

7-9 Surf Parade Broadbeach

Rothelowman acknowledges Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures and to Elders past and present.

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Architectural Statement

7-9 Surf Parade offers a unique opportunity to explore a number of key urban concepts that relate specifically to the City of the Gold Coast. Fundamental to these ideas is an in-depth analysis and understanding of context and place. The Gold Coast offers a lifestyle and environmental condition that is enviable. The amazing climate (benign and liveable all year round) combines with surfside living to offer a unique context from which we can create a truly local architecture.

The design embraces classical notions of symmetry, order and ornament as articulation in crafting a beautifully proportioned, elegant tower. The podium adopts landscape integration and highly textured ornamental layering to enhance the streetscape experience and amenity for neighbouring sites: seeking beauty in materiality rather than gratuitous form making.

The apartment floors deliver a collection of homes that embrace controlled outlook via a series of bay windows deliberately framing moments of view to the surrounding regional context. The communal spaces to the podium and rooftop provide resort, wellness and entertainment areas that seek the sun and horizon.






A relaxed and deliberately barefoot environment is sought in imagining home as an eternal holiday. 7-9 Surf Parade seeks to exemplify and manifest a local architecture that expresses the location. Imagined with a generous eye for life it places community ideals, resident experience, and liveability at its heart.



Site Analysis

Macro Context Analysis

Legend

	Subject Site
	Major Road
	Minor Road
	Existing Tram Line
	New Tram Line
	Green Space
	Water

Landmarks

1	Oracle Boulevard Retail Precinct
2	Oasis Shopping Centre
3	Broadbeach Mall
4	Kurrawa Park
5	Kurrawa Surf Life Saving Club
6	Kurrawa All Abilities Playground
7	Pratten Park
8	Pratten Park Playground
9	Kurrawa Beach
10	Hedges Ave Offleash Dog Park
11	Mermaid Beach
12	Broadbeach State School
13	Broadbeach Bus Depot
14	Broadbeach Tram Station
15	Pacific Fair Shopping Centre
16	Broadbeach Cultural Precinct
17	The Star Casino
18	Gold Coast Convention & Exhibition Centre



Site Accessibility

Legend

Subject Site

Major Road

Minor Road

Existing Tram Line

New Tram Line

Green Space

Water

Pedestrian Link

Cyclist Path

Public Transport Stop

This aerial map illustrates the accessibility of a subject site, highlighted by a red dashed rectangle. The site is situated at the intersection of Gold Coast Highway and Alexandra Avenue. Key features include:

- Roads:** Major roads shown in dark red include Hooker Boulevard, Gold Coast Highway, Alexandra Avenue, Margaret Avenue, Mary Avenue, and Mermaid Avenue. Minor roads in a lighter red include Surf Parade and Old Burreigh Road.
- Tram Lines:** An existing tram line is shown as a double red line along the Gold Coast Highway. A new tram line is indicated by a double orange line branching off to the south.
- Landmarks and Green Space:** Broadbeach State School is located to the northeast of the site. Pratten Park is situated to the east, and a large green area is visible to the north.
- Water:** The ocean is visible on the left side of the map.
- Accessibility Links:** Pedestrian links are shown as dotted black lines, and cyclist paths are shown as dashed red lines. A public transport stop is marked with a red circle on the Gold Coast Highway.
- Distances:** Arrows indicate distances to other locations: "1km to Pacific Fair" and "Pacific Fair Drive" to the southwest, and "450m to Kurrawa Beach" to the east.

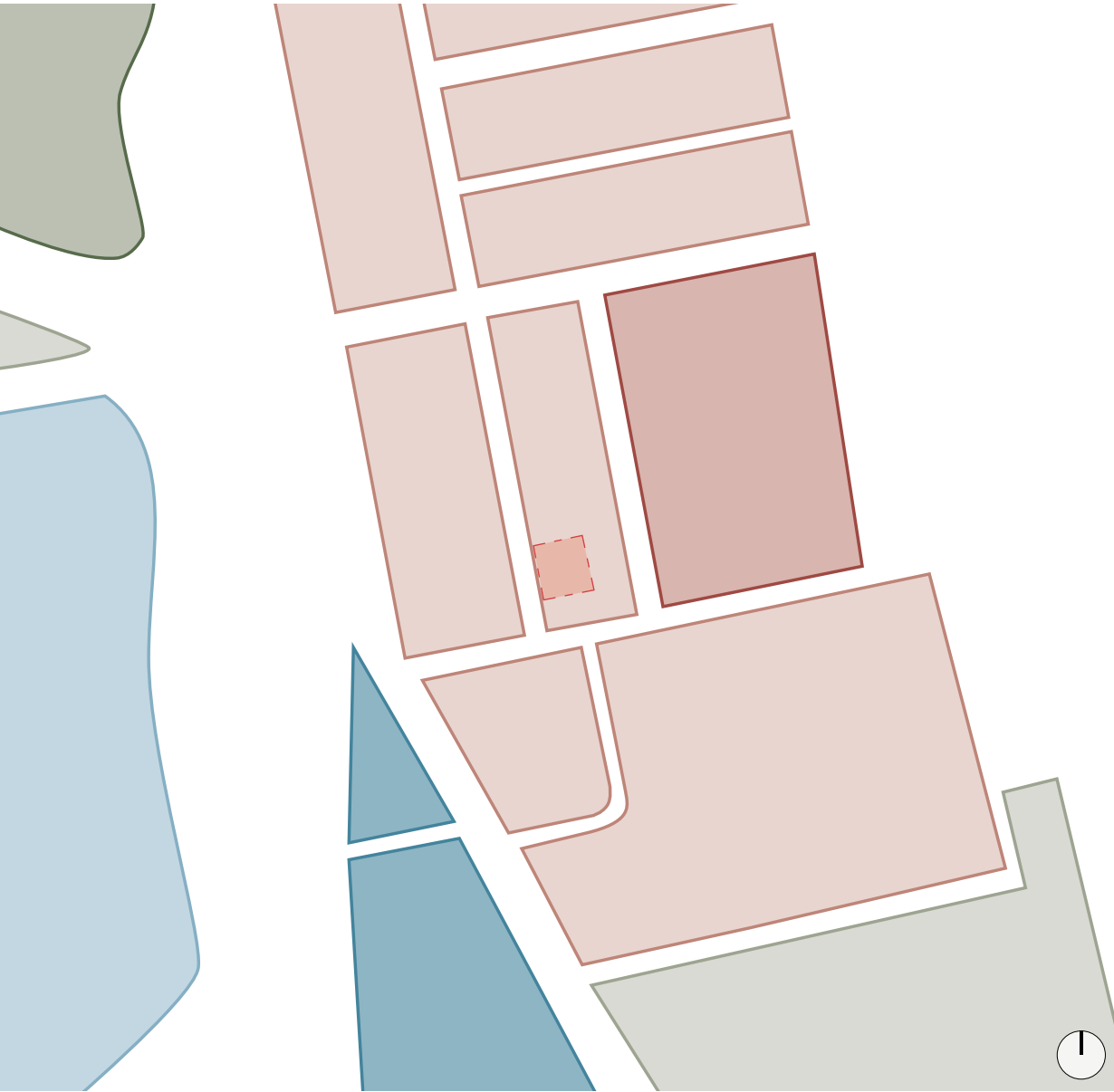
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Recent Developments & Proposals

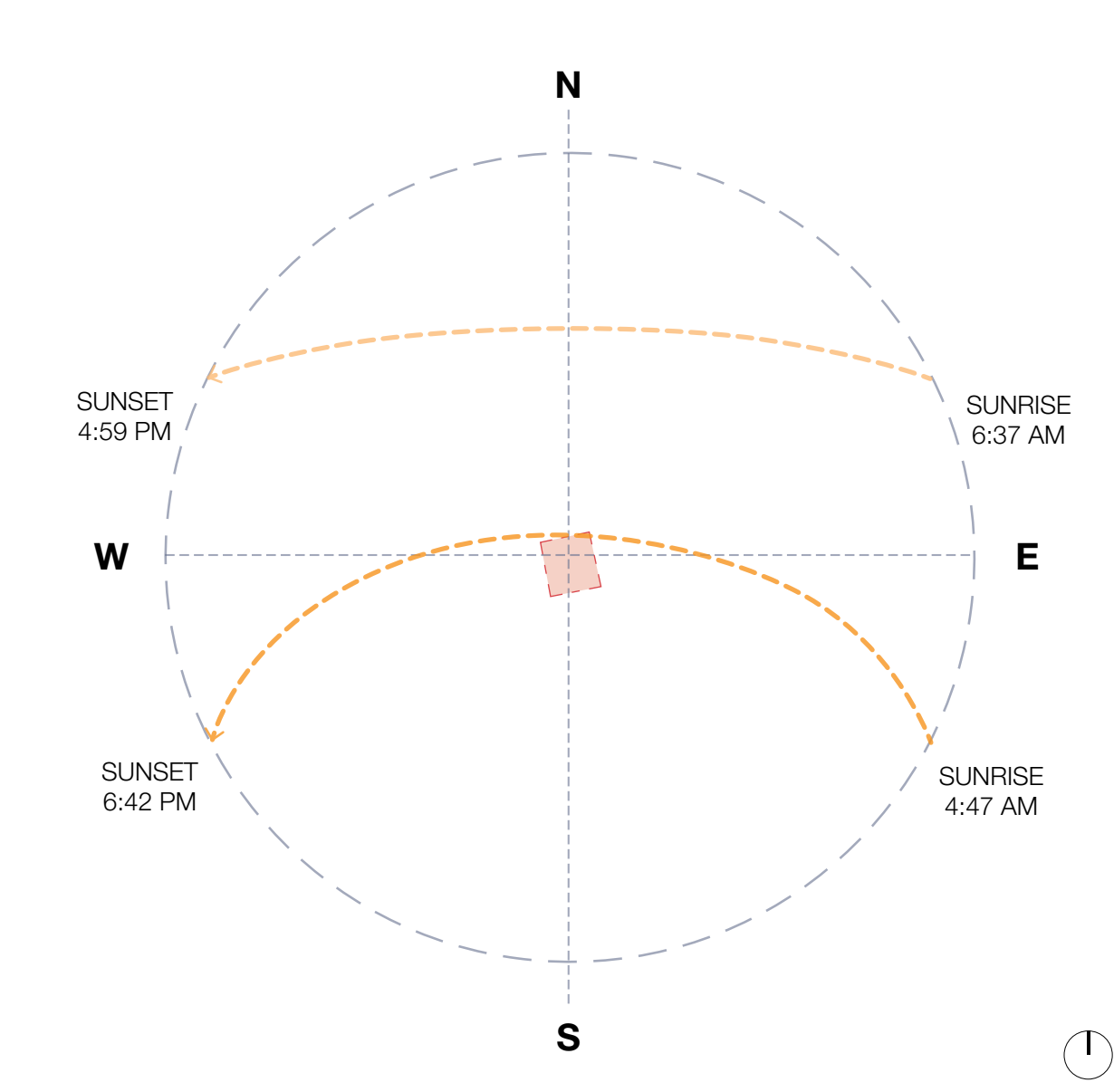


Site Context



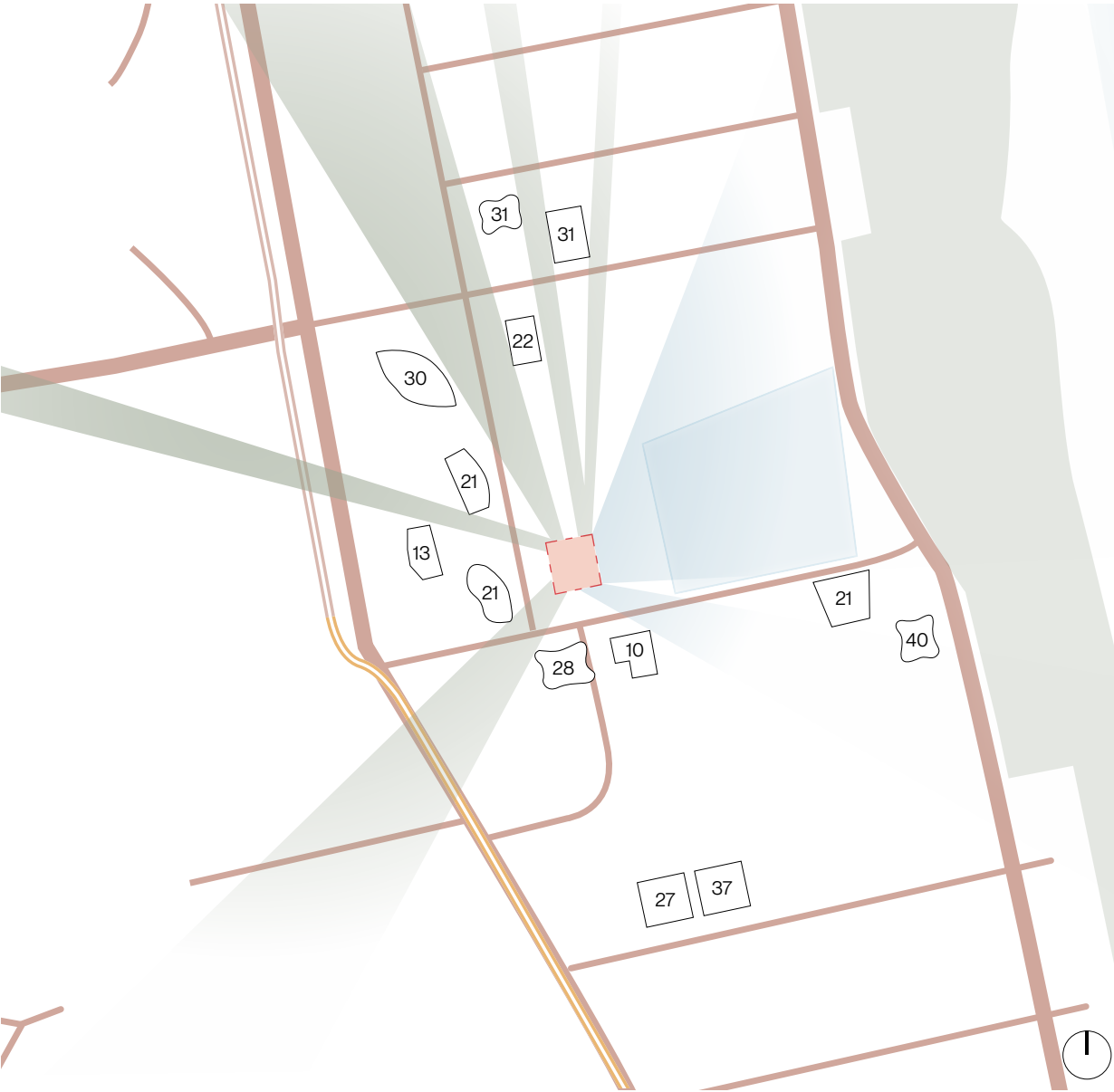
Zoning

Legend	
	Subject Site
	High Density Residential
	Community Facilities
	Medium Density Residential
	Special Development Areas
	Centre
	Mixed-Use



Solar Analysis

Legend	
	Subject Site
	Winter Solstice - 21 June
	Summer Solstice - 22 Dec



View Analysis

Legend	
	Subject Site
	Hinterland Views
	Beach Views

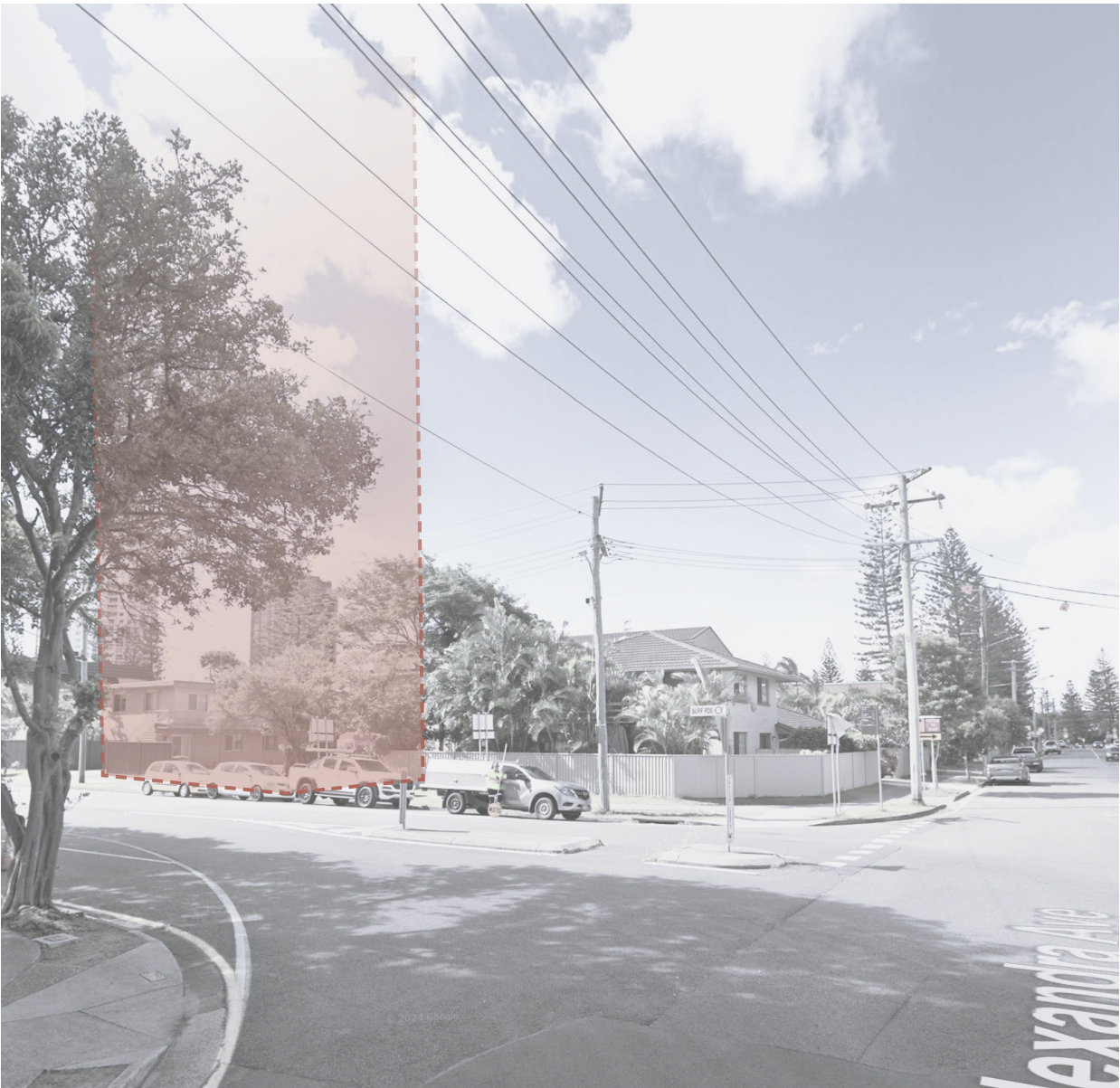
Site Photography



View 1
SurfParade looking south



View 2
SurfParade looking east



View 3
Alexandra Avenue looking north-east

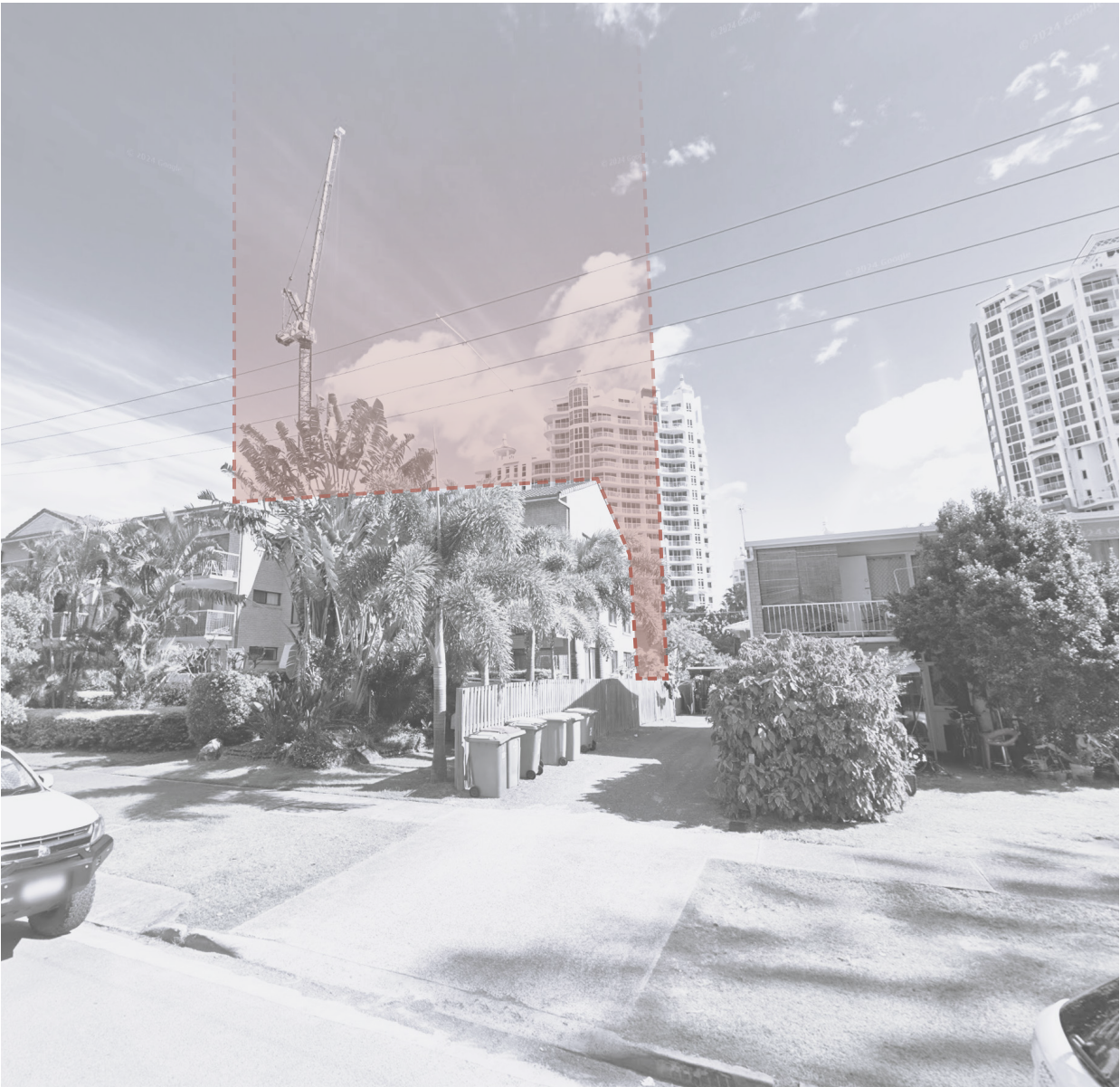
Site Photography



View 4
AlexandraAvenuelookingnorth-west



View 5
AlexandraAvenuelookingnorth-west



View 6
Mary Avenue looking south-west

Urban Morphology



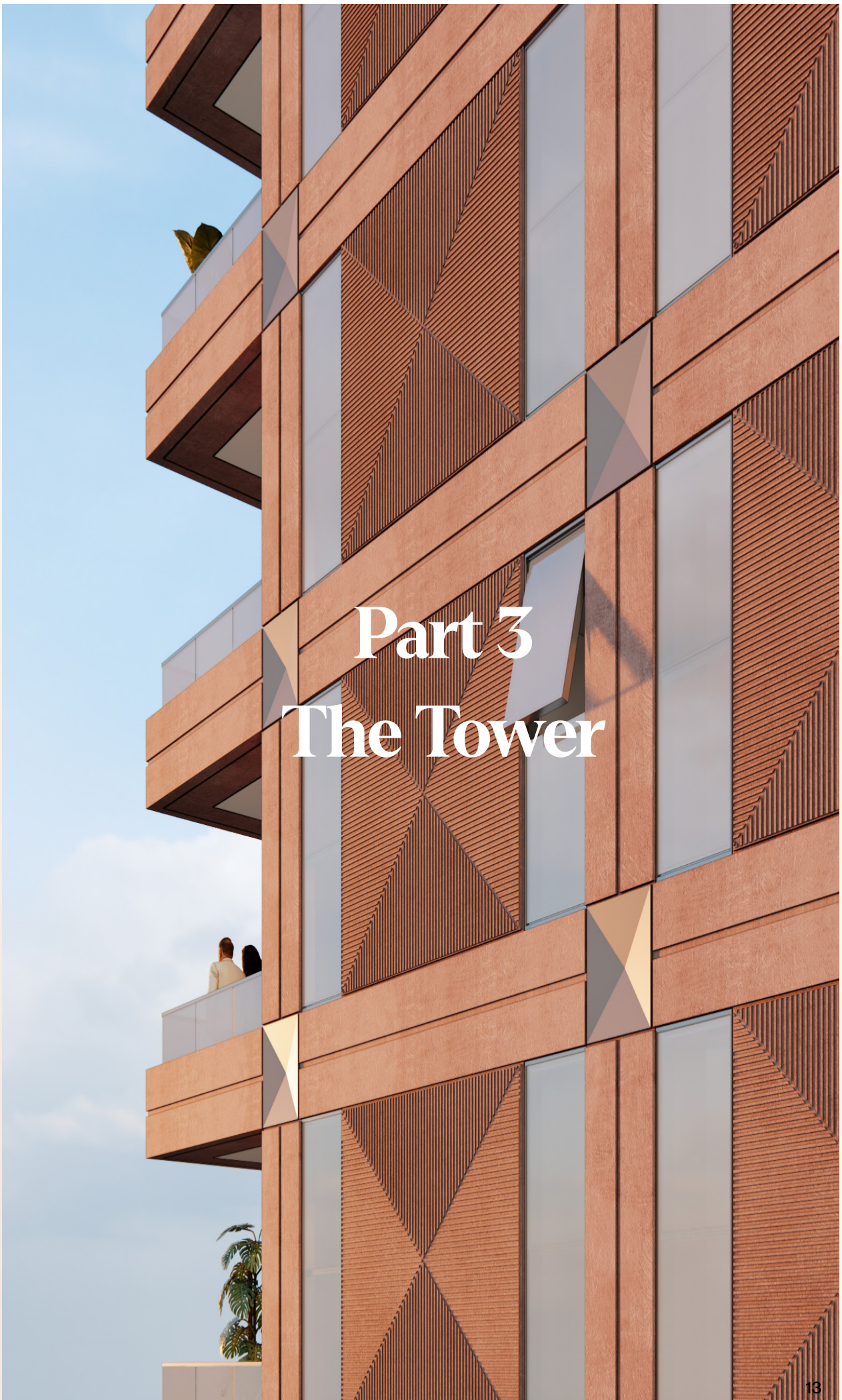
Part 1

The Subtropical Podium



Part 2

The Coastal Residences



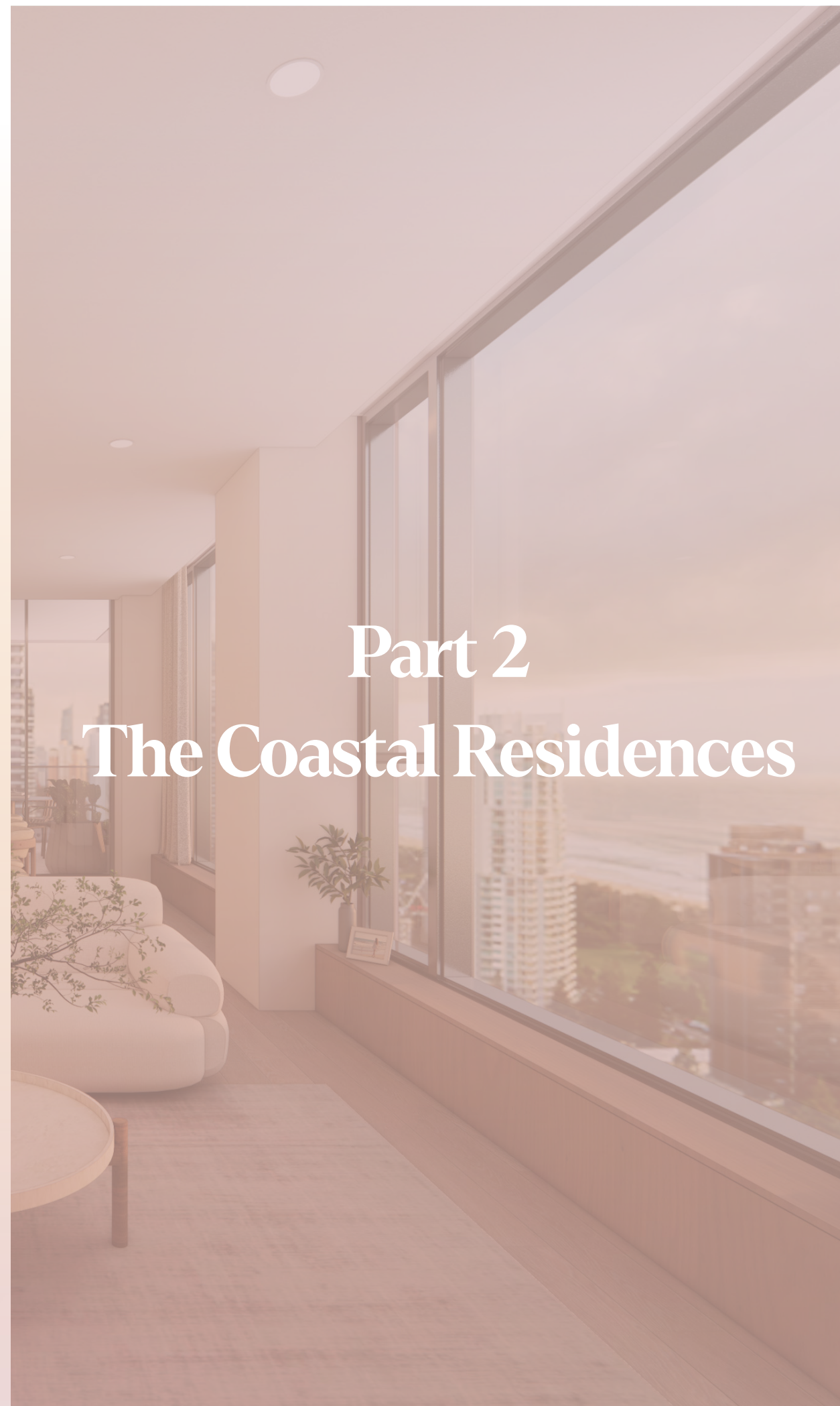
Part 3

The Tower



Part 1

The Subtropical Podium



Part 2

The Coastal Residences



Part 3

The Tower

The Subtropical Podium

A generous architecture that responds to the human scale and street

The Coastal Retreat

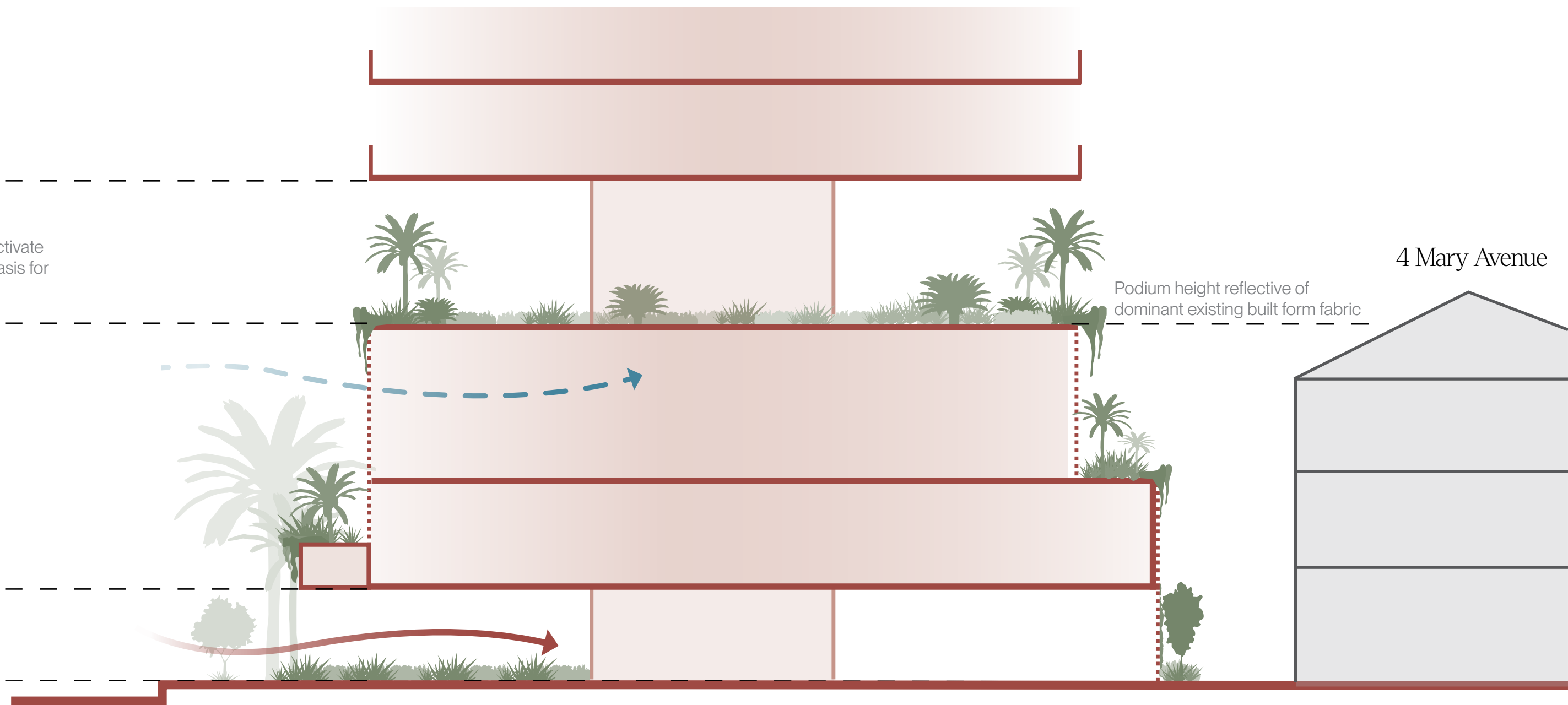
Communal recreation and vertical greenery activate the streetscape whilst providing a secluded oasis for residents to enjoy

The Ornamental Weave

A sculptural, woven screen envelopes the podium facade creating a layered and ornamental presence within the street

The Subtropical Plaza

An open, permeable and invitational ground plane provides clarity around entrance



The Subtropical Podium

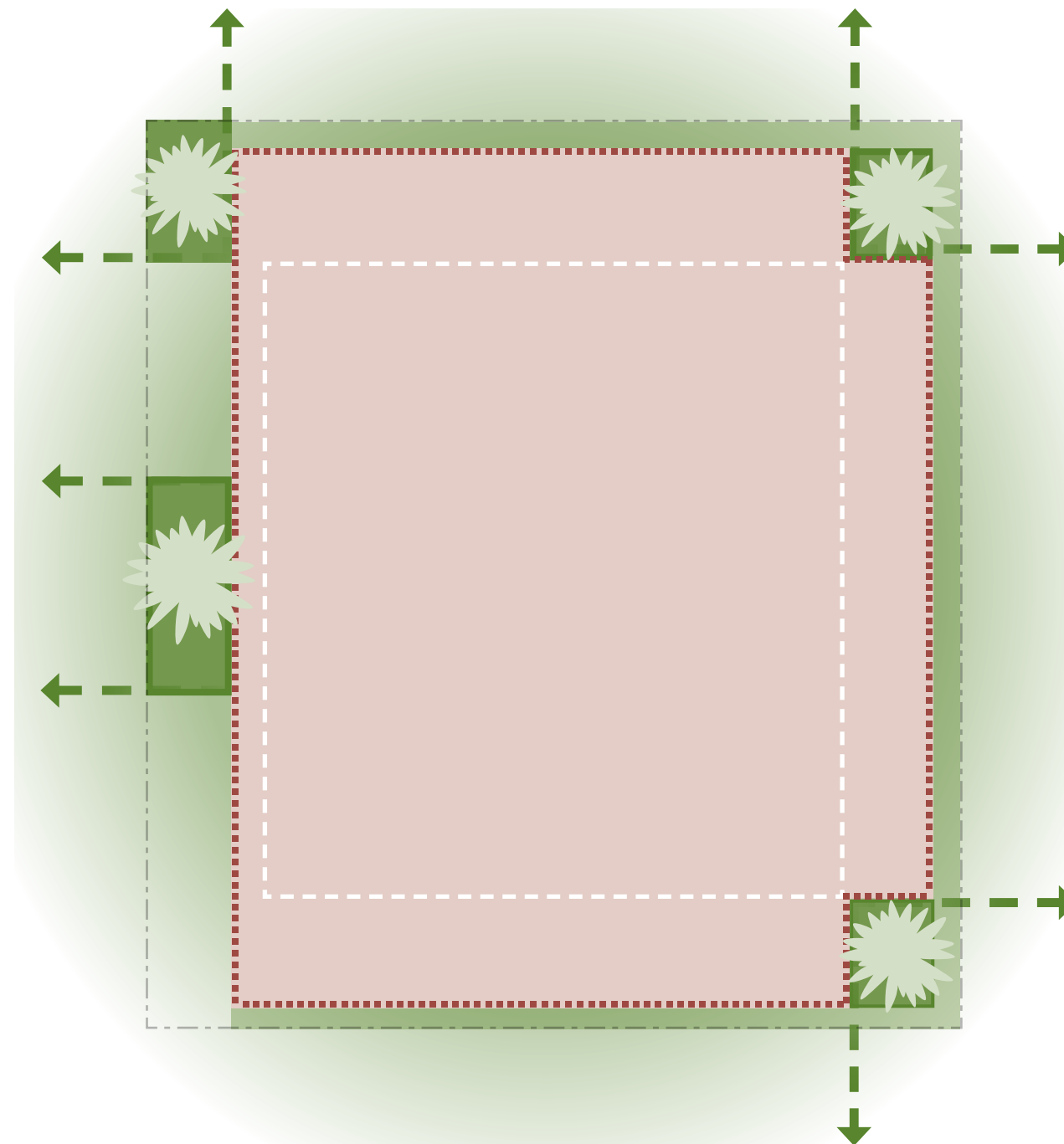
Architecture and Landscape Intertwined



View from Surf Parade (East)



View from Alexandra Ave (South West)



Elevated through Landscaping

Landscape integration is used strategically to soften the built form from key vantage points in and around the neighbourhood



View from 8 Mary Ave (North East)



View from Mary Ave (East)





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Welcome Home





Pattern and Light



Subtropical Embellishment





The Coastal Retreat





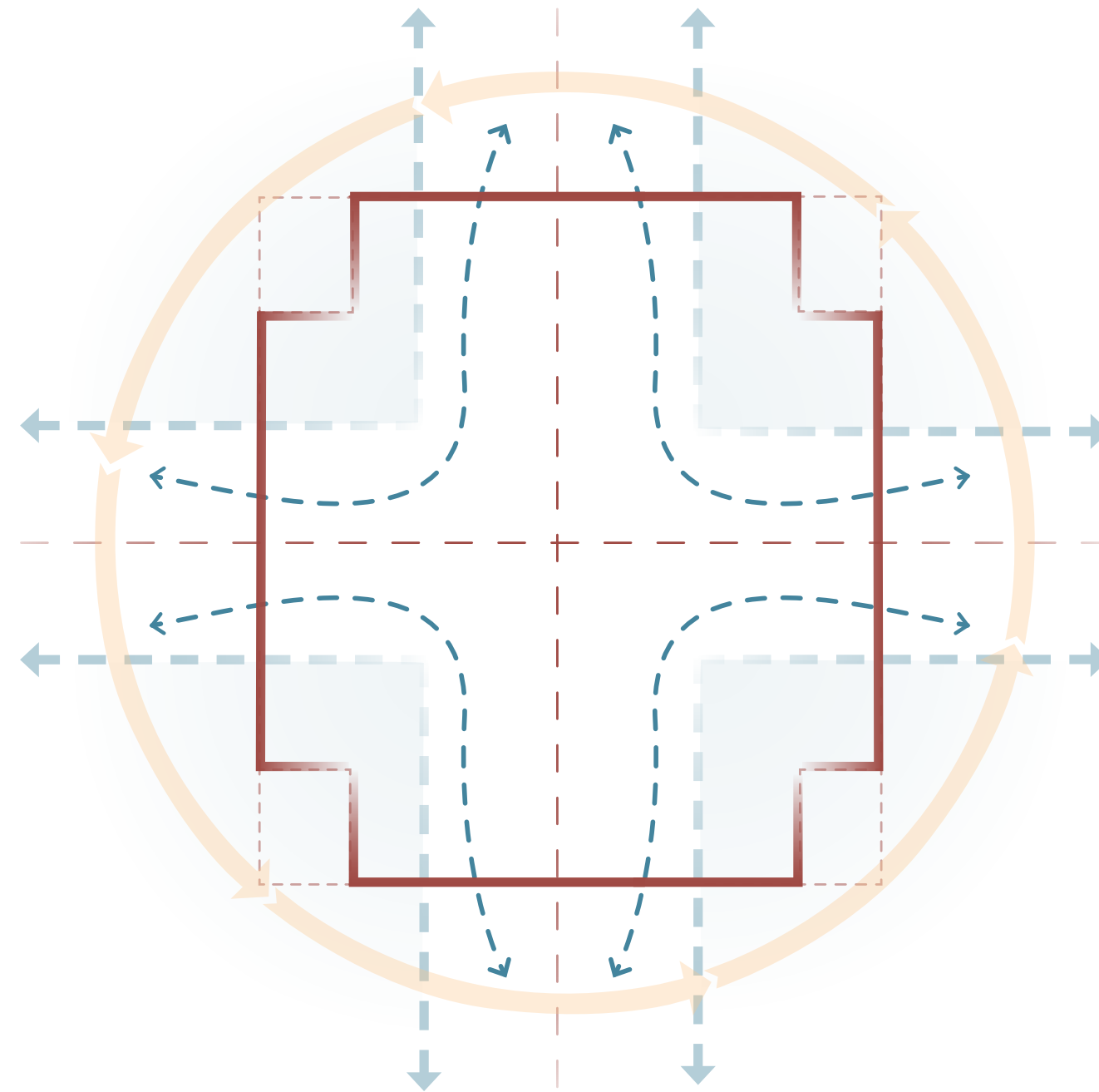
The Coastal Residences



All apartments are corner dwellings optimising cross flow ventilation



An ordered plan resulting in symmetry and beauty in elevation

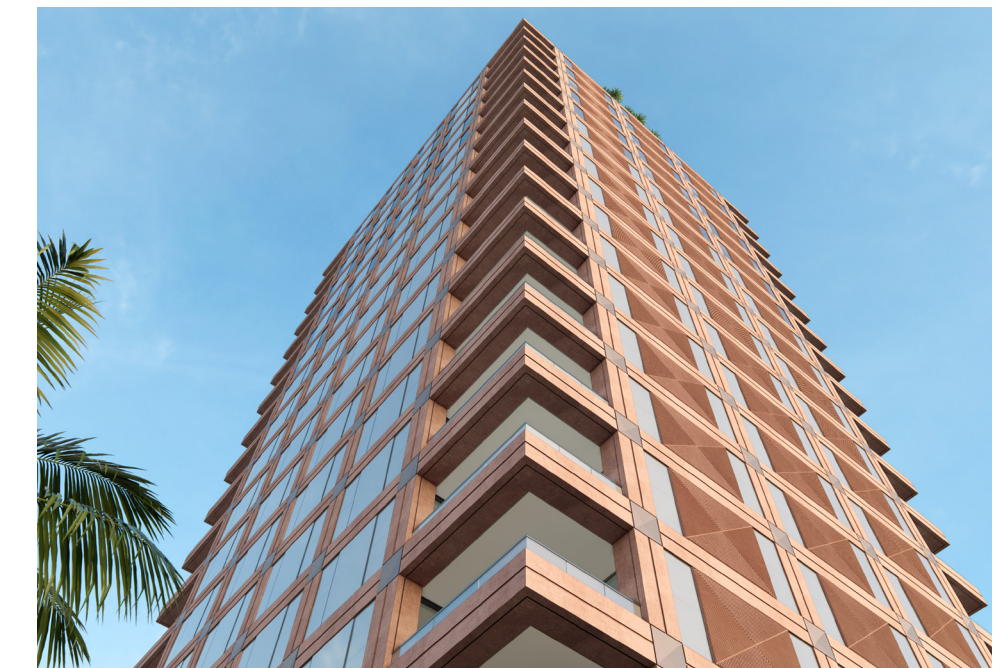


Coastal Living Tuned to Context

Passive, sustainable design measures which emphasise living 'in harmony' with the elements. Apartments which environmentally respond to its subtropical context by embracing operability within the facade.



Facade fenestration modulated to optimise privacy and outlook



An ordered plan resulting in symmetry and beauty in elevation

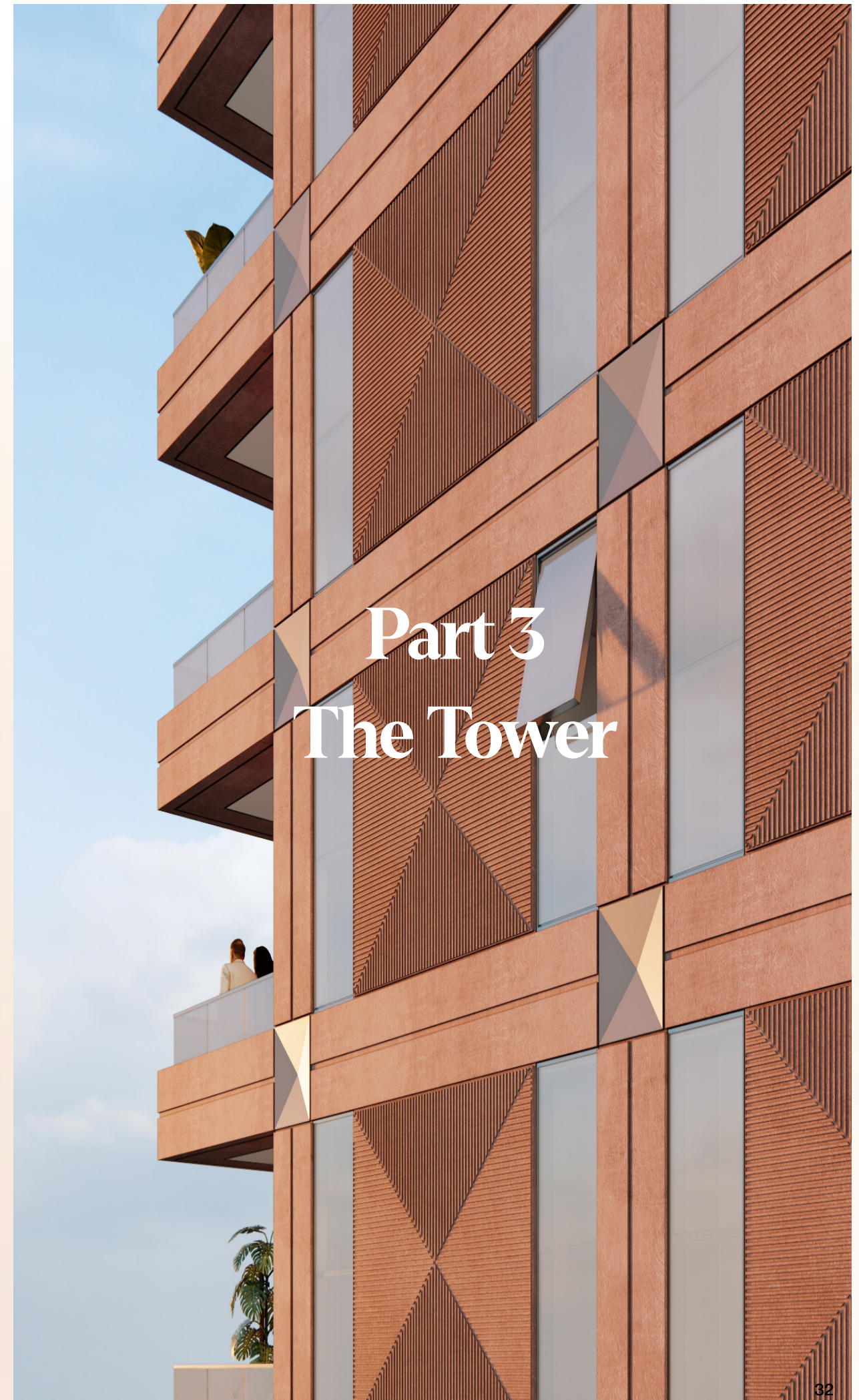
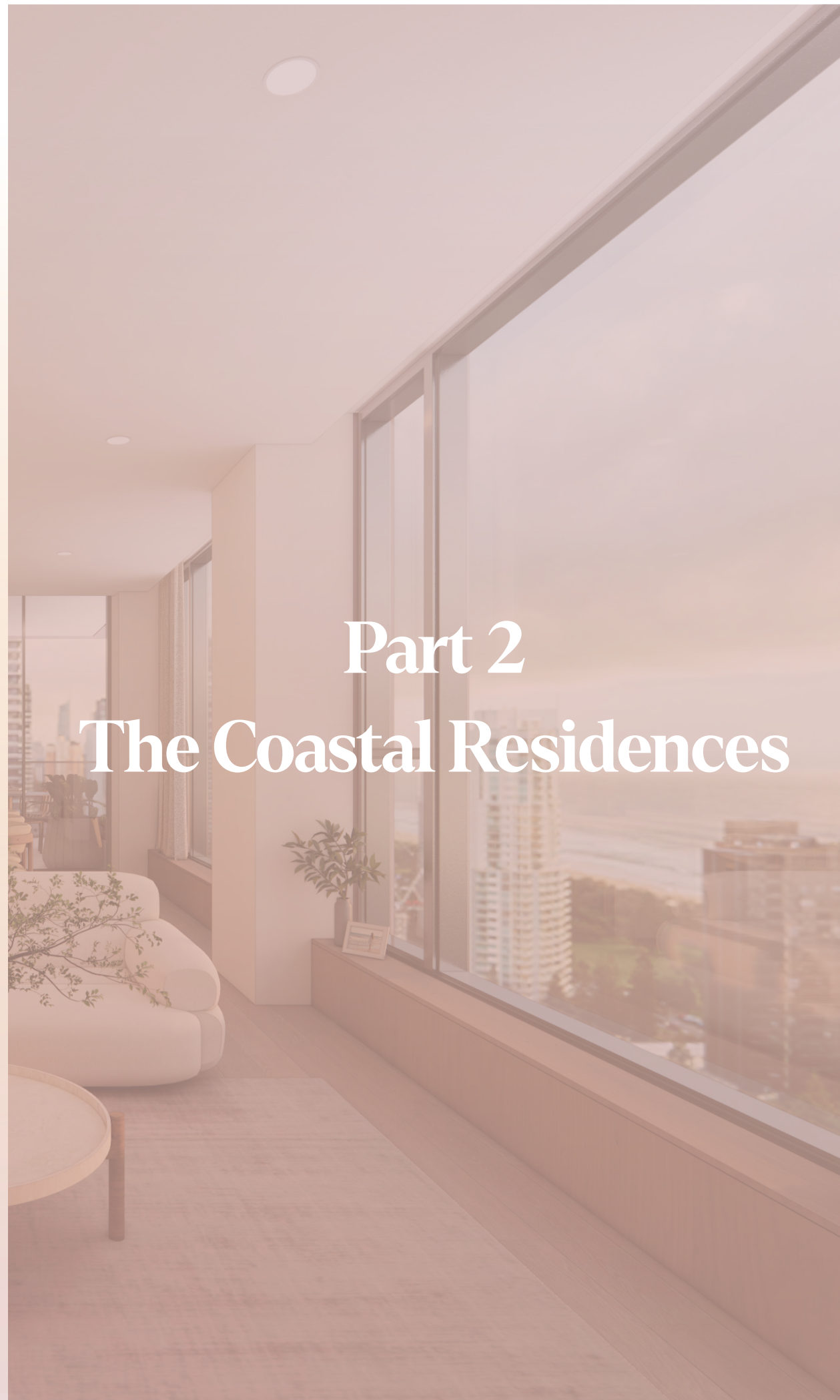


Refined Coastal Living



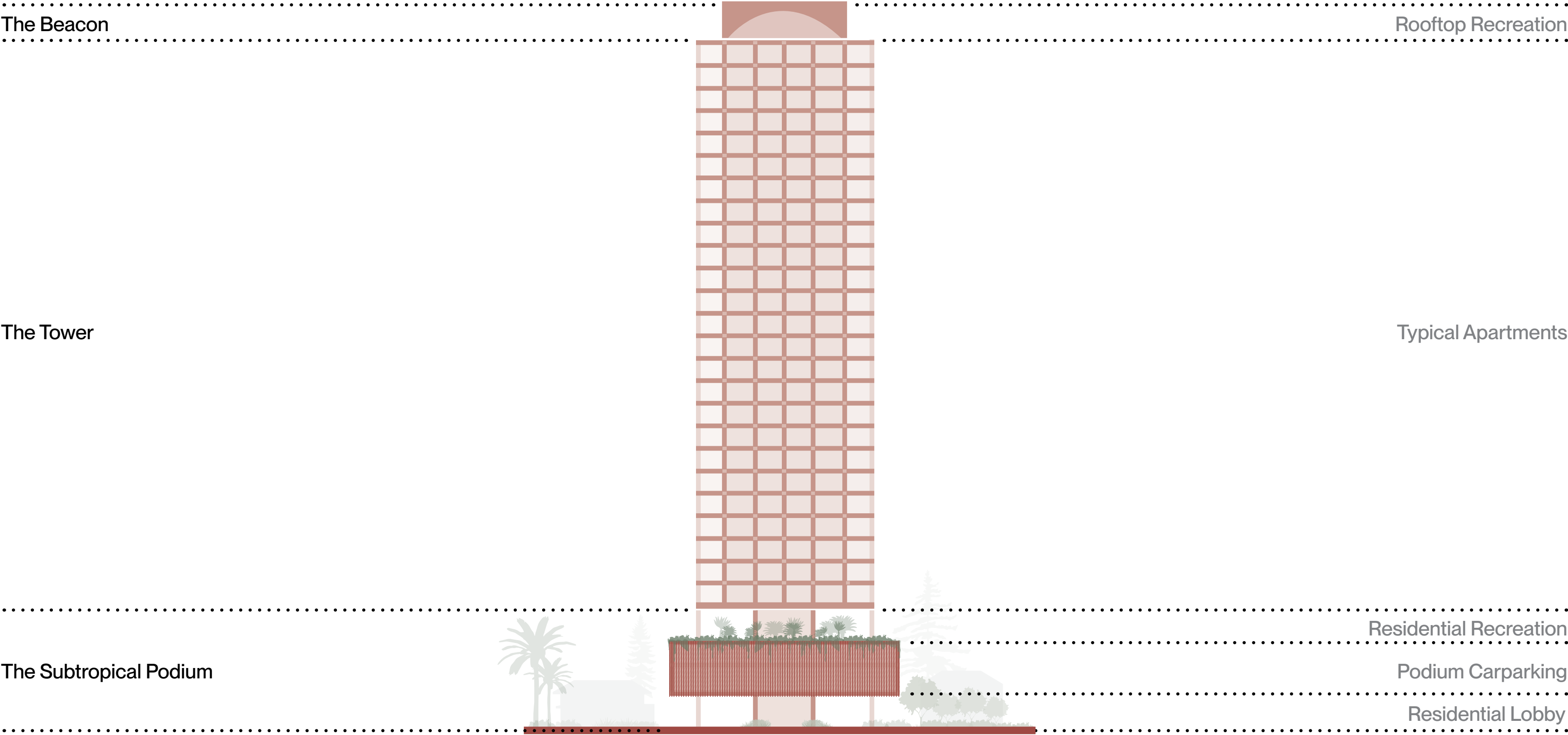


Tuned to Context



The Tower

Articulation through Ornament



The Tower

Articulation through Ornament

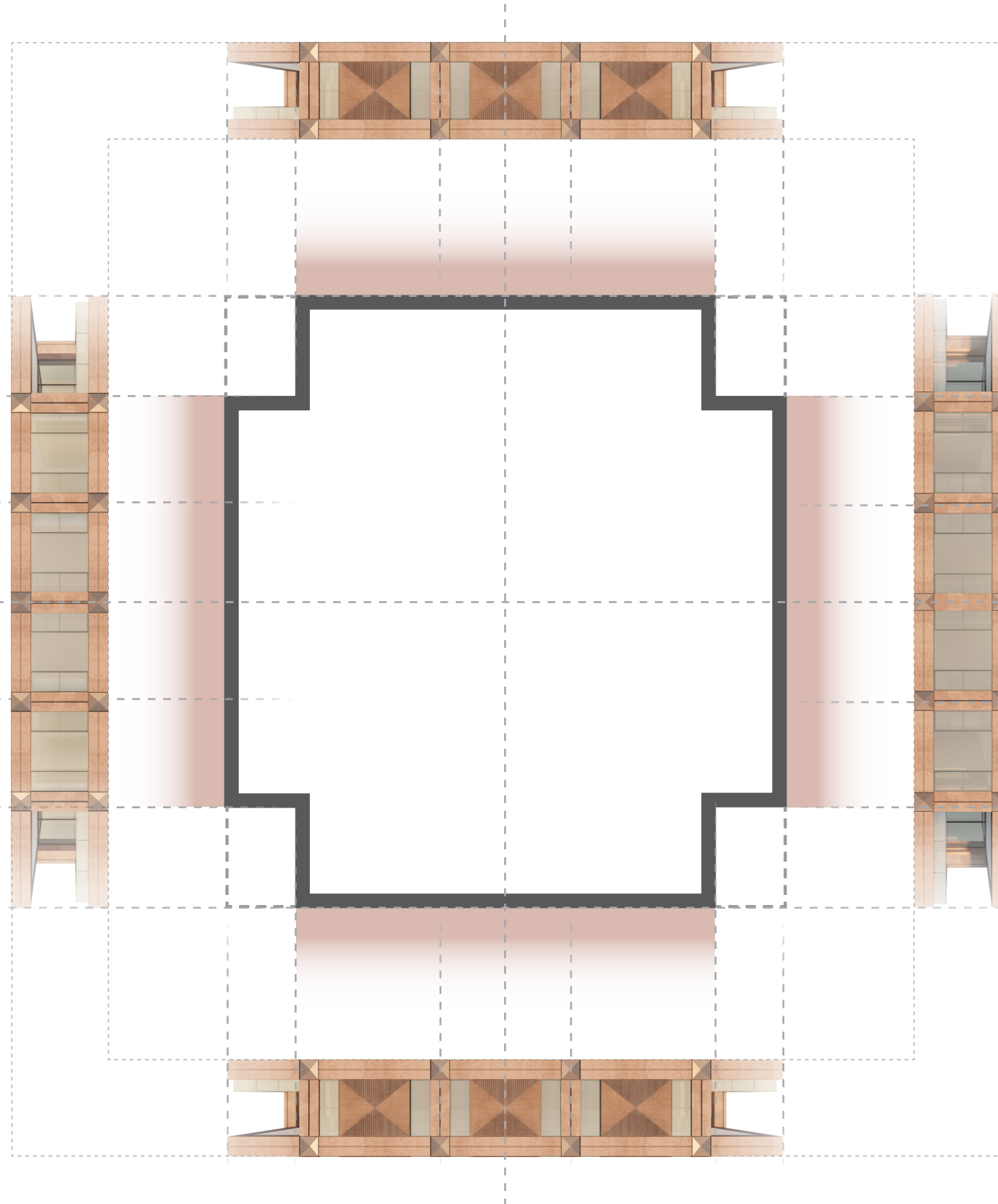


A building that embraces its materiality and assembly

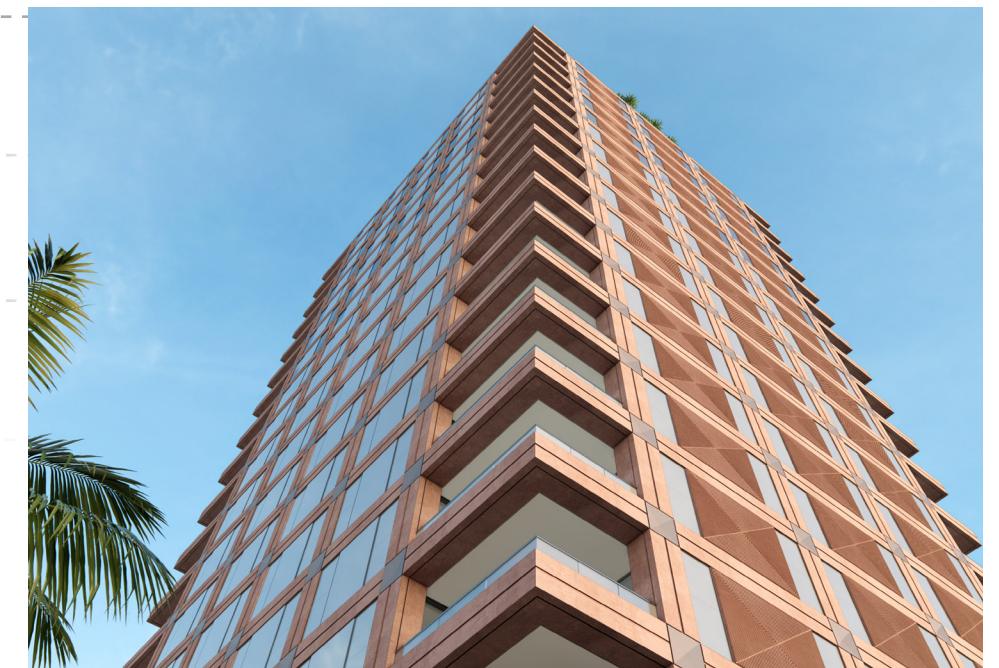


Solidity and glass balanced to create variance in surface

(reflectivity / smooth -v- matte / textured)



Texture and pattern offering articulation (shadow and light)



Repetition at the scale of a residential room overtly expressed within the



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Articulation through Ornament





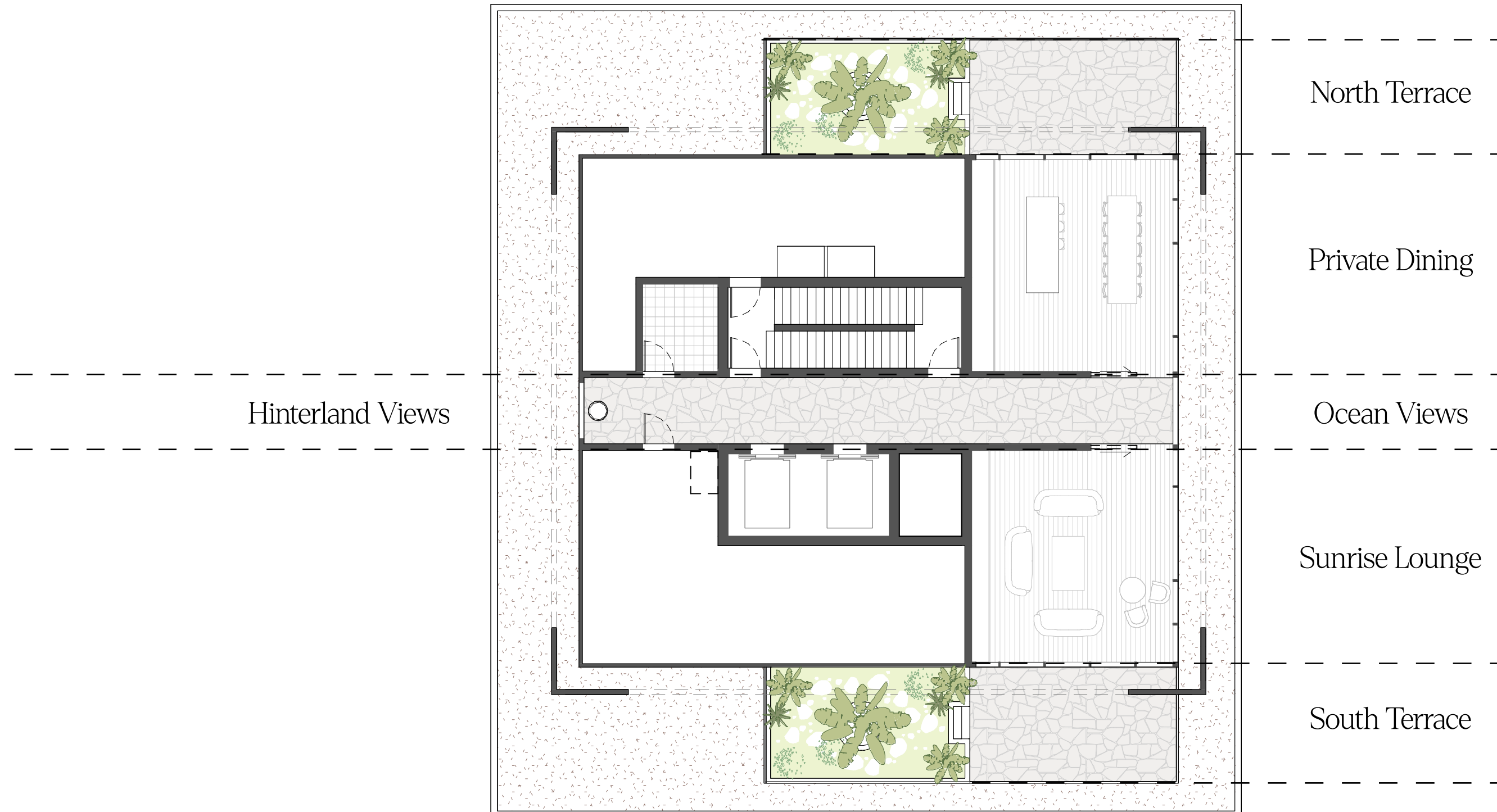
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A Building Crafted to take Light

The Beacon

Rooftop Recreation reaching for the Horizon











Materials

Podium



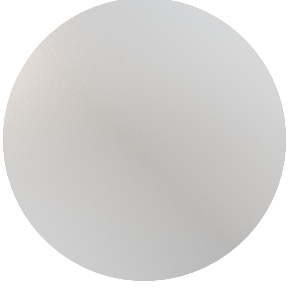
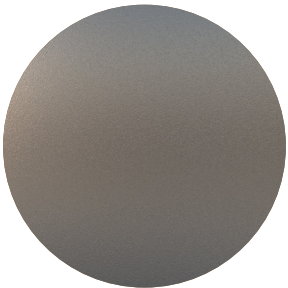
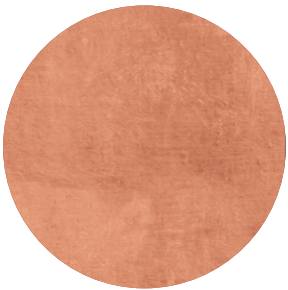
AF01

AF02

CS01

PCE01

GT01



AF01

Finish Applied Finish Type 01
Colour Champagne
Location Podium Soffit
Substrate Light Weight Cladding System

AF02

Finish Applied Finish Type 02
Colour Light Clay
Location Columns, Slabs and Walls
Substrate Concrete/Masonry

CS01

Finish Cladding System Type 01
Colour Textured Dark Clay
Location Podium
Substrate Aluminium Profiled Screen

PCE01

Finish Applied Finish Type 03
Colour Dark Grey
Location Glazing Frame
Substrate Aluminium

GT01

Finish Glazing Type 01
Colour Clear
Location Podium Glazing

Tower



AF03

GT01

PCE01

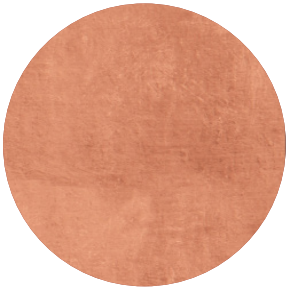
AF02

PCE01/GT01



AF01

Finish Applied Finish Type 01
Colour Champagne
Location Podium Soffit
Substrate Light Weight Cladding System



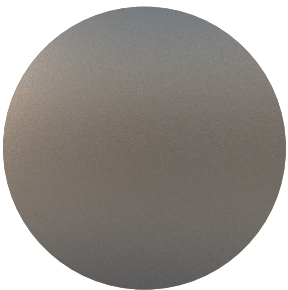
AF02

Finish Applied Finish Type 02
Colour Light Clay
Location Columns, Slabs and Walls
Substrate Concrete/Masonry



AF03

Finish Cladding System Type 01
Colour Textured Dark Clay
Location Podium
Substrate Aluminium Profiled Screen



PCE01

Finish Applied Finish Type 03
Colour Dark Grey
Location Glazing Frame
Substrate Aluminium



GT01

Finish Glazing Type 01
Colour Clear
Location Podium Glazing

Shadow Analysis

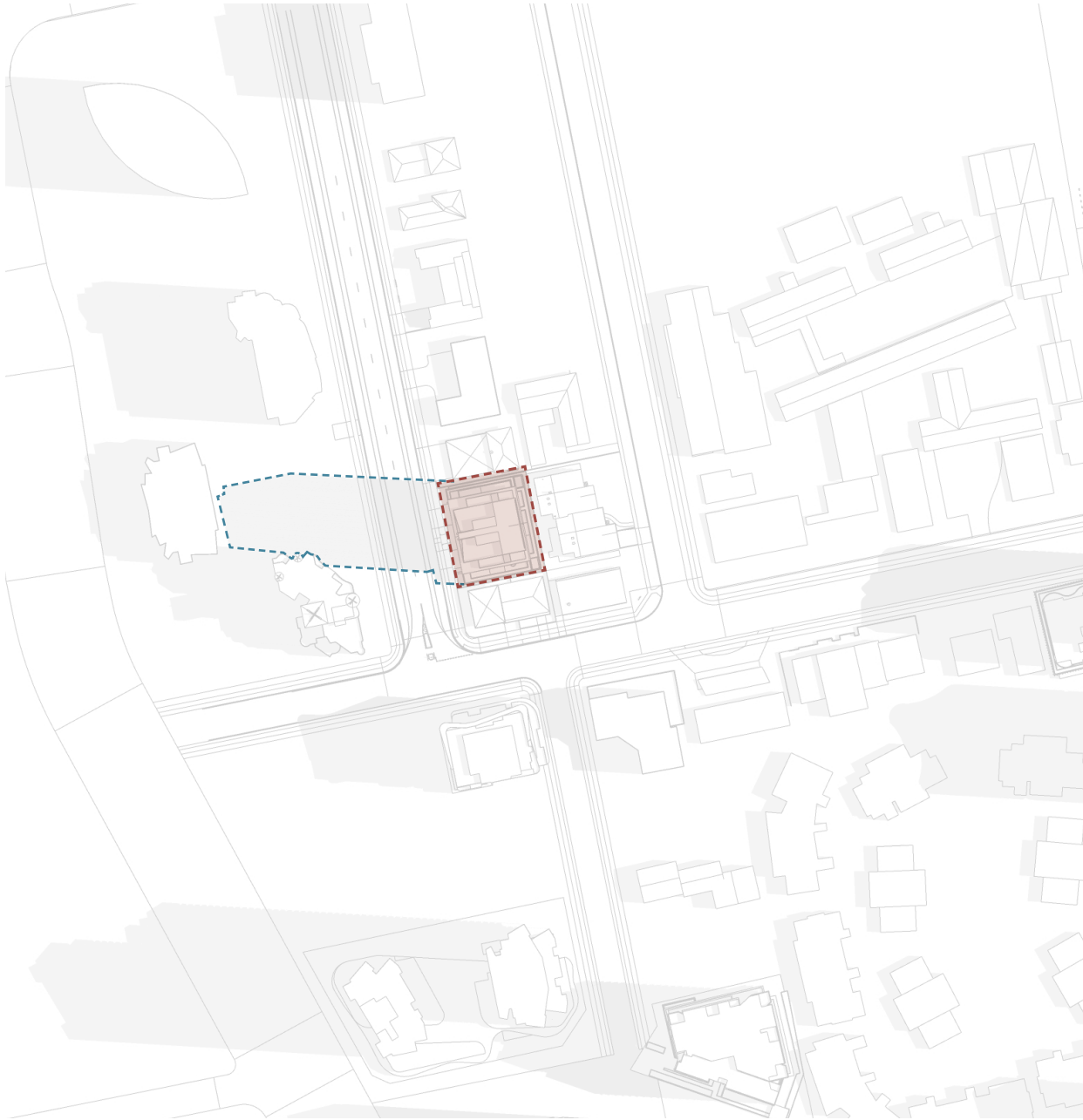
Summer Solstice – Sun Shading

Legend

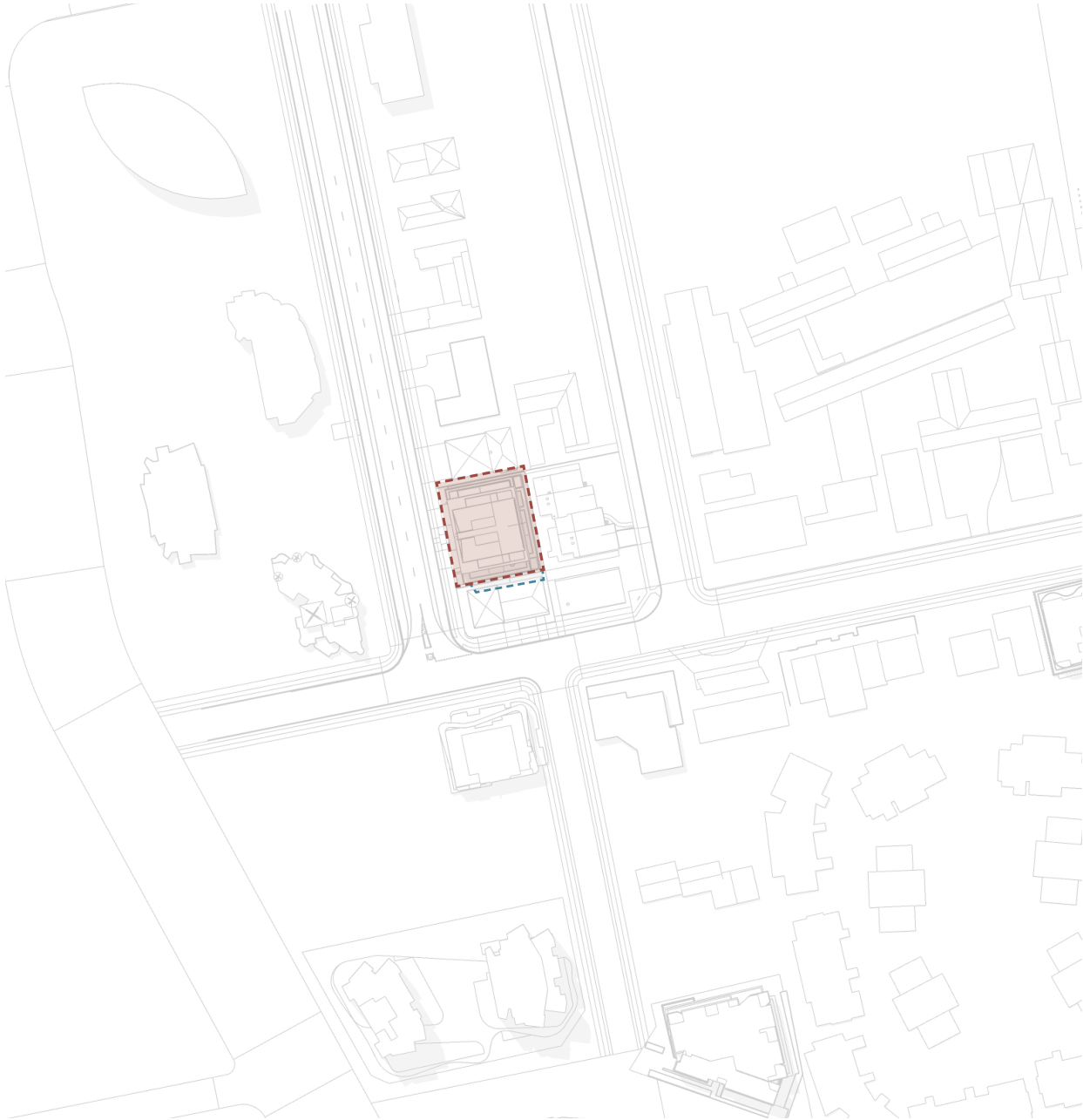
Proposed Development

Existing Surrounding Buildings

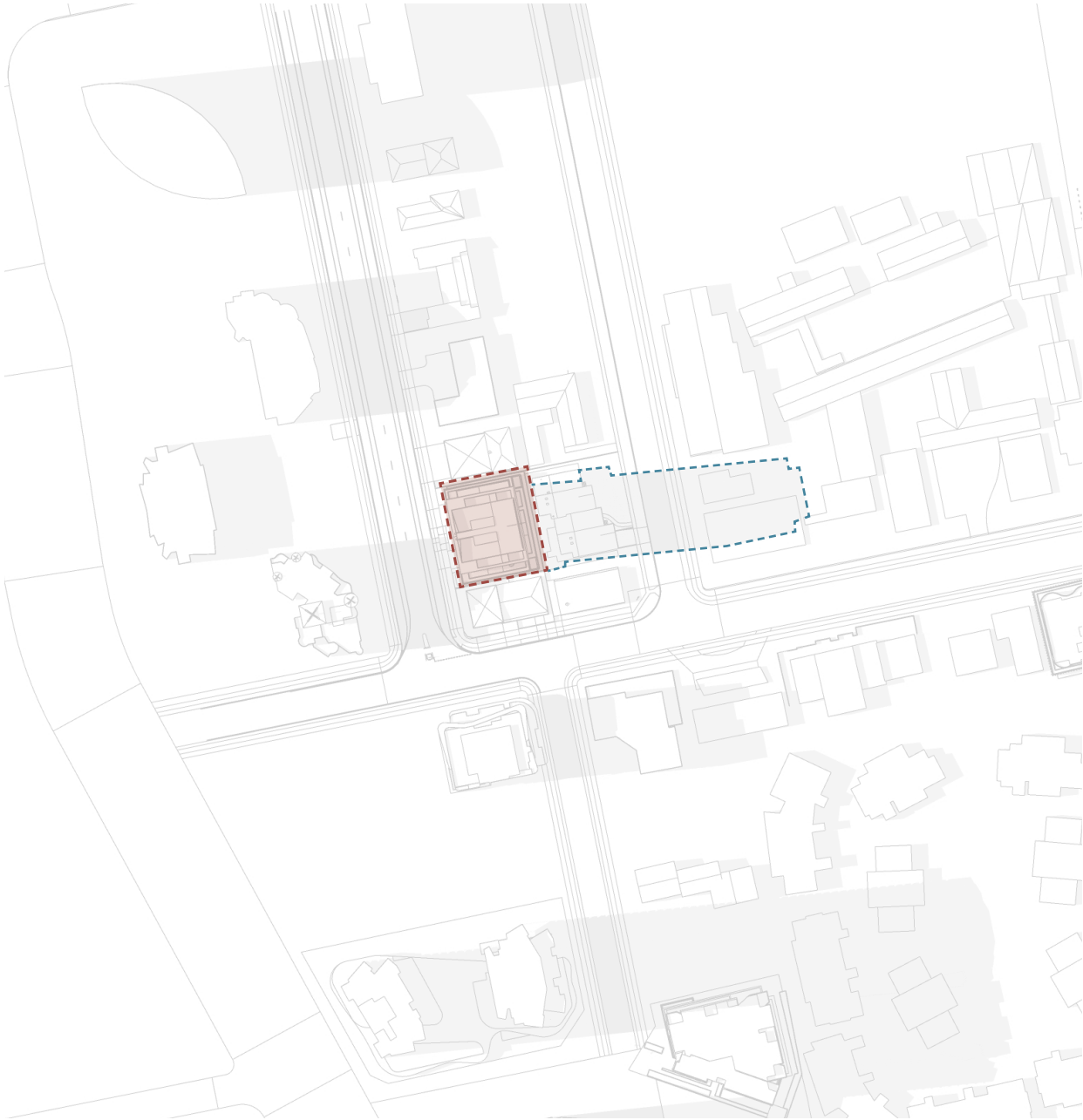
Proposed Shadow Outline



9am



12pm



3pm

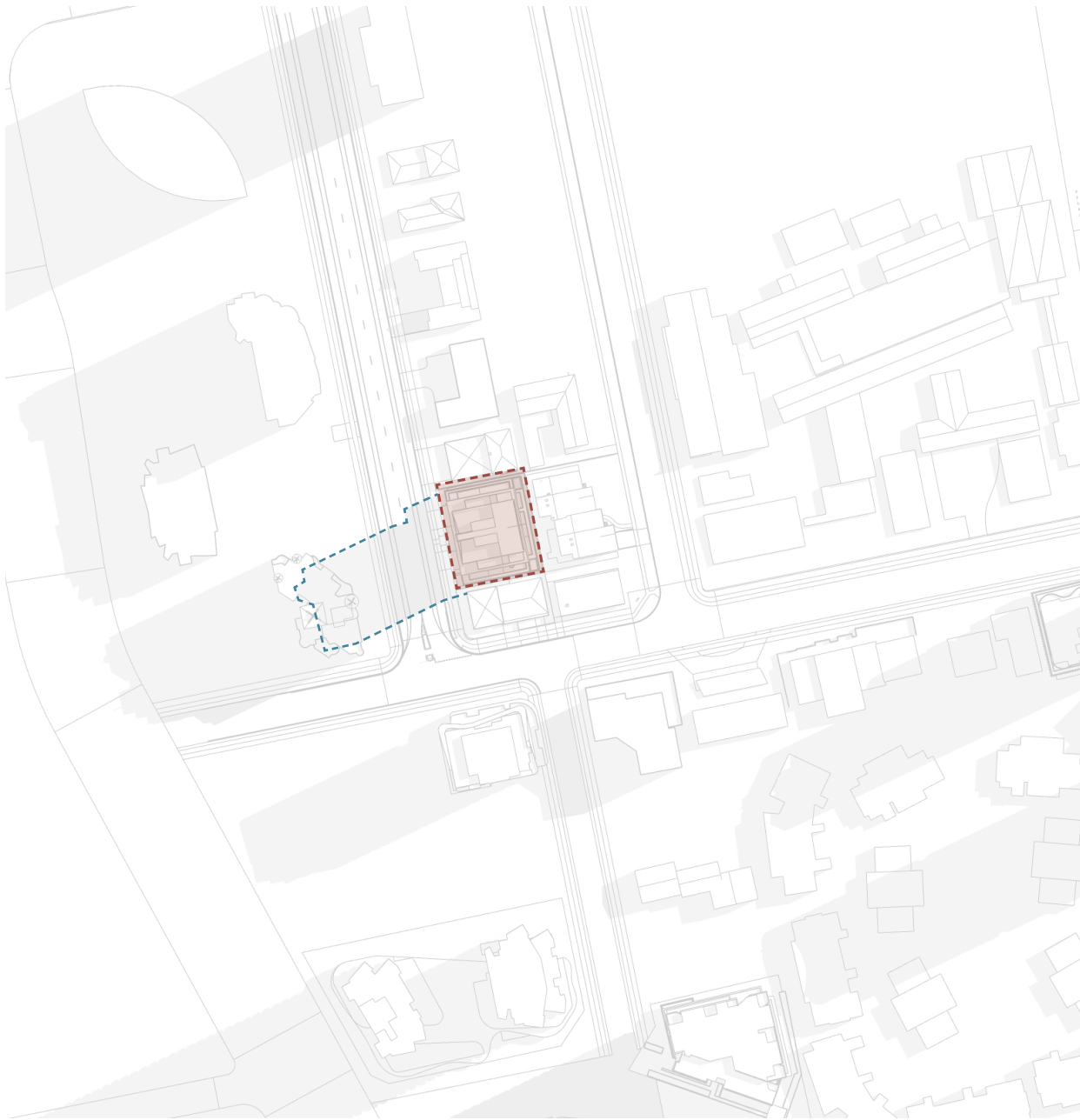
Equinox – Sun Shading

Legend

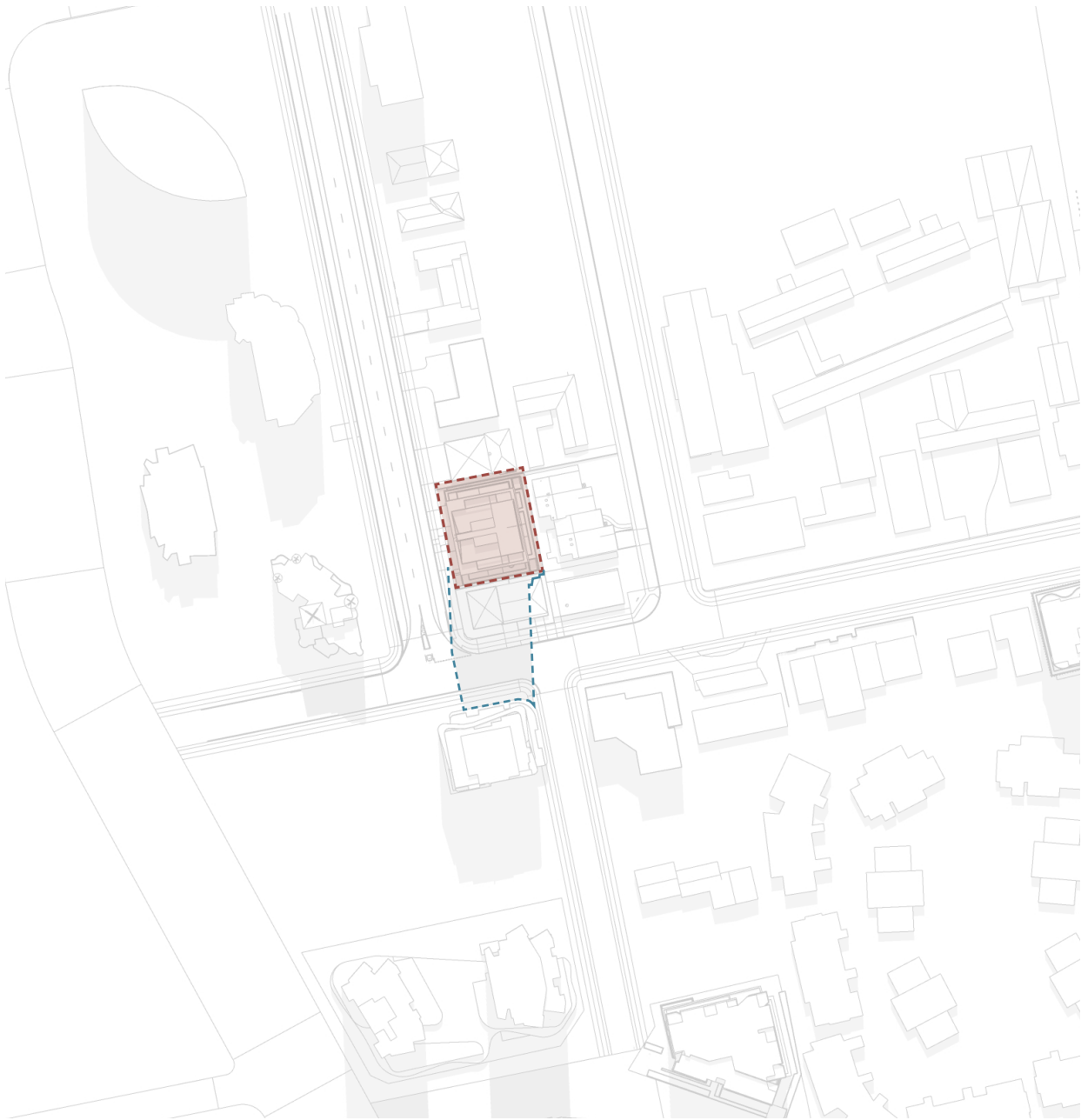
Proposed Development

Existing Surrounding Buildings

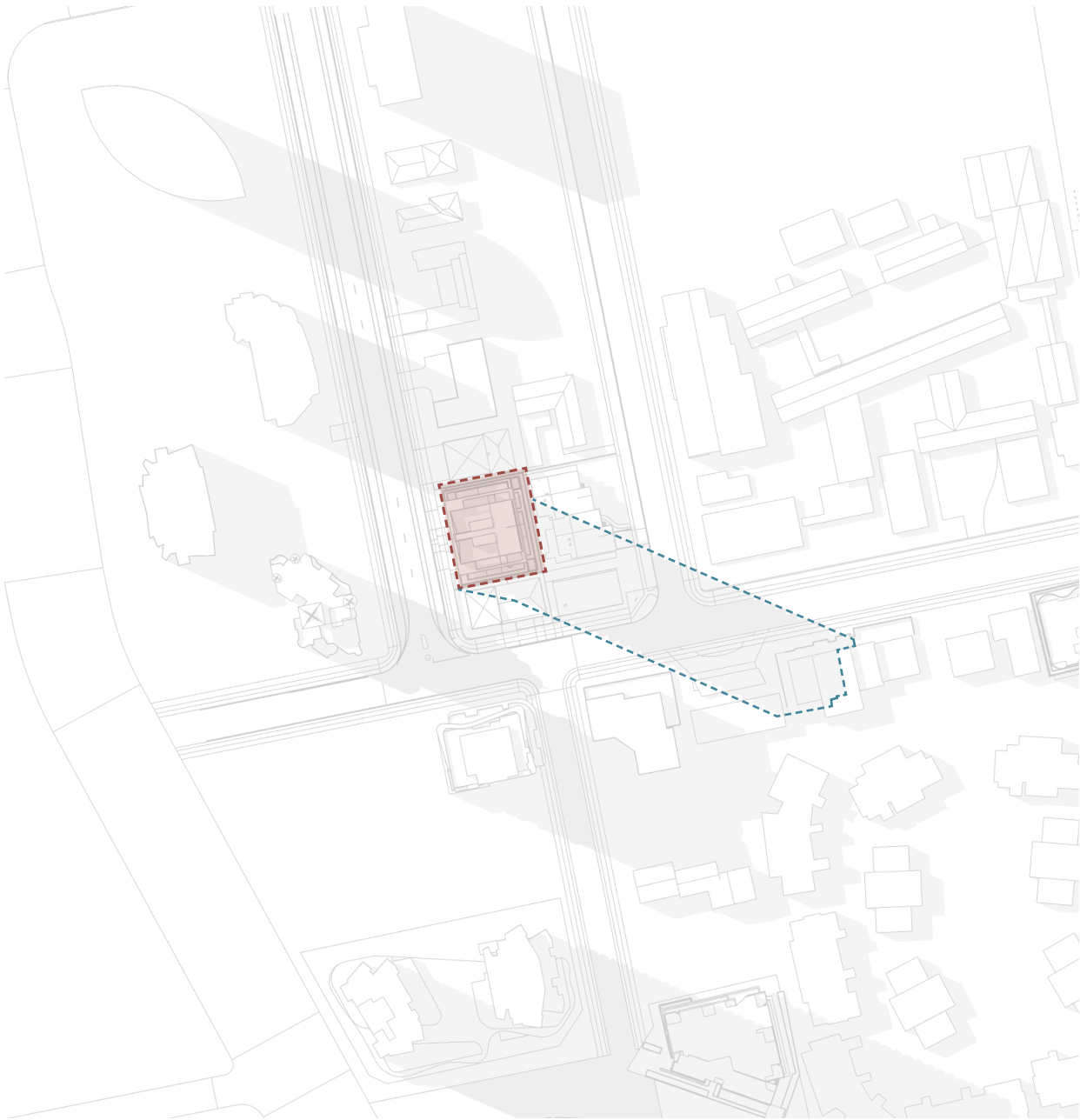
Proposed Shadow Outline



9am



12pm



3pm

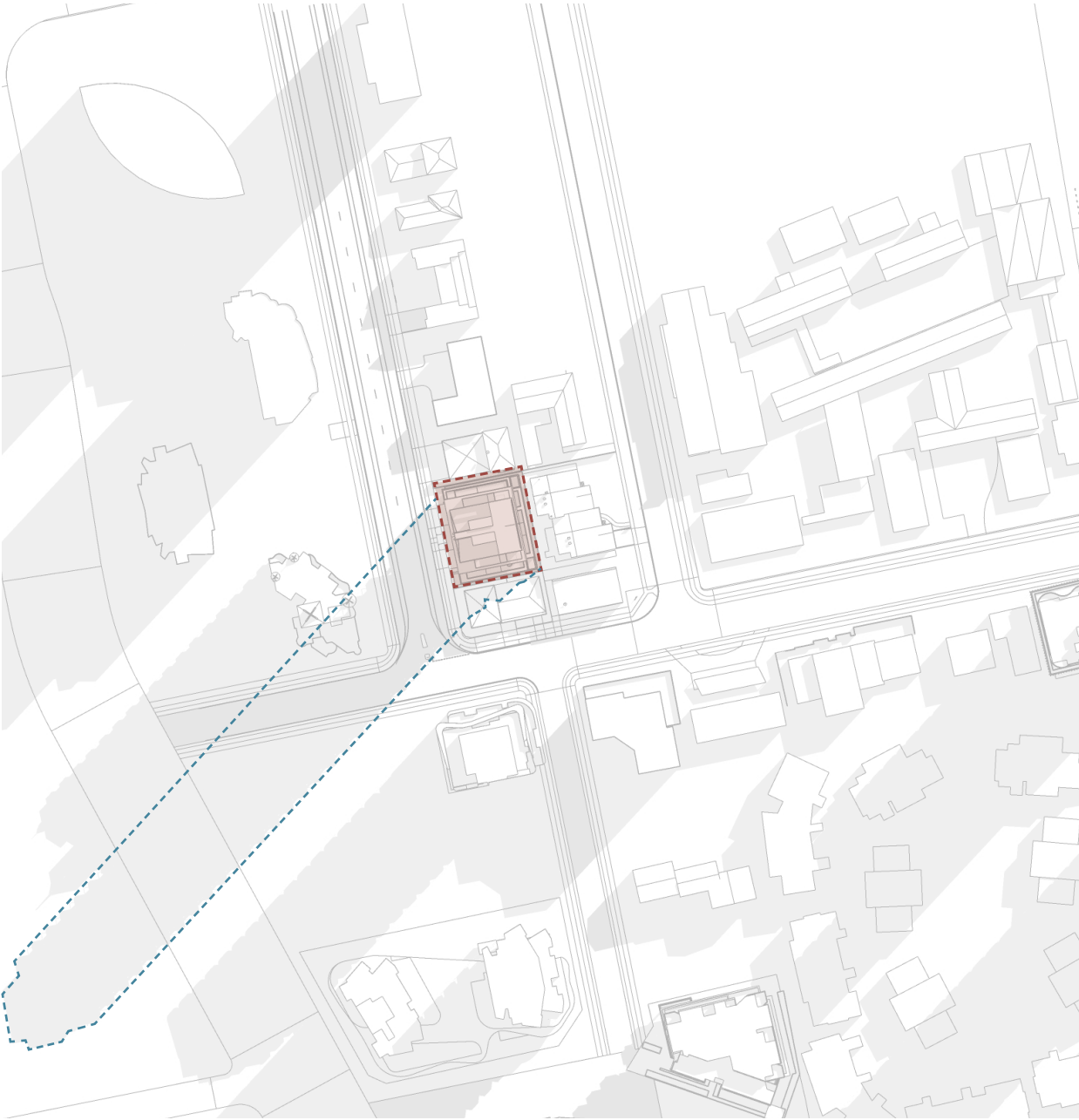
Winter Solstice – Sun Shading

Legend

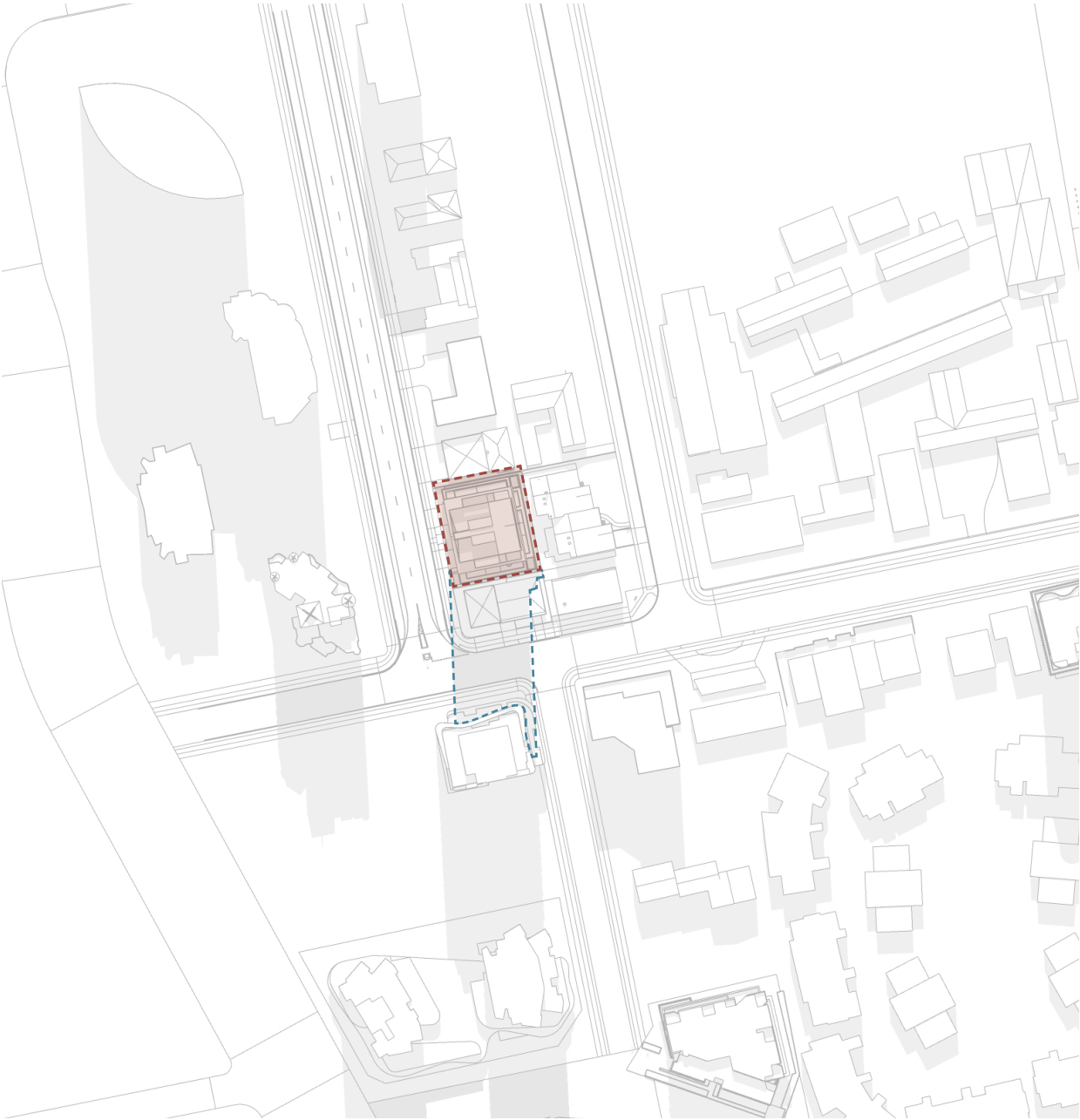
Proposed Development

Existing Surrounding Buildings

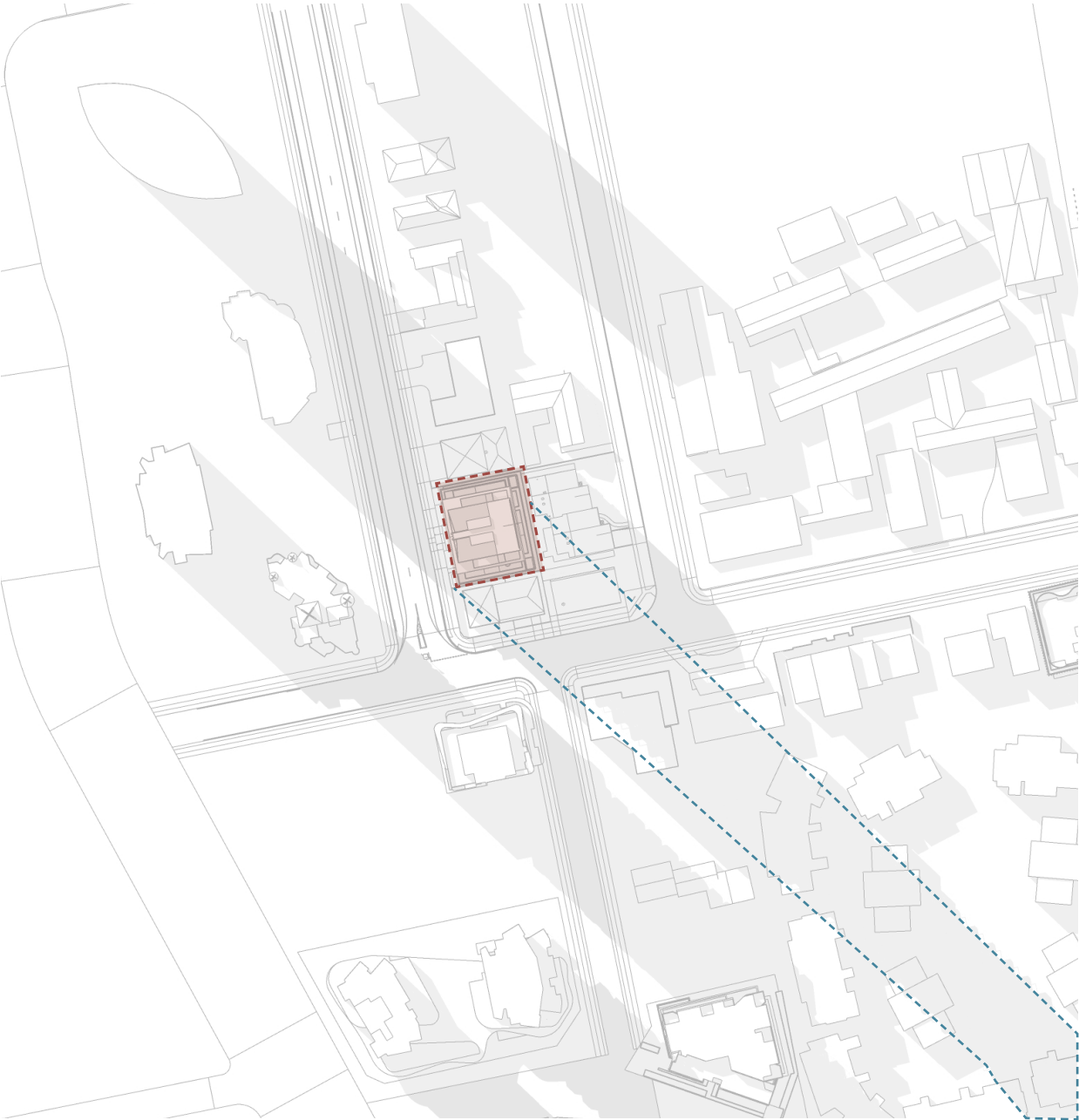
Proposed Shadow Outline



9am



12pm



3pm

7-9 SURF PARADE, BROADBEACH

NO.	TITLE	REV.
TP00.00	COVER SHEET	A
TP00.01	DEVELOPMENT SUMMARY	A
TP00.04	EXISTING SITE PLAN	A
TP00.05	PROPOSED SITE PLAN	A
TP01.01	BASEMENT 03	A
TP01.02	BASEMENT 02	A
TP01.03	BASEMENT 01	A
TP01.04	LEVEL 01 - GROUND FLOOR	A
TP01.05	MEZZANINE	A
TP01.06	LEVEL 02 - PODIUM	A
TP01.07	LEVEL 03 - PODIUM	A
TP01.08	LEVEL 04 - PODIUM RECREATION	A
TP01.11	LEVEL 05-29 - TYPICAL LEVELS	A
TP01.34	PLANT LEVEL	A
TP01.35	ROOF LEVEL	A
TP02.01	NORTH & SOUTH ELEVATIONS	A
TP02.02	EAST & WEST ELEVATIONS	A
TP03.01	BUILDING SECTIONS 01 & 02	A

PRELIMINARY



INDICATIVE IMPRESSIONS ONLY

Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / COVER SHEET

Project No / 224261

Author / RG

Scale: @ A3 /

Drawing No. / TP00.00

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7-9 SURF PARADE,
BROADBEACH, QLD, 4218

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DEVELOPMENT SUMMARY

SITE AREA 1013m²
GBA 556m²
TOWER SITE COVER 54.8%

STOREY COUNT 30 STOREYS

TOTAL YIELD 100 UNITS

2 BED 50
2 BED + MPR 50

LANDSCAPING 330m² (32.5%)

DEEP PLANTING 19m² (1.8%)

LEVEL	APARTMENTS			AREA (NSA)	
	2 BED	2 BED + MPR	TOTAL YIELD	INTERNAL FLOOR AREA	TERRACES
LEVEL 05	2	2	4	410	54
LEVEL 06	2	2	4	410	54
LEVEL 07	2	2	4	410	54
LEVEL 08	2	2	4	410	54
LEVEL 09	2	2	4	410	54
LEVEL 10	2	2	4	410	54
LEVEL 11	2	2	4	410	54
LEVEL 12	2	2	4	410	54
LEVEL 13	2	2	4	410	54
LEVEL 14	2	2	4	410	54
LEVEL 15	2	2	4	410	54
LEVEL 16	2	2	4	410	54
LEVEL 17	2	2	4	410	54
LEVEL 18	2	2	4	410	54
LEVEL 19	2	2	4	410	54
LEVEL 20	2	2	4	410	54
LEVEL 21	2	2	4	410	54
LEVEL 22	2	2	4	410	54
LEVEL 23	2	2	4	410	54
LEVEL 24	2	2	4	410	54
LEVEL 25	2	2	4	410	54
LEVEL 26	2	2	4	410	54
LEVEL 27	2	2	4	410	54
LEVEL 28	2	2	4	410	54
LEVEL 29	2	2	4	410	54
TOTAL	50	50	100	10250	1350

GCCC PARKING REQUIREMENTS			
TYPE	GCCC RATE	TOTAL APARTMENTS	REQUIRED CARS
2 BED	1	50	50
2 BED + MPR	1	50	50
VISITORS	0.1		10
TOTAL		100	110

PROPOSED PARKING			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
BASEMENT 03	23		23
BASEMENT 02	22		22
BASEMENT 01	16	2	18
LEVEL 01 - GROUND	7	8	15
MEZZANINE	3		3
LEVEL 02 - PODIUM	18		18
LEVEL 03 - PODIUM	11		11
TOTAL	100	10	110

SITE COVER (GCCC)		
LEVEL	AREA	SITE COVER %
LEVEL 01 - GROUND	791.8	78.2
MEZZANINE	766	75.6
LEVEL 02 - PODIUM	817.4	80.7
LEVEL 03 - PODIUM	790.5	78.0
LEVEL 04 - PODIUM RECREATION	790.5	78.0
LEVEL 05	556	54.9
LEVEL 06	556	54.9
LEVEL 07	556	54.9
LEVEL 08	556	54.9
LEVEL 09	556	54.9
LEVEL 10	556	54.9
LEVEL 11	556	54.9
LEVEL 12	556	54.9
LEVEL 13	556	54.9
LEVEL 14	556	54.9
LEVEL 15	556	54.9
LEVEL 16	556	54.9
LEVEL 17	556	54.9
LEVEL 18	556	54.9
LEVEL 19	556	54.9
LEVEL 20	556	54.9
LEVEL 21	556	54.9
LEVEL 22	556	54.9
LEVEL 23	556	54.9
LEVEL 24	556	54.9
LEVEL 25	556	54.9
LEVEL 26	556	54.9
LEVEL 27	556	54.9
LEVEL 28	556	54.9
LEVEL 29	556	54.9
LEVEL 30 - PLANT / DINING	376.3	37.1

AUSTROADS BICYCLE PARKING REQUIREMENTS		
TYPE	AUSTROADS RATE	VIKES REQUIRED
RESIDENTIAL	1 PER 3 UNITS	33.3
VISITORS	1 PER 12 UNITS	8.3
TOTAL		41.7

PROPOSED BICYCLE PARKING			
LEVEL	RESIDENTIAL	VISITOR	
BASEMENT 03	15		
BASEMENT 02	13		
BASEMENT 01		9	
LEVEL 01 - GROUND			
MEZZANINE			
LEVEL 02 - PODIUM	8		
LEVEL 03 - PODIUM			
TOTAL	36	9	45

COMMUNAL RECREATION	AREA
INTERNAL COMMUNAL AREA	209.3
EXTERNAL COMMUNAL AREA	666.9
TOTAL	876.2

REFUSE BINS	
BIN TYPE	TOTAL
BIN 15000L RECYCLING	3
BIN 15000L GENERAL...	3

*ALL AREAS ARE APPROXIMATE AND SUBJECT TO FURTHER DETAILED REVIEW.

PRELIMINARY

Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

7-9 SURF PARADE

Drawing / DEVELOPMENT SUMMARY

Project No / 224261

Author / RG

Scale: @ A3 /

Drawing No. / TP00.01

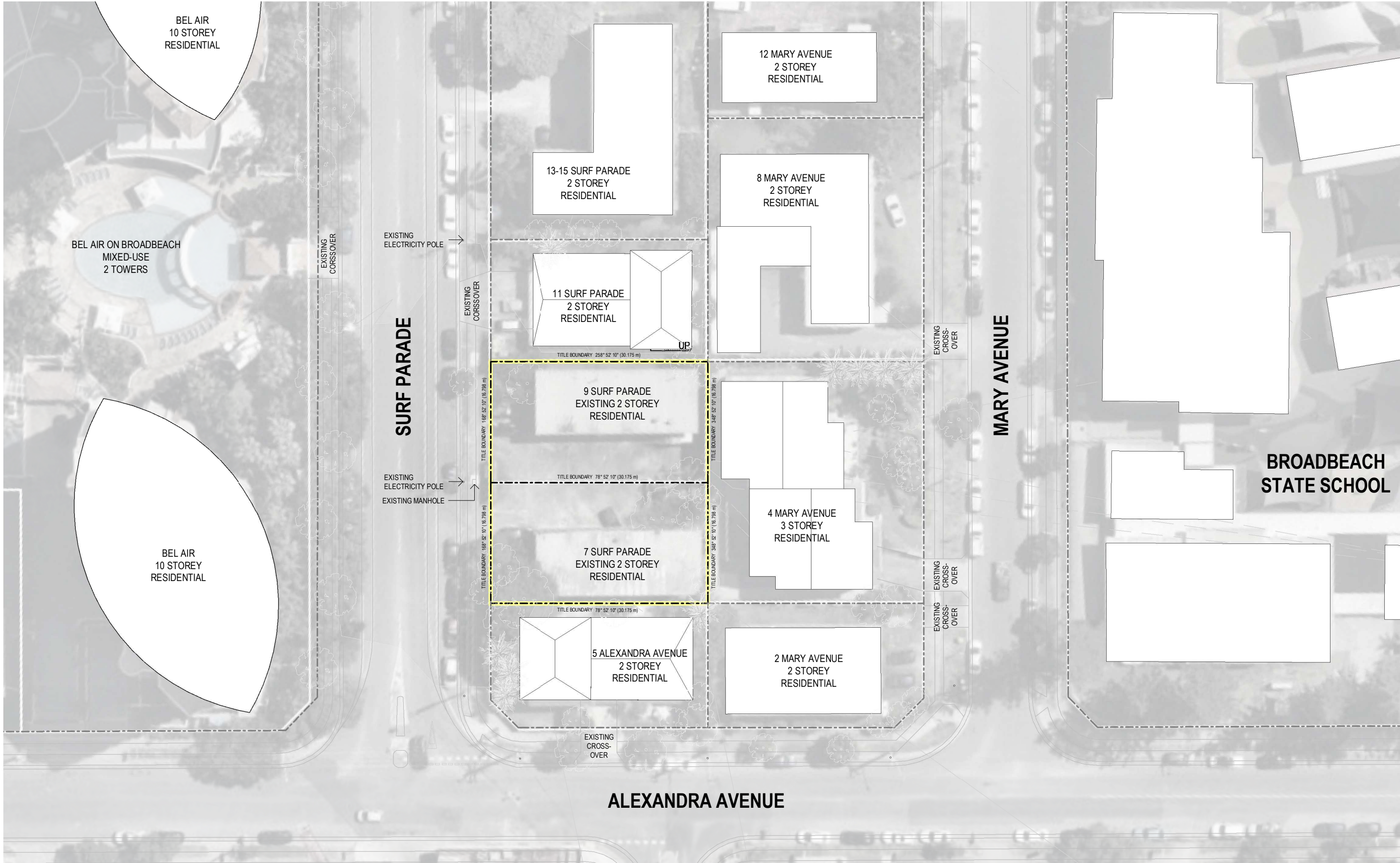
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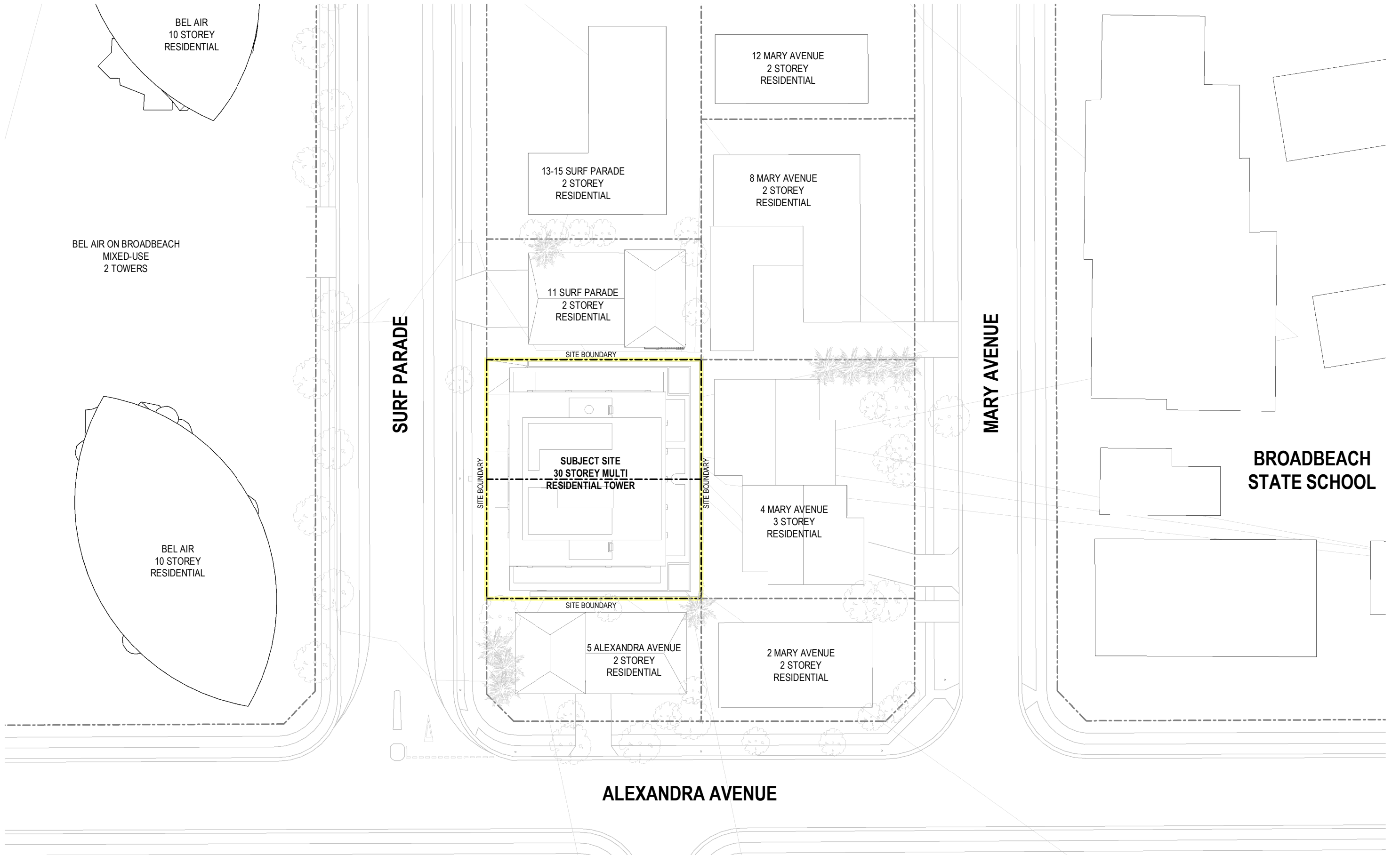
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PRELIMINARY

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Drawing / **PROPOSED SITE PLAN**

Project No / **224261**

Author / **AMY**

Scale: @ A3 / **1 : 500**

Drawing No. / **TP00.05**

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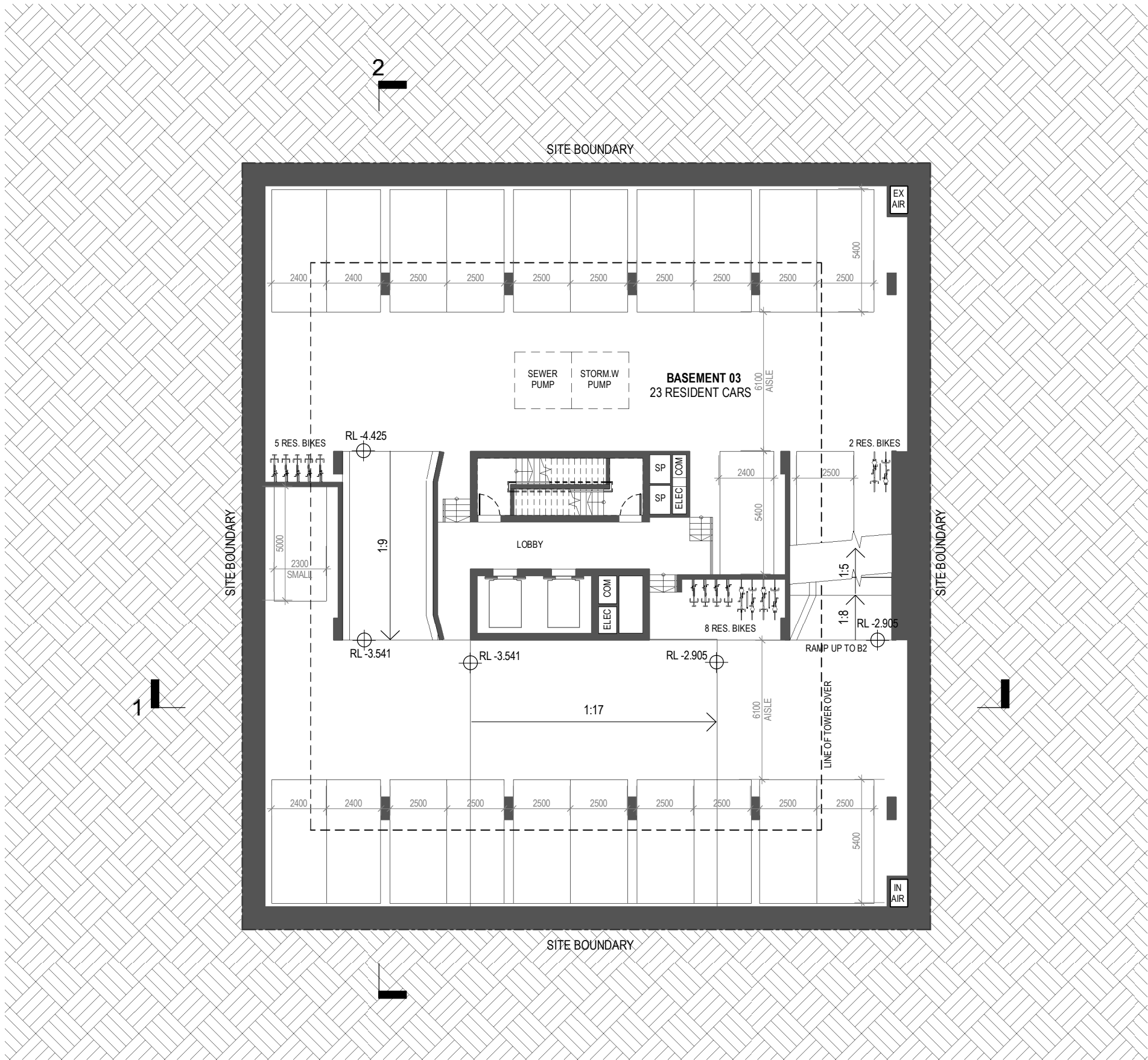


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SURF PARADE



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Drawing / BASEMENT 03

Project No / 224261

Author / JS

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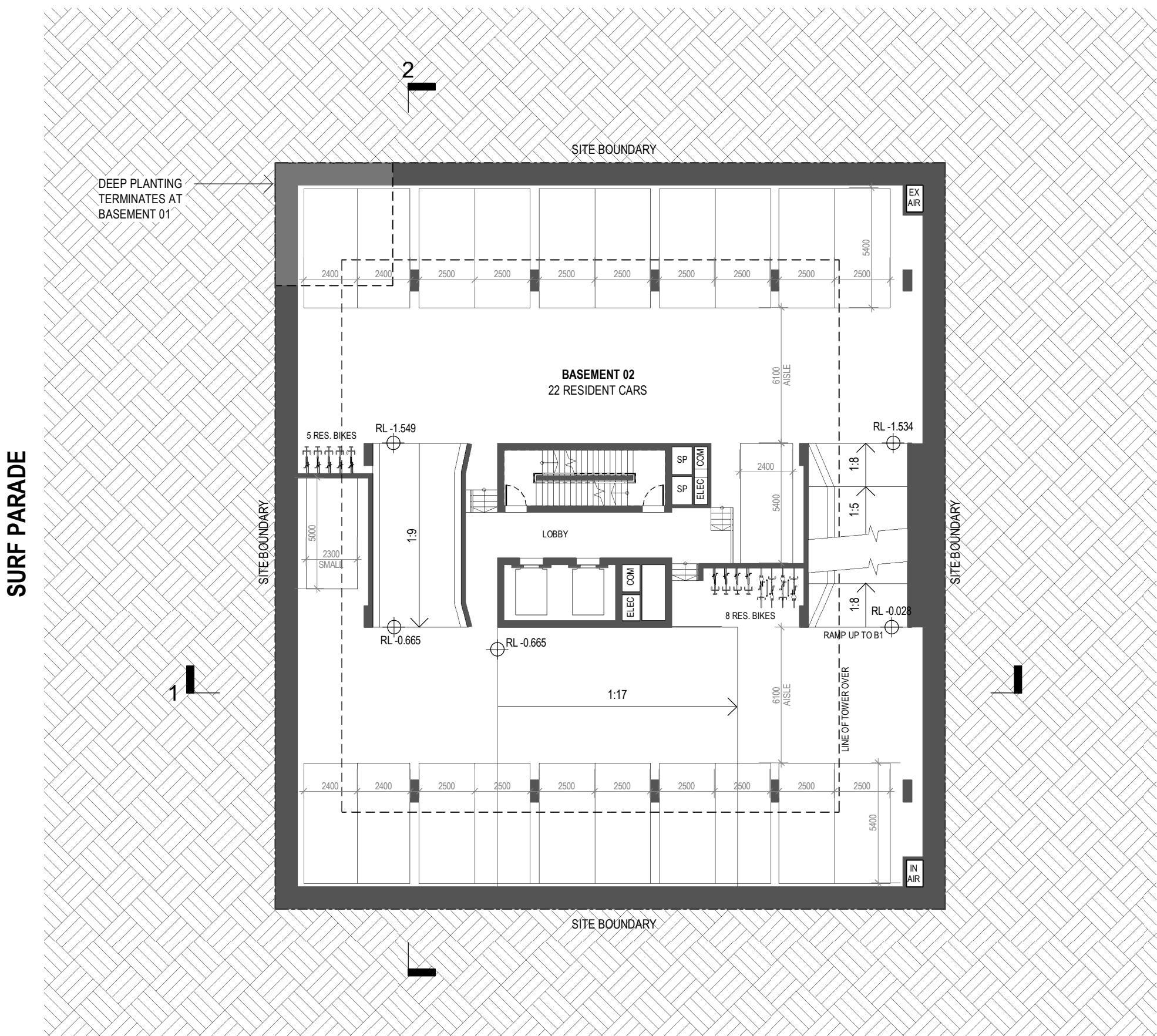
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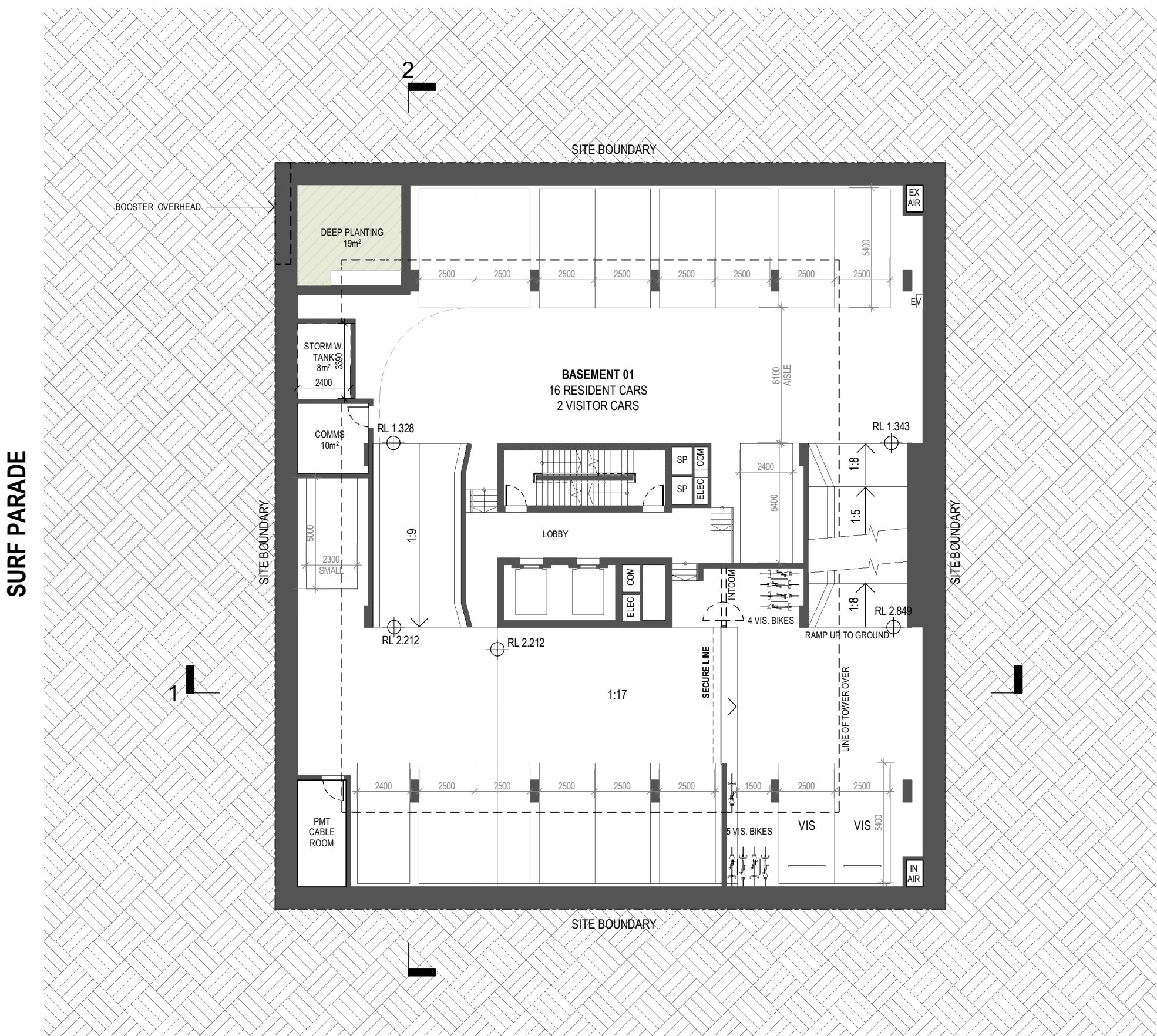
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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR Project / 7-9 SURF PARADE Drawing / BASEMENT 01 Project No / 224261 Author / JS Scale: @ A3 / 1 : 200 Drawing No. / TP01.03

7-9 SURF PARADE,
BROADBEACH, QLD, 4218

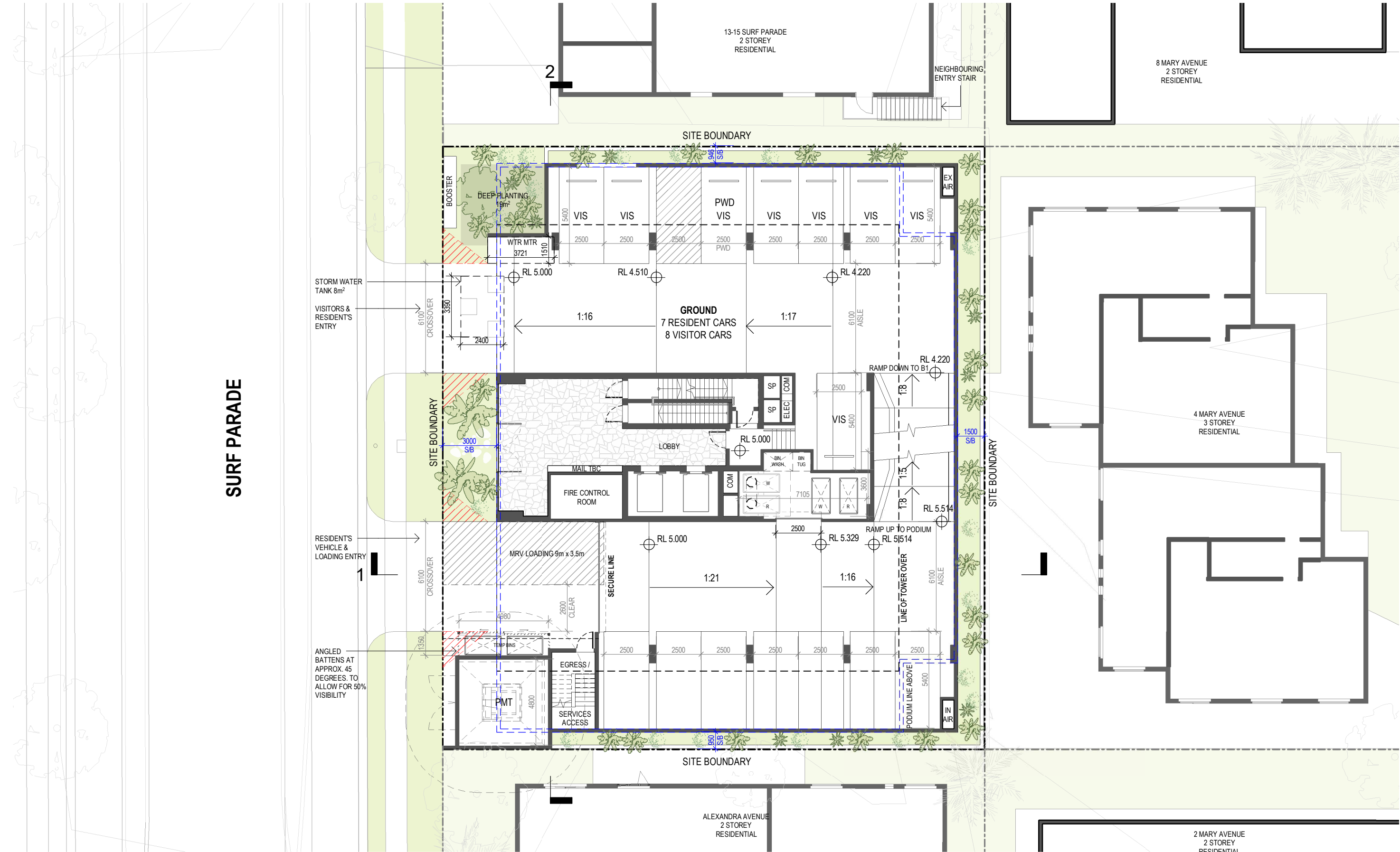
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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / LEVEL 01 - GROUND FLOOR

Project No / 224261

Author / RG

Scale: @ A3 / 1 : 200

Drawing No. / TP01.04

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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / MEZZANINE

Project No / 224261

Author / JS

Scale: @ A3 / 1 : 200

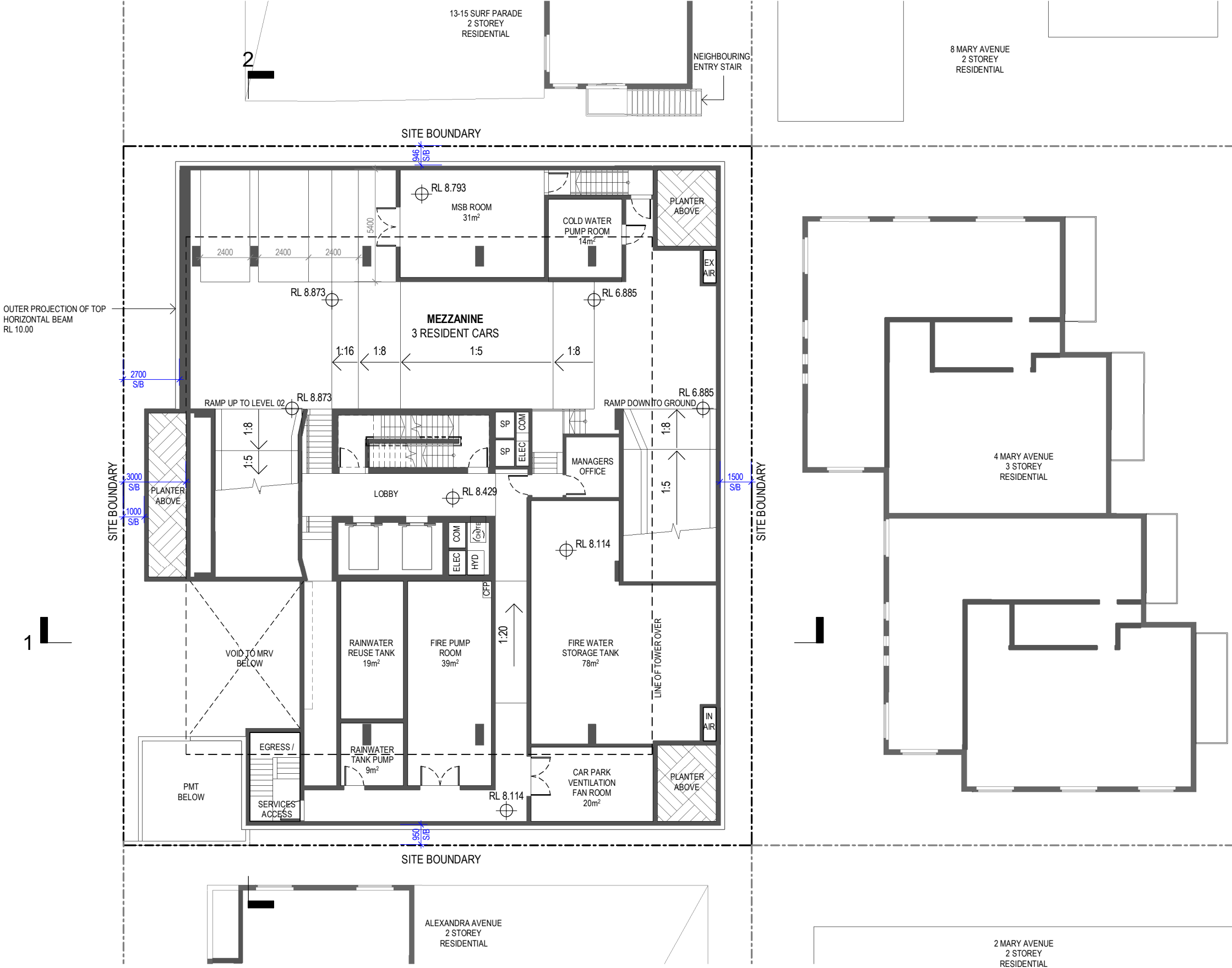
Drawing No. / TP01.05

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SURF PARADE



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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / LEVEL 02 - PODIUM

Project No / 224261

Author / JS

Scale: @ A3 / 1 : 200

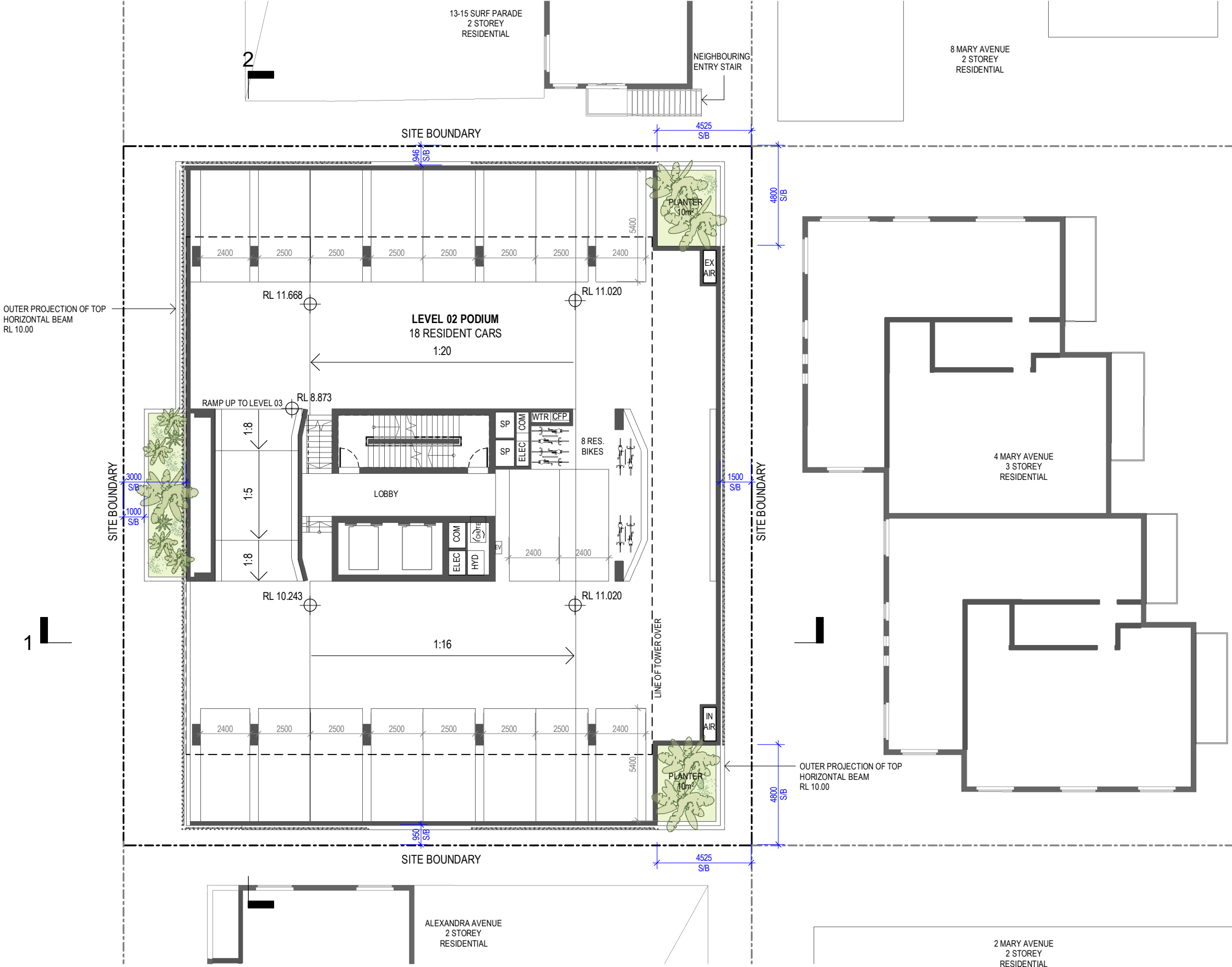
Drawing No. / TP01.06

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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / LEVEL 03 - PODIUM

Project No / 224261

Author / JS

Scale: @ A3 / 1 : 200

Drawing No. / TP01.07

7-9 SURF PARADE,
BROADBEACH, QLD, 4218

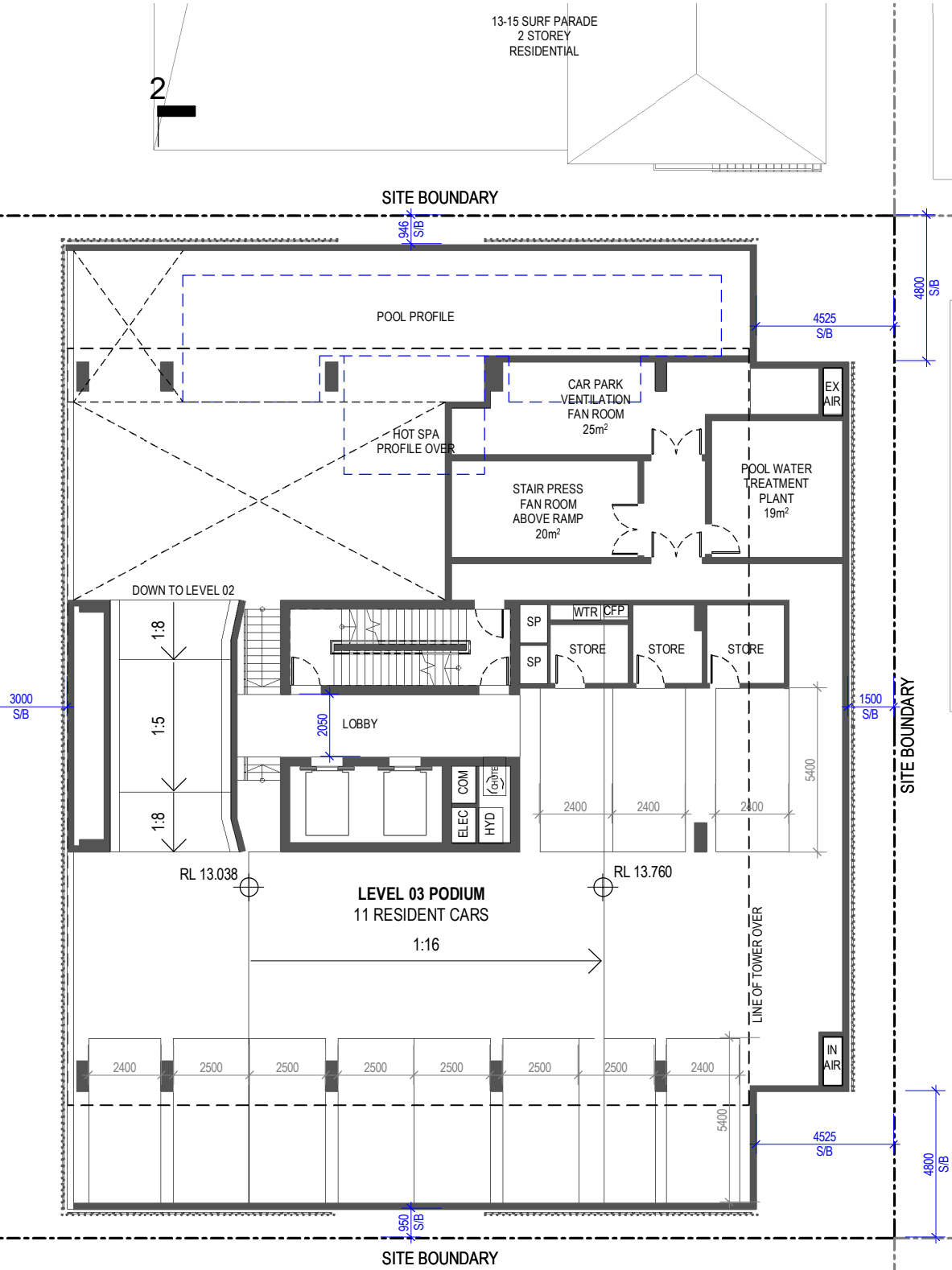
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SURF PARADE

1

SITE BOUNDARY



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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / LEVEL 04 - PODIUM RECREATION

Project No / 224261

Author / RG

Scale: @ A3 / 1 : 200

Drawing No. / TP01.08

7-9 SURF PARADE,
BROADBEACH, QLD, 4218

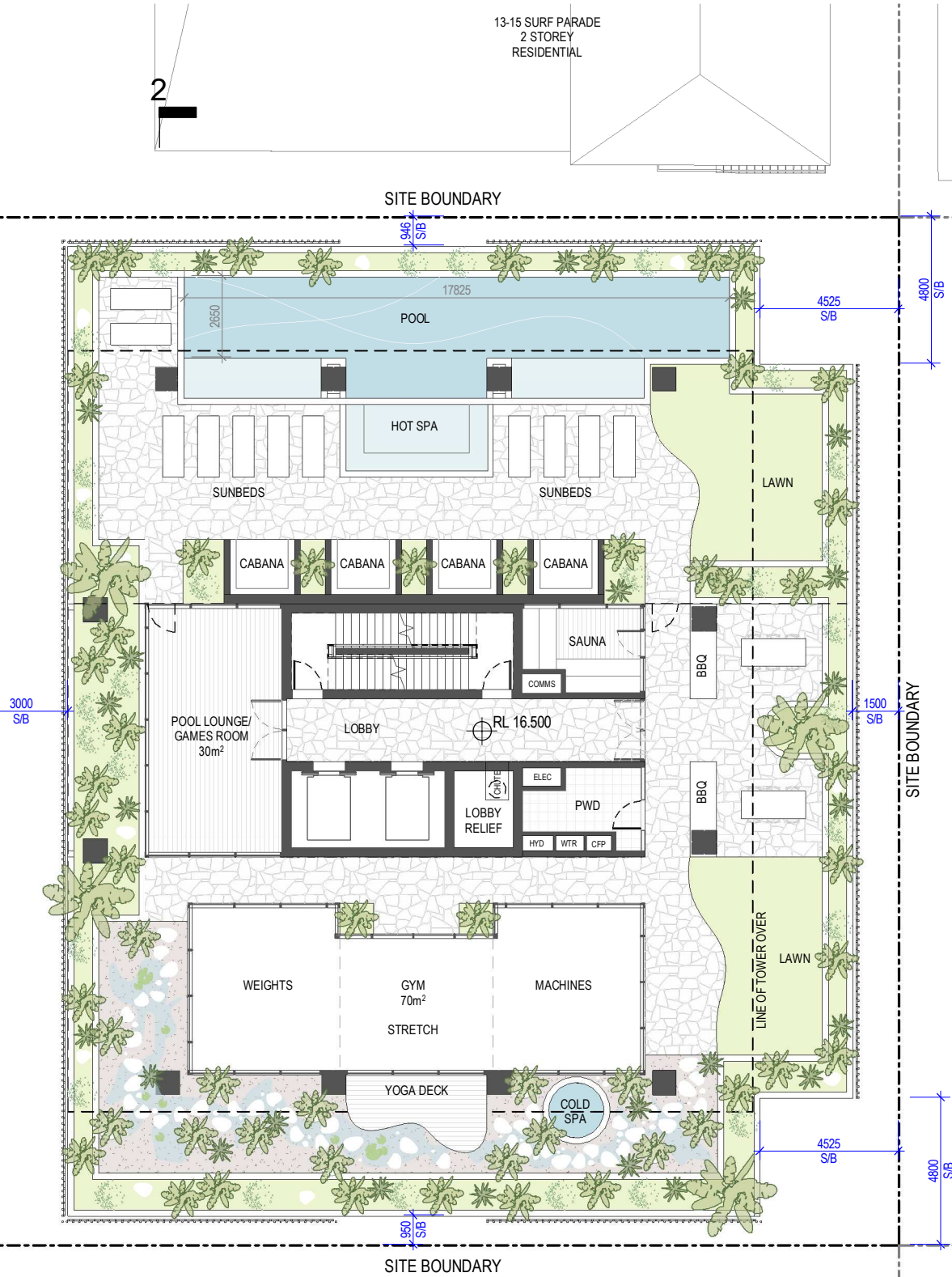
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SURF PARADE

1

SITE BOUNDARY



SITE BOUNDARY

SITE BOUNDARY

ALEXANDRA AVENUE
2 STOREY
RESIDENTIAL

13-15 SURF PARADE
2 STOREY
RESIDENTIAL

8 MARY AVENUE
2 STOREY
RESIDENTIAL

4 MARY AVENUE
3 STOREY
RESIDENTIAL

2 MARY AVENUE
2 STOREY
RESIDENTIAL

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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / LEVEL 05-29 - TYPICAL LEVELS

Project No / 224261

Author / RG

Scale: @ A3 / 1 : 200

Drawing No. / TP01.11

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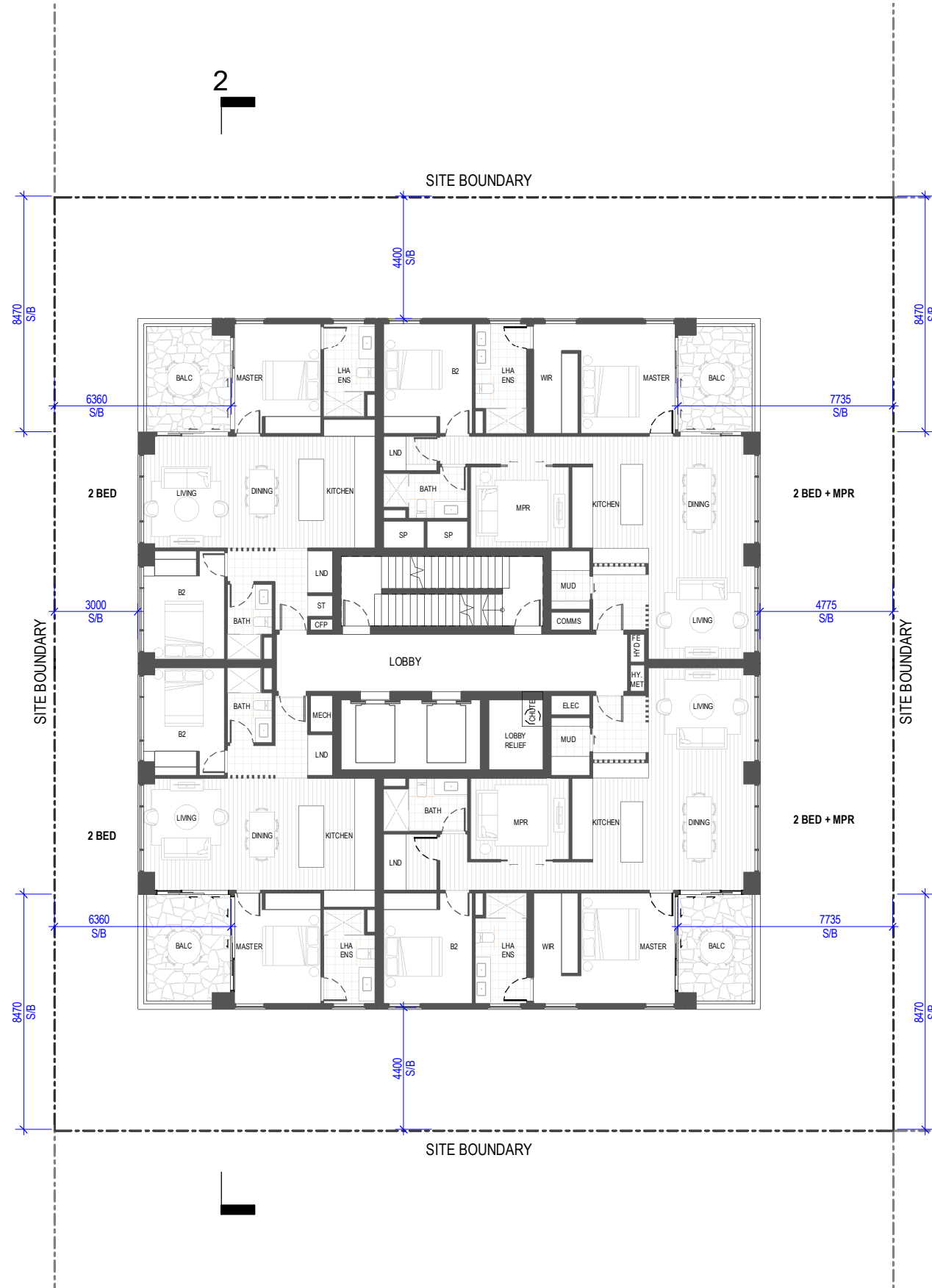
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SURF PARADE

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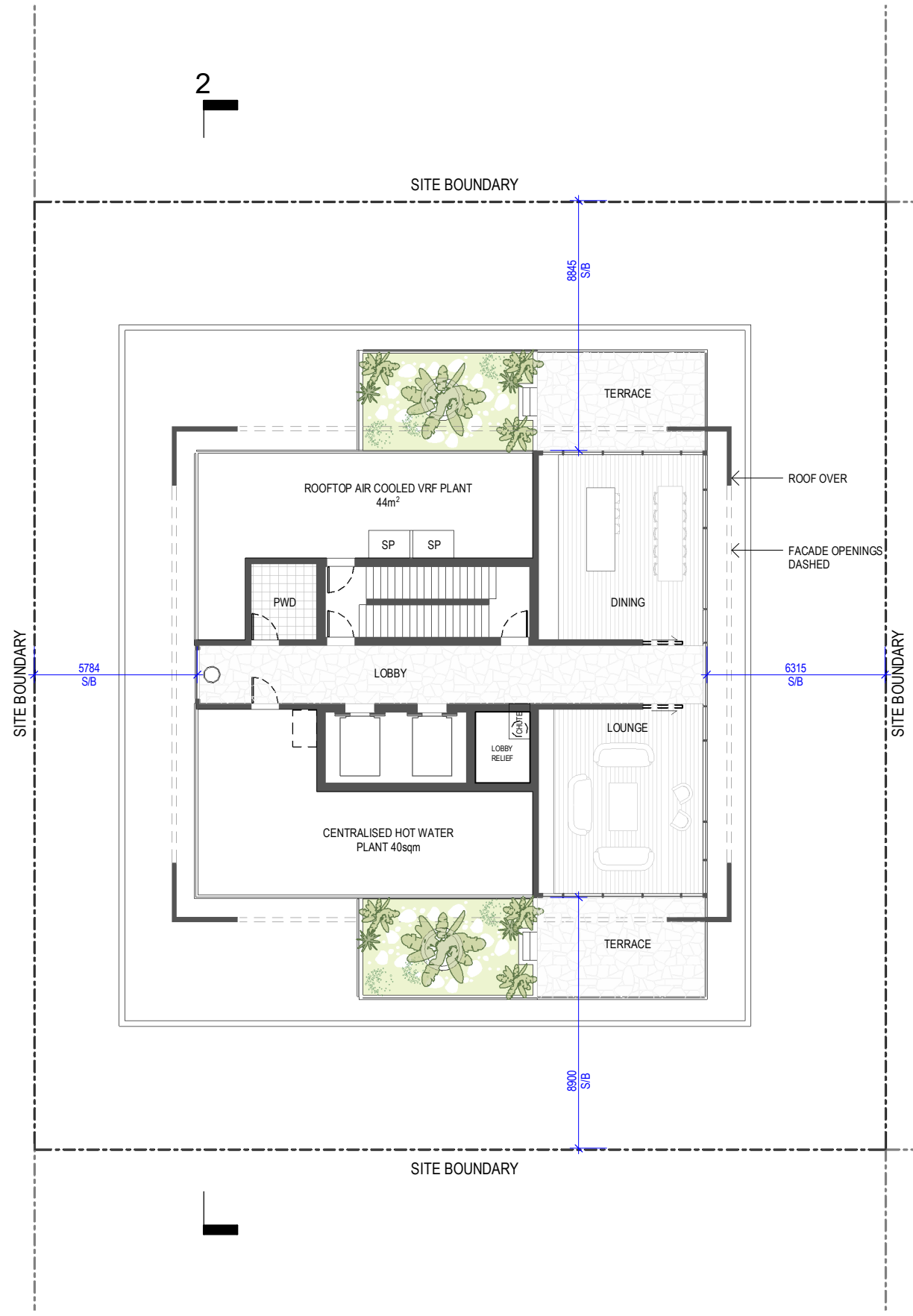
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SURF PARADE

1

2



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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / PLANT LEVEL

Project No / 224261

Author / RG

Scale: @ A3 / 1 : 200

Drawing No. / TP01.34

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SURF PARADE

1

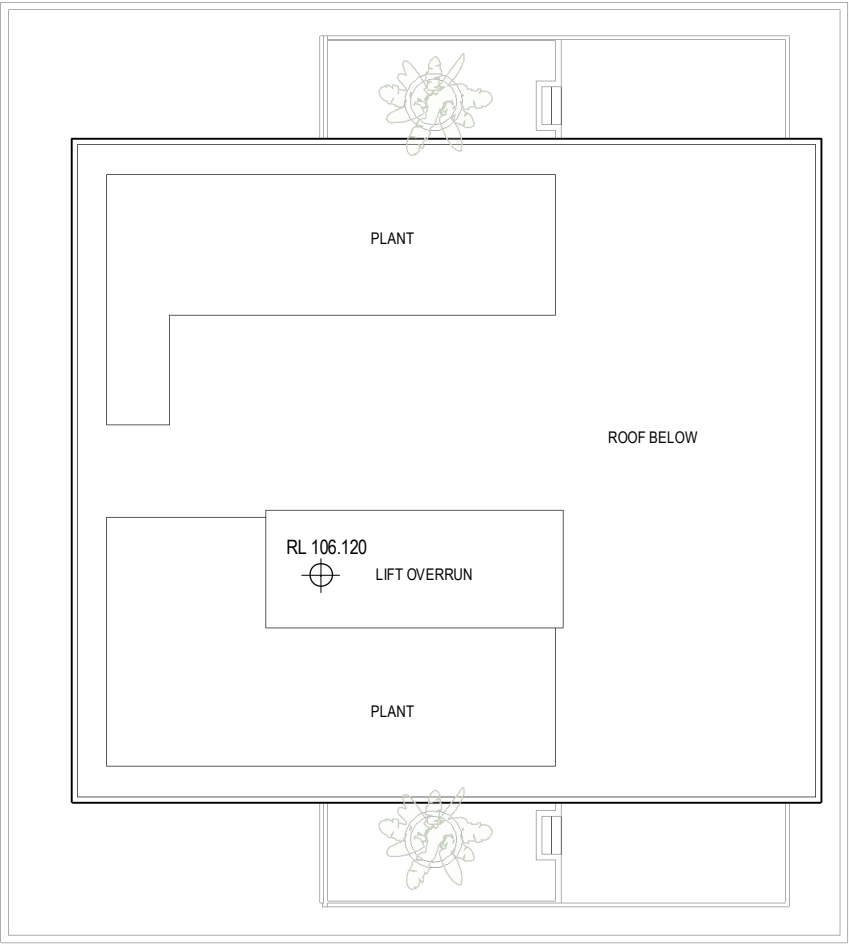
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SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY



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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / ROOF LEVEL

Project No / 224261

Author / JS

Scale: @ A3 / 1 : 200

Drawing No. / TP01.35

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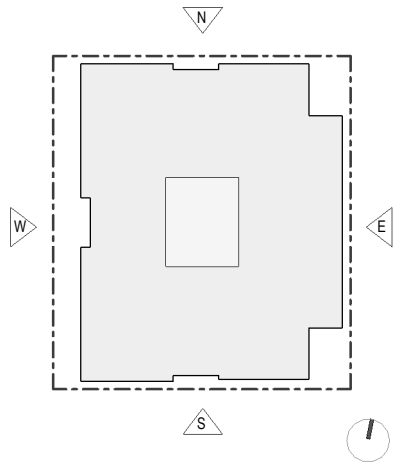
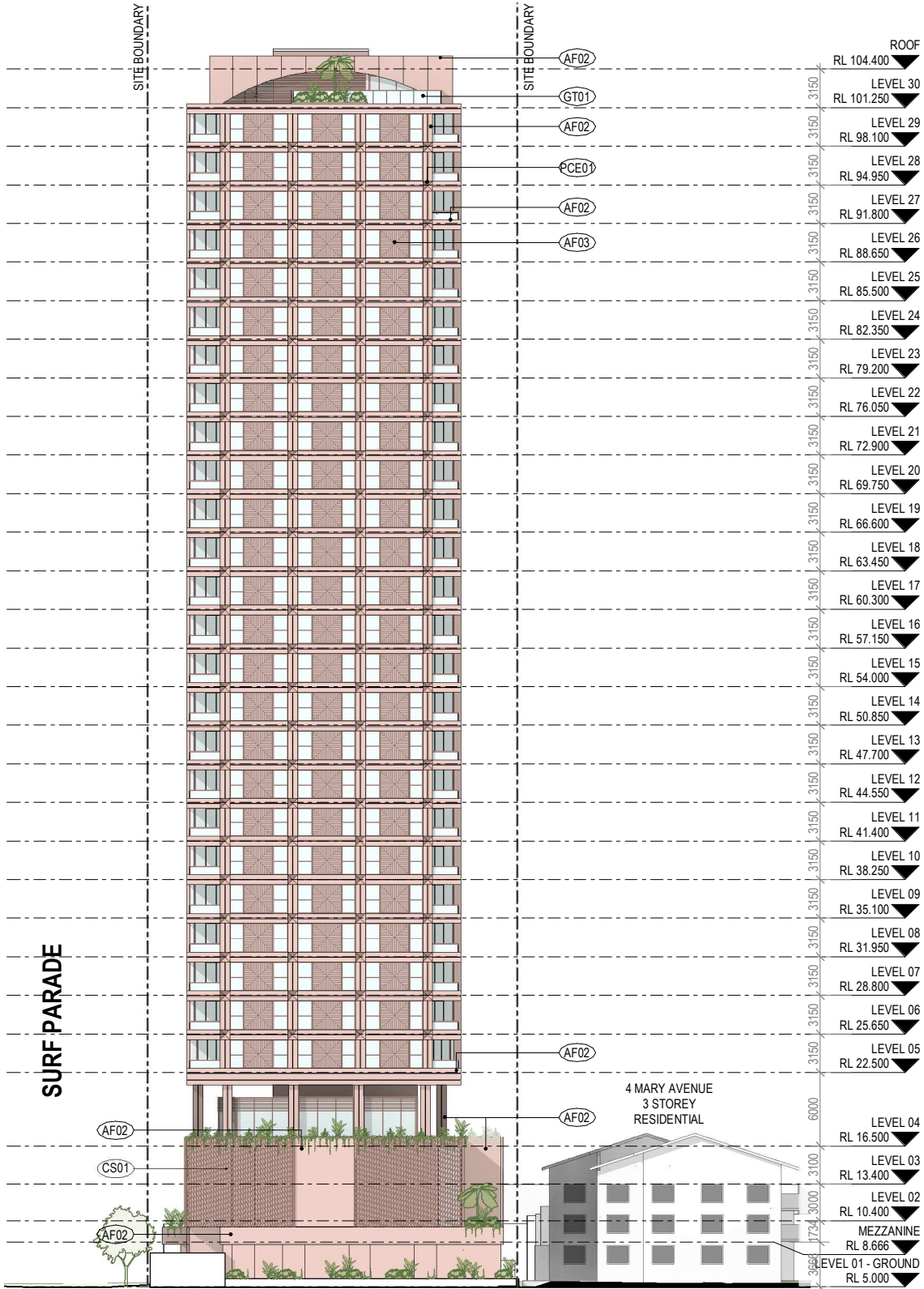
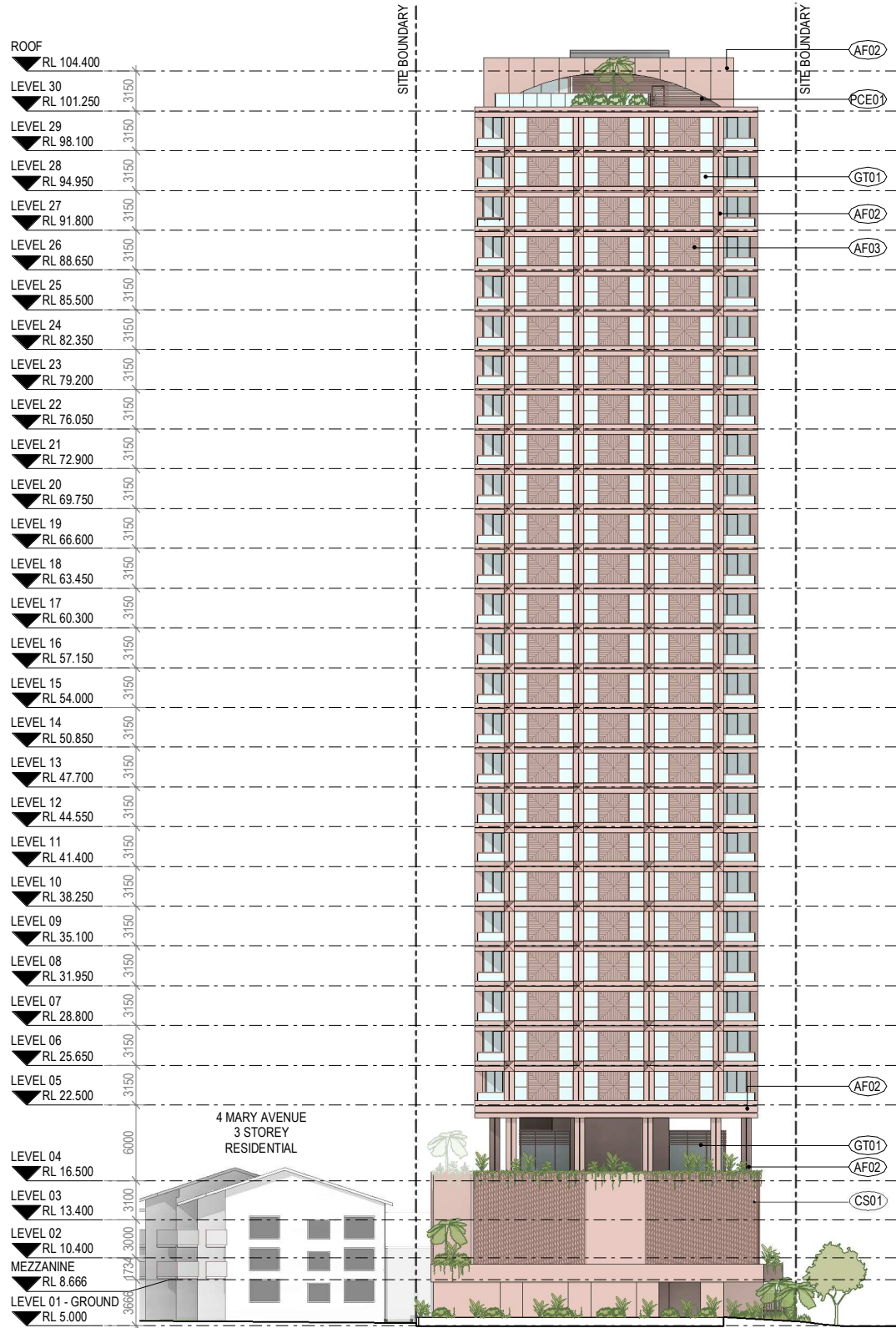


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MATERIALS LEGEND

AF01 - APPLIED FINISH - CHAMPAGNE
AF02 - APPLIED FINISH - LIGHT CLAY
AF03 - APPLIED FINISH - DARK CLAY

PCE01 - POWDERCOAT - DARK GREY
CS01 - CLADDING SYSTEM - TEXTURED DARK CLAY

GT01 - GLAZING TYPE 01 - CLEAR

NOTE: LANDSCAPE IS INDICATIVE - REFER TO LANDSCAPE ARCHITECTS REPORT FOR LANDSCAPING DETAILS

NORTH ELEVATION

SOUTH ELEVATION

PRELIMINARY

Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / NORTH & SOUTH ELEVATIONS

Project No / 224261

Author / RG

Scale: @ A3 / 1 : 500

Drawing No. / TP02.01

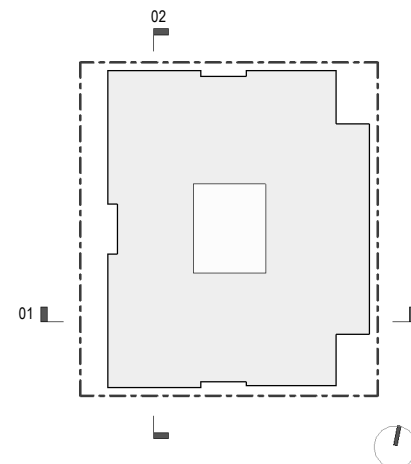
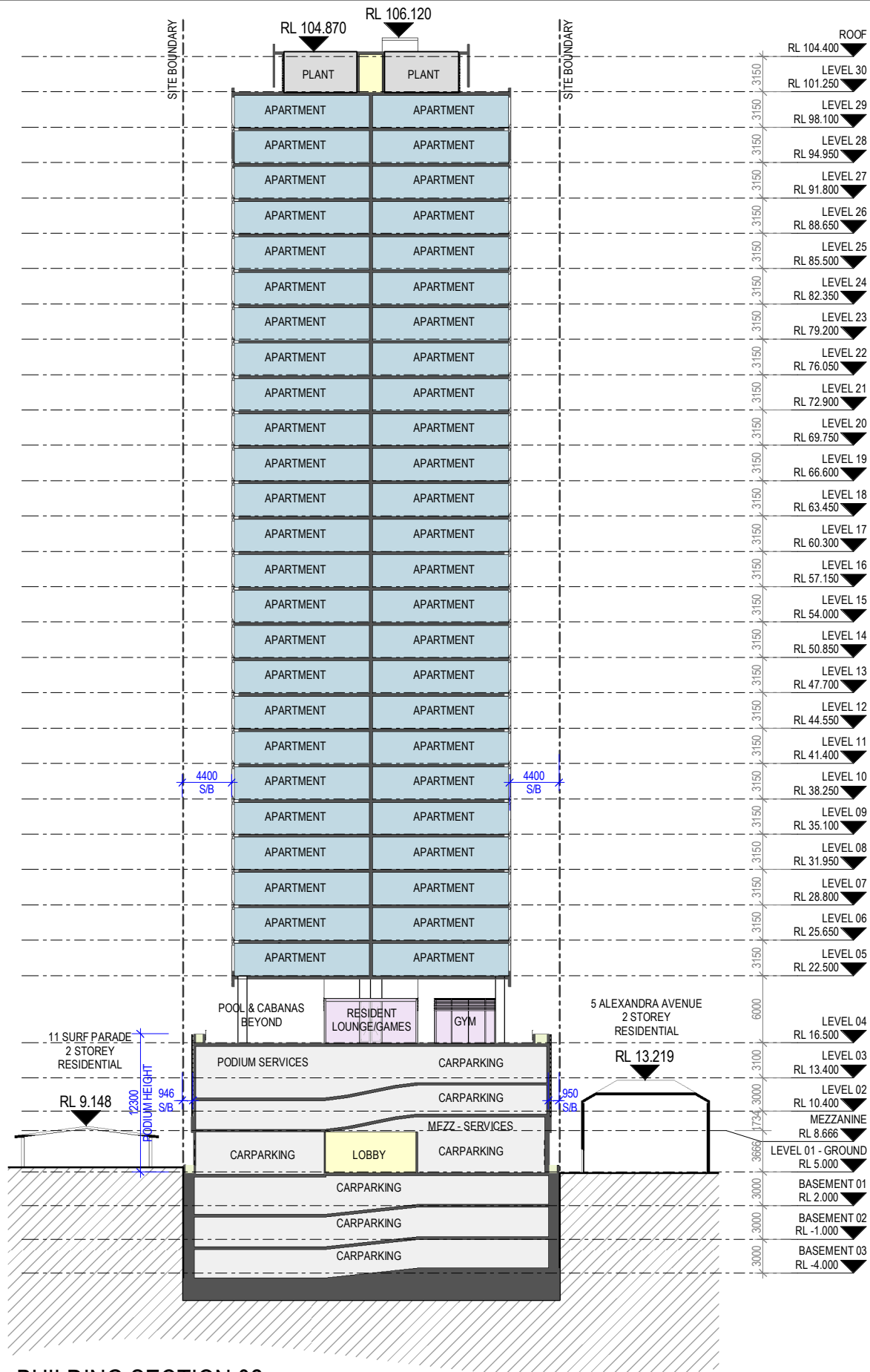
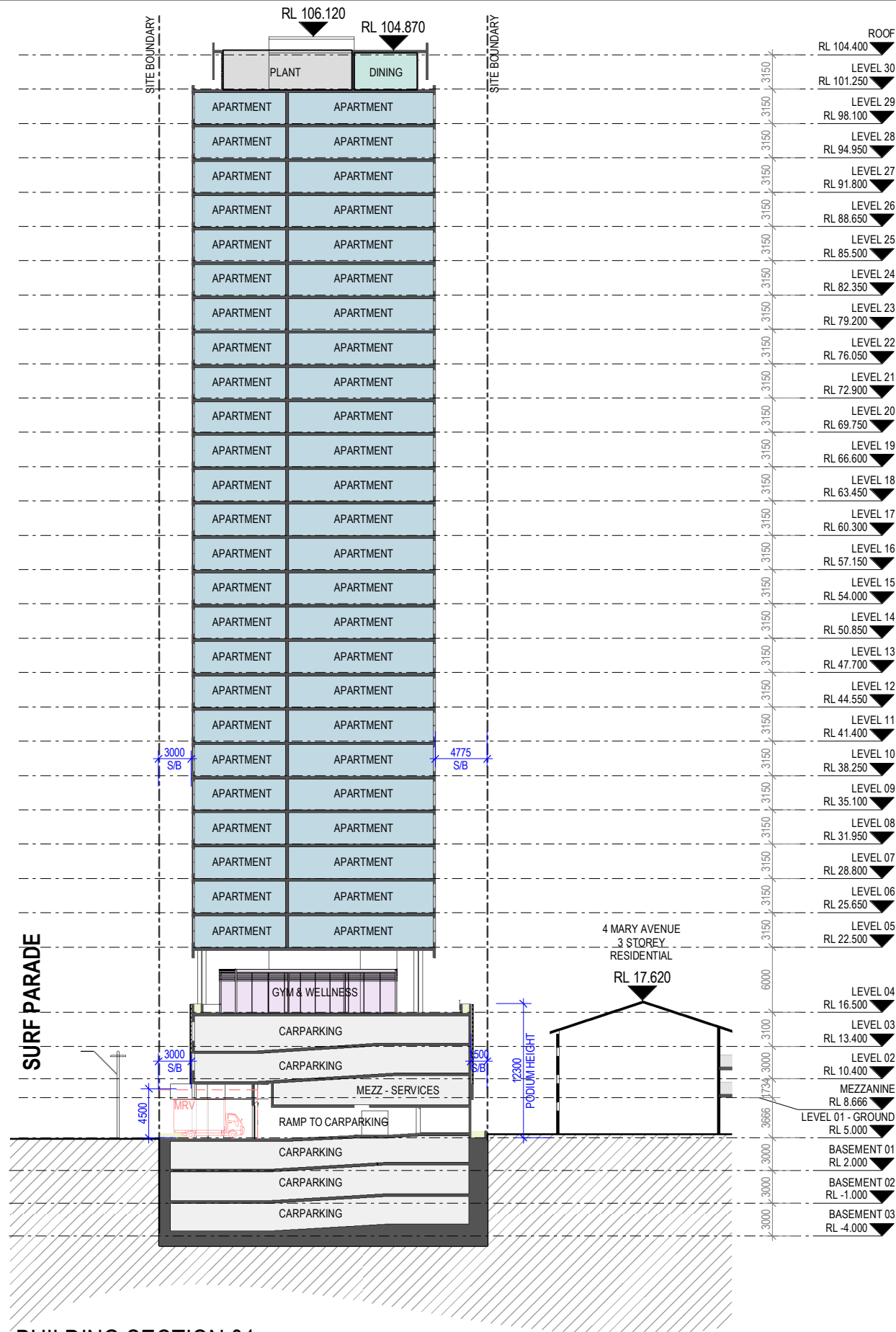
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BUILDING SECTION 01
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BUILDING SECTION 02
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Revisions / A 02.04.2025 DEVELOPMENT APPLICATION LR

Project / 7-9 SURF PARADE

Drawing / BUILDING SECTIONS 01 & 02

Project No / 224261

Author / RG

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Drawing No. / TP03.01

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