WIRE GUIDED BLIND
LVR	PLANT / SCREEN LOUVRE

BCC DS
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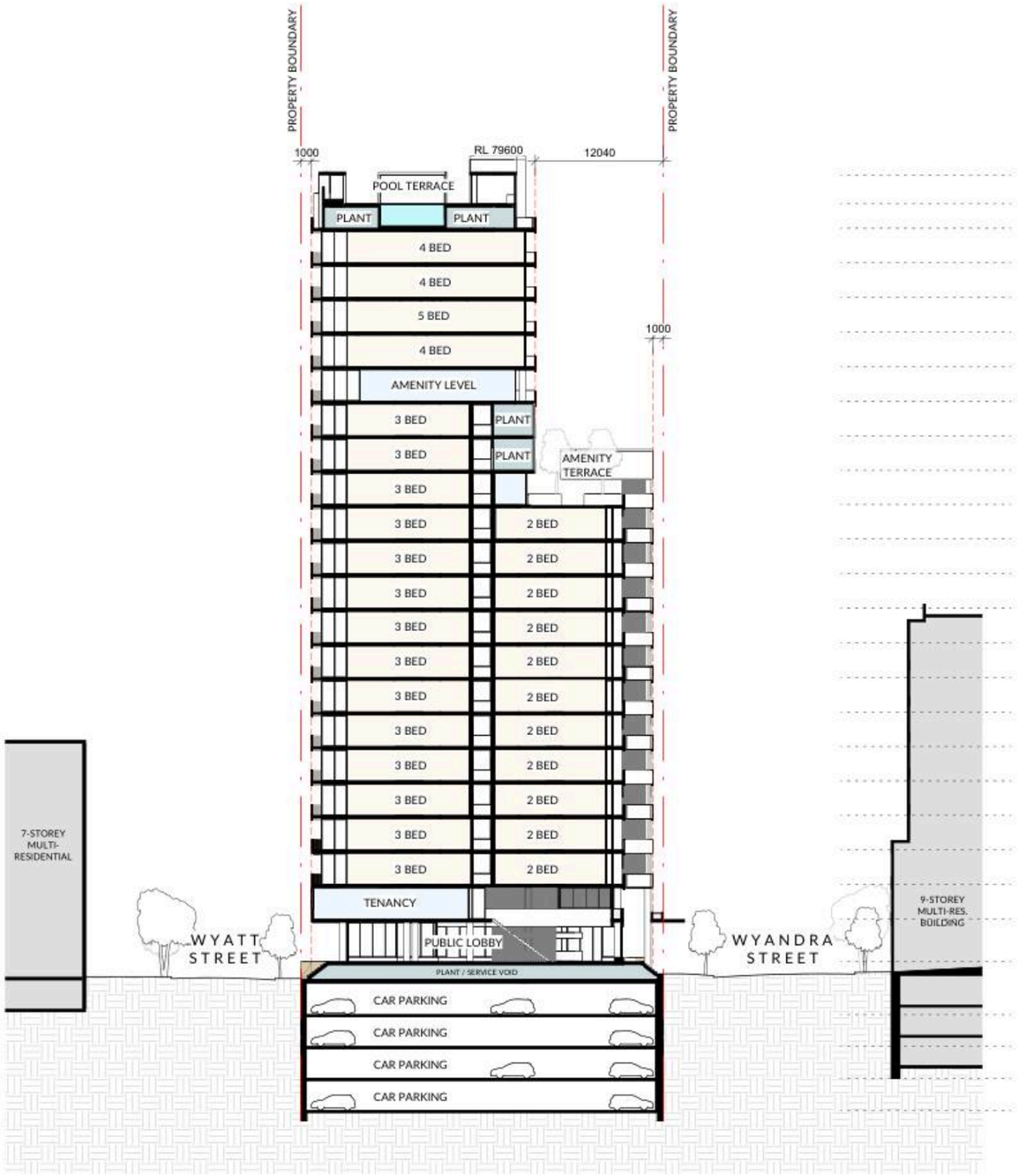
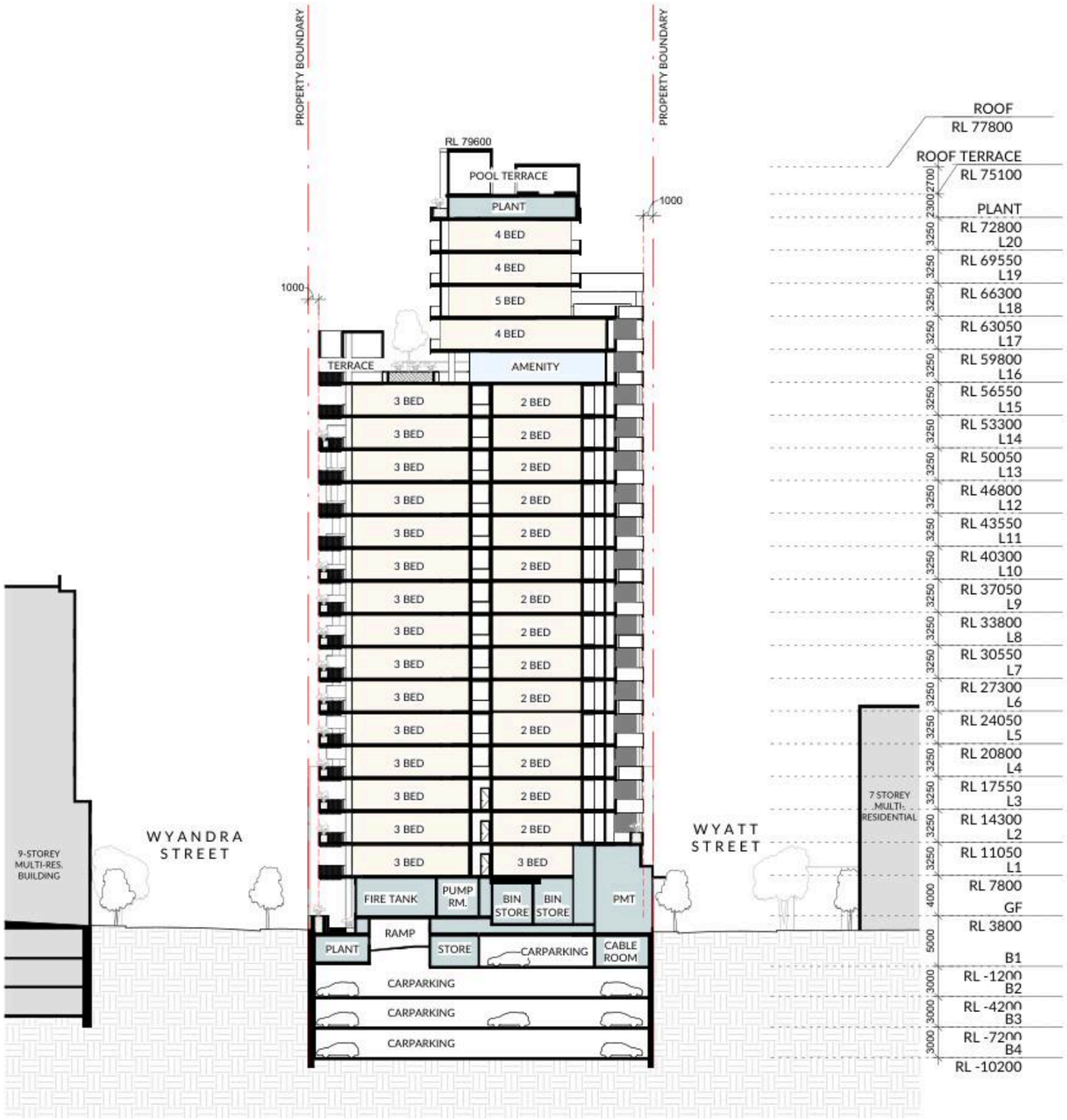


1 SECTION 01
1 : 500



2 SECTION 02
1 : 500

1 : 500 @ A3 DWG NO.A-07-301 REV.14 03.08.26 TYPICAL SECTIONS

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13/08/2026
APPLICATION REF
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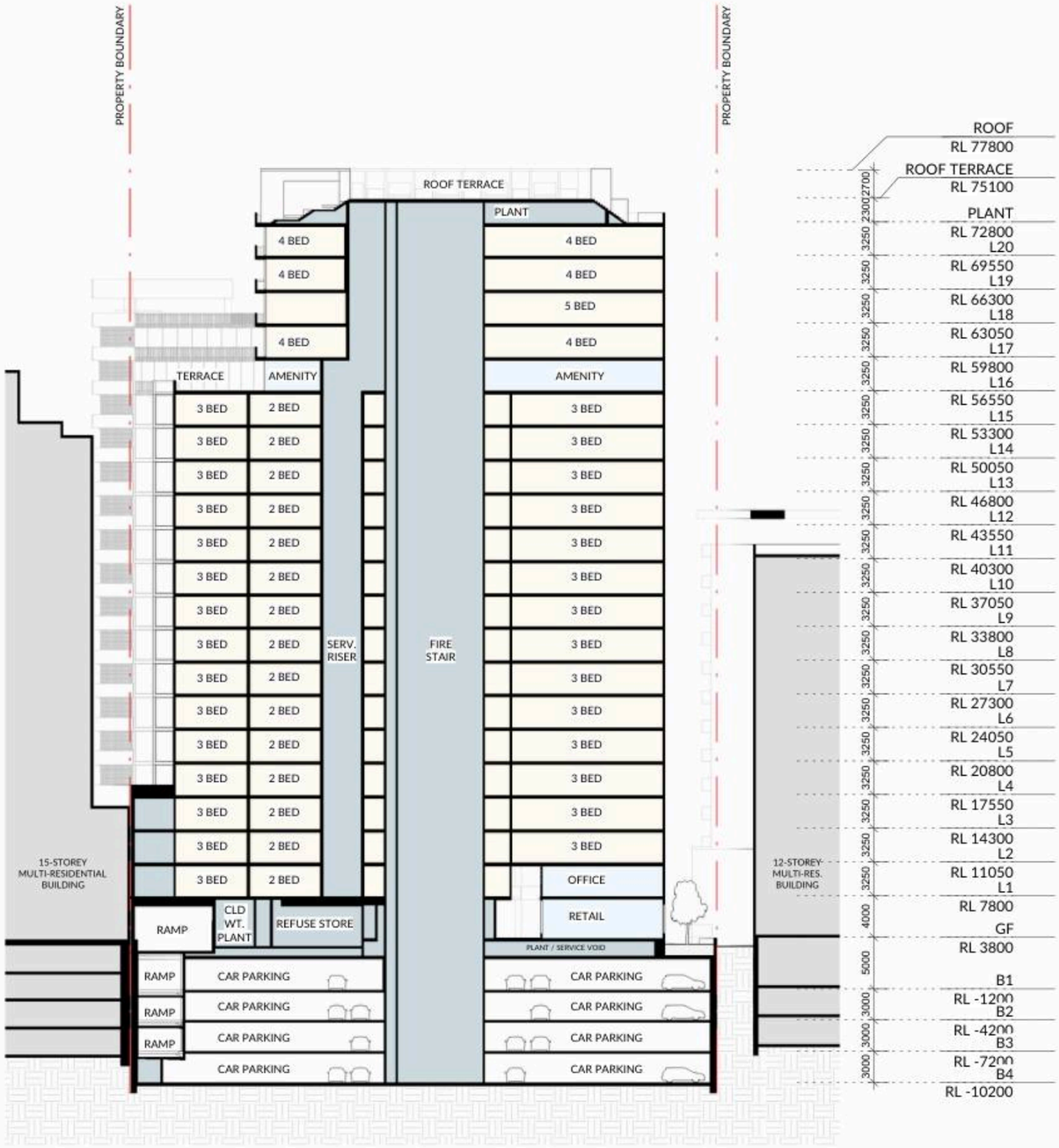
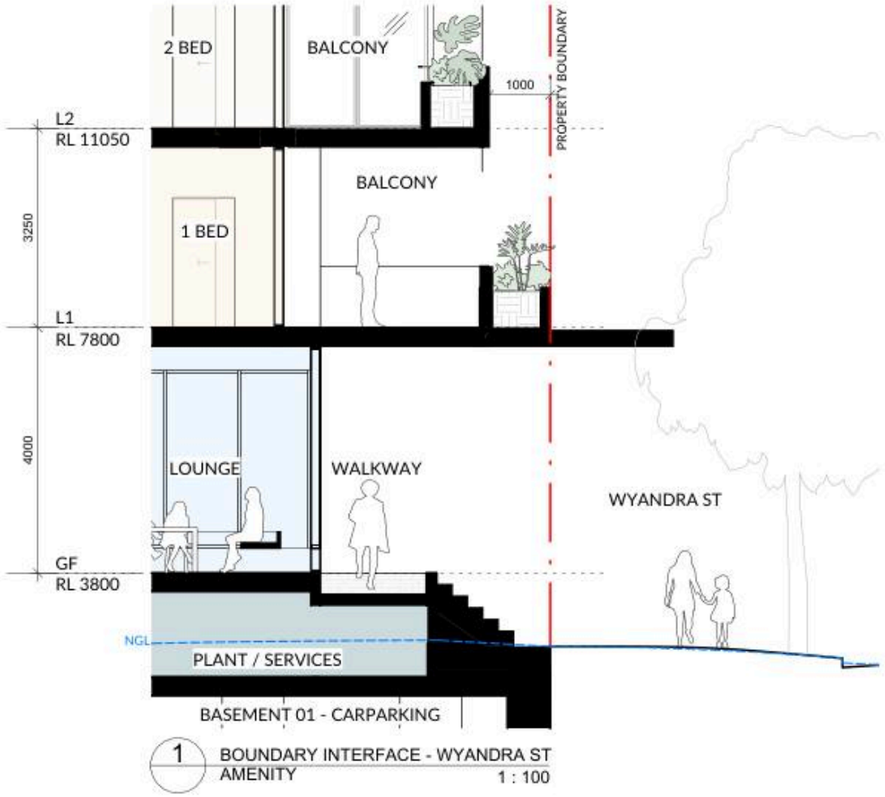


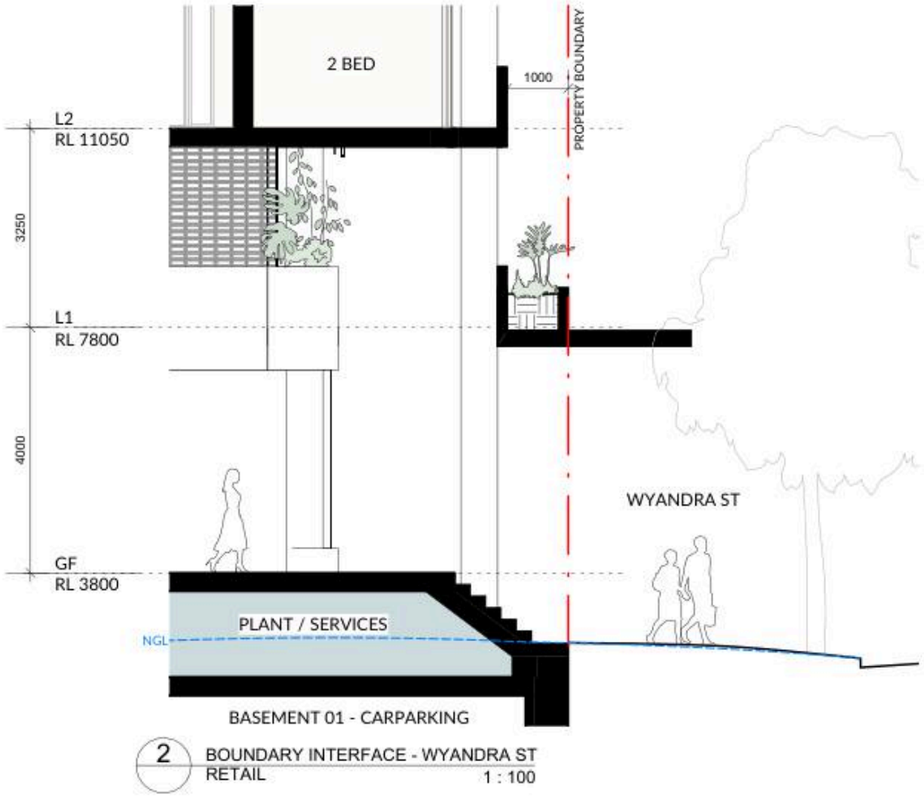
1 SECTION 03
1 : 500

1 : 500 @ A3 DWG NO.A-07-302 REV.14 03.08.26 TYPICAL SECTIONS

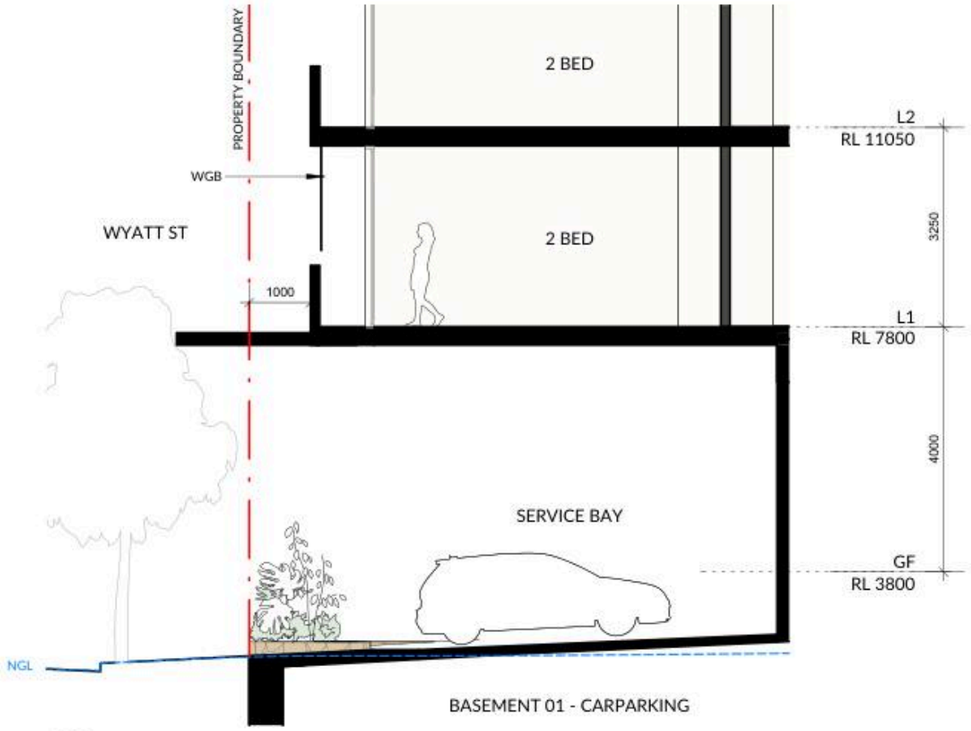
BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A007087729



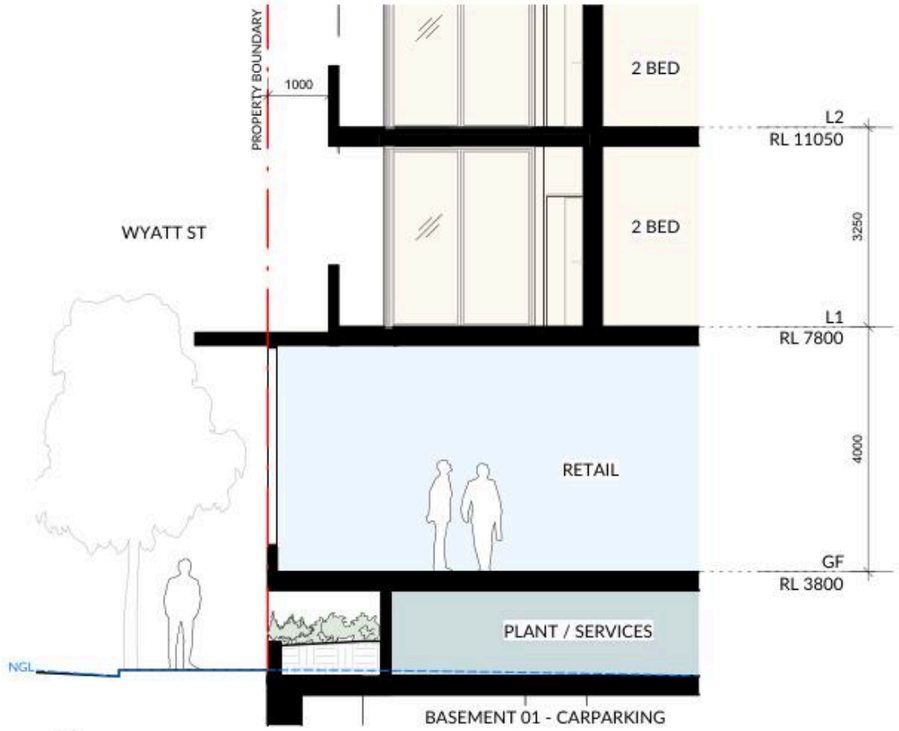
1 BOUNDARY INTERFACE - WYANDRA ST AMENITY 1 : 100



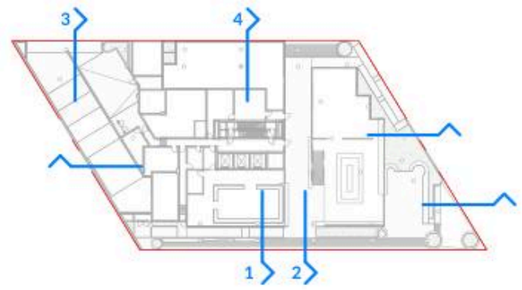
2 BOUNDARY INTERFACE - WYANDRA ST RETAIL 1 : 100



3 BOUNDARY INTERFACE - WYATT ST CARPARK ENTRY 1 : 100



4 BOUNDARY INTERFACE - WYATT ST RETAIL 1 : 100



As indicated @ A3 DWG NO.A-07-501 REV.7 03.08.26 BOUNDARY INTERFACES

BCC DS
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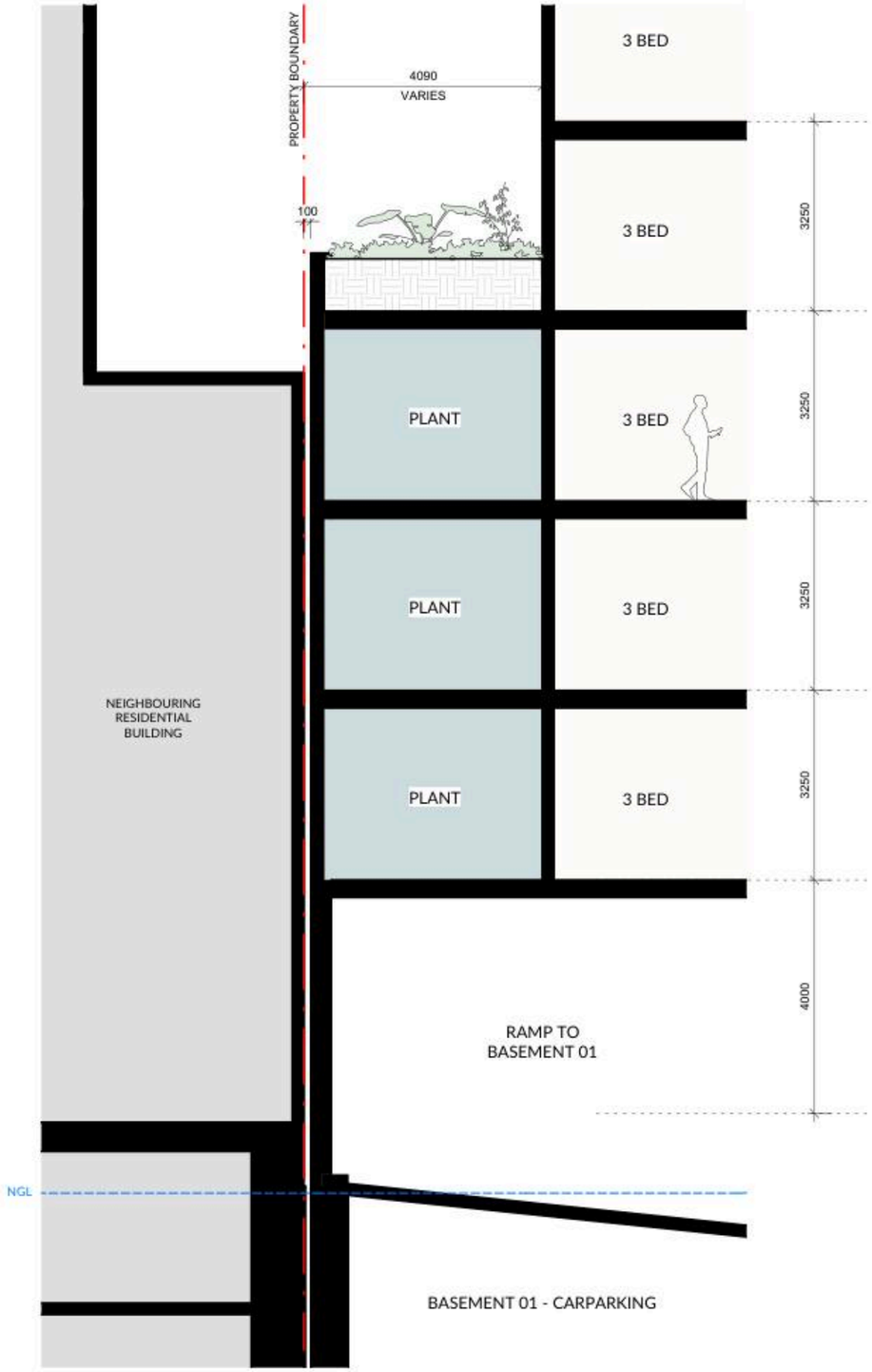
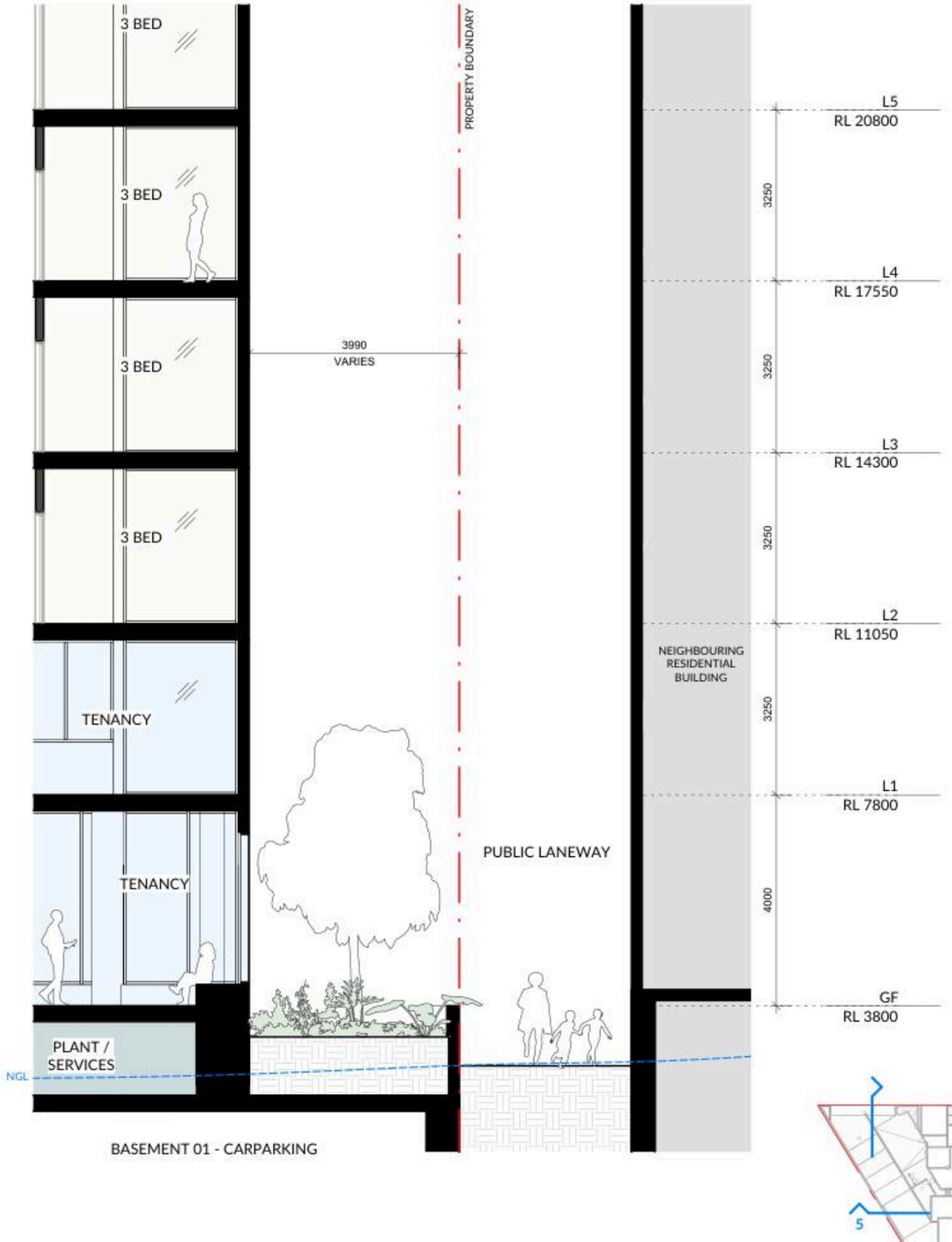
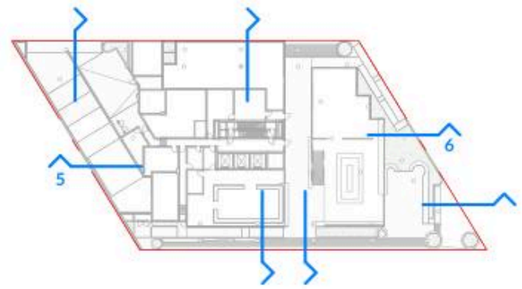
A007087729



5 BOUNDARY INTERFACE - LE BAIN
1 : 100



6 BOUNDARY INTERFACE - LANEWAY ENTRY
1 : 100



As indicated @ A3 DWG NO.A-07-502 REV.7 03.08.26 BOUNDARY INTERFACES

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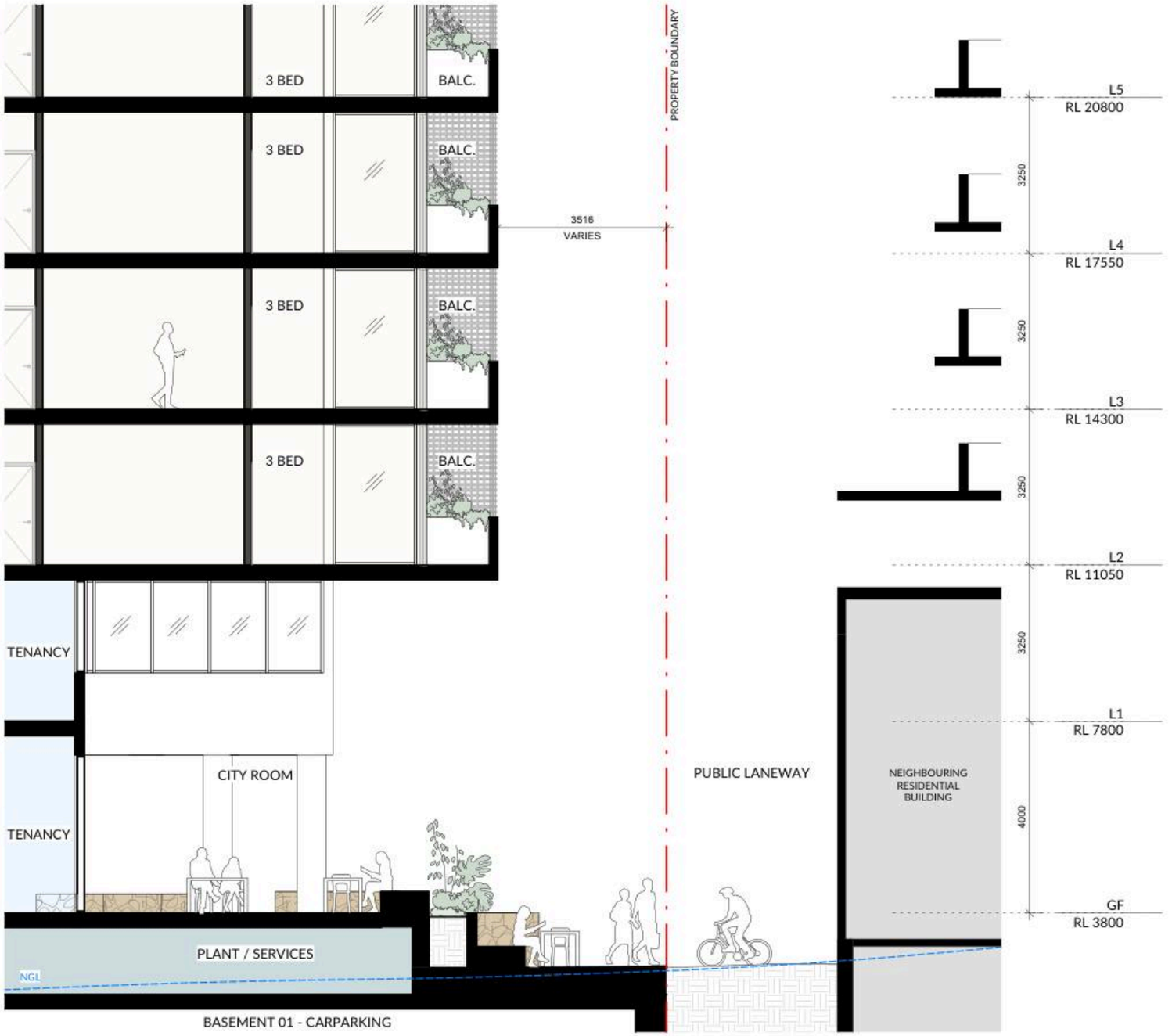
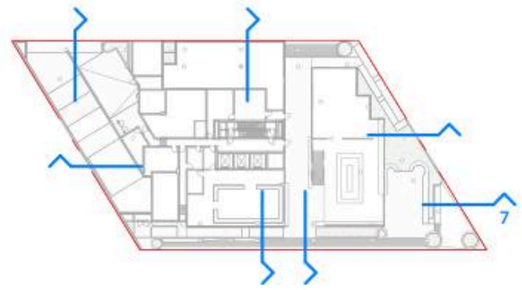


7 BOUNDARY INTERFACE - LANEWAY GARDEN 1 : 100



As indicated @ A3 DWG NO.A-07-503 REV.7 03.08.26 BOUNDARY INTERFACES

GFA AREAS

LEVEL	AREA
GF	568 m²
L1	961 m²
L2	1091 m²
L3	1092 m²
L4	1094 m²
L5	1094 m²
L6	1094 m²
L7	1094 m²
L8	1094 m²
L9	1094 m²
L10	1094 m²
L11	1094 m²
L12	1094 m²
L13	922 m²
L14	885 m²
L15	885 m²
L16	602 m²
L17	546 m²
L18	455 m²
L19	457 m²
L20	457 m²
ROOF TERRACE	14 m²
TOTAL:	18777 m²

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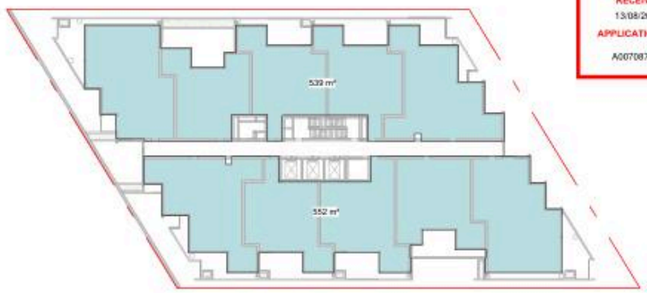
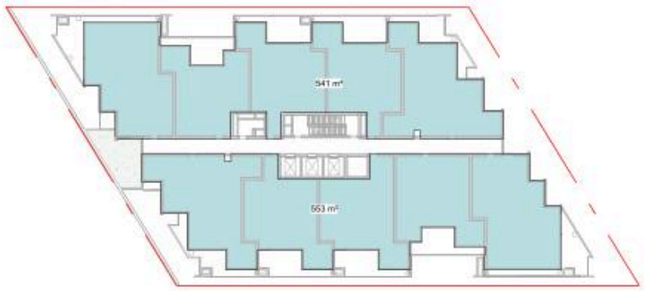
GROUND

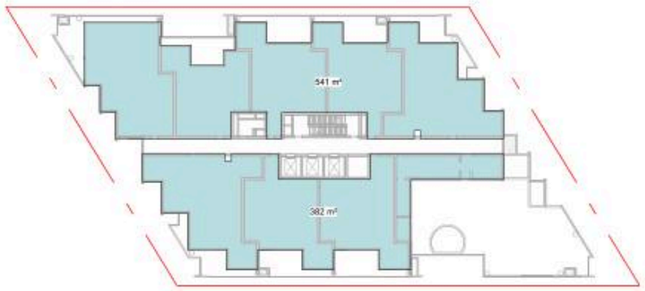
L1



L2-3

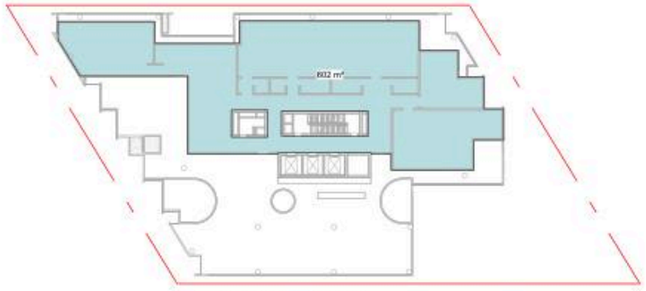


L4-12

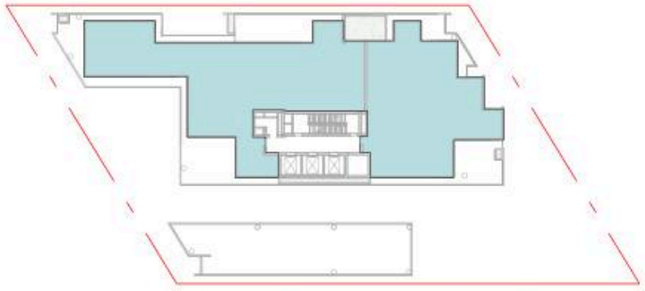


L13 (AMENITY)

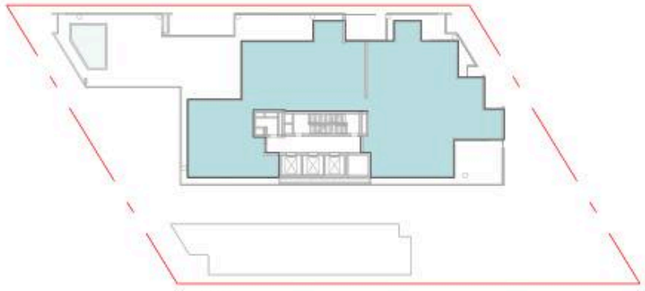
L14-15



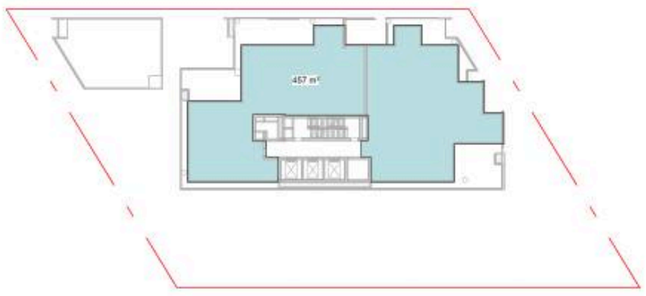
L16 (AMENITY)



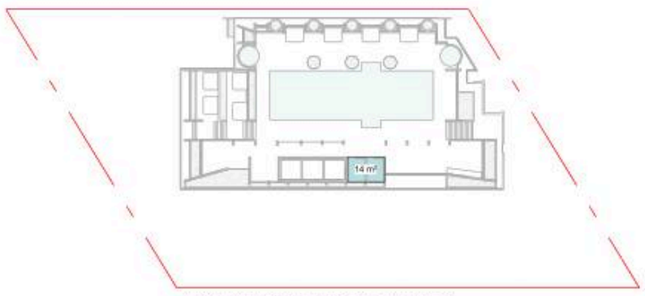
L17



L18



L19-20



L21 (ROOF TERRACE)

1 : 750 @ A3 DWG NO.A-07-601 REV.8 03.08.26 AREA PLANS - GFA

SITE COVER

Level	Area
GF	1652 m²
L1	1627 m²
L2	1562 m²
L3	1531 m²
L4	1531 m²
L5	1491 m²
L6	1491 m²
L7	1491 m²
L8	1491 m²
L9	1491 m²
L10	1491 m²
L11	1491 m²
L12	1491 m²
L13	1491 m²
L14	1279 m²
L15	1279 m²
L16	1279 m²
L17	887 m²
L18	871 m²
L19	725 m²
L20	725 m²
ROOF TERRACE	631 m²
ROOF	57 m²
TOTAL:	29056 m²

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A007087729

GROUND

L1

L2

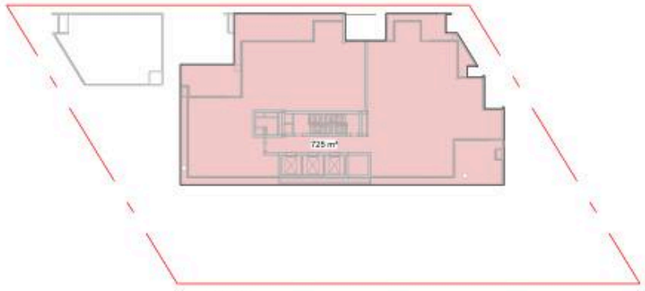
L3-4

L5-13

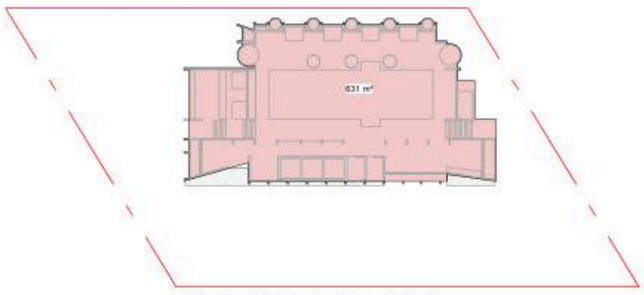
L14-16

L17

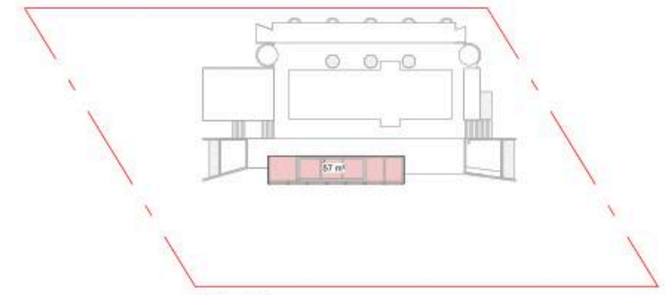
L18



L19-20



21 (ROOF TERRACE)



ROOF

1 : 750 @ A3 DWG NO.A-07-602 REV.8 03.08.26 AREA PLANS - SITE COVER

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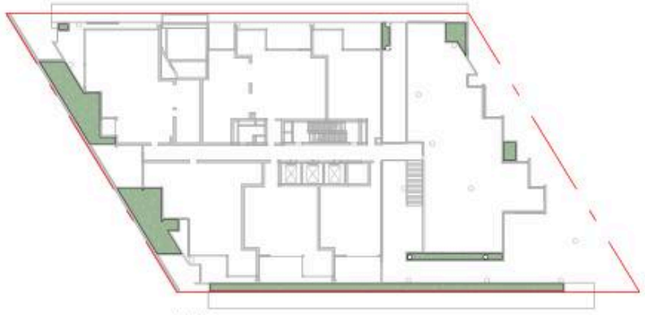
RECEIVED
13/08/2026
APPLICATION REF
A007087729

LANDSCAPED AREA

LEVEL	AREA
GF	149 m²
L1	121 m²
L2	19 m²
L3	15 m²
L4	37 m²
L5	10 m²
L6	9 m²
L7	10 m²
L8	9 m²
L9	10 m²
L10	9 m²
L11	9 m²
L12	7 m²
L13	33 m²
L14	6 m²
L15	5 m²
L16	58 m²
L17	25 m²
L18	7 m²
L19	9 m²
L20	6 m²
ROOF TERRACE	73 m²
TOTAL:	635 m²

GROUND



L1

L2

L3

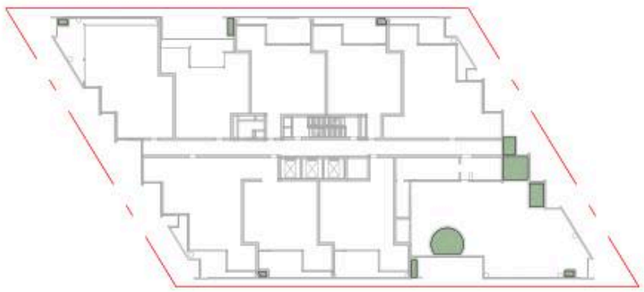
L4

L5, L7, L9

L6, L8, L10

L11

L12



L13 (AMENITY)

L14

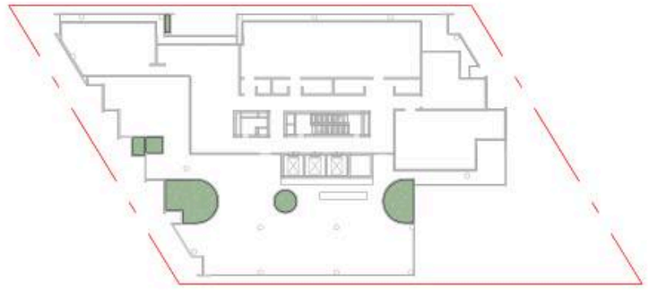
L15

1 : 750 @ A3 DWG NO.A-07-603 REV.8 03.08.26 AREA PLANS - LANDSCAPE

BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A007087729

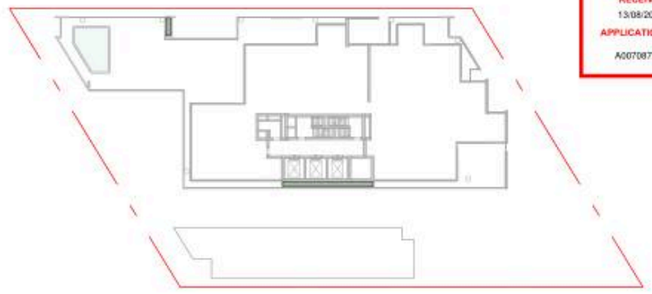
LANDSCAPED AREA

LEVEL	AREA
GF	149 m²
L1	121 m²
L2	19 m²
L3	15 m²
L4	37 m²
L5	10 m²
L6	9 m²
L7	10 m²
L8	9 m²
L9	10 m²
L10	9 m²
L11	9 m²
L12	7 m²
L13	33 m²
L14	6 m²
L15	5 m²
L16	58 m²
L17	25 m²
L18	7 m²
L19	9 m²
L20	6 m²
ROOF TERRACE	73 m²
TOTAL:	635 m²

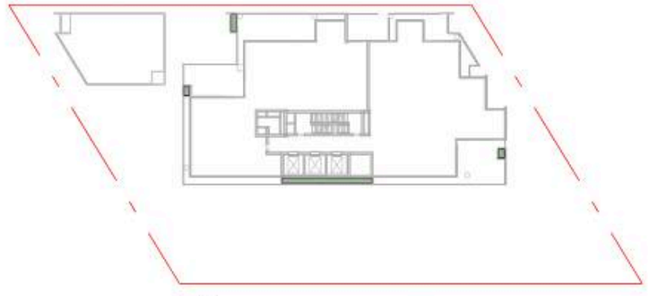


L16 (AMENITY)

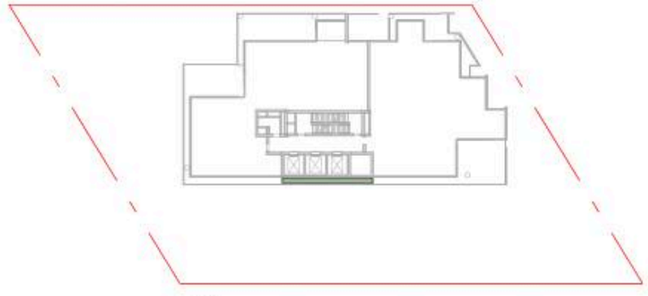
L17



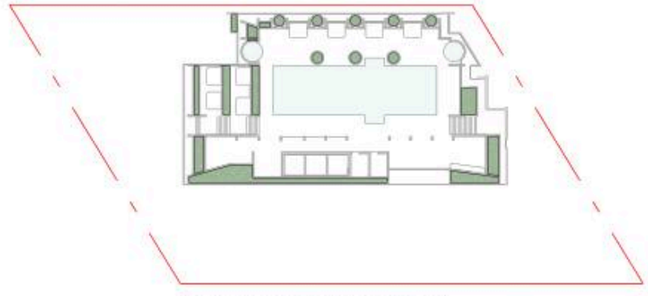
L18



L19



L20



L21 (ROOF TERRACE)

1 : 750 @ A3 DWG NO.A-07-604 REV.6 03.08.26 AREA PLANS - LANDSCAPE

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A007087729

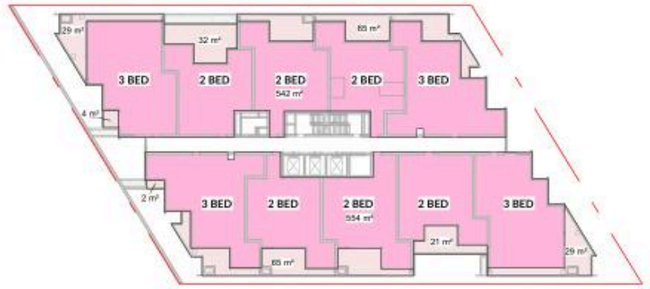
APARTMENT AREAS

LEVEL	INTERNAL	EXTERNAL
L1	675 m²	148 m²
L2	1096 m²	248 m²
L3	1093 m²	236 m²
L4	1096 m²	234 m²
L5	1096 m²	227 m²
L6	1096 m²	227 m²
L7	1096 m²	227 m²
L8	1096 m²	227 m²
L9	1096 m²	227 m²
L10	1096 m²	227 m²
L11	1096 m²	227 m²
L12	1096 m²	227 m²
L13	866 m²	179 m²
L14	886 m²	180 m²
L15	886 m²	180 m²
L17	547 m²	227 m²
L18	453 m²	304 m²
L19	457 m²	154 m²
L20	457 m²	154 m²
TOTAL:	17280 m²	4064 m²

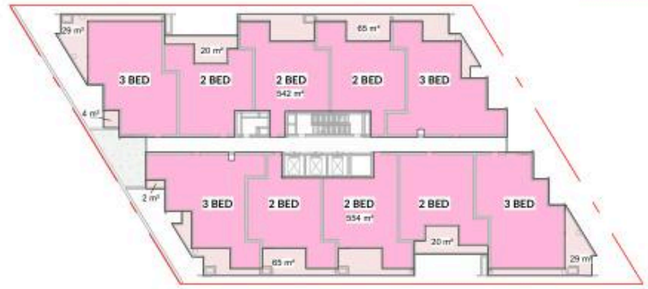
INTERNAL AREA

EXTERNAL AREA

L1



L2

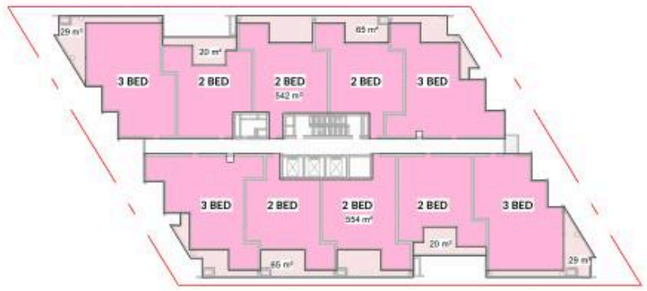


L3 - 4

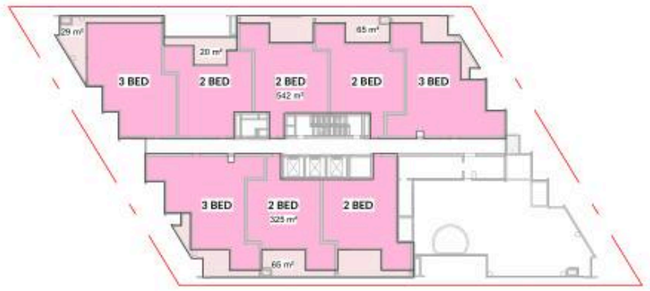
APARTMENT MIX

LEVEL	1B	2B	3B	4B	5B
LEVEL 01	2	1	3	-	-
LEVEL 02		6	4	-	-
LEVEL 03		6	4	-	-
LEVEL 04		6	4	-	-
LEVEL 05		6	4	-	-
LEVEL 06		6	4	-	-
LEVEL 07		6	4	-	-
LEVEL 08		6	4	-	-
LEVEL 09		6	4	-	-
LEVEL 10		6	4	-	-
LEVEL 11		6	4	-	-
LEVEL 12		6	4	-	-
LEVEL 13		5	3	-	-
LEVEL 14		4	4	-	-
LEVEL 15		4	4	-	-
LEVEL 17		-	-	2	-
LEVEL 18		-	-	-	1
LEVEL 19		-	-	2	-
LEVEL 20		-	-	2	-
SUB-TOTAL:	**2**	**80**	**58**	**6**	**1**
MIX % :	1.4%	54.4%	39.5%	4.1%	0.7%

TOTAL: **147 APARTMENTS**

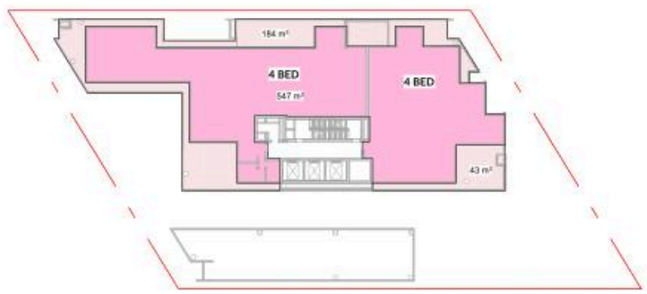


L5-12

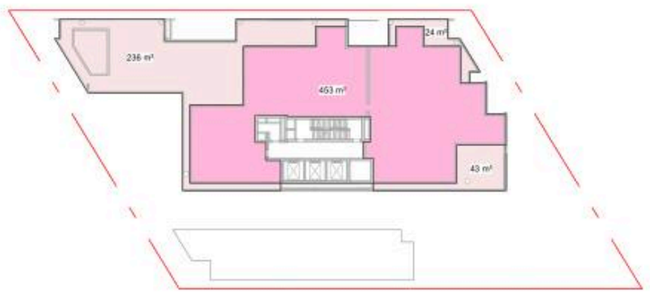


L13

L14-15



L17



L18

L19-20

1 : 750 @ A3 DWG NO.A-07-605 REV.9 03.08.26 AREA PLANS - APARTMENT AREAS

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APPLICATION REF
A007087729

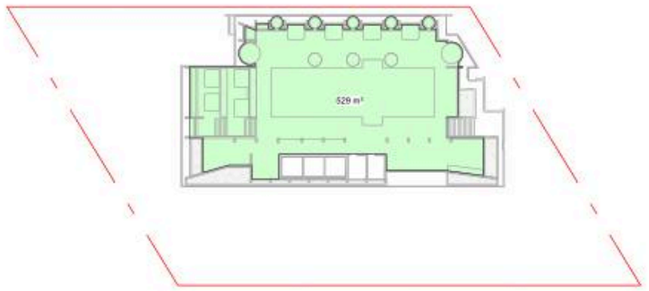
COMMUNAL OPEN SPACE

LEVEL	AREA
GF	280 m²
L13	265 m²
L16	1175 m²
ROOF TERRACE	529 m²
TOTAL:	2249 m²

GROUND FLOOR

L13

L16



L21(ROOF TERRACE)

1 : 750 @ A3 DWG NO.A-07-606 REV.9 03.08.26 AREA PLANS - COMMUNAL OPEN SPACE

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SUMMER 9AM

SUMMER 12PM

SUMMER 3PM

WINTER 9AM

WINTER 12PM

WINTER 3PM

LEGEND:
COMPLIANT SHADOW
PROPOSED SHADOW

1 : 2000 @ A3 DWG NO.A-07-610 REV.8 03.08.26 SHADOW DIAGRAMS

BCC DS
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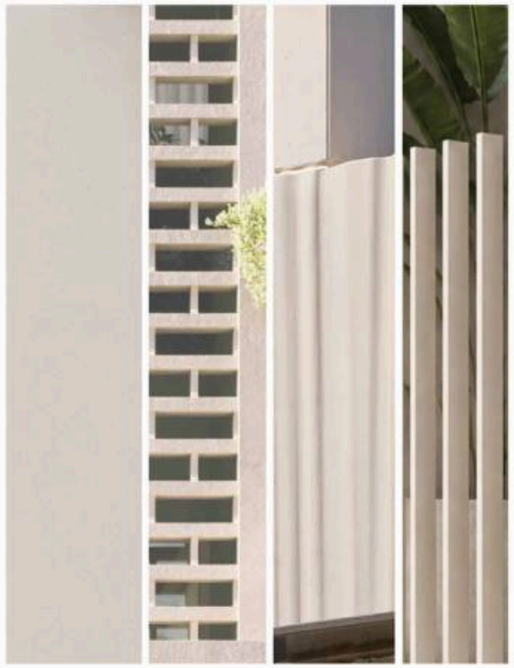
APPLICATION REF
A007087729

LOCAL LANDSCAPE MATERIAL PALETTE

PROPOSED MATERIAL PALETTE

NEUTRAL - CONTEMPORARY - TORRETTA



CON1
COLOURED CONCRETE
(OFF-WHITE)

MSB
MASONRY SCREEN
(OFF-WHITE & SAND)

CON2
COLOURED CONCRETE TEXTURED
(OFF-WHITE)

BAL
ALUMINIUM BALUSTRADE
(OFF-WHITE & SAND)

WARM - HERITAGE - BACKDROP

CON3
COLOURED CONCRETE
(SAND)

LVR
METAL PLANT SCREEN & LOUVRE
(SAND)

WGB
FABRIC BLIND WITH WIRE GUIDE
(SAND)

GL1
GLAZING WITH ALUMINIUM FRAMED WINDOWS
(SAND)

LANDSCAPE - COUNTRY - SHARED

LND
SUBTROPICAL LANDSCAPE

ST01
TUFF / PORPHYRY STONE
(BRONZE & BLOND)

TL01
FEATURE TILE
(BLUE GREEN)