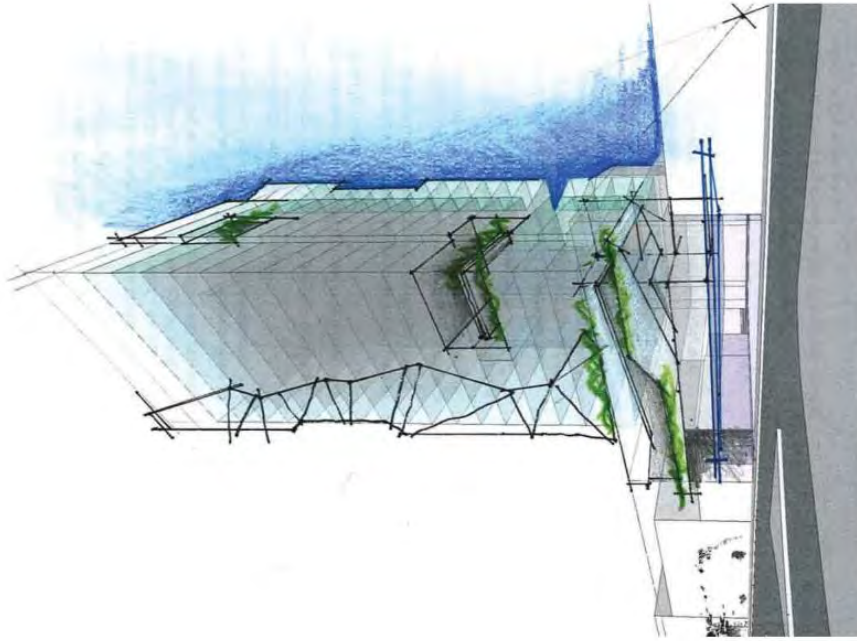


APPENDICES

Annexure C – Proposed Pre-Lodgement Package



3070 Surfers Paradise Blvd
Surfers Paradise - Pre-lodgement Package - 6/10/10

Archidiom Design

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



Drawing Schedule

A-PL- 0.00	Cover
A-PL- 0.01	Drawing Schedule
Site Analysis	
A-PL- 1.01	Location Plan
A-PL- 1.02	Building Heights
A-PL- 1.03	Site Analysis
A-PL- 1.04	Site Cover Analysis - (Not Included)
A-PL- 1.05	Building Proportions
A-PL- 1.06	Setback/Plotratio Analysis
A-PL- 1.07	Views Towards Site - Aerial

2.0 PROPOSED SCHEME

A-PL- 2.01	Perspective Study 1
A-PL- 2.02	Perspective Study 2
A-PL- 2.03	Perspective Study 3
A-PL- 2.04	Massing Studies
A-PL- 2.05	Development Statistics
A-PL- 2.06	Basement Level 2-3 Typical
A-PL- 2.07	Basement Level 1
A-PL- 2.08	Ground Floor
A-PL- 2.09	Level 1-3 Commercial Offices
A-PL- 2.10	Level 4 Recreational Facilities
A-PL- 2.11	Level 5-22 incl
A-PL- 2.12	Roof Plan
A-PL- 2.13	Section A
A-PL- 2.14	Section B
A-PL- 2.15	South Shadow Study
A-PL- 2.16	Sun Study - March
A-PL- 2.17	Sun Study - June
A-PL- 2.18	Sun Study - December
A-PL- 2.19	ESD Initiatives
A-PL- 2.20	Precedence Study

ArchidiomDesign
architecture // interior // master planning

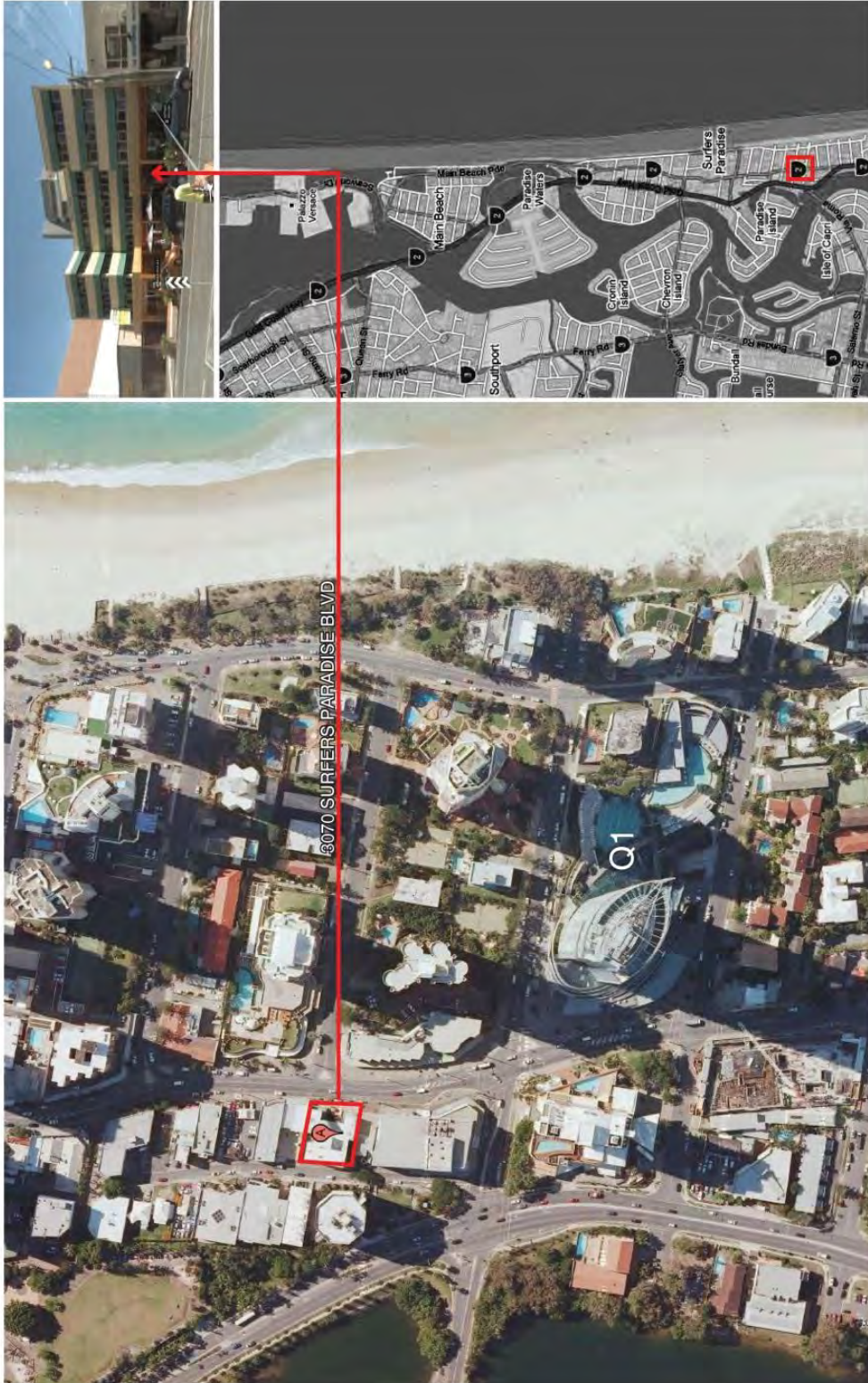
Hordern Pty Ltd ACN 06 622 7854 20 Oakham Ave Surfers Paradise Qld 4217 Australia
T 617 5592 5049 F 617 5592 3149 E g.palocz@archidiom.com.au w/ archidiom.com.au

3070 SURFERS PARADISE BLVD Drawing Schedule

NTS @ A3 06/10/10 Pre-lodgement Package A-PL - 0.01 -

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



Archidom Design
ARCHITECTURE & INTERIOR PLANNING
NATIONBURY NSW 2579 02 922 7902 23 Moore Ave, Sydney, New South Wales 1577 Australia
P 611 5322 2668 F 611 5322 2168 A 61000000@archidom.com.au W archidom.com.au

3070 SURFERS PARADISE BLVD Site Location Plan
N1S @ ASJ 06/10/16 Pre-lodgement Package A-PL - 1.01

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



BUILDING HEIGHTS	No. Storeys	
1	Chevron Renaissance	40
2	Avolon	31
3	Circle on Cavill	70
4	Scott	77
5	Hilton	57
6	50 Cavill	27
7	Marred Surfers	30
8	Surfers International	30
9	Beach Comber Surf Resort	33
10	Commercial Offices	12
11	Mantra Legends	23
12	Aegean Apartments	31
13	Breakires Peninsula	46
14	Watermark Hotel	20
15	CI	78
16	Azzura Surfers Paradise Resort	18
17	Railium on the Beach	15
18	One the Esplanade	15
19	Jade	17
20	Berkley on the Beach	20
21	President Holiday Apartments	12
22	Proposed 3070 SP Blvd	23
23	Site	

Archidom Design
 ARCHITECTURE / INTERIOR DESIGN / LANDSCAPE ARCHITECTURE / PLANNING
 100000 7th St, #20/21 522 7964, 20 Shuter Ave, Surfers Paradise, QLD 4217 Australia
 P 07 5588 5068 F 07 5588 5068 A info@archidomdesign.com.au W www.archidom.com.au
3070 SURFERS PARADISE BLVD Buildings Heights
 NTS @ ADI © 2016/16 Pre-lodgement Package A-PL-1102

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



APPENDICES

Annexure C – Proposed Pre-Lodgement Package



No #	Building Name	Approx %
1	O1	--%
2	Azzura	44%
3	Watermark	--%
4	Metro/Surf City Church	--%
5	Aegean Apartments	--%
6	Breakfree Peninsula	--%
7	Gateway Building	--%
8	Mantra Legends	--%
9	Paradise Towers	--%
10	Surfers International	--%
Site	Proposed 3070 SP Blvd	50%

3070 SURFERS PARADISE BLVD | Site Cover Analysis
 @ A3 | 08/10/18 | Pre-lodgement Package | A-PL -1.04

Archidom Design
 architecture & interior design & planning

 Member of the ARB (132 1994) & ARB (132 1994) & ARB (132 1994) & ARB (132 1994)
 11/11/2018 11/11/2018 11/11/2018 11/11/2018

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



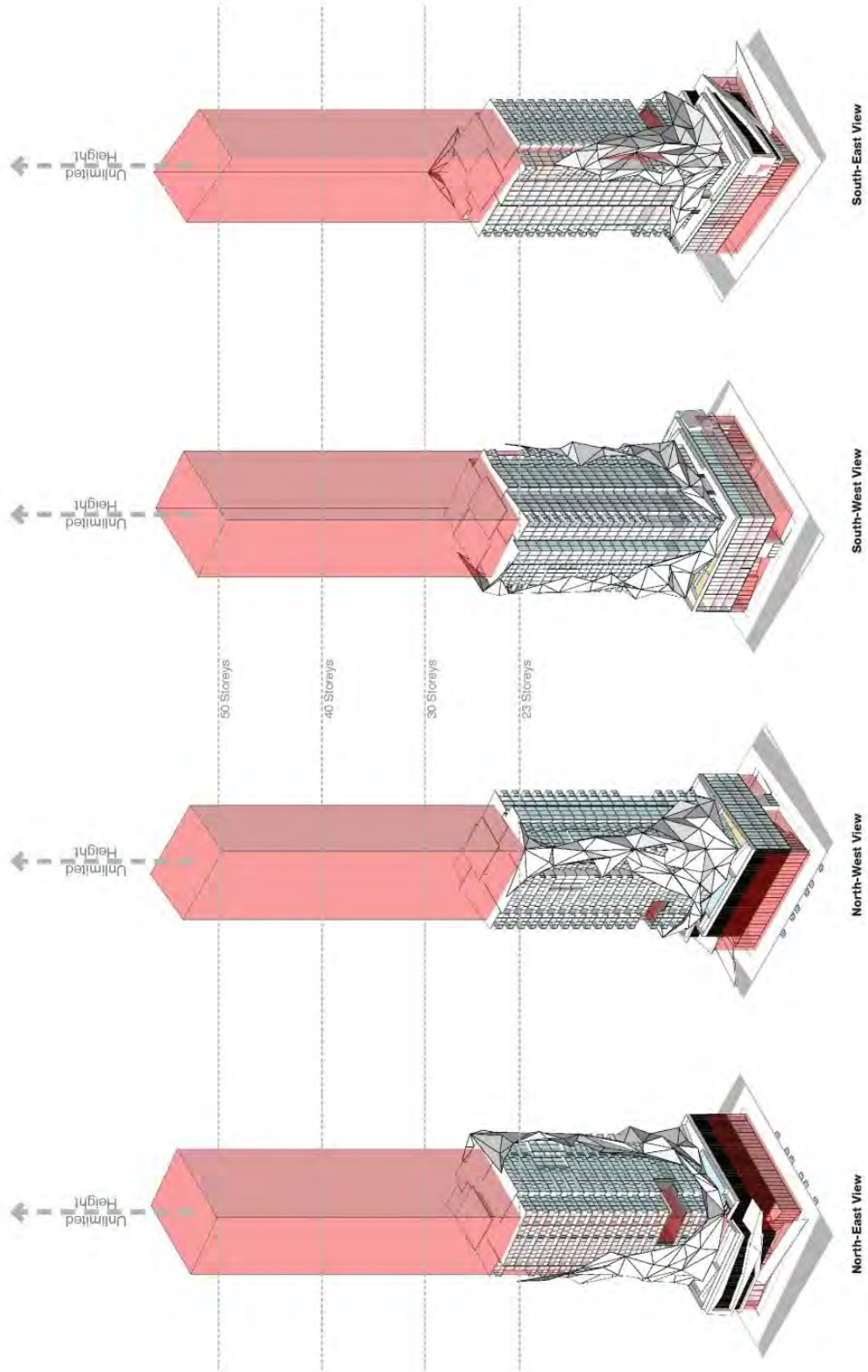
No #	Building Name	Approx. Lengths LxW	Ratio
1	Q1	130m x 50m	1:2.6
2	Azzura	70m x 20m	1:3.5
3	Watermark	60m x 65m	1:1.2
4	Metro/Surf City Church	55m x 30m	1:1.8
5	Aegean Apartments	40m x 25m	1:1.6
6	Breakfree Peninsula	45m x 30m	1:1.5
7	Gateway Building	30m x 30m	1:1
8	Mantra Legends	35m x 30m	1:1.1
9	Paradise Towers	30m x 35m	1:1.1
10	Surfers International	45m x 20m	1:2.2
Site	Proposed 3070 SP Blvd	40m x 30m	1:1.3

Archidom Design
 ARCHITECTURE & INTERIOR PLANNING
 10/174-176 St Georges Road, Surfers Paradise QLD 4217 Australia
 P 07 5532 2000 F 07 5532 2001 M 07 5532 2002 www.archidomdesign.com.au

3070 SURFERS PARADISE BLVD Building Proportions
 @ A-1 | 16/12/19 | Pre-Lodgement Package | A-PL-1.05

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



Archidom Design
 ARCHITECTURE / INTERIOR DESIGN / LANDSCAPE ARCHITECTURE / PLANNING
 11/07/2016 12:30:00 PM 3070 SURFERS PARADISE BLVD | 4177 Australia
 11/07/2016 12:30:00 PM 3070 SURFERS PARADISE BLVD | 4177 Australia
 11/07/2016 12:30:00 PM 3070 SURFERS PARADISE BLVD | 4177 Australia

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



Proposed 3070- Surfers Paradise Blvd Tower

Archidior Design
Architecture & Interiors / Material Planning
Archidior Pty Ltd ACN 60 622 7514 28 Stroom Ave, Suite 10/1000 08 4877 Australia
P 011 2562 3042 F 011 2562 3146 E info@archidior.com.au W archidior.com.au

3070 SURFERS PARADISE BLVD Views Towards Site
NTS @ A3 06/10/10 Pre-lodgement Package A-PL-107



APPENDICES

Annexure C – Proposed Pre-Lodgement Package

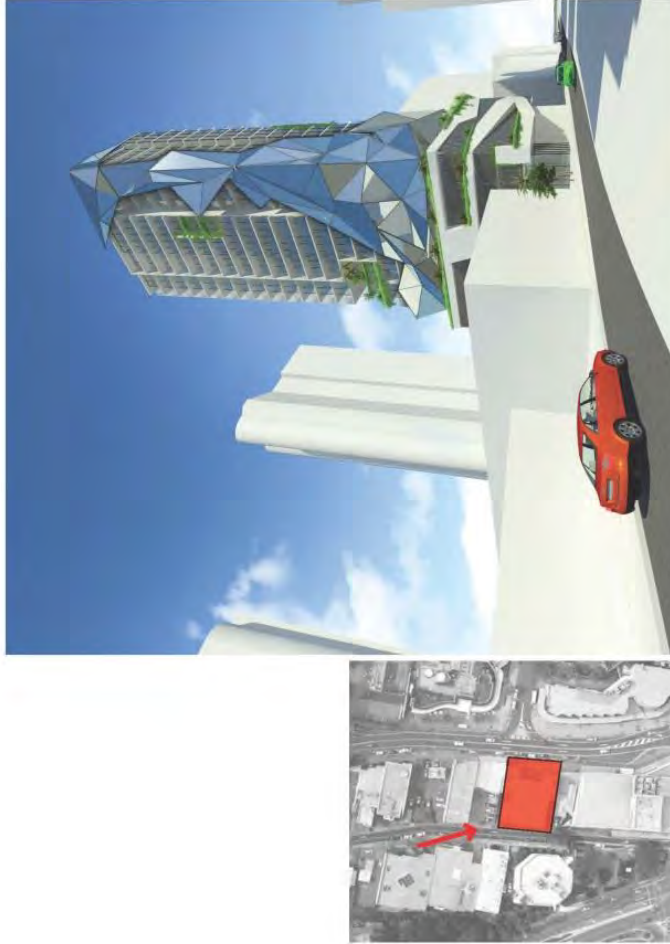


Archidiom Design
architecture // interiors // master planning
Archidiom Pty Ltd ACN 608 522 7914 20 Albion Ave Surfers Paradise QLD 4217 Australia
t 017 5382 5248 f 017 5382 3348 e info@archidiom.com.au w archidiom.com.au

3070 SURFERS PARADISE BLVD | Perspective Study 1
NTS @ A3 | 06/10/10 | Pre-Lodgement Package | APL-2.01 | -

APPENDICES

Annexure C – Proposed Pre-Lodgement Package

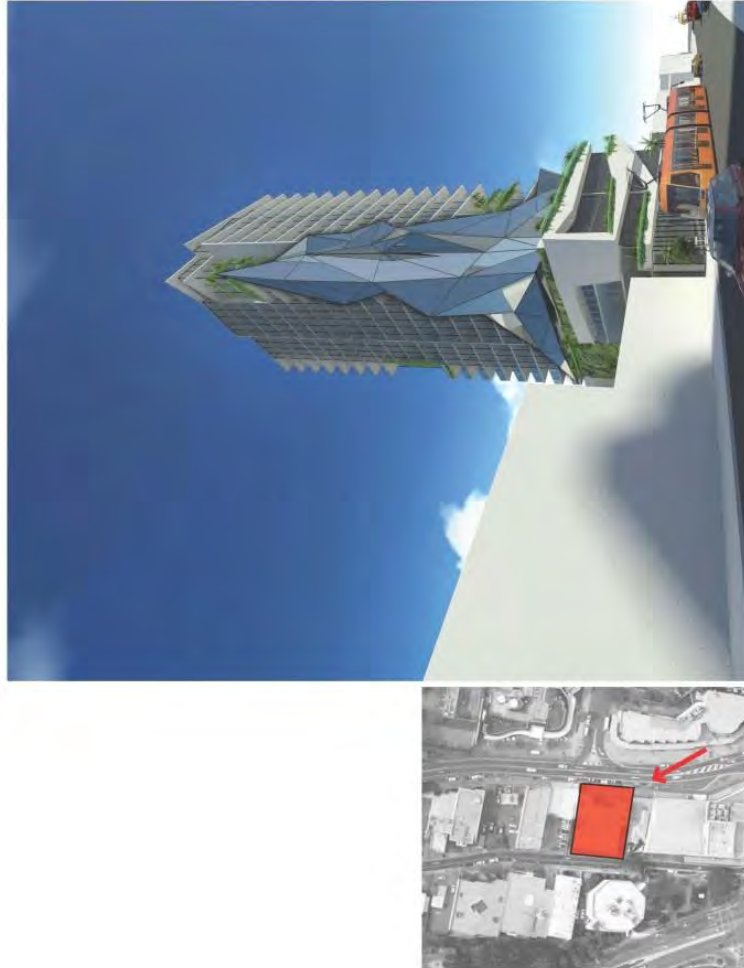


Archidom Design
ARCHITECTURE / INTERIOR DESIGN / PLANNING
Archidom Pty Ltd 42/43 522 7844 30 Jackson Ave, Surfers Paradise, QLD 4217 Australia
t 617 5522 5088 f 617 5522 2166 e info@archidom.com.au w www.archidom.com.au

3070 SURFERS PARADISE BLVD | Perspective Study 2
NTS @ A3 | 06/10/16 | Pre-lodgement Package | A-PL-2.02 | -

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



ArchidomDesign
ARCHITECTURE / INTERIOR / RETAIL PLANNING
Archidom Pty Ltd ACN 59 632 7944 201 Dixon Ave, Surfers Paradise, QLD 4217 Australia
t 07 5562 2048 f 07 5562 2148 n /public@archidom.com.au w /archidom.com.au

3070 SURFERS PARADISE BLVD | Perspective Study 3
N1S @ A3 | 06/10/18 | Pre-Lodgement Package | A-PL-2.03

APPENDICES

Annexure C – Proposed Pre-Lodgement Package

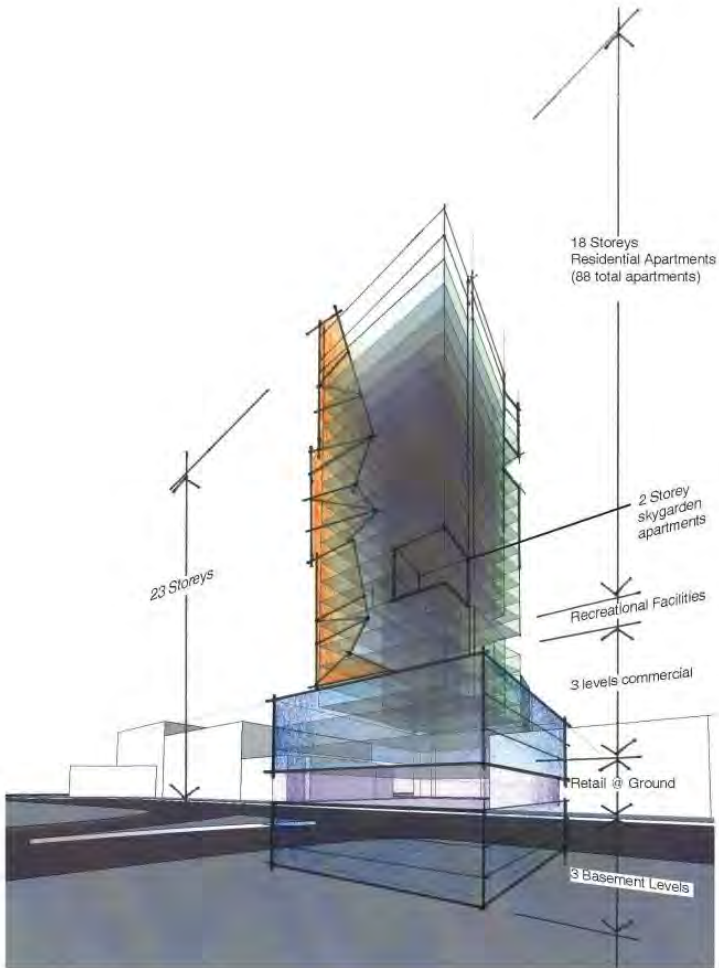


Archidom Design
ARCHITECTURE & INTERIOR DESIGN
LEVEL 1 PLANNING
SUITE 101, 120/122 SOUTH BRISBANE BLVD, SOUTH BRISBANE, QLD 4177 AUSTRALIA
P 07 5582 2008 F 07 5582 2108 A info@archidom.com.au W archidom.com.au

3070 SURFERS PARADISE BLVD | Massing Studies
N15 @ A3 | 06/10/19 | Pre-lodgement Package | A-PL-2.04

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



- 1. SITE AREA 地面积 911 m²
- 2. ZONING 分区制 Precinct 1 of Surfers Paradise LAP
- 3. PLOT RATIO 地比率

Basic	Proposed
4:1	± 12:1
3,644m ²	10,932m ²
no maximum	
- 4. SITE COVERAGE 地范围

Allowable	Proposed
90% up to 3 storeys	90% up to 4 storeys
40% over 3 storeys	50% over 4 storeys
- 5. HEIGHT/NUMBER OF STOREYS 高度 / 楼数目

Allowable	Proposed
Unlimited	23 storeys
- 6. DENSITY/RESIDENTIAL YIELD 密度 / 住宅的产量

Allowable	Proposed
Unlimited Beds	88 units (mixture of 1B, 1B+1 and 2 Bed)

7. CARPARK SCHEDULE 停车场 / 明细表

		比率 需要车辆	
		REQUIRED RATE	AREAN# UNITS CARS REQ'D
住宅	Residential	First 20 units @ 2/2B units = (40) + 68 units @ 1/1B units= (68)	88 Units 108
访客停车场	Visitors	First 20 units @ 0.25/unit (5) + 68 units @ 0.1/unit (6.8)	88 Units 12
零售	Retail		358m ² 55
贸易	Commercial	Commercial+Retail = 2,179m ² @ 1/40m ² GFA = 54.4(55)	1821m ²
		Total	175

		比率 提供车辆	
		PROPOSED RATE	AREAN# UNITS CARS PROV'D
住宅	Residential	1 carpark / unit @ 88 = 88	88 Units 88
访客停车场	Visitors	8 Spaces @ Basement 1	88 Units 8
零售	Retail		358m ² Nil
贸易	Commercial	Apply for Exemption	1821m ²
		Total	96

- 8. LANDSCAPING 庭园

Communal Open Space: 群居的地方	
Required	Provided Surplus
1 Bed 25m ² /unit	820m ² @ Level 4
2 Bed 33m ² /unit	(Quantitative assessment of facilities provided)
- 9. SETBACKS 收进

Front	2.0m to street frontages (6.0m from L3 up)
Side	0.0m for podium to 3 levels (6.0m from L3 up)
Rear	0.0m for podium to 3 levels (6.0m from L3 up)
- 10. ESD

Proposed	5 Stars
-----------------	---------

ArchidiomDesign

architecture // interiors // master planning

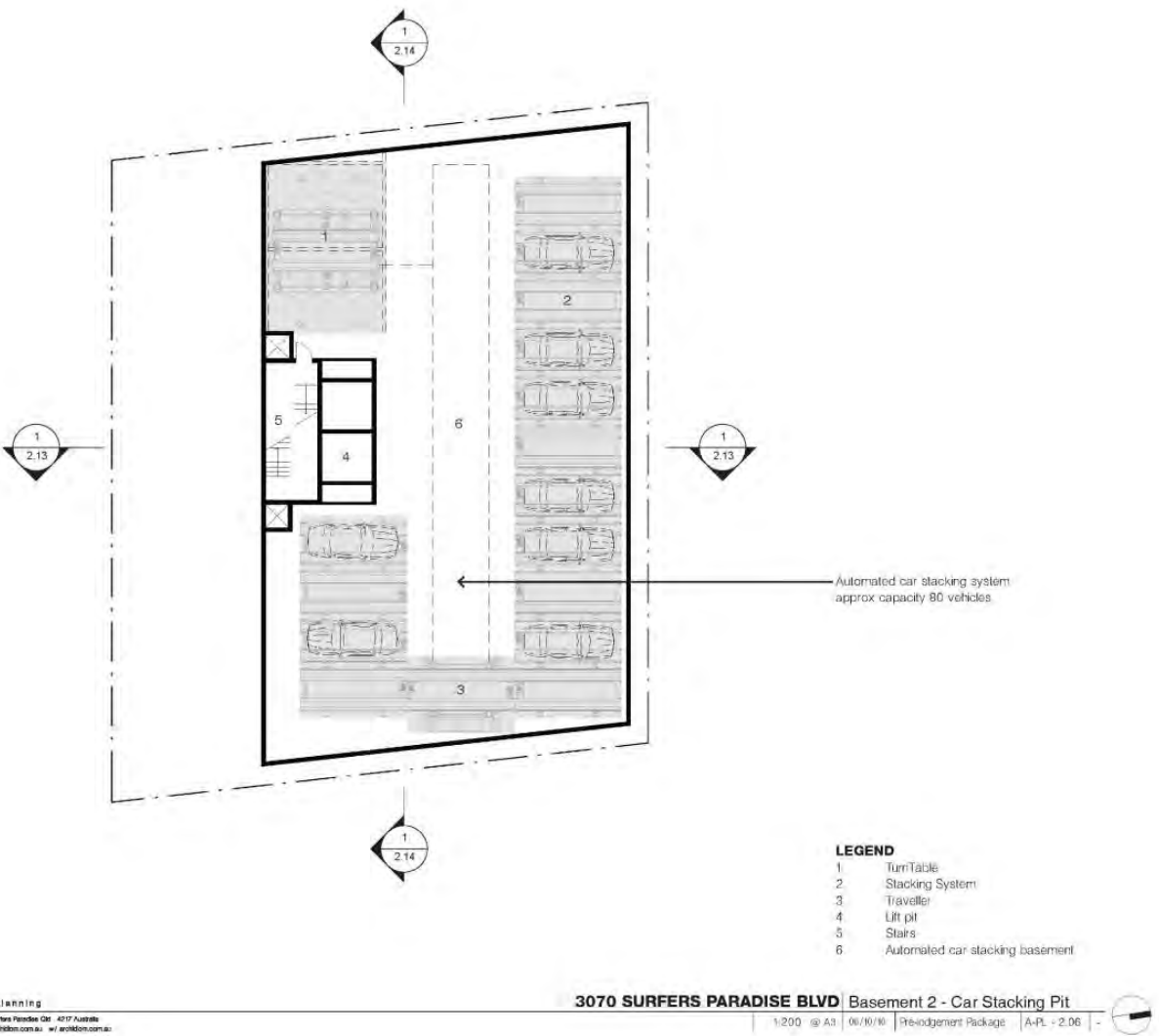
Archidiom Pty Ltd ACN 26 527 7854 20 Victoria Ave Surfers Paradise Qld 4217 Australia
 U: 61 7 5592 1049 F: 61 7 5592 2146 E: gpk@archidiom.com.au W: archidiom.com.au

3070 SURFERS PARADISE BLVD Development Statistics

NTS @ A3 06/10/16 Pre-lodgement Package A-PL - 2.05 -

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



ArchidiomDesign

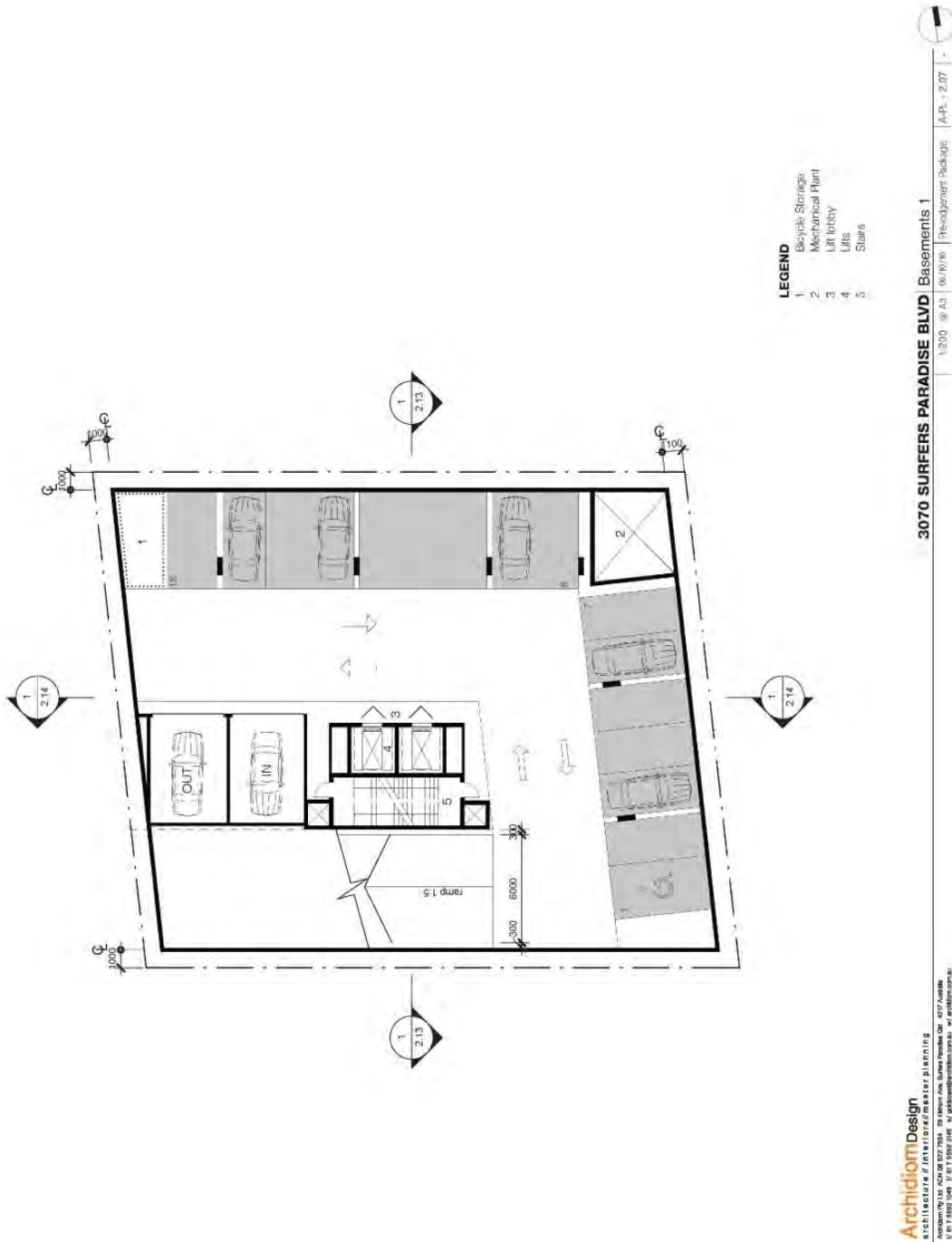
architecture // interiors // master planning

Archidiom Pty Ltd ACN 26 527 7954 29 Vernon Ave, Surfers Paradise Qld 4217 Australia
 U: 61 7 5592 1049 F: 61 7 5592 2146 e: gpk@archidiom.com.au w/ archidiom.com.au

3070 SURFERS PARADISE BLVD Basement 2 - Car Stacking Pit

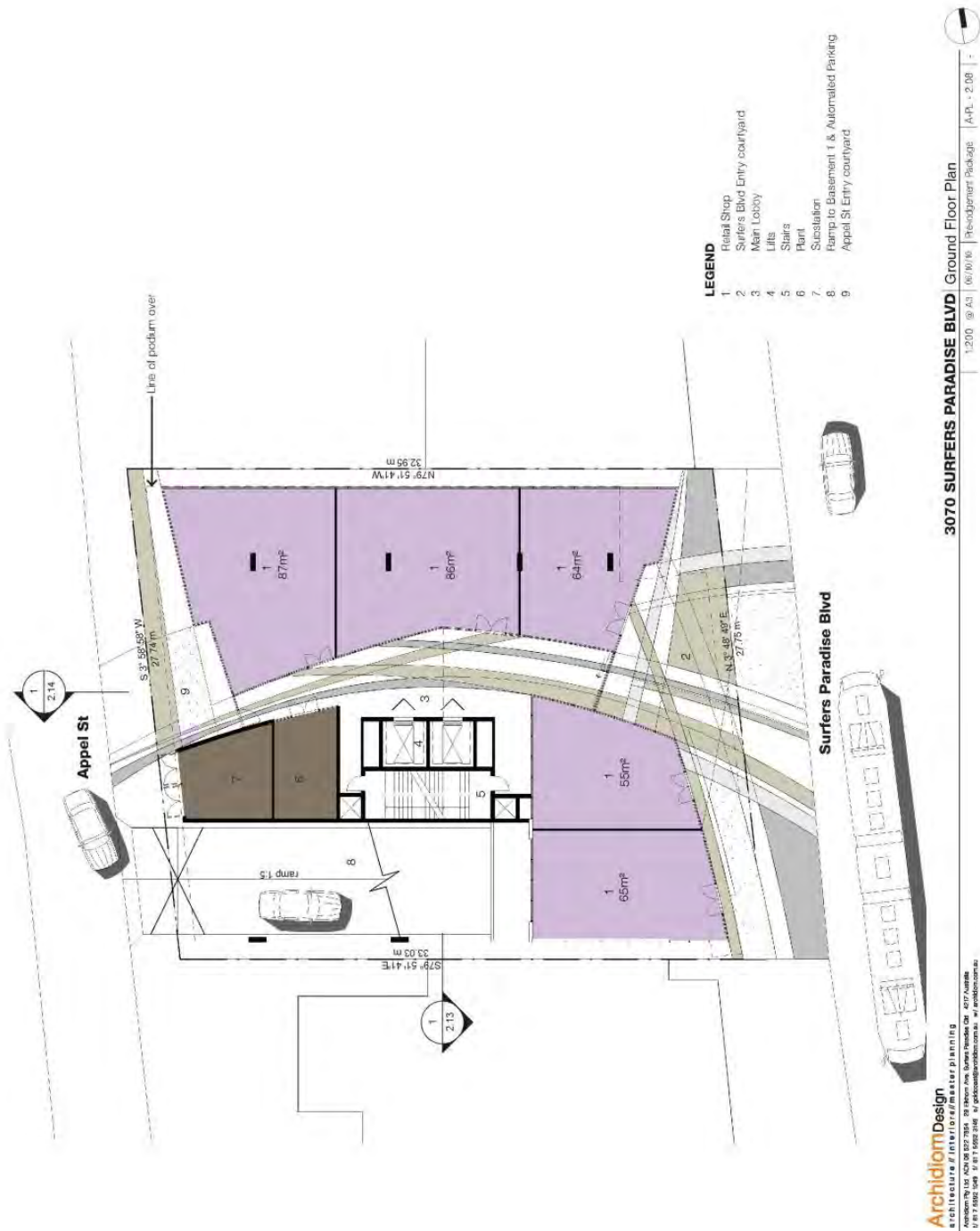
APPENDICES

Annexure C – Proposed Pre-Lodgement Package



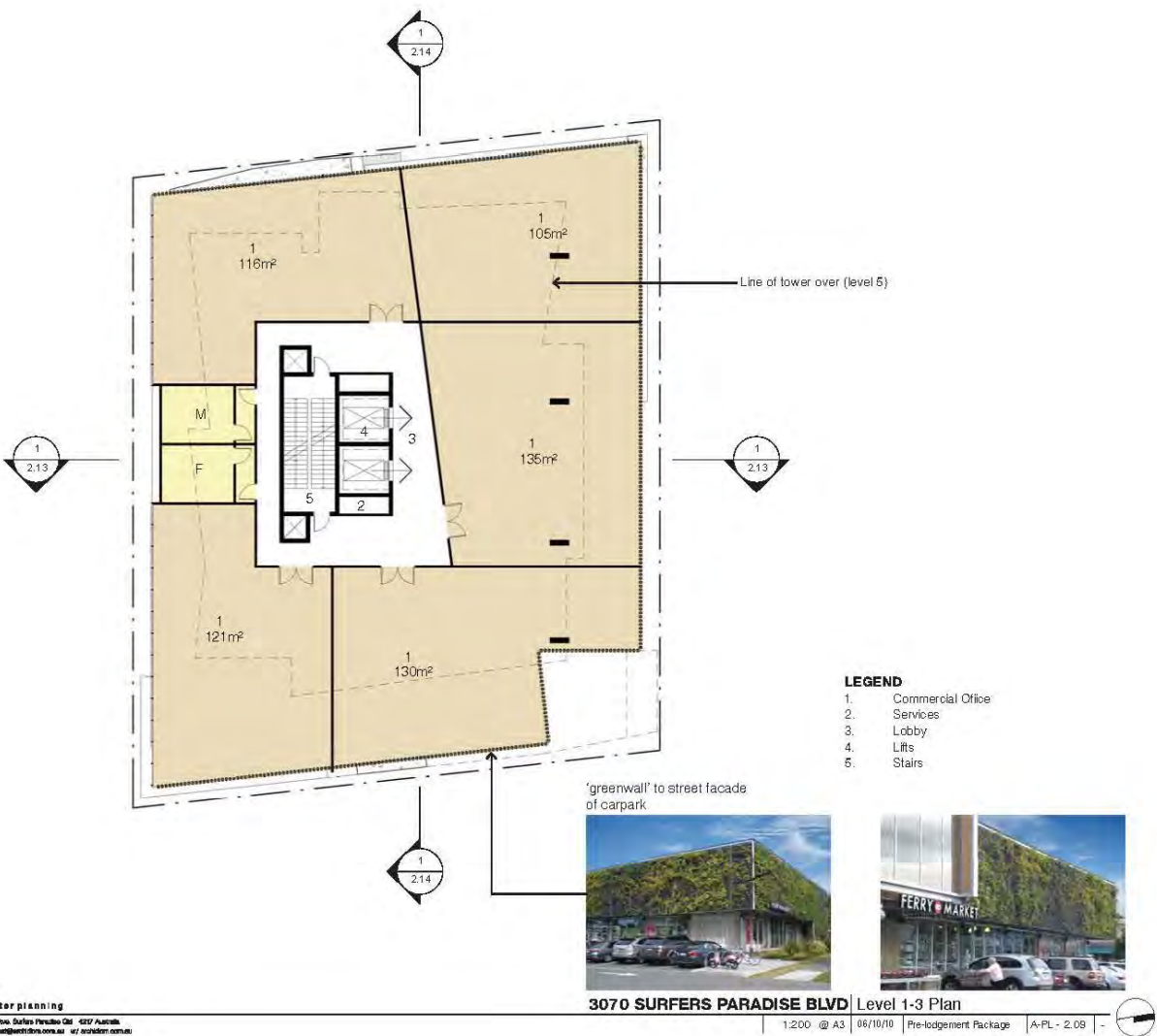
APPENDICES

Annexure C – Proposed Pre-Lodgement Package



APPENDICES

Annexure C – Proposed Pre-Lodgement Package



ArchidiomDesign
architecture & interiors / master planning

Archidiom Pty Ltd ACN 60 402 784 18 Stacey Ave, Surfers Paradise Qld 4217 Australia
t 61 7 5625 5468 f 61 7 5625 5469 e graham@archidiom.com.au w archidiom.com.au

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



APPENDICES

Annexure C – Proposed Pre-Lodgement Package

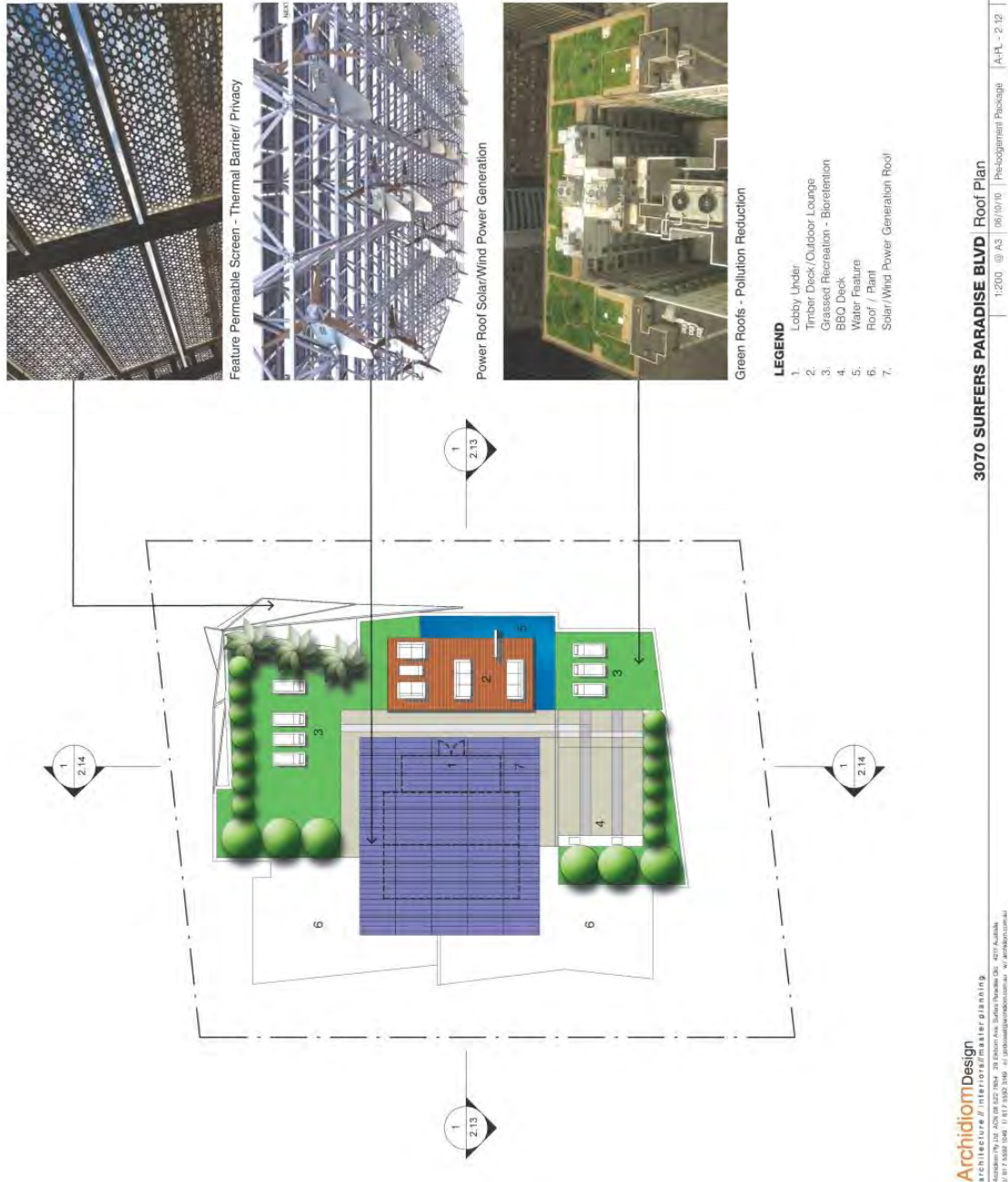


ArchidomDesign
 Architecture / Interior / Landscape Planning
 Archidom Pty Ltd ACN 69 322 7954 88 Dixon Ave, Surfers Paradise, QLD 4217 Australia
 U 61 7 492 894 U 61 7 492 2148 F 61 7 492 2148 www.archidomdesign.com.au w archidomdesign.com.au

3070 SURFERS PARADISE BLVD Typical Res. Levels 5-22 incl.
 1:200 @ A3 68/60/30 Pre-Lodgement Package | A-PL - 2.11

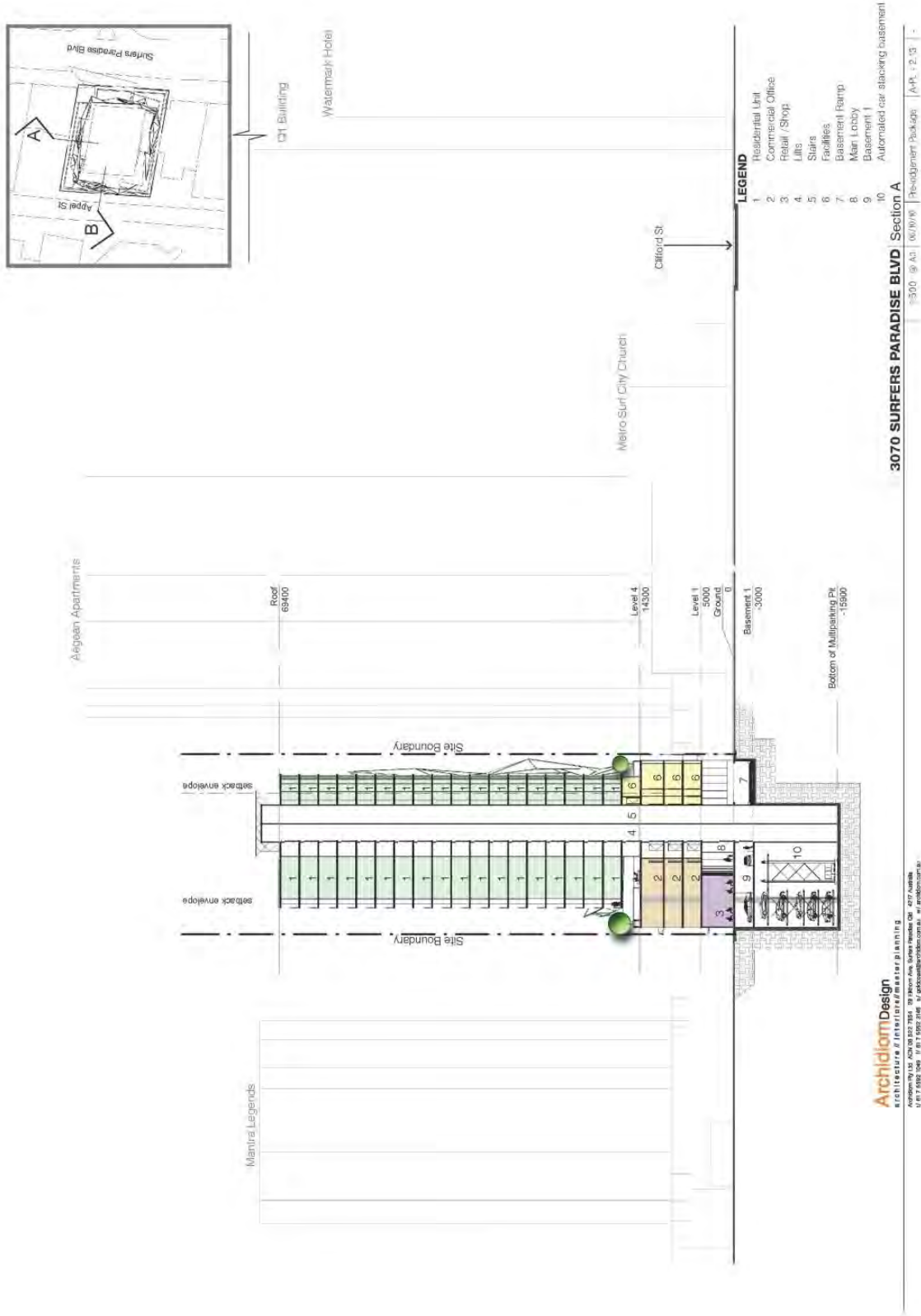
APPENDICES

Annexure C – Proposed Pre-Lodgement Package



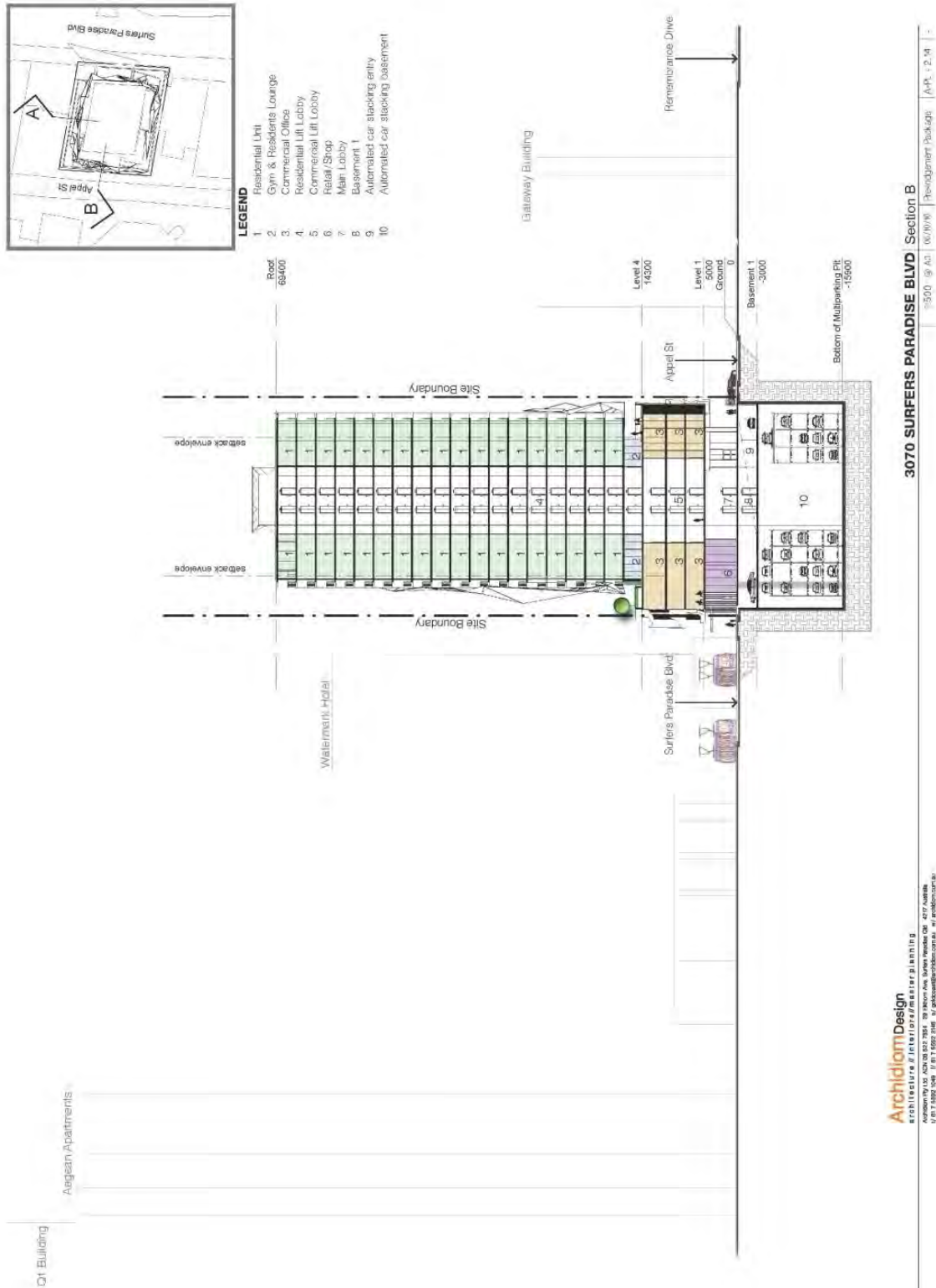
APPENDICES

Annexure C – Proposed Pre-Lodgement Package



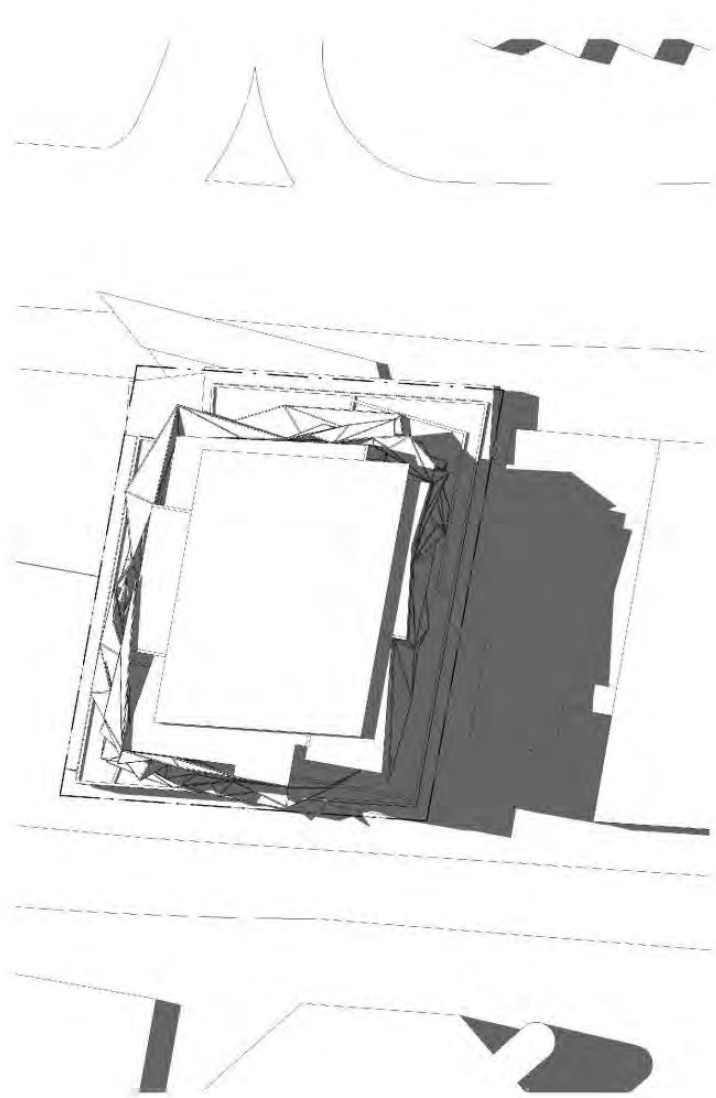
APPENDICES

Annexure C – Proposed Pre-Lodgement Package



APPENDICES

Annexure C – Proposed Pre-Lodgement Package

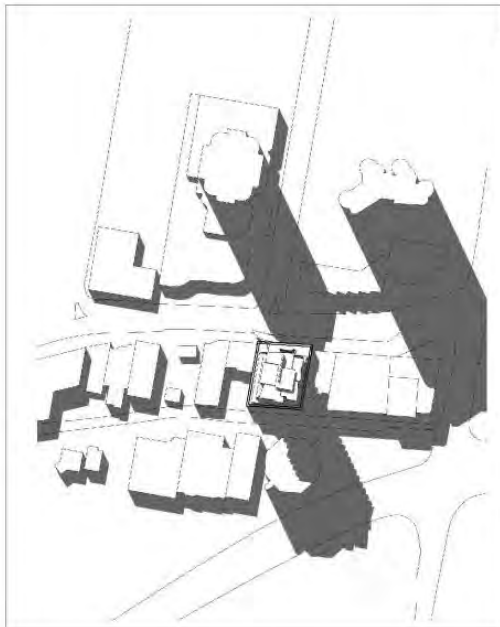
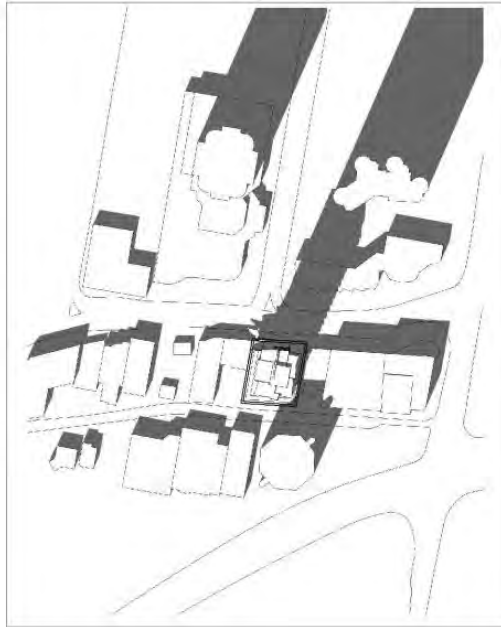
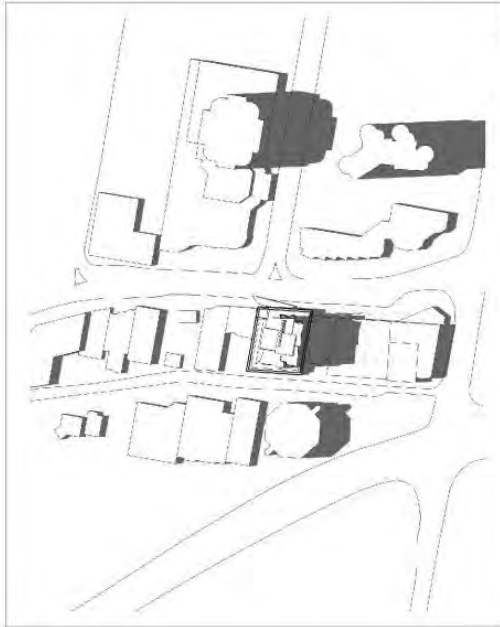


3070 SURFERS PARADISE BLVD South Shadow Study
06/10/18 Pre-Lodgement Package A-PL - 2.15
1:200 @ A1

Archidom Design
Architecture / Interior / Retail Planning
Archidom Pty Ltd ACN 527 7854 59 Nelson Ave, Surfers Paradise, QLD 4217 Australia
t: 61 7 5592 2498 f: 61 7 5592 2498 n: giddens@archidom.com.au w: archidom.com.au

APPENDICES

Annexure C – Proposed Pre-Lodgement Package

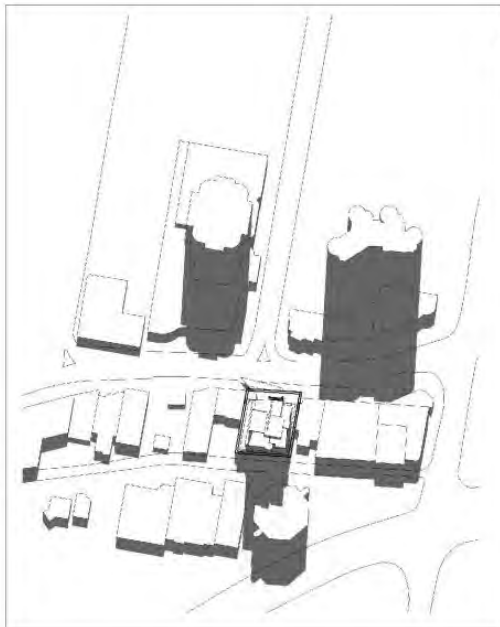
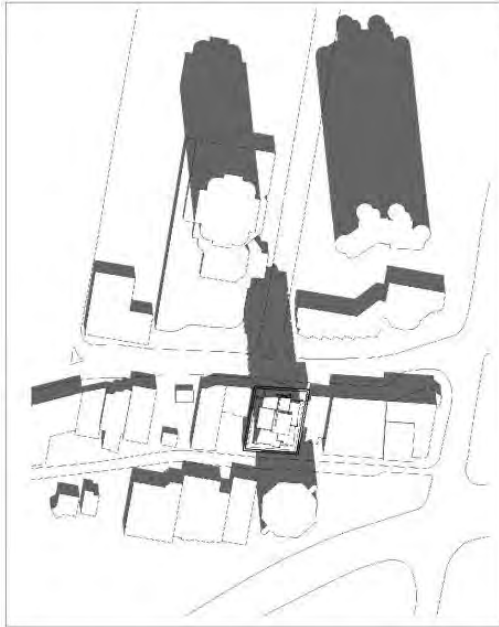
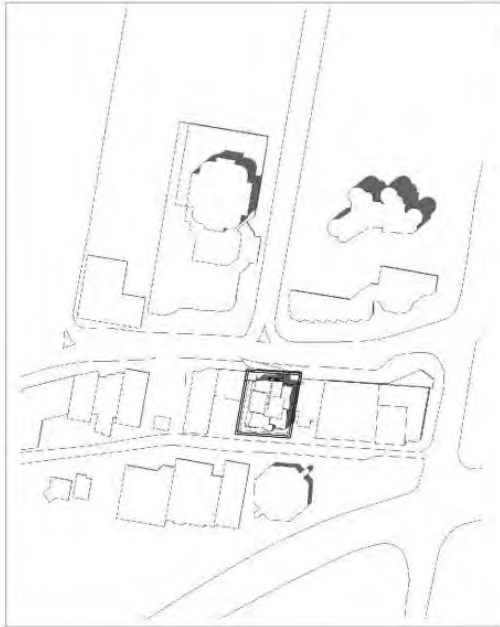


3070 SURFERS PARADISE BLVD Sun Study - March
12:00 @ A1 | 06/10/16 | Pre-lodgement Package | A-PL - 2/16

Archidom Design
ARCHITECTURE / INTERIOR DESIGN / LANDSCAPE ARCHITECTURE / PLANNING
10/117 4882 4048 | F 011 4882 2146 | G 060004@archidom.com.au | W archidom.com.au

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



3070 SURFERS PARADISE BLVD | Sun Study - December
 12000 @ A1 | 06/10/16 | Prelodgement Package | A-PL - 2.10 |

Archidrom Design
 ARCHITECTURE / INTERIOR DESIGN / LANDSCAPE ARCHITECTURE / PLANNING
 10/1000 7th St, Melbourne VIC 3000, Australia | 03 9477 4444
 P 03 9477 4444 | F 03 9477 4444 | G 03 9477 4444 | W archidrom.com.au

APPENDICES

Annexure C – Proposed Pre-Lodgement Package

TURBINES
Assist purge ventilation by drawing air from individual floors through north ducts.

WIND COMBS
Assist purge ventilation by drawing air from individual floors through north ducts.

VAULTED CEILING
Heat build up in the concrete ceilings from the days activities is cooled by the cool night air.

ENERGY SYSTEMS
During the night purge mode, cool night air cools down the internal space.

Sample Building Section showing ESD strategy

ESD Initiatives

Our vision for the Surfers Paradise Boulevard Tower can be summarized with a simple statement: "A Carbon Neutral Development".

The building will be designed with green roofs and vertical green walls to improve thermal properties, provide shading and glare control, 1m² of grass roof/wall can reduce 0.2kg of airborne particles (pollution). Renewable energy is desirable and our aim is to have all external lighting powered by solar/wind energy. The roof top of the tower will have a combination of Solar and Wind turbines like a mini-green power plant. This system is intended to be grid connected and any spare energy generated will be run back into the grid resulting in green credits for the tower. In addition to this, a strategy for the selection of energy provider will be in place to guarantee the building will only be powered by green energy generated elsewhere.

A state of the art parking system has being suggested for this project. The tower will have only 1 conventional basement, below that a 15m deep pit will contain a fully automated car stacking system for 80 vehicles. The automated parking system will save space by requiring less excavation and the one of the key elements is that vehicles will not be running below basement 1, therefore less CO₂ emissions than a conventional multi-basement development.

A feature facade screen will wrap the corners of the building with the greater sun exposure, the screens will be suspended from the facade to create a thermal layer, the permeable nature screen will allow ventilation but will reduce the amount of sunlight impacting the exposed units.

Test studies with shading elements have shown great reduction on energy requirements for mechanical cooling of office spaces in the Brisbane CBD.

Summary of ESD Initiatives

- ADES Solar Tracking technology
- Photovoltaic panels on external skin
- Solar water system
- Rain water tanks for pools and irrigation
- Energy efficiency appliances
- Water efficient taps and shower heads
- Induction Lighting
- Co / Tri Generation

- Carpark Stacking System to reduce basement emissions
- Usual ESD on Site (Government Council) Timber
- Green Wall and Sky Gardens
- 4* House recycling plant.

Archidorm Design

Archidorm Design is Part of The AUSTRALIAN GREEN DEVELOPMENT FORUM

Archidorm Design is Part of The AUSTRALIAN GREEN DEVELOPMENT FORUM

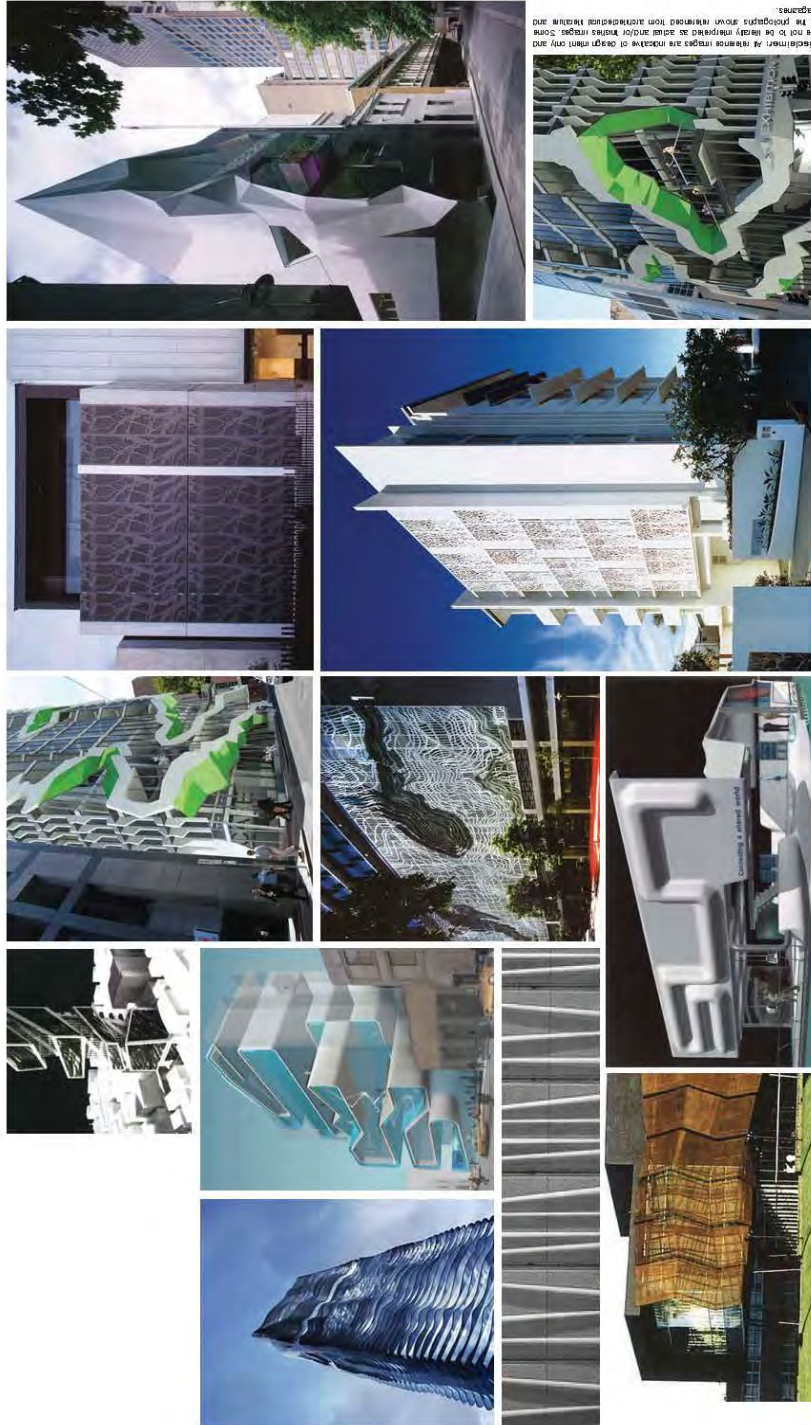
3070 SURFERS PARADISE BLVD ESD - Initiatives

© ACJ (06/10/10) | Pre-lodgement Package

A-PL - 2/19

APPENDICES

Annexure C – Proposed Pre-Lodgement Package



Design team has included a range of design and
 programmatic elements to ensure the building
 meets the highest standards of design and
 programmatic excellence.

Archidom Design
 Architecture & Interiors | 3070 Surfers Paradise Blvd | A-PL-2.2.0
 10/10/2024 | 10/10/2024 | Pre-Lodgement Package | A-PL-2.2.0