PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE
BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH STUDIO SNELL.

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

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980	DA	DA0100	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
2-07-2026	DA DOCUMENTATION TO PROCORE	K
02-09-2026	UPDATED DA SET WITH SINGLE CORE	M

SURFERS PARADISE BLVD

VISTA STREET

0BUP2446
NEIGHBOURING BUILT FORM

6
SP243229

2
RP48704

205
RP21845

CPP170410

EXISTING SINGLE STOREY DWELLING

EXISTING TWO STOREY WEATHERBOARD DWELLING

CARPORT

SHED

Approx Sewer Pipe 225ø

Approx Sewer H/C

Concrete Block Retaining Wall

Colorbond Fence

Timber Fence

Rendered Block Wall

G.I. Post & Wire Mesh Fence

High Timber Paling Fence

Eave Line

Ridge Line

Eave

Water Meter

electricity stay pole

proposed water meter

elec pillar box

elec pit

comms pit

traffic light

comms pits x 2

light pole

elec pits x 2

gully pit

s(d)

83°42'25" 10.058

353°43' 40.24

355°29'30" 2.004

83°43' 21.646

83°43' 20.117

338°45' 11.005

306°18' 0.747

286°39' 0.747

263°43' 16.375

263°43' 10.058

173°43' 20.117

173°43' 40.245

NORTH POINT

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
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AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

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4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

EXISTING SITE PLAN

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:09:24 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA0100	M

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1001	M

REVISION SCHEDULE

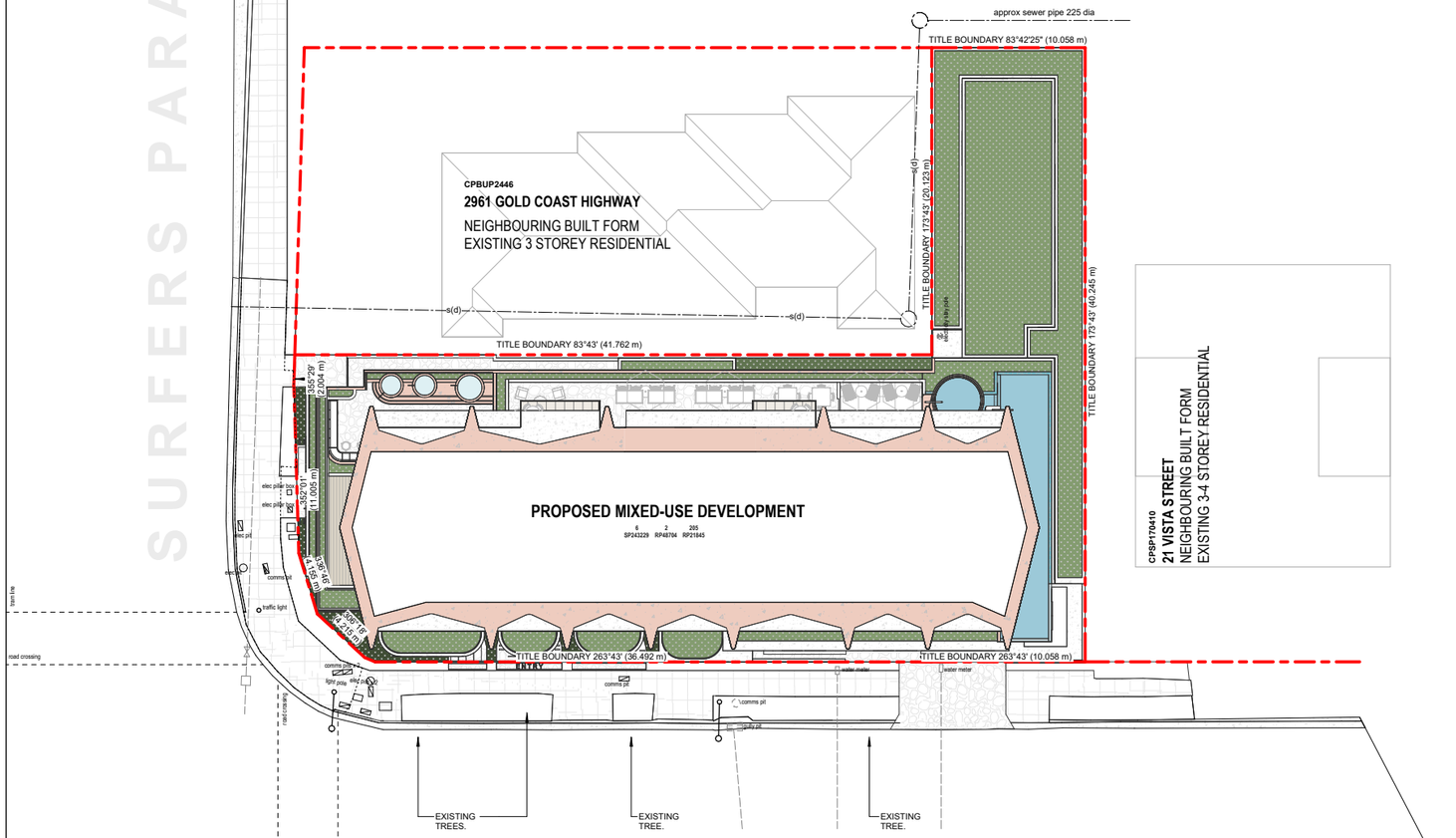
ISSUE DATE	DESCRIPTION	REVISION
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02-09-2026	UPDATED DA SET WITH SINGLE CORE	M

36 ENDERLEY AVE
EXISTING 3-4 STOREY RESIDENTIAL

16 / 18 ENDERLEY AVE
EXISTING 32 STOREY RESIDENTIAL

2988/2994 SURFERS PARADISE BLVD
EXISTING 10 STOREY RESIDENTIAL

SURFERS PARADISE BLVD



NORTH POINT

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FOR APPROVAL
NOT FOR CONSTRUCTION

TITLE
SITE CONTEXT PLAN

PROJECT
SURFER APARTMENTS

LOCATION
25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT
BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		2/09/2026 10:09:47 AM

Studio Snell
STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717
37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

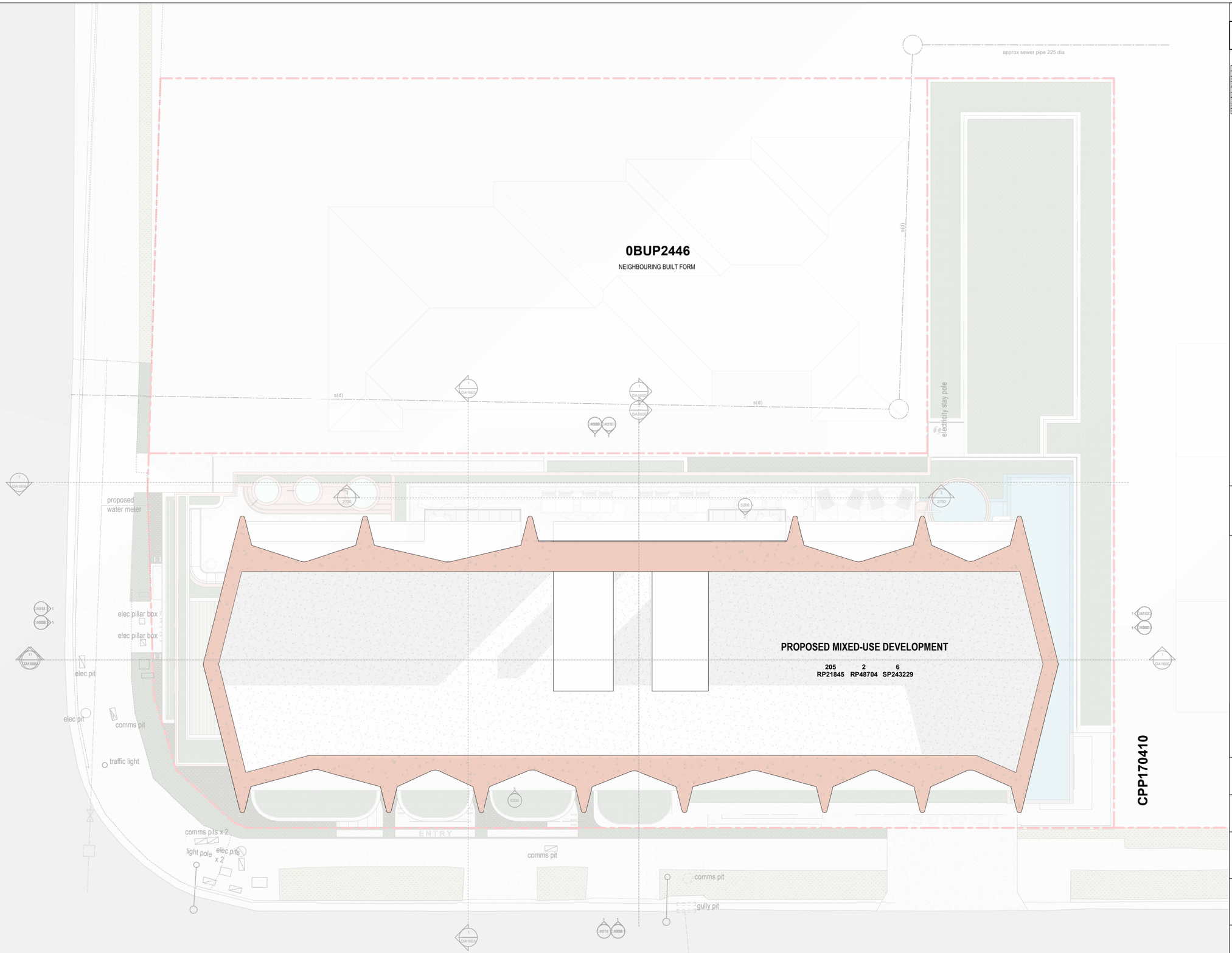
980	DA	DA1001	M

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980	DA	DA1002	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
12-12-2025	DEVELOPMENT APPLICATION	D
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

SITE PLAN

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:17:30 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

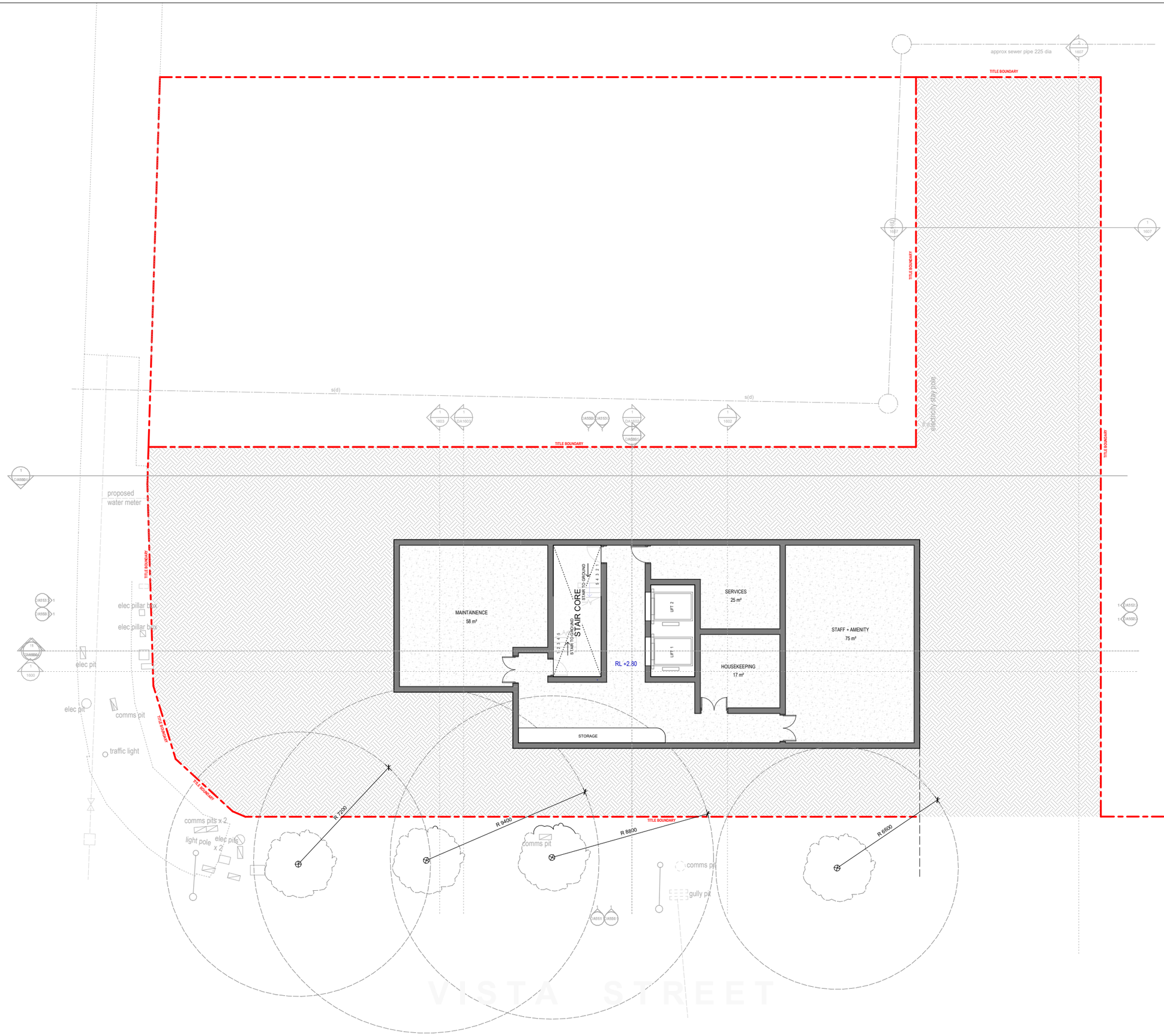
980 | DA | DA1002 | M

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980	DA	DA1100	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - BMT

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:17:31 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1100	M

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980	DA	DA1200	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
Date 1	Revision 1	A
04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
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02-09-2026	UPDATED DA SET WITH SINGLE CORE	M

SURFERS PARADISE BLVD

CPBUP2446

2961 GOLD COAST HIGHWAY
NEIGHBOURING BUILT FORM
EXISTING 3 STOREY RESIDENTIAL

approx sewer pipe 225 dia

10060 PROPOSED BUILT FORM

STAIR FROM LVL 1 OVER
STAIR FROM BMT UNDER
STAIR FROM LVL 1 OVER
STAIR FROM LVL 1 OVER

NO PARKING LINE MARKINGS AND SIGNAGE

SECURE BIKE STORAGE
10 EBIKES
22 CYCLE SPACES

CARPARK 09 (STAFF) SMALL CAR 2600
CARPARK 08 (STAFF) 3000
CARPARK 07 (SHORT STAY) 3000
CARPARK 06 (SHORT STAY) REVERSE ONLY 3000
CARPARK 05 (SHORT STAY) 2600
CARPARK 04 (SHORT STAY) 2600
CARPARK 03 (VISITOR) 2600
CARPARK 02 (VISITOR) 2600
CARPARK 01 (VISITOR) 2600

4258
5400
34920 CARPARKING

s(d)
TITLE BOUNDARY
electricity stay pole

1420 SETBACK
40340 PROPOSED BUILT FORM
TITLE BOUNDARY

2100 SETBACK
15820 PROPOSED BUILT FORM
2220 SETBACK

proposed water meter
GATE
OPEN AIR SERVICE LANE
WATER METER
TAKE AWAY 11 m²
BENCH SEAT
SERVERY
BOH KITCHEN 25 m²
COMMERCIAL BINS
SAFE SMALL BAG STORE
OFFICE 12 m²
FULL HEIGHT LUGGAGE STORE
FIRE ISOLATED SERVICES 19 m²
UNDER RAMP - FIRE ISOLATED LOW HEIGHT STORAGE
EBM.
PLANTER
RAMP UP TO LVL 1
1:8.2
RL +5.60
1:4.4
FIRE ISOLATED WASTE ROOM 19 m²
WASTE
REC
REC
WASTE
ELEC
COMMS
RC
HWS
STAIR CORE
LIFT 2
LIFT 1
FRONT DESK - 3 STATIONS TO INCLUDE CONCIERGE
WAITING SEATING AREA
RL +5.70
CAFE 97 m²
RL +5.70
TERRACE 32 m²
ENTRY
VISITOR BIKE PARKING
elec pillar box
elec pillar box
elec pit
elec pit
comms pit
traffic light
MAILBOXES
SURF BOARD STORE
RETAIL STORE 20 m²
RL +5.70
FIRE CONTROL 8 m²
GLASS SCREEN
SURFER
ENTRY
R 7200
R 9400
R 8800
R 6800
1500 FOOTPATH
comms pits x 2
light pole
elec pits x 2
comms pit
comms pit
gully pit
EXISTING TREES. REMOVED AND REPLACED WITH COOK PINES.
EXISTING TREE. RETAINED.
EXISTING TREE. RETAINED.
VEHICLE CROSS OVER
NO PARKING LINE MARKINGS.
46620
5200
PMT
7000
QUEUING BAY
SRV 3.5M HEIGHT
1625
1500
4800
PAD MOUNT
5000
5315 PMT
2500
2000
PEDESTRIAN SIGHT TRIANGLE.TRANSPARENT MASONRY SCREENING TO STREET.
SURFER
VISTA STREET

CFPSP170410
21 VISTA STREET
NEIGHBOURING BUILT FORM
EXISTING 3-4 STOREY RESIDENTIAL

NORTH POINT

NOTES

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FOR APPROVAL
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TITLE
GA - GF

PROJECT
S U R F E R A P A R T M E N T S

LOCATION
25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT
B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:17:37 AM

Studio Snell
STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717
37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9625

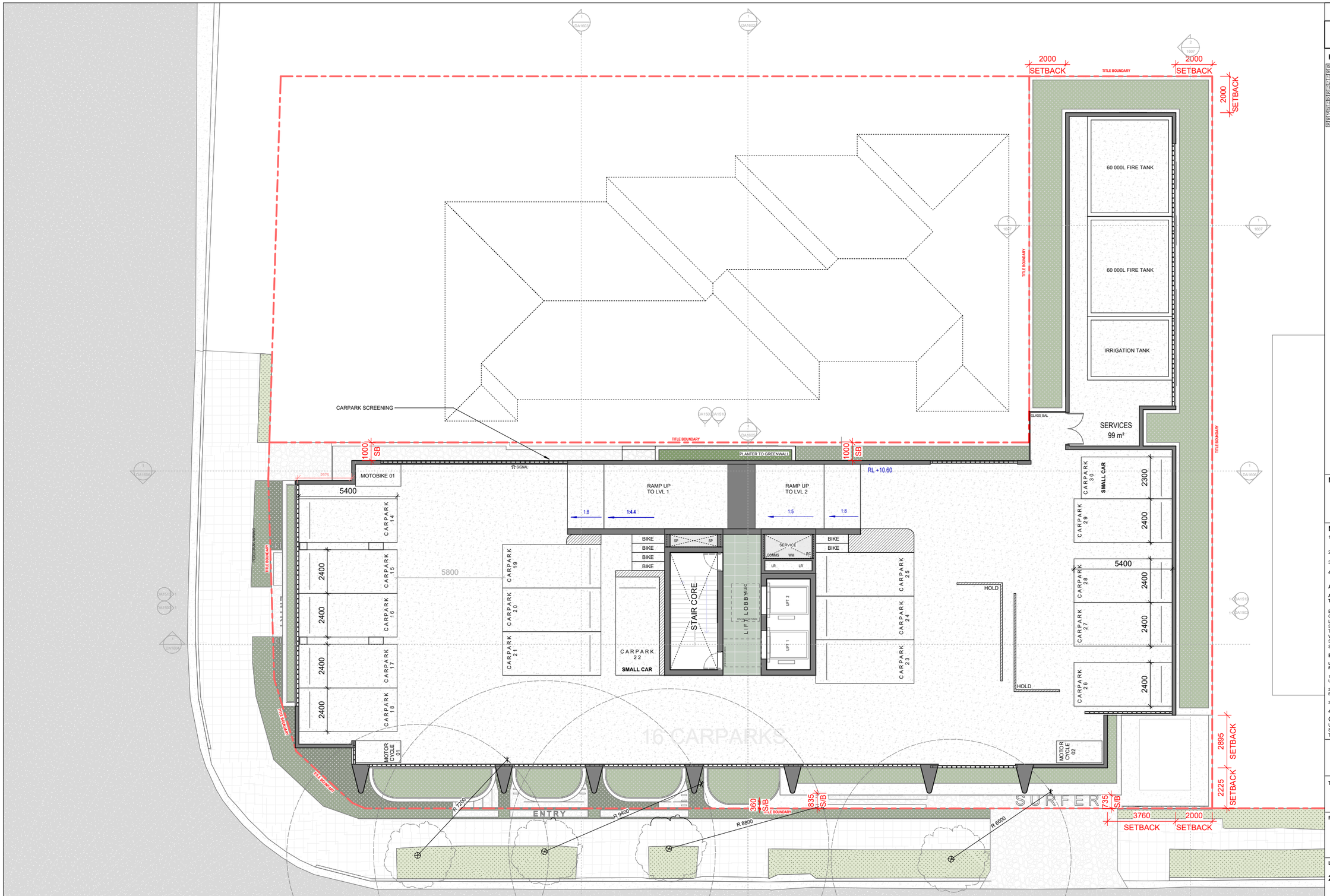
980	DA	DA1200	M

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980	DA	DA1300	M

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NORTH POINT

FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 1

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:17:41 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9625

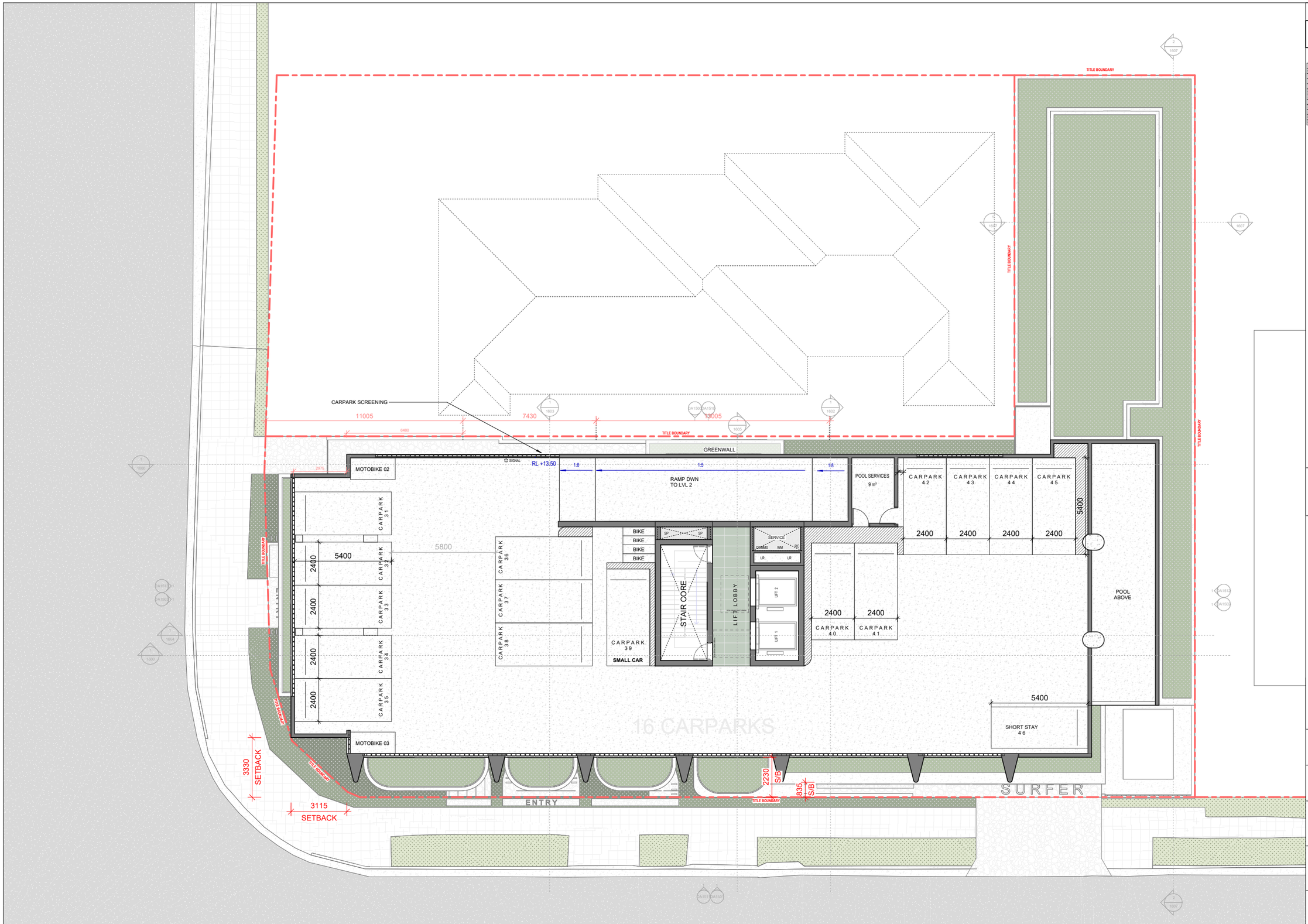
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980	DA	DA1302	M

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04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L
02-09-2026	UPDATED DA SET WITH SINGLE CORE	M



NORTH POINT

NOTES

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AUSTRALIAN STANDARDS

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GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

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GENERAL NOTES

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 2

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:17:45 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

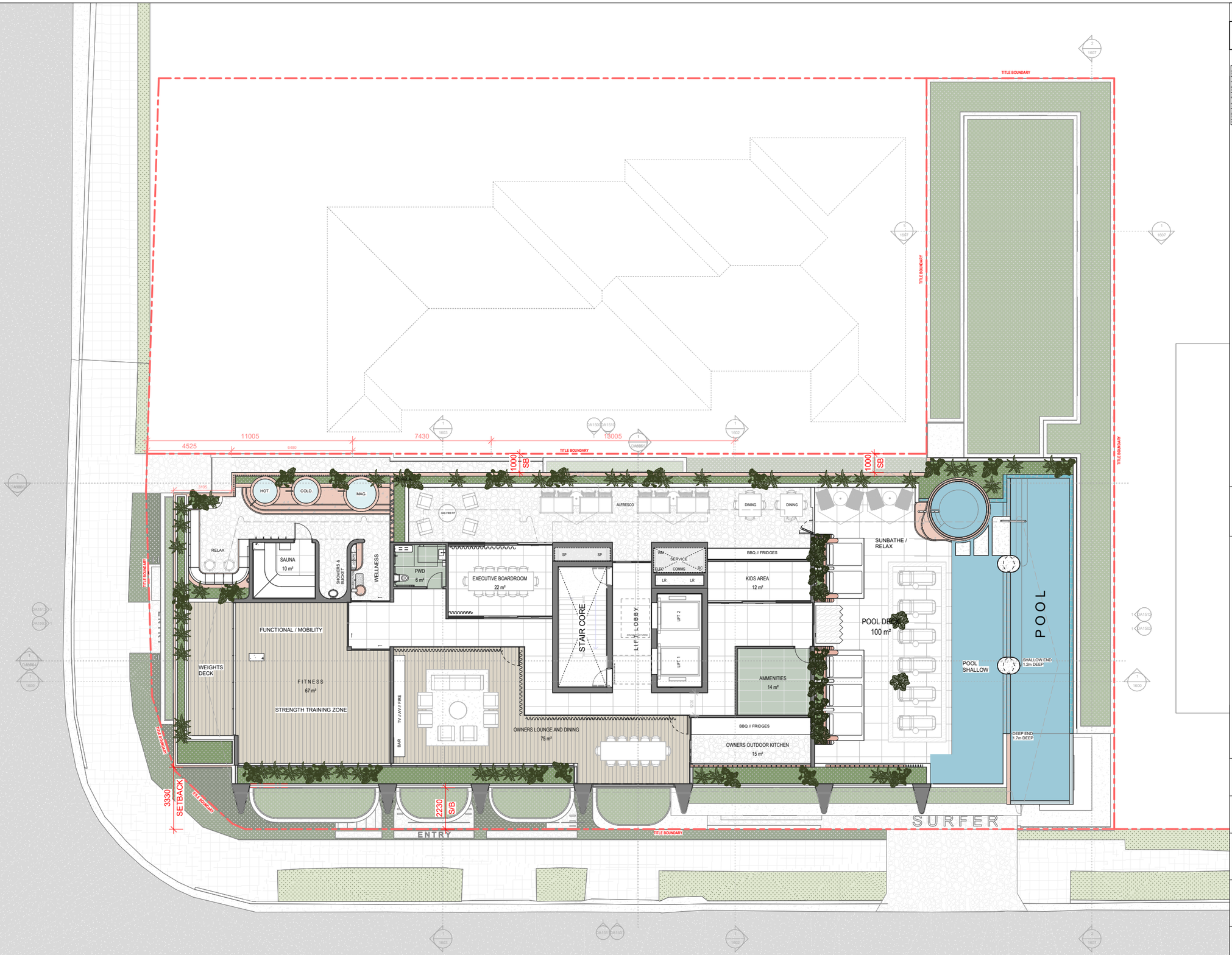
980	DA	DA1302	M

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980	DA	DA1303	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
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NORTH POINT

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SMOKE DETECTORS:	AS 3786
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 3

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:17:58 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

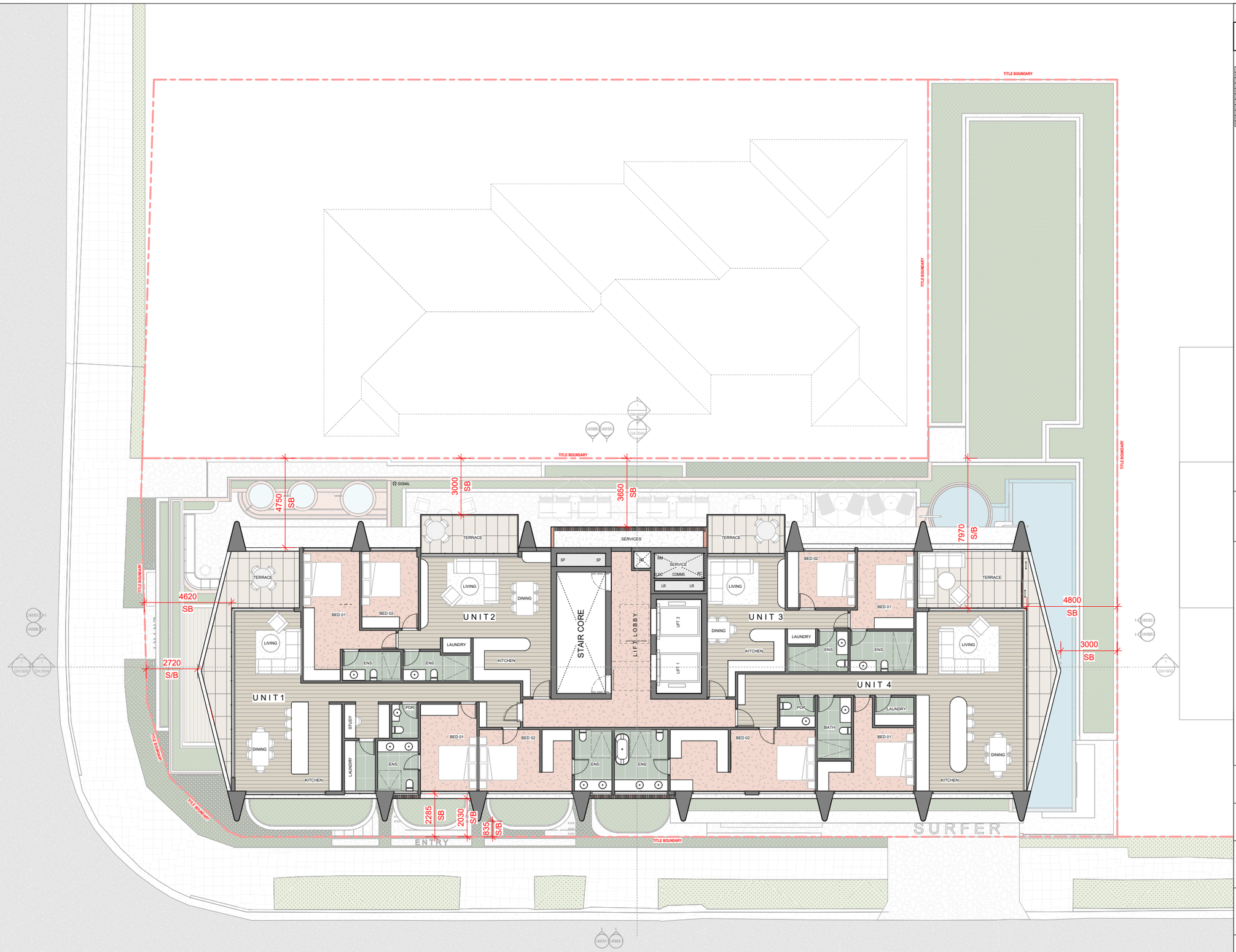
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980	DA	DA1304	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
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19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
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NORTH POINT

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 4-22

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:18:04 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 268

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

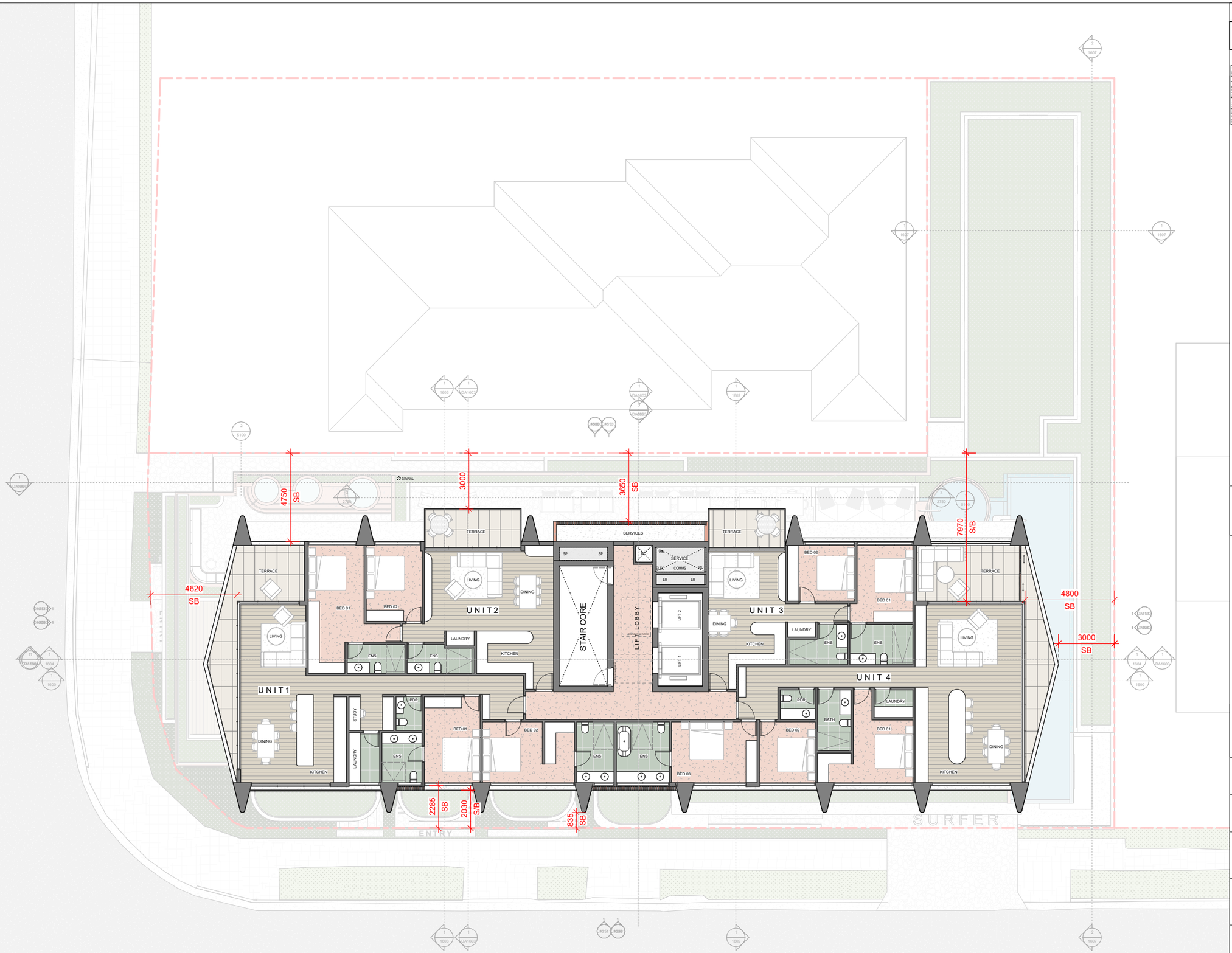
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980	DA	DA1305	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
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26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
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NORTH POINT

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 23-28

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:18:28 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9625

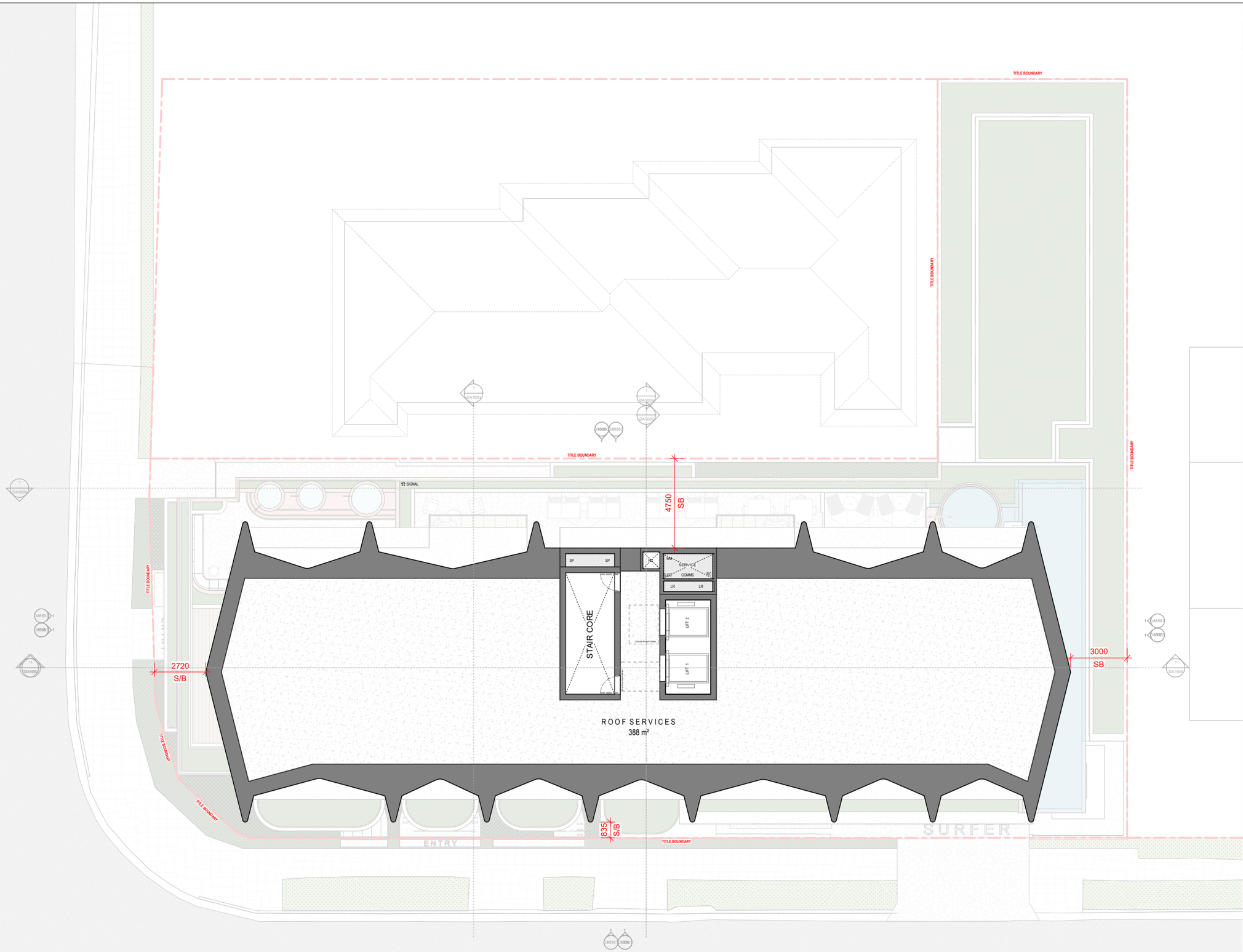
980	DA	DA1305	M

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980	DA	DA1400	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
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NORTH POINT

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - ROOF

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:18:57 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 268

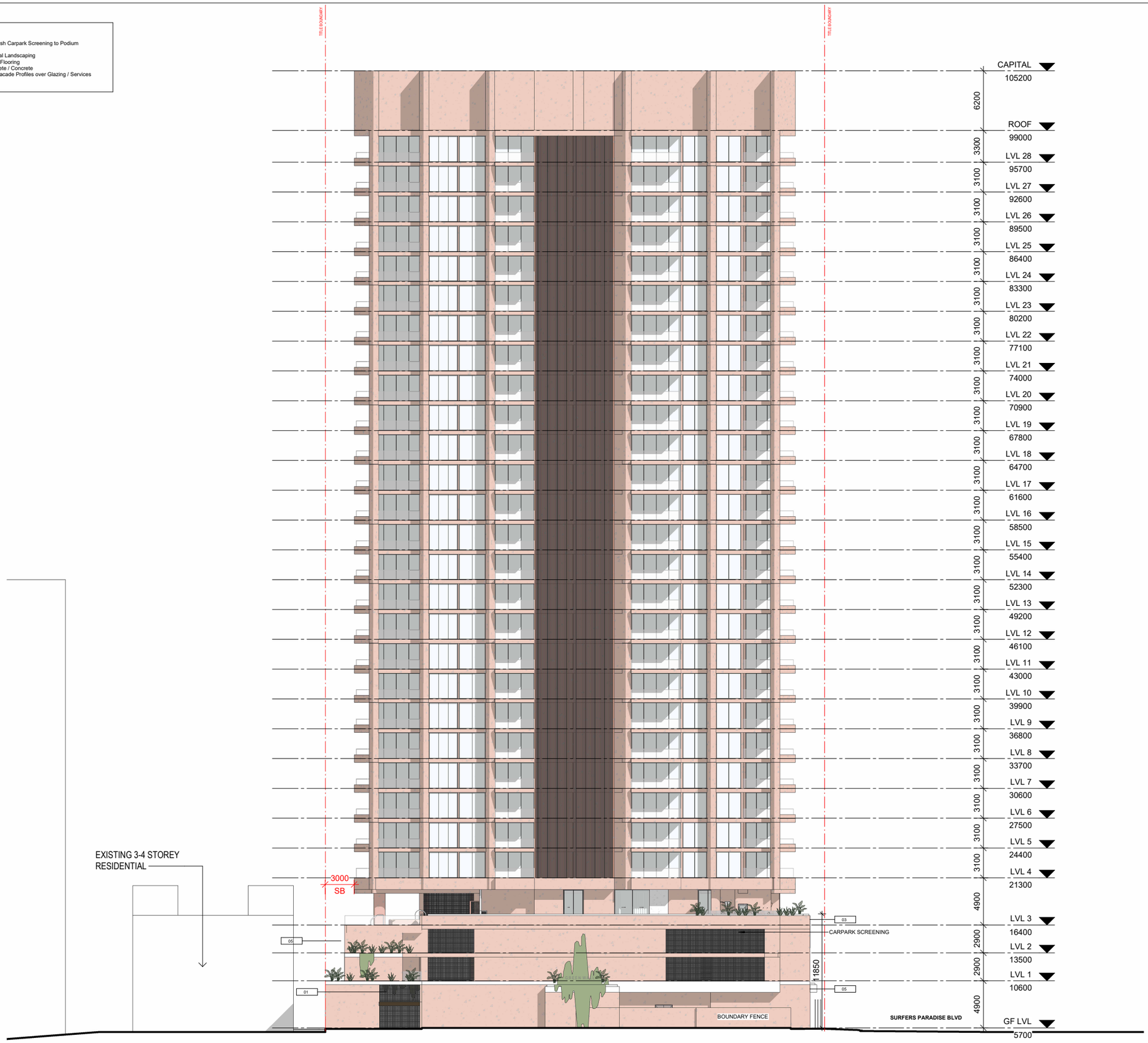
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1400	M

MATERIALS KEY

01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
03 - Facade and Ornamental Landscaping
04 - Travertine Crazy Pave Flooring
05 - Coral Rendered Concrete / Concrete
06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing



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980	DA	DA1500	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

ELEVATION - NORTH

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	As indicated		2/09/2026 10:19:17 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

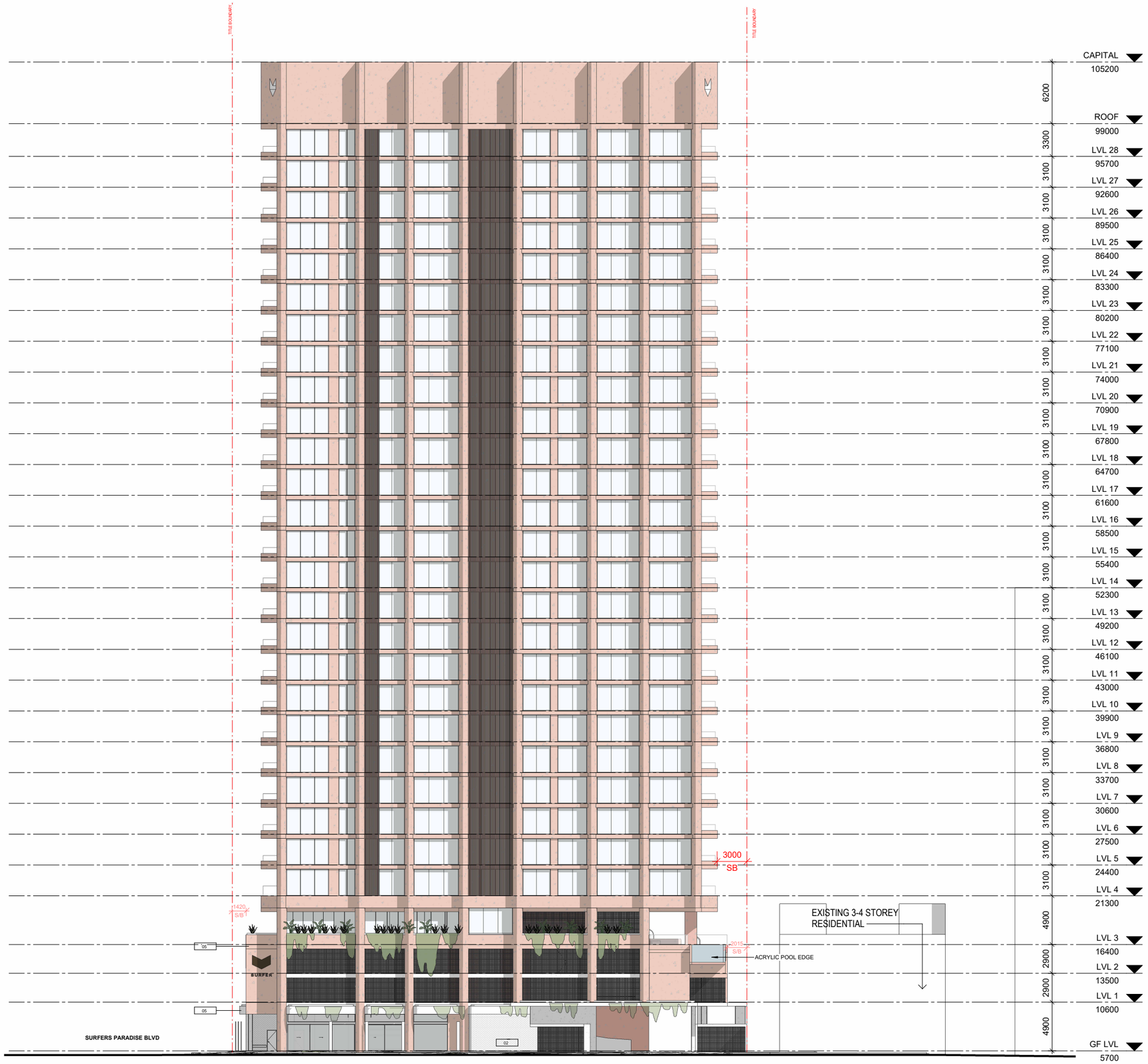
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1500	M

MATERIALS KEY

01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
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06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing



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980	DA	DA1501	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

ELEVATION - SOUTH

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	As indicated		2/09/2026 10:19:37 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

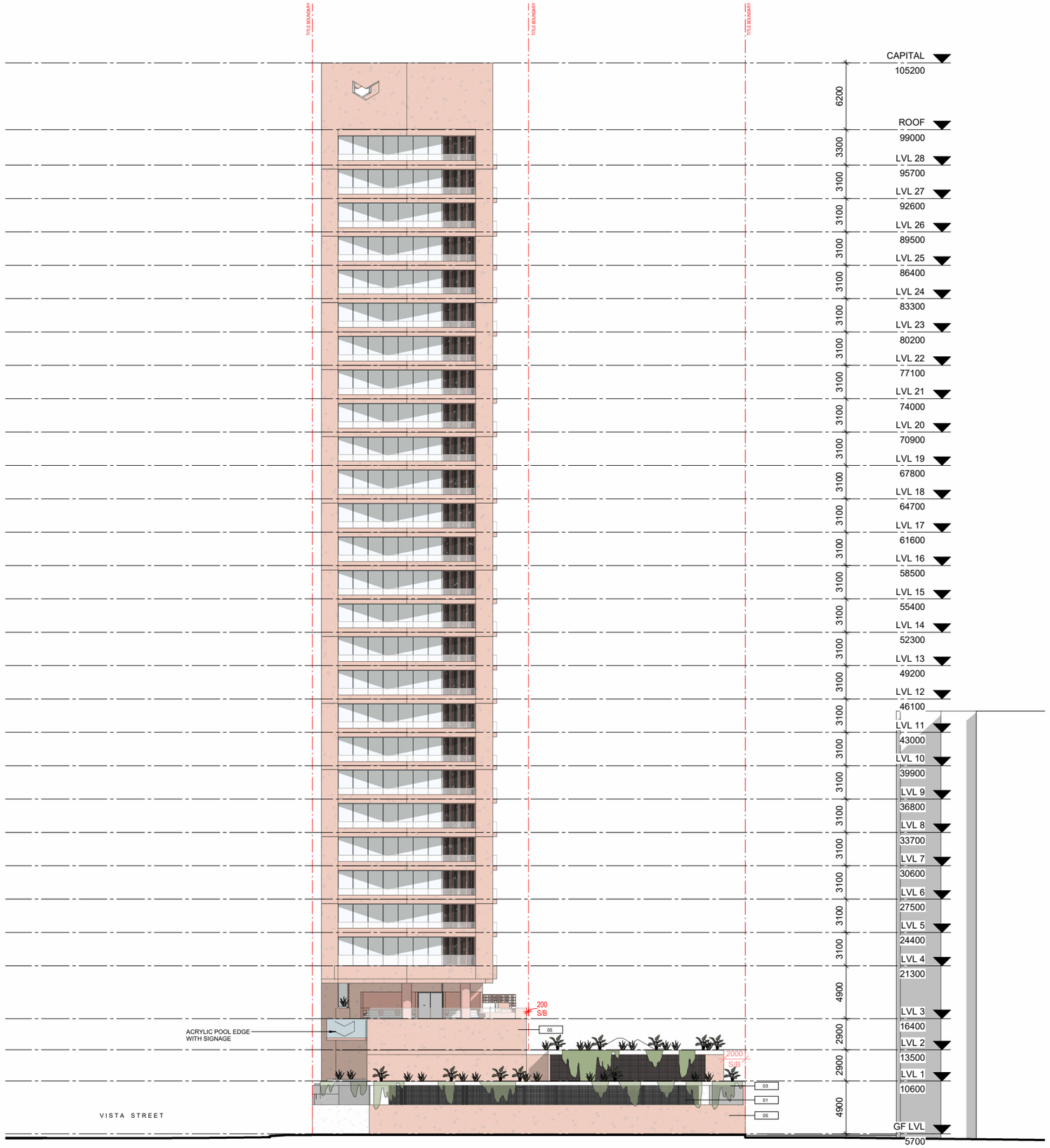
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9625

980	DA	DA1501	M

MATERIALS KEY

01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
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980	DA	DA1502	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L
02-09-2026	UPDATED DA SET WITH SINGLE CORE	M

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER.
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

ELEVATION - EAST

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
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Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

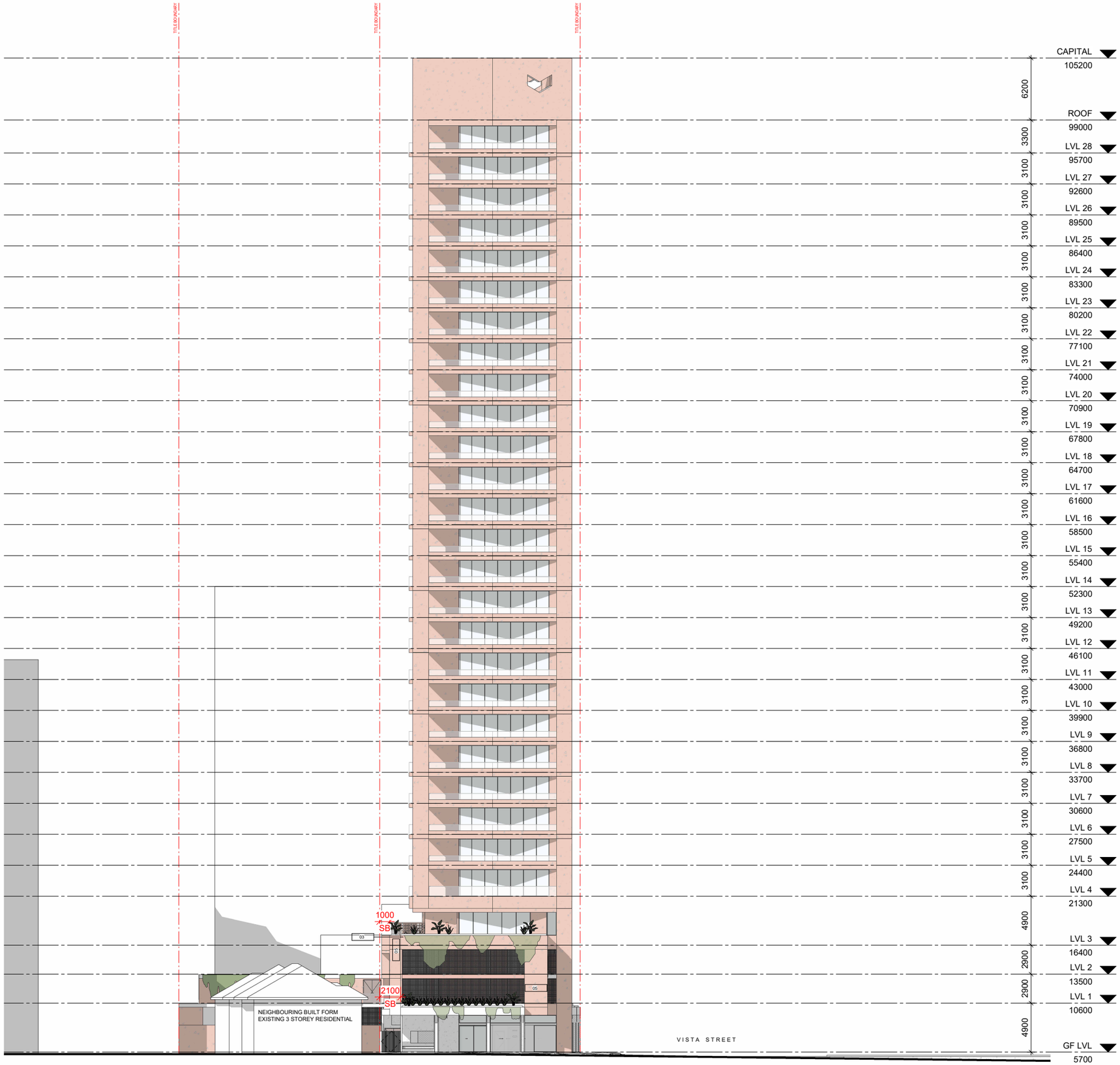
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1502	M

MATERIALS KEY

01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
03 - Facade and Ornamental Landscaping
04 - Travertine Crazy Pave Flooring
05 - Coral Rendered Concrete / Concrete
06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing



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980	DA	DA1503	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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GENERAL NOTES

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

ELEVATION - WEST

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
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SNELLGAARD FAMILY PTY LTD 89 709 189 298

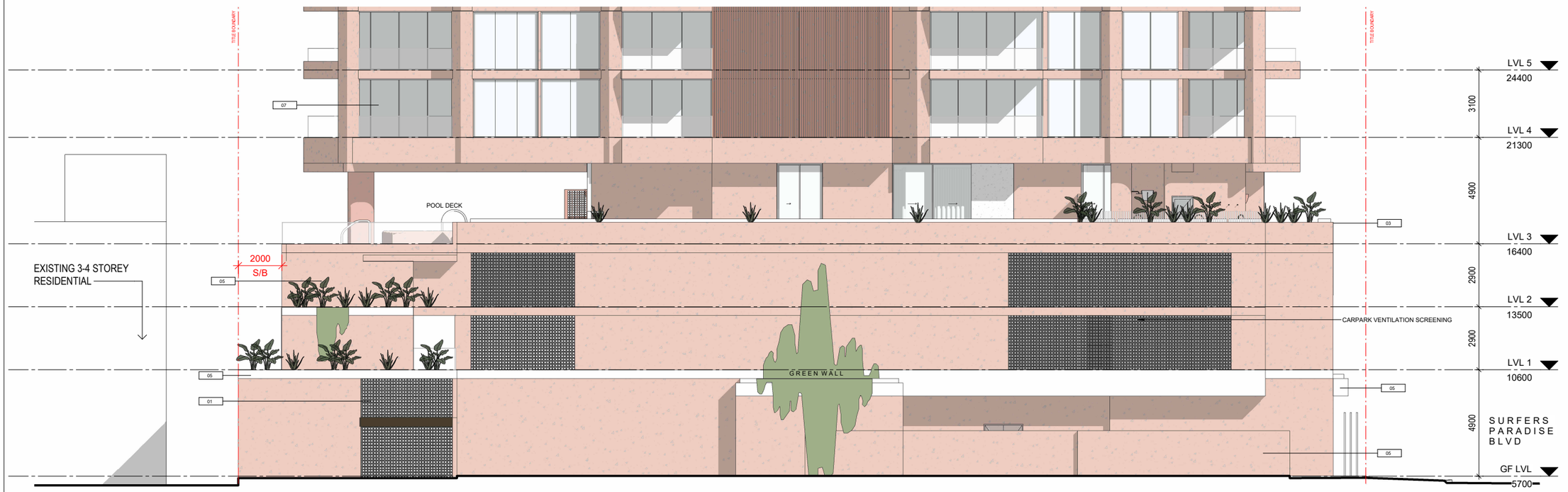
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9625

980	DA	DA1503	M

MATERIALS KEY

01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
03 - Facade and Ornamental Landscaping
04 - Travertine Crazy Pave Flooring
05 - Coral Rendered Concrete / Concrete
06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing



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980	DA	DA1510	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

ELEVATION - PODIUM NORTH

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	As indicated		2/09/2026 10:20:18 AM

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STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1510	M

MATERIALS KEY

01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
03 - Facade and Ornamental Landscaping
04 - Travertine Crazy Pave Flooring
05 - Coral Rendered Concrete / Concrete
06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing



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980	DA	DA1511	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
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NOTES

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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

ELEVATION - PODIUM SOUTH

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	As indicated		2/09/2026 10:20:33 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

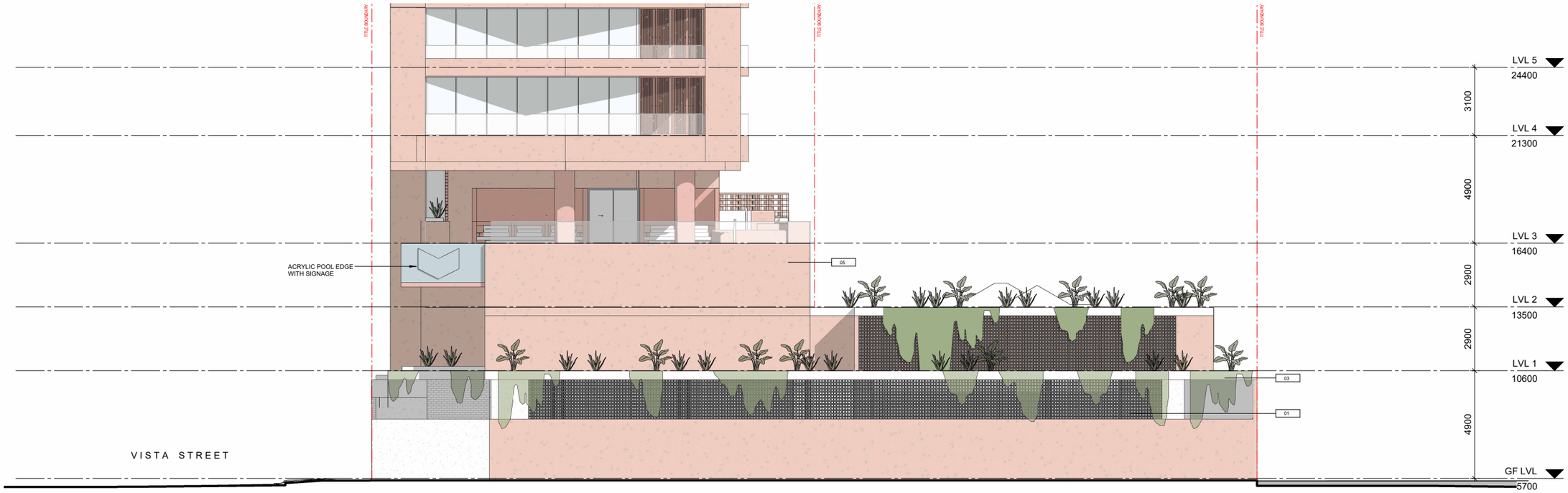
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1511	M

MATERIALS KEY

01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
03 - Facade and Ornamental Landscaping
04 - Travertine Crazy Pave Flooring
05 - Coral Rendered Concrete / Concrete
06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1512	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
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NOTES

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

ELEVATION - PODIUM EAST

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	As indicated		2/09/2026 10:20:48 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 268

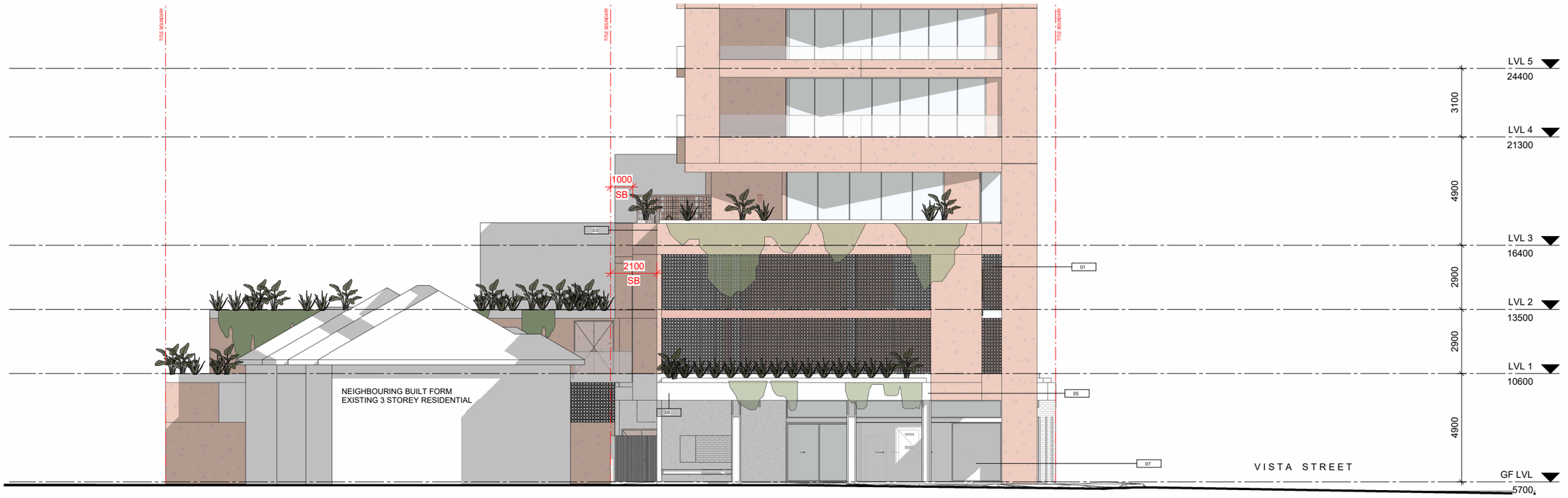
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1512	M

MATERIALS KEY

01 - Coral Finish / Grey Finish Carpark Screening to Podium
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07 - Glazing



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980	DA	DA1513	M

REVISION SCHEDULE

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

ELEVATION - PODIUM WEST

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	As indicated		2/09/2026 10:21:05 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

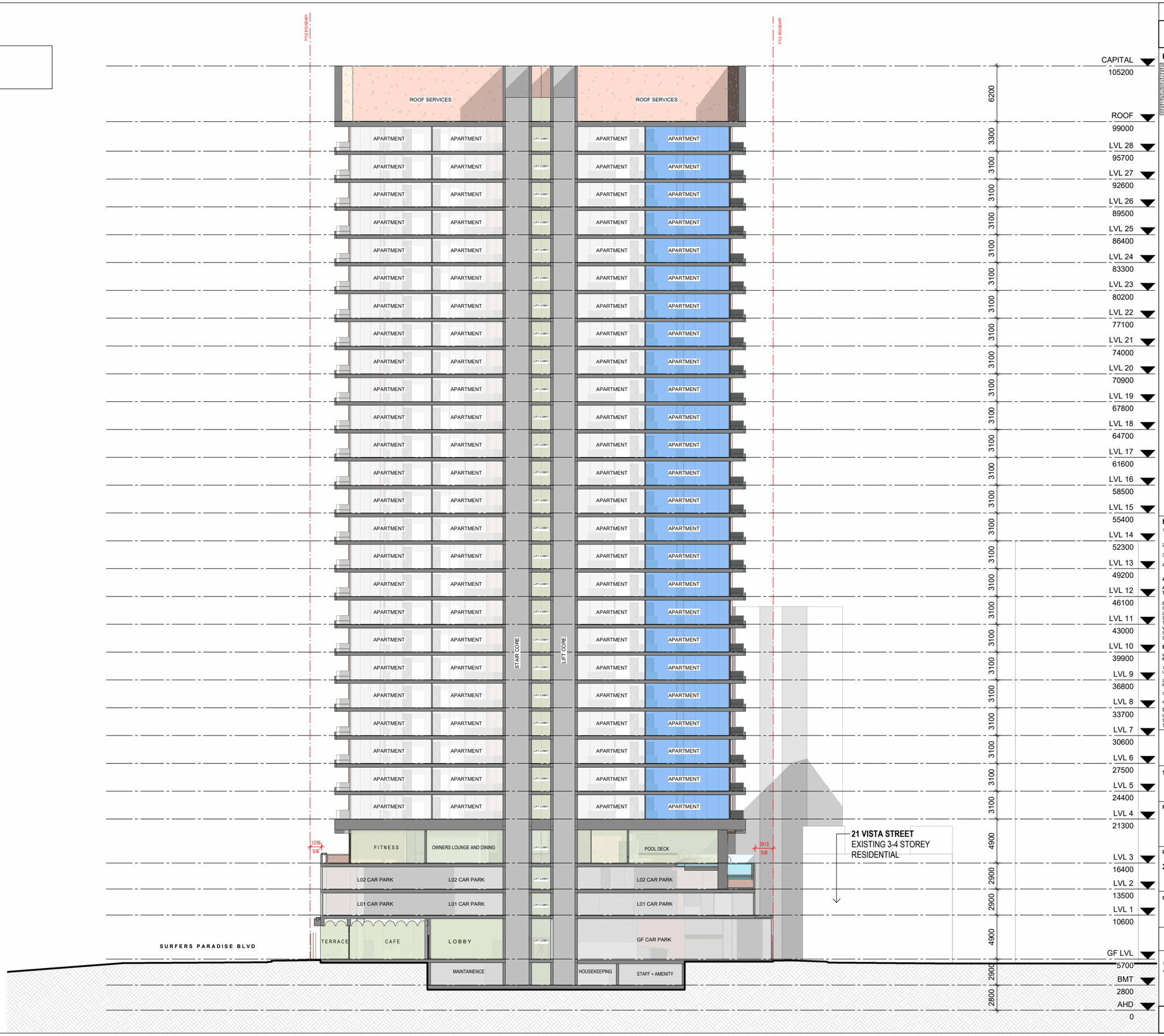
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37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1513	M

ACCOMMODATION KEY

- 75 x Short Term Accommodation Units
- 25 x Multi Dwelling Units



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980	DA	DA1600	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

SECTION 01

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	As indicated		2/09/2026 10:21:16 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

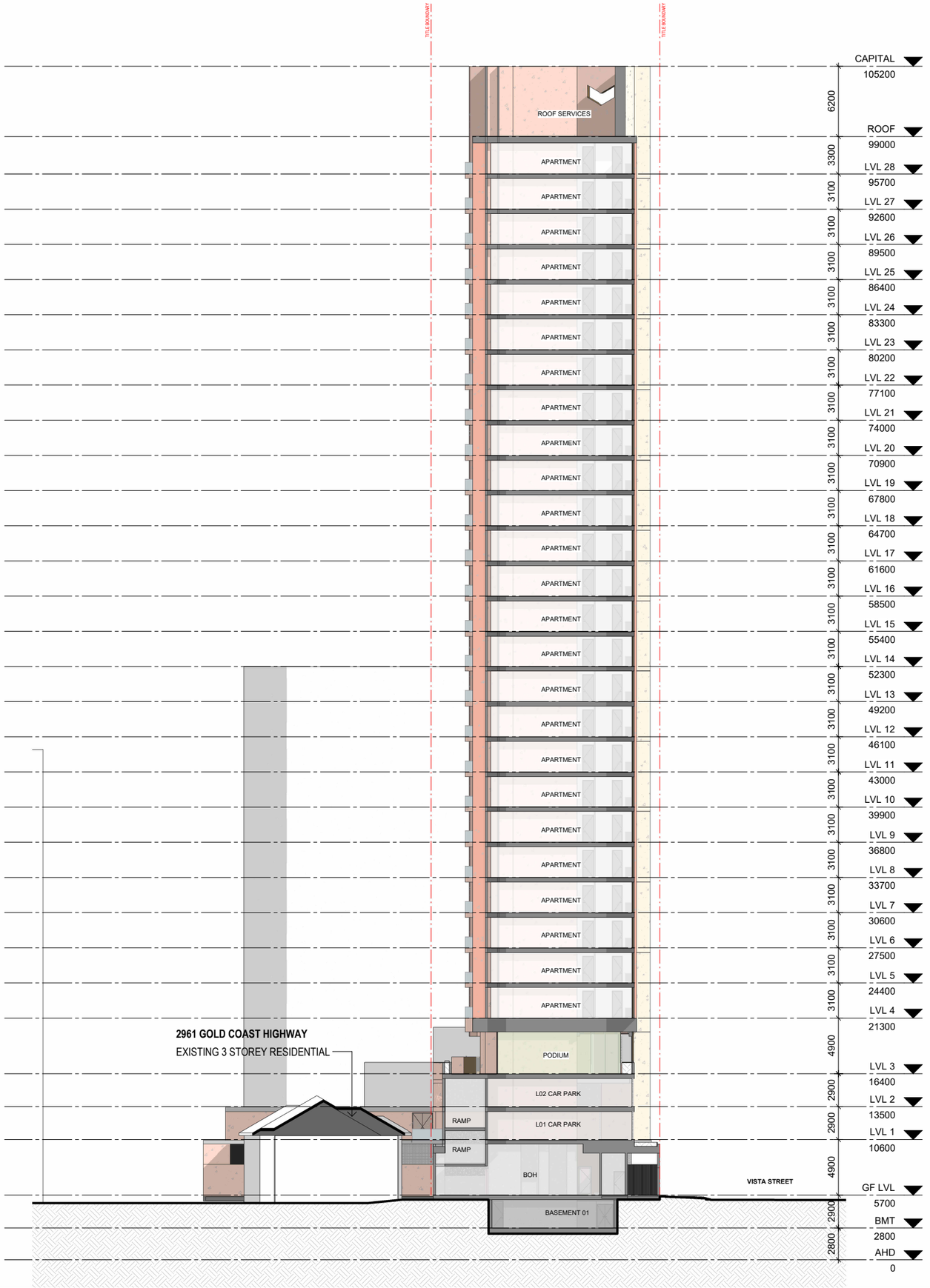
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9625

980	DA	DA1600	M

ACCOMMODATION KEY

- 75 x Short Term Accommodation Units
- 25 x Multi Dwelling Units



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1602	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L
02-09-2026	UPDATED DA SET WITH SINGLE CORE	M

NOTES

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2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

SECTION 02

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	As indicated		2/09/2026 10:21:25 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

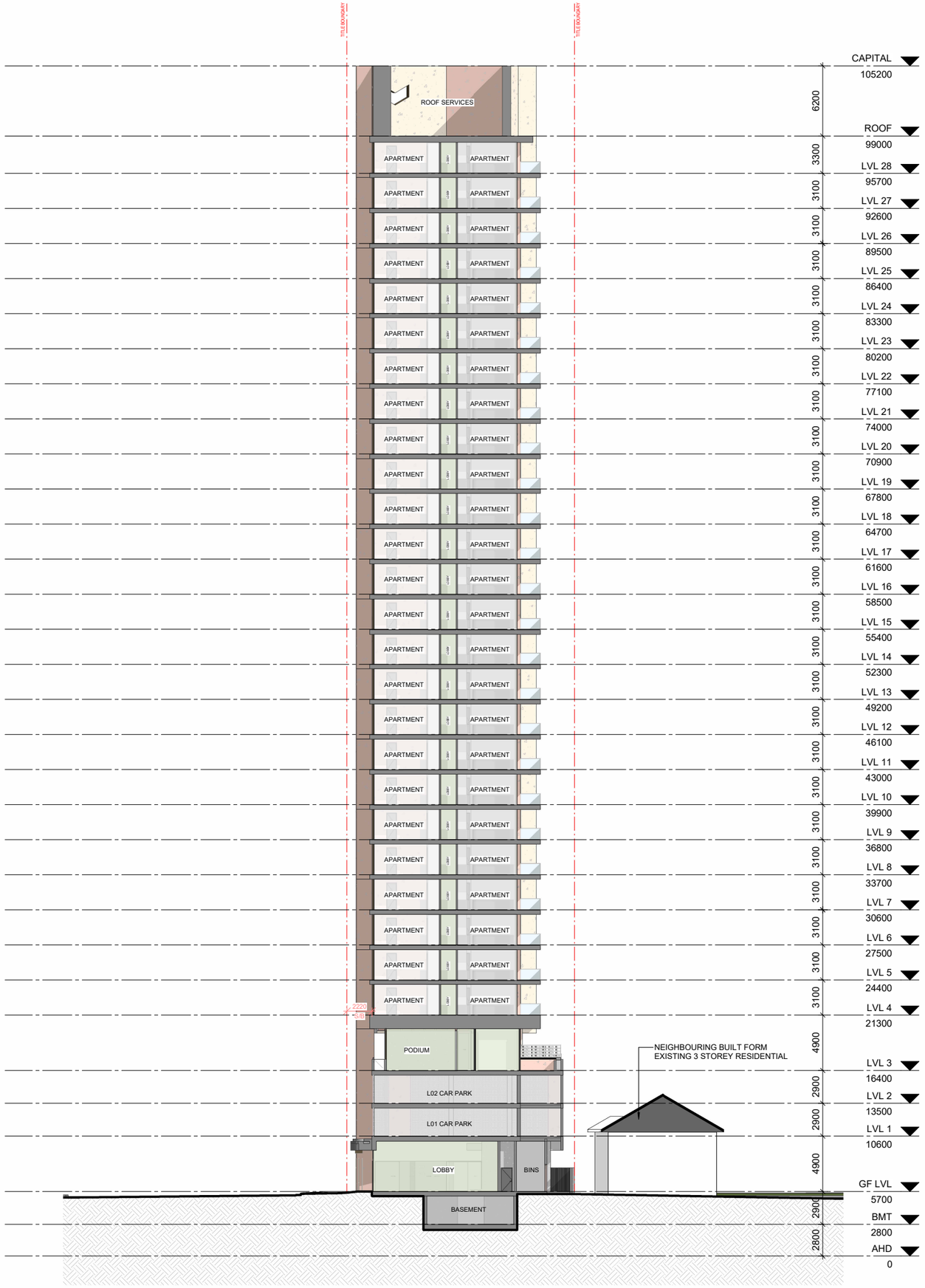
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9625

980	DA	DA1602	M

ACCOMMODATION KEY

- 75 x Short Term Accommodation Units
- 25 x Multi Dwelling Units



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1603	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
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04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L
02-09-2026	UPDATED DA SET WITH SINGLE CORE	M

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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

SECTION 03

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	As indicated		2/09/2026 10:21:34 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 268

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1603	M

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980	DA	DA1604	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
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04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L
02-09-2026	UPDATED DA SET WITH SINGLE CORE	M



NOTES

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GLAZING:	AS 1288
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TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

SECTION 01A

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:21:43 AM

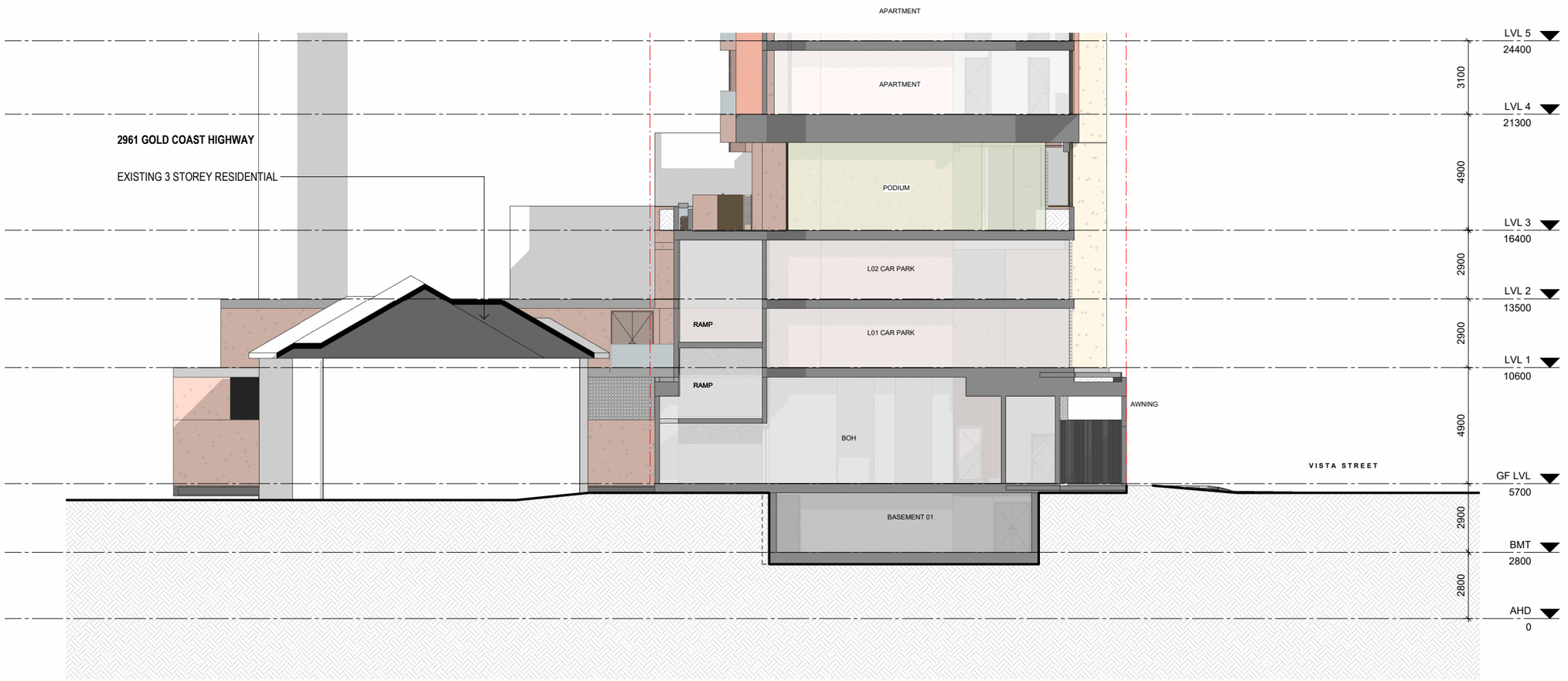
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1604	M



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980	DA	DA1605	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
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19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

SECTION 02A

PROJECT

SURFER APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:21:54 AM

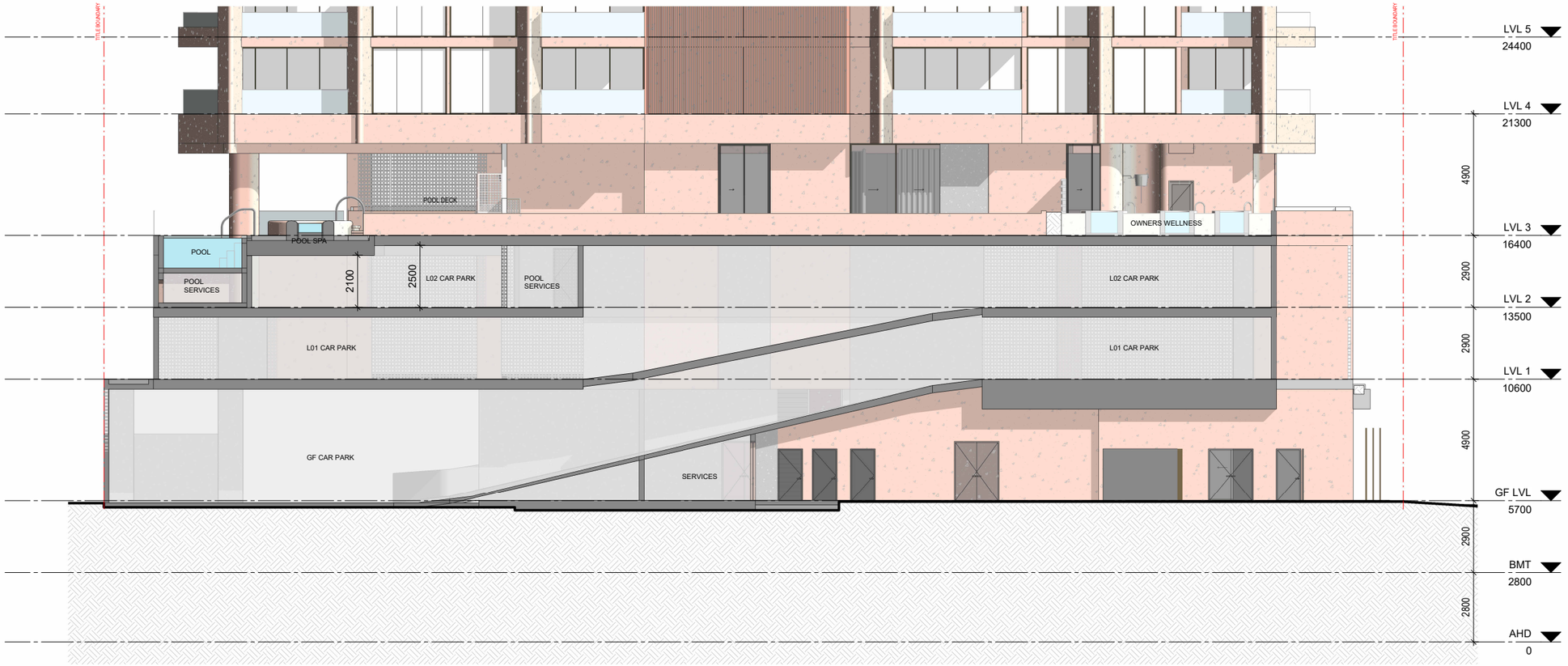
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 266

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1605	M



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980	DA	DA1606	M

REVISION SCHEDULE

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12-12-2025	DEVELOPMENT APPLICATION	D
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

SECTION 04

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		2/09/2026 10:22:05 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1606	M

DENSITY		
TOTAL SITE AREA SQM	1268	
NO. OF BEDS	206	1 BED PER 6.15

SITE COVER		
TOTAL SITE AREA. SQM	1268	
GROUND	-	-
LEVEL 1	1075	85%
LEVEL 2-3	825	65%
LEVEL 4-ROOF	625	49%

APARTMENT TYPES	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TOTAL / FLOOR
TOTAL GBA	148	107	86	193	534
INTERNAL NSA	120	93	73	138	424
EXTERNAL NSA	24	10	8.5	30	72.5
TOTAL NSA	144	103	81.5	168	496.5

	GROSS BUILDING AREA						APARTMENTS		NET SALEABLE AREA		
LEVEL	GBA APARTMENTS SQM	GBA CAR PARKING SQM	GBA LANDSCAPING SQM	GBA CORE, CORRIDOR, SERVICES SQM	GBA COMMUNAL FACILITIES /LOBBY INTERNAL SQM	GBA COMMUNAL FACILITIES /LOBBY EXTERNAL SQM	TOTAL GBA / FLOOR SQM	NO. OF APARTMENTS	NO. OF BEDROOMS	NSA INTERNAL SQM	NSA EXTERNAL SQM	NSA TOTAL SQM
ROOF				570			570					
LEVEL 28	534			62			596	4	8	424	72.5	496.5
LEVEL 27	534			62			596	4	8	424	72.5	496.5
LEVEL 26	534			62			596	4	8	424	72.5	496.5
LEVEL 25	534			62			596	4	8	424	72.5	496.5
LEVEL 24	534			62			596	4	8	424	72.5	496.5
LEVEL 23	534			62			596	4	8	424	72.5	496.5
LEVEL 22	534			62			596	4	8	424	72.5	496.5
LEVEL 21	534			62			596	4	8	424	72.5	496.5
LEVEL 20	534			62			596	4	8	424	72.5	496.5
LEVEL 19	534			62			596	4	8	424	72.5	496.5
LEVEL 18	534			62			596	4	8	424	72.5	496.5
LEVEL 17	534			62			596	4	8	424	72.5	496.5
LEVEL 16	534			62			596	4	8	424	72.5	496.5
LEVEL 15	534			62			596	4	8	424	72.5	496.5
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LEVEL 12	534			62			596	4	8	424	72.5	496.5
LEVEL 11	534			62			596	4	8	424	72.5	496.5
LEVEL 10	534			62			596	4	8	424	72.5	496.5
LEVEL 9	534			62			596	4	9	424	72.5	496.5
LEVEL 8	534			62			596	4	9	424	72.5	496.5
LEVEL 7	534			62			596	4	9	424	72.5	496.5
LEVEL 6	534			62			596	4	9	424	72.5	496.5
LEVEL 5	534			62			596	4	9	424	72.5	496.5
LEVEL 4	534			62			596	4	9	424	72.5	496.5
LEVEL 3 - PODIUM			40	89	279	417	825					
LEVEL 2 - PODIUM		687	100	229			1016					
LEVEL 1 - PODIUM		745	120	175			1040					
GROUND		560	70	289.15	330		1249.15			143.82	41.99	185.81
BASEMENT				305			305					
TOTALS							**19,905.15**	**100**	**206**	**10,743.82**	**1,854.49**	**12,598.31**

NOTE;

NSA (Net Saleable Area) Internal areas measured to the centreline of partition walls and external walls. External areas measured to the outside face of external walls and internal face of balustrades.

GBA (Gross Building Area) Internal areas measured to the centreline of partition walls and outside face of external walls. External areas measured to the outside face of external walls and balustrades.

Areas are approximate only and may be subject to change.

Studio Snell.

980 - VISTA STREET APARTMENTS - 27 VISTA STREET, SURFERS PARADISE.

DEVELOPMENT SUMMARY

SK.001

02 SEPTEMBER 2026 - REVISION M.