





BDA Architecture is an innovative architecture and design practice based on the Gold Coast, Queensland, Australia. There are currently two principals: Darren Greenaway and Adam Beck.

In over 20 years of practice BDA Architecture has demonstrated a continuing commitment to the making of architecture that responds thoughtfully to the wider cultural, economic, climate, and community context. The values of our practice embody a consideration of design that creates enduring architecture by a simplicity of concept through a process of investigation, experimentation, collaboration and consultation.

BDA has been responsible for the design of a wide variety of building projects for a diverse range of clients. Projects vary in scale from master planning, urban design, marina and waterfront developments, modest homes to major residential, mixed use, sporting and retail projects.

We take a holistic approach to our clients vision and expectations and by rational thinking, creativity and innovation; our work addresses and solves complex problems.

We are committed to creating enduring designs which enhance our environment.



## Key Personnel

Our management team combines experience, award winning urban design, architecture and interiors expertise with youthful energy and enthusiasm.

Steve McCracken, our highly experienced, award winning Design Director provides innovative clear design strategies and guidance of our young designers and project architects.

Directors Darren Greenaway and Adam Beck (Architecture), along with Associate/Urban Design Manager Chris Cumming, manage individual projects and clients, utilising the skills of our three design studios. Darren Greenaway is responsible for managing our Kuala Lumpur office.

Associates Chris Lawrie and Dale Whelan are responsible for the management of architectural design and documentation teams within the practice.



**darren greenaway**  
director



**adam beck**  
director



**peter devenport**  
consulting architect



**steve mccracken**  
design director



**chris cumming**  
urban design manager/associate



**chris lawrie**  
associate



**dale whelan**  
associate

## Innovation

Our ability to conceive and deliver innovative concepts is at the core of what we do. We are an ideas driven practice and we seek the essential qualities of architecture through an intensive and rigorous process of analysis and synthesis.

A few of our recent project illustrate this innovation in our approach to our work:

### **Freshwater Point - 250 Holiday and Residential Apartments**

The result of a competitive process in which our medium rise design concept, comprising a series of residential wings enclosing north facing recreational courts, provided a greater number of quality apartments for our client. The execution of this project demonstrated the ability of a simple creative idea to be synthesized into an environmentally responsible positive outcome.

### **Sphere - Residential Community**

Sphere is a medium density residential development on the edge of a rapidly growing sporting, education and medical precinct. The project promotes a mix of residential dwelling types including attached and detached dwellings, and low to medium rise apartments. The objective has been to provide affordable housing for a mixed community including families, couples, students and seniors.

Site constraints of topography, existing flora and fauna to be retained, neighbouring sporting facilities and adjoining entertainment venue provided restrictions on the planning. These were seen as opportunities rather than constraints and allowed the buildings to be set within a predominantly open space setting of natural bushland and parklands. Social interaction is encouraged within these open space systems. A community green roof terrace and central recreation facility including pools and recreation facilities provides further areas of social interaction, reinforcing the quality of sphere lifestyle.

### **City Pacific - Mixed Use Office and Residential Project**

This project demonstrates how an existing non complying commercial use could be appropriately expanded on the site, while creating a residential buffer to the surrounding residential neighbourhood. Recycling of the existing building's structure together with a seamless resolution of complex flood requirements reinforce the potential for positive change to the built environment through innovative design.

### **Ocean Pacific - Residential Tower**

A beach side residential tower on a relatively small site, required economical site planning. Utilizing a highly efficient floor plate, four apartments per floor are achieved in a compact rectangular form and all of which are orientated towards the ocean view. The building's linear core, affords privacy and shields the apartments from the harsh western sun with it's exterior face created as a giant urban artwork. Through innovative design the resulting project expresses some of the essential elements of quality architecture; economy of means and restraint, a union of structure, organization, logical purpose and aesthetics.





## Sustainability

We believe that it is important to take a holistic sustainable approach that links the ecology of the building with the poetic dimensions of architecture, location and function of a building; its flexibility and life-span; its orientation, its form and structure; its heating and ventilation systems, and the materials used. Each of these issues impacts on the amount of energy used to build, run and maintain the building, and to travel to and from it.

Our design approach is to implement climate responsive design, incorporating, where possible, the best of sustainable design principles. This may include, the use of natural light, passive cooling and ventilation systems, efficient energy-use, use of natural energy, and accommodation of building water use and waste systems.

Our team members have been involved in developing innovative, practical and sustainable designs to achieve varying levels of Green Star Accreditation in their design work. BDA takes a sustainable approach to all our projects, with particular experience with commercial buildings and mixed use developments.





## Mermaid Beach Residence

This Residence has been designed for a 700sqm North-South orientated site in Mermaid Beach, Queensland. The residence has been designed as three levels over a Basement to accommodate a growing family. The program has responded to the Brief and sees generous living spaces to the Ground Floor level with a dynamic outdoor family area that invites natural light and ventilation through high level glass louvres. This space looks North over the pool and South to a lawn play area for kids. The second level area is the children and guest sleeping zones, and the third level is the master suite and roof deck which captures ocean views. The architecture is a composition of bold walls and roof planes, dissected by glass windows, doors and louvre panels to capture light and ventilation, promoting cross ventilation through the building.







The residence rests on a unique site on Brakes Crescent, Miami Hill. The dramatic context of the site offers an opportunity to create a dynamic built form that offers the owners a unique, secure and comfortable living environment as well as value adding to the existing built environment and public spaces that it neighbours.

The aim was to create a simple yet sculptural building which would be a welcomed addition to the area, being a positive addition for existing neighbours and the public realm.



## Broadbeach Waters Residence

This industrious home exposes its concrete forms, steel, glass, Blockwork and timber beams. Facing west to open water, appropriate screening devices are used to filter the western sun. A large void over the living area and entry gallery attracts northern light and ventilation. The large lap pool and bathing area wraps the house down two sides, providing an attractive and natural ground plane to the solid structure above. The plan is "U-shaped" and is oriented around a large north facing courtyard viewed and connected to predominant internal spaces. The arrival experience and route to the front door takes you under the large concrete box form that sits dominant on the street. Coming out the other side the courtyard and front door and lobby is revealed. This refined modernist home accommodates four car parks, five bedrooms, gym, underground cellar and bar, spacious kitchen, dining and living, covered outdoor entertaining, utility spaces, landscaped roof top spaces and generous resort pools and landscaping.







This family beach house occupies a long narrow site 10m wide x 50m deep across the road from the ocean. Built to the setback controls on all boundaries it is pulled apart in the centre to provide a private north facing courtyard which is sheltered from the prevailing south easterly. The front component of the house contains a garage and entry at ground level, a living area on the first floor and a master suite on the second floor. Both the upper levels open out onto terraces overlooking the ocean. The rear component contains bedrooms and a second living area which opens into the courtyard and pool. Reduced in form to a series of planar elements dramatically cantilevered towards the ocean this beach house makes reference to the original beachside vernacular of Miami.

## Main Beach Residence

This tower house accommodates an extended family on a small site which possesses stunning coastal views of bush land, the ocean and the Broadwater. Containing 6 levels including a basement carpark, the house is articulated as two distinct forms.

The lower 3 floors are designed for a couple with young children and contains a living area on the upper level, bedrooms in the middle and a guest area and communal living space at ground level opening onto a private pool terrace.

The upper form contains living and sleeping areas for two other family members. All levels are connected by a stair and an elevator. Exterior modelling expresses the duality within the family makeup – independent yet connected.

The grounded base is a 3 storey solid white concrete frame whereas the upper component of the composition is a zinc clad box off-set on the structure below. This commission was won in an Architectural competition..

*Commendation - Gold Coast/Northern Rivers AIA 2009*







BDA was engaged to design a resort style two level residence on a prominent north facing Nerang River site. BDA has responded to the client's brief by providing a resort style home, which includes wide overhangs, louvre screens, a variety of natural materials, quality landscaping and external works.



Riverfront Residence



Set on a hillside rural setting, this contemporary home sits comfortably in its context. Strategically located steps in the plan allow the house to respond to the sloping site whilst logically framing internal living spaces. On arrival, the entry is revealed with its two storey height void that extends over the living spaces. Living spaces then extend out to a large covered outdoor entertaining area and lap pool. Pivoting perforated screens are used to filter western sun and create a textured facade addressing the street at a lower level. In addition to the textured screens, the design incorporates natural timber and stone features contrasting with simple white horizontal forms. The upper level has the study, third bedroom and master bedroom that is elevated to a height that attracts commanding eastern views of the Gold Coast skyline.

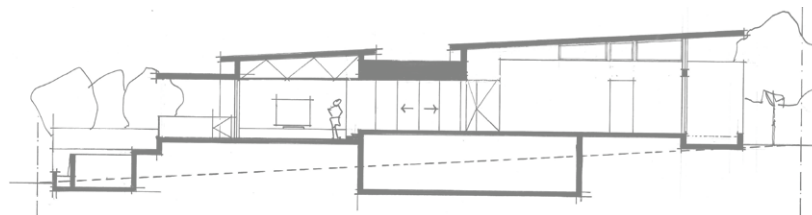


“...create expansive spaces that  
enhance natural light and ventilation”



Located on the Golf Course at Royal Pines on the Gold Coast this single level over basement residence captures northern light on a south facing site. Thin roofs angled to the north with high level windows capture the northern light assisted by a landscaped central courtyard.

The house is of minimalist white forms, with green glass contrasting magnificently with the green of the Golf Course and blue sky. High ceilings and wide sliding doors create expansive spaces that enhance natural light and ventilation.





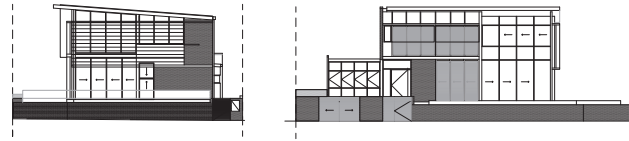
## Sanctuary Cove Lot 19 Residence

Located in the new Tristania precinct of Sanctuary Cove resort on the Gold Coast this 750m<sup>2</sup> signature waterfront residence sets a new architectural standard for this precinct. The home is east to wide water with direct access to the Coomera River.

Two main building forms are linked by a large central courtyard with a covered outdoor entertaining space and pool which runs the entire northern side of the house. The linear forms of the home are finished in a diverse palette of materials that come together to form a cohesive piece of contemporary waterfront architecture.







This project is a modest, single family beach house designed to replace an existing dwelling on the site which the client had owned for a number of years. The primary design idea was to embrace a two storey covered outdoor living space connecting the house and garden and overlooking the Broadwater. The compact built form continues the two storey urban fabric, along both street frontages, celebrating the street corner with a recessed double height, outdoor living space. Elevating the house 1.5 m above the street optimises the view over parkland towards the water. This device has allowed both street frontages to be extensively landscaped using a ha- ha combined with a lower than normal height street wall which affords privacy and views for the occupants while enhancing the public amenity of the streetscape. Designed to take full advantage of prevailing summer breezes, this house contains a number of passive ESD initiatives. It possesses opening windows on all sides giving good natural ventilation. Northern and western elevations, which are extensively glazed, are shaded by operable louvred screens reducing solar gain in summer and allowing the sun to penetrate the interior during winter. More solid walls to the south exclude the cooler winter winds. Walls, floors and roofs are generally light coloured to reflect heat. A large subterranean water tank collects water for reuse on site and environmentally friendly finishes have been utilised throughout.



Sited at the Masters Enclave, an exclusive residential enclave of Sanctuary Cove, adjoining 'The Pines' golf course, this courtyard house is designed to take full advantage of its northern golf course views. From the entry a light filled gallery leads from the front door to the main living area situated on the edge of the golf course. Three large double bedrooms, each with their own ensuite, a home office, a guest bathroom and a large laundry are located either side of the gallery which continues between the centrally located courtyard and the media room to the living room. Compositionally this house is reduced to a minimum number of architectural elements and materials. The structure is essentially composed of a series of wall planes and roof planes which extend the house out into the landscape, embracing courtyards and outdoor living areas and blurring the transition between inside and outside. Roofs are generally 'flat' except for the main living area roof which tilts up towards the north and the golf course. The strong horizontal emphasis in the overall design is balanced by the single vertical element of the stone chimney.







This large single storey courtyard house is sited opposite to Lot 47, also designed by BDA on the entrance driveway into the Masters Enclave. Entry is from the south east through a small forecourt into a transparent pavilion with a long view across a lap pool to the golf course beyond. This entry pavilion connects the two angled wings of the residence, one which contains the living areas, the other the sleeping areas. The central courtyard is effectively a private 'outdoor room' containing a large deck and a 10m lap pool set in a sub-tropical landscaped environment. Timber flooring inside and out makes a seamless transition between the interior of the house and the outdoor spaces.





## Broadbeach Waters Residence

This resort style residence on a north facing Nerang River site provides our clients with extensive amenity which includes over 300sqm of basement uses, a lap pool that connects seamlessly with a central courtyard space, large screen alfresco areas and spacious well appointed interior spaces that connect via a central spine. The concrete structure, walls and floors add to the overall quality of the home. Natural stone walls and timber detailing, tropical pool and lush landscaping make for a quality resort style residence in its unique waterfront location.







Our Mermaid Waters house sits comfortably in its waterfront location, opening up to the north east water and skyline views beyond. This modern home is designed around a central landscaped courtyard that attracts natural northern light, ventilation to adjacent spaces and a beautiful transition space half way through the sequence of the plan. The house from the street is contemporary with strong but simple forms that are well composed with considered materials and textures. Our clients are now happily enjoying a new lifestyle in a range of beautiful spaces.

“...styling is simple and bold utilizing a composition of planar elements”



'The Links' comprises of 32 apartments in eight two-storied buildings of four dwellings each, arranged in a long, gently curving linear form sited on the lake edge on the 5th hole of the Hope Island Resort Golf Links. Apartments are 225m<sup>2</sup> in area and each contain a spacious living area, three bedrooms with bathrooms, a multipurpose room, a large living terrace and a ground level entry courtyard, all set in a landscaped environment optimizing views to the golf course. Design factors which influenced the floor plan include a desire for the living area and two bedrooms to face the golf course; each dwelling to have its own ground level courtyard entry from the west adjacent to a common motor court; living areas to have natural through ventilation with sun and light from both east and west sides of the plan. Exterior styling is simple and bold utilizing a composition of planar elements, crisp white rendered forms and battened aluminium screens, articulated by deep recesses, folded planes and daring cantilevers.





The subject site is located 13km south east from Brisbane CDB and is within 200m of local shops, fitness first, golf course and public transport. The proposed design responds to the Emerging Community and Multiple Dwelling Code by providing a mixture of attached townhouses which are integrated into the surrounding area. The buildings have been designed to create variety, visual interest through the manipulation of a simple palette of forms, colours and materials. The development has a cohesive architectural expression which is a product of the contrasting white and dark elements with the use of screens, pergolas, overhangs and fins to help articulate the forms.



The Residences, Carindale





The subject site is located 10km east of Brisbane CBD, 2 kilometres from the Gateway Motorway, 800 metres (10 minute walk) to the Cleveland Train line and 200-400 metres (2.5-5 minute walk) to neighbourhood shopping centre, restaurants and local bus route. The proposed design responds to the Multiple Dwelling Code by providing a mixture of housing choice within the Murrarie surrounding area. The buildings have been designed to create variety, visual interest through the manipulation of a simple palette of forms, colours and materials. The development has a cohesive architectural expression which is a product of the contrasting white and dark elements with the use of screens, overhangs and fins to help articulate the forms.





The buildings have been designed as a composition of interconnected elements in a traditional manner with contemporary architectural detailing. Materials and colours will be considered in response to the site context, identity and use of the site.

It is intended to maintain and enhance the special residential character of the sites by embracing a contemporary interpretation of the cottage character through the use of visible low pitch roofs, overhangs, porches and the light weight materials of weather boards and FC of the surrounding 1950's and 1960's cottages. The design provides a construction type and building form which is sympathetic to the cottage character but appropriate for the medium density type dwellings. The siting of the townhouses allows sufficient private open space around the townhouses to retain existing vegetation and recreation uses of the residents.

The architectural forms are articulated and modelled to create variety, visual interest, human scale and depth through the composition and detailing of the exterior envelope. This approach achieves a lively composition of building elements utilizing a traditional form fused with a contemporary aesthetic that is well integrated with its natural sub-tropical context.

The goal is to "retain the leafy character of this area" by protection the existing dense planting within the front setbacks. The retention of the large ghost gum on the site and the replanting of its root area with under story vegetation will maintain and green break in the frontage of approximately 1/3 of the site width from the east.







Serenity Cove is a substantial waterfront community which incorporates a number of development "stages". This Stage (6) is located with frontage to marine wetlands and parkland. It is conveniently located close to the proposed Serenity Cove Marine Village, as part of a walkable community with excellent amenity and substantial adjoining landscaped open space and walkways. The variety of built form and controlled palette of materials and colour ensures that the development will feature desirable streetscapes. The further provision of central open space, communal recreation facilities and first class landscape will create a vibrant and successful residential community.





The proposal is for a residential community, with a range of six built form looks over six different building configurations to create 9 building types. Buildings have been carefully sited to respond to existing site levels, bushfire constraints, while preserving existing vegetation and the 30 meter setback from Wyangan Creek. The homes have been designed to have a cohesive modern character where the expression and form of the buildings work in concert to create a light, clean, modern look with some traditional residential elements incorporated. The dwellings hug the curve of the internal road and step with the contours of the site. This offers the resident a varied and changing visual experience as they move through the site. The homes are positioned in a discrete pocket with existing bush land mostly hidden from view providing an opportunity to provide an enclave with its own character that takes some cues from its context.





The proposed design responds to the low density residential zone (QPP – LDR) through providing a diversity of housing choice to the neighbouring community. The development comprises 6 buildings, which includes 18 two storey townhouses with generously designed indoor and door living spaces. Variety and visual interest has been provided through a manipulation of a simple palette of forms, colour and materials. A colour palette has been selected to create a cohesive integrated colour scheme. Strategically selecting light, mid tone, and dark tones to compliment the contemporary architecture.







The proposed development responds to the Emerging Community and Multiple Dwelling Code by providing housing diversity to the community. The development comprises of 9 buildings, which includes 2 storey duplex and townhomes, with generously designed indoor and outdoor living spaces. Variety and visual interest has been provided through a manipulation of a simple palette of forms, colour and materials. The development has a cohesive architectural expression which is a product of contrasting white and dark elements.



A selection of integrated housing choices such as single and two storey detached homes, duplex homes, triplex and quadplex townhouses have been architecturally designed to harmoniously blend with the existing neighbourhood and community. The design outcome is a residential community with a range of 7 different building types. Built forms have been carefully sited to respond to existing site levels, provide an active street edge to Riverbrooke Drive and passive surveillance to local park. Contemporary modern architecture is the intended design theme for the project.







The buildings have been designed to have integrated architectural elements that provide variety, visual interest, human scale, and depth through the use of screens, hood, fenestrations, extended eave overhangs and balconies. The alignment, separation and scale of the buildings work together creating considered spaces which enhance the communal open space, private open space areas and reinforces Crescent Way's streetscape. The aesthetics of the entire residential development will be defined by building form, colours and materials. Distinctive roof forms (hips, skillions, hoods) which produce deep shadow. The use of large eaves will provide depth to the buildings and a cooler urban environment.





## Sphere Residential Community Southport

Sphere is a medium density residential development on the edge of a rapidly growing education and medical precinct. It promotes a lively mix of residential dwelling types including detached villas, attached townhouses, and low to medium rise apartments. The objective has been to provide affordable housing for a mixed community from families and couples, to students and seniors. A total of 510 dwellings achieve a population density of 68 per hectare. The master plan demonstrates how the neighbourhood approach to the design enables a predominantly open character to be maintained in a relatively dense urban environment. A simple hierarchy of streets, lanes, pocket parks and open space provides legible circulation and recreational opportunity. Exterior styling is simple and bold using a limited range of materials in a layered format. The language of natural block, and painted concrete forms, aluminium screens and metal cladding is contemporary and minimal.

*Building of the Year - Gold Coast/Northern Rivers AIA 2011*

"...reinforcing the quality of life  
afforded by urban living"







Zone is a medium density residential project comprising 64 two and three bedroom, mixed dwelling types in a 2-3 storey, row housing configuration located on both sides of a tree lined residential street. The project forms a transition between the existing low density residential neighbourhood to the west and a busy commercial environment to the east. Positioning the built form close to the street edge reinforces the active 'urban' residential neighbourhood character leaving a generous amount of landscaped, recreational open space behind. Lower level apartment terraces are elevated above the street, providing privacy for residents while maintaining connectedness with the street. Street elevations are highly articulated and broken down into a series of vertical elements buildings. The vary in height and setback utilising a planar language of blade walls and cantilevered slabs.

## Freshwater Point

Freshwater point is a medium density waterfront apartment development containing 256 apartments with a wide variety of sizes and plan configurations. Massing of the project was designed to provide a graded transition in height between the 3 storey neighbourhood to the west and the 30 storey high rise zone to the east. The building footprint is pushed towards the boundaries, addressing each frontage of the site and enclosing private open space in the form of 2 spacious, landscaped, north facing courtyards. The resulting concept comprises a large footprint, relatively low height, stepped building form which maximises amenity and outlook for its occupants. A range of screening devices including deep balcony overhangs, overhanging roofs and external louvred screens provide privacy, limit sun penetration and provide depth and relief in the external facades. Elevations possess a strong horizontal emphasis and are given distinct character through their proportioning, pattern making and composition.



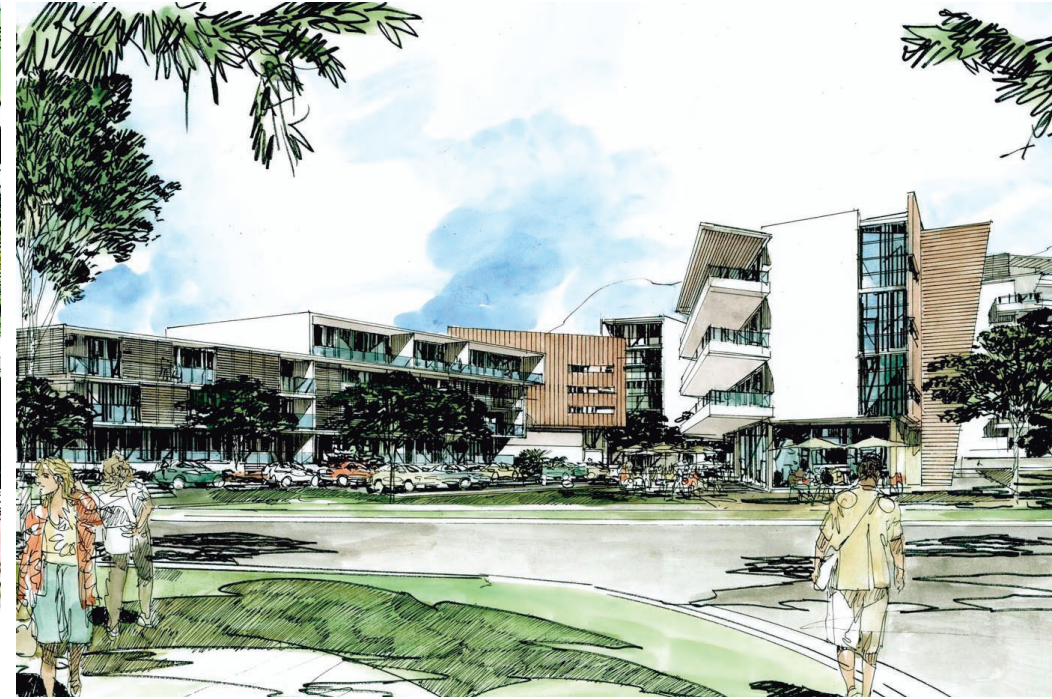




The proposed development is generally a perimeter development, creating a substantial, central landscaped recreation space. The buildings are integrated with the landscape environment, to create a 'green lifestyle'. The project includes 162 apartments, (1 bed, and two bed apartments, in a mix of sizes). Buildings are 3 & 4 storey structures which step back at edges adjoining existing residential neighbours, providing landscaped roof

terraces - "green shoulders". All buildings feature internal voids with landscapes, extensive skylighting entry bridges, and open stairs, to create airy, naturally lit and dramatic transition spaces. The built form external styling is highly articulated with substantial "breathing spaces" and recesses, between apartment groups. The buildings are capped with an elegant floating 'split roof', reinforcing the low-rise scale.





Sited on the northern edge of the Hope Island Canal, this mixed use project contains a wide range of apartment types, home offices and a small amount of convenience retail. An existing street visual axis is reinforced in the design and terminated at the most prominent building which also acts as waterfront landmarks. Seven buildings are configured to reinforce the street network and form a central public space system that offers cross site connectivity to the waterfront, the boardwalk and an adjoining public park. 172 Apartments are provided in buildings which range in height from 3 – 9 storeys. Occupation densities and building heights are graded down from the waters edge towards the street front to minimise the impact of built form on the neighbourhood streets and achieve higher density in areas of greatest amenity.





This residential development is located in Bundall on a large site consisting of 4 adjoining lots at the junction of Waterford Court and Racecourse Drive. This is a site which acknowledges demand for convenient residential use, in a walkable distance to the Bundall commercial precinct, the new GCCC administrative buildings, the Southport Golf Club and the Gold Coast Turf Club. The project includes 187 apartments (1, 2 and 3 and 4 bed apartments in a mix of sizes). Buildings are 3 and 4 storey structures which step back at major building corners and the Racecourse Drive frontage, creating landscaped roof terraces – “green shoulders”. Buildings will read as substantially 3 level structures with recessed 4 level components.



Located close to the retail centre of Palm Beach, the project will enjoy the amenity and convenience offered by close proximity to the emerging Palm Beach restaurant and retail “village”. The project comprises a total of 49 apartments (93 bedrooms) in a building which is 9 levels, and a duplex (7 bedrooms) which starts at 2 levels on the Gold Coast Highway, rising gradually to 4 levels to the west. It will contribute to a highly desirable urban environment with activated frontages at street level and a sculptural articulated built form. The project has been designed to integrate with adjoining uses and is scaled to relate comfortably with street frontages, respecting the built form and character of this precinct.





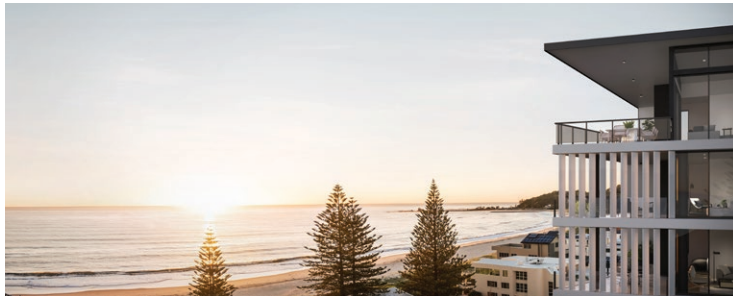


This 8 level residential development is located in the precinct between Broadbeach and Surfers Paradise and is comfortably in scale with the surrounding built form. The design takes best advantage of the eastern views with deep softly curved balconies addressing Old Burleigh Road.

The project offers sophisticated design to create a new signature building in this Broadbeach locale. The built form projects significant design merit with well composed and interesting use of a controlled palette of materials and colours. This building will set a new design benchmark for this important emerging corridor between Broadbeach and Surfers Paradise.



## The Jefferson, Palm Beach



Located on an excellent site with dual street frontages, 'The Jefferson' will help reinforce the core precinct of Palm Beach. The proposed development takes advantage of this ideal location for apartment living with spectacular views to the ocean and associated parklands and recreation spaces to the south east. In its overall massing and composition, the external form of the project has been developed to provide both a respectful acknowledgement of both street frontages; and also to take advantage of the spectacular views to the oceanfront. The building has been carefully composed as a tower sitting over a podium at the level of the Gold Coast Highway. The design intent is to contribute positively to the image, quality and overall identity of Palm Beach, with a resolved and expressive built form and considered street frontages.







The proposed apartment development provides only 9 large residential apartments which each have large floor plates, good privacy, large outdoor recreation terraces with northern aspect over the adjoining park. The building provides an innovative architectural approach with a 'split' apartment configuration, a dramatic 4 level arrival space and a 'floating' top storey. The architecture is clean and powerful. A combination of clean blade elements and two expressed 3 storey components astride the 4 level void, articulates the building in a dramatic manner to the street. Level 5 features a single level penthouse which is capped with a floating slim line roof edge to create a dramatic built form. Materials are predominantly well detailed white off form concrete and glass - raw, honest and sophisticated. The proposed architecture provides innovation, drama and compositional interest. This proposal is an innovative sophisticated architectural composition which will be a positive addition to the ongoing development of this Mermaid Beach precinct.





Positioned at the northern end of Broadbeach, the project will enjoy the amenity and convenience offered by close proximity to the beach as well as to shops, cafes and restaurants, the local surf club, bowls club and sports fields. The light rail is located approximately 400m from the site. Befitting its beachfront location, this project offers 7 high quality residential apartments, generally in a one unit per floor configuration, with the exception of the penthouse unit, which occupies two levels. This results in a relatively low overall density of 22 beds. This project offers high quality contemporary design, which is imaginative and innovative, enhancing the beachfront edge of the built environment. Through its unique and memorable form, the completed project will contribute positively to the image, identity and quality of the city.









The proposed four storey building provides a ground floor entry with undercover car parking and three similar apartment levels over. Apartments all feature three bedrooms, generous living spaces and large north or east facing balconies. The building architecture is carefully composed to create a composition of well articulated three storey elements 'floating' over the ground level columns. Appropriate varied building setbacks and a variety of cladding materials create a varied and interesting external building treatment. This project offers a high quality contemporary design which is innovative and demonstrates how this precinct can be appropriately developed.







The 855sqm site in Chirn Crescent, adjoins Chirn Park, beside the Chirn Park neighbourhood centre. The location offers easy walking of only 100m approx. to the Chirn Park neighbourhood centre, and public transport. The proposed building has been carefully composed to acknowledge the existing adjoining development, address the slope of the site and the existing easement constraint, and create an elegant building streetscape to Chirn Crescent. The building presents to Chirn Crescent as a 'floating' two storey component over the pedestrian and vehicular entry level. Curved balcony treatments and vertical privacy battening, give the building an elegant sculptural street presence.

## 'Siarn' North Palm Beach



Positioned along The Esplanade at Palm Beach, the project will enjoy the amenity of the beachfront and close proximity to shops, cafes and restaurants in the Palm Beach precinct. The site has unobstructed views to Burleigh Headland and south to Coolangatta coastline. This project offers high quality residential apartments with two units per floor level. The apartments provided are large and liveable, and can cater for families and focus on maximising natural ventilation and natural light.

All apartments are provided with large featured balconies that can be used as an outdoor living room. The two units per floor level provides a low density of only 16 apartments and 48 beds. This project offers high quality contemporary design that respects the surrounding environment. The imaginative and innovative detailing and built form demonstrates a positive outcome which will enhance the beachfront edge in the Palm Beach precinct.







The Oak & Birt Avenue building is envisaged to set a new benchmark for permanent residential architecture in Surfers Paradise. The design of this residential tower creates a striking sculptural addition to the emerging skyline of this northern Surfers Paradise tower precinct.

The 20 level core structure features offset balcony treatments to create 'movement' in the building, and a distinctive sculptural architectural character. The tower is composed in a non-conventional manner with the landscaped recreation level located at Level 9, dividing the building into lower and upper residential components, which reflect different apartment layers. Lower levels include 4 apartments per floor and the upper component includes three larger apartments per floor, with the building capped by two two-level penthouses.

The building developer, Sculpt Studios, specialises in the design and construction of sculptural and artistic installations. Externally, this building will feature as a sculptural piece. Internally, the high volume of the lobby space will be treated as a dramatic internal sculptural opportunity to create a remarkable arrival experience.



## 'Acqua' Palm Beach

Each element of Acqua has been considered to create a holistic architectural response that breathes new life to its neighbourhood. The design of the built form and complementary landscaping is considered to have a character that changes as your walk around it, always unexpected. The introduction of a courtyard coupled with its forecourt and street-side colonnade of Gold Coast Highway, as well as Third Avenue terraces, re-invents traditional design elements. It is envisaged that this feature encourages a more "boulevard" feeling to the street-front living – that has a focus on landscaped, pedestrian-friendly spaces. The elevation on all four sides of the development has been carefully designed to avoid blank walls and be articulated with many light and shade elements. A curved solid balcony treatment on the Gold Coast Highway/Third Avenue corner creates a memorable building response to this high exposure corner opportunity.







The highly articulated tower form includes four generous 2 and 3 bed apartments per typical floor, which take advantage of spectacular riverfront, waterfront and parkland views. Upper level apartments feature 3 levels with dramatic internal voids and rooftop terraces. The building architecture features a rhythm of sculptural forms and texture achieved by the use of extensive battening as sunscreening on the north, south and western elevations. Further use of patterning and recessed and projecting planes have been utilised on the eastern elevation to create interest, texture and variety on this facade. The project offers a resolved dynamic design with a high value communal recreation facilities and favourable view opportunities, ensuring excellent amenity for residents.







The Southbreak building elevation features a series of angled planes and framed elements to create an interesting and varied building composition. The building is composed to 'float' over the ground level with 5 storey high frames and window openings screened from the western sun. A variety of building materials, colours and screen textures ensure that the building presents to its important public street edge with a composition of variety and interest.







Located on an excellent site with dual street frontages in a central precinct of Southport, this building creates a model for apartment living to take best advantage of the sites elevation and views. The tower features stepped building elements, with vertical permeable balustrades, louvres and a mix of colours and materials. Timber look aluminium balustrades provide rhythm and visual texture in contrast to the light wall colour. The tower is crowned with a series of floating roof frames, creating an articulated and interesting top to the building.



The Buildings are located on an 'island site' bounded by Varsity Parade, public parkland, Lake Orr and a service road to the west. The proposed building forms surround and contain a central landscaped open space which will form the heart of this small community. Building elevations are well articulated, expressing the variety of the individual apartments within. The individual architectural elements are arranged in a series of sculptural compositions of fins, alternate balustrade treatments, and panels of louvring. The buildings feature a series of dramatic but simple roof forms to create 'floating' slim-edged canopies to crown the buildings.







The proposed building includes 16 apartments designed to be larger apartments for owner/occupiers (not small investment / rental product).

The building design provides a clean built form which is broken into a 'base', a 4 level 'core' and high level floating roof.

Pedestrian entry to the building lobby is via a landscaped stair from Cannes Avenue to the 'Ground Floor'. This floor provides an entry foyer and flexible recreation facilities including a Gymnasium, Multi Purpose / Function room and an extensive covered terrace, overlooking the river. This level connects directly by stair to the riverside recreation area.

Apartments on the upper levels are 2 levels, with internal voids to provide innovative internal volumes.

The building utilises a palette of materials with painted rendered block walls and, dark face blockwork to create contrast and variety in wall finishes. Timber look aluminium screens and timber ply soffits provide texture and warmth to the building form.

The building form itself incorporates a range of steps, and angles to provide a well articulated building, which will be a comfortable fit into this emerging precinct.

This five apartment development faces the Broadwater, located at 116 The Esplanade. The proposed building takes best advantage of this special site with extensive glazing to the eastern aspects, and balconies with frameless glass handrails, acknowledging the prime view opportunities. Landscaping is an important part of the concept with extensive areas of planting to the street frontage, a vine covered trellis to the entry walkway, planters to the side boundaries and private garden areas to the rear and roof top terraces. The building has been carefully composed to provide meritorious architecture which by way of its composition and materiality is perfectly appropriate for the key site and Broadwater precinct.







The proposed development is comprised of 60 apartments, with typically 9 apartments per floor. Apartments are all two bedroom with generous balconies which function as outdoor entertaining rooms. High quality rooftop recreation facilities, with spectacular river and hinterland views provide generous communal recreation resources.



Peninsular Apartments

## Nobby Beach Apartments



This apartment building was designed as a lottery prize for the RSL and contains seven apartments including the third level penthouse. The design is a contemporary case study for the design of walk-up apartments. This project was achieved on a comparable budget to the basic walk-up typology. Each apartment is responsive to the subtropical environment and highway context. The thermal comfort of the residents is ensured through orientation of private outdoor terraces to the north and east, provision of large overhangs and shade/privacy screens, including natural cross ventilation of all apartments.







Comprising a well composed medium rise residential development of nine storeys, the project offers high quality contemporary design which demonstrates that the Chevron Island core precinct can be appropriately expanded. It will contribute to a highly desirable urban environment with well-considered street frontages and a sculptural, articulated built form. Building materials and colours provide a varied and textured building form addressing both the street frontages and adjoining buildings.



Stanhill Chevron Island



## 'The Sebel' Hotel, Margate



The Sebel Margate Beach is a boutique beachfront hotel overlooking Moreton Bay. The hotel features a contemporary design with exposed concrete, brickwork and brass panelling. With stunning views of Moreton Bay, the extensive recreational facilities take full advantage of the hotel's beachfront location.







The proposed residential apartment building has been configured into 2 components - the 7 storey Gold Coast highway component that addresses the Gold Coast Highway and the 4 storey Nyrang Avenue component that addresses Nyrang Avenue.

The building provides substantial recreation space on top of the Nyrang Avenue component and within the east facing (highway frontage) component, by way of external sky-gardens and internal recreation spaces, that provide a recreation space with great outlook and of a high quality capacity design.



The building acknowledges both the prime view opportunities and the unfavourable weather aspect of the south/south-east. Glazing is extensive to the northern aspects, but more constrained to the southern aspect. The configuration of 3 bed apartments feature generous living spaces and very large private external balcony/terrace of approximately 40sq.m. A roof top communal recreation space has been provided. The proposed building takes best advantage of this special site. It provides a stepped and articulated solution to create a meritorious built form outcome. The use of the selected palette of materials ensures that the building will both sit comfortably in its Palm Beach beachfront location, and also will age gracefully with low maintenance materials as the copper develops a new patina with time.







The proposed 12 level apartment building has been carefully composed to take best advantage of the spectacular riverfront location, while maintaining an appropriate presence to the street and neighbours. Residents will access the spectacular entry level swimming pool and recreation deck, which is highlighted by innovative angled building column structures. Views from this level over the wide expanse of the Nerang River provide an

outstanding recreational amenity. The tower itself is strongly articulated with vertical planes on the northern and southern elevations, east and western faces feature stronger horizontal treatments with full height glazing and horizontal sun-shading. The building utilises a limited palette of materials, colours and batterned textures to provide a sophisticated architectural composition when viewed from all angles.



## Reve Serviced Apartments



'Reve' is a 29 storey tower situated adjacent to the Nerang River at the southern entrance to Surfers Paradise. A total of 197 apartments in a mix of 1, 2 and 3 bedrooms are contained in the tower. Four 3 storey townhouses including two penthouse suites and a corner cafe help activate the street frontage at the northern edge of the site.

In plan the tower comprises two bent linear forms which embrace a central core. These angled forms reflect the curvature of the river to the south and west of the site. The slenderness and tallness of the building is accentuated by the pairing of the interlocking vertical elements, separated by a tall narrow gap at each end. This lobby gap allows natural light and ventilation into the centre of the building. The design utilises a minimalist architectural language of white cantilevered slabs and blade walls with green glass. Almost the entire west elevation is screened by operable aluminium louvers for sun control.







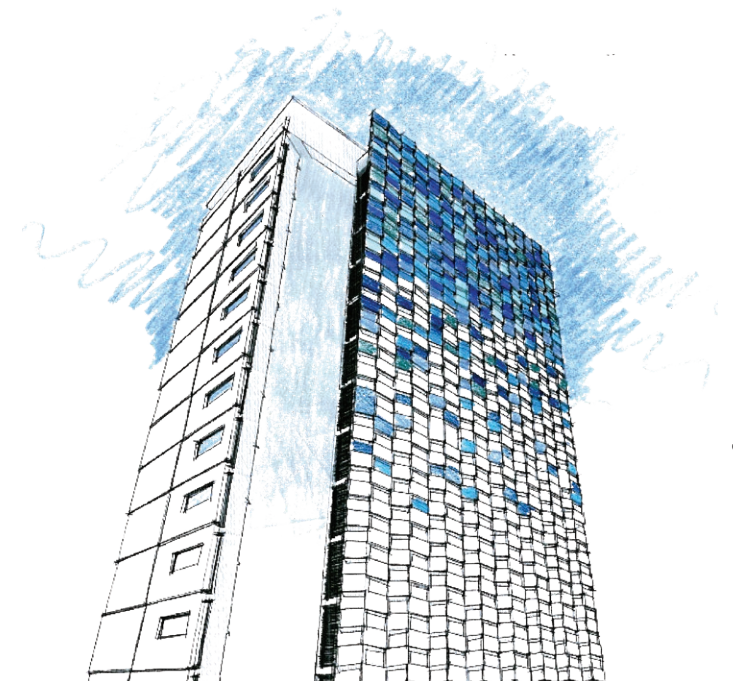
Ocean Pacific is a 21 storey tower containing 78 one bedroom apartments and one penthouse, providing short-term resort accommodation.

On a tight site, the building is located in a thin rectangular form with 4 departments per floor - all with easterly/ocean views. The building's service core is separated from the east facing apartments by glazed lobby. The core shields the apartments from the afternoon sun. This layered composition is articulated as 3 distinct elements, clearly expressing the uses of each component.

On the ocean side, balconies are organized in vertical stacks, as are the adjacent bedrooms which are screened behind tall curtain walls of blue glass. On the western site, the core comprises a full height sculptural mural. This coloured, concrete wall comprises a series of angled, projecting and recessed blocks, finished in white, blues and greens.

Developed from an idea of patterns created by reflections on water, this sculptural wall provides a unique and bold contemporary graphic referring to the play of sunlight on the ocean.

*Commendation - Gold Coast/  
Northern Rivers AIA 2009*



Ocean Pacific

## H2O Mixed Use Southport

H2O is a mixed use project comprising two residential towers containing 349 apartments positioned above a 2 – 3 level podium containing retail, restaurants and office space. Occupying half a city block and bounded by streets on 3 sides the project possesses fine views over the Broadwater to the ocean. Orientated to the sun and views the curved towers straddle the edge of the podium. The circular theme referring to ripples on water is reflected in the plan form of the towers, and in details of the design including the curvature of balconies and pattering of paving across the site.







Located on an important central site in the core precinct of Broadbeach, this project will redevelop a substantial but tired retail precinct to help define central Broadbeach as a prime development node.

Twin towers accommodate a mix of residential and serviced apartments with similar footprints. Most apartments achieve easterly aspect with views over the podium of the Phoenician building to the east. Towers are designed with appropriate lifting and exhibit good environmental qualities with natural lighting and ventilation to lift lobbies.

Each tower has a distinctive legible point of entry, and voluminous lobby, with an appropriate vehicle drop off / arrival area. Residents and guests can utilise the extensive recreation facilities over the full extent of the podium level, and the recreational mezzanine level over. The building podium features a range of retail and commercial uses within a highly articulated 3 level frame.

The podium is defined by a composition of lightly coloured vertical and horizontal batten elements of different scales, with a variety of glazing and screen conditions behind. Ground level retail uses are closely integrated with the new footpath, landscaping and outdoor dining areas. Overall this carefully composed development complements the existing Broadbeach core precinct and will reflect the intent of the City Plan with appropriately zoned intensive development.

This resort accommodation project comprises a 30 storey tower with a single level podium over a 3 level basement. It contains apartments, a café, retail, recreational facilities and basement parking. The dynamic sculptured form of the building results from the juxtaposition of two tall C shaped curved elements which comprise the tower. The NE and SW elevations follow a gently curving profile. On the NE this curve is highly modulated by 'solid' and 'glazed' balustrades to balconies and a surrounding concrete frame to the central bay. The form of the top of the tower is clearly articulated, its language expressing the variety of apartment types within, including a 3 level penthouse. The curvature of the SW elevation is accentuated by the layering of louvres and wall planes across this façade. The layering in plan is relieved and balanced vertically by the banding of expressed slabs and balconies. An inflexion of walls and balconies provides lively and highly articulated elevations to the NW and SE.





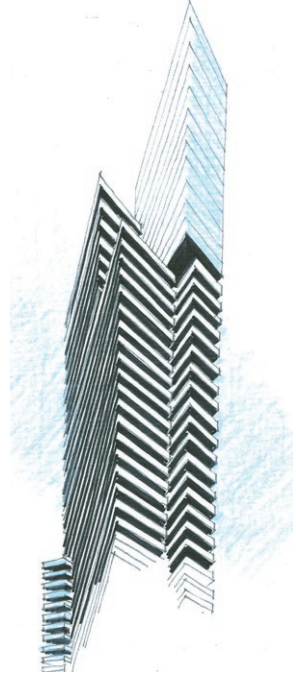


Rising to 63 levels above the street and completing a trilogy of towers, this design competition tower will become the tallest structure in Broadbeach.

Through careful consideration of the existing buildings and the wider context, this design approach has resulted in the addition of a striking, sculptural glass tower, which is respectful to the existing buildings and will provide a balanced composition of three residential towers for Meriton Serviced Apartments in Broadbeach.

The proposed tower comprises a dynamic, asymmetrical, sculptural composition of interpenetrating angled plan forms. A crystalline glazed element, which appears through some of the lower levels, re-emerges at the top to form the building's crown. Uppermost levels of the plan step in from the typical footprint, further fragmenting the regularity of the form and accentuating the height. Angled shapes in the plan correspond with the angles of the balconies on the existing buildings.

Together with the new addition, the three towers are organized around a common east/west axis and when read as a whole they will appear as a dynamic composition of three closely related sculptural forms, rising progressively in height towards the northeast.



## South Broadbeach Transit Oriented Development



This residential development is located in South Broadbeach in an emerging area adjoining the Light Rail Broadbeach South Terminus.

The corner site on the Gold Coast Highway is one of the few available development opportunities in this potential Transit oriented precinct, and the proposed development will take advantage of the transport amenity and convenience offered by the nearby light rail and bus interchange.

Further, the site is within convenient walking distance of Pacific Fair, a major regional retail centre, presently under extensive renovation and expansion, and of course beach front amenity.

The proposal offers a combination of short term accommodation and long term – residential – accommodation. The built form clearly articulates the two uses, with short term accommodation located in the 4 level podium and permanent residential apartments in the tower over.

There is good consideration to the creation of an active and inviting ground plane / public edge; with sophisticated landscape to corner coffee shop/restaurant indoor/ outdoor dining spaces.

Importantly, the architectural built form is bold, innovative and dramatic.





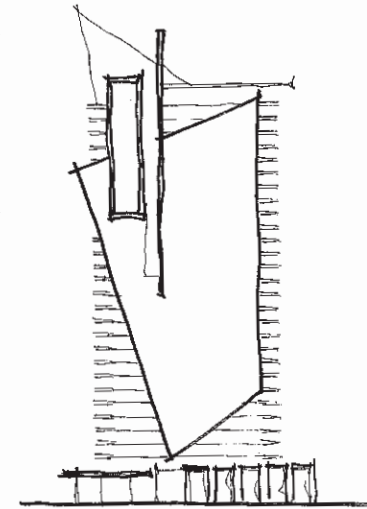


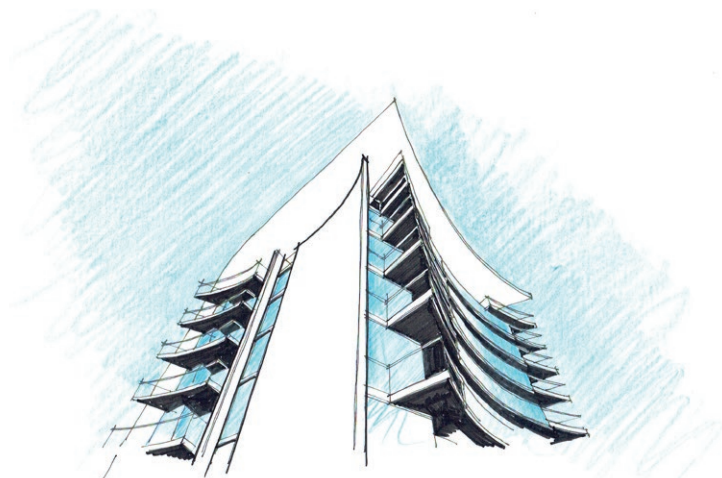
The revitalization and enhancement of this part of the city is an underlying aim of this project, which comprises a new 28 storey residential tower placed above a 2 storey, retail and recreational podium, both of which embrace a new public plaza on the corner of Thomas Drive and Darrambal Street.

In addition to creating considerable amenity for its residents and for visitors to the site's facilities, the proposed development is intended to provide a readily identifiable and memorable landmark for those visiting or transiting Chevron Island.

In its overall shape, massing and composition, the building form has been developed through a considered analysis of the project brief together with the physical form, existing character, climatic conditions and envisaged potential for the future use of this part of the city.

The design intent here is to achieve an architecture of 'response' rather than an architecture of 'imposition', an architecture which reinforces an appropriate sense of place, having been developed in response to the site context, its coastal climate and local culture.





The proposed tower offers an elegant 45 level tower over two level recreation levels and podium, and a ground level reception.

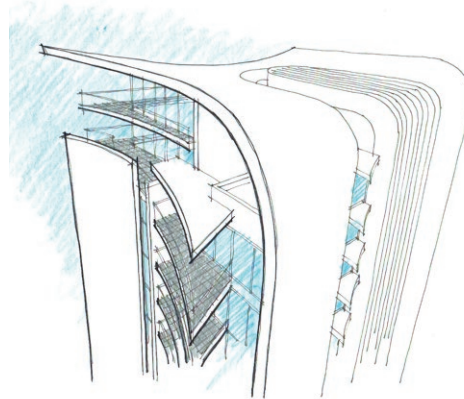
The residential tower provides 211 apartments in a variety of sizes. The building is composed of 25 levels of 1 and 2 bed apartments with 15 further levels over of larger 2 and 3 bed apartments, and is capped by the 2 levels of the penthouse apartment.

The building itself and all apartments are orientated to view opportunities to the north, east and west, avoiding any adverse impact of the nearby Marriott tower.

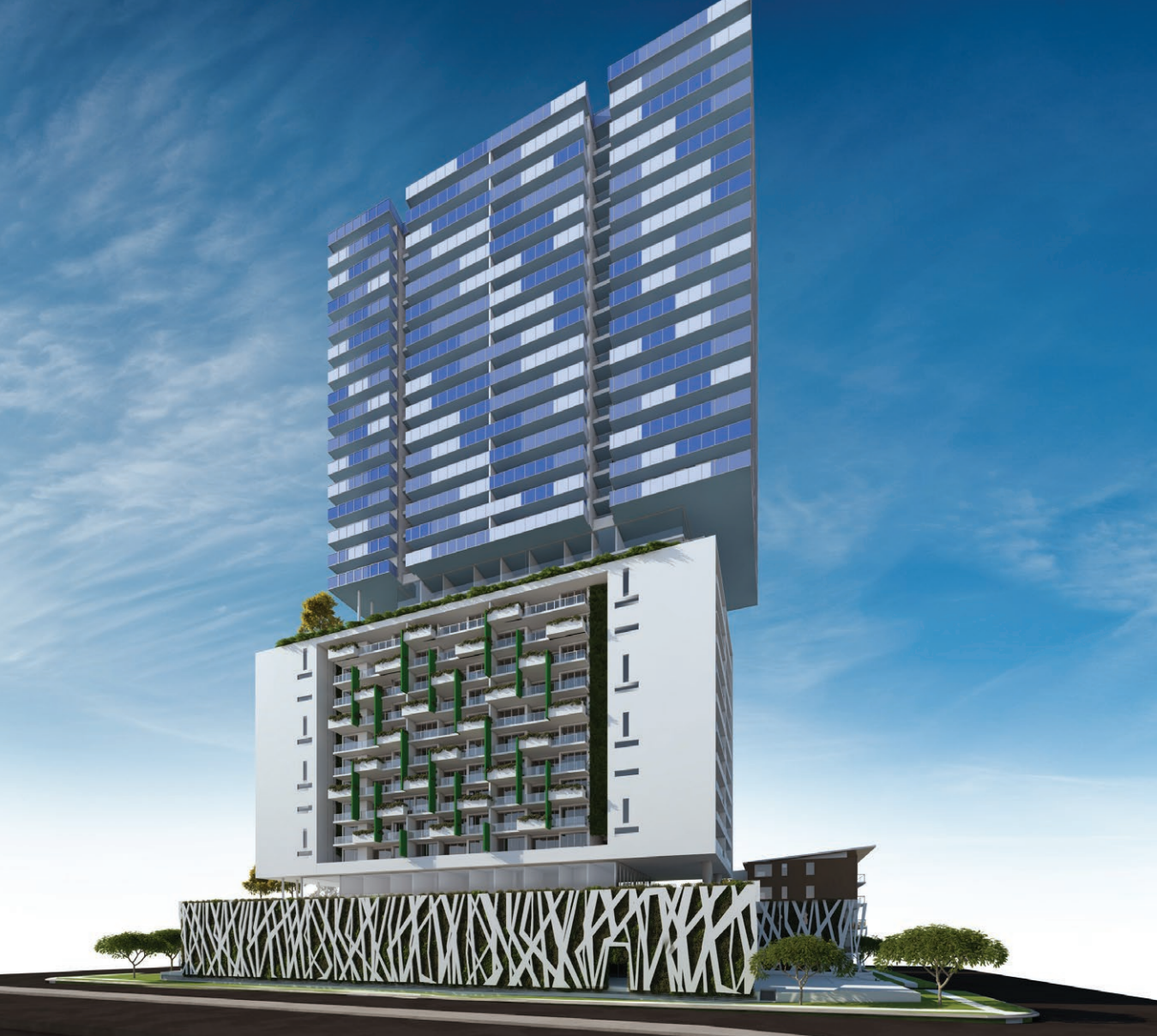
The planning of the tower features naturally lit and ventilated lobby areas, and naturally ventilated service/a.c plant areas, to create good ESD characteristics.

The building features a composition of curved wing walls and curved balcony edges, to create a dramatic, sculptural slender built form. The building will site comfortably in the family of buildings emerging in this precinct at the northern end of central Surfers Paradise.

Overall, this tower will be a well composed positive addition to the skyline of the city in this emerging development neighbourhood.







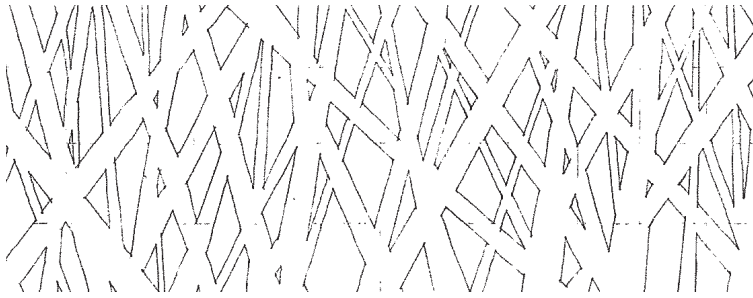
This project offers the opportunity to create a new catalyst project to help initiate the regeneration of the Southport CBD. Located at the 'gateway' north-eastern corner of central Southport, at the junction of Marine Parade and North St., this site is desperate for rejuvenation. The site itself is the north eastern corner of the Southport Priority Development Area.

It is a special opportunity to create a new 'marker' building, of appropriate scale and distinctive arresting design, to celebrate the arrival of visitor to the emerging Southport central CBD precinct.

This design proposal addresses the great potential of the site and responds to the constraints of existing buildings, roads and traffic.



## Grand Central Hotel, Southport



The revitalization and enhancement of this part of the city is an underlying aim of the project, which comprises an elegant new 45 storey residential tower placed above a 3 storey podium on Scarborough St and 4 storey podium on Hicks St containing retail, restaurants, car parking and recreational facilities for residents.

In addition to creating considerable amenity for its residents and for visitors to the site's facilities, the proposed development is intended to provide a readily identifiable and memorable landmark for those visiting Southport or passing through this part of the city.

In its overall shape, massing and composition, the external form of the project has been developed through a considered analysis of the physical form, existing character, climatic conditions and envisaged potential for the use of this part of the city.

The design intent is to contribute positively to the image, identity and overall quality of the CBD through achieving a high quality urban environment with appropriately expressive built form and activated and interesting street frontages.





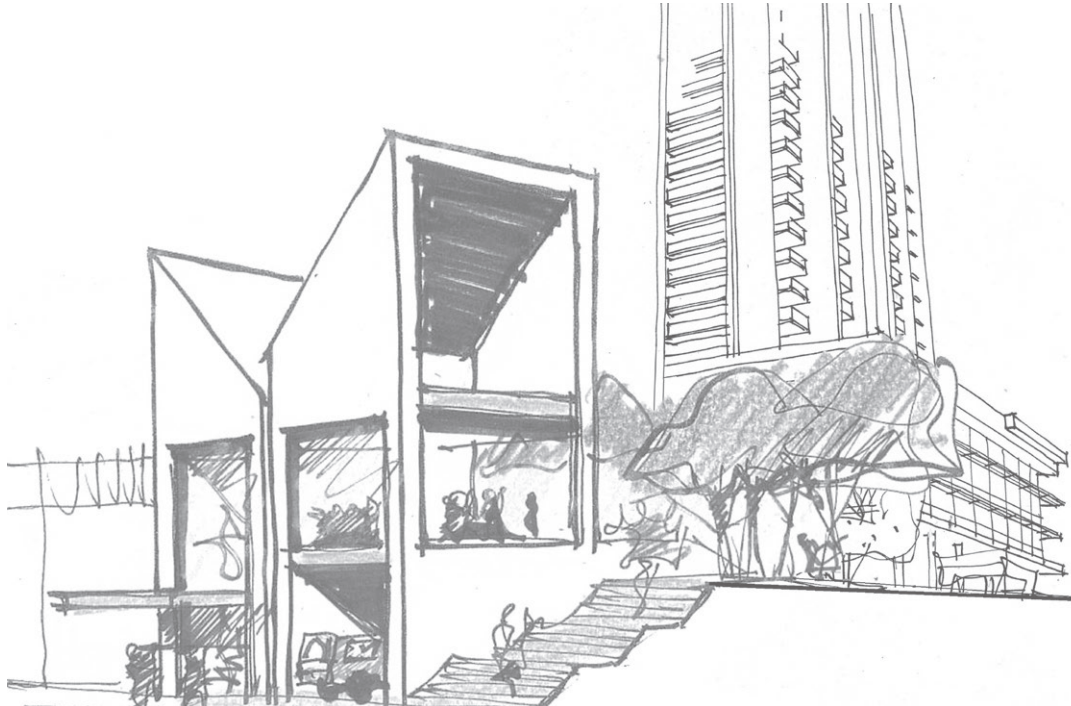


The Grand Gold Coast Hotel building is located on Orchid Avenue, in the absolute centre of the Surfers Paradise entertainment precinct and adjoining the famous Surfers Paradise Beach and Boardwalk. The hotel includes 270 rooms with balcony views to the east, south and west allowing guests to enjoy the beautiful weather and spectacular coastal views. The overall development includes a second floor restaurant, third floor gymnasium and rooftop bar and amenities, with valet car parking drop off at ground level and cars in 3 basements below ground.



## Cienna Tower Southport

Cienna square is a mixed use urban renewal project containing apartments, office space, retail, and car parking in a 50 storey tower over a 5 storey podium. The form of the project is articulated as a composition of elements clearly expressing the different uses of the development. A range of 1, 2 and 3 bed apartments are contained in the tall slender tower. Its 5 storey podium comprises four levels of office space above ground floor retail and entry foyers to the offices and apartments above. Recreational facilities are located on the roof of the podium. The remainder of the site at ground level comprises a landscaped public plaza which incorporates through site links, strengthening the pedestrian network of Southport. A small public art museum is located in the eastern corner of the plaza, to contribute to an active and exciting public plaza.







The building configuration and massing responds to the opportunities of the two street frontages of this site. On the Park Avenue frontage, the built form is a three storey terrace home building base with the tower articulated separately over. On the Woodroffe Avenue frontage, the building is set back about 18-21m, creating a generous landscaped forecourt. Considered as a highly articulated basically rectangular form, this tower has been designed to be viewed from all sides. It will sit comfortably with nearby towers of similar or greater height. The tower plan responds to the site shape with seven apartments per floor, arranged for most apartments taking advantage of northern, eastern and southern beach views. All tower apartments are generous 2 and 3 bedroom layouts, appropriate for permanent residential lifestyle.

At the centre of the Serenity Cove master planned community is the Lakeside village. This village integrates waterside retail, restaurant and office space with apartments over - all with lakefront views to the north and east. The complex is centrally located for existing Oyster Cove residents and future Serenity Cove residential neighbourhoods.

A central plaza forms the centrepiece of the development. This waterfront public space is bounded by three storey buildings with active ground level edges containing retail and

restaurant tenancies. Waterfront boardwalks and pathways connect to future hotels and higher density residential precincts to the west. The active use of the waterfront terraces and boardwalks, directly overlooking the lake, will ensure that this precinct will be a vibrant 'heart' of the Serenity Cove community with extensive outdoor dining terraces directly overlooking the harbour and lake. The mix of uses present on site, will give an intensity of use and activity that will make the village a vibrant and sustainable entity over time.







With the aim of creating a good sense of place, new buildings have been thoughtfully positioned on the site and the project has been externally shaped acknowledging the scale and uses of the existing surrounding development.

The four towers have been composed around the central recreational court, as a cluster comprising two pairs of buildings, organized about an East-West axis bisecting the site. These towers address the Harley Street and Gold Coast Highway frontages of the site.

In acknowledgement of the existing lower height residential neighbourhood to the south of the site, the linear 4 – 5 storey residential building has been positioned along this frontage.

Retail and commercial uses are confined to the Harley Street and Gold Coast Highway frontages, activating these edges and establishing a direct pedestrian link to the adjoining shopping centre.

The landscaped court, located on the podium at first floor level contiguous with landscaped pocket gardens at ground level, occupies the space between and around the towers. This area contains recreational facilities for residents including a swimming pool, lawns, gardens, pavilions and BBQ areas.



Sited on the southern edge of Lake Orr Varsity Lakes, this project contains a mix of uses including residential, retail, restaurants and offices. The site which faces the lake on two sides with vehicular access from the south. The site configuration includes a looping, pedestrian friendly street. This street divides the project into two components; a low, one storey linear building facing the lake, and a central three storey, rectangular, doughnut shaped building which contains retail and restaurants on the ground floor and apartments and offices on the levels above. Retail frontages address the street and restaurants and cafes open out to waterfront terraces, to the east and north. Apartments and offices are treated as rectangular simple compact forms which 'float' above the ground floor activity. Apartments are located to maximise views to the north and east over the lake. Service and loading occurs discretely in the centre of the block, and residential parking is accommodated in a basement. Retail parking is provided at street level and in a ground level car park.

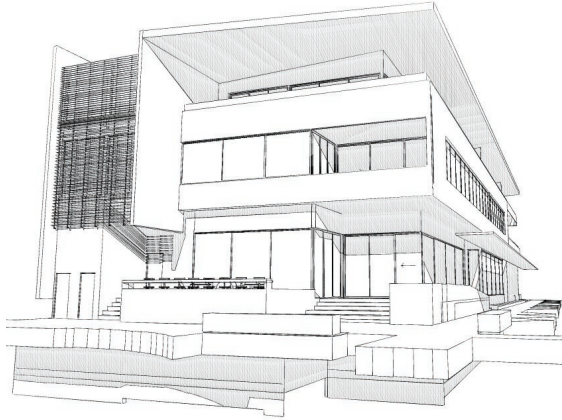






This mixed use development comprises 183 apartments in 3 residential towers of different heights over a podium, with concealed parking facilities. The podium contains retail, commercial and some residential areas. The project contributes to the overall regeneration of the urban heart of north Tweed Heads.

Residential towers reinforce the two corners of the Bay Street intersections. The podium, which continues along all road frontages, activates and defines the street edge. Substantial landscaped private open space for the residents is located on the podium roof. The towers are designed as a composition of interconnected forms, integrated with their 4 storey base. The Towers through the use and composition of cantilevered balconies, blade walls and louvred screens.



Located in Paradise Point, Gold Coast, this is a mixed use project including residential, retail, offices and car parking. It offers a contemporary revitalisation of the northern edge of the existing Paradise Point commercial precinct. It also establishes a positive relationship with the residential area to the north through the inclusion of residential uses in the upper level. The building contains 570m<sup>2</sup> of retail space on the ground floor, 499m<sup>2</sup> of office space on the first floor and 3 residential apartments on the second floor. Car parking is directly located in a basement accessed from the western side of the site.







Sited on the busy Gold Coast Highway, this project contains a balanced mix of uses including residential, retail, restaurant, medical and offices. Its composition of compact building forms, capped by a large floating roof over a dramatic opening through the building mass offers a contemporary revitalisation of the existing highway commercial strip building format. This approach strengthens the 'urban corridor' of the Gold Coast Highway supporting higher density and higher occupancy. Following a 'perimeter block' configuration, the built form reinforces the street edges enclosing a large landscaped court at first floor level. Individual building masses are varied in height, stepping down from the south east towards the north west allowing sun and light into the centre of the site while maximising privacy and outlook from the apartments. Commercial uses are located on the busy highway frontage on the eastern side of the site. Residential uses occupy the western side, adjacent to existing residential development. In both use and scale this proposal forms a transition between the existing highway commercial uses and the medium to low density residential uses to the west.



A range of residential, retail and commercial uses with a series of contemporary architectural elements contribute to the collective built aesthetic of the complete site and surrounding local area. The use of simple linear forms, feature elements and a selection of natural materials define this local business domain.

All buildings are intended to provide an interesting and dynamic address to its surrounds through the combination of varying elements.

The use of operable louvred screens, sun-shading awnings, deep overhangs, flexible balcony spaces, varied material selection and the use of feature colours on prominent parts of the site provides relief and a constantly changing address to the street depending upon where it is viewed from.

“...provide an interesting and dynamic address to its surrounds”







The Horizon Shores Marine village is designed as a lively shopping, dining and working environment along the waterfront edge of the new marina. The concept includes a diversified mix of retail uses, marine showrooms, commercial offices, and marine industry. The overall character is that of a maritime village, comprised of one and two storey building elements, traditional in form yet contemporary in their architectural language.



Horizon Shores Marine Village



## Pimpama Junction Shopping Centre

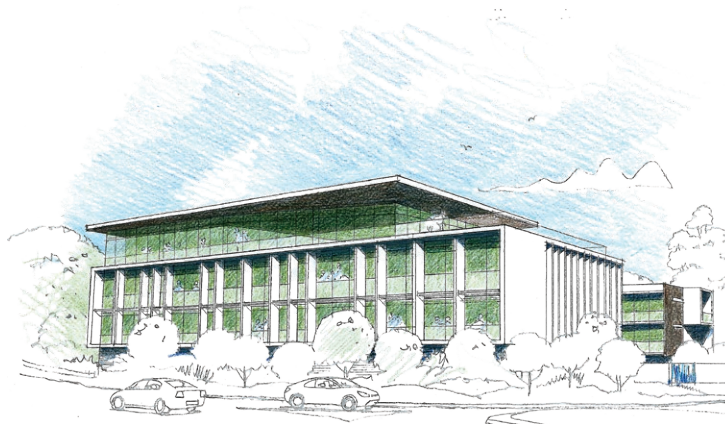
The Pimpama Junction mixed use centre creates a compact, integrated development including retail, commercial, community and residential uses. Uses include 3200m<sup>2</sup> Supermarket, 1500m<sup>2</sup> Specialty Retail, 500m<sup>2</sup> Medical, 500m<sup>2</sup> Office/ Commercial Services plus Community Facilities. Clearly defined access points and connections off Dixon Drive provide legible movement patterns to surrounding future residential and recreational areas. It embodies the principles of walkability and transit oriented development, identity, sense of place, sub-tropical design, innovative architecture and functionality. It will also create a vibrant and sustainable community hub for the Pimpama neighbourhood.







Emerald Hills Neighbourhood Centre



This mixed use office and residential project comprises five buildings located around a central court. It includes two 3 storey office buildings, an apartment building and two townhouses. The waterfront office building is a recycled building. Its design utilises the existing structure of a former restaurant building now extended and transformed into new corporate offices. The second office building continues the same architectural language and character. In contrast the apartment building is stepped in plan and highly articulated as a composition of smaller scaled elements reflecting its occupancy structure. The residential buildings provide a buffer between the new office use and the existing residential neighbourhood to the west.

*Special Mention - Gold Coast Urban Design Awards 2009*  
*Commendation - Gold Coast/Northern Rivers AIA 2008*





The Coomera Sports and Leisure Centre is a core building for the 2018 Commonwealth Games, accommodation netball and gymnastics.

The proposed facility is a confident and powerful architectural statement which address the requirement for a major adaptable space to accommodate 7500 spectators in 'Game Mode' for sporting finals.

In it's legacy mode, the building will become part of a major regional sporting facility at the northern edge of the Gold Coast City.

The building will be a large multifunctional space catering for a range of indoor sports – 8 indoor basketball or netball courts, indoor football and badminton, in addition to a permanent Gymnastics facility. A further 12 netball courts will be incorporated externally.

The planning of the building provides clear, flexible and adaptable spaces which will comfortably adapt for the 'Games mode' operation (for use during the Commonwealth Games), and provide flexibility of operation in its ultimate 'legacy' configuration.

BDA Architecture, as principal project consultant, has been pleased to work in conjunction with specialist design architect, Peddle Thorp Architects (Melbourne) on this exciting sporting facility.

## Bond University Sports Science Building



The Architectural brief called for a facility to house twenty athletes (12 male and 8 female) supporting staff and thirty five canoes. The facility required an entry foyer, administration area including a reception, offices for coaches and a meeting and lecture room, a recreation area and kitchen, gymnasium, and change rooms as well as a canoe store, workshop and laundry. A fenced compound for canoe trailers, vehicles and boats, and a pontoon to launch the canoes into the adjacent Dunlops Canal.

Consideration was given to several combinations of materials that had to be cost effective to enable the brief to be achieved within the tight budget and yet be durable and aesthetically pleasing.







The project involves the inclusion of a new 25m x 25m swimming pool close to the existing pool, and accessed through the new sports centre. The pool is to be sited to best advantage in the available space, at the top level of the existing main pool viewing steps. The project brief was to include new seating, lighting facilities and concealed plant space for pool services.



## Bond University Health Sciences & Medical

The project brief for the Bond University Health Sciences and Medical Building was broken into two main parts. The first component consisting of approximately 2000sqm of additional internal use area. The building extension needed to utilise existing structure, integrate with existing facilities and acknowledge the external circulation and urban context. The second component is to be the refurbishment of the existing 'Gregor Heiner space, in and around the existing building entry. The architectural character draws inspiration from the existing architectural language.





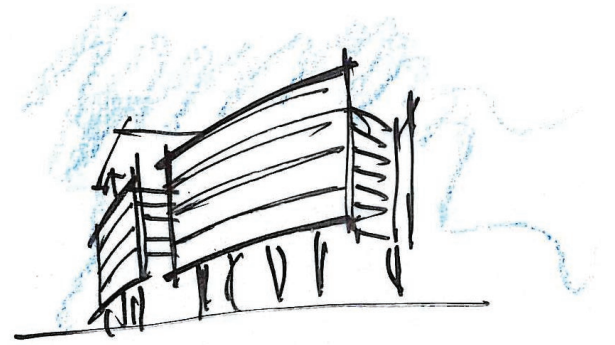
We want to create a unique building that portrays the process of engineering. The architectural language is an expression of the field of studies, such as structural, civil, etc. This building has a presence to the main corner of the university site.



University Engineering Building



Racecourse Drive is a 5 star green star office development providing a commercial working environment which utilised environmentally sustainable building technologies in a dynamic and contextually appropriate building form which maximises occupant comfort. The curved plan shape of the 8 storey building reduces the apparent mass of the large footprint and minimises the visual impact of the building form. The ground floor contains the main reception, lobby and café. Upper floors contain lettable office space which is glazed to the perimeter and opens onto balconies on the northern and eastern sides. The building core is centrally located on the western side shielding the afternoon sun while allowing maximum flexibility for interior subdivision into various sized tenancies. The elongated floor plan shape ensures ample daylight on all sides, maximising the opportunities for natural ventilation and fresh air.







The Vele Rumana project is a Refurbishment to an existing six storey office building in Lae, CBD. The site is located adjacent to a strip of retail shops, commercial developments, open grassed area and a proposed shopping centre.

Sound architectural and sustainable design principles have driven the design. External styling of the project is elegant and contemporary, utilising a simple palette of materials of concrete, timber and glass. The materials incorporated are low maintenance, the timber reflects the local nature of the region.





## Serenity Cove Hotel

The design concept is based primarily on the tropical architecture of Malaysia. The hotel will provide a calm relaxed environment and reflect the garden setting of the surrounds. Warm soft tones with highlights of saturated color are mixed with timber and metal screens with traditional batik motifs. Traditional Asian timber detailing is used in the stairs, screens and joinery.

The architectural character is traditional and formal yet contemporary Asian in materiality. Materials throughout are a subtle mix of luxurious and simple, rough and smooth. Natural stone and warm timbers are mixed with brightly patterned fabrics (including traditional batik fabrics) reflecting the garden theme.

Furniture and fittings are classic, contemporary and comfortable in natural materials with key iconic pieces in the public spaces for dramatic effect.







BDA were engaged to refurbish an existing hotel in south-east Queensland. The Interior Concept for the project is based primarily on the Australian Experience. Bright sandy beaches, tropical seascapes, dense canopied rainforests and desert lands are captured using strong saturated colours, natural weathered materials and textured woven fabrics.

The concept was to provide varying themes throughout the hotel which provided a series of different experiences. A coastal theme was chosen for the lobby spaces to create a light, calm and relaxed atmosphere on arrival. A botanical theme allowed a sense of nature and the peace of the Australian bushland while dining at the restaurants. An arid theme was applied to the recreation area to capture the essence of the outback with its organic forms and vibrant colours.

The design aim was to “clean up” the existing interior architecture creating clear legible spaces with simple detailing and rich materials.



Capri on Via Roma will comprise 31 retail businesses over 6,000m<sup>2</sup>, including waterfront restaurants, cafes, fresh food and artisan providores, a small supermarket, as well as fashion, beauty and lifestyle outlets. It will feature a further 16 commercial tenancies over 1,100m<sup>2</sup> available for medical, legal and other professional service providers.







The Gregory Hills Sales Office and Retail Building is located at the proposed Town Centre site on 4.5Ha of land bounded by a residential area to the south and west of the site.

The Building will form part of the overall Town Centre and as such will complement the carpark design and pedestrian linkages that have been addressed as part of the future Town Centre design.

The proposal embodies the principles of identity, sense of place, environmentally sustainable design, innovative architecture and functionality. It will create a vibrant and sustainable community hub for the Gregory Hills Community.





## Lj Hooker Retail, Nerang



This design describes a retail and commercial building located on a 2540sqm site on the corner of New and Cayuga Streets, Nerang. The building provides shop/office, commercial services and café tenancies, arranged around a central access and amenities core, whilst promoting an active frontage to New Street. The intricate play of scale, form, material, texture and colour, helps the building relate to as well as enhance the local area vernacular. Generous roof overhangs, together with vertical and horizontal screens provide for solar and wind protection. A feature curved aluminium batten screen to Cayuga Street provides visual interest whilst shielding the building from adjoining motorway traffic noise. The high architectural quality of this exciting new development will be a positive and respectful addition to the urban fabric of this emerging neighbourhood.







The Riverhouse is a community hub at the centre of the Riverstone Crossing Residential Community. The project brief was to create a facility that performed the dual function of social gathering place and activities centre for the residents of the community and their visitors.

The architecture reflects the simple rural forms associated with the historic use of the site. The buildings are sited as 2 pavilions in the landscape. The larger, main pavilion functioning as a social space, whilst the second pavilion houses activities and amenities.





The Summer House community facility sits within a substantial, centrally located site accessed from Hampton Street, Harristown, Toowoomba. The site is 7.79ha with a long north-facing frontage overlooking Adams Park, providing excellent recreational amenity. The Summer House building features a language of crisp white exposed structural members - posts, beams, rafters, verandah frames - to create a light and textured, inviting building character. The "Hamptons" style timber member expression creates a distinctive textured architectural style which has appeal across all generations.







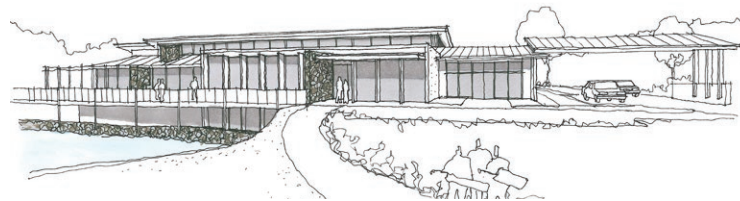
This leisure centre provides first class community sporting and recreation facilities for residents of 'The Surrounds' residential subdivision. The facility has been designed with both a publicly accessible cafe, and a range of recreation facilities including gymnasium, function/meeting room, change amenities and toilets as well as a 25m swimming pool and children's wading pool.

## Calypso Bay Clubhouse



The new Resident's Leisure Club precinct has been conceived to create a community recreation facility which expands and enriches the lifestyle of residents. The main 'Clubhouse' building contains leisure facilities including café, outdoor dining areas, resident's club rooms and function rooms. Additional sporting and active recreation facilities are integrated to provide flexibility of access and circulation for residents and visitors. The key Clubhouse building adopts subtropical design principles, with nuances of colonial architecture. The architecture and interior design of the buildings present a conservative formality which reinforces the idea of a 'club'. However the introduced light, large volume and openness to extensive perimeter deck areas ensure that the experience through the building is one of generous, open and naturally well-lit spaces. The client has advised that the building has absolutely met the design brief with positive feedback from all stakeholders.





'Crooked River' Golf Resort is an integrated coastal golf Resort with a golf course designed by Adam & Phil Scott close to Seven Mile Beach in coastal New South Wales. BDA were engaged to design a lake front golf clubhouse and day spa recreation facility and golf lodges.



Eynesbury is a new township to the west of Melbourne which integrates two 18 hole golf courses, existing heritage homestead and farm buildings, a new town centre and a number of environmentally sensitive areas.

BDA were engaged by Villaworld/GEO Property Group in early 2002 and have worked on a variety of project components since. In particular, BDA have contributed to the Urban Design for the new Town Centre, restoration of the Homestead as a Golf Clubhouse and the provision of built form codes to guide future development.







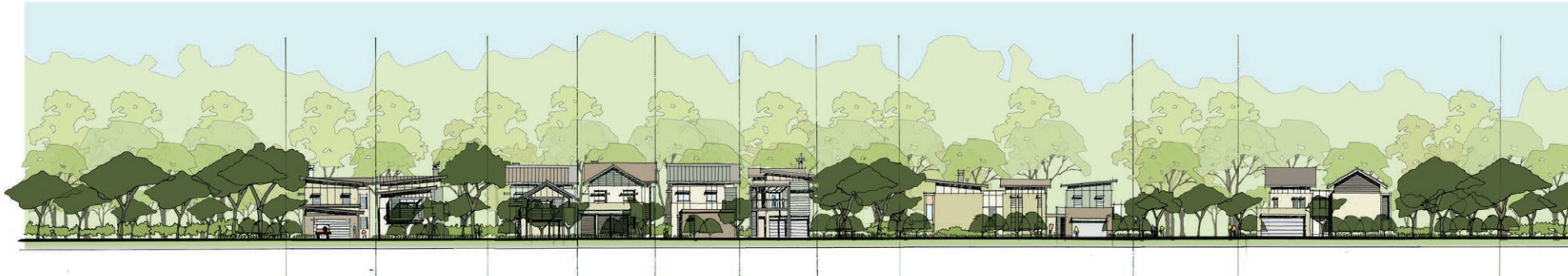
BDA are the urban designers and master planners of this multi-award winning community in a flood constrained precinct of the Gold Coast. Built around an established golf course within substantial water bodies, Emerald Lakes is an integrated community which features a number of medium density residential precincts adjoining the golf course, a town centre and substantial open space networks and recreational areas.



## Crooked River Golf Resort Residences

The Crooked River site will combine the natural features of bushland, lake and farmland with a high quality 18 hole golf course and tourist/conference facility. It is key to create a sense of place as a resort destination as well as to meet the aim's of the coastal legislation of New South Wales.

The areas which have been part of sand mining operations are where the most intense development will occur. Great care has been taken to utilize the existing buffers/bush edges and stormwater drainage as part of the design to minimize impact of construction and built form. A key goal is to create view opportunities between building groups at the ends of paths and roads.





BDA were the Australian architects for the original masterplan and village centre working in conjunction with Hotson Bakker of Vancouver. Major components include the Marine Village and Waterfront Villas. We maintain an ongoing role with residential master planning.



Sanctuary Cove Integrated Resort



## Pinny Beach Wallarah NSW



Wallahra Peninsula (Pinny Beach) is an ecologically sensitive residential development in a challenging coastal topography.

The Wallra Peninsula is committed to sustainable development with careful integration of a range of housing typologies into this coastal ecosystem.





'The Glades' is an integrated golf and residential resort. BDA were responsible for the urban design, masterplanning and architectural projects at the Glades which includes waterfront villas apartments, golf club, golf front villas and recreation facilities. We have further undertaken a range of projects including the clubhouse, health spa, waterfront villas and apartments, and golf frontage apartments.





The Logan Infill Study was prepared to assist Logan City Council in responding to the obligations of the South East Queensland Regional Plan 2009-2031, which requires an additional 70,000 dwellings to be provided in the City by 2031. This target is expected to be met through a combination of 'greenfield' development and redevelopment within the identified infill sites and major centres. BDA were engaged to address six potential infill areas, those identified as having the best redevelopment prospects. BDA joint ventured this project with HRP - Gold Coast. Our primary role was the provision of built form

urban design concepts for the six infill sites. The concepts illustrated potential scenarios for the sites to inform future infrastructure planning and yield targets.



“opportunities for urban intensification to support a wide range of regional policy objectives”



Further to the experience of Peter Devenport as project architect for Hualien Ocean Park, we were requested to provide a master planning concept for future staging and expansion of the park.

This steep site incorporates a 3-star themed hotel and a range of rides and water based attractions which link appropriately to the existing park circulation system.



Hualien Ocean Park



Pu-Lih resort occupies an auspicious, greenfield site located in central Taiwan. The 44 hectare site is elevated within a large basin surrounded by mountains on all sides. It falls gently towards the south east and overlooks the meandering river and Pu-lih town in the distance. The design concept envisages 3 resort hotels containing a total of 650 rooms and villas with a festival retail precinct and an environment themed family recreation park organized about a central axis. The project is integrated by a luxuriant garden environment interspersed with flowing water, waterfalls, streams, fountains and a small lake. The hotels, together with associated restaurants and retail space, are located to reinforce the axial structure of the design, including a 'main street', a central square and a waterfront promenade, a series of unique and memorable places.

The 5 star hotel is elevated on the higher slope overlooking the remainder of the site and the valley below. It comprises two linear wings which meander across the site contours allowing every room a distant view.

The 3-4 star and group hotels are centrally located on an island surrounded by water. Each hotel opens out through landscaped gardens containing pools and terraces to views of the wider landscape and mountains beyond.







A 170 ha residential and mixed use site to be established as a high density residential, transit supportive development. BDA's role has been the Master Planning / Urban Design of residential precincts in key parts of the site, focusing on the opportunities and constraints of topography, traffic, engineering and open space networks.

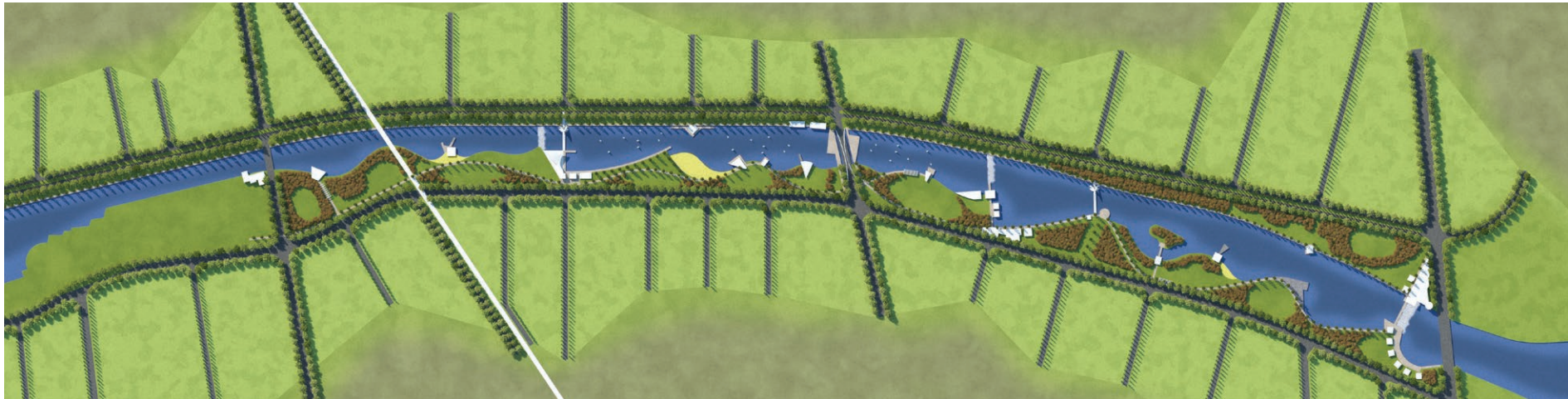
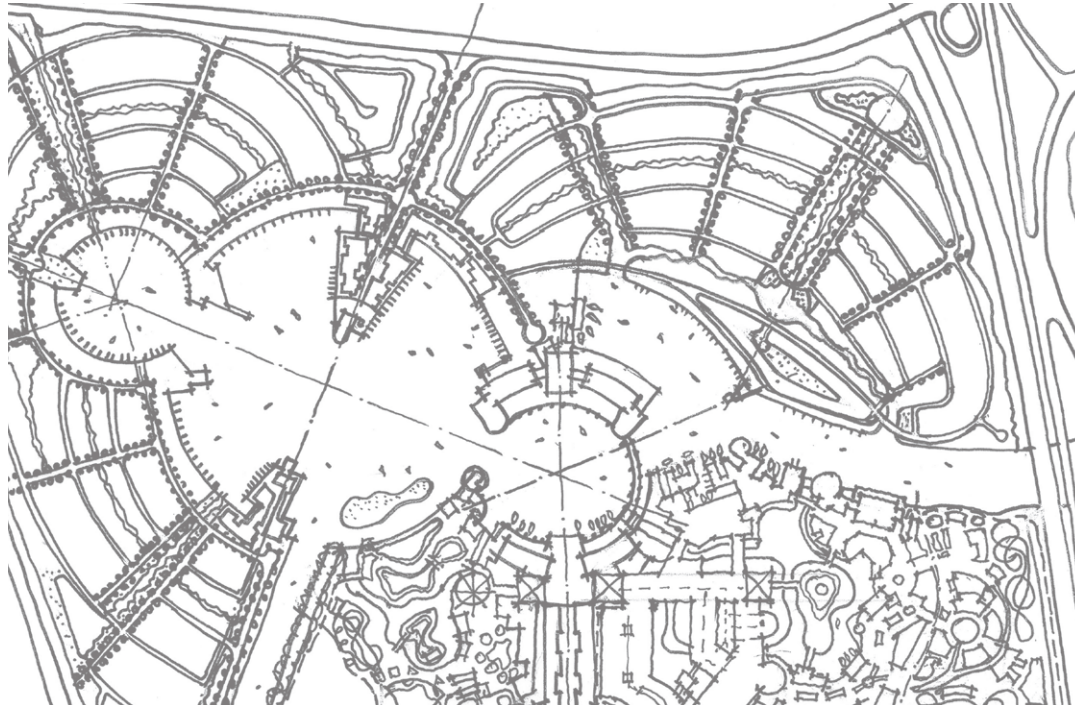


BDA have been engaged to provide master planning services for two major sites in Jiaozhou, China.

The first project consists of master planning of a 2.5km length of the San-Li River, through the centre of Jiaozhou city. This stretch of river will be developed as city parklands integrating with the existing urban fabric of the city. The Project incorporates a range of visual markers identifying large water bodies and waterfront recreational precincts. New pedestrian bridges access a range of activity centres including retail precincts, boat and bike hire, fishing and waterside retail with a range of environmental themes, edge conditions and nature reserves.

The second component is an extension of the new lake precinct on the outskirts of Jiaozhou, on a 5700ha site (approx).

This scheme is an integrated resort development which includes a theme park, a water park, festival retail complex, resort hotel and staged waterfront residential development. All components have strong resort waterfront character within the overall planning concept.





BDA has provided masterplanning, for several facilities to be developed in conjunction with the existing Yamay Theme Park. These facilities include a resort residential community, retail centre, and F3 International racetrack and motorsports facility.

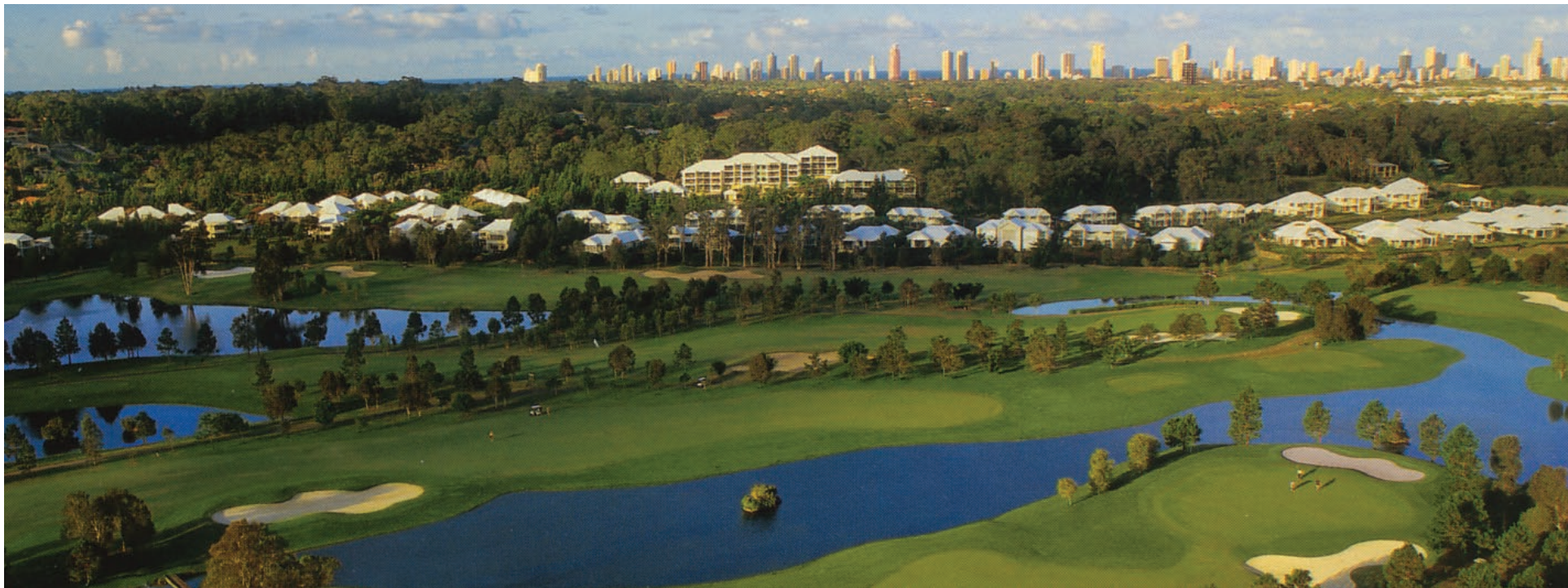






Over a number of years BDA have been commissioned by the owners of the internationally acclaimed Royal Pines Golf Resort to design individual golf frontage houses, duplex, townhouses and apartments.

BDA has adopted a clear vision for crisp resort architecture in a superbly landscaped hillside environment. All buildings incorporate consistent approach to roof form, finish and colour to create a coherent resort character.







Engaged by owner Stockland, BDA was commissioned to provide a sophisticated ecologically sensitive urban design for the site. With careful analysis and treatment of a delicate coastal ecology, the project embodies principals of sustainable development and open space to create a first class residential community.





Our client, Stockland asked BDA to design and document 10 houses within this superlot component of the ecologically Sensitive Murrays Beach development. Our challenge was to provide simple plans with a degree of modularization within the established building envelopes on each site, and also take into account the variety of slope gradients. The building forms reflect the principles of the Murrays Beach Design Essentials in the use of lightweight materials, response to natural gradients and the retention of key vegetation. Emphasis was also placed on achieving contemporary built forms whilst fitting into the natural habitat with natural materials and tones.







Our client, The Sunland Group engaged BDA to assist them with the documentation of their individual residences which overlook the Palms Golf Course at Sanctuary Cove. These single level residences, sport clean modernist lines, with careful attention to structural and internal detailing.



The Estate - Sanctuary Cove



# Peregrine Springs







The Quinn Group sought the assistance of BDA to Masterplan this innovative project in Yeppoon QLD. The project includes residential subdivision, aged care and premium golf frontage Villas.

Through negotiation with the golf course owners and our client we were able to adjust the Golf Course layout to facilitate opportunities for the golf frontage villas.



The Pineapple Patch - Yeppoon



## Helensvale Transit Oriented Development

The Helensvale Town Centre site is an existing industrial, shopping centre and golf course, adjacent to the Helensvale Train Station. The proposal was centered around expanding the existing shopping central and building a walkable medium density residential neighbourhood on the existing golf course adjacent to the future light rail and existing train station. The planning embraced transit orientated principles with the integration of the proposed light rail and existing heavy rail.





This site is the core of an emerging town centre and is adjacent to Springfield central, University of Southern Queensland campus and the central open space.

The proposal provides workers and student accommodation in new basement apartment product that responds to the steep site. Due to the high density and the steep nature of the site the subdivision and building design went together.





## BIW Integrated Development, Johor Bahru

BDA has designed and is presently documenting the Brunfield Iskandar Waterfront project. This harbour-front site is perhaps the premium location on the new Iskandar waterfront at Johor Bahru, Malaysia. This development provides an integrated waterfront resort project including destination waterfront retail, resort hotel accommodation and resort residential lifestyle.







Marina China and BDA have been commissioned to provide preliminary site planning for "The Peninsula Resort" the integrated residential and commercial community located at the edge of Lake Luo near Su Qian in Chang Shu Province. Our vision is to create a world class integrated waterfront resort community with an exciting waterfront retail precinct and first class boating and marina facilities.





## Zhong Ao Yacht Club, Xiamen

BDA Architecture has been commissioned to undertake preliminary site planning for a mixed use marina based resort community at Xiamen, China.

The concept is for an integrated master plan which includes a range of different uses which all capitalise on the outstanding amenity of this waterfront location.





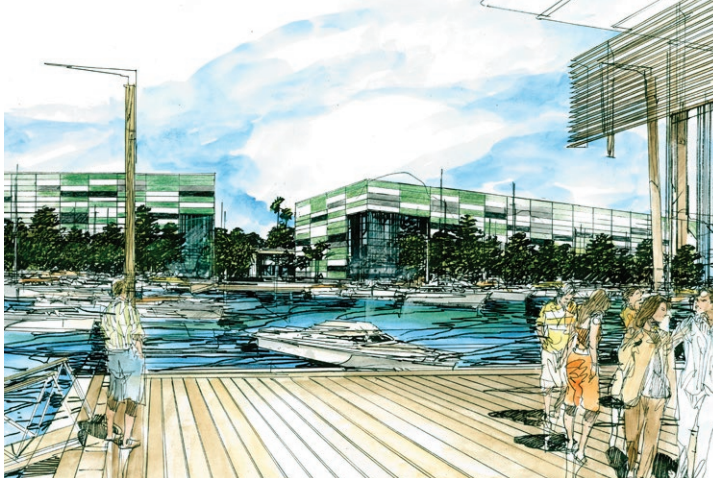


The Gold Coast City Marina is located on Australia's Gold Coast. It offers a safe haven for all vessels and the highest quality marine services and specialists to satisfy the most discerning boat owner. It is Australia's world class working marina incorporating a ship yard, superyacht facility, refit sheds, marina berths and dry boat storage.

The marina incorporates sixty-four purpose designed marine factories providing five star facilities for boat building, boat maintenance and service plus ancillary marine industries.



## Horizon Shores Marina



Horizon Shores is a large working marina designed to facilitate the servicing, maintenance, storage and temporary accommodation associated with the boating industry. The marina concept contains a yacht club, showrooms, marine offices/brokers, main street retail and cafés. It also includes general waterfront industry including a travel lift, fuel depot, boat yard, dry boat storage and 1500 wet berths with future capacity for an eco-hotel. The retail / commercial frontage to the architecture forms a lively human scaled edge to the built form sited on the waters edge. It shields the more industrial uses of the site and provides an active urban edge to the marina. The architectural character is that of a maritime village, composed of small scaled building dements, traditional in form yet given a contemporary twist through the use of architectural language to create a unique, legible human scaled village environment.





The design for this working marina on the Brisbane River includes cafes, restaurants, dry boat storage, sales and display, boat stacking, retail shops, commercial showrooms, offices and marine industry buildings. Retail and restaurant components are configured to provide a good sense of place as a marine village at the rivers edge. Design qualities including lightness, transparency, legibility, juxtaposition of industrial materials with human scale elements. The use of extensive sun shading, large roof overhangs, shed forms, timber cladding and boardwalks all contribute to create a contemporary commercial/industrial riverside architectural language.



Rivergate Marina Brisbane



The Wuhu proposal consists of a new public open space and retail experience on a key site in the centre of the city. The design intent is to create a new retail experience that has a unique public open space experience and integration with the existing Zheshan Park.

The proposal establishes a gateway architectural presence on Yinghu South Street entrance. A key factor is to contribute to the enhancement of the public realm by way of connections to the neighboring residential development to the north and integration with the heavily utilized park to the south. The primarily design intent is to bring the surrounding mountains and parkland into the site, to be one with each other. The building is perceived as a fluid natural landscape form rather than the traditional enclosed artificial retail environment above ground.

The design principle is to create an enduring flow with a retail experience and roof top park. The roof top park is an extension of the Zheshan Park; the park has been brought into the site to reinforce the relationship. The city of Wuhu is predominantly rivers and lakes set in natural landscape scenery and sunshine. The idea is to create a free flowing form like the river, the free flowing form of the lake has been brought into the site and symbolically used as the diagram of the site.

The rooftop is unique in nature and allows patrons to wander and enjoy the surrounding natural scenery. The meandering nature of the roof top park wraps down from the front to the rear of the site around the central plaza. The building endeavors to blend with the context to be perceived as one with its natural setting.





“Its organic thread like expansion from the centre is anatural response to growth in the mountainous terrain”



Recognising the need to minimise human impact in the alpine landscape as well as provide shelter from the harsh mountain climate, the village has adopted the form of a compact 'cluster'. Its organic thread like expansion from the centre is a natural response to growth in the mountainous terrain, which possesses limited area suitable for building on.

A distinctive and legible village structure which is unique, coherent and clear will increase the potential depth and intensity of experience for the visitor. A village which is clearly organised and strongly identified within its context will become a readily recognisable and memorable place. Strong imageability can be reinforced through clear visual identification and structuring of the built environment. Form qualities essential for achieving coherence include paths, places, and edges.

The village is comprised of five distinctive components. The central area possesses the greatest concentration and contains commercial uses, visitor services and visitor accommodation. Adjacent medium density areas to either side include visitor services and visitor accommodation. The outer extremities of the village comprise low density areas containing individual residential chalets.



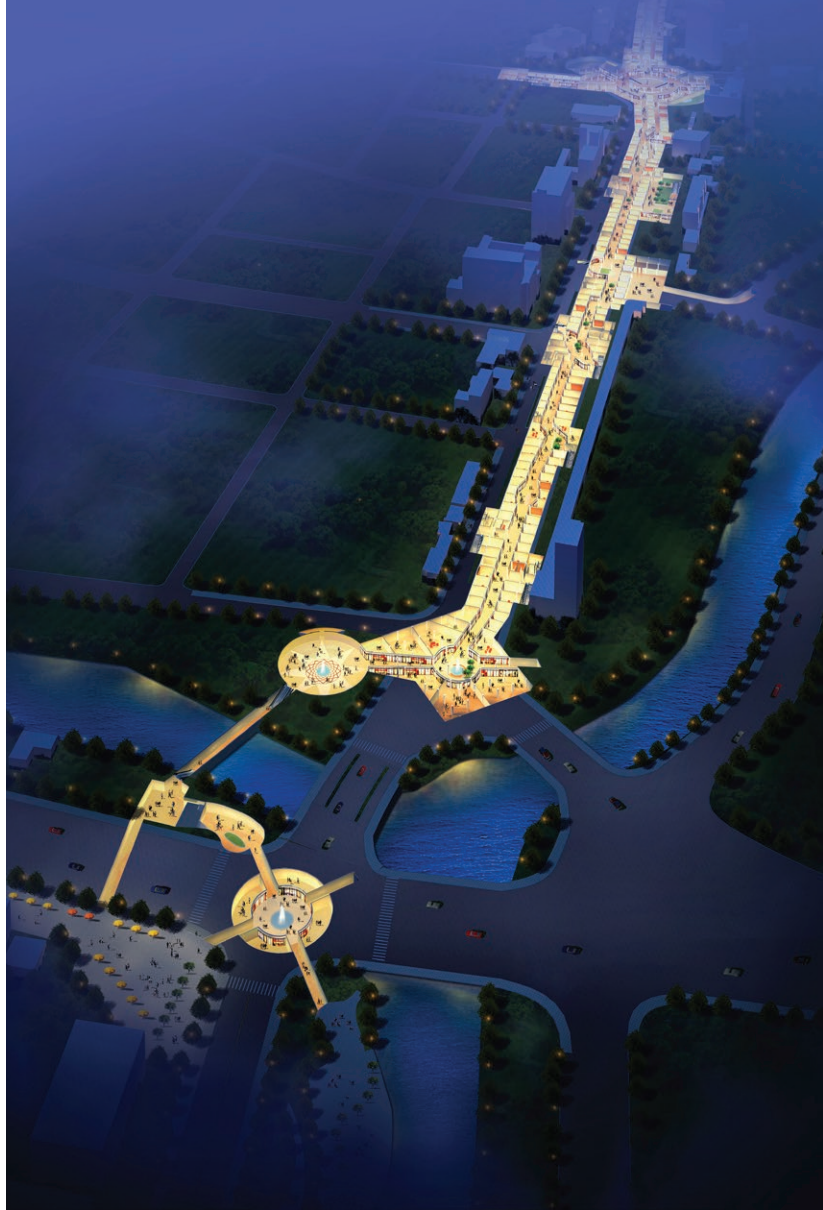
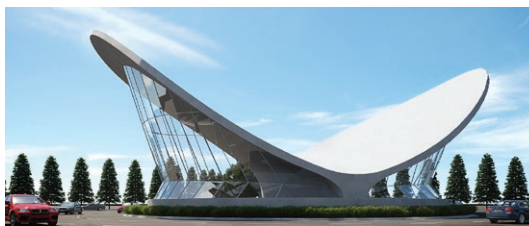
# Yan Cheng Underground Shopping Centre

The proposed underground street comprises a pedestrian spine lined with shops running for approximately 1800m below Jian Jun Road, from the Jian Jun Road intersection to the Ren Ming Road intersection. This 'street' gives underground pedestrian access below Xiao Hai Road, providing a unique shopping and dining experience with good connections to above ground and to adjacent retail sites below ground via stairs lifts and travelators.

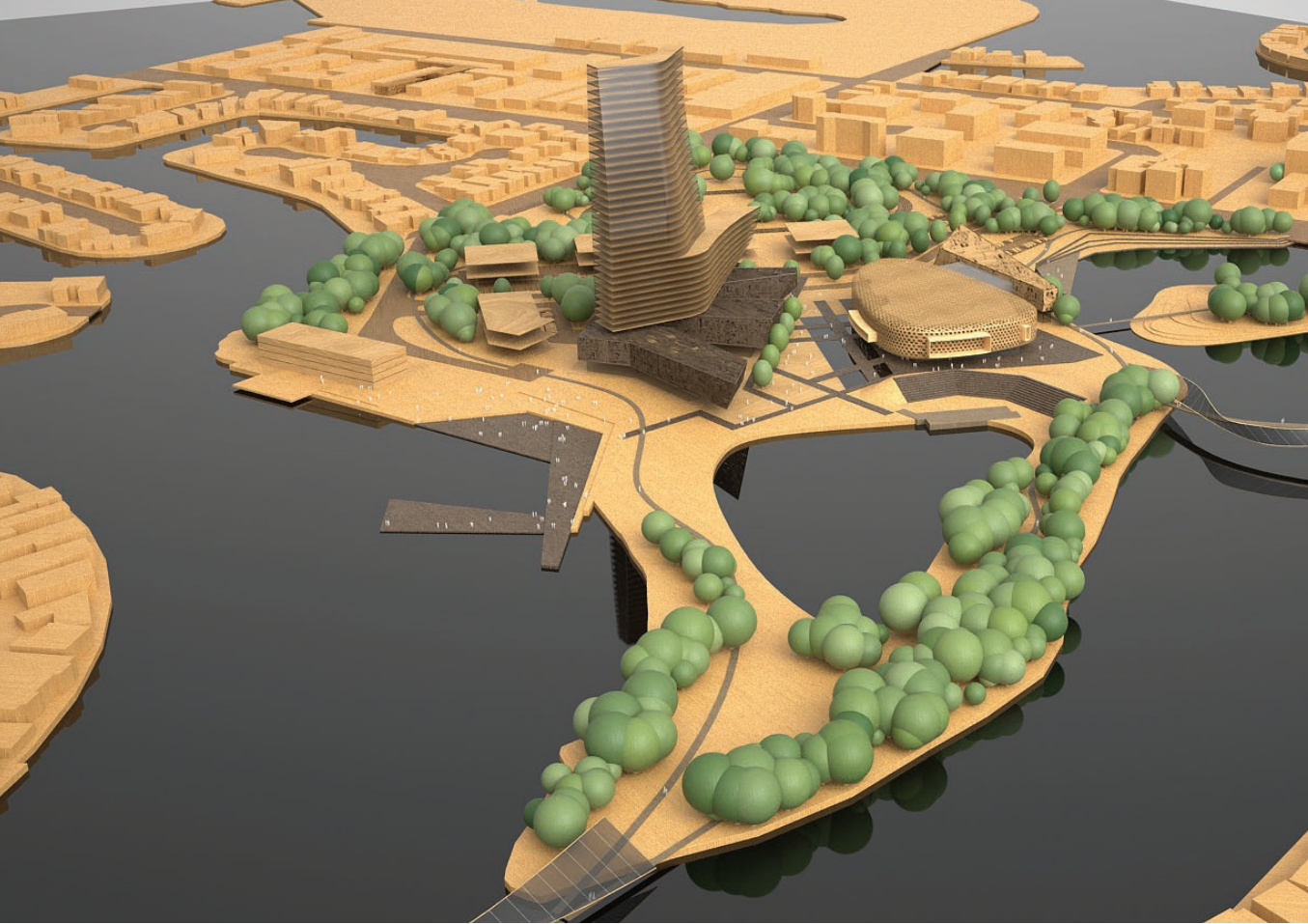
Along its length of street intersection, the 'street' is punctuated by a series of nodes, which will become important gathering and meeting places. These nodes are connected physically and visually to ground level and the sky overhead admitting sun and natural light down into the underground environment. The largest and central node is located at the major crossing point of Jie Fang Zhong Road, the principal BRT route through the city centre.

At this point the underground street is two levels in depth and is visually connected to the proposed relocated BRT Station above via a spacious void crowned by a large curved, steel framed and glazed roof structure.

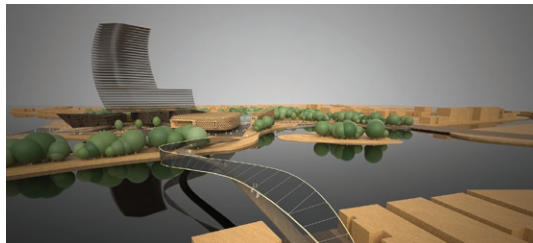
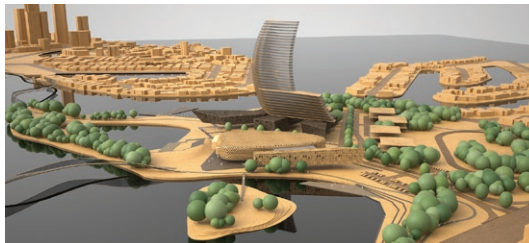
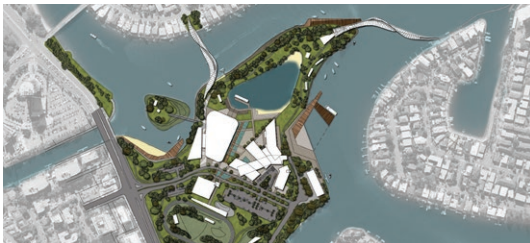
At ground level, the existing street is proposed to be re-landscaped utilizing new street trees and low planting including fountains, new plazas, new paving and new way-finding signage.







The Cultural and Civic precinct is designed to serve the wider community. It provides a unique opportunity for performance, arts and civic functions. The concept proposal is to create a central 'heart' with varying uses surrounding this square, promoting activity. The Gold Coast has always been a popular tourist destination for its sun, sand and surf. The intent was to create a new civic heart that is an important public space.







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