Materiality

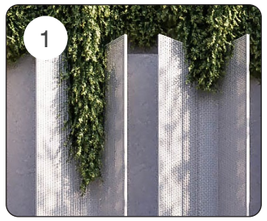
The Podium

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

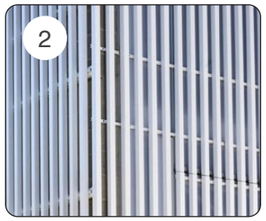
Application No: MIN/2025/720

Dated: 2 February 2026

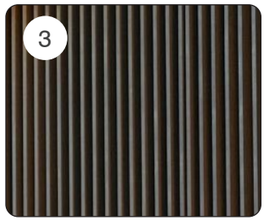
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



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



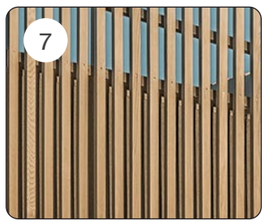
Shopfront Glazing
Clear, expressed mullions, bronze-look powdercoat



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

Application No: MIN/2025/720

Dated: 2 February 2026

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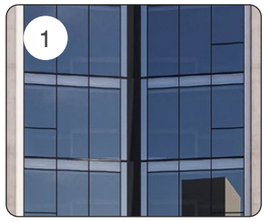


Window Wall
Vision glazing, clear



Sliding Door
Clear



Metal Cladding
Off-white



Balcony Glazing
Clear

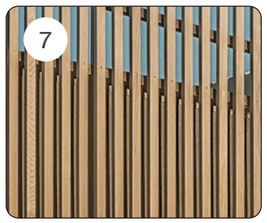




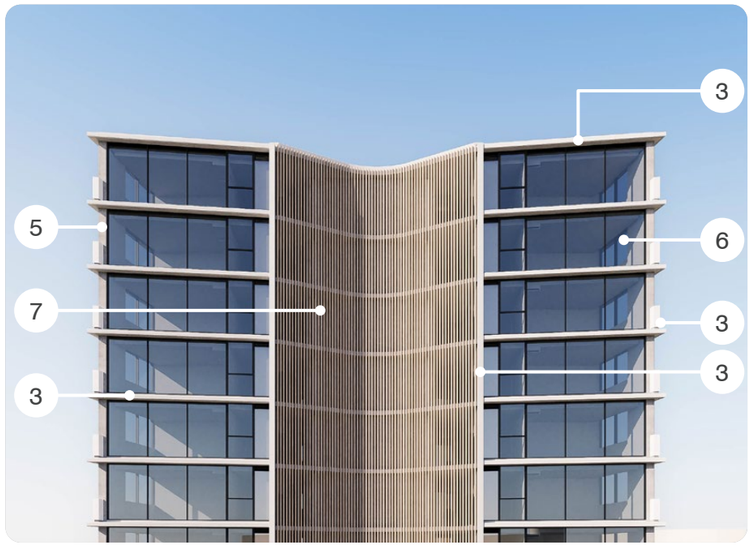
Concrete
Applied Finish, Dark Grey



Spandrel Glazing
Grey Tinted



Metal Battens
Timber-look powdercoat, vertical orientation



MINOR CHANGE - IR RESPONSE



The Podium - Contextual Response

Floor Plan

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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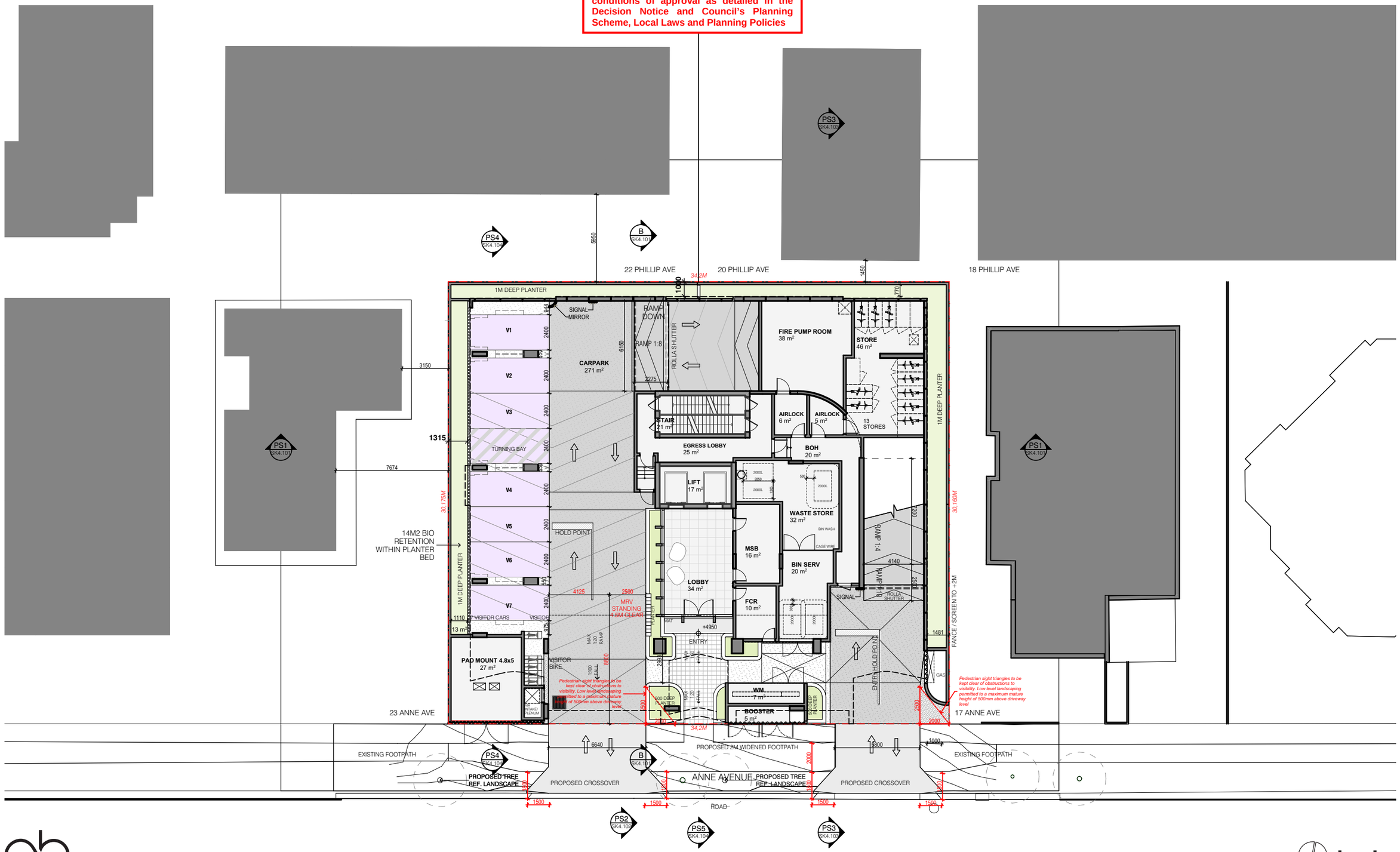


MINOR CHANGE - IR RESPONSE

SCALE: 1:250 @ A3

bda

The Podium - Contextual Response

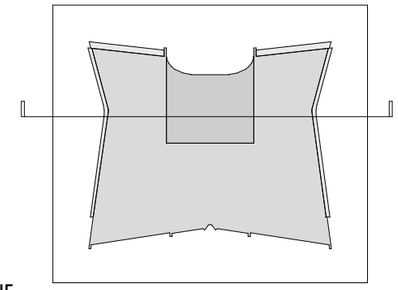
Edge Section 1

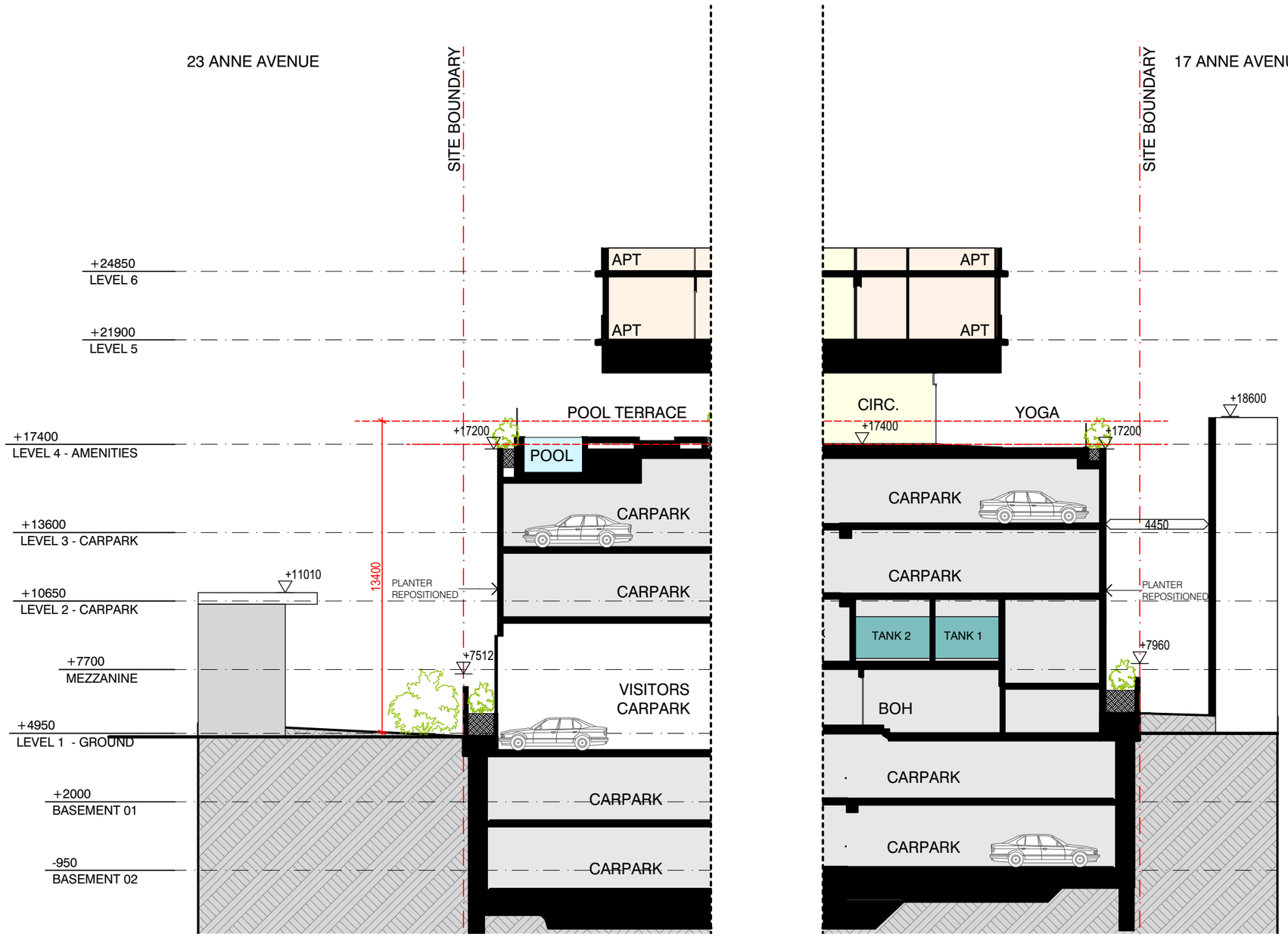
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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





MINOR CHANGE - IR RESPONSE

SCALE: 1:200 @ A3

The Podium - Contextual Response

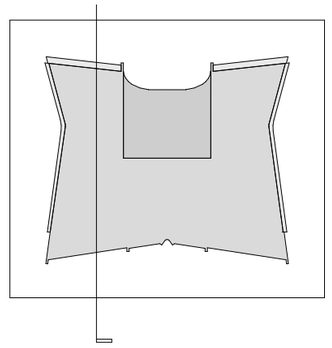
Edge Section 2

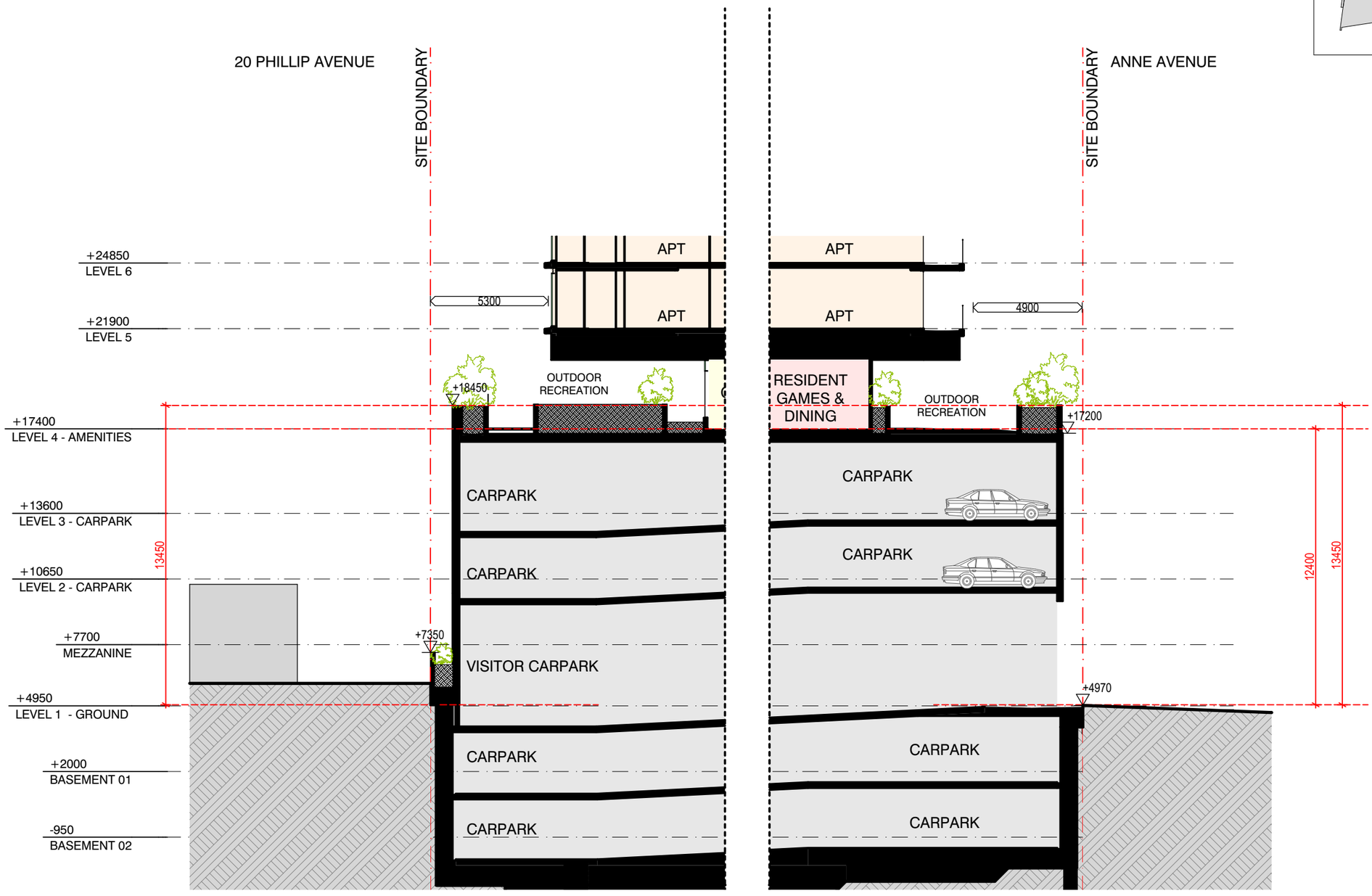
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34.2M

30.175M

30.160M

MIRROR

MIRROR

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C21

C22

C23

C24

C25

C26

SMALL C20

SMALL C19

RAMP 1:4

RAMP 1:8

-720

-1950

STAIR
21 m²

7 BIKES

-805

LIFT
17 m²

1935

RAMP 1:20

1:20 RAMP

1:20 RAMP

-1435

-1135

BOLLARD

BOLLARD

BOLLARD

BOLLARD

B02 CARPARK - 26 CARS
1030 m²

RAMP 1:20

-1435

-1135

MIRROR

MIRROR

200

7 STORES

11
STORES

23 ANNE AVE

17 ANNE AVE

34.2M

PS1
SK4.101

PS4
SK4.104

B
SK4.101

ANNE AVENUE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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
MINOR CHANGE - IR RESPONSE

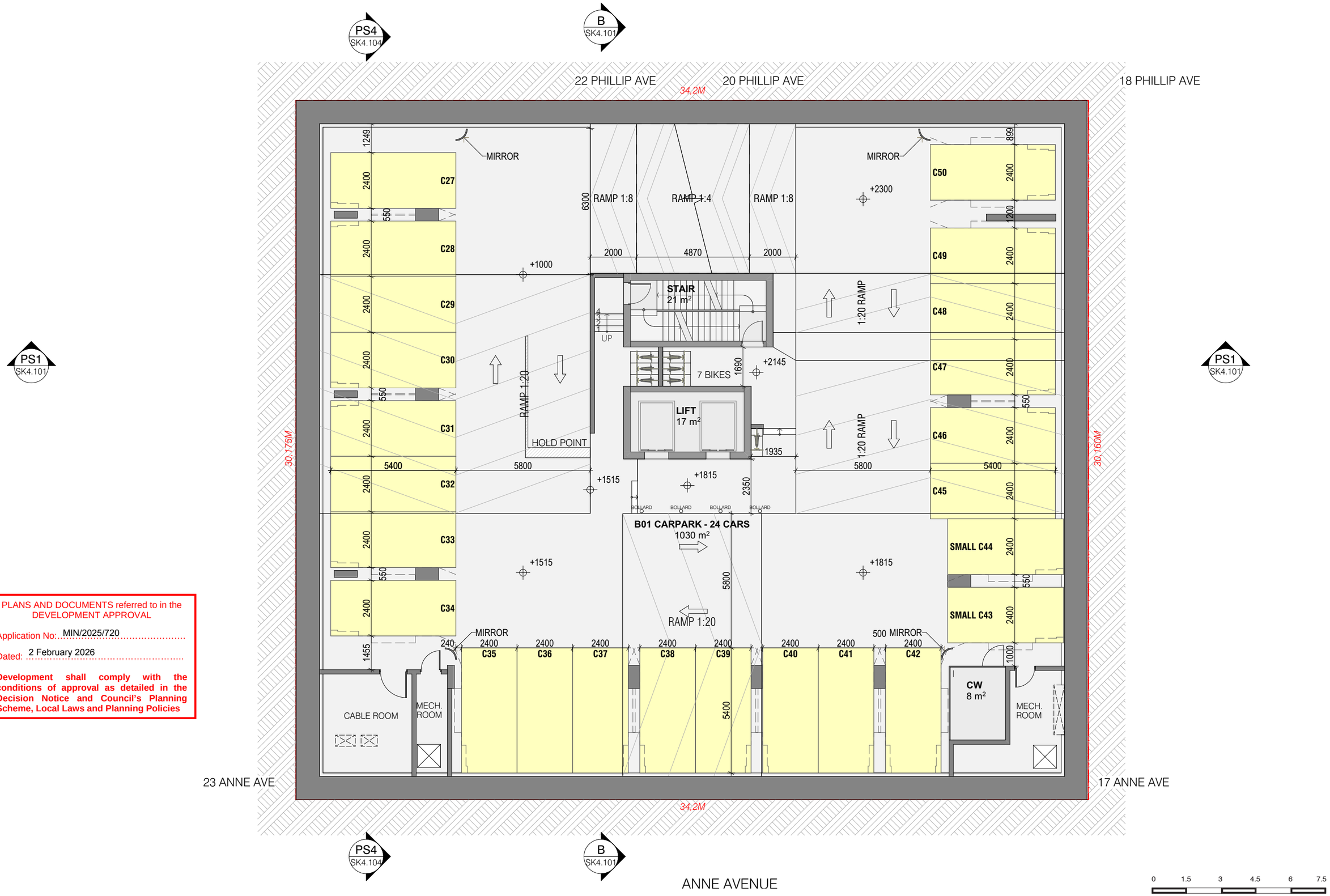
PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

DRAWING NO. DA2.109
BASEMENT LEVEL 2

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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
MINOR CHANGE - IR RESPONSE

PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

DRAWING NO. DA2.110
BASEMENT LEVEL 1

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

PS1 SK4.101

PS1 SK4.101

1M DEEP PLANTER

SIGNAL MIRROR

RAMP DOWN

RAMP 1:8

ROLLA SHUTTER

FIRE PUMP ROOM
38 m²

STORE
46 m²

13 STORES

1M DEEP PLANTER

CARPARK
271 m²

V1

V2

V3

V4

V5

V6

V7

TURNING BAY

STAIR
21 m²

AIRLOCK
6 m²

AIRLOCK
5 m²

EGRESS LOBBY
25 m²

BOH
20 m²

LIFT
17 m²

2000L

2000L

2000L

WASTE STORE
32 m²

BIN WASH

CAGE WIRE

MSB
16 m²

BIN SERV
20 m²

RAMP 1:4

RAMP 1:10

ROLLA SHUTTER

LOBBY
34 m²

FCR
10 m²

MAT

+4950

ENTRY

SIGNAL

FANCE / SCREEN TO +2M

ENTRY HOLD POINT

GAS

HOLD POINT

MRV STANDING 4.5M CLEAR

7 VISITOR CARS

VISITOR

PAD MOUNT 4.8x5
27 m²

AIR INTAKE/ PLENUM

VISITOR BIKE

MAX 1:20 RAMP

MAX 1:50 FALL

MAX 1:20 FALL

1:100 FALL

500 DEEP PLANTER

WM
7 m²

BOOSTER
5 m²

500 DEEP PLANTER

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

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

34.2M

34,2M

30.175M

30.160M

14M2 BIO RETENTION WITHIN PLANTER BED

23 ANNE AVE

17 ANNE AVE

EXISTING FOOTPATH

PROPOSED 2M WIDENED FOOTPATH

EXISTING FOOTPATH

PROPOSED TREE REF. LANDSCAPE

PROPOSED CROSSOVER

ANNE AVENUE

PROPOSED TREE REF. LANDSCAPE

PROPOSED CROSSOVER

ROAD

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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
MINOR CHANGE - IR RESPONSE

PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

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

20 PHILLIP AVE

18 PHILLIP AVE

34,2M

1000

BOLLARD

BOLLARD

COLUMN PROTECTION

RAMP 1:4

6150

2000

R 4500

4450

PS1 SK4.101

1360

8974

30,175M

STAIR
21 m²

LOBBY
6 m²

AIRLOCK
6 m²

TANK 2
42 m²

TANK 1
38 m²

RAMP 1:8

2000

1500

LIFT
16 m²

VOID OVER CARPARK

VOID OVER LOBBY

BOH
23 m²

COMMS
5 m²

RAMP 1:4

RAMP 1:10

SITE BOUNDARY
30.175
348°52'05"

30,160M

420 DEEP PLANTER

SUSPENDED ENTRY CANOPY

VOID OVER

420 DEEP PLANTER OVER BOOSTER

PS1 SK4.101

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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

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

AVVA BROADBEACH, 19-21 ANNE AVENUE
MINOR CHANGE - IR RESPONSE

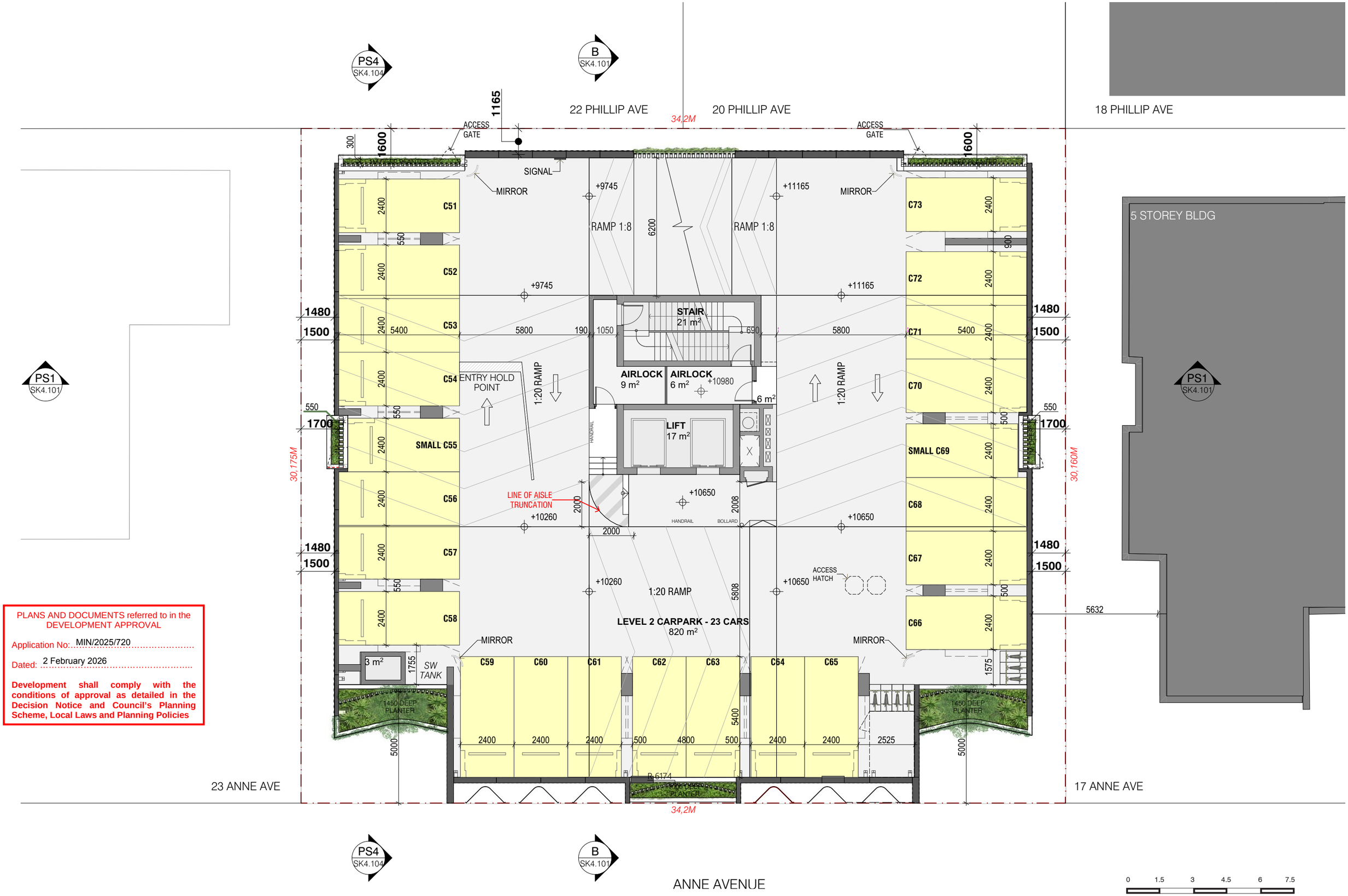
PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

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: MIN/2025/720

Dated: 2 February 2026

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
MINOR CHANGE - IR RESPONSE

PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

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

1015

34.2M

20 PHILLIP AVE

18 PHILLIP AVE

PS1 SK4.101

1600

SIGNAL

MIRROR

RAMP 1:8

SMALL C97

SMALL C98

MIRROR

1600

C74

C75

C76

C77

C78

C79

C80

C81

C96

C95

C94

C93

SMALL C92

C91

C90

C89

1480

1500

1700

STAIR
21 m²

AIRLOCK
9 m²

AIRLOCK
6 m²

6 m²

LIFT
17 m²

ENTRY HOLD POINT

LINE OF AISLE TRUNCATION

HANDRAIL

BOLLARD

30,175M

30,160M

LEVEL 3

LEVEL 2 CARPARK - 25 CARS
813 m²

MIRROR

MIRROR

ACCESS HATCH

C82 C83 C84 C85 C86 C87 C88

5632

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

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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
MINOR CHANGE - IR RESPONSE

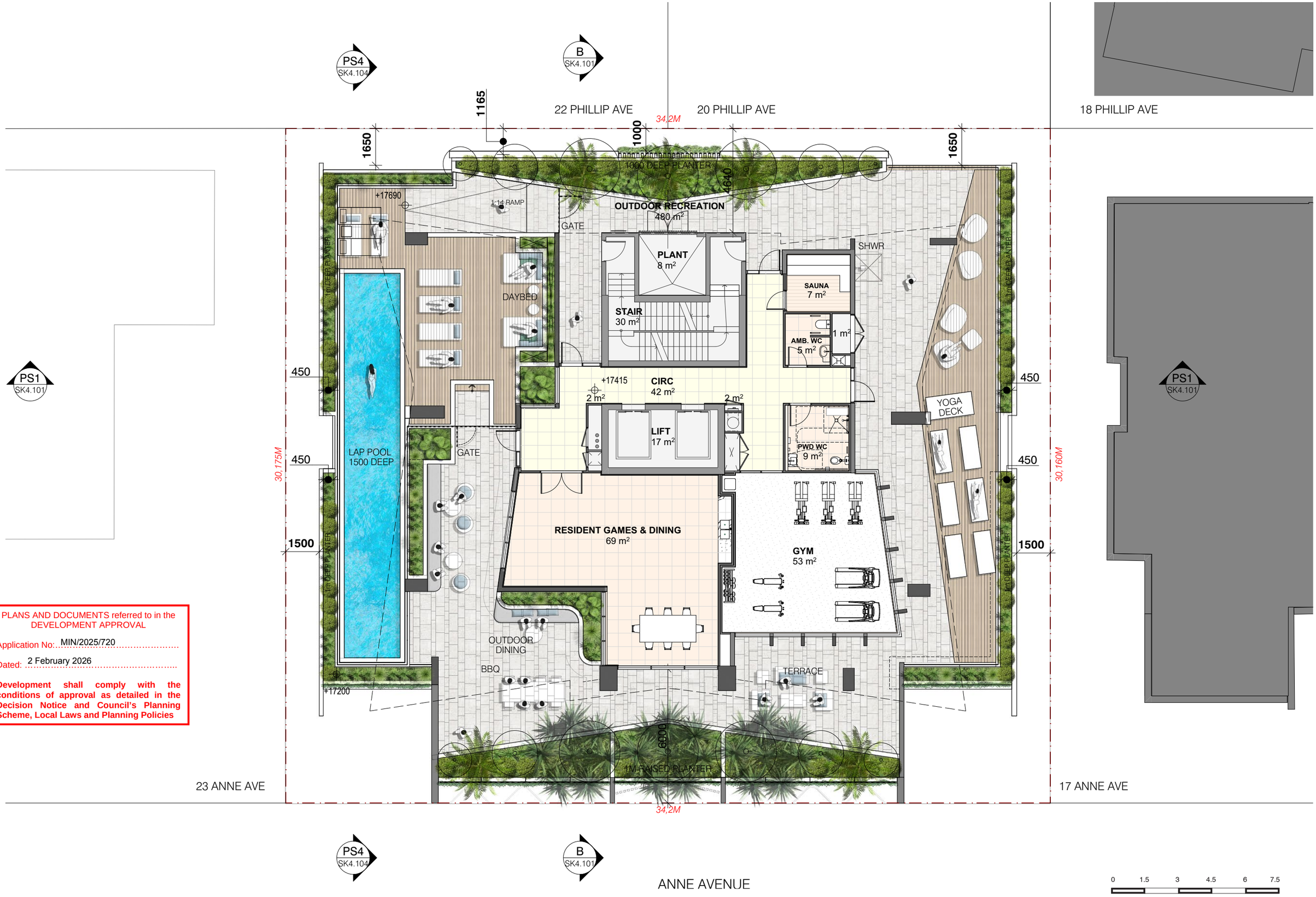
PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

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: MIN/2025/720

Dated: 2 February 2026

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
MINOR CHANGE - IR RESPONSE

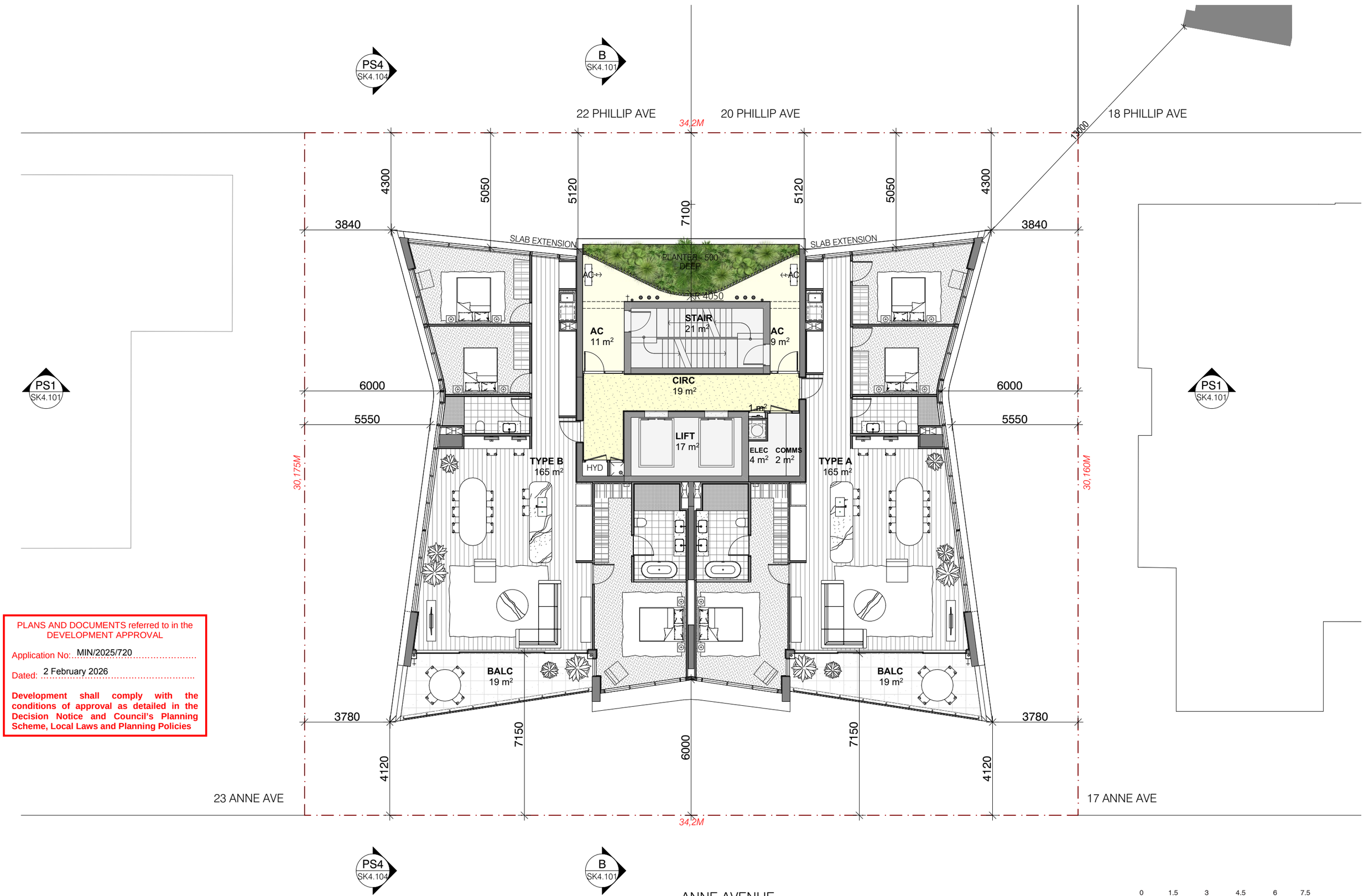
PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

DRAWING NO. DA2.105
LEVEL 4 - RECREATION

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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
MINOR CHANGE - IR RESPONSE

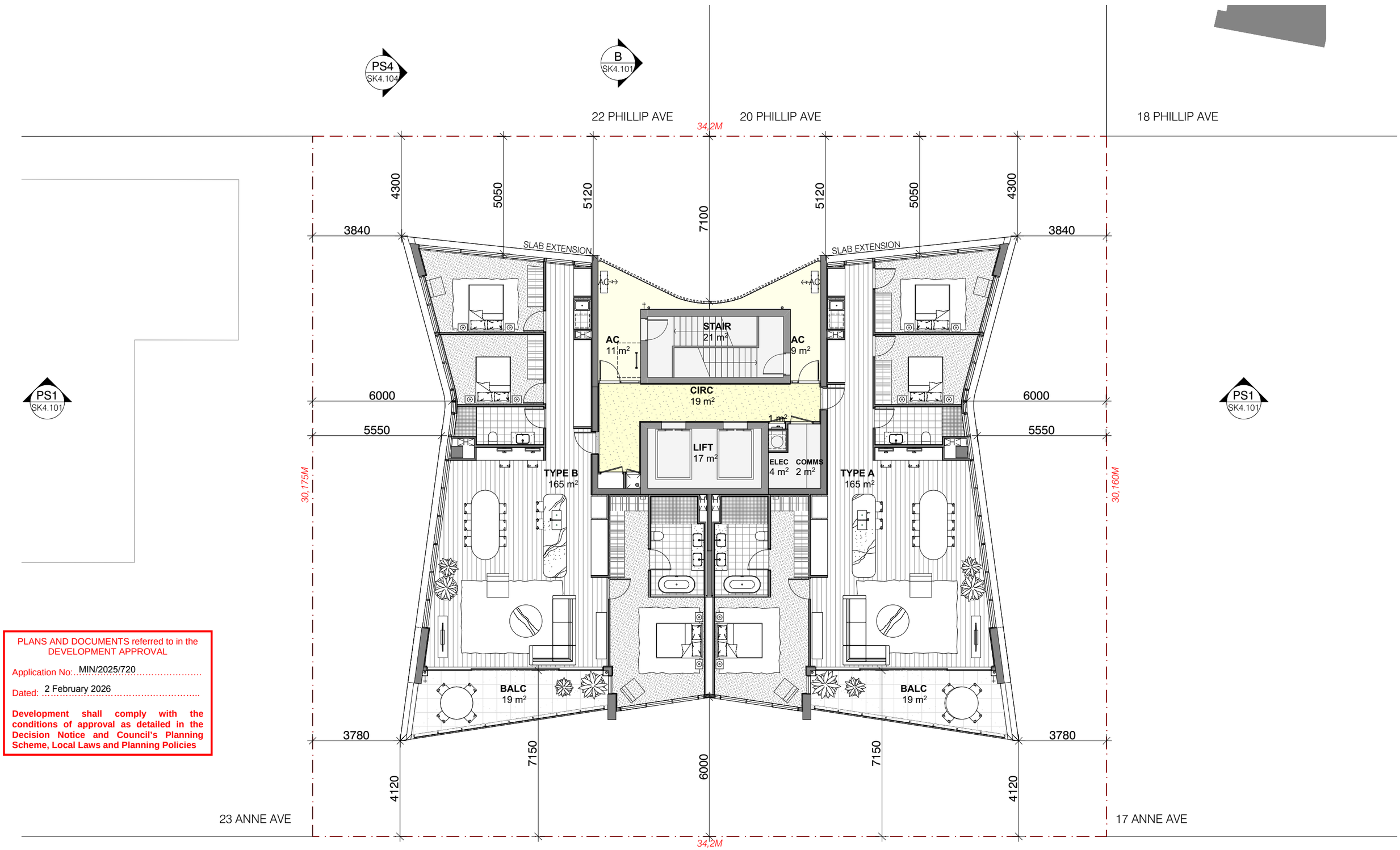
PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

DRAWING NO. DA2.106
LEVEL 5

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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

PS4 SK4.104

B SK4.101

22 PHILLIP AVE

20 PHILLIP AVE

18 PHILLIP AVE

34,2M

4300

5120

7100

5120

4300

3840

3840

PS1 SK4.101

PS1 SK4.101

5550

5550

30,175M

30,160M

LIFT OVERRUN
17 m²

+104700

+104700

3780

3780

4120

6000

4120

23 ANNE AVE

17 ANNE AVE

34,2M

PS4 SK4.104

B SK4.101

ANNE AVENUE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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
MINOR CHANGE - IR RESPONSE

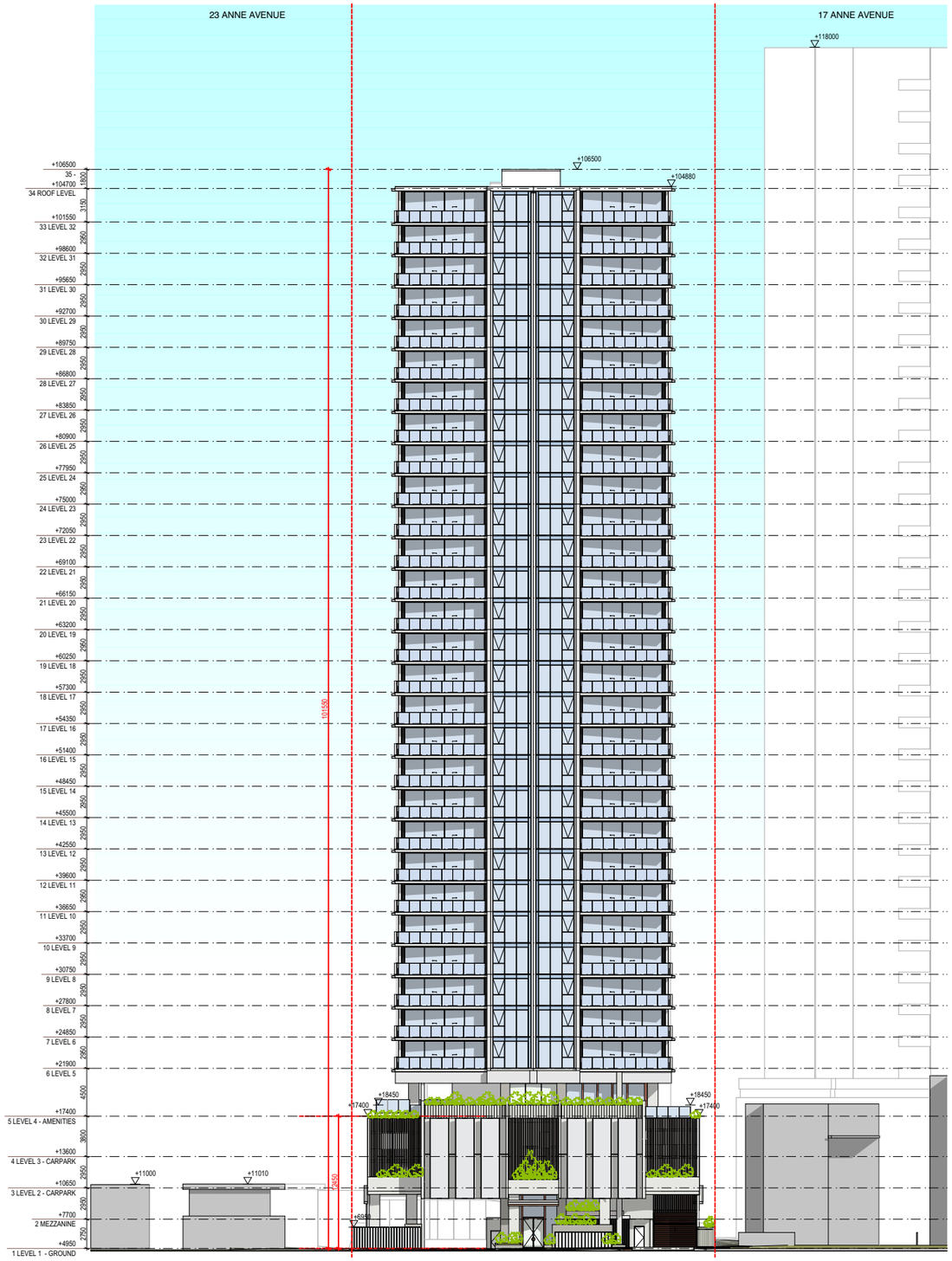
PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

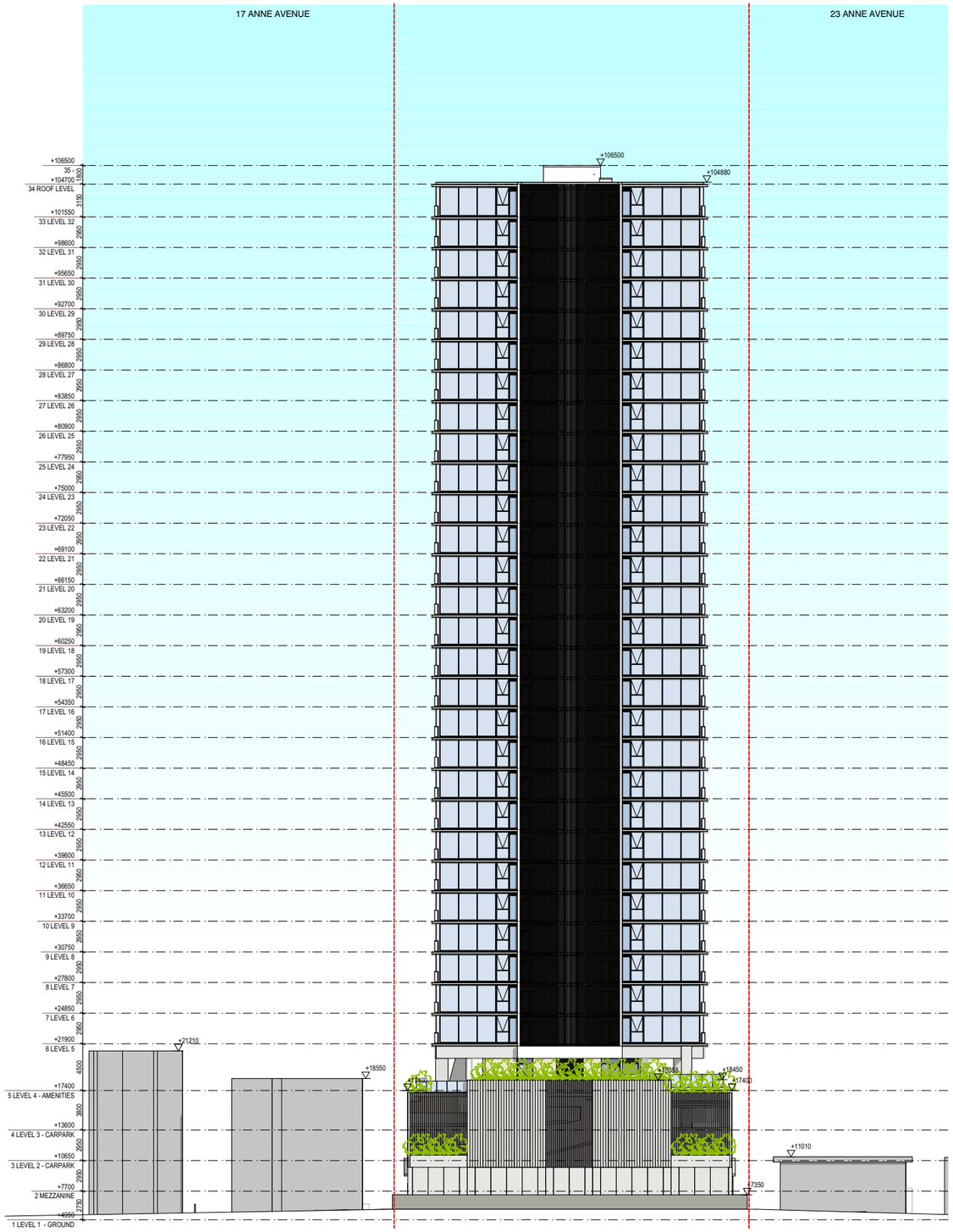
DRAWING NO. DA2.108
ROOF PLAN

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:150 @ A3

bda





PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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

NUE

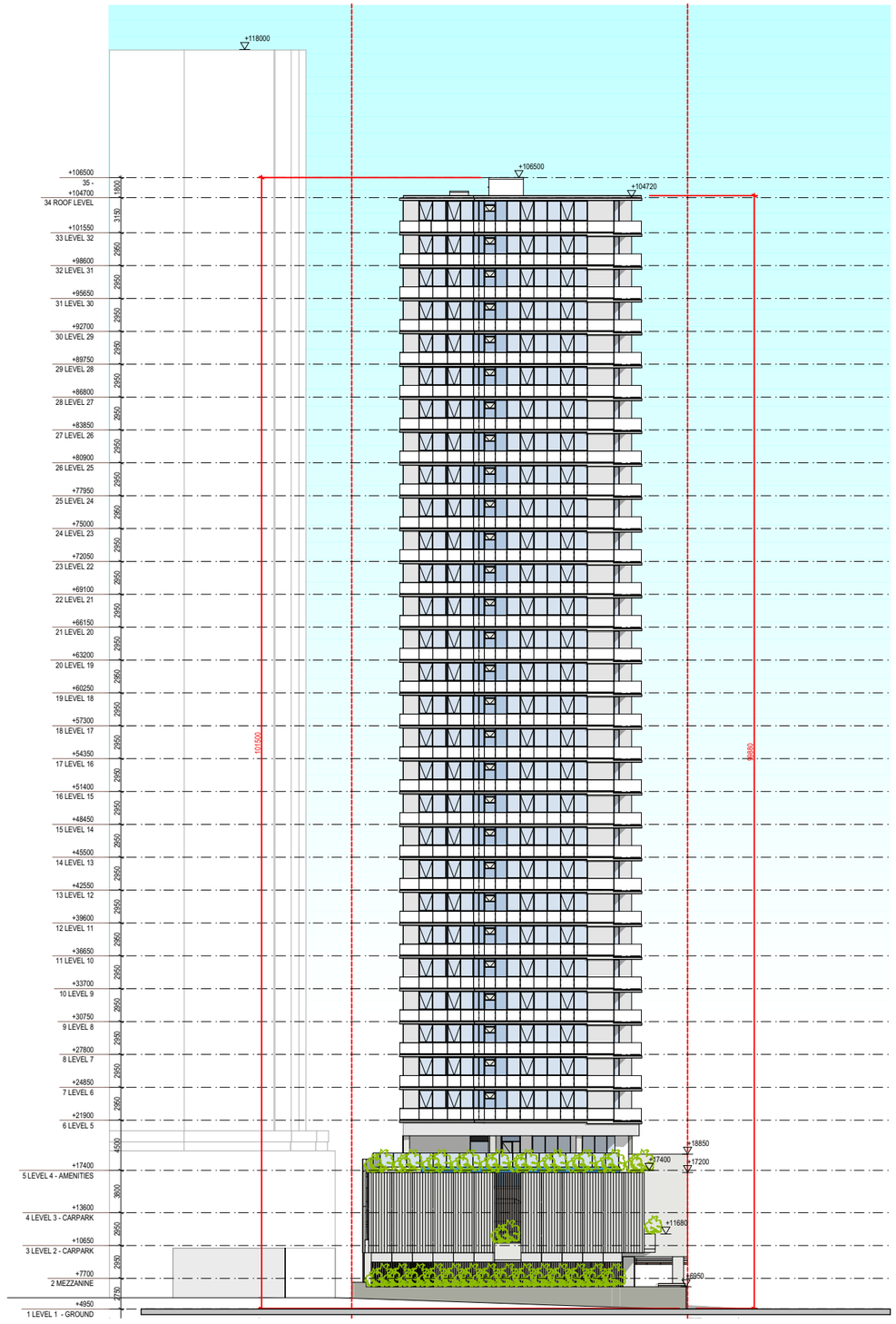
PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

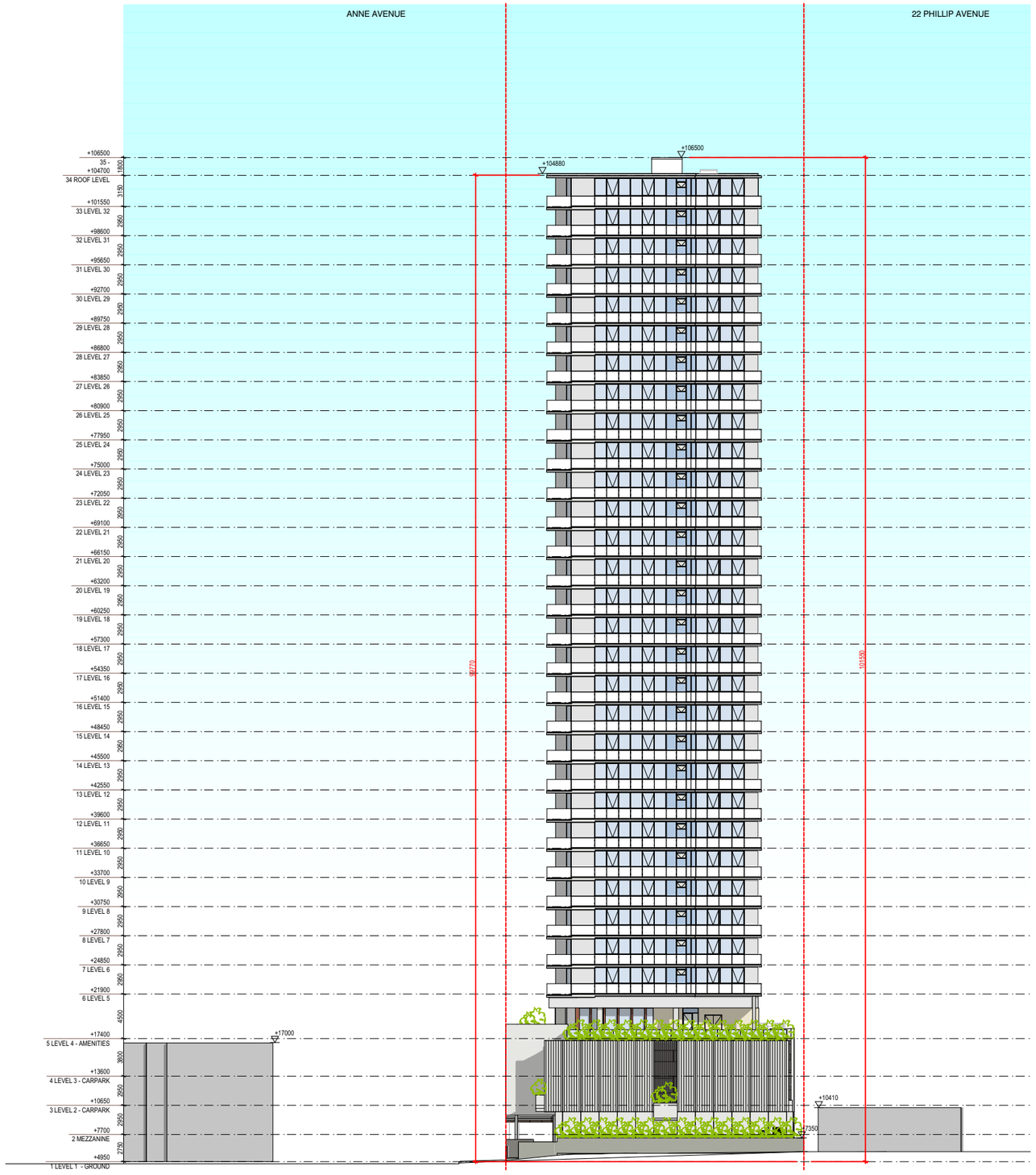
DRAWING NO. DA3.101
NORTH & SOUTH ELEVATIONS

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:500 @ A3

bda





PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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

NUE

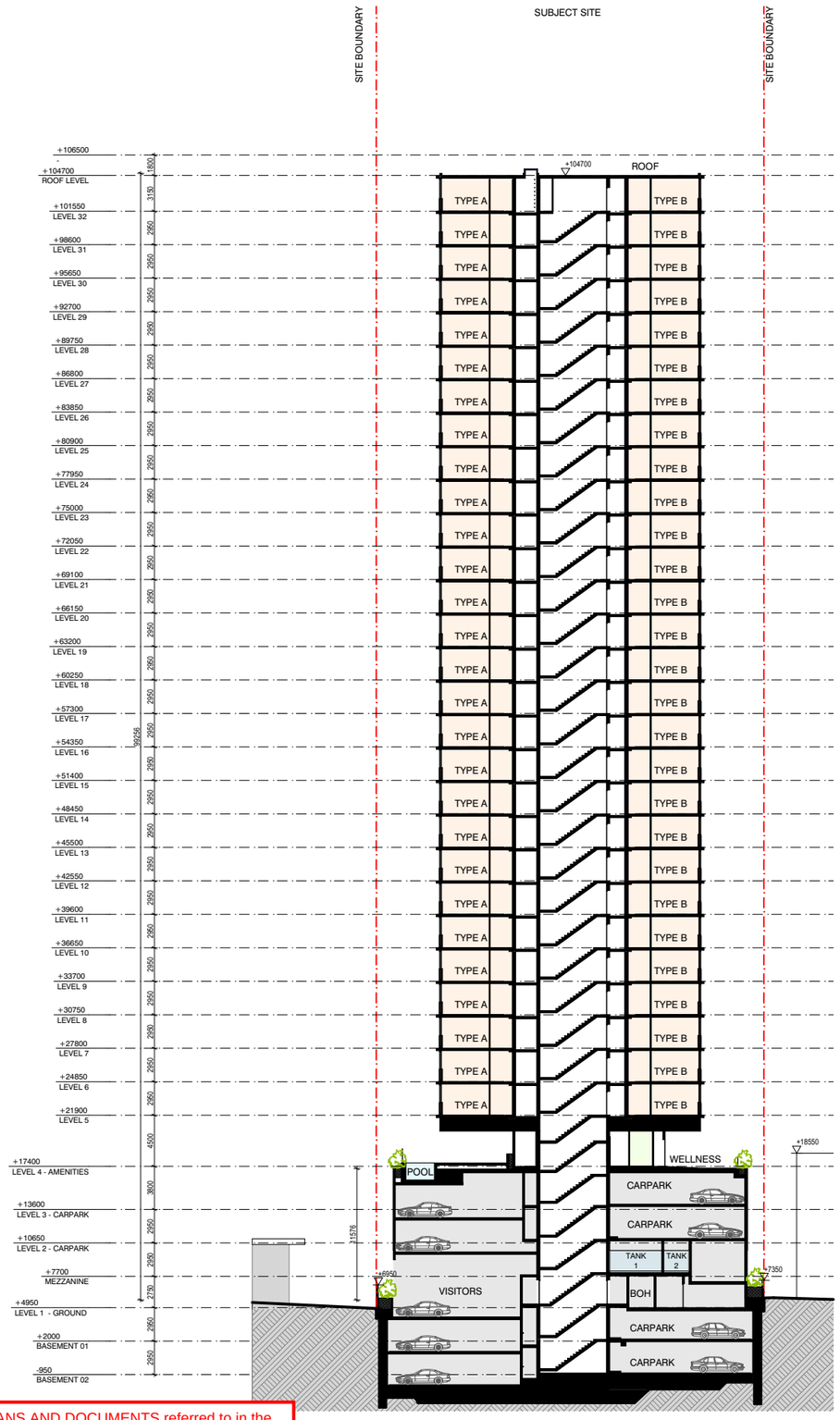
PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

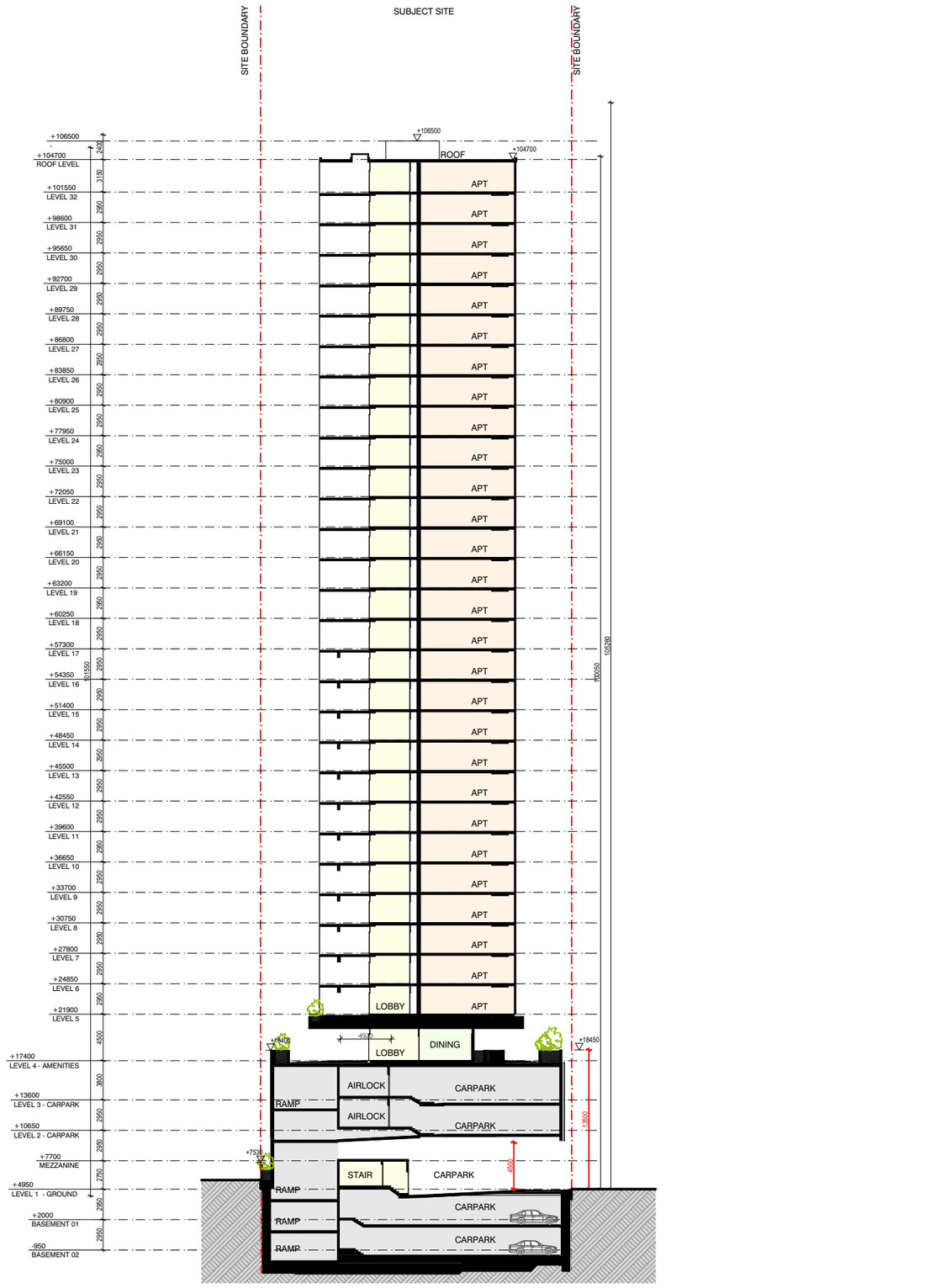
DRAWING NO. DA3.102
EAST & WEST ELEVATIONS

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:500 @ A3

bda





0 5 10 15 20 25m

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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

NUE

PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

DRAWING NO. DA4.101
SECTION A & B

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:500 @ A3

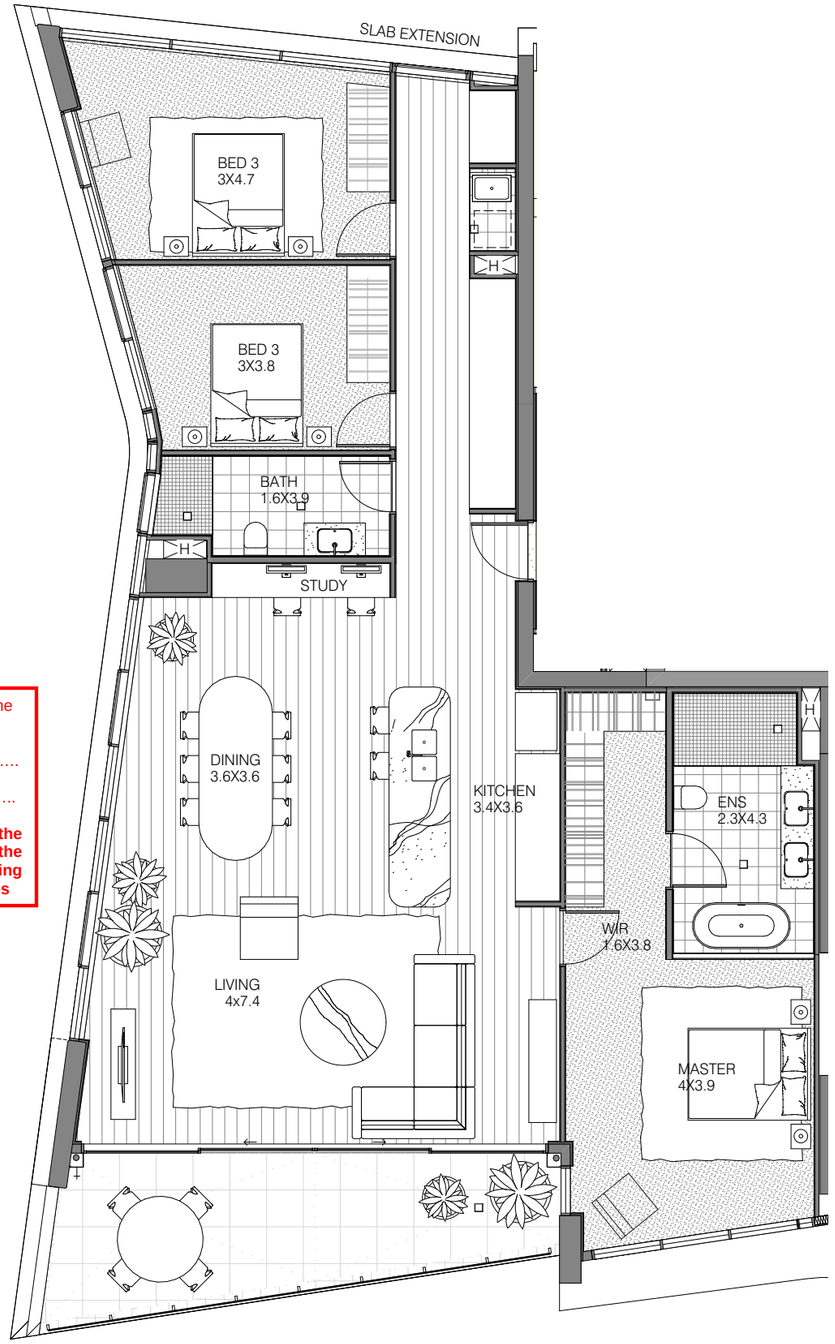
bda

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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	28 Units (50%)	3 Bed, 2 Bath	167 m² Enclosed 19 m² Balcony 185 m² Total



TYPE B	28 Units (50%)	3 Bed, 2 Bath	166 m² Enclosed 19 m² Balcony 185 m² Total

0 1 2 3 4 5

AVVA BROADBEACH, 19-21 ANNE AVENUE
MINOR CHANGE - IR RESPONSE

PROJECT NO. 562200
23 JANUARY 2026, ISSUE E

DRAWING NO. DA5.101
APARTMENT TYPES A & B

PREPARED FOR
BASSAR CONSTRUCTION GROUP

SCALE:
1:100 @ A3

bda

Additional IR Response Items

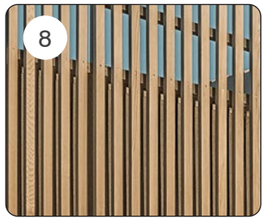
North Podium Elevation



Concrete
Britonlite pigment



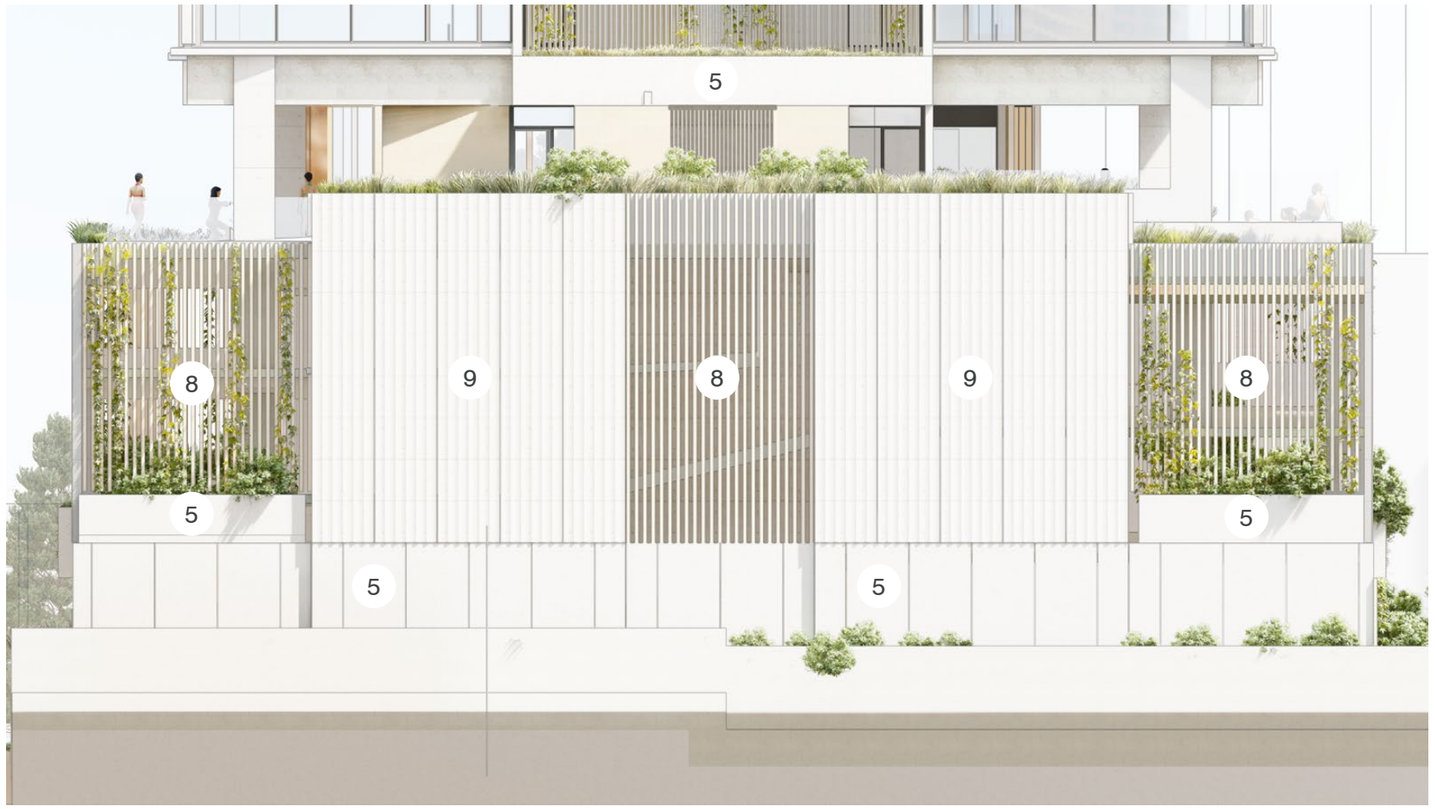
Metal Cladding
Bronze-look powdercoat



Metal Battens
Timber-look powdercoat, vertical orientation



Precast Concrete
Fluted precast concrete with formliner, colour : britonlite



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/720

Dated: 2 February 2026

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