UPS
URBAN PLANNING SERVICES PTY LTD

19-21 ANNE AVENUE, BROADBEACH

DEVELOPMENT APPLICATION - FEBRUARY 2025 - JOB NO. 3631

SECTION 4 : DRAWINGS



ATTACHMENT 11

Architectural Plans prepared by BDA Architecture



UPS
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STAGE
DEVELOPMENT APPLICATION

PREPARED FOR
BASSAR CONSTRUCTION GROUP

21 FEBRUARY 2025
ISSUE A

avva broadbeach

bda

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DATE	ISSUE	DESCRIPTION	CHECKED
21/02/2025	A	Development Application	DG

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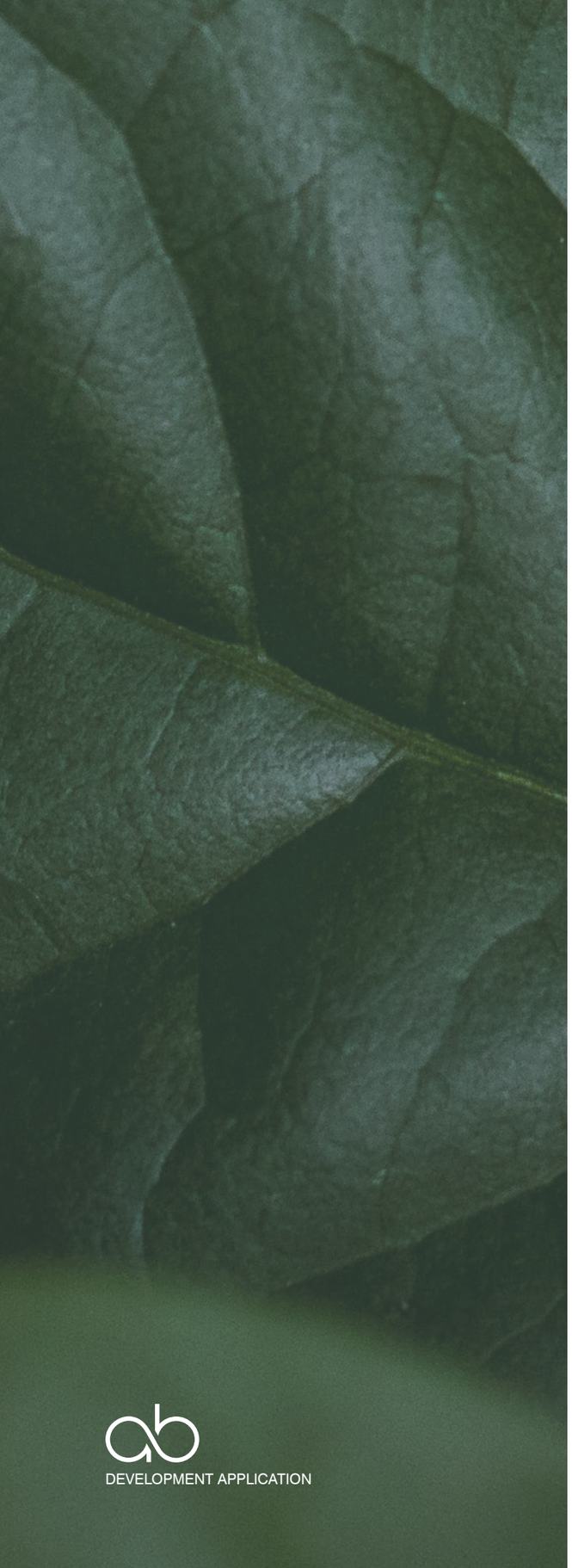
1.

Application Details & Consultants



1.1 Application:

1.1.0 **Applicant:**
Bassar Construction Group

1.1.1 **Application:**
Development Approval

1.1.2 **Street Address:**
19 Anne Avenue, Broadbeach

1.1.3 **Property Description:**
Lot 1-4 on Plan BUP1114

1.2 Consultants:

1.2.1 **Architects & Urban Design**
BDA Architecture — Ph - (07) 5555 2600
Darren Greenaway
Adam Murray

1.2.2 **Town Planner**
Urban Planning Services — Ph - (07) 5570 4994
Jason McGrath
Jack Collings

1.2.3 **Landscape Architect**
LDGLA — Ph - (07) 5654 5198
Thomas Schubel

1.2.4 **Traffic Engineer**
Rytenskild Traffic — Ph - 0400 277 339
Luke Rytenskild

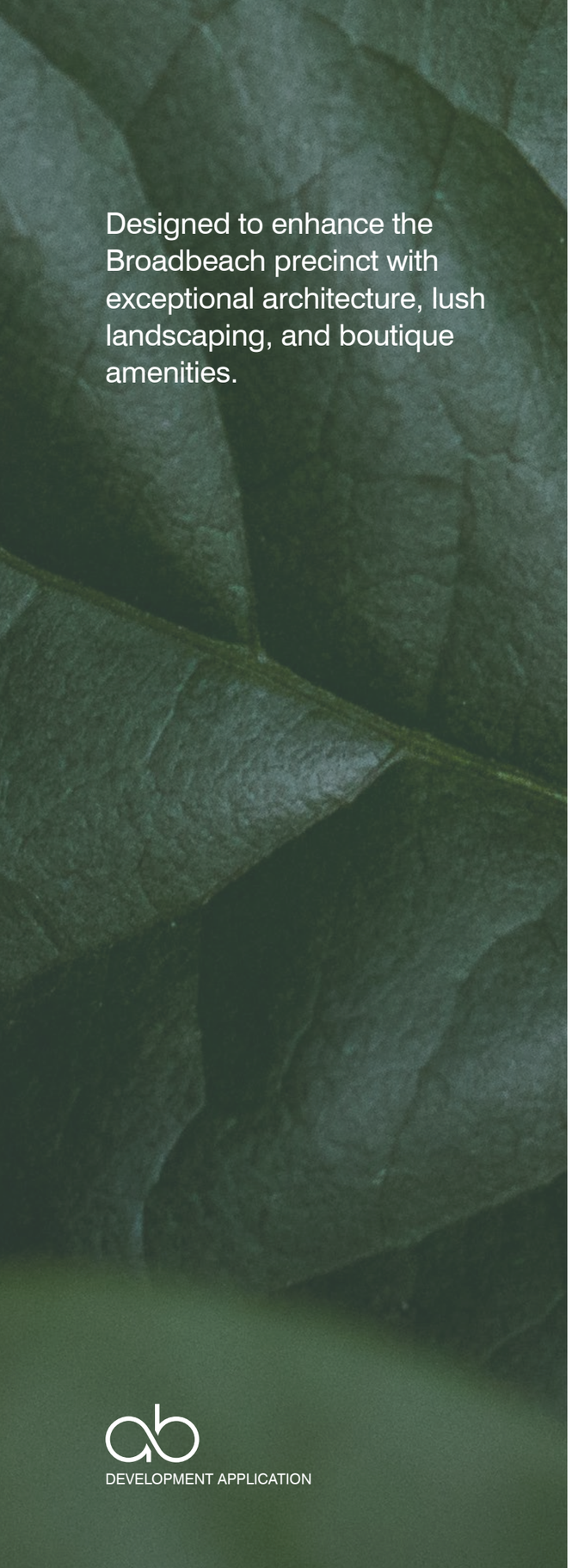
1.2.5 **Waste Management**
MRA Environmental — Ph - (07) 5578 7040
Allison Reiser

1.2.6 **Acoustic Engineer**
Acoustic Works — Ph - (07) 5593 9899
Kayleigh Duce

1.2.7 **Civil Engineer**
Arcadis — Ph - (07) 5503 4852
Ben Wieser

2.

Executive Summary



Designed to enhance the Broadbeach precinct with exceptional architecture, lush landscaping, and boutique amenities.

The Site

The site is located in the evolving precinct of south Broadbeach. The site consists of an existing 2 storey hipped roof and face brick apartment building – “Max Mar”. The existing building has two wide crossovers with driveway garage interfaces, and letterboxes flanking the entry.

The surrounding context is that of an evolving precinct, which consists of 1-3 storey residential developments and more recent taller residential towers.

The site offers a walkable lifestyle for residents, with close proximity to Broadbeach retail centre and Mall, the Casino precinct of entertainment and Pacific Fair retail centre. Nearby open space recreational activity is available at Pratten Park, along the Broadbeach beachfront. Importantly the project site is perhaps a three-minute walk to the Broadbeach South Light Rail Terminus.

Key Planning & Design Issues

1. Use

The proposal consists of a 33-storey residential tower with podium amenities, podium and basement carparks and an open ground plane / entry.

2. Density

The proposal consists of 168 bedrooms and 56 apartments. The apartments are generous 3-bedroom 2-bathroom types, 2 per floor. The central location, walkable lifestyle options and close proximity to light rail and public transport all support this residential density

3. Height and Shadow

The proposed building is 33 storeys in height, including a recessed rooftop terrace level. This is generally lower than the taller towers in the precinct. Shadow impact is minimal in summer and equinox months.

4. Activated Ground Plane and Podium Treatment

The proposal presents an overall improvement to the ground plane – which is proposed to be an open shared pedestrian and vehicular zone. A palette of warm and honest materials, smaller scale elements and generous planting help create an inviting pedestrian environment.

5. Communal Recreation and Wellness Spaces

The entire top of podium is dedicated to recreation and wellness. The level is divided into 4 zones - pool, dining, gym and wellness. The 4 zones reflect the cycle of healthy living and lifestyle, and offer significant amenity to the residents and guests.

6. Vehicular Traffic and Parking

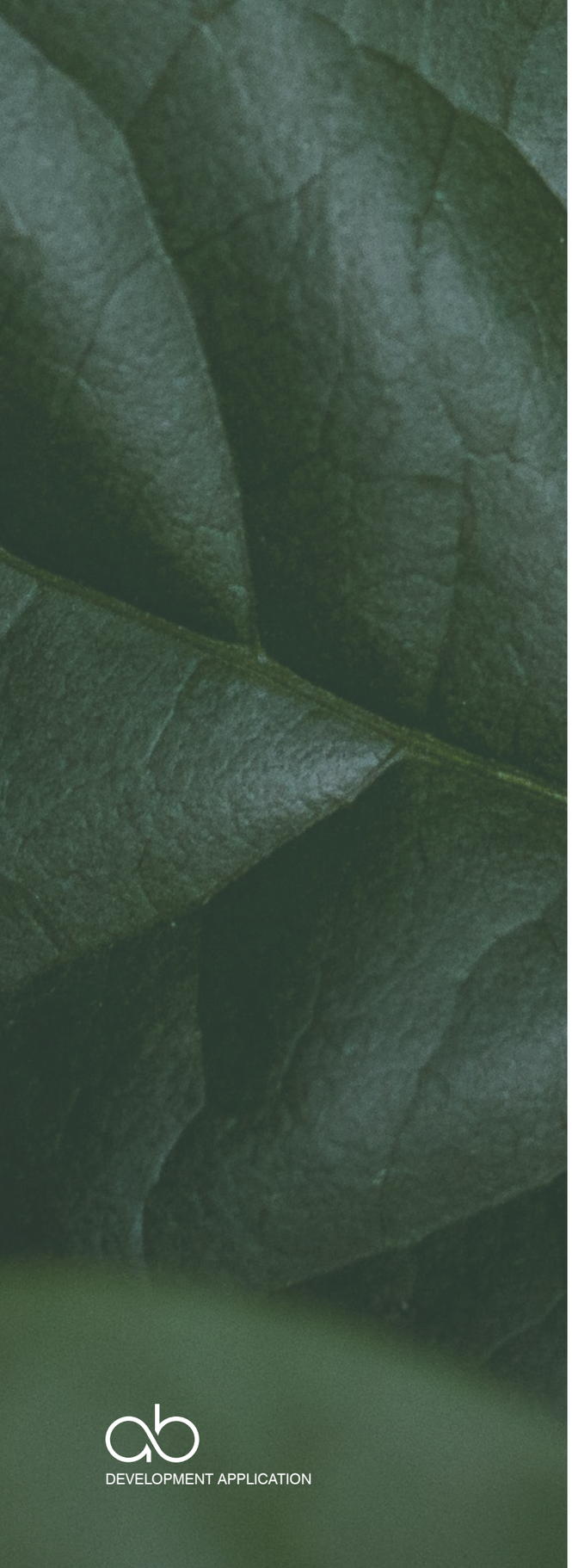
The existing vehicular access crossovers will be replaced/ upgraded. The development consists of 107 car spaces, which includes 7 visitor spaces.

7. Conclusion

The proposal offers a striking and generous tropical modernist addition to South Broadbeach, which sits comfortable within the architectural context of the gold coast. A carefully curated ground plane and layered podium façade present a quality streetscape.

3.

Project Summary



Site Area (m^2)	1,032
Site Cover - Tower (%)	45
Total Proposed Apartments (no.)	56
Total Car Parks (no.)	106
Total Storeys (no.)	33
Building Height (m)	105,460

4.

Context Analysis


Broadbeach
Convention Centre
Kurrawa Beach
Mermaid Beach
Mermaid Beach
Nobby Beach
Oracle Towers
Oracle Towers
ULTIQA
Meriton Suites
Infinity Tower
272 Hedges
The Dorset
SOFITEL

Site Location

The subject site sits at the highly desirable southern edge of the core Broadbeach precinct on the Gold Coast.

It features easy pedestrian connection to the Gold Coast Convention Centre, The Star Casino and Entertainment Complex, the retail activity of Central Broadbeach and the amenity of the beach. Pedestrian circulation directly to the beach is via a footpath to a nearby park.

The site is located in close proximity to the Broadbeach South Light Rail Station and north-south bus routes. The attributes of this site suggests that it is perfect for the proposed multi-residential development.

	LEGEND
A	**SUBJECT SITE**
1	KURRAWA BEACH
2	KURRAWA SURF CLUB
3	THE ORACLE BOULEVARD
4	THE OASIS SHOPPING MALL
5	KURRAWA PARK
6	PRATTEN PARK
7	GOLD COAST CONVENTION CENTRE
8	THE STAR GOLD COAST
9	PACIFIC FAIR SHOPPING CENTRE
10	BROADBEACH LIBRARY
11	BROADBEACH CULTURAL CENTRE
12	BROADBEACH STATE SCHOOL
13	BROADBEACH CANAL RESERVE
14	VICTORIA PARK
15	BORONIA PARK
16	BROADBEACH BEACH
17	MERMAID ESPLANADE
18	KOMBUMERRI PARK
19	MERRIMAC STATE HIGH SCHOOL
	SUB-ARTERIAL ROAD
	DISTRIBUTOR ROAD
	MINOR ROAD
	G: LINK STATION
	G: LINK ROUTE
	PARKS
	OPEN SPACE & RECREATION

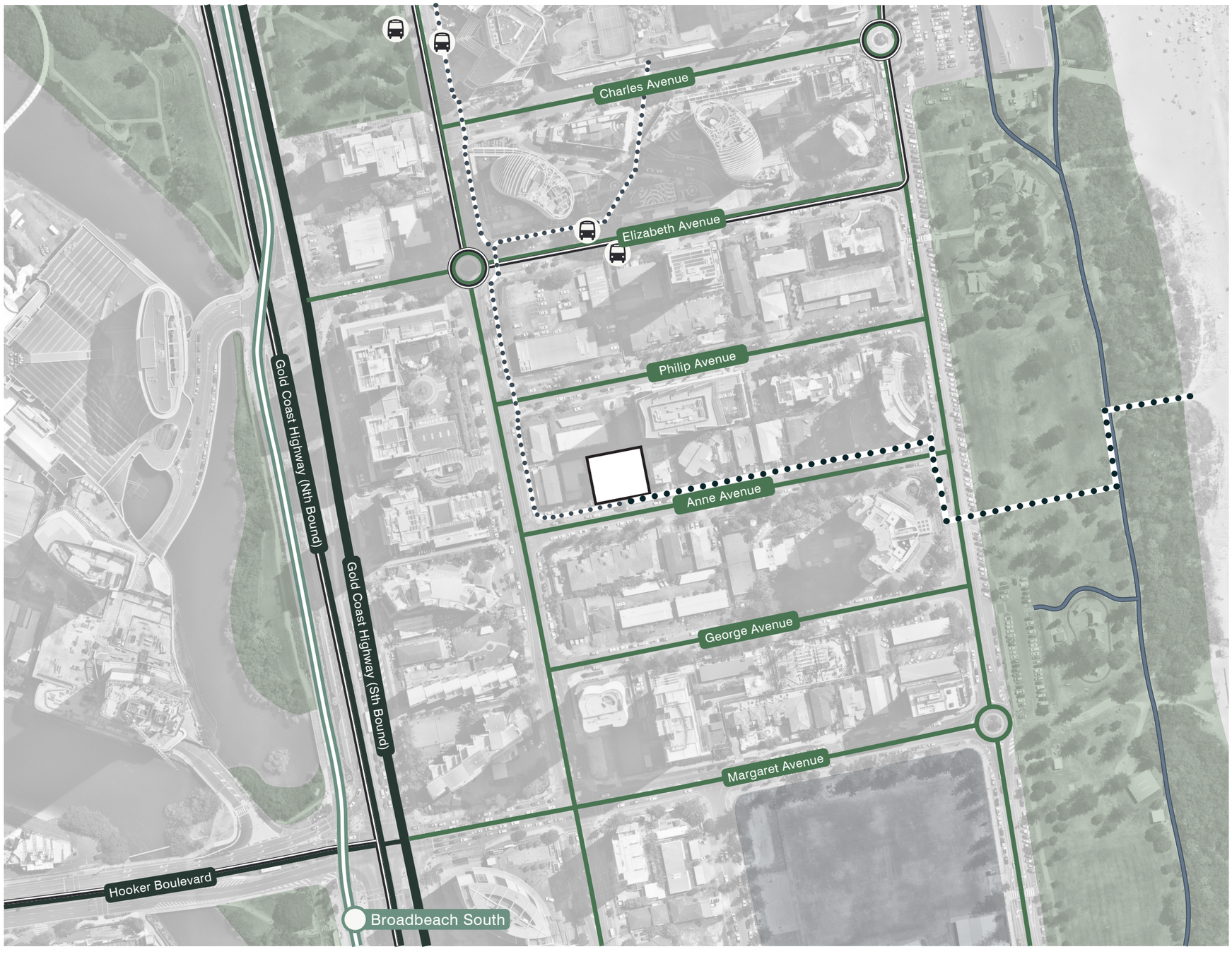


DEVELOPMENT APPLICATION

SCALE: NTS

Context Analysis

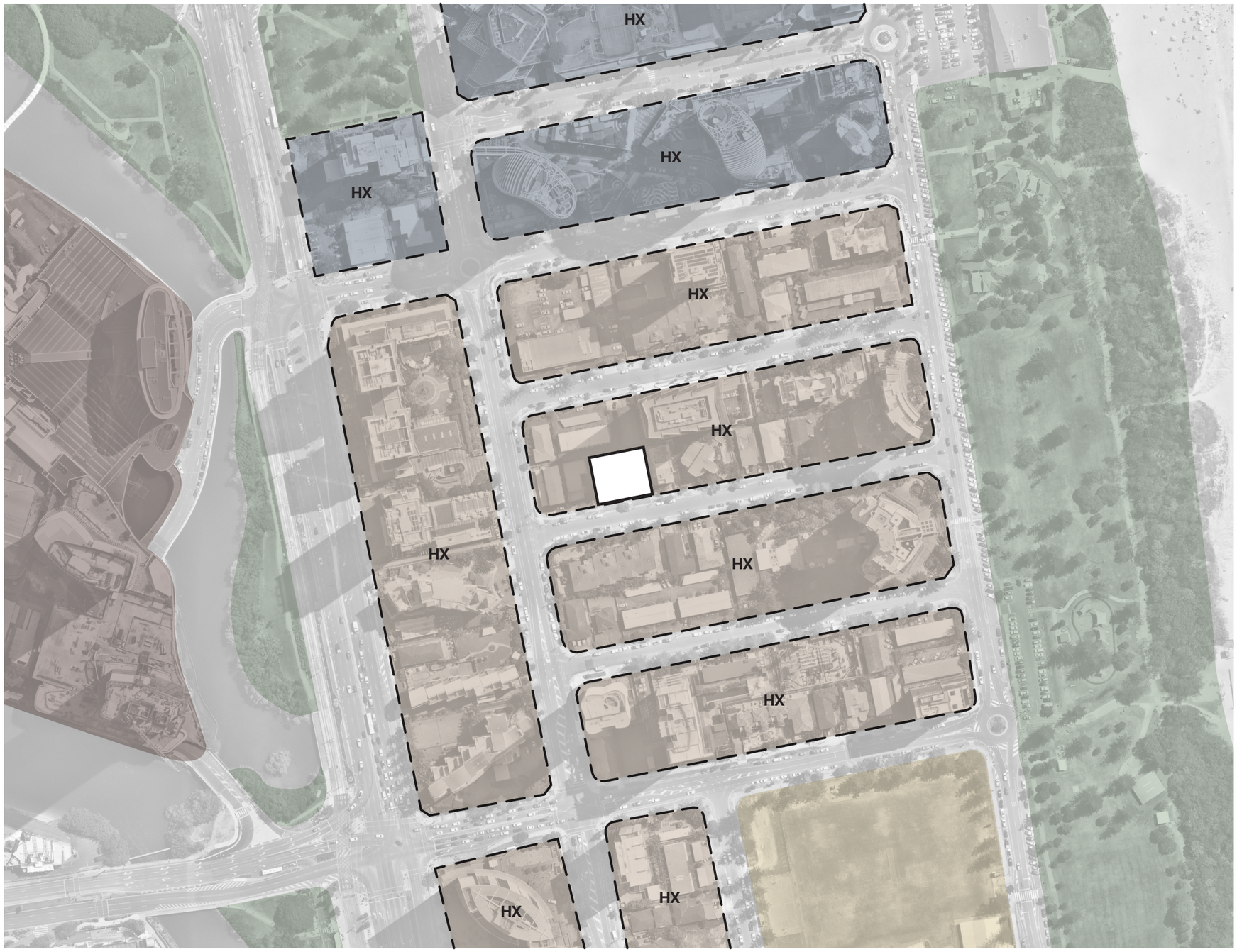
Site Connectivity



LEGEND

- SUB-ARTERIAL ROAD
- STATE ROAD
- MINOR ROAD
- BUS STOP
- BUS ROUTE
- G: LINK STATION
- G: LINK ROUTE
- OCEANWAY PEDESTRIAN & CYCLE PATH
- PEDESTRIAN ACCESS TO RETAIL
- PEDESTRIAN ACCESS TO BEACH
- PARKS & OPEN SPACE
- BROADBEACH STATE SCHOOL

Zoning



	LEGEND
	CENTRE ZONE
	HIGH DENSITY RESIDENTIAL
	SPECIAL DEVELOPMENT AREA PRECINCT
	COMMUNITY FACILITIES
	PARKS & OPEN SPACE
HX	UNLIMITED BUILDING HEIGHT ZONES

Context Analysis

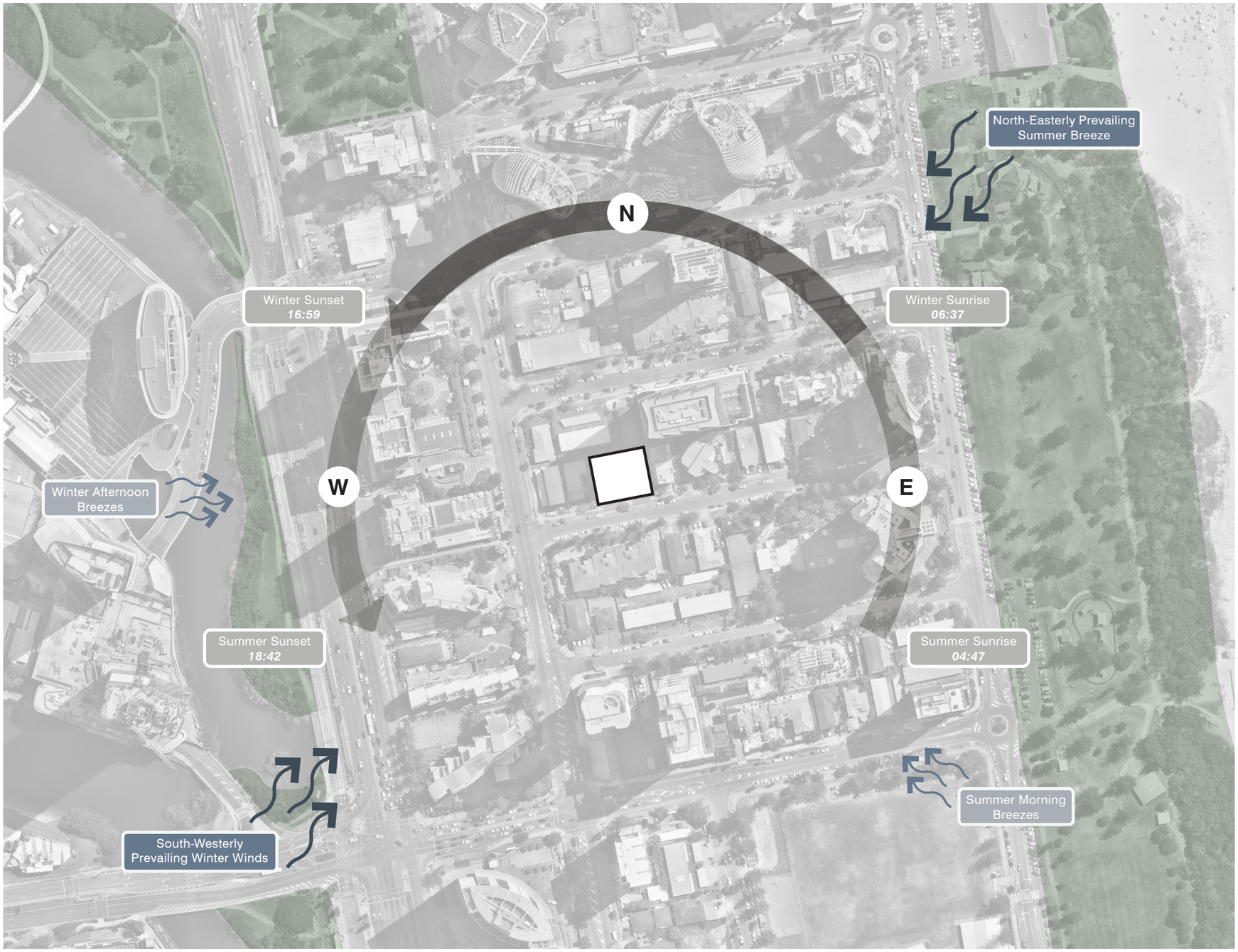
Views & Building Heights



	LEGEND
	KEY COASTAL VIEW OPPORTUNITIES
	SECONDARY CITY AND HINTERLAND VIEWS THROUGH SURROUNDING EXISTING HIGH-RISES
HX	EXISTING BUILDING HEIGHT IN STOREYS
HX	APPROVED BUILDING HEIGHT IN STOREYS

Context Analysis

Solar & Wind



LEGEND

- SUN-PATH
- PREVAILING WINDS
- BREEZES

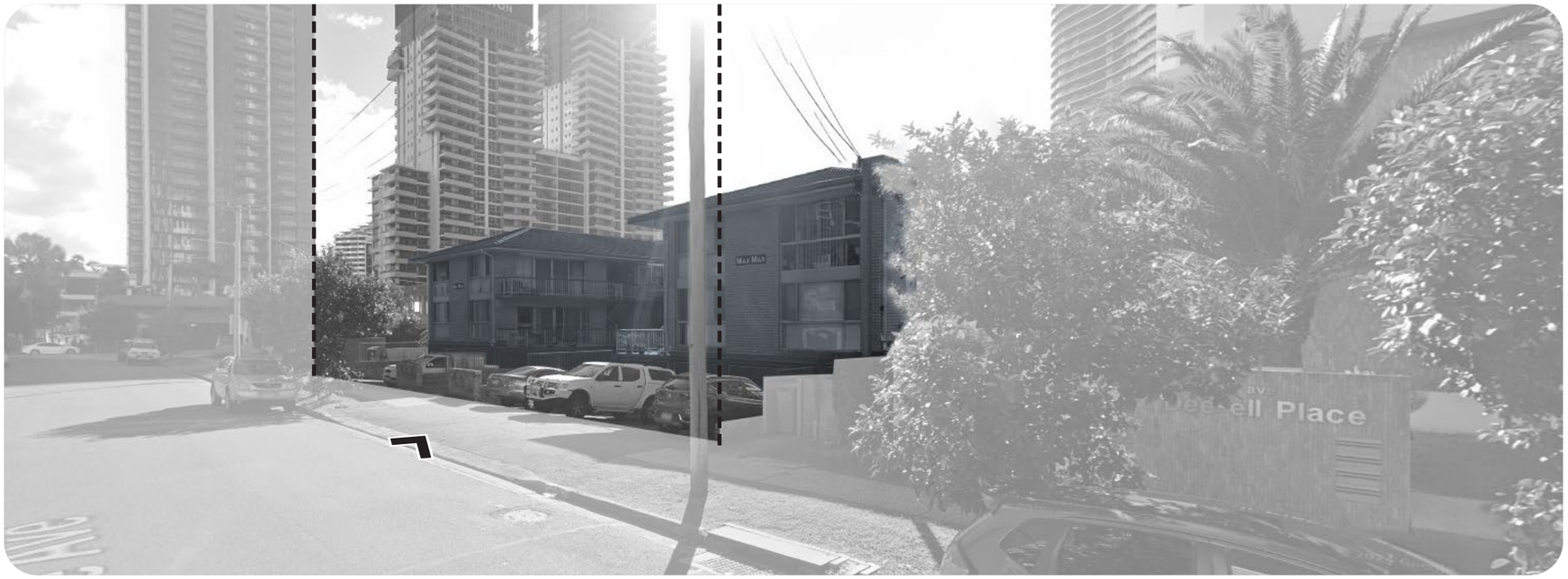
DEVELOPMENT APPLICATION

SCALE: NTS

Existing Site Analysis

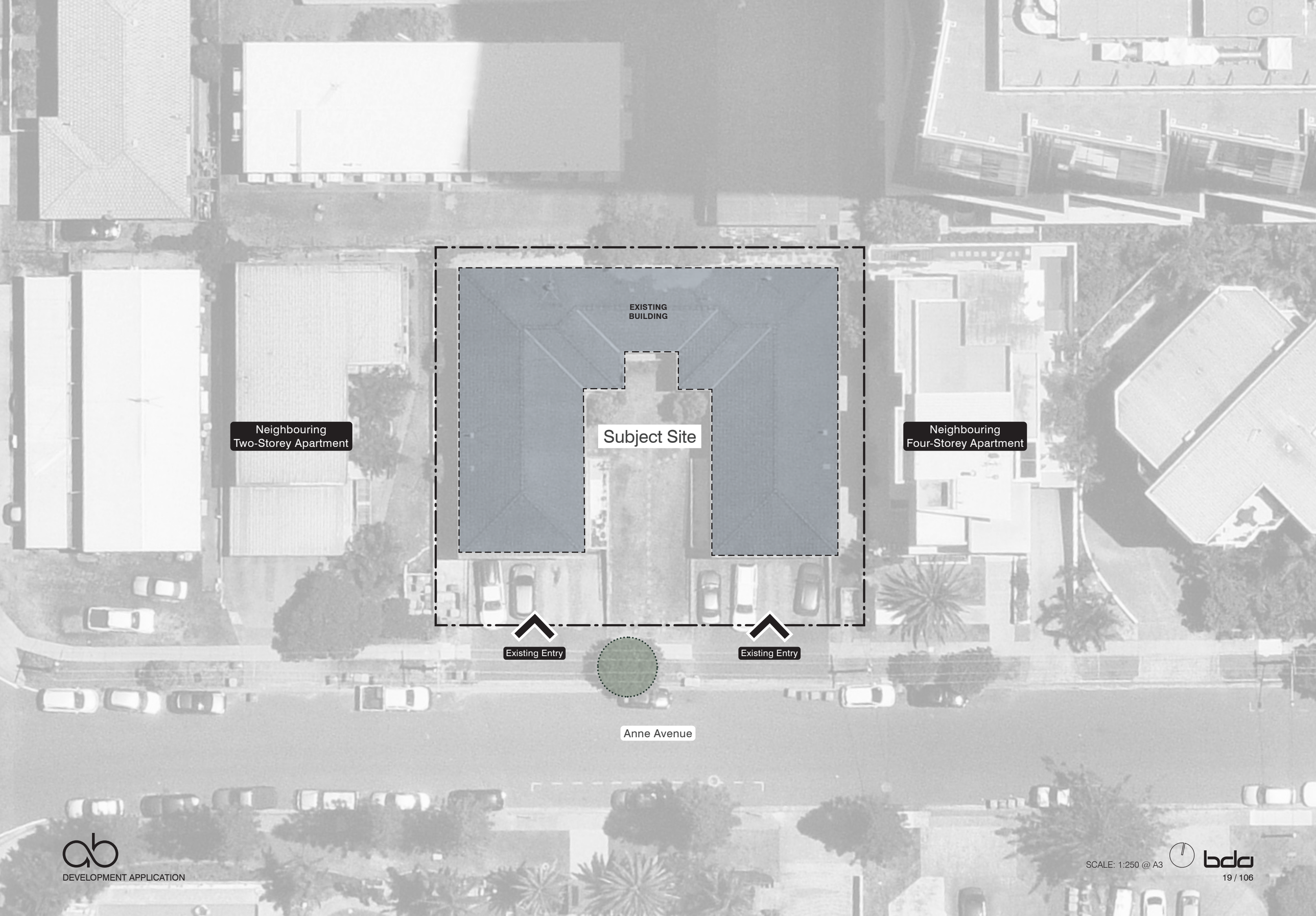


View looking South on Gold Coast Highway towards Subject Site.



View looking North on Gold Coast Highway towards Subject Site.

	LEGEND
	SUBJECT SITE
	EXISTING STRUCTURES ON SITE
	EXISTING VEHICLE SITE ENTRIES

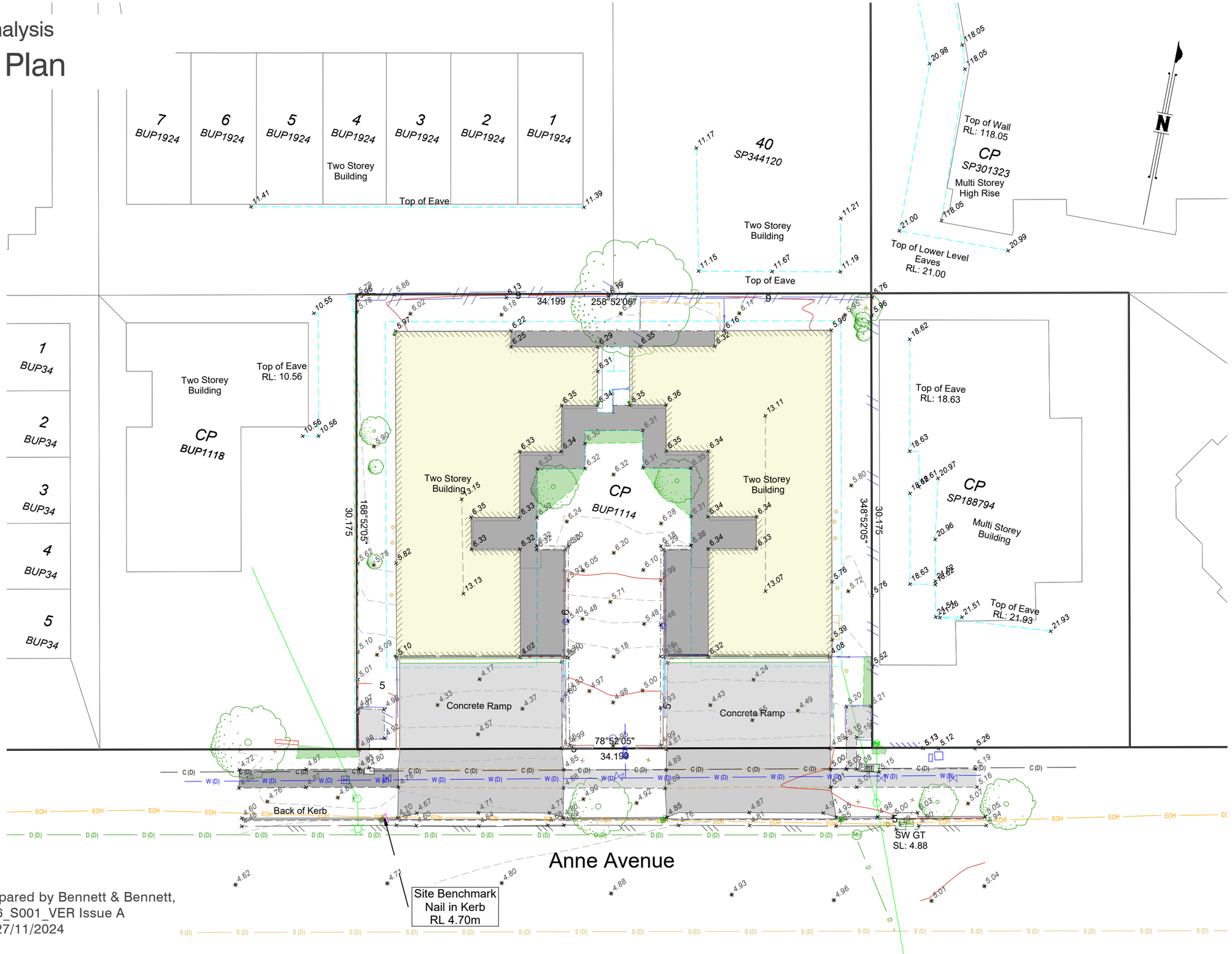


DEVELOPMENT APPLICATION

SCALE: 1:250 @ A3

Context Analysis

Survey Plan



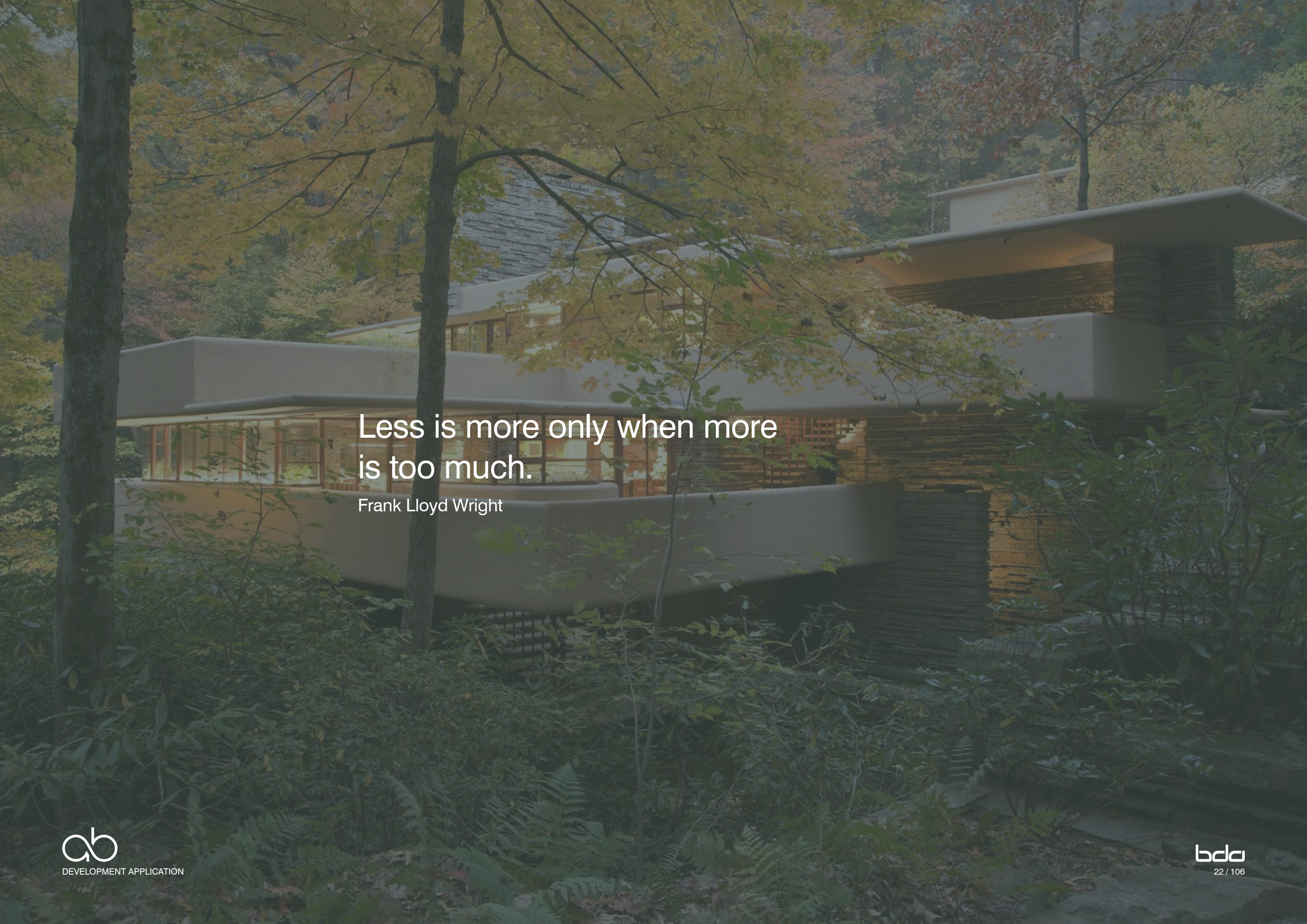
Survey Plan prepared by Bennett & Bennett,
Plan No: 241836_S001_VER Issue A
Issue A, Dated 27/11/2024

DEVELOPMENT APPLICATION

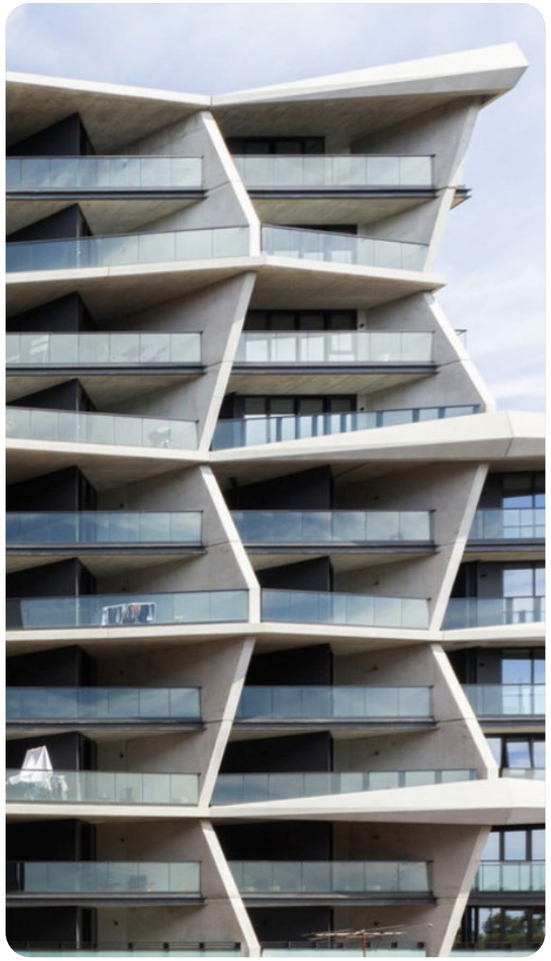
SCALE: 1:250 @ A3

5.

Design Approach

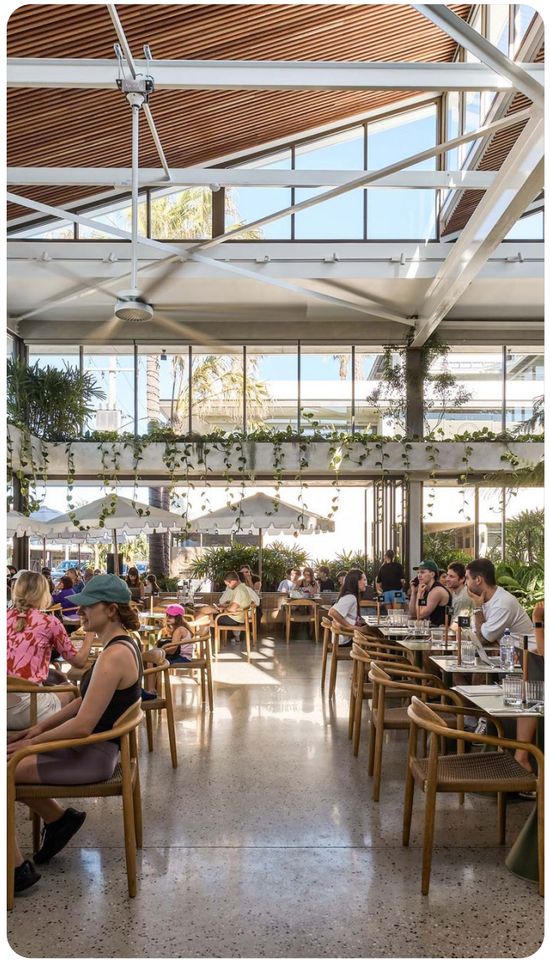

Less is more only when more
is too much.
Frank Lloyd Wright

Core Components



Expresssed Structure

Provide a design that embraces a restrained yet timeless architecture, where the structure is elegantly expressed through clean, defined lines. The use of simple, curved balconies adds a subtle fluidity, softening the building's profile while maintaining its modernist appeal. This approach balances form and function, creating an enduring aesthetic that is both sophisticated and inviting, with each element thoughtfully integrated to enhance the visual and structural integrity of the building.



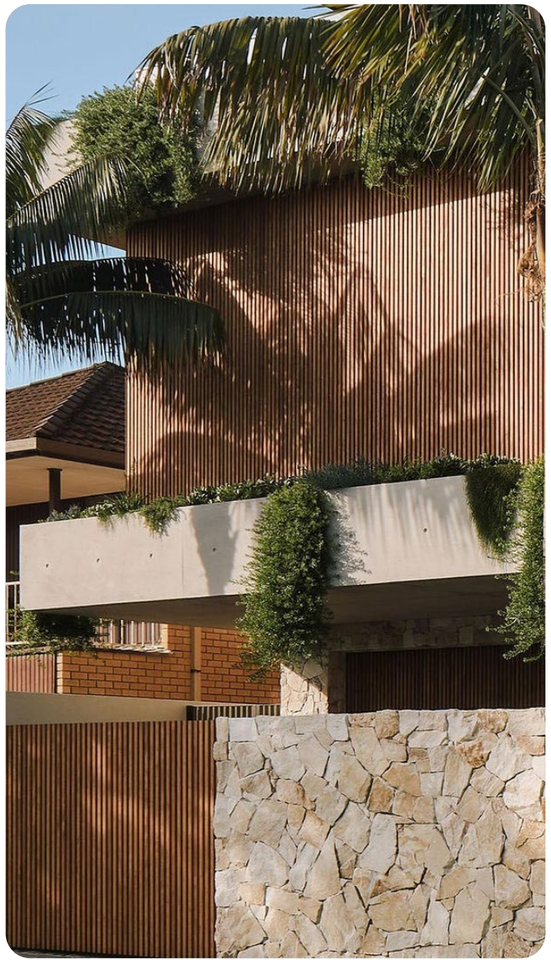
Outdoor Living

By focusing on outdoor living spaces, we promote a relaxed outdoor lifestyle that perfectly aligns with Queensland's warm climate. These areas not only enhance sun protection but also stengthen the connection between indoor and outdoor environments. By blurring the boundaries between the two, the design fosters a seamless integration with nature, creating comfortable, shaded spaces that invite residents to enjoy the outdoors year-round.



Simple Form

The tall, modern, slender form is simplistic, elegant, and enduring, with a focus on functionality, materiality, community and livability. This design emphasises timeless aesthetics, utilising high-quality materials that age gracefully while prioritising spaces that foster social interaction and enhance the quality of life, standing as a testament to enduring architectural principles.



Expressed Materiality

The combination of minimalist modernist design, utilising locally sourced materials with an Australian native colour palette, creates a unique and authentic building that seamlessly integrates into the Gold Coast landscape, respecting the natural environment, and highlights the region's distinct identity while embracing contemporary architectural principles.

6.

The Podium

Vision Statement

The podium consists of a ground plane, 2 storey carpark and a residents recreation level. The podium is set back 1m from its side boundaries, and anticipates similar tower podium development and urban form in the future.

The podium presents as a pure platonic form clad in expanded metal. These expanded metal screens change throughout the day to give an ephemeral effect – a shifting curtain backdrop to the experience at street level. The main street facade presents a layered expanded mesh, with is folded and curved in a similar manner to the tower form.

Solid blockwork balconies are provided to +1m to limit headlight exposure at night time. The screen is proposed as 50% transparent to allow for airflow into the carpark. The northern podium façade is full heigh structural precast, which acknowledges the current height at 18 Anne Avenue and considers future tower/podium development to the sites to the North.

The ground plane functions as a shared zone for pedestrian entry, drop-off, loading, visitor cars and vehicular entry. The surface treatment of cobblestones communicates this shared nature to vehicles and pedestrians.

The pedestrian interface is that of an open double volume plane with a defined entry lobby. In contrast to the tower, the materiality is that of a warm, honest pallet - off form concrete, stone paving and bronze window mullions.

The ground plane is an opened shared zone for pedestrians and visitors' cars. The main entry consists of two large concrete structural blades. Finer detail to the interface is created by services doors screened with folded metal - which references the facade and tower above. The bronze mail box is adjacent to the main entry portal and references the existing building's letterboxes. Boundary planting and verge vegetation assist in creating a lush, homely feel for residents and the public.

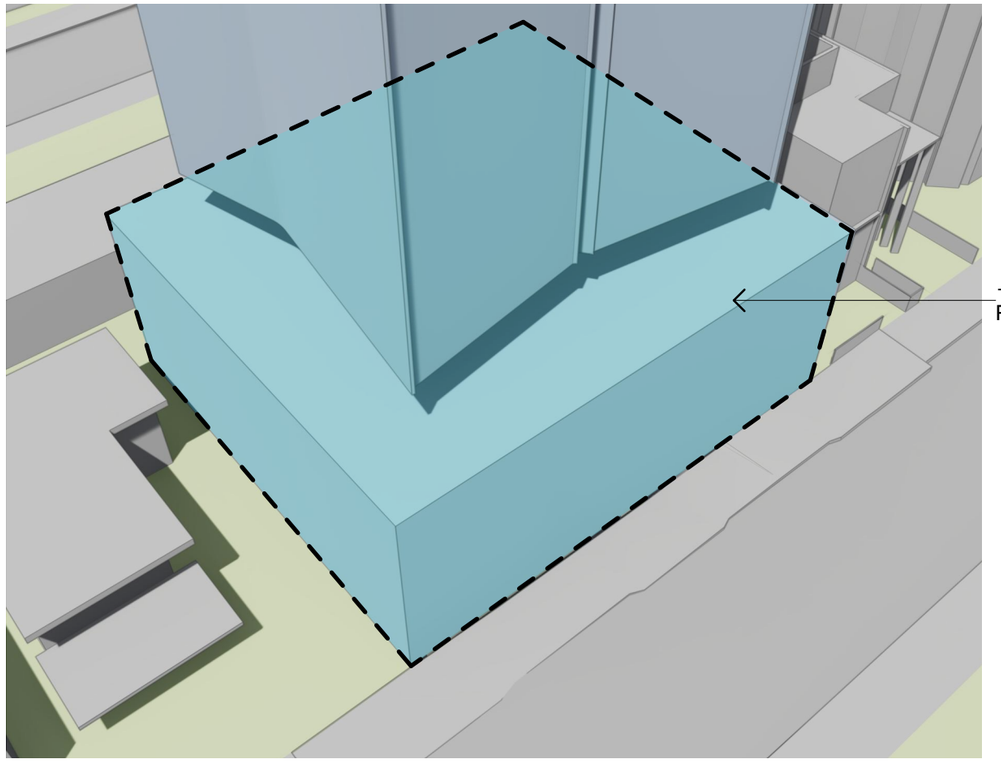

19-22

6.1

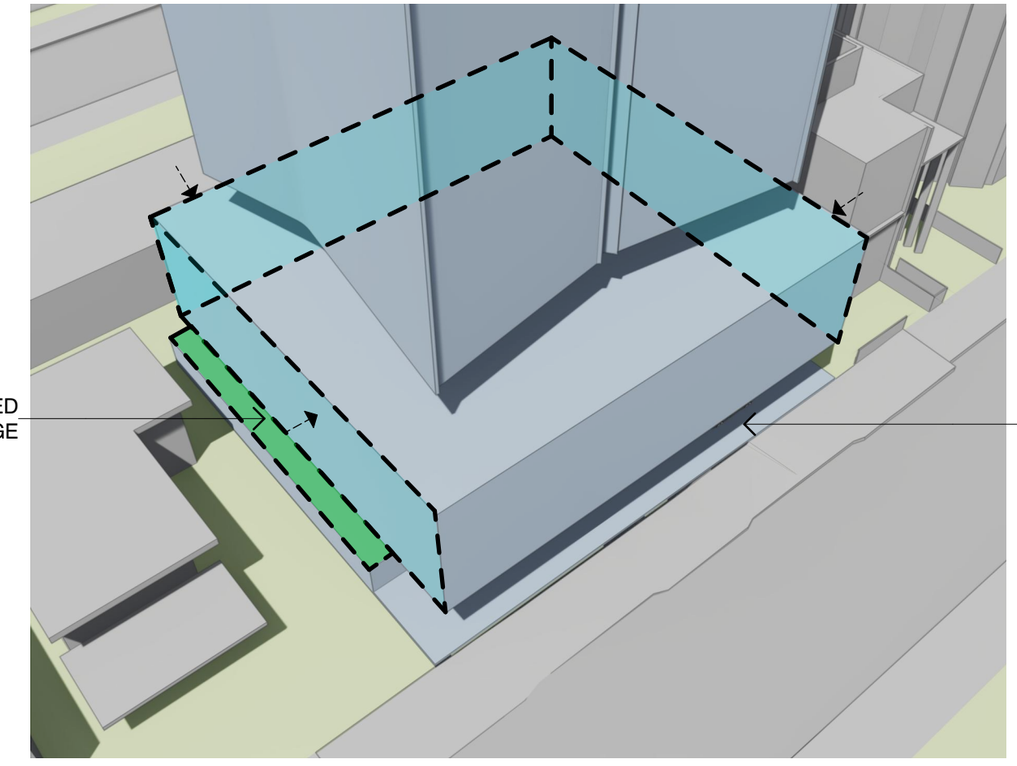
The Podium

Urban Response

Design Considerations (1)

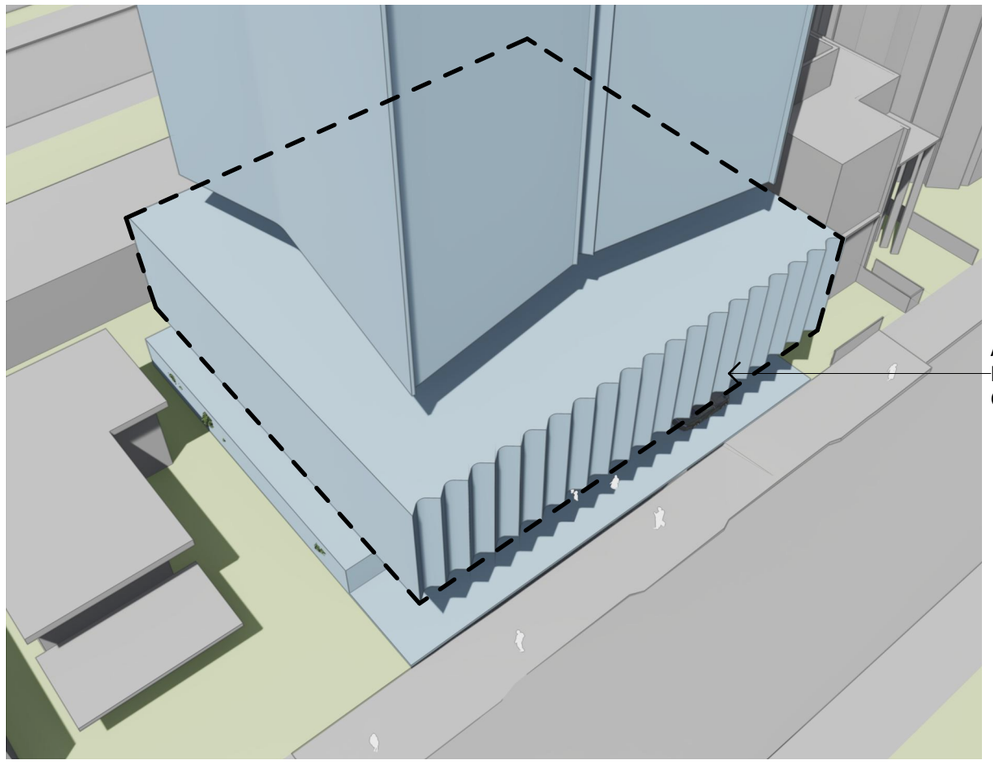


+13m Podium

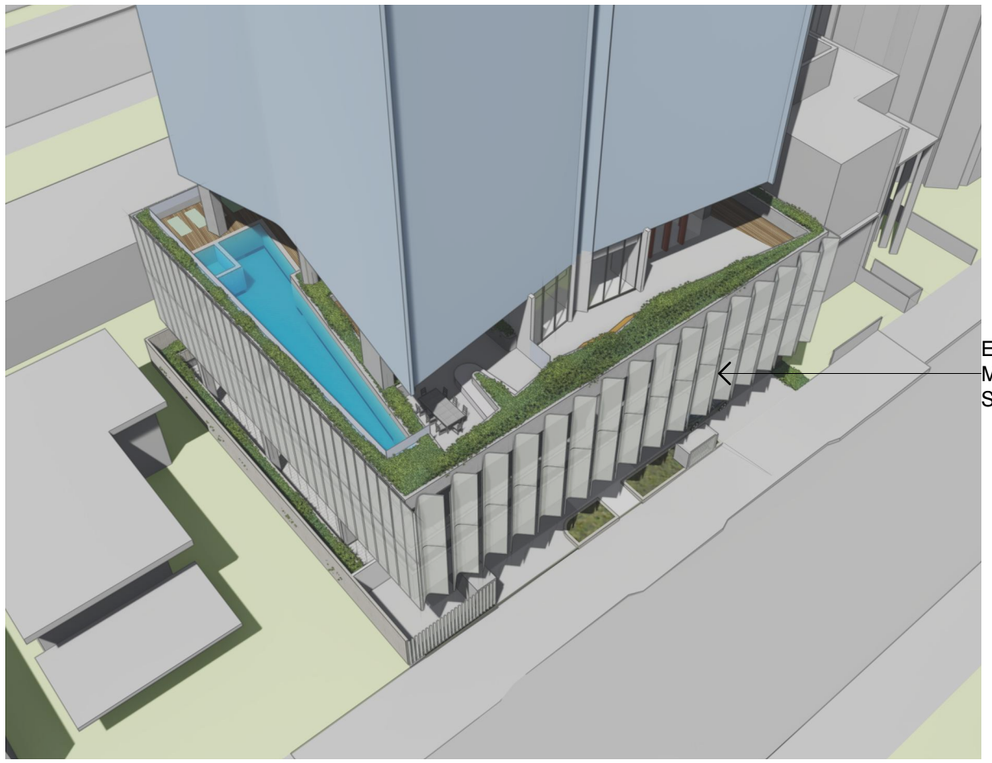


1m Setback to Side Boundaries.
6m Setback Ground Floor Front Boundary.
Landscaped Interface to Level 1.

Design Considerations (2)

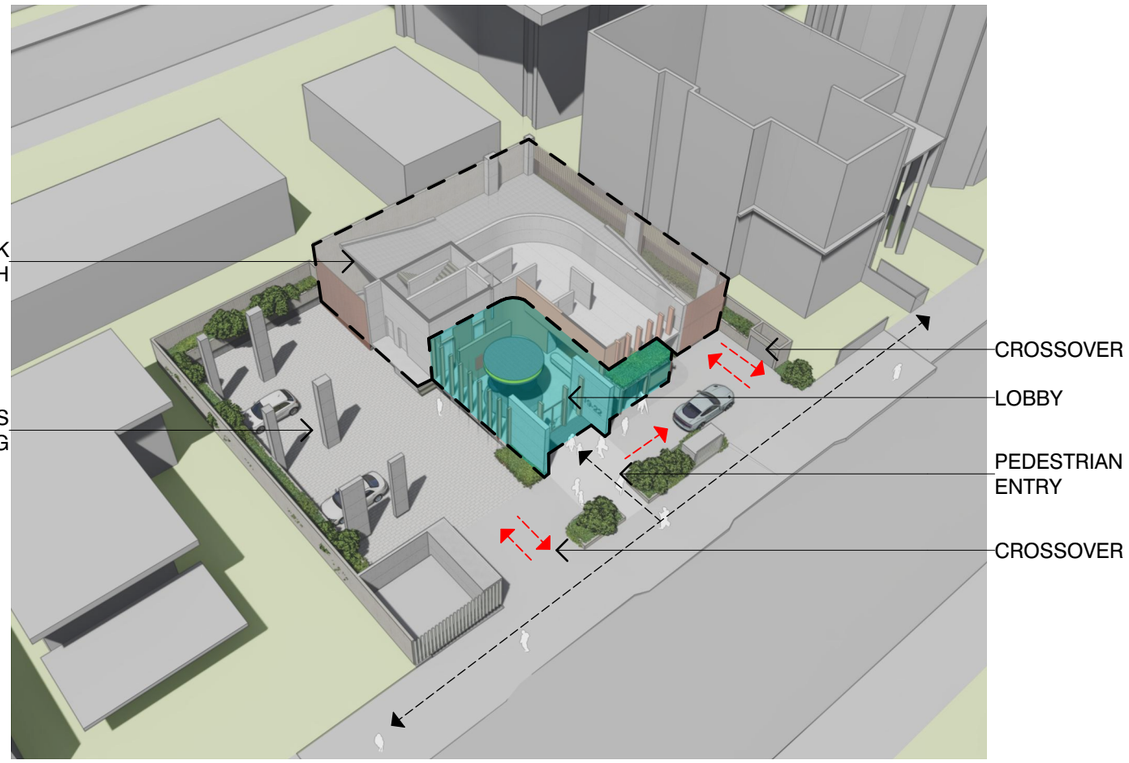


Podium Facade references tower angles, providing visual interest to the streetscape



Expanded metal screen provides layered facade and screening to car park.
Planting and greenery soften the boundary and podium top.

Design Considerations (3)



Ground Plane

6.2

The Podium

Contextual Response

The Podium - Contextual Response

Floor Plan

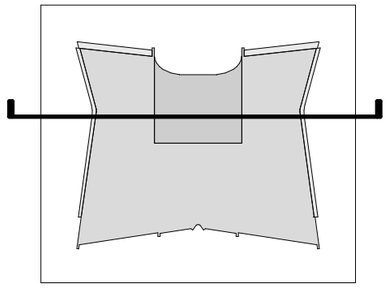


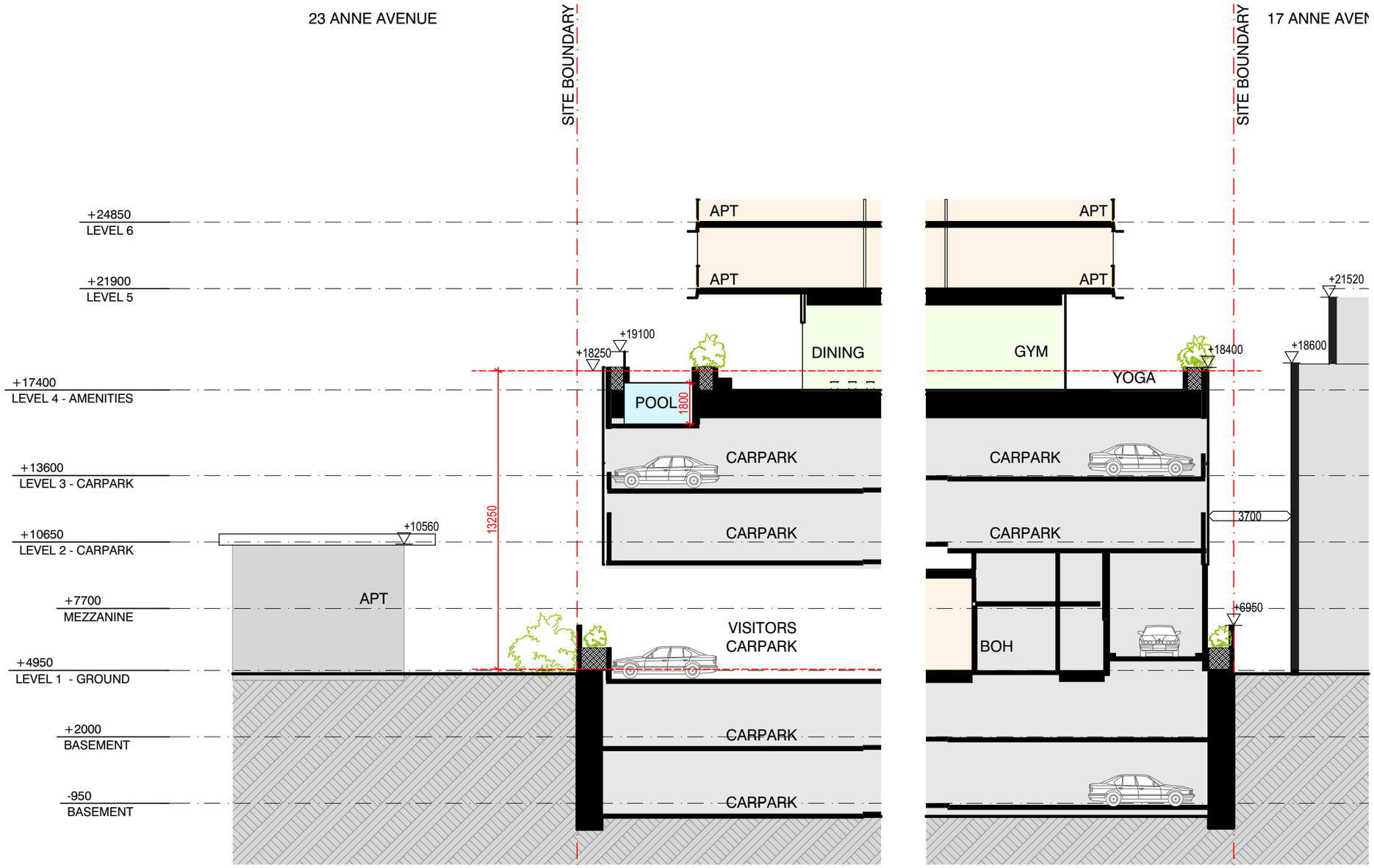
DEVELOPMENT APPLICATION

SCALE: 1:250 @ A3

The Podium - Contextual Response

Edge Section 1

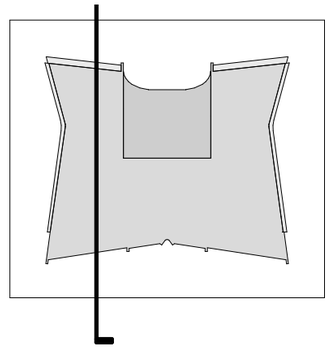


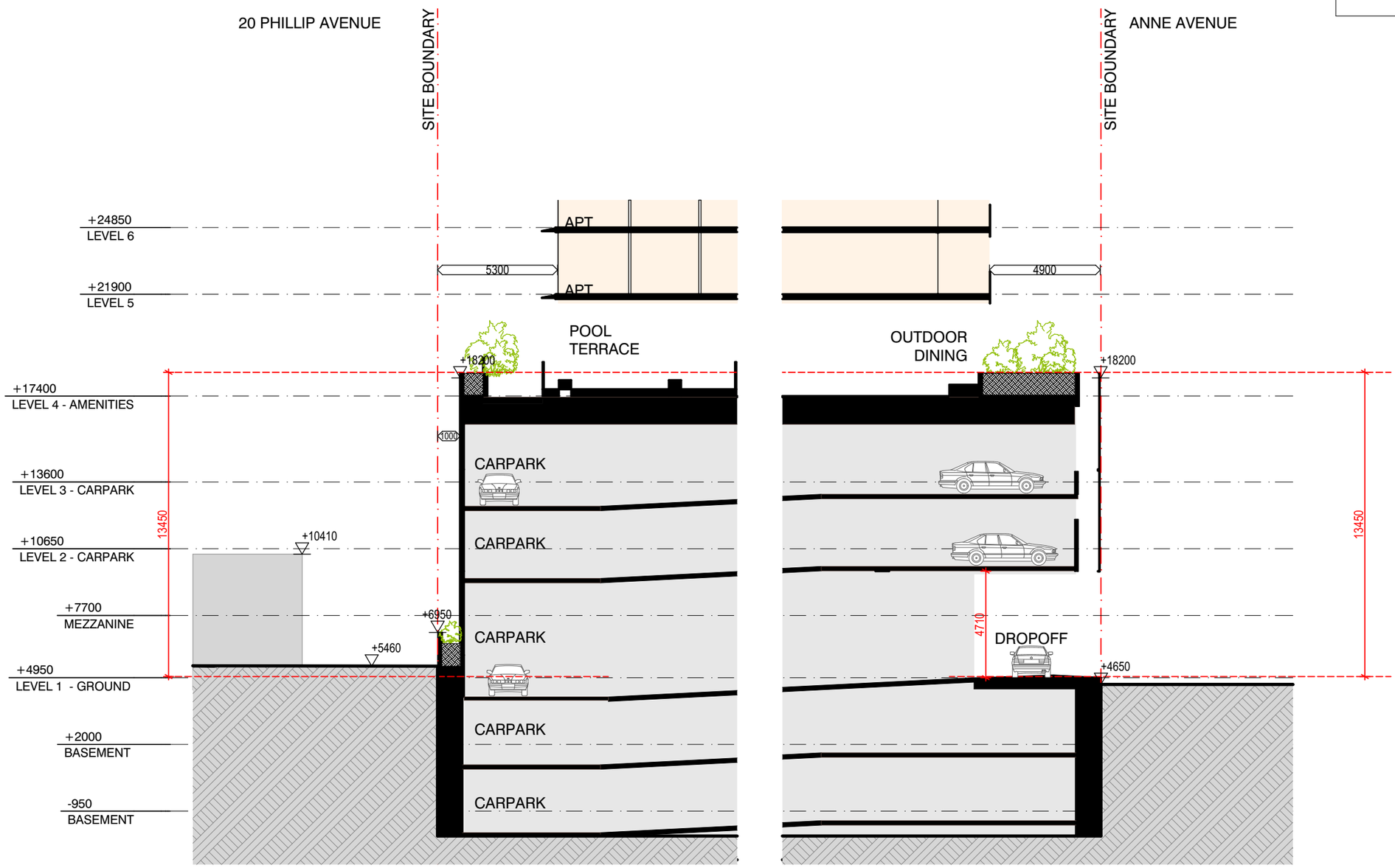


DEVELOPMENT APPLICATION

SCALE: 1:200 @ A3

Edge Section 2





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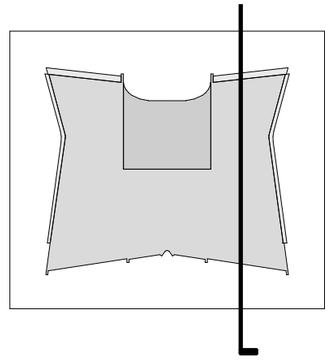
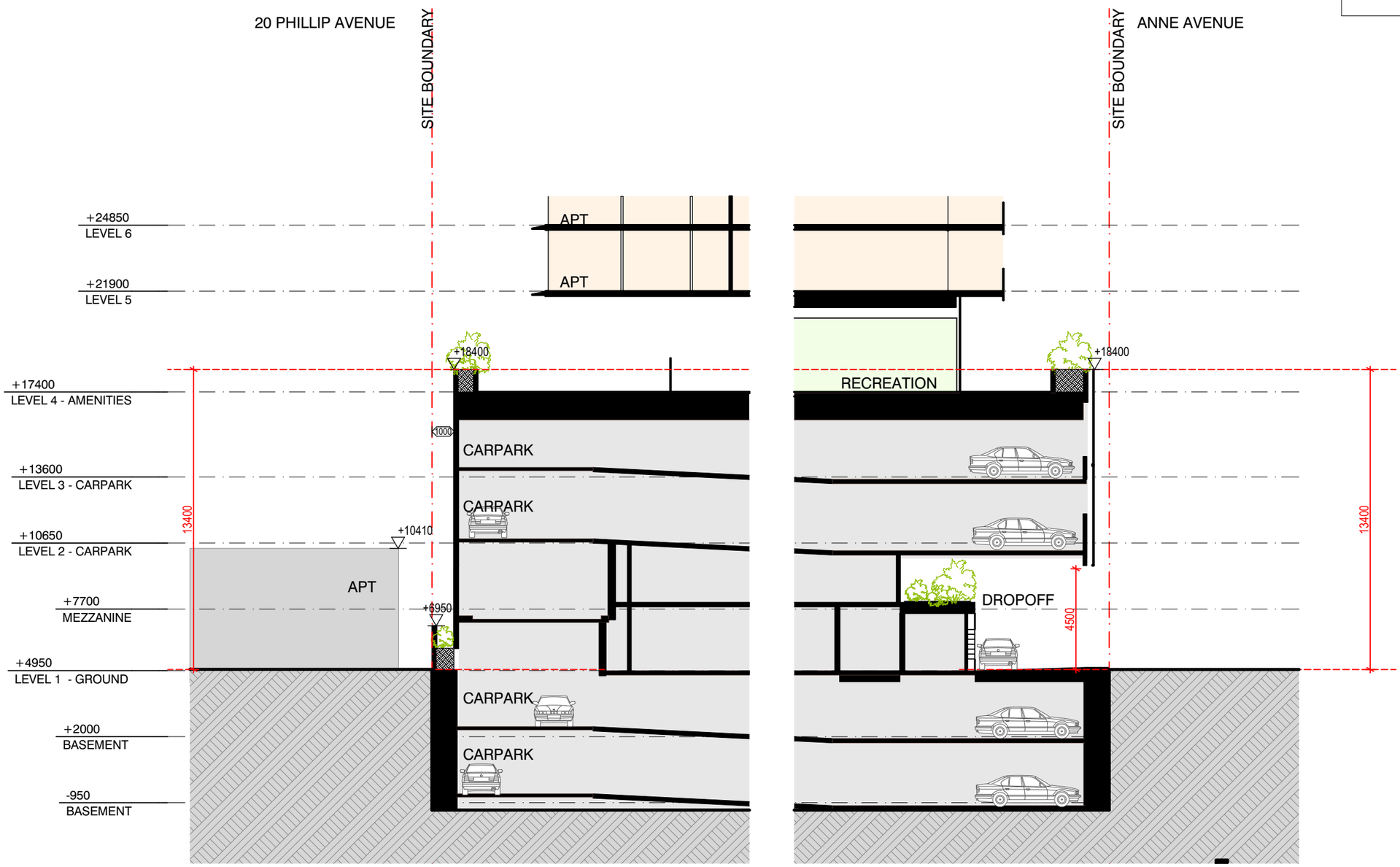
SCALE: 1:200 @ A3

The Podium - Contextual Response

Edge Section 3





DEVELOPMENT APPLICATION

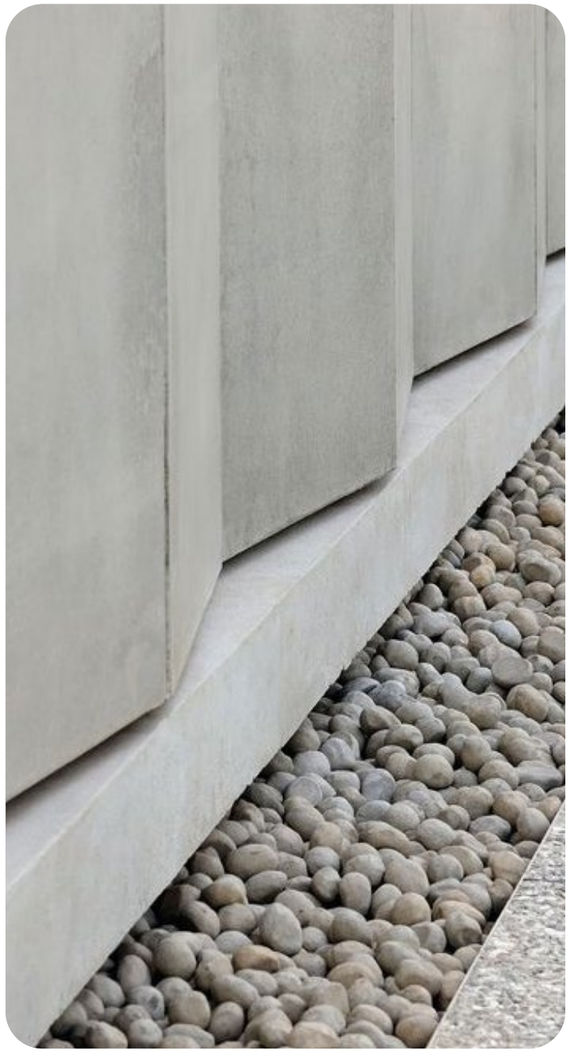
SCALE: 1:200 @ A3

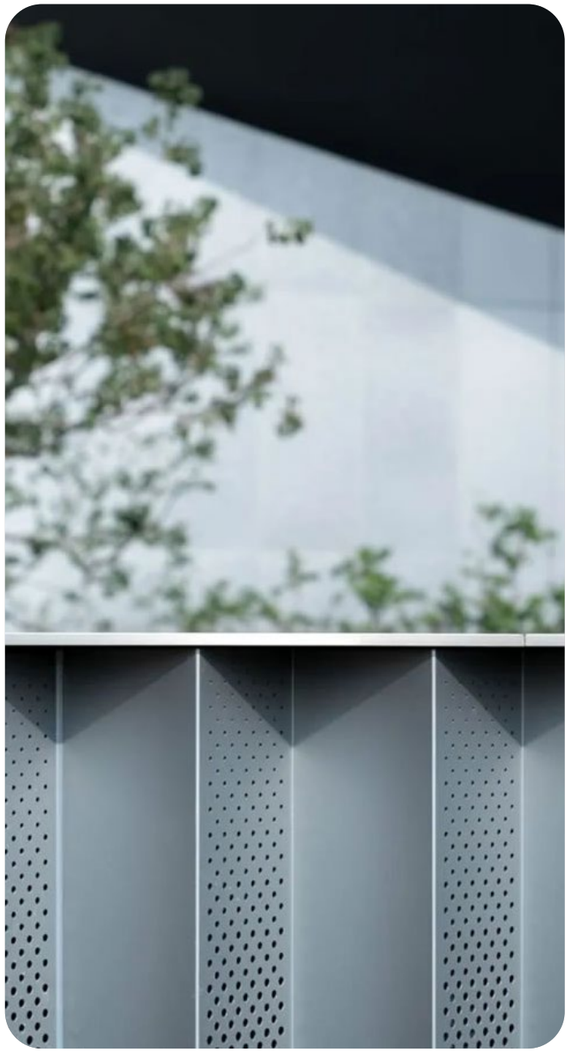
6.3

The Podium

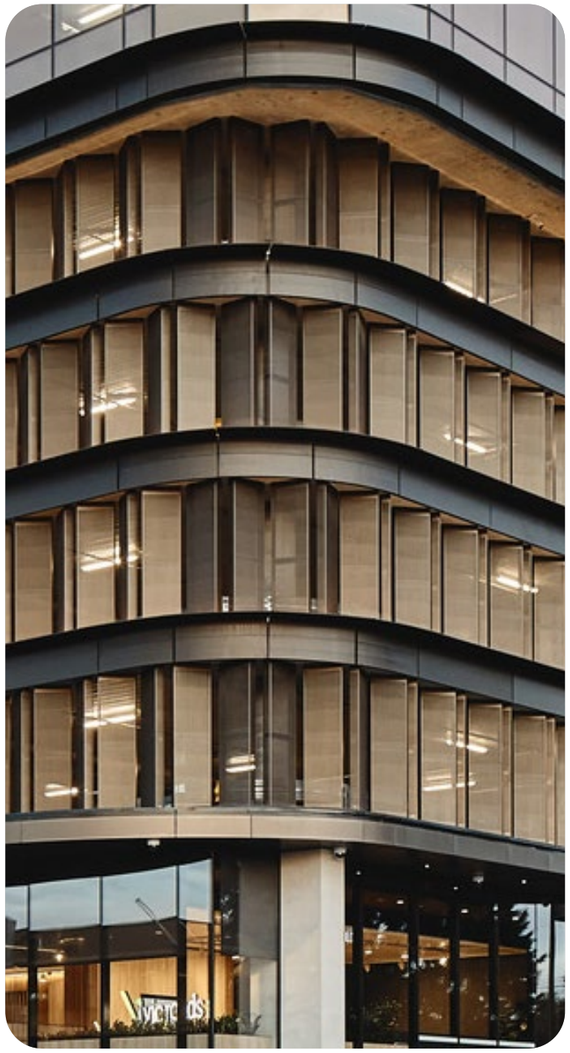
Design Elements

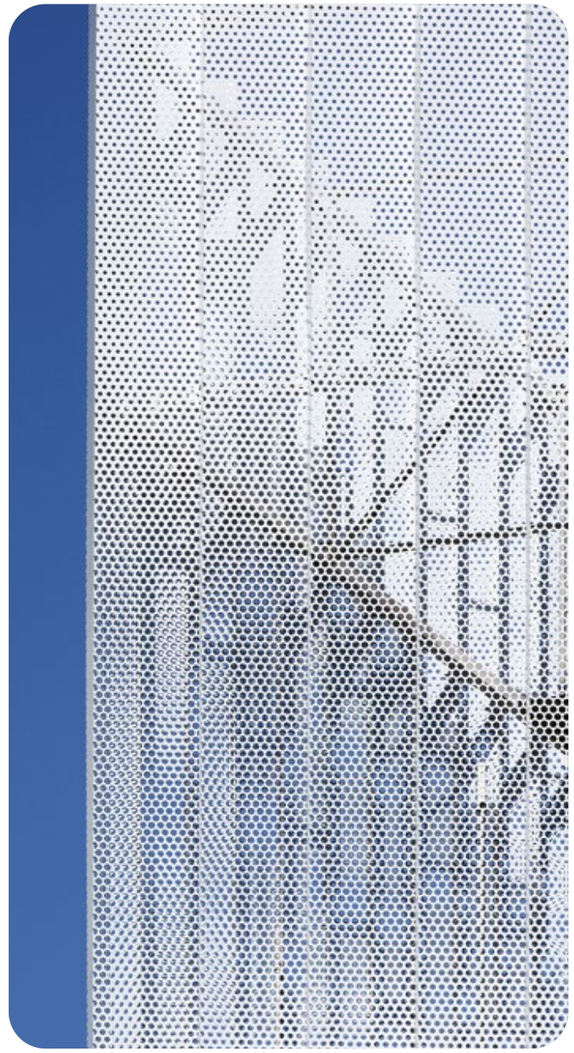
Inspiration





Layered Facade





Faceted


19-22

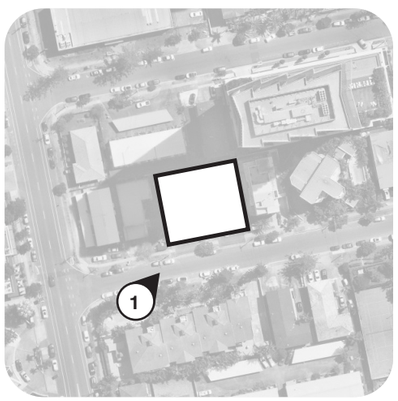
6.4

The Podium

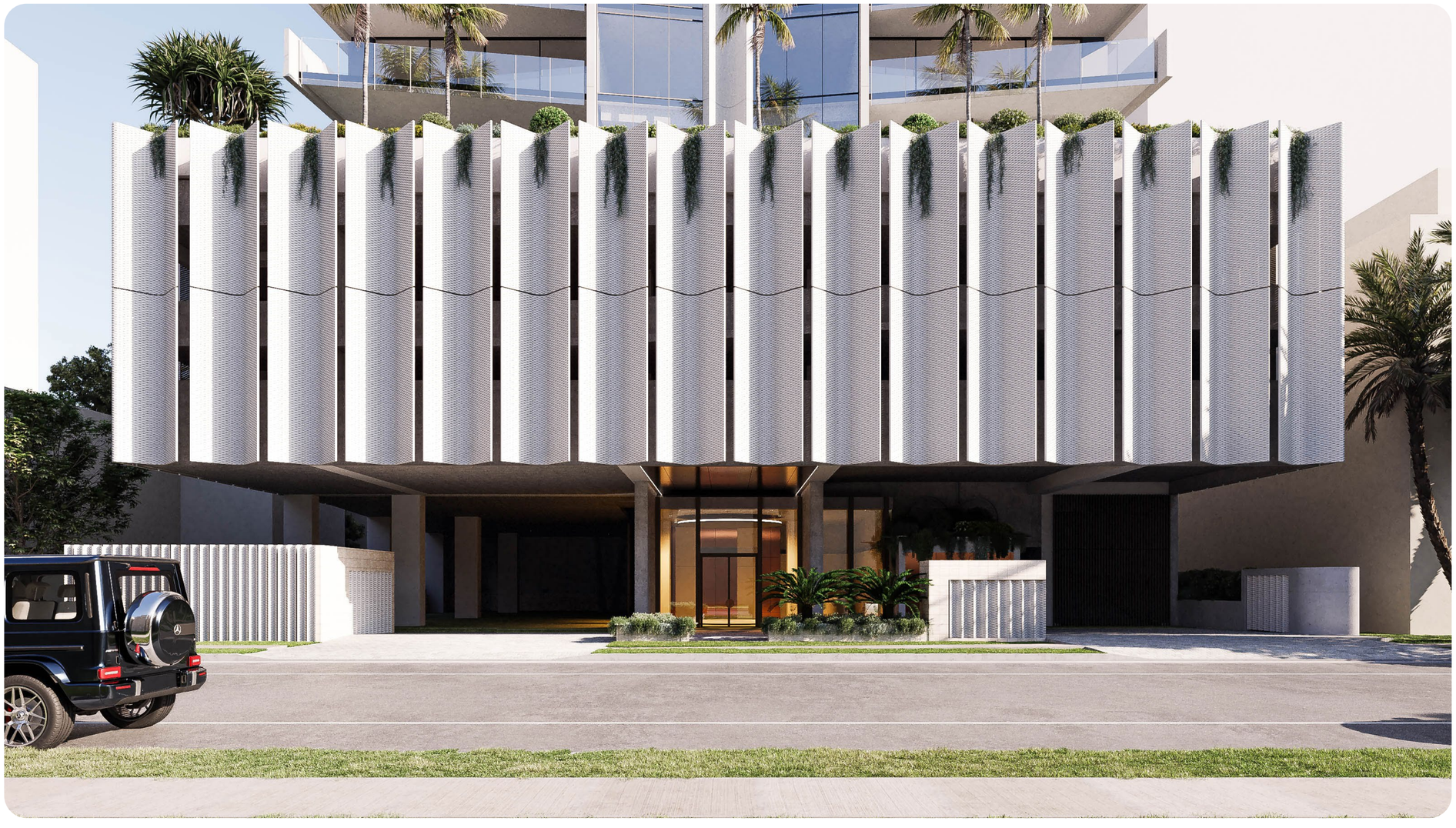
Design Response

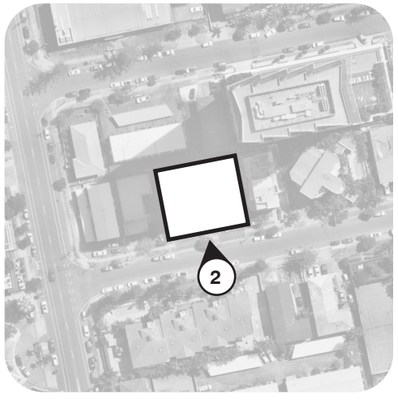
Perspective View 1





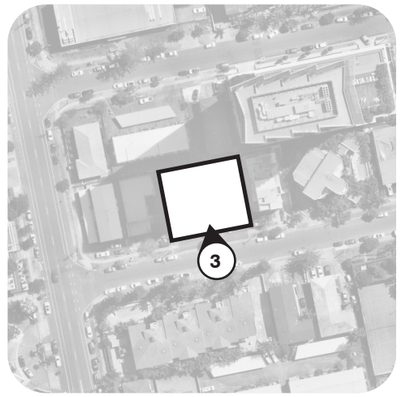
Perspective View 2





The Podium - Design Response

Perspective View 3



DEVELOPMENT APPLICATION

7.

The Tower

Vision Statement

The proposed tower at Anne Avenue is a distinctly modernist inspired tower, consisting of a 33-storey tower and 2 storey podium which “floats” over an open ground plane. The tower is capped by a recessed “crown” which acts a roof canopy to the roof terraces.

The proposal adopts an angular expression to its form. The tower floor plan is shaped to create striking oblique spatial expression. The tower form offers visually interesting angles to passers-by. The movement and angles reflect the subtle angles of the coastal context.

Tower facades east and west take on a horizontal expression, with the glazing framing a continuous horizon view from within. The facade panels cantilever out at both ends to emphasise this feeling of a continuous horizon, and add a sense of drama. The views from within the apartments are oriented south, east and west. The solidity of the spandrel panels helps with providing privacy to the residents.

Shading is provided in the form of continuous horizontal sun shades. A curved precast edge provides horizontal shading to the Northern aspect. The solid facade elements on the east and west help assist with reducing solar gain. The lift core and AC condensers are screened with light timber louvres and are also located North to help reduce solar heat gain to the apartments adjacent.

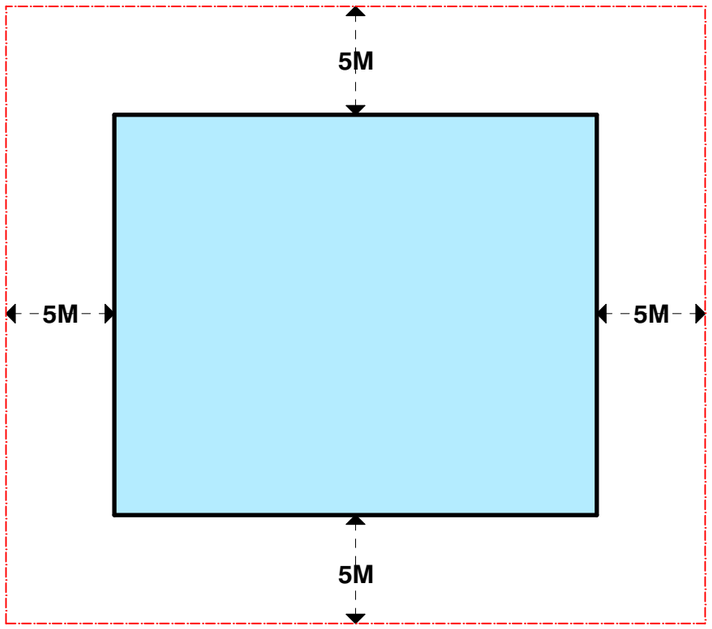


7.1

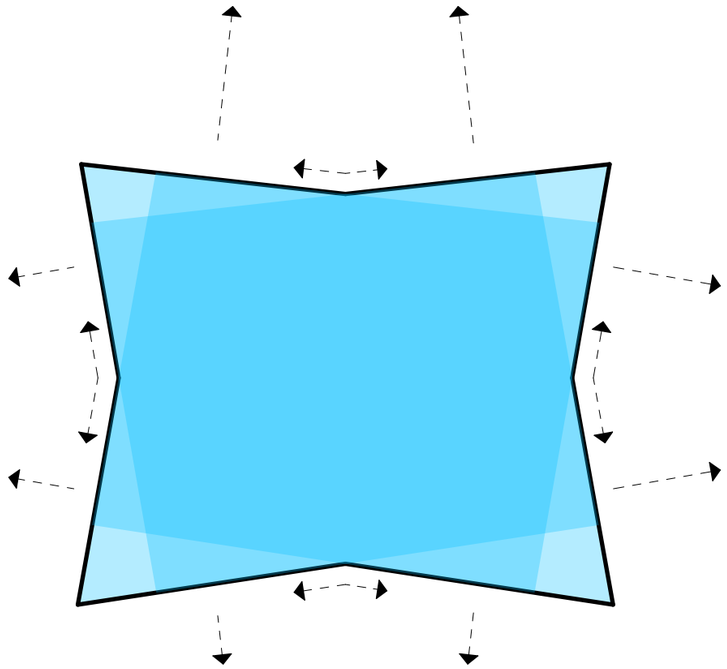
The Tower

Urban Response

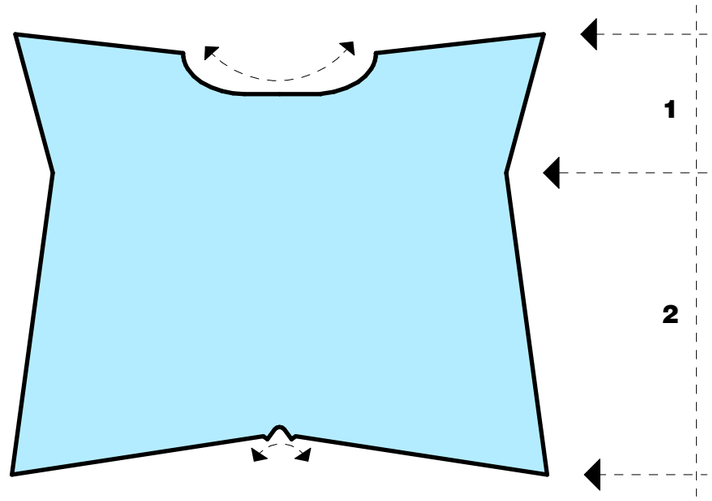
Tower Plate Design



45% Site Cover

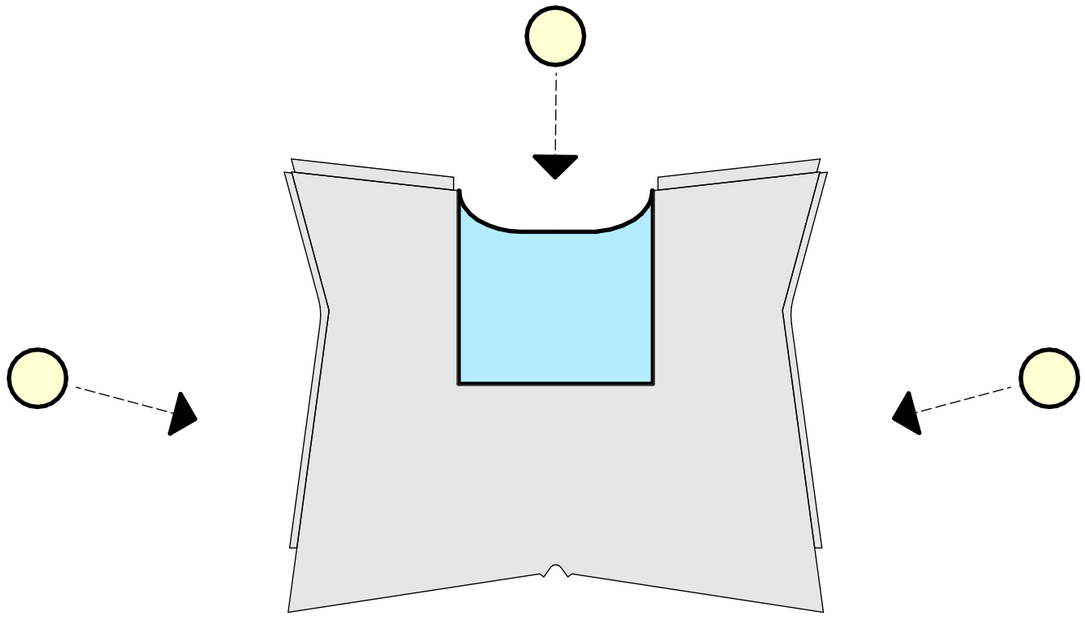


Introduce angles to tower plate.
Offer oblique views.

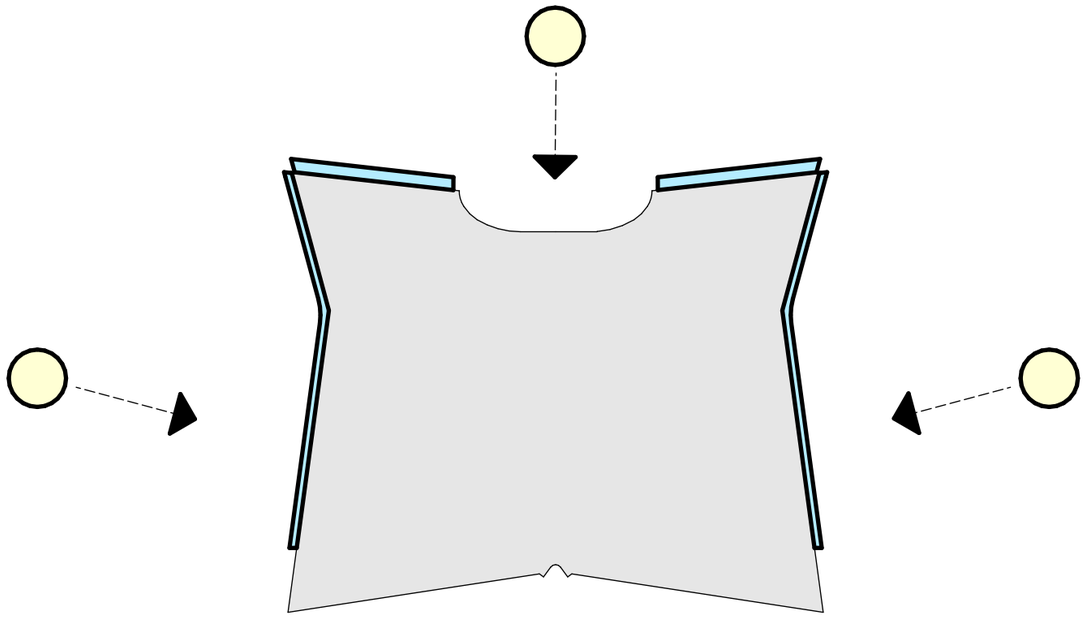


Articulate North and South vertically.
2/3 1/3 Proportion.

Passive Design - Solar

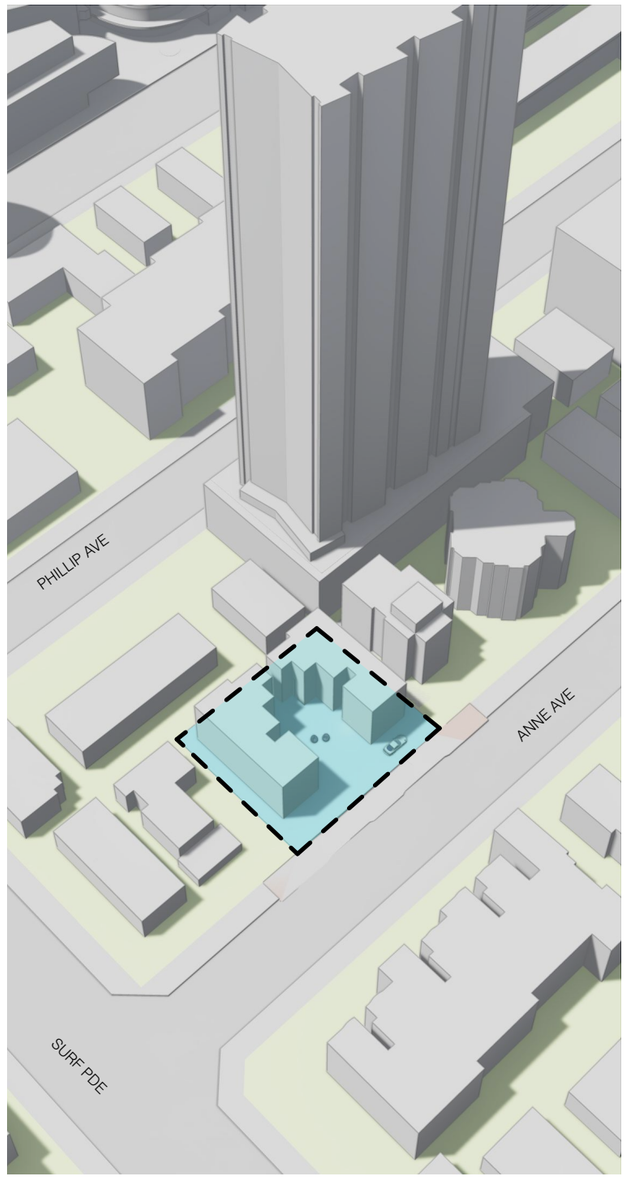


Core to north facade reduces heat load.

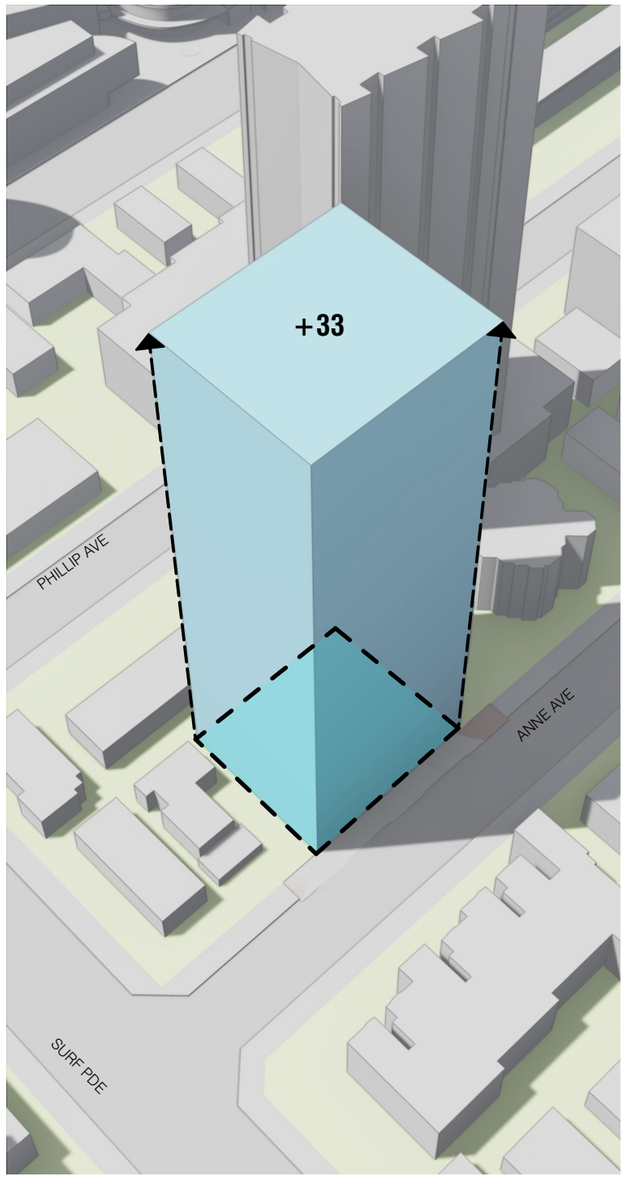


300 horizontal shades and solid spandrels
to 1m to east and west facades.
600 slab projection to north facade.

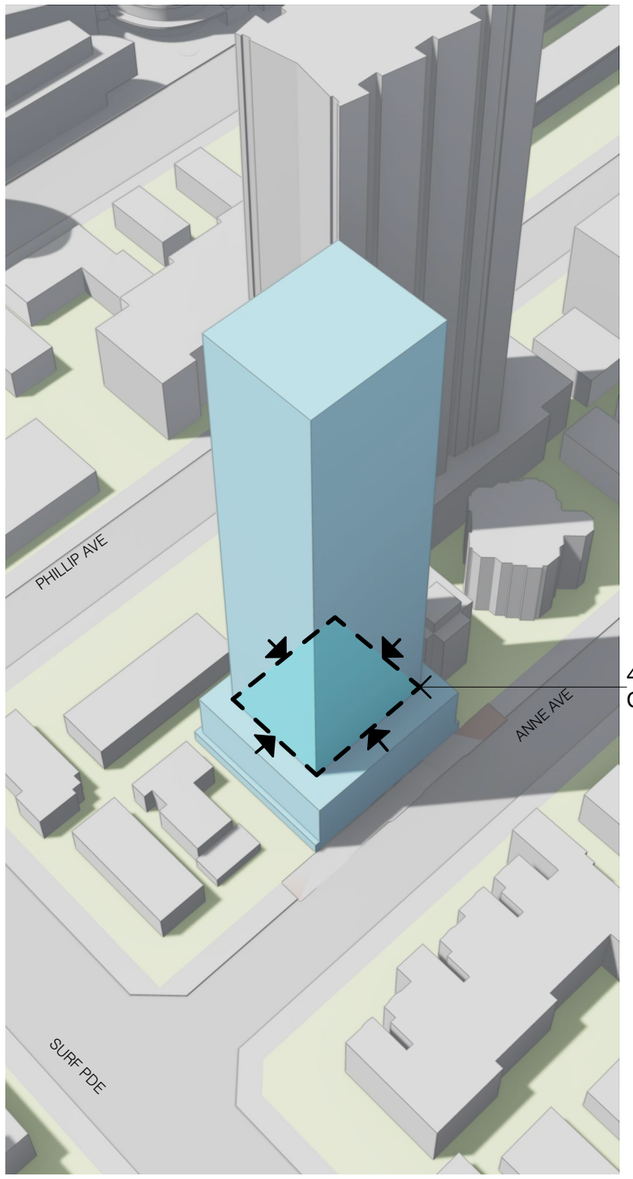
Design Evolution (3)



Subject Site

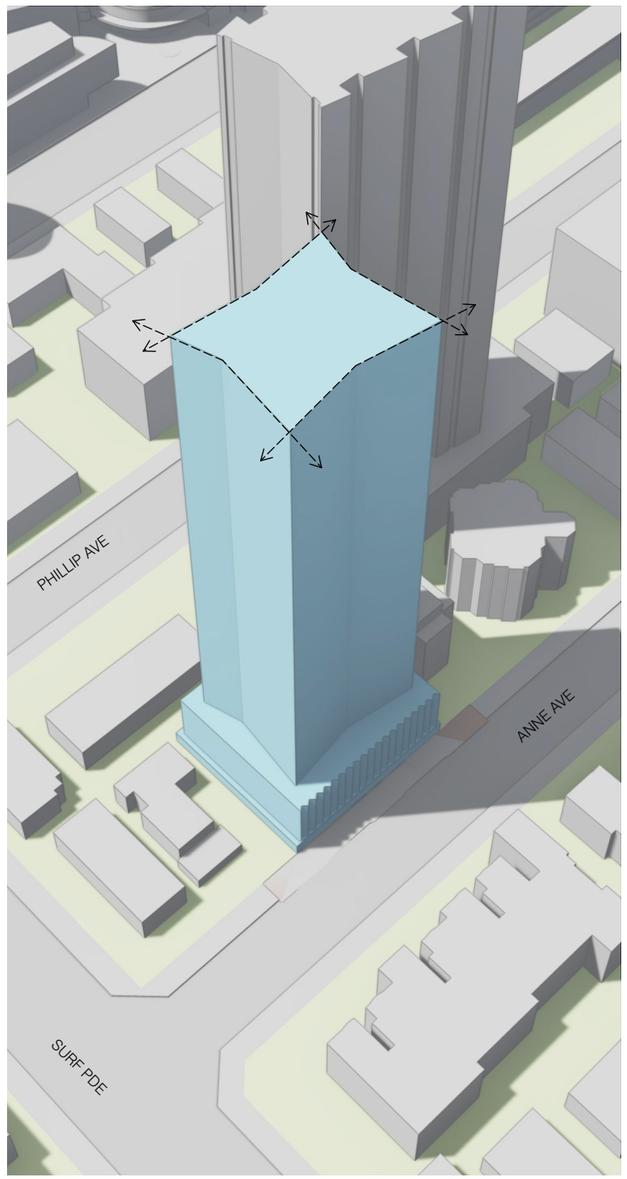


Site extruded to 33 Stroreys

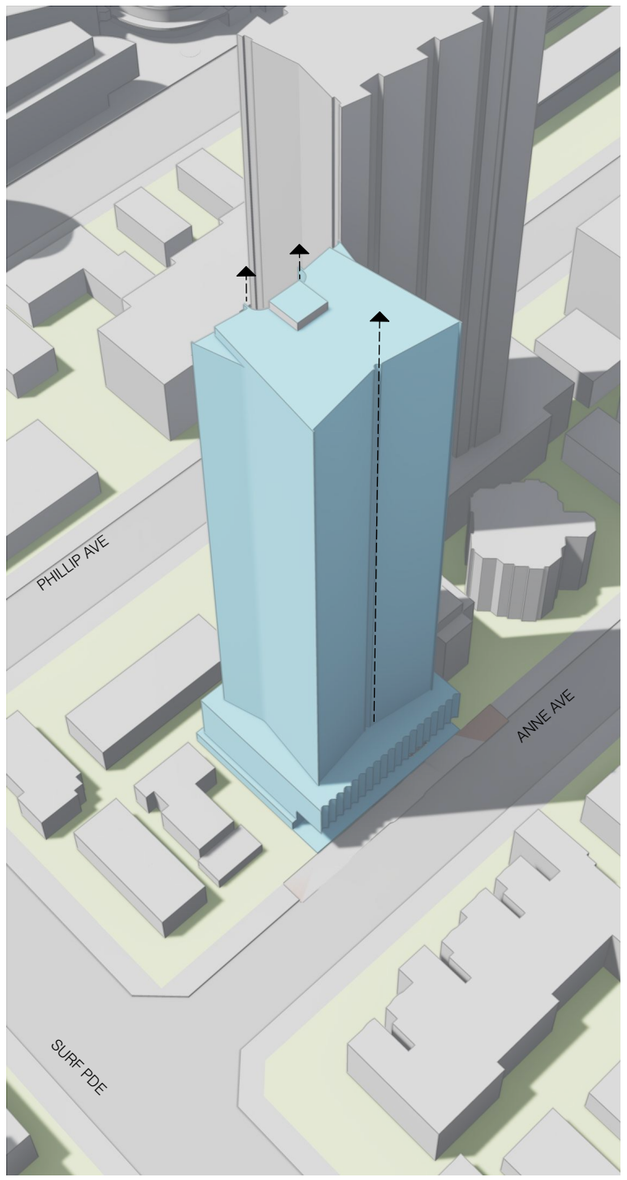


Tower/Podium Typology
45% Site Cover to Tower
5m Setbacks

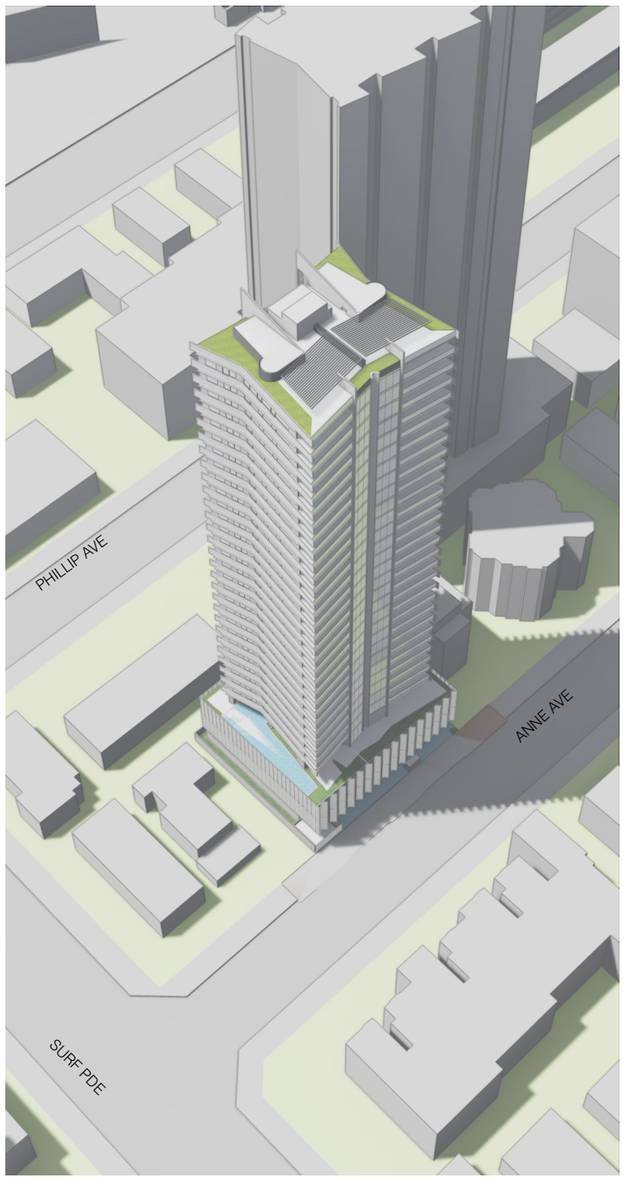
Design Evolution (4)



Tower Form articulated as angular form that embraces oblique views



Tower Form articulated vertically to north and south



Tower facade articulated as horizontal slab edges that assist with shading and offer privacy to dwellings

7.2

The Tower

Design Elements

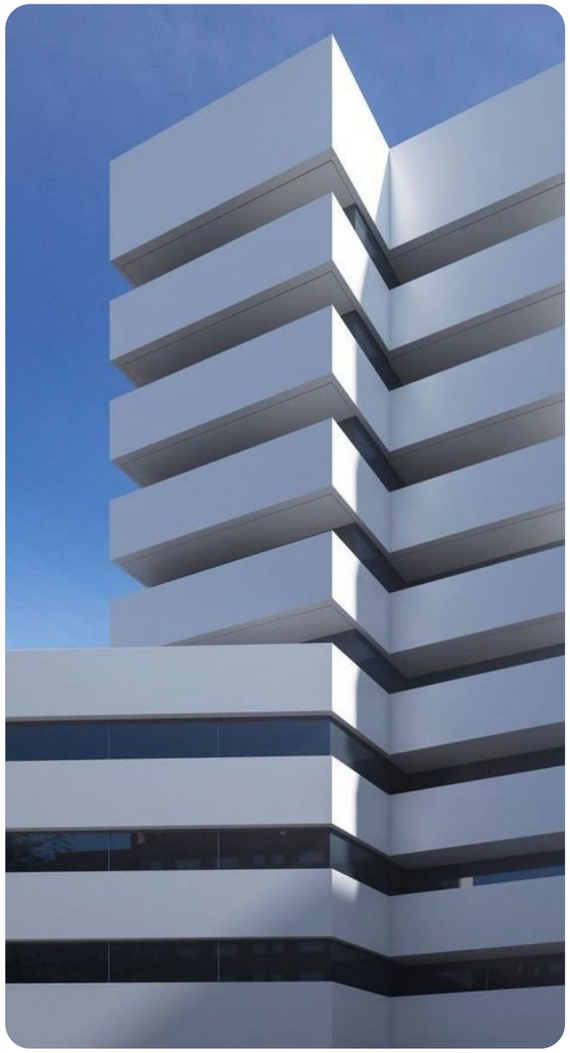
Façade Inspiration



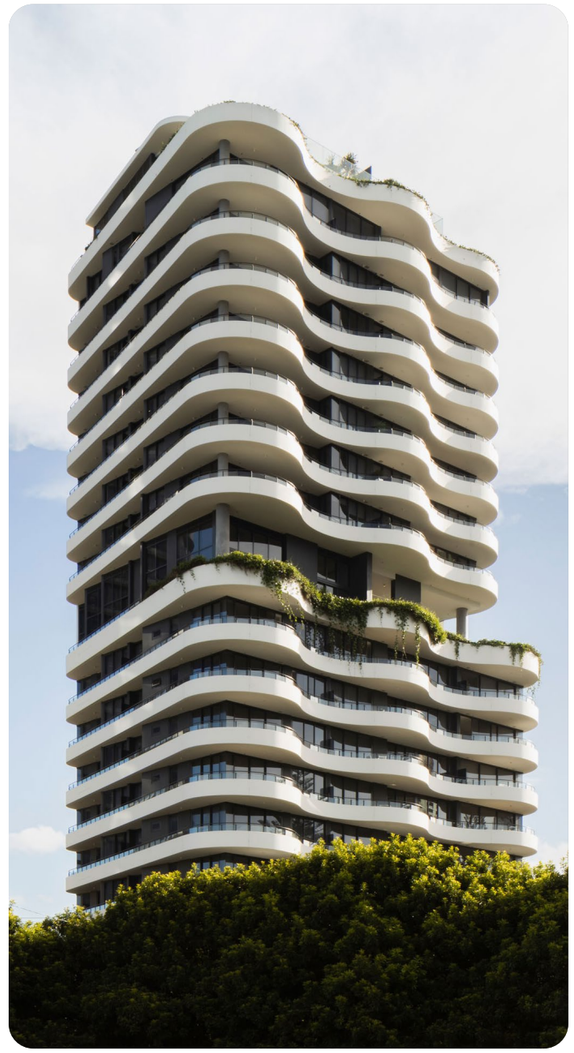
Angular Geometry



Crowning Element



Modernist Horizontal Expression



Sculptural Modernism & Greenery

Southern Façade



Northern Façade



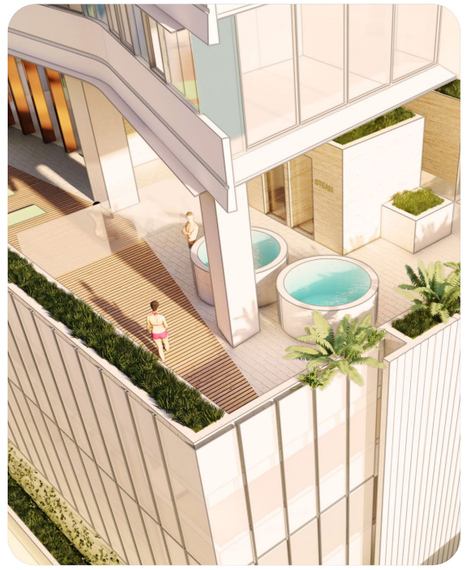
Roof Terrace Communal Facilities





Level 4 Communal Facilities







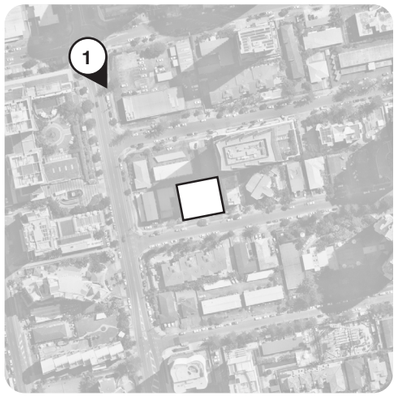
7.3

The Tower

Design Response

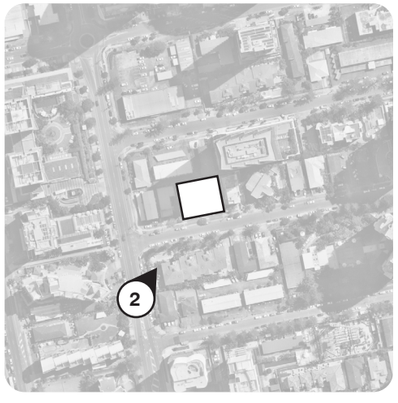
View from Surf Parade looking South-East





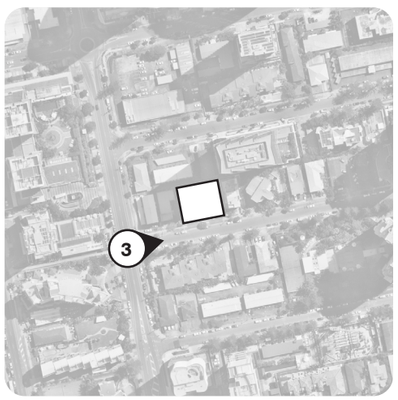
View from Surf Parade looking North-East





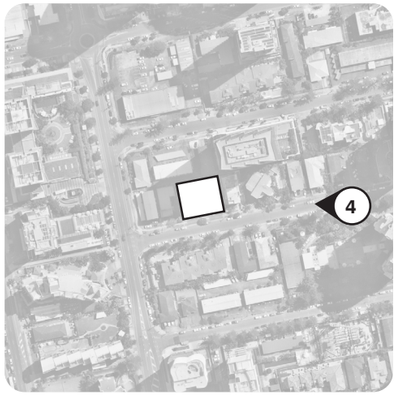
View from Surf Parade looking East





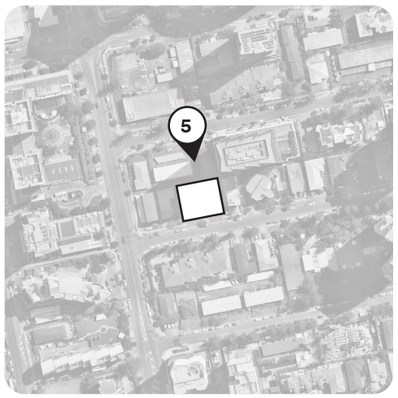
View from Old Burleigh Road looking West





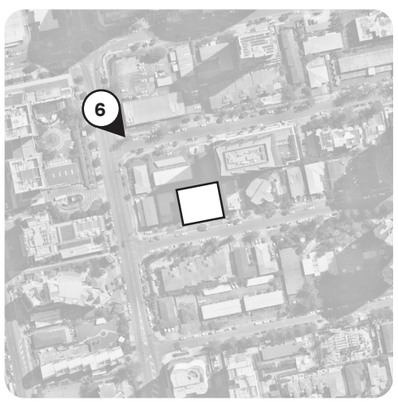
View from Elizabeth Avenue looking South





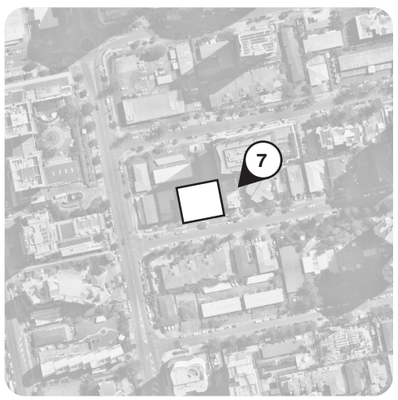
View from Oracle Tower looking South





View from ULTIQA looking South-West



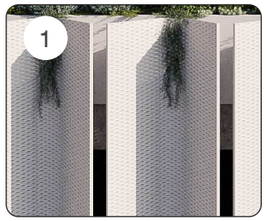


8.

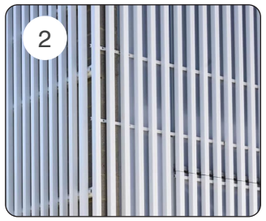
Materiality

Materiality

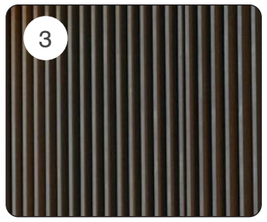
The Podium



Expanded Metal Screen
Steel sub frame, natural metal finish, min 50%



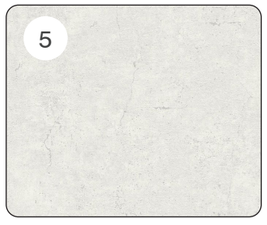
Metal Battens
Off-white powdercoat, vertical orientation



Metal Battens
Bronze-look powdercoat, vertical orientation



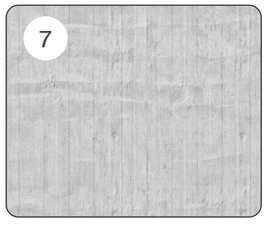
Shopfront Glazing
Clear, expressed mullions, bronze-look powdercoat



Concrete
Britonlite pigment



Metal Cladding
Bronze-look powdercoat

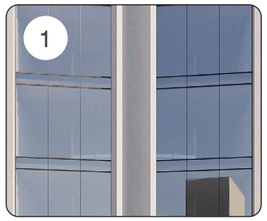


Concrete
Vertical board marked pattern



Materiality

The Tower



Window Wall
Vision glazing, clear



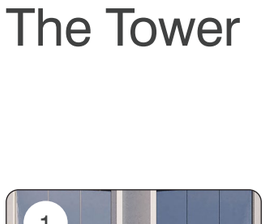
Sliding Door
Clear



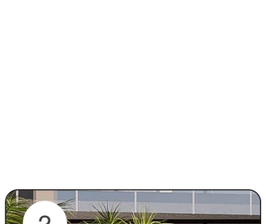
Concrete
Applied finish, off-white



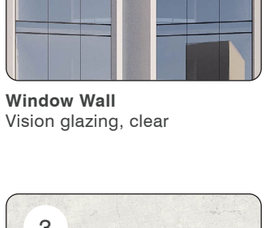
Balcony Glazing
Clear



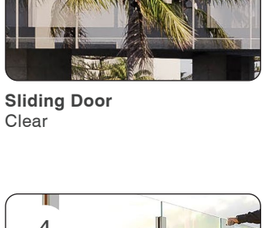
Horizontal Sun Shade
Natural finish



Metal Canopy
Off-white powdercoat



Spandrel Glazing
Grey Tinted



Metal Battens
Timber-look powdercoat,
vertical orientation





DEVELOPMENT APPLICATION



9.

Built Form Analysis

Built Form Analysis

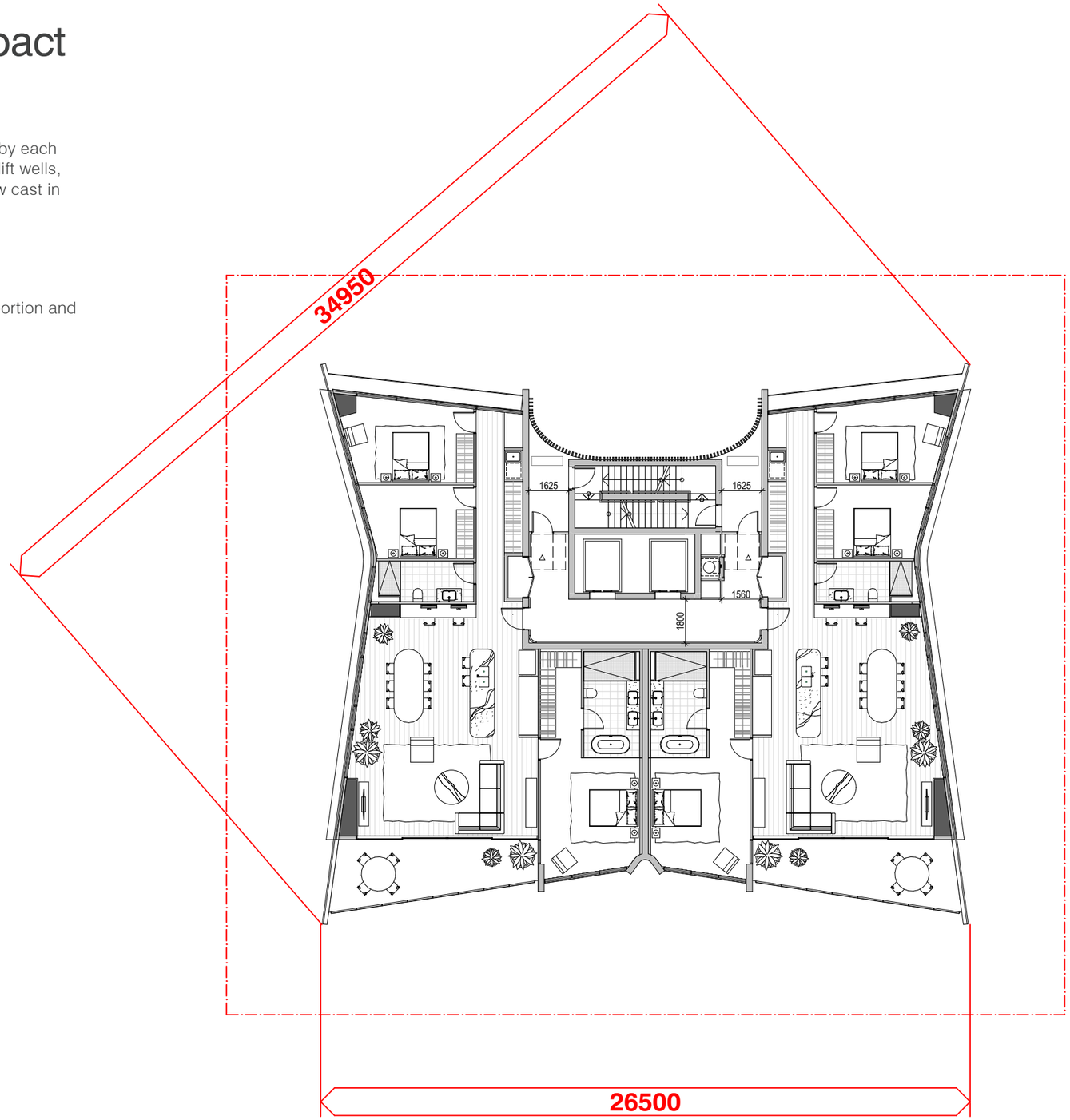
AO8.1 Shadow Impact

Acceptable Outcome:

The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction.

Compliance:

The proposed building achieves a 1:69:3 proportion and complies with the 2:1 proportion as per AO8.1



TYPICAL TOWER FLOOR PLAN - 1:200 (A3)

Built Form Analysis

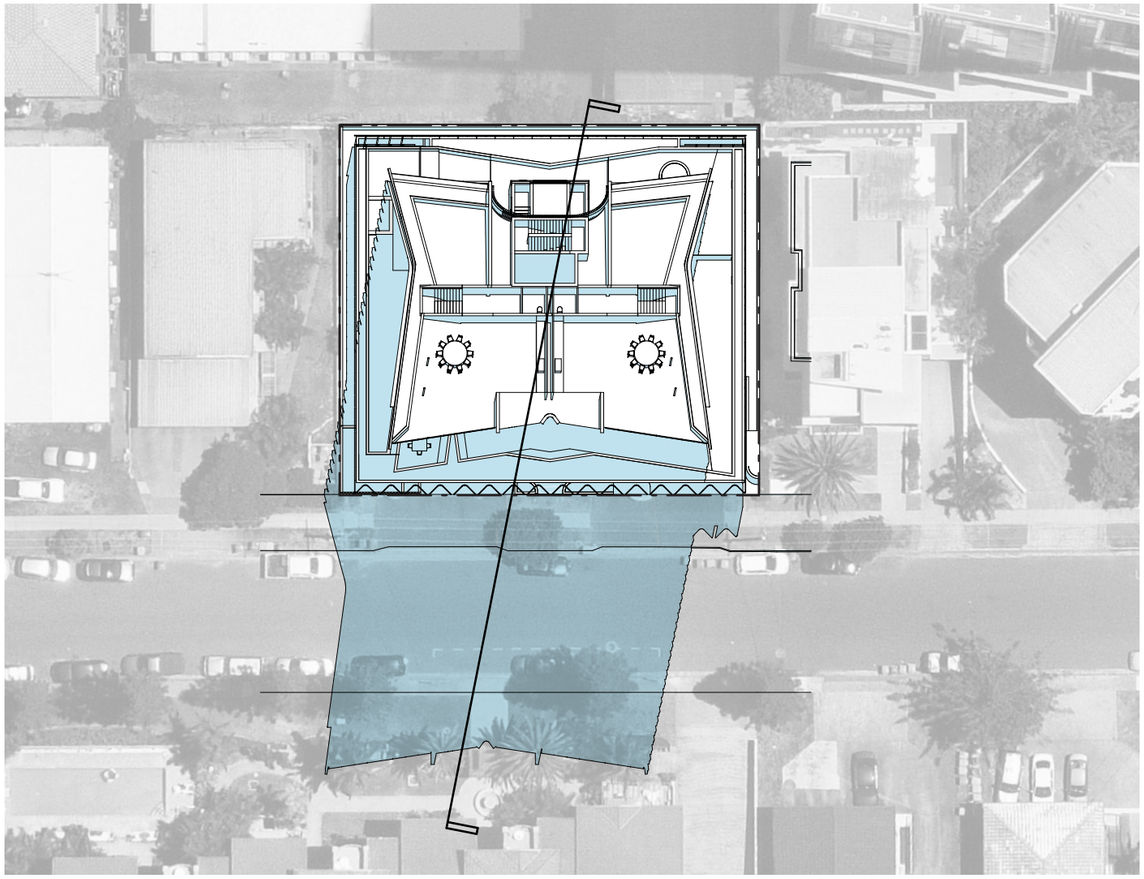
AO8.2 Shadow Impact

Acceptable Outcome:

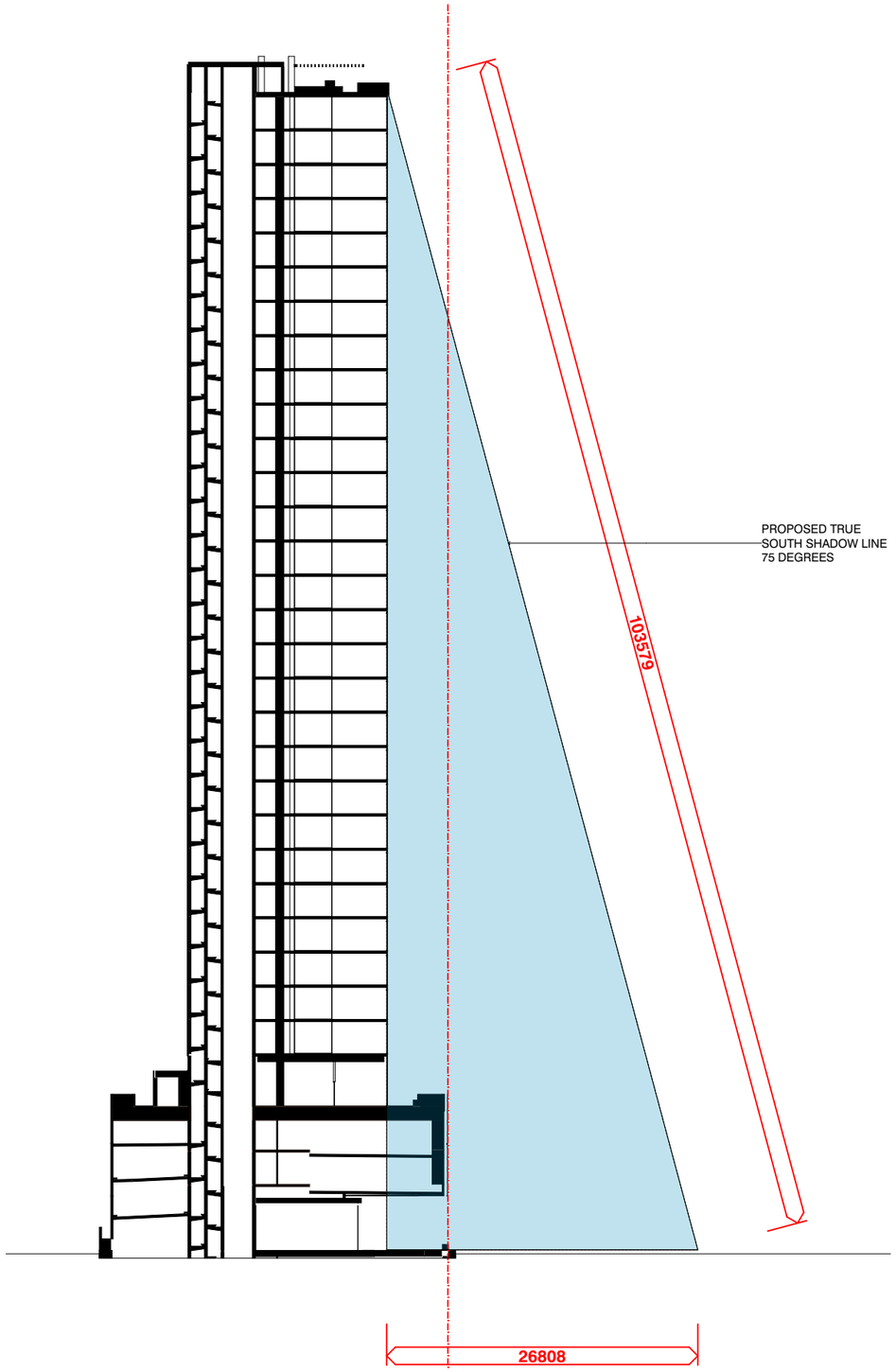
The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.

Compliance:

As demonstrated in the adjoining diagrams, the shadow cast in a true south direction at a length of 0.25 times the height of the building, has no impact upon the adjacent property

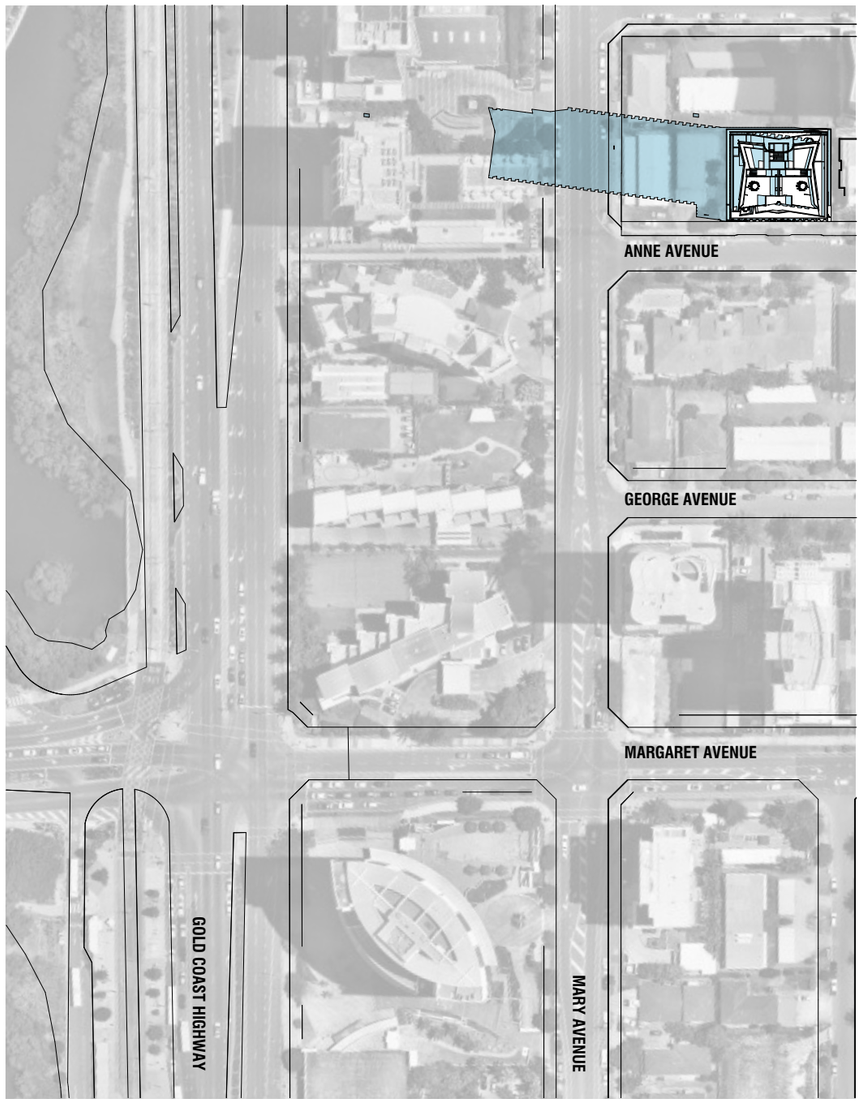


AO8.2 SHADOW IMPACT PLAN - 1:500 (A3)

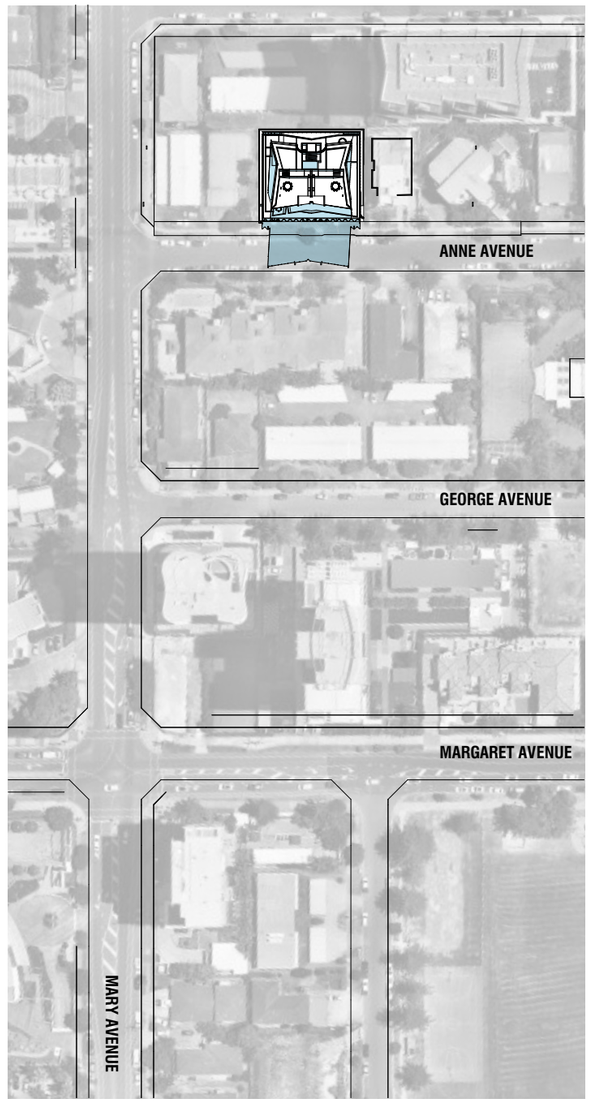


AO8.2 SHADOW IMPACT SECTION - 1:200 (A3)

Shadow Analysis - Summer Solstice (22 Dec)



9.00am



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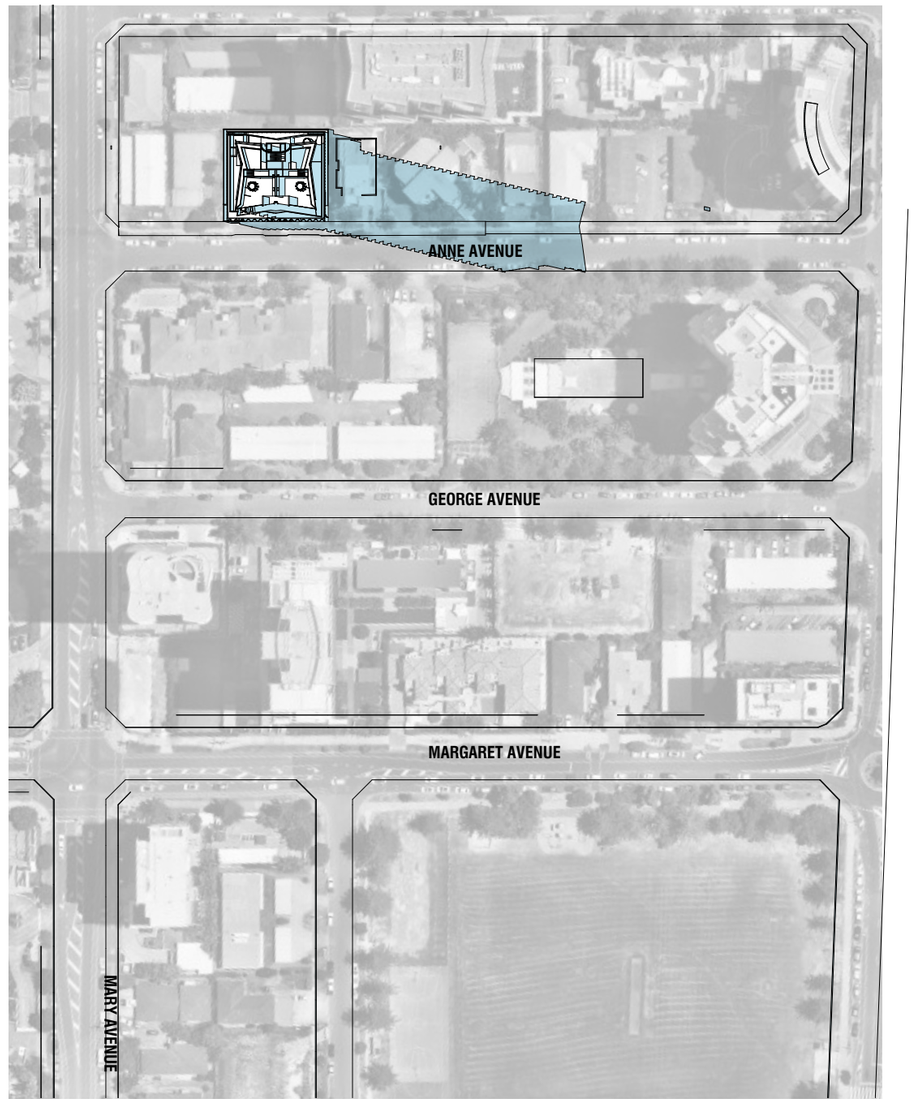
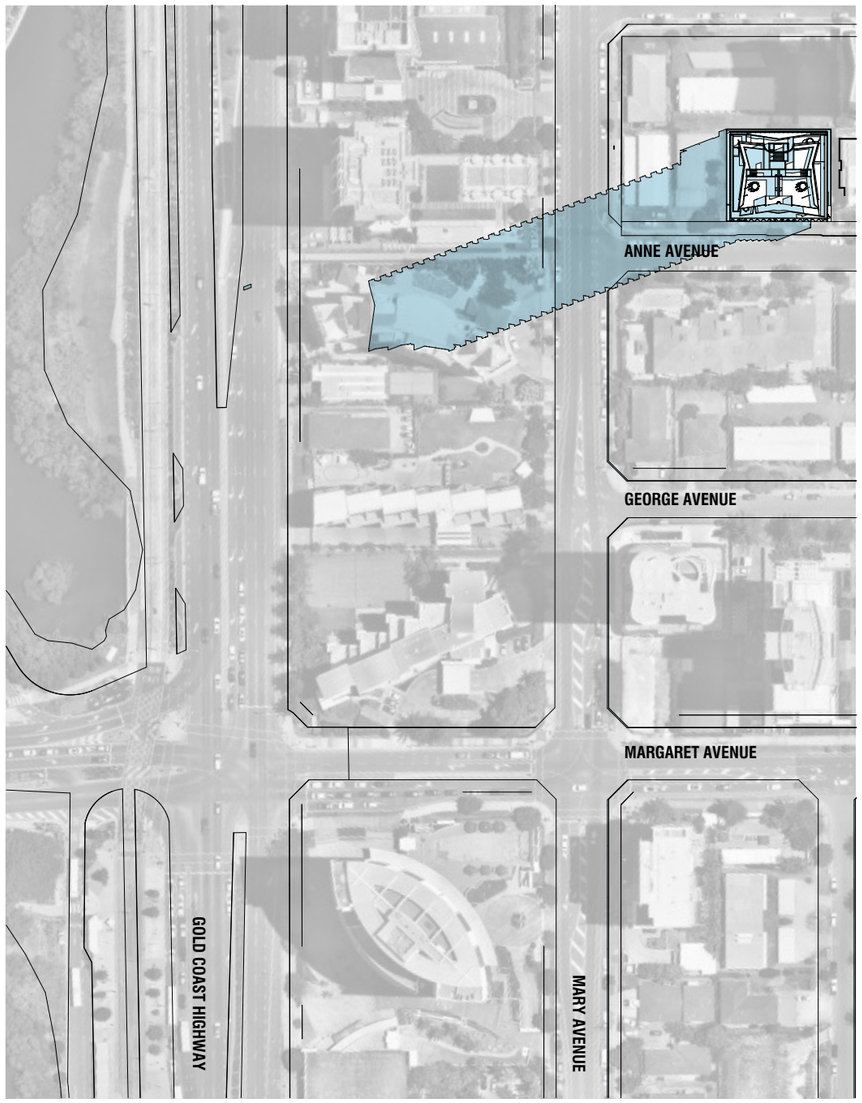


3.00pm

Built Form Analysis

Equinox Vernal (21 Mar / 23 Sep)



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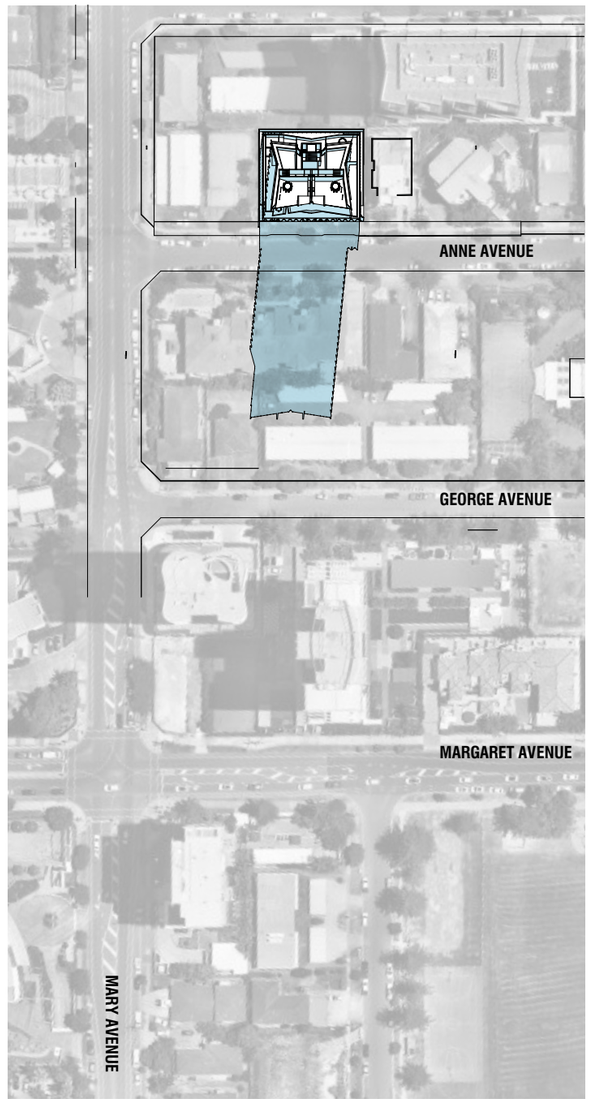

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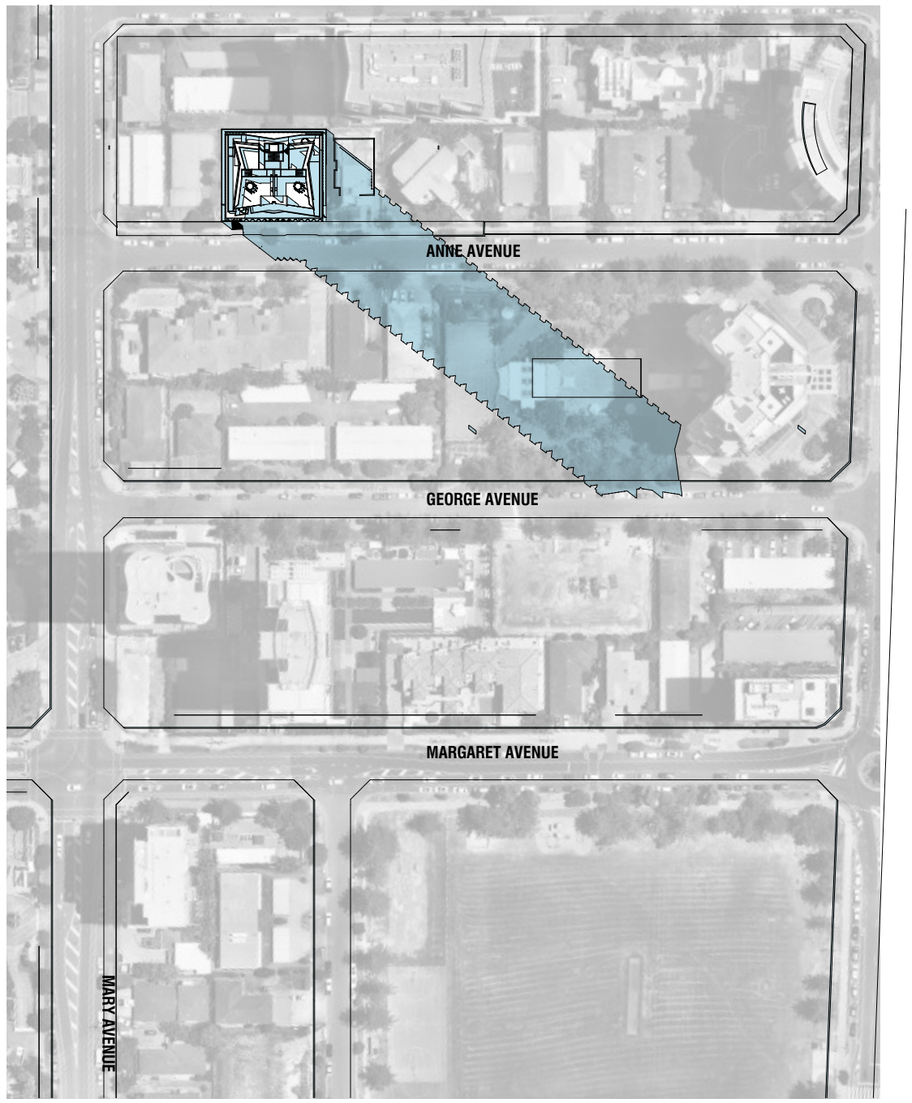

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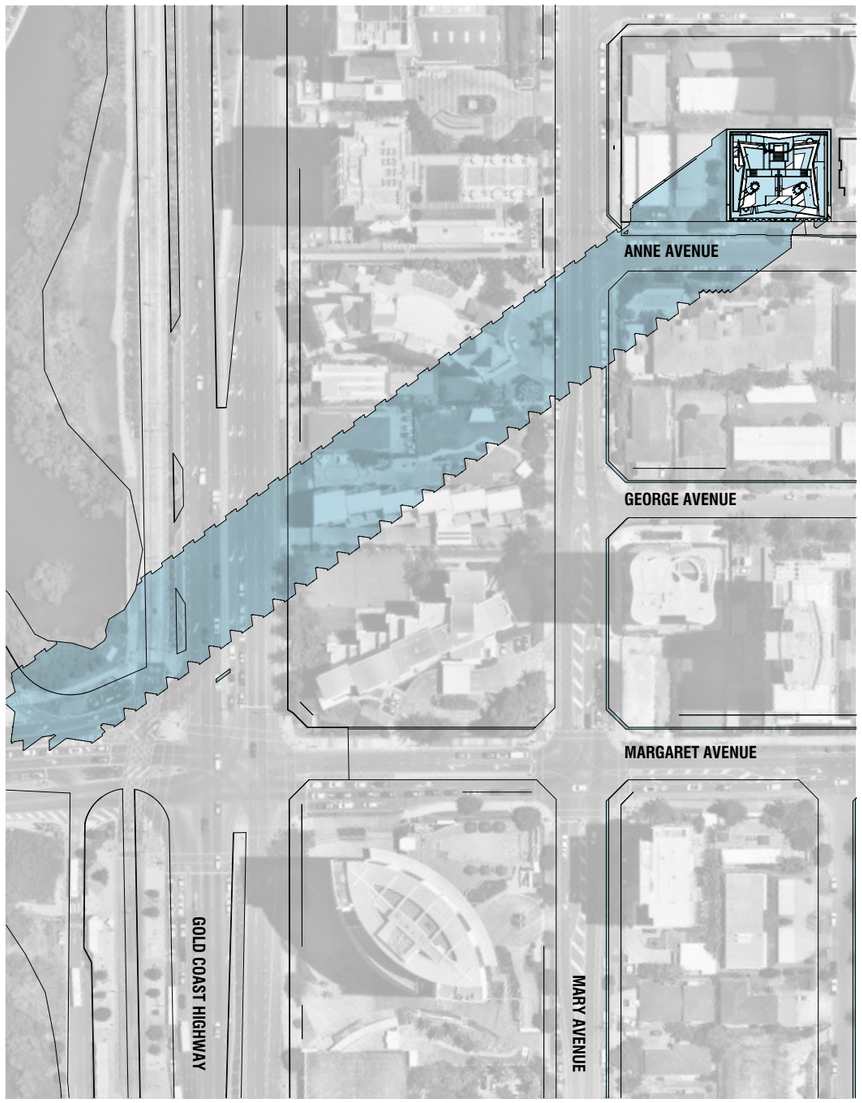
Shadow Analysis - Winter Solstice (22 Jun)



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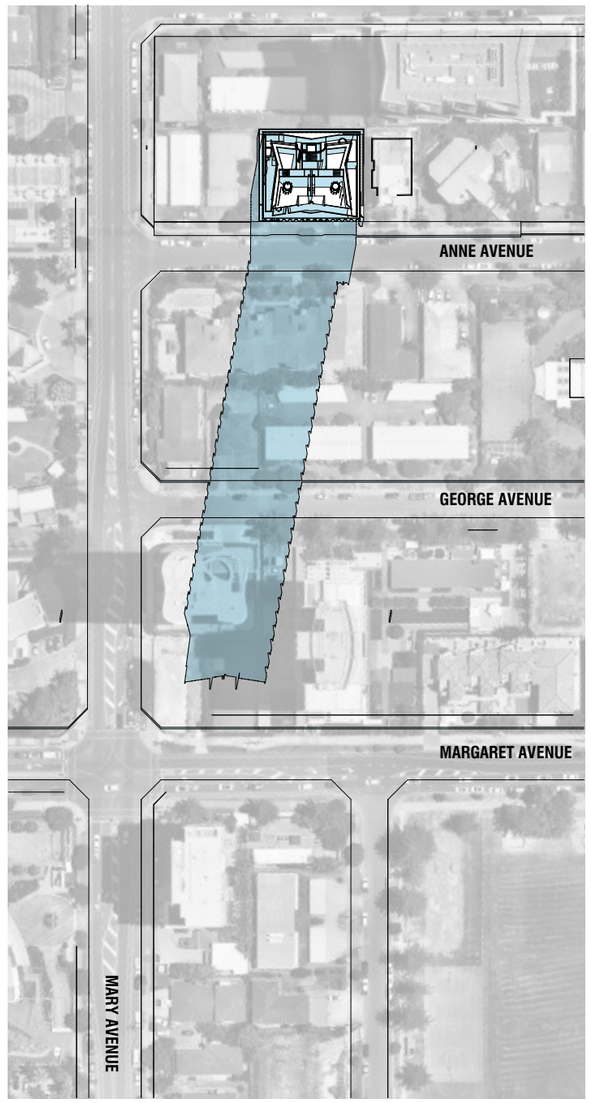

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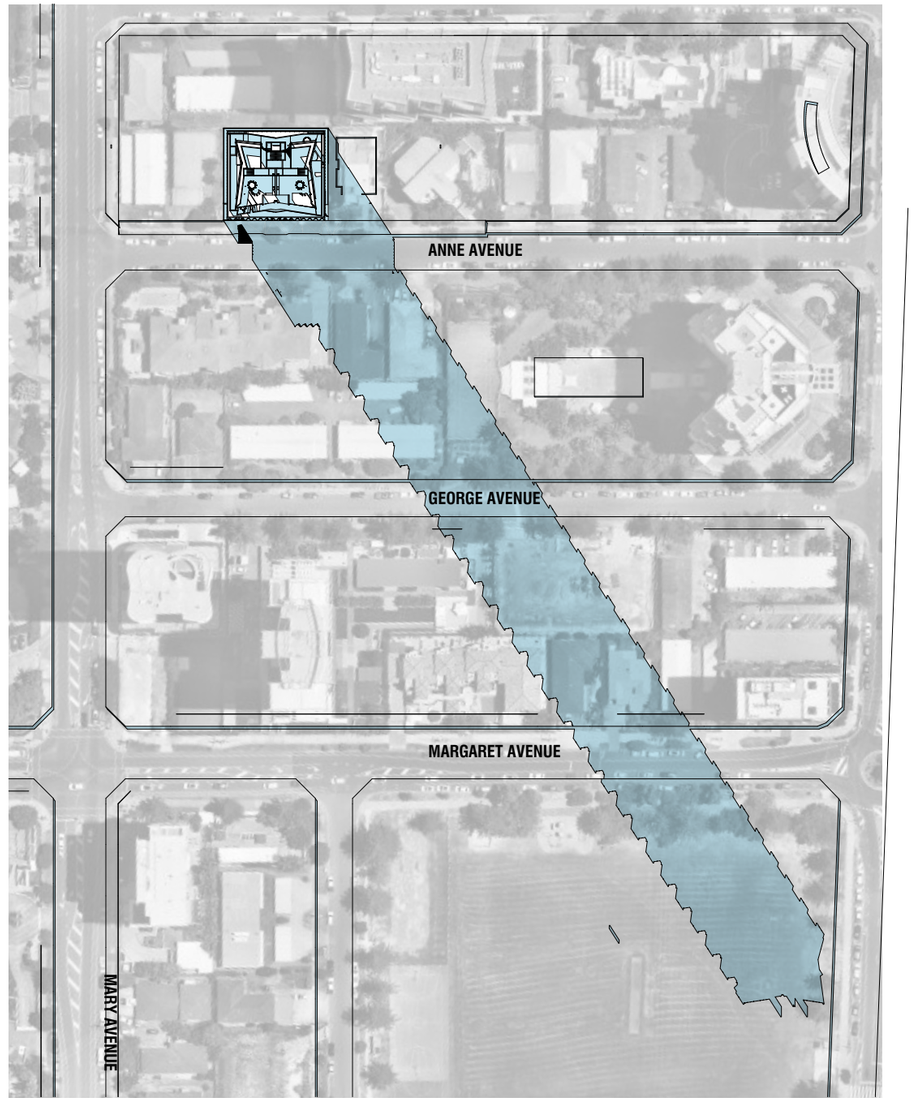
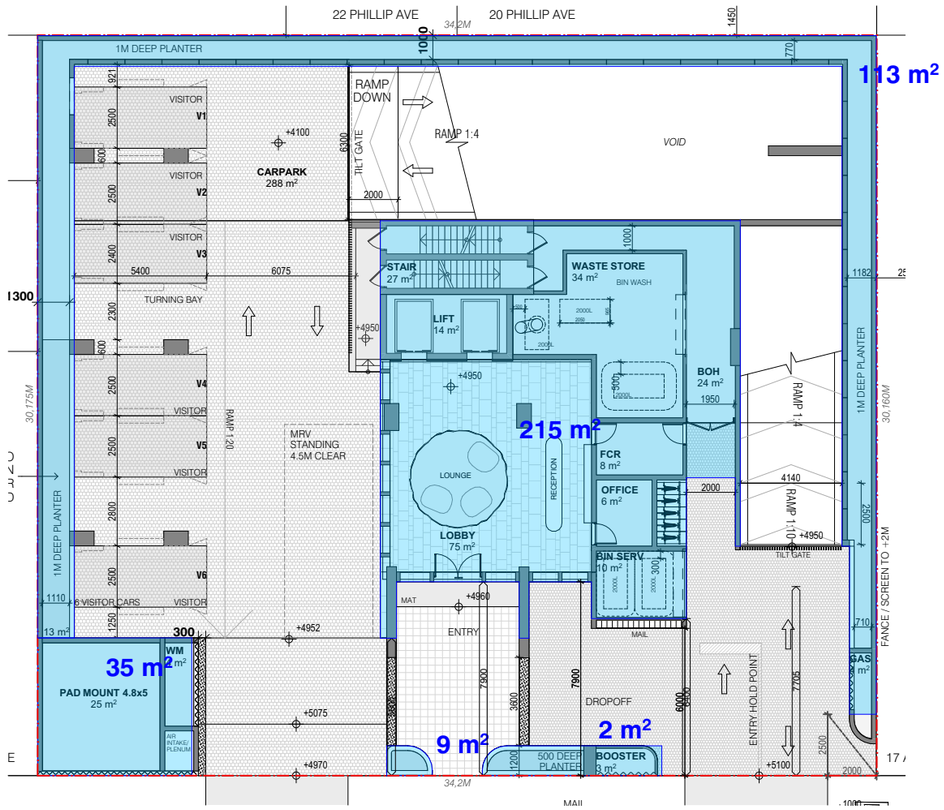


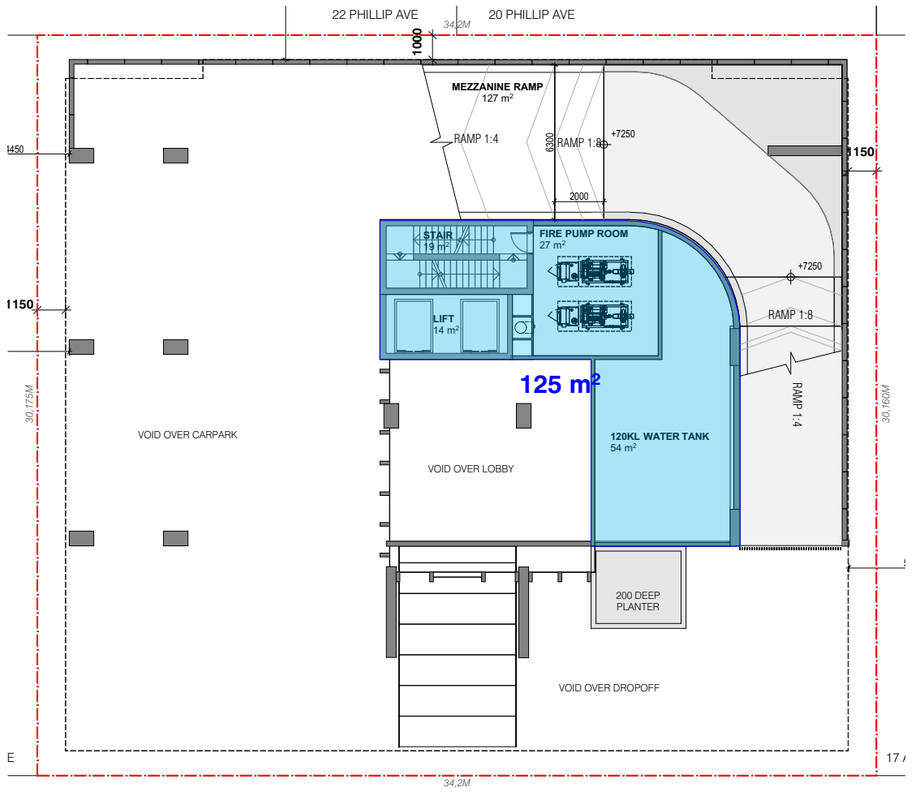
3.00pm

Built Form Analysis

Site Cover & Setbacks - Ground / Level 1



LEVEL 1 (GROUND)
374M²
36%



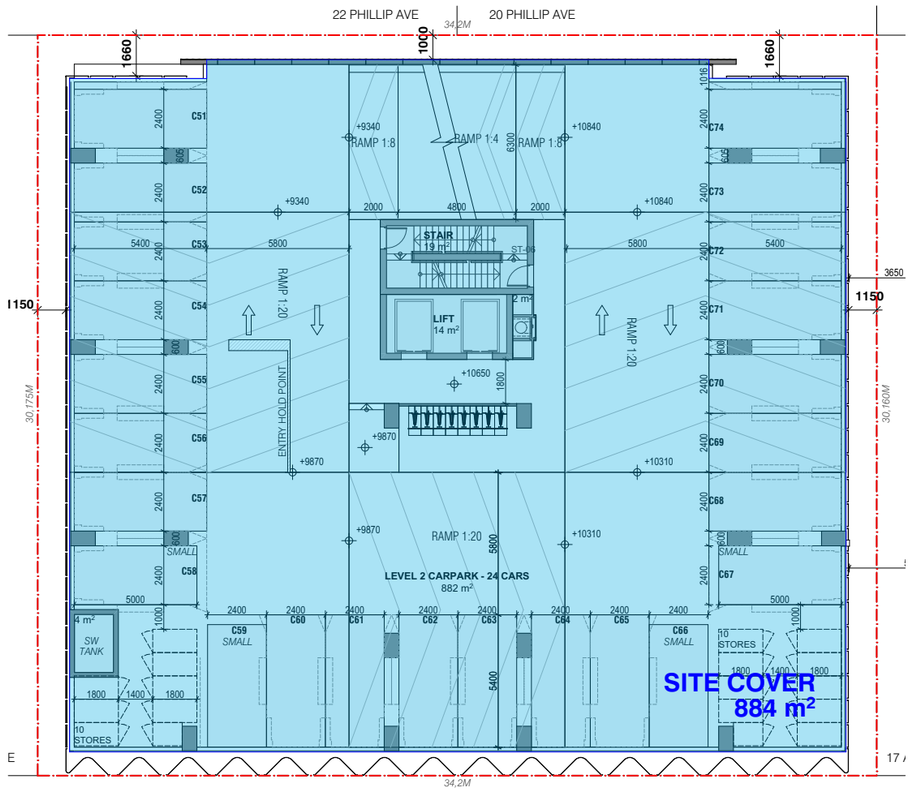
MEZZANINE
326M²
31.5%

DEVELOPMENT APPLICATION

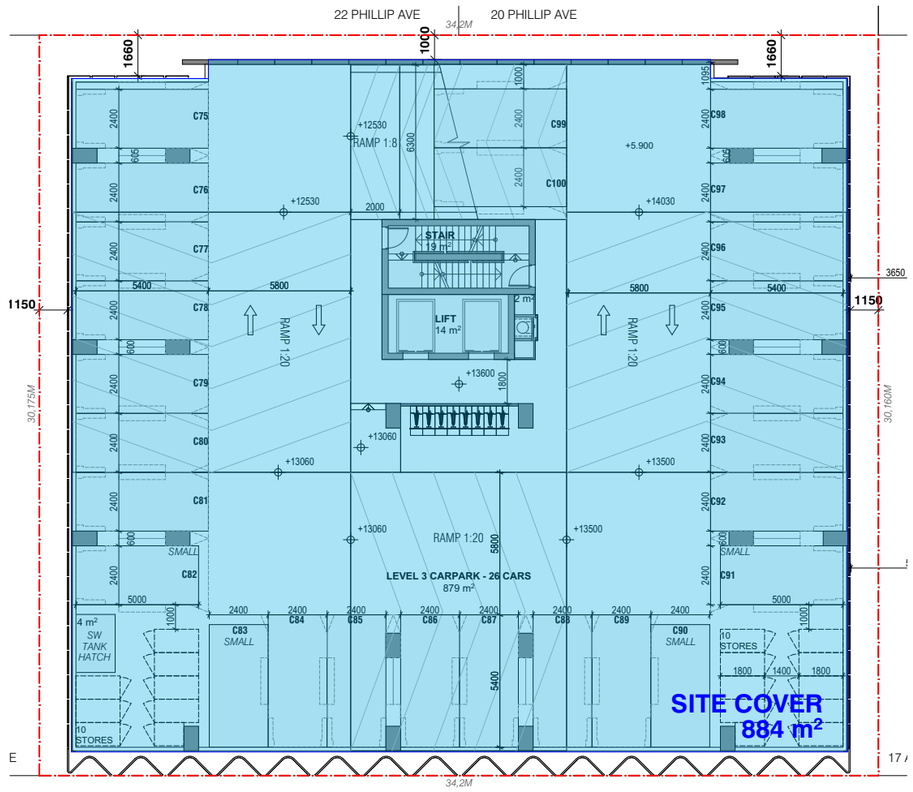
SCALE: 1:250 @ A3

Built Form Analysis

Site Cover & Setbacks - Level 2 & 3



LEVEL 2
884M²
86%



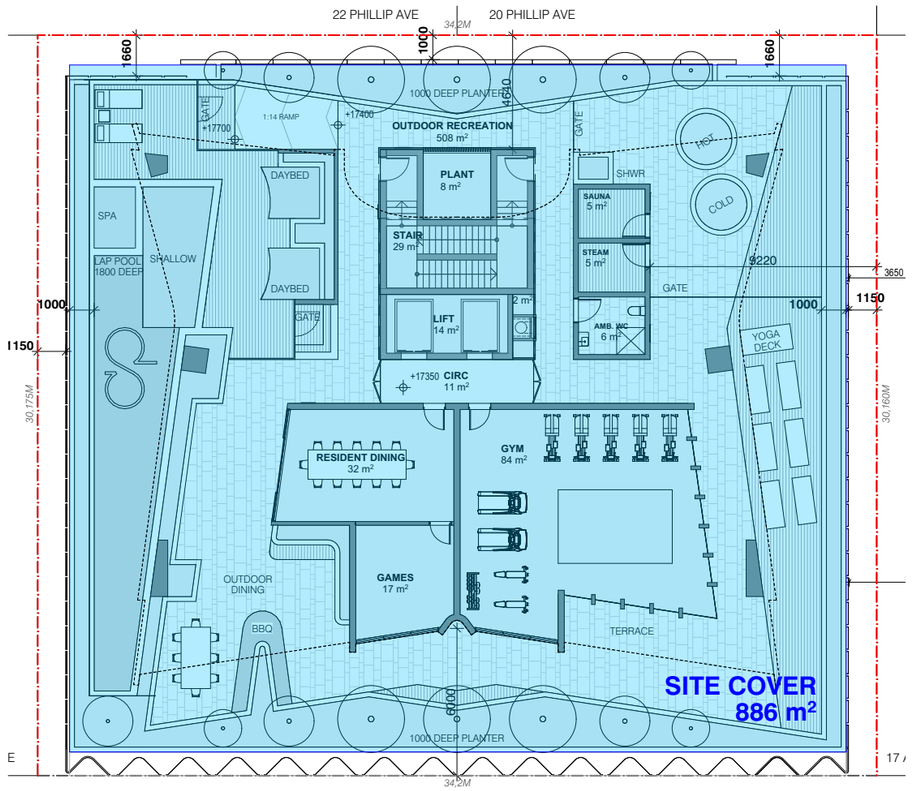
LEVEL 3
884M²
86%

DEVELOPMENT APPLICATION

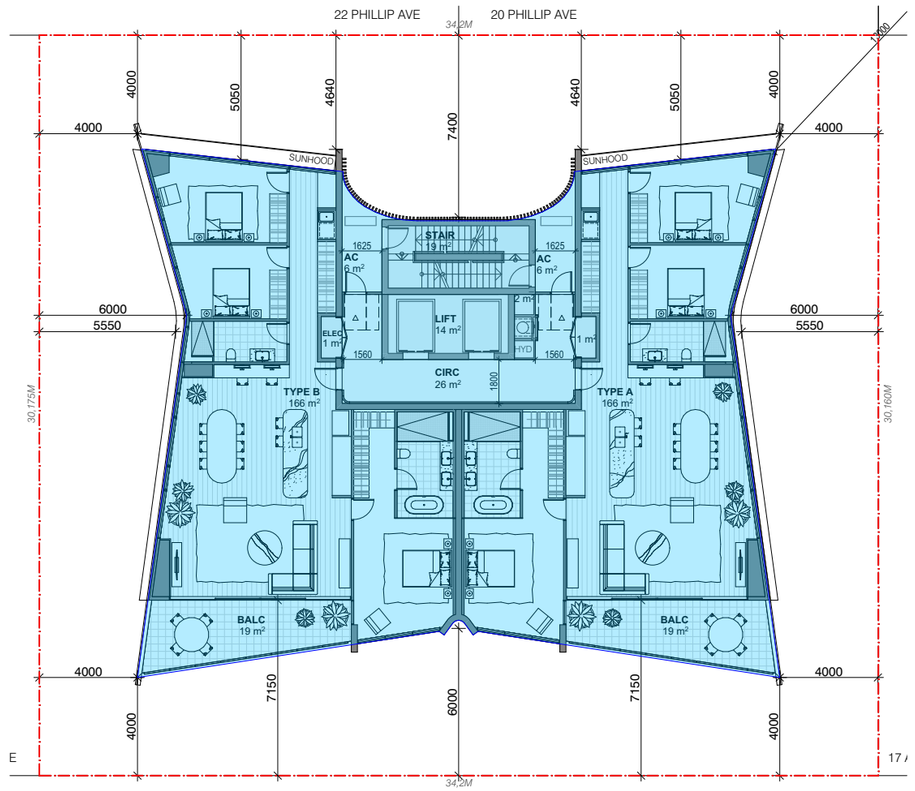
SCALE: 1:250 @ A3

Built Form Analysis

Site Cover & Setbacks - Level 4, 5-31



LEVEL 4
886M²
86%



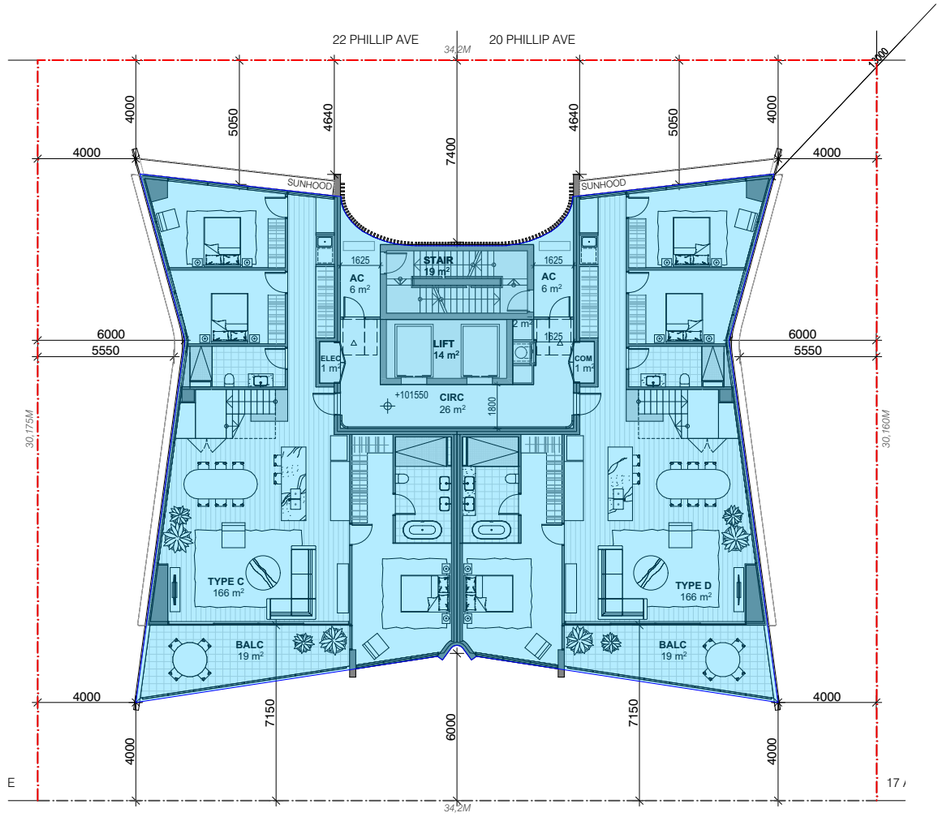
LEVEL 5 - 31
461M²
45%

DEVELOPMENT APPLICATION

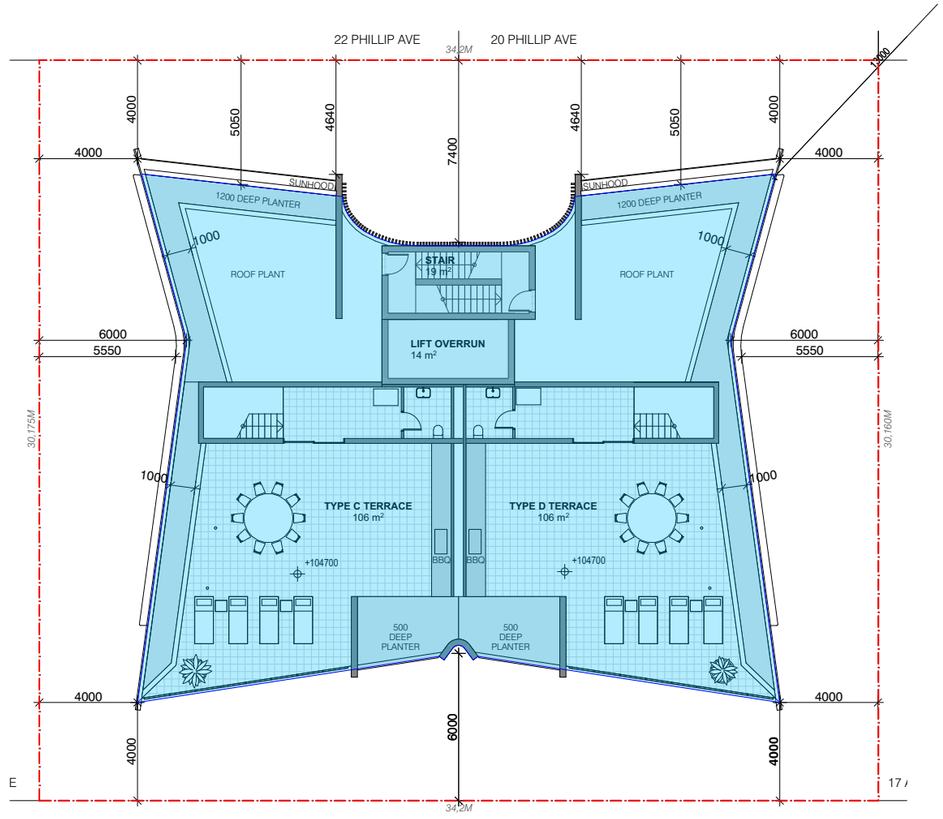
SCALE: 1:250 @ A3

Built Form Analysis

Site Cover & Setbacks - Level 32 & Roof



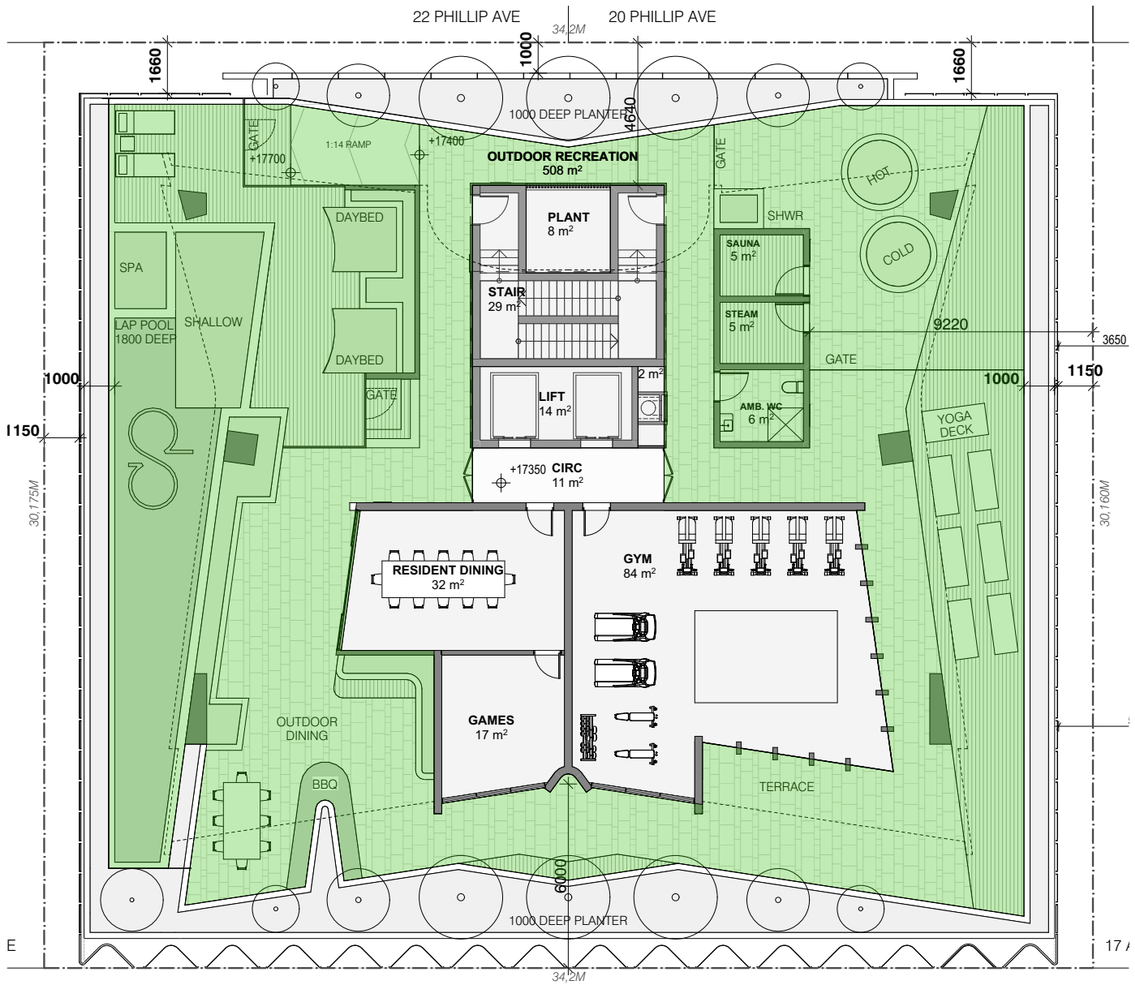
LEVEL 32
461M²
45%



ROOF
461M²
45%

Built Form Analysis

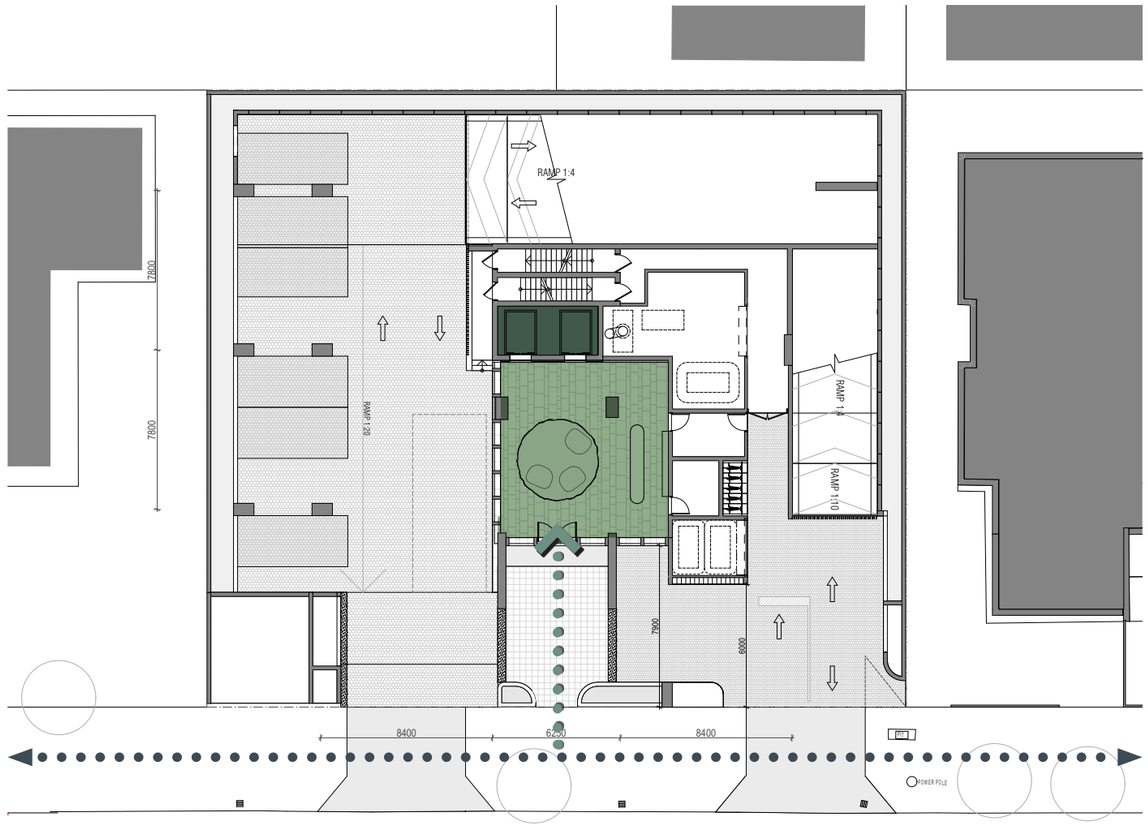
Communal Open Space



Built Form Analysis

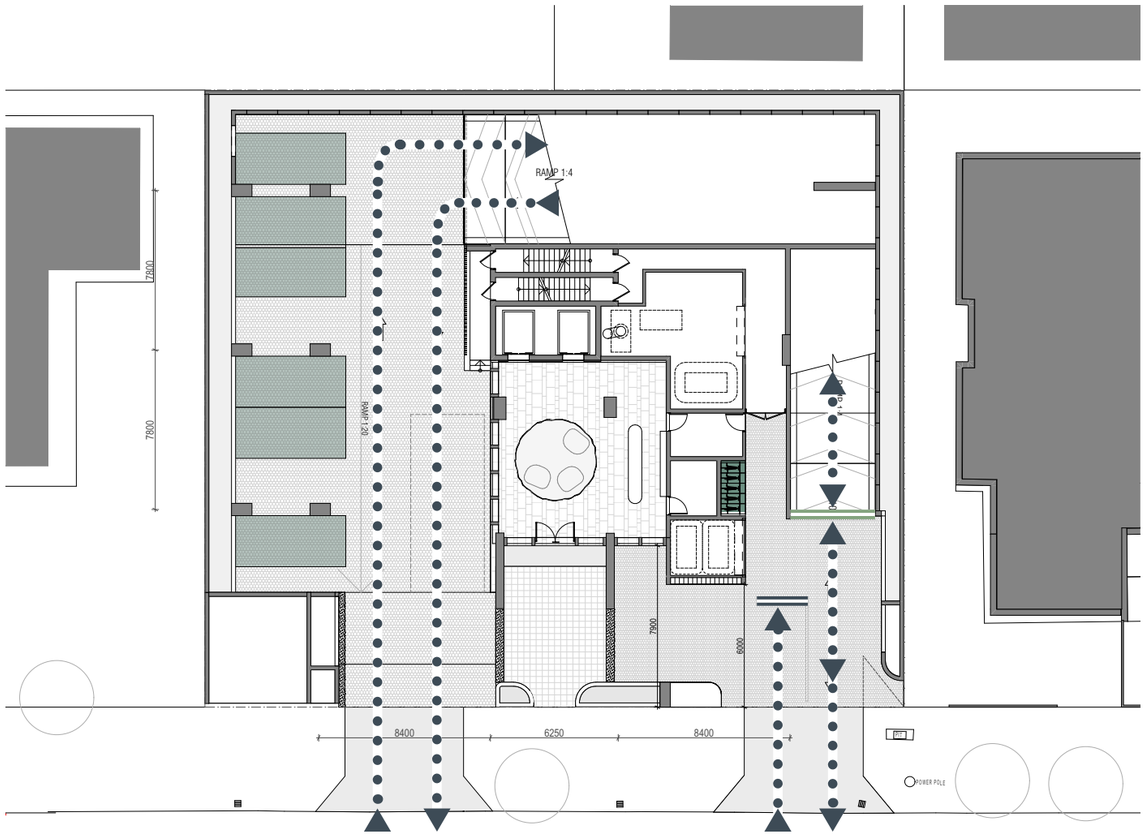
Pedestrian & Traffic Circulation

PEDESTRIAN CIRCULATION - LEVEL 1



	LEGEND
●●●	PUBLIC PEDESTRIAN PATH
●●●	PRIVATE PEDESTRIAN LINK
⌃	LOBBY ENTRY
▭	RESIDENTIAL LOBBY
▭	RESIDENTIAL LIFTS

TRAFFIC CIRCULATION - LEVEL 1



	LEGEND
●●●	VEHICULAR CIRCULATION
═	ENTRY HOLD POINT
═	CAR PARK SECURITY GATE
▭	7 X VISITOR CAR PARKS
▭	6 X VISITOR BICYCLE PARKS

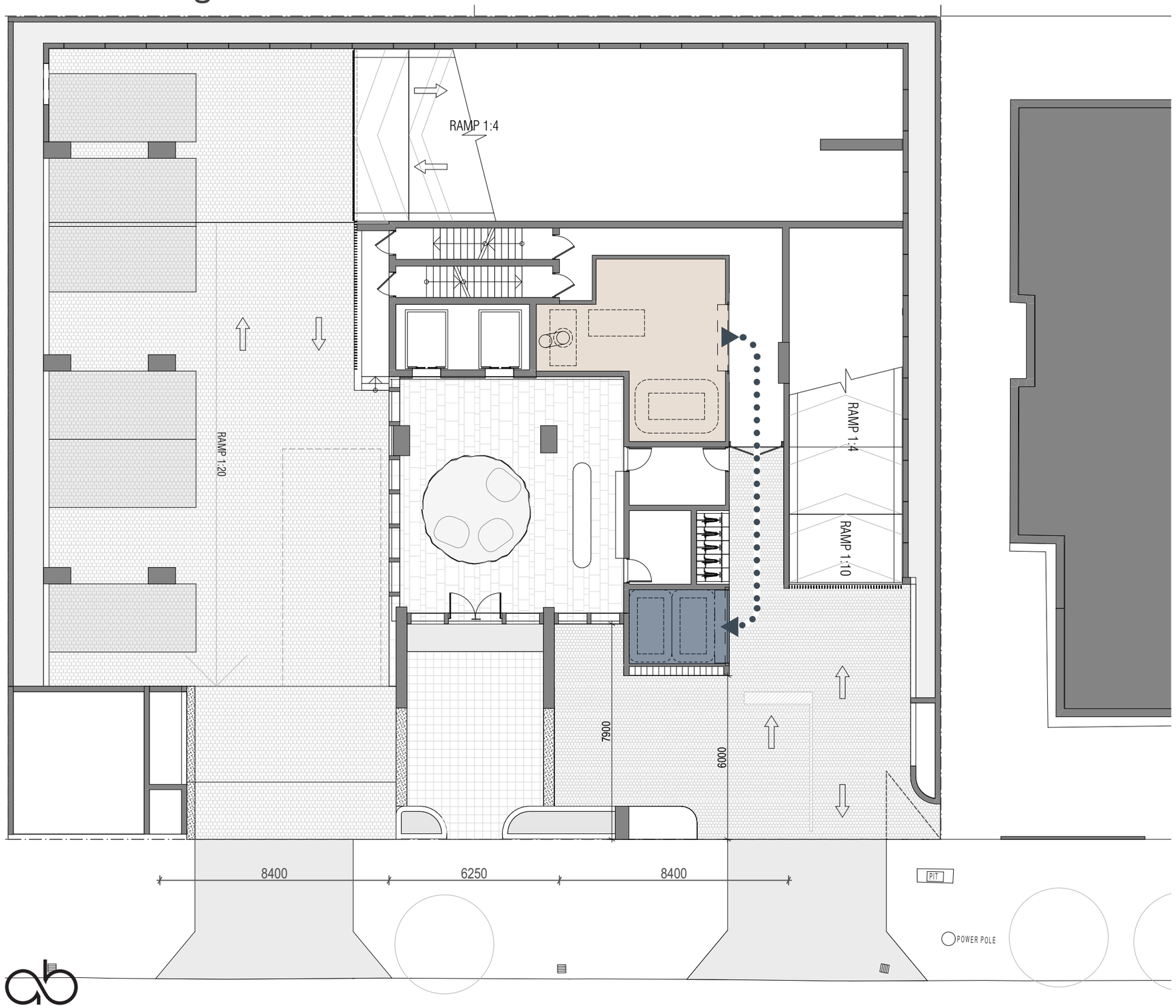
DEVELOPMENT APPLICATION

SCALE: 1:300 @ A3

bda

Built Form Analysis

Waste Management



	LEGEND
	BIN STORE
	BIN SERVICE POINT
●●●	PATH OF MANAGER'S TRANSFER TO BIN PICKUP
Note	Refer specialist Waste Management Consultant for detailed Waste Management Plan

SCALE: 1:150 @ A3

DEVELOPMENT APPLICATION

10.

Development Summary

Site Area
(sq.m.)
1032

Density	
1 Dwelling	**18.4** sq. m.
1Bed	**6.1** sq. m.

		SITE COVER		APARTMENTS				No. Beds	NSA			GBA						
				TYPE A	TYPE B	TYPE C	TYPE D		Int	Ext	Terrace	Carpark	Core /Services	Int	Ext	Amenities	Sunhood	Landscape
ROOF		461	45%								212		130	53	166		24	111
Level 32		461	45%			1	1	6	332	38			73	344	40		26	
Level 5-31		461	45%	27	27			162	8,964	1,026			1,971	9,288	1,080		702	
Level 4		886	86%										65			166	31	662
Level 3		884	86%									801	90				31	
Level 2		884	86%									801	90				31	
Mezzanine		125	12%										218					
Level 1	Ground Floor	374	36%									540	254					105
Basement 01												942	90					
Basement 02												942	90					
				27	**27**	**1**	**1**	**168**	**9,296**	**1,064**	**212**	**4,026**	**3,071**	**9,685**	**1,286**	**166**	**845**	**878**
				APARTMENTS	**56**			**No. Beds**	**Int**	**Ext**	**Terrace**	**Carpark**	**Core /Services**	**Int**	**Ext**	**Amenities**	**Sunhood**	**Landscape**
									NSA			**GBA**						

TOTAL NSA	10,572

TOTAL GBA	**19,957**

Note: Provided Areas are subject to future design development.
NSA is measured to centre line of party walls and centre line of external walls. Balconies are measured to centreline of Balustrades.
GBA is measured to centre line of party walls and outside face of external walls and slabs.

STORAGE CAGES	
LEVEL	QTY
BASEMENT	20
LEVEL 2 - CARPARK	18
LEVEL 3 - CARPARK	18
	56

RESIDENTIAL BIKES	
LEVEL	QTY
BASEMENT	8
BASEMENT	8
LEVEL 1 - GROUND	5
LEVEL 2 - CARPARK	8
LEVEL 3 - CARPARK	8
	37

CAR SPACES		
LEVEL		QTY
BASEMENT	RES	22
BASEMENT	SMALL	4
BASEMENT	RES	20
BASEMENT	SMALL	4
LEVEL 1 - GROUND	VIS	6
LEVEL 2 - CARPARK	RES	20
LEVEL 2 - CARPARK	SMALL	4
LEVEL 3 - CARPARK	RES	22
LEVEL 3 - CARPARK	SMALL	4
		106

11.

Architectural Drawings

DEVELOPMENT SUMMARY

TOTAL SITE AREA: **1,032 m²**

Zoning: High Density Residential
Traffic: In Transport Hub Area

Height: 105.260 m (Code HX)
33 Storeys

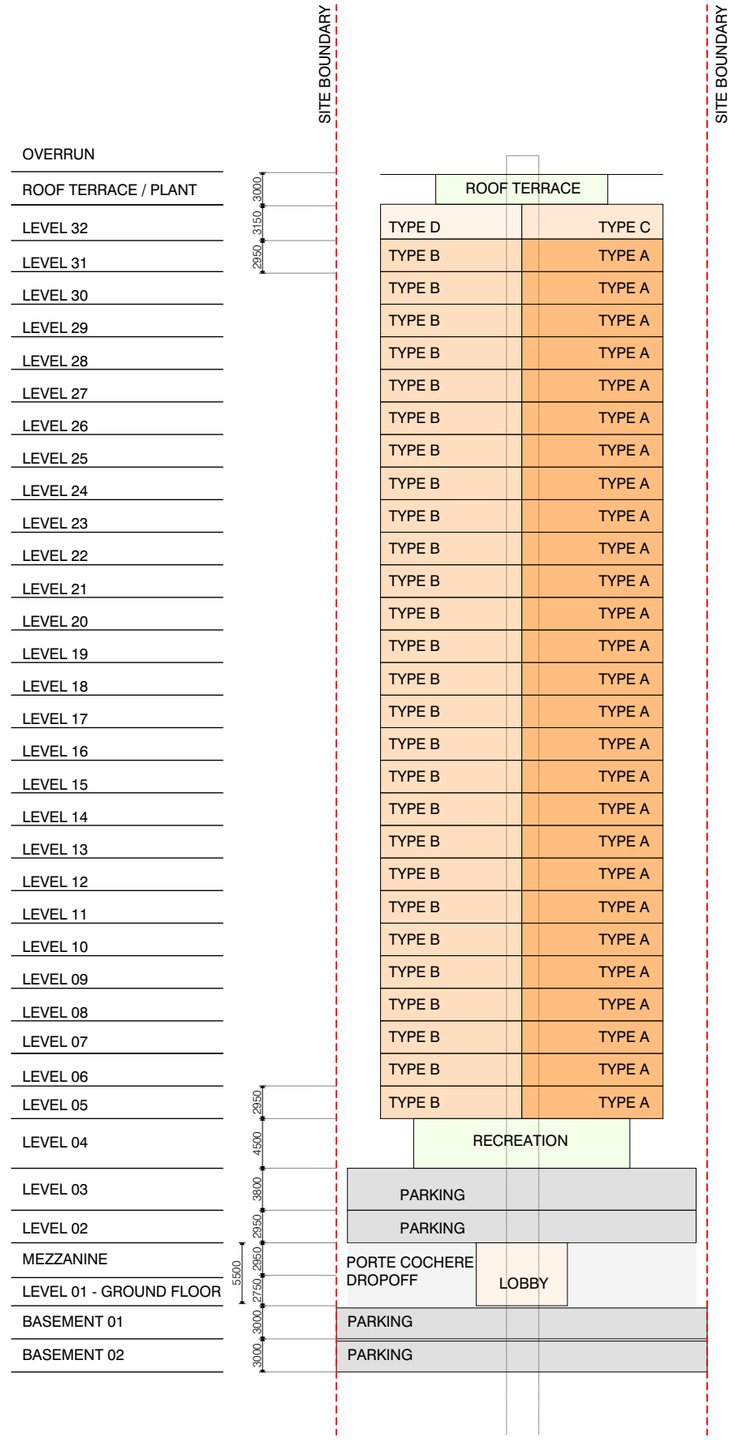
APARTMENT SCHEDULE

TYPE A	27 Units (48%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 185 m² Total
TYPE B	27 Units (48%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 185 m² Total
TYPE C	1 Unit (2%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 115m² Terrace 300 m² Total
TYPE D	1 Unit (2%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 115m² Terrace 300 m² Total
TOTAL	**56 DWELLINGS**	**168 BEDS**	

TOTAL INTERNAL + EXTERNAL
RECREATON (LEVEL 4) **665M2**

* NSA Enclosed areas measured to the centre line of party walls, external walls & glazing.
Balconies measured to the centre line of party walls, glazing, and balustrades.
Areas are approximate and will be subject to change

CAR PARKING	REQUIRED	PROVIDED	
56X3 BED APTS (1.0 CAR PER APT)	56 Car Parks	100 Car Parks	
VISITORS (1 PER 10 APTS)	5 Car Parks	6 Car Parks	
TOTAL	**61 Car Parks**	**106 Car Parks**	
BICYCLES (1 PER UNIT + 1 PER 12 VIS)	60 Bicycles	37 Bicycles	(32 Residents 5 Visitors)





AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

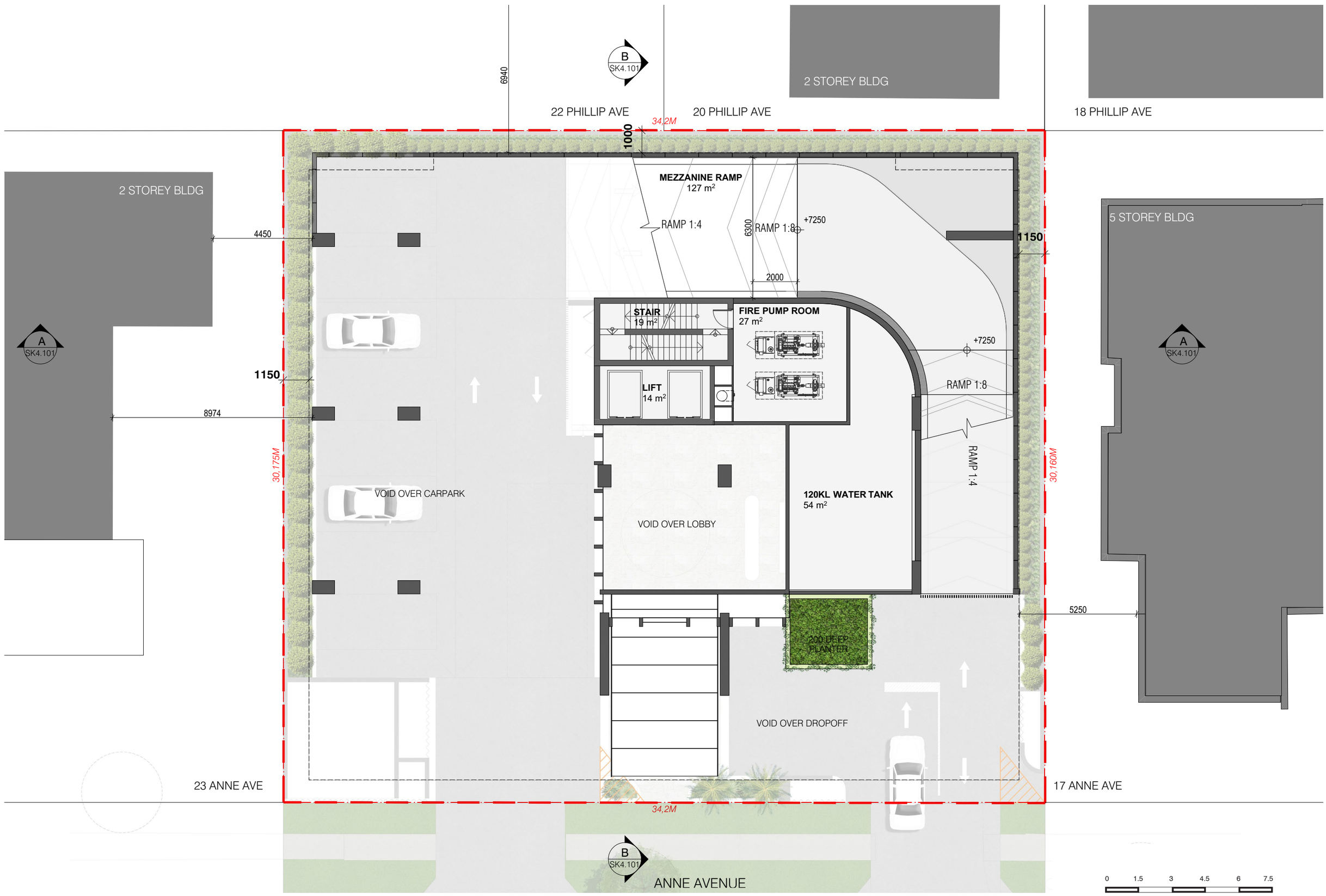
PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.101
LEVEL 1 - GROUND

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.102
MEZZANINE LEVEL

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

B SK4.101

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34,2M

5 STOREY BLDG

A SK4.101

A SK4.101

1660 1000 1660

1150

1150

3650

5250

30,175M

30,160M

C51 C52 C53 C54 C55 C56 C57 C58

C74 C73 C72 C71 C70 C69 C68 C67

+9340 RAMP 1:8

RAMP 1:4

RAMP 1:8 +10840

2000 4800 2000

5400 5800 5800 5400

STAIR 19 m²

ST-06

2 m²

LIFT 14 m²

RAMP 1:20

RAMP 1:20

ENTRY HOLD POINT

+10650

+9870

+9870

+10310

+9870 RAMP 1:20 +10310

LEVEL 2 CARPARK - 24 CARS
882 m²

SMALL

SMALL

C59 C60 C61 C62 C63 C64 C65 C66

SMALL

4 m²
SW TANK

10 STORES

10 STORES

1800 1400 1800

1800 1400 1800

23 ANNE AVE

17 ANNE AVE

34,2M

B SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.103
LEVEL 2

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

B SK4.101

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34.2M

5 STOREY BLDG

A SK4.101

A SK4.101

1660 1000 1660

1095

C75 C76 C77 C78 C79 C80 C81 C82

C98 C97 C96 C95 C94 C93 C92 C91

C99 C100

2400 605 600

+12530 RAMP 1:8 6300

+5.900

+12530 2000 +14030

STAIR 19 m²

LIFT 14 m²

2 m²

5400 5800 5800 5400

1150 1150

3650

RAMP 1:20 RAMP 1:20

+13600 1800

+13060 +13500

+13060 +13500

RAMP 1:20 5800

+13060 +13500

SMALL SMALL

LEVEL 3 CARPARK - 26 CARS
879 m²

5400

5250

5000 5000

1000 1000

2400 2400 2400 2400 2400 2400 2400 2400 2400

C83 C84 C85 C86 C87 C88 C89 C90 C91

SMALL SMALL

4 m²
SW TANK HATCH

10 STORES

10 STORES

1800 1400 1800

30,175M 30,160M

23 ANNE AVE

17 ANNE AVE

34,2M

B SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.104
LEVEL 3

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

B SK4.101

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34.2M

1660

1000

1660

1000 DEEP PLANTER

3640

GATE

+17700

1:14 RAMP

+17400

OUTDOOR RECREATION
508 m²

GATE

HOT

SHWR

DAYBED

PLANT
8 m²

SAUNA
5 m²

COLD

SPA

STAIR
29 m²

STEAM
5 m²

LAP POOL
1800 DEEP

SHALLOW

DAYBED

9220

3650

GATE

1000

1150

2 m²

LIFT
14 m²

AMB. WC
6 m²

1000

1150

YOGA
DECK

+17350 CIRC
11 m²

30,175M

30,160M

RESIDENT DINING
32 m²

GYM
84 m²

OUTDOOR
DINING

GAMES
17 m²

5330

BBQ

TERRACE

6000

1000 DEEP PLANTER

23 ANNE AVE

17 ANNE AVE

34,2M

5 STOREY BLDG

A SK4.101

A SK4.101

B SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.105
LEVEL 4 - RECREATION

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

B SK4.101

22 PHILLIP AVE | 20 PHILLIP AVE | 18 PHILLIP AVE

34,2M

4000 | 5050 | 4640 | 7400 | 4640 | 5050 | 4000

4000 | 4000

SUNHOOD | SUNHOOD

STAIR 19 m²

1625 | 1625

AC 6 m² | AC 6 m²

2 m²

LIFT 14 m²

ELEC 1 m² | 1 m²

HYD

1560 | 1560

CIRC 26 m²

1800

6000 | 6000

5550 | 5550

TYPE B 166 m²

TYPE A 166 m²

30,175M

30,160M

BALC 19 m² | BALC 19 m²

4000 | 4000

4000 | 7150 | 6000 | 7150 | 4000

A SK4.101 | A SK4.101

23 ANNE AVE | 17 ANNE AVE

34,2M

B SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.106
TOWER TYPICAL LEVEL 5-31

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

B SK4.101

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34,2M

13000

4000 5050 4640 7400 4640 5050 4000

4000 4000

SUNHOOD SUNHOOD

A SK4.101

A SK4.101

1625 1625

AC 6 m²

STAIR 19 m²

AC 6 m²

2 m²

1625

6000 6000

5550 5550

ELEC 1 m²

LIFT 14 m²

COM 1 m²

+101550

CIRC 26 m²

1800

30,175M

30,160M

TYPE C 166 m²

TYPE D 166 m²

BALC 19 m²

BALC 19 m²

4000 4000

7150 6000 7150

4000 4000

23 ANNE AVE

17 ANNE AVE

34,2M

B SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.107
LEVEL 32

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

B SK4.101

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34.2M

13000

4000 5050 4640 7400 4640 5050 4000

4000 4000

SUNHOOD

SUNHOOD

1200 DEEP PLANTER

1200 DEEP PLANTER

1000

1000

ROOF PLANT

ROOF PLANT

STAIR
19 m²

LIFT OVERRUN
14 m²

A SK4.101

A SK4.101

6000
5550

6000
5550

30,175M

30,160M

1000

1000

TYPE C TERRACE
106 m²

TYPE D TERRACE
106 m²

+104700

+104700

BBQ

BBQ

600 DEEP PLANTER

500 DEEP PLANTER

4000 4000

4000 6000 4000

23 ANNE AVE

17 ANNE AVE

34.2M

B SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.108
ROOF TERRACE

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

B SK4.101

A SK4.101

A SK4.101

34.2M

30.175M

30.160M

C3 C4 C5 C6 C7 C8 C9 C10

C1 C2

C26 C25 C24 C23 C22 C21 C20 C19

RAMP 1:8

RAMP 1:20

RAMP 1:20

RAMP 1:30

STAIR
19 m²

LIFT
14 m²

2 m²

8 BIKES

B02 CARPARK - 26 CARS
1030 m²

C11 C12 C13 C14 C15 C16 C17 C18

SMALL

SMALL

SMALL

SMALL

10 STORES

10 STORES

23 ANNE AVE

17 ANNE AVE

34.2M

B SK4.101

ANNE AVENUE

DRAFT

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

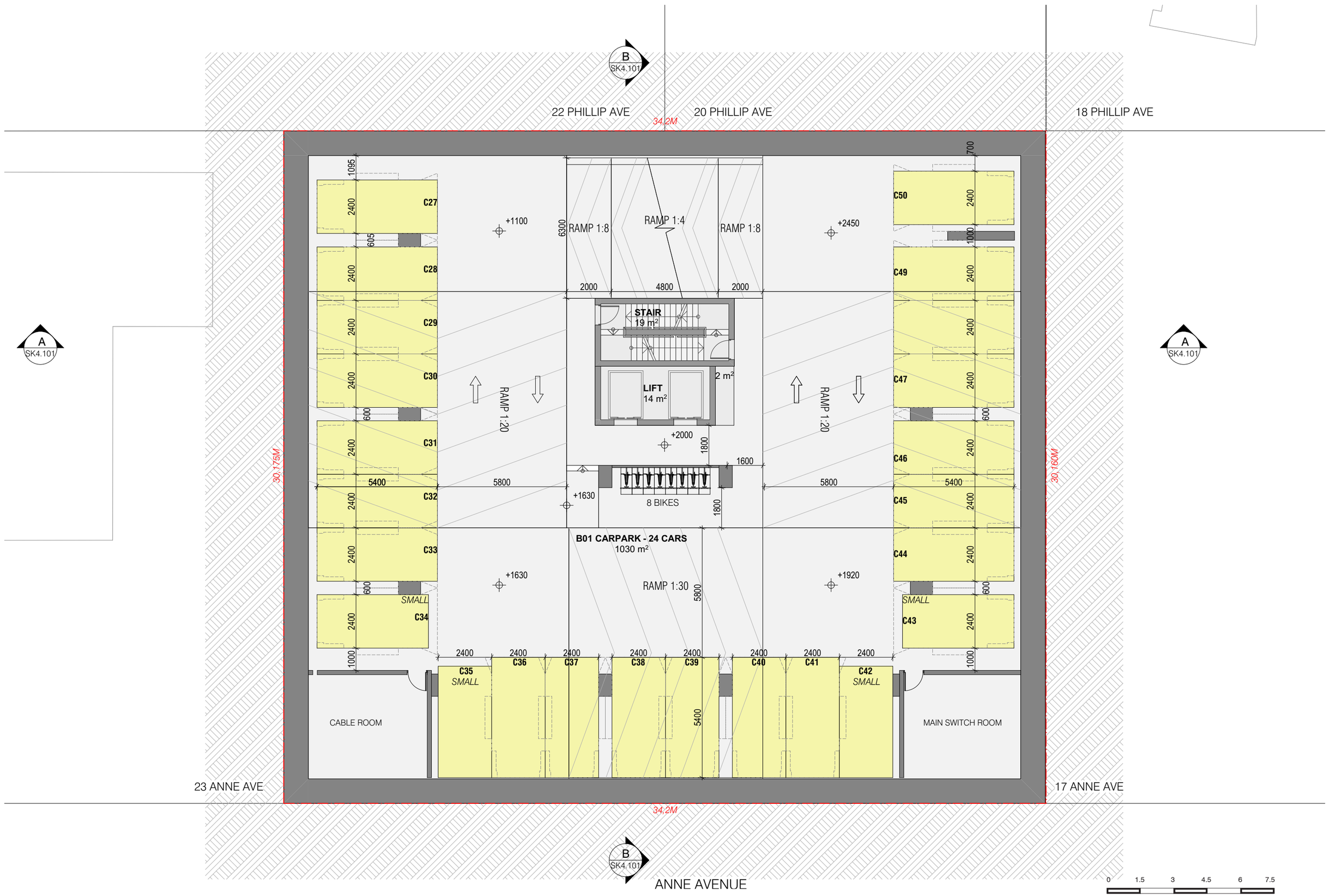
PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.109
BASEMENT LEVEL 2

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

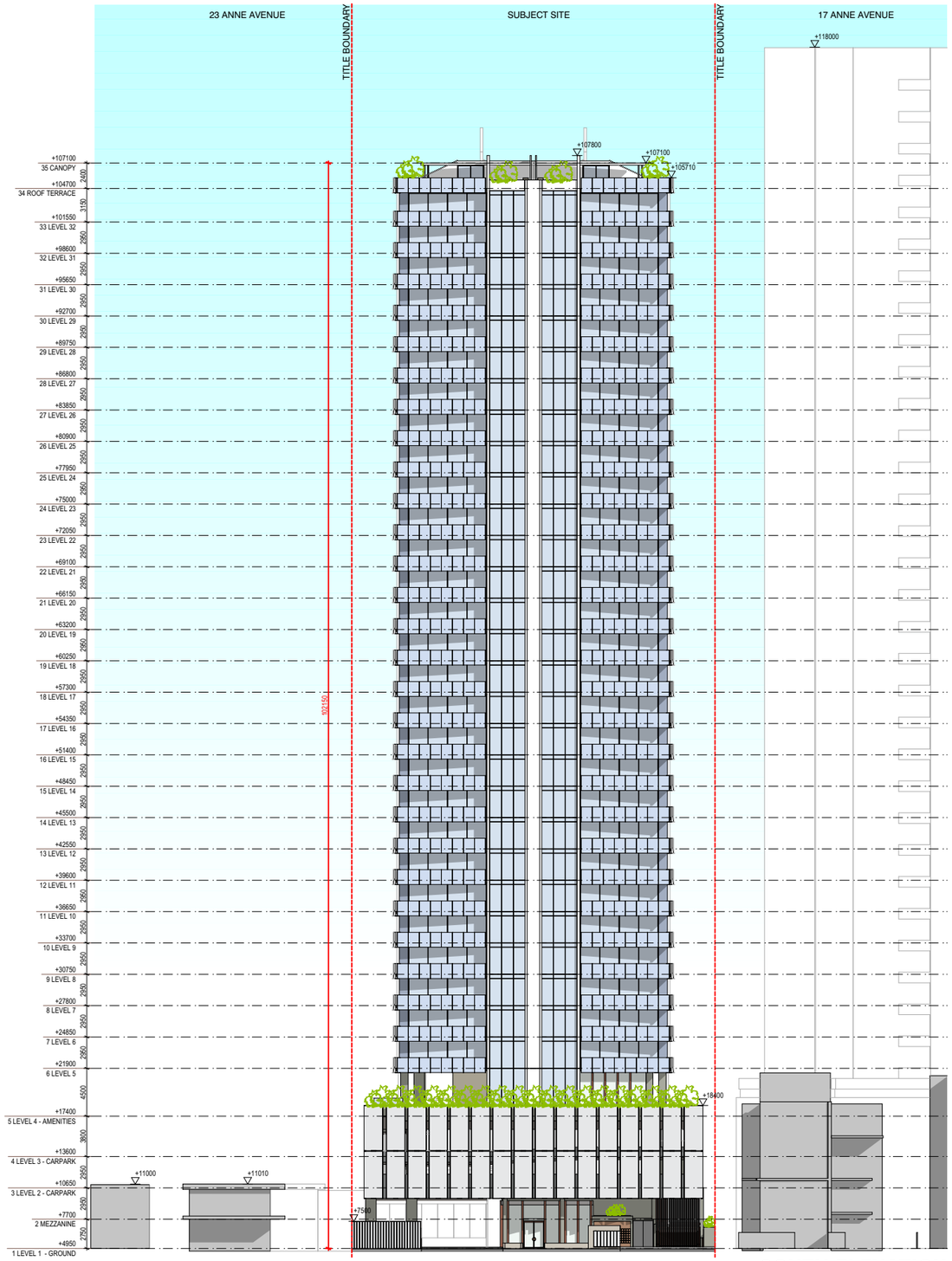
PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA2.110
BASEMENT LEVEL 1

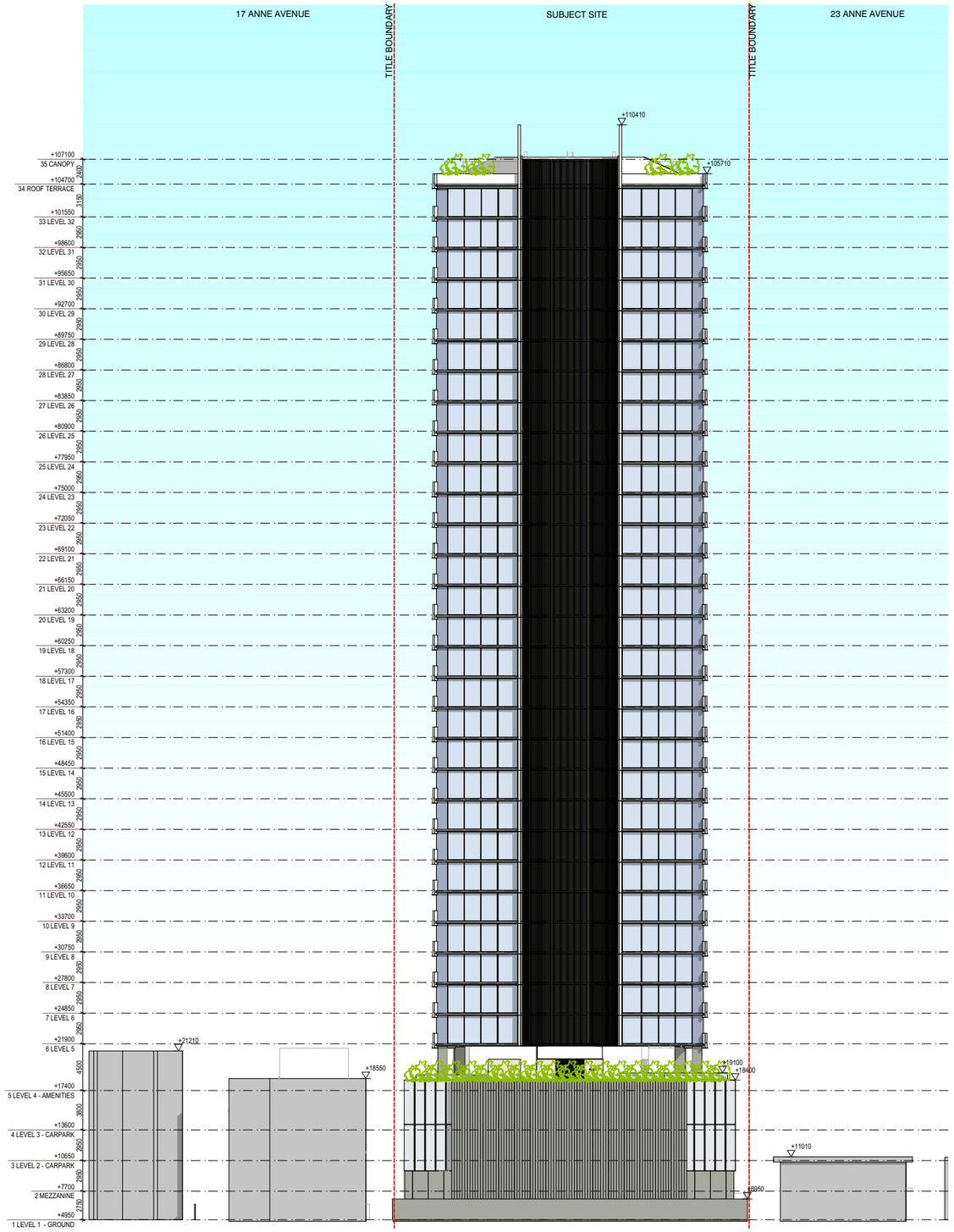
PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



SOUTH ELEVATION



NORTH ELEVATION

0 5 10 15 20 25m

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

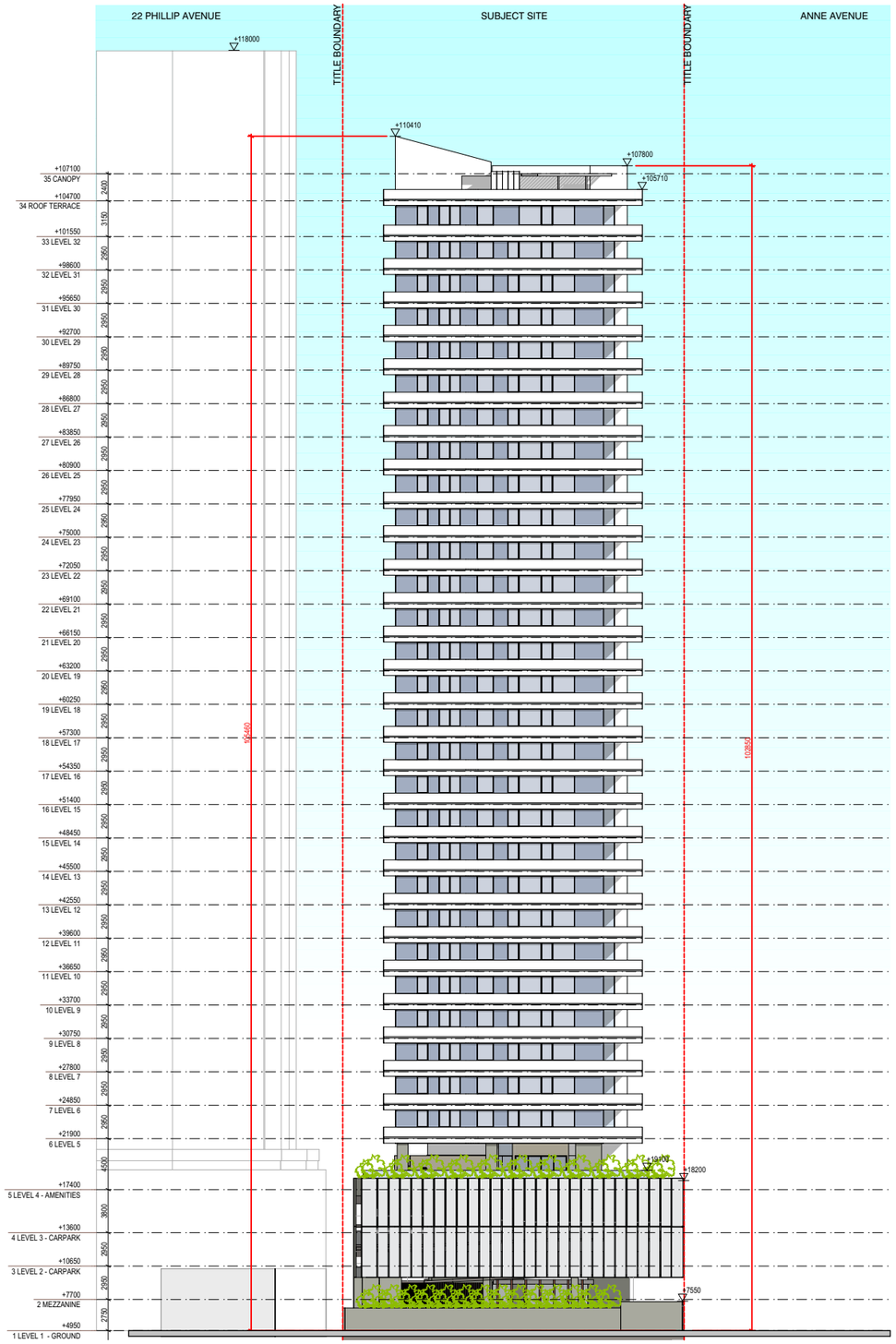
PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

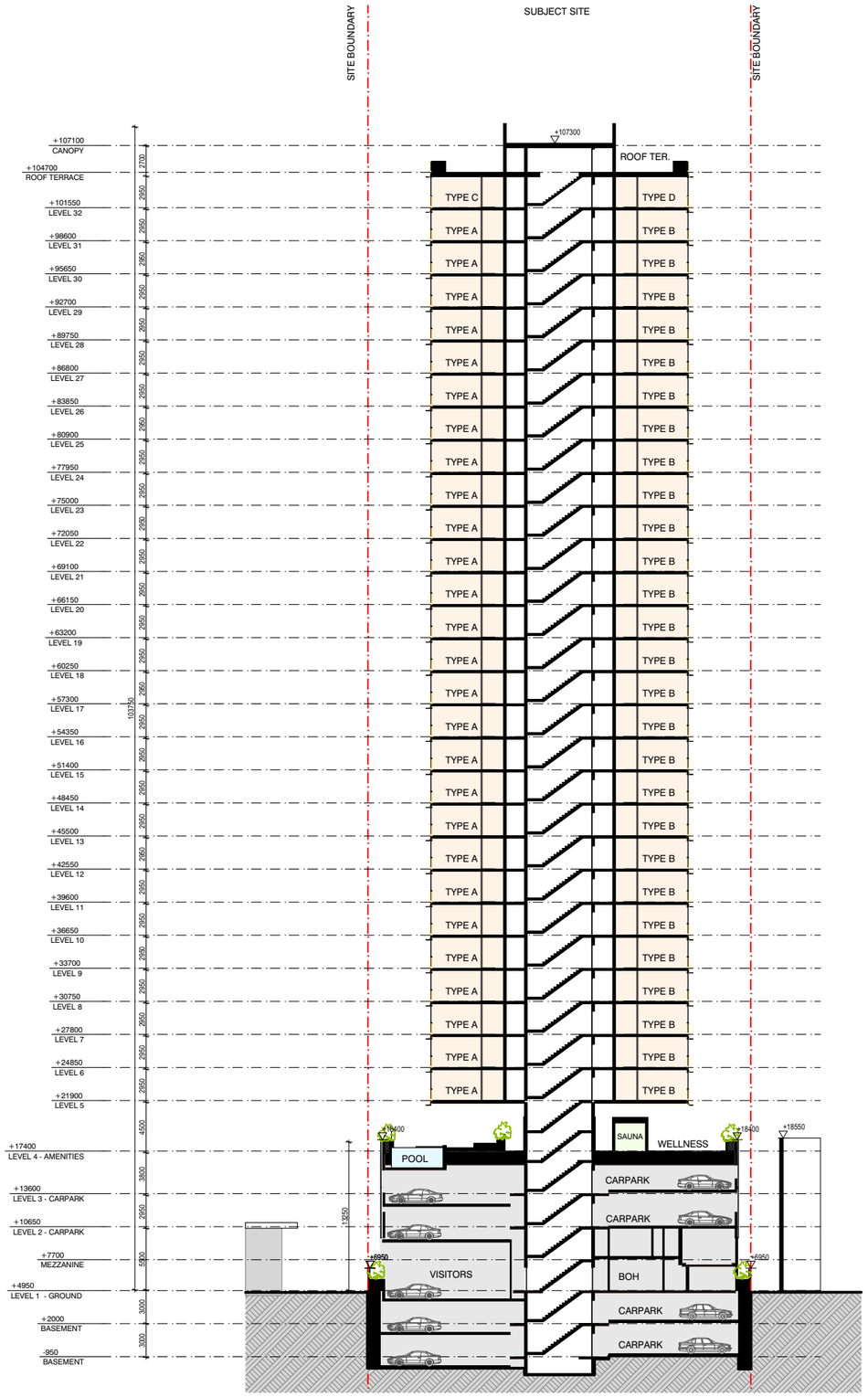
DRAWING NO. DA3.101
NORTH & SOUTH ELEVATIONS

PREPARED FOR
BASSAR CONSTRUCTION GROUP

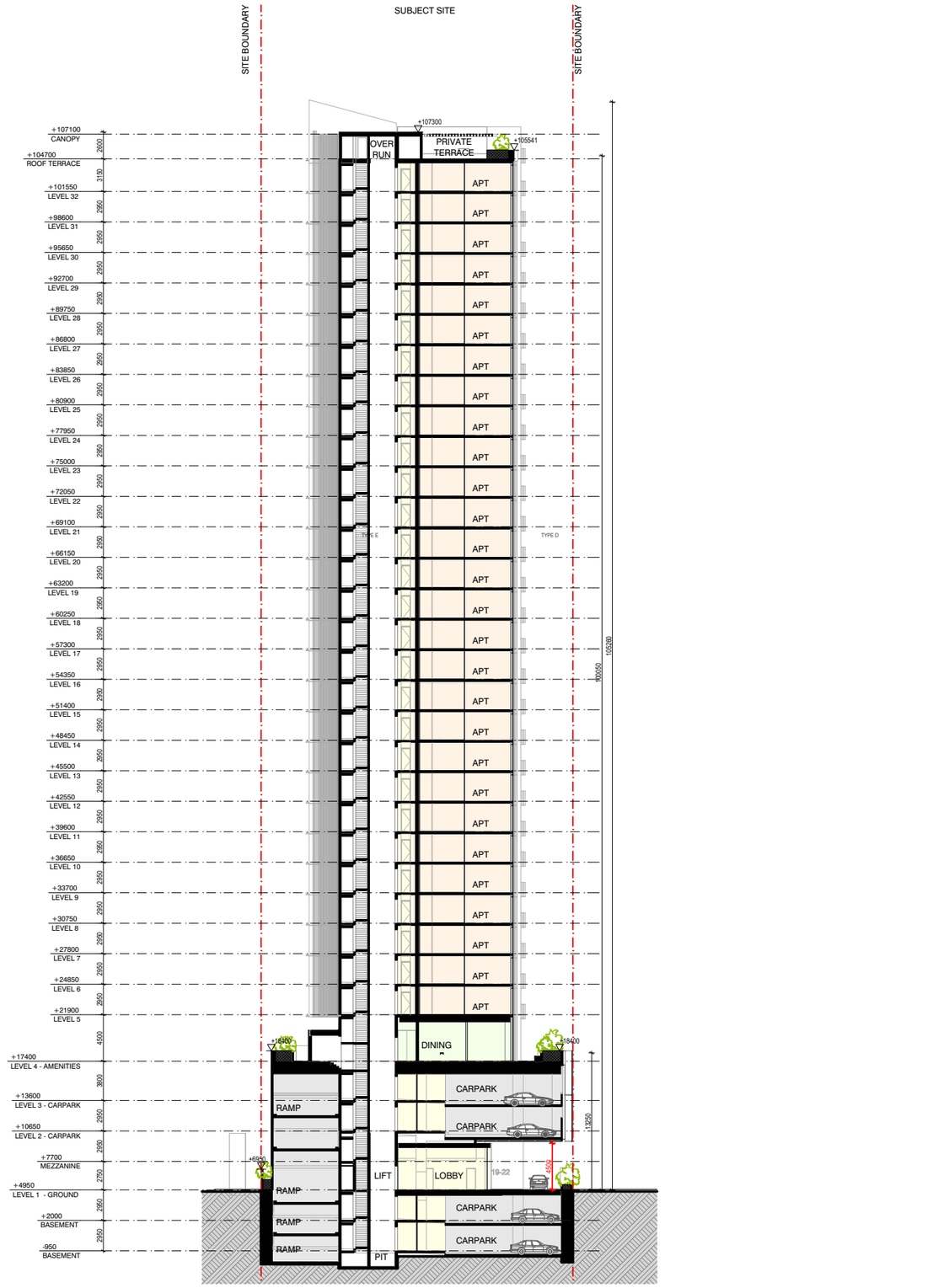
SCALE:
1:500 @ A3

bda


22 PHILLIP AVENUE
SUBJECT SITE
ANNE AVENUE
TITLE BOUNDARY
TITLE BOUNDARY
+118000
+110410
+107800
+105710
+107100
35 CANOPY
+104700
34 ROOF TERRACE
+101550
33 LEVEL 32
+98600
32 LEVEL 31
+95650
31 LEVEL 30
+92700
30 LEVEL 29
+89750
29 LEVEL 28
+86800
28 LEVEL 27
+83850
27 LEVEL 26
+80900
26 LEVEL 25
+77950
25 LEVEL 24
+75000
24 LEVEL 23
+72050
23 LEVEL 22
+69100
22 LEVEL 21
+66150
21 LEVEL 20
+63200
20 LEVEL 19
+60250
19 LEVEL 18
+57300
18 LEVEL 17
+54350
17 LEVEL 16
+51400
16 LEVEL 15
+48450
15 LEVEL 14
+45500
14 LEVEL 13
+42550
13 LEVEL 12
+39600
12 LEVEL 11
+36650
11 LEVEL 10
+33700
10 LEVEL 9
+30750
9 LEVEL 8
+27800
8 LEVEL 7
+24850
7 LEVEL 6
+21900
6 LEVEL 5
+17400
5 LEVEL 4 - AMENITIES
+13600
4 LEVEL 3 - CARPARK
+10650
3 LEVEL 2 - CARPARK
+7700
2 MEZZANINE
+4950
1 LEVEL 1 - GROUND
2400
3150
2950
2950
2950



SECTION AA



SECTION BB

0 5 10 15 20 25m

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

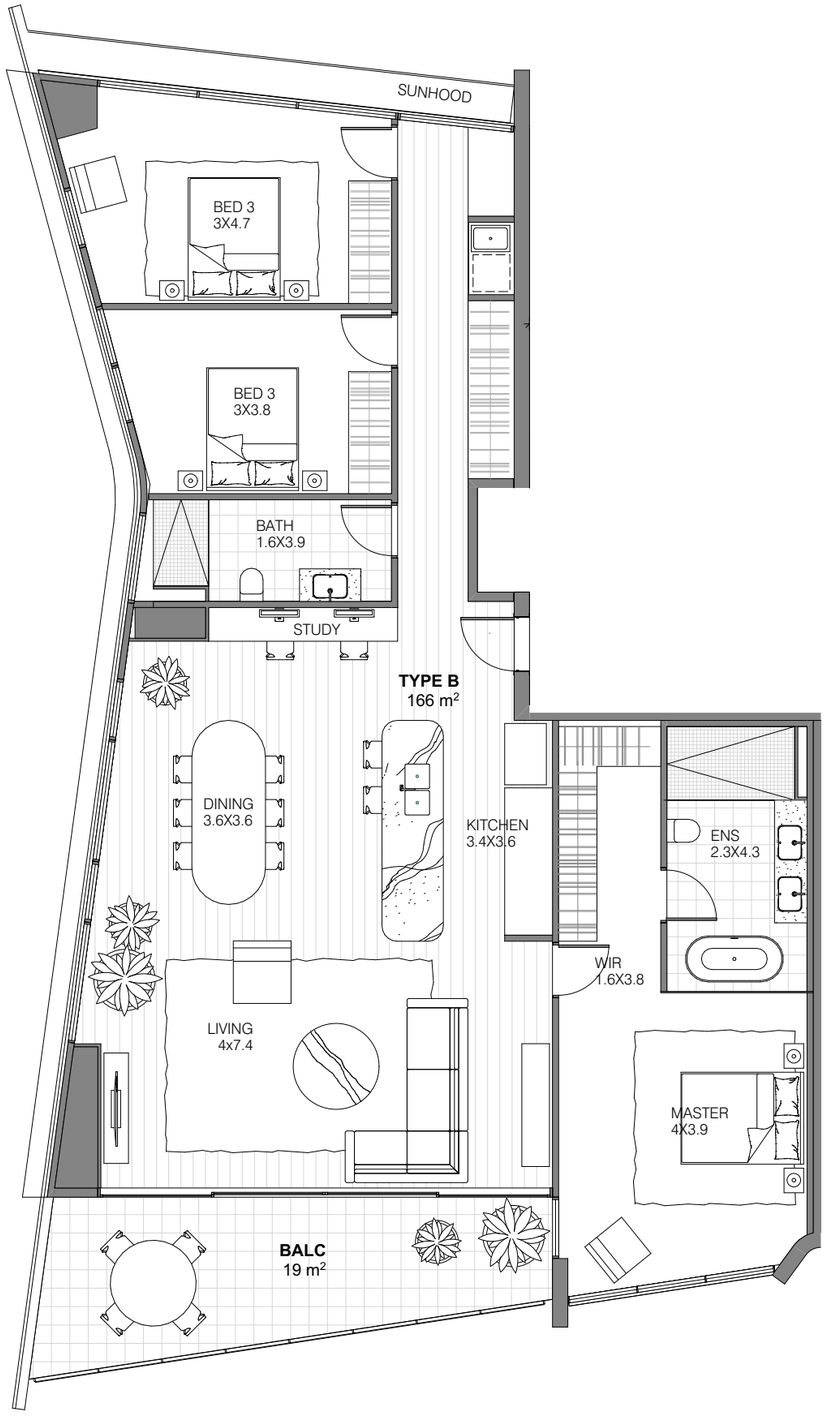
PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

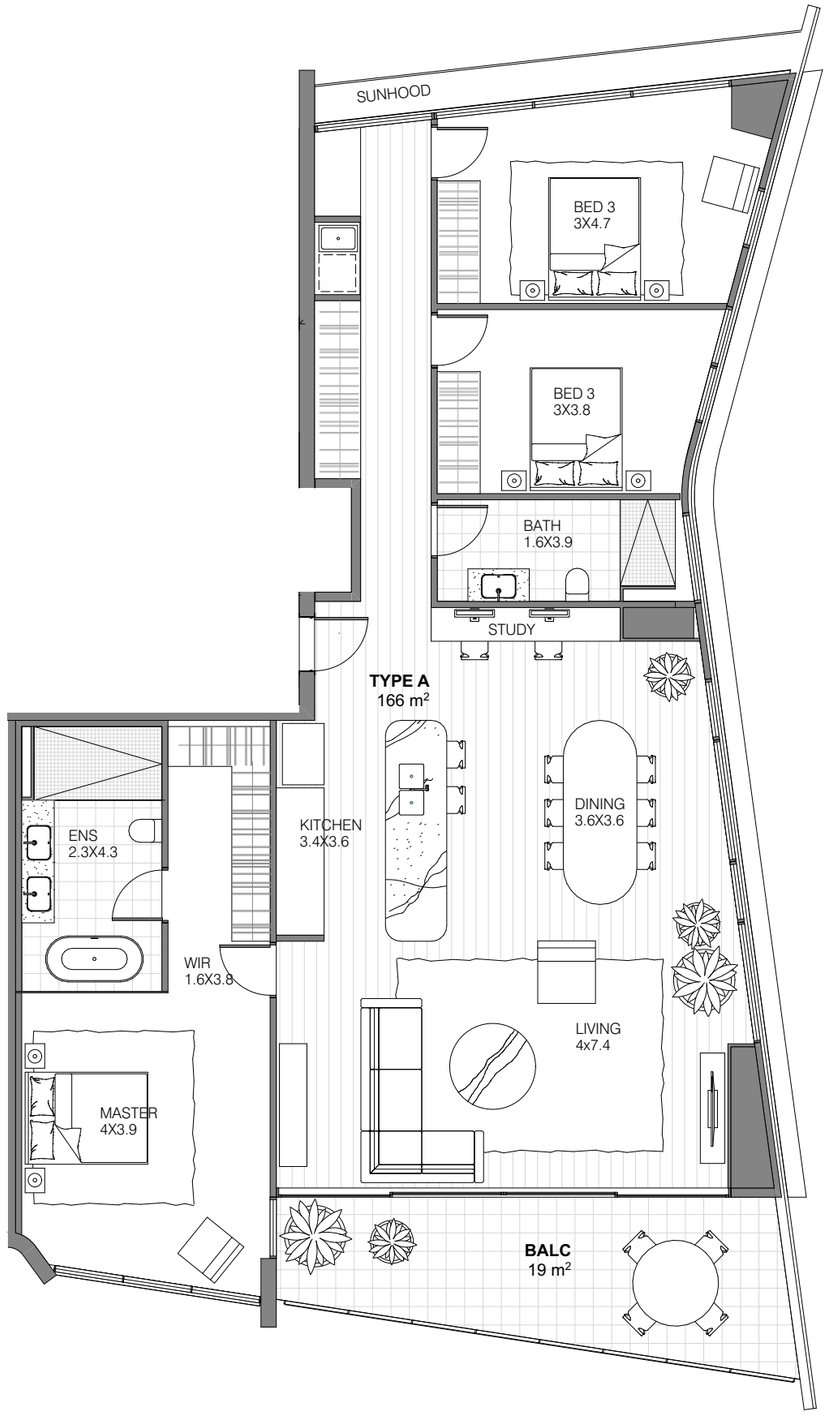
DRAWING NO. DA4.101
SECTION A & B

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:500 @ A3

bda





TYPE A	27 Units (48%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 185 m² Total

TYPE B	27 Units (48%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 185 m² Total

0 1 2 3 4 5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

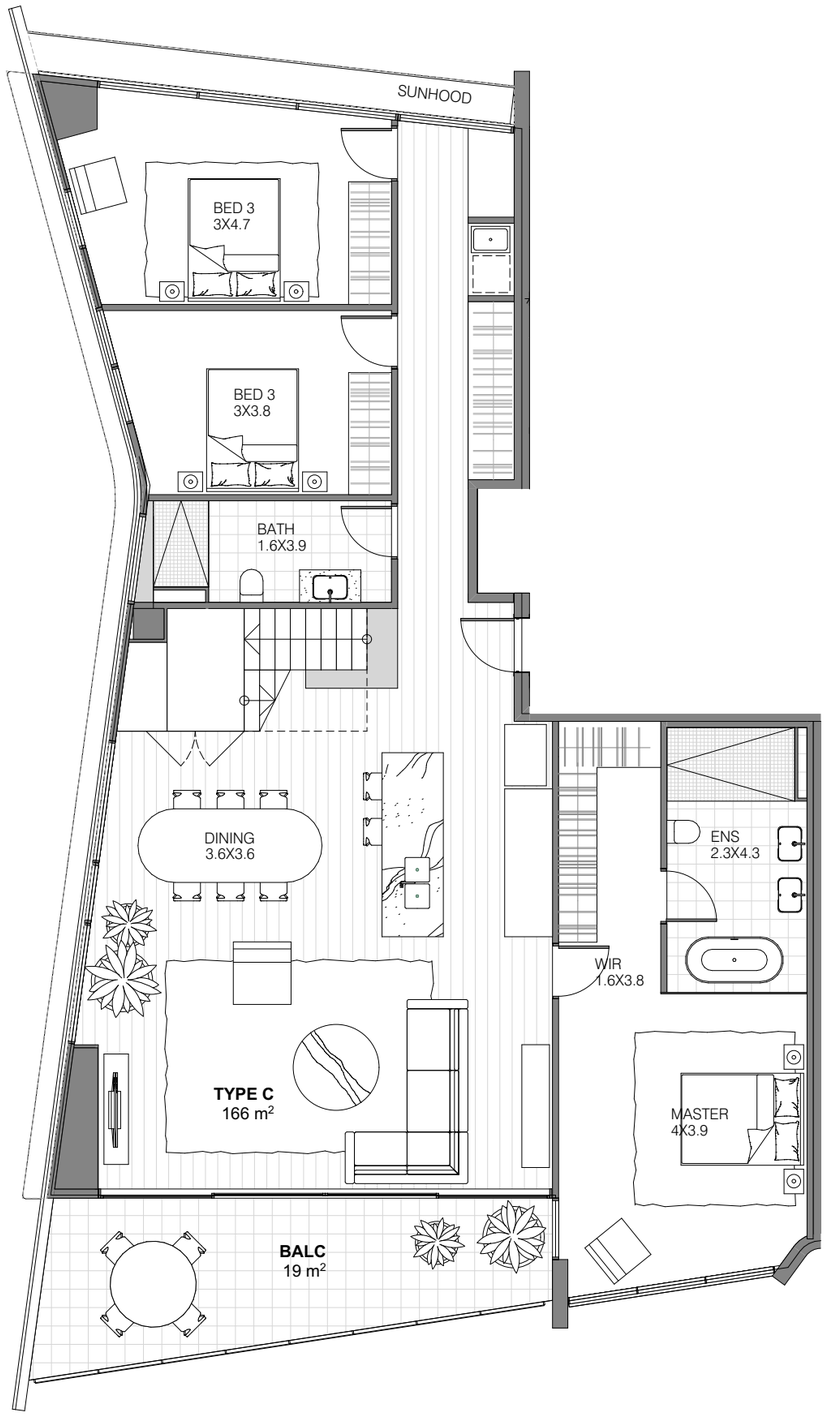
PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA5.101
APARTMENT TYPES A & B

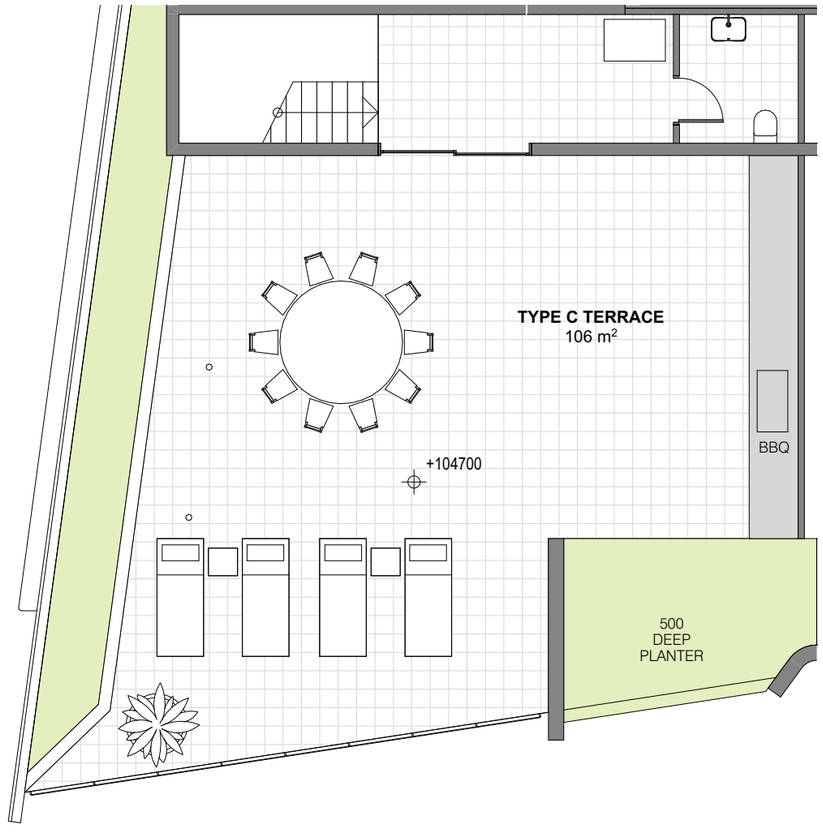
PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:100 @ A3

bda



LEVEL 32



LEVEL 33

TYPE C	1 Unit (2%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 115m² Terrace 300 m² Total

0 1 2 3 4 5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

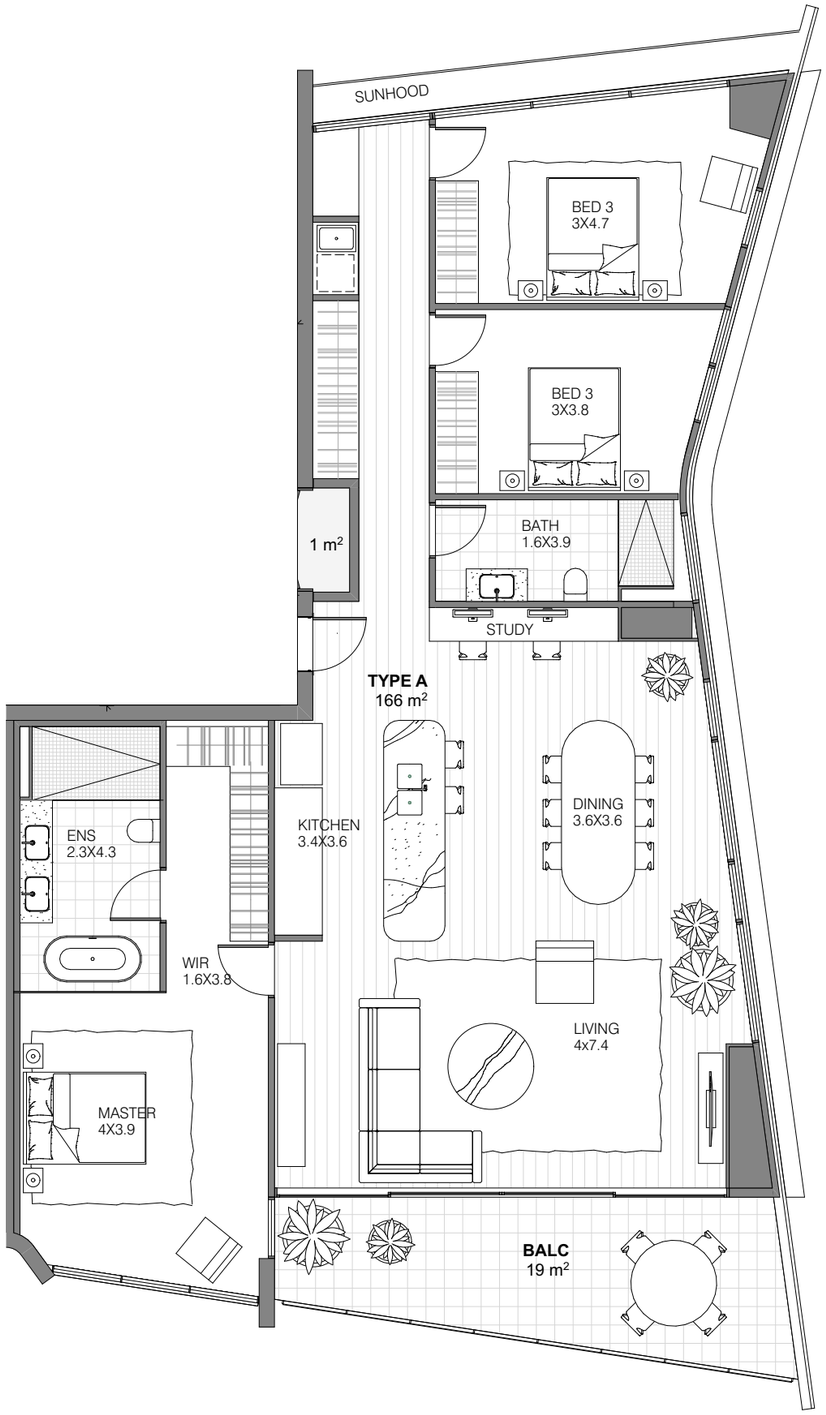
PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA5.102
APARTMENT TYPE C

PREPARED FOR
BASSAR CONSTRUCTION GROUP

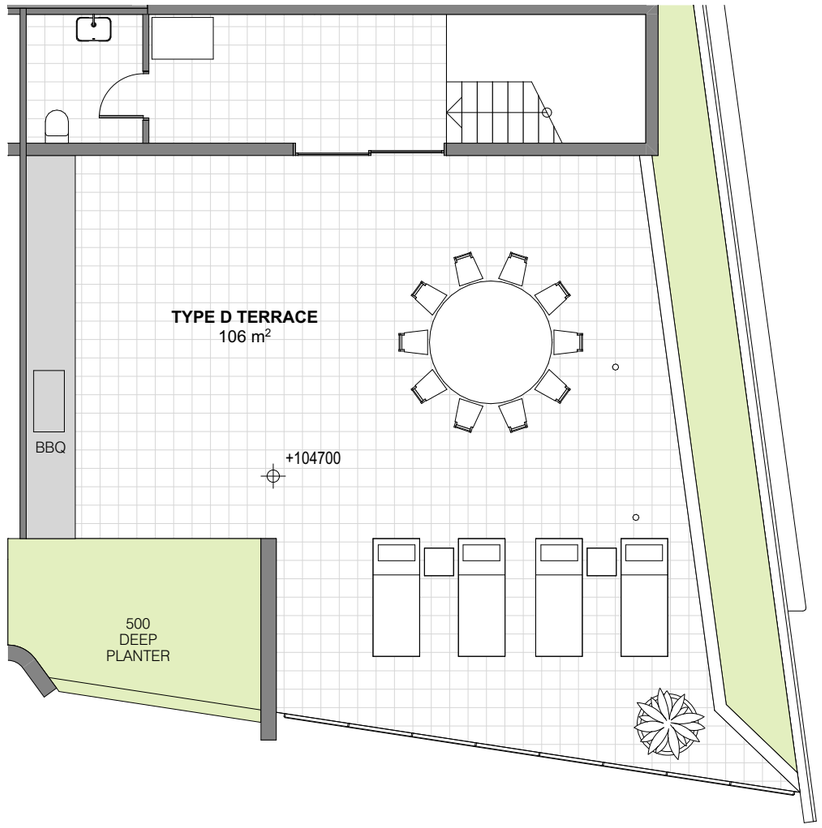
SCALE:
1:100 @ A3

bda



LEVEL 32

TYPE D	1 Unit (2%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 115m² Terrace 300 m² Total



LEVEL 33

0 1 2 3 4 5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DEVELOPMENT APPLICATION

PROJECT NO. 562200
21 FEBRUARY 2025, ISSUE A

DRAWING NO. DA5.103
APARTMENT TYPE D

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:100 @ A3

bda

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info@bdaarch.com.au

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DISCLAIMER
These drawings are developed design drawings only. This report relies on the limited information available at the time of preparation, and is believed to be correct at time of publication. The information contained herewith is subject to full consultation, and approval by, local and state authorities, as well as being subject to further design development and required input from independent planning, structural, services and other technical consultants.

ATTACHMENT 12

Landscape Design Intent prepared by LDG Landscape Architects



URBAN PLANNING SERVICES

AVVA

19–21 Anne Ave, Broadbeach

Project No: LA2411501

21 Feb 2025



Contents

Part One

Site Analysis

Part Two

Landscape Concept

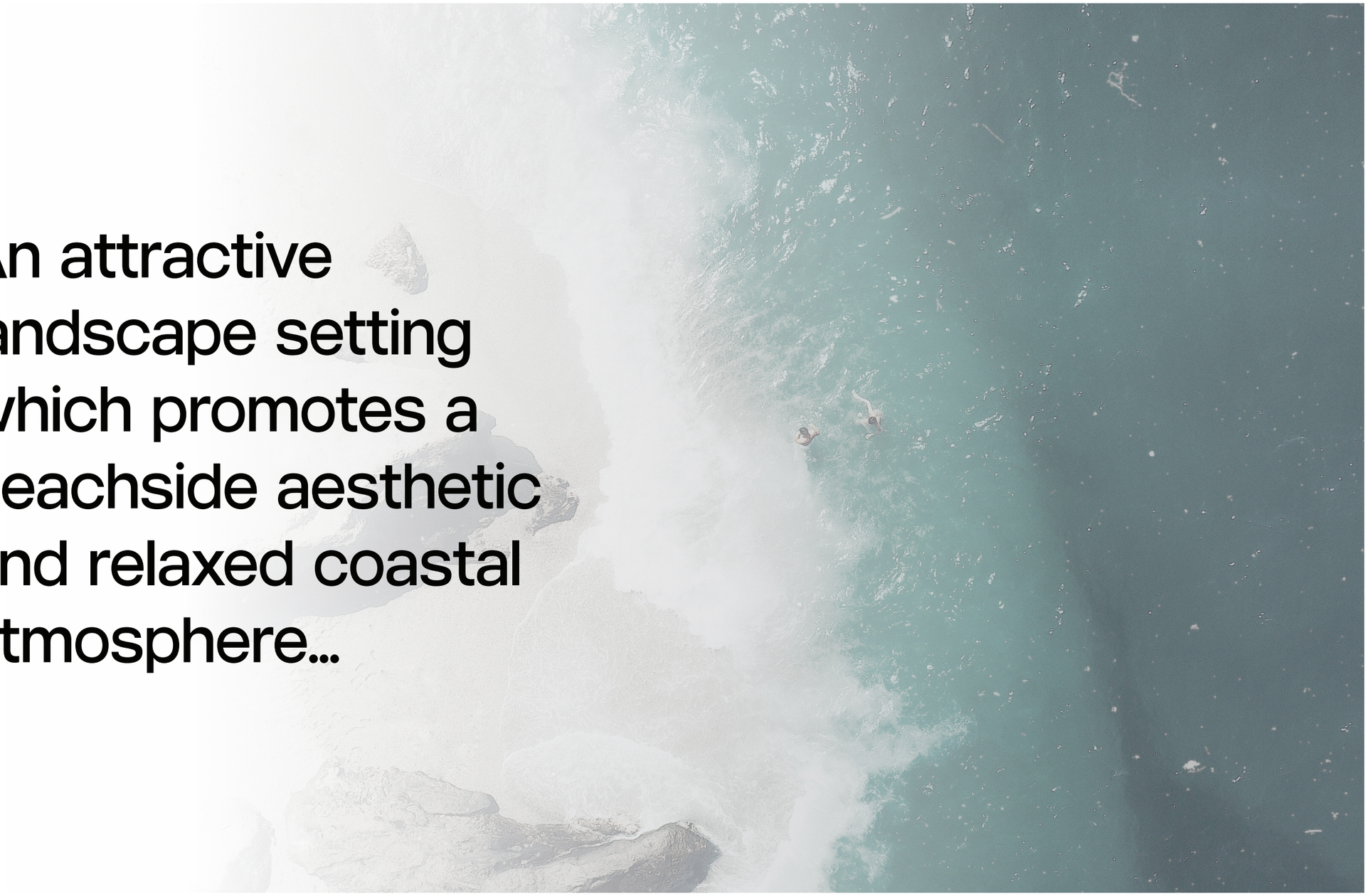
Part Three

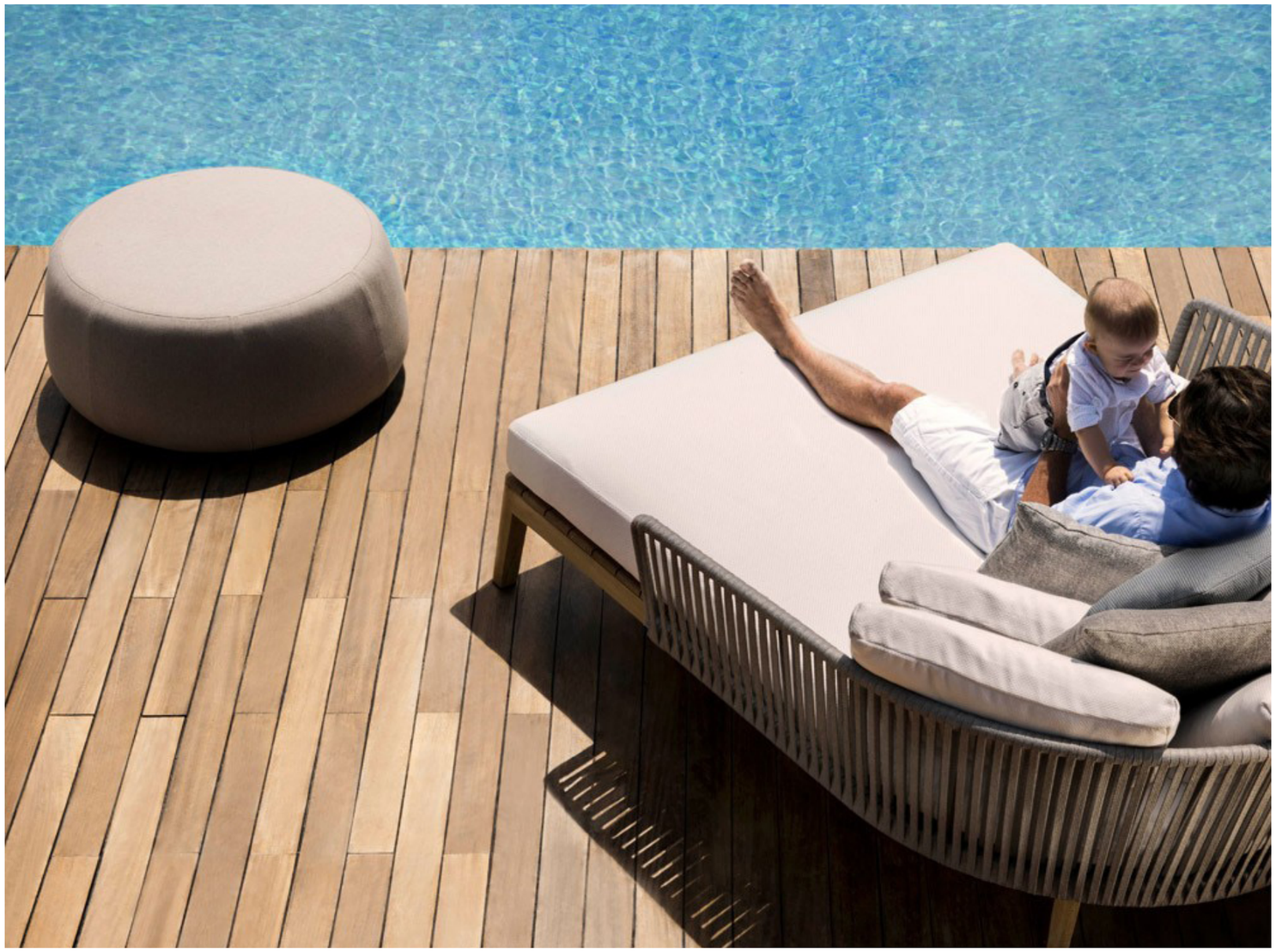
Landscape Finishes

Part Four

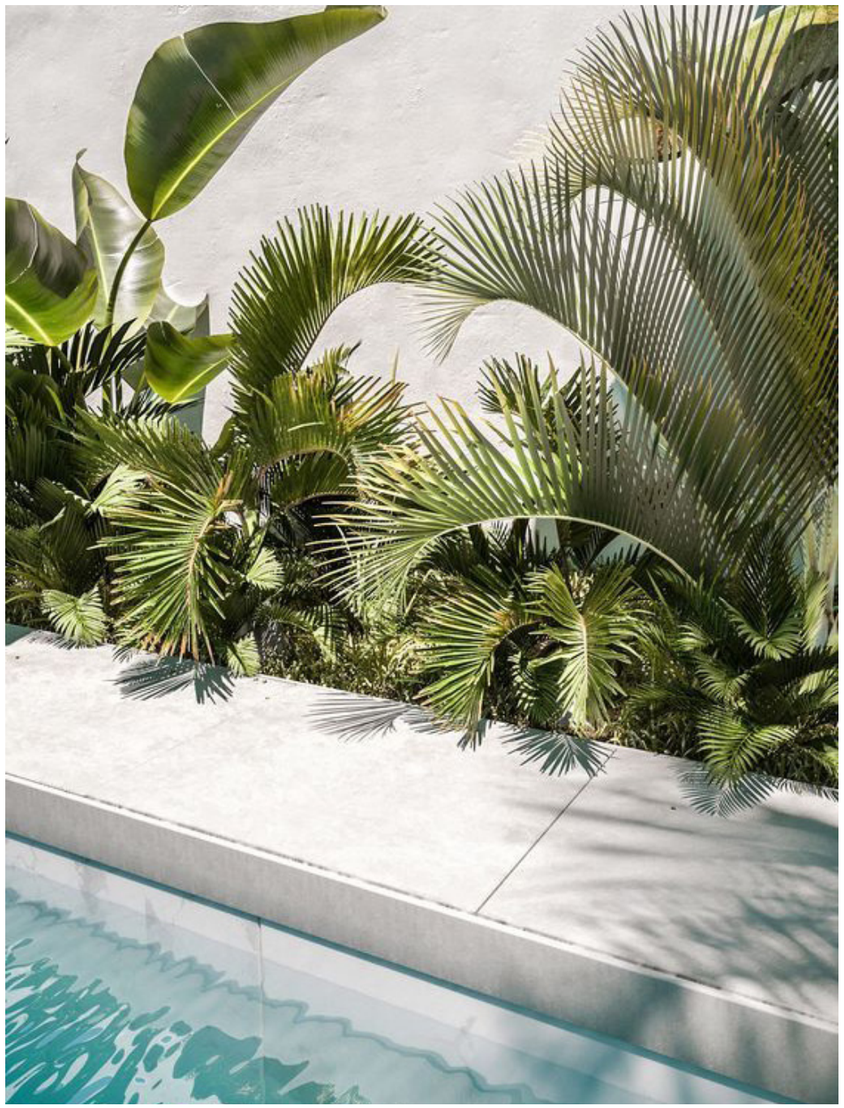
Design Analysis

An attractive landscape setting which promotes a beachside aesthetic and relaxed coastal atmosphere...





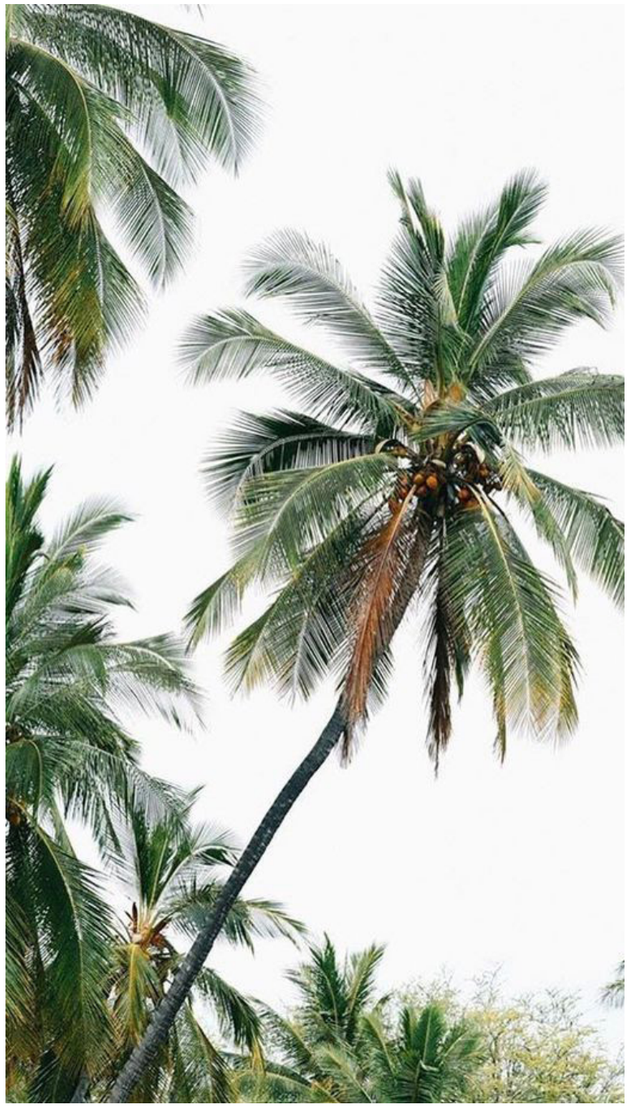
Resort Style Recreation



Modern Finishes



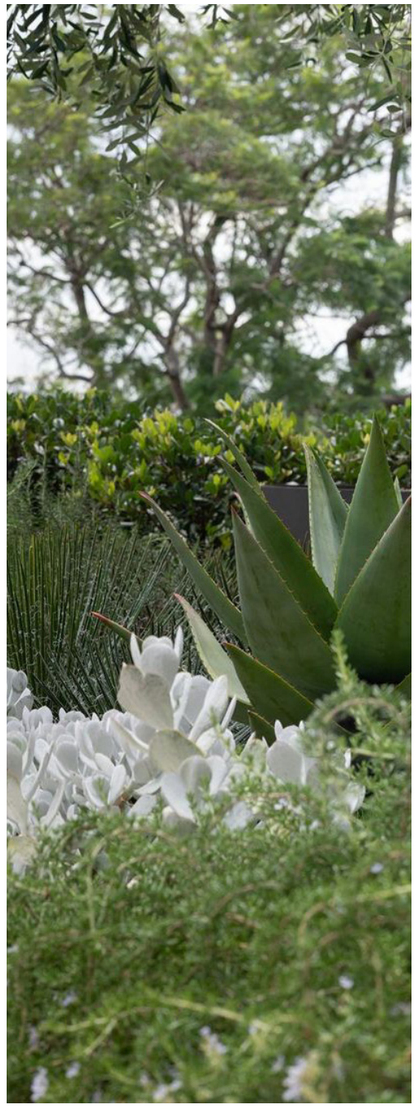
Sculptural Trees



Feature Palms



Cascading Planting



Textural Blends

Part One

Site Analysis


Exhibition Centre Park
TE Peters Dr
Gold Coast Hwy
Kurrawa Park
750M
Victoria Ave
Old Burleigh Rd
Kurrawa Beach
500M
Kurrawa Surf Club
Surf Pde
Elizabeth Ave
Sunshine Blvd
250M
The Star Gold Coast
Phillip Ave
Pratten Park
SITE
Anne Ave
Margaret Ave
Hooker Blvd
Broadbeach State School
Broadbeach Library
Pacific Fair
Alexandra Ave
North

SITE AERIAL PLAN















North

Part Two

Landscape Concept

Introduction

This Landscape Intent Statement has been prepared for the development of 19-21 Anne Ave, Broadbeach. The site is bordered by existing residential dwellings & units blocks. It is within close proximity to the Broadbeach, Kurrawa Beach, Kurrawa Park, Kurrawa Surf Club, Pratten Park, Broadbeach State School, Exhibition Centre Park, The Star Gold Coast, Pacific Fair, Broadbeach Library. This Landscape Intent Statement is to be read in conjunction with allied project consultant documentation and reports.

Design Intent

The landscape design provides a unique, contemporary and sophisticated character. The design complements the proposed architectural style whilst acknowledging the prominent coastal location of the site and context within Broadbeach and the Gold Coast region.

The design intends to cater for its residents' modern lifestyle requirements and encourage outdoor living and an active engagement with the beach environment.

The landscape provides a place of sanctuary with relaxed leisure opportunities, comfortable pedestrian access and spatial and visual variety for interest. Clean lines and uncomplicated design layouts provide an uncluttered, comfortable and visually legible landscape. A sophisticated yet understated elegance complements the building's finishes, blurring the spatial divide from inside to out.

Sense of Place

All softscape and hardscape elements reinforce the contemporary coastal lifestyle and modern urban living that resonates throughout the Broadbeach area. The architectural themes proposed for the development have been translated into the landscape design, taking direct and subtle cues that relate to architectural symmetry and the interior layouts.

Hardscape

The architectural language will be acknowledged into the landscape design through sympathetic colour, finishes and furniture suite selections. Hardscape elements including: pool, fences, arbour structures, benches etc. Take direct cues from the proposed architectural forms.

Softscape

The beachside ambience of the setting will be reinforced through the careful selection of appropriate plant species. The softscape palette will be selected in response to the site's location with contextually appropriate species chosen to provide a variety of forms to file niche roles within the landscape. Species will be chosen to provide screening, visual interest, low maintenance, shading and amenity and be carefully integrated with the surrounding hardscape elements.

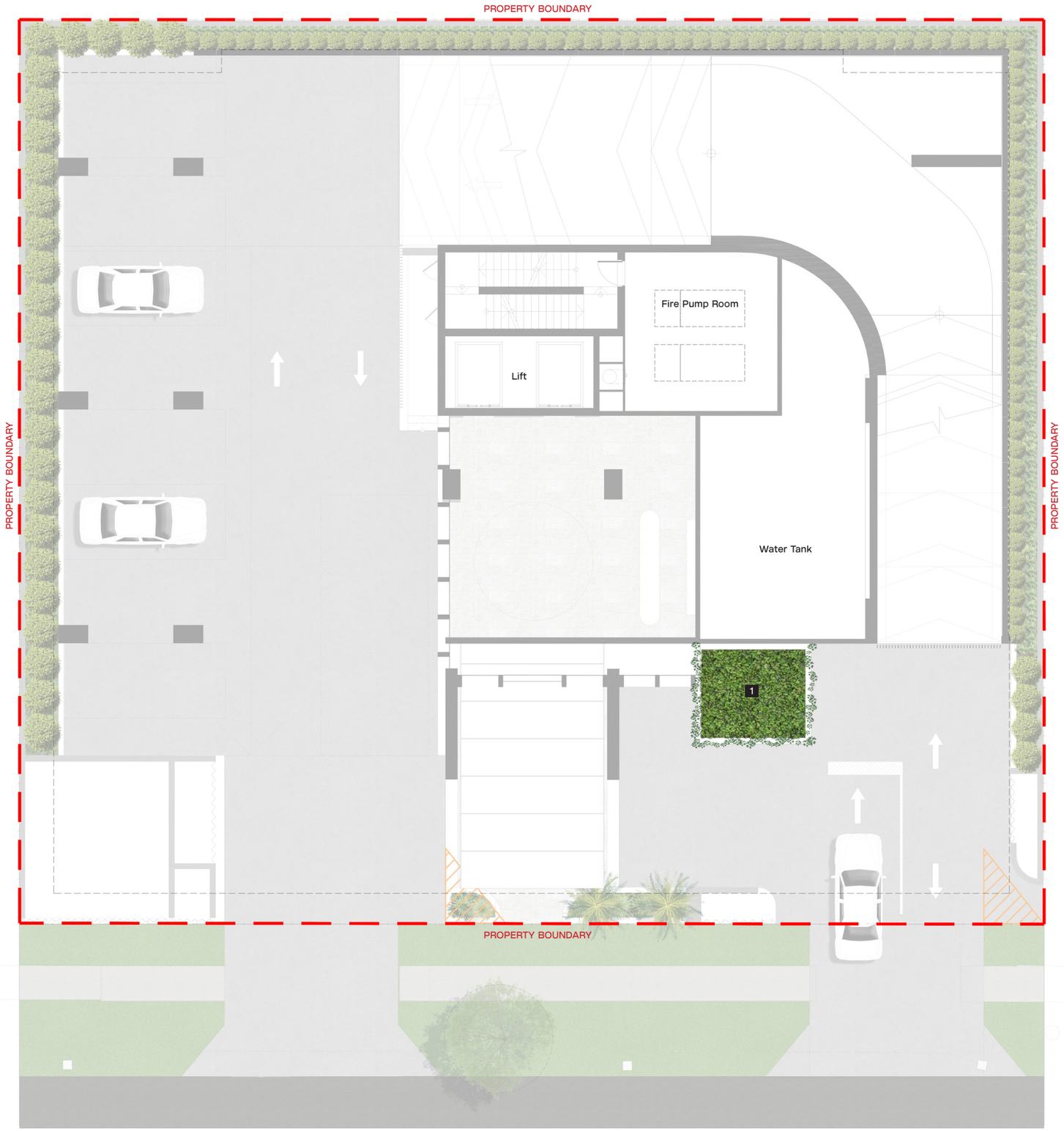
Trees, palms and shrubs spatially define areas whilst contributing to the amenity of the precinct. Mature tree species will be selected to reinforce CoGC streetscape guidelines to provide a sense of enclosure, shade and visual softening for these important public connections.



Legend

1. Large feature shrub
2. Screening trees
3. Screening shrubs
4. Feature lush understorey planting mix
5. Climbing plant species to wall structure
6. Car parking
7. Walkway
8. Driveway
9. Sight triangle (max. landscape height 500mm)
10. Boundary fence - refer Architect
11. Street tree
12. Turf Verge
13. Footpath

0 1 2 5M
SCALE 1:75 @ A1



Legend

1. Groundcover w/ cascading plant species to edge of planter wall

0 1 2 5M
SCALE 1:75 @ A1

LEVEL 4 CONCEPT PLAN



LA2411501
19-21 Anne Ave, Broadbeach

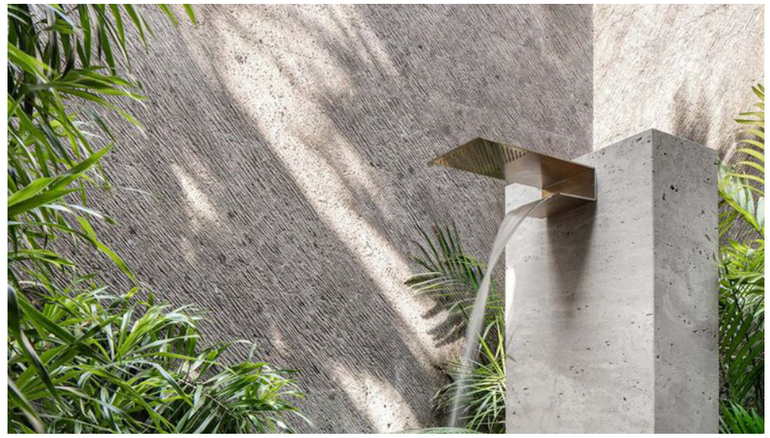
0 1 2 5M
SCALE 1 : 75 @ A1

21 Feb 2025
Landscape Intent Statement

Legend

1. Feature tree
2. Feature palm
3. Screening shrubs
4. Screening shrub mix
5. Feature lush understorey planting mix
6. Seating nook
7. Timber deck terrace
8. Outdoor shower
9. Pool
10. Pool shallow zone
11. Pool fence
12. Pool seating terrace
13. Spa
14. Hot water
15. Cold water
16. BBQ/outdoor dining terrace
17. Yoga deck
18. Walkway
19. Sauna
20. Steam

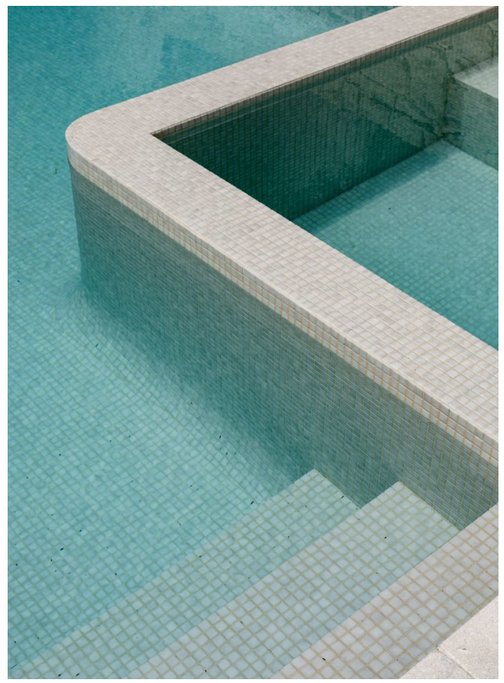




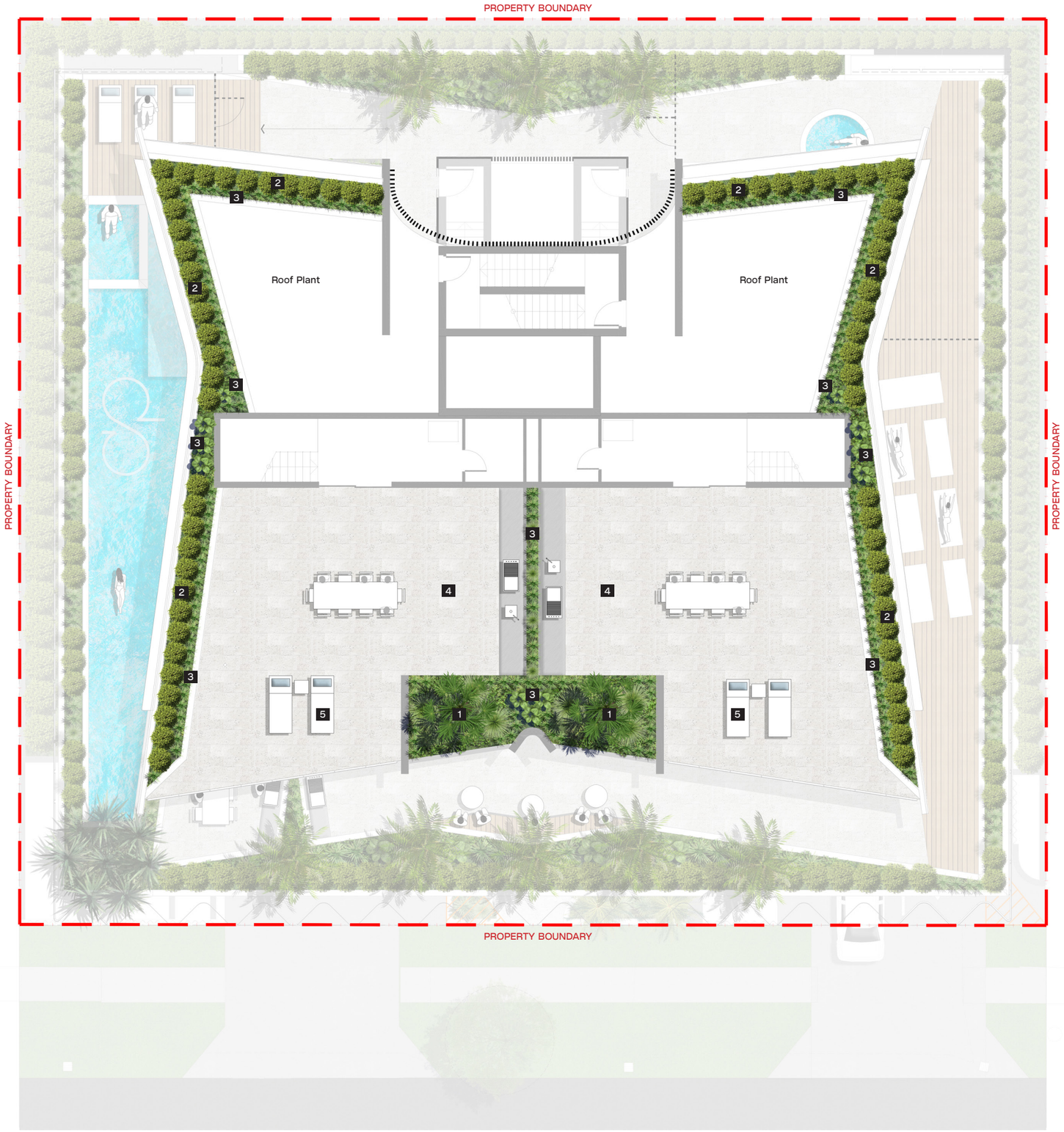








ROOF TERRACE CONCEPT PLAN

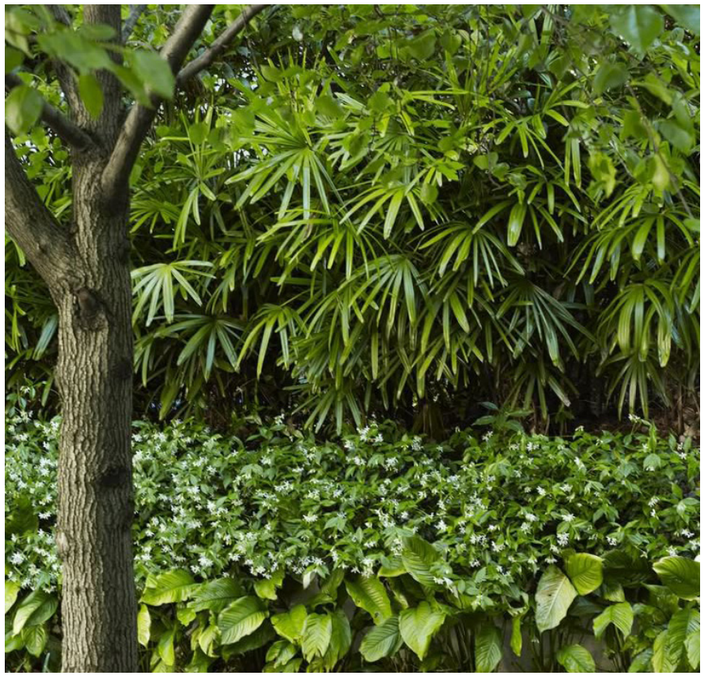


Legend

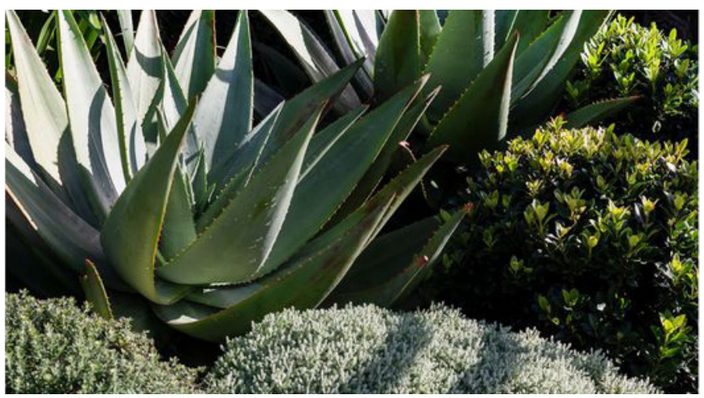
1. Large feature shrub
2. Screening shrubs
3. Feature lush understorey planting mix
4. BBQ/outdoor dining terrace
5. Outdoor lounge terrace













Part Three

Landscape Finishes

Softscape

Softscape Plan

Indicative Softscape Palette

Hardscape

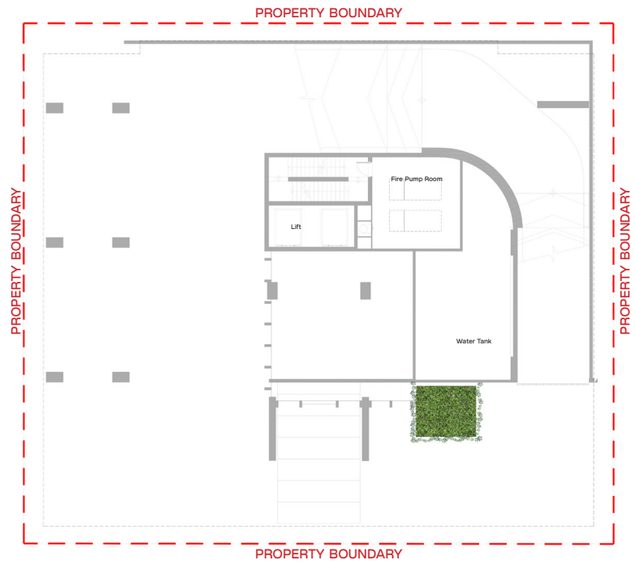
Hardscape Plan

Indicative Hardscape Palette

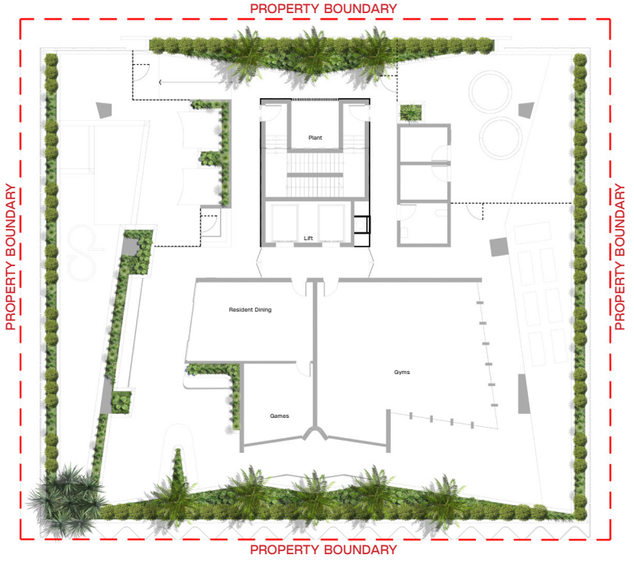




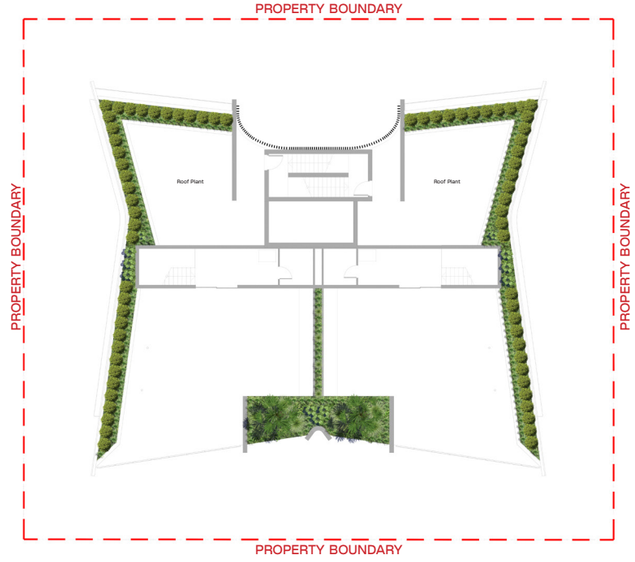
Ground Level Floor Plan



Mezzanine Floor Plan



Level 4 Floor Plan



Roof Terrace Floor Plan

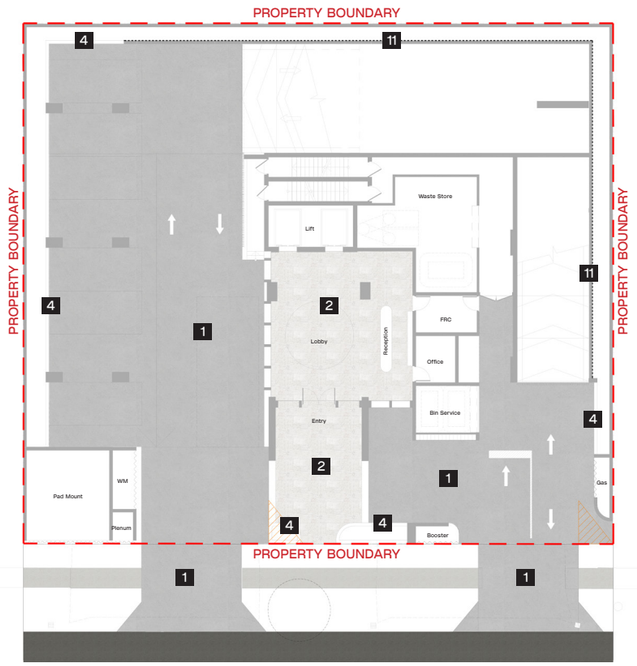
Tree & Palm Species

1. Acmena Smithii ‘Sublime’
2. Agathis Robusta
3. Alectryon Coriaceus
4. Atractocarpus Fitzalanii
5. Cocos Nucifera
6. Dracaena Draco
7. Elaeocarpus Reticulatus
8. Hibiscus Tiliaceus Rubra
9. Howea Forsteriana
10. Livistona Australis
11. Magnolia Grandiflora ‘Teddy Bear’
12. Pandanus Tectorius
13. Plumeria obtusa

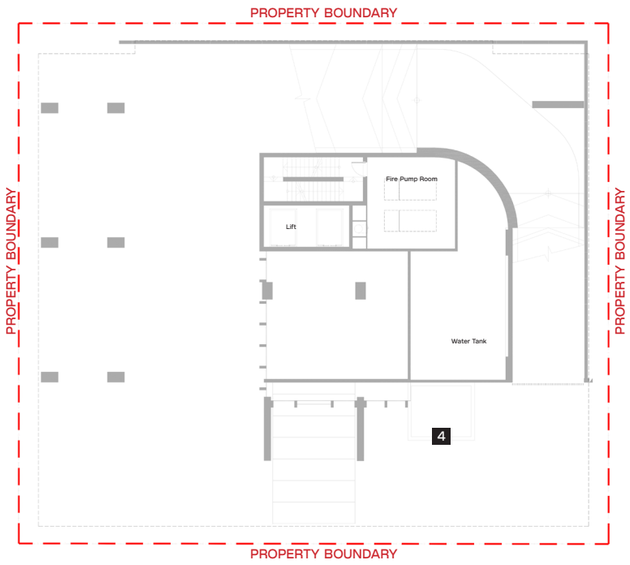
Shrubs & Groundcover Species

14. Alcantarea imperialis
15. Alocasia Brisbanensis
16. Asplenium Nidus
17. Carpobrotus Glaucescens
18. Casuarina Glauca ‘Cousin It’
19. Cordyline Petiolaris
20. Crassula Ovata
21. Dichondra ‘Silver Falls’
22. Doryanthes Excelsa
23. Ficus Microcarpa ‘Green Island’
24. Ficus Pumila
25. Heliconia Hot Rio Nights
26. Hymenocallis Littoralis
27. Myoporum Species
28. Philodendron Imperial Green
29. Rhapis Excelsa
30. Senecio Serpens
31. Syzygium Species
32. Trachelospermum Jasminoides
33. Viola Hederacea
34. Westringia Fruticosa
35. Zamia Furfuracea

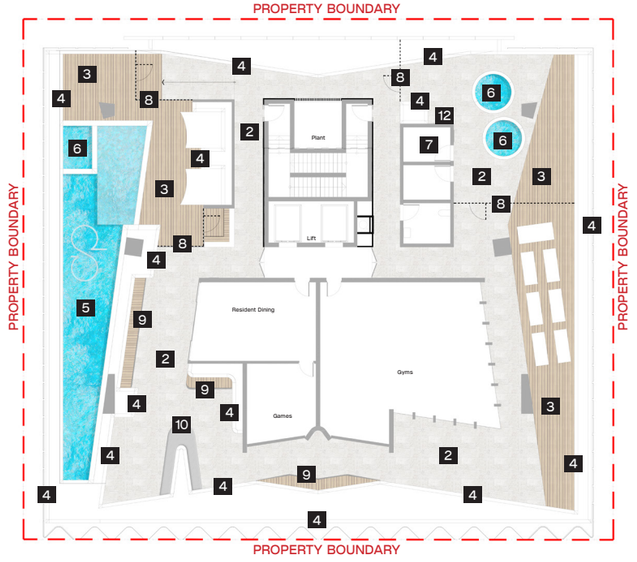




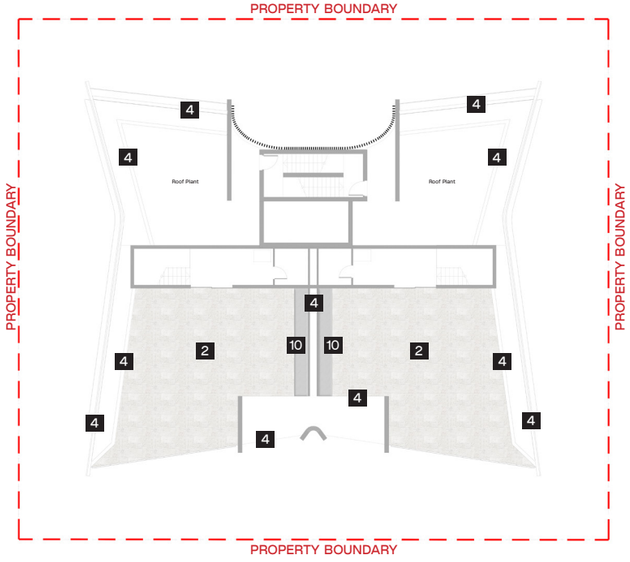
Ground Level Floor Plan



Mezzanine Floor Plan



Level 4 Floor Plan



Roof Terrace Floor Plan

1



CONCRETE FOOTPATH/DRIVEWAY

Colour: To Cogc Requirements
Size: Tbc
Finish: Tbc

2



NATURAL STONE/PORCELAIN PAVERS

Colour: Light Grey Limestone
Size: 300 X 600
Finish: Tbc

3



TIMBER DECKING

Colour: Accoya
Size: 138 X 23mm
Finish: Dressed & Treated

4



GENERAL WALLS

Colour: White
Size: Tbc
Finish: Rendered & Painted

5



POOL TILE FINISH

Colour: White Mix
Size: 20x20mm
Finish: Trowelled

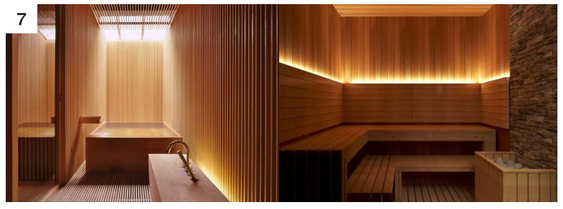
6



SPA

Colour: tbc
Size: tbc
Finish: tbc

7



SAUNA

Colour: Tbc
Size: Tbc
Finish: Tbc

8



FRAMELESS GLASS FENCE / BALUSTRADE

Colour: Clear
Size: 1200mm High
Finish: Tbc

9



HONED CONCRETE BENCH SEATING

Colour: /White
Size: N/A
Finish: Honed

10



BBQ BENCH

Colour: Tbc
Size: Tbc
Finish: Tbc

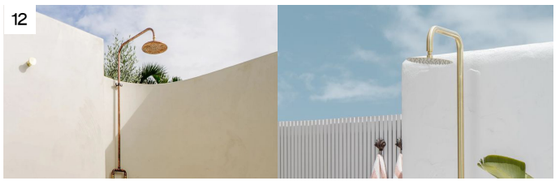
11



WIRE TRELLIS SYSTEM/GREENWALL

Colour: Tbc
Size: Tbc
Finish: Tbc

12



OUTDOOR SHOWER

Colour: Tbc
Size: Tbc
finish: Tbc

Part Four

Design Analysis

Soil Depth Analysis

Soil Depth Analysis Plans

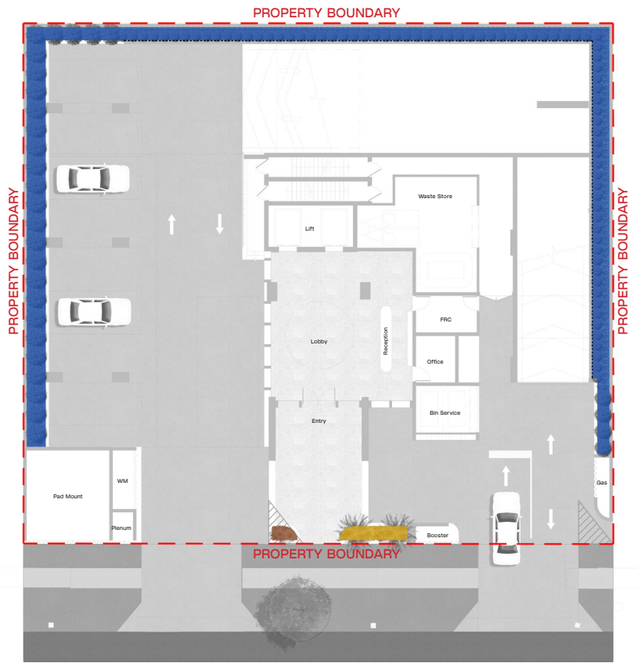
Soil Depth Analysis Details

Recreation Analysis

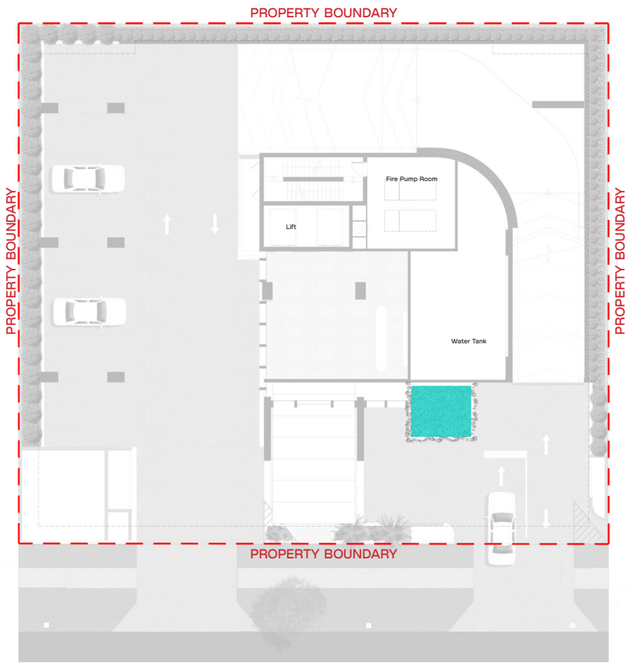
Recreation Analysis Plans

Recreation Analysis Details

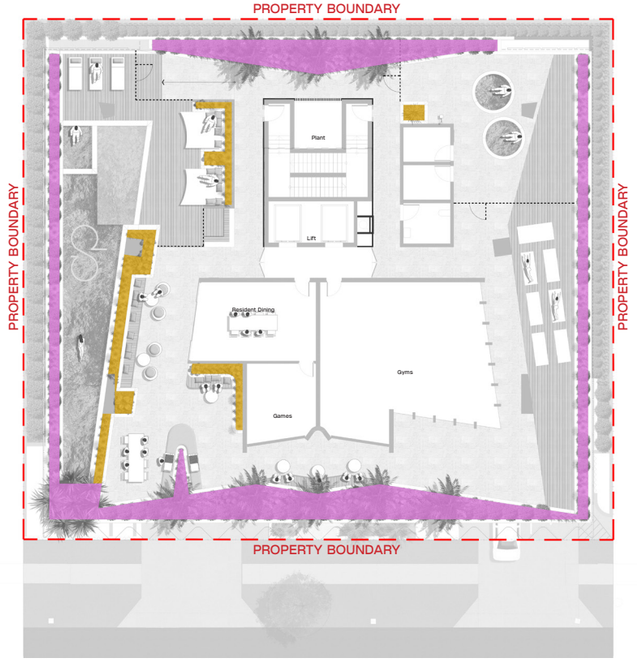




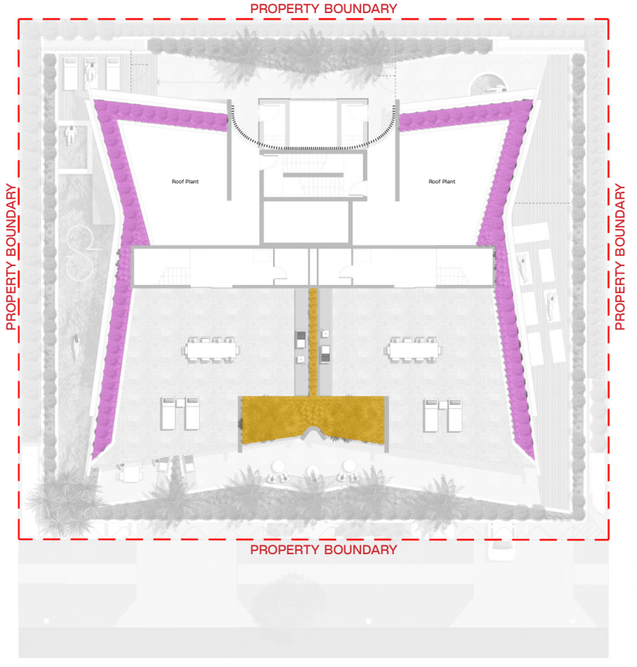
Ground Level Floor Plan



Mezzanine Floor Plan



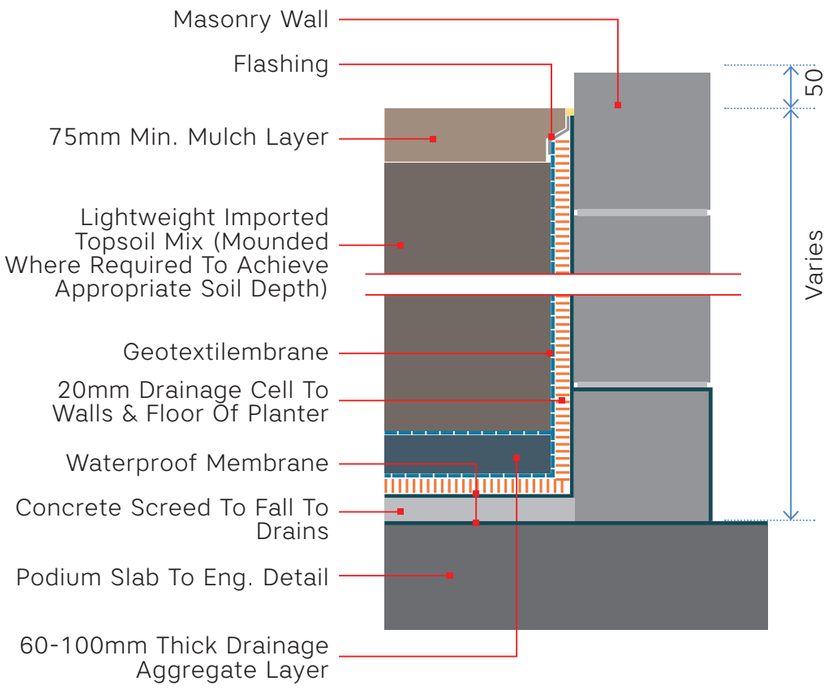
Level 4 Floor Plan



Roof Terrace Floor Plan

Legend

- 200mm Depth Raised Planter
- 300mm Depth Raised Planter
- 500mm Depth Raised Planter
- 1000mm Depth Raised Planter
- 1200mm Depth Raised Planter



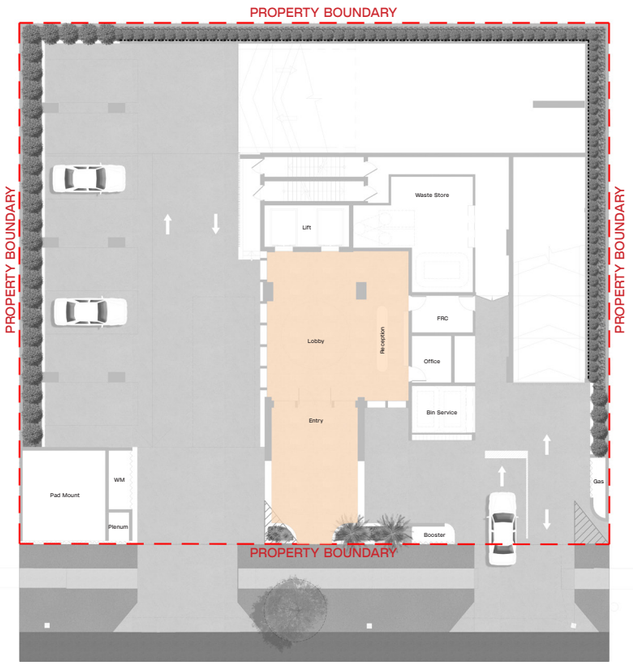
Typical Podium Raised Planter Detail

Not To Scale

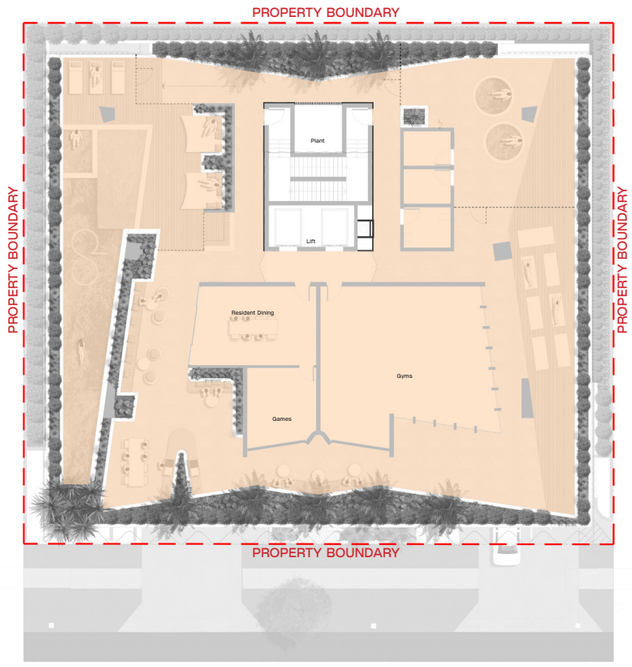








Ground Level Floor Plan



Level 4 Floor Plan

Recreation Capacity Assessment

Table 1					
No.	Facility	Function Of Space	Area m^2	m^2 Per Person	Recreational Capacity
01	Transitional Zone	Circulation		6	738
		Total			123

Occupancy Calculations				
Unit Products	QTY	Occupancy Ratios		Occupancy
3 Bed	56	4	Persons/Unit	224
Total Number Of Units	56		Max Occupancy	224
Total Occupancy				224
Factor 80% Maximum Occupancy At Any Given Time				179
Factor 33% Maximum Usage Of Onsite Rec/Facilities And Spaces At Any Given Time By Residents				60
Total Recreational Carrying Capacity Calculated In Table 1				123
Project Surplus Recreational Carrying Capacity				63

Reference images in this presentation are intended for in–house discussions only. LDGLA does not claim authorship. These images have been sourced from various publications.

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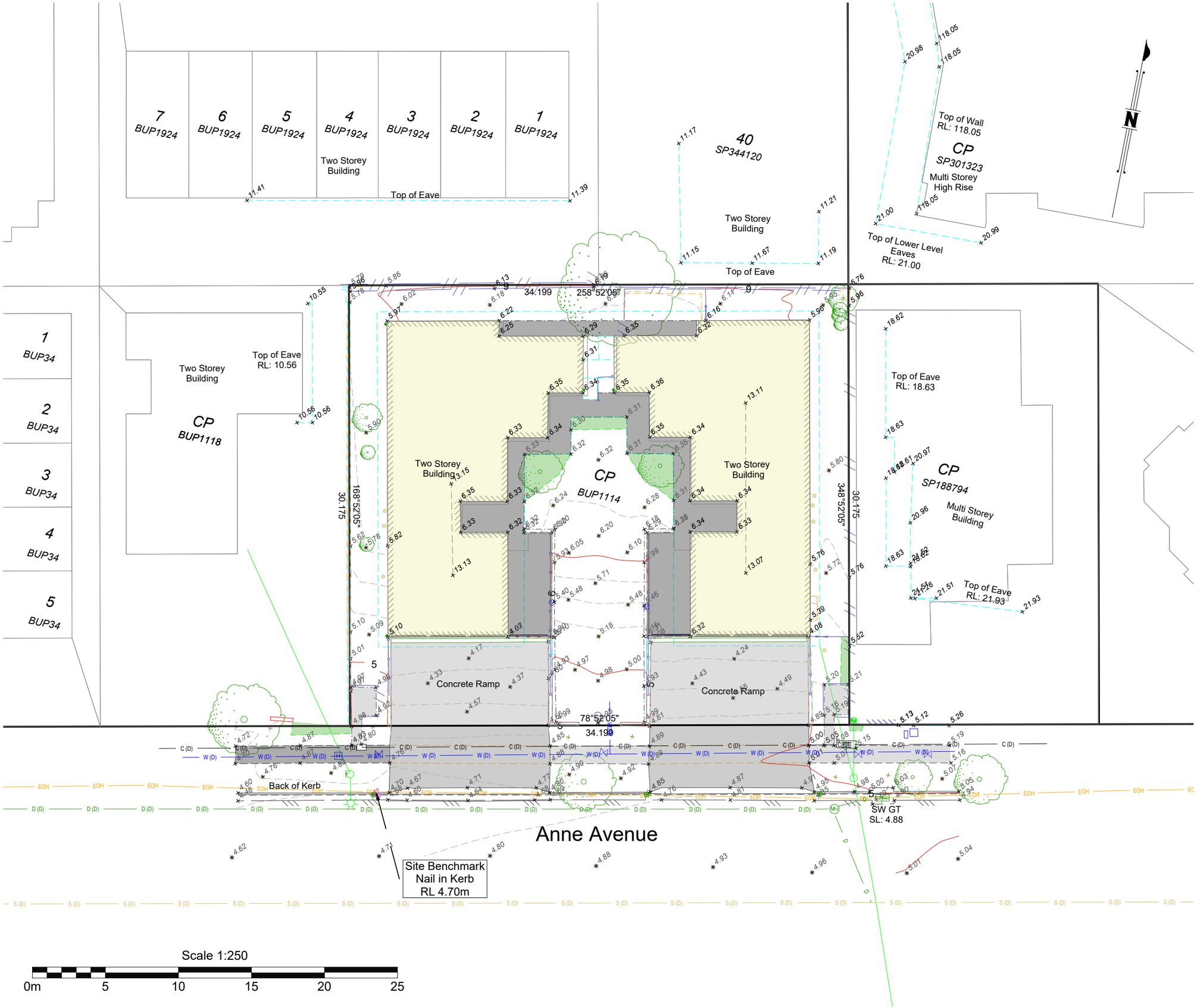
P: 07 5654 5198

ATTACHMENT 13

Survey Plan prepared by Bennett & Bennett



UPS
URBAN PLANNING SERVICES



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Surveying, Town Planning, Spatial Services & Titling
GOLD COAST | BRISBANE | SUNSHINE COAST | NORTHERN RIVERS
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LEGEND:

- Road: Kerb Back, Kerb Invert, Edge of Bitumen, Edge of Gravel, Road Crown
- Traffic Park Meter, Traffic Light, Traffic Pit, Traffic Sign, Traffic Post Box
- Structures: Building Line, Roof Ridgeline, Fence Line, Gate, Hand Rail, Cattle Grid, Bollard
- Sewer: Sewer Line, Valve, Inspection Opening, Manhole
- Electrical: Electricity Line, Overhead Line, Pits/Manholes, Pole, Street Light, Light In-Ground
- Water: Water Line, Meter, Valve, Fire Hydrant, Tap, Sprinkler
- Fuel: Fuel Line, Fitting
- Terrain: Driveway, Footpath, Slab Edge, Retaining Wall Base, Retaining Wall Top, Change of Grade, Top of Bank, Toe of Bank, Waterline, Garden Edge, Creek Toe of Bank, Creek Top of Bank, Creek Invert, Creek Waterline, Tree, Tree Canopy, Control Point/PSM
- Drainage: Drainage line, Open Drain, Manhole, Field Inlet, Downpipe
- Communications: Communication Line, Overhead Line, Pits/Manholes, Pillar
- Gas: Gas Line, Valve, Marker
- General: Pothole
- Subsurface Utility - QL: * QL-A (H±50mm,V±50mm), * QL-B (H±300mm,V±500mm), * QL-C (H±300mm,2D), * QL-D (Exist Record)

NOTES:

1. Drawn to scale on an A3 sheet.
2. Contour Interval... 0.25m
3. All levels are in metres on the Australian Height Datum referred to PSM549 - RL 4.398 AHD situated in Surf Pde /Phillip Ave.
4. All Boundaries are vide title and subject to confirmation by survey.
5. The Location of Underground services are in accordance with AS5488:2019, the Australian Standard for classification of Subsurface Utility Information (SUI). The exact nature and location of these services should be confirmed prior to construction.
6. Area vide title :1032 m²
7. Field Survey Completed on: 21/11/2024

Level datum: AHD Derived (PSM549)
Horiz datum: MGA Derived DCDB (B83824)
Coord Origin: DCDB (SE Cnr Lot BUP1114)
GDA System: GDA2020 Coordinate System: Plane 1:1
Meridian: + 10°00'04" B83824

Title:

VERIFICATION PLOT

Detail Survey of 19-21 Anne Ave, Broadbeach CP on BUP1114

Client:	**Bassar Construction Group Pty Ltd**		
Locality:	Broadbeach		
Local Gov:	Council of the City of Gold Coast		
Surveyed By:	KW	Approved:	RC
Date Created:	27/11/24	Scale:	1:250
File Ref:			241836P
Plan No:	**241836_S001_VER**	Rev:	**A**

A3

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