STAGE
DA - IR RESPONSE

PREPARED FOR
BASSAR CONSTRUCTION GROUP

7 MAY 2025
ISSUE B

avva broadbeach

bda

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DATE	ISSUE	DESCRIPTION	CHECKED
21/02/2025	A	Development Application	DG
07/05/2025	B	DA - IR Response	DG

Contents

1.0 Application Details & Consultants

2.0 Executive Summary

3.0 Project Summary

4.0 Context Analysis

- Site Location
- Site Connectivity
- Zoning
- Views & Building Heights
- Solar & Wind
- Existing Site Analysis
- Survey Plan

5.0 Design Approach

- Core Components

6.0 The Podium

- 6.1 Urban Response
- 6.2 Contextual Response
- 6.3 Design Elements
- 6.4 Design Response

7.0 The Tower

- 7.1 Urban Response
- 7.2 Design Elements
- 7.3 Design Response

8.0 Materiality

- The Podium
- The Tower

9.0 Built Form Analysis

- AO8.1 Shadow Impact
- AO8.2 Shadow Impact
- Shadow Analysis - Summer Solstice
- Shadow Analysis - Equinox Vernal
- Shadow Analysis - Winter Solstice
- Site Cover & Setbacks - Ground / Level 1
- Site Cover & Setbacks - Level 2 & 3
- Site Cover & Setbacks - Level 4, 5-31
- Site Cover & Setbacks - Level 32 & Roof
- Communal Open Space
- Pedestrian & Traffic Circulation
- Waste Management

10.0 Development Summary

11.0 Architectural Drawings

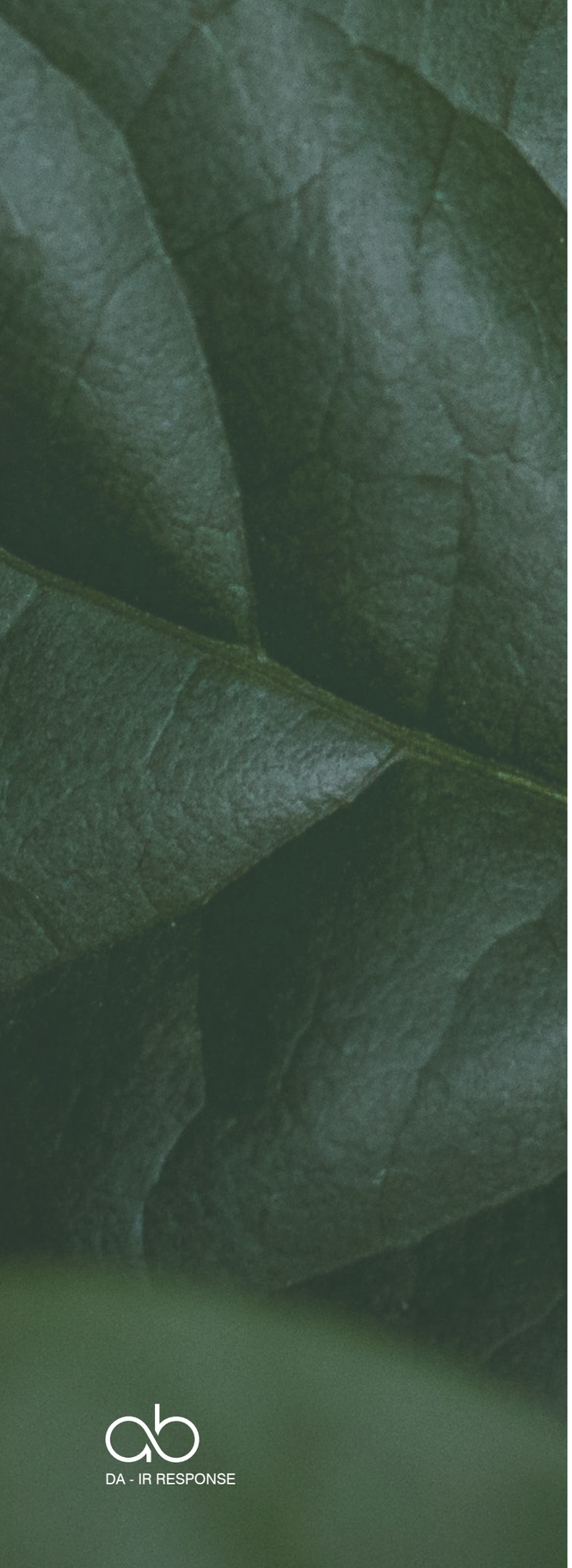
- Building Composition Graphic
- Level 1 - Ground
- Mezzanine Level
- Level 2
- Level 3
- Level 4 - Recreation
- Tower Typical Level 5-31
- Level 32
- Roof Terrace
- Basement Level 2
- Basement Level 1
- North & South Elevations
- East & West Elevations
- Section A & B
- Apartment Types A & B
- Apartment Type C
- Apartment Type D

12.0 Additional IR Response Items

- North Podium Elevation

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

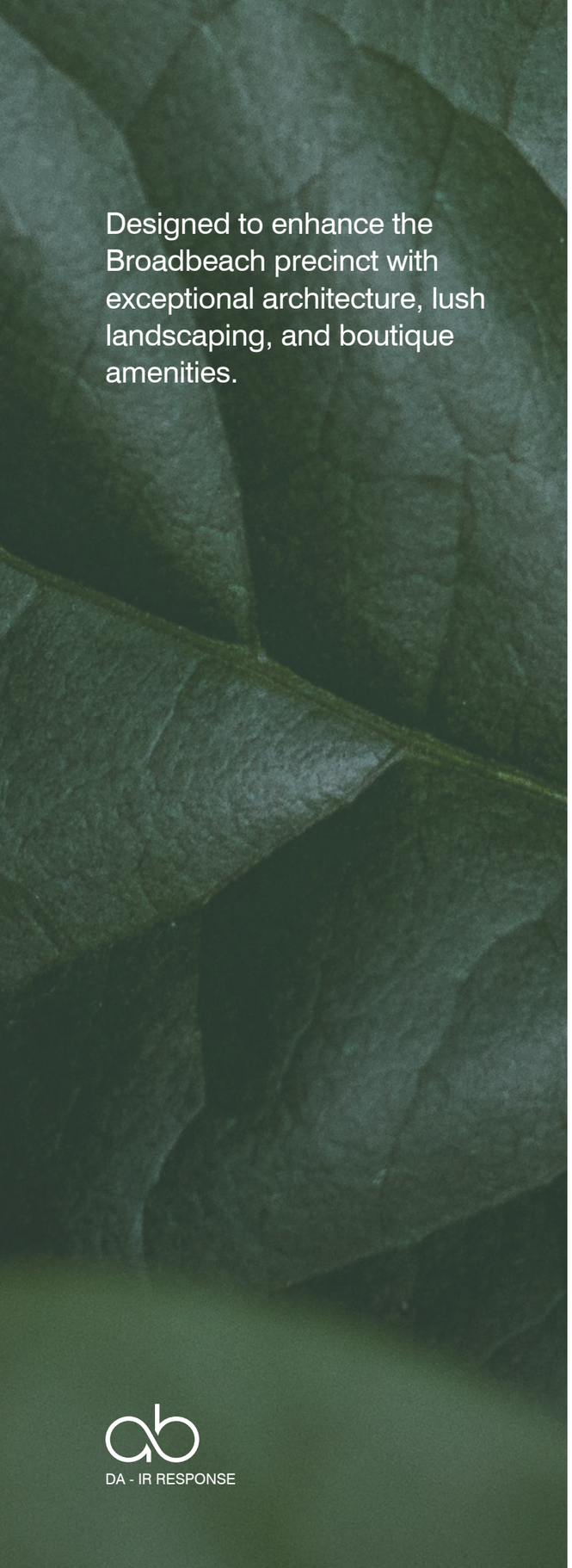
1.2.5 **Waste Management**
MRA Environmental — Ph - (07) 5578 7040
Allison Reiser

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



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

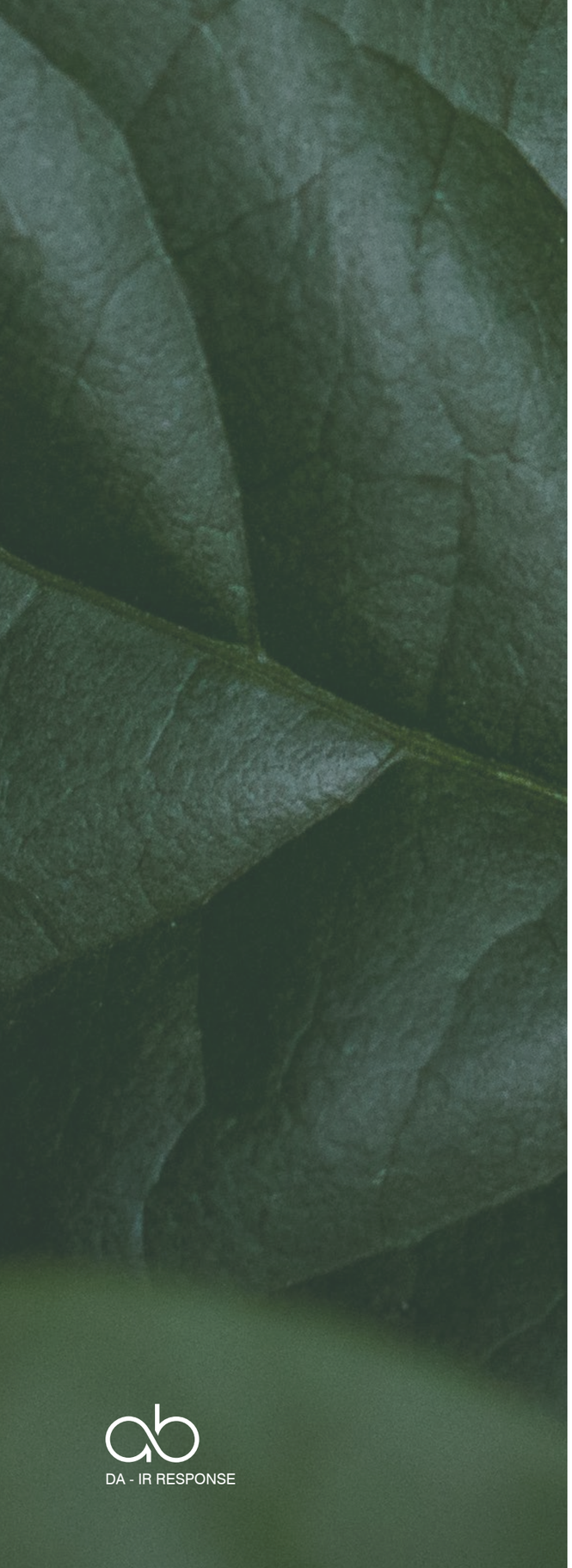
The existing vehicular access crossovers will be replaced/ upgraded. The development consists of 107 car spaces, which includes 7 visitor spaces.

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

Gold Coast Highway
Broadbeach Boulevard
T E Peters Drive
Queensland Avenue
Broadbeach North
800m (10 minute walk)
400m (5 minute walk)
Old Burleigh Road
Gold Coast Highway
Margaret Avenue
Hooker Boulevard
Hooker Boulevard
Broadbeach South
Hedges Avenue
A
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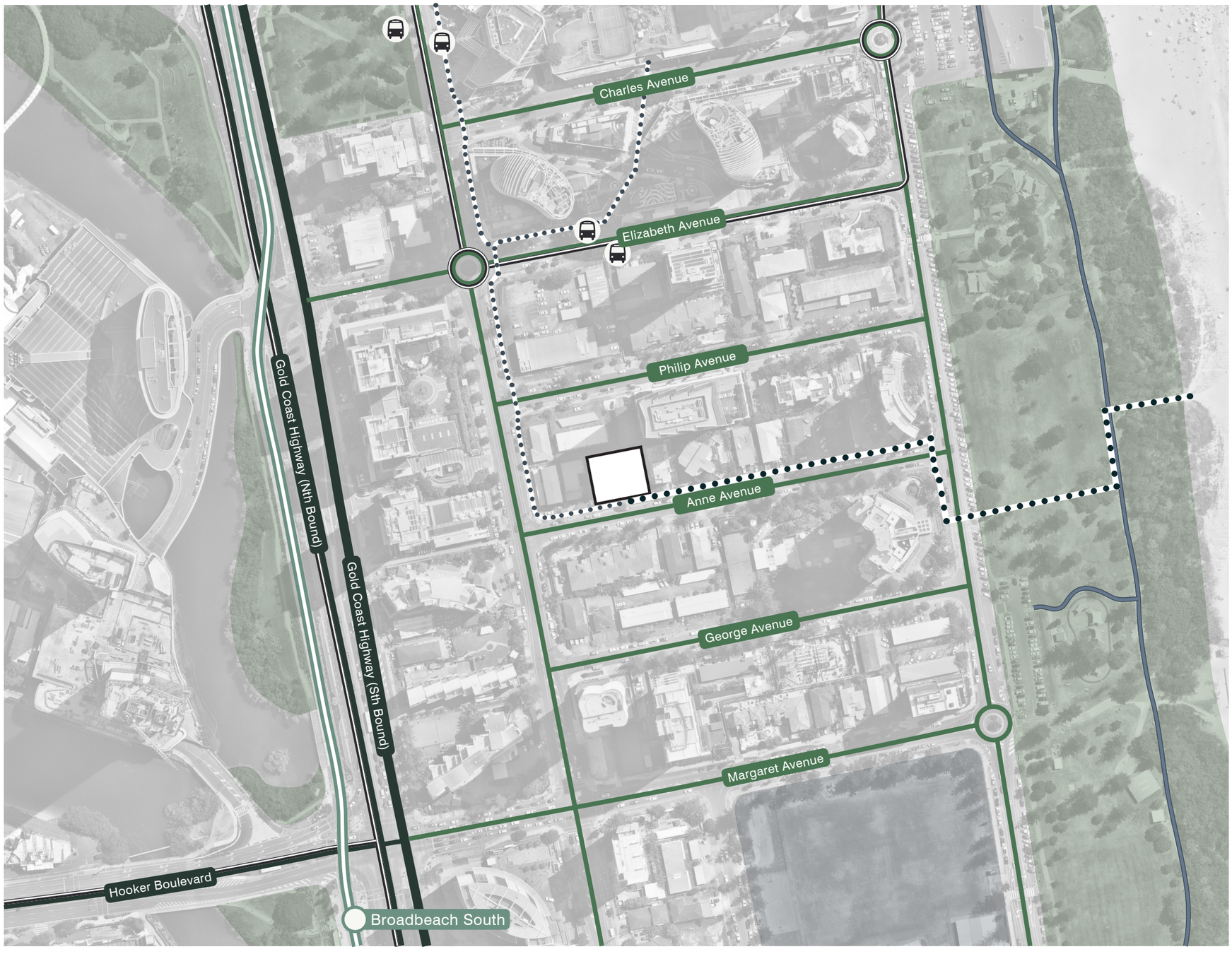
DA - IR RESPONSE

SCALE: NTS

Context Analysis

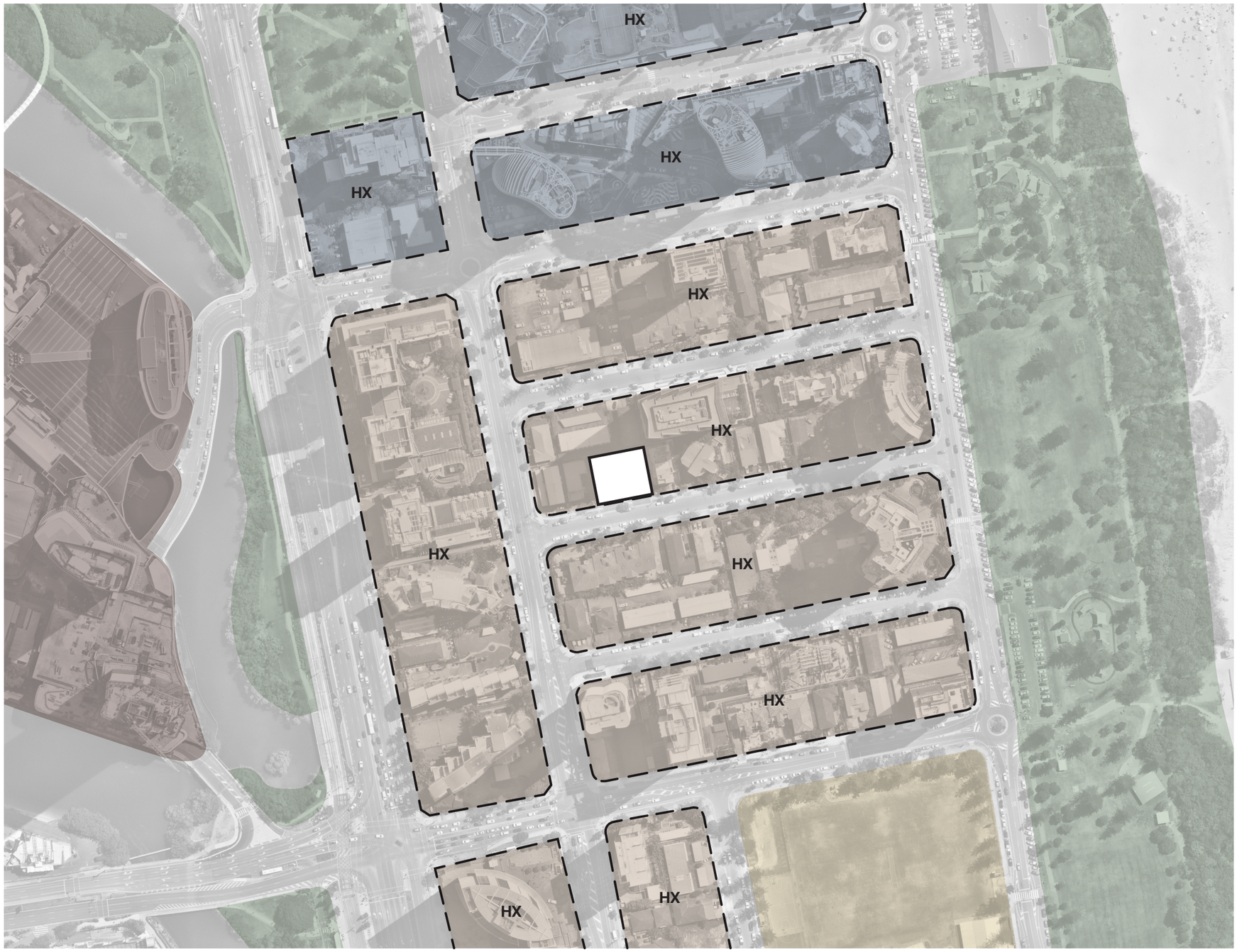
Site Connectivity



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

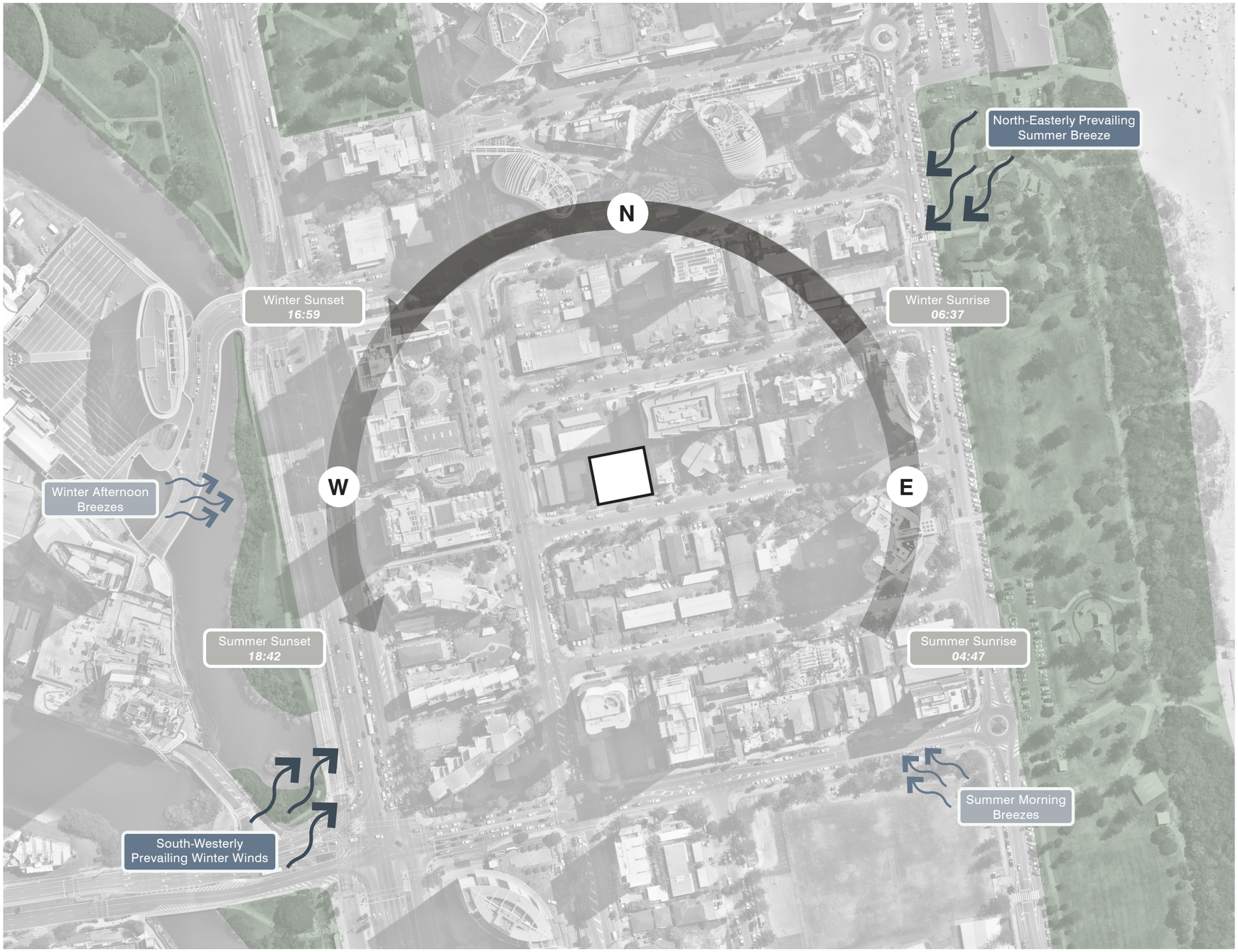
Views & Building Heights



	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



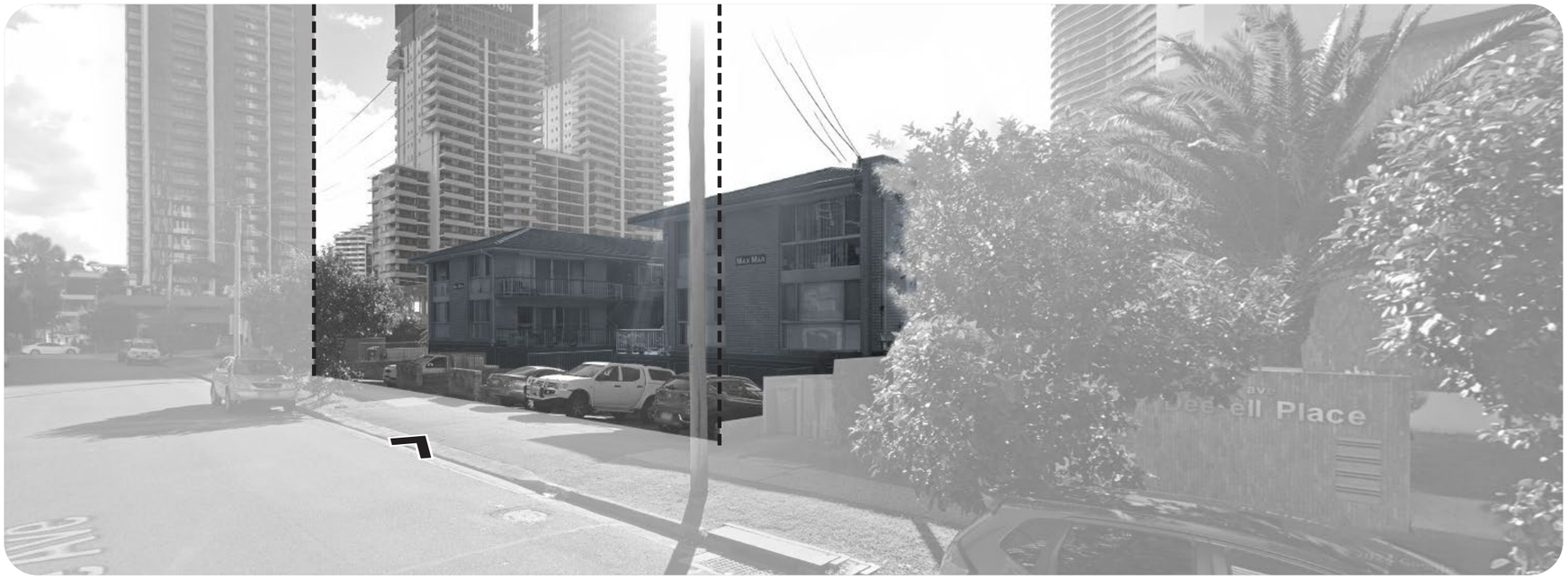
LEGEND

- SUN-PATH
- PREVAILING WINDS
- BREEZES

Existing Site Analysis

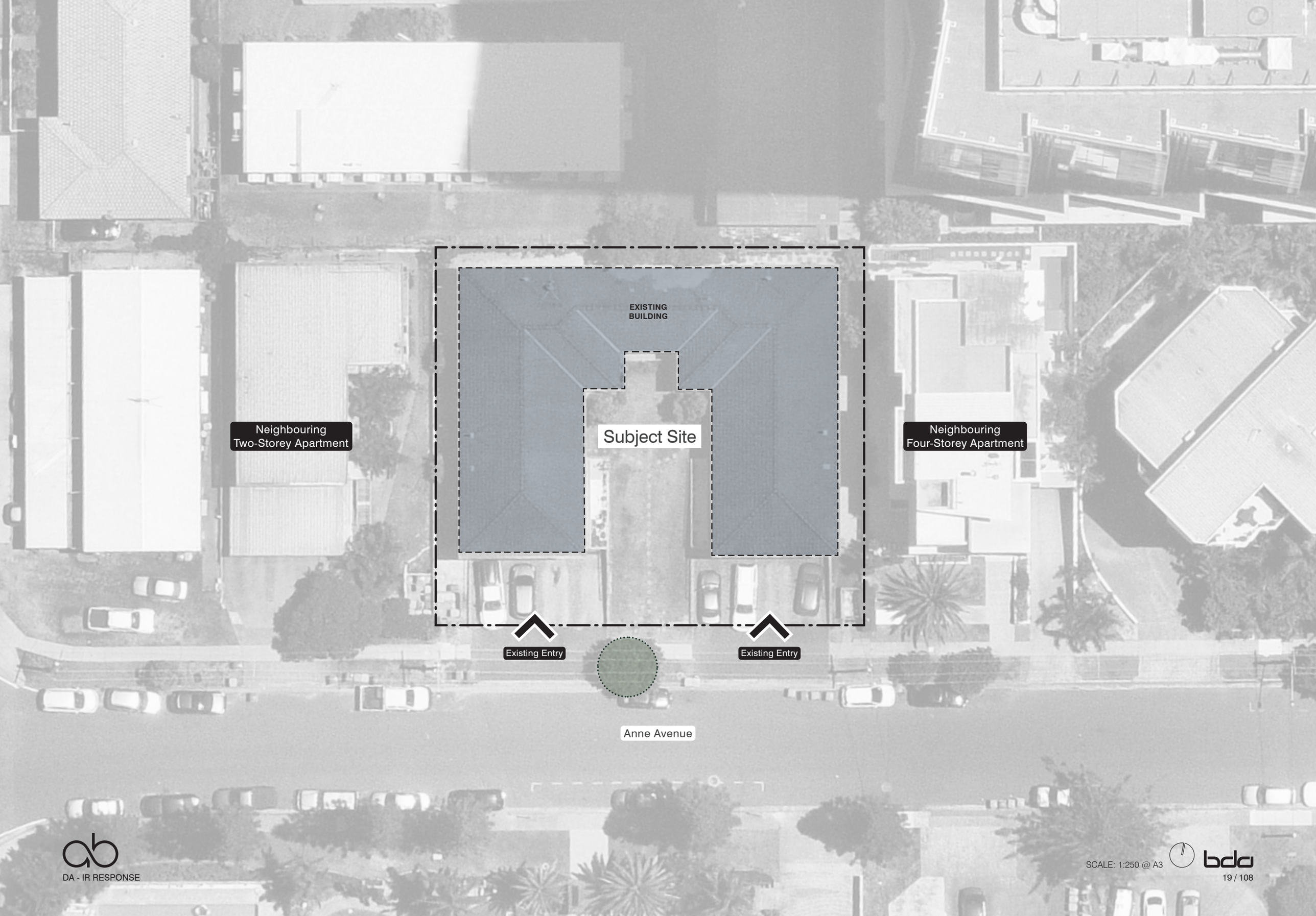


View looking South on Gold Coast Highway towards Subject Site.



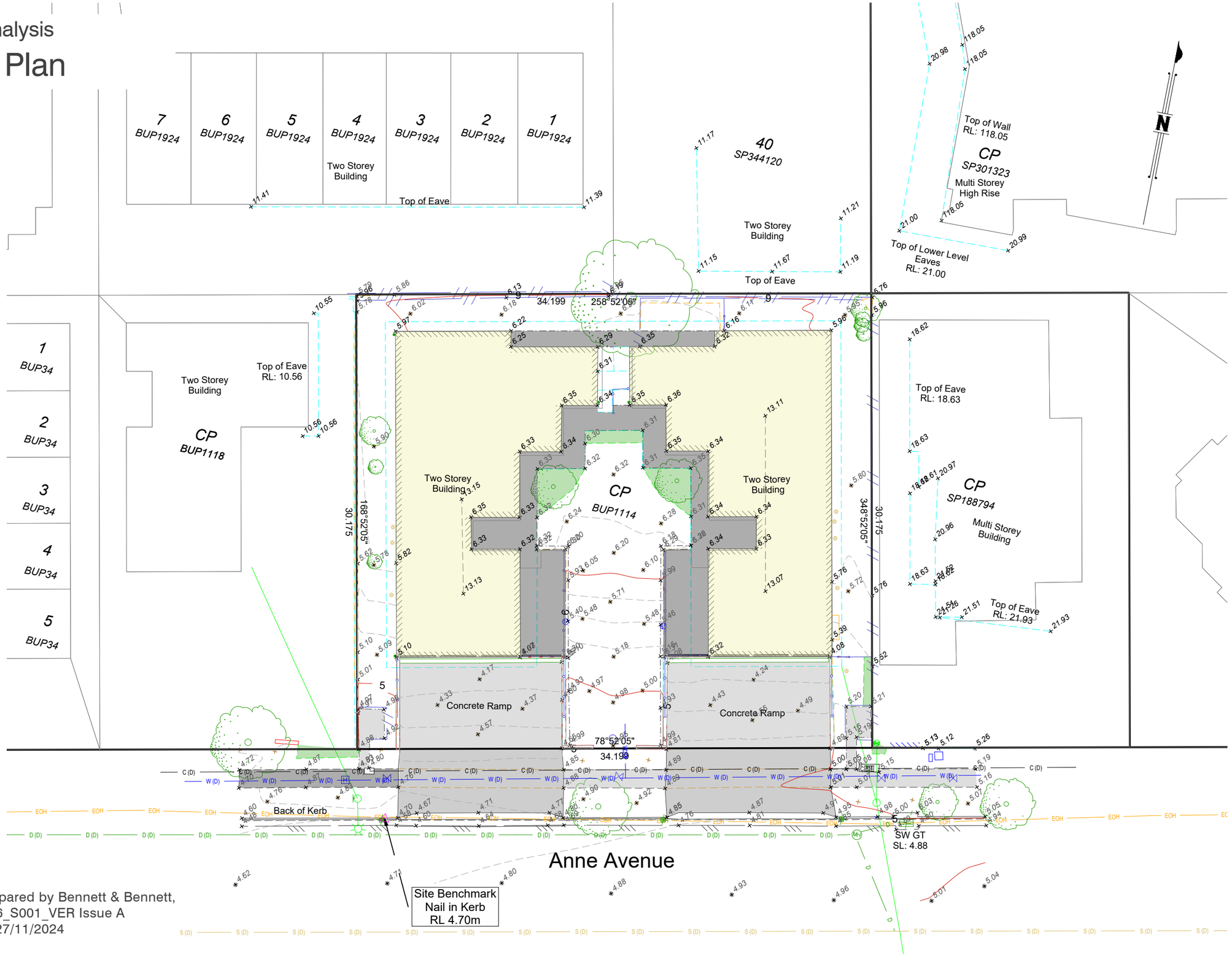
View looking North on Gold Coast Highway towards Subject Site.

	LEGEND
	SUBJECT SITE
	EXISTING STRUCTURES ON SITE
	EXISTING VEHICLE SITE ENTRIES


EXISTING
BUILDING
Subject Site
Neighbouring
Two-Storey Apartment
Neighbouring
Four-Storey Apartment
Existing Entry
Existing Entry
Anne Avenue

Context Analysis

Survey Plan



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

DA - IR RESPONSE

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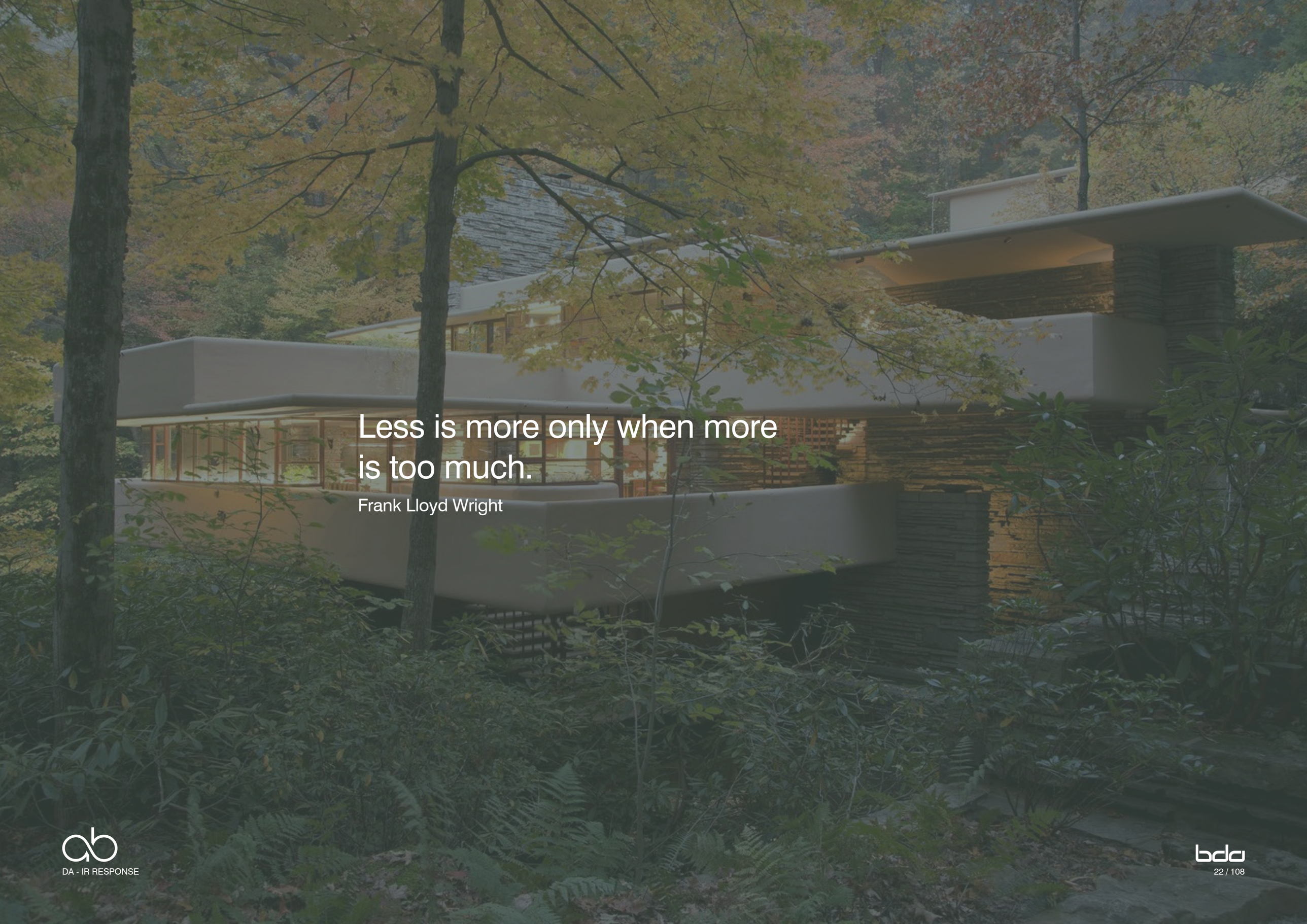
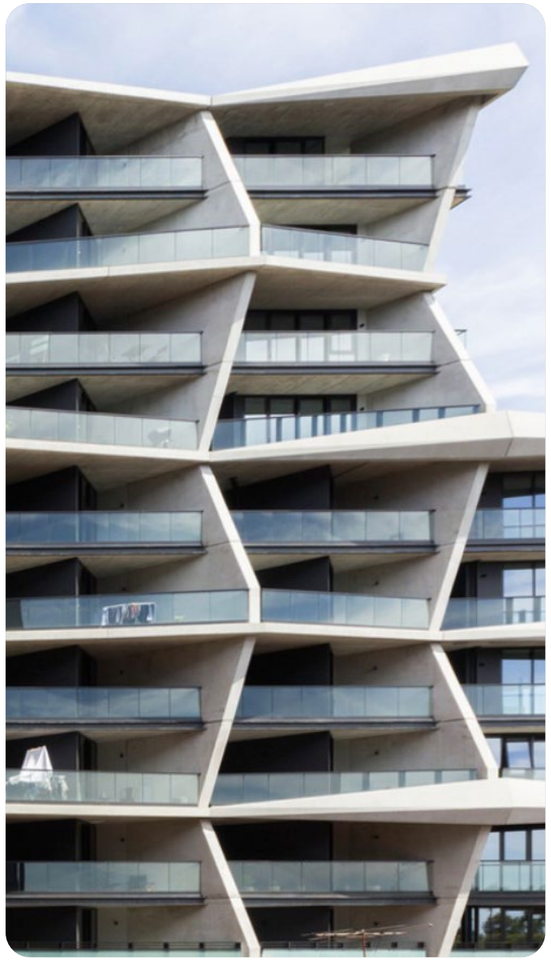
5.

Design Approach


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

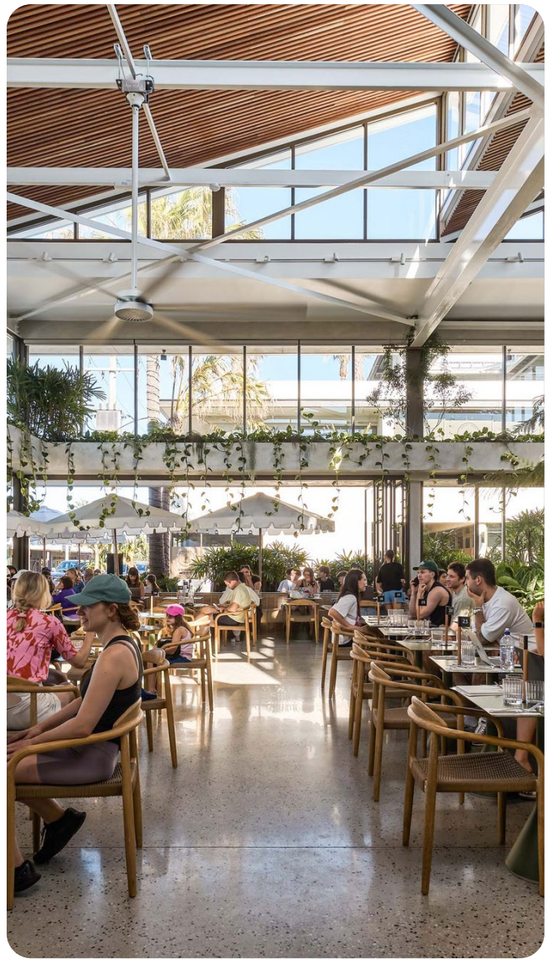
Design Response

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.



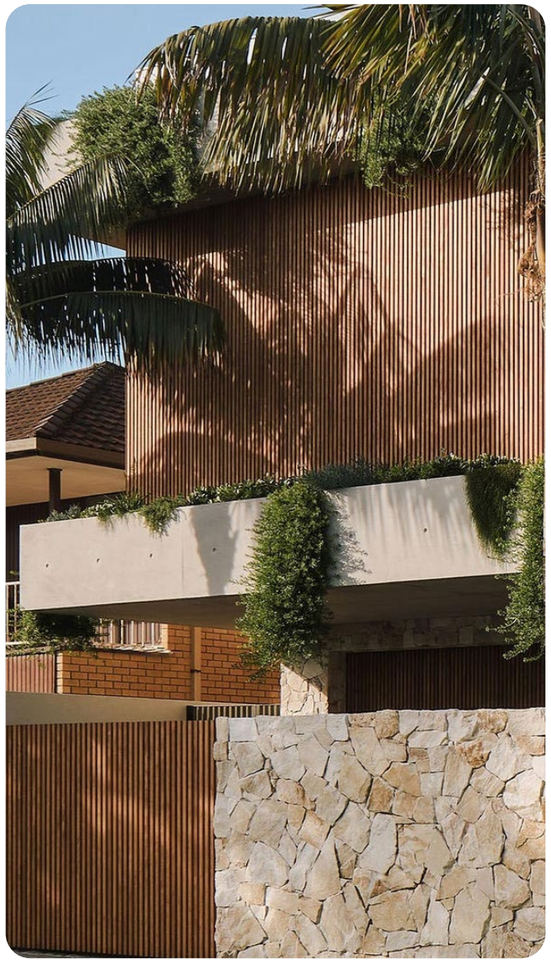
Outdoor Living

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.

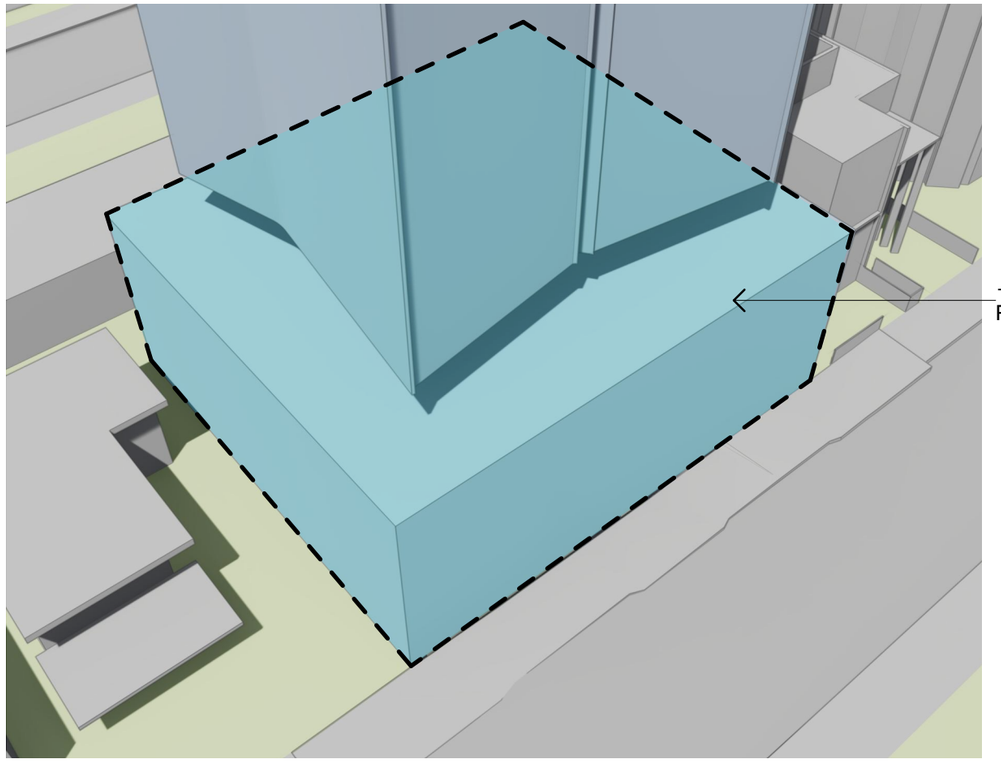


6.1

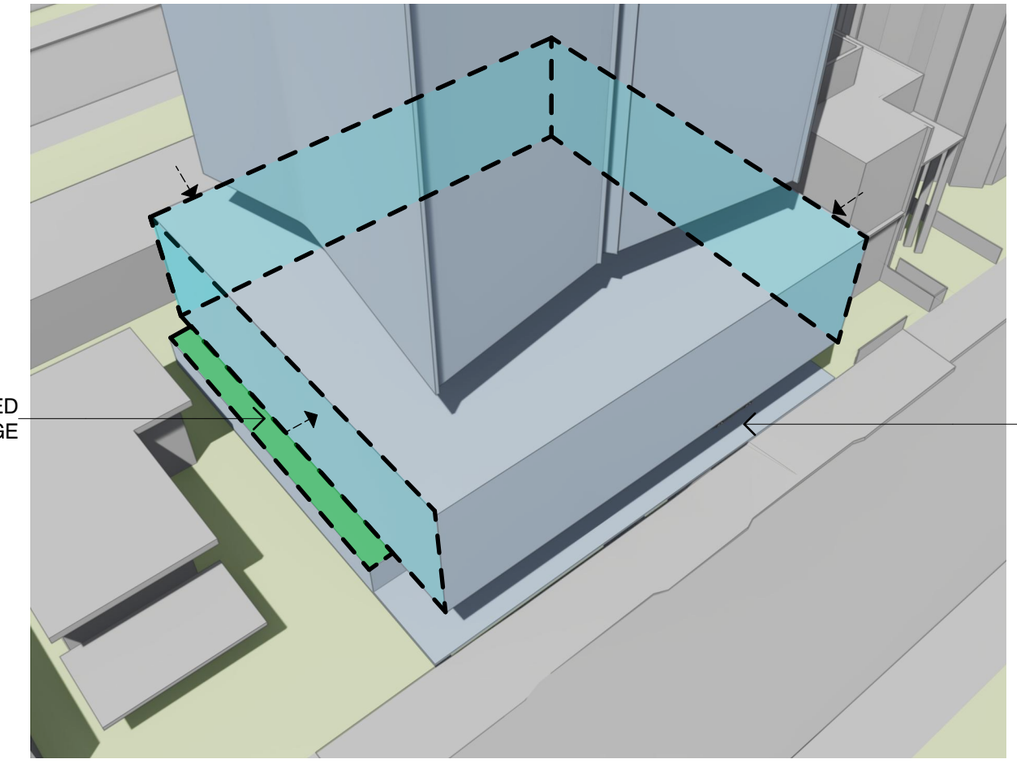
The Podium

Urban Response

Design Considerations (1)

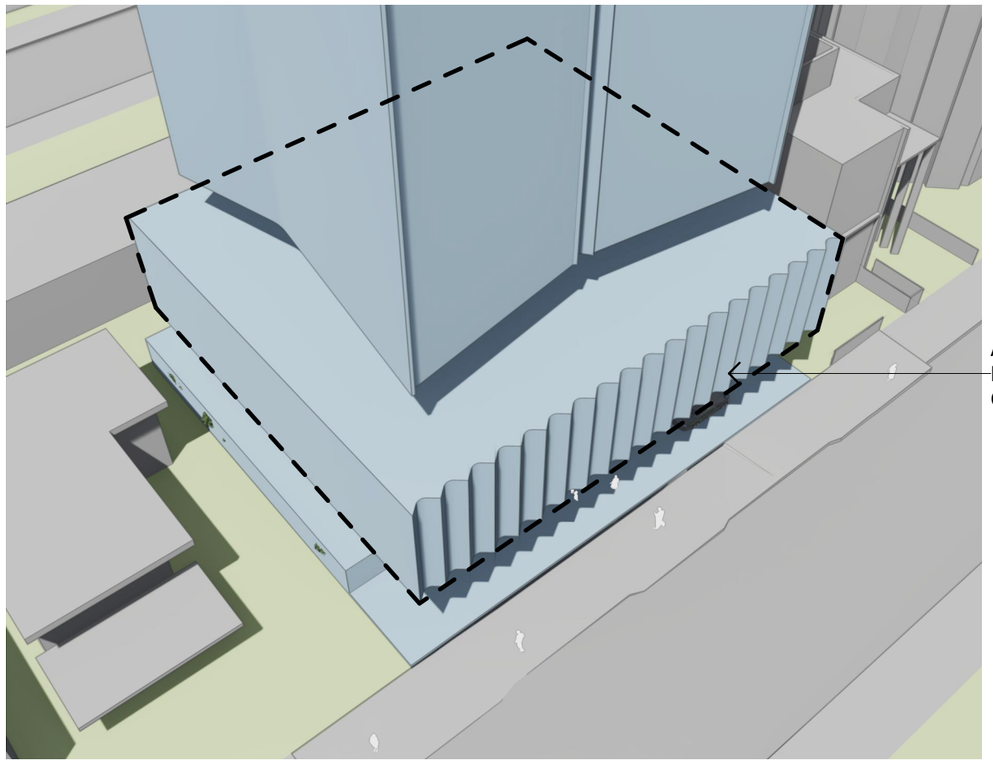


+13m Podium



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.
Corners are cut out to reduce the length of the streetwall.
A central break is introduced to further reinforce the fine grain nature of the podium.
Planters and greenery soften the boundary and podium top.

Design Considerations (3)



To the rear, an additional break is introduced in the form of vertical battens that encho the tower facade. Visual interest is further created by the use of fluted precast concrete to the rear boundary wall.

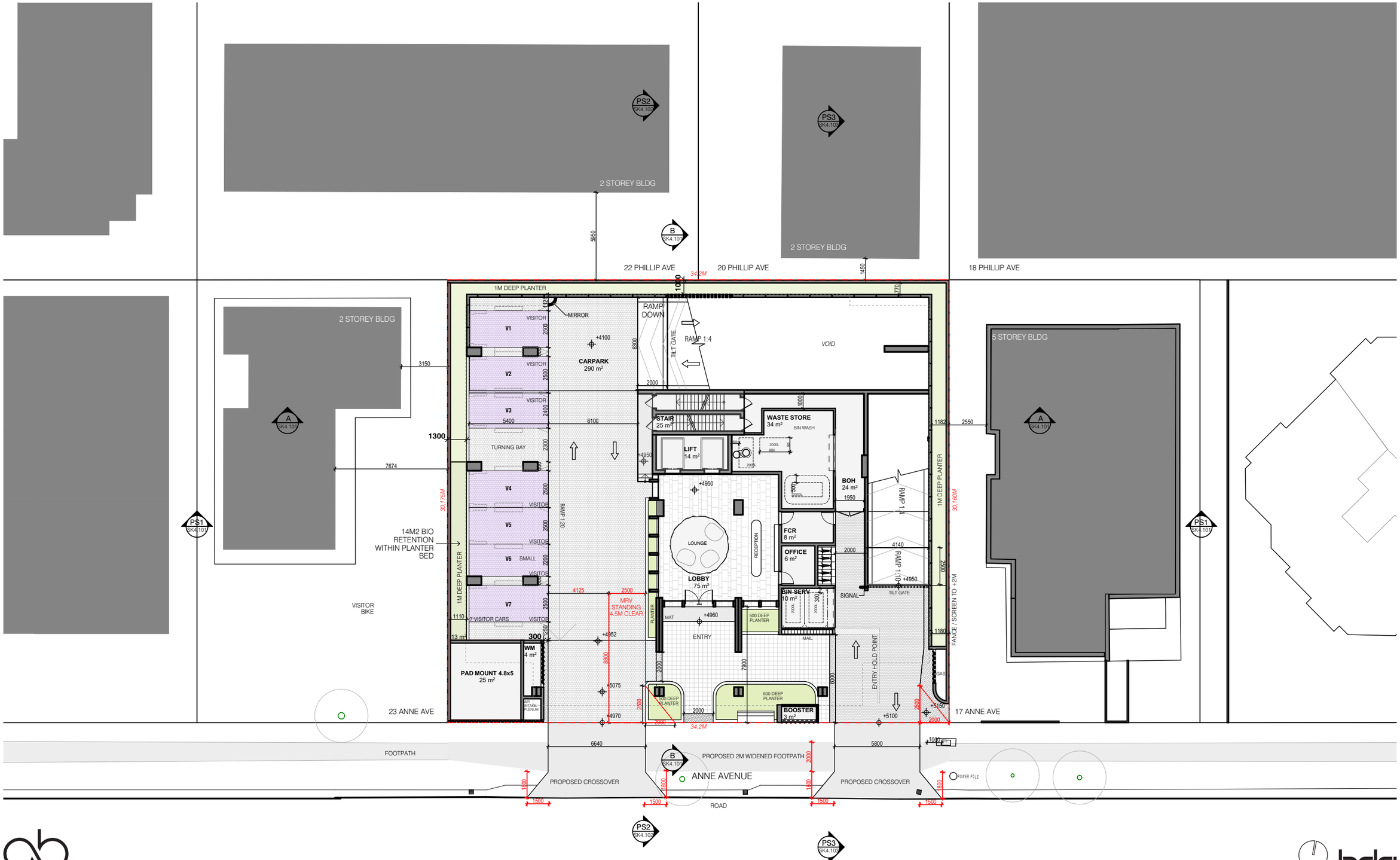
6.2

The Podium

Contextual Response

The Podium - Contextual Response

Floor Plan



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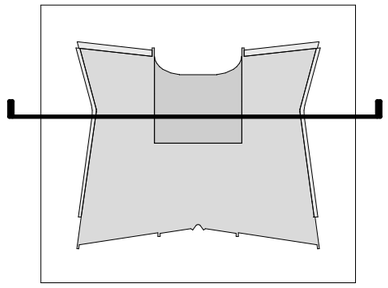
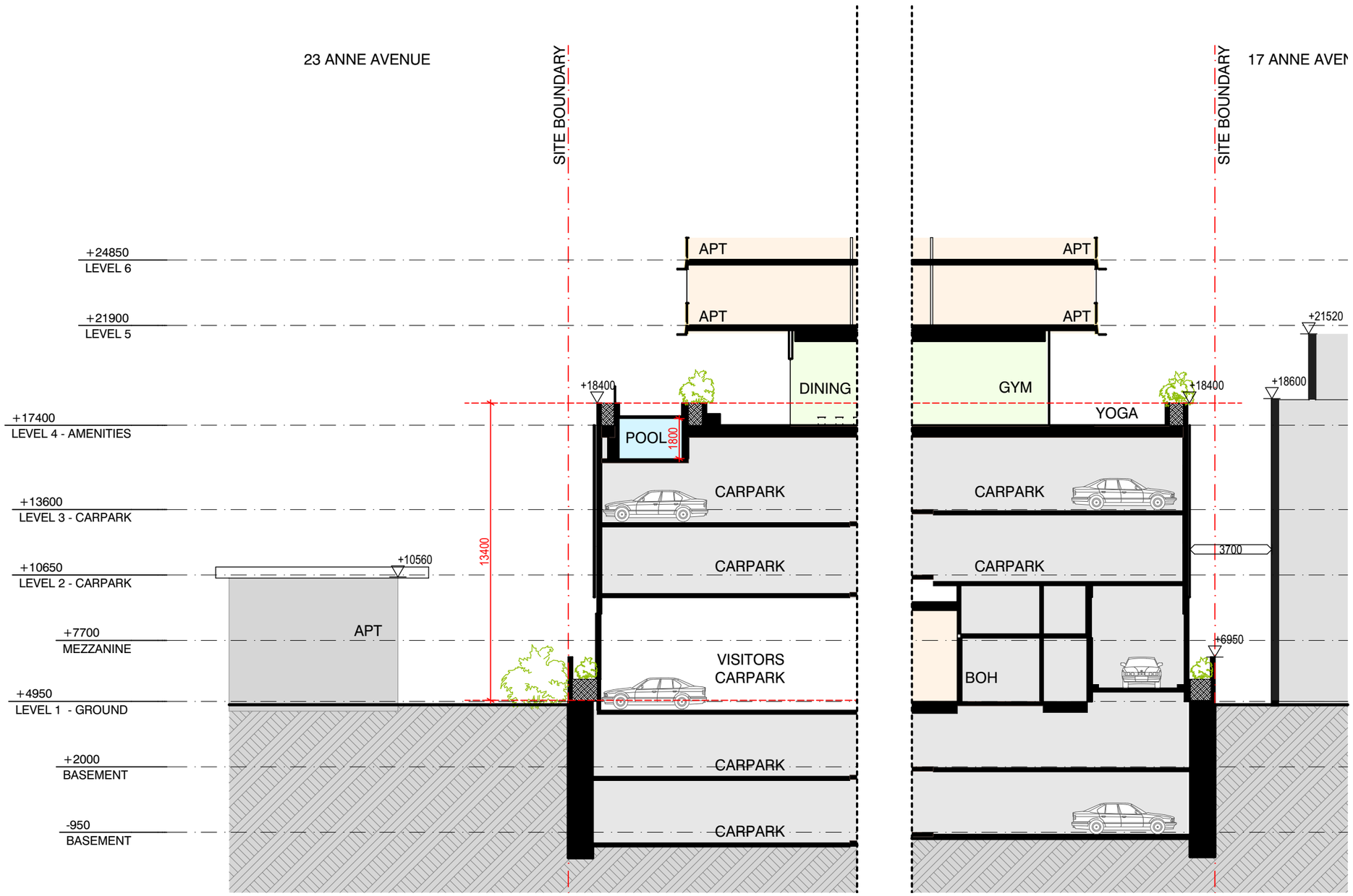
Edge Section 1





DA - IR RESPONSE

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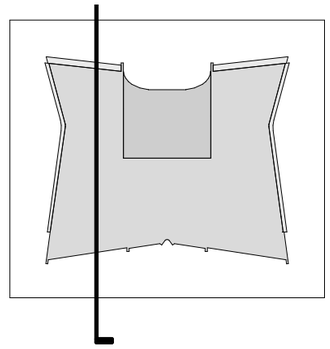
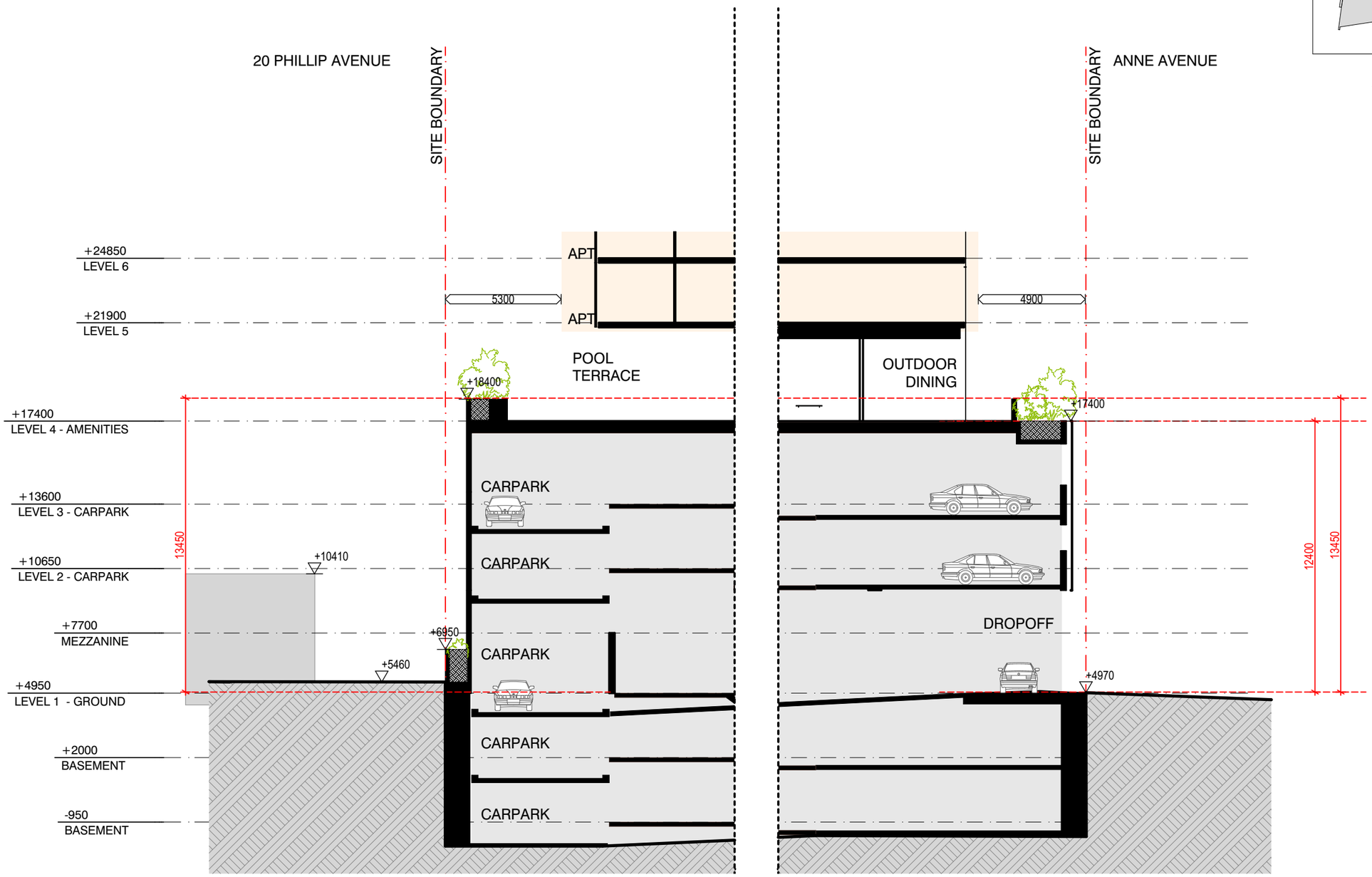
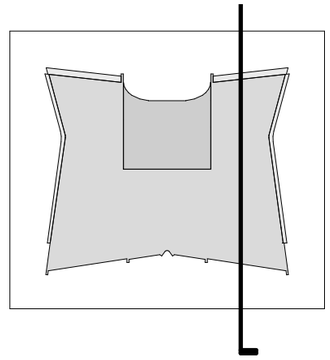
Edge Section 2

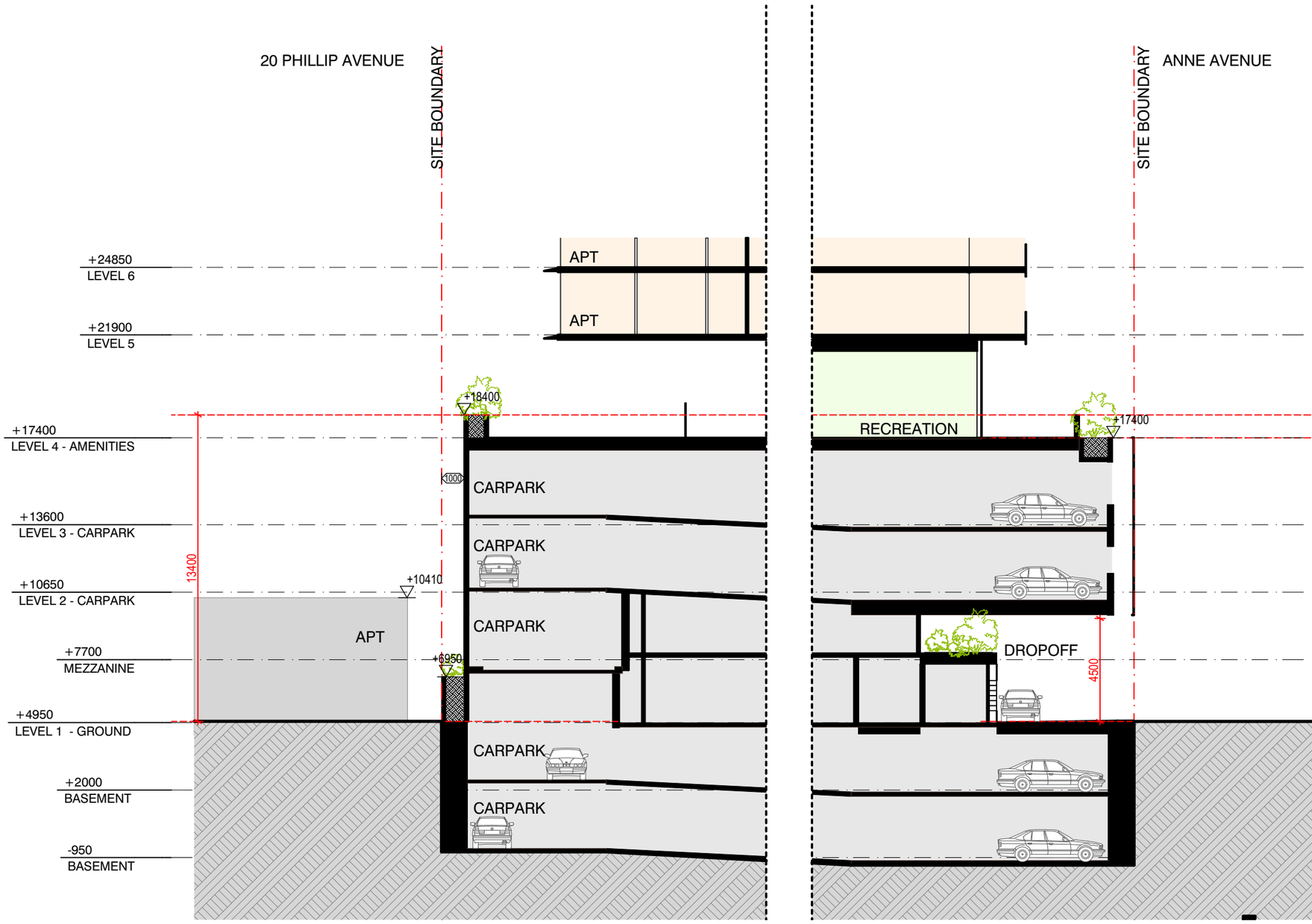




The Podium - Contextual Response

Edge Section 3



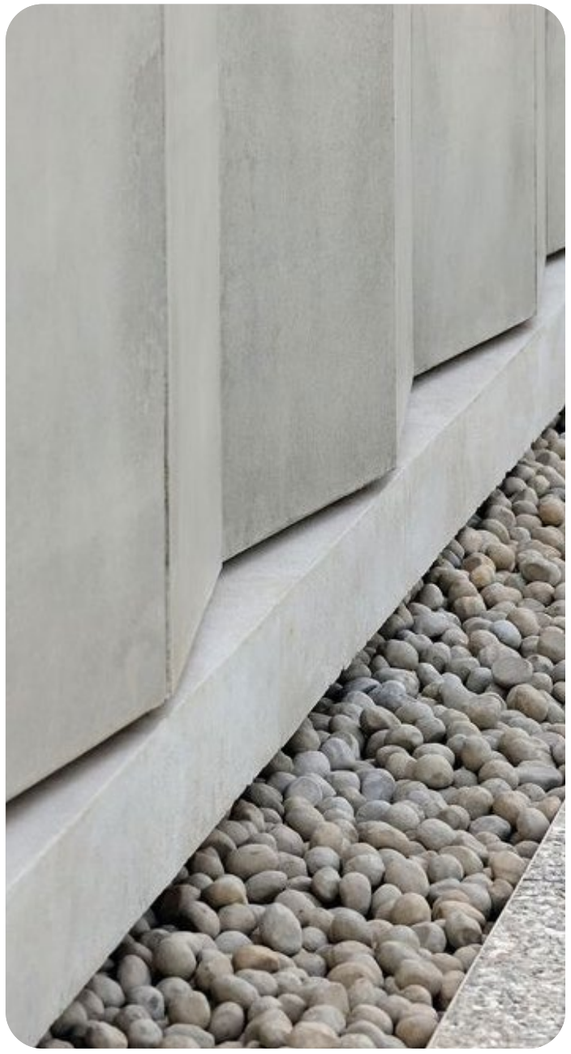


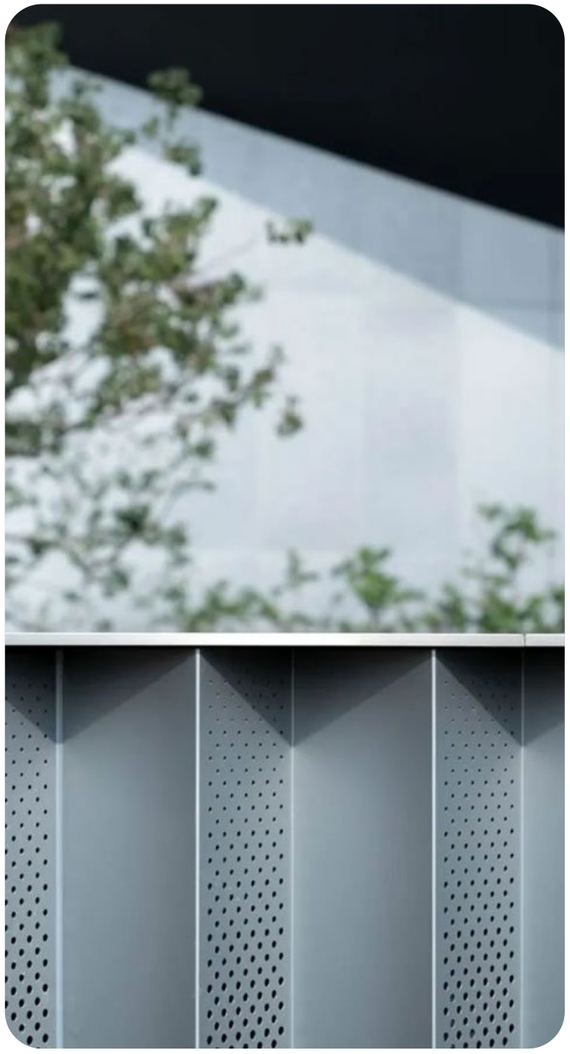
6.3

The Podium

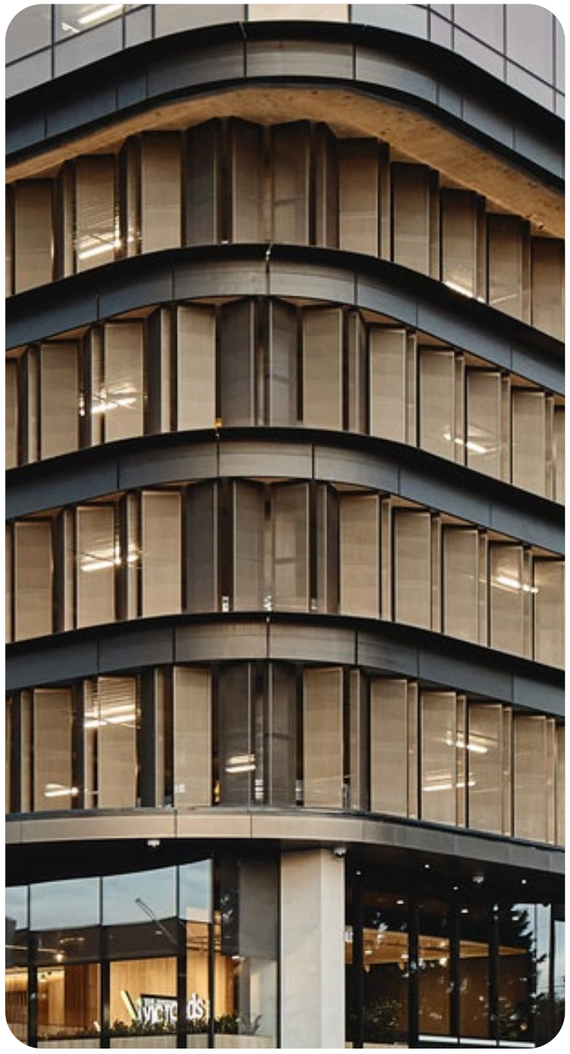
Design Elements

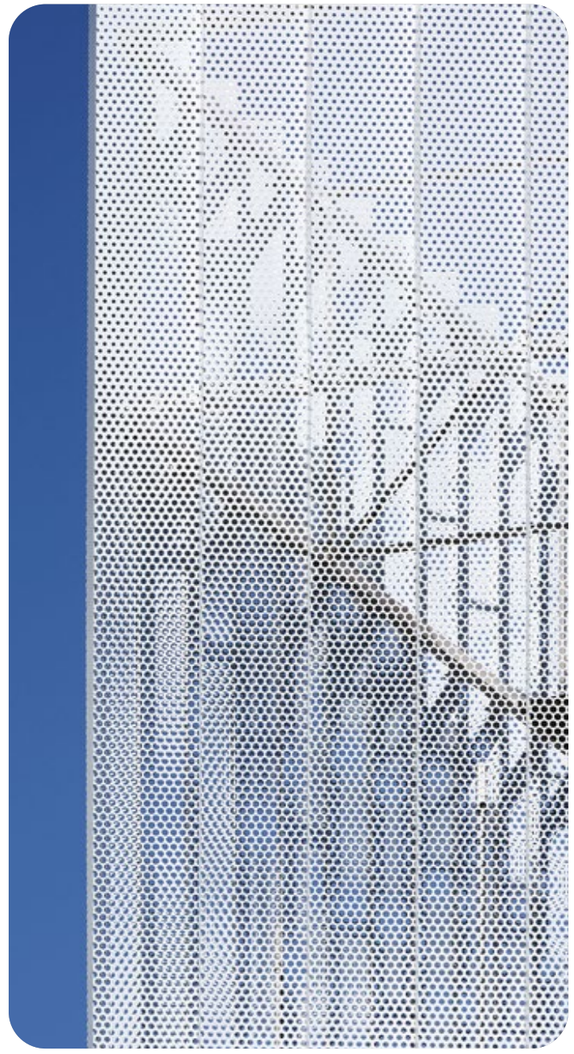
Inspiration





Layered Facade





Faceted

6.4

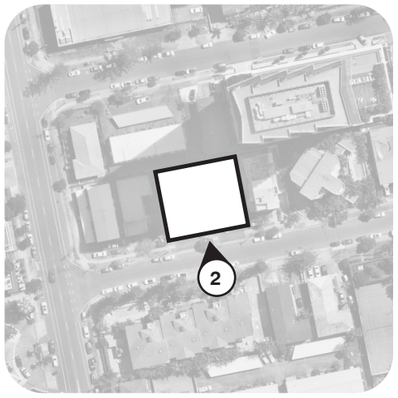
The Podium

Design Response

The Podium - Design Response

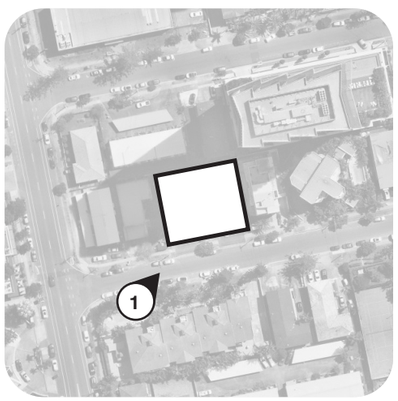
Perspective View 1





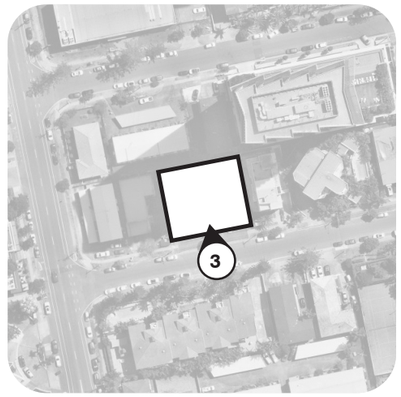
Perspective View 2





The Podium - Design Response

Perspective View 3



DA - IR RESPONSE

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.

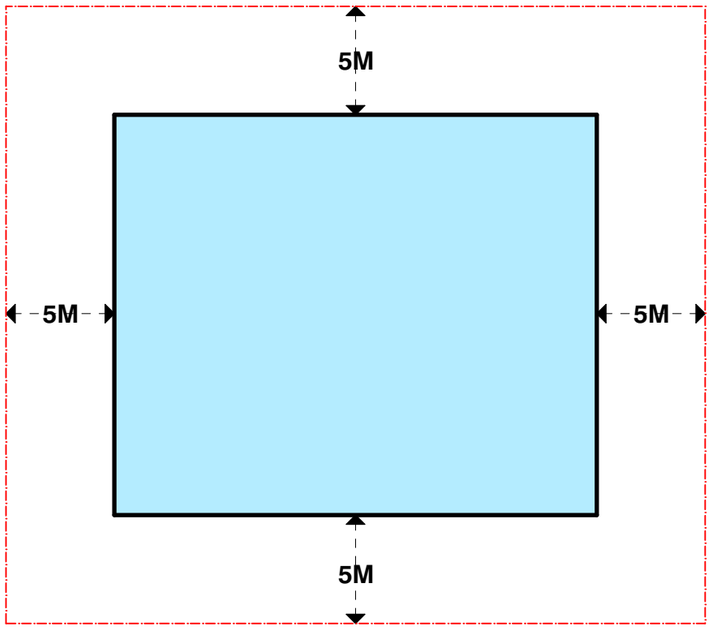


7.1

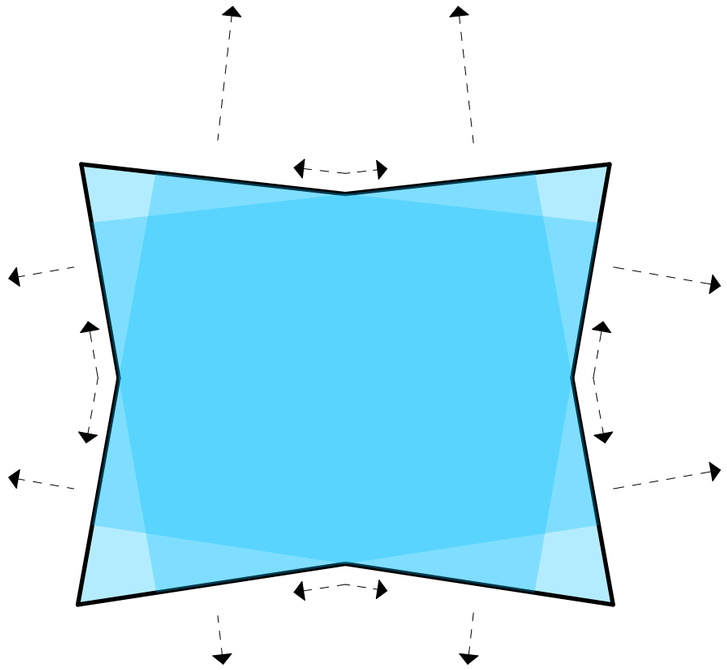
The Tower

Urban Response

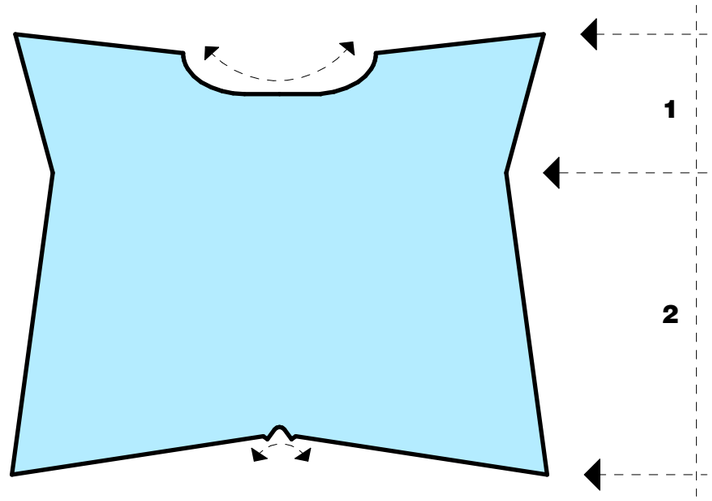
Tower Plate Design



45% Site Cover

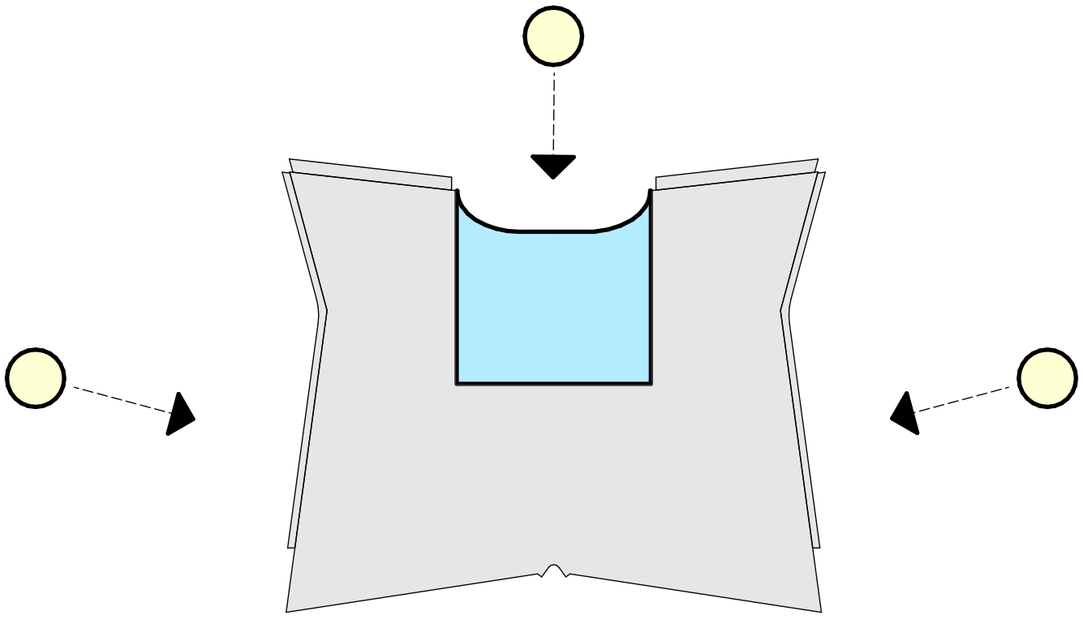


Introduce angles to tower plate.
Offer oblique views.

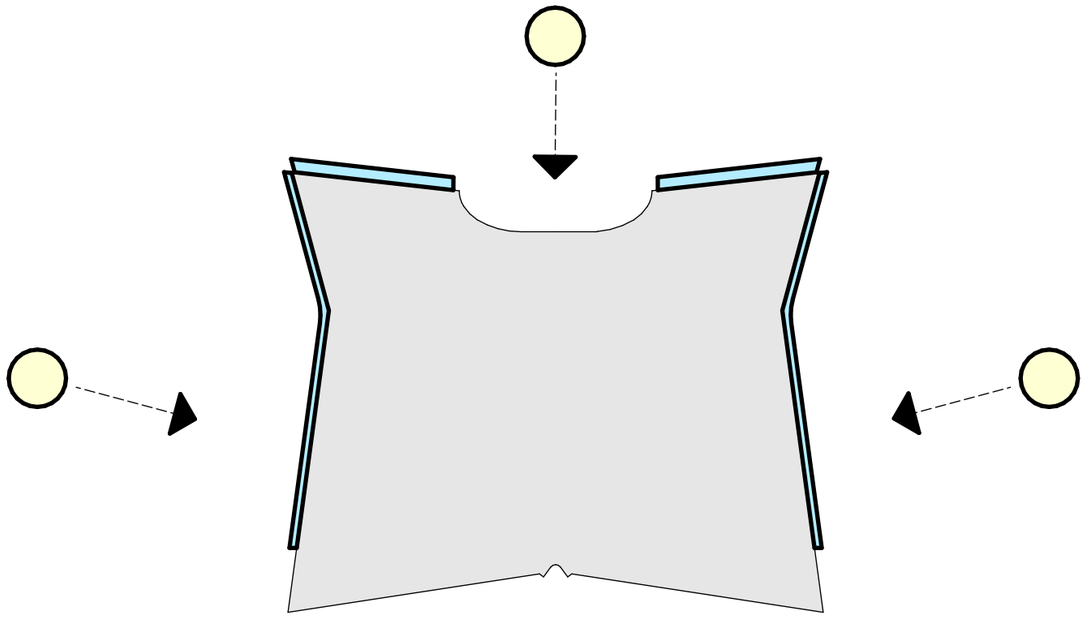


Articulate North and South vertically.
2/3 1/3 Proportion.

Passive Design - Solar

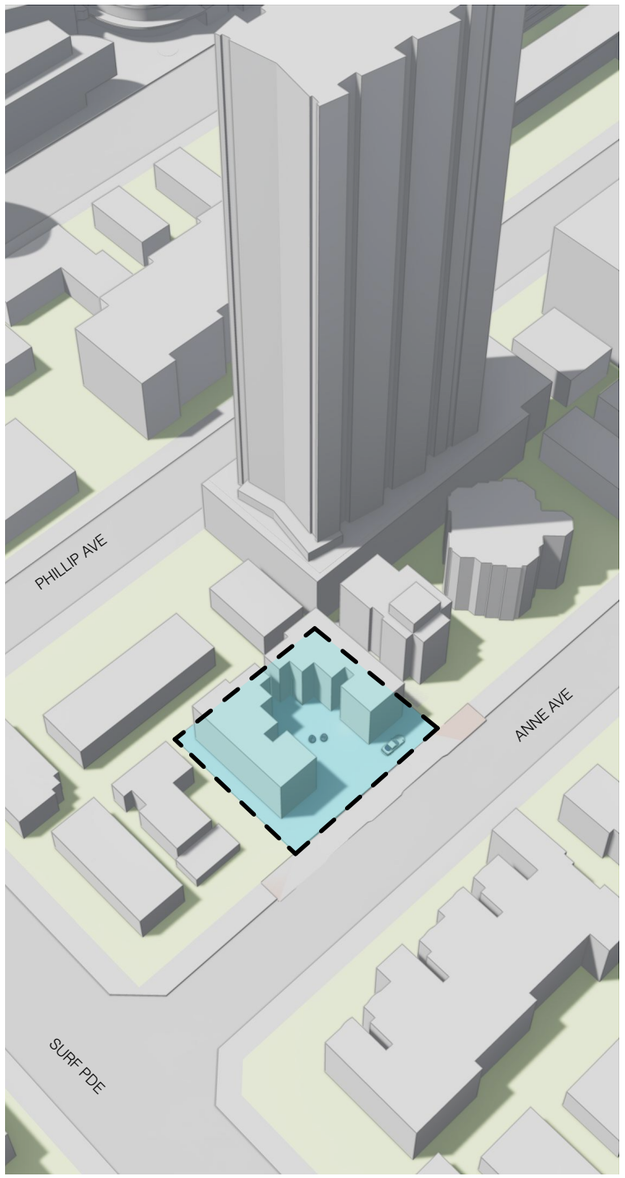


Core to north facade reduces heat load.

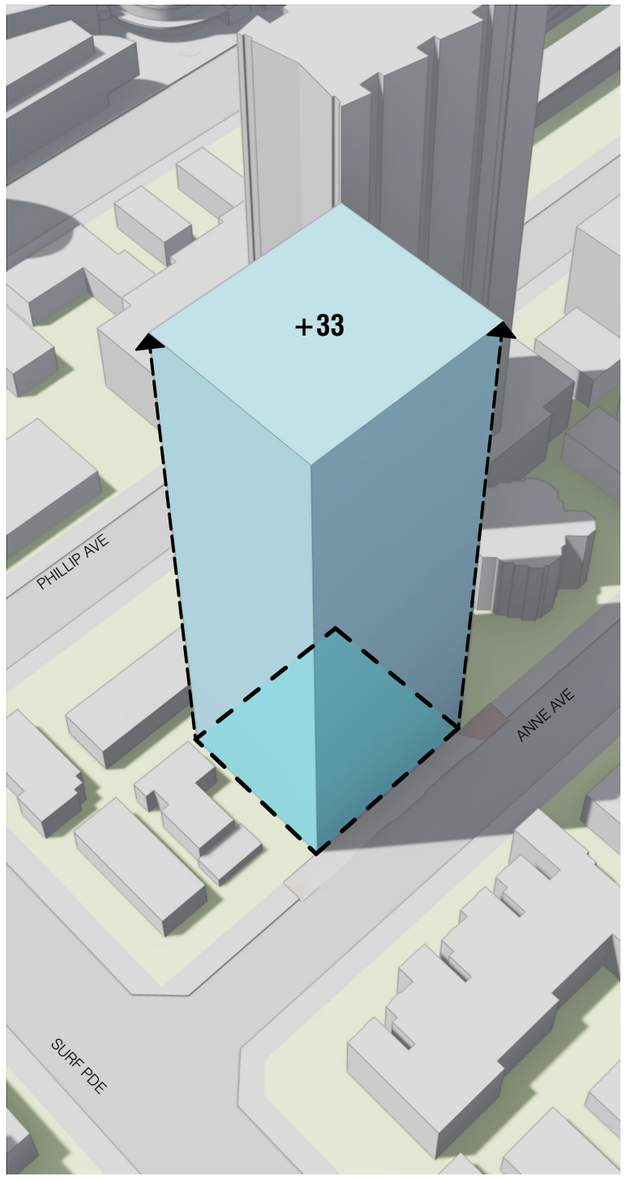


300 horizontal shades and solid spandrels
to 1m to east and west facades.
600 slab projection to north facade.

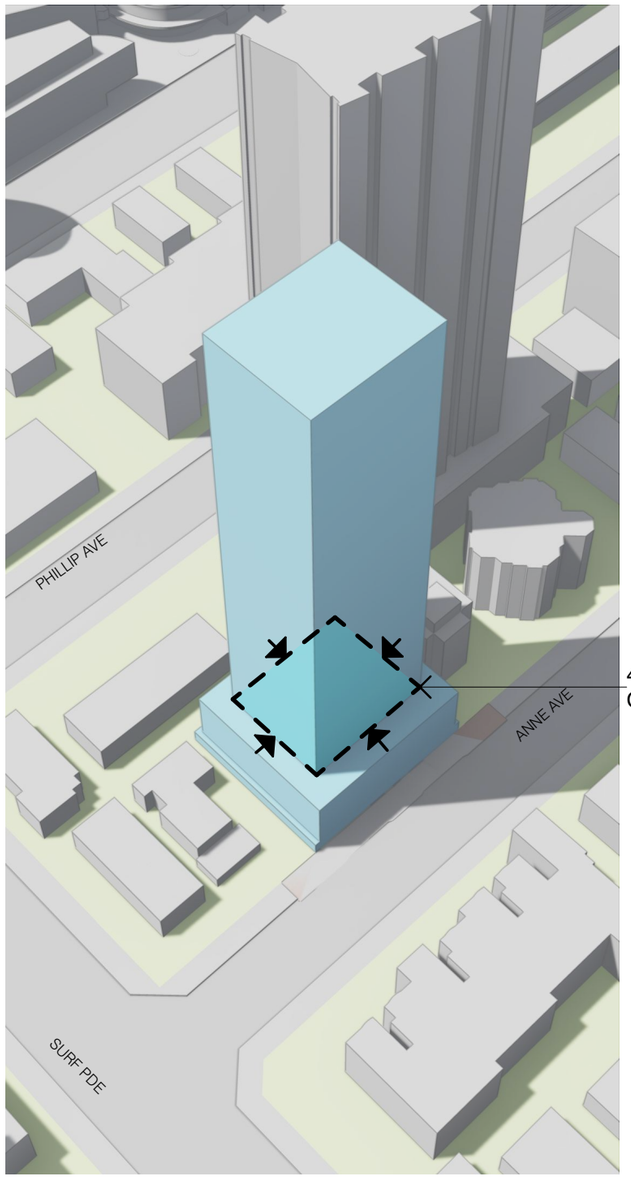
Design Evolution (3)



Subject Site

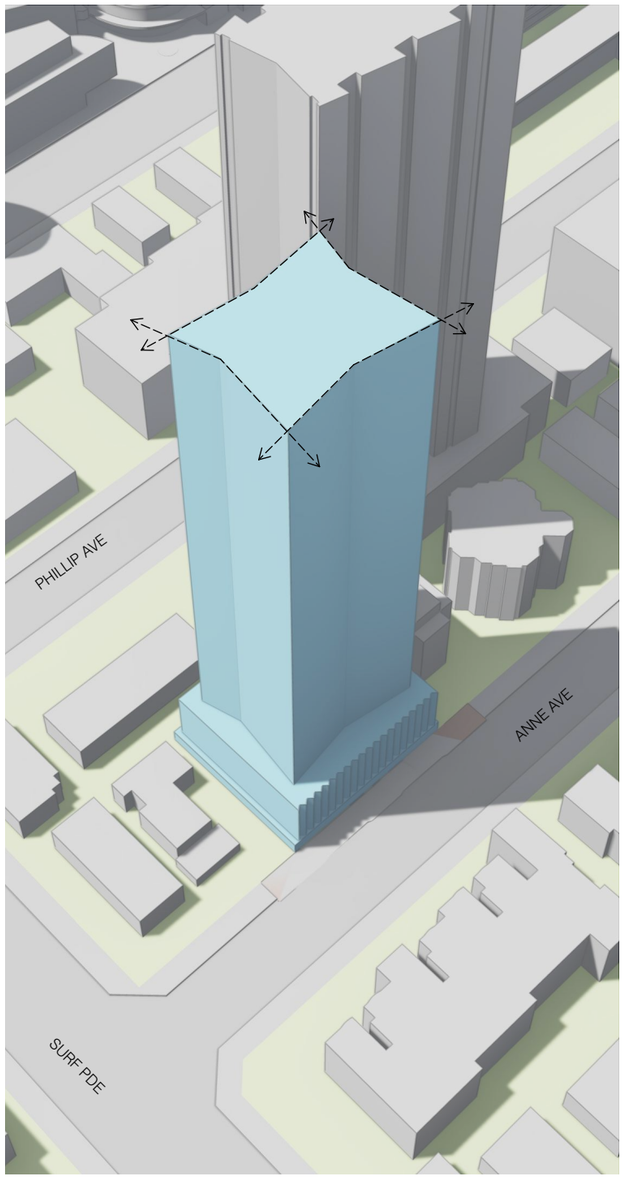


Site extruded to 33 Stroreys

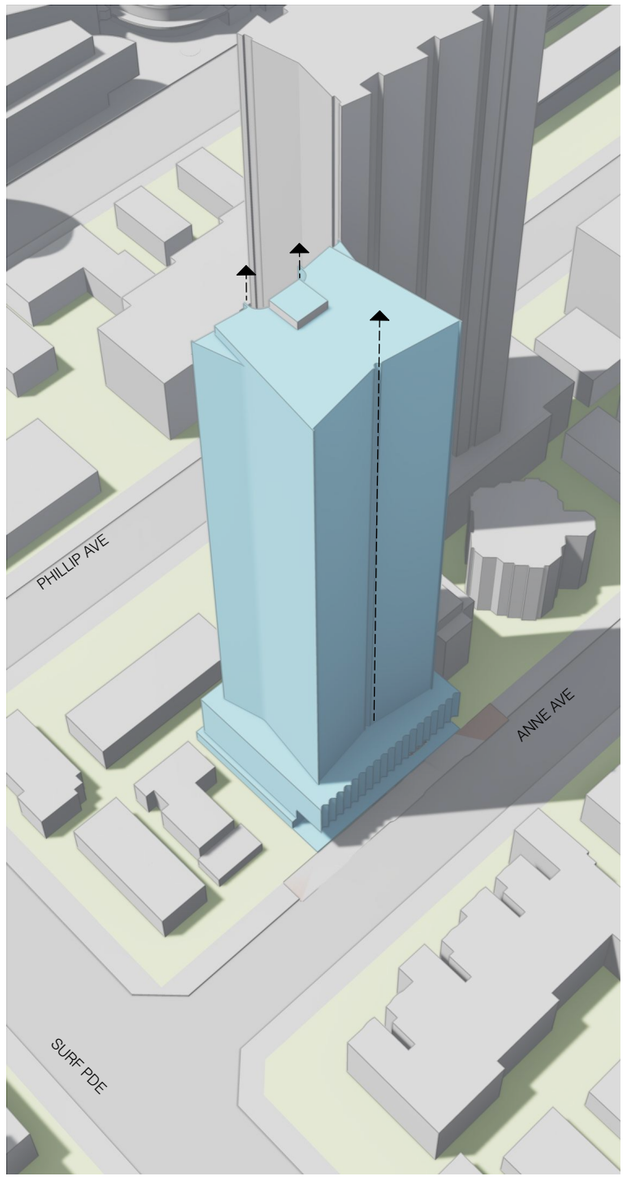


Tower/Podium Typology
45% Site Cover to Tower
5m Setbacks

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

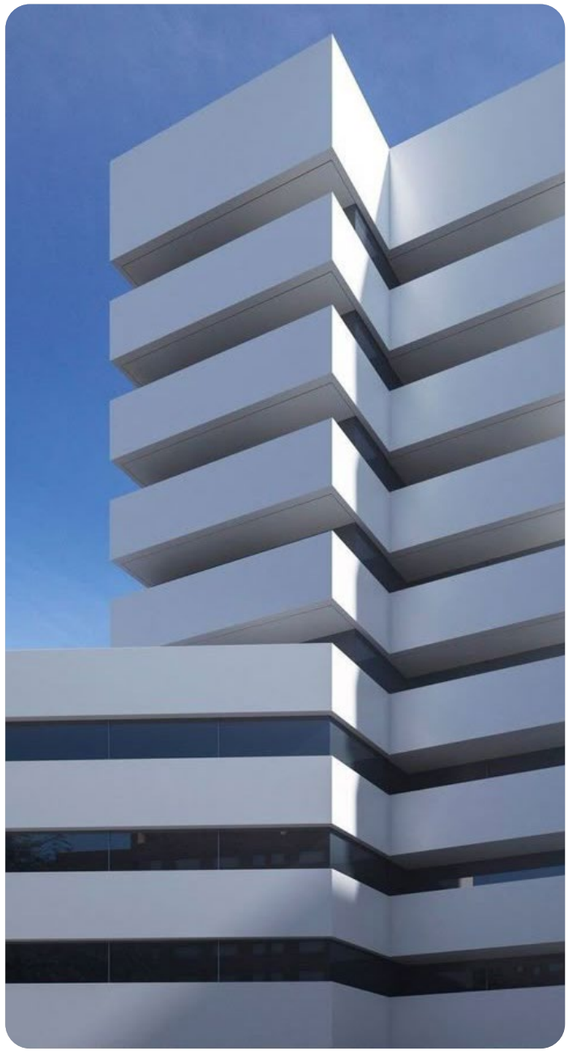
Façade Inspiration



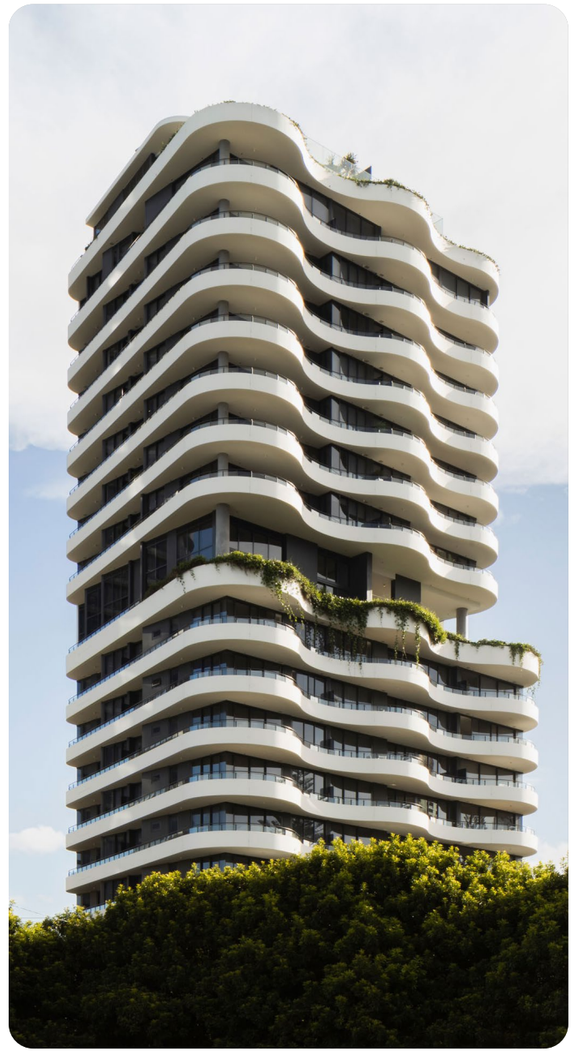
Angular Geometry



Crowning Element



Modernist Horizontal Expression



Sculptural Modernism & Greenery

Southern Façade



Northern Façade



Roof Terrace Communal Facilities

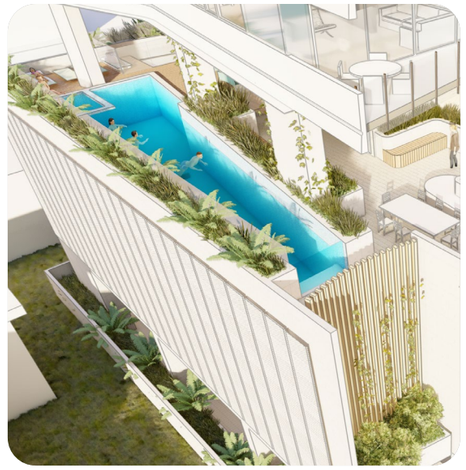




Level 4 Communal Facilities







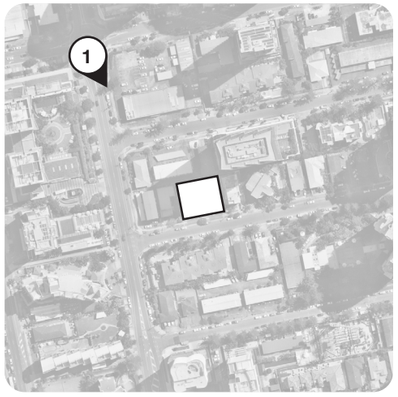
7.3

The Tower

Design Response

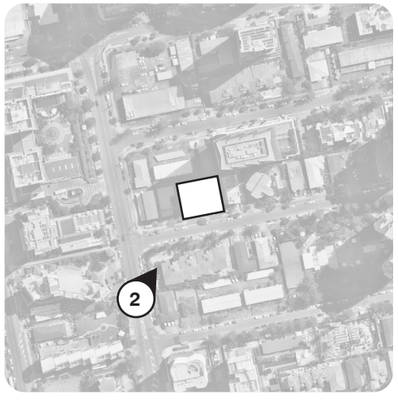
View from Surf Parade looking South-East





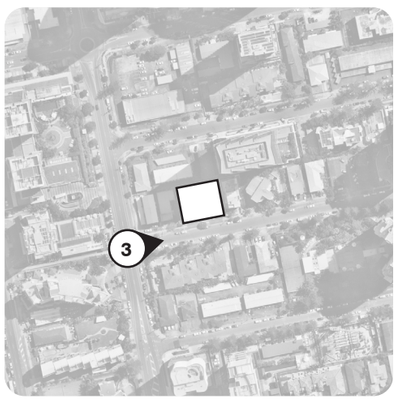
View from Surf Parade looking North-East





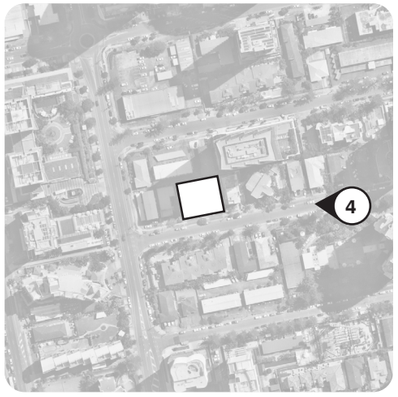
View from Surf Parade looking East





View from Old Burleigh Road looking West

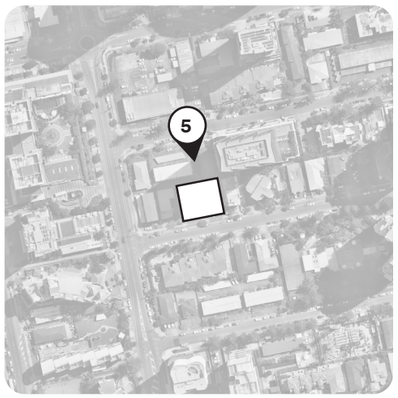




The Tower - Design Response

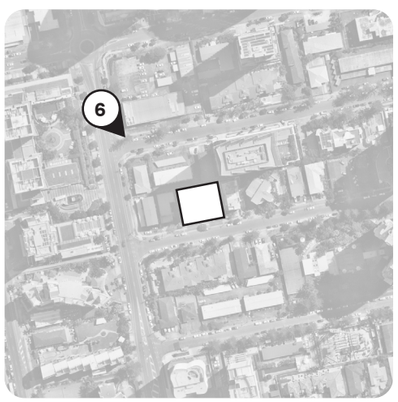
View from Elizabeth Avenue looking South





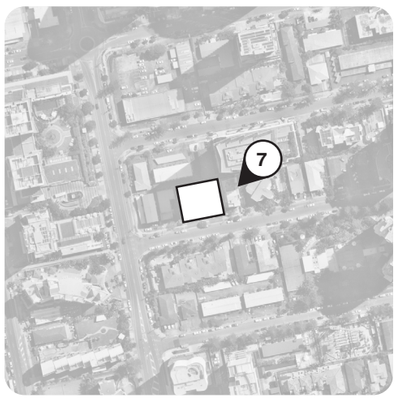
View from Oracle Tower looking South





View from ULTIQA looking South-West



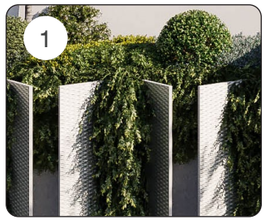


8.

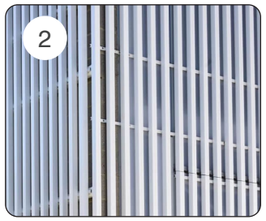
Materiality

Materiality

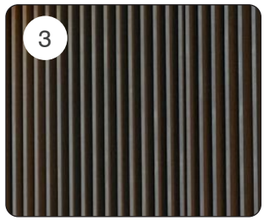
The Podium



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



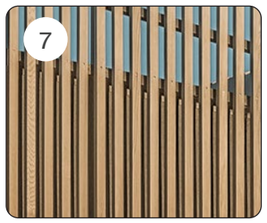
Shopfront Glazing
Clear, expressed mullions, bronze-look powdercoat



Concrete
Britonlite pigment



Metal Cladding
Bronze-look powdercoat



Metal Battens
Timber-look powdercoat, vertical orientation

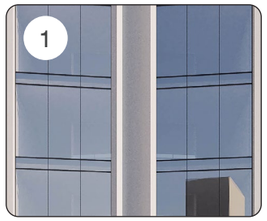


Stone Tiles
Vertical Orientation



Materiality

The Tower



Window Wall
Vision glazing, clear



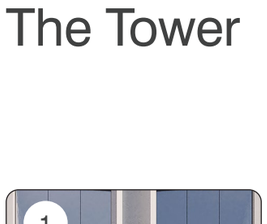
Sliding Door
Clear



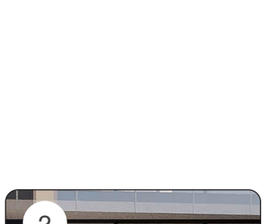
Concrete
Applied finish, off-white



Balcony Glazing
Clear



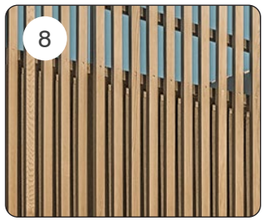
Horizontal Sun Shade
Natural finish



Metal Canopy
Off-white powdercoat



Spandrel Glazing
Grey Tinted



Metal Battens
Timber-look powdercoat,
vertical orientation







DA - IR RESPONSE

9.

Built Form Analysis

Built Form Analysis

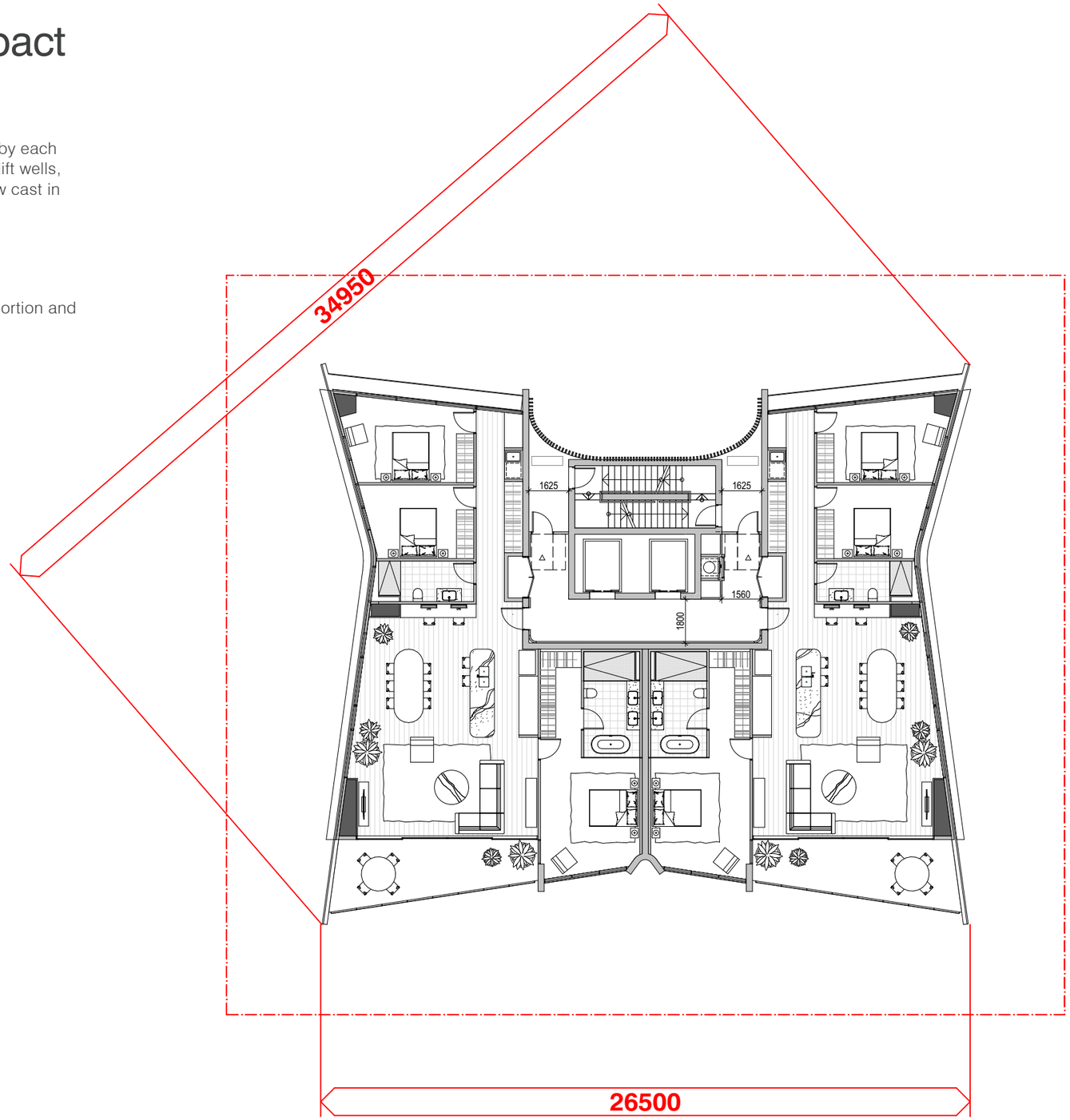
AO8.1 Shadow Impact

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

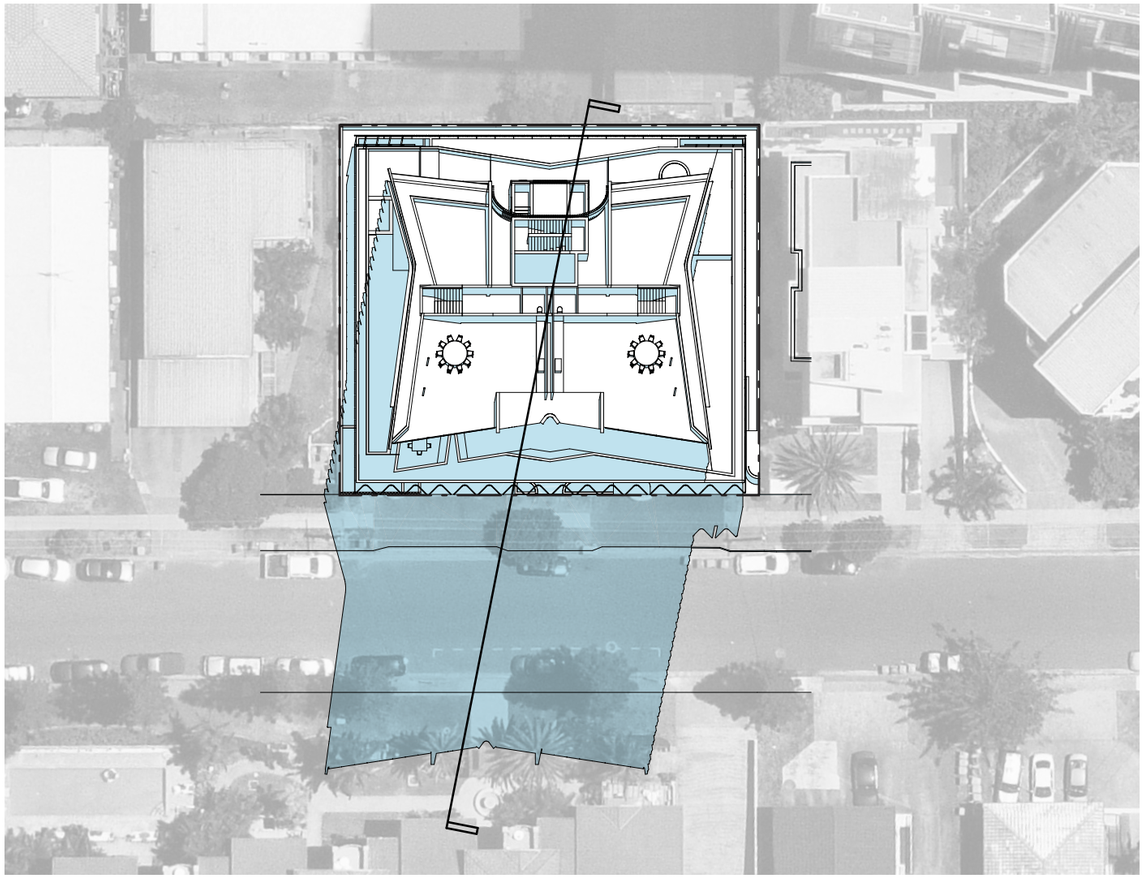
AO8.2 Shadow Impact

Acceptable Outcome:

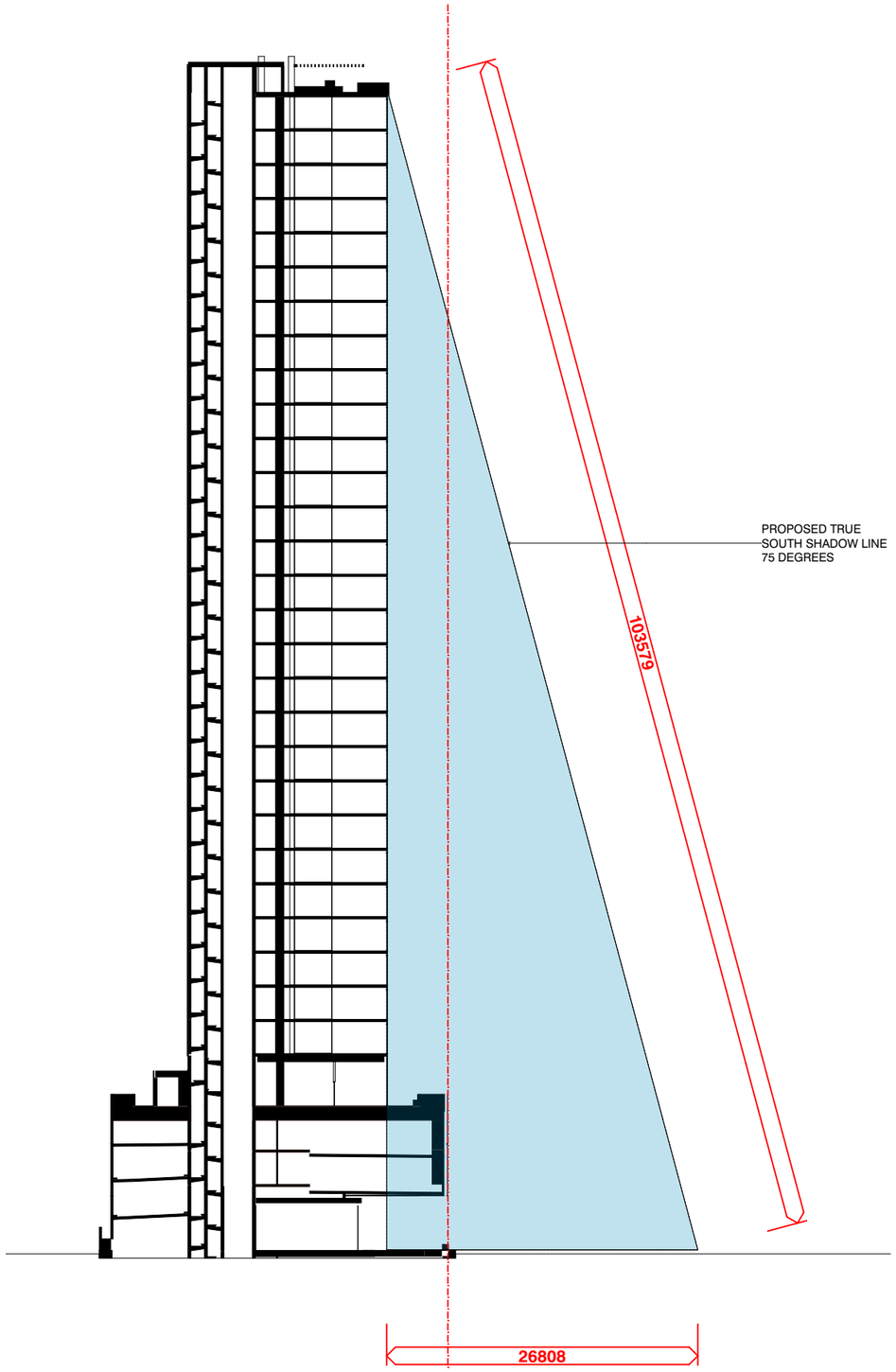
The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any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

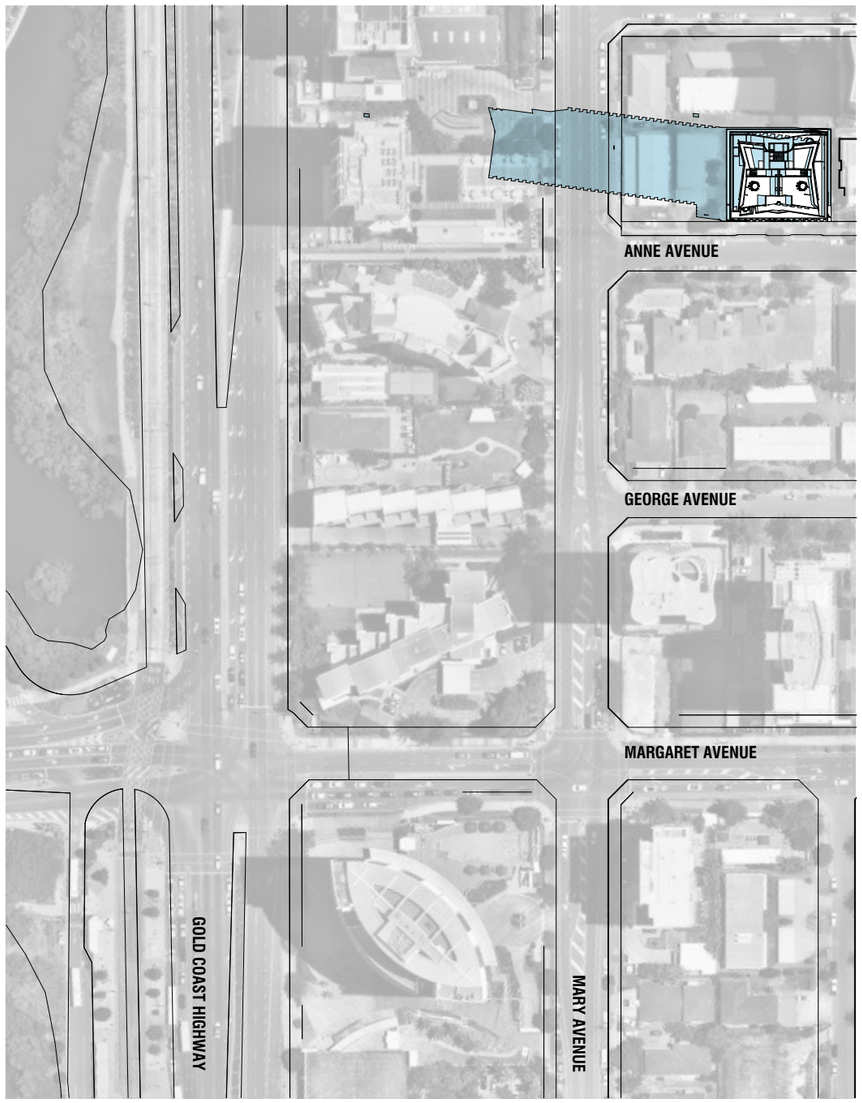


AO8.2 SHADOW IMPACT PLAN - 1:500 (A3)

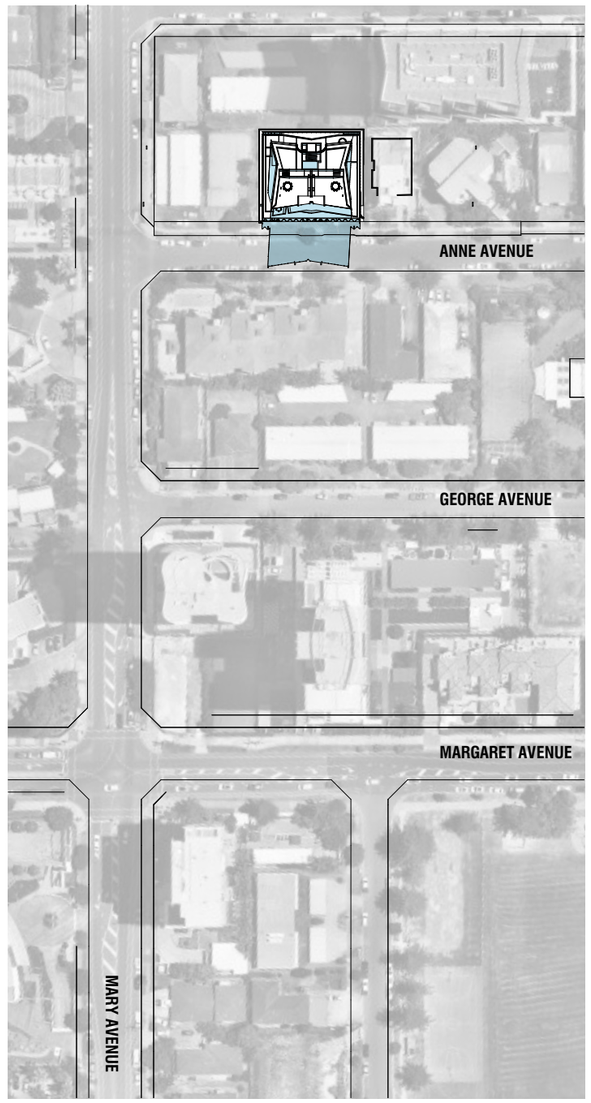


AO8.2 SHADOW IMPACT SECTION - 1:200 (A3)

Shadow Analysis - Summer Solstice (22 Dec)



9.00am



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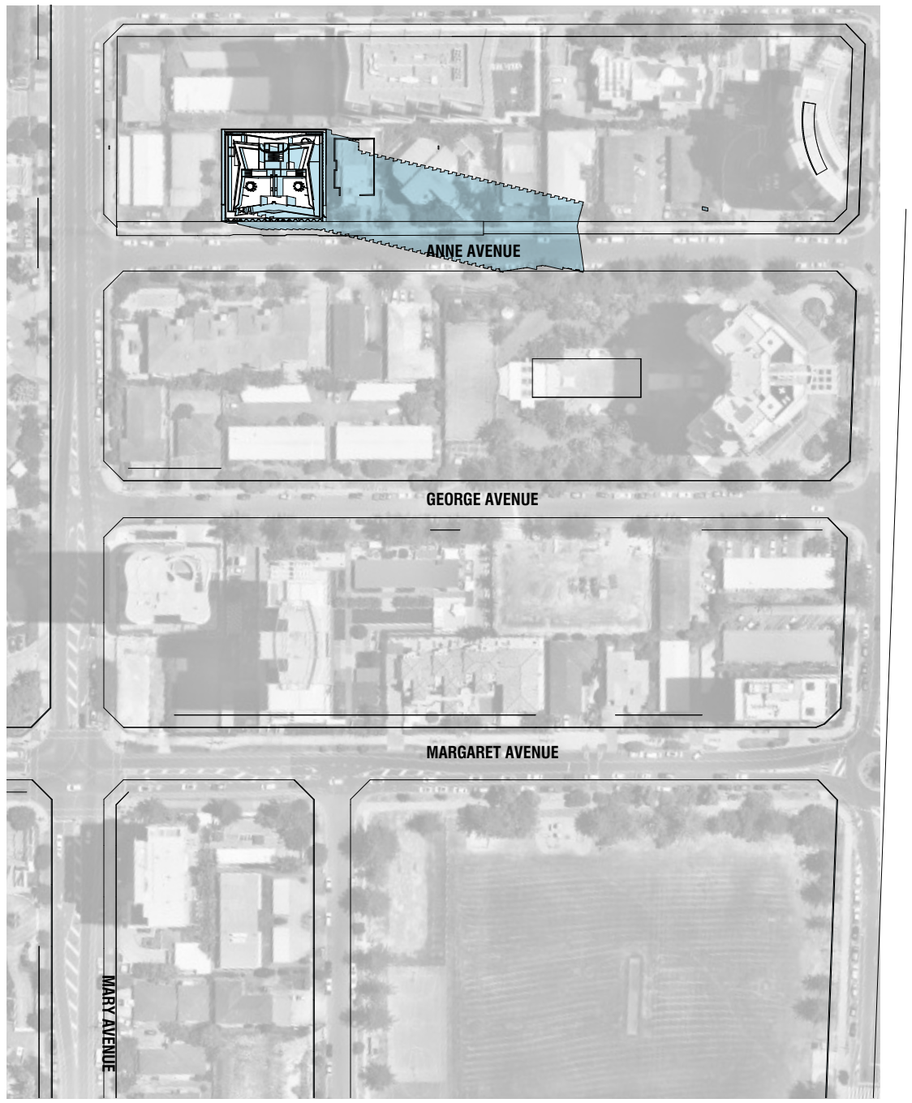
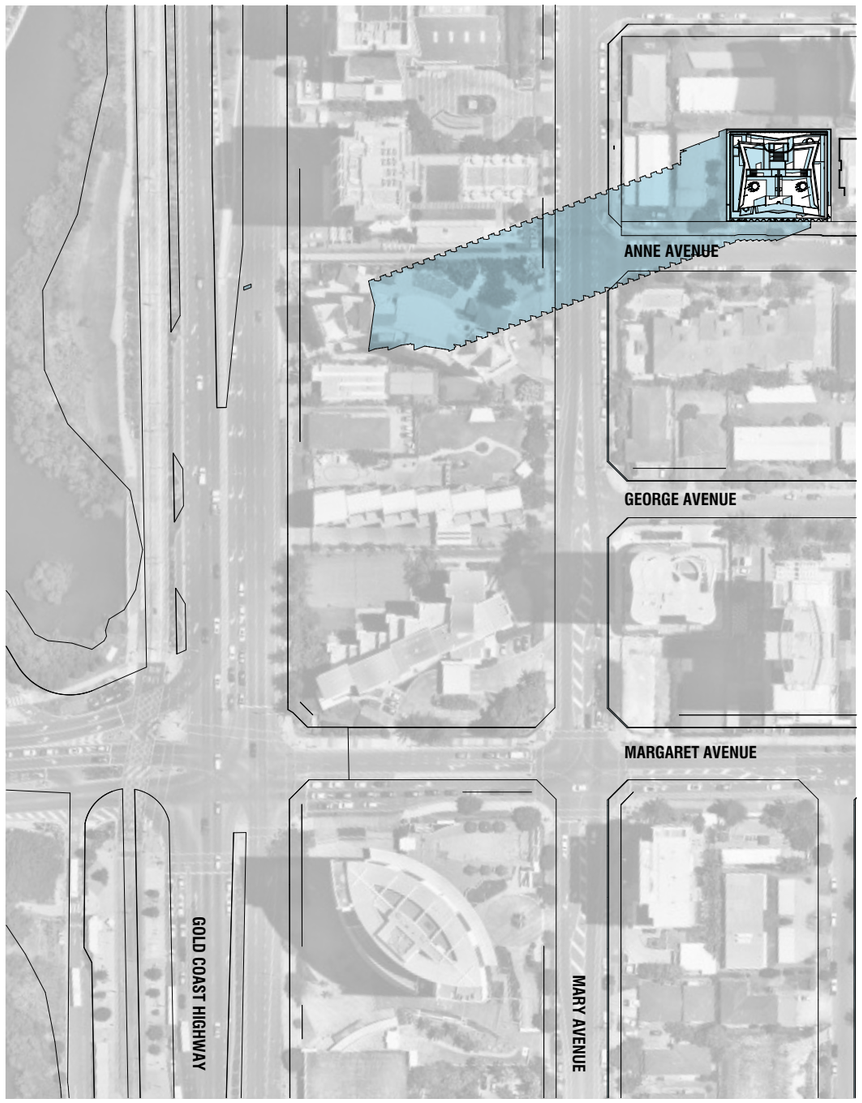


3.00pm

Built Form Analysis

Equinox Vernal (21 Mar / 23 Sep)



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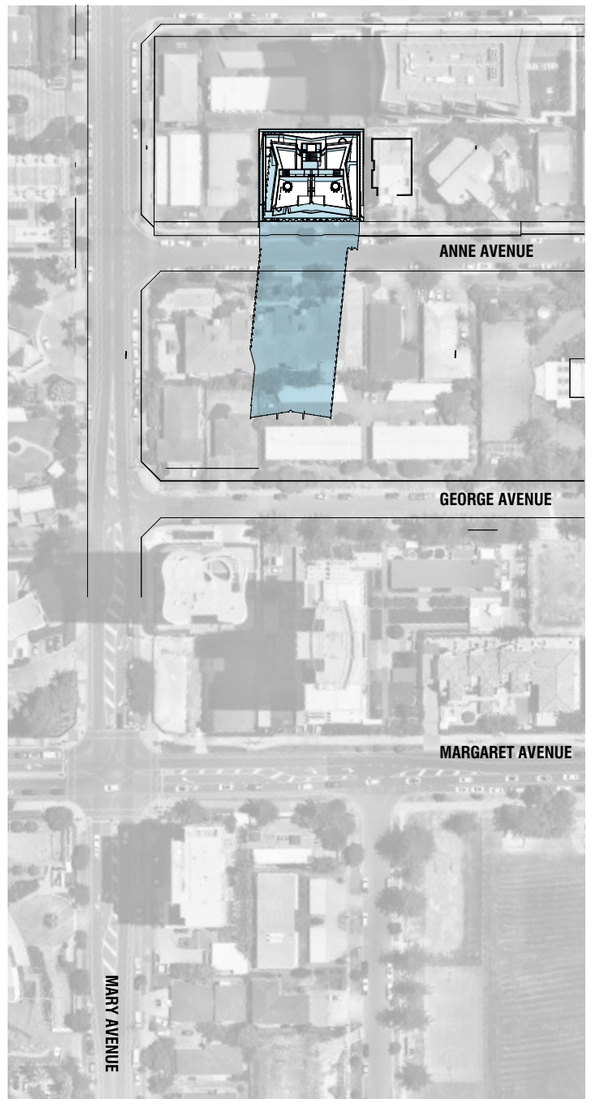

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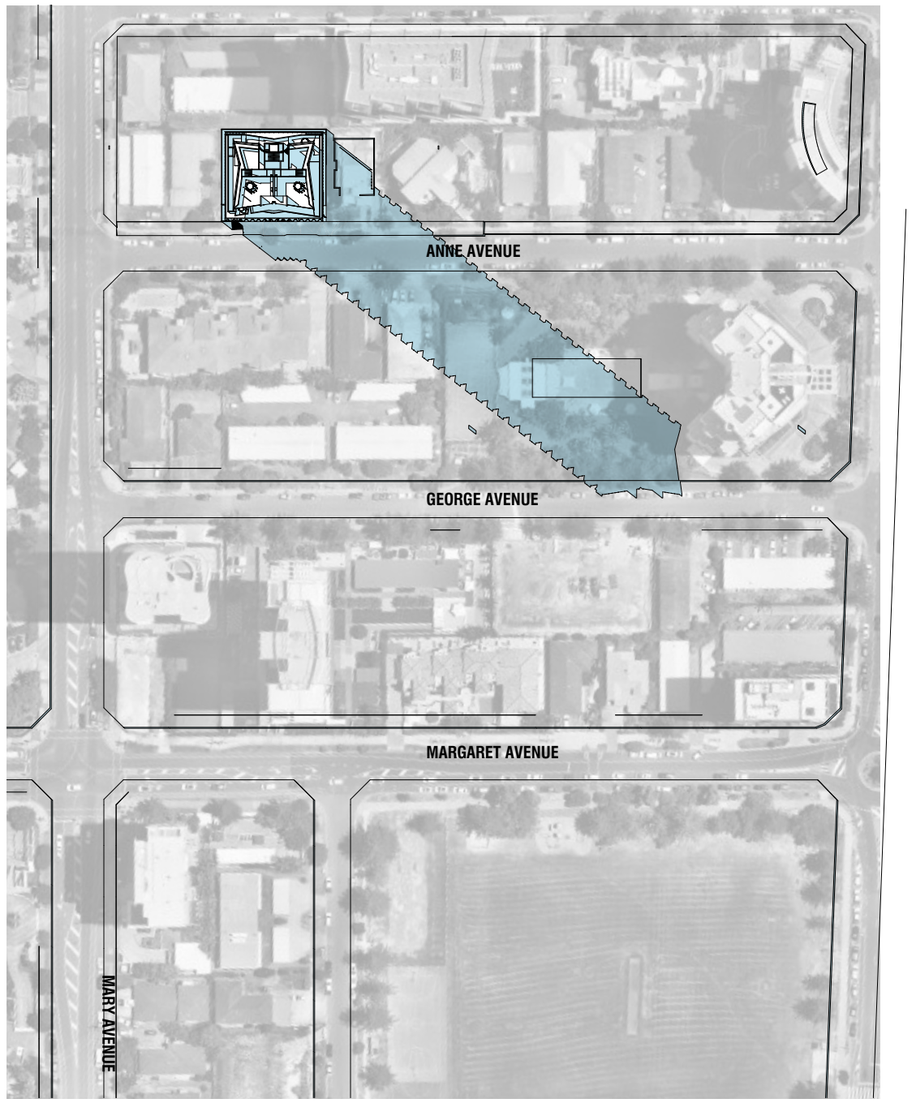
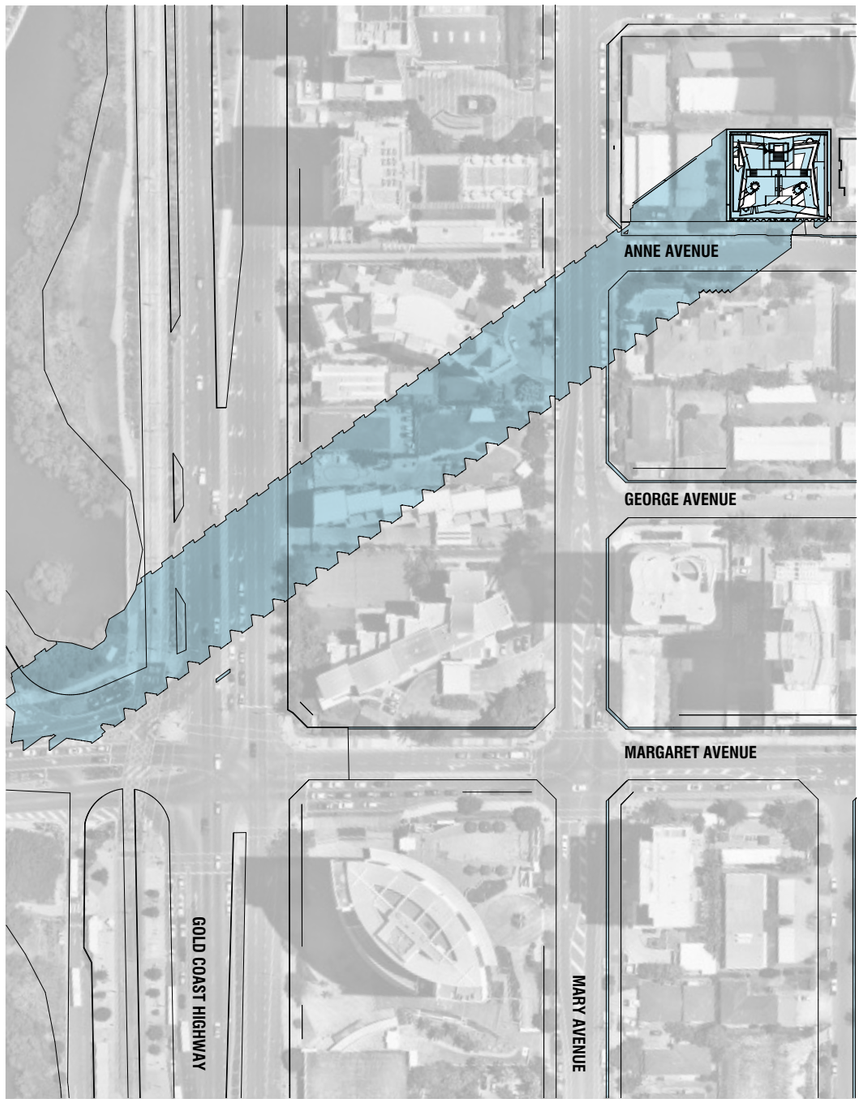


3.00pm

Shadow Analysis - Winter Solstice (22 Jun)



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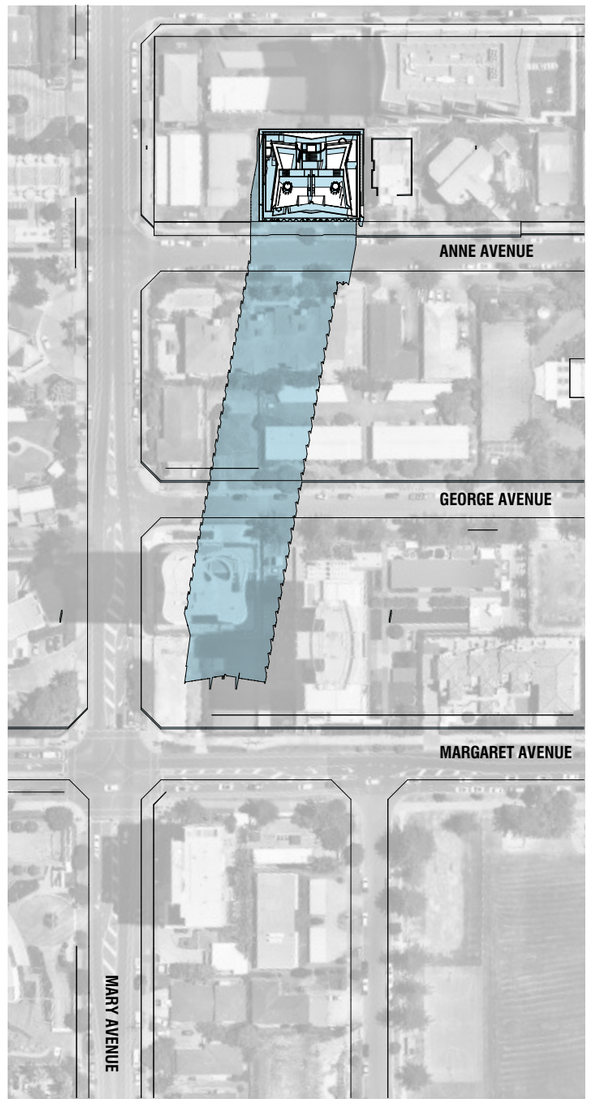

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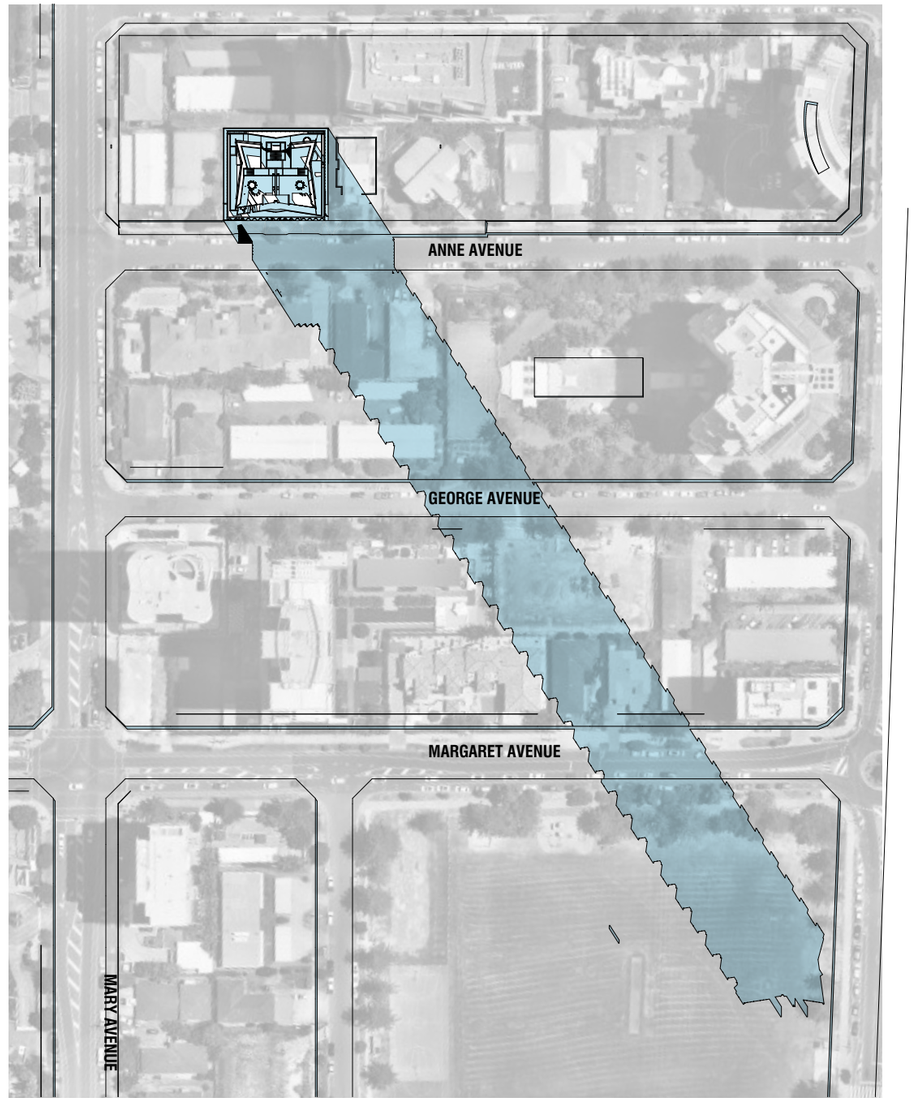
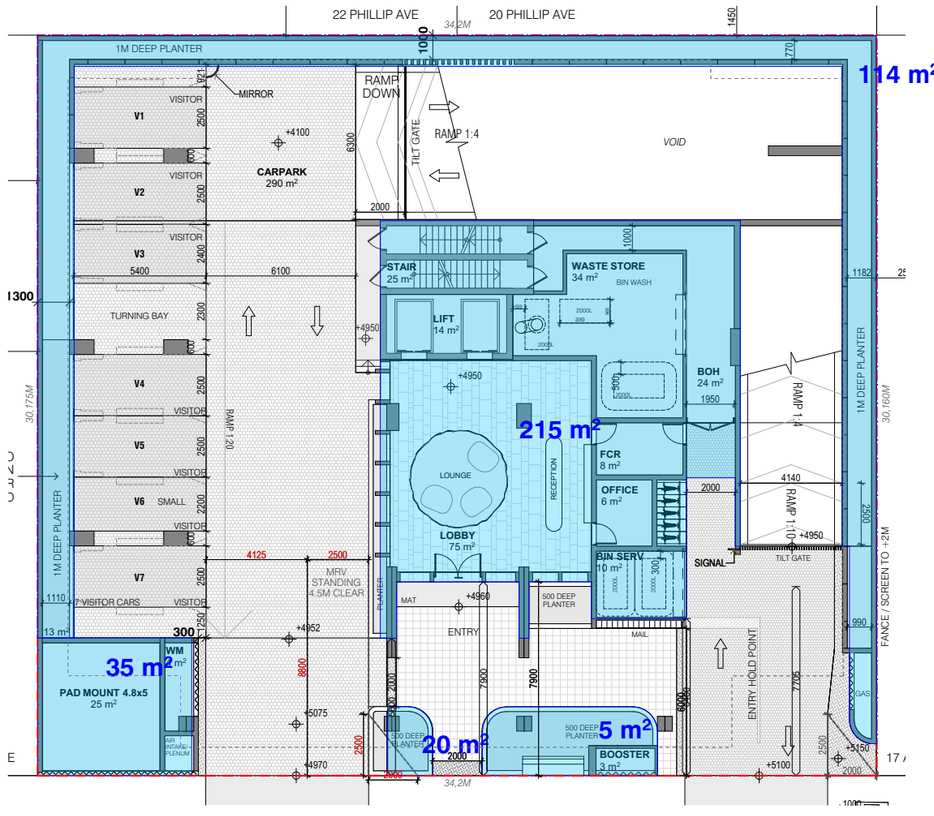
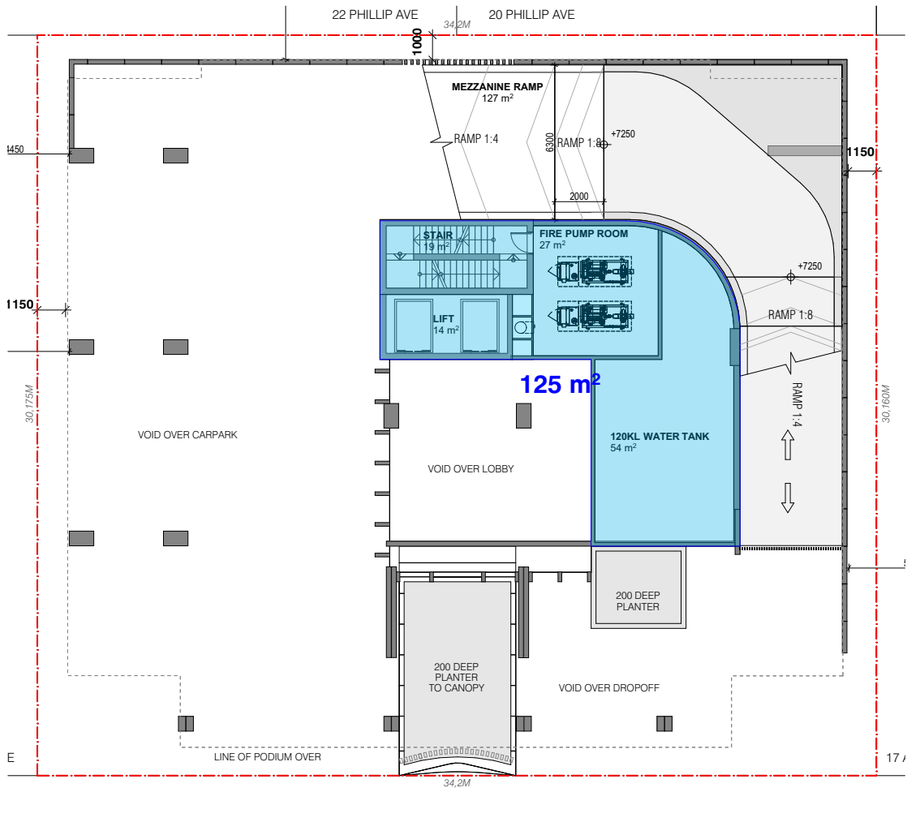


3.00pm

Built Form Analysis

Site Cover & Setbacks - Ground / Level 1



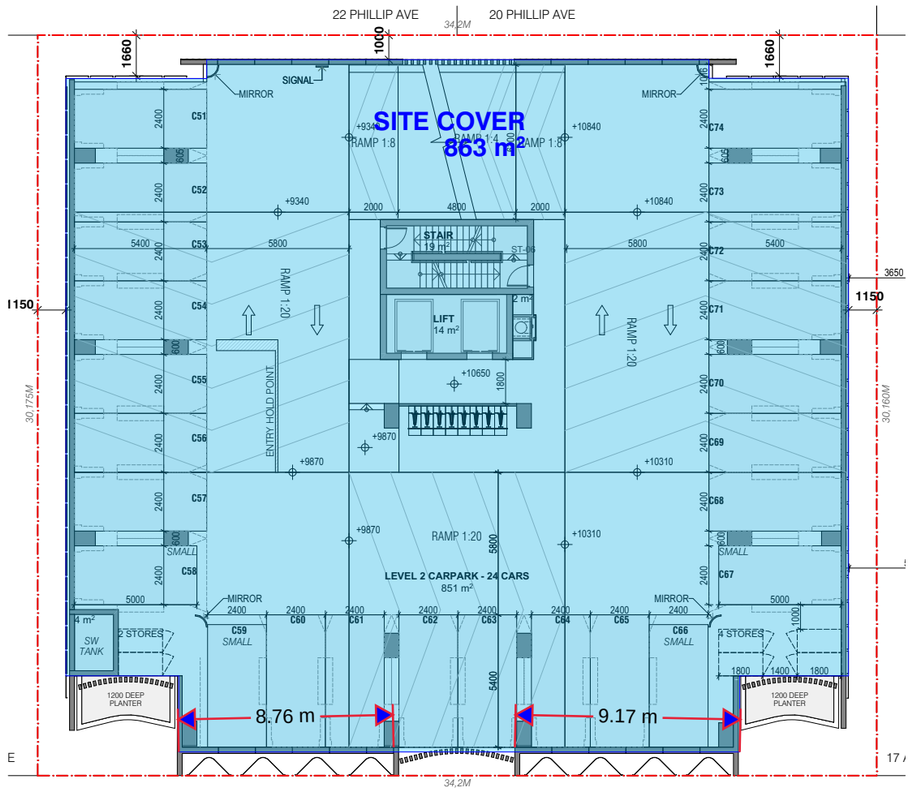


LEVEL 1 (GROUND)
389M²
37%

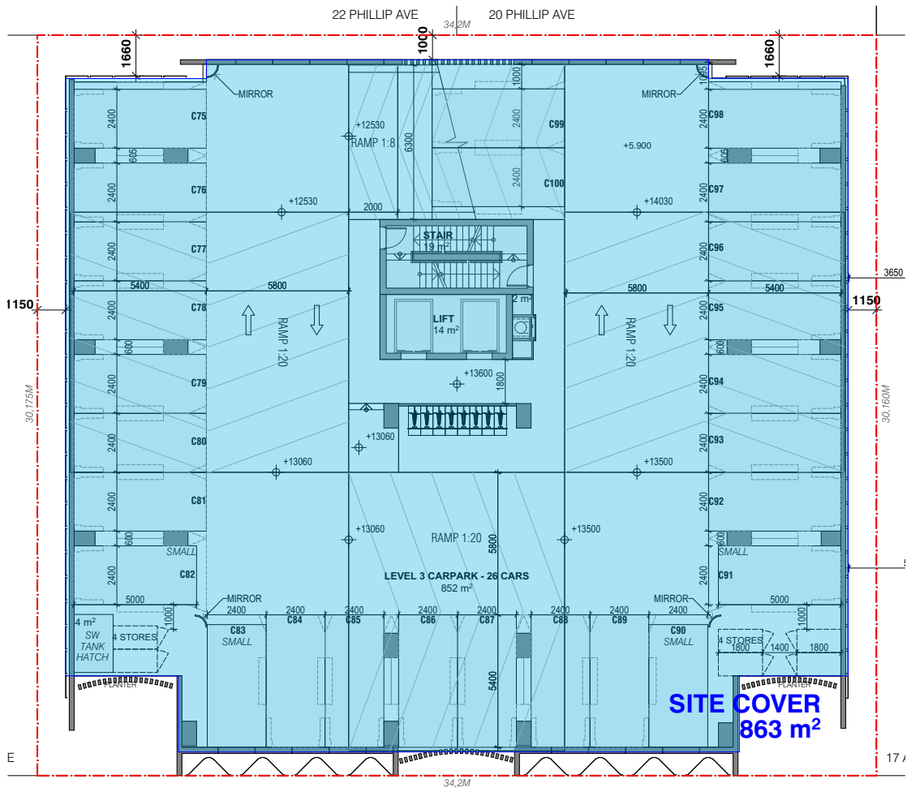
MEZZANINE
125M²
12%

Built Form Analysis

Site Cover & Setbacks - Level 2 & 3



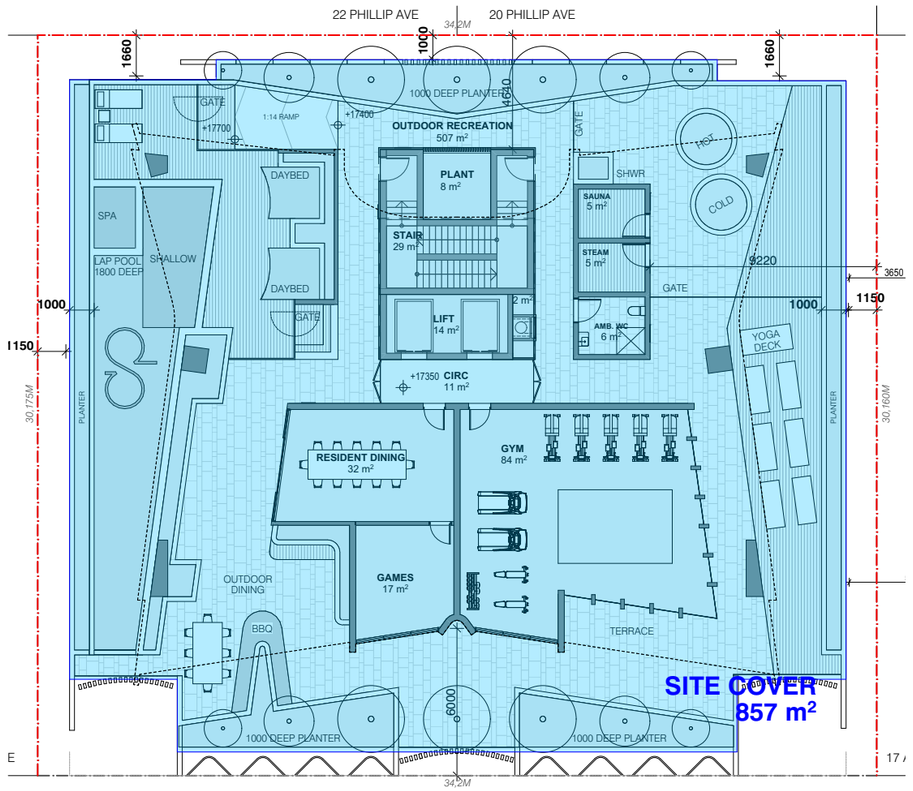
LEVEL 2
863M²
83.6%



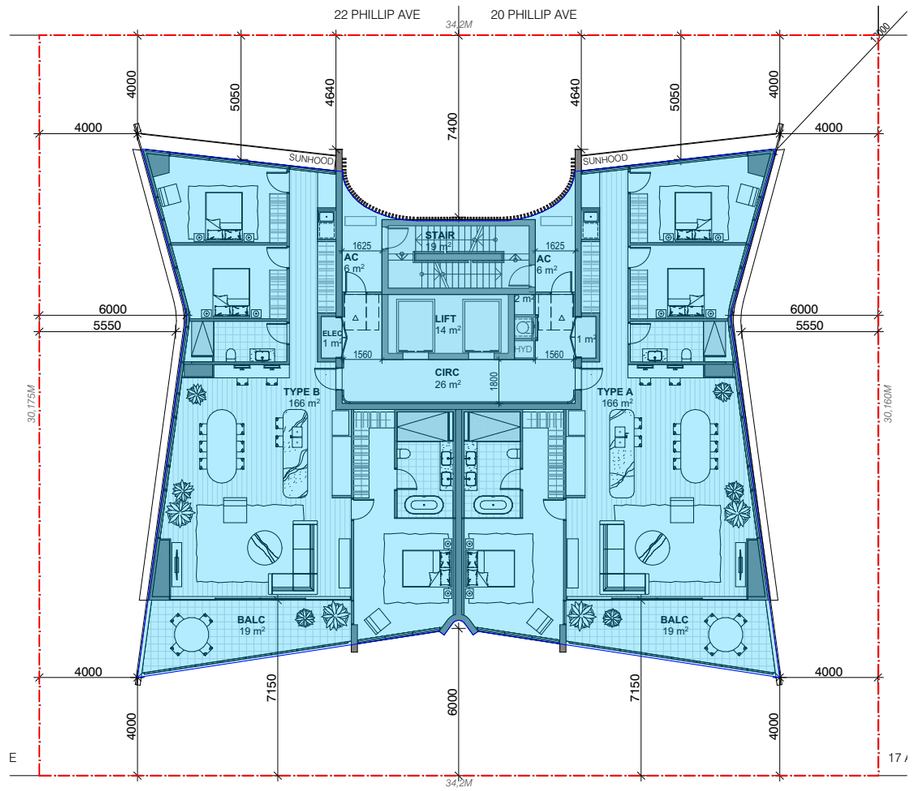
LEVEL 3
863M²
83.6%

Built Form Analysis

Site Cover & Setbacks - Level 4, 5-31



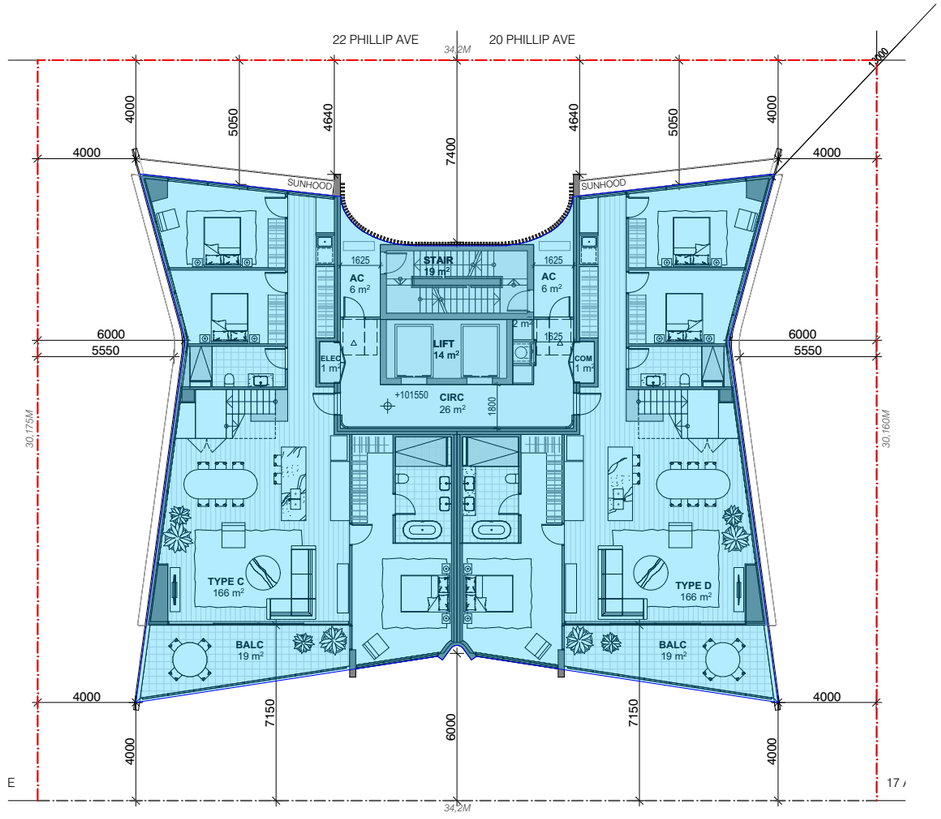
LEVEL 4
857M²
83%



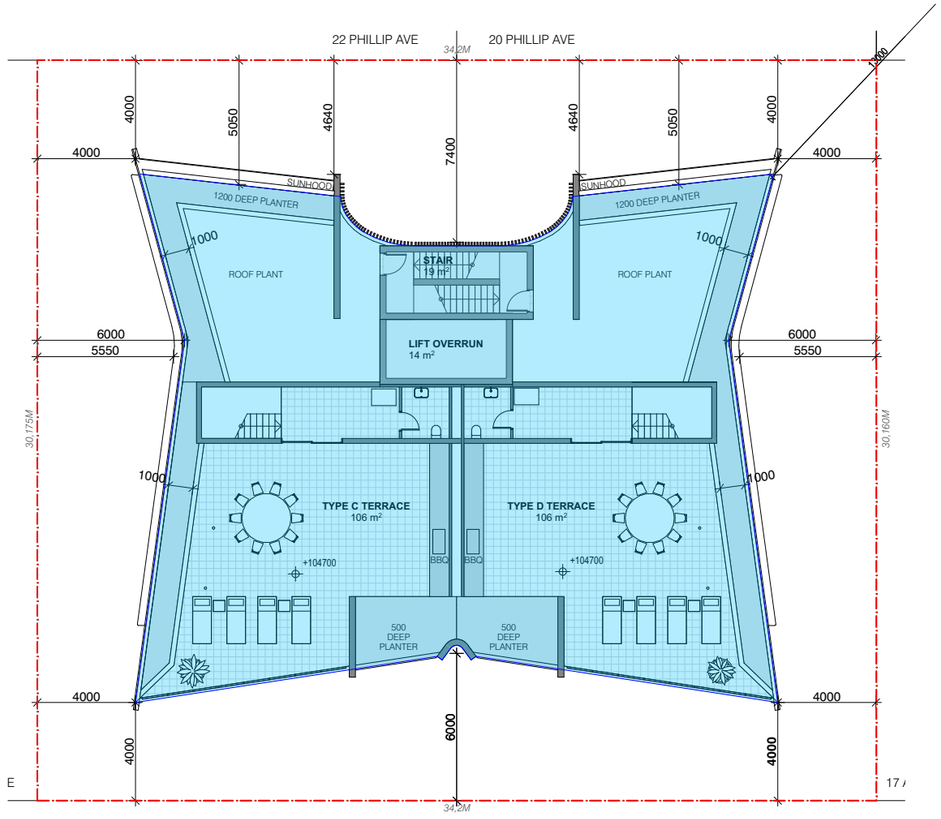
LEVEL 5 - 31
461M²
45%

Built Form Analysis

Site Cover & Setbacks - Level 32 & Roof



LEVEL 32
461M²
45%



ROOF
461M²
45%

Built Form Analysis

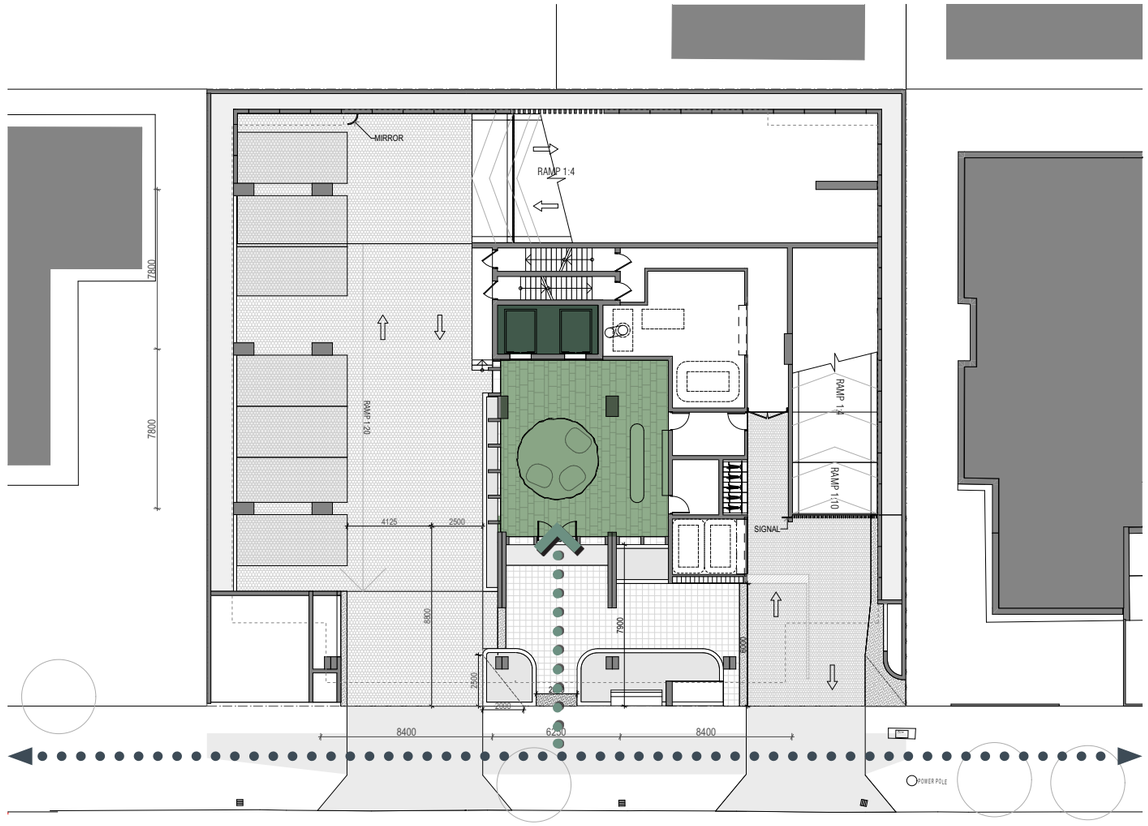
Communal Open Space



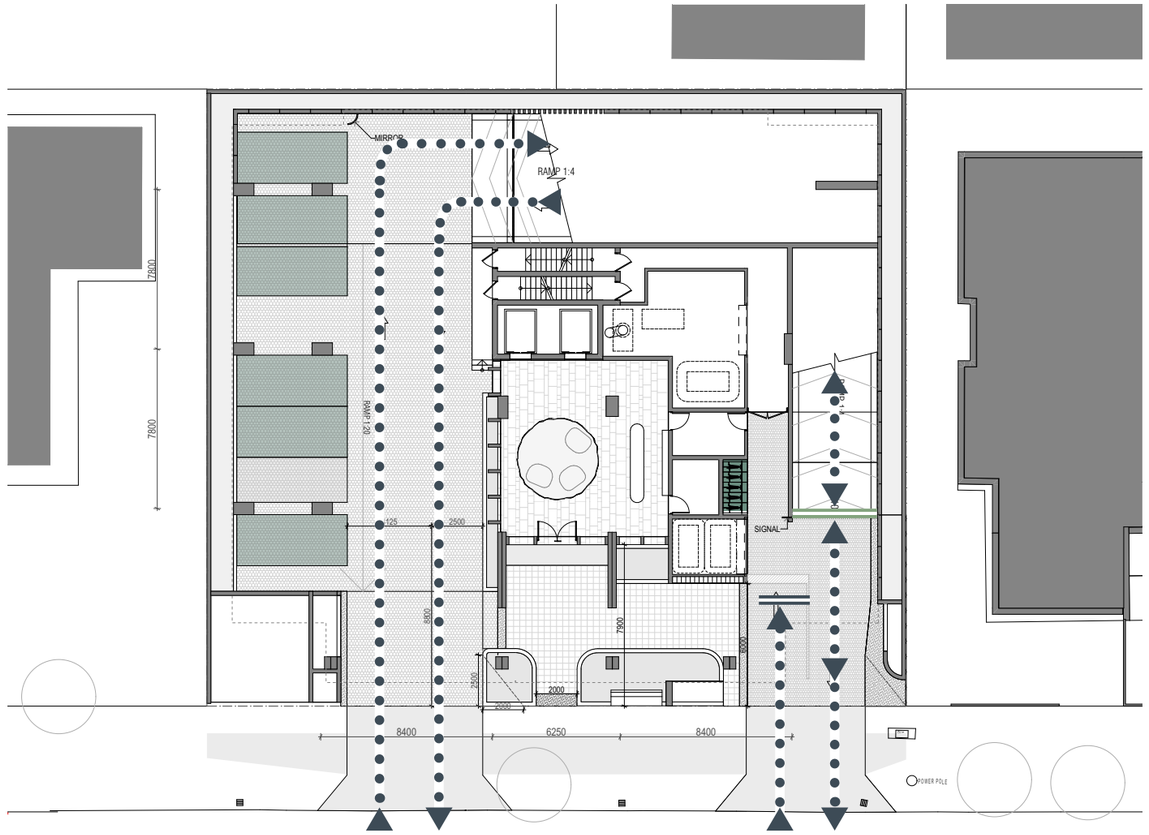
Built Form Analysis

Pedestrian & Traffic Circulation

PEDESTRIAN CIRCULATION - LEVEL 1



TRAFFIC CIRCULATION - LEVEL 1



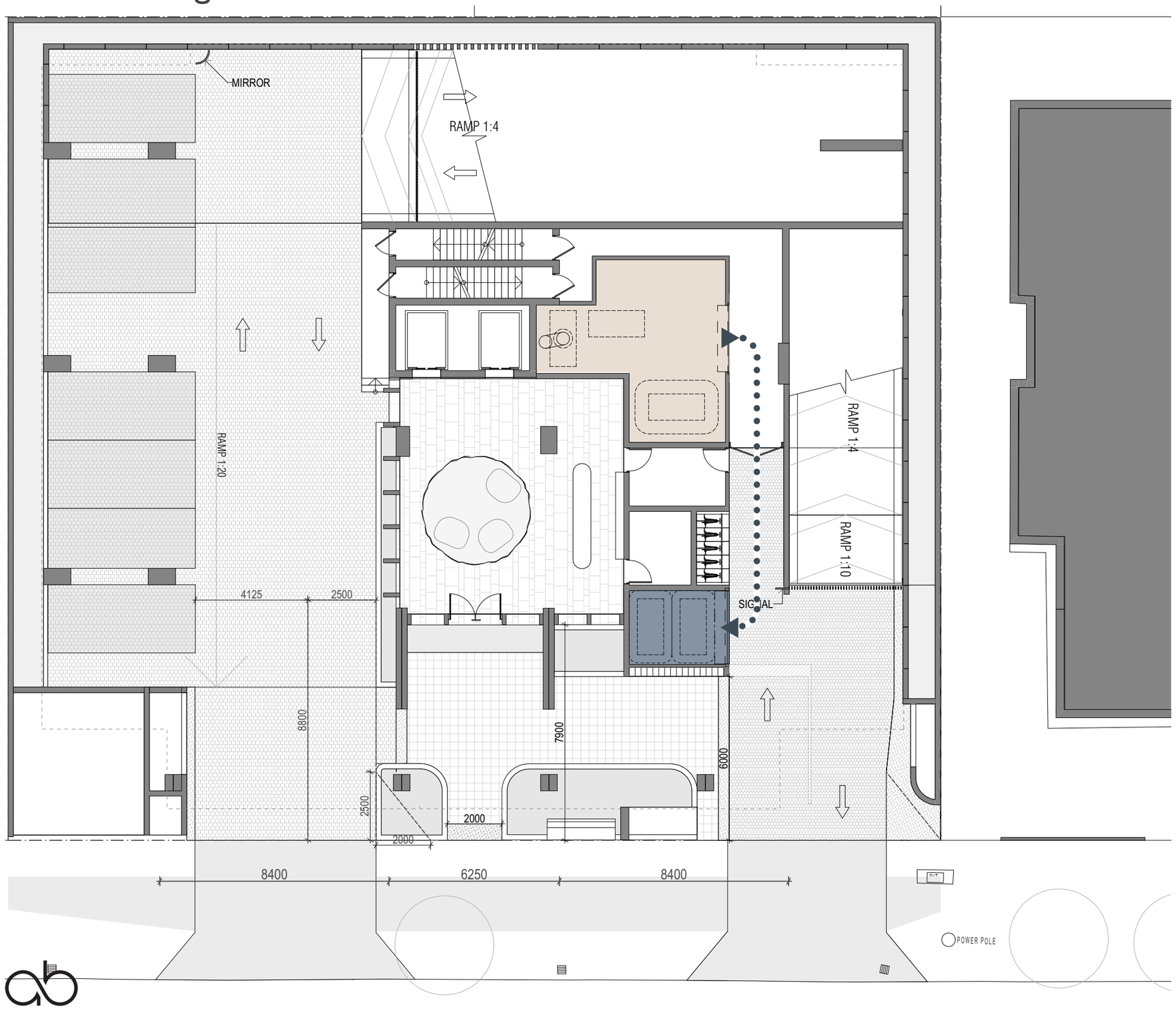
	LEGEND
●●●	PUBLIC PEDESTRIAN PATH
●●●	PRIVATE PEDESTRIAN LINK
^	LOBBY ENTRY
■	RESIDENTIAL LOBBY
■	RESIDENTIAL LIFTS

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

SCALE: 1:300 @ A3

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

10.

Development Summary

1/05/2025

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	GBA
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	Amenities	857	83%										65			166	18	627	
Level 3	Carpark	863	84%									773	90				22		
Level 2	Carpark	863	84%									773	90				22		
Mezzanine		125	12%										206						
Level 1	Ground Floor	389	38%									526	254					120	
Basement 01												942	90						
Basement 02												942	90						
		27		**27**		**1**	**1**	**168**	**9,296**	**1,064**	**212**	**3,956**	**3,059**	**9,685**	**1,286**	**166**	**814**	**858**	**0**
				56					**Int**	**Ext**	**Terrace**	**Carpark**	**Core /Services**	**Int**	**Ext**	**Amenities**	**Sunhood**	**Landscape**	**GBA**
				APARTMENTS				**No. Beds**	**NSA**			**GBA**							

TOTAL NSA	**10,572**

TOTAL GBA	**19,824**

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.

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	7
LEVEL 2 - CARPARK	RES	20
LEVEL 2 - CARPARK	SMALL	4
LEVEL 3 - CARPARK	RES	22
LEVEL 3 - CARPARK	SMALL	4
		107

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

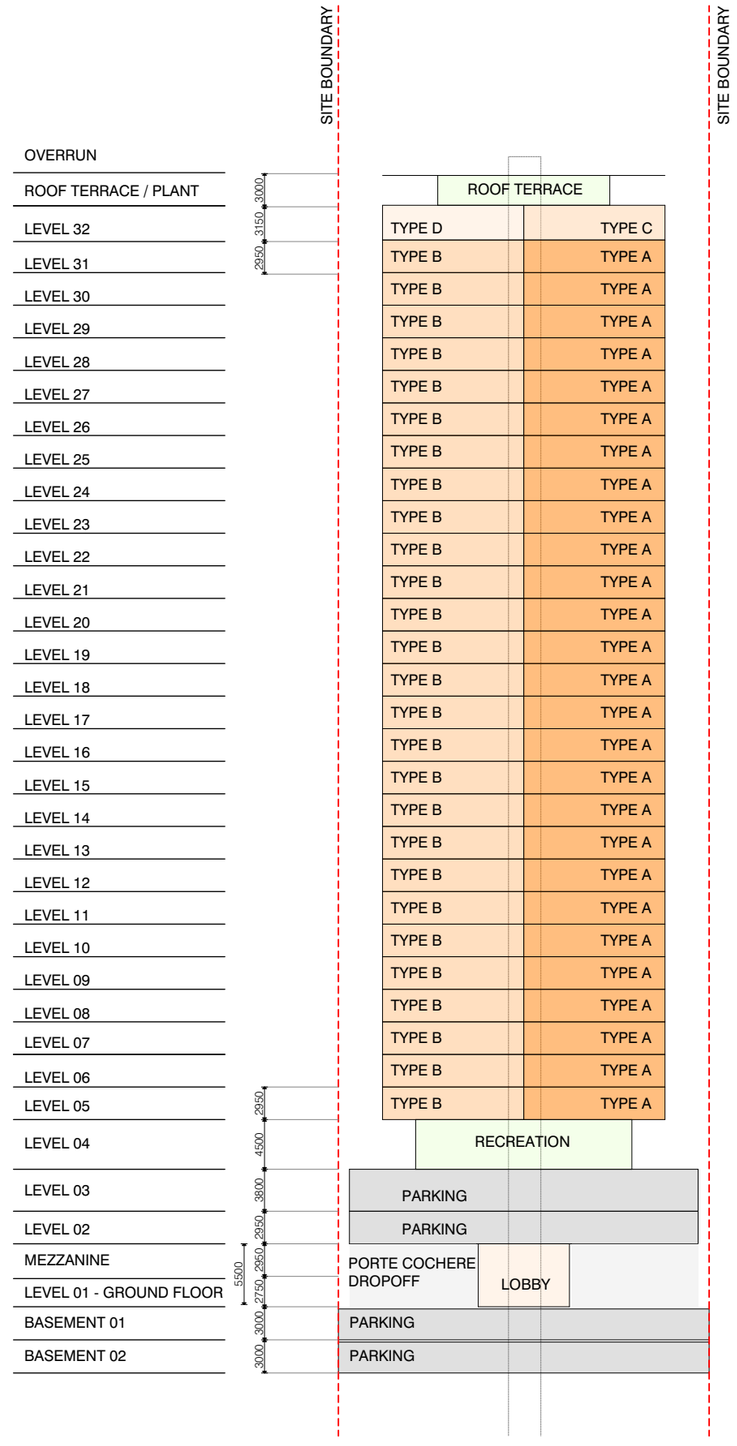
APARTMENT SCHEDULE

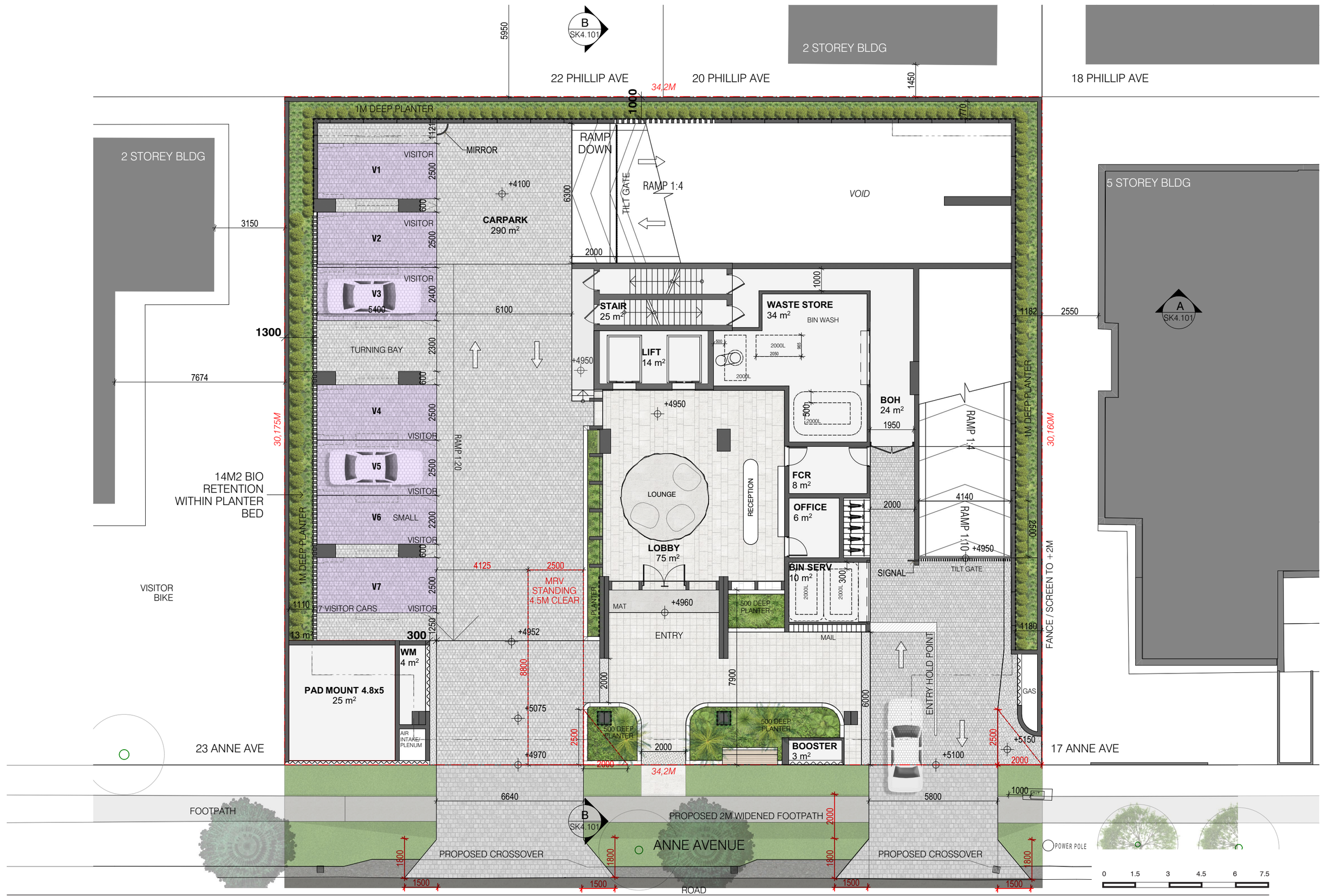
TYPE A	27 Units (48%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 185 m² Total
TYPE B	27 Units (48%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 185 m² Total
TYPE C	1 Unit (2%)	3 Bed, 2 Bath 2 Cars	166 m² Enclosed 19 m² Balcony 115m² Terrace 300 m² Total
TYPE D	1 Unit (2%)	3 Bed, 2 Bath 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
DA - IR RESPONSE

PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA2.101
LEVEL 1 - GROUND

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

B SK4.101

6940

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

2 STOREY BLDG

2 STOREY BLDG

5 STOREY BLDG

34,2M

1000

MEZZANINE RAMP
127 m²

RAMP 1:4

RAMP 1:8

6300

+7250

2000

1150

4450

A SK4.101

STAIR
19 m²

FIRE PUMP ROOM
27 m²

LIFT
14 m²

+7250

RAMP 1:8

1150

8974

30,175M

VOID OVER CARPARK

VOID OVER LOBBY

120KL WATER TANK
54 m²

RAMP 1:4

30,160M

5250

200 DEEP PLANTER

200 DEEP PLANTER TO CANOPY

VOID OVER DROPOFF

23 ANNE AVE

LINE OF PODIUM OVER

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
DA - IR RESPONSE

PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA2.102
MEZZANINE LEVEL

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

5 STOREY BLDG

23 ANNE AVE

17 ANNE AVE

ANNE AVENUE

B SK4.101

A SK4.101

34,2M

30,175M

30,160M

1660

1000

1660

1150

1150

3650

5250

MIRROR

SIGNAL

MIRROR

+9340

RAMP 1:8

RAMP 1:4

6300

RAMP 1:8

+10840

+9340

2000

4800

2000

+10840

5400

5800

5800

5400

STAIR
19 m²

ST-06

2 m²

LIFT
14 m²

RAMP 1:20

ENTRY HOLD POINT

RAMP 1:20

+10650

1800

+9870

+9870

+10310

RAMP 1:20

5800

+9870

+10310

LEVEL 2 CARPARK - 24 CARS
851 m²

5400

C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74

2400

605

600

SMALL

5000

MIRROR

MIRROR

4 m²
SW TANK

2 STORES

4 STORES

1200 DEEP PLANTER

1200 DEEP PLANTER

1000

1800 1400 1800

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - IR RESPONSE

PROJECT NO. 562200
7 MAY 2025, ISSUE B

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

MIRROR

MIRROR

+12530

RAMP 1:8

+5.900

+12530

+14030

STAIR
19 m²

LIFT
14 m²

2 m²

RAMP 1:20

RAMP 1:20

+13600

+13060

+13060

+13500

+13060

RAMP 1:20

+13500

LEVEL 3 CARPARK - 26 CARS
852 m²

SMALL

SMALL

SMALL

4 m²
SW
TANK
HATCH

4 STORES

4 STORES

PLANTER

PLANTER

MIRROR

MIRROR

30,175M

30,160M

3650

5250

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
DA - IR RESPONSE

PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA2.104
LEVEL 3

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - IR RESPONSE

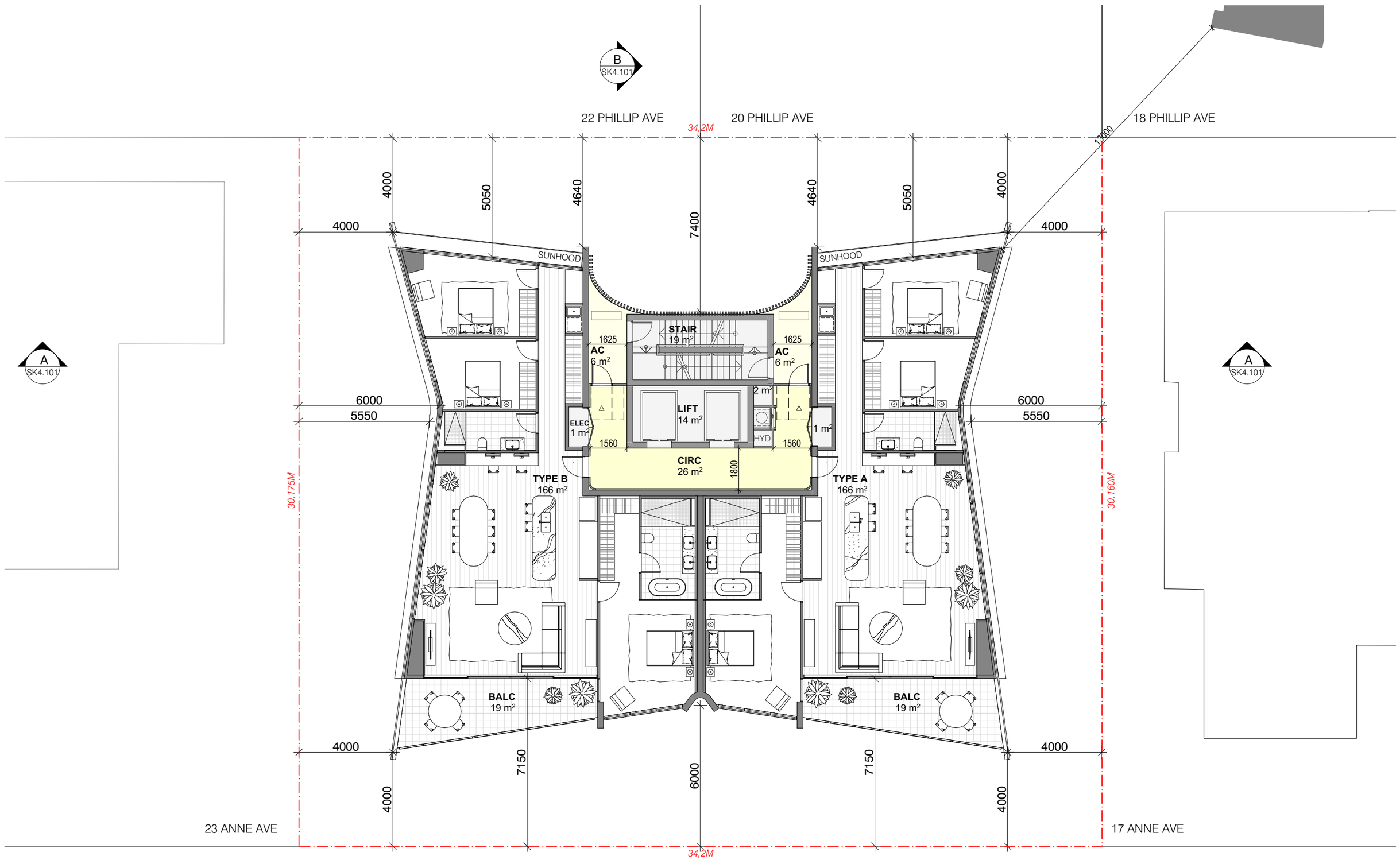
PROJECT NO. 562200
7 MAY 2025, ISSUE B

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
13000
4000
5050
4640
7400
4640
5050
4000
4000
4000
SUNHOOD
SUNHOOD
A
SK4.101
A
SK4.101
STAIR
19 m²
1625
AC
6 m²
1625
AC
6 m²
2 m²
LIFT
14 m²
ELEC
1 m²
1560
HYD
1560
1 m²
CIRC
26 m²
1800
6000
5550
6000
5550
TYPE B
166 m²
TYPE A
166 m²
30,175M
30,160M
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

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

4000 7150 6000 7150 4000

23 ANNE AVE

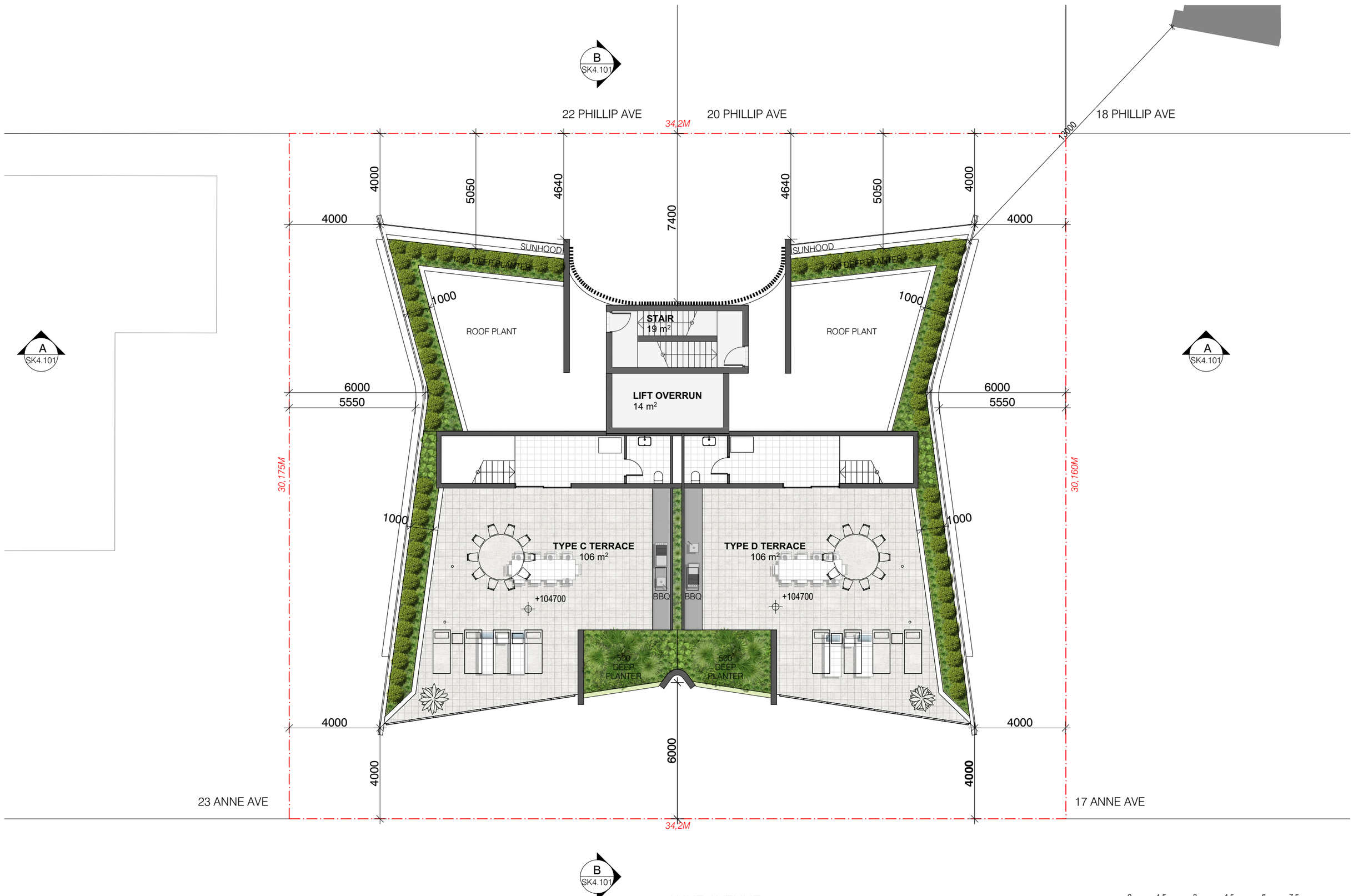
17 ANNE AVE

34,2M

B SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5



0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - IR RESPONSE

PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA2.108
ROOF TERRACE

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



DRAFT

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - IR RESPONSE

PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA2.109
BASEMENT LEVEL 2

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

0 1.5 3 4.5 6 7.5

bda

B SK4.101

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34.2M

A SK4.101

A SK4.101

MIRROR

MIRROR

+1100

+2450

RAMP 1:8

RAMP 1:4

RAMP 1:8

6300

2000

4800

2000

C27

C28

C29

C30

C31

C32

C33

C34

C35 SMALL

C36

C37

C38

C39

C40

C41

C42 SMALL

C43 SMALL

C44

C45

C46

C47

C49

C50

1095

2400

605

600

5400

700

1000

STAIR
19 m²

LIFT
14 m²

2 m²

+2000

RAMP 1:20

RAMP 1:20

1800

1600

5800

+1630

8 BIKES

30.175M

30.160M

B01 CARPARK - 24 CARS
1030 m²

+1630

RAMP 1:30

+1920

5800

5400

SMALL

SMALL

MIRROR

MIRROR

CABLE ROOM

MAIN SWITCH ROOM

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
DA - IR RESPONSE

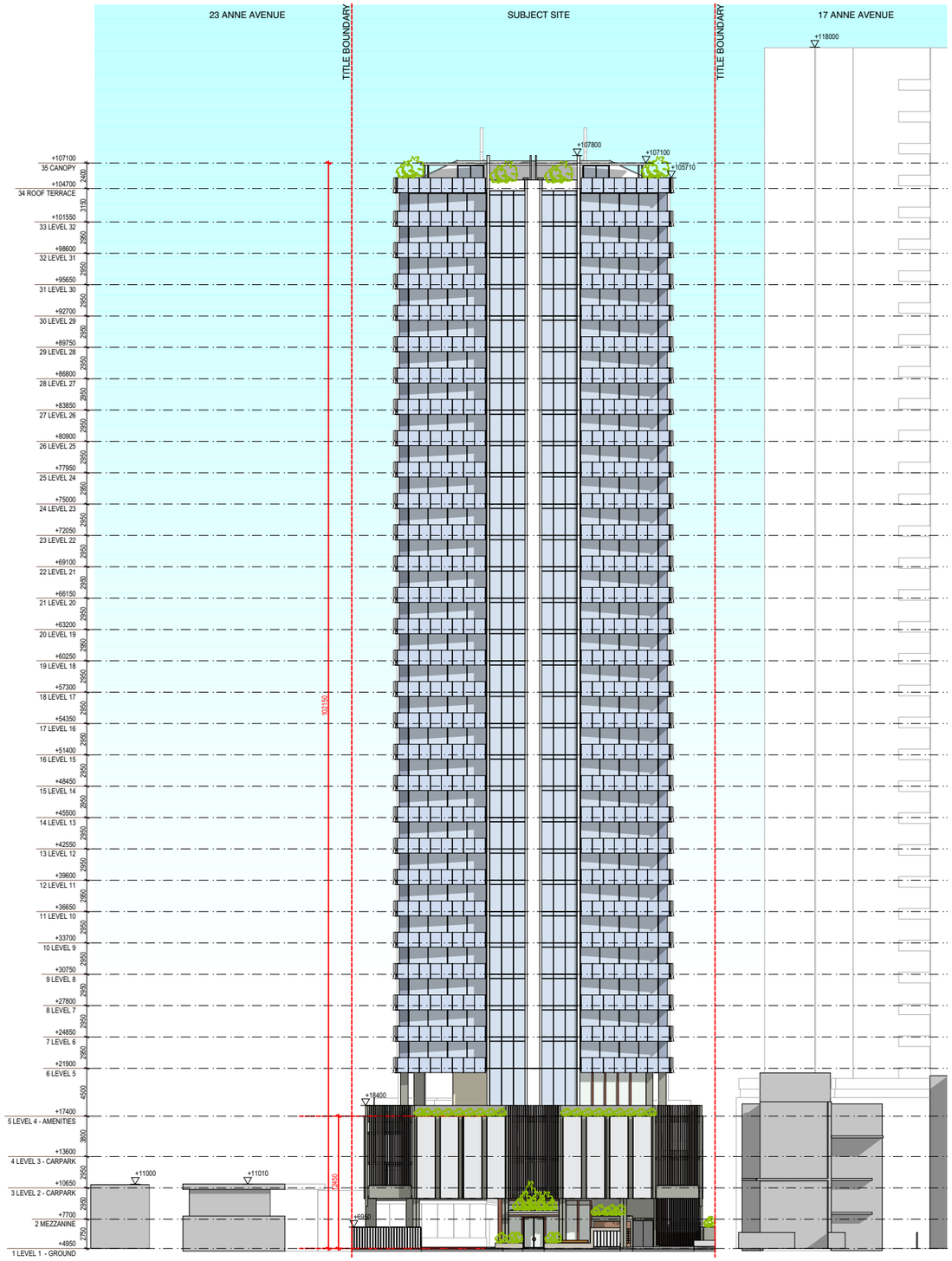
PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA2.110
BASEMENT LEVEL 1

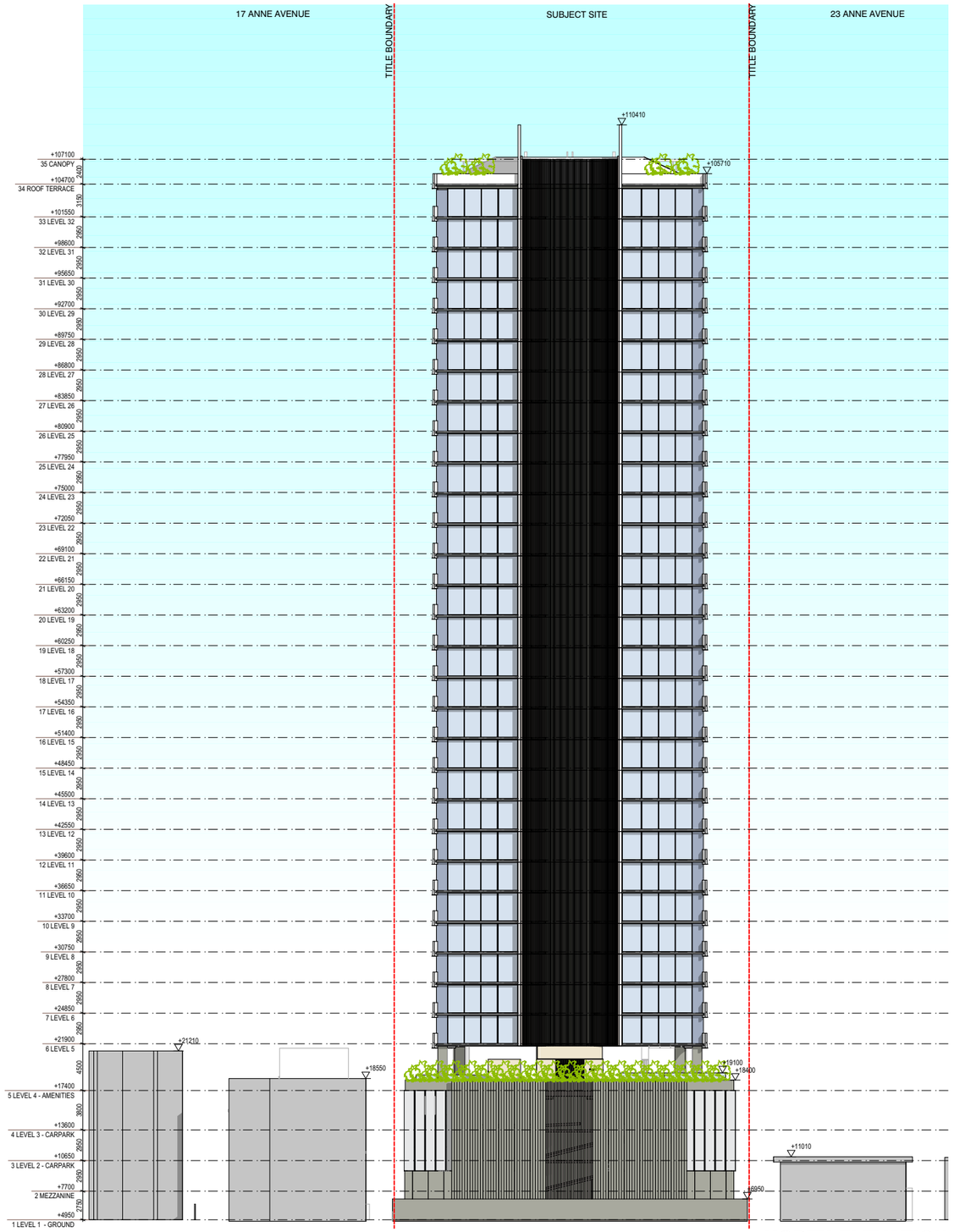
PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



SOUTH ELEVATION



NORTH ELEVATION

0 5 10 15 20 25m

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - IR RESPONSE

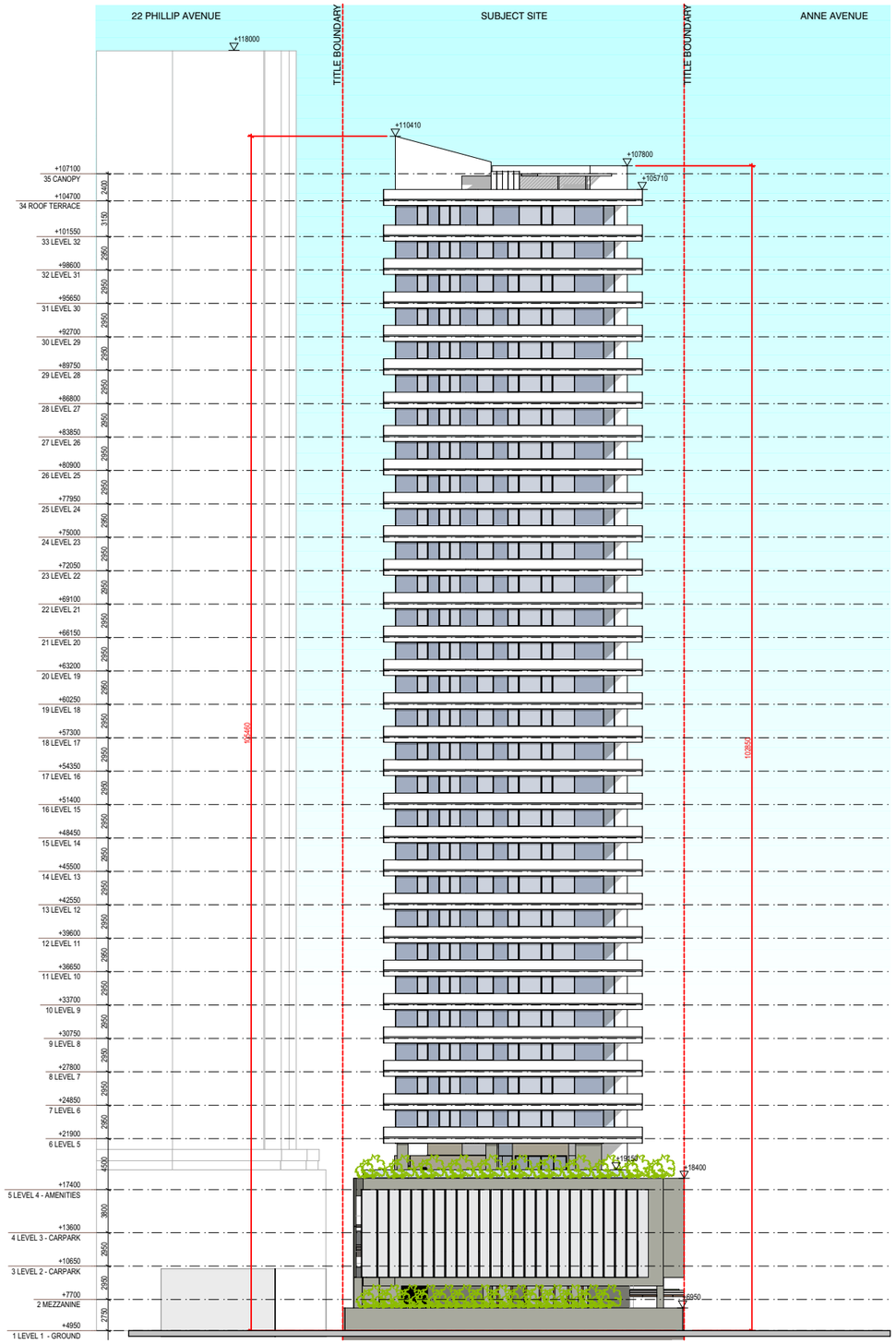
PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA3.101
NORTH & SOUTH ELEVATIONS

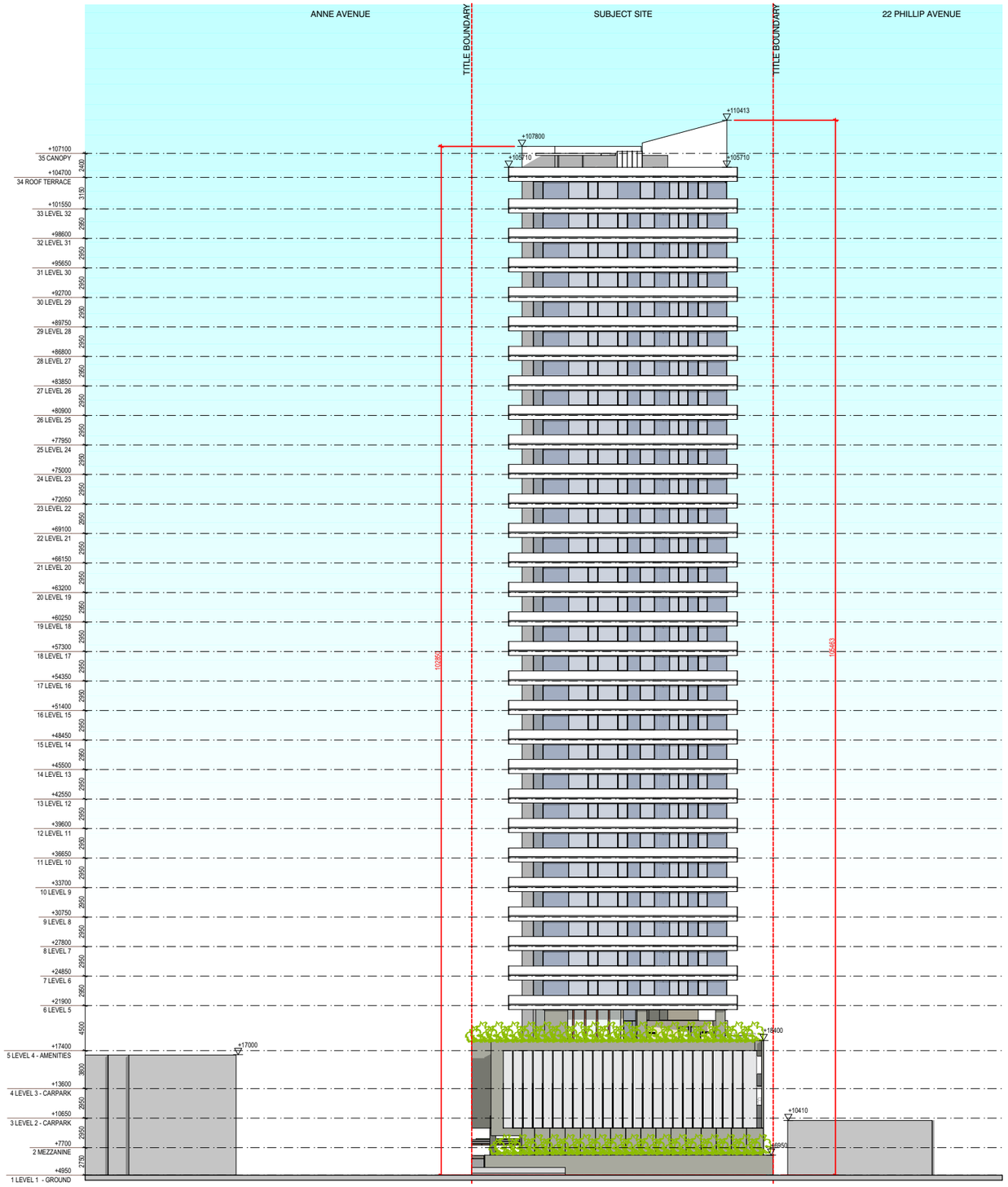
PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:500 @ A3

bda



EAST ELEVATION



WEST ELEVATION

0 5 10 15 20 25m

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - IR RESPONSE

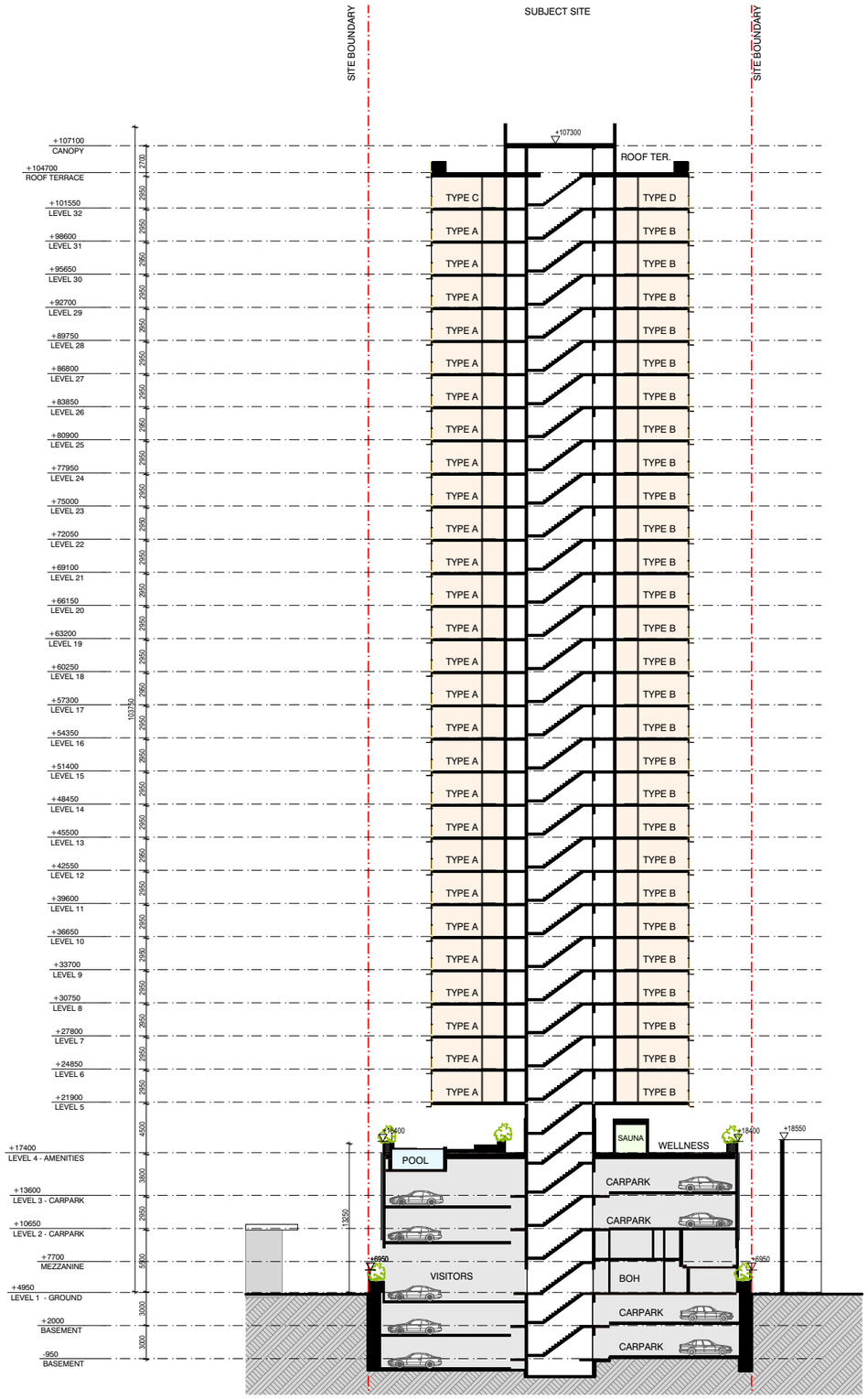
PROJECT NO. 562200
7 MAY 2025, ISSUE B

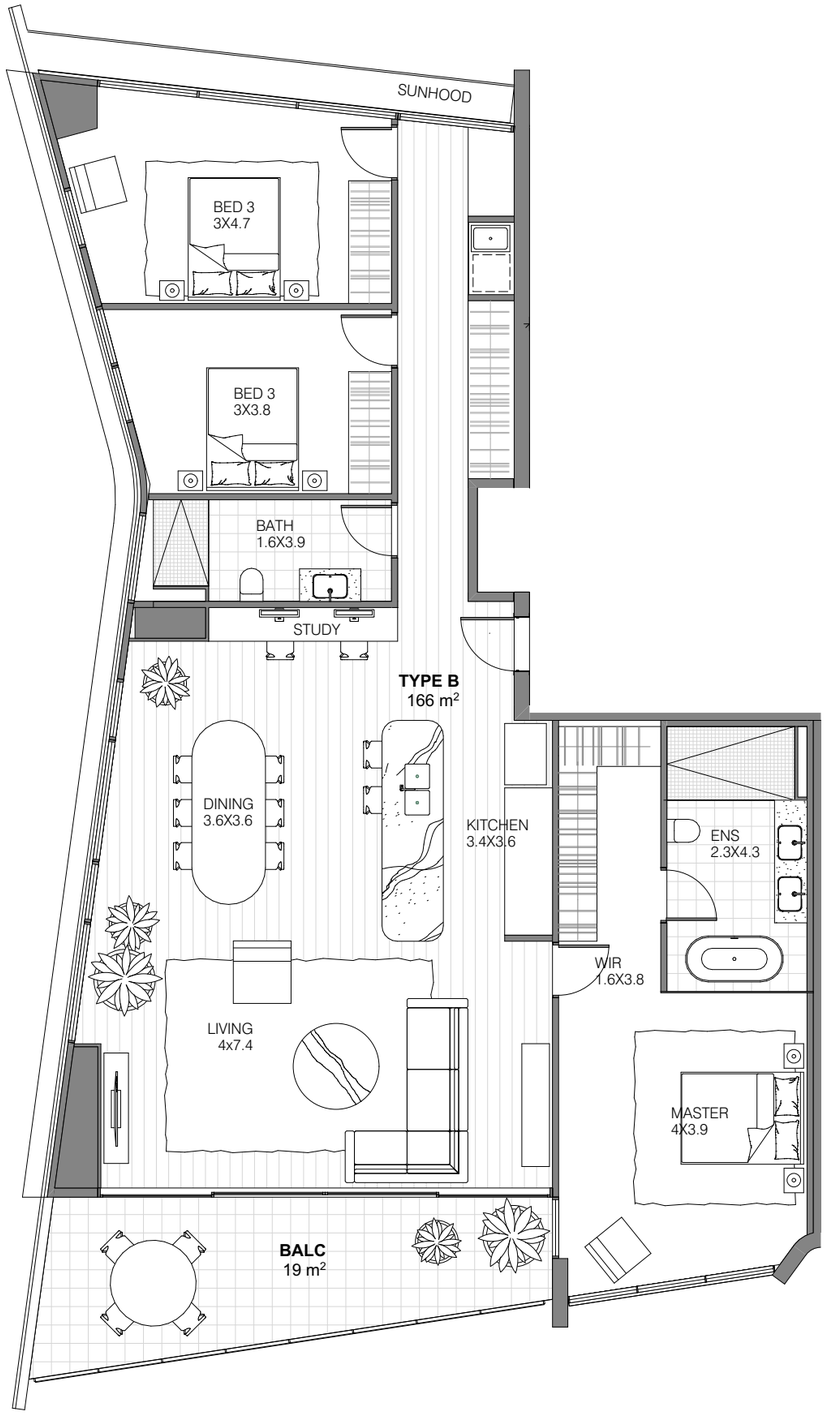
DRAWING NO. DA3.102
EAST & WEST ELEVATIONS

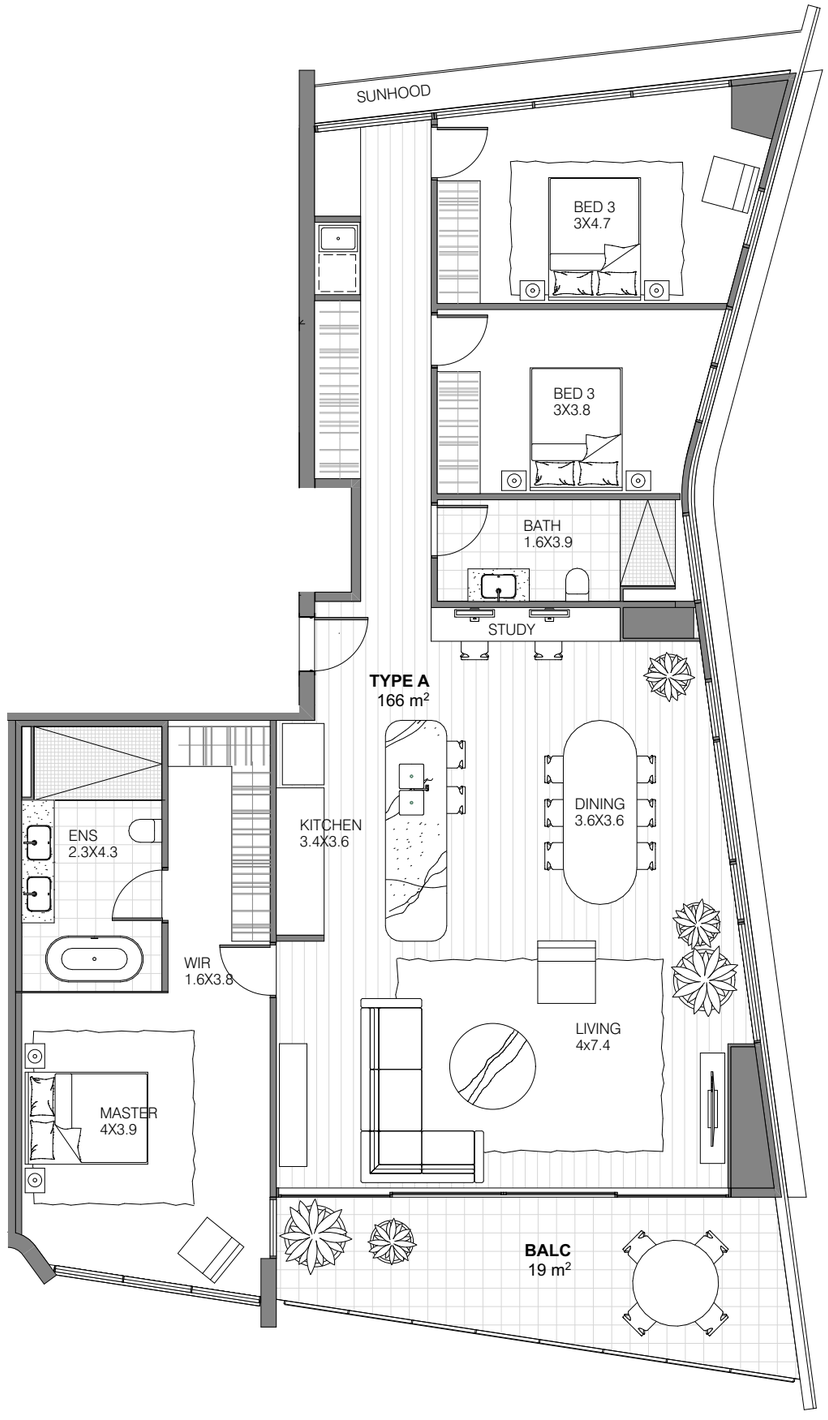
PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:500 @ A3

bda


SITE BOUNDARY
SUBJECT SITE
SITE BOUNDARY
+107100 CANOPY
+104700 ROOF TERRACE
+101550 LEVEL 32
+98600 LEVEL 31
+95650 LEVEL 30
+92700 LEVEL 29
+89750 LEVEL 28
+86800 LEVEL 27
+83850 LEVEL 26
+80900 LEVEL 25
+77950 LEVEL 24
+75000 LEVEL 23
+72050 LEVEL 22
+69100 LEVEL 21
+66150 LEVEL 20
+63200 LEVEL 19
+60250 LEVEL 18
+57300 LEVEL 17
+54350 LEVEL 16
+51400 LEVEL 15
+48450 LEVEL 14
+45500 LEVEL 13
+42550 LEVEL 12
+39600 LEVEL 11
+36650 LEVEL 10
+33700 LEVEL 9
+30750 LEVEL 8
+27800 LEVEL 7
+24850 LEVEL 6
+21900 LEVEL 5
+17400 LEVEL 4 - AMENITIES
+13600 LEVEL 3 - CARPARK
+10650 LEVEL 2 - CARPARK
+7700 MEZZANINE
+4950 LEVEL 1 - GROUND
+2000 BASEMENT
-950 BASEMENT
2700
2950
2950
2950





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
DA - IR RESPONSE

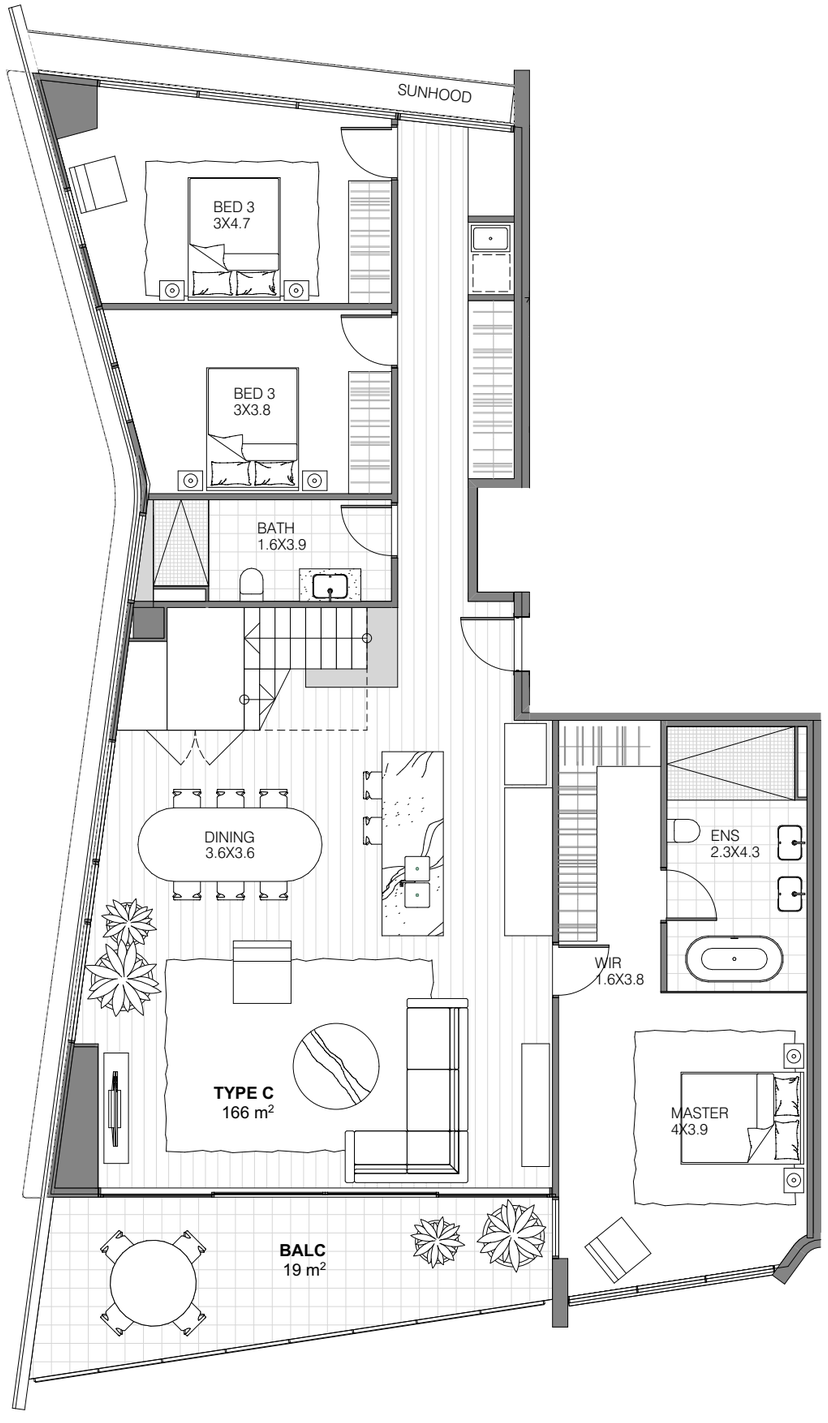
PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA5.101
APARTMENT TYPES A & B

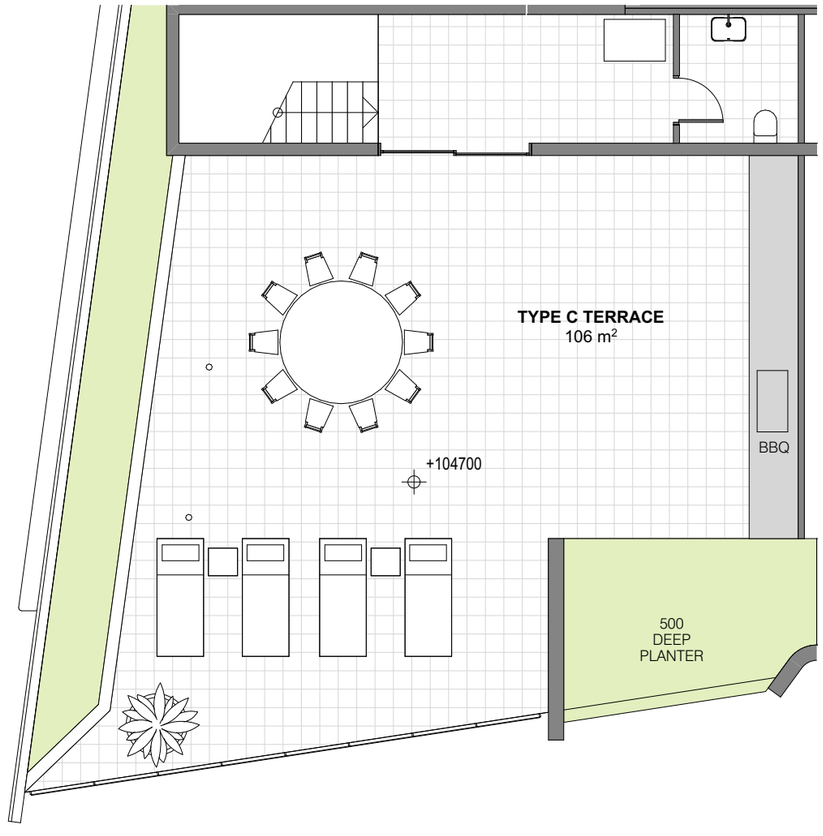
PREPARED FOR
BASSAR CONSTRUCTION GROUP

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
DA - IR RESPONSE

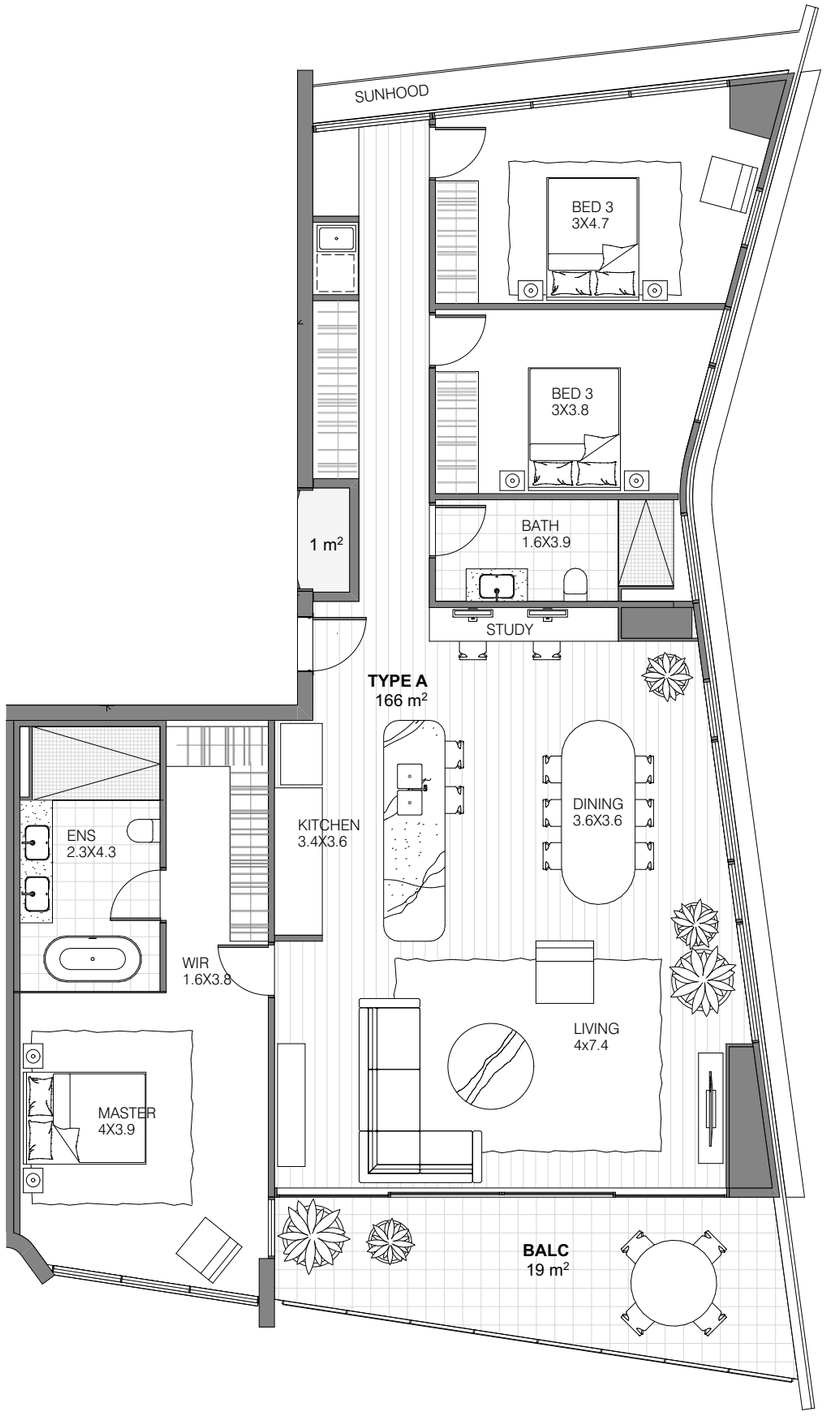
PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA5.102
APARTMENT TYPE C

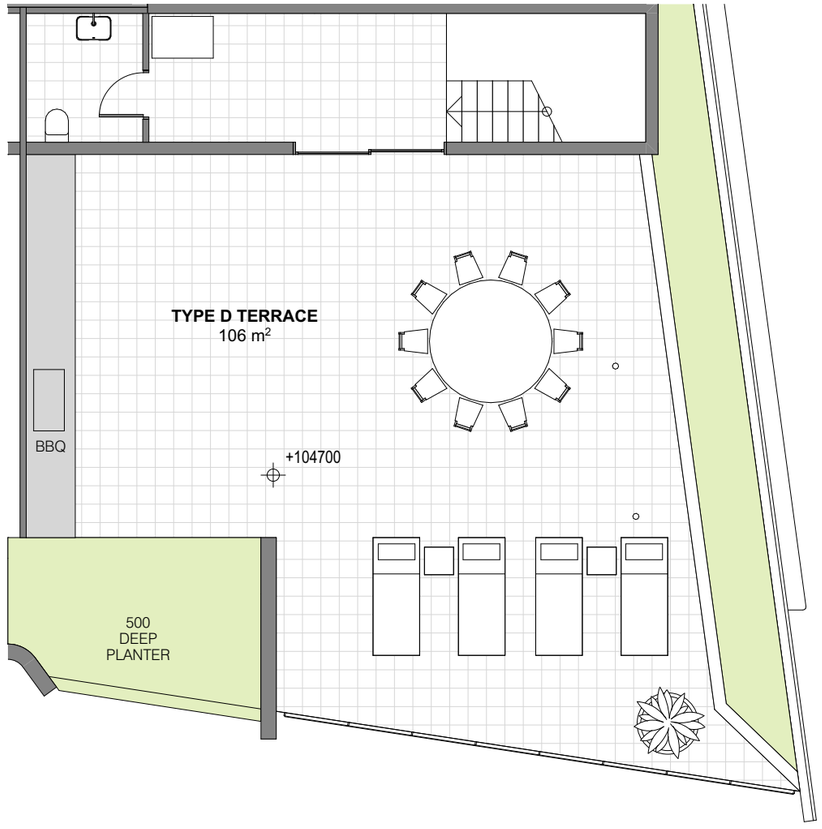
PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:100 @ A3

bda



LEVEL 32



LEVEL 33

TYPE D	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
DA - IR RESPONSE

PROJECT NO. 562200
7 MAY 2025, ISSUE B

DRAWING NO. DA5.103
APARTMENT TYPE D

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:100 @ A3

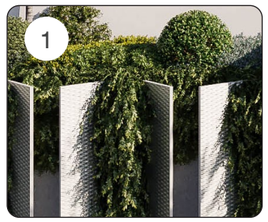
bda

12.

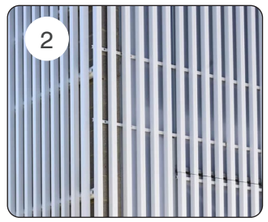
Additional IR Response Items

Additional IR Response Items

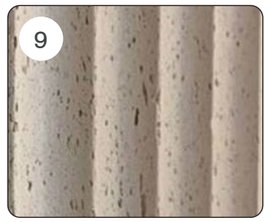
North Podium Elevation



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



Metal Battens
Off-white powdercoat, vertical orientation



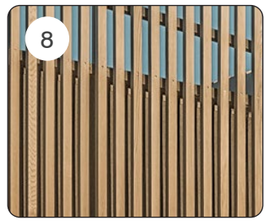
Precast Concrete
Fluted precast concrete with formliner, colour : britonlite



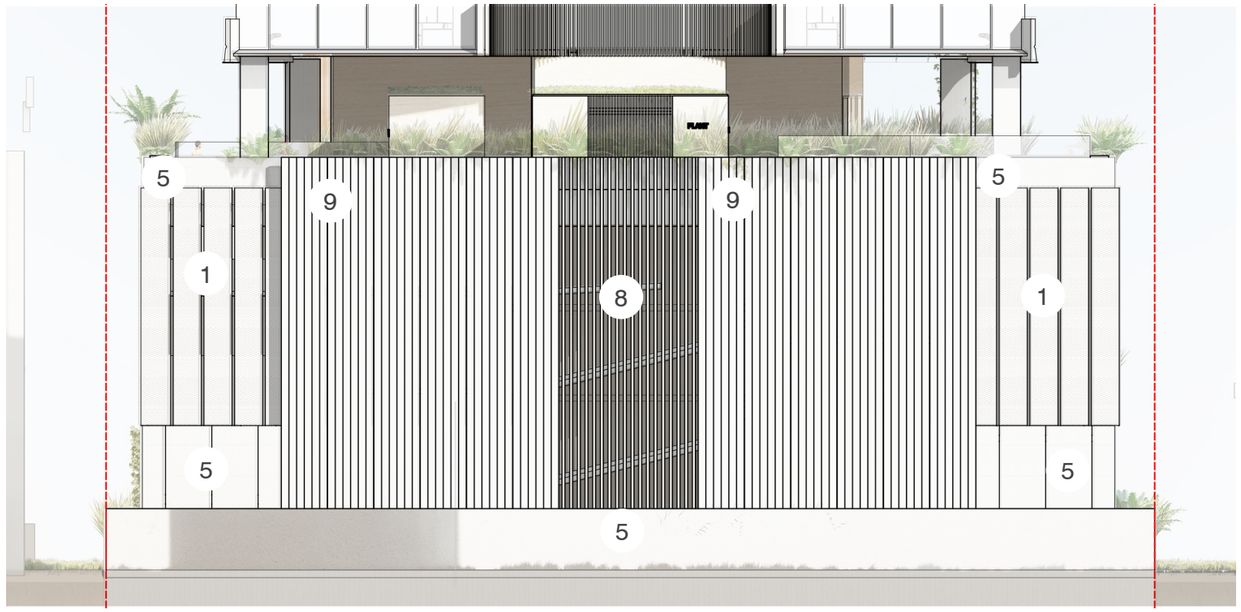
Concrete
Britonlite pigment



Metal Cladding
Bronze-look powdercoat



Metal Battens
Timber-look powdercoat, vertical orientation



NORTH PODIUM ELEVATION

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