Materiality

The Podium

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

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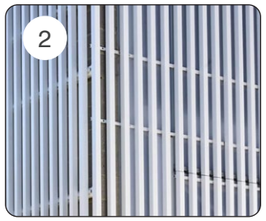
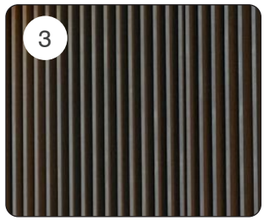
Expanded Metal Screen
Steel sub frame, natural metal finish, min 50%



Metal Battens
Off-white powdercoat, vertical orientation



Metal Battens
Bronze-look powdercoat, vertical orientation



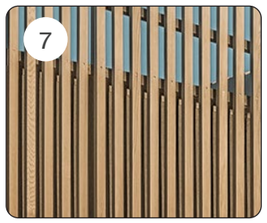
Shopfront Glazing
Clear, expressed mullions, bronze-look powdercoat



Concrete
Britonlite pigment



Metal Cladding
Bronze-look powdercoat



Metal Battens
Timber-look powdercoat, vertical orientation



Stone Tiles
Vertical Orientation



Materiality

The Tower

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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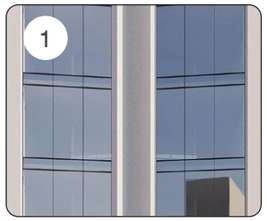


Window Wall
Vision glazing, clear



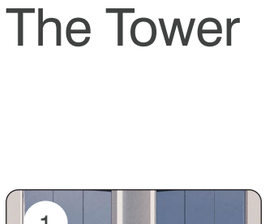
Sliding Door
Clear



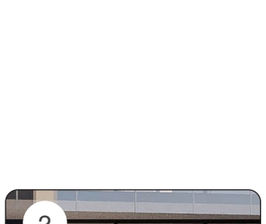
Concrete
Applied finish, off-white



Balcony Glazing
Clear



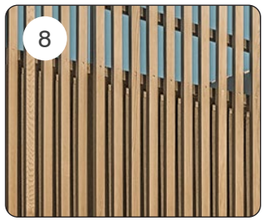
Horizontal Sun Shade
Natural finish



Metal Canopy
Off-white powdercoat



Spandrel Glazing
Grey Tinted



Metal Battens
Timber-look powdercoat, vertical orientation





DA - FURTHER ADVICE



The Podium - Contextual Response

Floor Plan

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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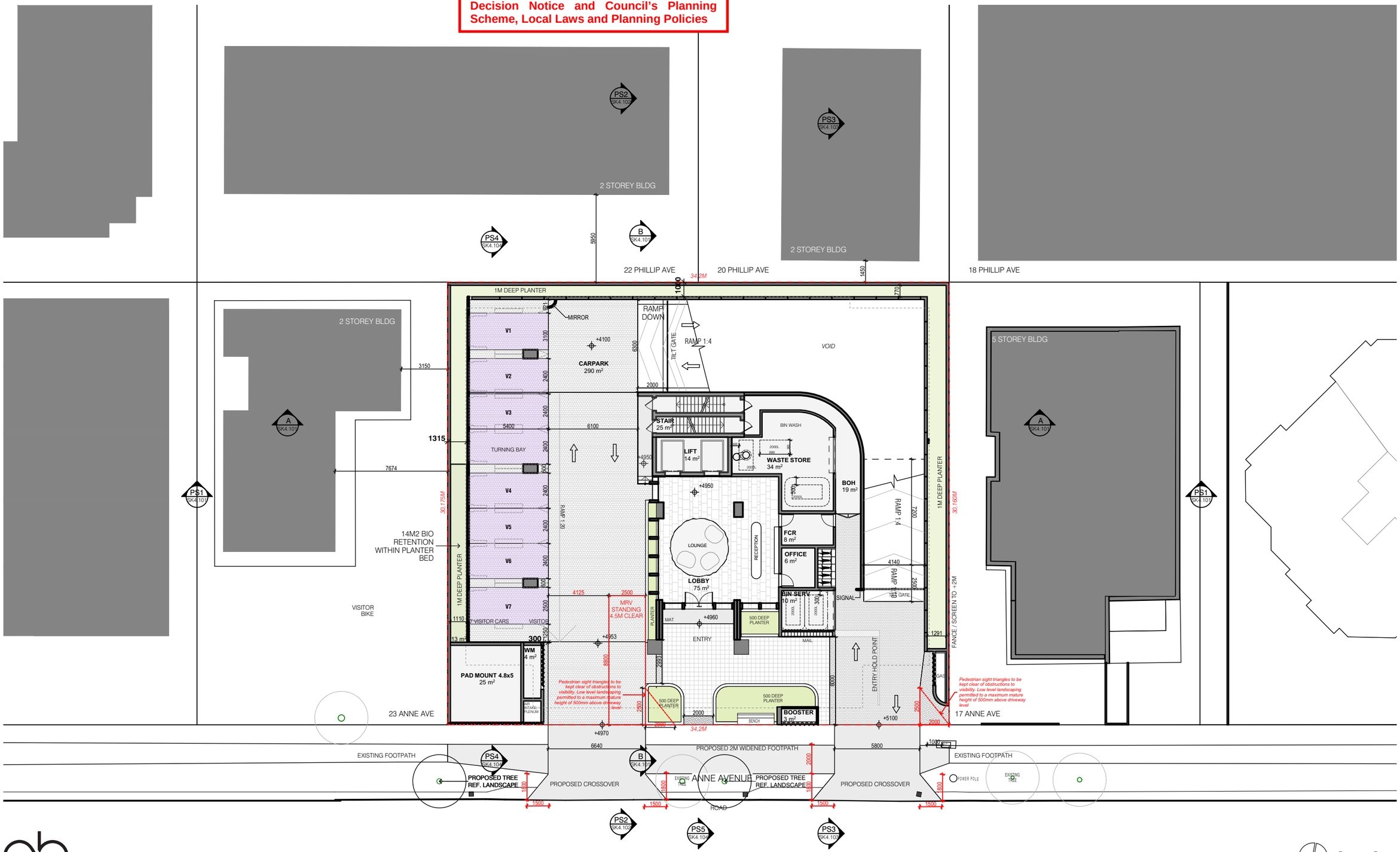

DA - FURTHER ADVICE

SCALE: 1:250 @ A3

bda

The Podium - Contextual Response

Edge Section 1

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

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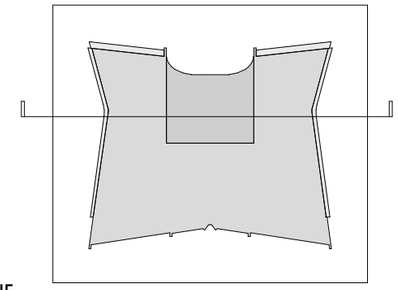
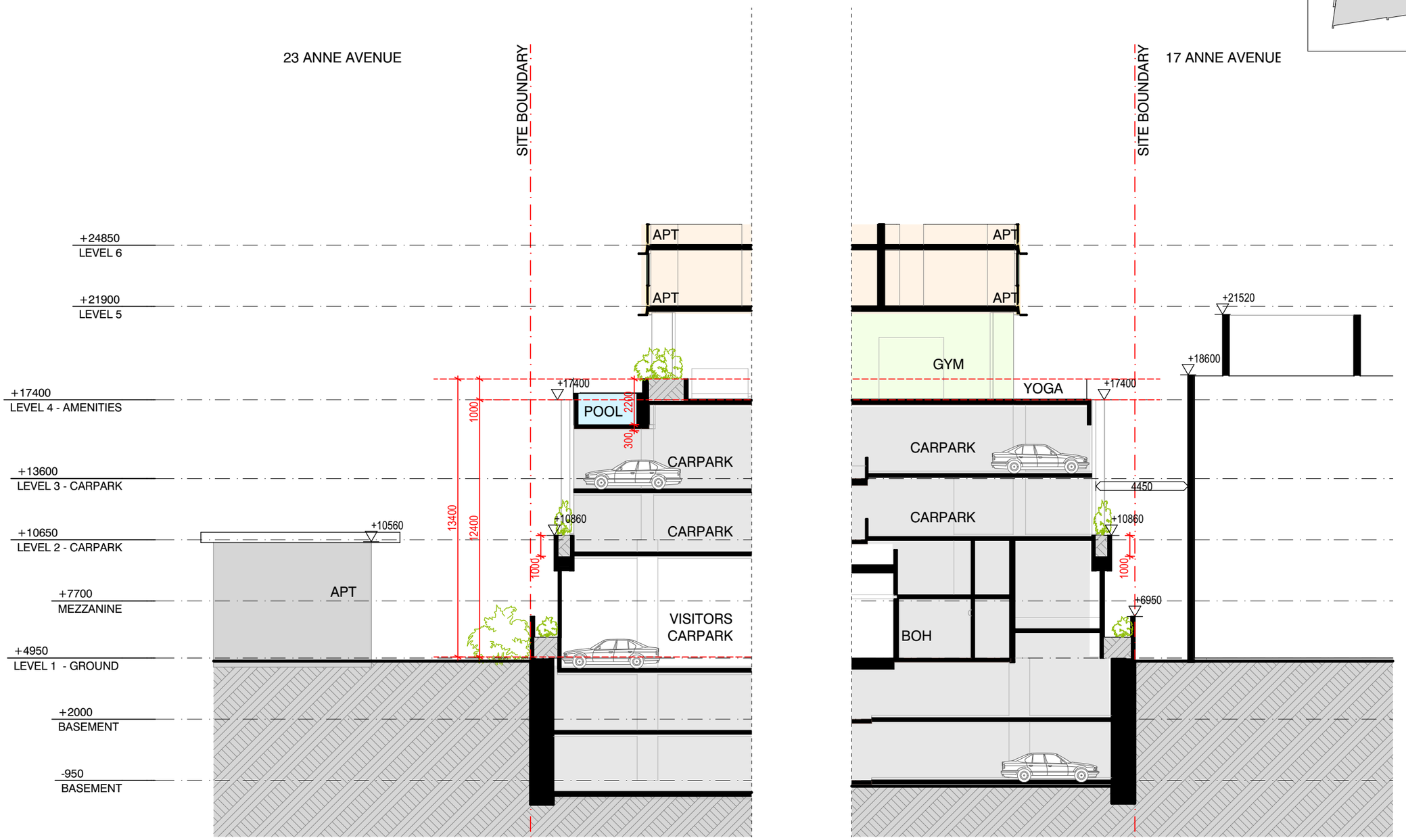




DA - FURTHER ADVICE

SCALE: 1:200 @ A3

The Podium - Contextual Response

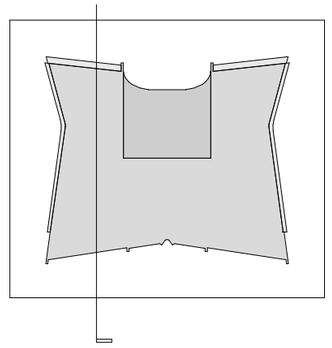
Edge Section 2

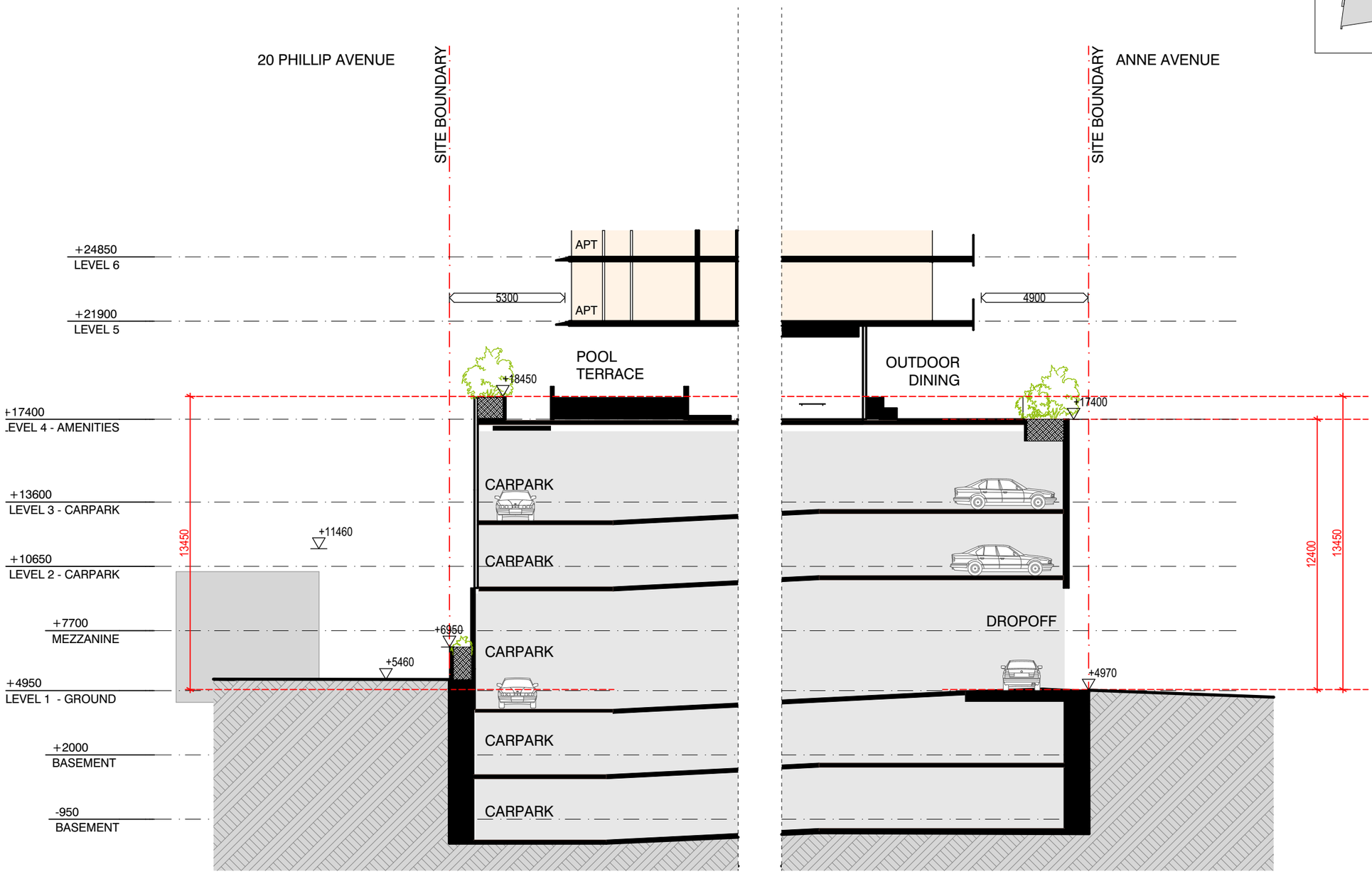
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies





DA - FURTHER ADVICE

SCALE: 1:200 @ A3

PS4
SK4.104

B
SK4.101

No kerbside to be located alongside ramps

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34.2M

A
SK4.101

A
SK4.101

MIRROR

MIRROR

C3

C4

C5

C6

C7

C8

C9

C10

C1

C2

C11
SMALL

C12

C13

C14

C15

C16

C17

C18
SMALL

C26

C25

C24

C23

C22

C21

C20

C19
SMALL

RAMP 1:8

RAMP 1:20

RAMP 1:20

RAMP 1:30

STAIR
19 m²

LIFT
14 m²

2 m²

8 BIKES

BOLLARD

B02 CARPARK - 26 CARS
1030 m²

10
STORES

10
STORES

30.175M

30.160M

34.2M

23 ANNE AVE

17 ANNE AVE

PS4
SK4.104

B
SK4.101

ANNE AVENUE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

DRAFT

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA2.109
BASEMENT LEVEL 2

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

PS4 SK4.104

B SK4.101

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34.2M

No kerbside to be located alongside ramps

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

700

1000

STAIR 19 m²

LIFT 14 m²

2 m²

+2000

RAMP 1:20

RAMP 1:20

1800

1600

5800

5400

+1630

8 BIKES

BOLLARD

B01 CARPARK - 24 CARS 1030 m²

RAMP 1:30

+1630

+1920

5800

5400

MIRROR

MIRROR

2400

CABLE ROOM

MAIN SWITCH ROOM

Hold point

Movements in basement levels to be signal-controlled

30.175M

30.160M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

23 ANNE AVE

17 ANNE AVE

34.2M

PS4 SK4.104

B SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA2.110
BASEMENT LEVEL 1

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

PS4 SK4.104

B SK4.101

A SK4.101

Signal

5950

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

2 STOREY BLDG

2 STOREY BLDG

5 STOREY BLDG

34.2M

1M DEEP PLANTER

1000

770

1450

921

MIRROR

RAMP DOWN

TILT GATE

RAMP 1:4

VOID

3150

V1

V2

V3

V4

V5

V6

V7

3100

2400

2400

2400

2400

2400

2400

600

2500

+4100

CARPARK
290 m²

6300

2000

1315

5400

6100

TURNING BAY

7674

STAIR
25 m²

BIN WASH

LIFT
14 m²

+4950

500

2000L

2050

WASTE STORE
34 m²

BOH
19 m²

30.175M

30.160M

RAMP 1:4

7200

1M DEEP PLANTER

14M2 BIO RETENTION WITHIN PLANTER BED

Hold point

+4950

LOUNGE

RECEPTION

FCR
8 m²

OFFICE
6 m²

4140

RAMP 1:4

2500

Movements to/from basement levels to be signal-controlled

VISITOR BIKE

1M DEEP PLANTER

1110

7 VISITOR CARS

VISITOR

13 m²

300

1250

4125

2500

MRV STANDING 4.5M CLEAR

LOBBY
75 m²

BIN SERV
10 m²

2000L

300

2000L

SIGNAL

TILT GATE

PLANTER

MAT

+4960

500 DEEP PLANTER

ENTRY

MAIL

+4953

8800

2993

1291

FANCE / SCREEN TO +2M

WM
4 m²

PAD MOUNT 4.8x5
25 m²

AIR INTAKE/ PLENUM

Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level

2500

500 DEEP PLANTER

2000

500 DEEP PLANTER

BENCH

BOOSTER
3 m²

6000

ENTRY HOLD POINT

GAS

Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level

2500

2000

+4970

34,2M

+5100

17 ANNE AVE

23 ANNE AVE

EXISTING FOOTPATH

6640

PROPOSED 2M WIDENED FOOTPATH

5800

1000

PIT

EXISTING FOOTPATH

PS4 SK4.104

B SK4.101

PROPOSED TREE REF. LANDSCAPE

1800

PROPOSED CROSSOVER

EXISTING TREE

ANNE AVENUE

PROPOSED TREE REF. LANDSCAPE

2000

1800

PROPOSED CROSSOVER

1800

POWER POLE

EXISTING TREE

1500

1500

ROAD

1500

1500

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA2.101
LEVEL 1 - GROUND

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

PS4
SK4.104

B
SK4.101

6940

22 PHILLIP AVE

MEZZANINE RAMP
108 m²

20 PHILLIP AVE

2 STOREY BLDG

18 PHILLIP AVE

34,2M

1000

2 STOREY BLDG

4450

A
SK4.101

1360

8974

30,175M

VOID OVER CARPARK

1150

6200

RAMP 1:8

2000

STAIR
19 m²

<Custom-T
1

FIRE PUMP ROOM
27 m²

LIFT
14 m²

+7250

1:8

2000

1500

30,160M

RAMP 1:4

120KL WATER TANK
52 m²

VOID OVER LOBBY

420 DEEP
PLANTER

420 DEEP
PLANTER
TO CANOPY

VOID OVER DROPOFF

5 STOREY BLDG

A
SK4.101

1150

23 ANNE AVE

LINE OF PODIUM OVER

17 ANNE AVE

34,2M

PS4
SK4.104

B
SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

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AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

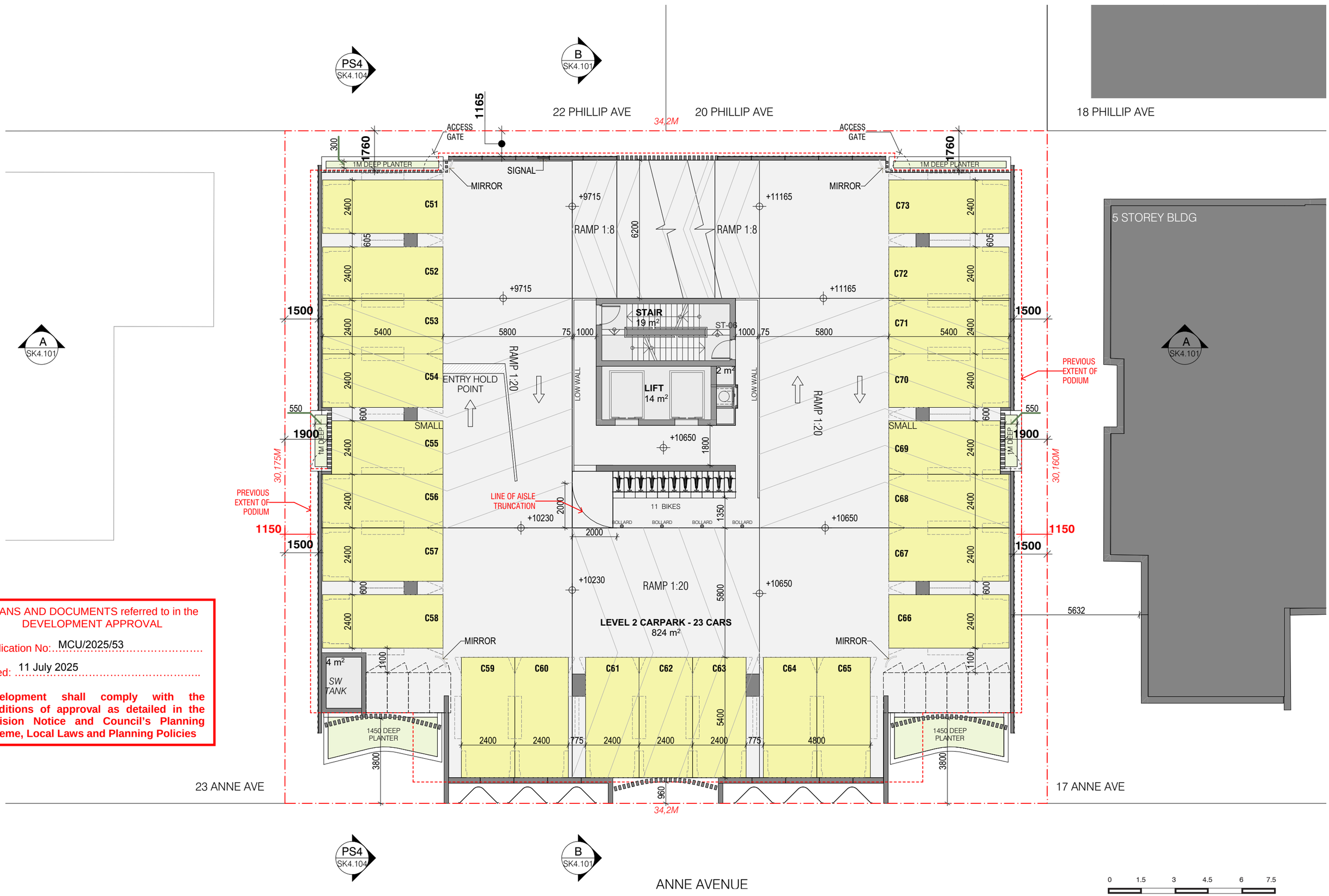
PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA2.102
MEZZANINE LEVEL

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

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0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA2.103
LEVEL 2

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

PS4
SK4.104

B
SK4.101

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34.2M

1165

1000

1760

1760

SIGNAL

MIRROR

MIRROR

+12755

RAMP 1:8

C74

C75

C76

C77

C78

C79

C80

C81

C97
SMALL

C98
SMALL

C96

C95

C94

C93

C92

C91

C90

C89

+12755

+14205

1500

1500

2090

2090

5400

5800

75

1000

1000

75

5800

5400

STAIR
19 m²

ST-06

2 m²

LIFT
14 m²

LOW WALL

LOW WALL

RAMP 1:20

RAMP 1:20

ENTRY HOLD POINT

SMALL

SMALL

+13600

1800

5 STOREY BLDG

A
SK4.101

A
SK4.101

PREVIOUS EXTENT OF PODIUM

30,175M

30,160M

PREVIOUS EXTENT OF PODIUM

LINE OF AISLE TRUNCATION

2000

11 BIKES

1350

BOLLARD

BOLLARD

BOLLARD

BOLLARD

+13270

+13690

2000

1150

1500

1150

1500

+13270

RAMP 1:20

+13690

5800

5632

LEVEL 2 CARPARK - 25 CARS
822 m²

MIRROR

MIRROR

C82

C83

C84

C85

C86

C87

C88

5400

2400

2400

775

2400

2400

2400

775

4800

23 ANNE AVE

17 ANNE AVE

34,2M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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Dated: 11 July 2025

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PS4
SK4.104

B
SK4.101

ANNE AVENUE

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

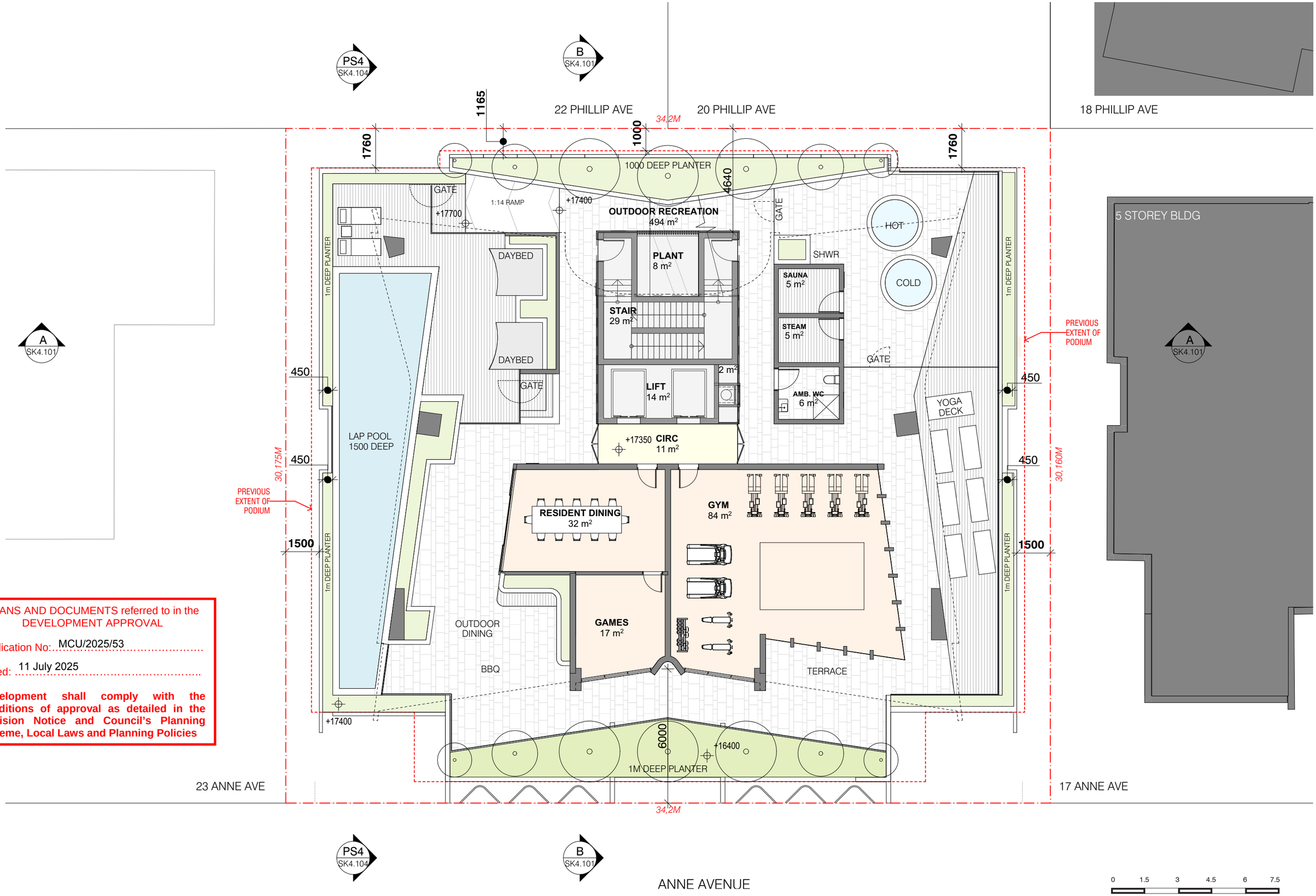
PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA2.104
LEVEL 3

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

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AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

PROJECT NO. 562200
23 JUNE 2025, ISSUE C

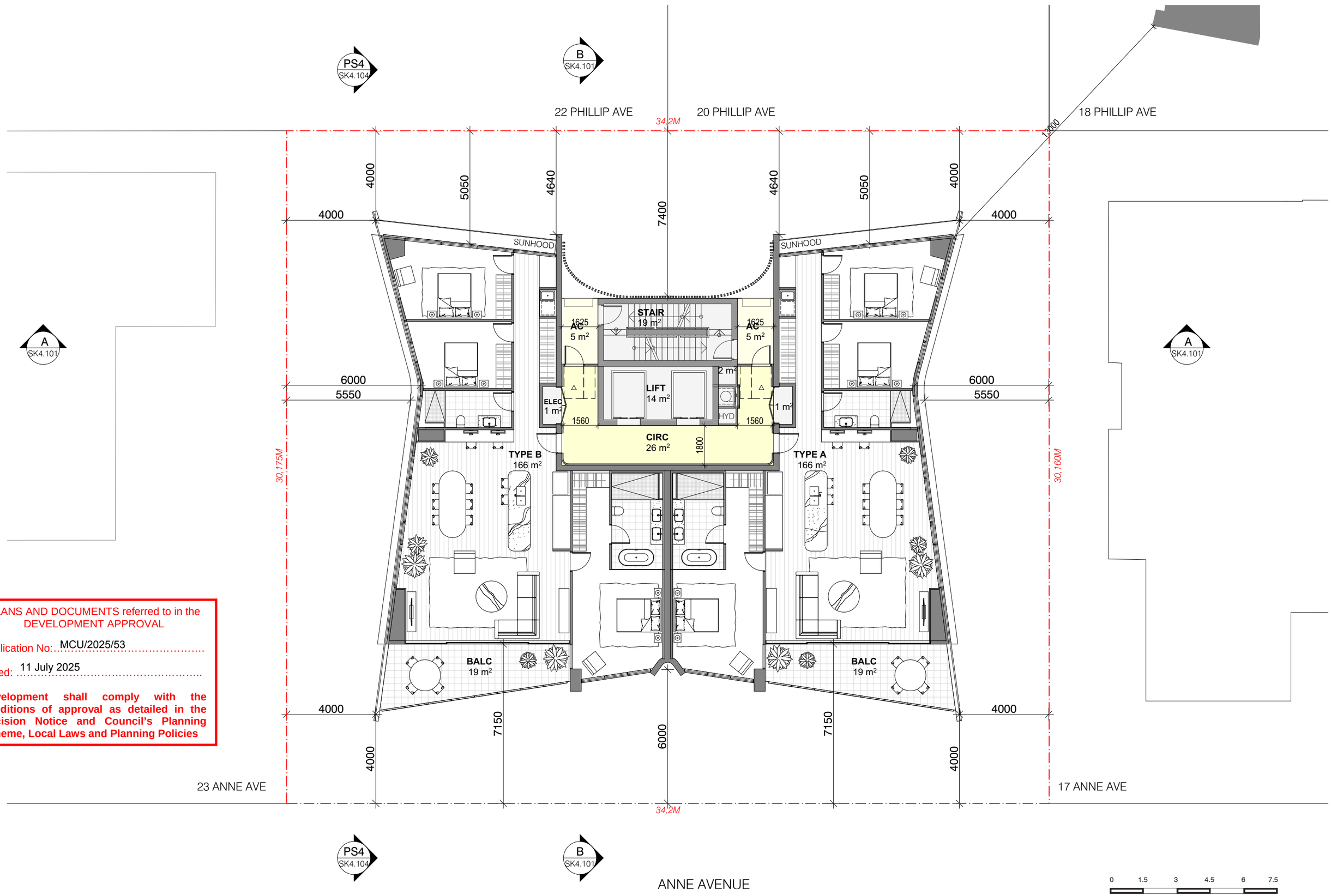
DRAWING NO. DA2.105
LEVEL 4 - RECREATION

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda

88 / 102



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

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0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

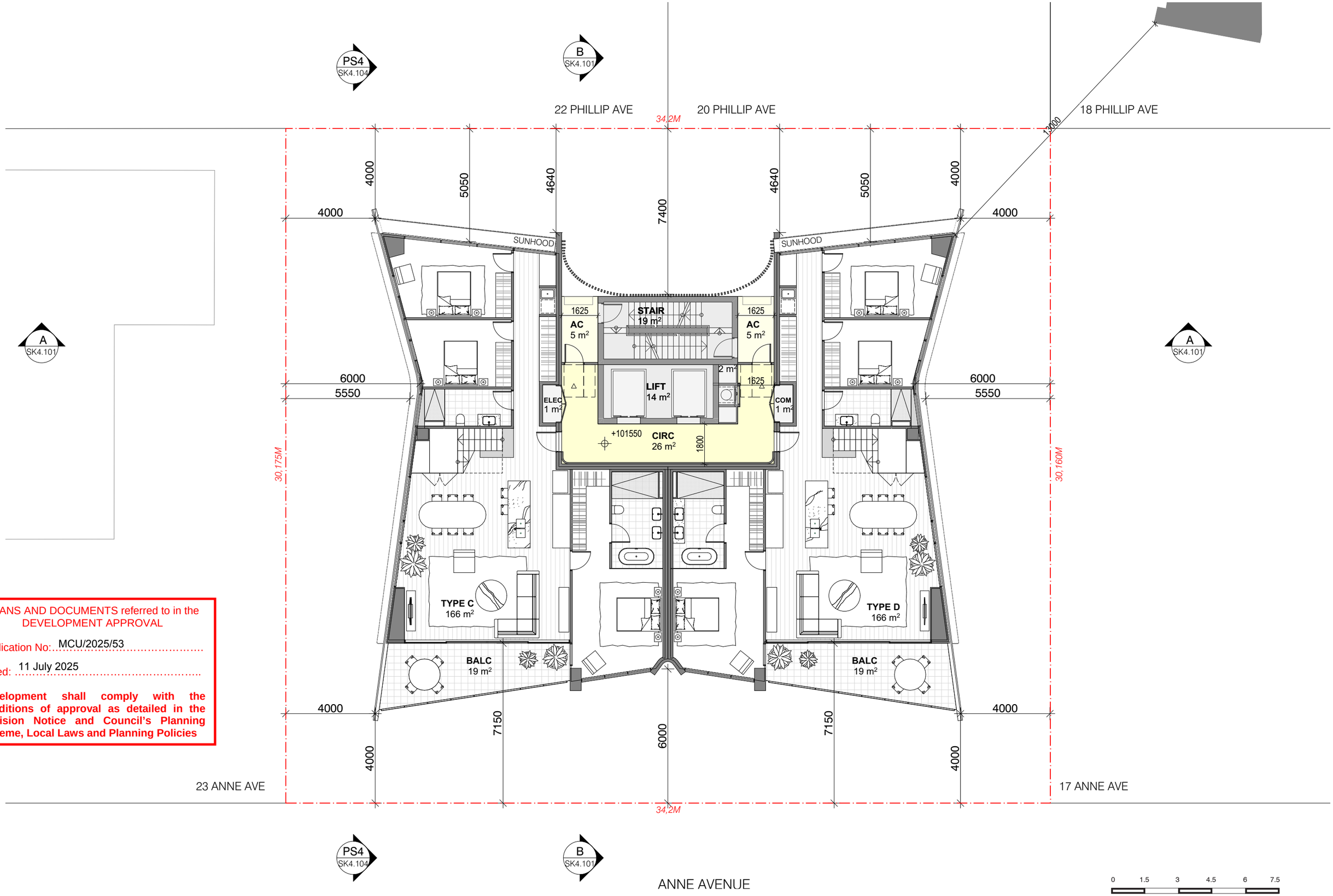
PROJECT NO. 562200
23 JUNE 2025, ISSUE C

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

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

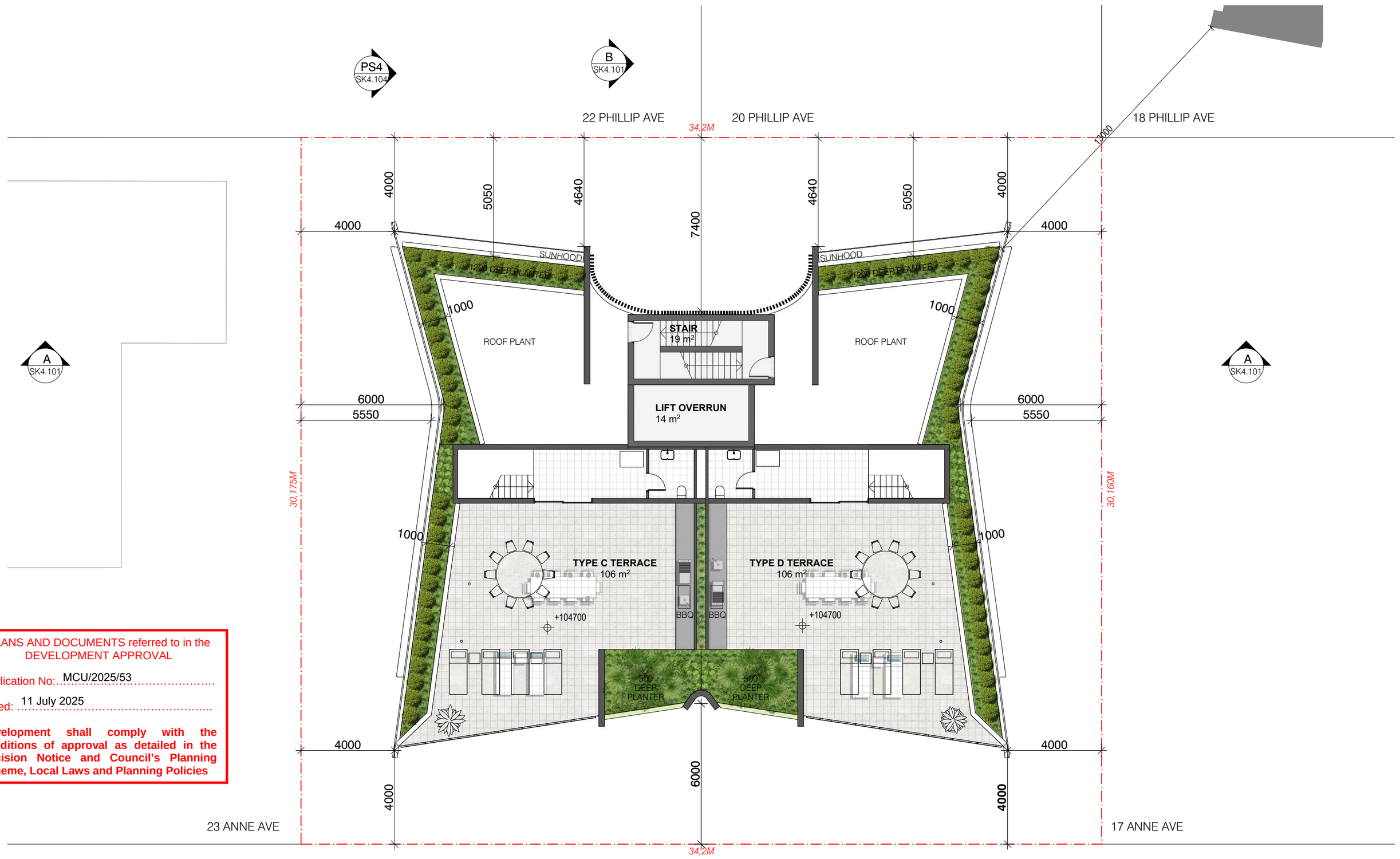
PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA2.107
LEVEL 32

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

0 1.5 3 4.5 6 7.5

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

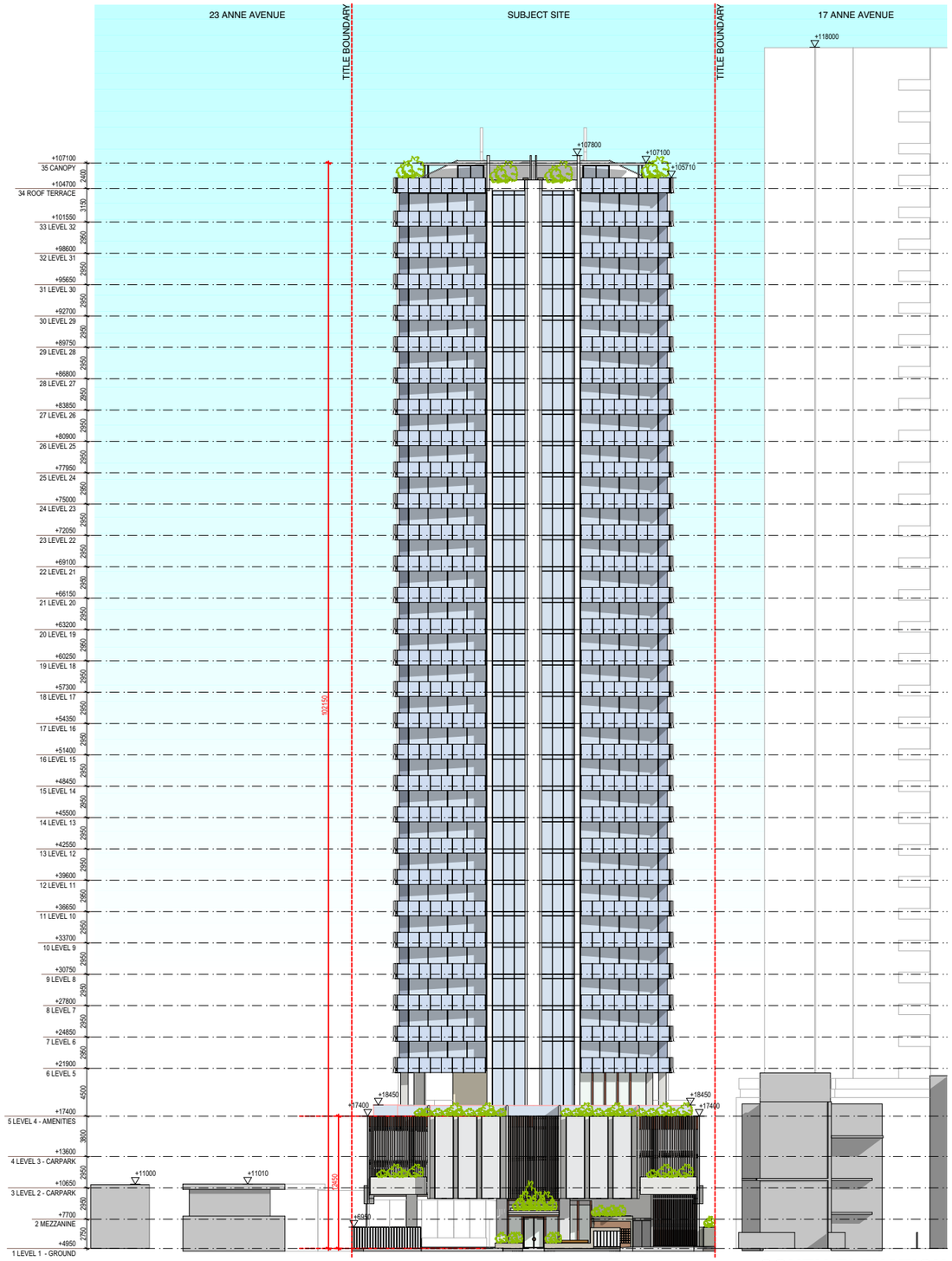
PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA2.108
ROOF TERRACE

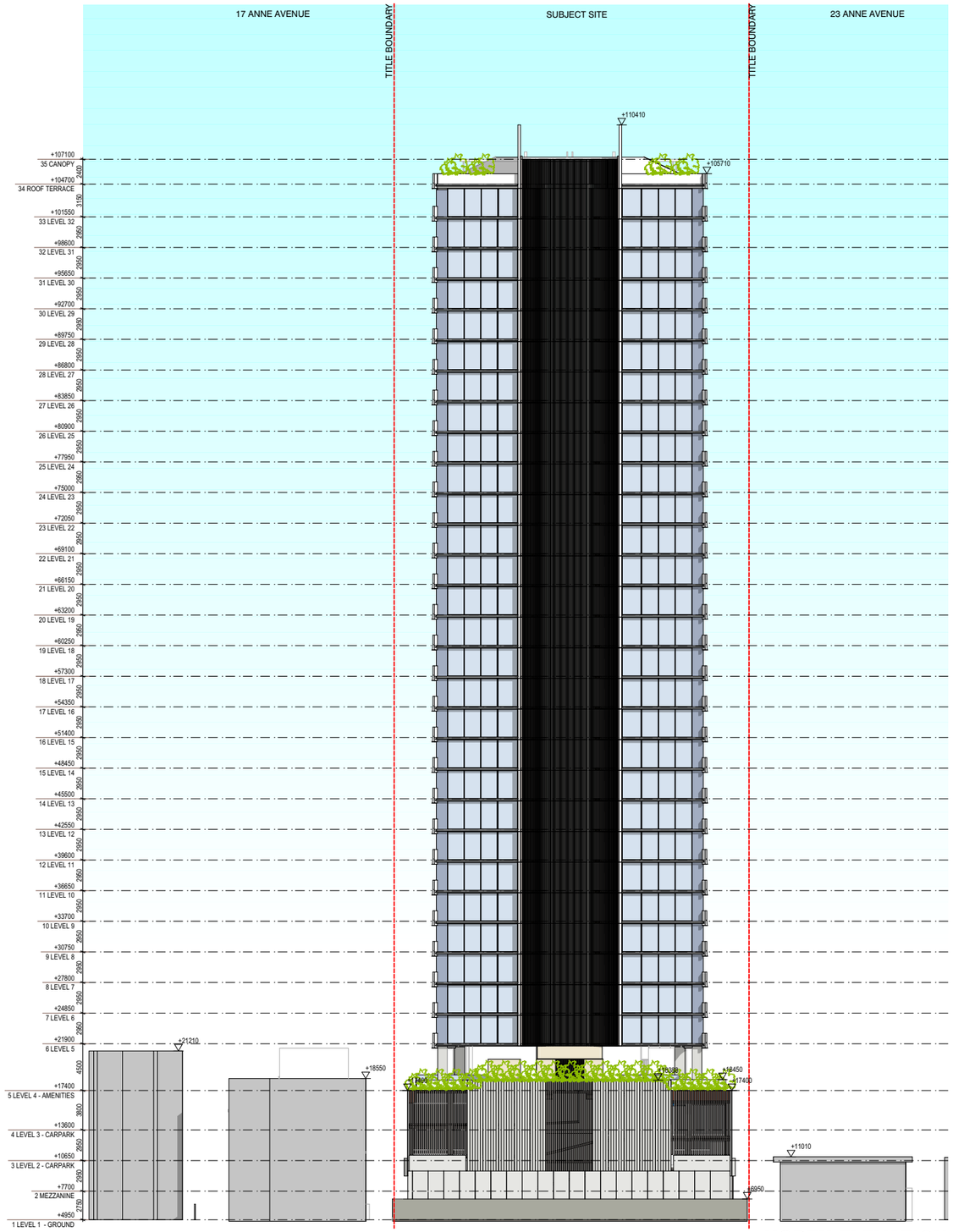
PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



SOUTH ELEVATION



NORTH ELEVATION

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

0 5 10 15 20 25m

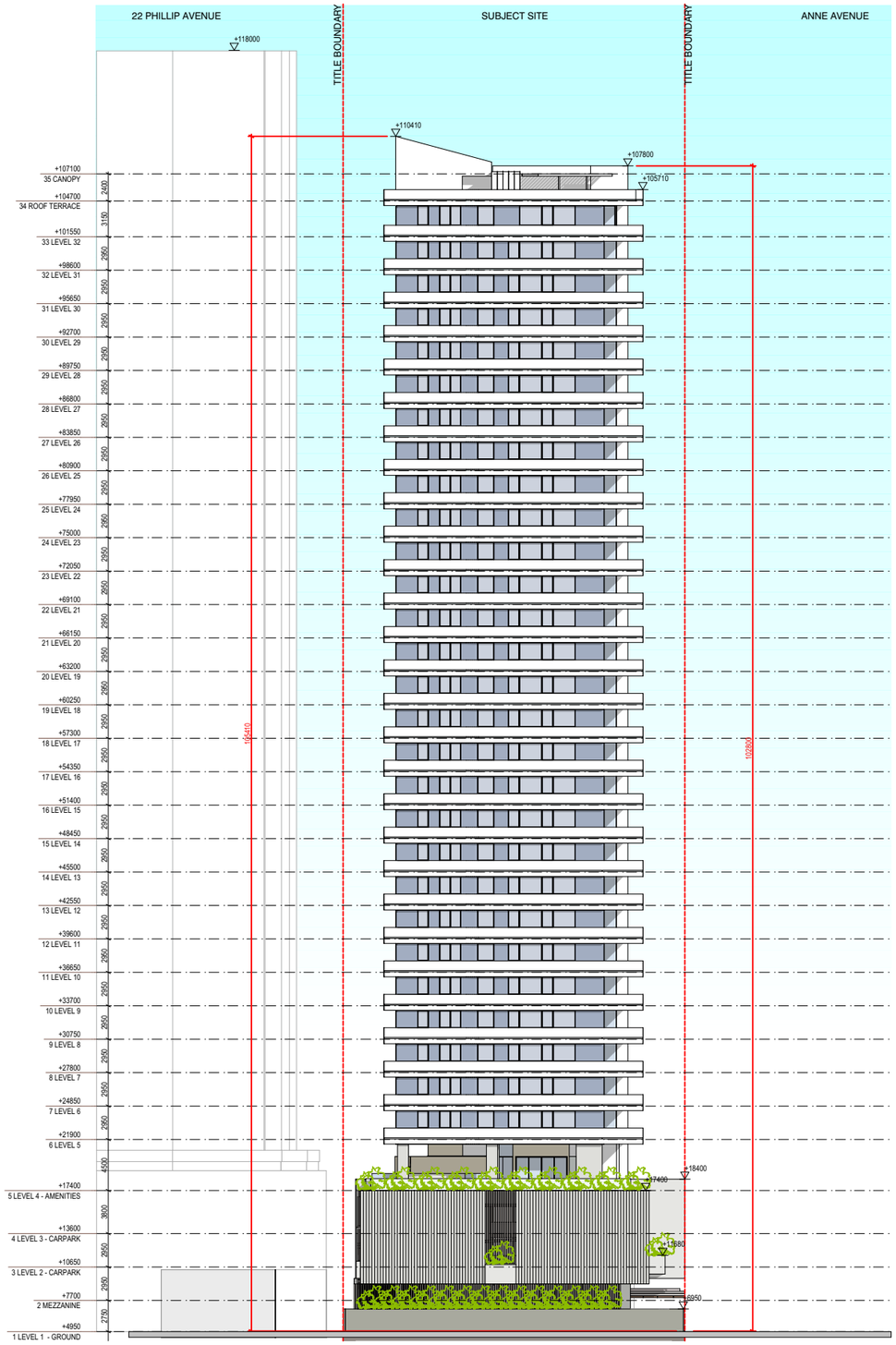
PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA3.101
NORTH & SOUTH ELEVATIONS

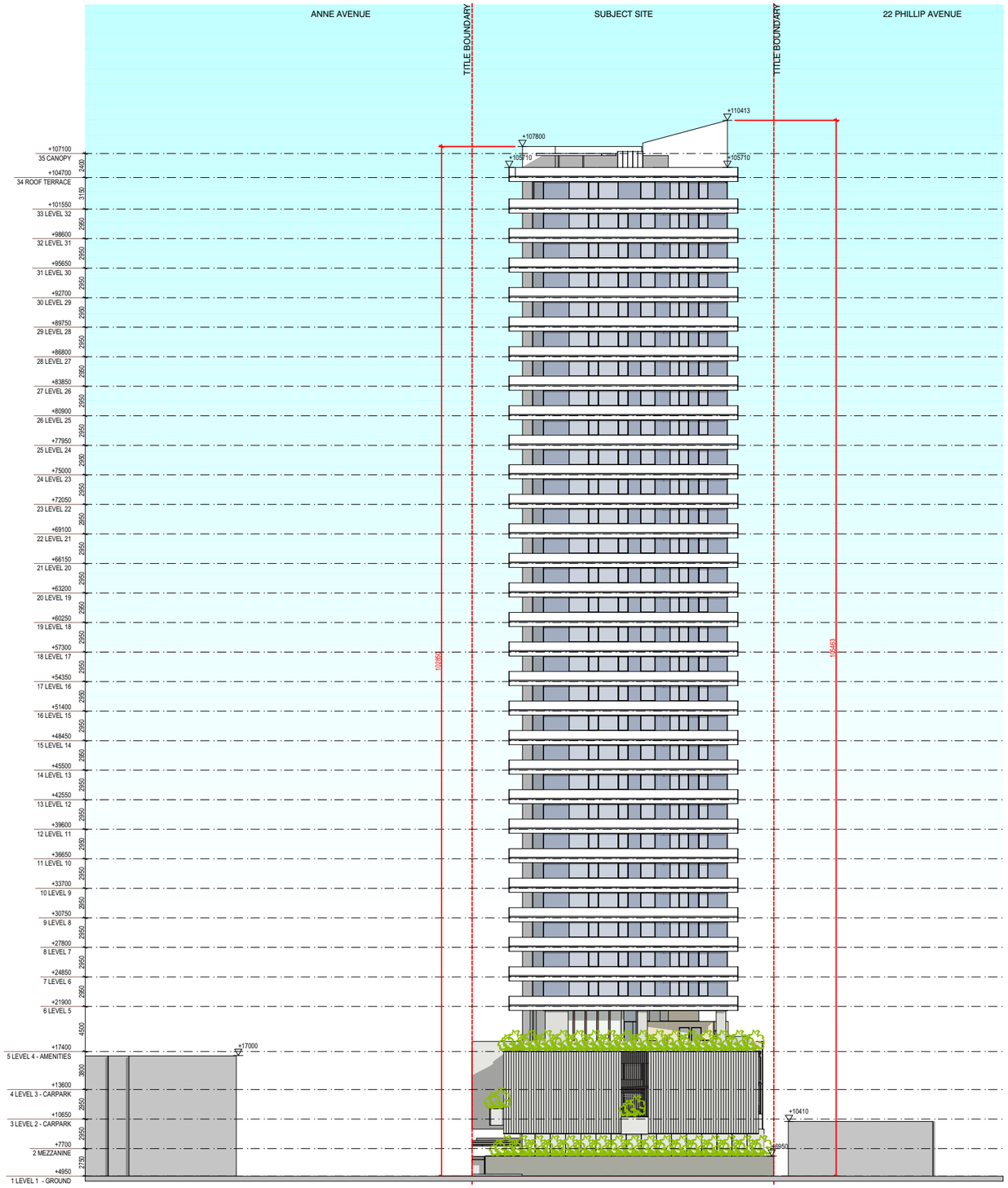
PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:500 @ A3

bda



EAST ELEVATION



WEST ELEVATION

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

0 5 10 15 20 25m

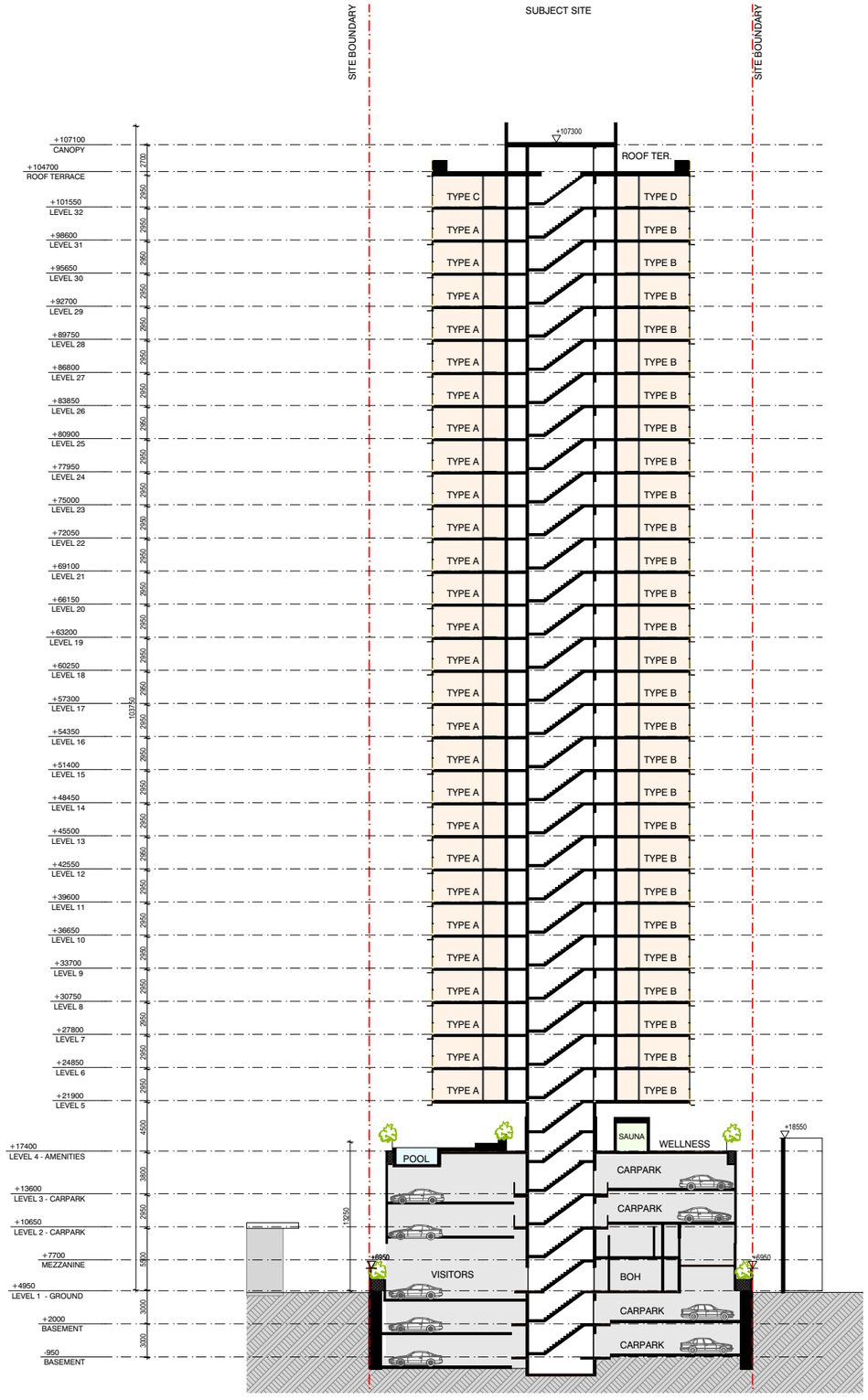
PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA3.102
EAST & WEST ELEVATIONS

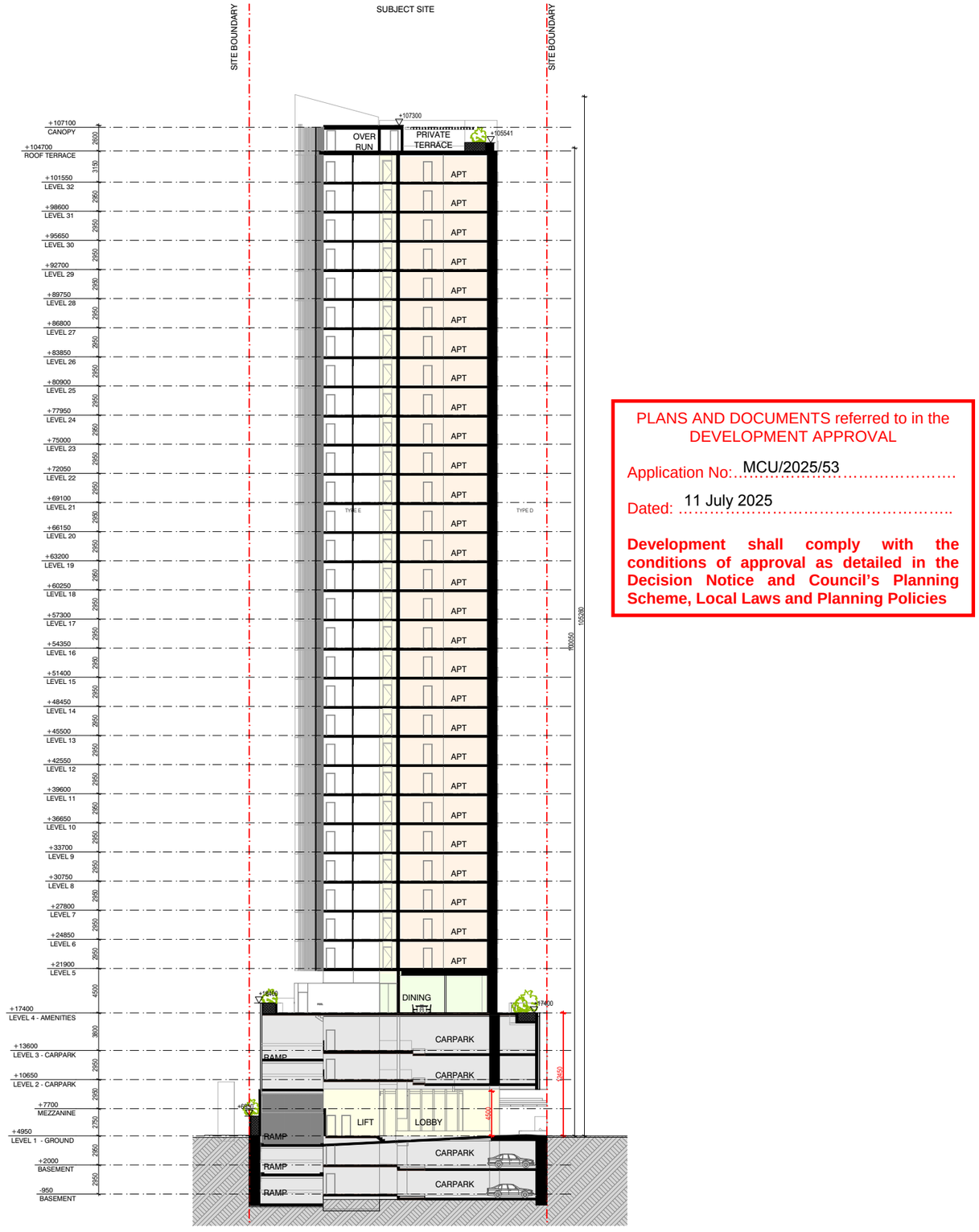
PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:500 @ A3

bda



SECTION AA



SECTION BB

0 5 10 15 20 25m

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

AVVA BROADBEACH, 19-21 ANNE AVENUE
DA - FURTHER ADVICE

PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA4.101
SECTION A & B

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
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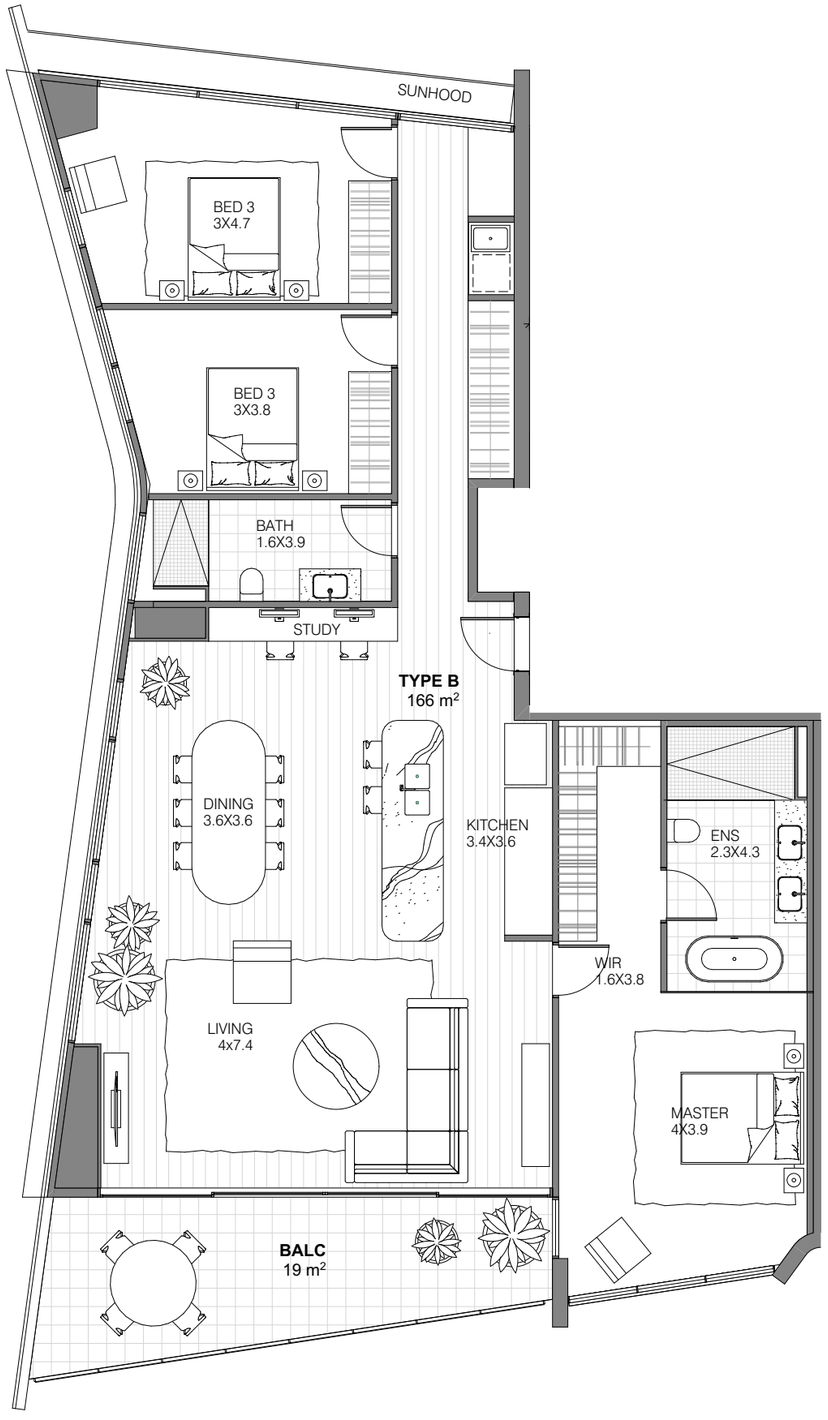
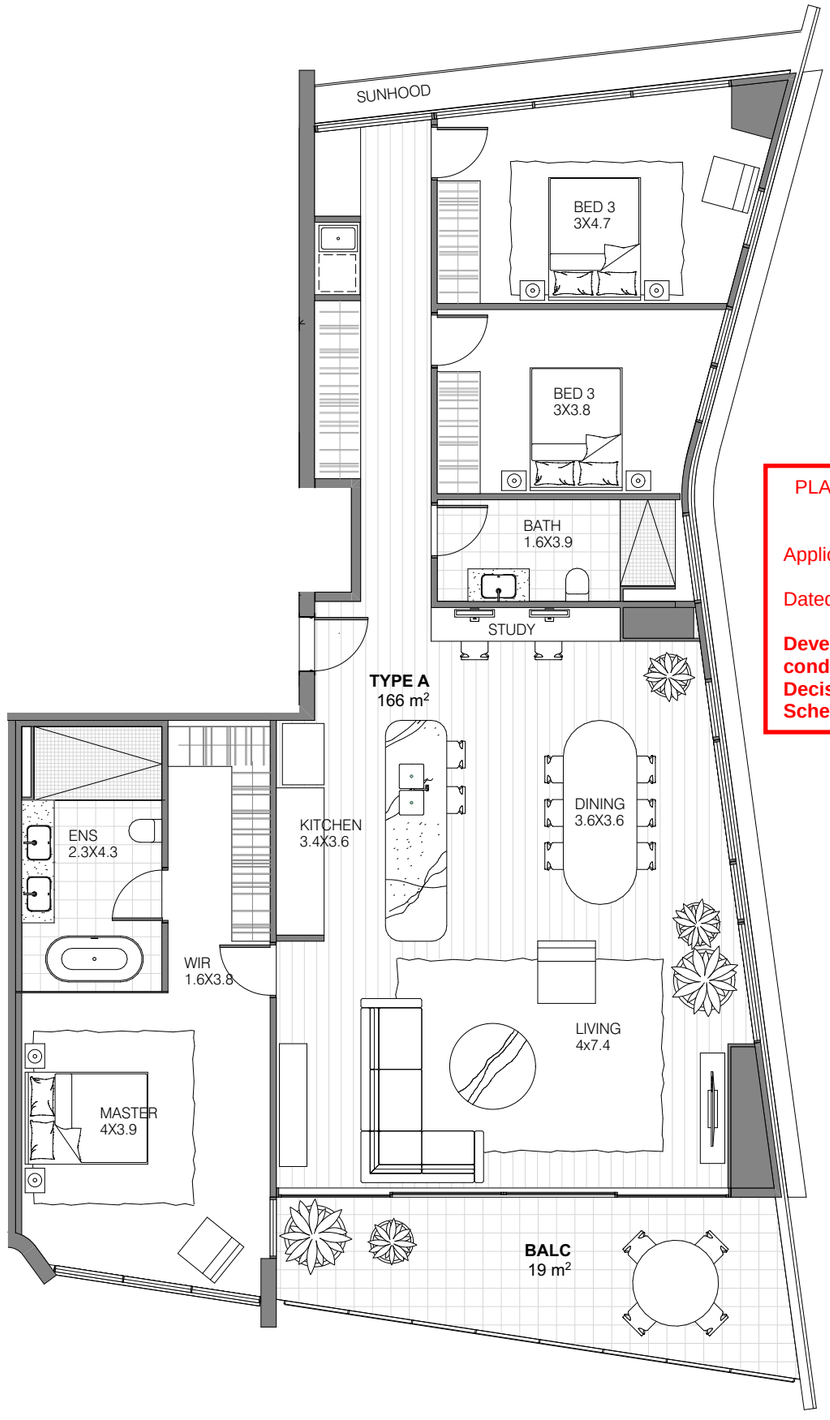
bda





PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

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 - FURTHER ADVICE

PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA5.101
APARTMENT TYPES A & B

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:100 @ A3

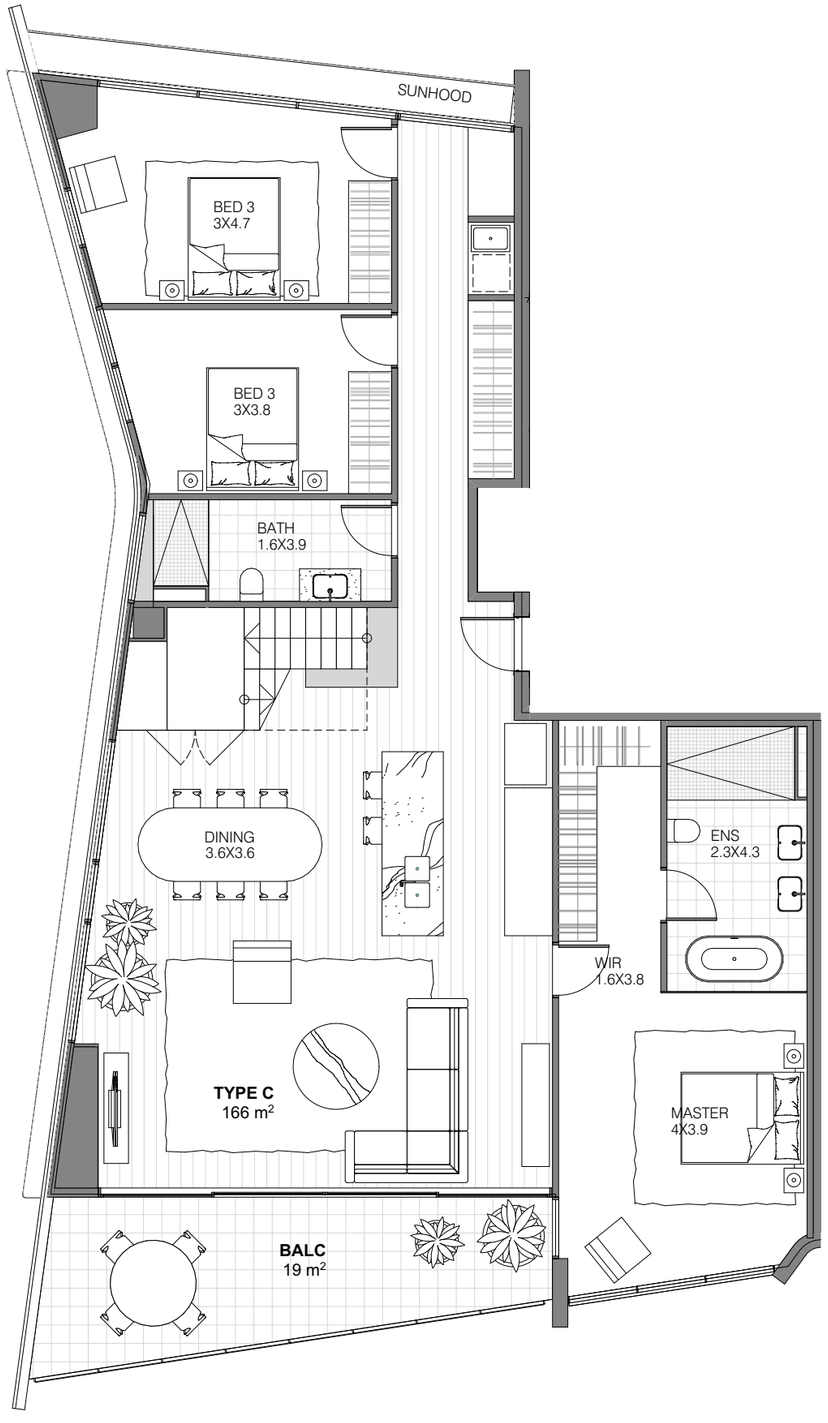
bda

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

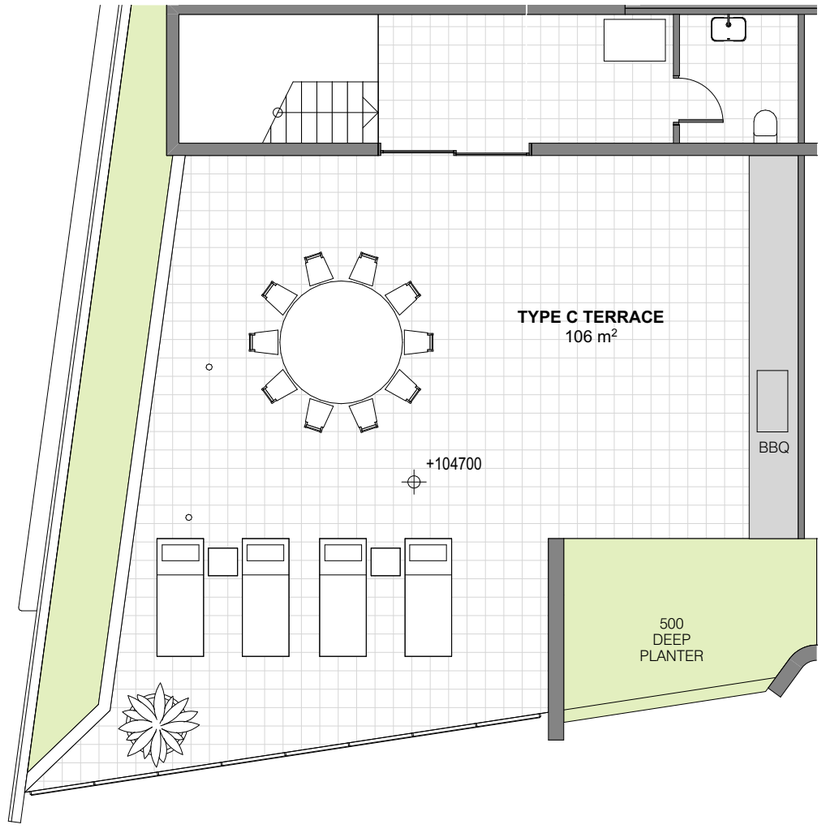
Application No: MCU/2025/53

Dated: 11 July 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



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 - FURTHER ADVICE

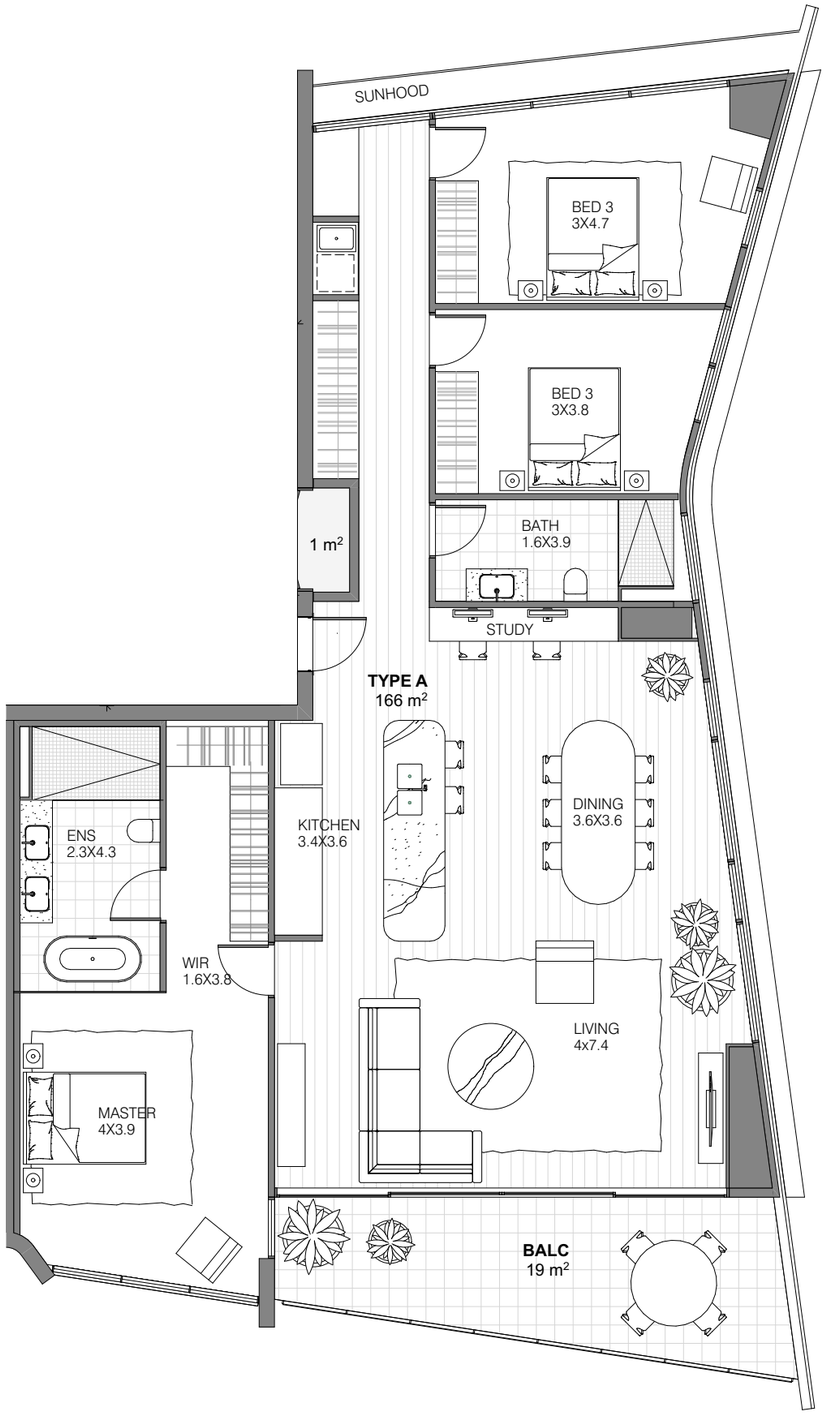
PROJECT NO. 562200
23 JUNE 2025, ISSUE C

DRAWING NO. DA5.102
APARTMENT TYPE C

PREPARED FOR
BASSAR CONSTRUCTION GROUP

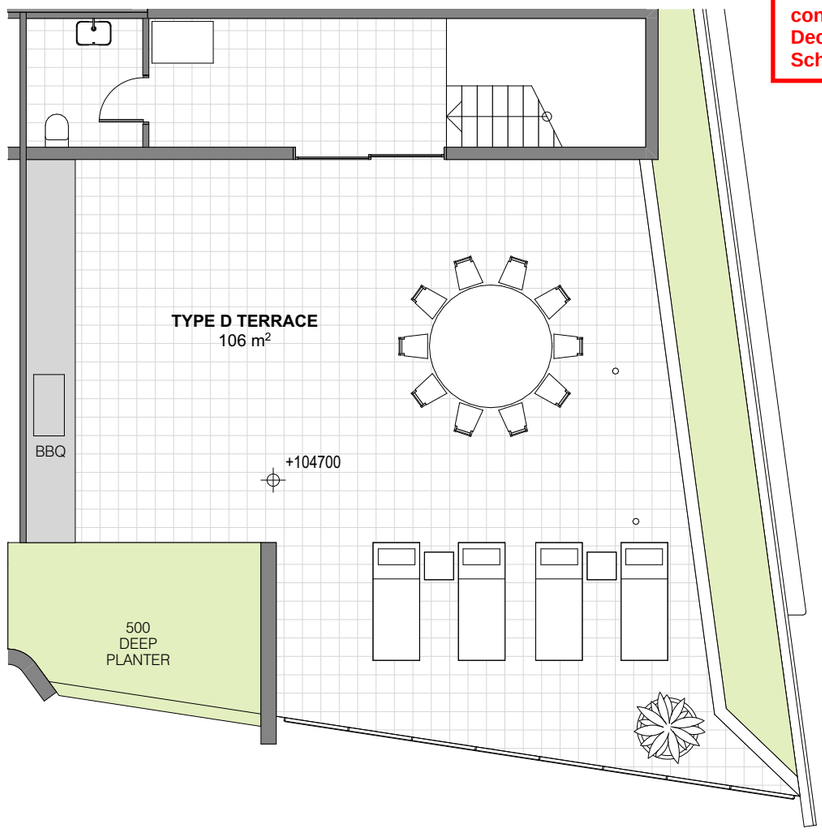
SCALE:
1:100 @ A3

bda



LEVEL 32

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



LEVEL 33

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/53

Dated: 11 July 2025

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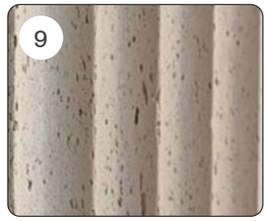
0 1 2 3 4 5

Additional IR Response Items

North Podium Elevation



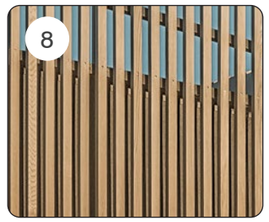
Precast Concrete
Fluted precast concrete with formliner, colour : britonlite



Concrete
Britonlite pigment



Metal Cladding
Bronze-look powdercoat



Metal Battens
Timber-look powdercoat, vertical orientation



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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