

TECHNICAL ANALYSIS

DEVELOPMENT NAME: NORTH STAR
PROPERTY ADDRESS: 16 NEXUS WAY, SOUTHPORT, GOLD COAST 4215
RPD: LOT 9 on SP275512
DIVISION: 6
EXISTING SITE AREA: 10,420m²
PROPOSED SITE AREA: 2,554m²

DOMAIN
MIX USE HEALTH AND COMMERCIAL

PROPOSED USE
GROUND FLOOR: COMMERCIAL TENANCIES
LEVEL 1: CARPARK
LEVEL 2: CARPARK
LEVEL 3: CARPARK
LEVEL 4: RESTAURANT, BAR AND FUNCTION CENTRE/COMMERCIAL TENANCIES
LEVELS 5-9: COMMERCIAL TENANCIES
LEVEL 10: COMMERCIAL TENANCIES

MAX BUILDING HEIGHT
44.35m - 11 STOREYS @ 3.7m FLOOR TO FLOOR HEIGHT

DEVELOPMENT STATISTICS

SITE AREA: 2,554m²
GROSS FLOOR AREA: 9,570m² 3.75:1
SITE COVER (PODIUM): 2,219m² 92%
SITE COVER (TOWER): 1,006m² 42%
LANDSCAPING: 476m² 19%

ParkingSchedule			
Level	Visitor	Staff	Total
Level 1	8	24	32
Level 2	17	57	74
Level 3	25	34	59
Total	50	115	165

Area Schedule		
Level	Description	Area
Ground Level	Foyer/Fire Control	72 m²
	Services	127 m²
	Commercial Tenancies	1835 m²
Level 1	Tenancy	103 m²
	Lobby / Amenities	140 m²
	Tenancy	153 m²
	Tenancy	304 m²
	Services	65 m²
	Tenancy	472 m²
Level 3	Function	121 m²
	Cafe/Bar	196 m²
	Lobby / Amenities	208 m²
	Tenancy	614 m²
	Terrace	26 m²
	Lobby / Amenities	81 m²
Level 5	Tenancy	802 m²
	Terrace	26 m²
	Lobby / Amenities	139 m²
Level 6	Health Care Services	359 m²
	Health Care Services	396 m²
	Terrace	26 m²
Level 7	Lobby / Amenities	81 m²
	Health Care Services	813 m²
	Terrace	26 m²
Level 8	Lobby / Amenities	81 m²
	Health Care Services	813 m²
	Terrace	26 m²
Level 9	Lobby / Amenities	81 m²
	Health Care Services	813 m²
	Terrace	26 m²
Level 10	Lobby / Amenities	81 m²
	Health Care Services	784 m²

Ground Level - Tenancy 2
Approved Land Use is Food and Drink Outlet

Level 3
Approved Land Uses include Health Care Services, Research and Technology Industry, Office, Indoor Sport and Recreation

Level 4
Approved Land Uses include Health Care Services, Research and Technology Industry, Office.

Food and Drink Outlet, Hotel (Bar) and Function Facility are only approved uses in the areas indicated on approved drawing ref: 6140.1S.02.005 Rev O, dated 16/12/2022.

LEGEND

AMENDED IN RED

By: Elizabeth Piper
Date: 15/05/2023



PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1325
Date: 17/05/2023



I	Further Issues Response	16-12-22	CZ
H	Development Application	03-08-22	CZ
G	Prelodgement Updates	25-07-22	CZ
F	Prelodgement Updates	19-07-22	CZ
E	Amended Final Lp	22-06-22	CZ
D	Amended Site Boundaries	28-03-22	CZ
C	General Amendments	14-12-21	CZ
B	Preliminary DA Set	08-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ

Revision

Description

Date

Initials

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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
TECHNICAL ANALYSIS

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		
Drawing No.	Revision	
6140.1S.00.003	I	

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LEGEND

52585

SERVICE EASEMENT

PROPOSED BOUNDARY 55.635

LOT
3B

KNOWLEDGE STREET



E	Development Application	03-08-22	CZ
D	Preliminary Updates	19-07-22	CZ
C	Amended Boundaries	14-04-22	CZ
B	Amended Site Boundaries	28-03-22	CZ
A	Preliminary DA Set	28-10-21	CZ

Revision	Description	Date	Initials
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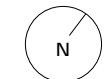


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DRAWING TITLE

SITE BOUNDARY PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1 : 200
Drawing No.	Revision	
6140.1S.01.002	E	

Ground floor west elevation to maintain a minimum 60% permeability in the area indicated, in accordance with the conditions of approval

Ground floor east and south elevations to maintain a minimum 80% permeability in the area indicated, in accordance with the conditions of approval

APPROXIMATE AREAS

TENANCIES: 1,590m²
COMMON (Excl Entry Foyer): 363m²

TOTAL CALCULATED GFA: 1,953m²

AMENDED IN RED

By: Elizabeth Piper
Date: 02/05/2023



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1325
Date: 17/05/2023



COLLABORATIVE GREEN
- DESIGN BY OTHERS

INDICATIVE LINE OF PROPOSED PAVEMENT NOT INCLUDED IN THIS APPLICATION - DESIGN BY OTHERS - REFER TO PIAZZA DESIGN

G	Further Issues Response #2	01-02-23	CZ
P	Further Issues Response	10-12-22	CZ
O	Preliminary FI Response	07-12-22	CZ
N	Preliminary FI Response	30-11-22	CZ
M	Development Application	03-08-22	CZ
L	Prelodgement Updates	19-07-22	CZ
K	Amended Site Boundaries	28-03-22	CZ
J	General Amendments	14-12-21	CZ
I	Preliminary DA Set	30-11-21	CZ
H	Preliminary DA Set	28-10-21	CZ
G	Concept Design	11-10-21	CZ
F	Concept Design	06-10-21	CZ
E	Concept Design	30-09-21	CZ

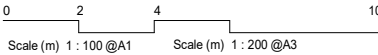
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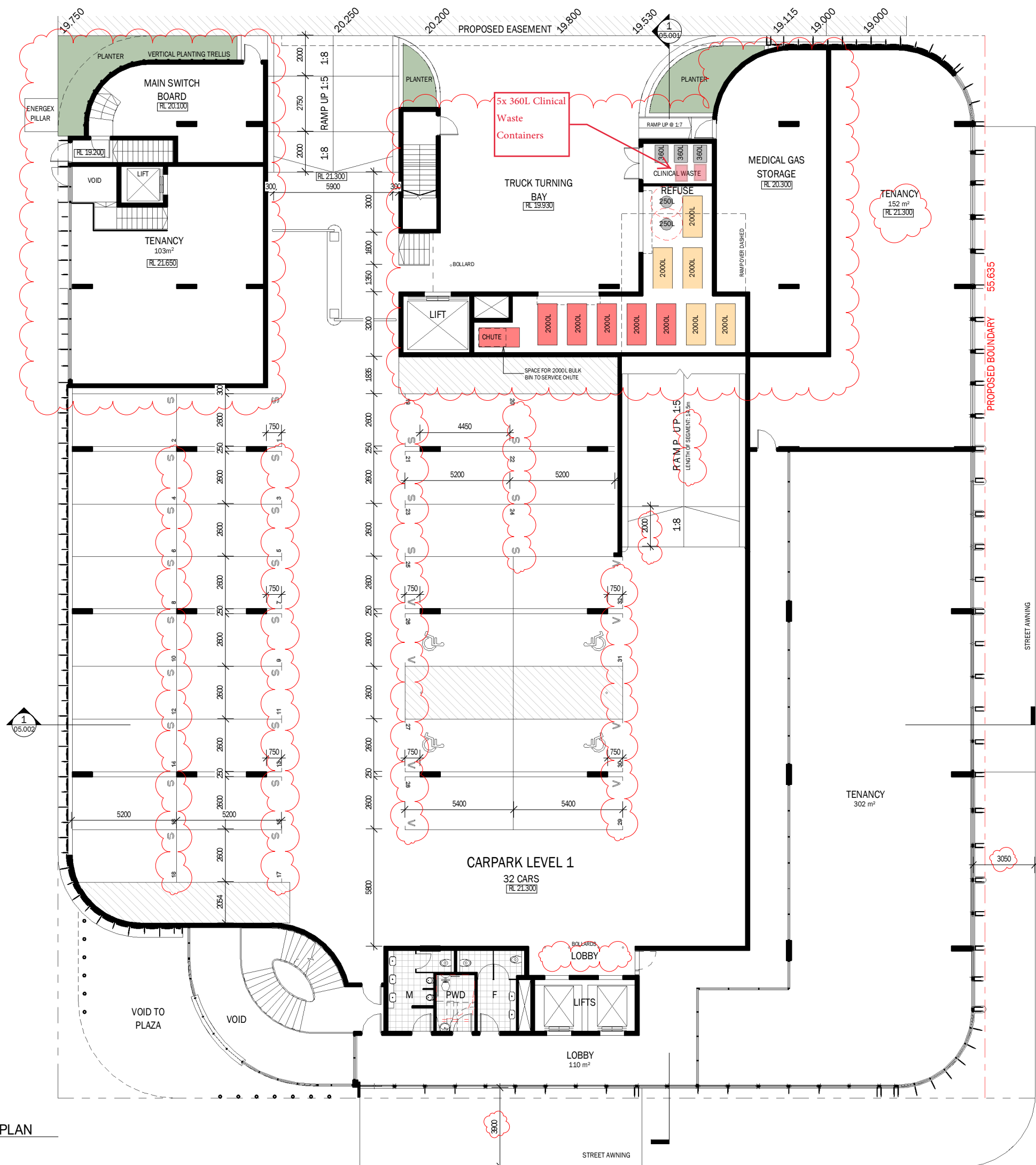
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DRAWING TITLE
GROUND FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1:100
Drawing No.	Revision	
6140.1S.02.001	Q	

GROUND FLOOR PLAN

Scale @ A1 1:100



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APPROXIMATE AREAS
TENANCY: 557m²
COMMON: 143m²
TOTAL CALCULATED GFA: 700m²
CARPARK: 1,063m²

LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1325
Date: 17/05/2023



Revision	Description	Date	Initials
P	Further Issues Response	16-12-22	CZ
O	Preliminary FI Response	07-12-22	CZ
N	Preliminary FI Response	28-11-22	CZ
M	Development Application	03-08-22	CZ
L	Prelodgement Updates	26-07-22	CZ
K	Prelodgement Updates	15-07-22	CZ
J	Amended Site Boundaries	28-03-22	CZ
I	General Amendments	14-12-21	CZ
H	Preliminary DA Set	28-11-21	CZ
G	Preliminary DA Set	28-10-21	CZ
F	Concept Design	11-10-21	CZ
E	Concept Design	05-10-21	CZ
D	Concept Design	28-09-21	CZ

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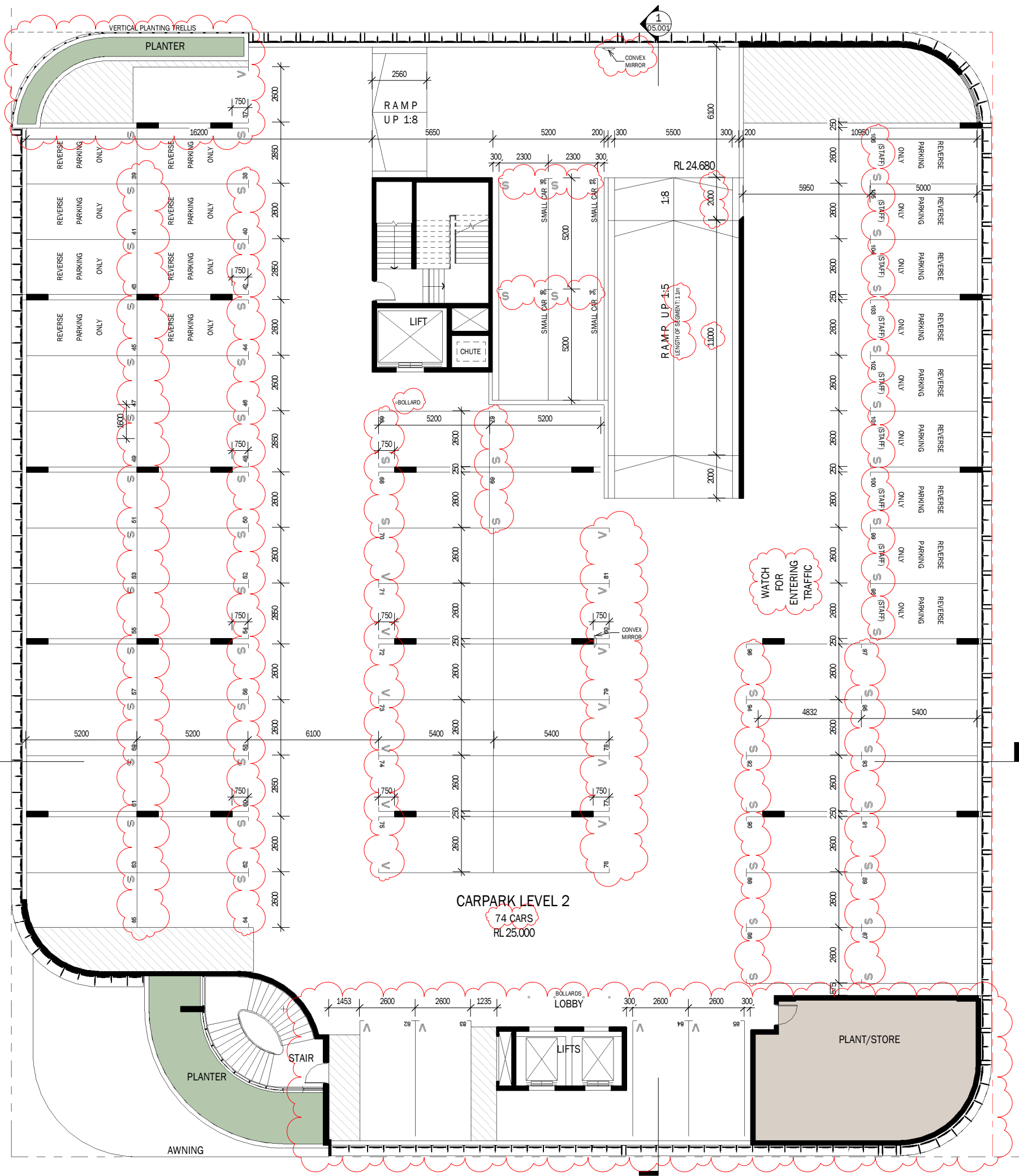
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NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
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DRAWING TITLE
LEVEL 1 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.02.002	P	

LEVEL 1 FLOOR PLAN
Scale @ A1 1:100



LEVEL 2 - FLOOR PLAN

Scale @ A1 1:100

APPROXIMATE AREAS

CARPARK:

2,024m²

LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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N	Further Issues Response	16-12-22	CZ
M	Preliminary FI Response	07-12-22	CZ
L	Preliminary FI Response	08-11-22	CZ
K	Development Application	03-08-22	CZ
J	Prelodgement Updates	26-07-22	CZ
I	Prelodgement Updates	15-07-22	CZ
H	Amended Site Boundaries	28-03-22	CZ
G	General Amendments	14-12-21	CZ
F	Preliminary DA Set	08-11-21	CZ
E	Preliminary DA Set	28-10-21	CZ
D	Concept Design	08-09-21	CZ
C	Concept Design	23-07-21	CZ
B	Prelodgement Issue	29-06-21	CZ

Revision	Description	Date	Initials
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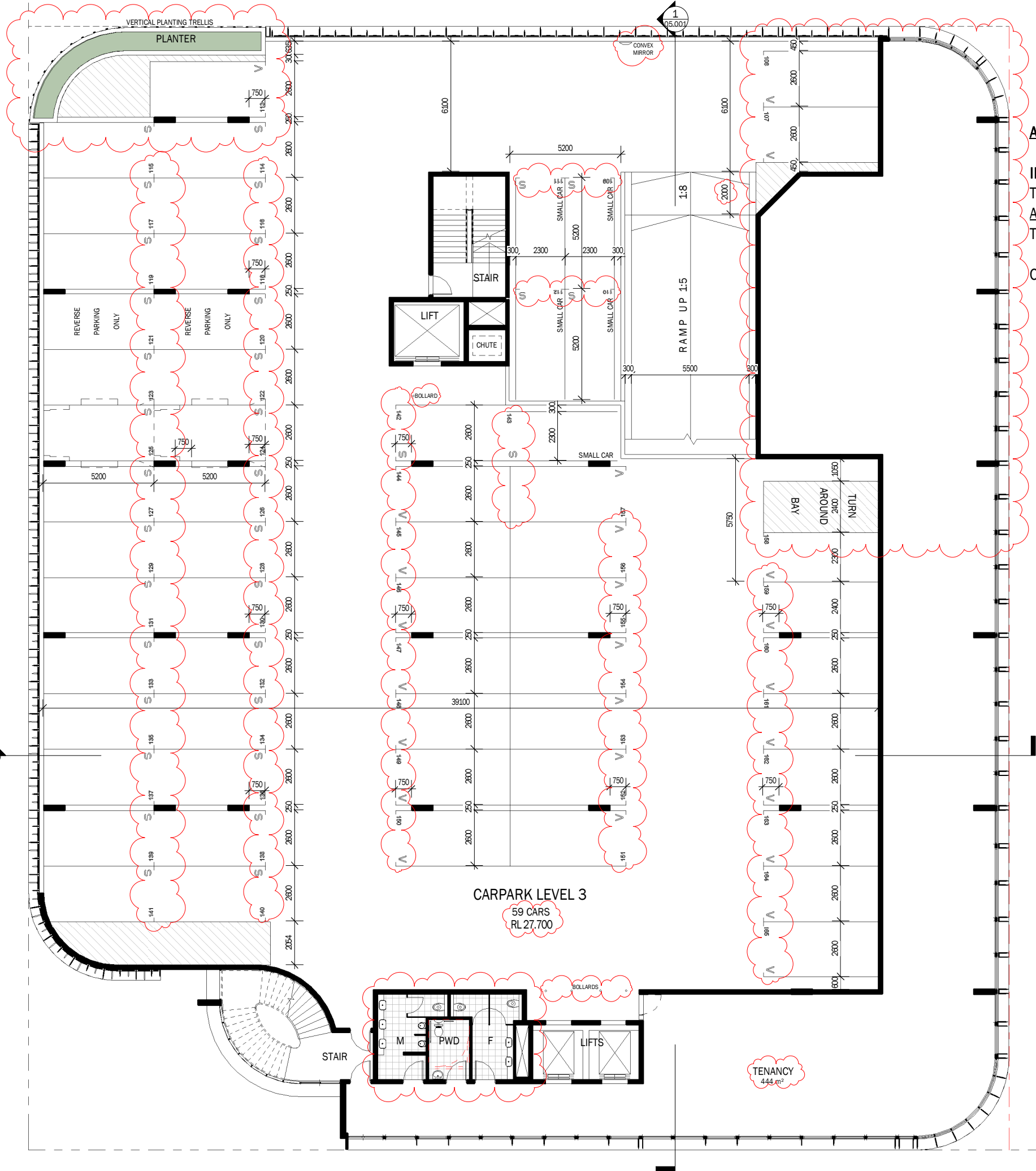
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DRAWING TITLE
LEVEL 2 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1:100
Drawing No.	Revision	
6140.1S.02.003	N	



LEVEL 3 - FLOOR PLAN
Scale @ A1 1:100

APPROXIMATE AREAS

INTERNAL

TENANCY:

AMENITIES:

TOTAL CALCULATED GFA:

CARPARK:

444m²

28m²

472m²

1,612m²

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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O	Further Issues Response	16-12-22	CZ
N	Preliminary FI Response	07-12-22	CZ
M	Preliminary FI Response	30-11-22	CZ
L	Development Application	03-08-22	CZ
K	Prelodgement Updates	26-07-22	CZ
J	Prelodgement Updates	19-07-22	CZ
I	Amended Site Boundaries	28-03-22	CZ
H	General Amendments	14-12-21	CZ
G	Preliminary DA Set	30-11-21	CZ
F	Preliminary DA Set	28-10-21	CZ
E	Concept Design	30-09-21	CZ
D	Concept Design	23-09-21	CZ
C	General Amendments	02-08-21	CZ

Revision	Description	Date	Initials
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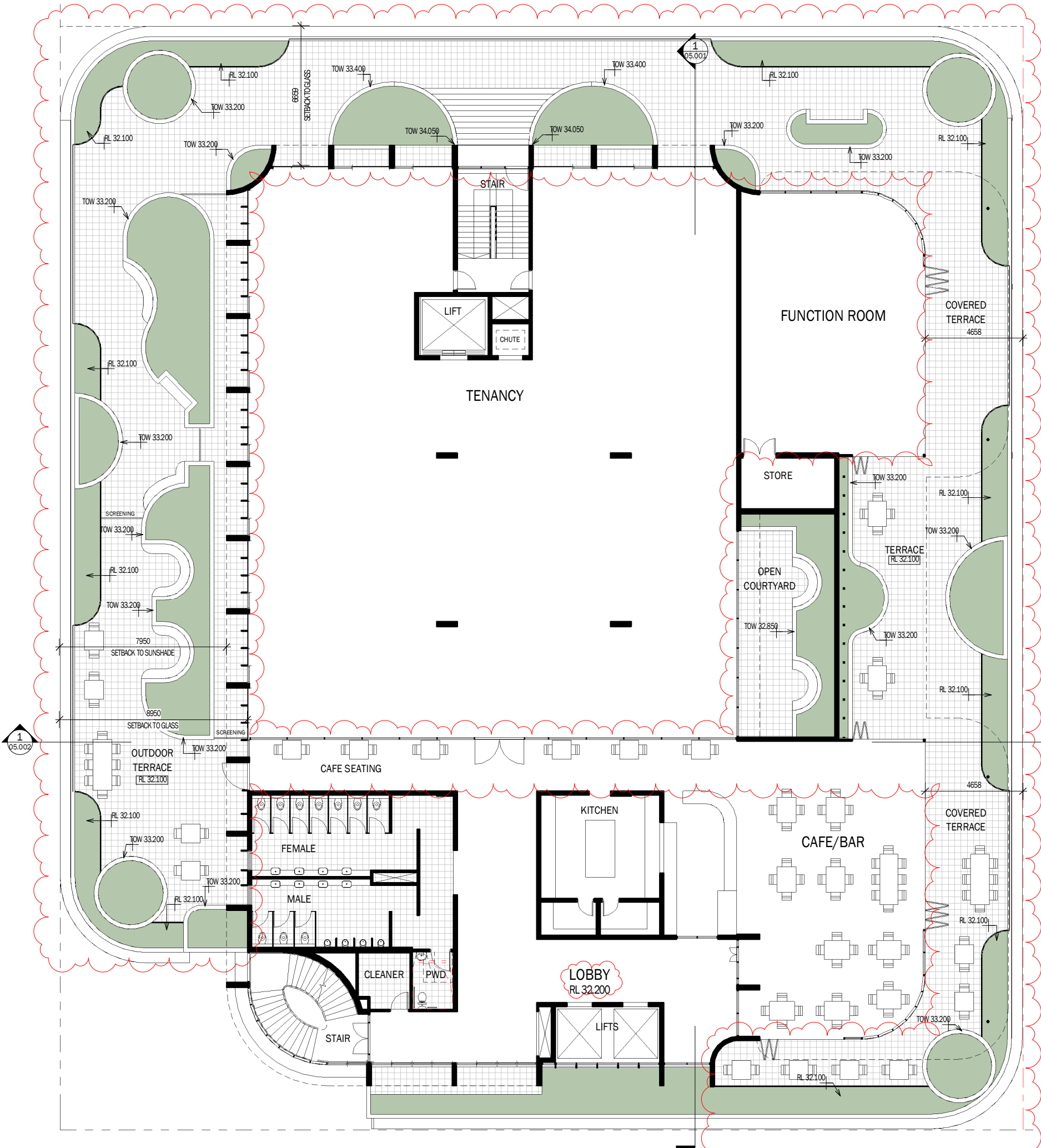
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

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DRAWING TITLE
LEVEL 3 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
		1 : 100
Drawing No.	Revision	
6140.1S.02.004	0	



LEVEL 4 - FLOOR PLAN
Scale @ A1 1:100

APPROXIMATE AREAS	
TENANCY:	588m ²
CAFE/BAR	233m ²
FUNCTION ROOM	121m ²
COMMON (EXCL. TERRACE):	197m ²
TOTAL CALCULATED GFA: 1,139m ²	
TERRACE:	856m ²

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1325
Date: 17/05/2023



O	Further Issues Response	16-12-22	CZ
N	Updated Podium Terrace	14-12-22	CZ
M	Updated Podium Terrace	09-12-22	CZ
L	Preliminary FI Response	07-12-22	CZ
K	Development Application	03-08-22	CZ
J	Prejudgement Updates	25-07-22	CZ
I	Prejudgement Updates	15-07-22	CZ
H	Amended Site Boundaries	28-03-22	CZ
G	General Amendments	14-12-21	CZ
F	Preliminary DA Set	30-11-21	CZ
E	Preliminary DA Set	28-10-21	CZ
D	Concept Design	23-09-21	CZ
C	General Amendments	02-08-21	CZ

Revision	Description	Date	Initials
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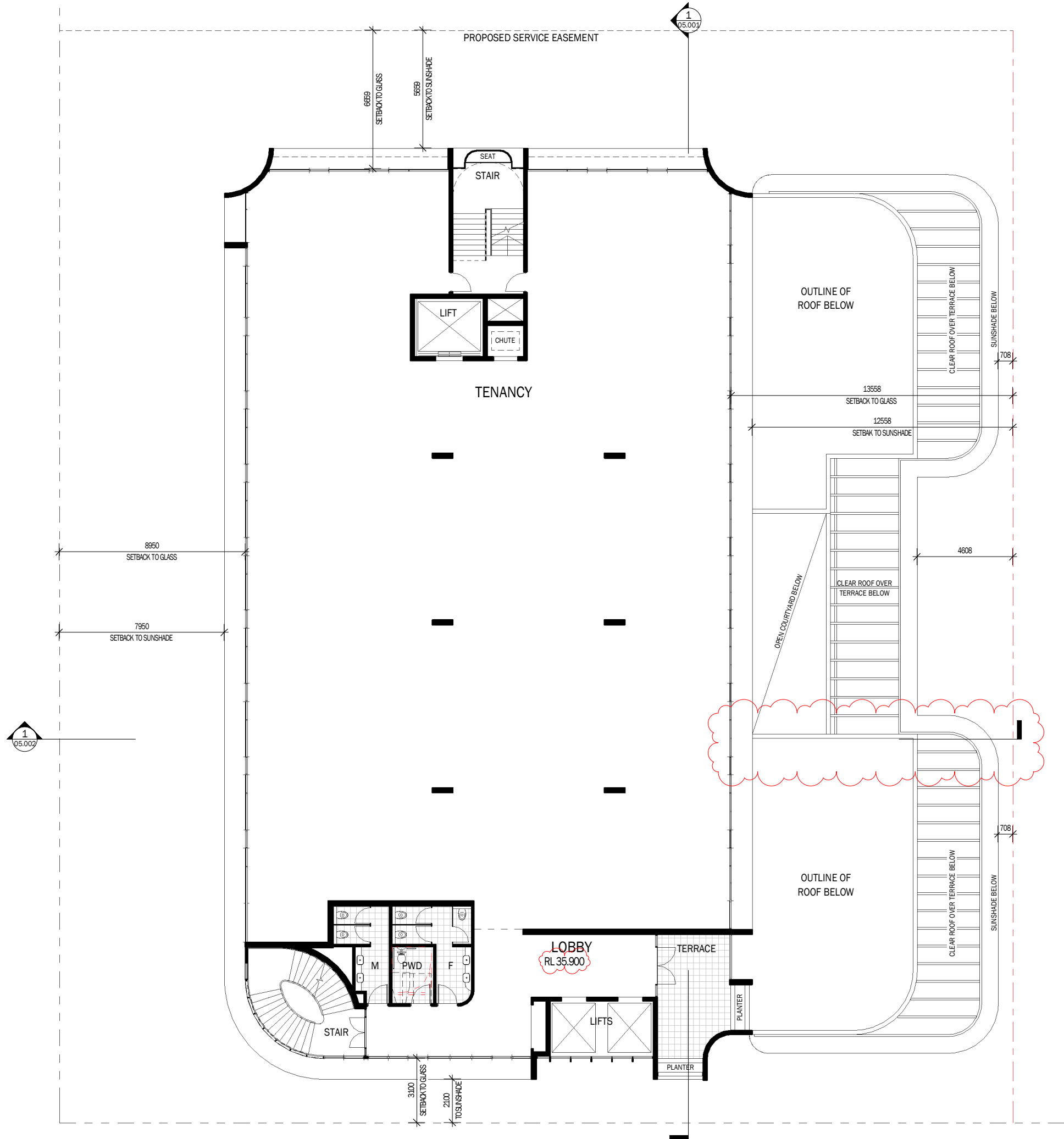
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PROJECT
NORTH STAR
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DRAWING TITLE
LEVEL 4 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
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-		1 : 100
Drawing No.	Revision	
6140.1S.02.005	0	



LEVEL 5 - FLOOR PLAN
Scale @ A1 1:100

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APPROXIMATE AREAS
TENANCY: 802m²
COMMON (EXCL. TERRACE): 81m²

TOTAL CALCULATED GFA: 883m²

TERRACE: 26m²

LEGEND

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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J	Further Issues Response	16-12-22	CZ
I	Development Application	03-08-22	CZ
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F	Amended Site Boundaries	28-03-22	CZ
E	General Amendments	14-12-21	CZ
D	Preliminary DA Set	28-10-21	CZ
C	Concept Design	23-09-21	CZ
B	General Amendments	02-08-21	CZ
A	Prelodgement Issue	29-06-21	CZ

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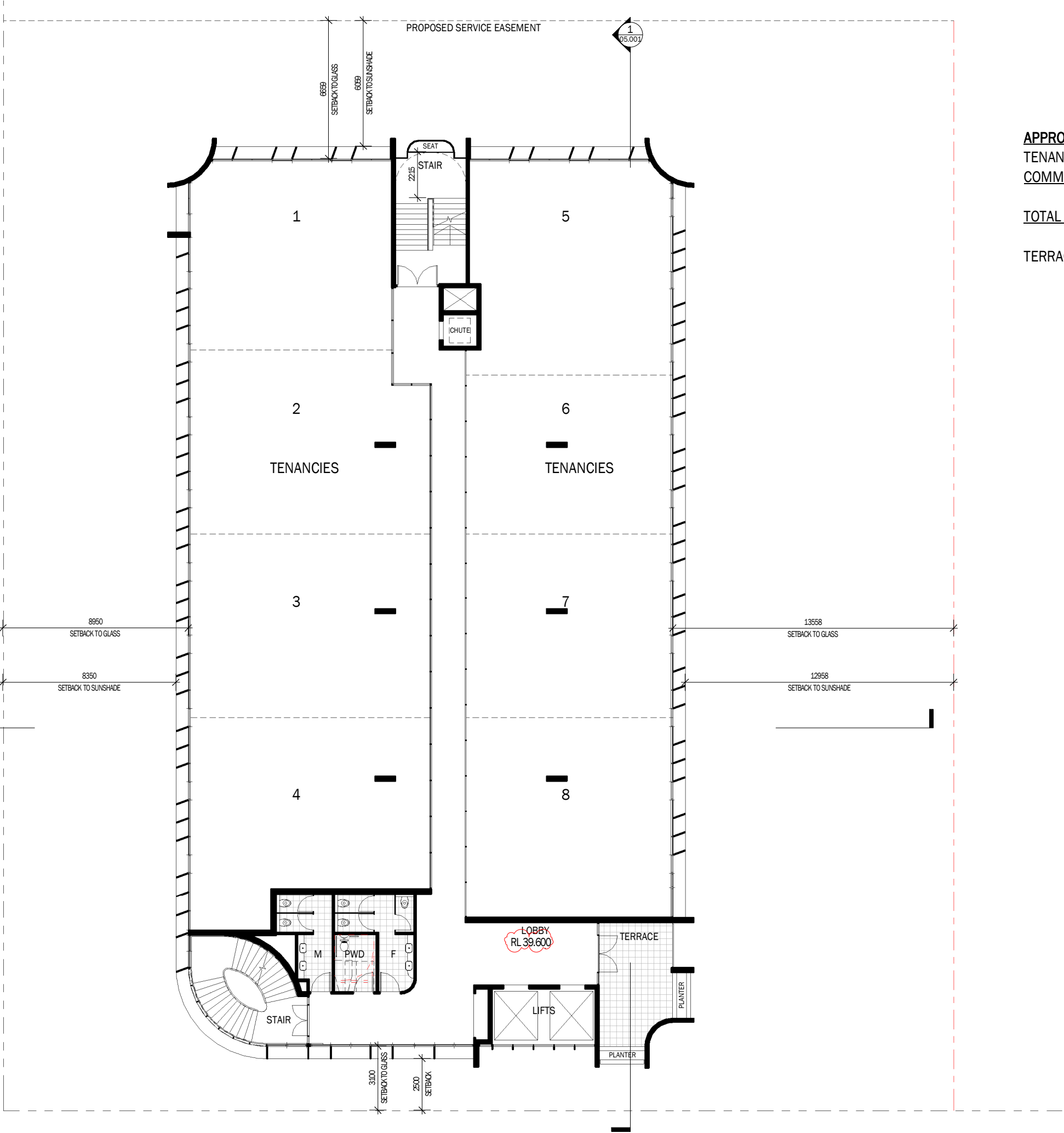
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DRAWING TITLE
LEVEL 5 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1:100
Drawing No.	Revision	
6140.1S.02.006	J	



LEVEL 6 - FLOOR PLAN
Scale @ A1 1:100

APPROXIMATE AREA:
TENANCY: 755m²
COMMON (EXCL. TERRACE): 139m²

TOTAL CALCULATED GFA: 894m²

TERRACE: 26m²

LEGEND

**PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL**

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K	Further Issues Response	16-12-22	CZ
J	Development Application	03-08-22	CZ
I	Prelodgement Updates	19-07-22	CZ
H	Updated for Tenancies	15-06-22	CZ
G	Amended Site Boundaries	28-03-22	CZ
F	General Amendments	14-12-21	CZ
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B	Prelodgement Issue	25-05-21	CZ
A	Preliminary Issue	18-06-21	CZ

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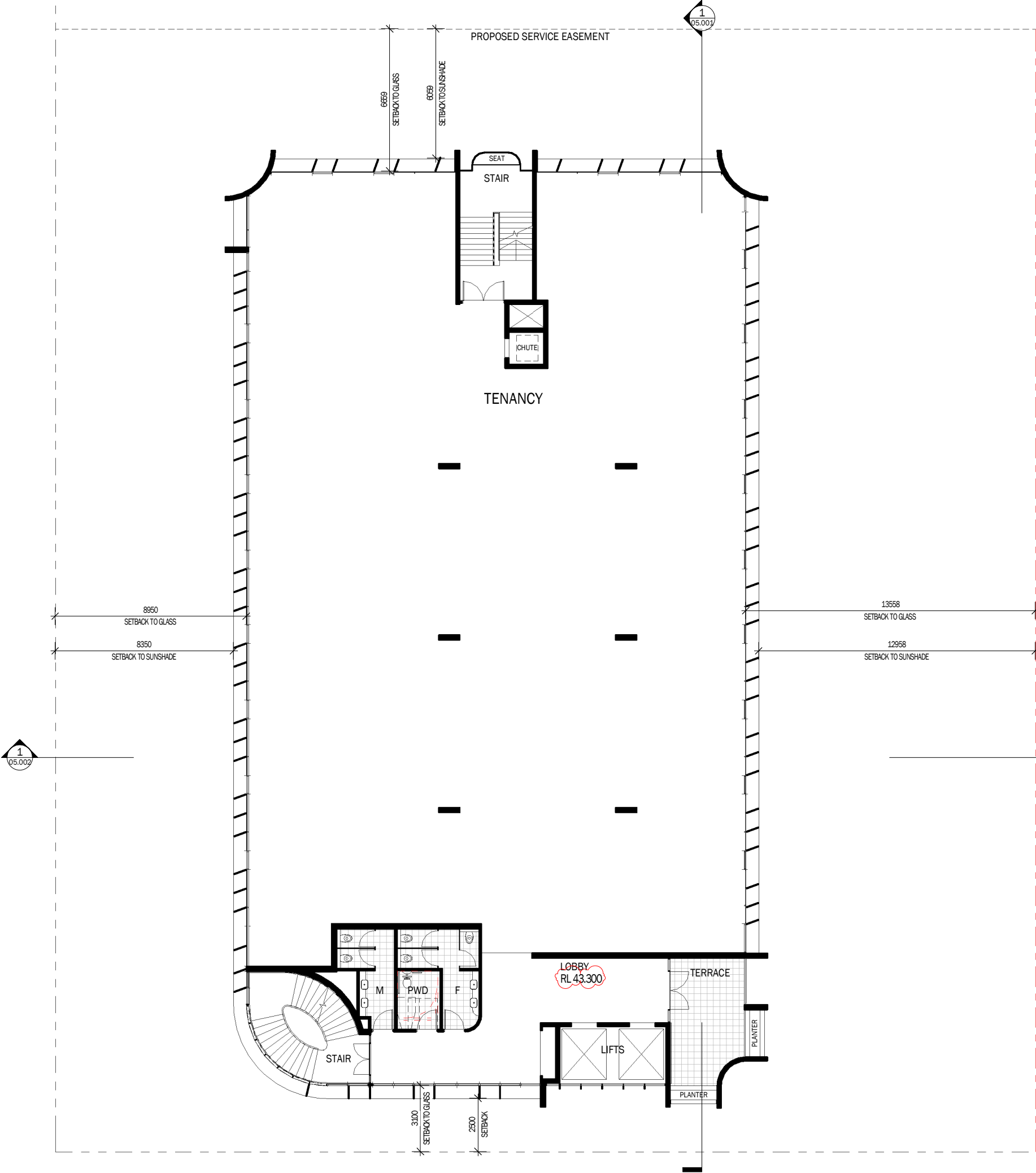
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PROJECT
**NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP**

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DRAWING TITLE
LEVEL 6 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.02.007	K	



LEVEL 7 - FLOOR PLAN
Scale @ A1 1:100

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APPROXIMATE AREAS	
TENANCY:	813m ²
COMMON (EXCL. TERRACE):	81m ²
TOTAL CALCULATED GFA: 894m ²	
TERRACE:	26m ²

LEGEND

PLANS AND DOCUMENTS
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02410

Scale (m) 1 : 100 @A1

Scale (m) 1 : 200 @A3

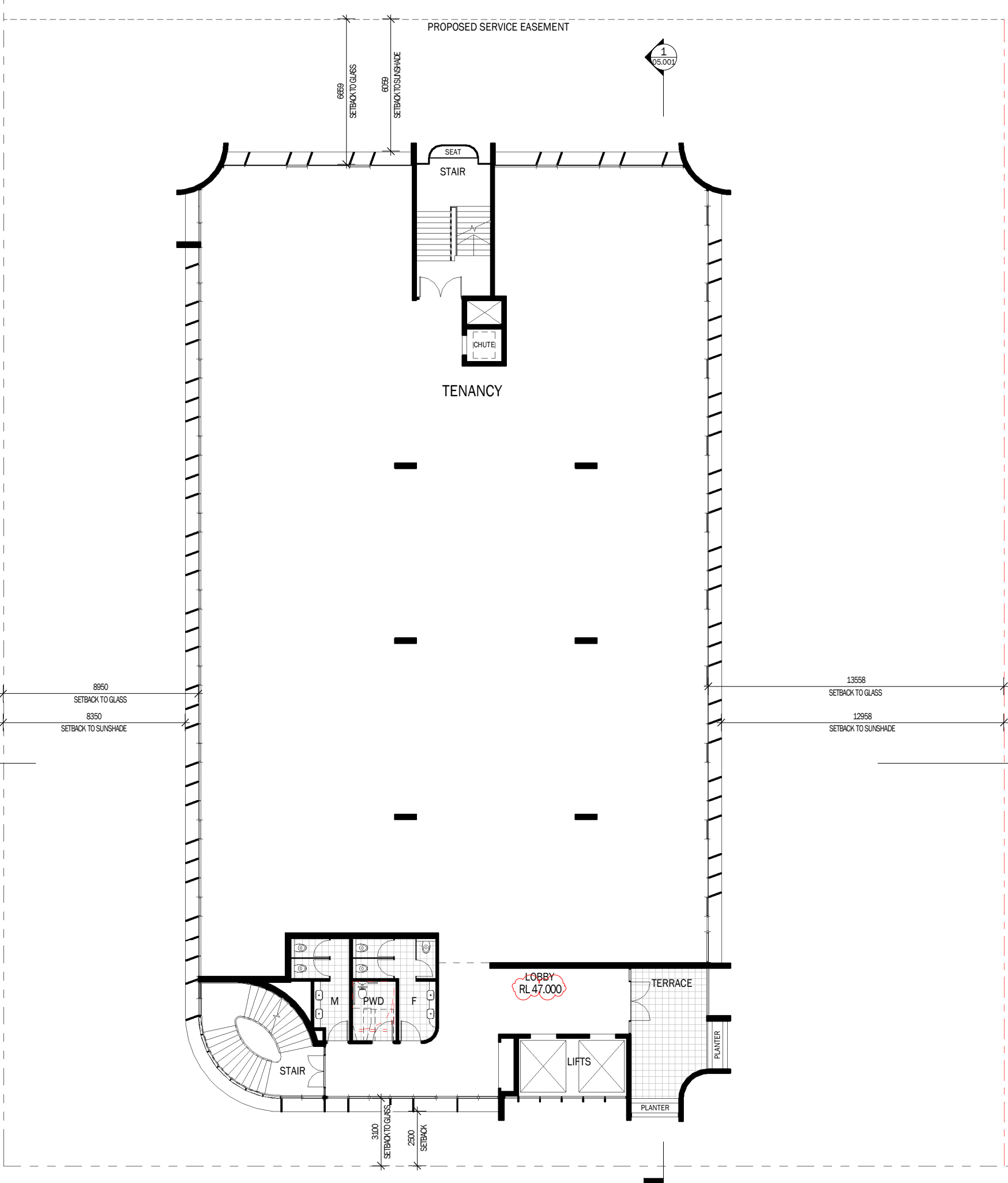
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
LEVEL 7 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1:100
Drawing No.	Revision	
6140.1S.02.008	J	



LEVEL 8 - FLOOR PLAN
Scale @ A1 1:100

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APPROXIMATE AREAS	
TENANCY:	813m ²
COMMON (EXCL. TERRACE):	81m ²
TOTAL CALCULATED GFA: 894m ²	
TERRACE:	26m ²

LEGEND

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1325
Date: 17/05/2023



I	Further Issues Response	16-12-22	CZ
H	Development Application	03-08-22	CZ
G	Prelodgement Updates	19-07-22	CZ
F	Amended Site Boundaries	28-03-22	CZ
E	General Amendments	14-12-21	CZ
D	Preliminary DA Set	28-10-21	CZ
C	Concept Design	23-09-21	CZ
B	General Amendments	02-08-21	CZ
A	Prelodgement Issue	29-06-21	CZ

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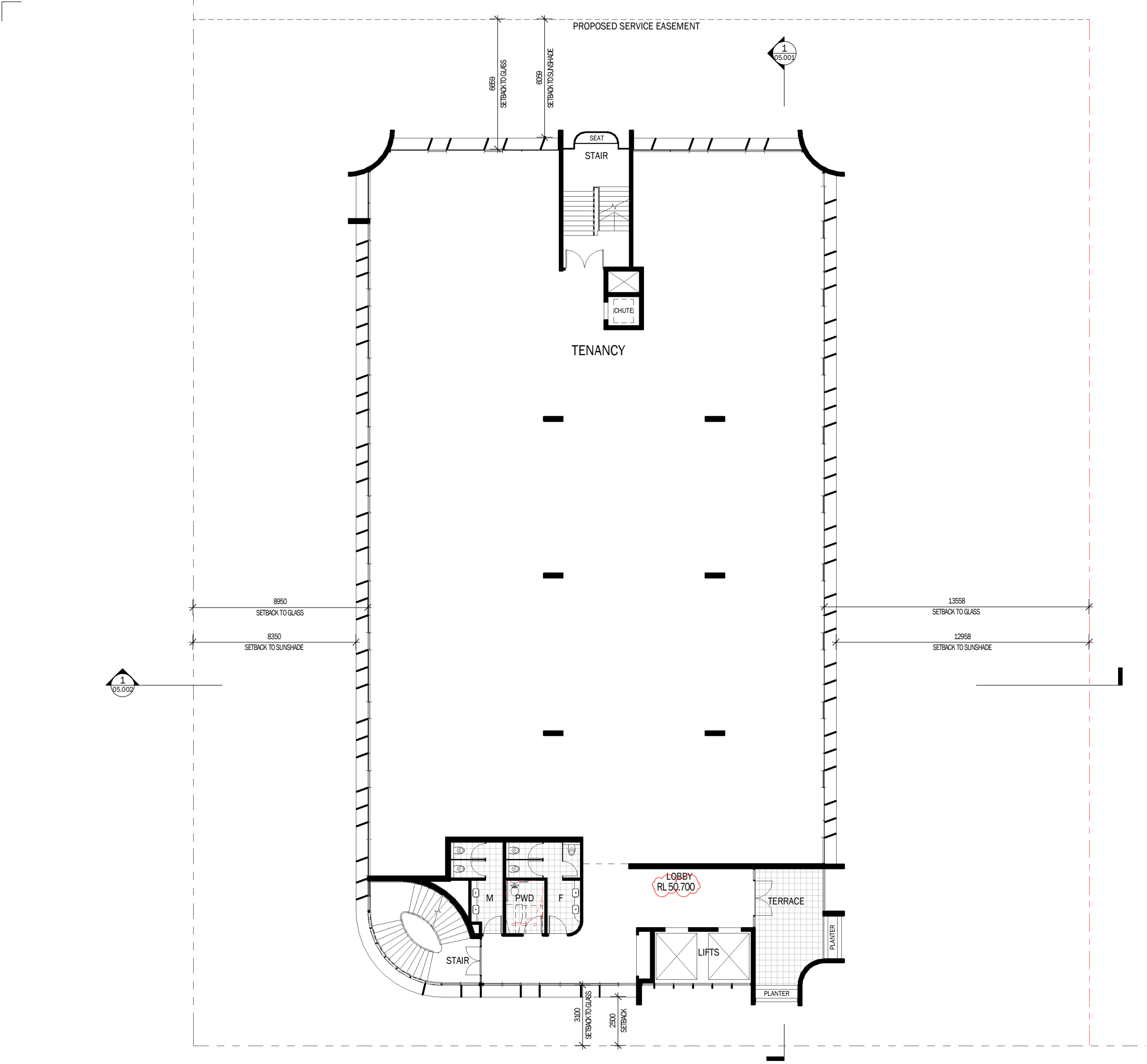
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
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DRAWING TITLE
LEVEL 8 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1:100
Drawing No.	Revision	
6140.1S.02.009	I	



LEVEL 9 - FLOOR PLAN
Scale @ A1 1:100

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APPROXIMATE AREAS

TENANCY:	813m ²
COMMON (EXCL. TERRACE):	81m ²
TOTAL CALCULATED GFA:	894m ²
TERRACE:	26m ²

LEGEND

PLANS AND DOCUMENTS
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Approval no: DEV2022/1325
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I	Further Issues Response	16-12-22	CZ
H	Development Application	03-08-22	CZ
G	Prelodgment Updates	19-07-22	CZ
F	Amended Site Boundaries	28-03-22	CZ
E	General Amendments	14-12-21	CZ
D	Preliminary DA Set	28-10-21	CZ
C	Concept Design	23-09-21	CZ
B	General Amendments	02-08-21	CZ
A	Prelodgment Issue	29-06-21	CZ

Revision	Description	Date	Initials
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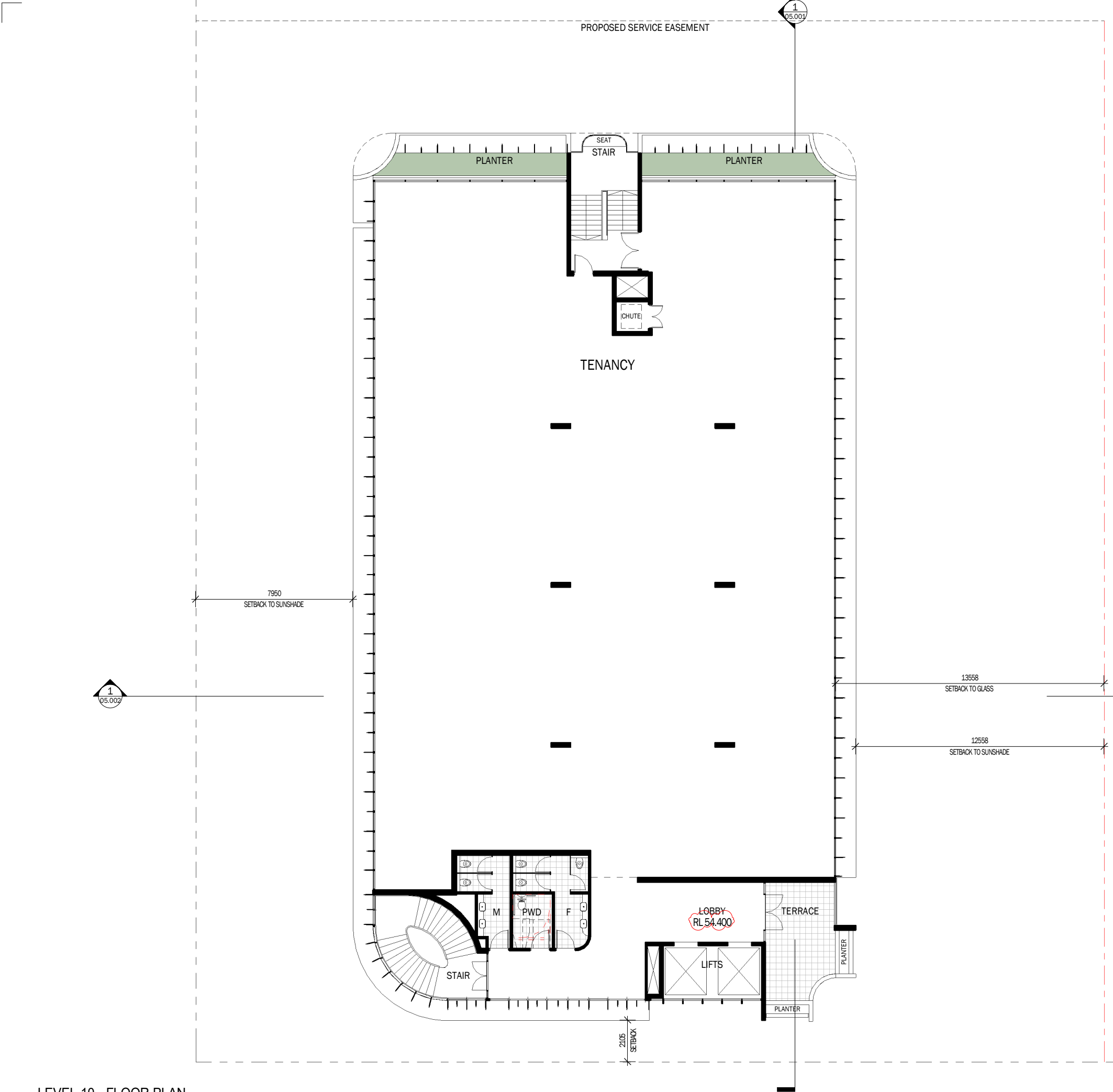
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND BONNER STREET, GCHKP

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DRAWING TITLE
LEVEL 9 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1:100
Drawing No.	Revision	
6140.1S.02.010	I	



LEVEL 10 - FLOOR PLAN
Scale @ A1 1:100

APPROXIMATE AREAS	
TENANCY:	784m ²
LOBBY / AMENITIES:	81m ²
TOTAL CALCULATED GFA:	
865m ²	
TERRACE:	
26m ²	

LEGEND

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2022/1325
Date: 17/05/2023



K	Further Issues Response	16-12-22	CZ
J	Development Application	03-08-22	CZ
I	Prelodgement Updates	19-07-22	CZ
H	Amended Site Plan	22-06-22	CZ
G	Amended Site Boundaries	28-03-22	CZ
F	General Amendments	14-12-21	CZ
E	Preliminary DA Set	28-10-21	CZ
D	Concept Design	23-09-21	CZ
C	General Amendments	02-08-21	CZ
B	Prelodgement Issue	25-05-21	CZ
A	Preliminary Issue	18-06-21	CZ

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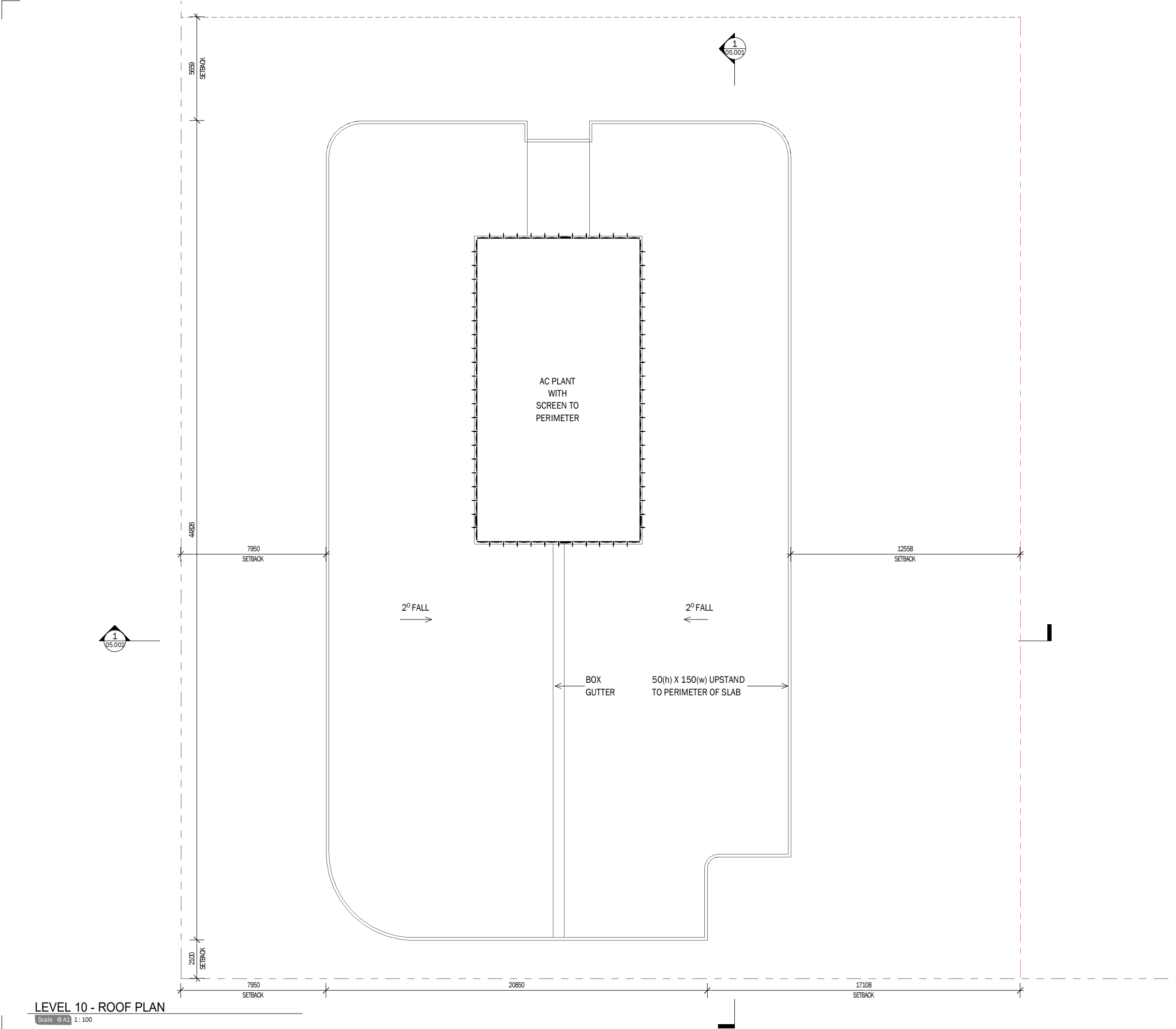
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PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
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DRAWING TITLE
LEVEL 10 FLOOR PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.02.012	K	



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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL



Approval no: DEV2022/1325
Date: 17/05/2023

D	Development Application	03-08-22	CZ
C	Prelodgement Updates	19-07-22	CZ
B	Amended Site Boundaries	28-03-22	CZ
A	Preliminary DA Set	28-10-21	CZ

RevisionDescriptionDateInitials

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Scale (m) 1: 100 @A1Scale (m) 1: 200 @A3

N

PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
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DRAWING TITLE
ROOF PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1: 100
Drawing No.	Revision	
6140.1S.03.001	D	

ROOF LEVEL

LEVEL 10

LEVEL 9

LEVEL 8

LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

GROUND LEVEL

NORTH ELEVATION

Scale @ A1 1 : 100

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2022/1325
Date: 17/05/2023



H	Further Issues Response	16-12-22	CZ
G	Updated Podium Terrace	14-12-22	CZ
F	Preliminary FI Response	07-12-22	CZ
E	Development Application	03-08-22	CZ
D	Prelodgement Updates	26-07-22	CZ
C	Amended Site Boundaries	28-03-22	CZ
B	Preliminary DA Set	08-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ

Revision	Description	Date	Initials
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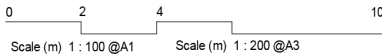
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DRAWING TITLE
NORTH ELEVATION

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1 : 100
Drawing No.	Revision	
6140.1S.04.001	H	



Ground floor east elevations to maintain a minimum 80% permeability in area indicated, in accordance with the conditions of approval

EAST ELEVATION
Scale: E.A1 1:100

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LEGEND

AMENDED IN RED

By: Elizabeth Piper

Date: 02/05/2023



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1325

Date: 17/05/2023



H	Further Issues Response	16-12-22	CZ
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C	Amended Site Boundaries	28-03-22	CZ
B	Preliminary DA Set	08-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ

Revision	Description	Date	Initials
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0 2 4 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3

PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

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DRAWING TITLE
EAST ELEVATION

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1:100
Drawing No.	Revision	
6140.1S.04.002	H	

LEGEND

Date: 02/05/2023



Date: 17/05/2023



H	Futher Issues Response	16-12-22	
G	Updated Podium Terrace	14-12-22	CZ
F	Preliminary FI Response	07-12-22	CZ
E	Development Application	03-08-22	CZ
D	Prelodgement Updates	07-07-22	CZ
C	Amended Site Boundaries	26-03-22	CZ
B	Preliminary DA Set	08-11-21	CZ
A	Preliminary DA Set	26-10-21	CZ

Revision	Description	Date	Initials
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DRAWING TITLE

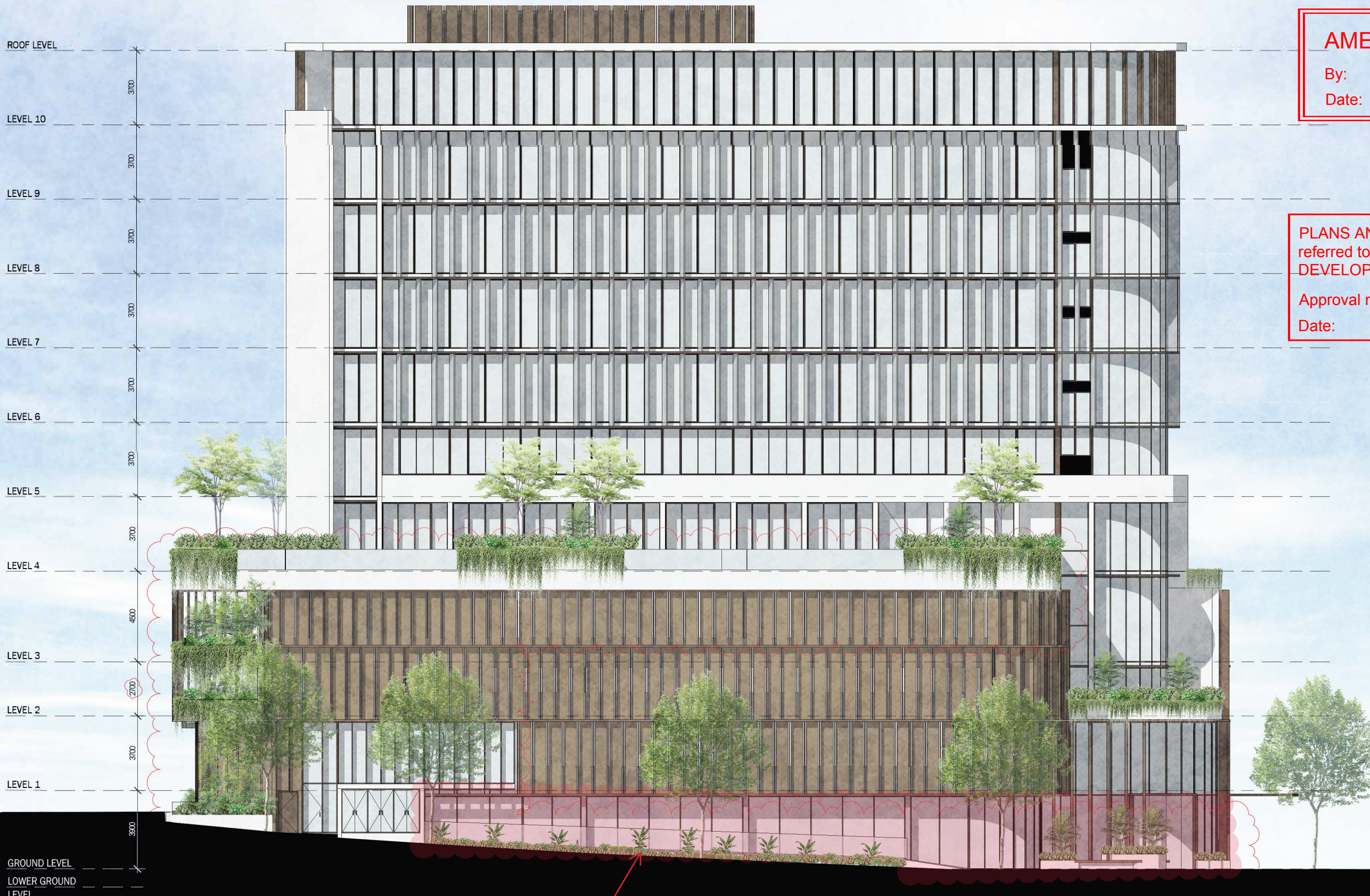
SOUTH ELEVATION

Project Architect/Designer
MK
Checked

1 : 100

6140.1S.04.003

H



ROOF LEVEL
LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
GROUND LEVEL
LOWER GROUND LEVEL

WEST ELEVATION
Scale @ A1 1:100

Ground floor west elevations to maintain a minimum 60% permeability in area indicated, in accordance with the conditions of approval

AMENDED IN RED

By: Elizabeth Piper
Date: 02/05/2023

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1325
Date: 17/05/2023

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Revision	Description	Date	Initials
E	Further Issues Response	16-12-22	CZ
D	Preliminary FI Response	07-12-22	CZ
C	Development Application	03-08-22	CZ
B	Preliminary DA Set	28-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ

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Scale (m) 1:100 @A1 Scale (m) 1:200 @A3

PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
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Project/Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
		1:100
Drawing No.	Revision	
6140.1S.04.004	E	

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PLANS AND DOCUMENTS
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0 2 4 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3

PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
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DRAWING TITLE
BUILDING SECTIONS

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		As indicated
Drawing No	Revision	

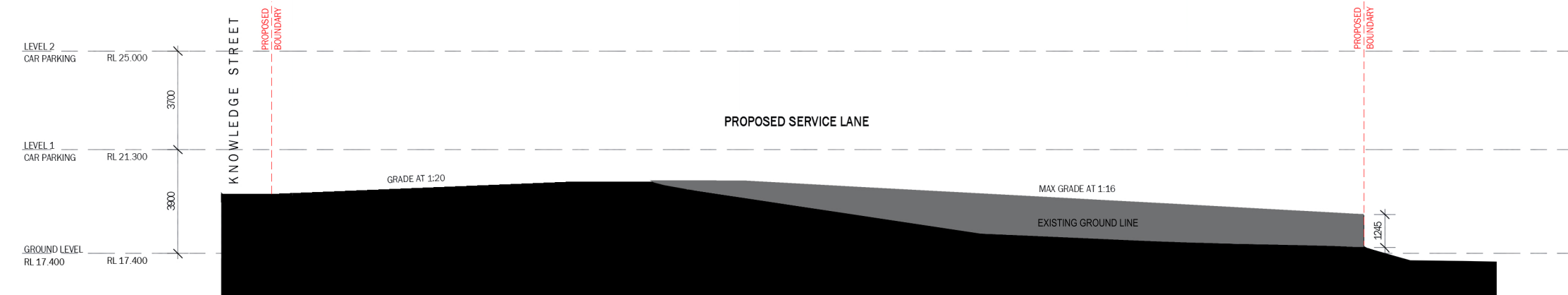
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BUILDING LONG SECTION

Scale @ A1 1: 200



SERVICE LANE LONG SECTION

Scale @ A1 1: 100



SECTION B

Scale @ A1 1:100

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0 2 4 10
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PROJECT
NORTH STAR
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DRAWING TITLE
BUILDING SECTIONS

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MK	CZ	
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-		1:100
Drawing No.	Revision	
6140.1S.05.002	H	

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DEVELOPMENT APPROVAL



E	Further Issues Response	10-12-22	CZ
D	Development Application	03-08-22	CZ
C	Prelodgement Updates	26-07-22	CZ
B	Preliminary DA Set	30-11-21	CZ
A	Preliminary DA Set	28-10-21	CZ
Revision	Description	Date	Initials

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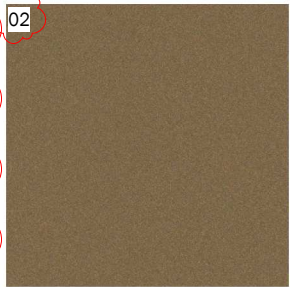
DRAWING TITLE

MATERIALS AND FINISHES SCHEDULE

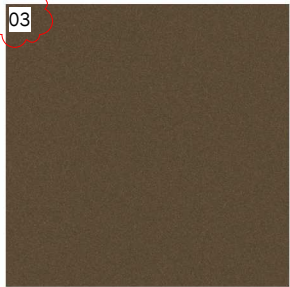
Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		
Drawing No.	Revision	
6140.1S.06.000	E	



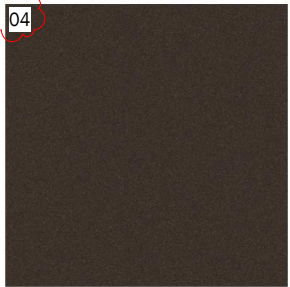
Painted Concrete slab edges
External vertical columns
Solid External walls



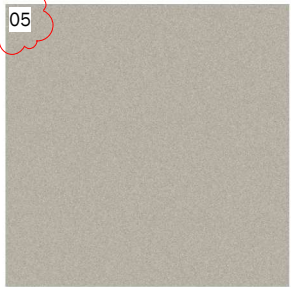
Vertical Screening perforated
infill panels



Window and Door Frames
Vertical Screening
Aluminium Louvres
Metal Cladding
Steel Entry Columns



Vertical Screening
Horizontal Sun Shading



Vertical Sun Shading



Ground Facade
Level 4 Northern Facade



Street Awnings
Metal Cladding

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LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1325

Date: 17/05/2023



Horizontal sun shades delineate levels and allow offsetting of podium screening patterns for greater visual interest- Polished Bronze finish

Secondary, more shallow vertical powdercoated aluminium blades - darker finish 'Dark Bronze'

Primary vertical powdercoated aluminium blades - Deeper profile for greater shadows and visual interest to facade - Lighter finish 'Medium Bronze'

Perforated powdercoated aluminium infill panels - Lighter finish - 'Sensational Champagne'

Note: Vertical blade screening to align with glazing frames confirmed through the Design Development phase



Perforated Metal screening to podium carpark. High quality Dulux metallic powdercoat colours create a sophisticated and visually striking facade

Vertical blades follow the curved edges of the facade to soften the building and further enhance the shape of the design aesthetic

Polished bronze street awnings and horizontal facade sunshading to podium levels offer high-end finishes and elegance to the street and adjoining public spaces



Non-reflective glass to the podium and tower to reduce glare within the adjacent green spine and future surrounding developments

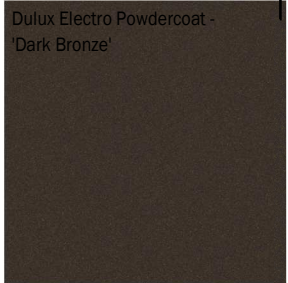
Operable windows allow opportunity for natural ventilation throughout the building



Perforated infill panels of carpark facade screening



Window and Door Frames
Vertical Screening
Aluminium Louvres
Metal Cladding
Steel Entry Columns



Secondary vertical blades and Horizontal Sun Shading to typical tower levels



Cascading and high-quality landscaping at the ground plane and podium terrace for increased connection to the natural environment and cohesive design response to public spaces while softening the built form

Revision	Description	Date	Initials
C	Further Issues Response	16-12-22	CZ
B	Development Application	03-08-22	CZ
A	Pre-Judgment Updates	19-07-22	CZ

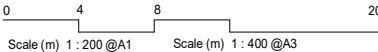
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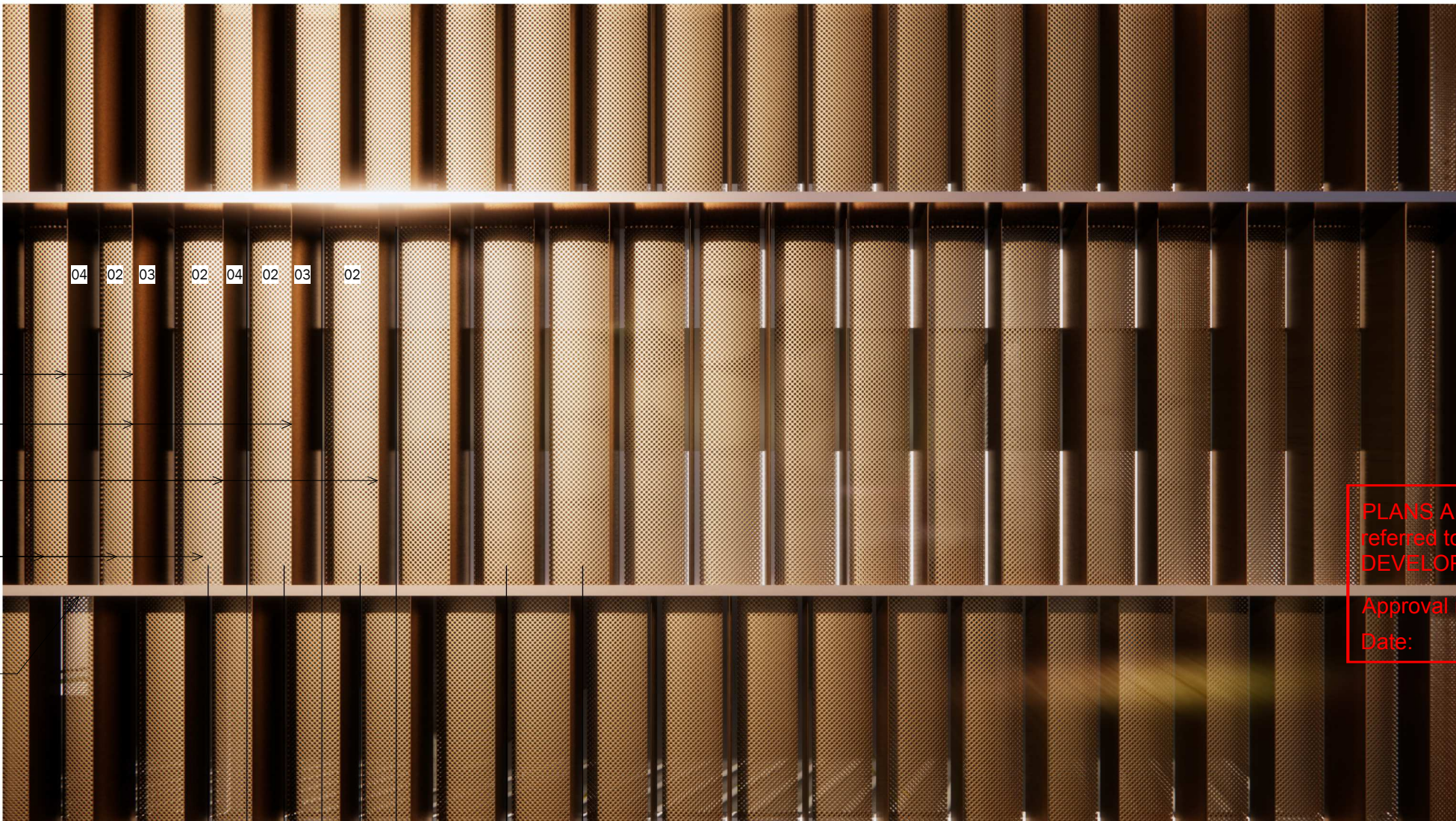
PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE
MATERIALS AND FINISHES SCHEDULE

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1

Drawing No.	Revision
6140.1S.06.001	C



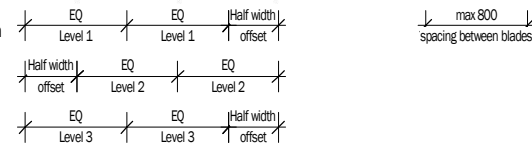
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03

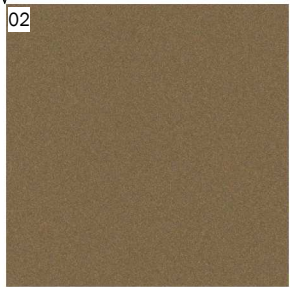
02

07

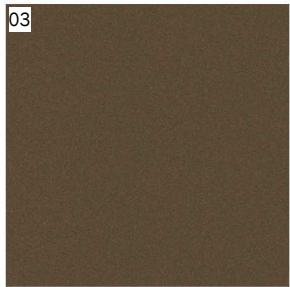
Screening pattern offset between levels by half width of vertical blade spacing



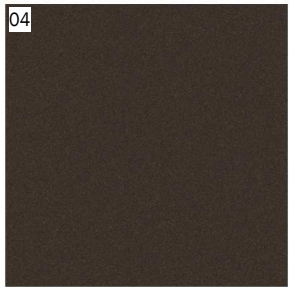
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External vertical columns
Solid External walls



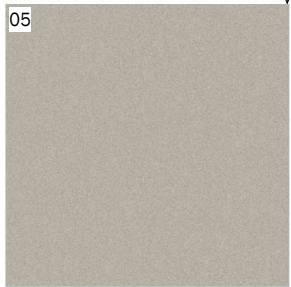
Vertical Screening perforated
infill panels



Window and Door Frames
Vertical Screening
Aluminium Louvres
Metal Cladding
Steel Entry Columns



Vertical Screening
Horizontal Sun Shading



Vertical Sun Shading



Ground Facade
Level 4 Northern Facade



Street Awnings
Metal Cladding

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Date: 17/05/2023



A	Futher Issues Response	16-12-22	CZ
Revision	Description	Date	Initials



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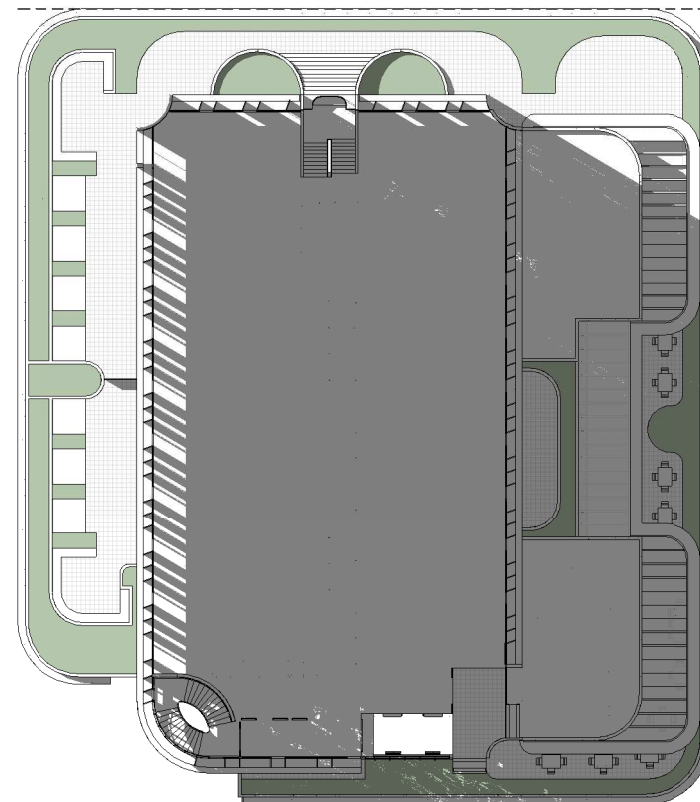
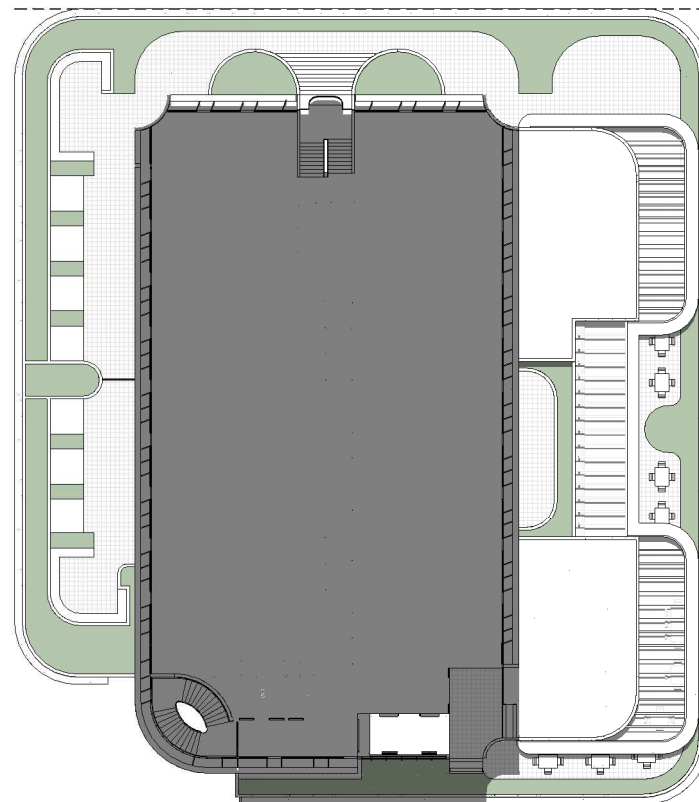
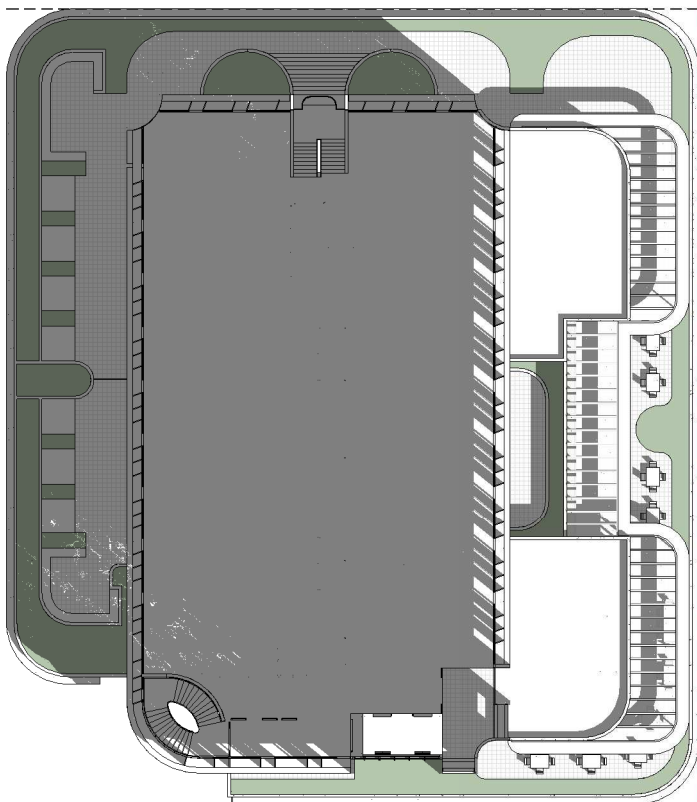
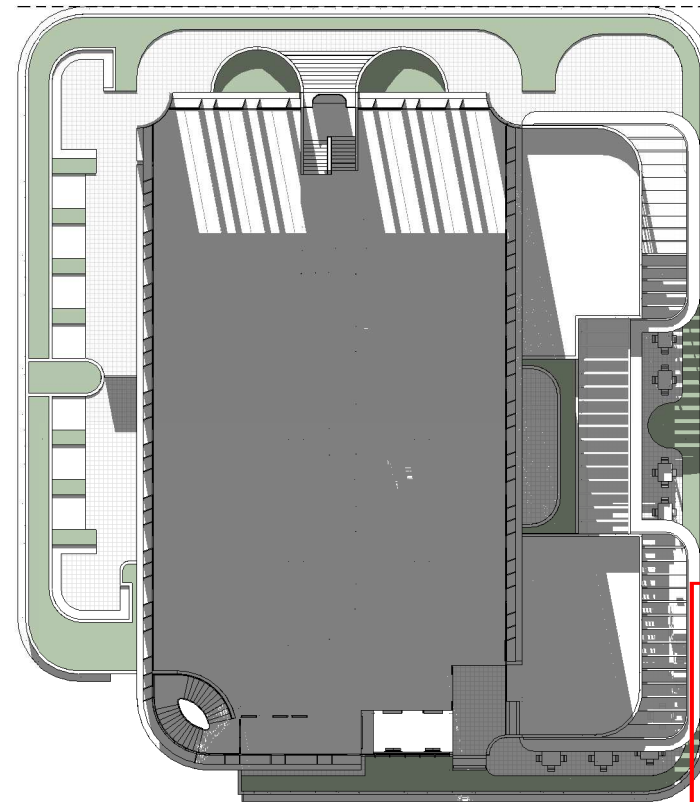
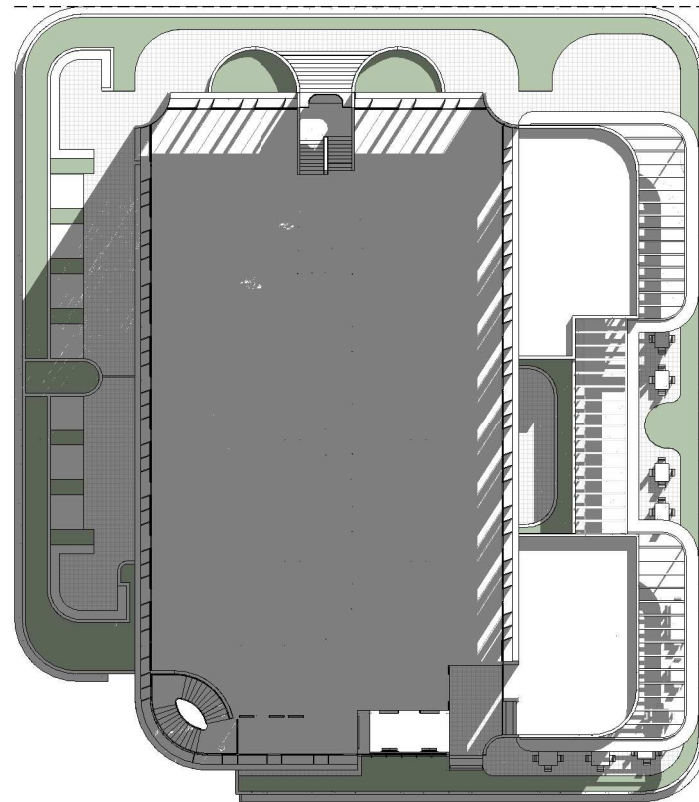
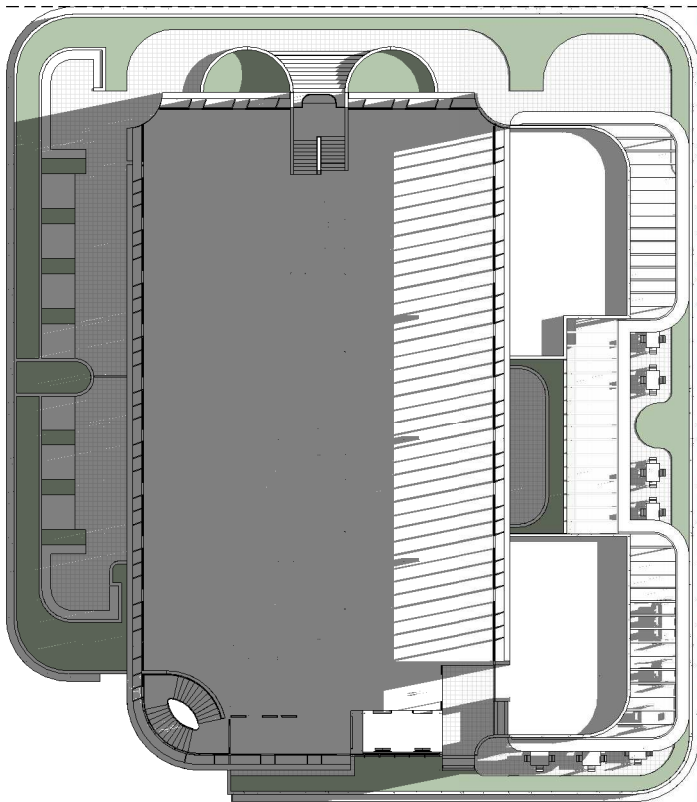
PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE

PODIUM SCREENING FINISHES

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1:1
Drawing No.	Revision	
6140.1S.06.002	A	



HTVS architects 3/08/2022 6:45:16 PM

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LEGEND

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1325

Date: 17/05/2023



B	Development Application	03-08-22	C2
A	Prelodgement Updates	19-07-23	C2
Revision	Description	Date	Initial



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MASTERPLANNING



0 5 10 25
Scale (m) 1: 250 @A1 Scale (m) 1: 500 @A3

PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

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DRAWING TITLE

**SUN STUDY - TYPICAL TOWER FLOOR
PLATE**

Project	Architect/Designer	Drawn By	Date Drawn
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MK CZ

MR	UZ
Checked	Date Checked Scale @ A1

Checked: _____ Date checked: _____ Serial #: _____

6140.1S.07.001

B



EASTERN FACADE OF TYPICAL FLOOR - **WINTER SOLSTICE 9AM** SOLAR PENETRATION

VERTICAL BLADES ON THE EXTERNAL FACADE ARE ANGLED AND SPACED TO MAXIMISE OPPORTUNITY FOR SOLAR PENETRATION THROUGHOUT WINTER. 9AM ON THE WINTER SOLSTICE SHOWS MINIMAL SHADOWING CAST BY THE SCREENING TO ASSIST WITH WARMING THE BUILDING THROUGHOUT THE COOLER MONTHS. INTERNAL WINDOW TREATMENTS WILL ASSIST WITH GLARE TO WORK SPACES WHILE ALLOWING THE WINTER SUN TO WARM THE BUILDING.



EASTERN FACADE OF TYPICAL FLOOR - **SUMMER SOLSTICE 9AM** SOLAR PENETRATION

VERTICAL BLADES ON THE EXTERNAL FACADE ARE ANGLED AND SPACED TO **MINIMISE SOLAR PENETRATION** THROUGHOUT **SUMMER**. 9AM ON THE SUMMER SOLSTICE SHOWS WIDE SHADOWING CAST BY THE SCREENING TO ASSIST WITH MAINTAINING A COMFORTABLE WORKING ENVIRONMENT TO THE BUILDING THROUGHOUT THE WARMER MONTHS WITHOUT RESTRICTING VIEWS TO THE OUTSIDE. OPERABLE LOUVRED WINDOWS ARE INCORPORATED ACROSS THE FACADE TO MAXIMISE OPPORTUNITY FOR **NATURAL VENTILATION**, PROMOTING A **HEALTHY WORK SPACE** AND ASSISTING WITH THE **PASSIVE COOLING** OF THE BUILDING.



NORTHERN FACADE OF TYPICAL FLOOR - **WINTER SOLSTICE 12PM** SOLAR PENETRATION

VERTICAL BLADES ON THE EXTERNAL FACADE ARE ANGLED AND SPACED TO MAXIMISE OPPORTUNITY FOR SOLAR PENETRATION THROUGHOUT WINTER. 12PM ON THE WINTER SOLSTICE SHOWS A CONSISTENT AREA OF DIRECT SUNLIGHT WARMING THE BUILDING THROUGH THE FACADE GLAZING. SHADOWING CAST BY THE SCREENS ARE MINIMAL THROUGHOUT THE COURSE OF THE DAY TO ASSIST WITH WARMING THE BUILDING THROUGHOUT THE COOLER MONTHS. INTERNAL WINDOW TREATMENTS WILL ASSIST WITH GLARE TO WORK SPACES WHILE ALLOWING THE WINTER SUN TO WARM THE BUILDING.



NORTHERN FACADE OF TYPICAL FLOOR - **SUMMER SOLSTICE 12PM** SOLAR PENETRATION

VERTICAL BLADES ON THE EXTERNAL FACADE ARE ANGLED AND SPACED TO MINIMISE SOLAR PENETRATION THROUGHOUT SUMMER. 12PM ON THE SUMMER SOLSTICE SHOWS THE FACADE IS **COMPLETELY SHADED** FROM DIRECT SUNLIGHT TO ASSIST IN **KEEPING THE BUILDING COOL**. SHADOWING CAST BY THE SCREENS ARE PROTECTING THE EXTERNAL GLAZING OF THE FACADES AND OPERABLE LOUVRES ALLOW **NATURAL VENTILATION** TO HELP COOL THE BUILDING THROUGHOUT SUMMER.



WESTERN FACADE OF TYPICAL FLOOR - WINTER SOLSTICE 3PM SOLAR PENETRATION

THE LOW AZIMUTH OF THE WINTER SOLSTICE MEANS THE WESTERN FACADE IS ONLY JUST STARTING TO SEE THE SUN AT 3PM. THE NORTHERN FACADE REMAINS THE PRIMARY ELEVATION FOR SOLAR PENETRATION ON THE WINTER SOLSTICE. SUNLIGHT THROUGHOUT THE DAY IS MAXIMISED TO ASSIST IN MAINTAINING A COMFORTABLE WORKING ENVIRONMENT DURING THE COOLER MONTHS.



WESTERN FACADE OF TYPICAL FLOOR - **SUMMER SOLSTICE 3PM** SOLAR PENETRATION

VERTICAL BLADES ON THE EXTERNAL FACADE ARE ANGLED AND SPACED TO MINIMISE SOLAR PENETRATION THROUGHOUT SUMMER. BY 3PM ON THE SUMMER SOLSTICE, THE SUN IS BEGINNING TO ROTATE FURTHER AROUND THE BUILDING. THE DEPTH AND SLIGHT ANGLE OF THE FACADE SCREENING PROVIDE WIDE AREAS OF SHADING TO THE GLAZING AS THE SUN BEGINS TO SET. **KEEPING THE BUILDING COOL** THROUGHOUT MOST OF THE TYPICAL WORK DAY. THE SLIGHT ANGLE AND SPACING OF THE BLADES MEAN THERE IS MINIMAL IMPACT ON ANY **VIEWS TO THE OUTSIDE**. FURTHER IMPROVING THE WORKING ENVIRONMENT WITHIN THE BUILDING.

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LEGEND

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2022/1325

Date: 17/05/2023

B	Development Application	83-08-22	CZ	
A	Pre-lodgement updates	19-07-22	CZ	
Revision	Description	Date	Initial	

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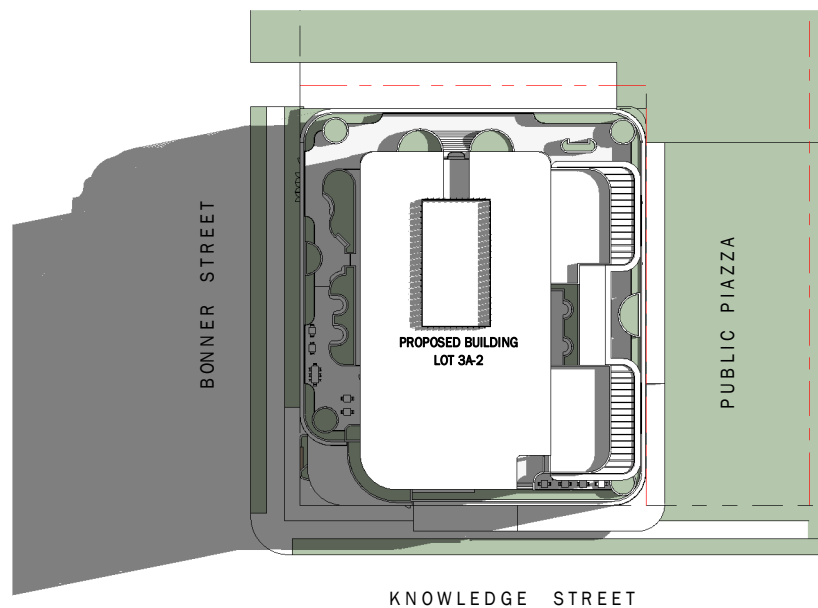
PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

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GOLD COAST 888 TRUST

DRAWING TITLE

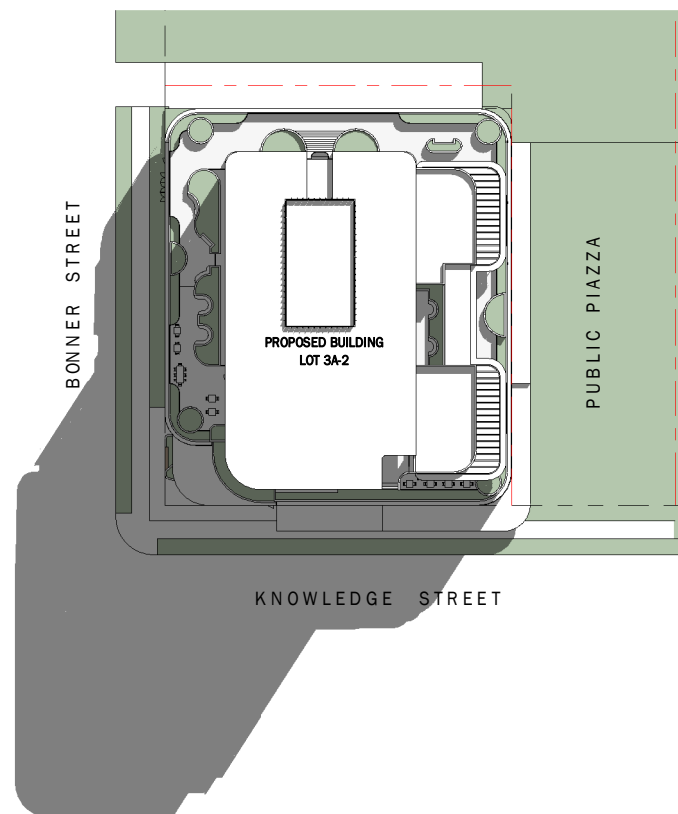
SUN STUDY - TYPICAL TOWER FACADE

Project	Architect/Designer	Drawn By	Date Drawn
MK		CZ	
Checked		Date Checked	Scale @ A1
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Drawing No.	Revision		
6140.1S.07.002	B		



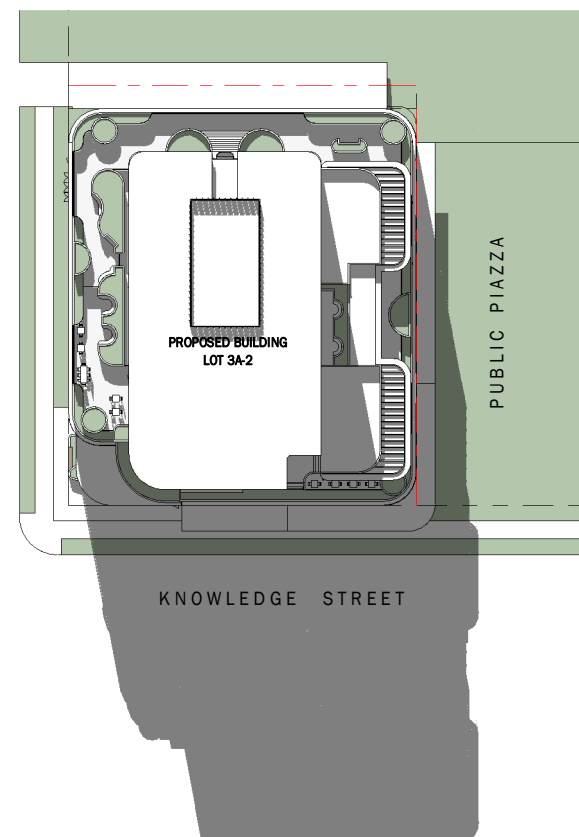
Shadow Diagram Winter 9am

Scale @ A1 1:500



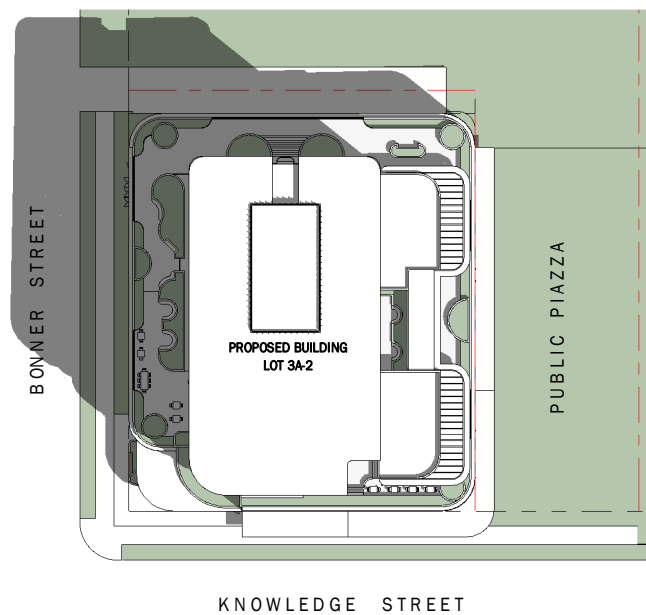
Shadow Diagram Winter 12pm

Scale @ A1 1:500



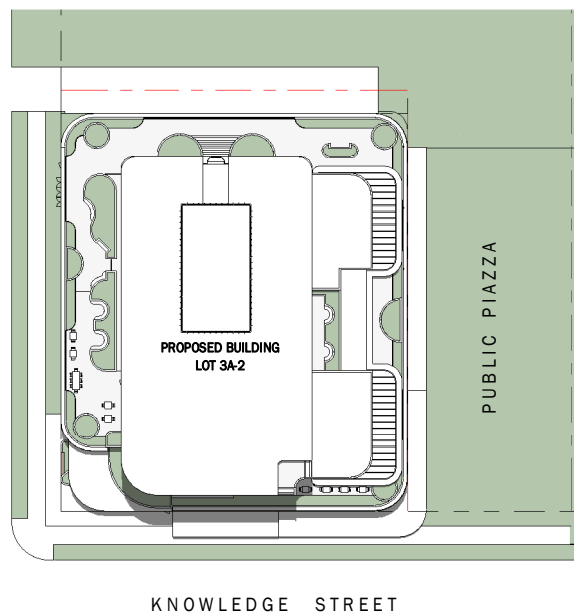
Shadow Diagram Winter 3pm

Scale @ A1 1 : 500



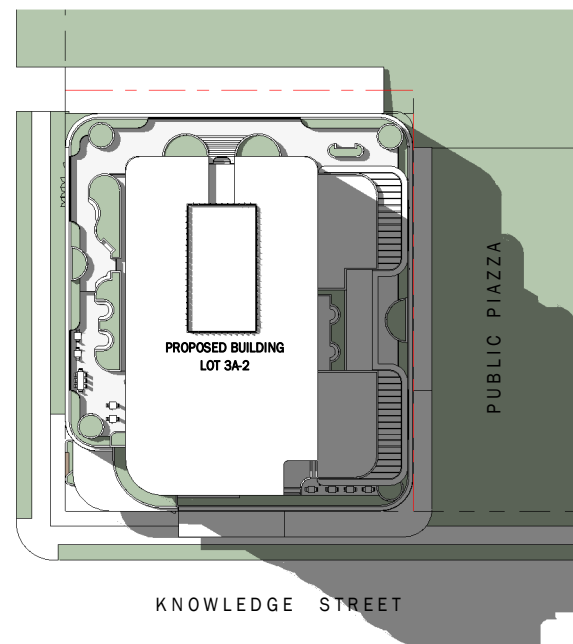
Shadow Diagram Summer 9am

Scale @ A1 1:500



Shadow Diagram Summer 12pm

Scale @ A1 1: 500



Shadow Diagram Summer 3pm

Scale @ A1 1 : 500

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Approval no: DEV2022/1325
Date: 17/05/2023

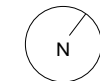


C	Futher Issues Response	16-12-22	CZ
B	Development Application	03-08-22	CZ
A	Prelodgement Updates	28-07-22	CZ
D	Prelodgement Updates	16-07-22	CZ

Revision	Description	Date	Initials
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INTERIORS .
ENVIRONMENT .
MASTERPLANNING .



0 10 20 50
Scale (m) 1 : 500 @A1 Scale (m) 1 : 1000 @A3

PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

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EXTERNAL SHADOW DIAGRAMS

Project Architect/Designer	Project No.	Date Drawn
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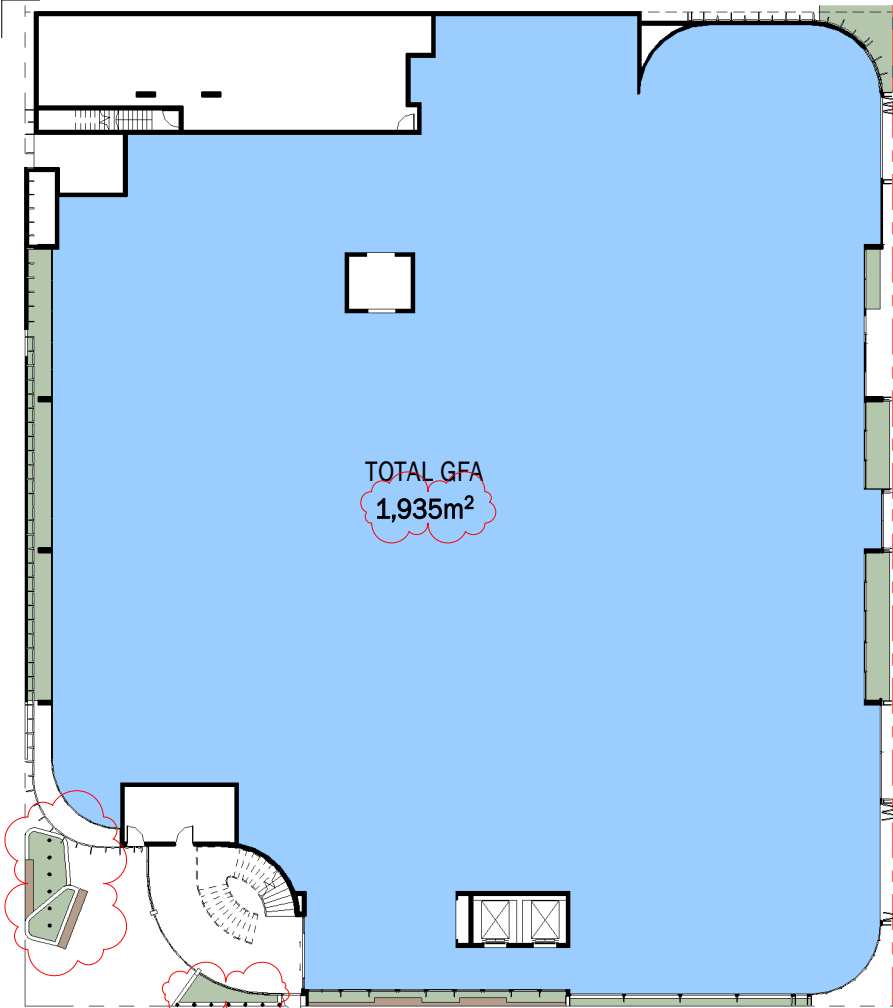
Project Architect/Designer	Drawn By	Date Drawn
MM	07	

MK	CZ

Checked	Date Checked	Scale @ A1
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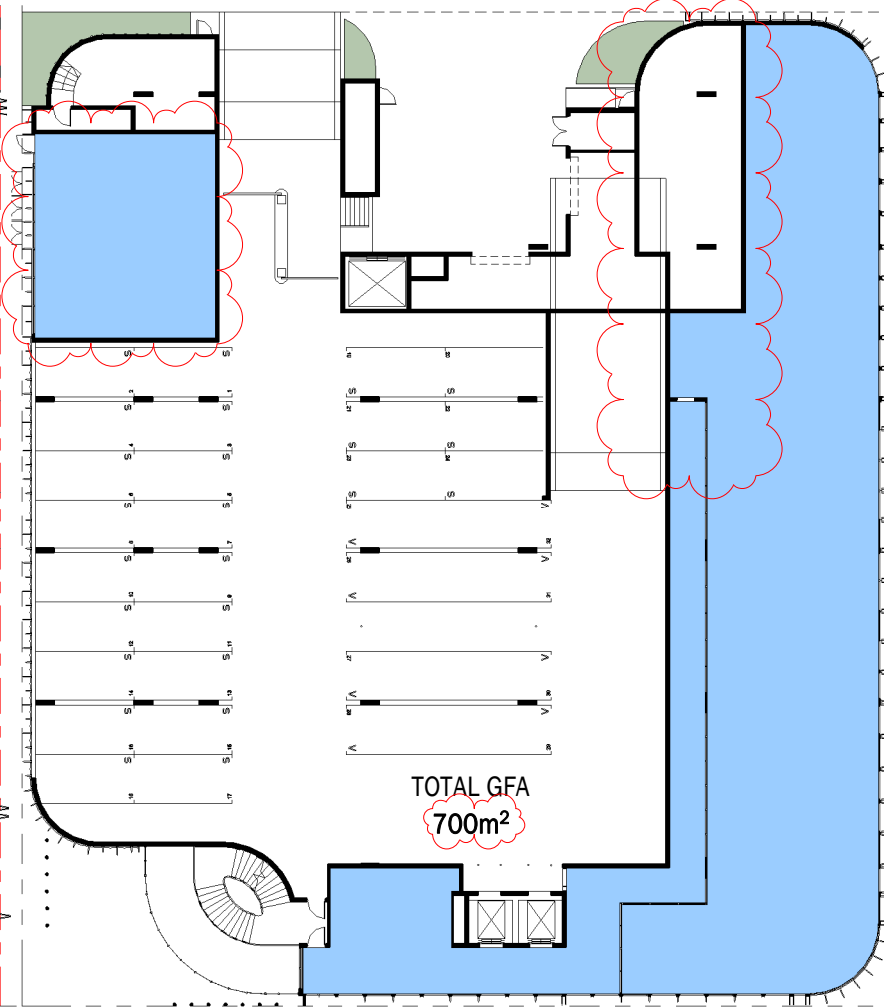
Drawing No.	Revision
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6140.1S.07.003 C



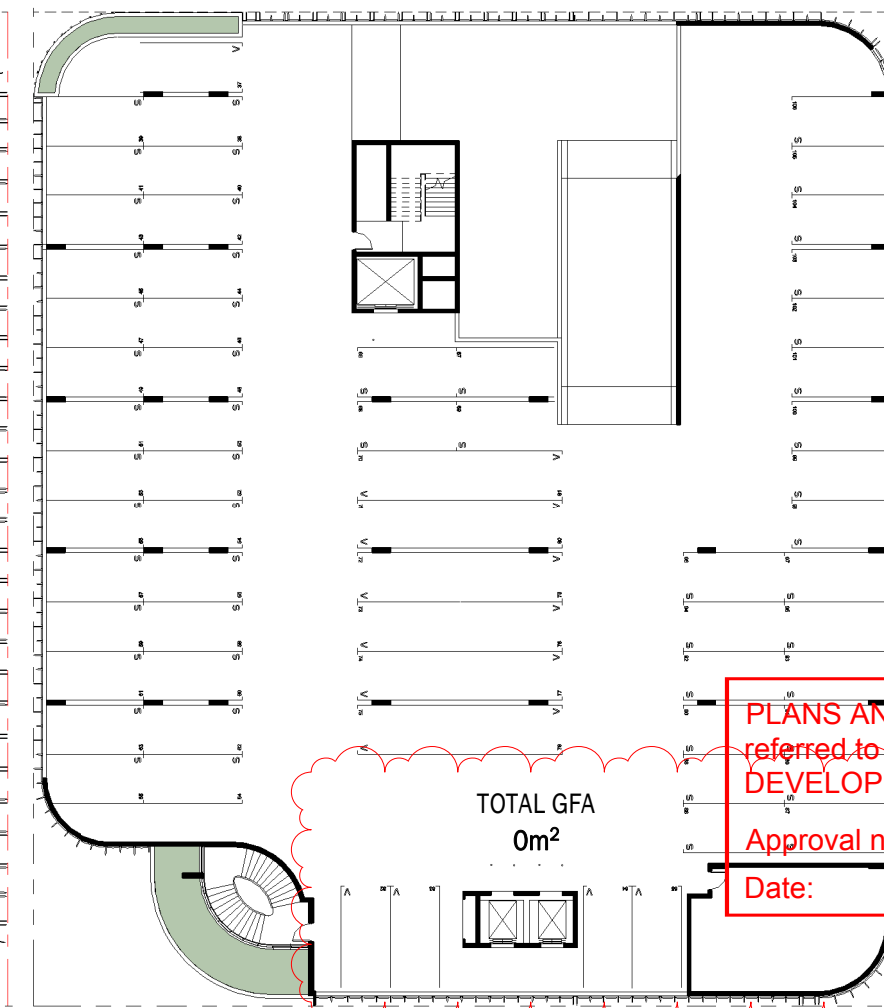
GROUND LEVEL AREA PLAN

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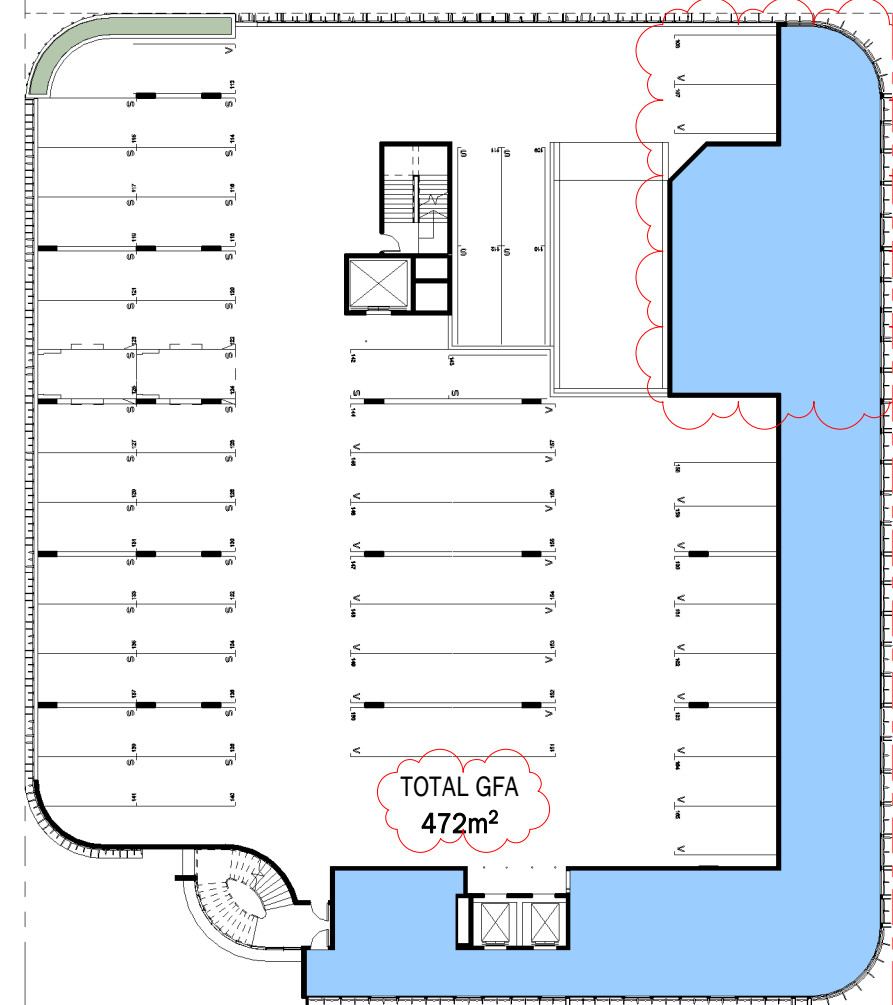
LEVEL 1 AREA PLAN

Scale @ A1 1:200



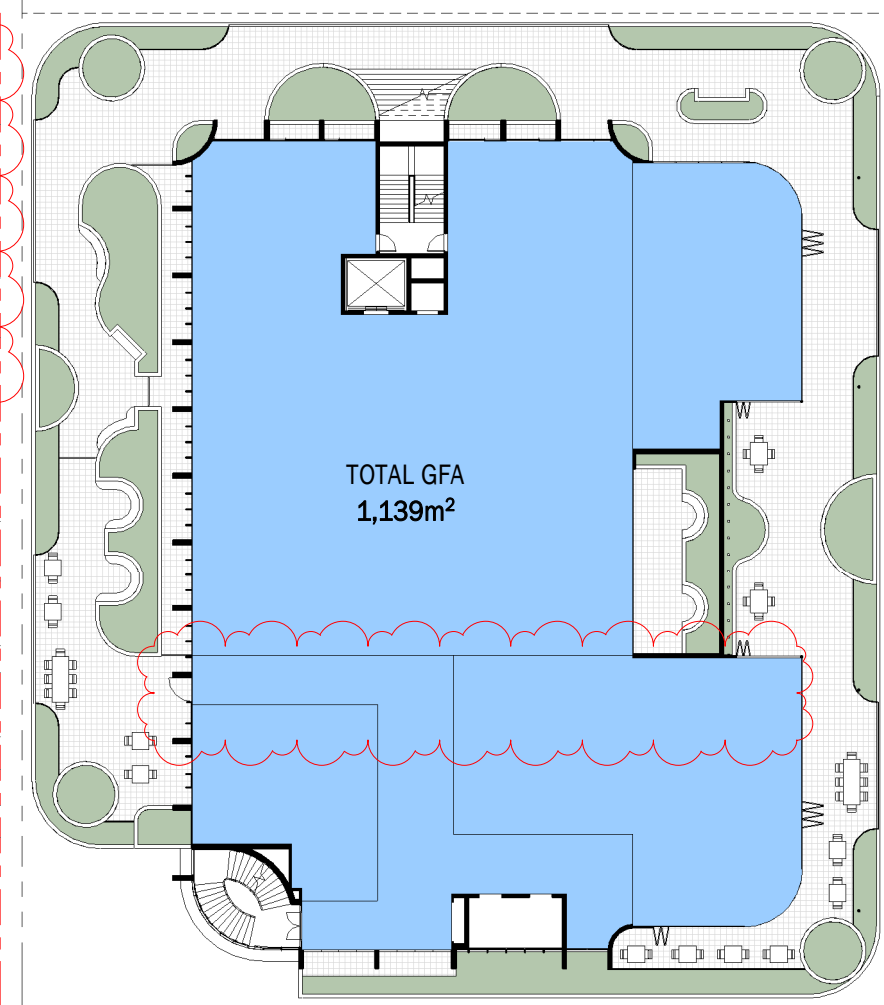
LEVEL 2 AREA PLAN

Scale @ A1 1:200



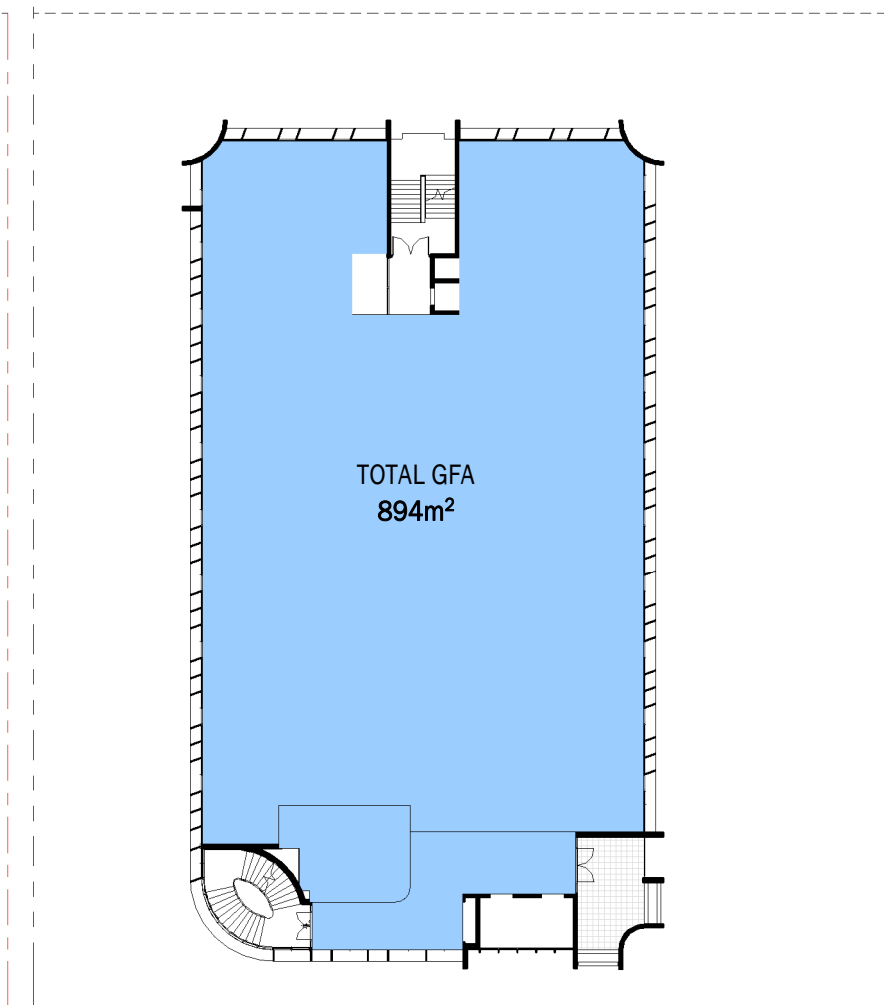
LEVEL 3 AREA PLAN

Scale @ A1 1:200



LEVEL 4 AREA PLAN

Scale @ A1 1:200



LEVEL 5 - 10 AREA PLAN

Scale @ A1 1:200

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LEGEND

■ DENOTES AREAS INCLUDED IN GFA CALCULATIONS

CALCULATED GFA

GROUND FLOOR:	1,935m ²
LEVEL 1:	700m ²
LEVEL 2:	0m ²
LEVEL 3:	472m ²
LEVEL 4:	1,139m ²
LEVEL 5:	883m ²
LEVELS 6-9:	3,576m ²
LEVEL 10:	865m ²
TOTAL CALCULATED GFA	9,570m ²

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1325
Date: 17/05/2023



K	Further Issues Response	16-12-22	CZ
J	Development Application	03-08-22	CZ
I	Prelodgement Updates	26-07-22	CZ
H	Prelodgement Updates	19-07-22	CZ
G	Amended Rooftop	22-06-22	CZ
F	Amended Site Boundaries	28-03-22	CZ
E	Preliminary DA Set	08-11-21	CZ
D	Preliminary DA Set	28-10-21	CZ
C	Concept Design	11-10-21	CZ
B	Concept Design	23-09-21	CZ
A	General Amendments	02-08-21	CZ

Revision	Description	Date	Initials
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0 2 4 10
Scale (m) 1:100 @A1 Scale (m) 1:200 @A3

PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

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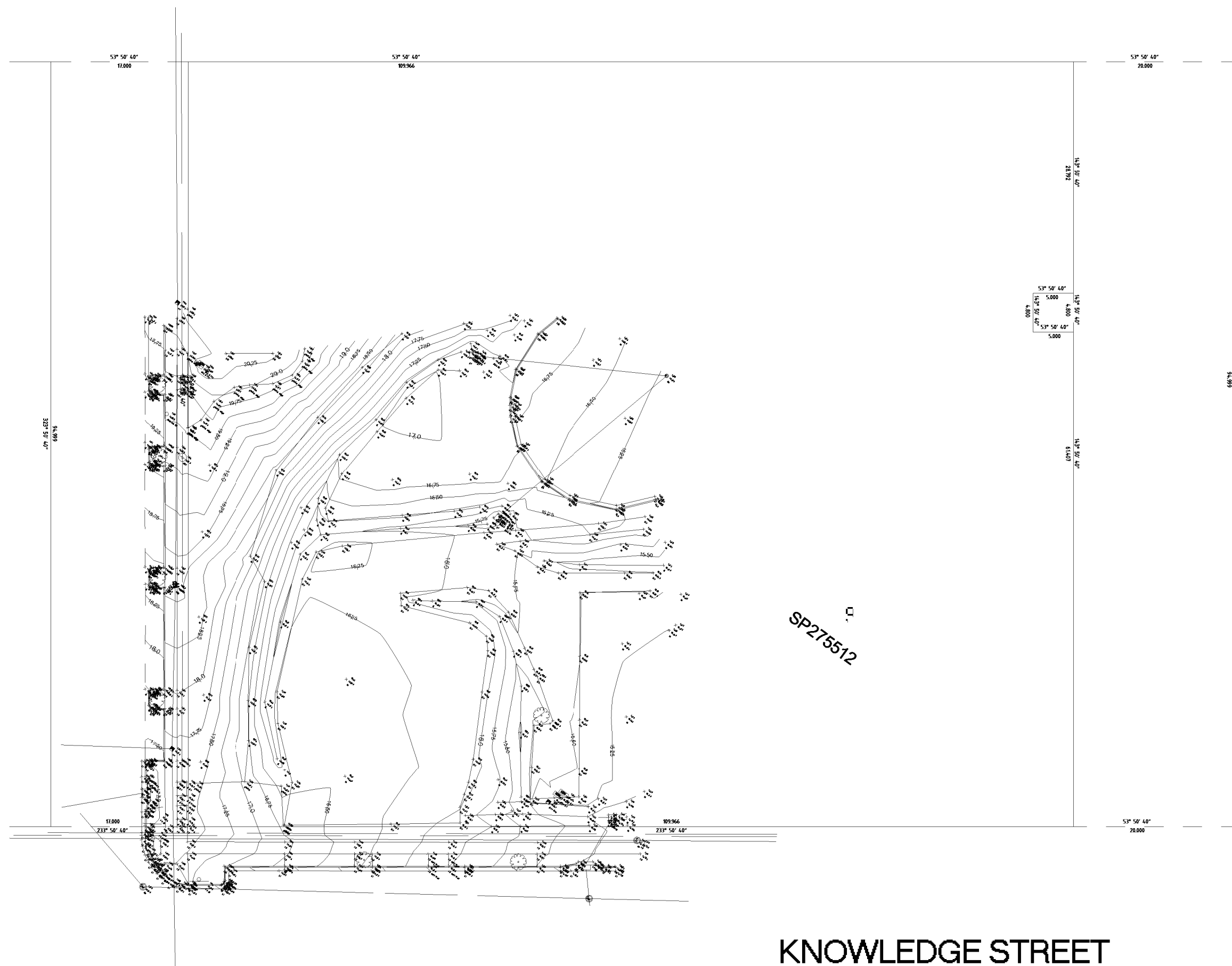
DRAWING TITLE
AREA CALCULATION PLANS

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1

Drawing No. 6140.1S.09.001
Revision As indicated

K

NEXUS STREET



KNOWLEDGE STREET

SURVEY PLAN

Scale @ A1 1 : 250

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Approval no: DEV2022/1325
Date: 17/05/2023

C	Development Application	03-08-22	CZ
B	Preliminary DA Set	28-10-21	CZ
A	Concept Design	05-10-21	CZ
Reviewing Authority Decision			



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ARCHITECTURE .
INTERIORS .
ENVIRONMENT .
MASTERPLANNING .



PROJECT
NORTH STAR
LOT 3A-2 CORNER OF KNOWLEDGE AND
BONNER STREET, GCHKP

CLIENT
GOLD COAST 888 TRUST

DRAWING TITLE

SURVEY PLAN

Project Architect/Designer	Drawn By	Date Drawn
MK	CZ	
Checked	Date Checked	Scale @ A1
-		1 : 250
Drawing No.	Revision	
6140.1S.09.100	C	