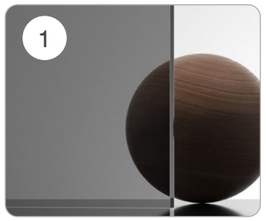
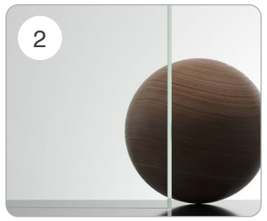
Comparison Study - Proposed

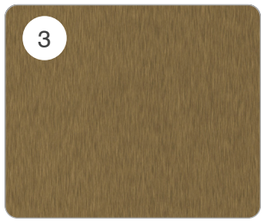
Colours & Finishes - Marine Parade



Glazing
Tinted Glass



Balustrade Glazing
Clear Glazing



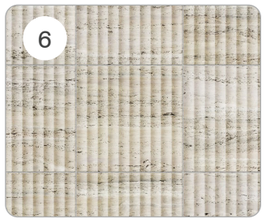
Window Frames & Doors
Powdercoat Aluminium Frames
Light Bronze Tint



Screens
Aluminium Screen - White Look
Dulux Duratec - Zeus Talc



Walls
Travetine Tile
Stretcher Bond



Walls
Travetine Fluted-Out Tile
Stacked Bond



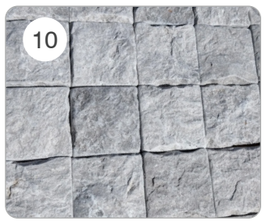
Walls
Travertine Fluted In-Tile
Stacked Bond



Walls & Balcony Hobs
White Coloured Concrete
Colour - CCS Snow



Flooring
Crazy Pave



Porte Cochere Flooring
Grey Cobblestone



Soffit
Textured Popcorn Render
Colour - CCS Snow

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

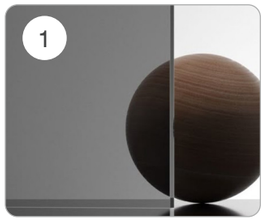
Application No: MIN/2025/655

Dated: 24 February 2026

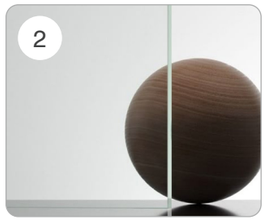
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

Comparison Study - Proposed

Colours & Finishes - Nagel Ave



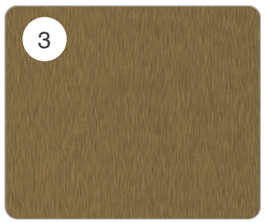
Glazing
Tinted Glass



Balustrade Glazing
Clear Glazing



Roof Terrace
Textured Roof Terrace Soffit



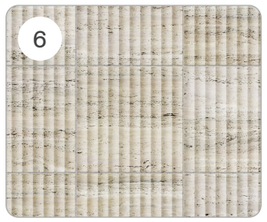
Window Frames & Doors
Powdercoat Aluminium Frames
Light Bronze Tint



Screens
Aluminium Screen - White Look
Dulux Duratec - Zeus Talc



Walls
Travetine Tile
Stretcher Bond



Walls
Travetine Fluted-Out Tile
Stacked Bond



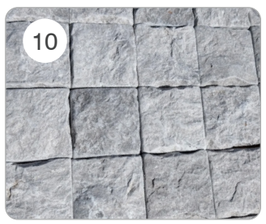
Walls
Travertine Fluted In-Tile
Stacked Bond



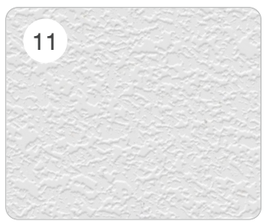
Walls & Balcony Hobs
White Coloured Concrete
Colour - CCS Snow



Flooring
Crazy Pave



Porte Cochere Flooring
Grey Cobblestone



Soffit
Textured Popcorn Render
Colour - CCS Snow

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

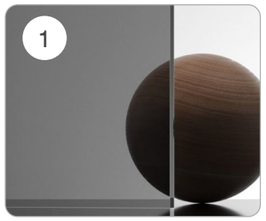
Dated: 24 February 2026

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

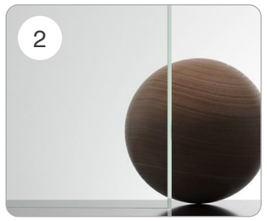
bda Koichi Takada Architects

Comparison Study - Proposed

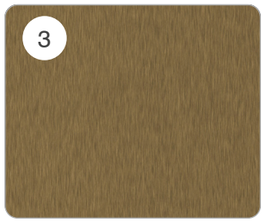
Colours & Finishes - Fraser Ave



Glazing
Tinted Glass



Balustrade Glazing
Clear Glazing



Window Frames & Doors
Powdercoat Aluminium Frames
Light Bronze Tint



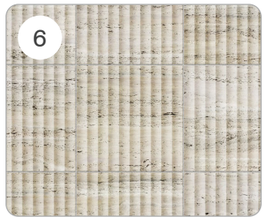
Screens
Aluminium Screen - White Look
Dulux Duratec - Zeus Talc



Fraser Ave
Porte Cochere Soffit Including
Decorative LED Lighting



Walls
Travetine Tile
Stretcher Bond



Walls
Travetine Fluted-Out Tile
Stacked Bond



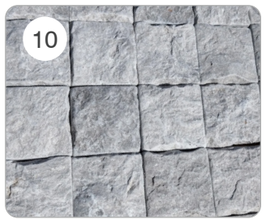
Walls
Travertine Fluted In-Tile
Stacked Bond



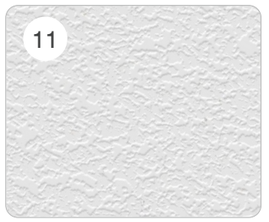
Walls, Balcony Hobs, Porte Cochere Soffit
White Coloured Concrete
Colour - CCS Snow



Flooring
Crazy Pave



Porte Cochere Flooring
Grey Cobblestone



Soffit
Textured Popcorn Render
Colour - CCS Snow

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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

bda Koichi Takada Architects

Plans for Stamped Approval

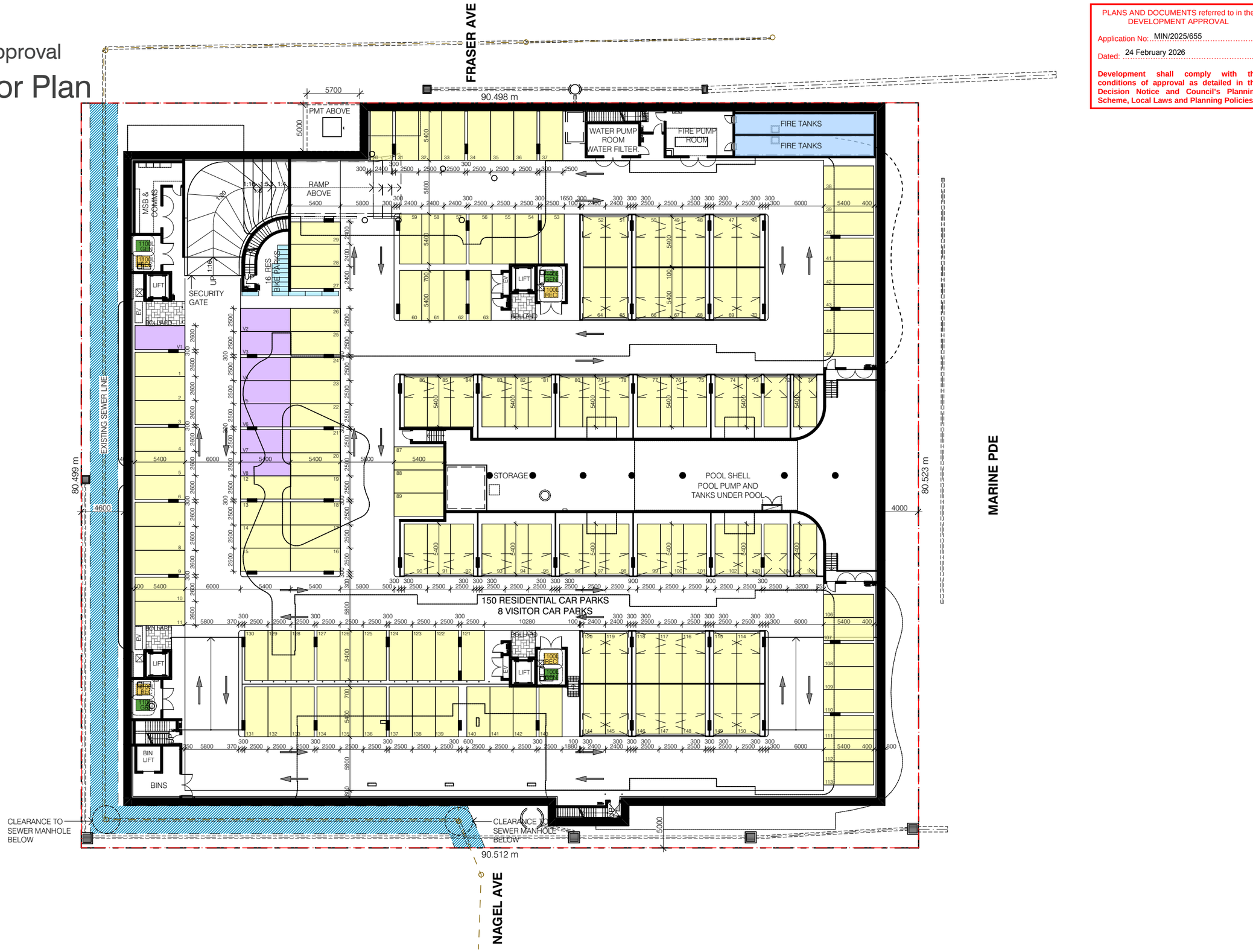
Basement Floor Plan

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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



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MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA2.101
BASEMENT FLOOR PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

Plans for Stamped Approval

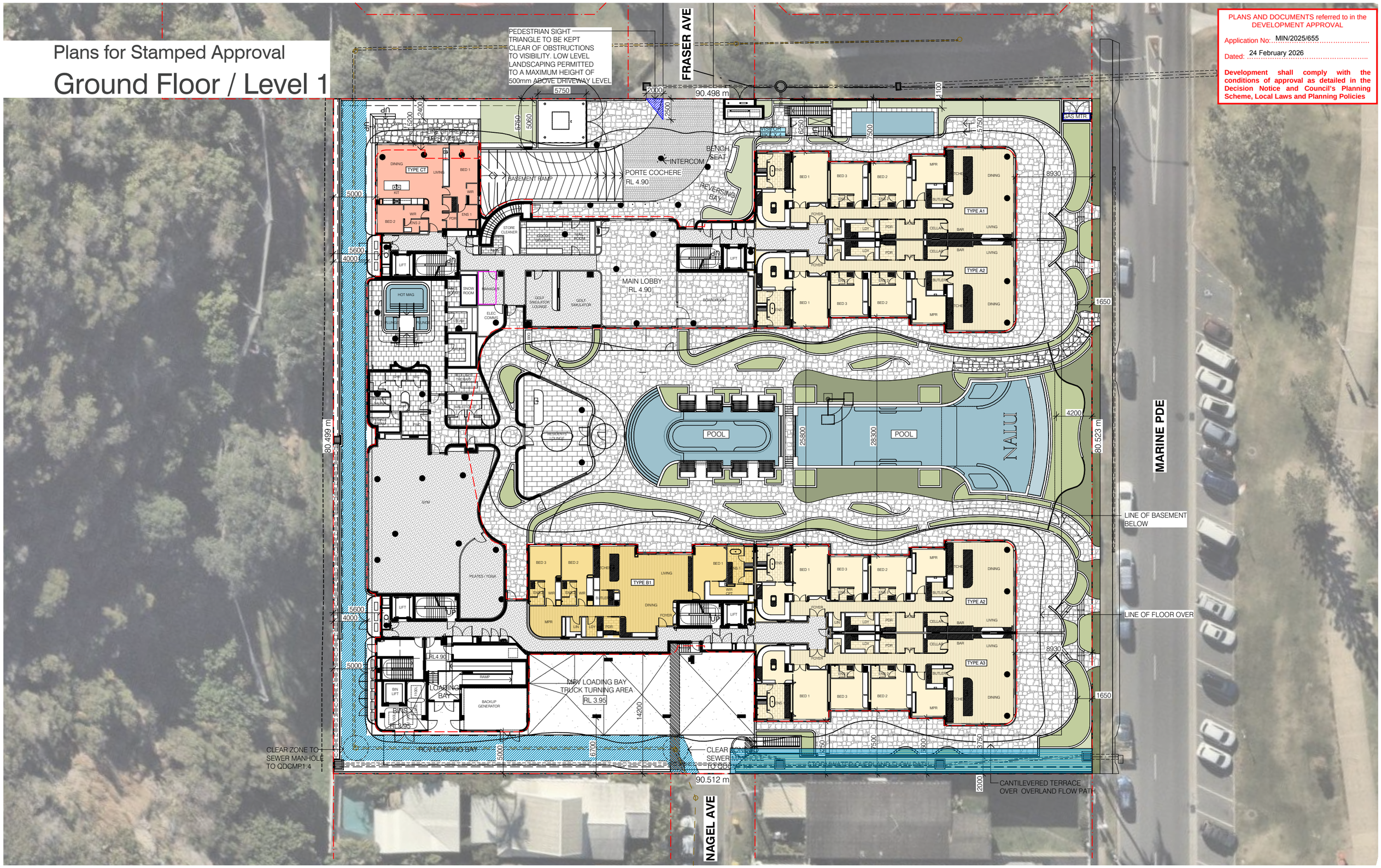
Ground Floor / Level 1

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA2.102
GROUND FLOOR / LEVEL 1

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

Plans for Stamped Approval

Level 2 Plan

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA2.103
LEVEL 2 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

Plans for Stamped Approval

Level 3 Plan

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA2.104
LEVEL 3 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

Plans for Stamped Approval

Level 4 Plan

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA2.105
LEVEL 4 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

bda Koichi Takada Architects

Plans for Stamped Approval

Level 5 Plan

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA2.106
LEVEL 5 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

Plans for Stamped Approval

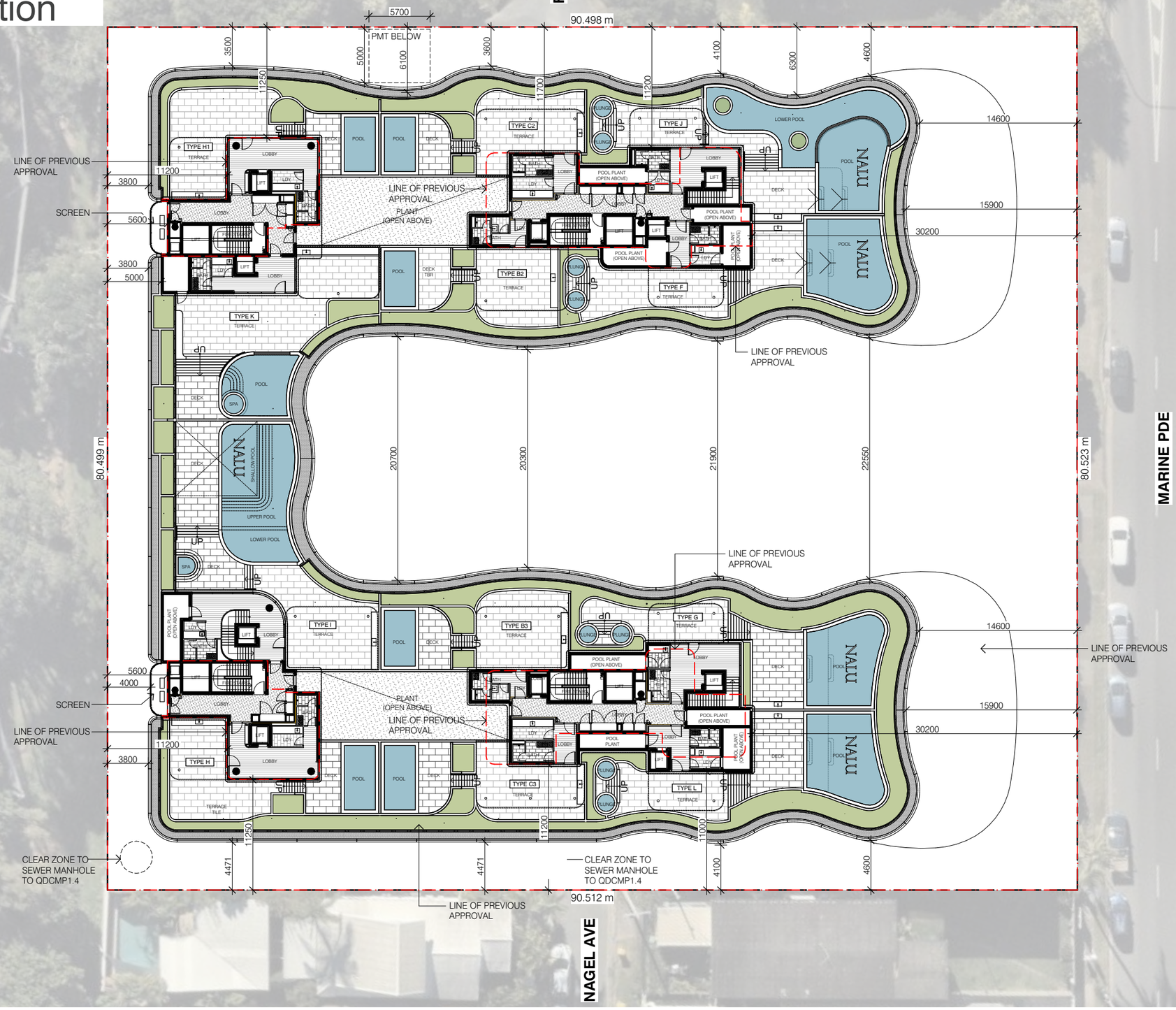
Rooftop Recreation

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA2.107
ROOFTOP RECREATION LEVEL

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

bda Koichi Takada Architects

Plans for Stamped Approval

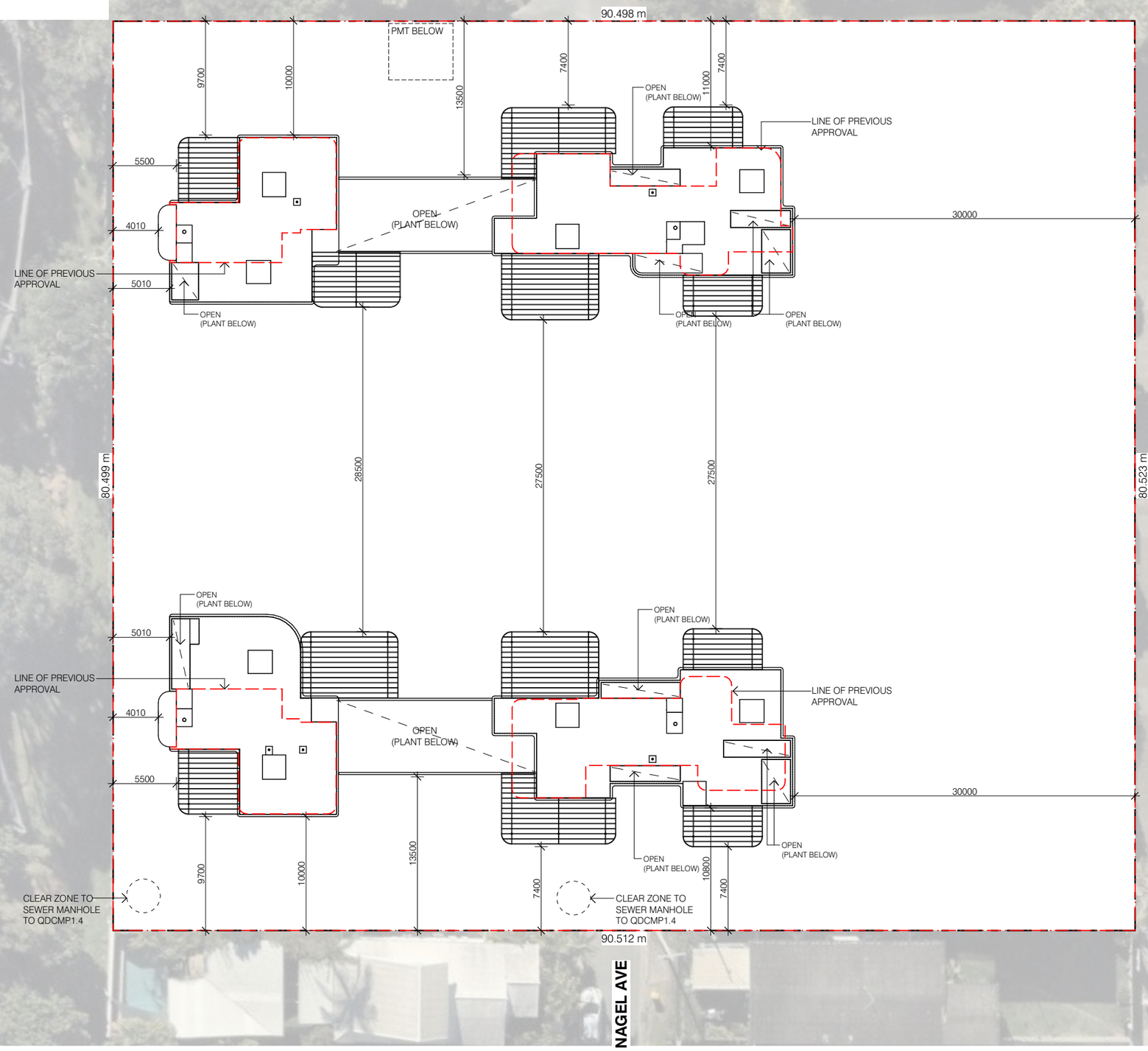
Roof Plan

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA2.108
ROOF PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Koichi Takada Architects

Comparison Study - Proposed

North Elevation

Summary of Level Changes

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME



NORTH ELEVATION - 1:300 (A3)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 3 6 9 12 15

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA3.101
NORTH ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

Koichi Takada Architects

Comparison Study - Proposed

East Elevation

Summary of Level Changes

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME



EAST ELEVATION - 1:300 (A3)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 3 6 9 12 15

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA3.102
EAST ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

bda Koichi Takada Architects

Comparison Study - Proposed

South Elevation

Summary of Level Changes

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME



SOUTH ELEVATION - 1:300 (A3)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 3 6 9 12 15

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA3.103
SOUTH ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

bda Koichi Takada Architects

Comparison Study - Proposed

West Elevation

Summary of Level Changes

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME



WEST ELEVATION - 1:300 (A3)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 3 6 9 12 15

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA3.104
WEST ELEVATION

PREPARED FOR
MONACO PROPERTY GROUP

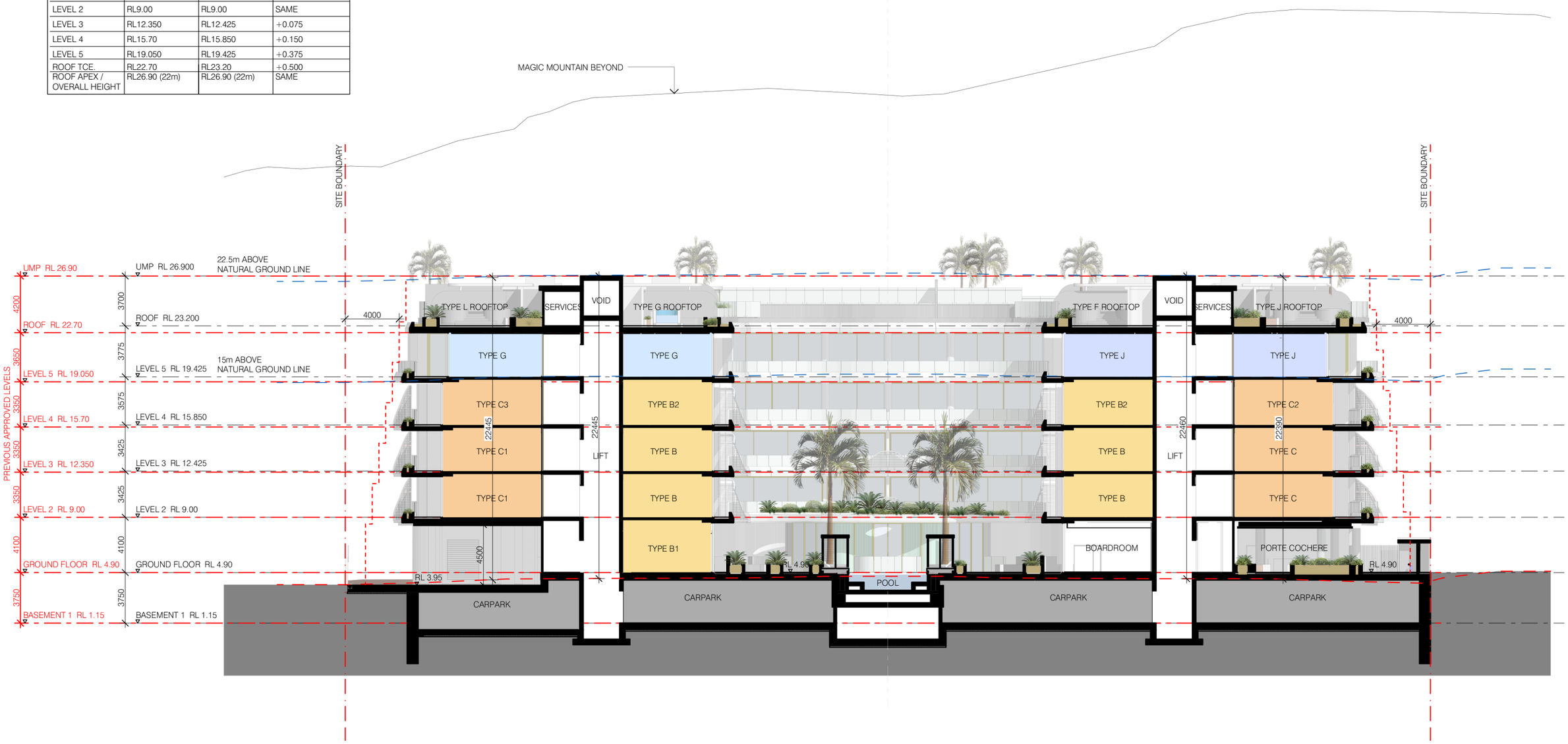
SCALE:
1:300 @ A3

bda Koichi Takada Architects

Comparison Study - Proposed

Section A

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 3 6 9 12 15

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.101
SECTION A

PREPARED FOR
MONACO PROPERTY GROUP

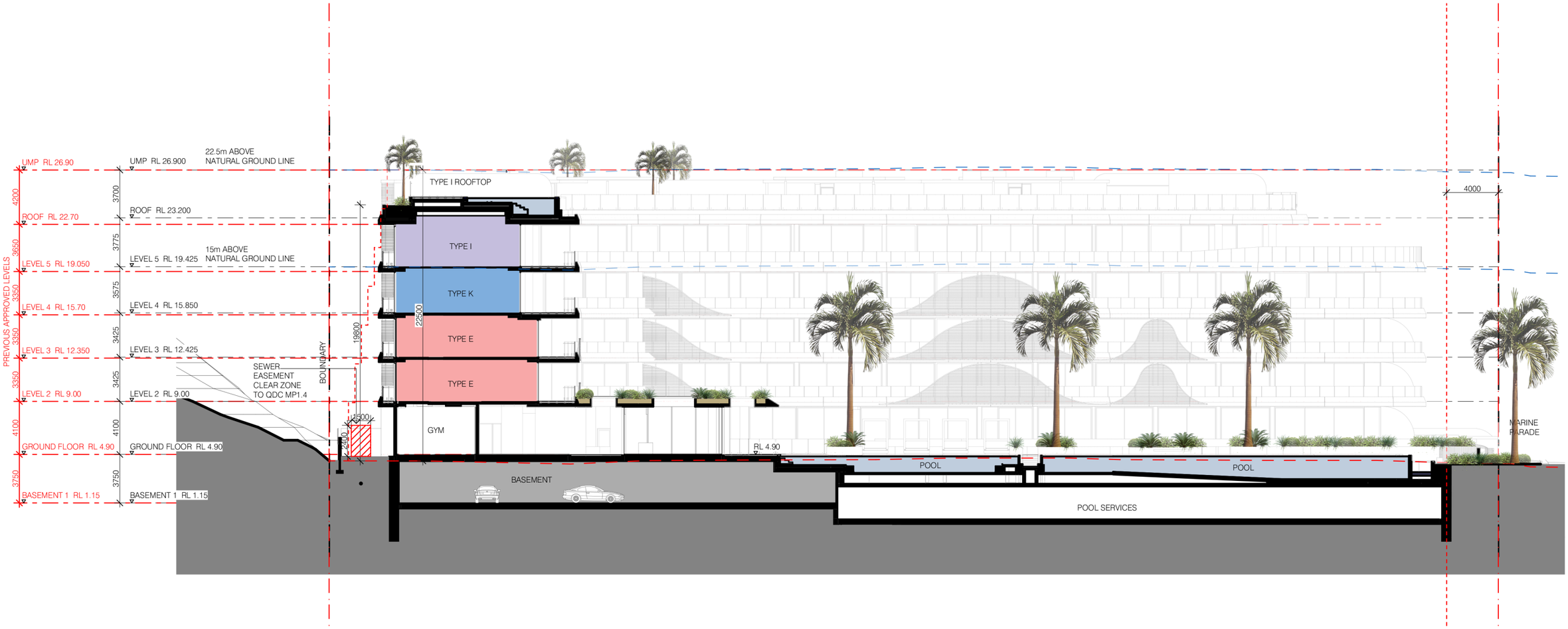
SCALE:
1:300 @ A3

Koichi Takada Architects

Comparison Study - Proposed

Section B

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 3 6 9 12 15

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

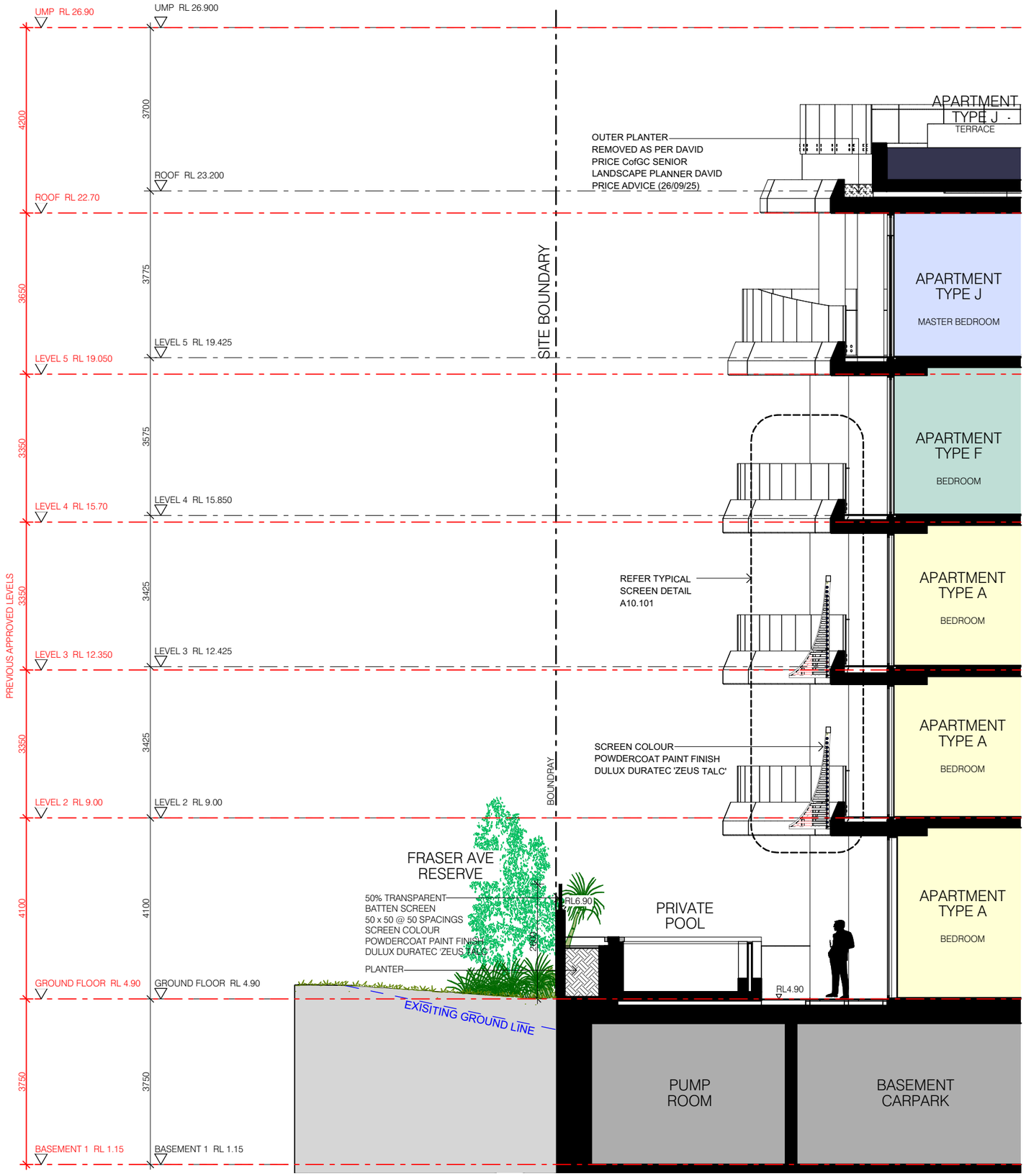
PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.102
SECTION B

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:300 @ A3

bda Koichi Takada Architects

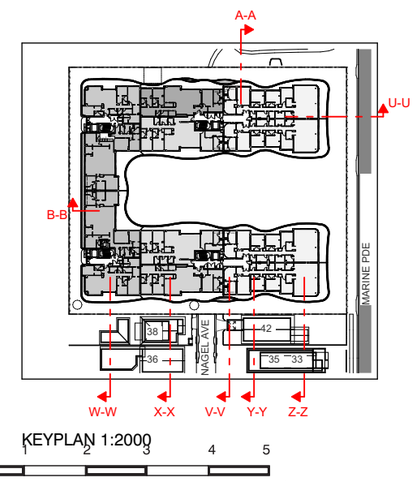


Summary of Level Changes

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME

Comparison Study - Proposed

Detail Section A



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 APPLICATION
122 MARINE PDE, MIAMI

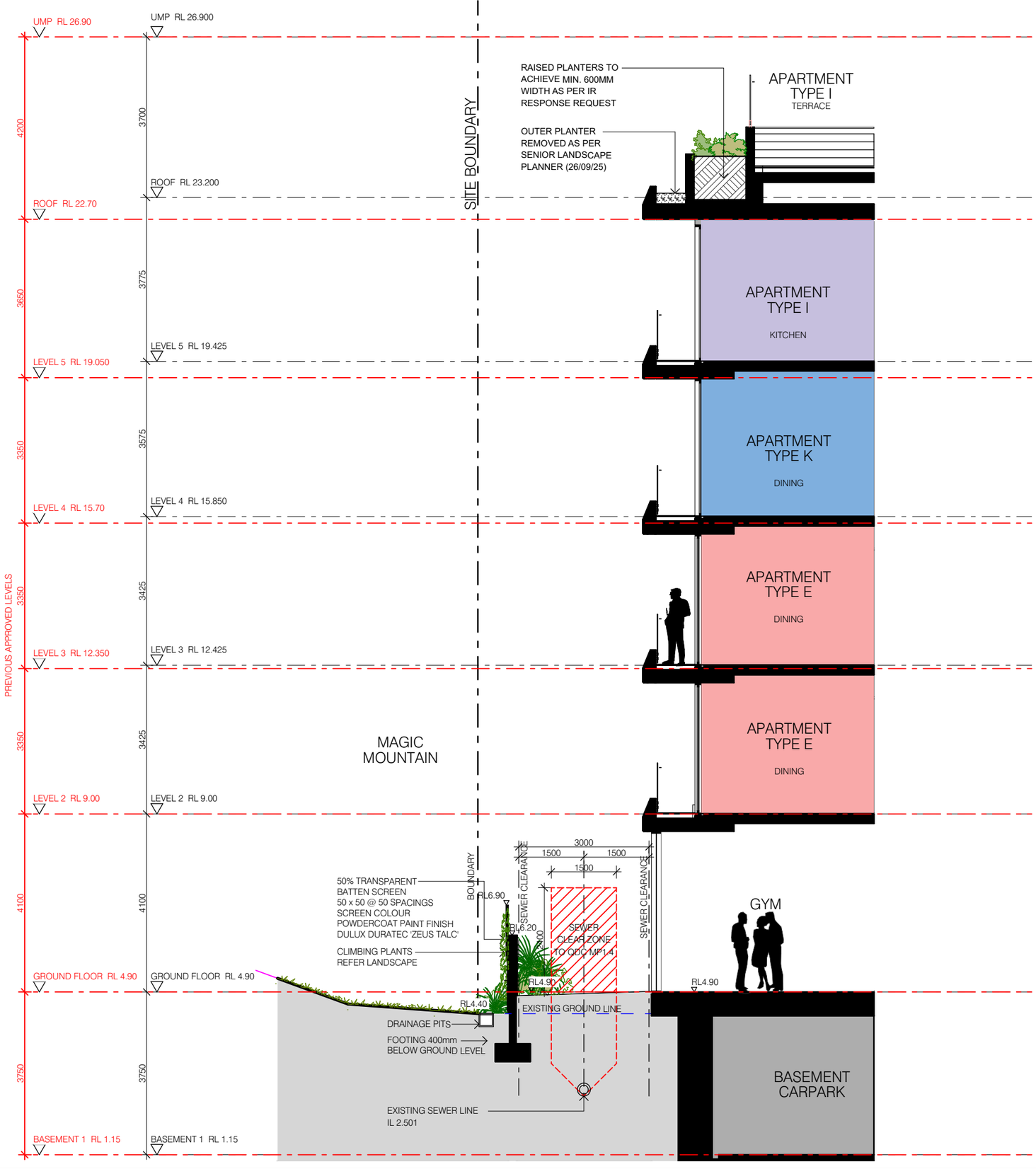
PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.103
DETAIL SECTION A

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects

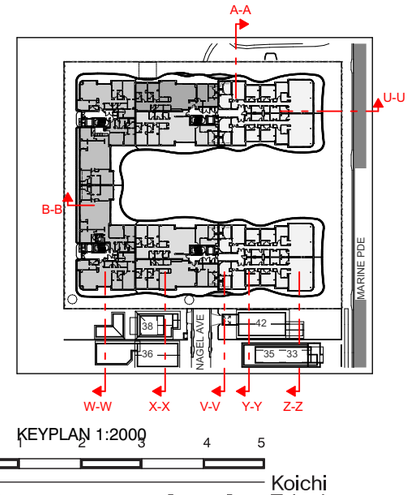


Summary of Level Changes

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME

Comparison Study - Proposed

Detail Section B



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.104
DETAIL SECTION B

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects

Comparison Study - Proposed
Detail Section U-U

Summary of Level Changes

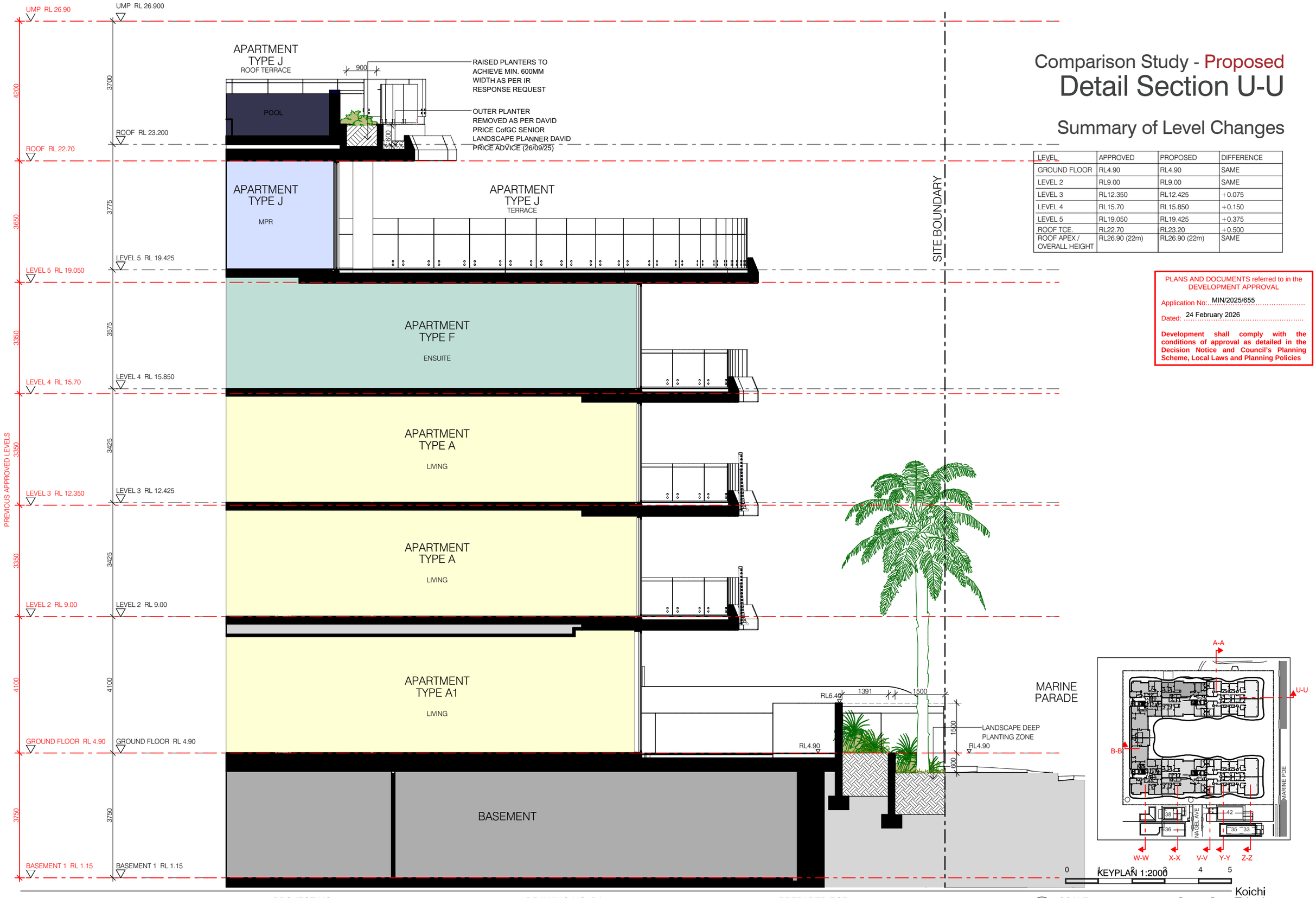
LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.105
DETAIL SECTION U-U

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects

Comparison Study - Proposed

Detail Section V-V

Summary of Level Changes

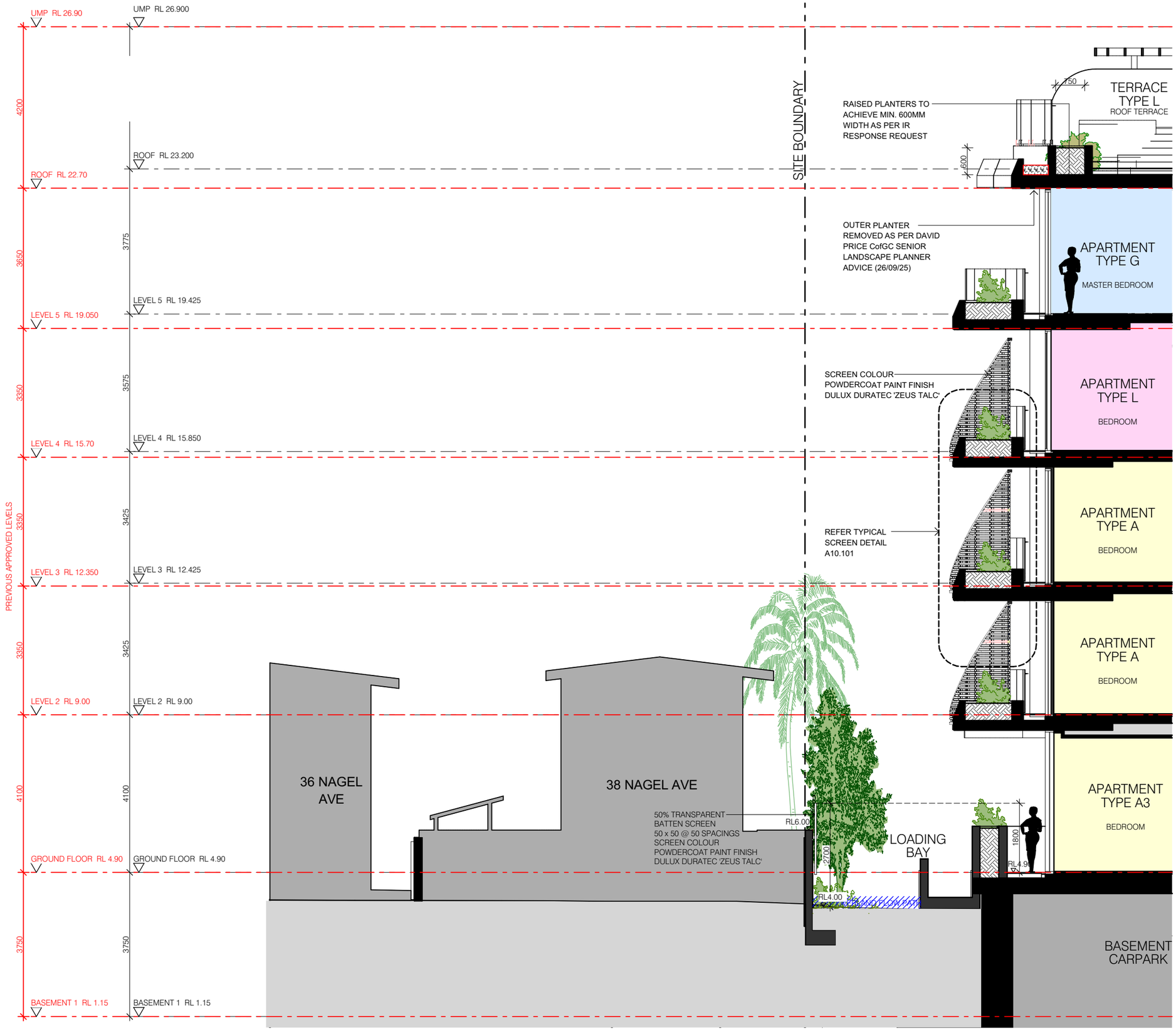
LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME

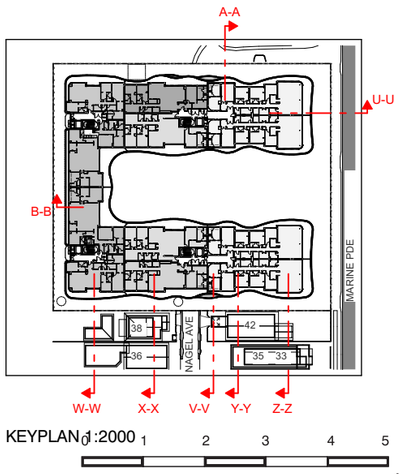
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.106
DETAIL SECTION V-V

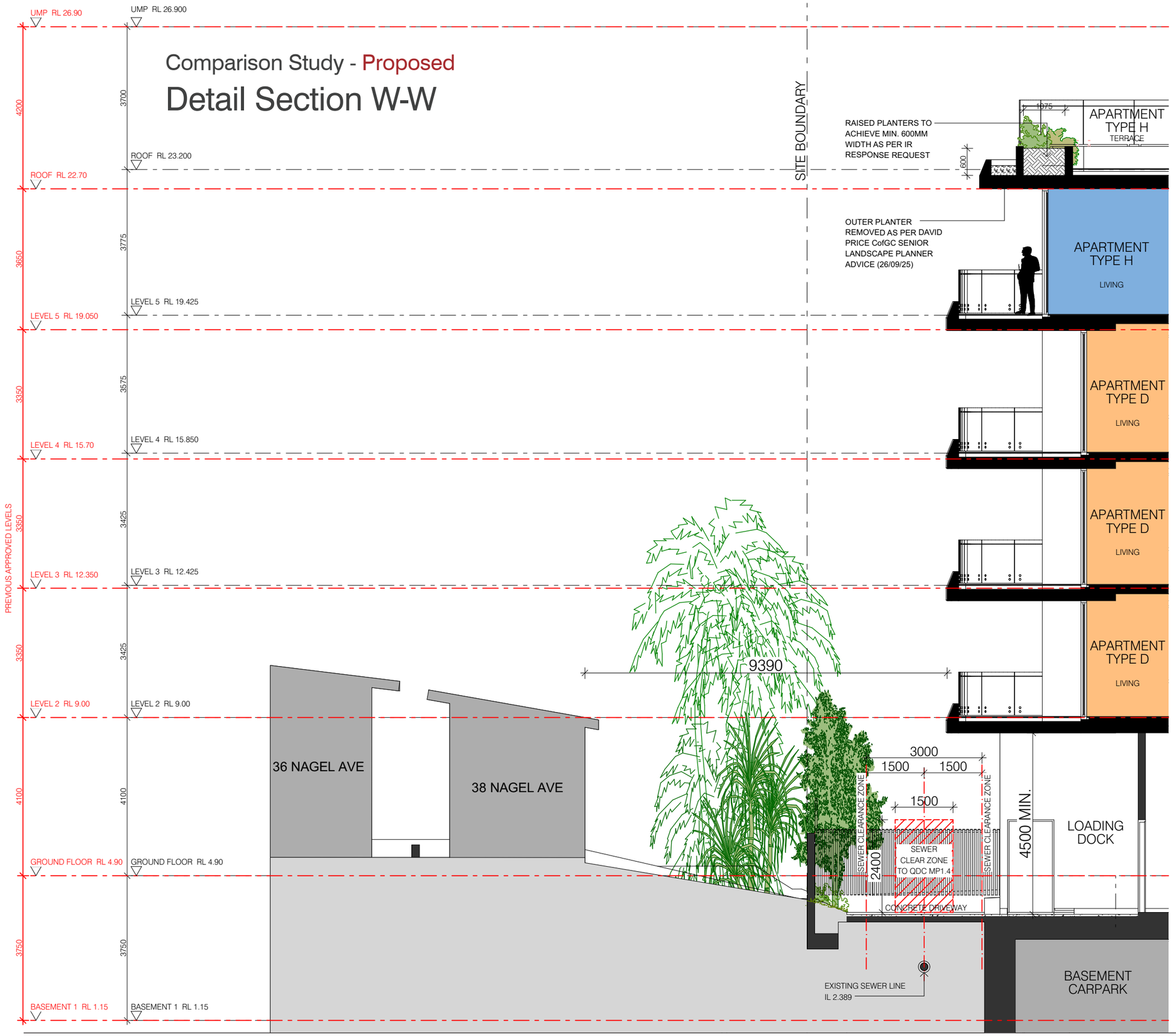
PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects

Comparison Study - Proposed

Detail Section W-W



Summary of Level Changes

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

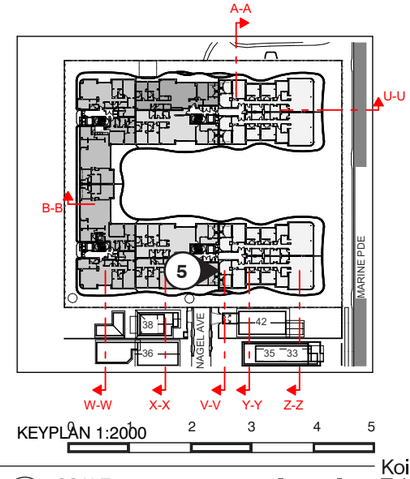
Application No: MIN/2025/655

Dated: 24 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



VIEW 5: EXISTING SOUTHERN INTERFACE



KEYPLAN 1:2000

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.107
DETAIL SECTION W-W

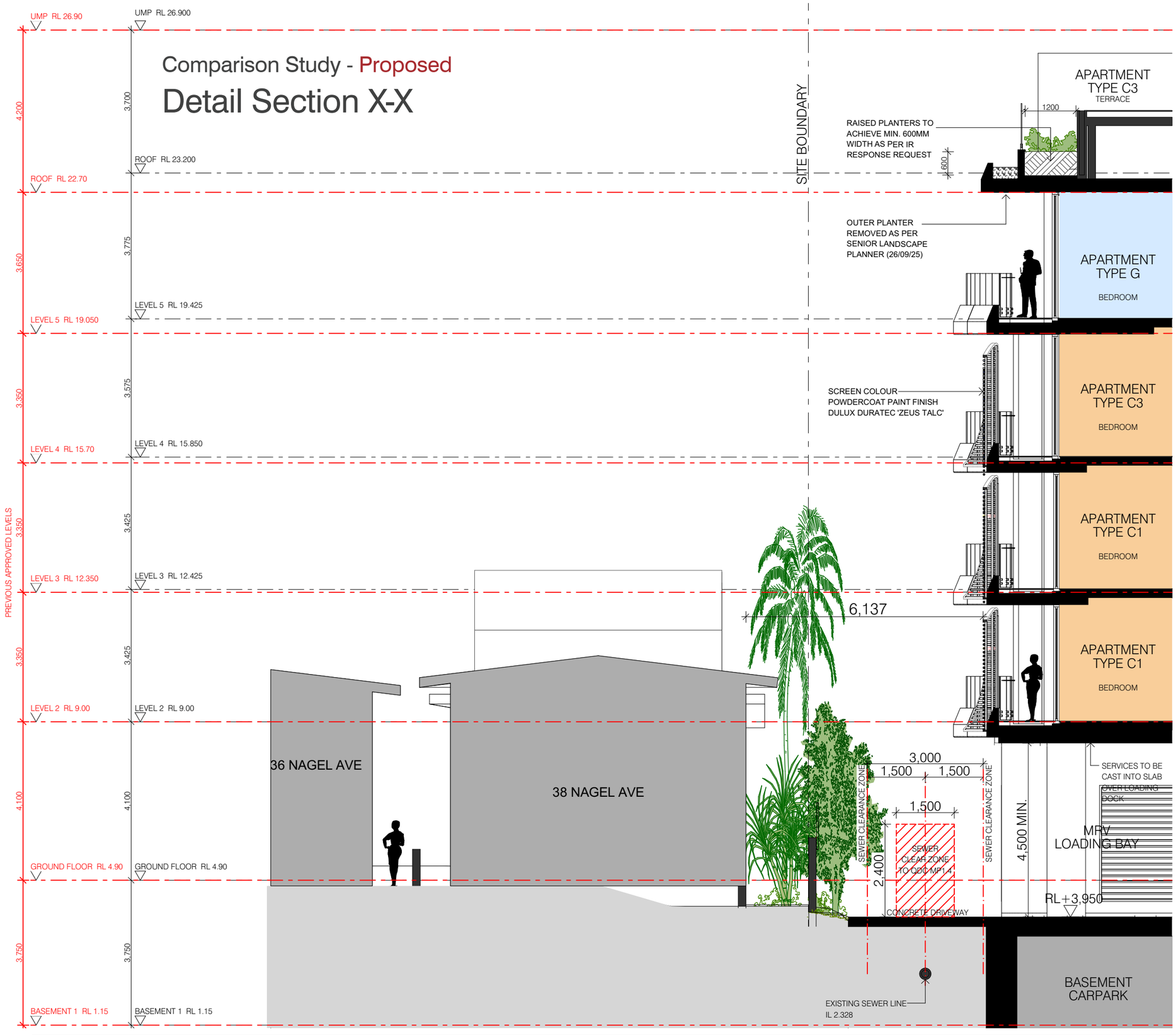
PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects

Comparison Study - Proposed

Detail Section X-X



Summary of Level Changes

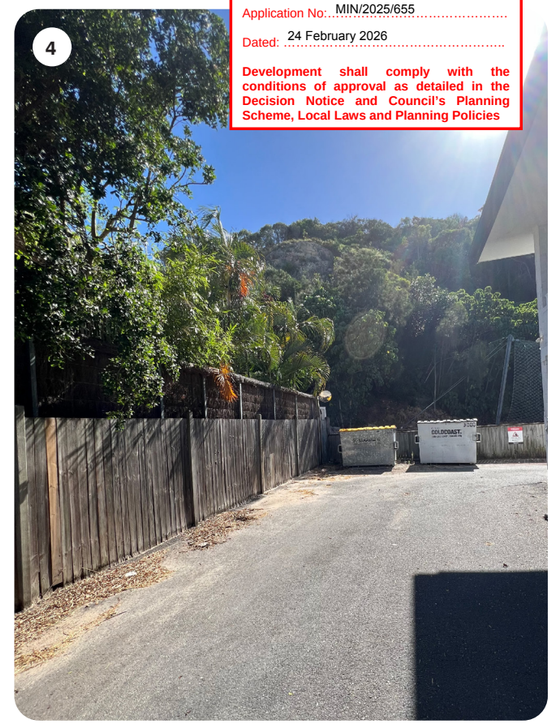
LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

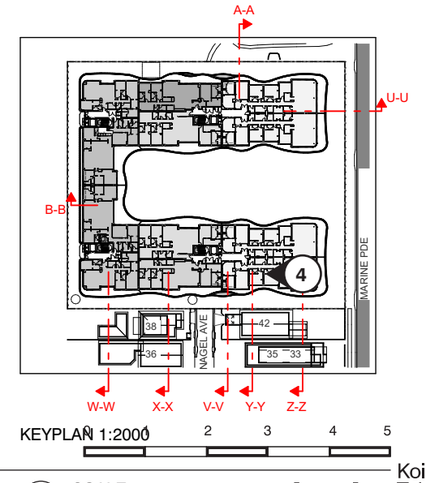
Application No: MIN/2025/655

Dated: 24 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



VIEW 4: EXISTING SOUTHERN INTERFACE



KEYPLAN 1:2000

0 1 2 3 4 5

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.108
DETAIL SECTION X-X

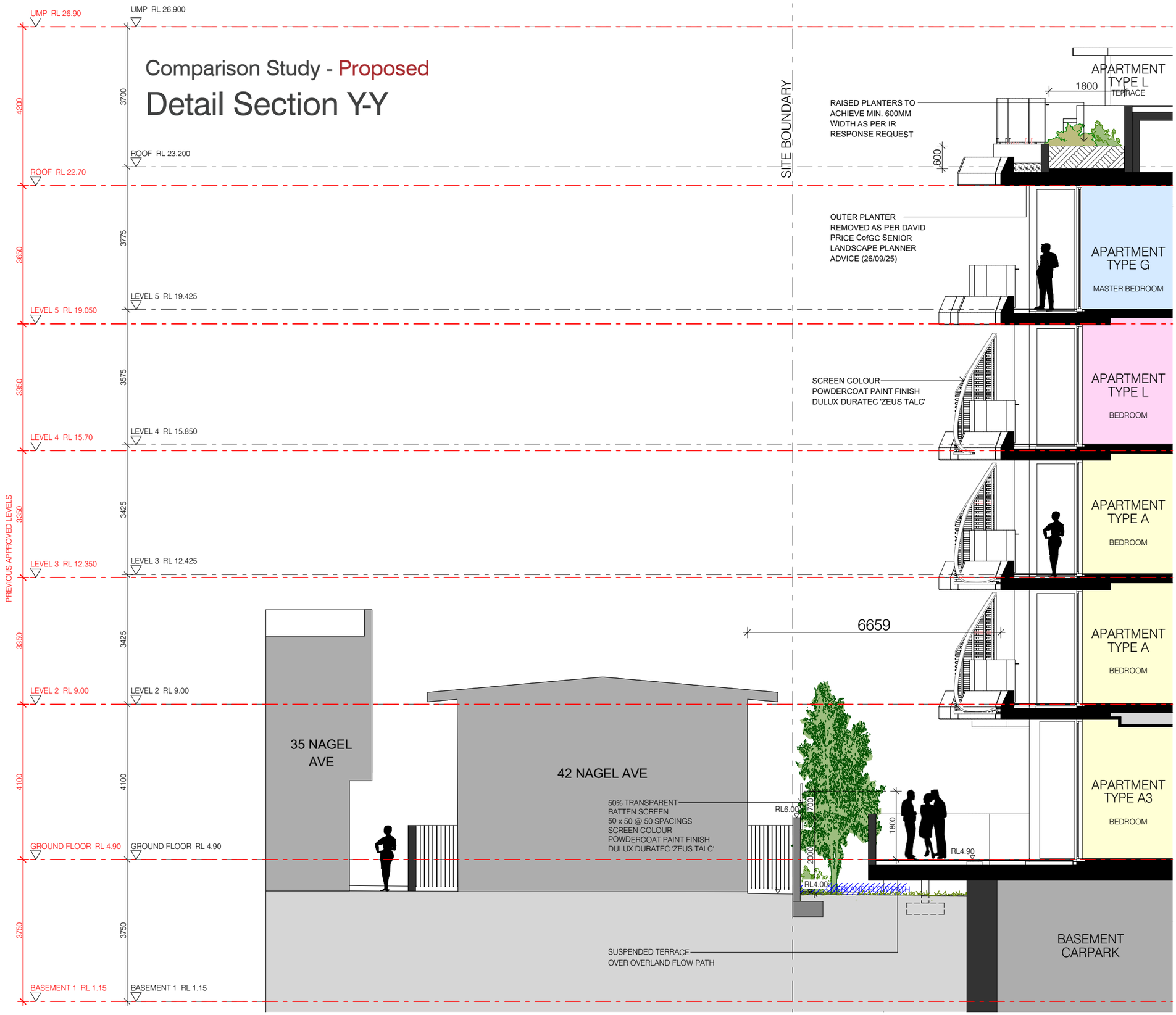
PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects

Comparison Study - Proposed

Detail Section Y-Y



Summary of Level Changes

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

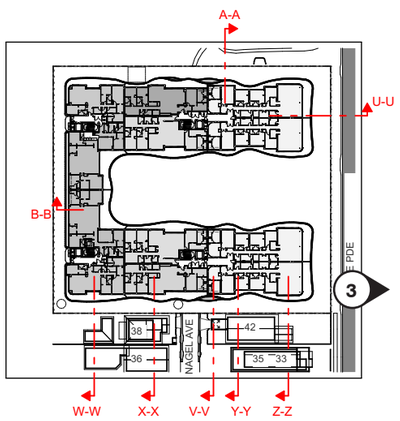
Application No: MIN/2025/655

Dated: 24 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



VIEW 3: EXISTING SOUTHERN INTERFACE



KEYPLAN @ :2000 1 2 3 4 5

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.109
DETAIL SECTION Y-Y

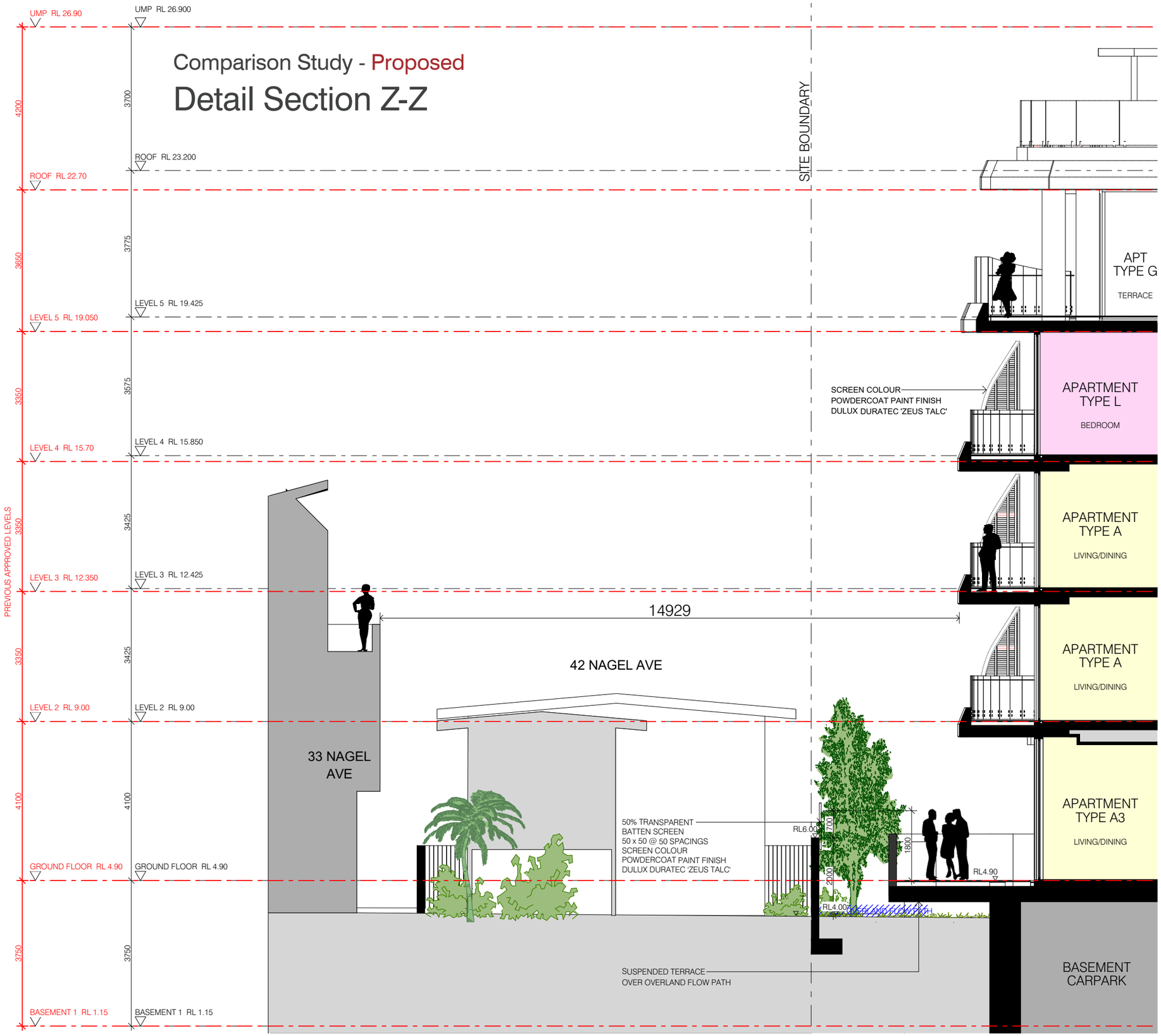
PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects

Comparison Study - Proposed

Detail Section Z-Z



Summary of Level Changes

LEVEL	APPROVED	PROPOSED	DIFFERENCE
GROUND FLOOR	RL4.90	RL4.90	SAME
LEVEL 2	RL9.00	RL9.00	SAME
LEVEL 3	RL12.350	RL12.425	+0.075
LEVEL 4	RL15.70	RL15.850	+0.150
LEVEL 5	RL19.050	RL19.425	+0.375
ROOF TCE.	RL22.70	RL23.20	+0.500
ROOF APEX / OVERALL HEIGHT	RL26.90 (22m)	RL26.90 (22m)	SAME

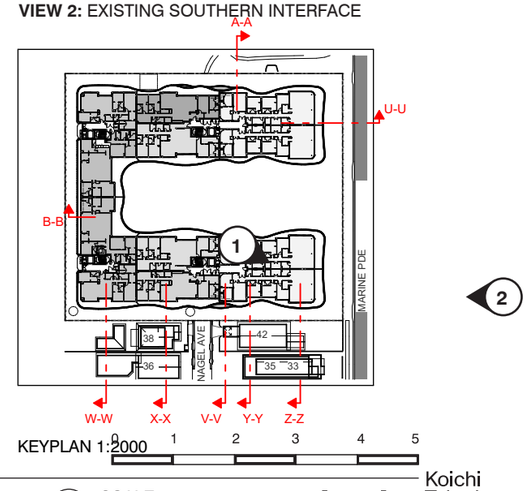


VIEW 1: EXISTING SOUTHERN INTERFACE AERIAL VIEW



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Application No: MIN/2025/655
Dated: 24 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

VIEW 2: EXISTING SOUTHERN INTERFACE



MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA4.110
DETAIL SECTION Z-Z

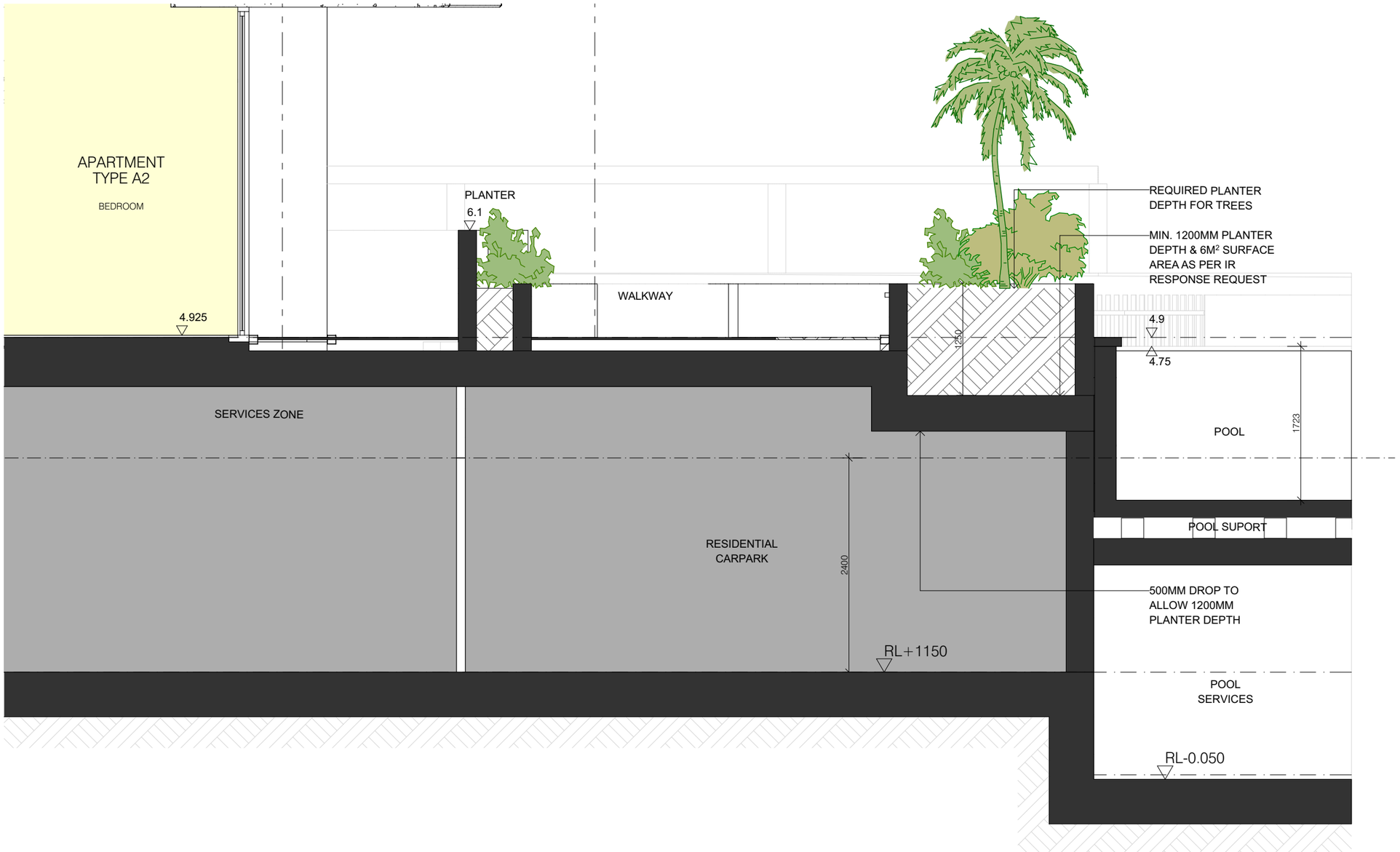
PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:100 @ A3

Koichi Takada Architects

Plans for Stamped Approval

Central Planter North





KEYPLAN - 1:2000 (A3)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 0.5 1 1.5 2 2.5

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA5.101
CENTRAL PLANTER NORTH

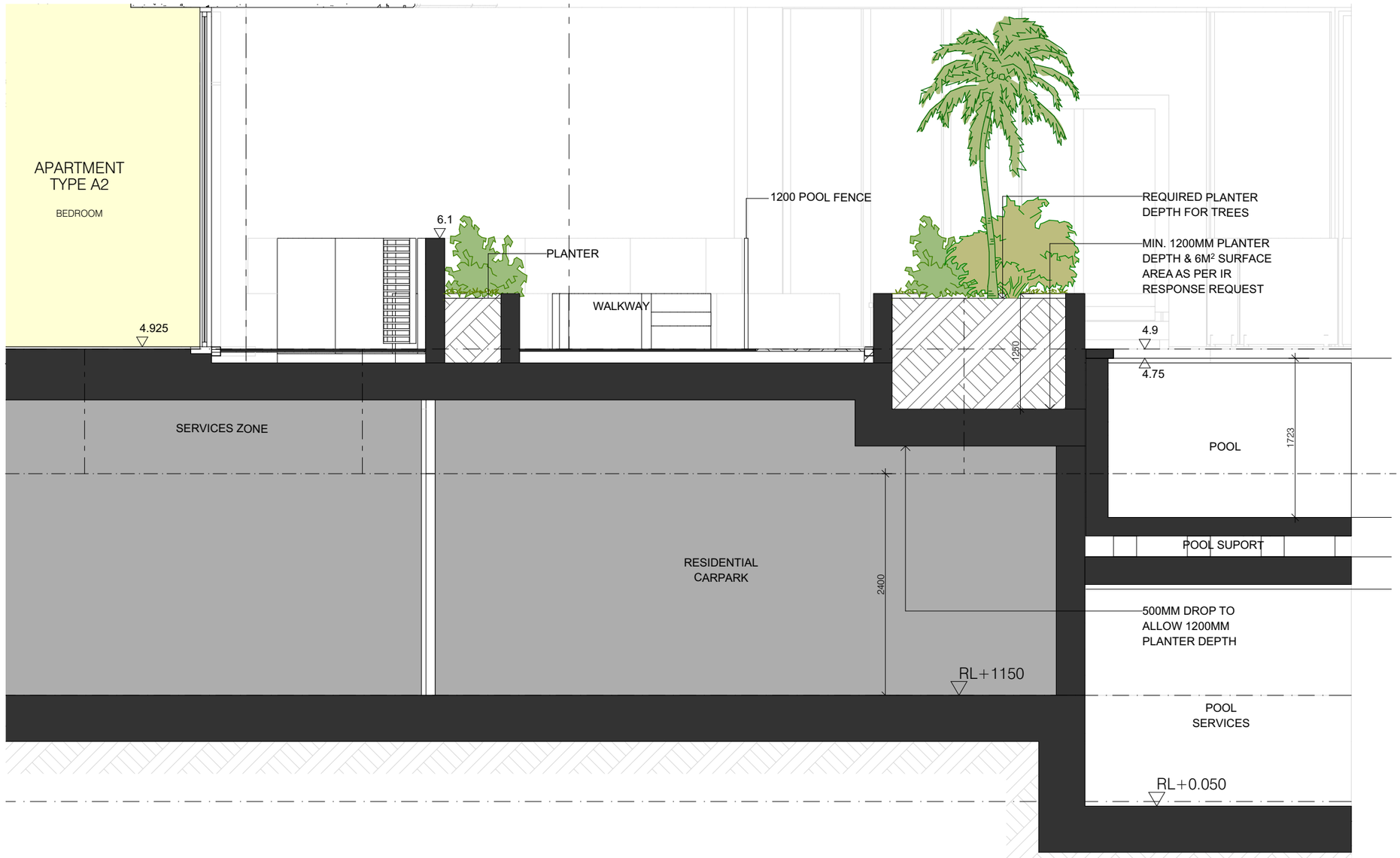
PREPARED FOR
MONACO PROPERTY GROUP

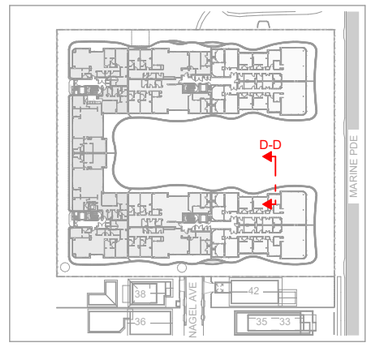
SCALE:
1:50 @ A3

Koichi Takada Architects

Plans for Stamped Approval

Central Planter South





KEYPLAN - 1:2000 (A3)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 0.5 1 1.5 2 2.5

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA5.102
CENTRAL PLANTER SOUTH

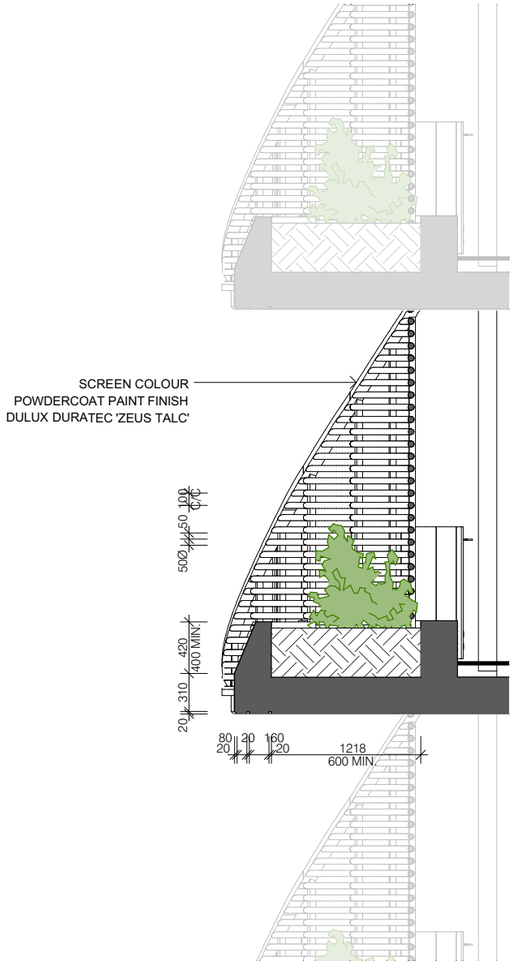
PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:50 @ A3

Koichi Takada Architects

Plans for Stamped Approval

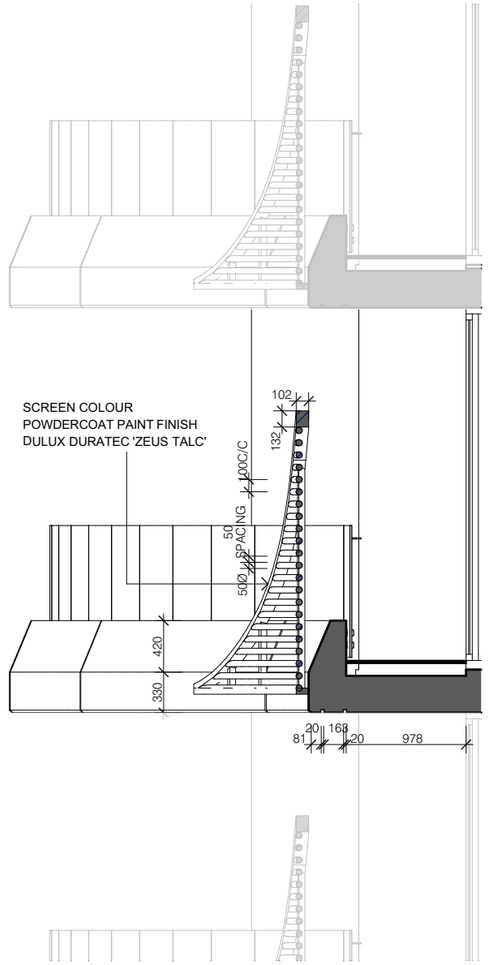
Typical Screen Details



SOUTH SCR 01

SOUTHERN FACADE SCREENING
W/ PLANTER

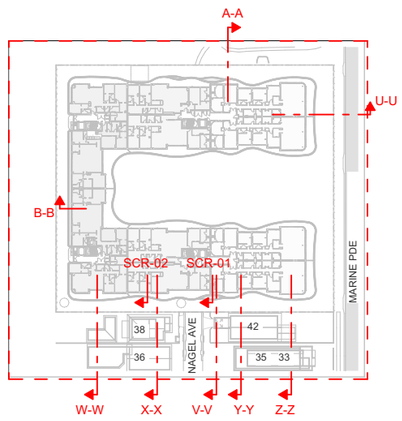
PWD COAT ALUMINIUM BATTENS WHITE LOOK
HORIZONTAL 50 Ø @ 100 C/C



SOUTH SCR 02

SOUTHERN FACADE SCREENING
W/OUT PLANTER

PWD COAT ALUMINIUM BATTENS WHITE LOOK
HORIZONTAL 50 Ø @ 100 C/C



KEYPLAN 1:2000

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2025/655

Dated: 24 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 0.5 1 1.5 2 2.5

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
28 JANUARY 2026, ISSUE F

DRAWING NO. DA10.101
TYPICAL SCREEN DETAILS

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:50 @ A3

Koichi Takada Architects