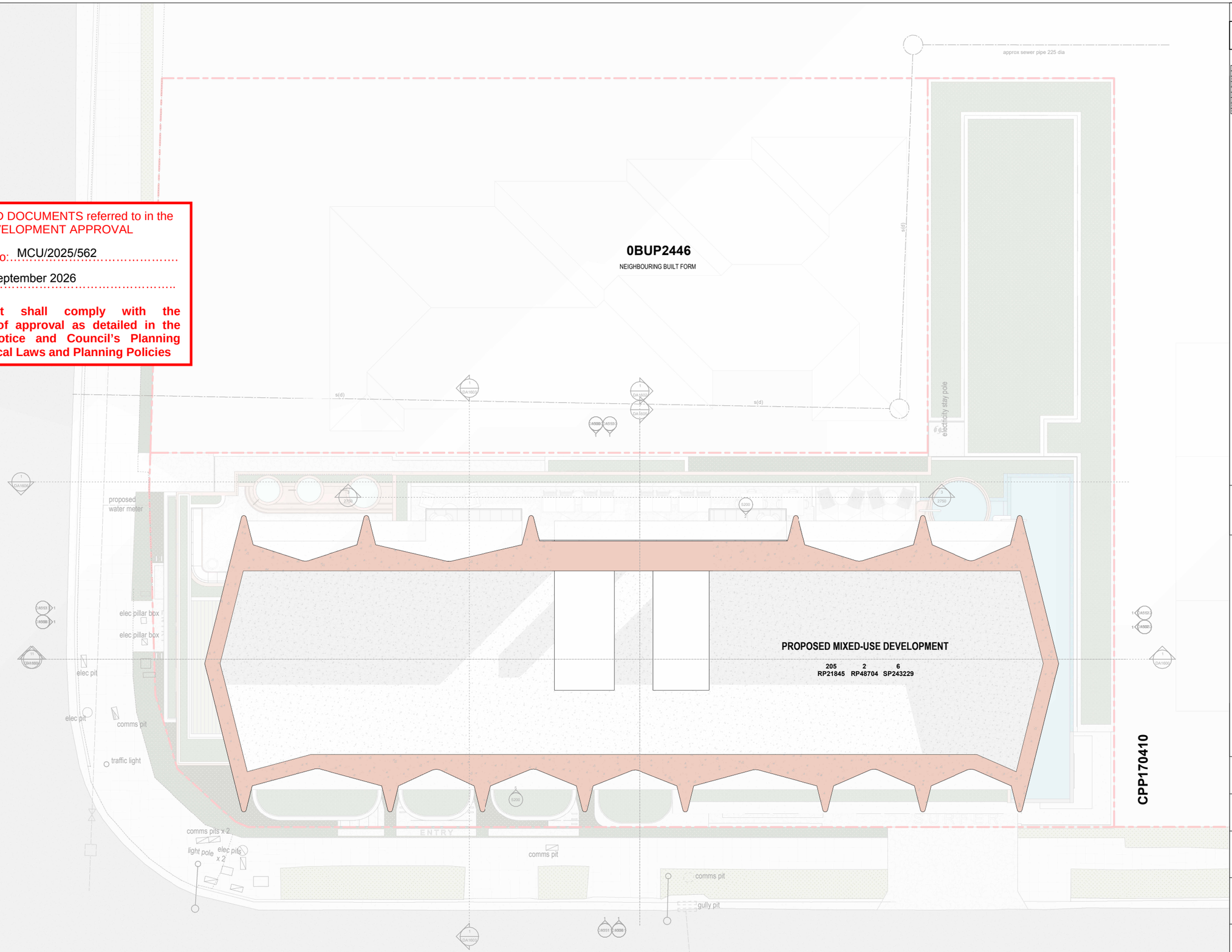
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1002	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
12-12-2025	DEVELOPMENT APPLICATION	D
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
28-05-2026	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

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

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

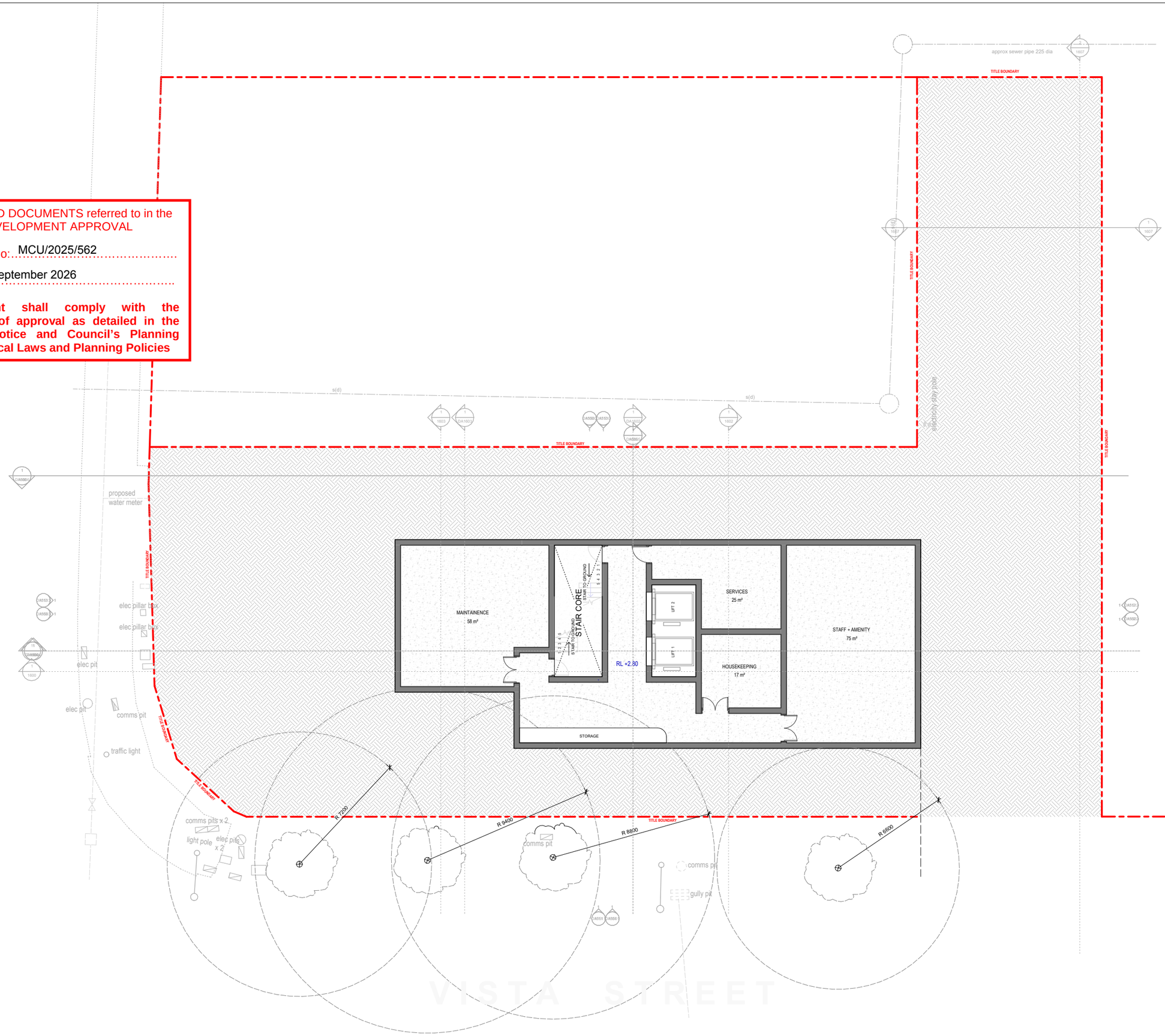
980	DA	DA1002	M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1100	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
18-03-2026	ARBORIST SECTIONS	F
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

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

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

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

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
18-03-2026	ARBORIST SECTIONS	F
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 PRCOCIRE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L
02-09-2026	UPDATED DA SET WITH SINGLE CORE	M

SURFERS PARADISE BLVD

VISTA STREET

approx sewer pipe 225 dia

10060 PROPOSED BUILT FORM

CPBUP2446

2961 GOLD COAST HIGHWAY
NEIGHBOURING BUILT FORM
EXISTING 3 STOREY RESIDENTIAL

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) SHELTERED 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

TITLE BOUNDARY
s(d)
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
200 S/S
1005 SB
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
SURFER DISPLAY TO BACK WALL
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
MAILBOXES
SURF BOARD STORE
RETAIL STORE 20 m² RL +5.70
FIRE CONTROL 8 m²
GLASS SCREEN
OUTDOOR SHOWER
RESCUE COLLECTION / TEMP STORE
SURFER
ENTRY
1500 FOOTPATH
R 7200
R 9400
R 8800
R 6800
1500
1625
SRV 3.5M HEIGHT
QUEUING BAY
7000
2500
4800
PAD MOUNT
5000
5315 PMT
2000
PEDESTRIAN SIGHT TRIANGLE.TRANSPARENT MASONRY SCREENING TO STREET.
VEHICLE CROSS OVER
NO PARKING LINE MARKINGS.
5200 PMT
46620

elec pillar box
elec pillar box
ENTRY
elec pit
elec pit
comms pit
traffic light
comms pits x 2
light pole
elec pits x 2
EXISTING TREES. REMOVED AND REPLACED WITH COOK PINES.
EXISTING TREE. RETAINED.
comms pit
gully pit
EXISTING TREE. RETAINED.

CPSP1170410
21 VISTA STREET
NEIGHBOURING BUILT FORM
EXISTING 3-4 STOREY RESIDENTIAL

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.
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
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

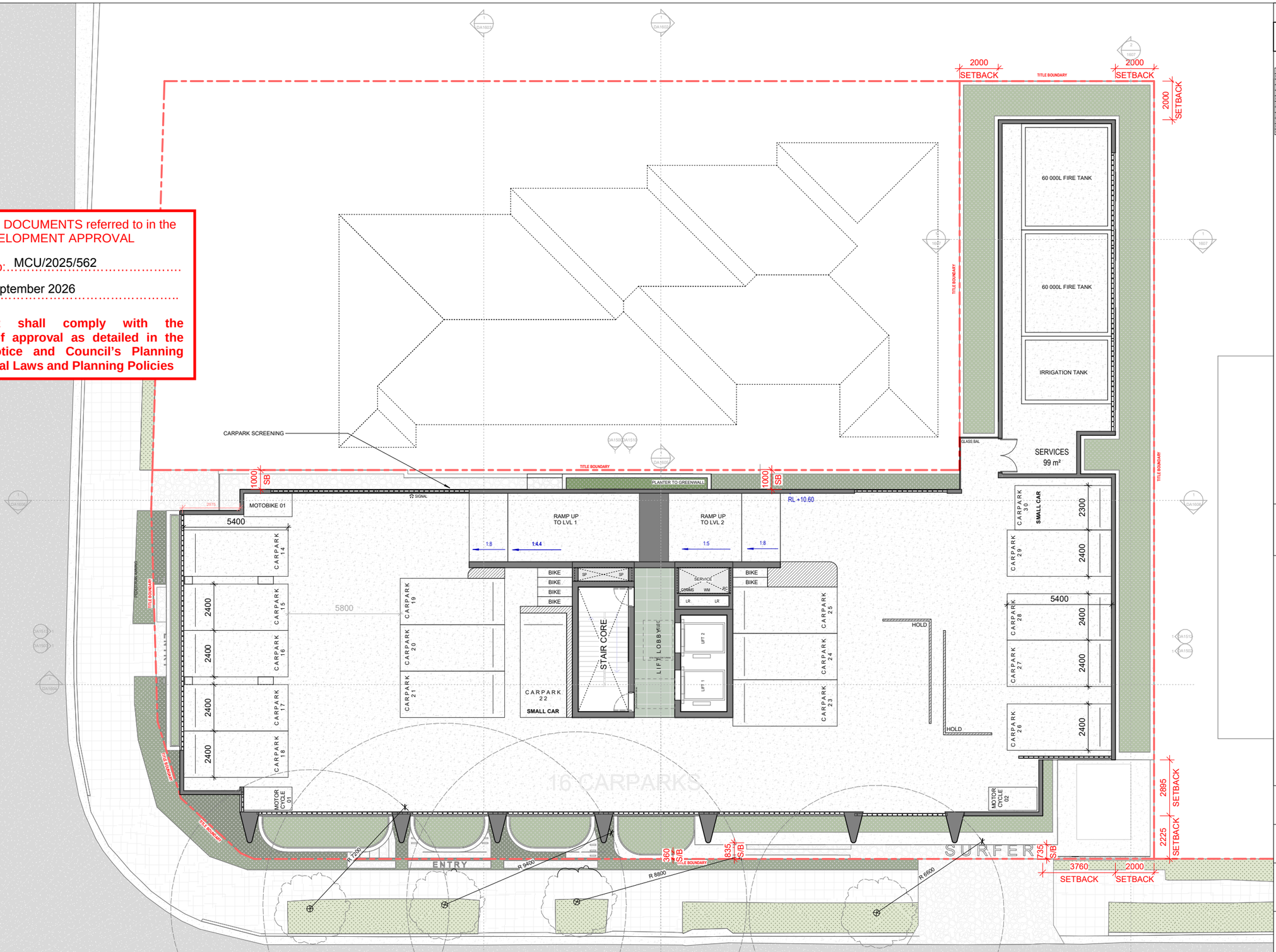
980	DA	DA1200	M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1300	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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

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

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

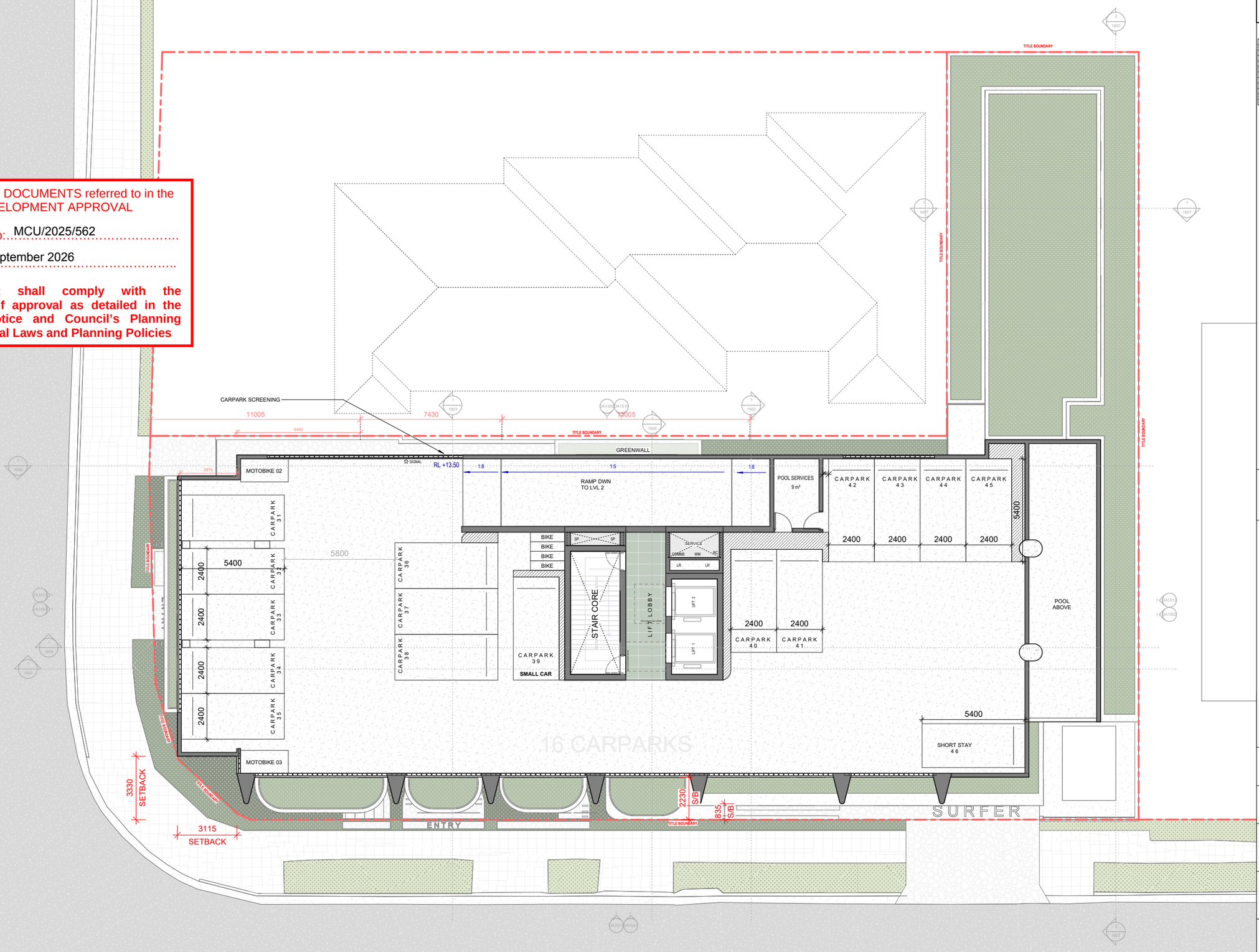
980	DA	DA1300	M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1302	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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

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

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

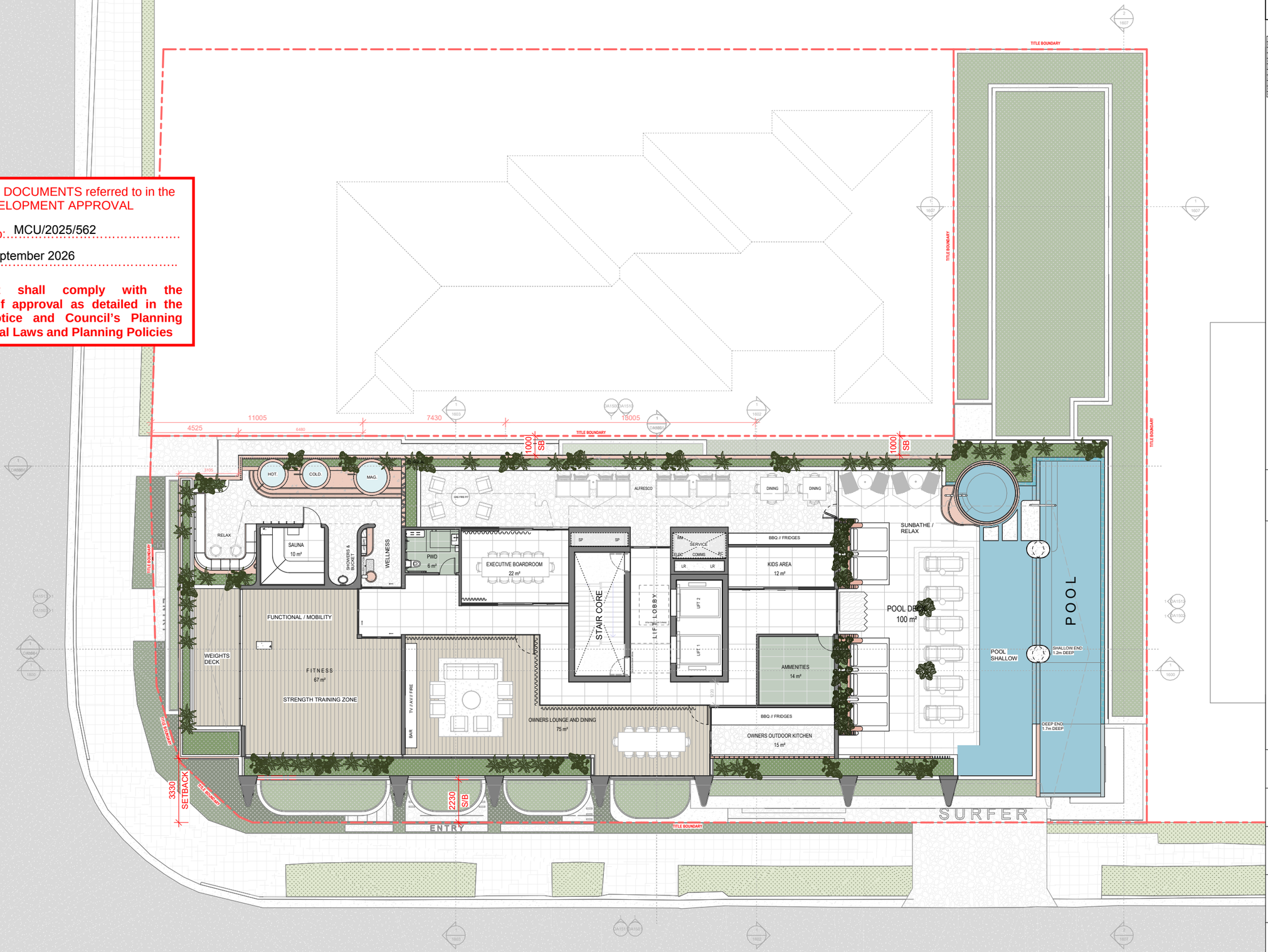
980	DA	DA1302	M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

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
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

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
WATERPROFING 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

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

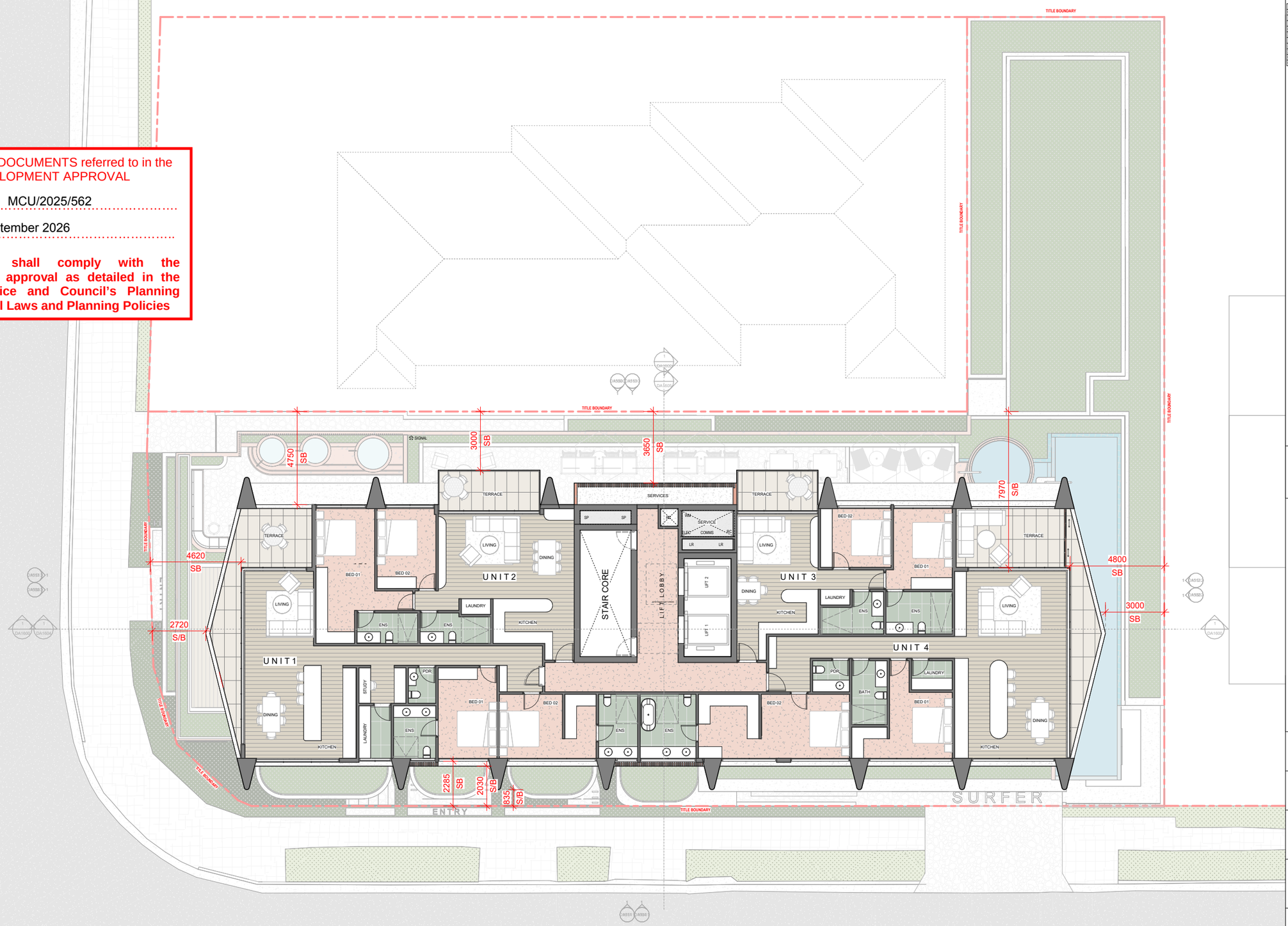
980	DA	DA1303	M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1304	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

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.
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

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

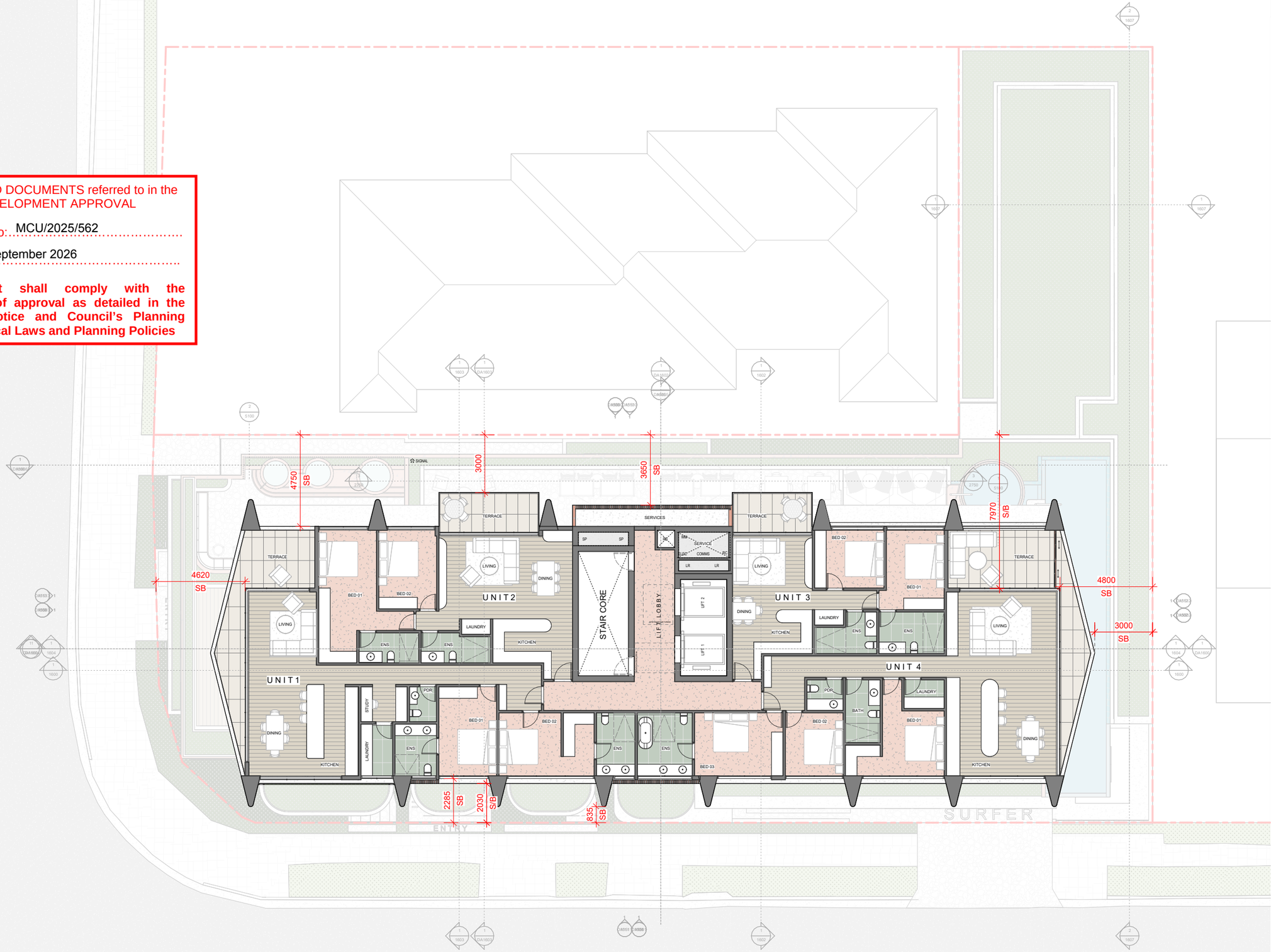
980	DA	DA1304	M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

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
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

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

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

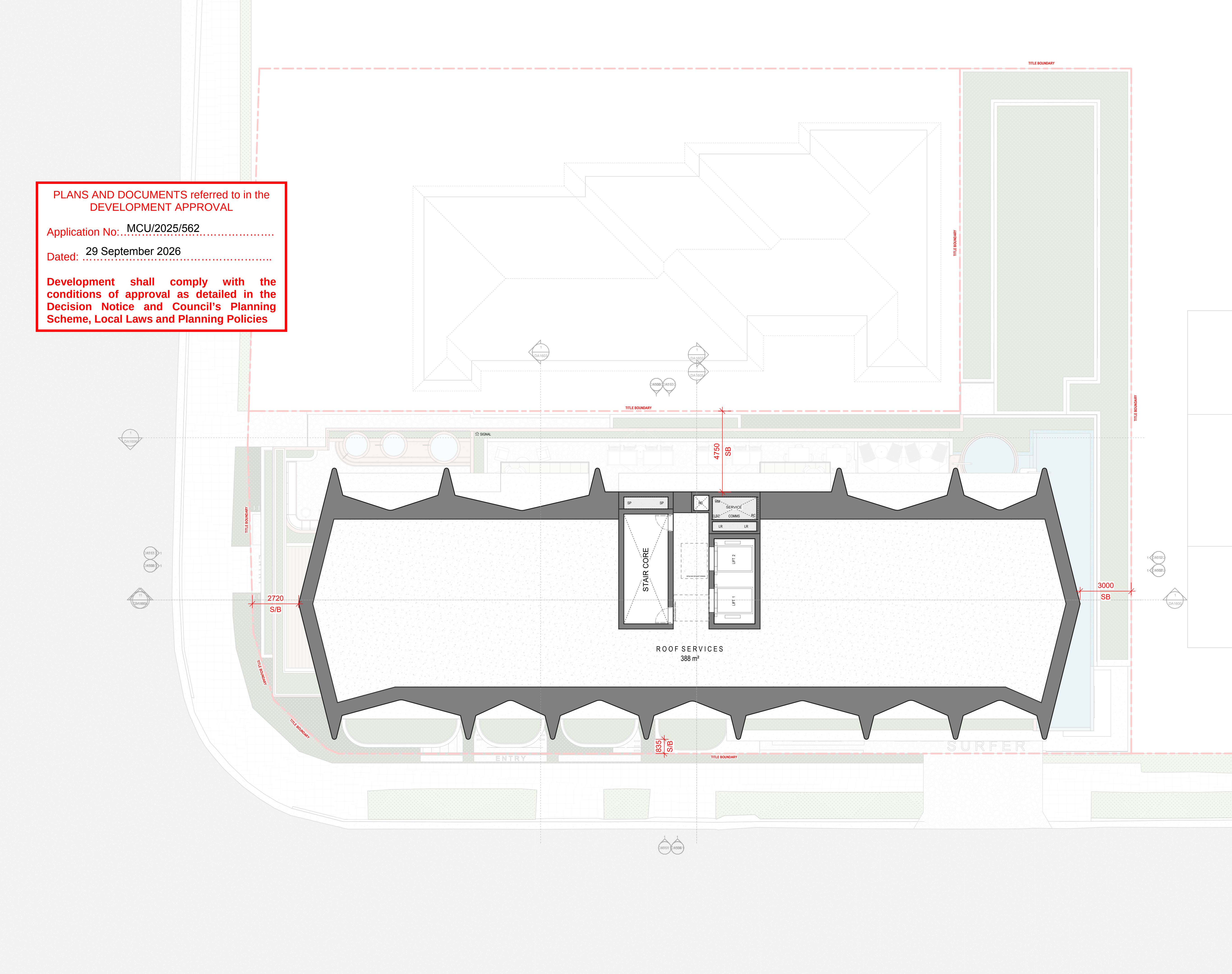
980	DA	DA1305	M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

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
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L
02-09-2026	UPDATED DA SET WITH SINGLE CORE	M

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.
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

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 89 709 189 298

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

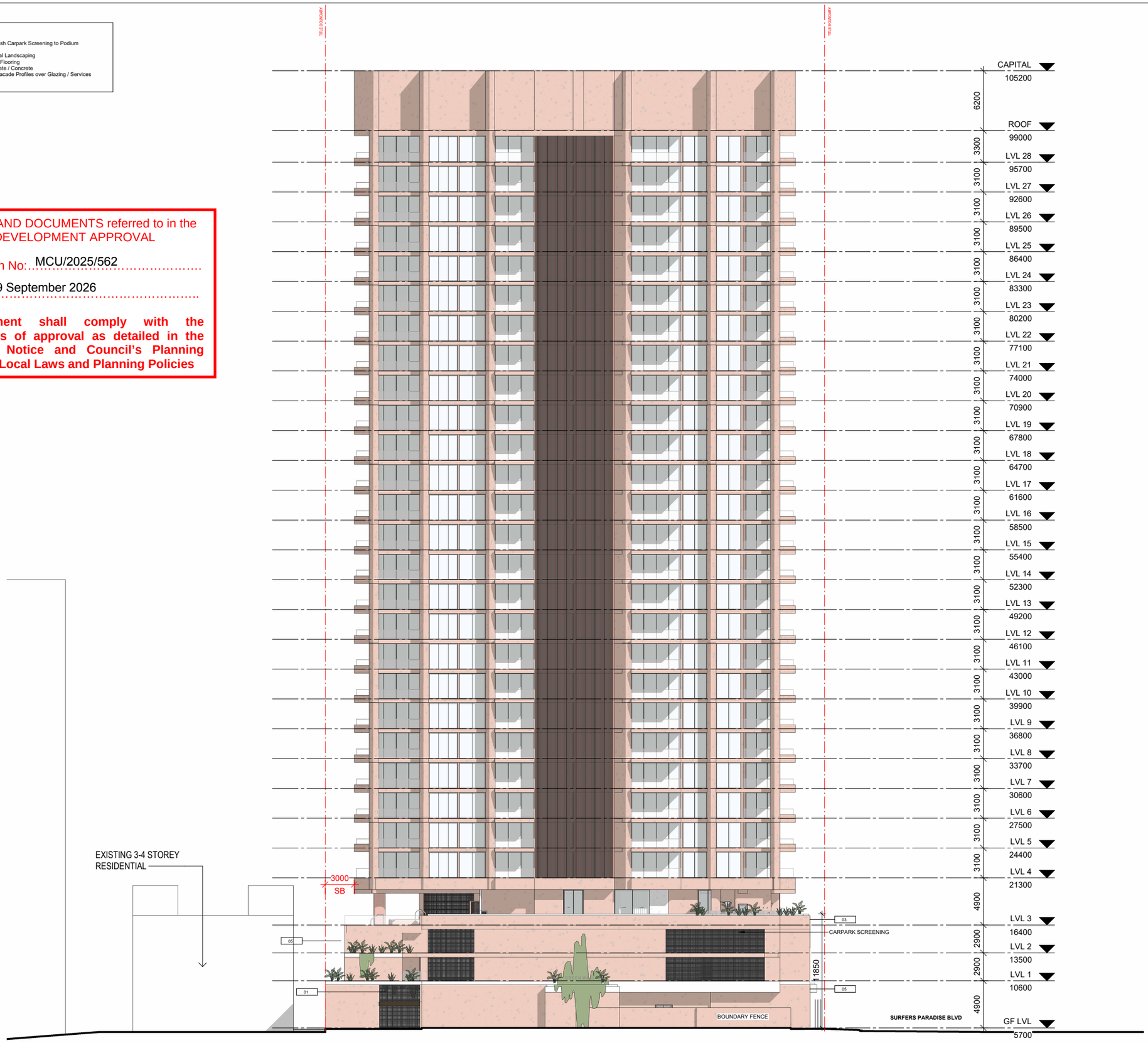
01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
03 - Facade and Ornamental Landscaping
04 - Travertine Crazy Pave Flooring
05 - Coral Rendered Concrete / Concrete
06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

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
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 - 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 10:19:17 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

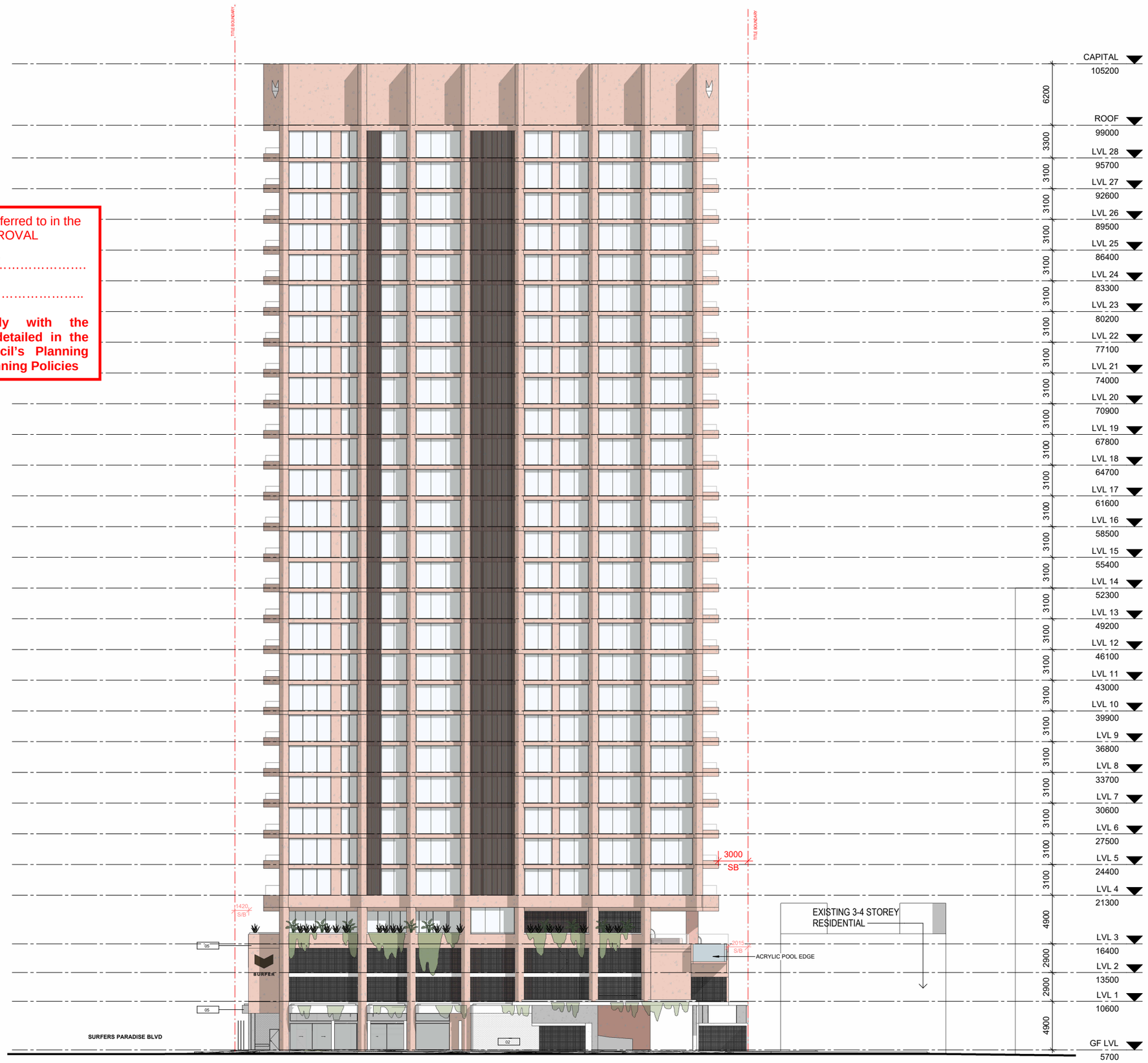
01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
03 - Facade and Ornamental Landscaping
04 - Travertine Crazy Pave Flooring
05 - Coral Rendered Concrete / Concrete
06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1501	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 - 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

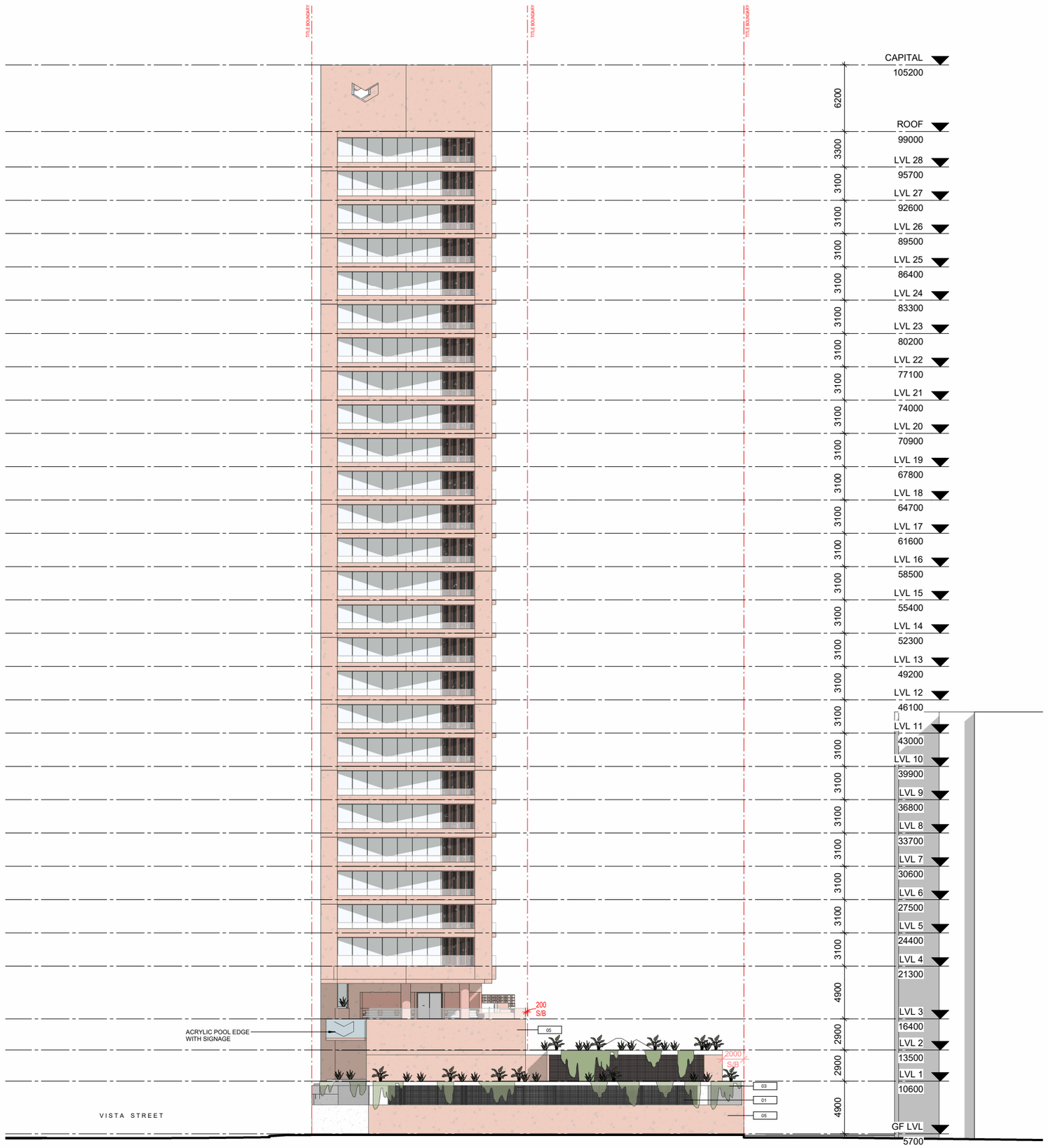
01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
03 - Facade and Ornamental Landscaping
04 - Travertine Crazy Pave Flooring
05 - Coral Rendered Concrete / Concrete
06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

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
LN	JS	As indicated		2/09/2026 10:19:53 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	DA1502	M

MATERIALS KEY

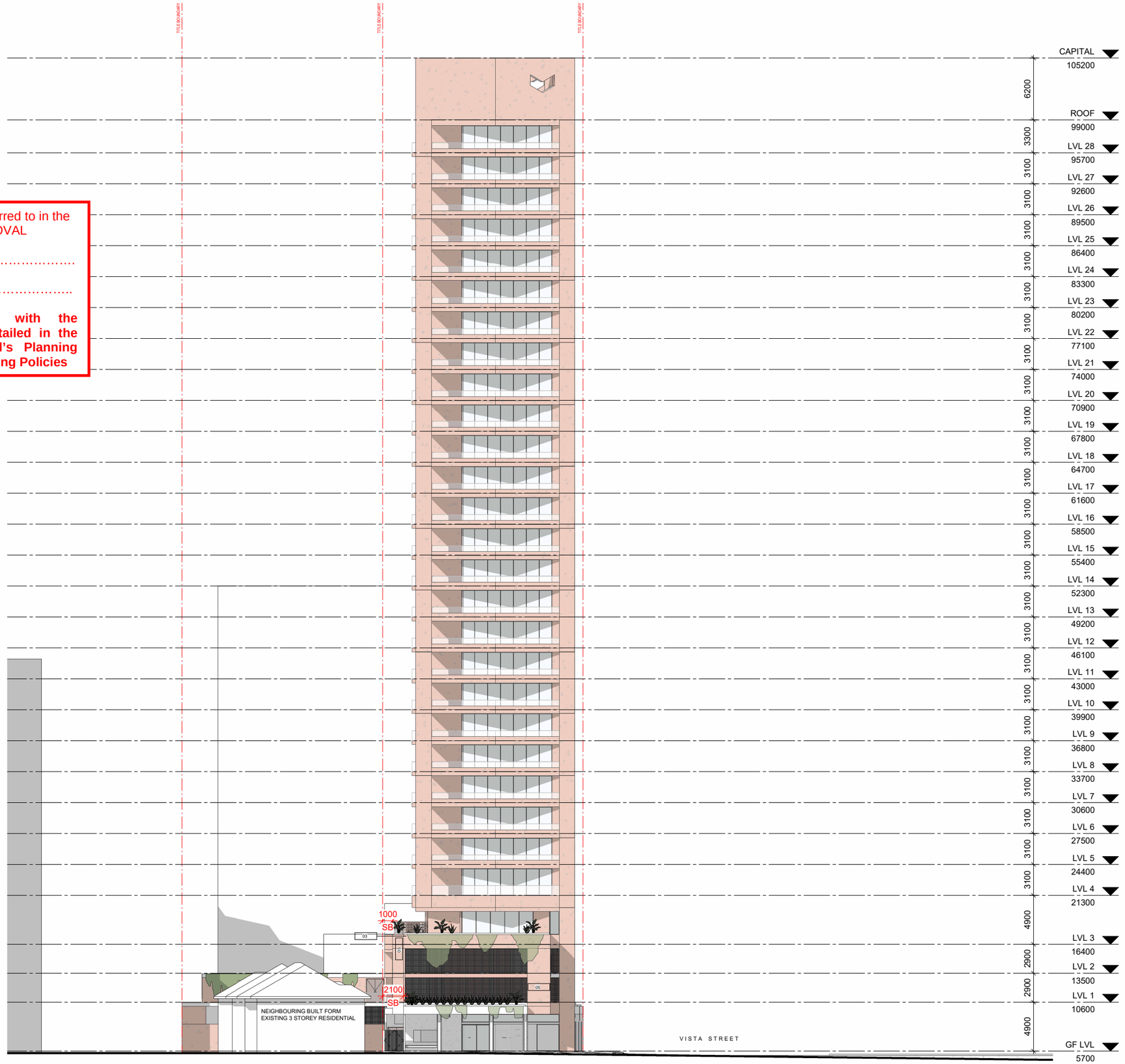
01 - Coral Finish / Grey Finish Carpark Screening to Podium
02 - Masonry Brickwork
03 - Facade and Ornamental Landscaping
04 - Travertine Crazy Pave Flooring
05 - Coral Rendered Concrete / Concrete
06 - Light Coloured Metal Facade Profiles over Glazing / Services
07 - Glazing

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1503	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 - 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 10:20:12 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

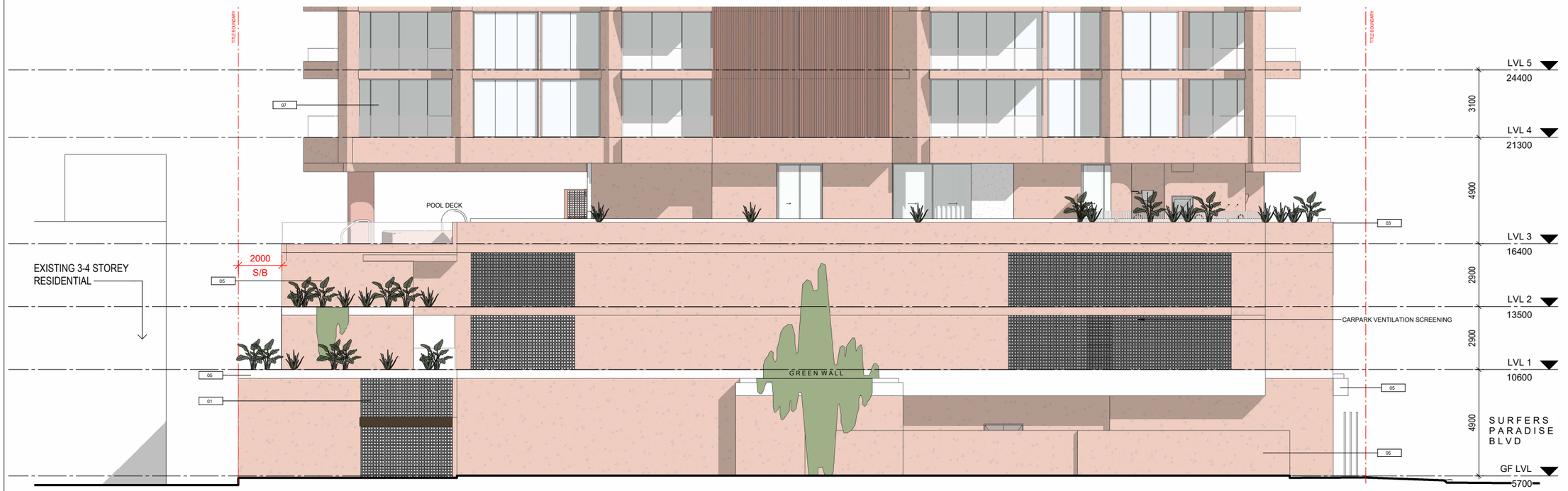
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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

980	DA	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



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1510	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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 - PODIUM 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 10:20:18 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 | 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



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1511	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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 - 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

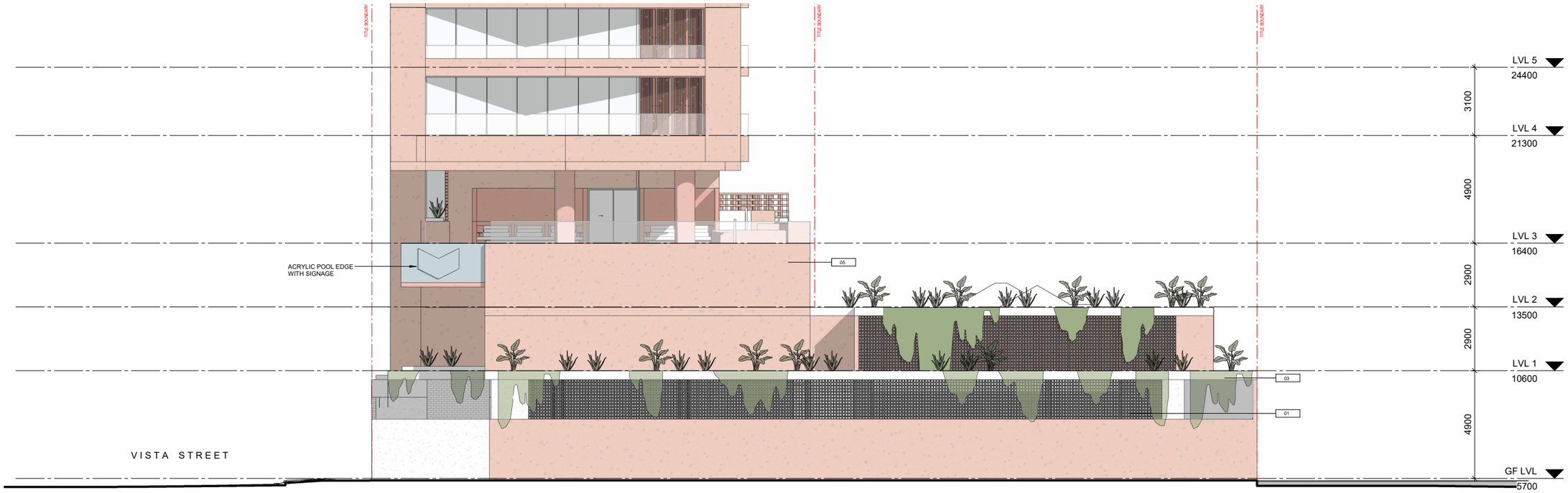
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1512	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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 - 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

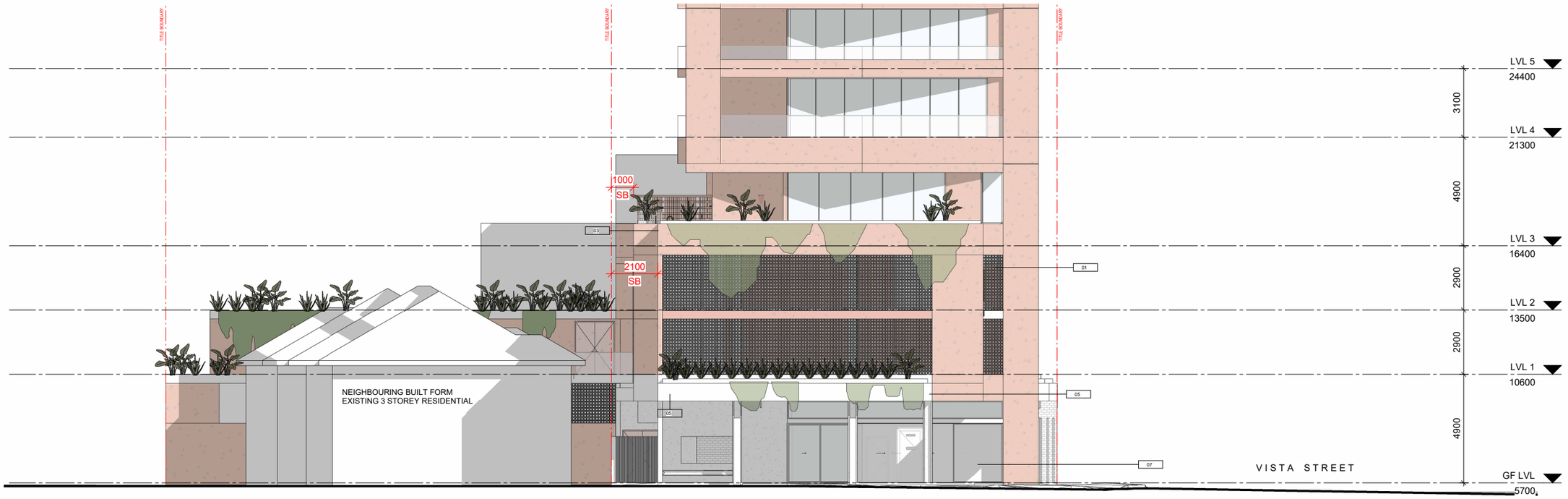
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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
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



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1513	M

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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 - PODIUM WEST

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 10:21:05 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	DA1513	M

ACCOMMODATION KEY

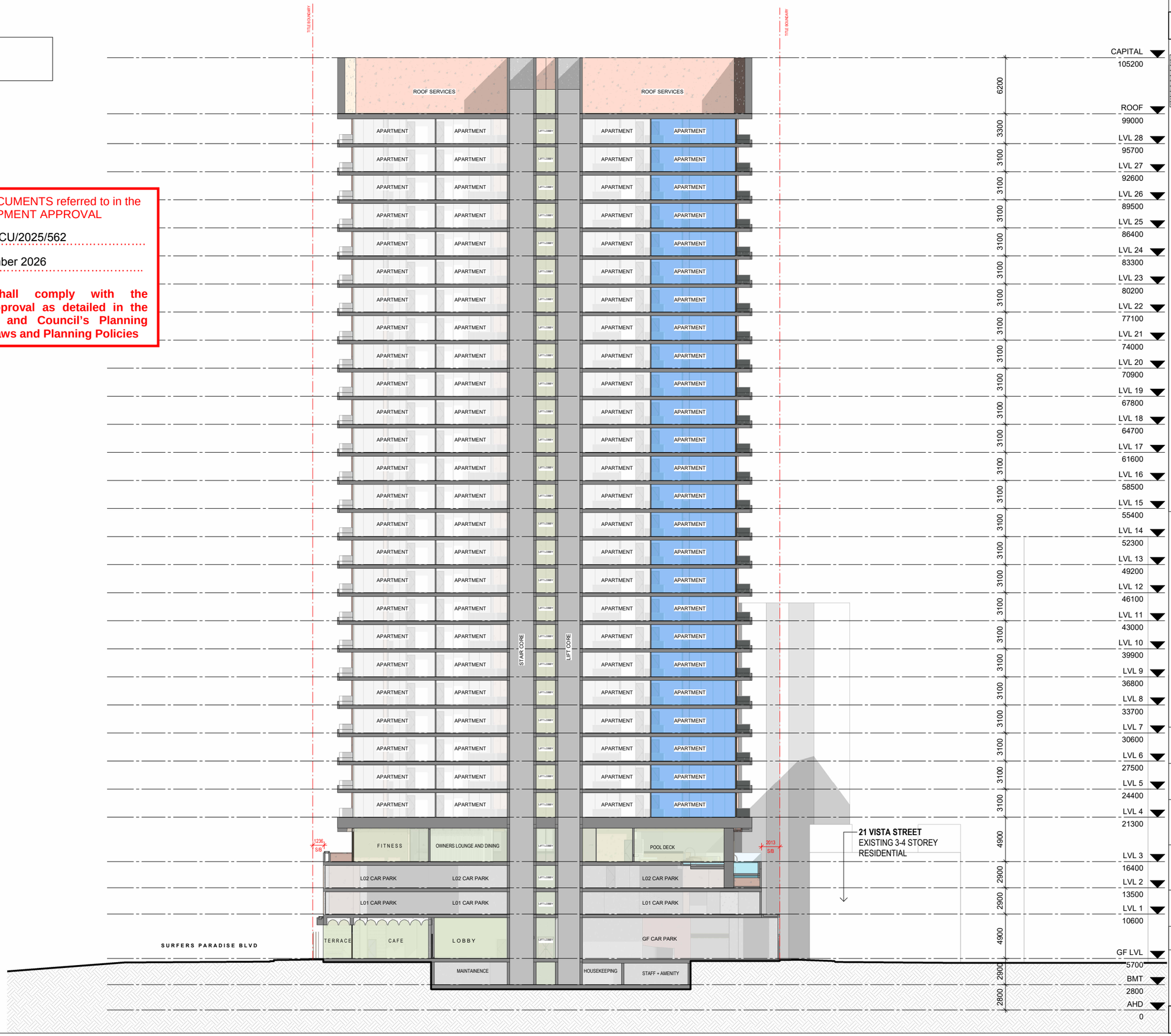
- 75 x Short Term Accommodation Units
- 25 x Multi Dwelling Units

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1600	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

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

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

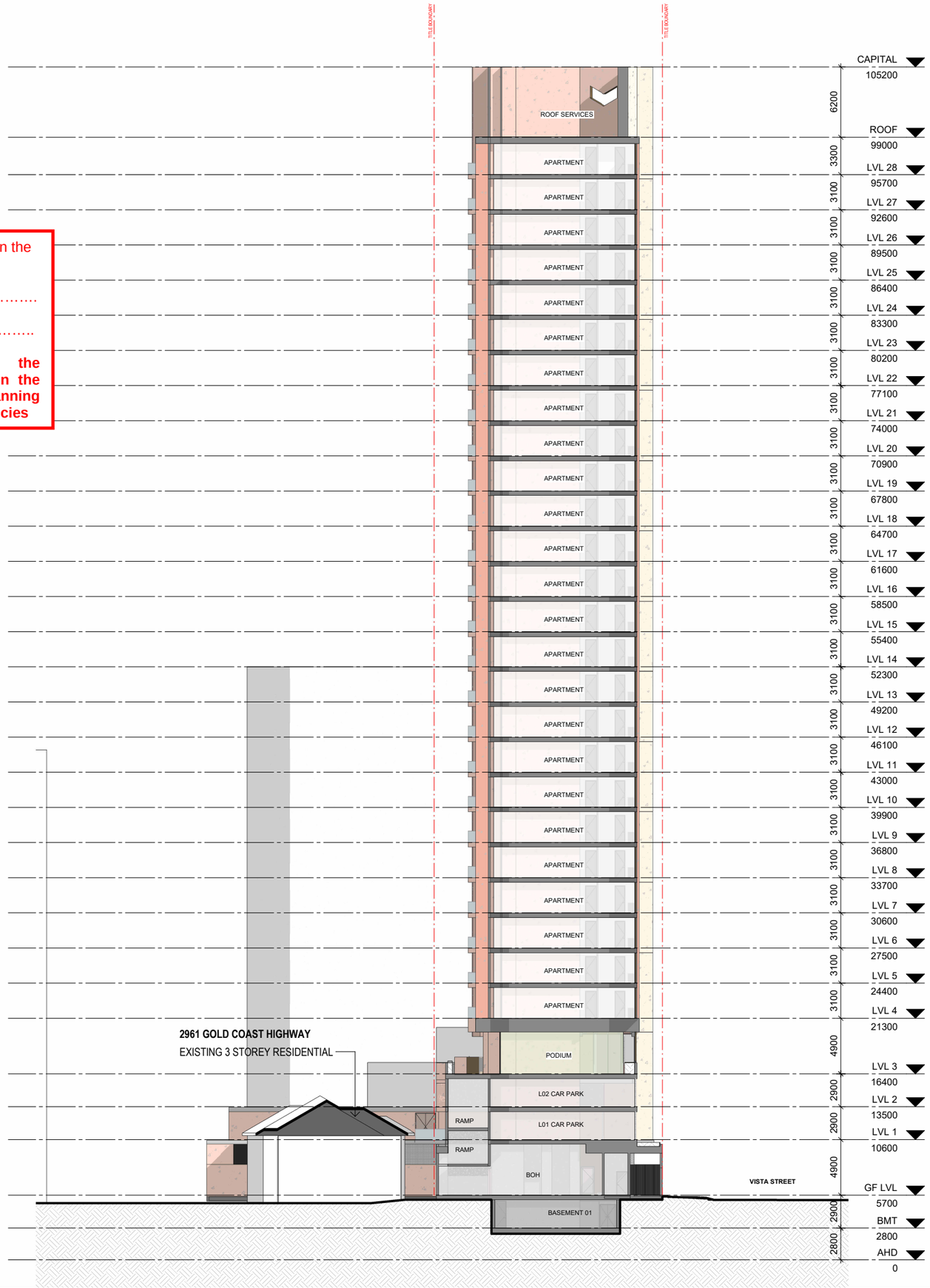
- 75 x Short Term Accommodation Units
- 25 x Multi Dwelling Units

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



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

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

SECTION 02

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 10:21:25 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

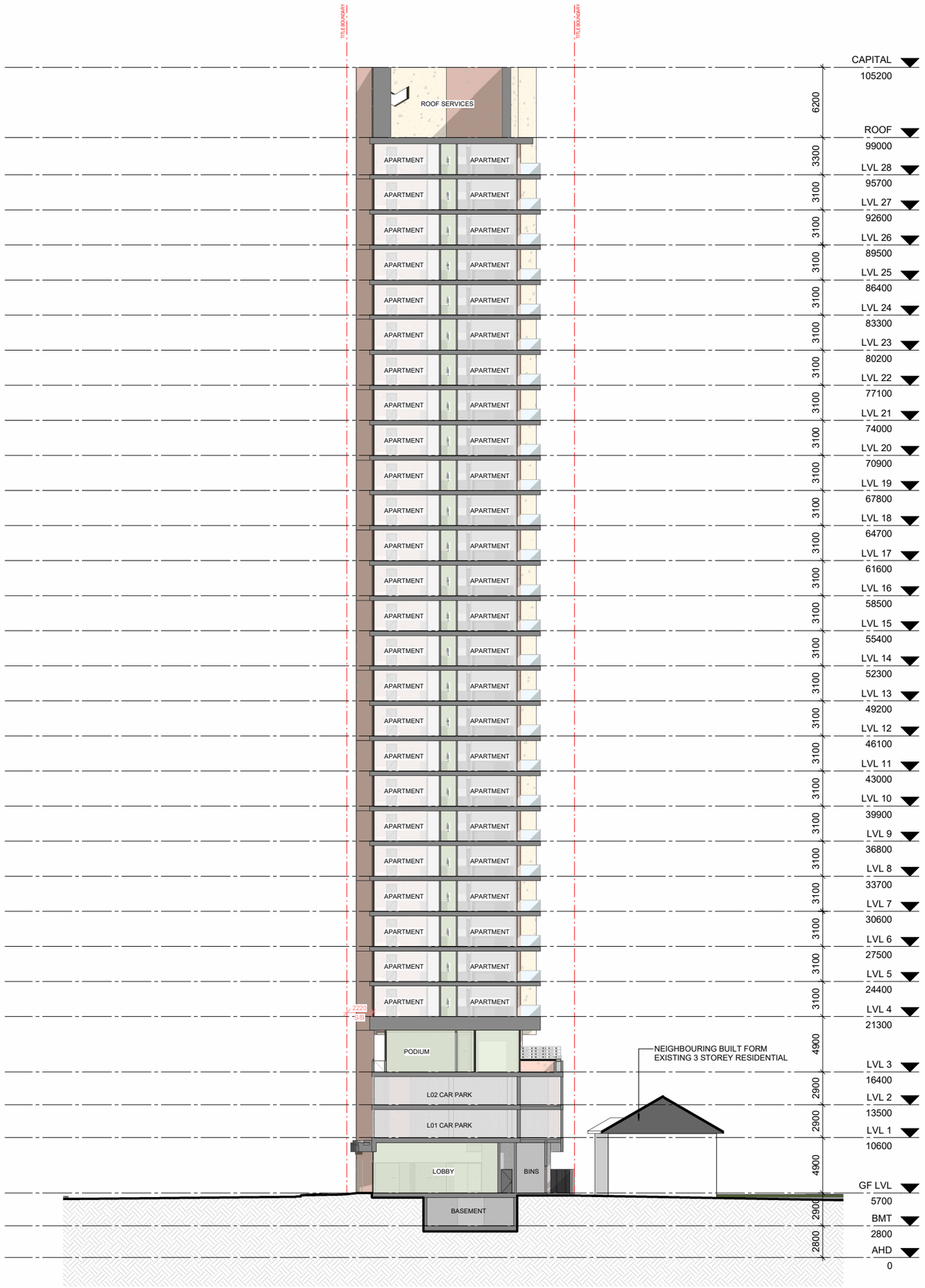
- 75 x Short Term Accommodation Units
- 25 x Multi Dwelling Units

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



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
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

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

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

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
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

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

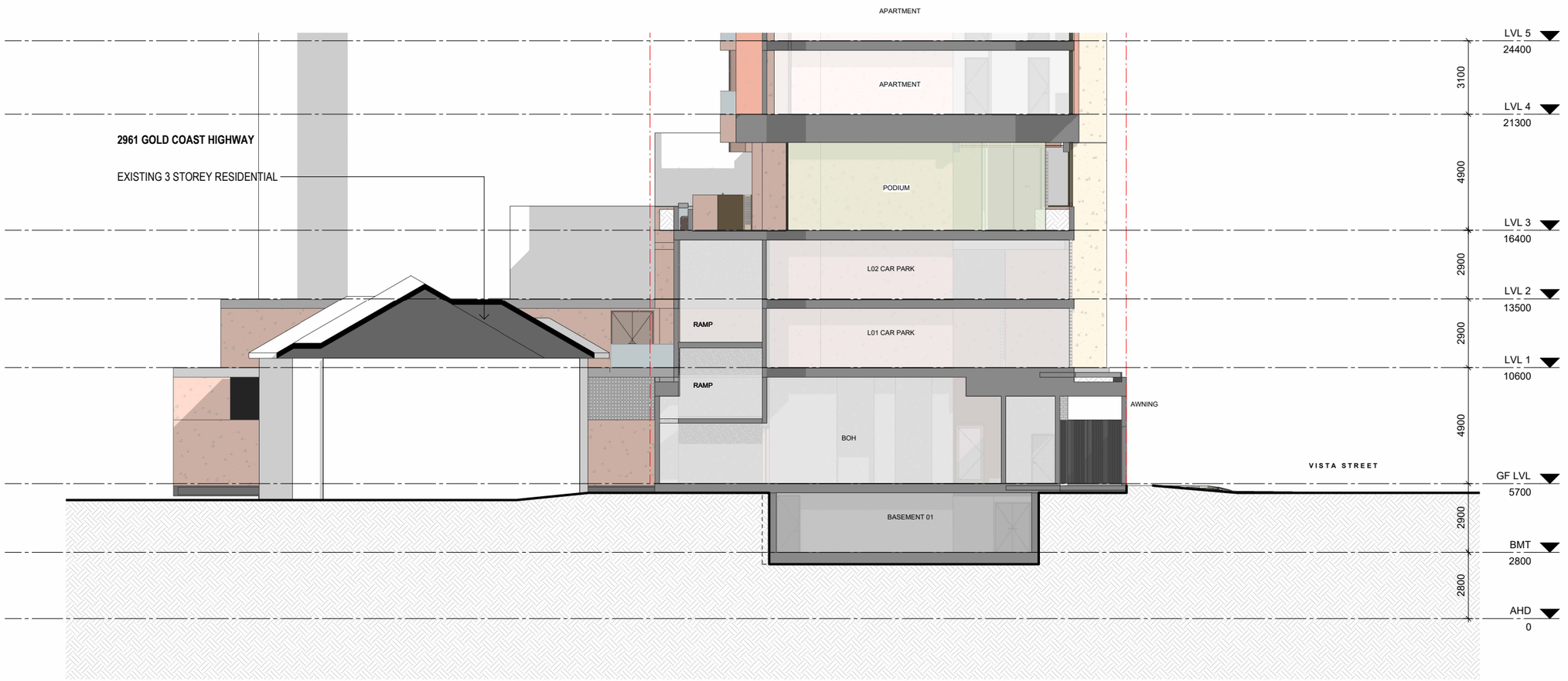
980	DA	DA1604	M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1605	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

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

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

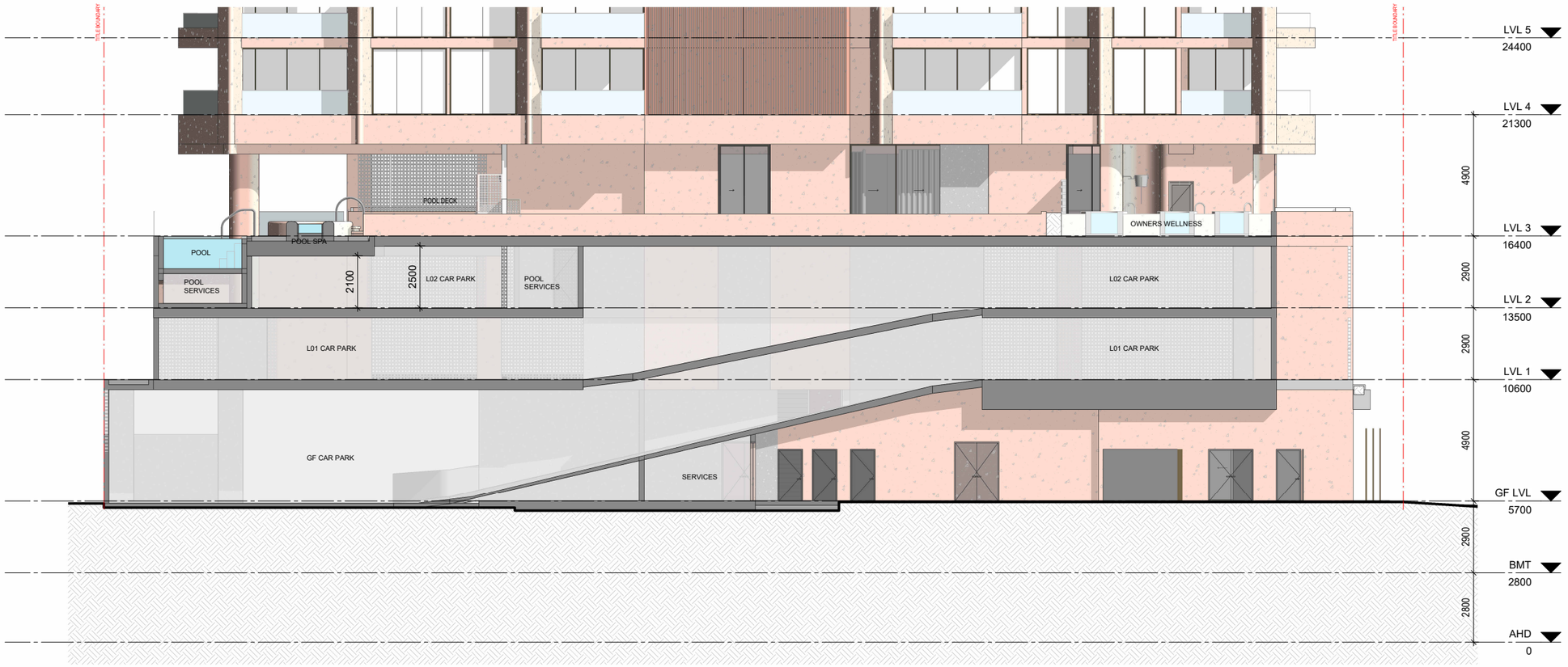
980	DA	DA1605	M

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MCU/2025/562

Dated: 29 September 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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1606	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

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

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