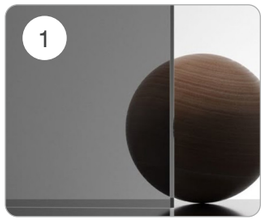
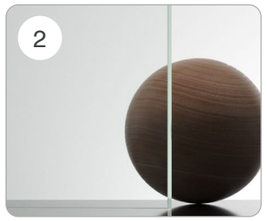
Materiality

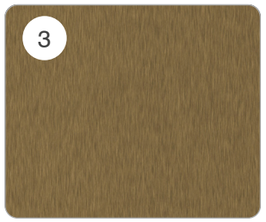
Colours & Finishes - Marine Parade



Glazing
Tinted Glass



Balustrade Glazing
Clear Glazing



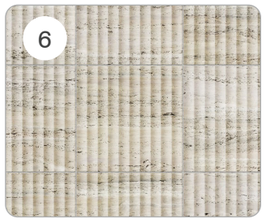
Window Frames & Doors
Powdercoat Aluminium Frames
Light Bronze Tint



Screens
Aluminium Screen - White Look
Dulux Duratec - Zeus Talc



Walls
Travetine Tile
Stretcher Bond



Walls
Travetine Fluted-Out Tile
Stacked Bond



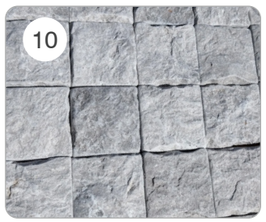
Walls
Travertine Fluted In-Tile
Stacked Bond



Walls & Balcony Hobs
White Coloured Concrete
Colour - CCS Snow



Flooring
Crazy Pave



Porte Cochere Flooring
Grey Cobblestone



Soffit
Textured Popcorn Render
Colour - CCS Snow

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 2025

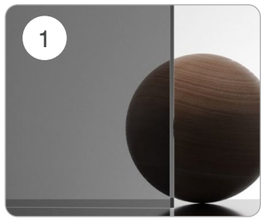
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



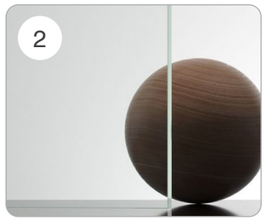
Koichi Takada Architects

Materiality

Colours & Finishes - Nagel Ave



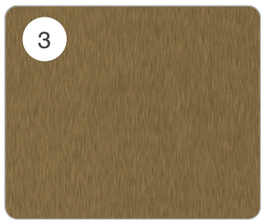
Glazing
Tinted Glass



Balustrade Glazing
Clear Glazing



Roof Terrace
Textured Roof Terrace Soffit



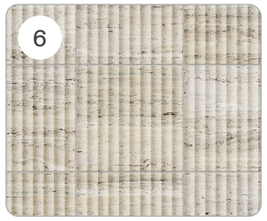
Window Frames & Doors
Powdercoat Aluminium Frames
Light Bronze Tint



Screens
Aluminium Screen - White Look
Dulux Duratec - Zeus Talc



Walls
Travetine Tile
Stretcher Bond



Walls
Travetine Fluted-Out Tile
Stacked Bond



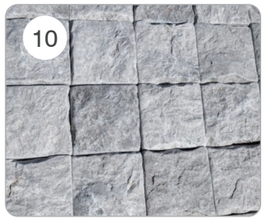
Walls
Travertine Fluted In-Tile
Stacked Bond



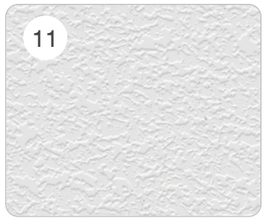
Walls & Balcony Hobs
White Coloured Concrete
Colour - CCS Snow



Flooring
Crazy Pave



Porte Cochere Flooring
Grey Cobblestone



Soffit
Textured Popcorn Render
Colour - CCS Snow

DA - IR RESPONSE
122 MARINE PDE, MIAMI



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

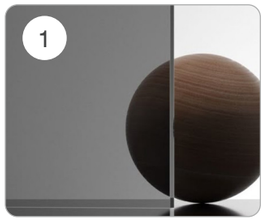
Application No: MCU/2025/155

Dated: 2 September 2025

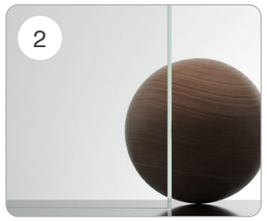
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

Materiality

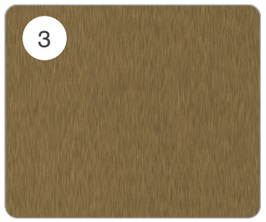
Colours & Finishes - Fraser Ave



Glazing
Tinted Glass



Balustrade Glazing
Clear Glazing



Window Frames & Doors
Powdercoat Aluminium Frames
Light Bronze Tint



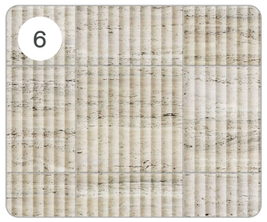
Screens
Aluminium Screen - White Look
Dulux Duratec - Zeus Talc



Fraser Ave
Porte Cochere Soffit Including
Decorative LED Lighting



Walls
Travetine Tile
Stretcher Bond



Walls
Travetine Fluted-Out Tile
Stacked Bond



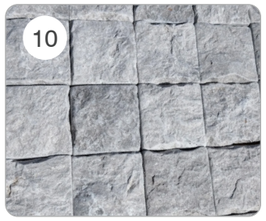
Walls
Travertine Fluted In-Tile
Stacked Bond



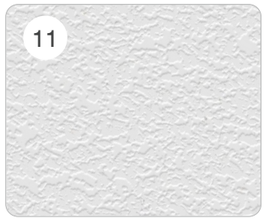
Walls & Balcony Hobs
White Coloured Concrete
Colour - CCS Snow



Flooring
Crazy Pave



Porte Cochere Flooring
Grey Cobblestone



Soffit
Textured Popcorn Render
Colour - CCS Snow

DA - IR RESPONSE
122 MARINE PDE, MIAMI



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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

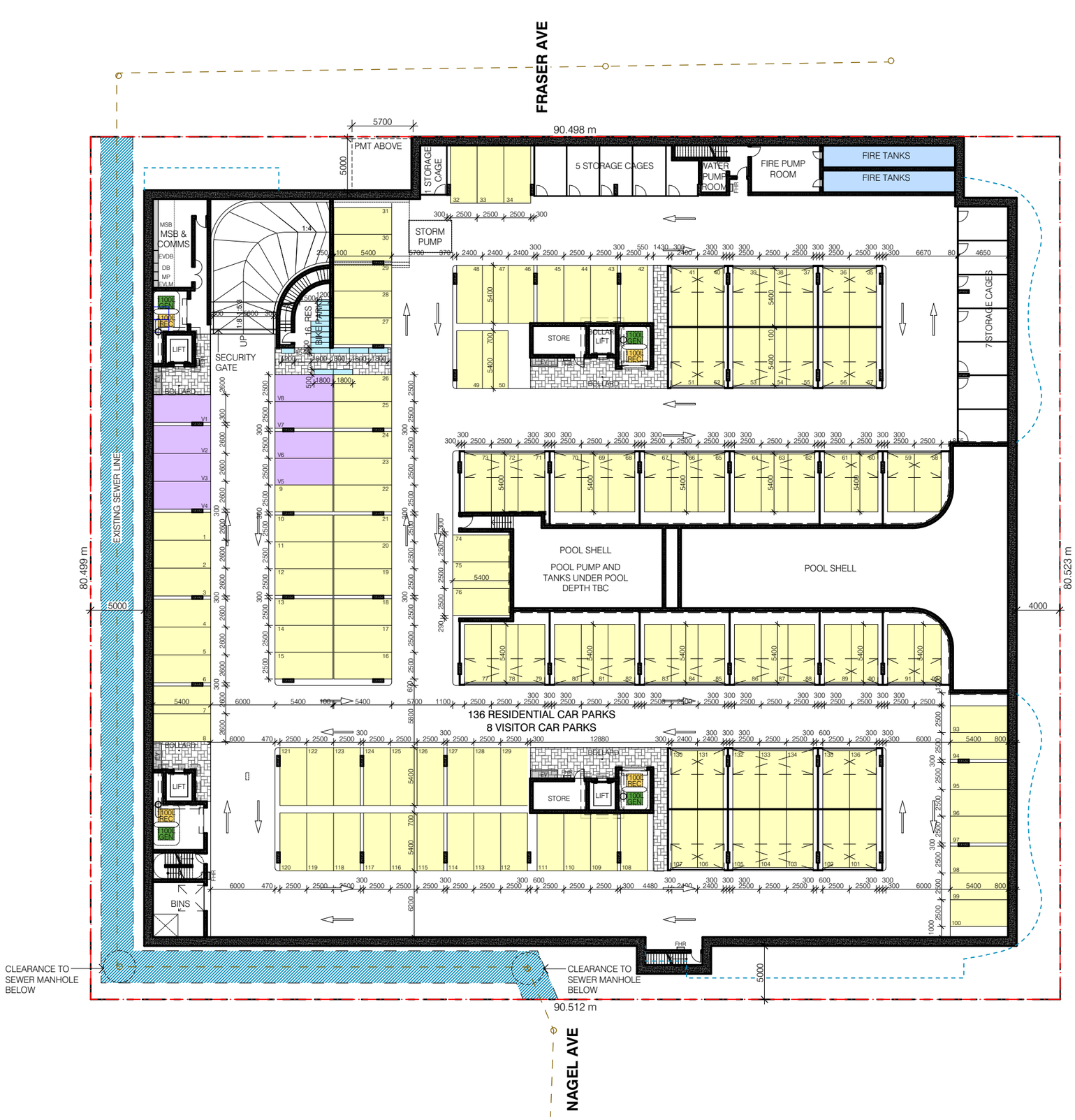
bda Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 25

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA2.101
BASEMENT FLOOR PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

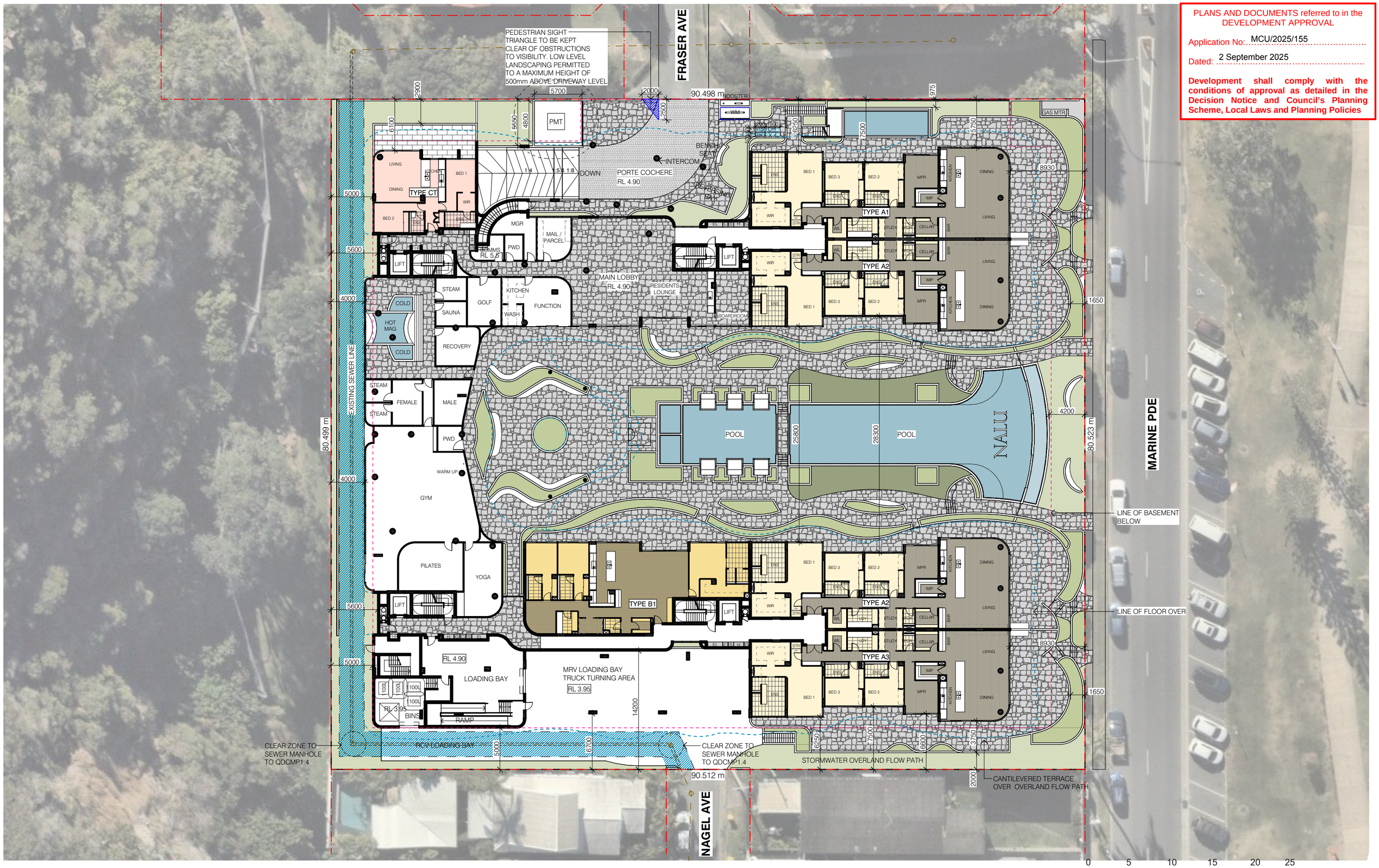
Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA2.102
GROUND FLOOR / LEVEL 1

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 25

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA2.103
LEVEL 2 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA2.104
LEVEL 3 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA2.105
LEVEL 4 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
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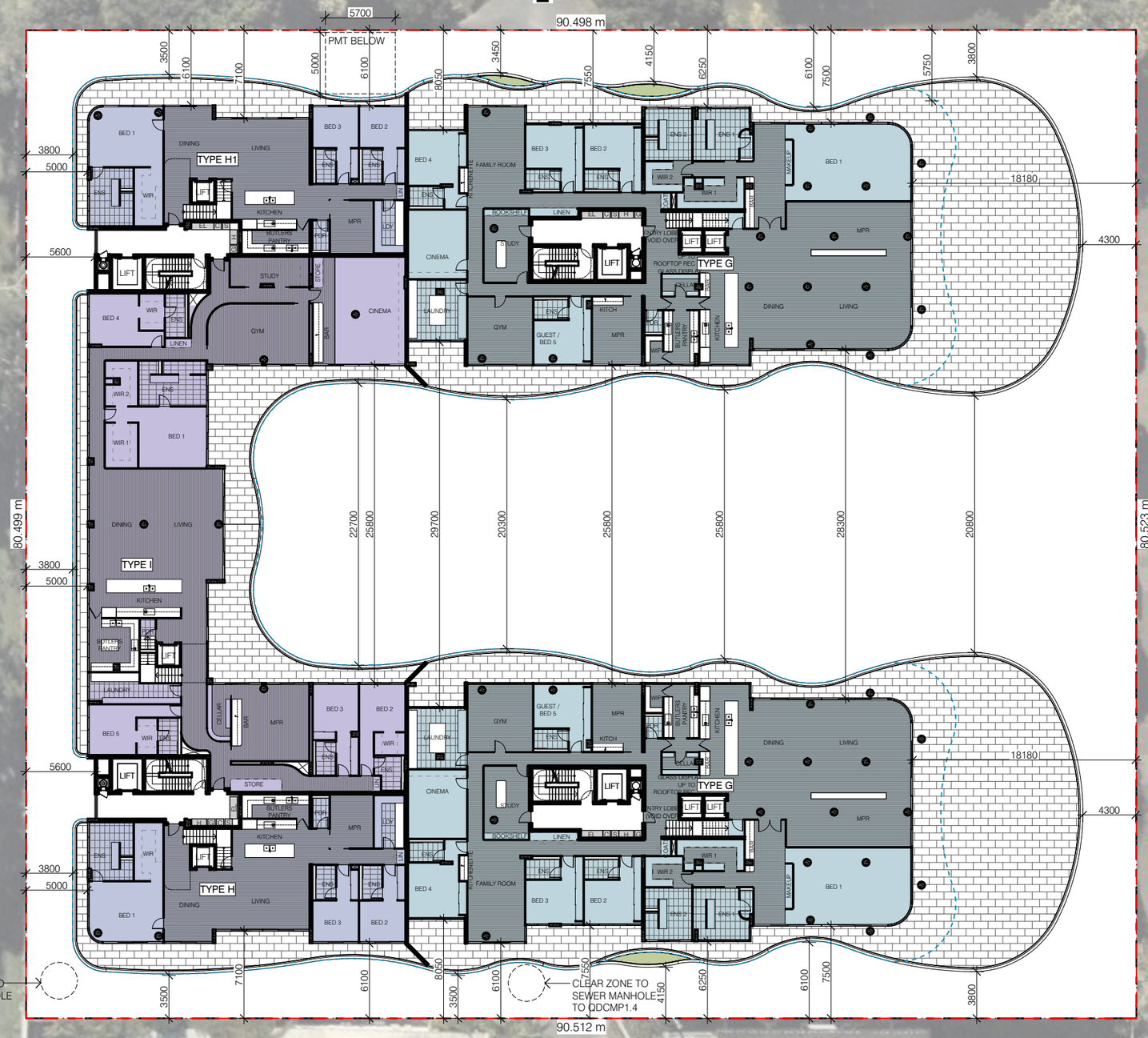
Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 25

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA2.106
LEVEL 5 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 25

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA2.107
ROOFTOP RECREATION LEVEL

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

bda Koichi Takada Architects



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA2.108
ROOF PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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



NORTH ELEVATION - 1:300 (A3)

0 3 6 9 12 15

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA3.101
NORTH ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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



EAST ELEVATION - 1:300 (A3)

0 3 6 9 12 15

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA3.102
EAST ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

bda Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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



SOUTH ELEVATION - 1:300 (A3)

0 3 6 9 12 15

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA3.103
SOUTH ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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



WEST ELEVATION - 1:300 (A3)

0 3 6 9 12 15

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA3.104
WEST ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

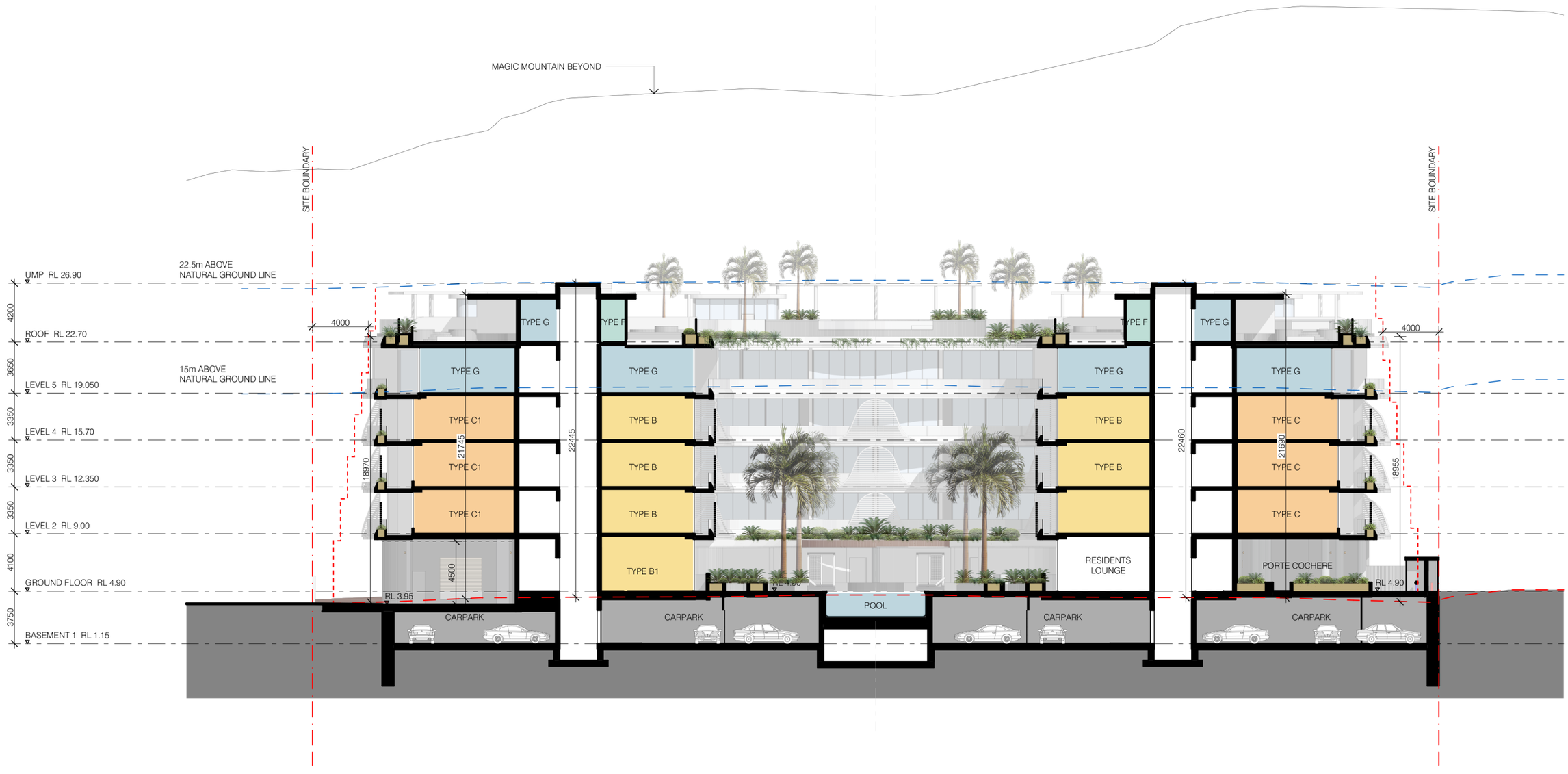
Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 3 6 9 12 15

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA4.101
SECTION A

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

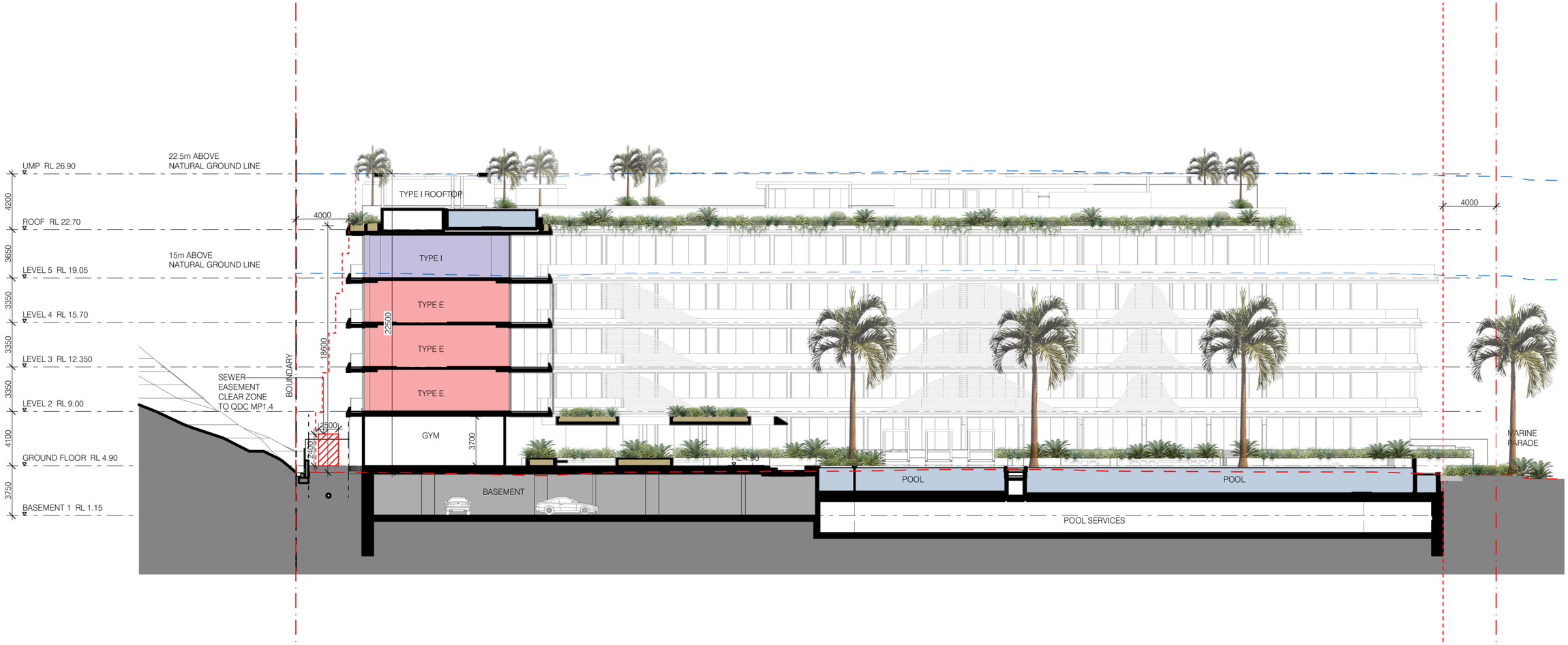
Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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 3 6 9 12 15

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA4.102
SECTION B

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

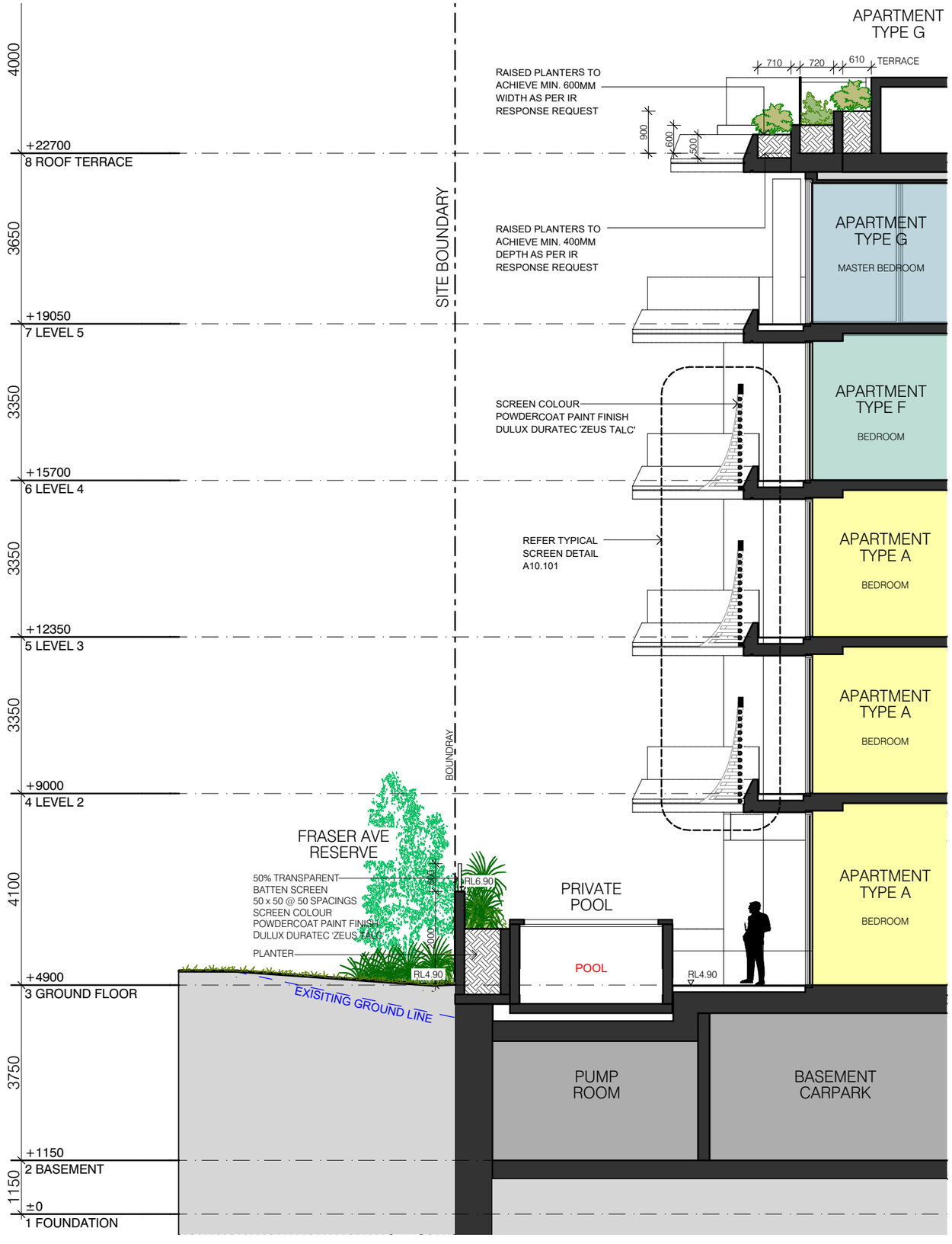
Koichi Takada Architects

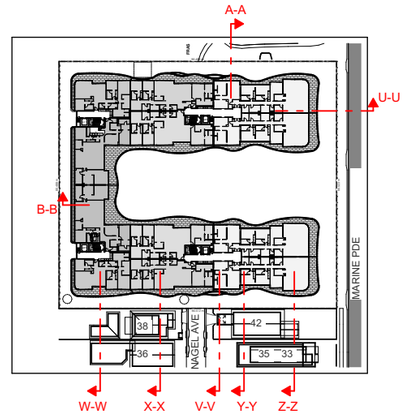
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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





KEYPLAN 1:2000

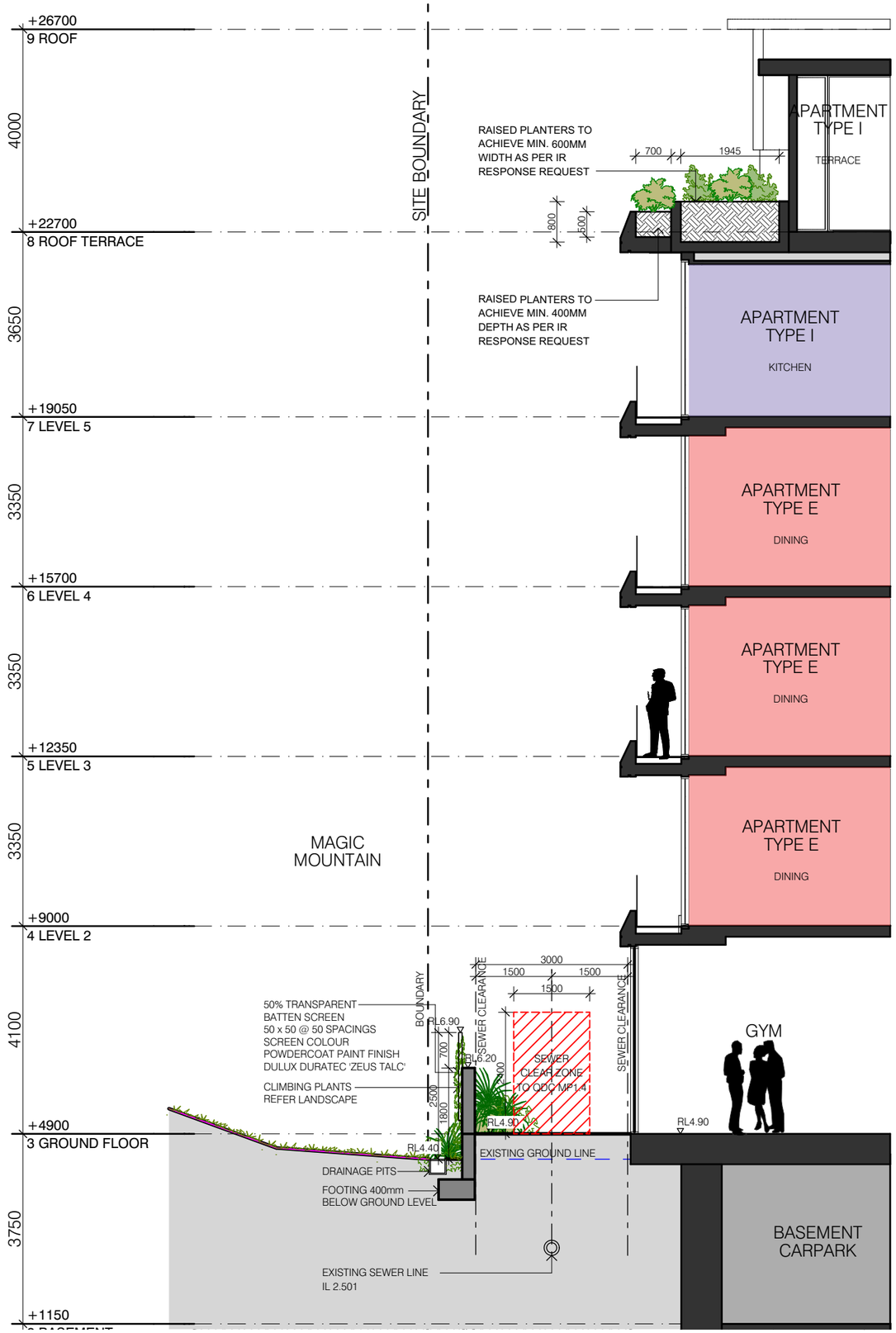
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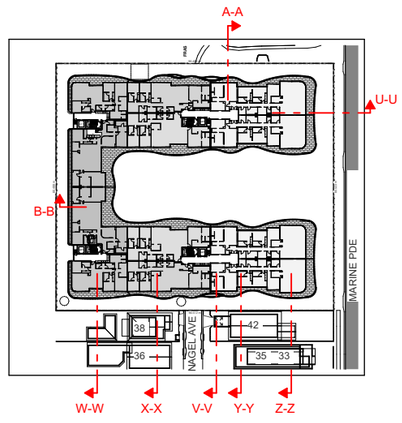
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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





KEYPLAN 1:2000

0 1 2 3 4 5

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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

+26700
9 ROOF

APARTMENT
TYPE G

ROOF TERRACE

RAISED PLANTERS TO ACHIEVE MIN. 600MM WIDTH AS PER IR RESPONSE REQUEST

700

500

4000

+22700
8 ROOF TERRACE

RAISED PLANTERS TO ACHIEVE MIN. 400MM DEPTH AS PER IR RESPONSE REQUEST

APARTMENT
TYPE G

MPR

APARTMENT
TYPE G

TERRACE

SITE BOUNDARY

3650

+19050
7 LEVEL 5

APARTMENT
TYPE F

ENSUITE

3350

+15700
6 LEVEL 4

APARTMENT
TYPE A

LIVING

REFER TYPICAL SCREEN DETAIL A10.101

3350

+12350
5 LEVEL 3

APARTMENT
TYPE A

LIVING

3350

+9000
4 LEVEL 2

APARTMENT
TYPE A

LIVING

4100

+4900
3 GROUND FLOOR

RL6.40

1350

1500

1500

LANDSCAPE DEEP PLANTING ZONE

RL4.90

RL4.90

600

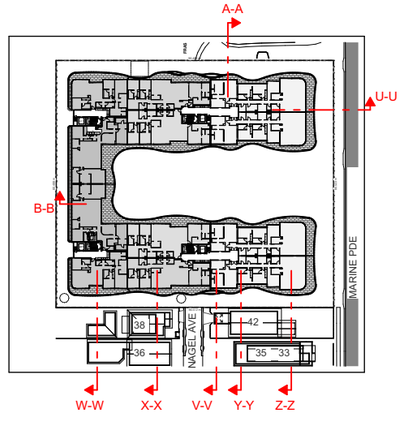
MARINE
PARADE

BASEMENT

STORAGE
CAGE

3750

+1150
2 BASEMENT



KEYPLAN 1:2000

0 1 2 3 4 5

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA4.105
DETAIL SECTION U-U

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

bda Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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

+26700
9 ROOF

4000

+22700
8 ROOF TERRACE

3650

+19050
7 LEVEL 5

3350

+15700
6 LEVEL 4

3350

+12350
5 LEVEL 3

3350

+9000
4 LEVEL 2

4100

+4900
3 GROUND FLOOR

3750

+1150
2 BASEMENT

SITE BOUNDARY

RAISED PLANTERS TO ACHIEVE MIN. 600MM WIDTH AS PER IR RESPONSE REQUEST

600 MIN.

TERRACE TYPE G

ROOF TERRACE

500
400 MIN.

RAISED PLANTERS TO ACHIEVE MIN. 400MM DEPTH AS PER IR RESPONSE REQUEST

APARTMENT TYPE G

MASTER BEDROOM

SCREEN COLOUR POWDERCOAT PAINT FINISH DULUX DURATEC 'ZEUS TALC'

APARTMENT TYPE F

BEDROOM

REFER TYPICAL SCREEN DETAIL A10.101

APARTMENT TYPE A

BEDROOM

APARTMENT TYPE A

BEDROOM

APARTMENT TYPE A

BEDROOM

36 NAGEL AVE

38 NAGEL AVE

50% TRANSPARENT BATTEN SCREEN
50 x 50 @ 50 SPACINGS
SCREEN COLOUR
POWDERCOAT PAINT FINISH
DULUX DURATEC 'ZEUS TALC'

RL6.00

700

2000

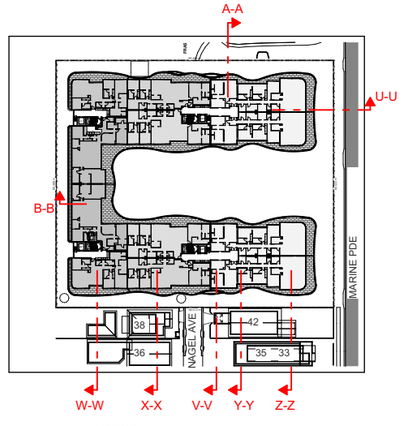
1800

RL4.90

RL4.00

LOADING BAY

BASEMENT CARPARK



KEYPLAN 1:2000

0 1 2 3 4 5

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA4.106
DETAIL SECTION V-V

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

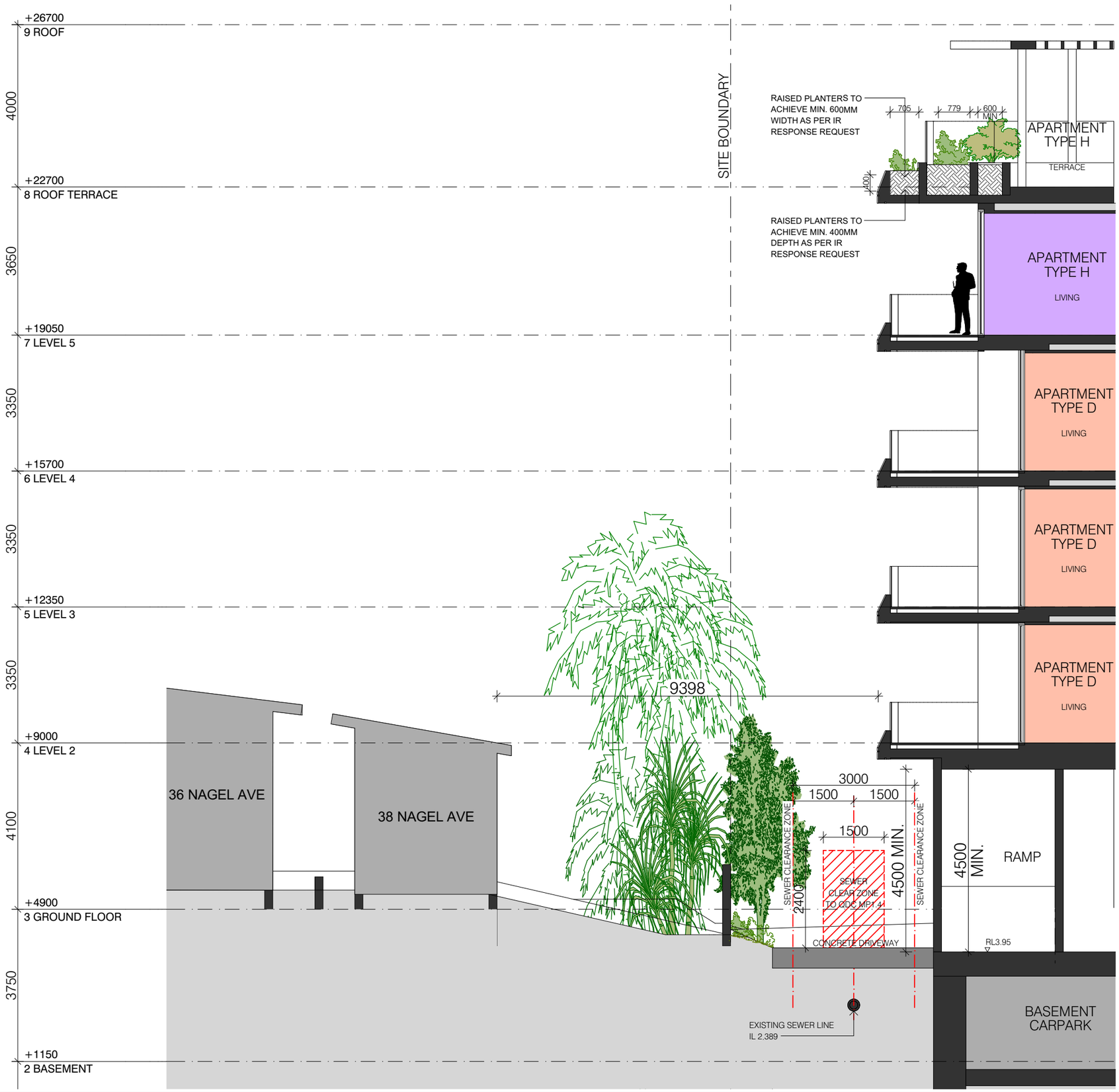
Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

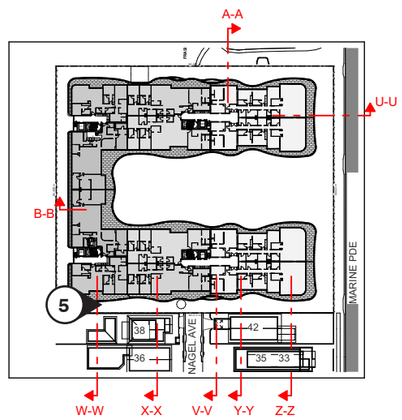
Dated: 2 September 2025

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





VIEW 5: EXISTING SOUTHERN INTERFACE



KEYPLAN 1:2000

0 1 2 3 4 5

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA4.107
DETAIL SECTION W-W

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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

+26700
9 ROOF

4000

+22700
8 ROOF TERRACE

3650

+19050
7 LEVEL 5

3350

+15700
6 LEVEL 4

3350

+12350
5 LEVEL 3

3350

+9000
4 LEVEL 2

4100

+4900
3 GROUND FLOOR

3750

+1150
2 BASEMENT

SITE BOUNDARY

RAISED PLANTERS TO ACHIEVE MIN. 600MM WIDTH AS PER IR RESPONSE REQUEST

711

600 MIN

400

RAISED PLANTERS TO ACHIEVE MIN. 400MM DEPTH AS PER IR RESPONSE REQUEST

APARTMENT TYPE H
BEDROOM

SCREEN COLOUR POWDERCOAT PAINT FINISH DULUX DURATEC 'ZEUS TALC'

APARTMENT TYPE C
BEDROOM

APARTMENT TYPE C
BEDROOM

APARTMENT TYPE C
BEDROOM

6172

650

3000

1500 1500

1500

SEWER CLEARANCE ZONE

SEWER CLEARANCE ZONE

SEWER CLEAR ZONE TO QDC MP1.4

2400

4500 MIN.

SERVICES TO BE CAST INTO SLAB OVER LOADING DOCK

MRV LOADING BAY

RL3.95

CONCRETE DRIVEWAY

36 NAGEL AVE

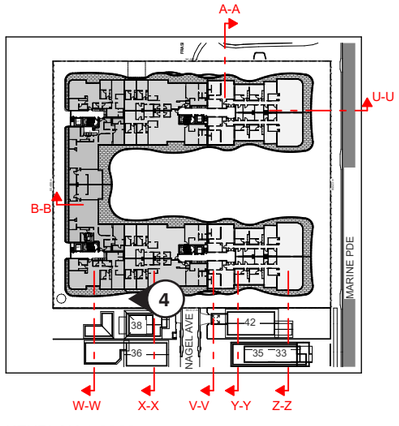
38 NAGEL AVE

EXISTING SEWER LINE
IL 2.328

BASEMENT CARPARK



VIEW 4: EXISTING SOUTHERN INTERFACE



KEYPLAN 1:2000

0 1 2 3 4 5

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA4.108
DETAIL SECTION X-X

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

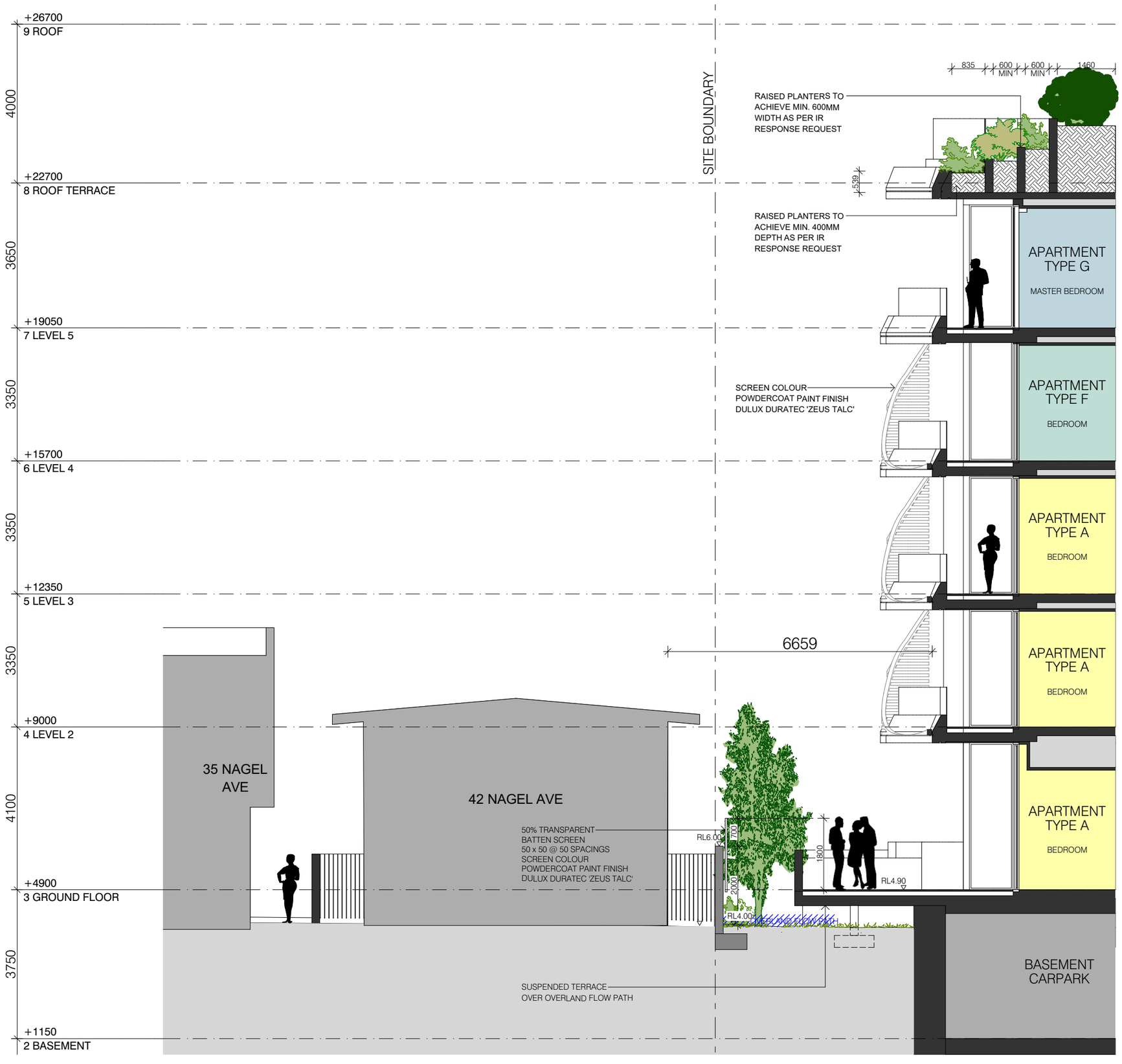
Koichi Takada Architects

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

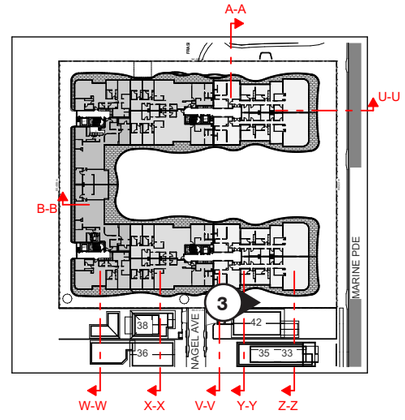
Dated: 2 September 2025

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VIEW 3: EXISTING SOUTHERN INTERFACE



KEYPLAN 1:2000

0 1 2 3 4 5

DA - IR RESPONSE
122 MARINE PDE, MIAMI

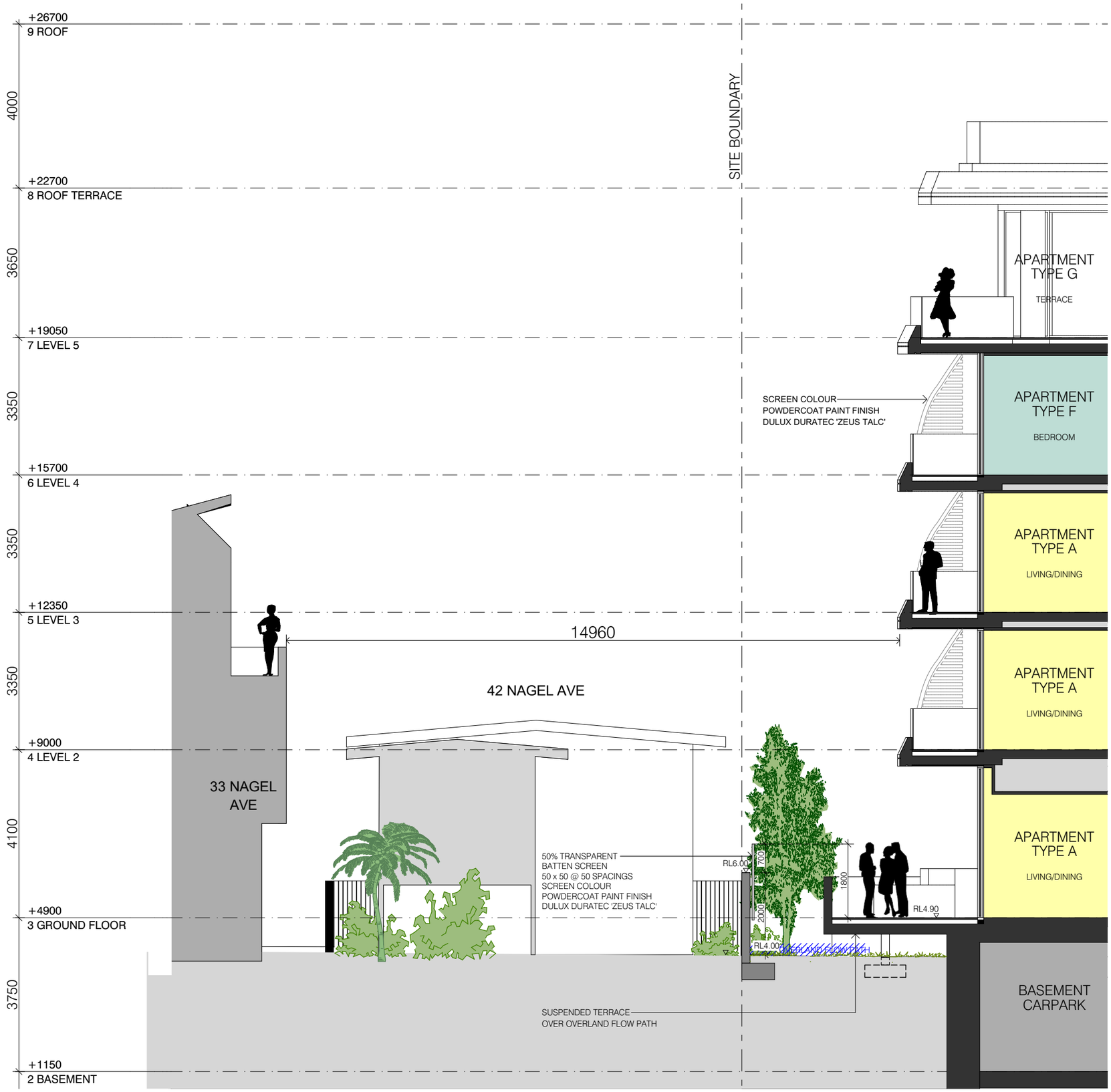
PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA4.109
DETAIL SECTION Y-Y

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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

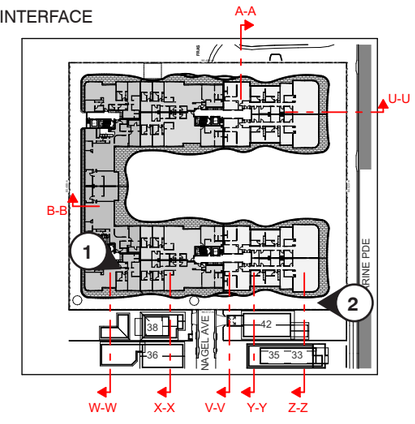


VIEW 1: EXISTING SOUTHERN INTERFACE AERIAL VIEW

2



VIEW 2: EXISTING SOUTHERN INTERFACE



KEYPLAN 1:2000

0 1 2 3 4 5

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA4.110
DETAIL SECTION Z-Z

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

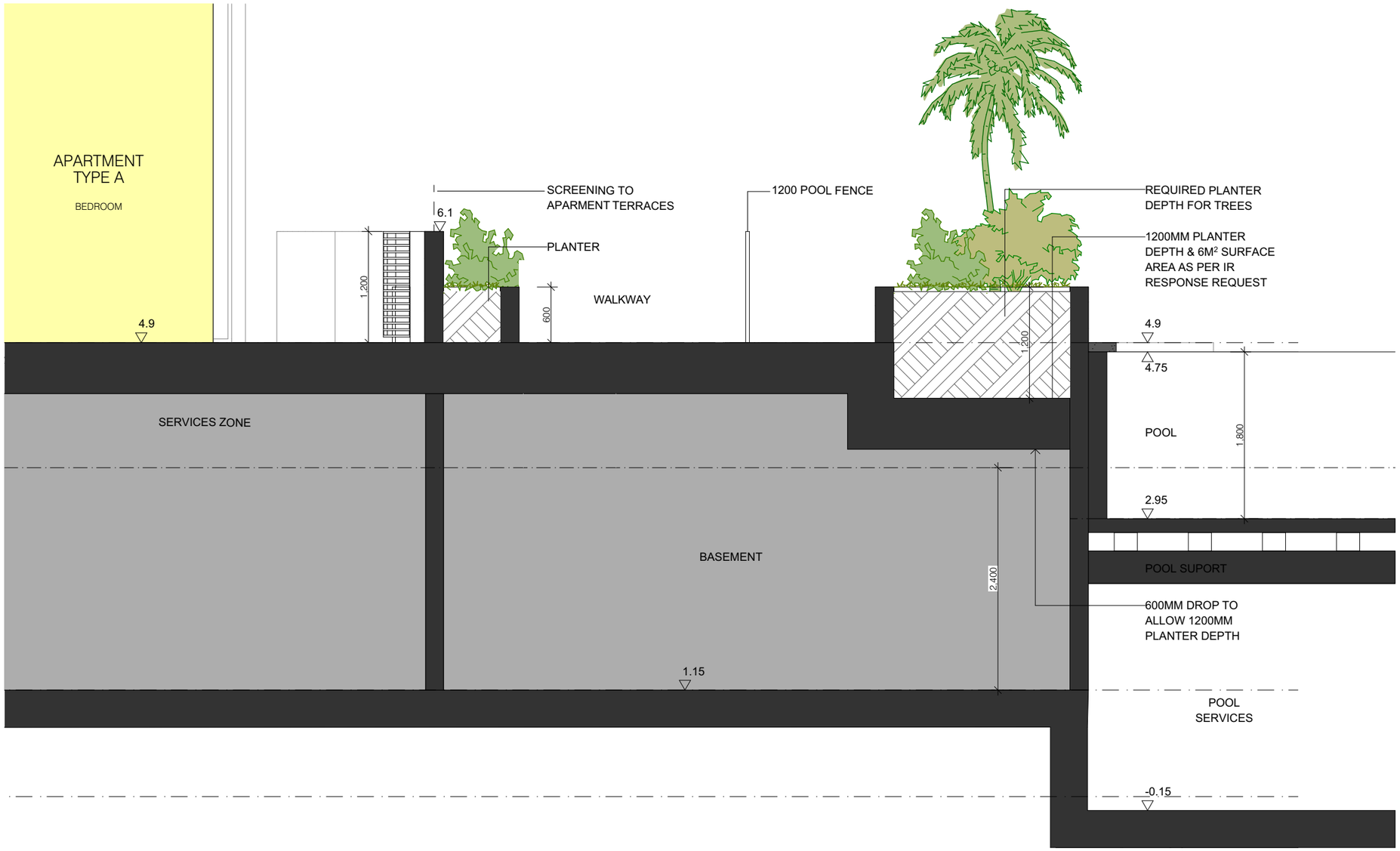
Koichi Takada Architects

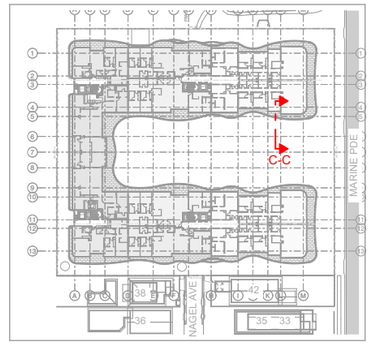
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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





KEYPLAN - 1:2000 (A3)

0 0.5 1 1.5 2 2.5

DA - IR RESPONSE
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 JUNE 2025, ISSUE B

DRAWING NO. DA5.101
CENTRAL PLANTER NORTH

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:50 @ A3

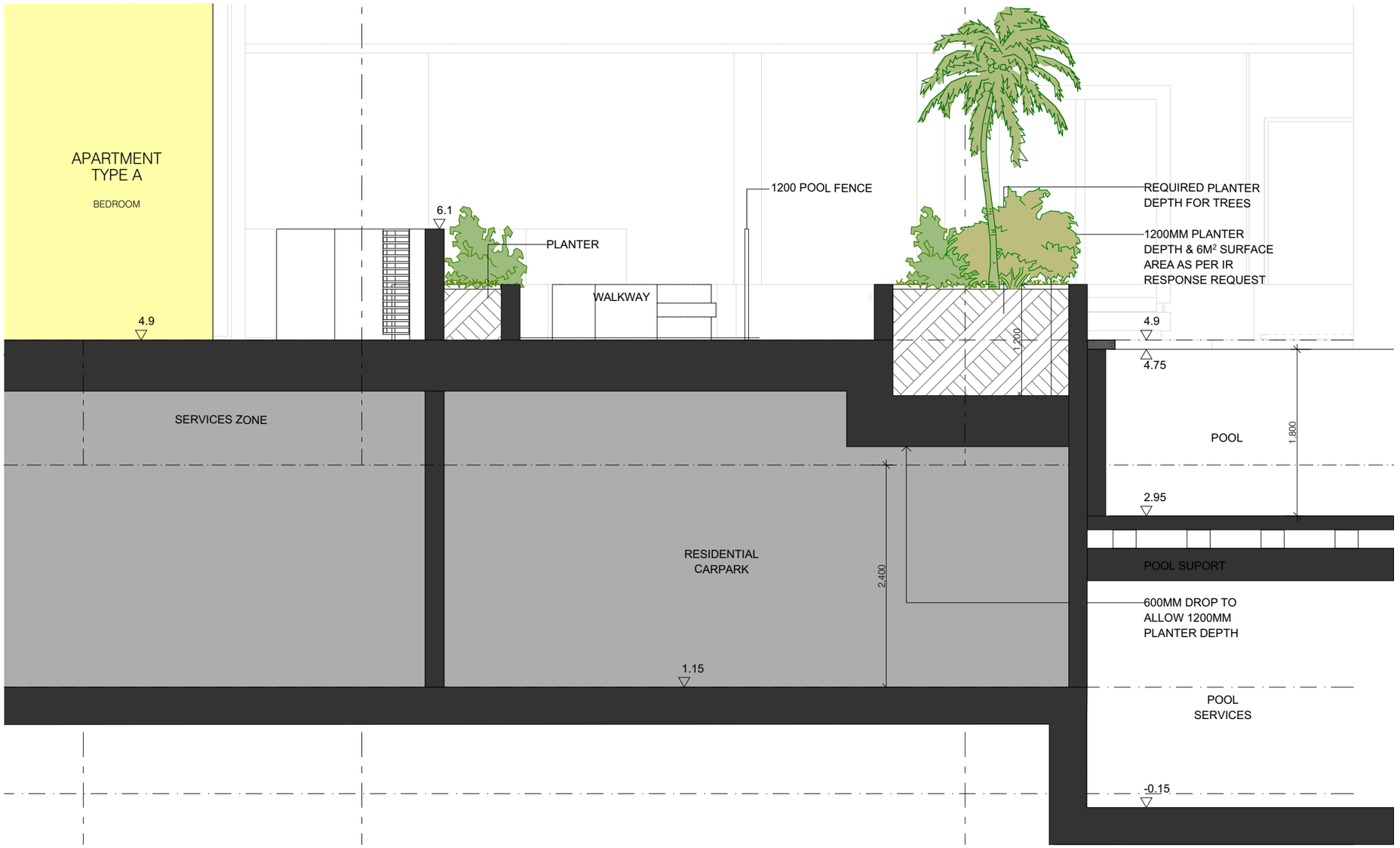
Koichi Takada Architects

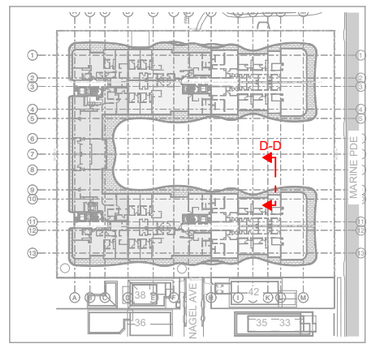
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

Dated: 2 September 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





KEYPLAN - 1:2000 (A3)

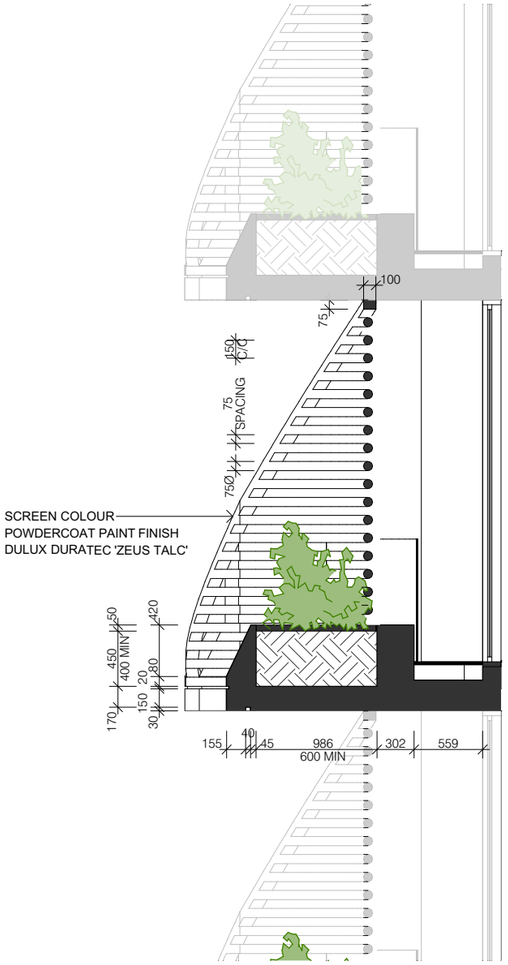
0 0.5 1 1.5 2 2.5

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/155

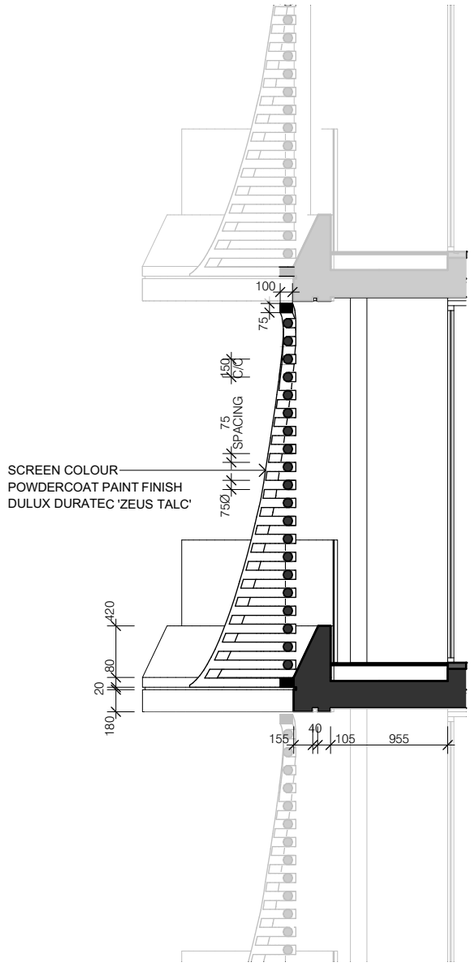
Dated: 2 September 2025

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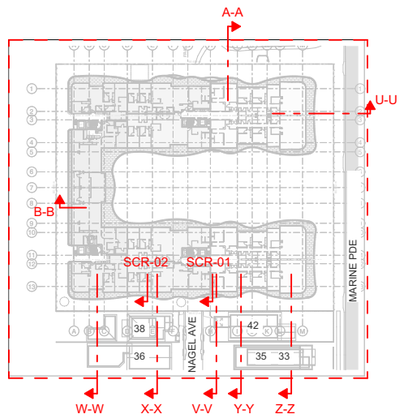
SOUTH SCR 01

SOUTHERN FACADE SCREENING
W/ PLANTER
PWD COAT ALUMINIUM BATTENS WHITE LOOK
HORIZONTAL 75 Ø @ 150 C/C



SOUTH SCR 02

SOUTHERN FACADE SCREENING
W/OUT PLANTER
PWD COAT ALUMINIUM BATTENS WHITE LOOK
HORIZONTAL 75 Ø @ 150 C/C



KEYPLAN 1:2000

0 0.5 1 1.5 2 2.5