NALU



Miami

122 MARINE PARADE

UPS
URBAN PLANNING SERVICES

ATTACHMENT 13

Survey Plan prepared by Jensen Bowers Surveying





Legend

CAG	Comms Above Ground	BH	Bore Hole
COMK	Comms Marker	BOL	Bollard
COMP	Comms Pit		Edge Garden
CUG	Comms Under Ground	//	Fence
SWD	Drainage Swug		Retaining Wall
	Drainage Centre Line	IO	Inspection Opening
SWMH	Stormwater MH	MH	Unidentified Manhole
SWGT	Stormwater Gully Trap	PO	Post
SWFI	Field Inlet Pit	SI	Sign
SWKA	Stormwater Kerb Adaptor	TBM	Temporary Bench Mark
UE	Power Line Under Ground	T	Telecom Line
	Power Line Above Ground	TEL	Telecom Pit
ELMK	Electrical Marker	TELBOX	Telecom Telbox
ELP	Electrical Pillar	TEM	Telecom Marker
ELPI	Electrical Pit	TP	Telecom Pole
GW	Guy Wire Anchor		Bottom of Bank
LAMP	Lamp Post		Top of Bank
LP	Light Pole		Change of Grade
PP #	Power Pole		Water Line
PPL	Power Pole with Light	TR 0306	Edge of Vegetation; Tree - 0.3m Dia Trunk & 6m Canopy Spread
PPLT	PP with Light & Transformer	W	Water Main
PPT	Power Pole with Transformer	HR	Fire Hose Reel
G	Gas Main	HY	Water Hydrant
GM	Gas Meter	SPR	Water Sprinkler
GV	Gas Valve	SV	Water Valve
	Road Crown	TAP	Water Tap
	Edge of Bitumen	WBE	Hydrant Booster
	Edge Track	WM	Water Meter
GP	Guide Post	WMK	Water Marker
	Guard Rail		Bitumen
	Road Kerb Invert		Concrete
S	Sewer Main		Dirt
SMH	Sewer Manhole		Garden
SMK	Sewer Marker		Gravel / Rock
SVE	Sewer Vent		Pavers
	Awning / Top of Gutter		Tiles
TOG RL	Top of Gutter		

Drawn:	SS	Date:	05/12/2024
Surveyed:	AJ	Date:	28/11/2024
Checked:	DB	Date:	05/12/2024

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Authority Ref. No: .
RP Description: Lot 122 on SP284713

Locality: Miami
Date of Survey: 28/11/2024
Level Datum: AHD (der)
Origin: OPM 21031 (RL 4.82)
Level Bk / Fld Bk: Digital
Horizontal Datum: IS306901
Contour Interval: 0.5m

Scale 1:750 @ A3

0 7.5 15 22.5m

1 : 750@A3 (Before Reduction)

Approved: DGB

Notes

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Issue	Description	Date	Appd.
A	Original Issue	05/12/24	DGB
B	Sewer Added	17/12/24	DGB
C	Services and Contour Updated	25/03/25	SJM

Client

122 Marine Parade P/L
ATF 122 Marine Parade Unit Trust

122 Marine Parade Miami

Detail Survey Sheet 1 of 6

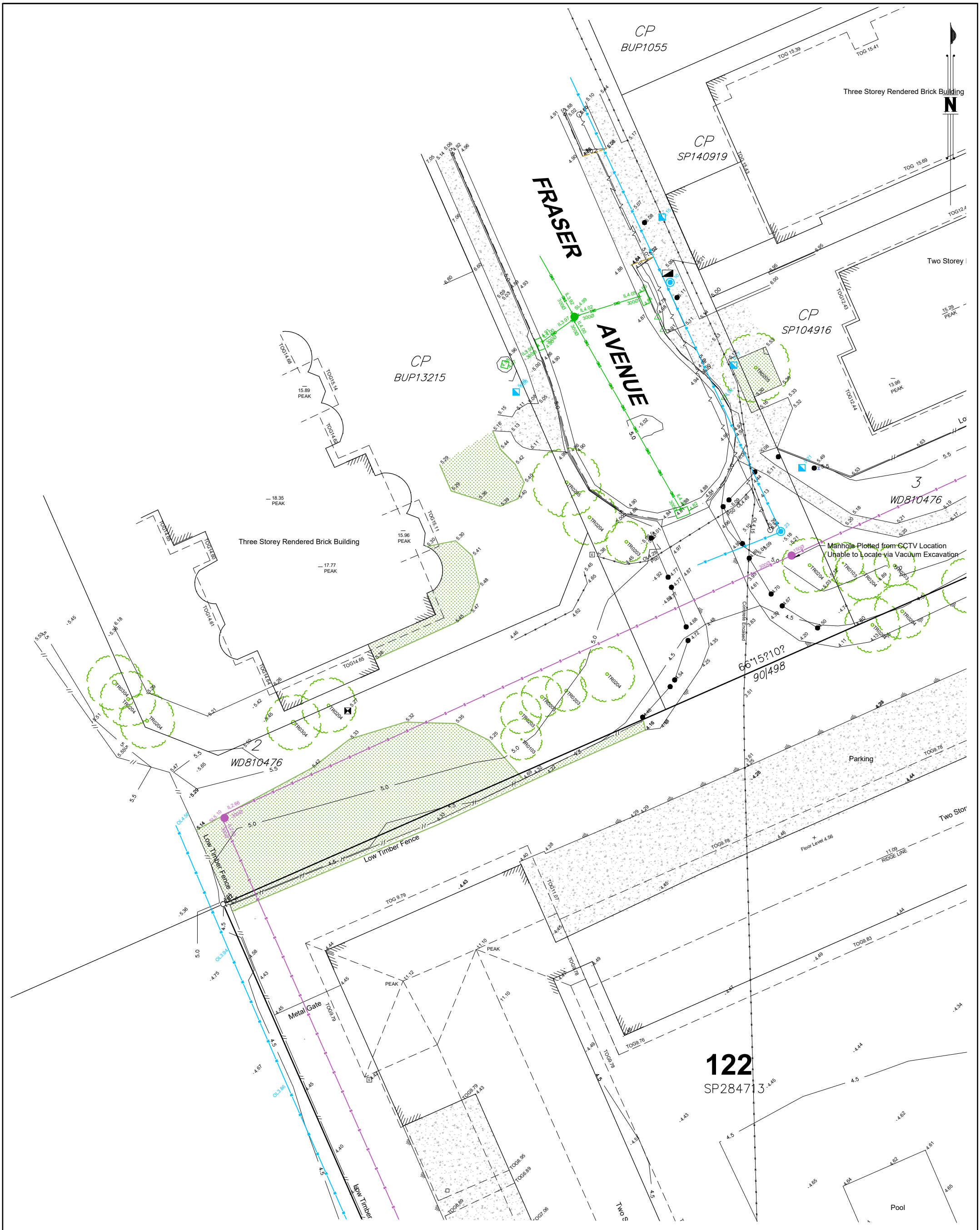
Drawing No.	Issue	Original Size
S-11287-001	C	A3

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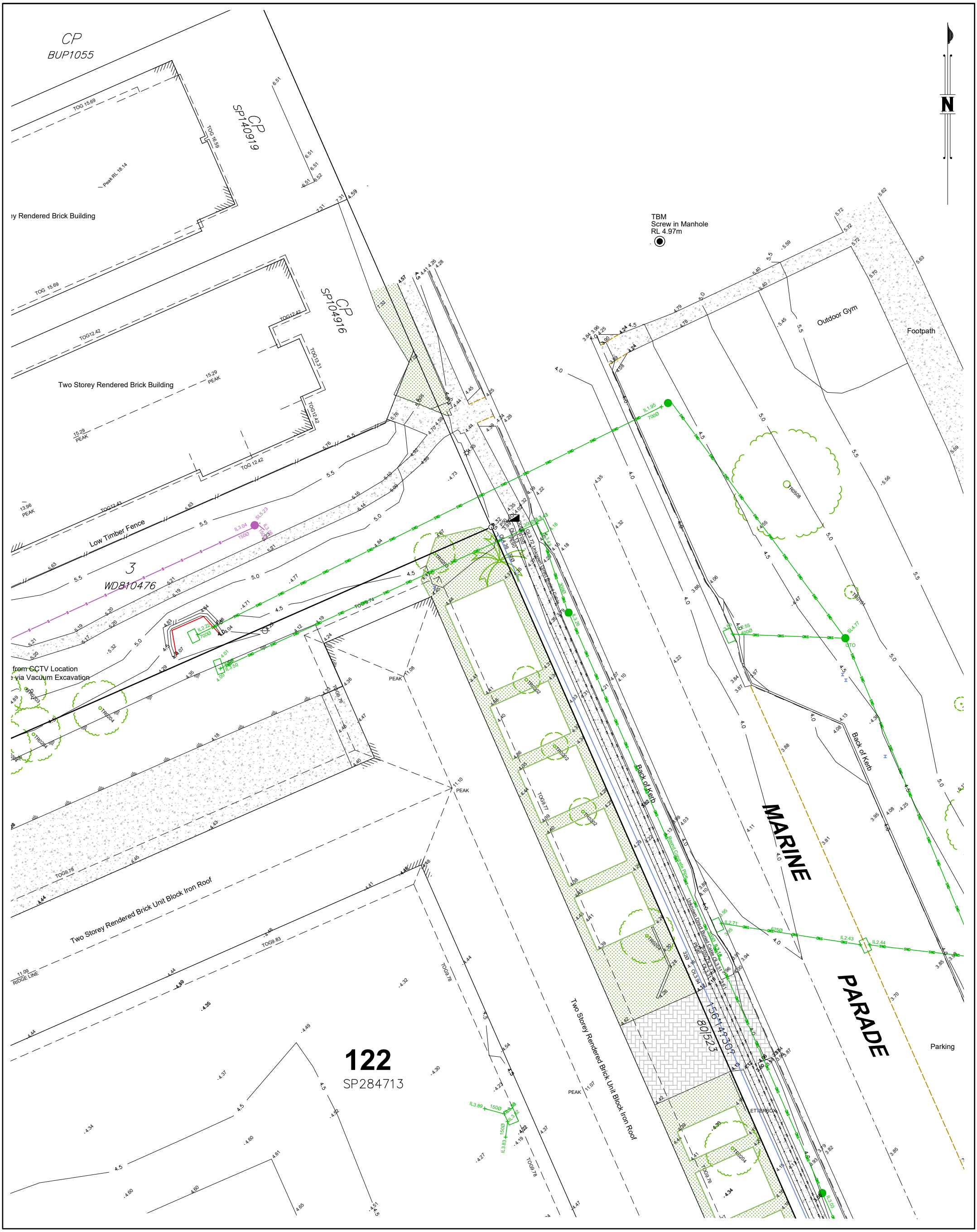
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Detail Survey Sheet 2 of 6

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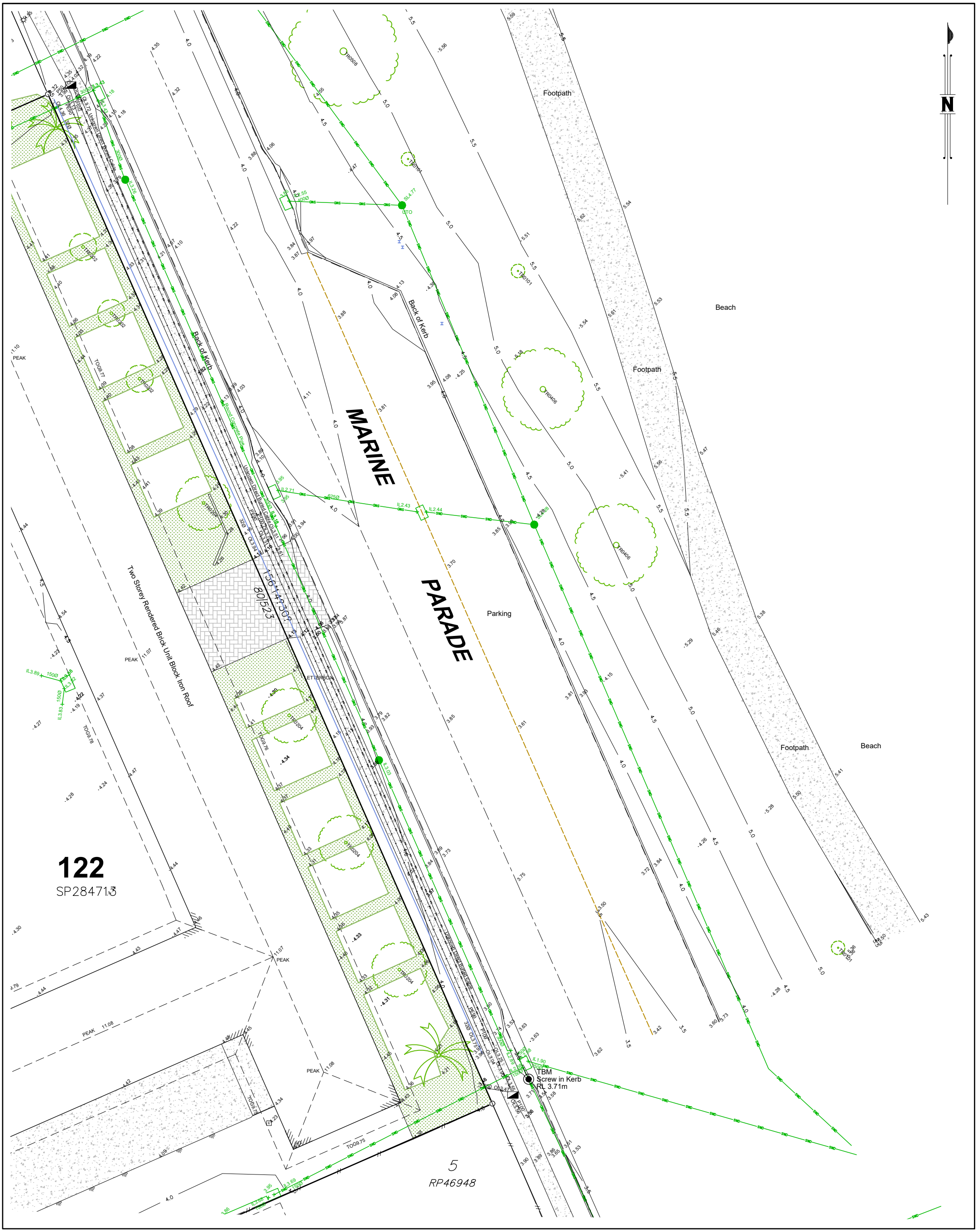
Detail Survey Sheet 3 of 6

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Detail Survey Sheet 4 of 6

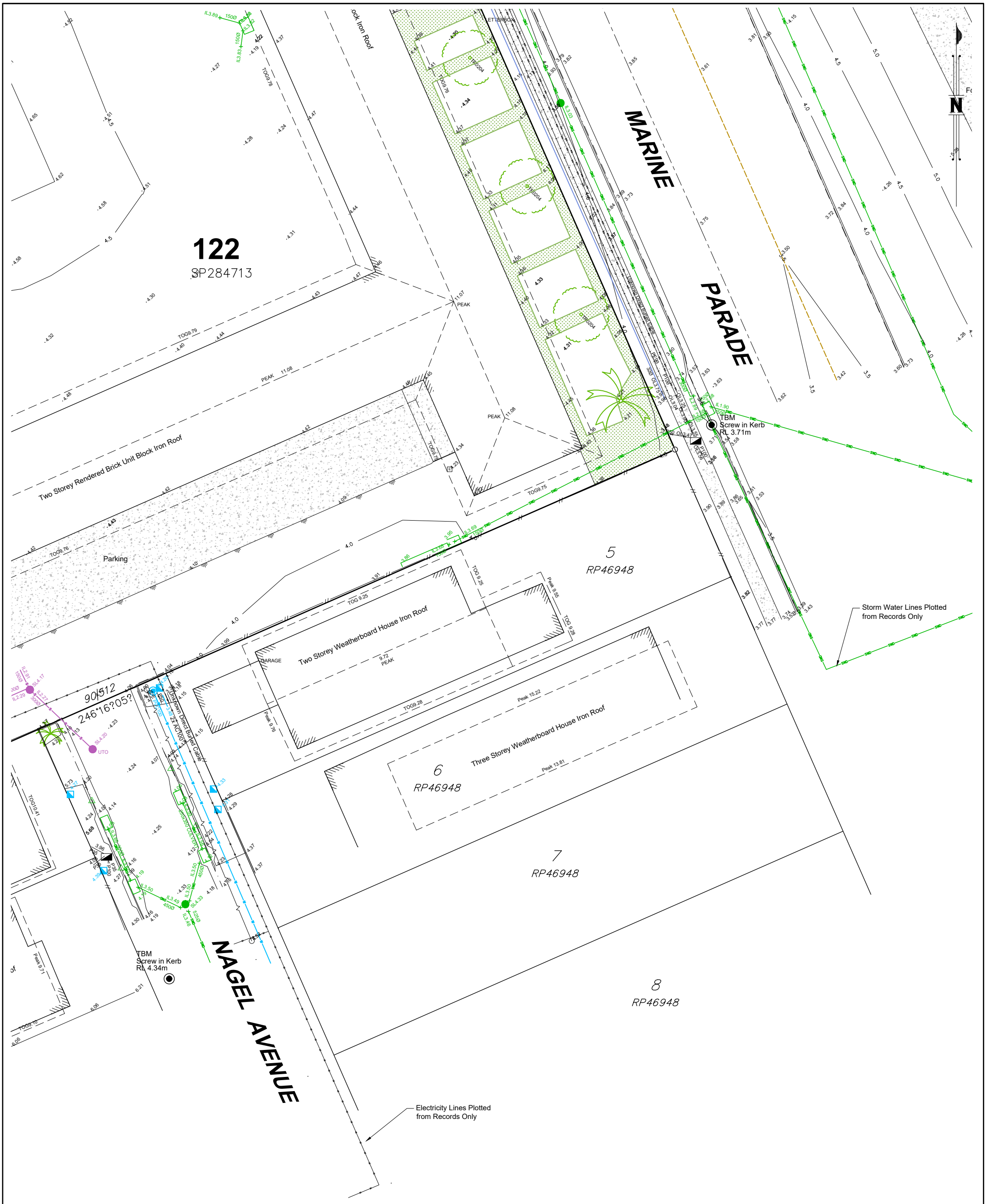
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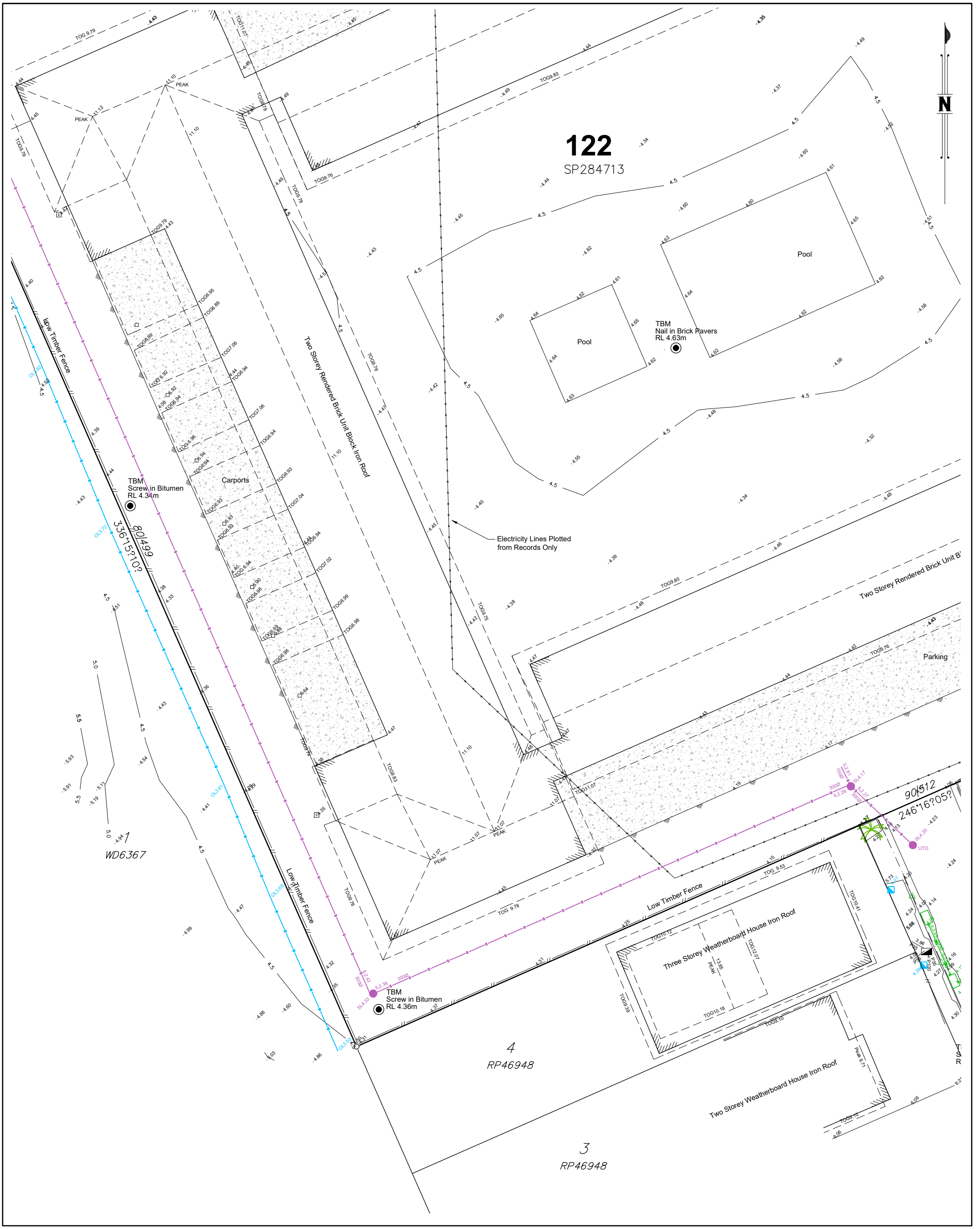
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Detail Survey
Sheet 5 of 6

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122 Marine Parade Miami

Detail Survey
Sheet 6 of 6

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ATTACHMENT 14

Proposed Architectural Drawings
prepared by Koichi Takada Architects and BDA Architects



STAGE
DEVELOPMENT APPLICATION

PREPARED FOR
MONACO PROPERTY GROUP

24 APRIL 2025
ISSUE A

122 Marine Pde

NALU

MIAMI, QUEENSLAND

bda Koichi Takada Architects

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DATE	ISSUE	DESCRIPTION	CHECKED
24/04/2025	A	Development Application	DG

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Site Connectivity
Zoning
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Solar & Wind
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Existing Site Analysis
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Precedent Approval Study

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Responsive
Connected
Engaged
Subtropical
Aesthetic

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Vision Statement

5.1 Architectural Intent

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Pedestrian & Traffic Circulation Waste Management

7.0 Architectural Drawings

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Level 3 Plan
Level 4 Plan
Level 5 Plan
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Roof Plan
North Elevation
East Elevation
South Elevation
West Elevation
Section A
Section B

1.

Project Summary



Site Area	7,284 m²
Site Cover	56.9%
Total Proposed Apartments	46
Total Existing Apartments	46
Total Car Parks	147
Total Storeys	4 Storey + partial 5th storey + roof terrace
Building Height	18.7 m to top of roof slab 19.9 m to top of balustrade 22.5 m to top of lift overrun

2.

Executive Summary



Designed to be sympathetic with the Miami Beach esplanade by providing a sensitive blend of both architectural and landscape.

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

Introduction

This project embraces the Miami context of lush landscape, open architecture, beach front living and active lifestyle. The building has been positioned so as to open out to the ocean and yet blend with the mountain behind. The proposed 4 Storey + partial 5th storey residential apartment building has an organic sculptural form inspired by the surrounding landscape context.

The Site

Located on Marine Parade facing the ocean the 7,284m^2 site is bounded by public open space on 3 sides. The site is boarded by Marine Parade and Miami Beach to the east, Magic Mountain to the west, Fraser Avenue Reserve and Lion Head Park to the north. The site is bordered by 2 – 3 storey homes that are accessed from Nagel Avenue to the south and 2 – 3 storey residential building to the north separated from the site by the Fraser Avenue Reserve. Public open space surrounds the site creating a generous buffer between the proposed building and its neighbours.

Overview

The building embraces the views while also protecting the resident's privacy from the active park and street frontages. The building has been configured to create a central communal zone that forms the heart of the project. The U-shaped building permits all apartments to be able to enjoy a lush ocean front communal space that has a sense of community.

The development focuses on delivering high-quality residential apartments, offering generous two, three,four and five-bedroom apartments. These spacious apartments are designed to maximise views, ventilation and solar protections while also protecting the privacy of the residents. Each apartment features expansive wrap around balconies that serve as outdoor living areas, enhancing the overall livability of the homes and to provide deep shade the expansive glass walls.

The building offers an intimate, boutique residential resort-style experience. The ground floor provides vehicle access from Fraser Avenue, servicing from Nagel Avenue and pedestrian access from Marine Parade. Residential car parking is provided in a single basement that is setback from the boundary to permit deep planting around the majority of the building's edges.

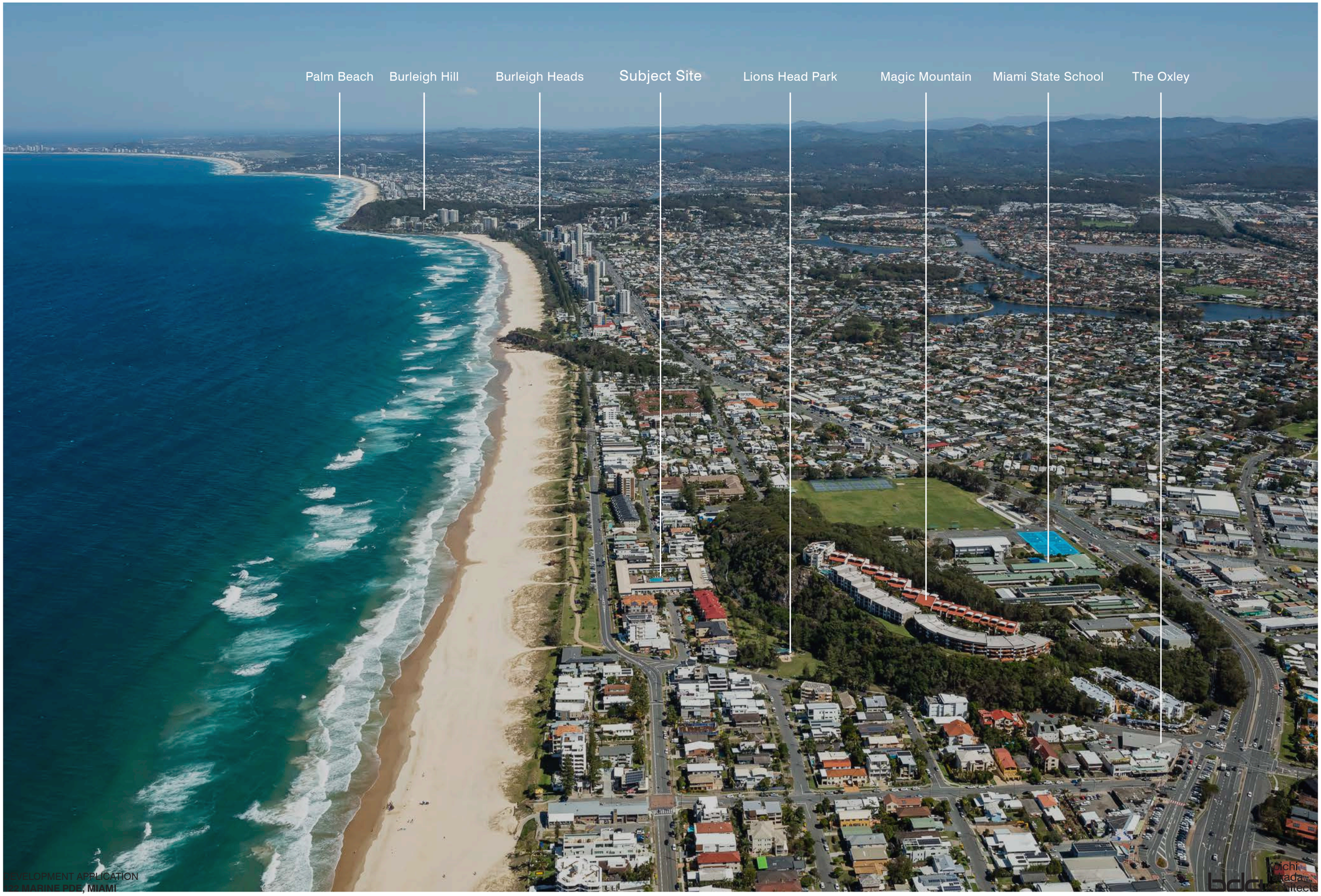
Conclusion

This design proposal showcases a high-quality, contemporary design, with a balanced and visually appealing built form. The project aims to enhance the Miami beach front urban environment by activating the 3 street frontages, creating an attractive built form that encourages pedestrian activity to Marine Parade and Fraser Drive while resolving the servicing and drainage issues of the termination of Nagel Avenue.

Carefully designed to respect the character of Miami's ocean front with the proposed residential building addressing the key opportunities presented by the site. The design highlights exceptional architecture, thoughtfully designed public edges, generous communal amenities, and lush sub-tropical landscaping, making it a valuable and sustainable addition to the Miami context.

3.

Context Analysis


Palm Beach
Burleigh Hill
Burleigh Heads
Subject Site
Lions Head Park
Magic Mountain
Miami State School
The Oxley

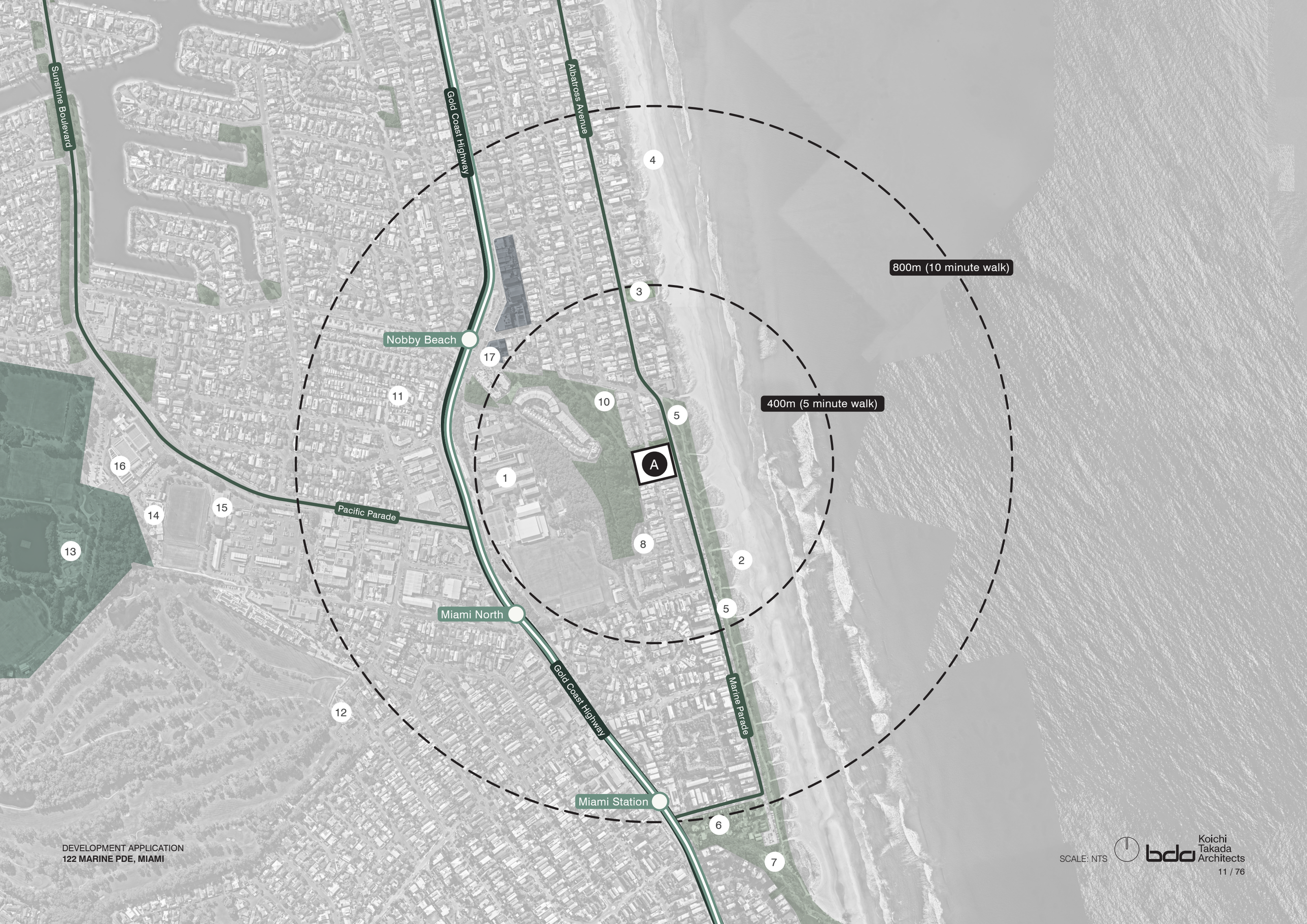
Site Location

Situated at the coveted address of 122 Marine Parade, Miami, this property offers an unrivaled beachfront location

The area is renowned for its stunning coastal views and direct access to pristine beaches, making it an ideal location for the proposed development. The location's proximity to key amenities, including cafes, dining options, and boutique shopping, further enhances its appeal, providing both convenience and an elevated living experience.

The site is positioned in one of Miami's most exclusive and sought-after neighborhoods. Marine Parade is known for its peaceful ambiance, attracting discerning homeowners who value privacy and a high standard of living. The expansive frontage and generous lot size allow for creative architectural possibilities while ensuring ample space for outdoor living opportunities, providing a perfect balance of exclusivity and tranquility.

	LEGEND
A	**SUBJECT SITE**
1	MIAMI STATE HIGH SCHOOL
2	MIAMI BEACH
3	NOBBY BEACH SURF CLUB
4	NOBBY BEACH
5	THORN PARK
6	OCEAN BEACH TOURIST PARK
7	DON MACSWEEN PARK
8	MIAMI COMMUNITY CHILDRENS CENTRE
9	MAGIC MOUNTAIN APARTMENTS
10	LIONS HEAD PARK
11	NOBBY BEACH HOLIDAY VILLAGE
12	BURLEIGH GOLF CLUB
13	PIZZEY PARK SKATEPARK
14	BURLEIGH LEAGUES CLUB
15	GOLD COAST GYMNASTICS CLUB
16	MIAMI AQUATIC CENTRE
17	THE OXLEY RETAIL VILLAGE
	STATE ROAD
	MINOR ROAD
	FUTURE G: LINK STATION
	FUTURE G: LINK ROUTE
	PARKS
	OPEN SPACE & RECREATION
	NOBBY BEACH NEIGHBOURHOOD CENTRE



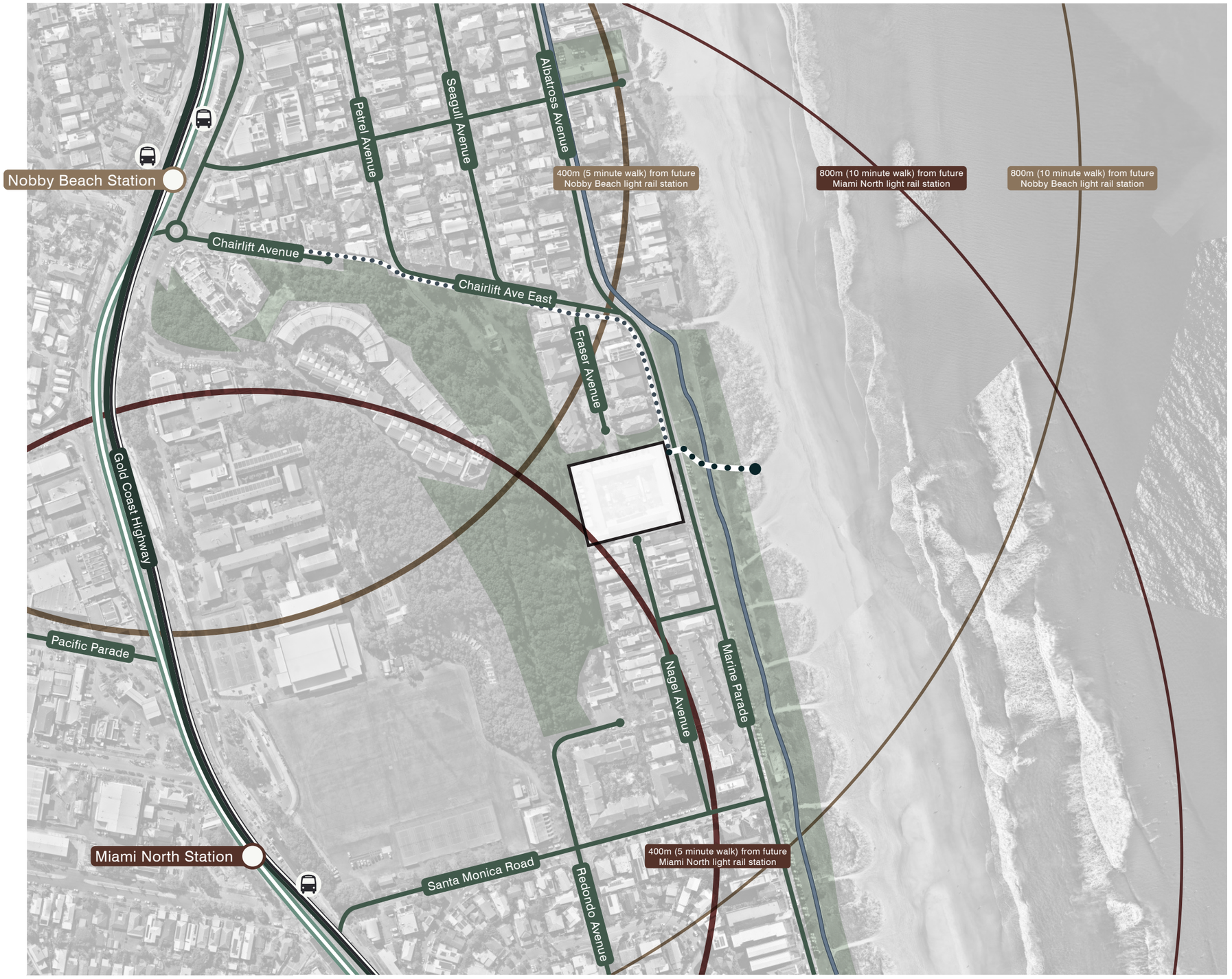
DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

SCALE: NTS

Koichi Takada Architects

Context Analysis

Site Connectivity



LEGEND

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

Zoning



	LEGEND
	NEIGHBOURHOOD CENTRE
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	MIXED USE
	COMMUNITY FACILITIES
	LOW IMPACT INDUSTRY
	PARKS & OPEN SPACE

Views Opportunities



	LEGEND
	KEY COASTAL VIEW OPPORTUNITY
	REAR APARTMENT VIEWS TO LIONS HEAD PARK ALLOW FOR IMMERSEMENT IN NATURE

Context Analysis

Solar & Wind



LEGEND

- SUN-PATH
- PREVAILING WINDS
- BREEZES

Existing Site Photos





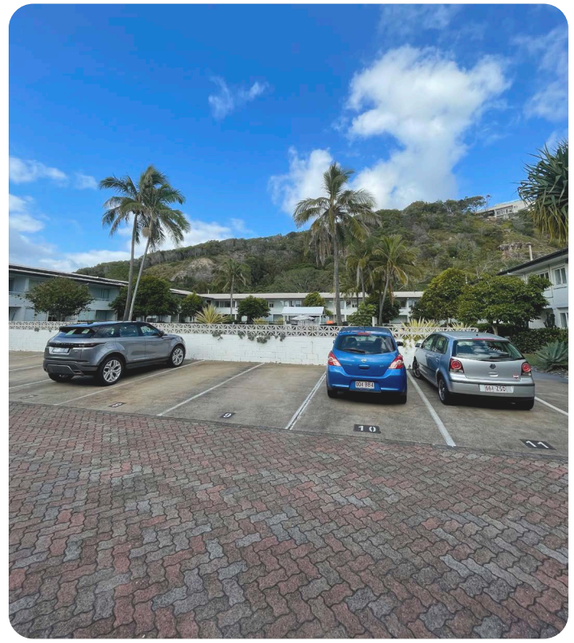






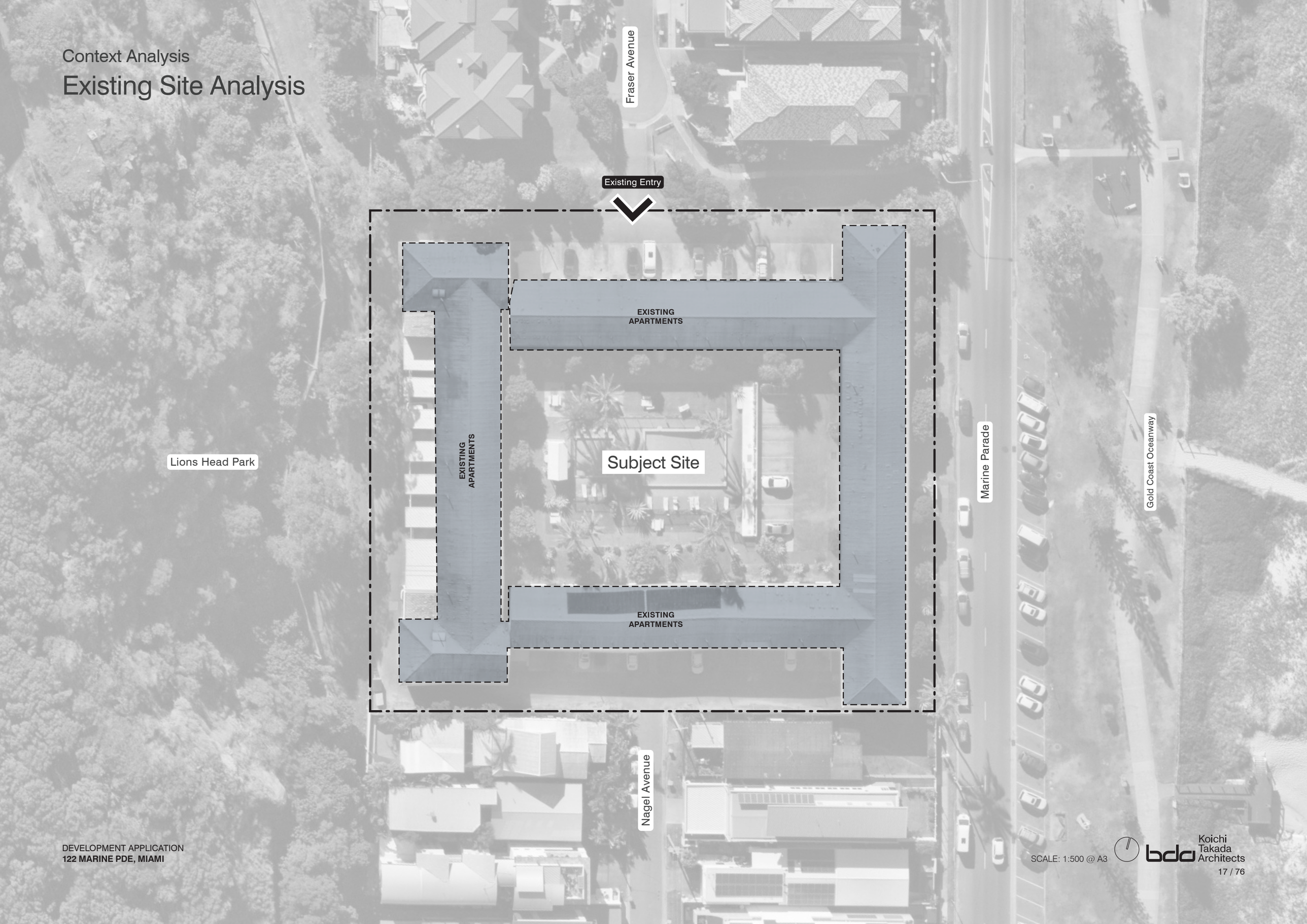






Context Analysis

Existing Site Analysis



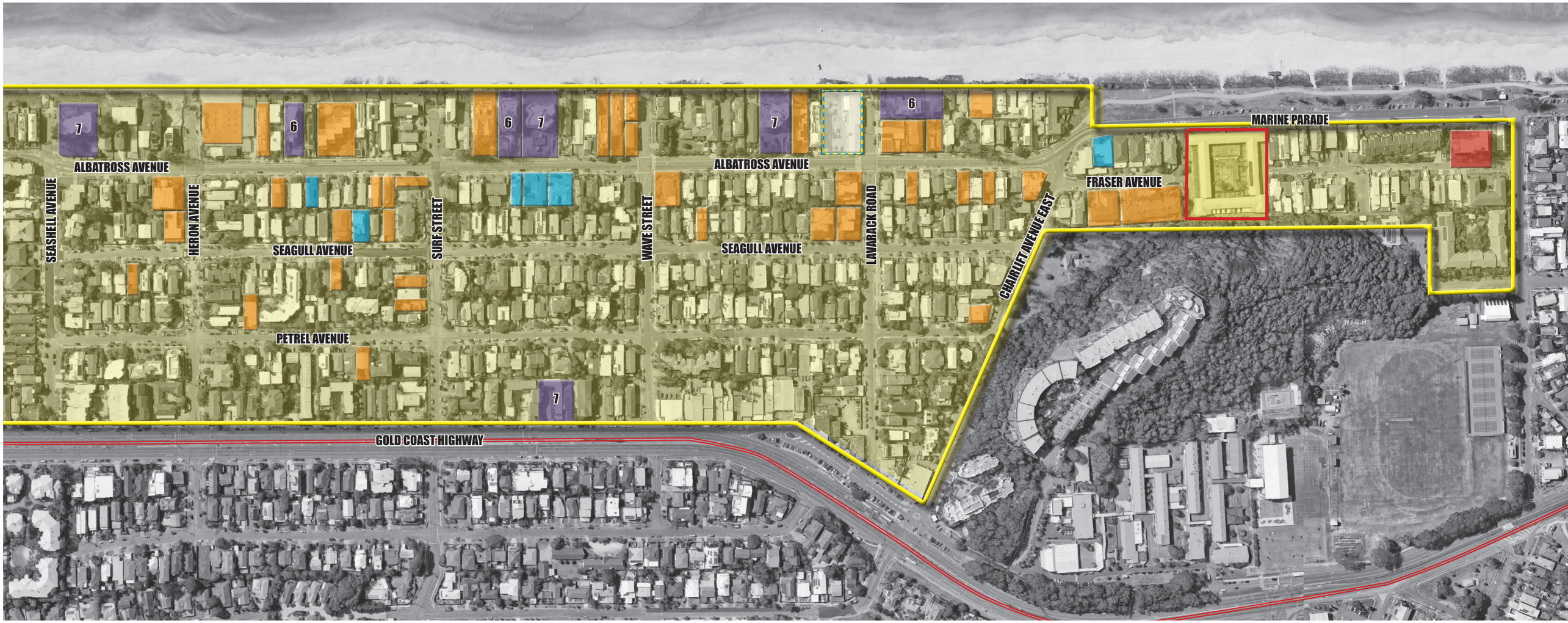
DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

SCALE: 1:500 @ A3

Koichi Takada Architects

Context Analysis

Building Height within 3 Storey (15m Zone)



LEGEND	
SUBJECT SITE	6 & 7 STOREYS
4 STOREY	9 STOREYS
5 STOREYS	SURF LIFESAVING
	3 STOREYS (15M) ZONE

Context Analysis

Precedent Approval Study



	LEGEND
⬚	SUBJECT SITE
1	120 ALBATROSS AVENUE, MCU/2022/283 Height: 18.8m - 4 STOREY
2	2 HERON AVENUE, MCU/2020/282 Height: 14.95m - 4 STOREY
3	107 ALBATROSS AVENUE, MCU/2020/246 Height: 14.935m - 4 STOREY
4	77-79 ALBATROSS AVENUE, MCU/2021/202 Height: 21.9m - 4 STOREY
5	54-56 ALBATROSS AVENUE, MCU/2021/700 Height: 20.62m - 4 STOREY
6	39 ALBATROSS AVENUE, MCU/2022/428 Height: 15m - 3 STOREY
7	33 ALBATROSS AVENUE, MCU/2022/108 Height: 21.65m - 4 STOREY
8	4-6 LAVARACK ROAD, MCU/2022/178 Height: 21.65m - 4 STOREY
9	102 ALBATROSS AVENUE, MIN/2021/178 Height: 15m - 5 STOREY (APPEAL APPROVED)
10	92 ALBATROSS AVENUE, MCU/2021/510 Height: 14.9m - 4 STOREY (APPEAL APPROVED)
11	90 ALBATROSS AVENUE, MCU/2022/91 Height: 14.6m - 5 STOREY
12	76 ALBATROSS AVENUE, MCU/2021/609 Height: 15.8m - 5 STOREY
13	72 ALBATROSS AVENUE, MCU/2021/703 Height: 18.4m - 5 STOREY
14	68 ALBATROSS AVENUE, MCU/2022/440 Height: 15.8m - 5 STOREY
15	20 ALBATROSS AVENUE, MCU/2022/131 Height: 16.7m - 4 STOREY
16	14 ALBATROSS AVENUE, MCU/2019/160 Height: 16.56m - 4 STOREY
17	116 SEAGULL AVENUE, MCU/2023/4 Height: 15.35m - 4 STOREY
18	109 SEAGULL AVENUE, MCU/2020/77 Height: 19.31m - 4 STOREY
19	91 SEAGULL AVENUE, MCU/2021/641 Height: 15m - 4 STOREY + ROOF TERRACE
20	85 SEAGULL AVENUE, MIN/2023/614 Height: 17m - 4 STOREY + ROOF TERRACE
21	92 SEAGULL AVENUE, MCU/2022/492 Height: 12m - 4 STOREY
22	103 PETREL AVENUE, MCU/2022/44 Height: 13.68m - 4 STOREY
23	23 SURF STREET, MCU/2022/510 Height: 14.45 - 4 STOREY
24	27 SURF STREET, MCU/2022/157 Height: 14.99 - 4 STOREY + ROOF TERRACE
25	84 PETREL AVENUE, MCU/2022/76 Height: 14.80 - 4 STOREY + ROOF TERRACE
26	15 CHAIRLIFT AVENUE, MCU/2022/99 Height: 17.30 - 4 STOREY + ROOF TERRACE
27	2265-2269 GOLD COAST HIGHWAY, MCU/2021/701 Height:22.07m) - 7 STOREY

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

Koichi Takada Architects

4.

City Plan Guidelines

Key Design Principles

City Plan Guidelines - Key Design Principles

Responsive

Development is designed to respond to the existing built form character, landscape, climate and neighbourhood character to reinforce a strong sense of place and local identity.

Context and Local Character

The building design positively enhances neighbourhood and reinforces the planned character through: the building design to minimise shadows; high-quality landscaping and natural and built features that enhance the sense of place.

Climate

Design appropriate living environments and efficient layouts for our climate through: natural lighting; ventilation; building separation; open outlooks; and cooling landscaping.



City Plan Guidelines - Key Design Principles

Connected

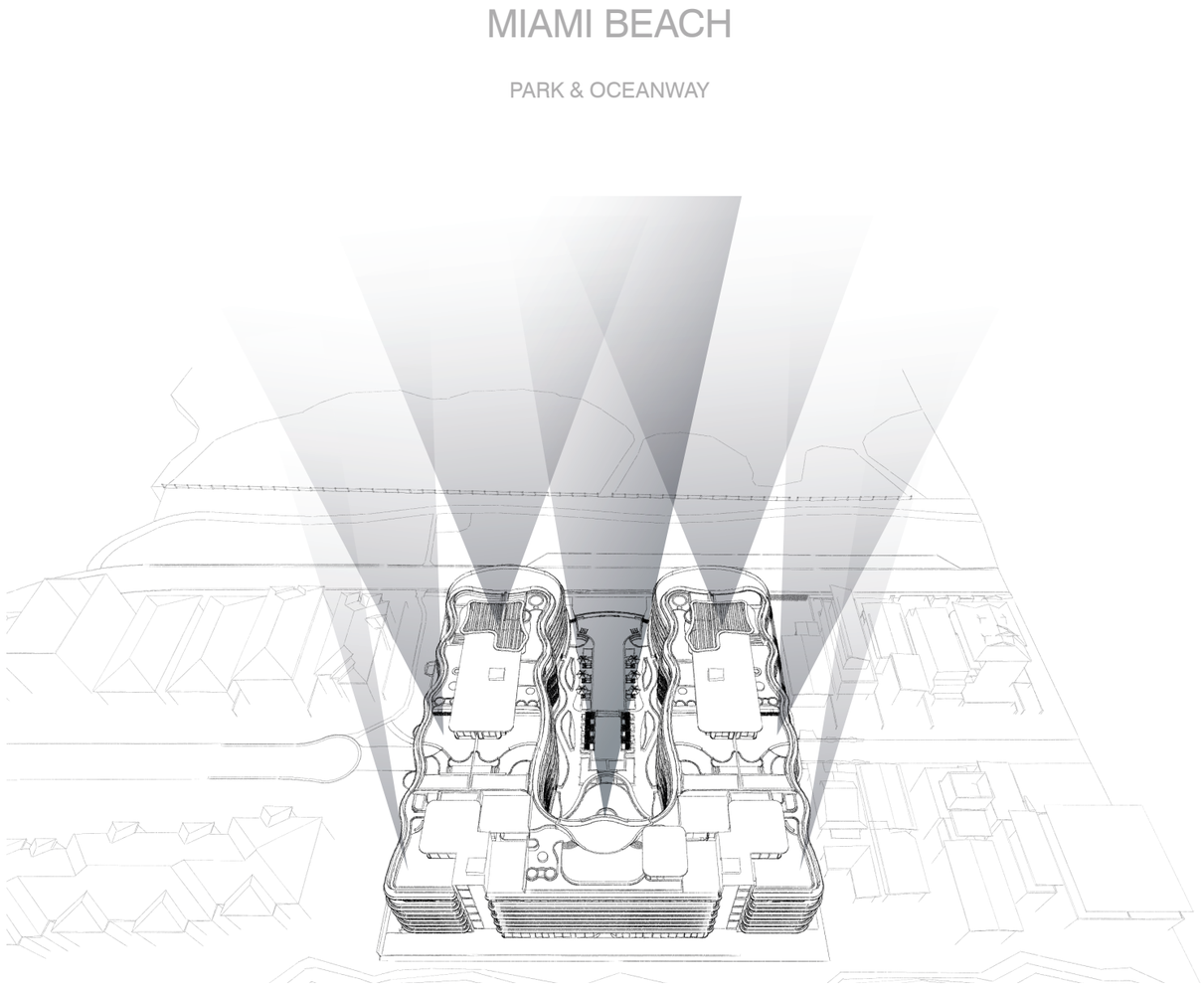
Development provides for connected, safe and accessible places to activate street life and pedestrian friendly spaces.

Equitable and social

Urban environments are well connected to maximise street life and provide equitable, shared access for all users. The proposed building includes pedestrian upgrades to Fraser Avenue Reserve and will facilitae improve pedestrian movement around the north edge of the site. The building alos provide multiple pedestiran access points to encorage residetns to wallk to local ameniteis.

Visual

Visually connected and legible developments prioritise access to open spaces and views of local features and connect across the City's open space network. The proposed building has been designto provide visual connectionform all of hte apartmetn to the ocean front and adjacent open space areas.



City Plan Guidelines - Key Design Principles

Engaged

Development is interesting, aesthetically pleasing and provides activated building edges to contribute to a vibrant, safe and inclusive public environment.

Human scale interface

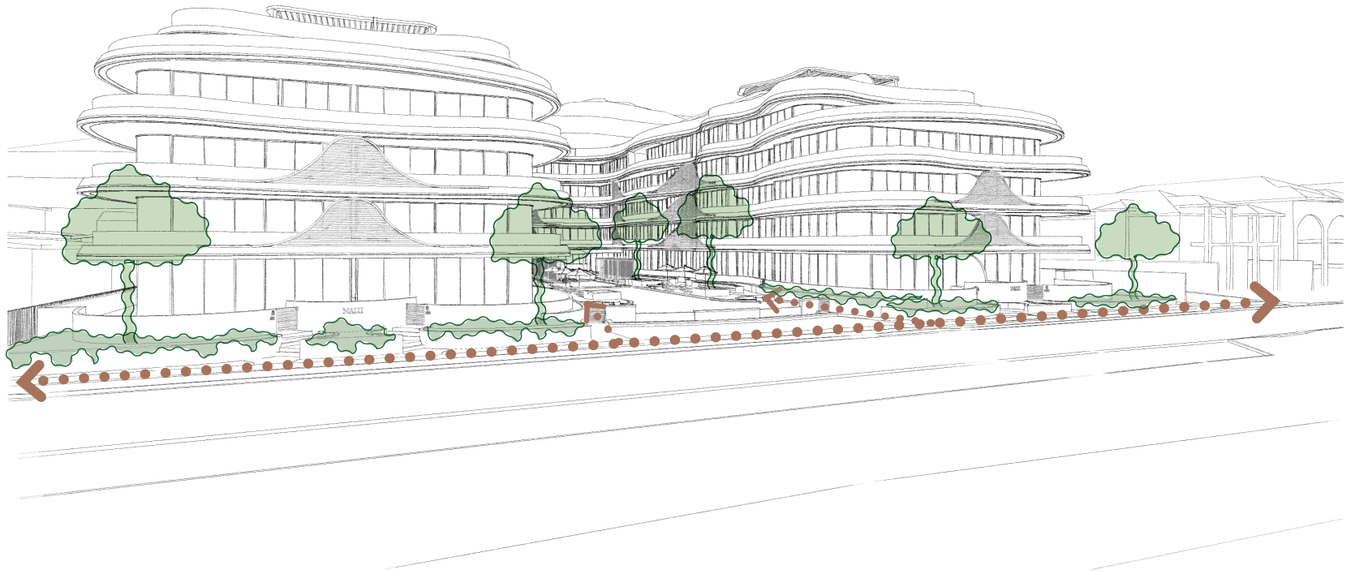
The Design minimizes perception of scale conflicts between private development and the public realm through attractive, cohesive, vibrant and pedestrian friendly design. The integration of landscape and architectural is key to blending the building with the park land frontages and magic mountain backdrop.

Street life

Built form provides social spaces that express cultural values and diversity for the community to enjoy through: design of spaces that enhance social interaction; form that engages and expresses our culture; and opportunities for healthy street life. The proposal includes the creating a seating area on Marine Parade and landscape path upgrades to Fraser Avenue Reserve to improve the interface of the building and the pedestrian activity at the buildings edge.

Safety and security

The propsoed apartement building prioritises safety and security within the public realm, both day and night through: clear lines of sight; maximum passive surveillance of public areas; well defined routes; and well maintained landscaping, lighting and signage.



City Plan Guidelines - Key Design Principles

Subtropical

Development is designed to respect and function efficiently with integrated landscaping design that optimises our unique indoor and outdoor lifestyle.

Green infrastructure

The proposal incoporate green urban design principles such as: landscaping, street trees, roofs terraces; deep planting; and improvemetns to adjacent public open spaces.

User experience

Design for the comfort and amenity of the user through consideration of: micro climate; shade; access to the sun and breezes; and protection from the elements.

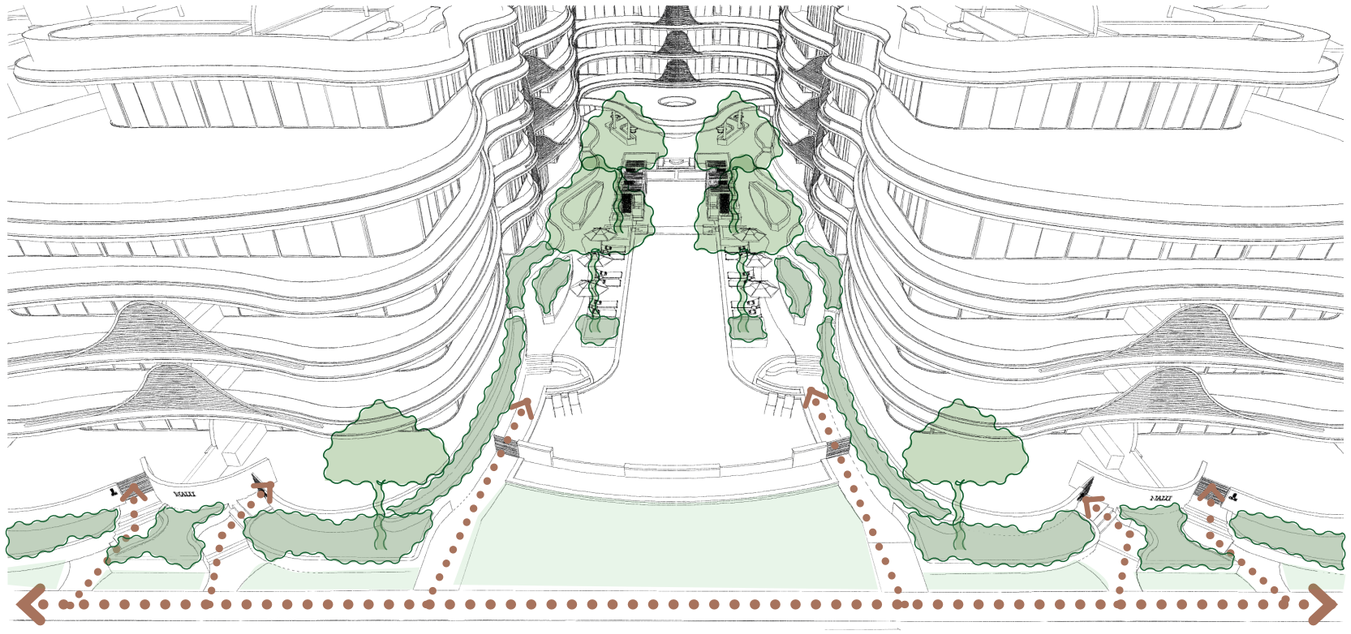
The proposed building provides lush shaded communal areas through the provision of shade trees and amply planters that cool and usable landscape spaces and adjacent residential spaces. Deep planting areas are provided around the edge of the site to allow large quality planting to be established to the benefit of both the residents and the neighbors.

Building design

Consideration has been given to be climatically responsive, sustainable building design through consideration of: building orientation and layout; indoor/outdoor connections, screening and private open spaces.

High quality landscaping

The proposed landscape integrates with the building design to create a comfortable and sustainable urban environment through: deep soil zones for large canopy trees and integrating horizontal landscaping.



City Plan Guidelines - Key Design Principles

Aesthetic

Development is high quality with attractive buildings and public spaces that exhibit design excellence enrich our neighbourhoods and amenity.

Local character and amenity

The propsal improves the urban environment with a built form that is inspired by and reflects the local place and character and future desired character of neighbourhoods through the form and landscape integration.

Visual appearance

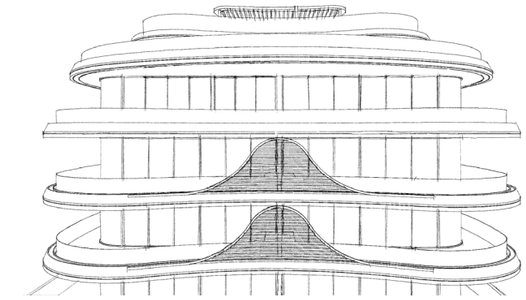
The proposal creates an attractive and world class development that exhibit inherent beauty, resulting in appropriate scale that adds to a varied and interesting skyline that respects the local context.

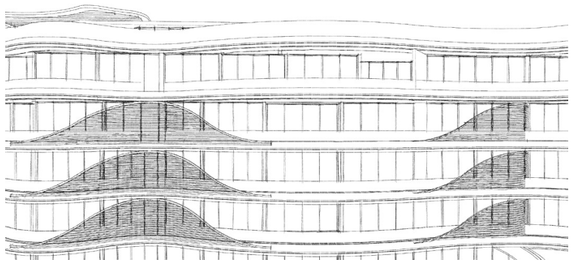
Form and composition

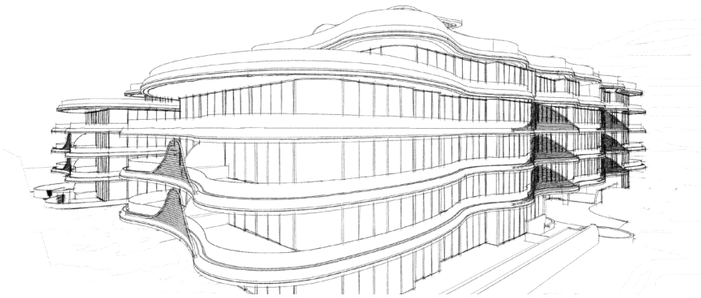
The building design achieves a high level of modulation and articulation in a balanced form reducing the visual dominance through carful placement of services, sculpting of the form and judicious use of screening.

Variety and diversity

The building design achieves variety and diversity through a selection of a range of materials, patterns, textures and colours.







5.

Architectural Intent

Vision Statement

Create a transformative residential world class development that transcends traditional benchmarks, harnessing the unique potential of this exceptional unique site.

This project seeks to redefine the Gold Coast lifestyle by seamlessly blending sophistication, innovation, and a deep connection to its natural landscape surroundings. With unmatched quality, thoughtfully designed recreational amenities, a harmonious fusion of organic and modern architecture, and a lush landscaping oasis, we strive not only to meet but to exceed market expectations—setting a new benchmark design for excellence whilst celebrating and respecting the majestic natural setting or Miami Beach.

The building has been crafted to ensure every curve, material and texture reflects a commitment to timeless elegance and design integrity.

Modern

Elegant

Luxury

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

bda Koichi Takada Architects

5.1

Architectural Intent

Design Response

Design Response

Perspective View 1



Design Response

Perspective View 2



Design Response

Perspective View 3



Design Response

Perspective View 4



Design Response

Perspective View 5



Design Response

Perspective View 6



Design Response

Perspective View 7



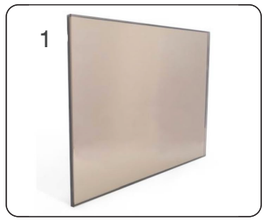
Design Response

Perspective View 8

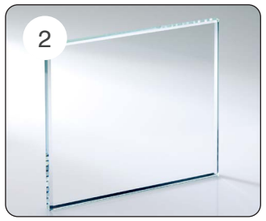


Materiality

Colours & Finishes



Glazing
Tinted Glass



Balustrade Glazing
Clear Glazing



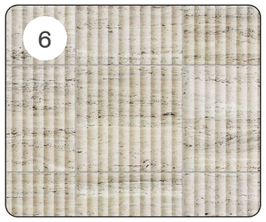
Window Frames & Doors
Powdercoat Aluminium Frames
Light Bronze Tint



Screens
White Aluminium Screen



Walls
Travetine Tile



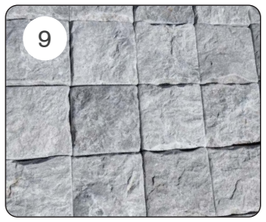
Walls
Travetine Fluted Tile



Walls
Warm White Textured Paint

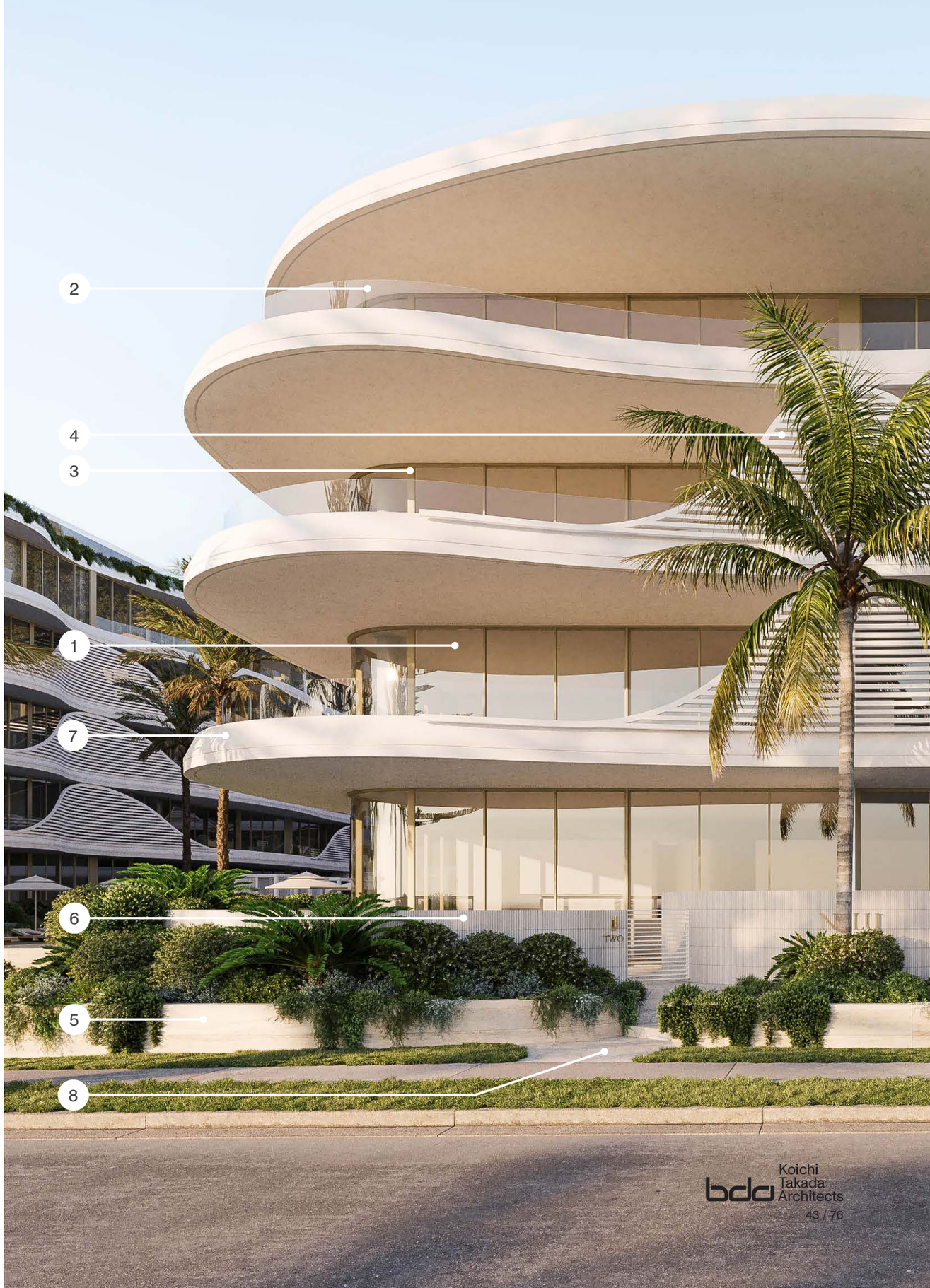


Flooring
Crazy Pave



Porte Cochere Flooring
Grey Cobblestone

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI



6.

Built Form Analysis

Built Form Analysis

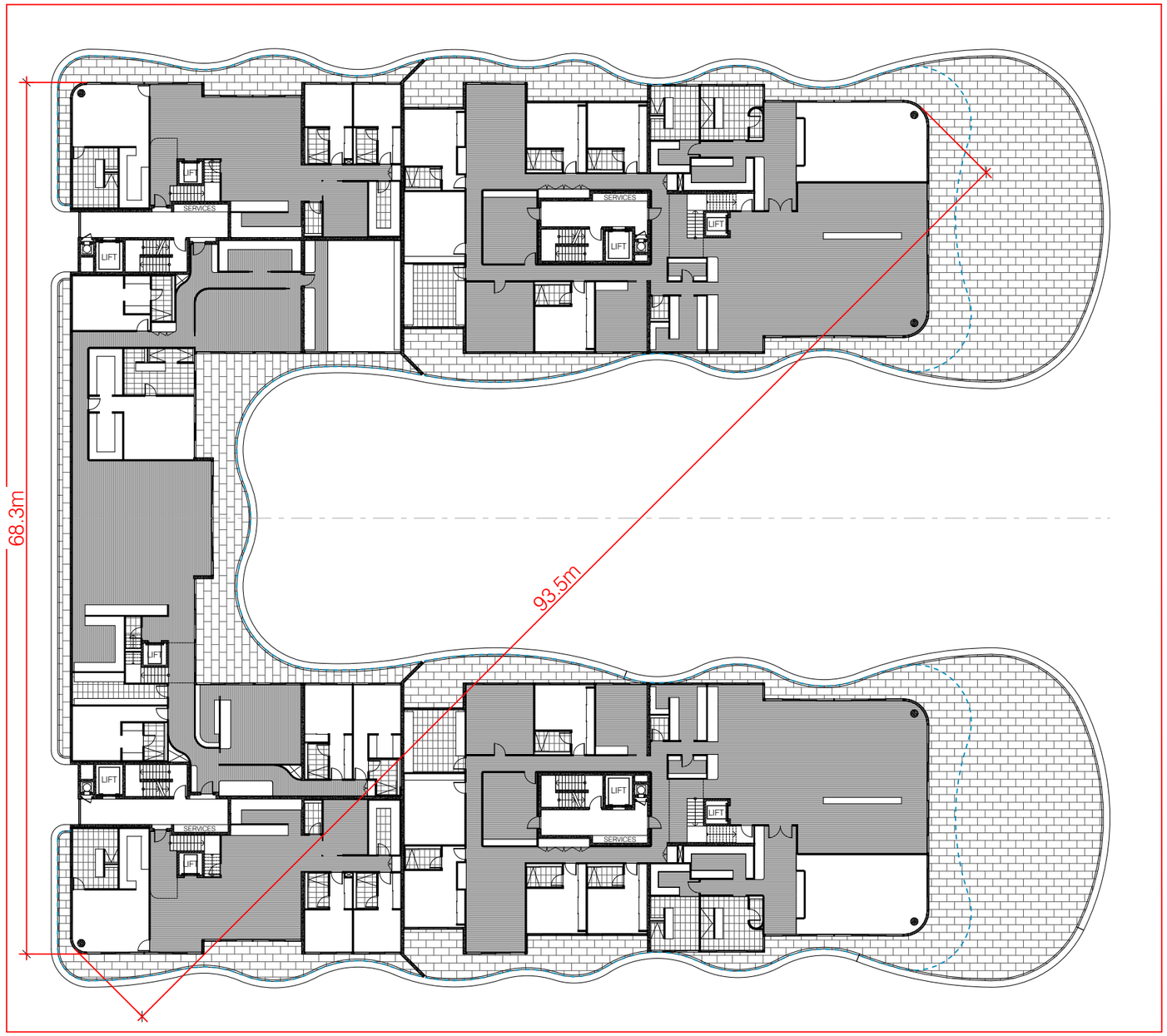
AO8.1 Shadow Impact

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 1.5:1 proportion and complies with the 2:1 proportion as per AO8.1



AO8.1 SHADOW IMPACT - 1:400 (A3)

Built Form Analysis

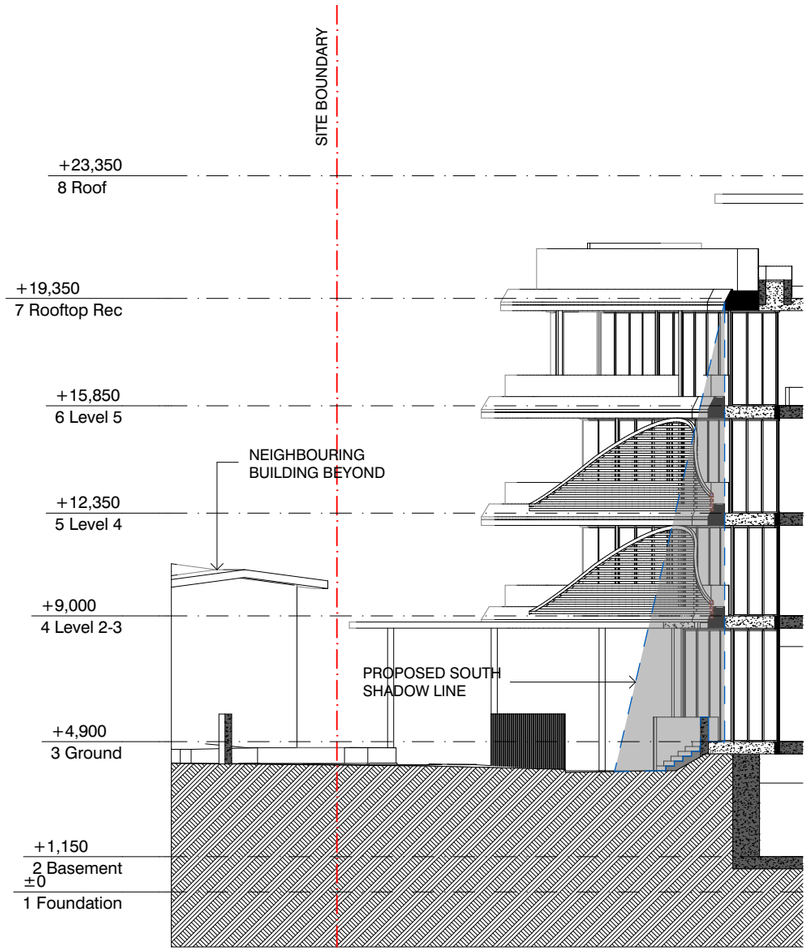
AO8.2 Shadow Impact

Acceptable Outcome:

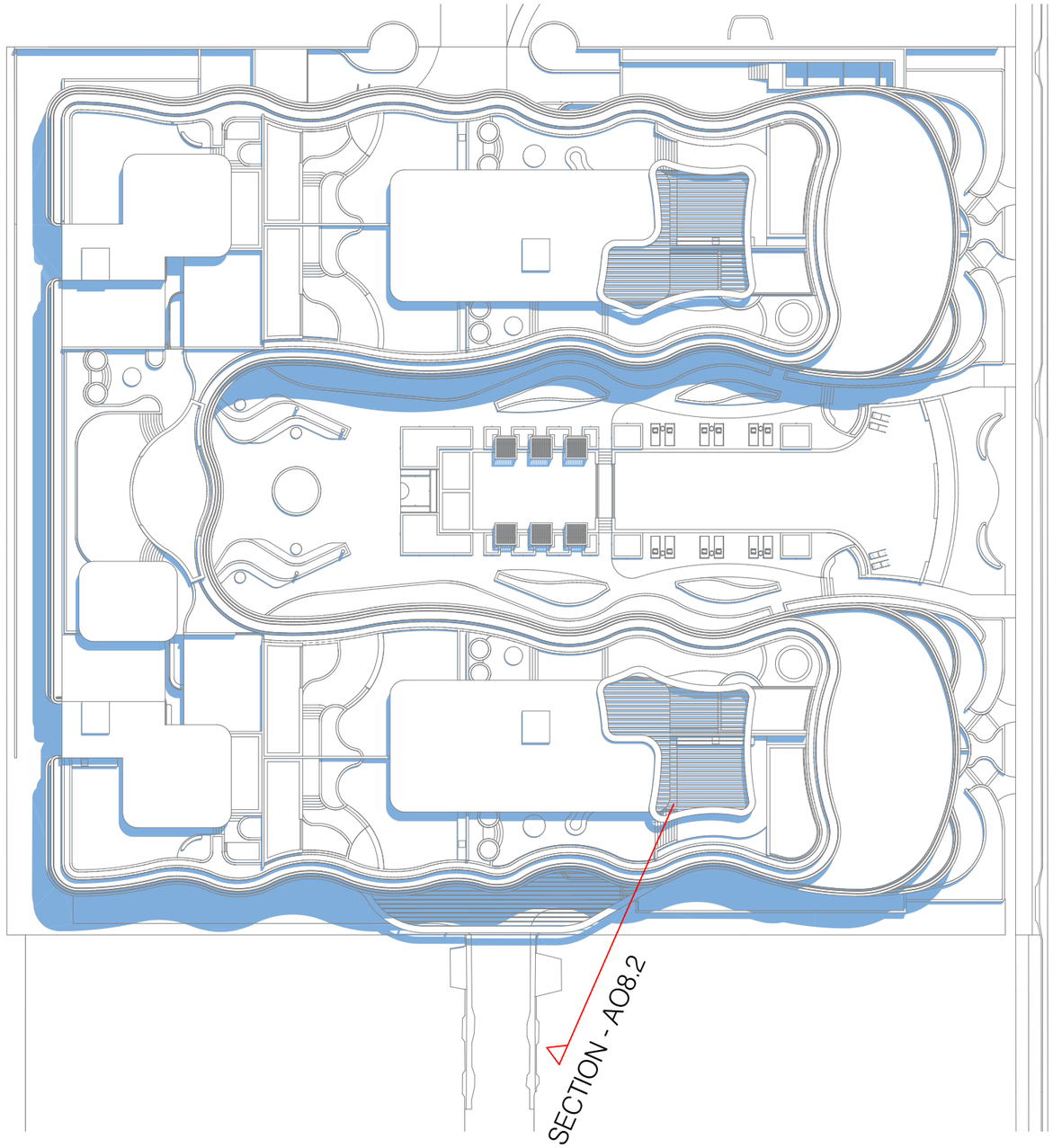
The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any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



A08.2 SHADOW IMPACT SECTION - 1:200 (A3)



A08.2 SHADOW IMPACT PLAN - 1:500 (A3)

AO8.4 Shadow on Ocean Foreshore

Acceptable Outcome:

The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the shadow has a bearing of 145° east of true north and the length of the shadow is 1.6 times the height of the building as measured from the ground level to the top of the topmost storey.

For the purpose of this acceptable solution, the ocean beach is defined as that area east of a line ten (10) metres east of and parallel to the foreshore seawall line.

Compliance:

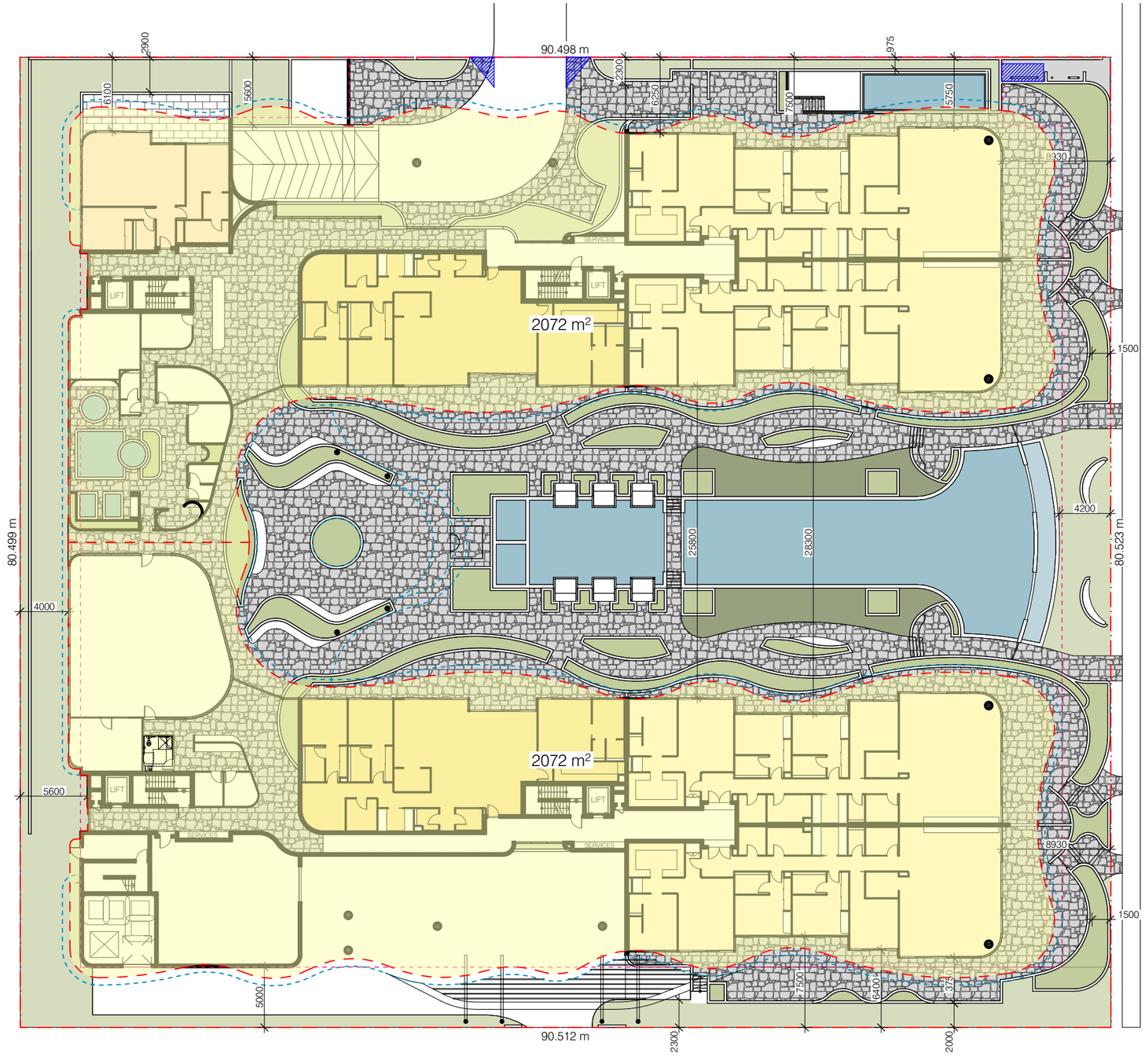
The proposed building shadow cast at 145° east of true north is outside the 10m foreshadow line offset and results in no impact on the ocean beach foreground.



A08.4 SHADOW ON OCEAN FORESHORE PLAN - 1:800 (A3)

Built Form Analysis

Site Cover & Setbacks - Ground Level



GROUND FLOOR SITE COVER: 4,144m² (56.9%)

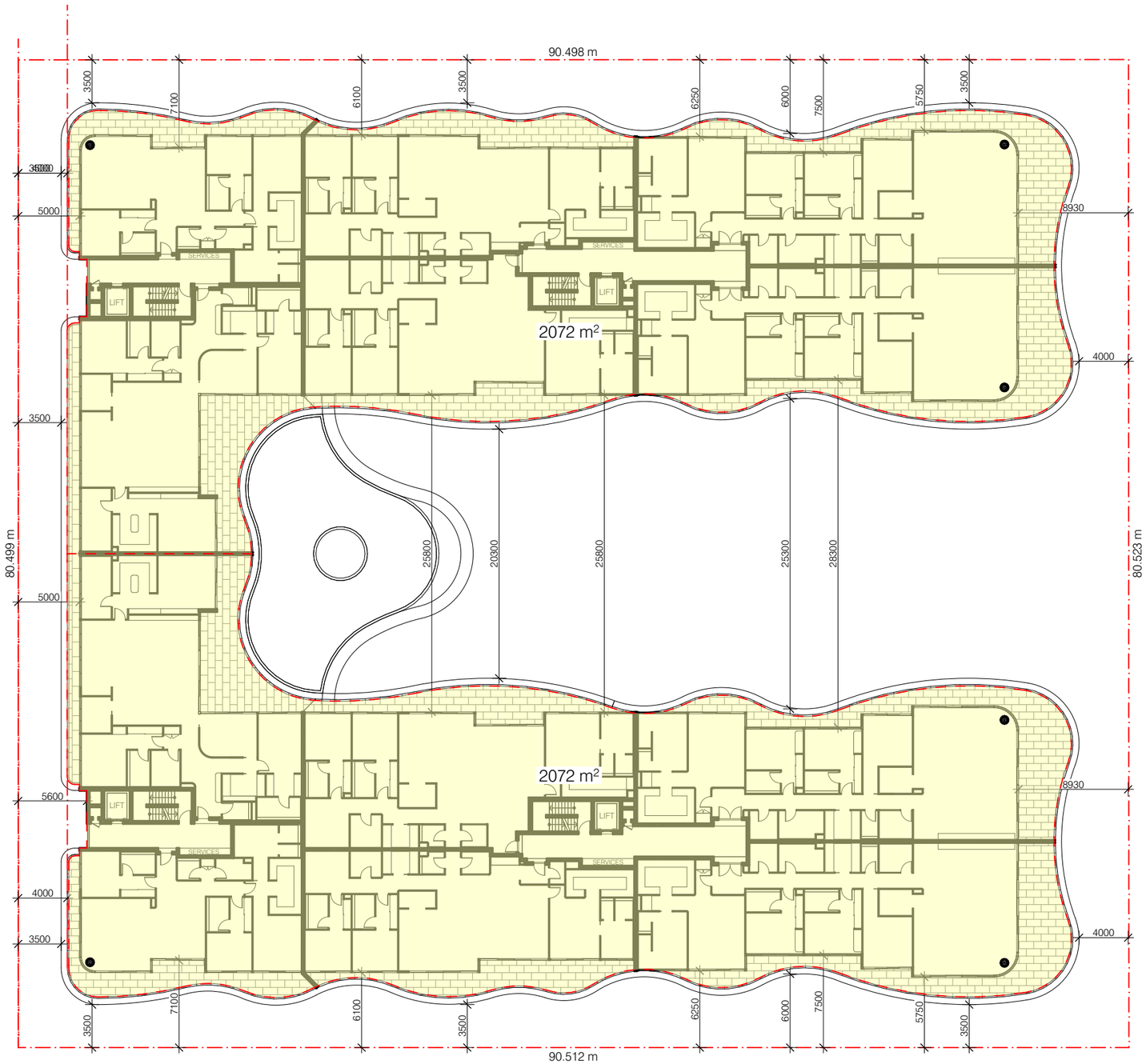
DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

SCALE: 1:400 @ A3

Koichi Takada Architects

Built Form Analysis

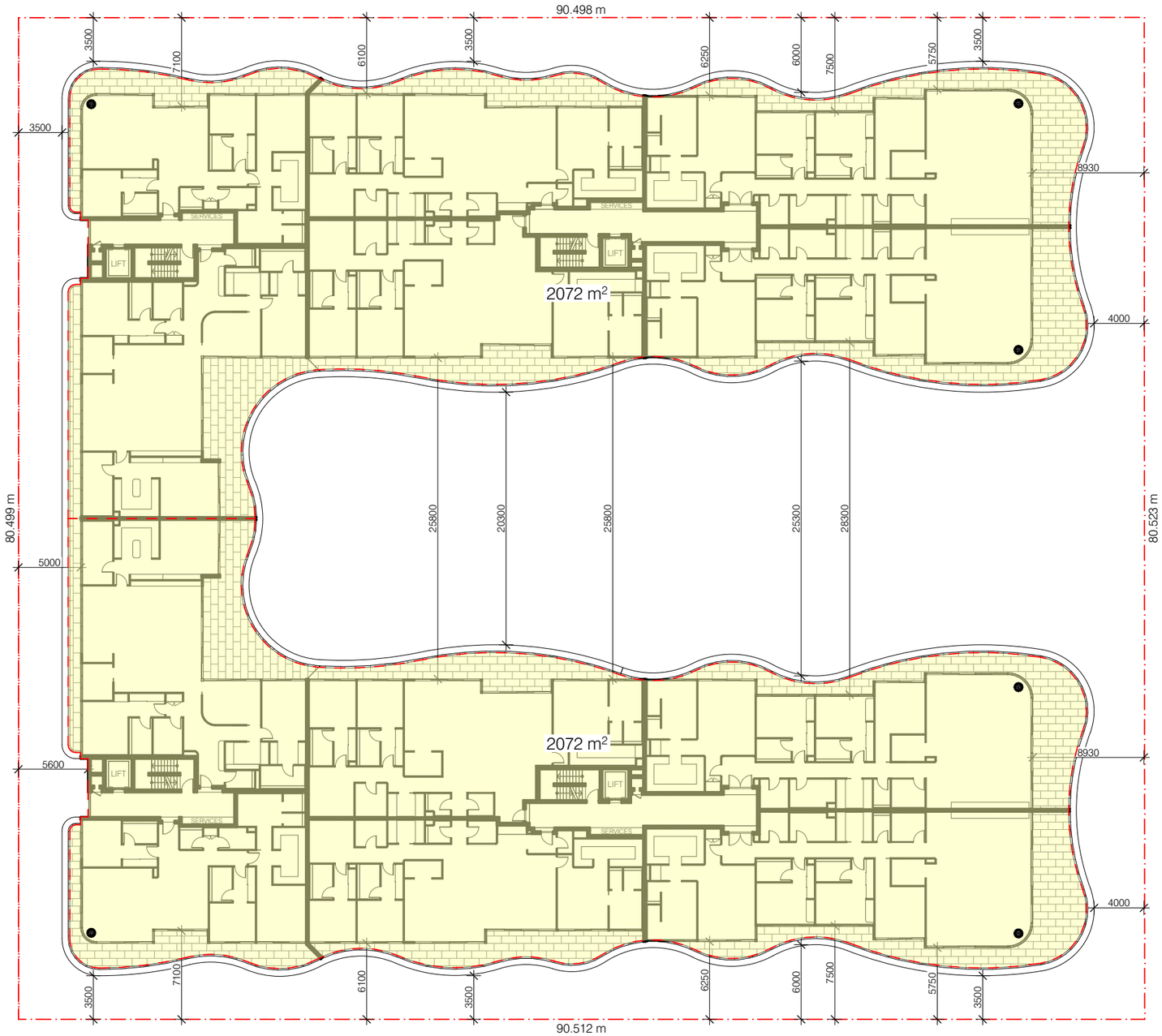
Site Cover & Setbacks - Level 1



LEVEL 2 SITE COVER: 4,144m² (56.9%)

Built Form Analysis

Site Cover & Setbacks - Level 2-3



LEVEL 3 SITE COVER: 4,144m² (56.9%)

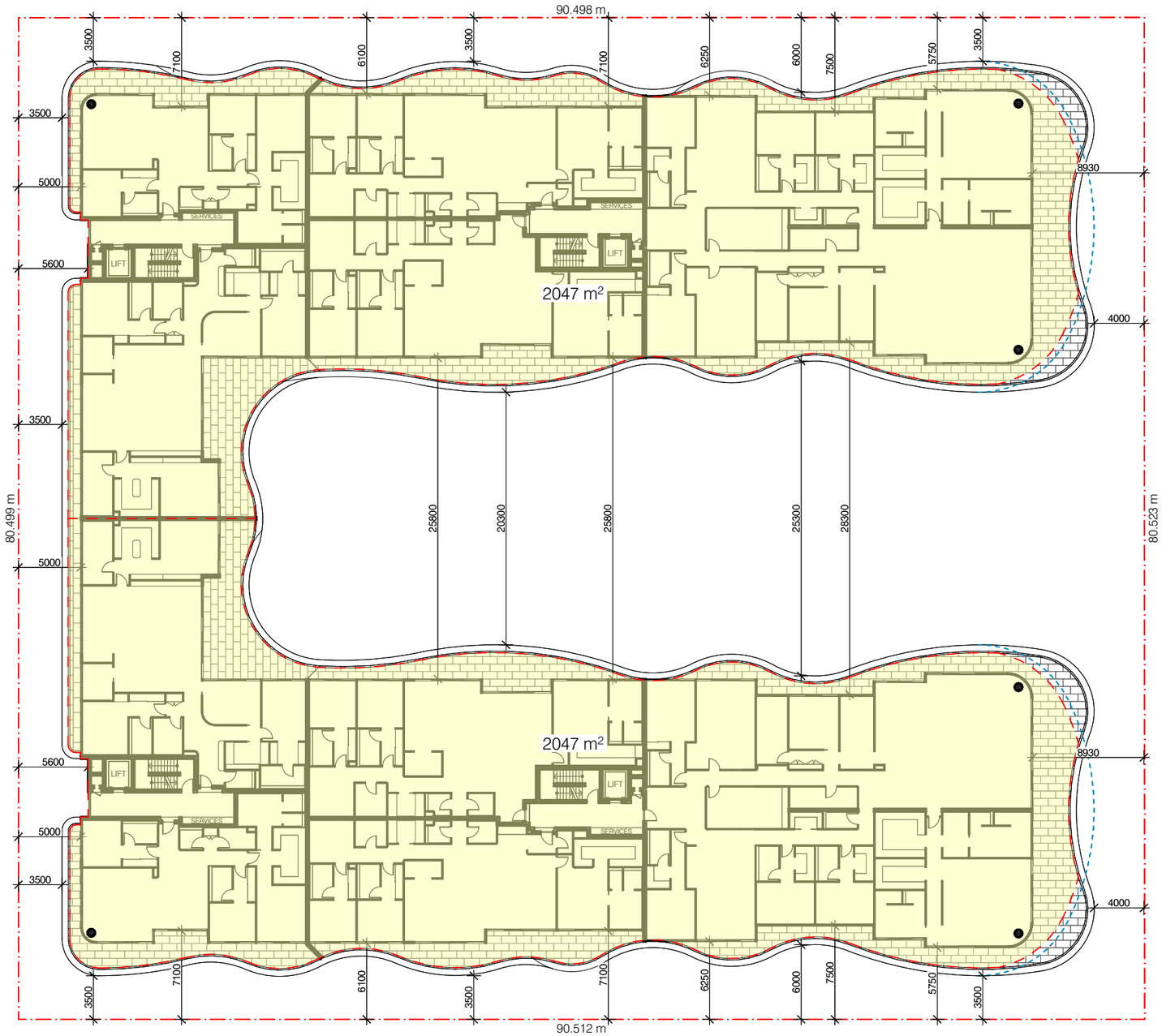
DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

SCALE: 1:400 @ A3

Koichi Takada Architects

Built Form Analysis

Site Cover & Setbacks - Level 4



LEVEL 4 SITE COVER: 4,094m² (56.2%)

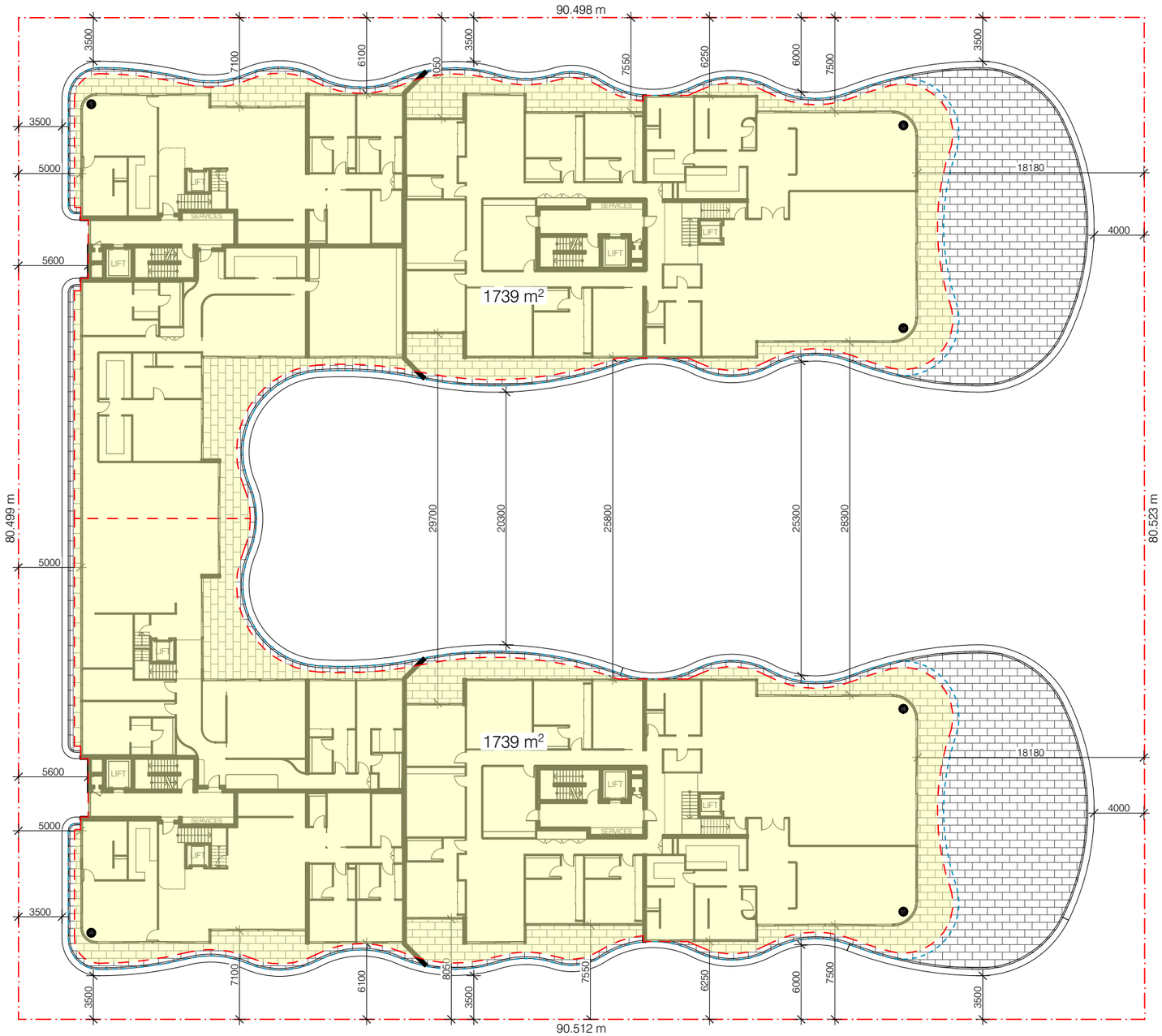
DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

SCALE: 1:400 @ A3

Koichi Takada Architects

Built Form Analysis

Site Cover & Setbacks - Level 5



LEVEL 5 SITE COVER: 3,478m² (47.7%)

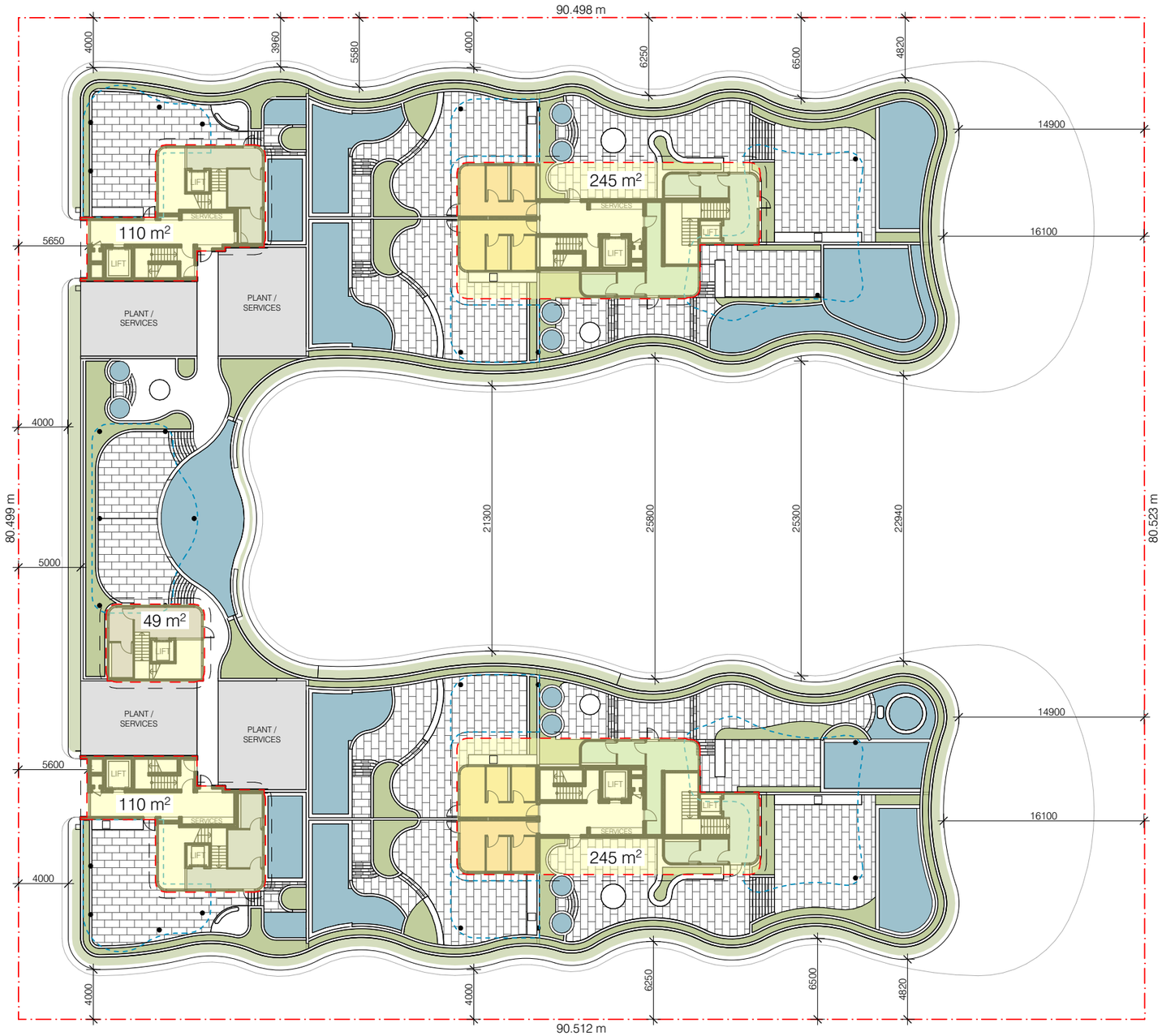
DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

SCALE: 1:400 @ A3

Koichi Takada Architects

Built Form Analysis

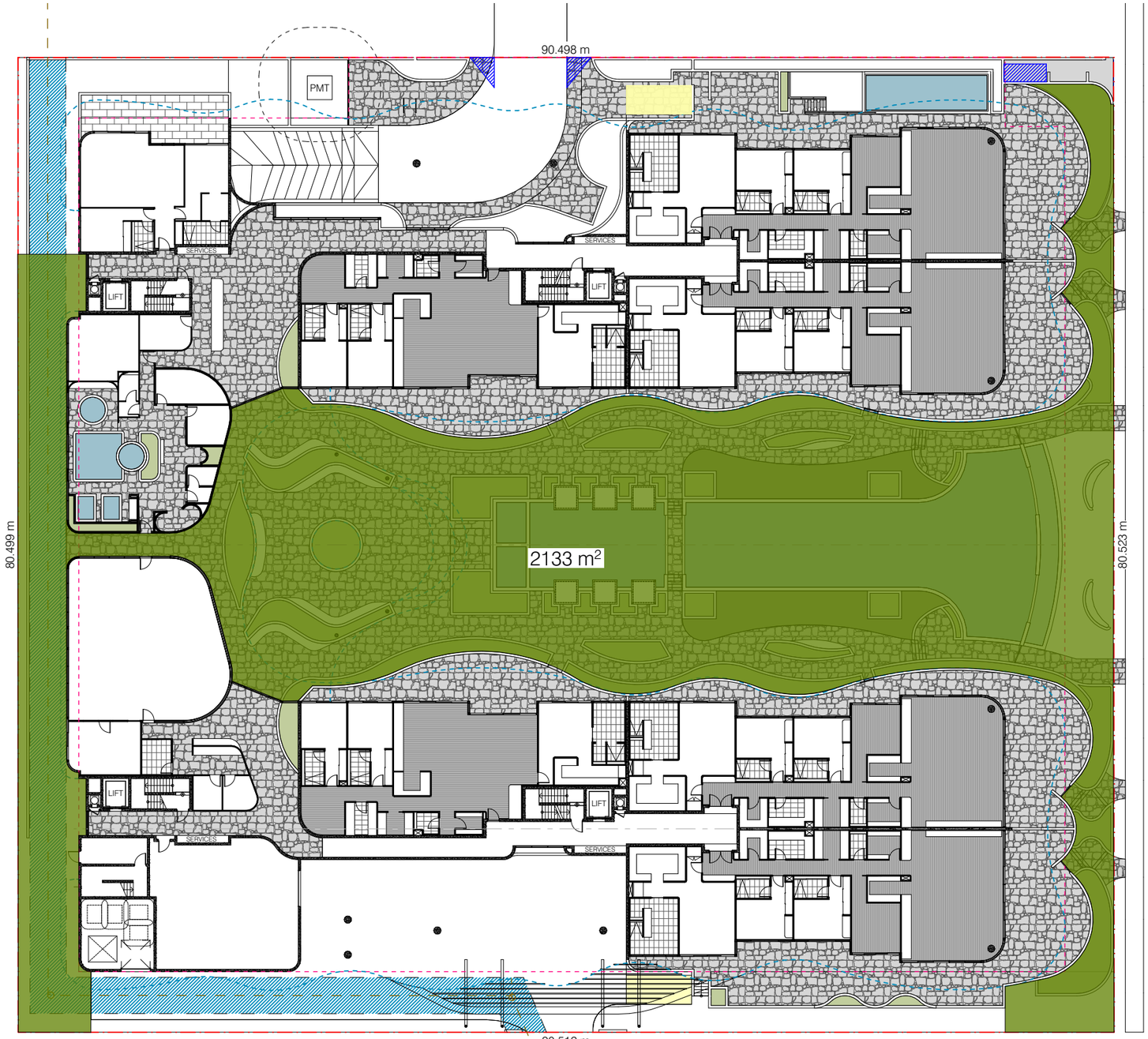
Site Cover & Setbacks - Roof Terrace



ROOFTOP REC SITE COVER: 759m² (10.4%)

Built Form Analysis

Communal Open Space



GROUND LEVEL COMMUNAL OPEN SPACE (2,133m²)

Built Form Analysis

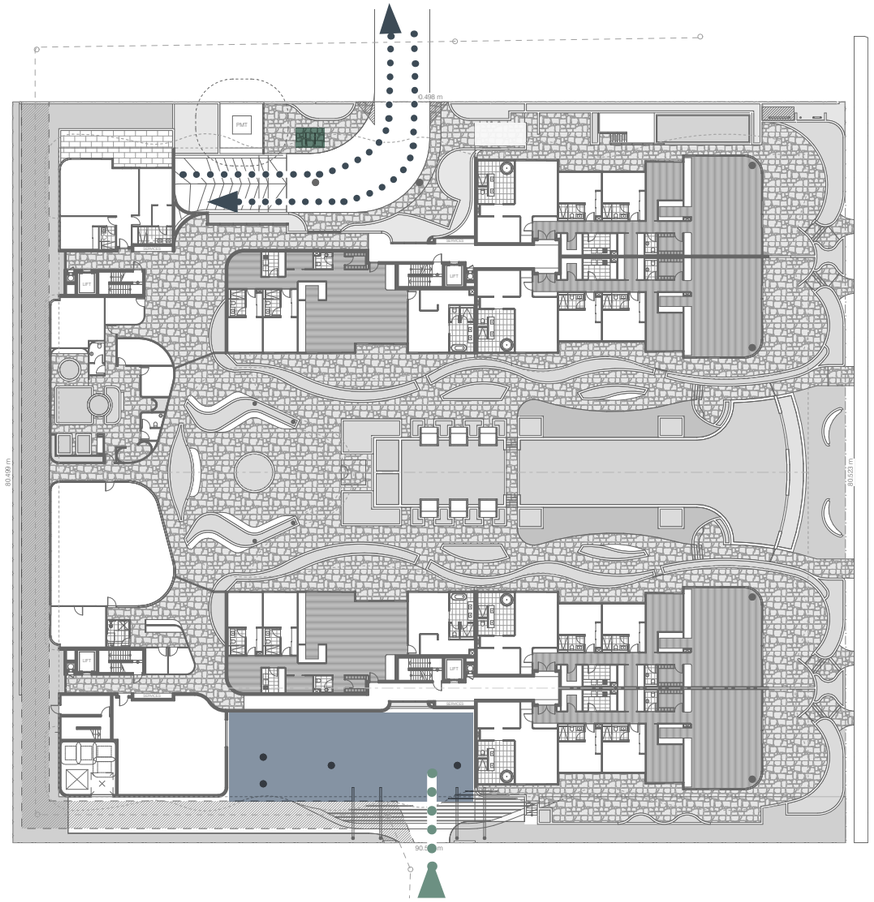
Pedestrian & Traffic Circulation

PEDESTRIAN CIRCULATION - GROUND



	LEGEND
●●●	PUBLIC PEDESTRIAN PATH
●●●	PRIVATE PEDESTRIAN LINK
^	PRIVATE PEDESTRIAN ENTRY
■	LOBBY
■	LIFTS

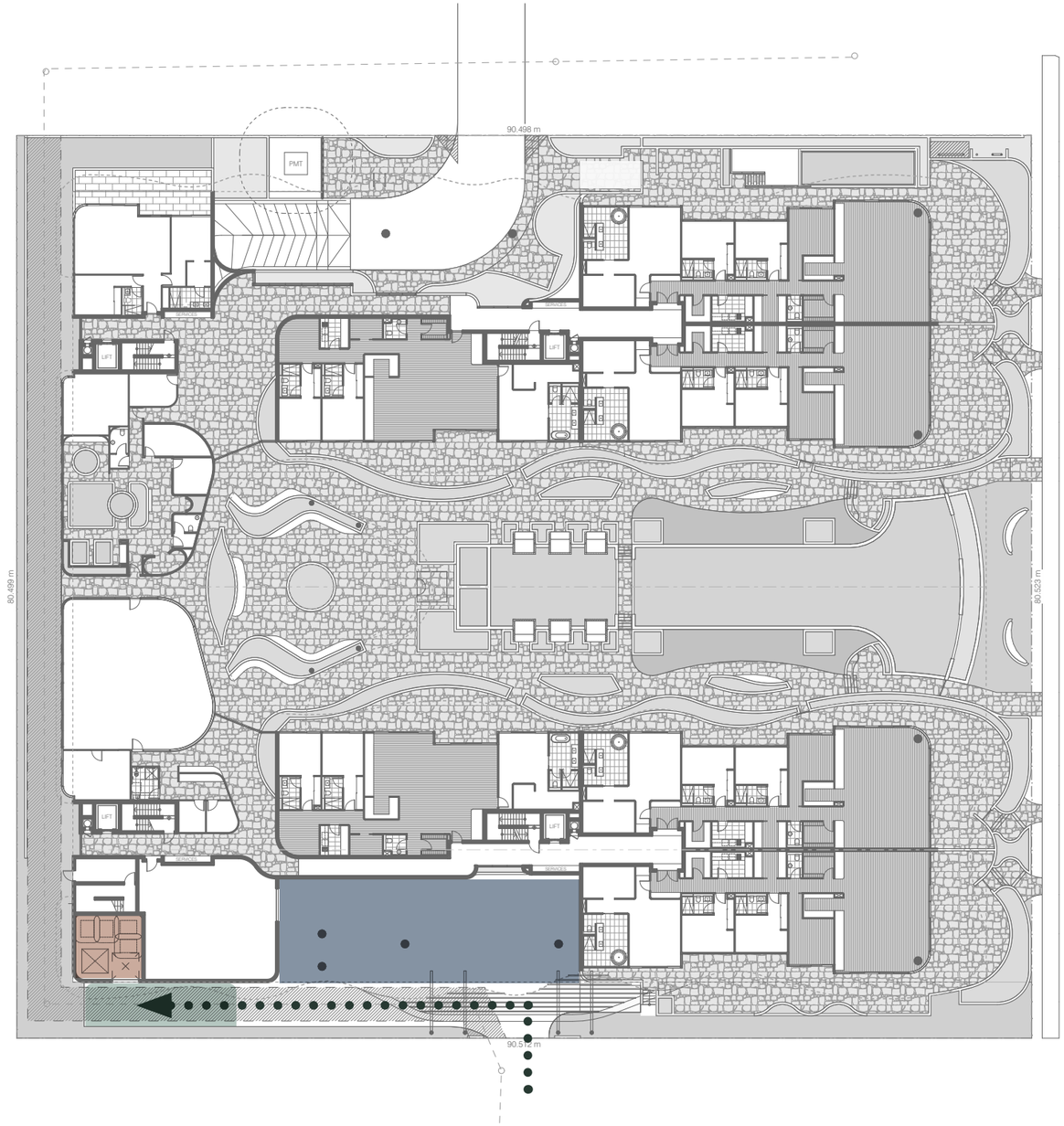
TRAFFIC CIRCULATION - GROUND



	LEGEND
●●●	VEHICULAR CIRCULATION
═	SERVICE VEHICLE ACCESS
■	CAR PARK SECURITY GATE
■	MRV STANDING 4.5M CLEAR
■	4 X VISITOR BICYCLE PARKS

Built Form Analysis

Waste Management



	LEGEND
	WASTE STORAGE AREA (4 X 1100L BINS)
	BIN PICK UP
	MRV BAY
●●●	PATH OF MANAGER'S TRANSFER TO BIN PICKUP
Note	Refer specialist Waste Management Consultant for detailed Waste Management Plan

7.

Architectural Drawings

Density	
1 Dwelling	**158.3** sq. m.
1Bed	**49.6** sq. m.

Resident Communal	
Outdoor COS	1,562
Indoor Communal	406
Total Communal	**1,968**

POS	
Private Open Space	
6,453	sq. m.

	Type A1	Type A2	Type B1	Type B2	Type C1	Type C2	TYPE D	TYPE E	TYPE F	TYPE G	TYPE H	Type I	Type CT
Internal Area	300	300	261	297	245	274	186	273	677	811	326	727	113
Outdoor Area	90	183	47	47	48	48	45	50	181	464	56	119	46
Roof Terrace				184		163			222	253	137	282	
Total Area	390	483	308	528	293	485	231	323	1080	1528	519	1128	159
No. of Bedrooms	3	3	3	3	3	3	3	3	5	5	3	5	2
Bathrooms	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	5.5	5.5	3.5	5.5	2

Site Cover	sq. m.	%
Site Area	7,284	
Tower	4,144	57%

* Site cover measurements exclude hoods and blaocny edge beyond balustrade

	Component(s)	Type A1 3 Bed 3 Cars	Type A2 3 Bed 4 Cars	Type B1 3 Bed 3 Cars	Type B2 3 Bed 4 Cars	Type C1 3 Bed 3 Cars	Type C2 3 Bed 4 Cars	TYPE D 3 Bed 3 Cars	TYPE E 3 Bed 3 Cars	TYPE F 5 Bed 6 Cars	TYPE G 5 Bed 6 Cars	TYPE H 3 Bed 4 Cars	Type I 5 Bed 6 Cars	Type CT 2 Bed 2 Cars	Cars Provided	No of Bedrooms	No. of Apartments		NSA Internal (sq.m)	NSA External (sq.m)		**GBA** Internal (sq.m)	**GBA** External (sq.m)	**GFA** **To GCCC** (sq.m)
Roof																			493	2200		537	2,692	537
	Core / Corridor / Services																					206	269	100
Level 5	Apartments										2	2	1			21	5		3001	1159		2,767	1,322	2,767
	Core / Corridor / Services																					208		94
Level 4	Apartments				2		2	2	2	2						34	10		3414	742		3,219	905	3,219
	Core / Corridor / Services																					212		98
Level 3	Apartments	4		2		2		2	2							36	12		3130	740		3,164	905	3,164
	Core / Corridor / Services																					268		154
Level 2	Apartments	4		2		2		2	2							36	12		3130	740		3,164	905	3,164
	Core / Corridor / Services																					268		154
Level 1 - Ground	Apartments		4	2										1	2	20	7		1835	872		1,848	905	1,848
	Lobby / Core																					590		115
	Communal Recreation																					406	1,562	406
	Parking / Driveway																						888	
	Services																						200	
Basement 1	Parking/Storage														137	0	0		0	0		6,010		
	Visitors Parks														8									
Subtotal		**8**	**4**	**6**	**2**	**4**	**2**	**6**	**6**	**2**	**2**	**2**	**1**	**1**	**147**	**147**	**46**		**15,003**	**6,453**		**22,867**	**10,553**	**15,820**
		46																	**21,456** **Total NSA**			**33,420** **Total GBA**		**GFA**

Summary		Cars Required	Cars provided
2 Bed Apartements	**1**	**1.25**	**2.00**
3 Bed Apartements	**40**	**60.00**	**107.00**
5 Bed Apartements	**5**	**10.00**	**30.00**
Visito Parks		**7.60**	**8.00**
Total	**46**	**78.85**	**147.00**



0 5 10 15 20 25

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

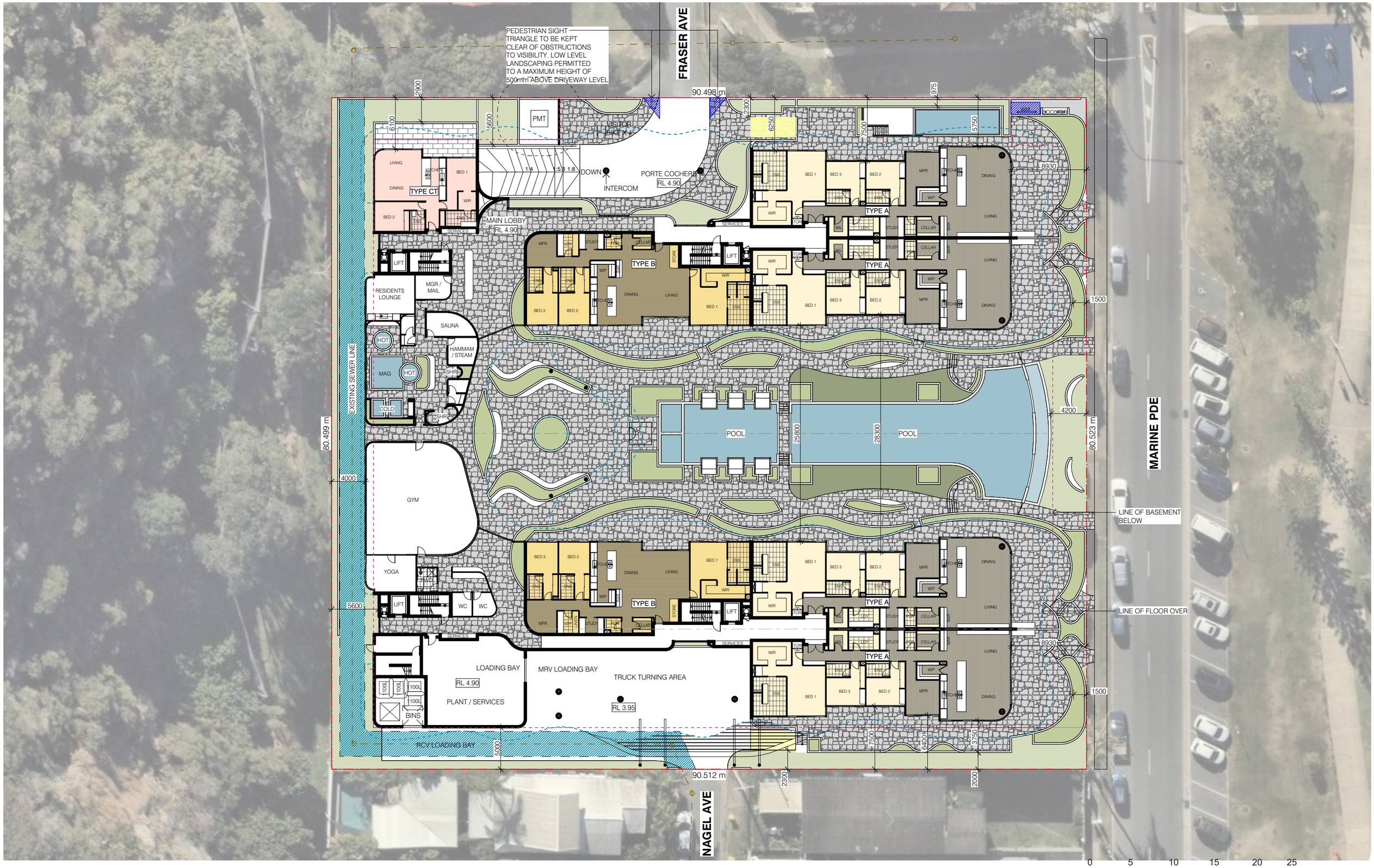
PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA2.101
BASEMENT FLOOR PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects



DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA2.102
GROUND FLOOR / LEVEL 1

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects



DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA2.103
LEVEL 2 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects



DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA2.104
LEVEL 3 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects



DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

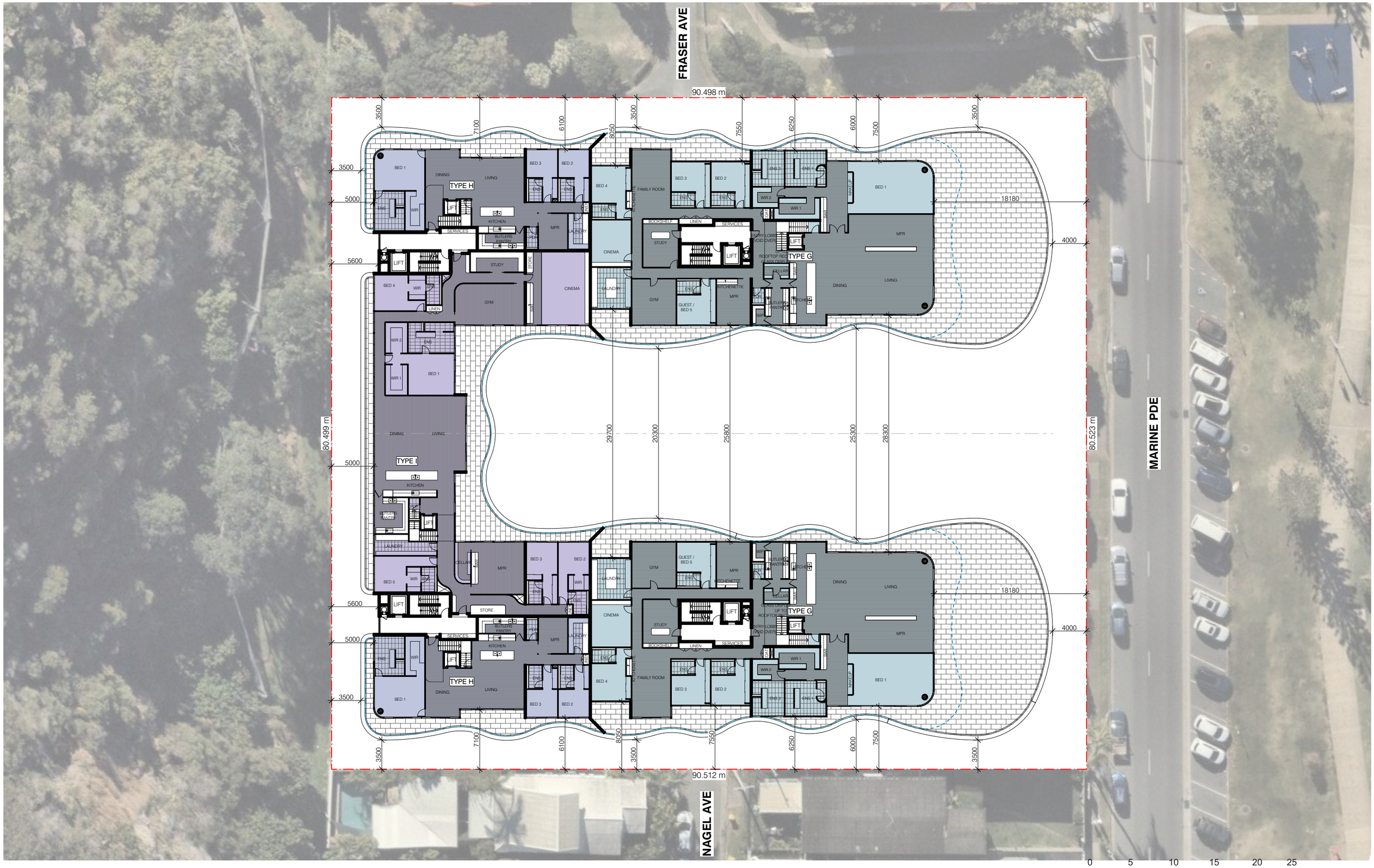
PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA2.105
LEVEL 4 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects



DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA2.106
LEVEL 5 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects



DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA2.107
ROOFTOP RECREATION LEVEL

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects



DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA2.108
ROOF PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

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NORTH ELEVATION - 1:300 (A3)

0 3 6 9 12 15

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA3.101
NORTH ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

Koichi Takada Architects



EAST ELEVATION - 1:300 (A3)

0 3 6 9 12 15

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA3.102
EAST ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

Koichi Takada Architects



SOUTH ELEVATION - 1:300 (A3)

0 3 6 9 12 15

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA3.103
SOUTH ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

Koichi Takada Architects



WEST ELEVATION - 1:300 (A3)

0 3 6 9 12 15

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA3.104
WEST ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

bda Koichi Takada Architects



0 3 6 9 12 15

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

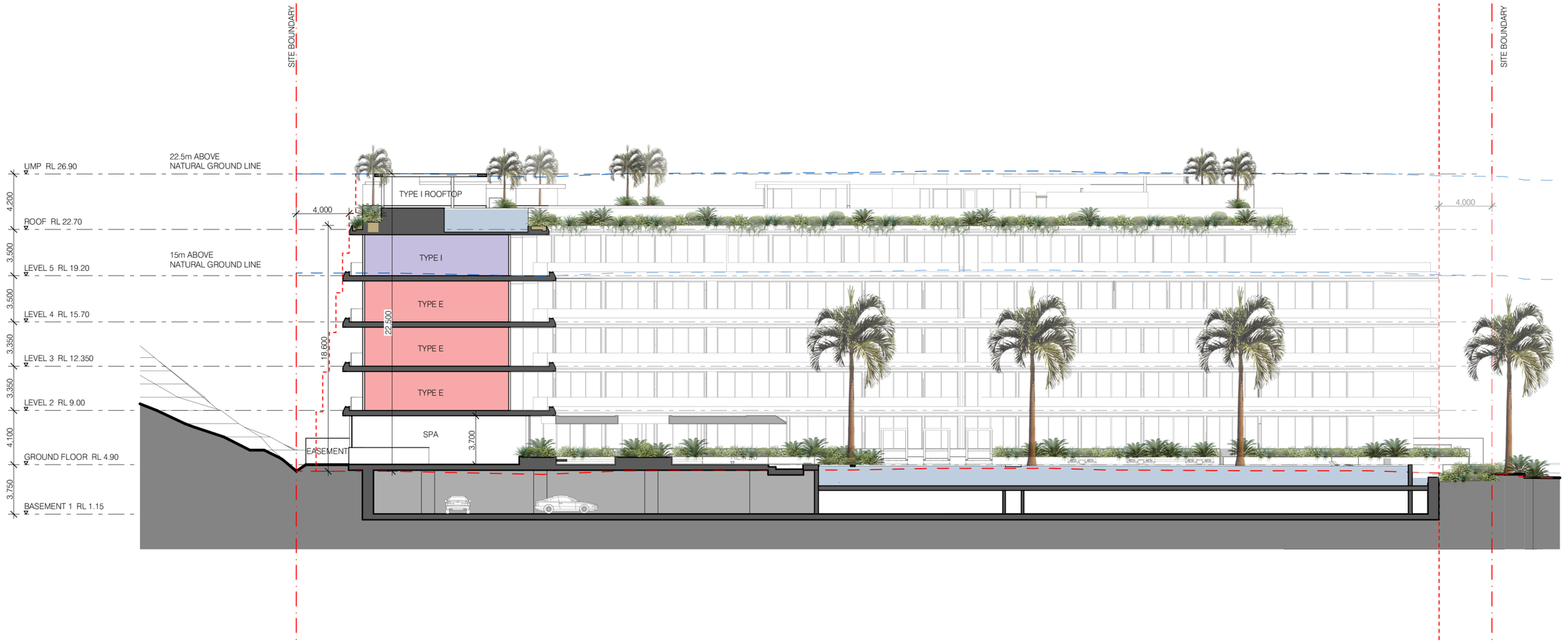
PROJECT NO. 568100
24 APRIL 2025, ISSUE A

DRAWING NO. DA4.101
SECTION A

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

Koichi Takada Architects



0 3 6 9 12 15

DEVELOPMENT APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
24 APRIL 2025, ISSUE A

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

Koichi Takada Architects

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+61 7 5555 2600
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ATTACHMENT 15

Landscape Intent Statement prepared by LDG Landscape Architects

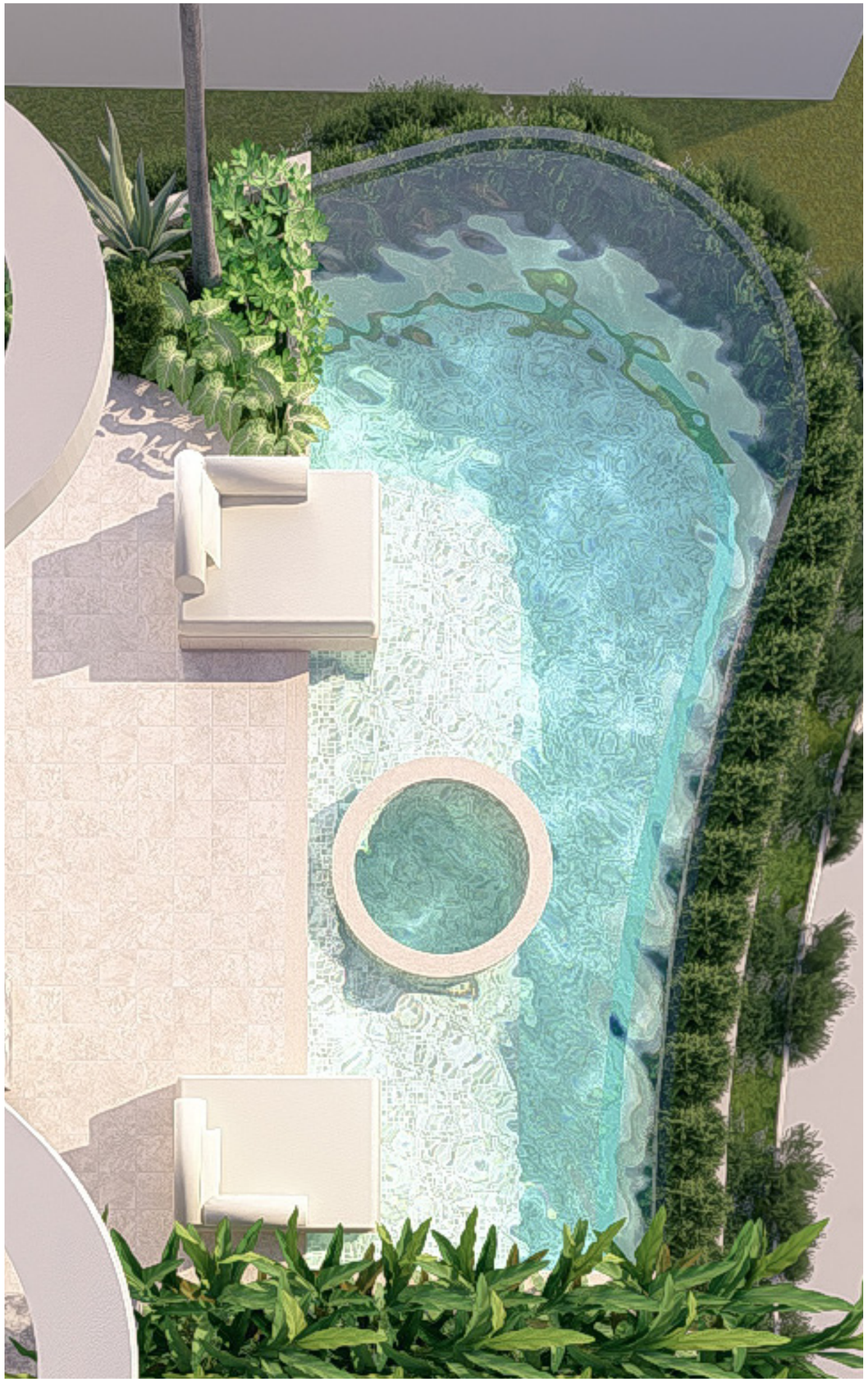


N a l u

122 Marine Parade, Miami, 4220 QLD

Project No: LA2411301

24 April 2025



Contents

Part One

Site Analysis

Part Two

Landscape Concept

Part Three

Landscape Finishes

Part Four

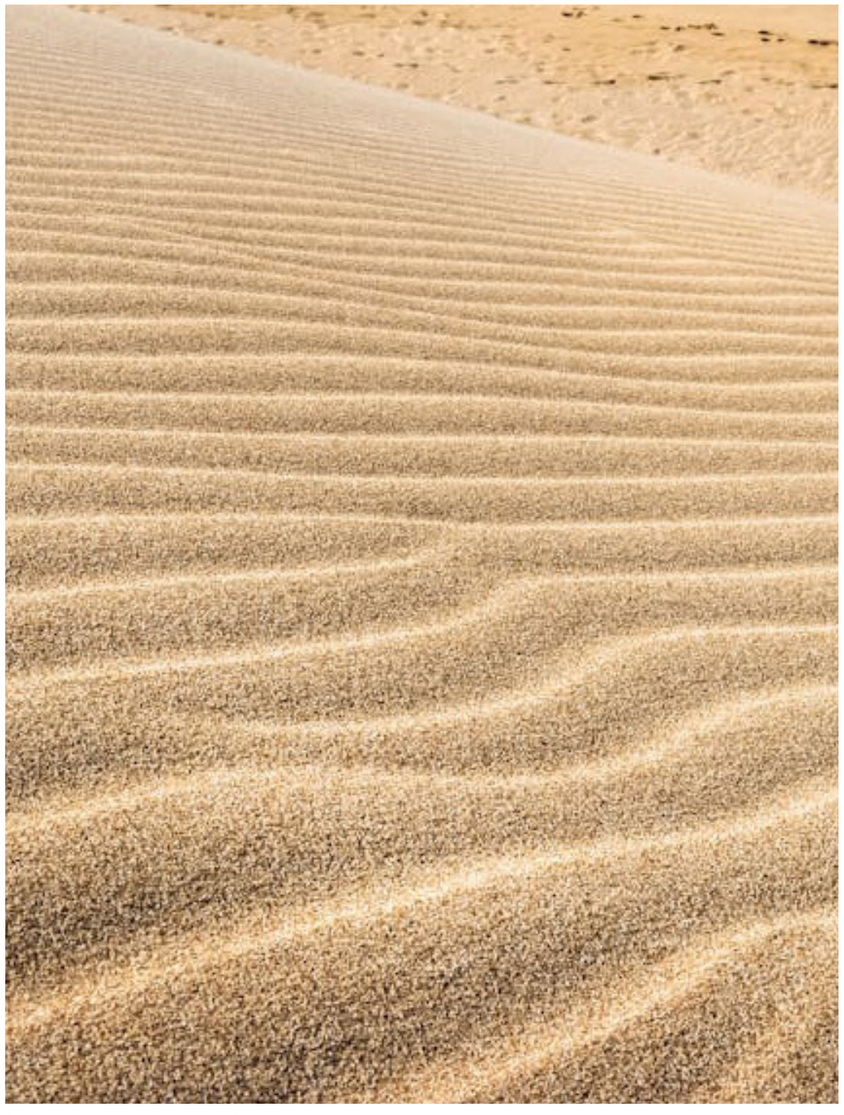
Design Analysis

An ultra-luxurious beach front offering for those who appreciate the extraordinary

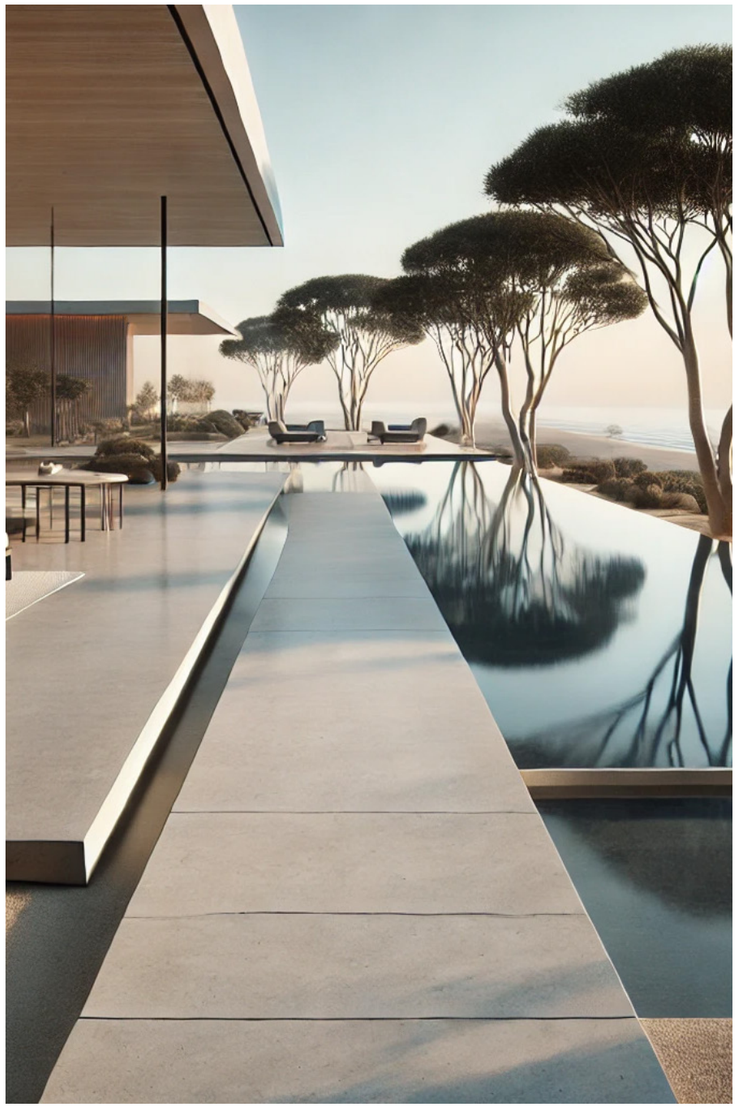




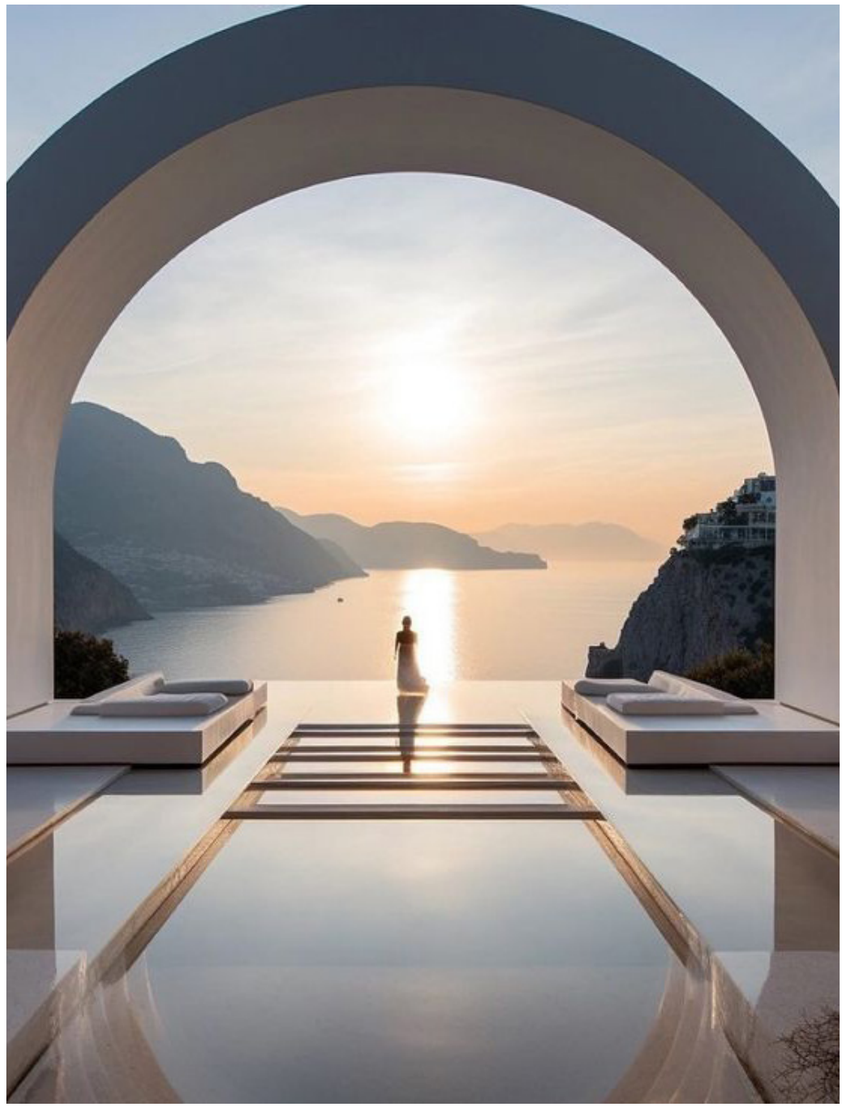
Refining Miami's Status



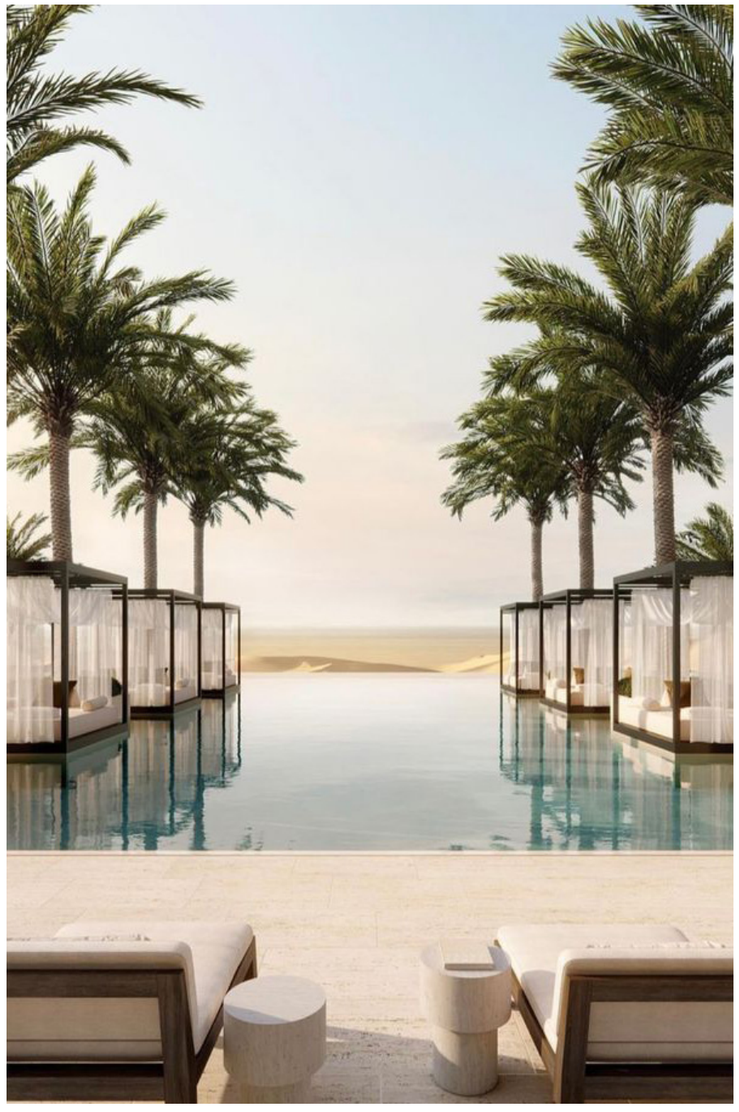
' Wave Garden '



The Art of Serenity



Timeless Elegance



A Grand Gesture

Part One

Site Analysis


Albicore St
Petrel Ave
Albatross Ave
500M
Nobby Beach
Karbunya St
Alec Ave
250M
Fraser Ave
Miami Aquatic Centre
Miami State High School
SITE
Lions Head Park
Pacific Ave
Thorn Park
Gold Coast Hwy
Marine Pde
Nagel Ave
Pizzey Park
Miami Marketta
Calvary Catholic Church
Santa Monica Ro
Miami Beach
Miami Fish Market
North

SITE AERIAL PLAN

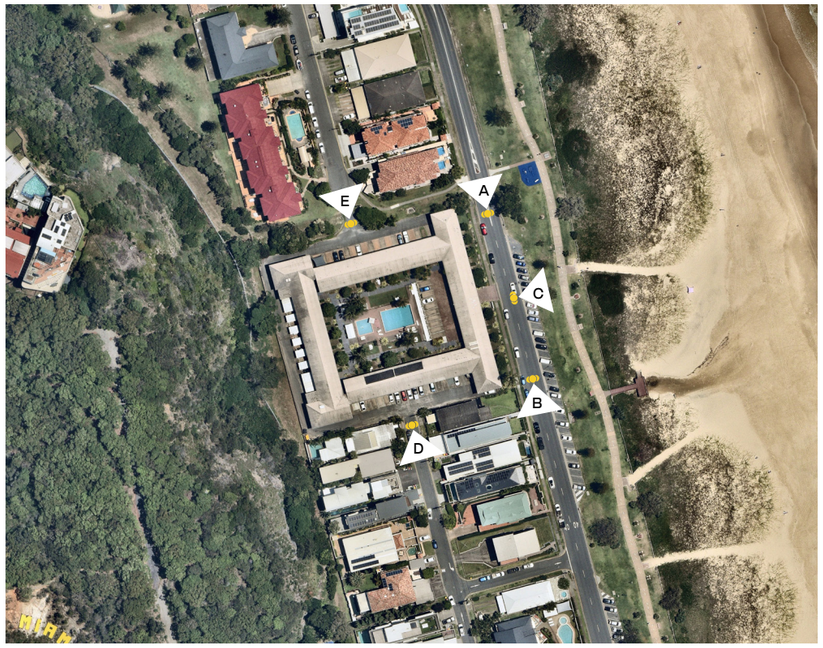




A


B


C




D



E

North

Part Two

Landscape Concept

Introduction

This Landscape Intent Statement has been prepared for the development of 122 Marine Parade, Miami. The site is bordered by existing residential dwellings & units blocks. It is within close proximity to the Miami Beach, Nobby Beach, Thorn Park, Calvary Catholic Church, Lions Head Park, Miami Fish Market, Miami Marketta, Pizzey Park, Miami State High School, Miami Aquatic Centre. 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 Miami Beach 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 Miami Beach 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

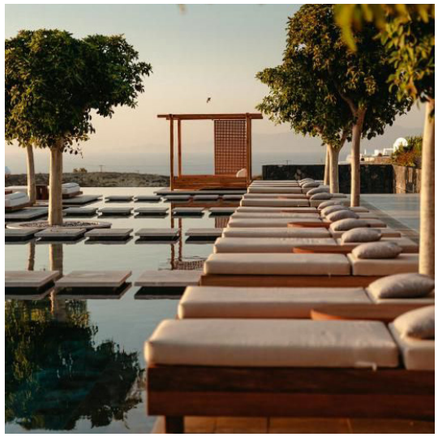
The beachside ambience of the setting will be reinforced through the careful selection of appropriate plant species. The softscape palette will be selected in response to the site's location with contextually appropriate species chosen to provide a variety of forms to file niche roles within the landscape. 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.


Adjacent Lot
Fraser Ave
Adjacent Lot
PROPERTY BOUNDARY
Porte Cochere
Basement Ramp
Unit Type CT
Lobby
Lift
Mgr/Mail
Unit Type B
Unit Type A
Unit Type A
Unit Type A
Marine Parade
Unit Type B
Lift
WC
WC
Plant/ Services
Bins
Loading & BOH servicing
Unit Type A
Unit Type A
Marine Parade
Nagel Ave
PROPERTY BOUNDARY
Adjacent Lot
Adjacent Lot

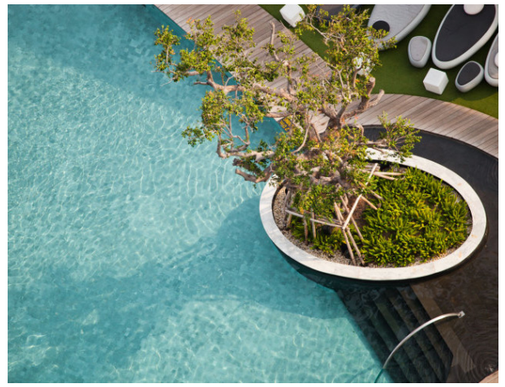
Legend

1. Feature tree - suggested species ‘Pandanus utilis’
2. Feature palm
3. Small tropical palm
4. Large screening shrubs
5. Tropical screening shrubs
6. Coastal screening planting mix
7. Feature lush sub-tropical understorey planting mix w/ accent shrubs
8. Feature frontage planting with hardy sub-tropical shrubs & ground cover mix w/ cascading ground covers to the edge of planter walls
9. Lush rainforest undercroft planting mix
10. Climbing plant species to screen/wall
11. Pool
12. BBQ & outdoor dining & entertaining terrace
13. Gym
14. Wellness bathhouse
15. Residence lounge
16. Yoga room
17. Private courtyard
18. Wash down terrace
19. Driveway
20. Sight triangle (max. landscape height 500mm)
21. Boundary fence - refer section
22. Private car park
23. PMT
24. Water meter & booster
25. Turf Verge
26. Existing sewer line - refer Civil
27. Existing Ocean Way
28. External car parking
29. Existing concrete footpath
30. Existing concrete footpath (potential to upgrade)
31. Existing informal turf access (potential to upgrade)
32. Existing external fencing
33. Existing Nobby Hill revegetation zone
34. Existing vegetation to be retained
35. Stormwater inlet - refer Civil
36. Public gym equipment terrace
37. Public beach shower
38. Public beach access
39. Dune planting

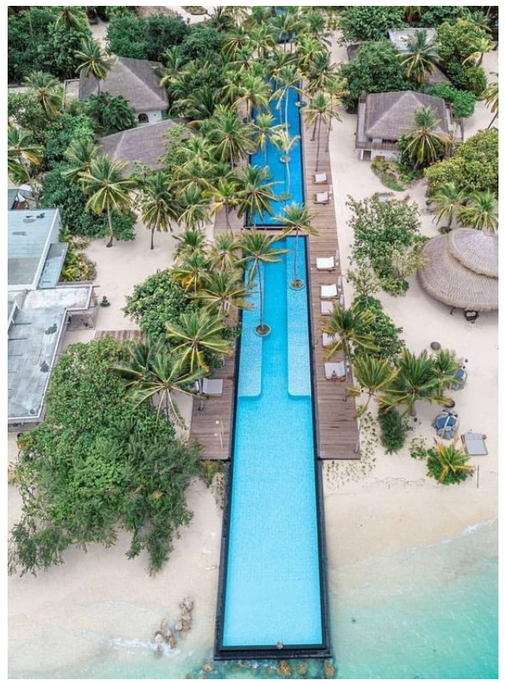














Renders produced by BDA Architecture



Renders produced by BDA Architecture



Renders produced by BDA Architecture

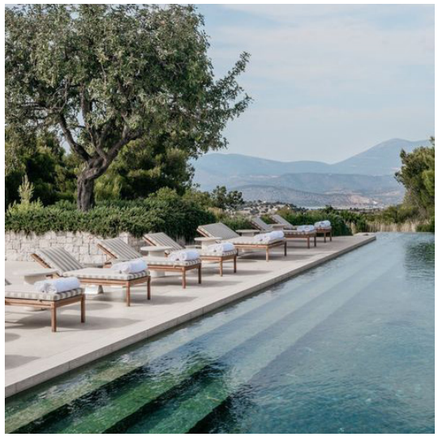


Renders produced by BDA Architecture


Unit Type B
Unit Type B
Unit Type A
Unit Type A
PROPERTY BOUNDARY
NALU

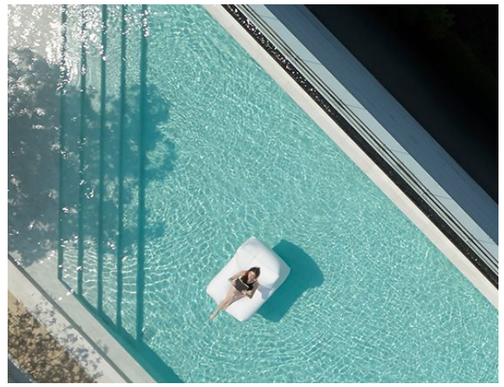
Legend

1. Feature palm
2. Tropical screening shrubs
3. Feature lush sub-tropical understorey planting mix w/ accent shrubs
4. Lush rainforest undercroft planting mix
5. Lawn area
6. Pool
7. Infinity pool edge
8. Shallow pool
9. Glass pool wall
10. Spa
11. Cabanas
12. Pool lounge lawn
13. Floating day bed
14. Sunken lounge fire pit terrace
15. Sunken walkway
16. Seating terrace
17. BBQ & outdoor dining & entertaining terrace
18. Private courtyard
19. Wash down terrace
20. Fencing
21. Walkway
22. Turf Verge
23. Existing concrete footpath











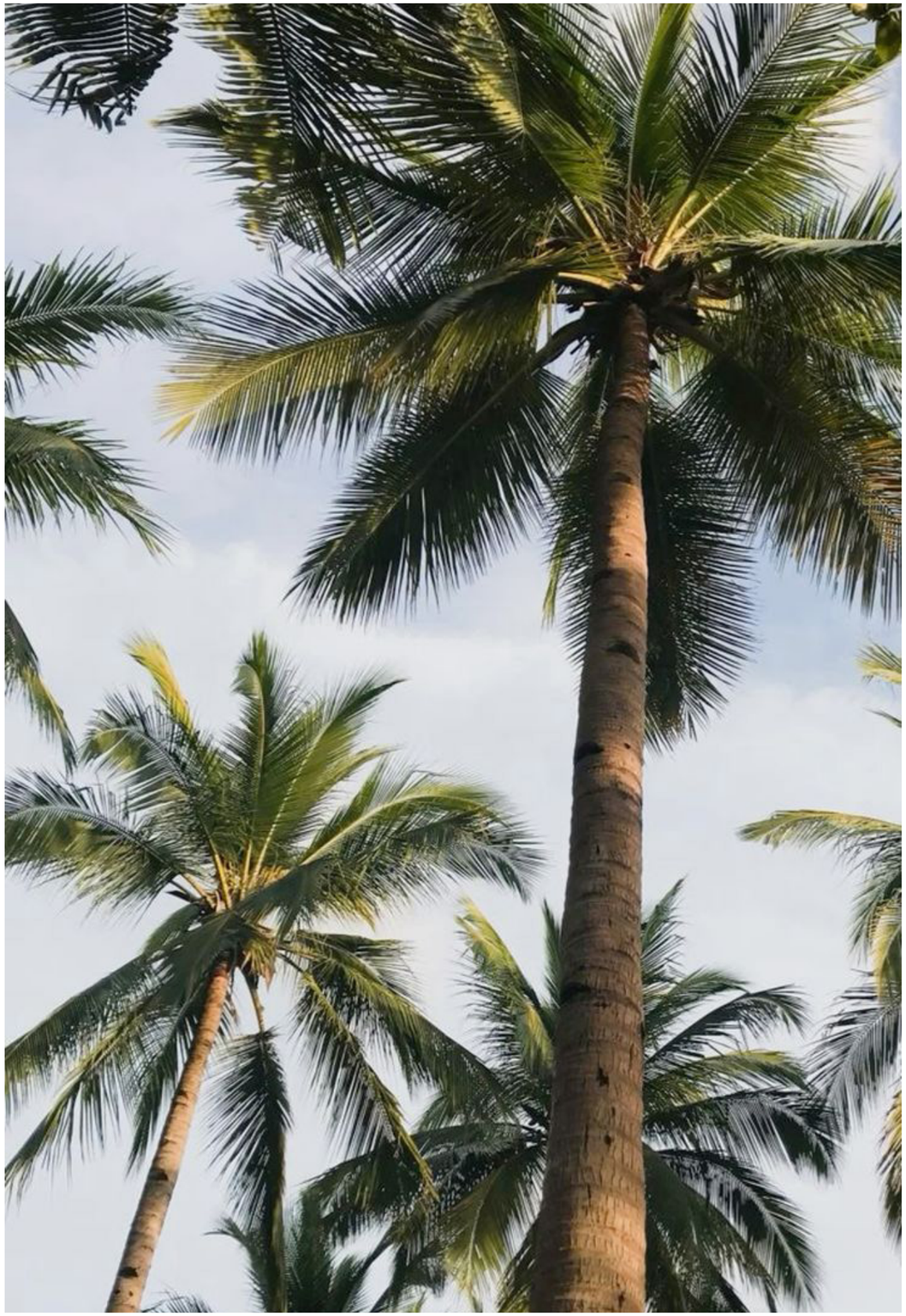


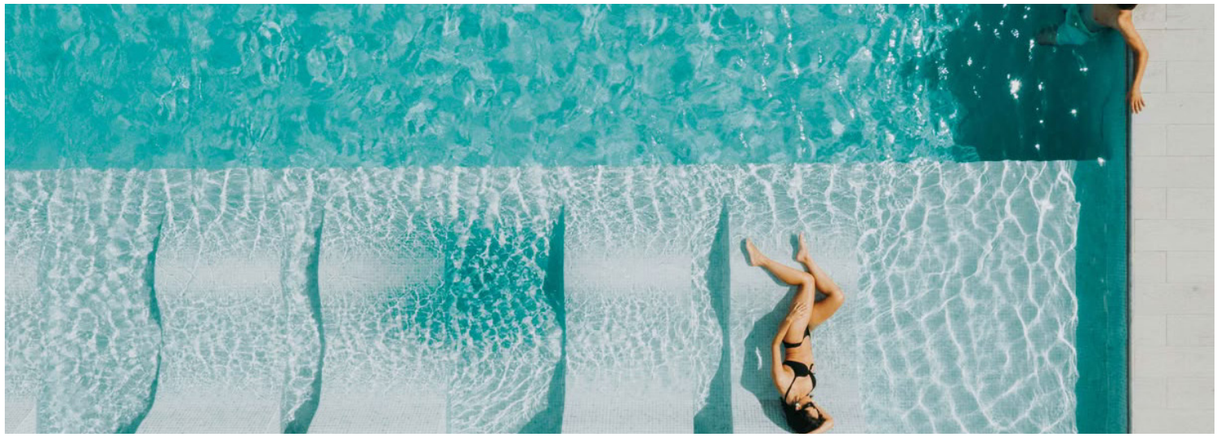


Legend

1. Feature tree - suggested species ‘Pandanus utilis’
2. Feature palm
3. Large screening shrubs
4. Tropical screening shrubs
5. Coastal screening planting mix
6. Feature lush sub-tropical understorey planting mix w/ accent shrubs
7. Feature frontage planting with hardy sub-tropical shrubs & ground cover mix w/ cascading ground covers to the edge of planter walls
8. Pool
9. Infinity pool edge
10. Floating day bed
11. Fencing
12. Private courtyard
13. Wash down terrace
14. Walkway
15. Boundary fence - refer section
16. Water meter & booster
17. Turf Verge
18. External car parking
19. Existing concrete footpath
20. Lawn area
21. Seating terrace

0 1 2 3 4 5 10M











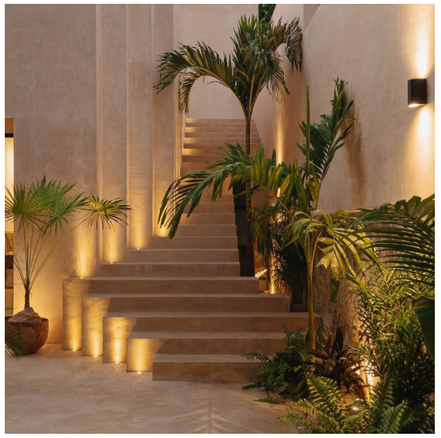


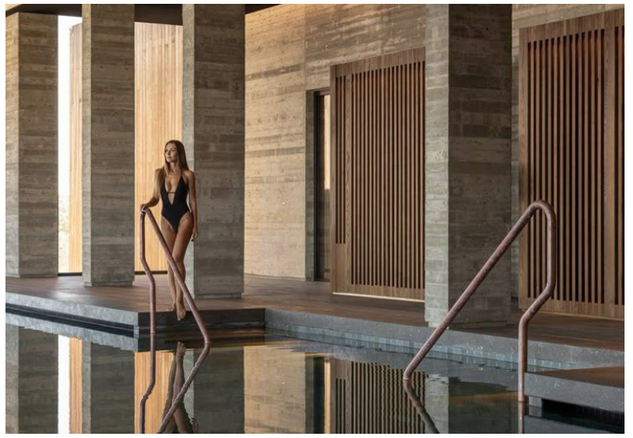


Legend

1. Feature palm
2. Small tropical palm
3. Tropical screening shrubs
4. Feature lush sub-tropical understorey planting mix w/ accent shrubs
5. Lush rainforest undercroft planting mix
6. Trellis & climbing plant species to screen/ wall
7. Organic steppers in gravel/planting
8. Shallow pool
9. Spa
10. Sunken fire pit lounge
11. Outdoor kitchen & BBQ bench
12. Dining terrace
13. Roof structure over
14. Seating terrace
15. Gym
16. Outdoor gym terrace
17. Magnesium spa
18. Magnesium bath
19. Hot spa
20. Cold spa
21. Hammam/Steam
22. Sauna
23. Washdown alcove
24. PWD
25. WC
26. Residence lounge
27. Residence lounge external terrace
28. Yoga room
29. Private courtyard
30. Walkway
31. Boundary fence - refer section
32. Existing sewer line - refer Civil



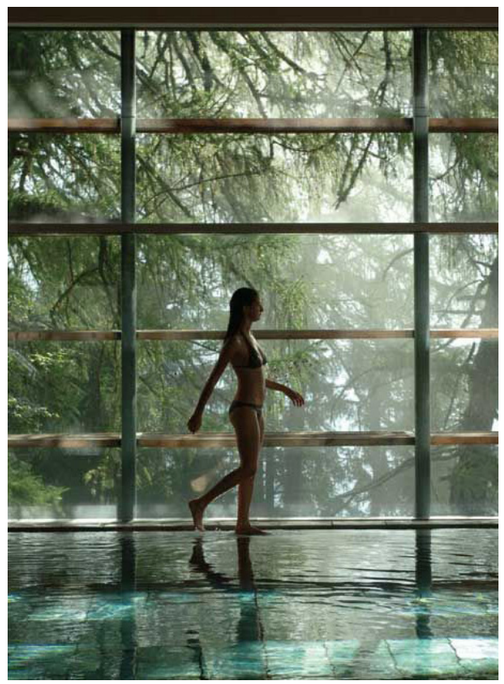


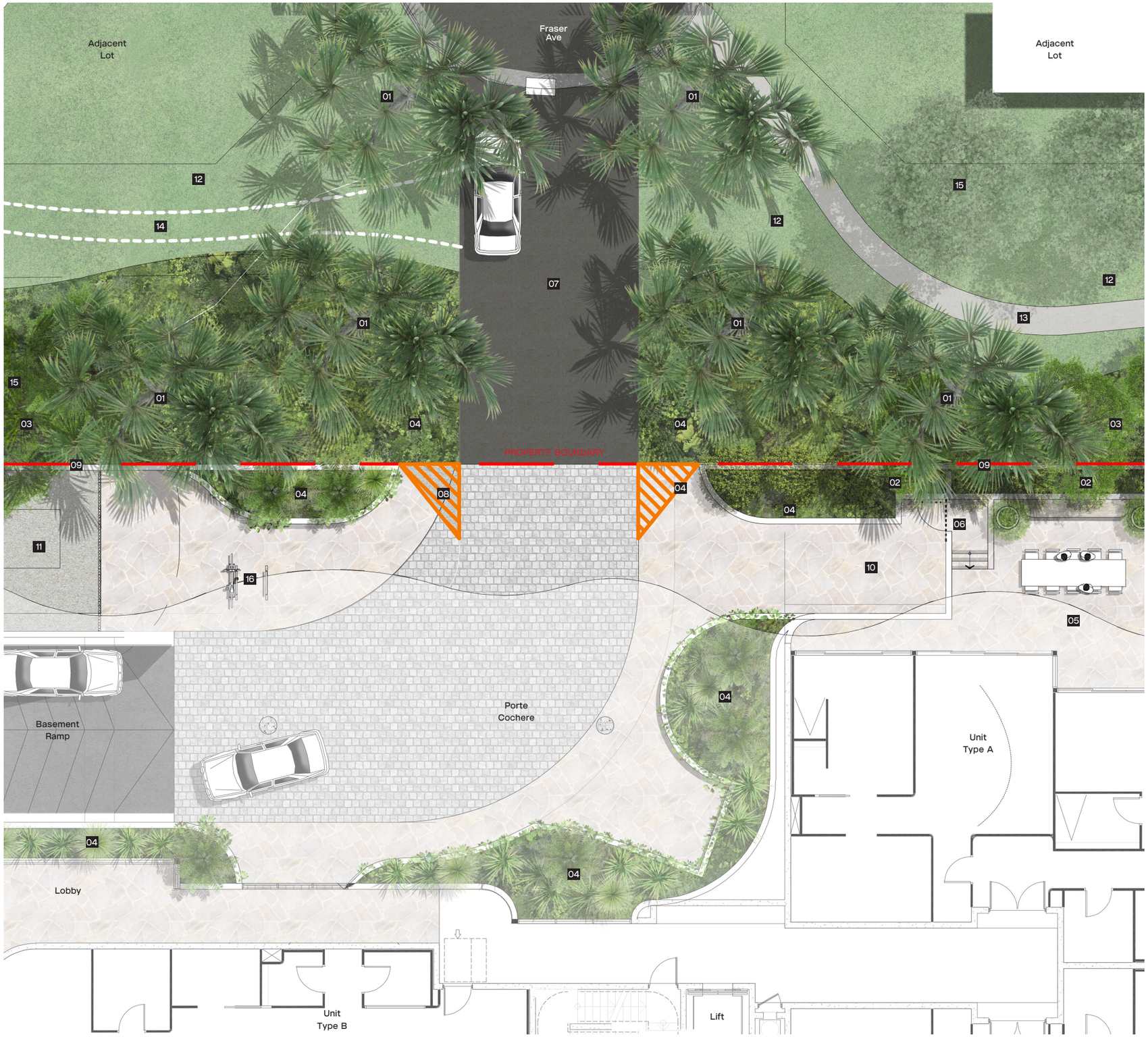








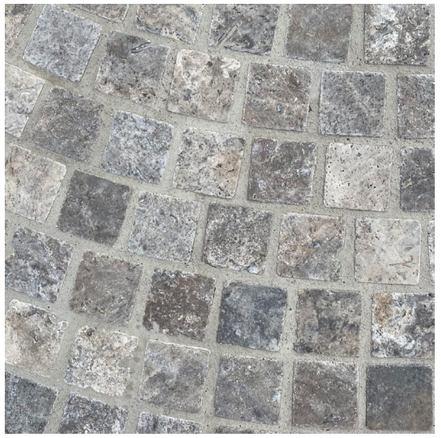




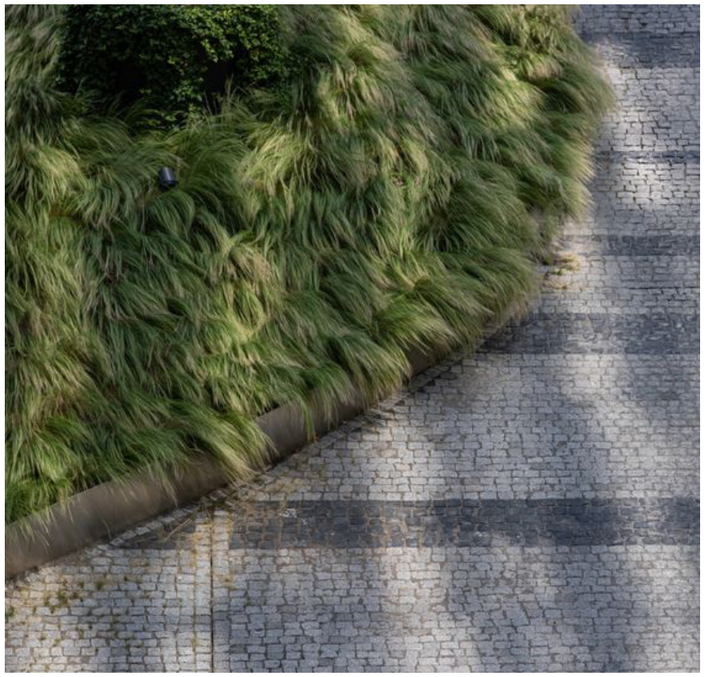
Legend

1. Feature tree - suggested species ‘Pandanus utilis’
2. Tropical screening shrubs
3. Coastal screening planting mix
4. Feature lush sub-tropical understorey planting mix w/ accent shrubs
5. Private courtyard
6. Private courtyard access gate
7. Driveway
8. Sight triangle (max. landscape height 500mm)
9. Boundary fence - refer section
10. Private car park
11. PMT
12. Turf Verge
13. Existing concrete footpath (potential to upgrade)
14. Existing informal turf access (potential to upgrade)
15. Existing vegetation to be retained
16. Bike parking













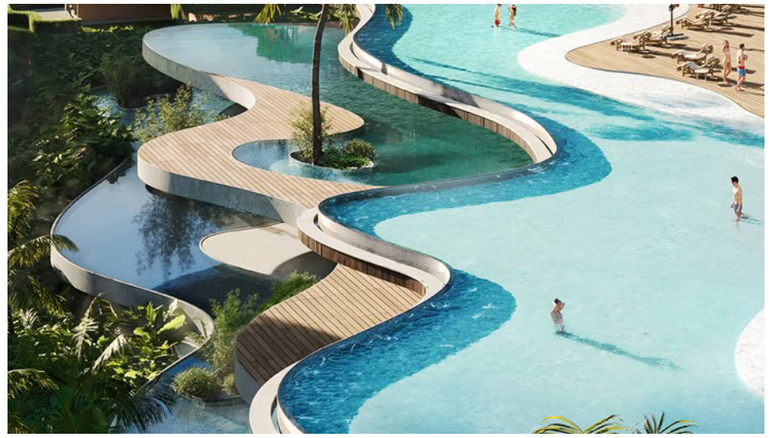



PROPERTY BOUNDARY
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Lift
Plant / Services
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PROPERTY BOUNDARY
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PROPERTY BOUNDARY
[Level Below]

Legend

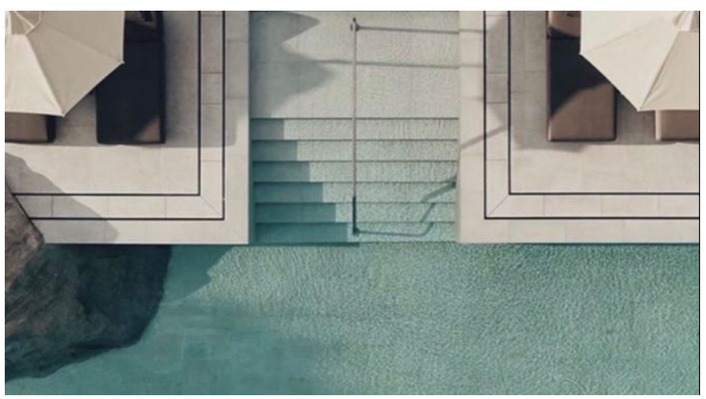
1. Small tropical palm/large shrub
2. Screening shrubs
3. Hardy sub-tropical shrub & ground cover mix
4. Pool & spa
5. Wellness terrace
6. Outdoor dining & entertaining terrace w/ lightweight open roof structure
7. Lounge terrace

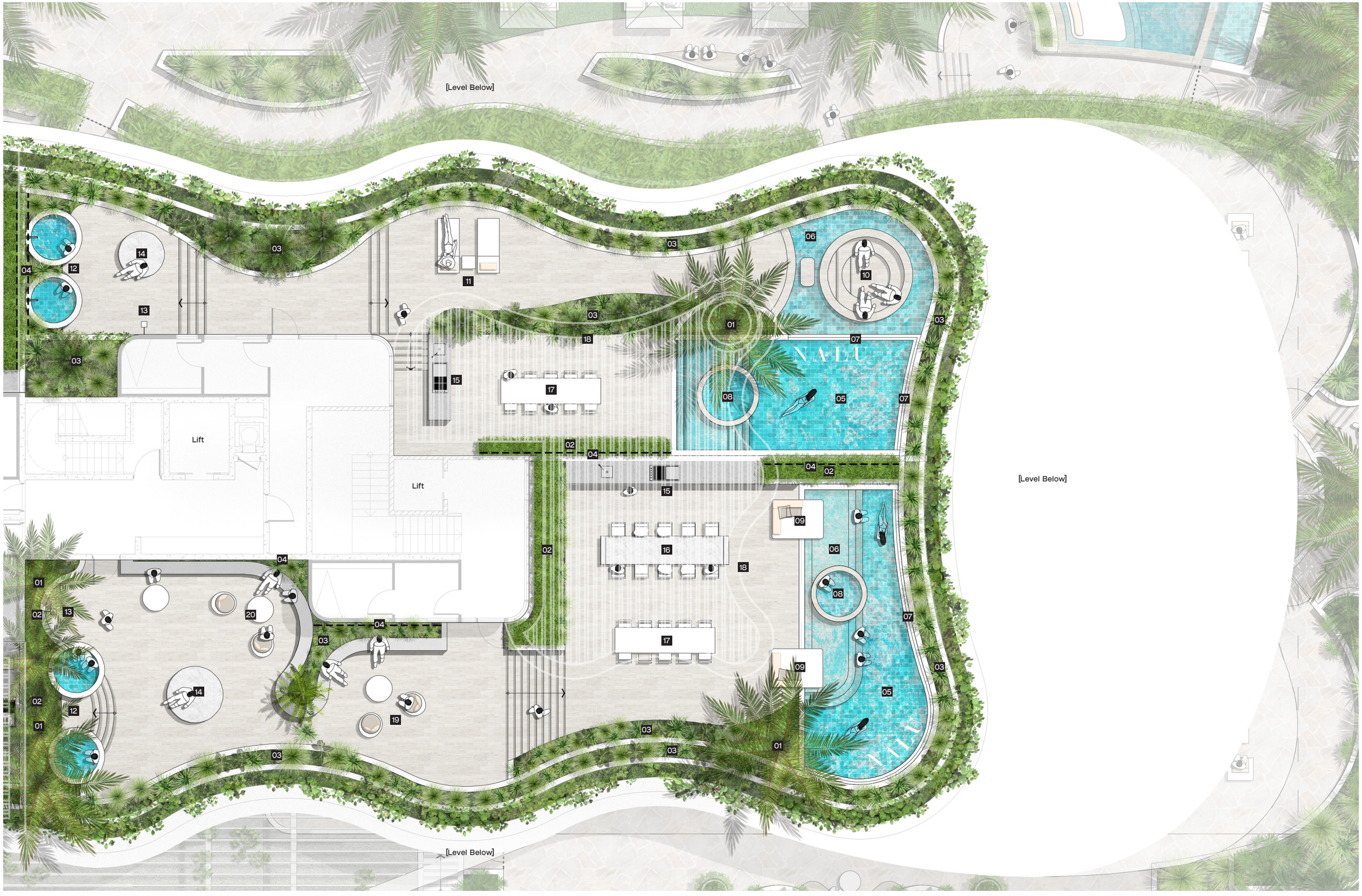











[Level Below]
NALU
Lift
Lift
[Level Below]
[Level Below]

Legend

1. Small tropical palm/large shrub
2. Tropical screening shrubs
3. Hardy sub-tropical shrub & ground cover mix
4. Climbing plant species to wall structure
5. Pool
6. Shallow zone
7. Glass pool wall
8. Spa
9. Day bed terrace
10. Sunken lounge terrace
11. Sun deck terrace
12. Hot & cold pools
13. Outdoor shower
14. Feature seating bench
15. Outdoor kitchen & BBQ bench
16. High table bench seating
17. Dining terrace
18. Lightweight open roof structure (shown white linework)
19. Lounge terrace
20. Seating terrace

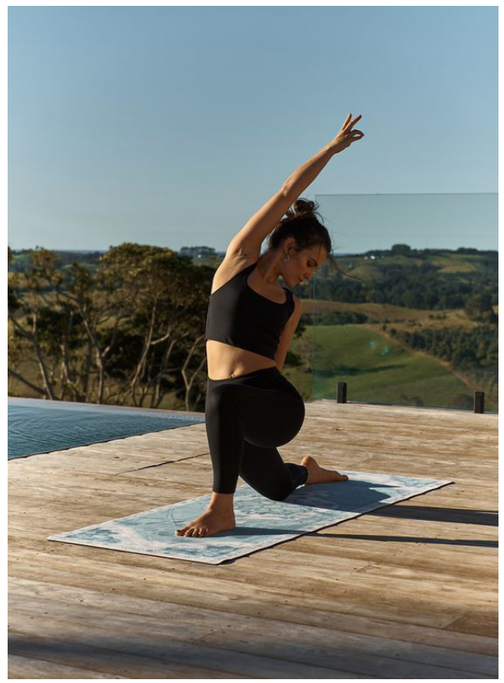


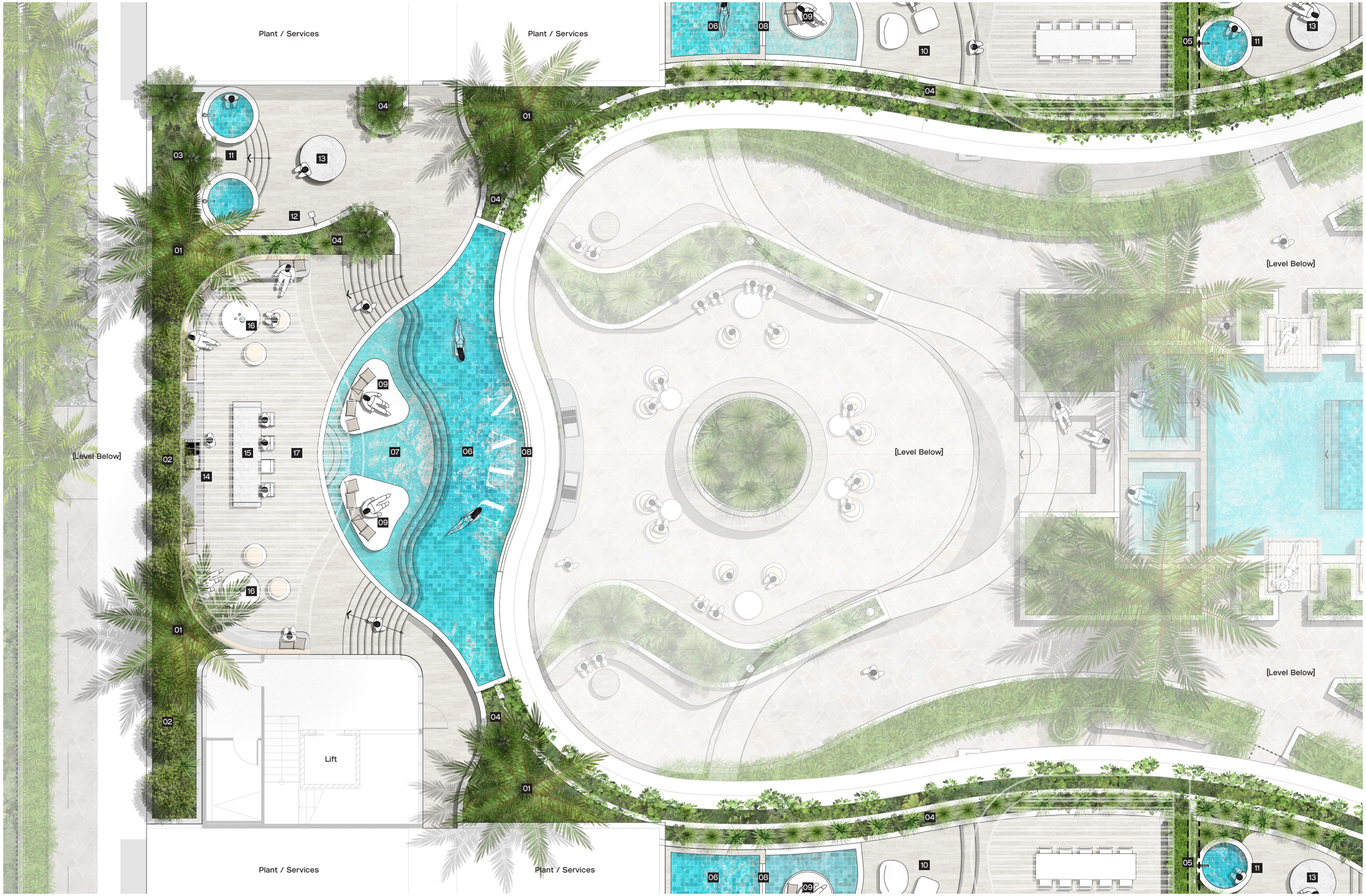











Plant / Services
Plant / Services
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Lift
Plant / Services
Plant / Services
WATER

Legend

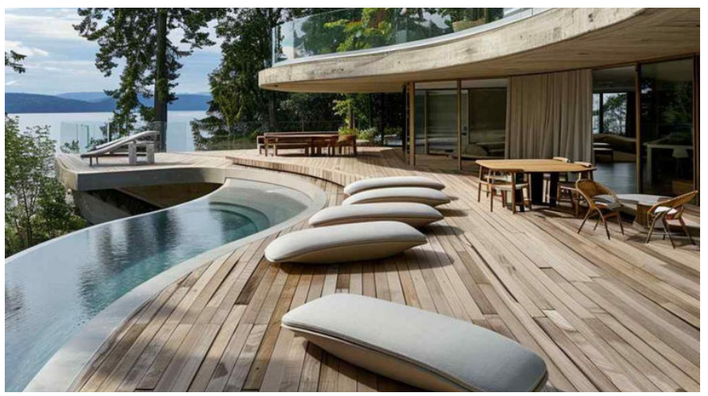
1. Small tropical palm/large shrub
2. Screening shrubs
3. Tropical screening shrubs
4. Hardy sub-tropical shrub & ground cover mix
5. Climbing plant species to wall structure
6. Pool
7. Shallow zone
8. Glass pool wall
9. Floating day bed
10. Sun deck terrace
11. Hot & cold pools
12. Outdoor shower
13. Feature seating bench
14. Outdoor kitchen & BBQ bench
15. High table bench seating
16. Dining terrace
17. Lightweight open roof structure (shown white linework)

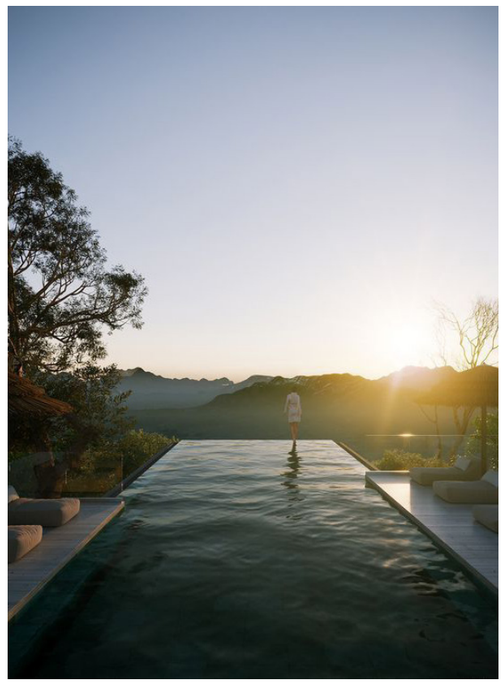






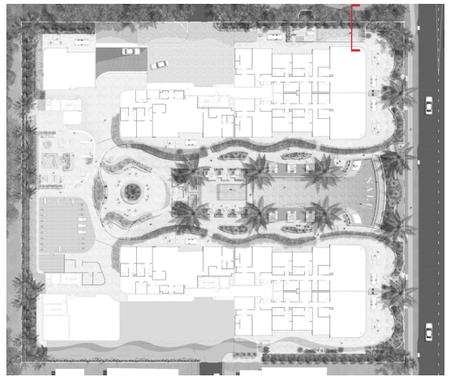


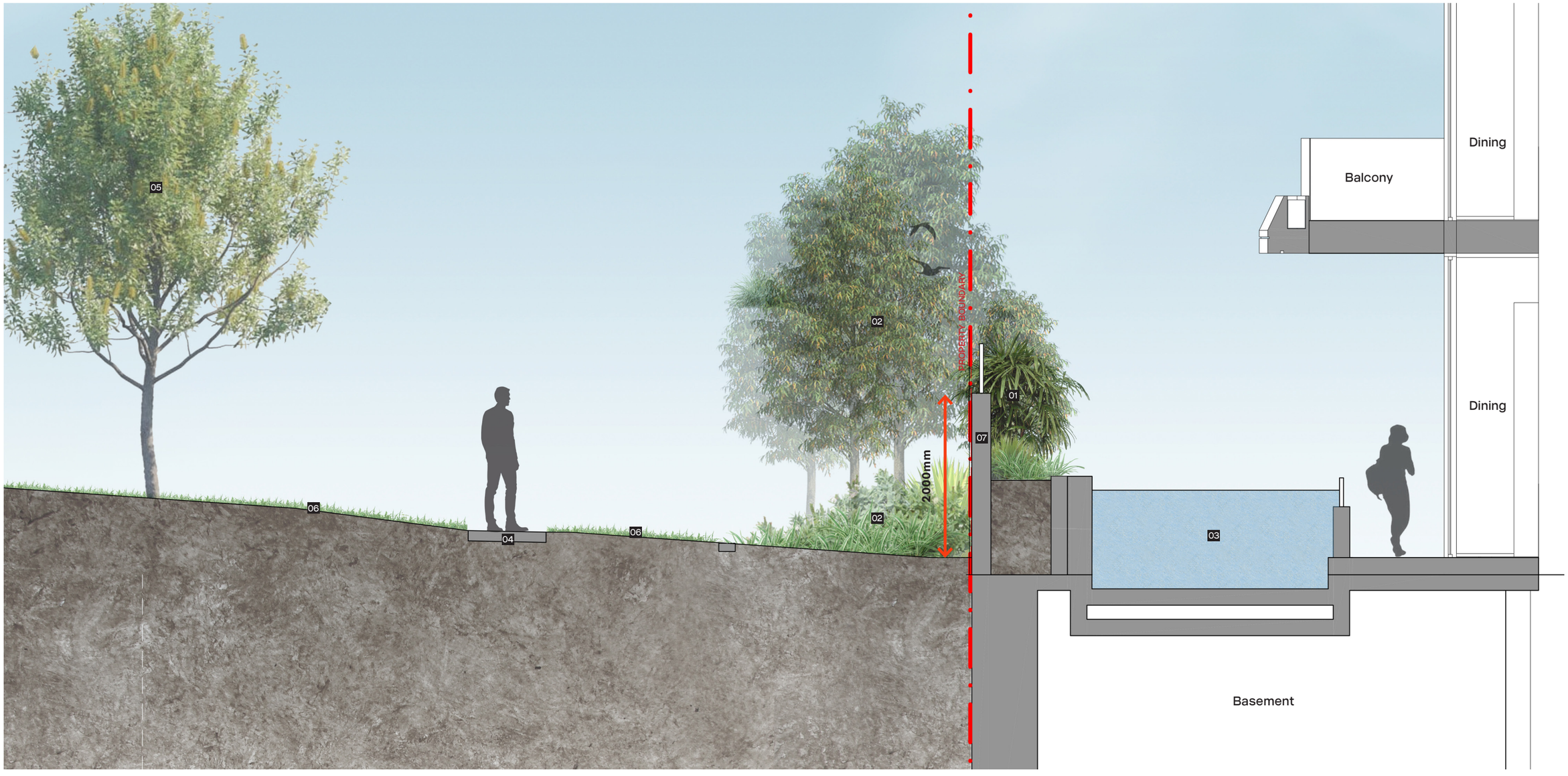




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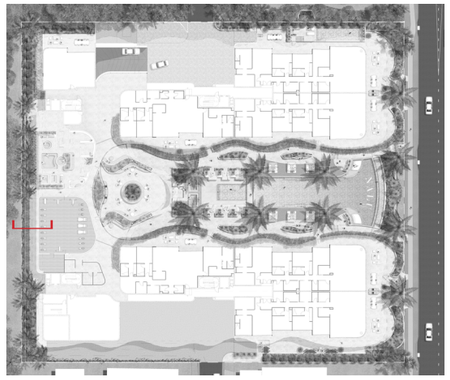
1. Tropical screening shrubs
2. Coastal screening planting mix
3. Pool
4. Existing concrete footpath (potential to upgrade)
5. Existing vegetation to be retained
6. Turf Verge
7. Boundary fence

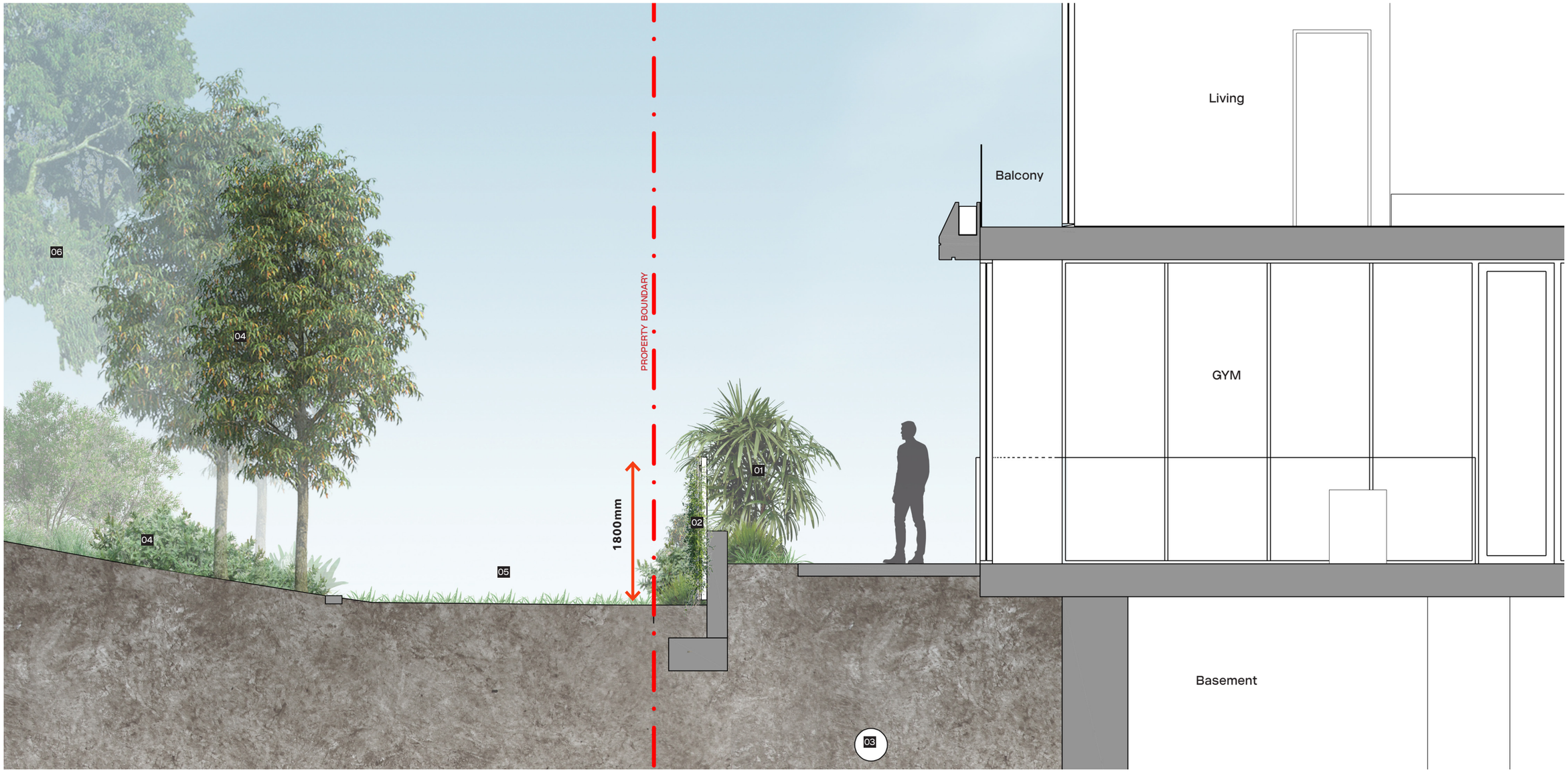




Legend

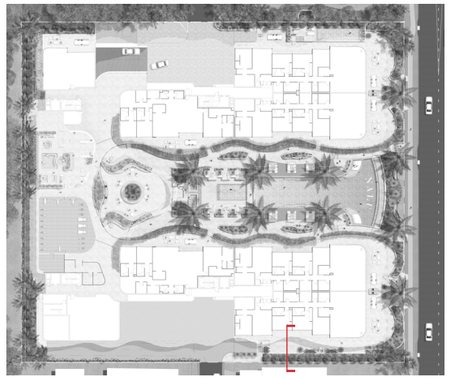
1. Tropical screening shrubs
2. Climbing plant species to screen wall
3. Existing sewer line - refer Civil
4. Existing Nobby Hill revegetation zone
5. Existing grass maintenance access track
6. Existing vegetation

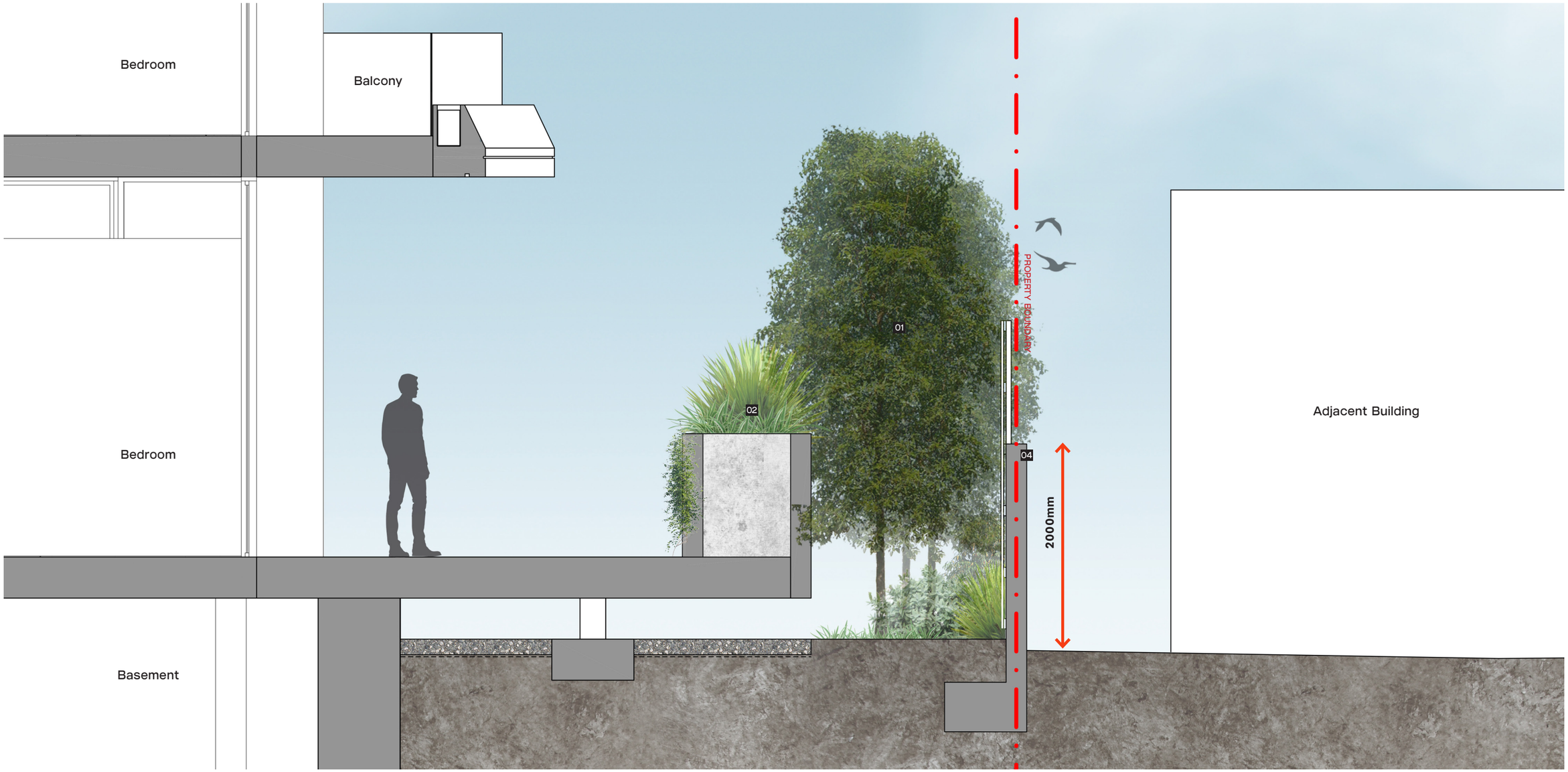




Legend

1. Large screening shrubs
2. Feature lush sub-tropical understorey planting mix w/ accent shrubs
3. Boundary fence



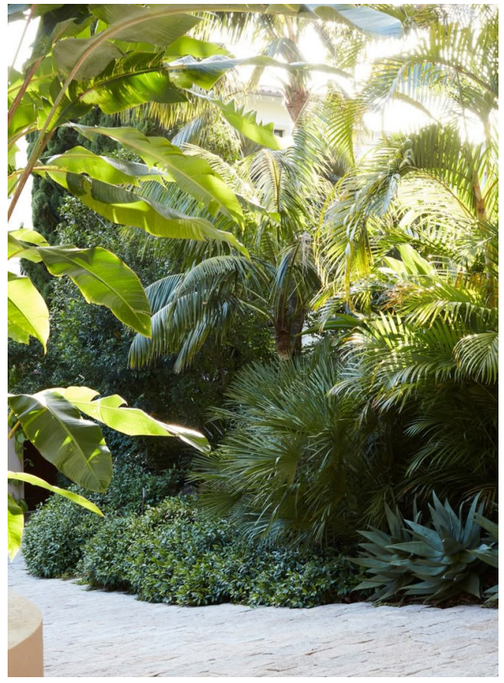














Part Three

Landscape Finishes

Softscape

Softscape Plan

Indicative Softscape Palette

Hardscape

Hardscape Plan

Indicative Hardscape Palette



Tree & Palm Species

1. ACMENA smithii ‘Sublime’
2. CHAMAEROPS humilis
3. COCOS nucifera
4. CYATHEA cooperi
5. DRACAENA draco
6. ELAEOCARPUS eumundi
7. FICUS hillii
8. HOWEA forsteriana
9. LICUALA elegans
10. LIVISTONIA australis
11. PANDANUS tectorius
12. PANDANUS utilis
13. PHOENIX canariensis
14. PHOENIX roebelenii
15. PHOENIX sylvestris
16. PINANGA coronata
17. PTYCHOSPERMA elegans
18. WATERHOUSEA floribunda
19. WODYETIA bifurcata











Shrub Species

1. ALOCASIA brisbanensis
2. ALOCASIA macroorrhiza
3. ALPINIA nutans
4. ARTHROPODIUM cirratum ‘Matpouri Bay
5. ASPIDISTRA elatior
6. CALATHEA lutea
7. CARISSA grandiflora ‘Desert Star’
8. CASUARINA glauca ‘Greenwave’
9. CRASSULA ‘Max Cook’
10. DIOON edule
11. DIOON spinulosa
12. DORYANTHES excelsa
13. FICUS ‘Green Island’
14. FICUS ‘Green Island’
15. HELICONIA bihai x caribaea ‘Hot Rio Nights’
16. HELICONIA psittacorum ‘Tropics’
17. NOLINA nelsonii
18. PHILODENDRON Hope
19. PHILODENDRON ‘Imperial green’
20. PITTOSPORUM tobira ‘Miss Muffet’
21. RHAPIS excelsa
22. RHAPHIOLEPIS indica ‘Snow Maiden’
23. SYZYGIUM australe ‘Resilience’
24. VIBURNUM odoratissimum
25. ZAMIA furfuracea











Groundcover Species

1. CARISSA x macrocarpa `Green Carpet’
2. DICHONDRA repens
3. GARDENIA jasminodes ‘Radicans’
4. LIRIOPE muscari ‘Evergreen Giant’
5. OPHIOPOGON japonica ‘dwarf’
6. PHILODENDRON ‘Xanadu’
7. PLECTRANTHUS argentatus
8. PLECTRANTHUS australis
9. PRATIA pedunculata
10. TRACHELOSPERMUM asiaticum ‘Flat Mat’
11. VIOLA hederacea
12. ZOYSIA tenuifolia











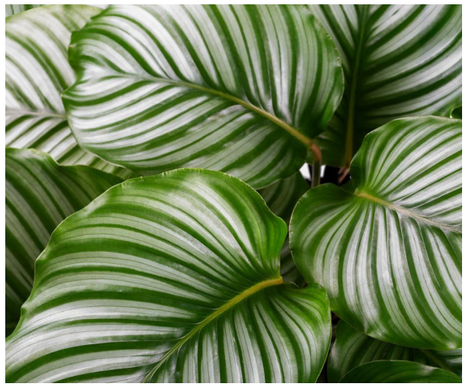
Climbers & Trailing Species

1. APTENIA cordifolia
2. CASUARINA glauca ‘Cousin It’
3. CHONEMORPHA fragans
4. FICUS pumila
5. MYOPORUM parvifolium
6. PANDOREA jasminoides
7. PEPEROMIA angulata
8. RHIPSALIS baccifera
9. ROSMARINUS officinalis ‘Prostratus’
10. STEPHANOTIS floribunda
11. TRACHELOSPERMUM jasminoides













Indoor & Shade Tolerant Species

1. BLECHNUM gibbum ‘Silver Lady’
2. CALATHEA orbifolia
3. FATSIA japonica ‘Spider’s Web’
4. FICUS elastica ‘Decora’
5. FICUS longifolia
6. FICUS lyrata
7. LIGULARIA reniformis
8. MONSTERA deliciosa
9. NEOMARICA gracilis
10. PEPEROMIA obtusifolia
11. PHILODENDRON ‘Congo’
12. PHILODENDRON ‘Imperial green’
13. SPATHIPHYLLUM ‘sensation’







Pavements/Surface Finishes

1. Travertine - Honed finish tile
2. Travertine - Crazy pave tile
3. Travertine - Textured tile
4. Organic steppers

Wall Finishes

5. Stone cladding wall
6. Rendered wall

Fencing /Balustrade Types

7. Aluminum pool fencing
8. Glass pool fencing
9. Batten screening

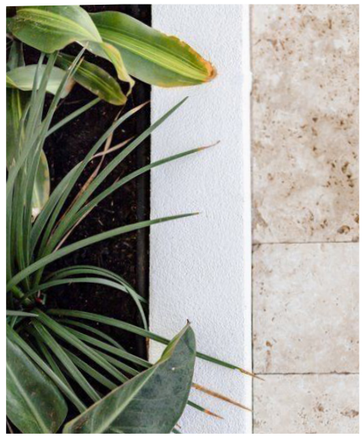
Furniture

10. Built-in bench seating
11. Cabanas
12. Sunken fire pit
13. Outdoor shower
14. Trellis
15. BBQ bench

Pool

16. Pool tiles- glass mosaic tile
17. Wet edge
18. Glass pool wall
19. Floating day bed







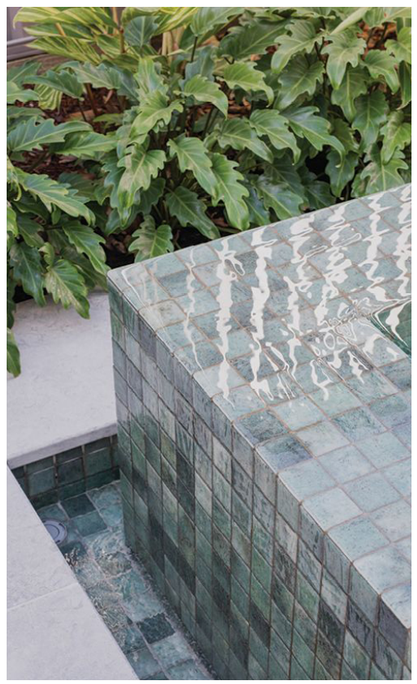












Pavements/Surface Finishes

1. Travertine - Honed finish tile
2. Travertine - Crazy pave tile
3. Travertine - Textured tile

Wall Finishes

4. Stone cladding wall
5. Rendered wall

Fencing /Balustrade Types

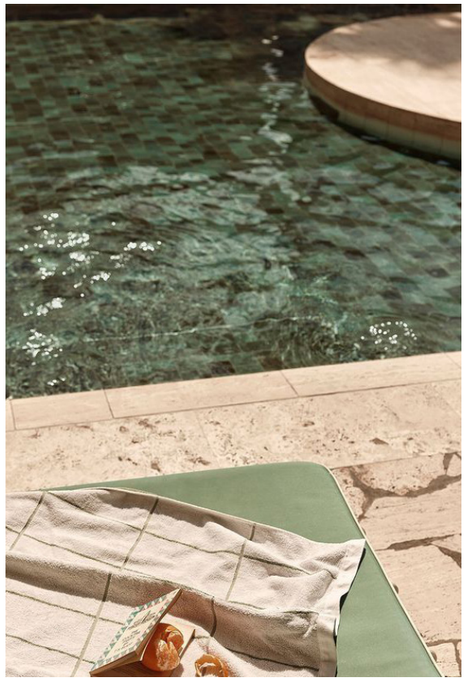
6. Aluminum pool fencing
7. Glass pool fencing

Furniture

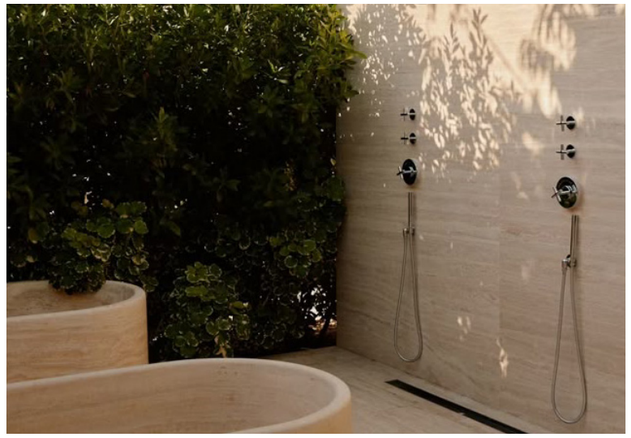
8. Built-in bench seating
9. Sunken seating bench
10. Outdoor shower
11. Arbour structure
12. Trellis
13. BBQ bench

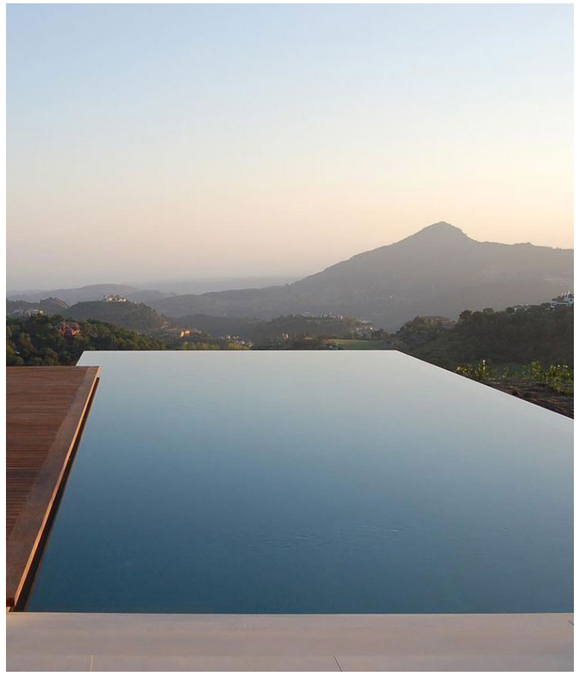
Pool

14. Pool tiles- glass mosaic tile
15. Wet edge
16. Glass pool wall
17. Floating day bed
18. Cold pool
19. Hot pool



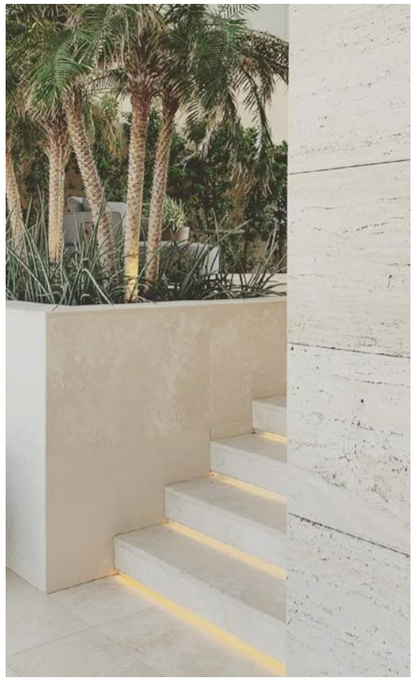


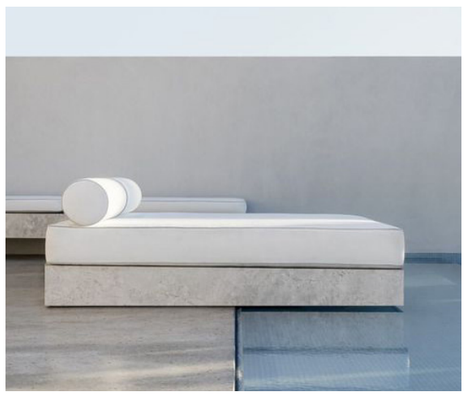


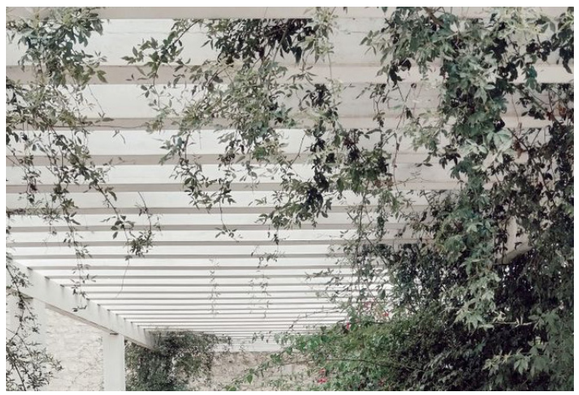












Part Four

Design Analysis

Soil Depth Analysis

Soil Depth Analysis Plans

Soil Depth Analysis Details

Planting Analysis

Frontage & Rear Boundary Analysis Plans

Boundary Planting Analysis Plans

Recreation Analysis

Recreation Analysis Plans

Recreation Analysis Details





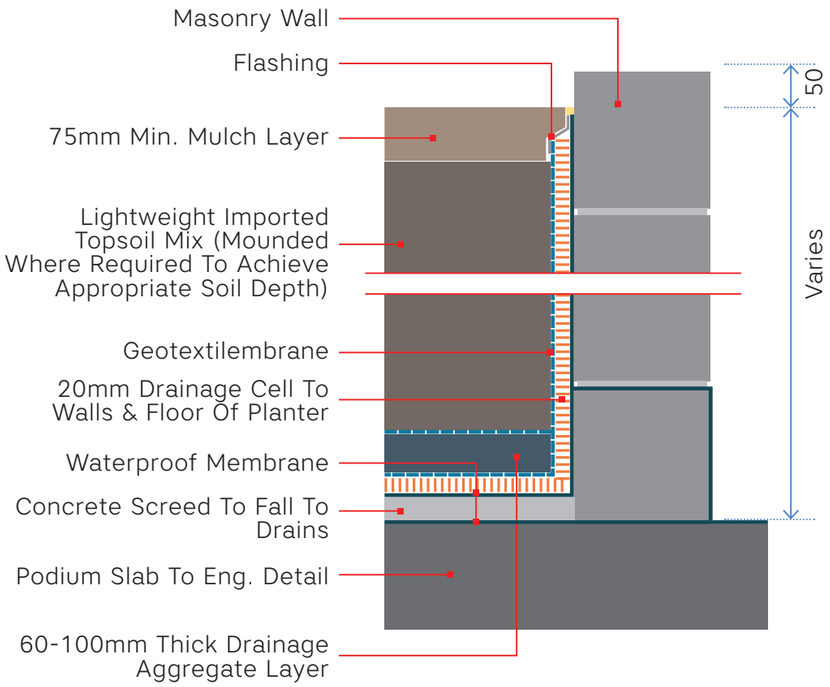
Ground Floor Level Plan



Rooftop Floor Level Plan

Legend

- 300-400mm Depth Raised Planter
- 500-600mm Depth Raised Planter
- 700-800mm Depth Raised Planter
- 1000-1200mm Depth Raised Planter
- Pots
- In Ground Planting



Typical Podium Raised Planter Detail

Not To Scale

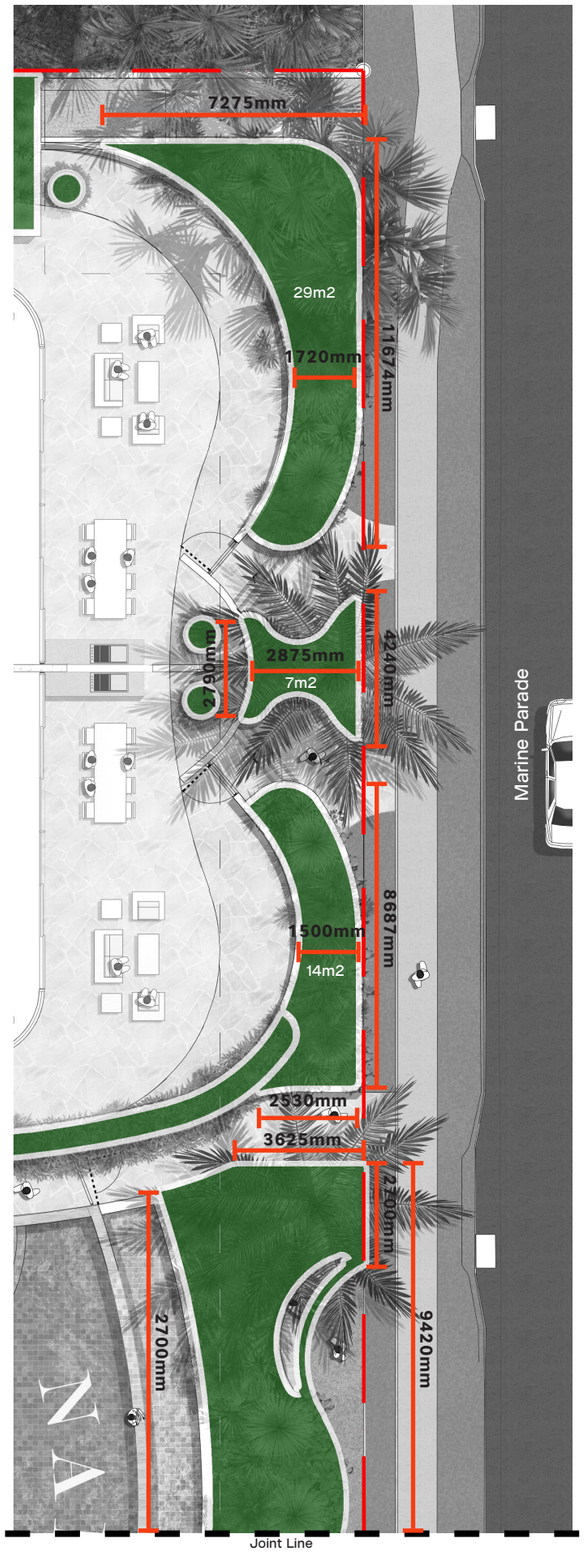




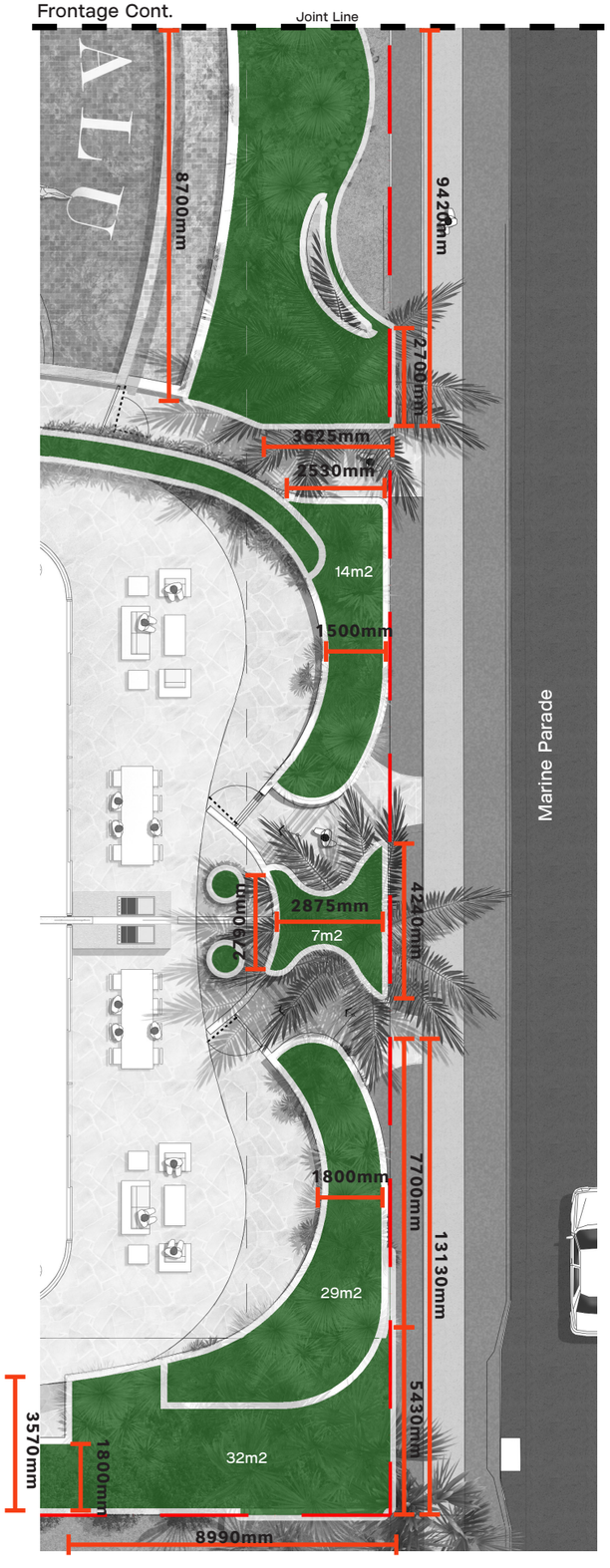


FRONTAGE & REAR BOUNDARY ANALYSIS PLANS

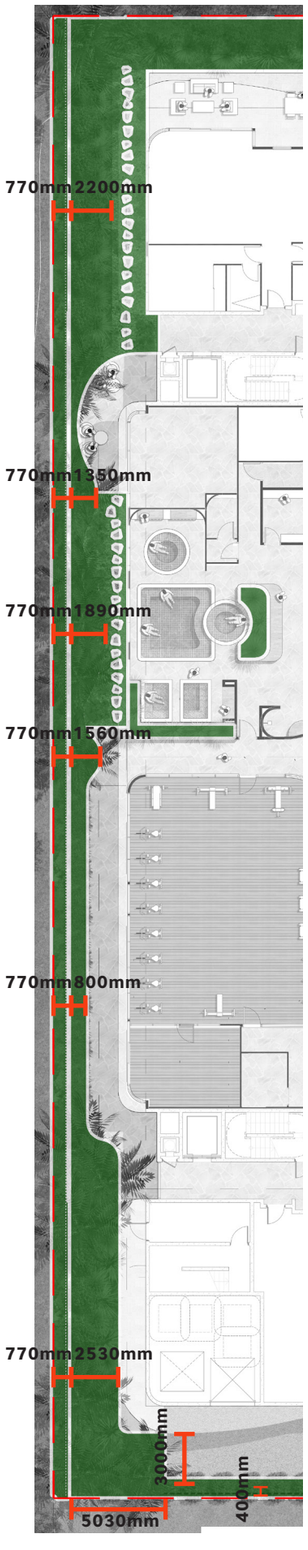
Frontage



Frontage Cont.



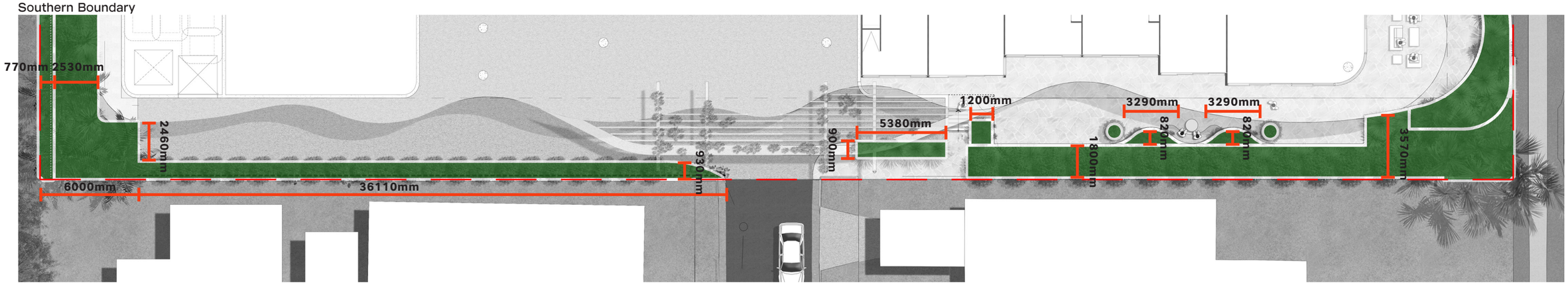
Rear Boundary



Northern Boundary



Southern Boundary




PROPERTY BOUNDARY
PROPERTY BOUNDARY
PROPERTY BOUNDARY
PROPERTY BOUNDARY
Marine Parade
Marine Parade

Recreation Capacity Assessment

Table 1					
No.	Facility	Function Of Space	Area m^2	m^2 Per Person	Recreational Capacity
01	Planting	Planting	841		
02	Recreation Zone	Recreation	1955	6	326

Occupancy Calculations				
Unit Products	QTY	Occupancy Ratios		Occupancy
2 Bed	1	2.5	Persons/Unit	2.5
3 Bed	40	4	Persons/Unit	160
5 Bed	5	6	Persons/Unit	30
Total Number Of Units	46		Max Occupancy	193
Total Occupancy				193
Factor 80% Maximum Occupancy At Any Given Time				154
Factor 33% Maximum Usage Of Onsite Rec/Facilities And Spaces At Any Given Time By Residents				51
Total Recreational Carrying Capacity Calculated In Table 1				326
Project Surplus Recreational Carrying Capacity				275

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

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