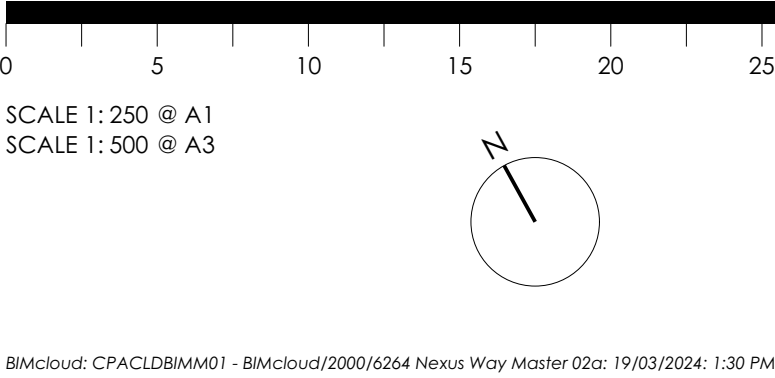




1 SITE PLAN
SCALE 1:250 @ A1
SCALE 1:500 @ A3

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PLANS AND DOCUMENTS
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Approval no: DEV2020/1133/10
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02 DA MINOR MODIFICATION	19/03/2024	CNW	SI	MT
01 DA ISSUE	09/02/21	MB	DW	MT
A PRELIMINARY ISSUE	14/12/20	MB	DW	MT
ISSUE PURPOSE	DATE	D	C	A

STATUS

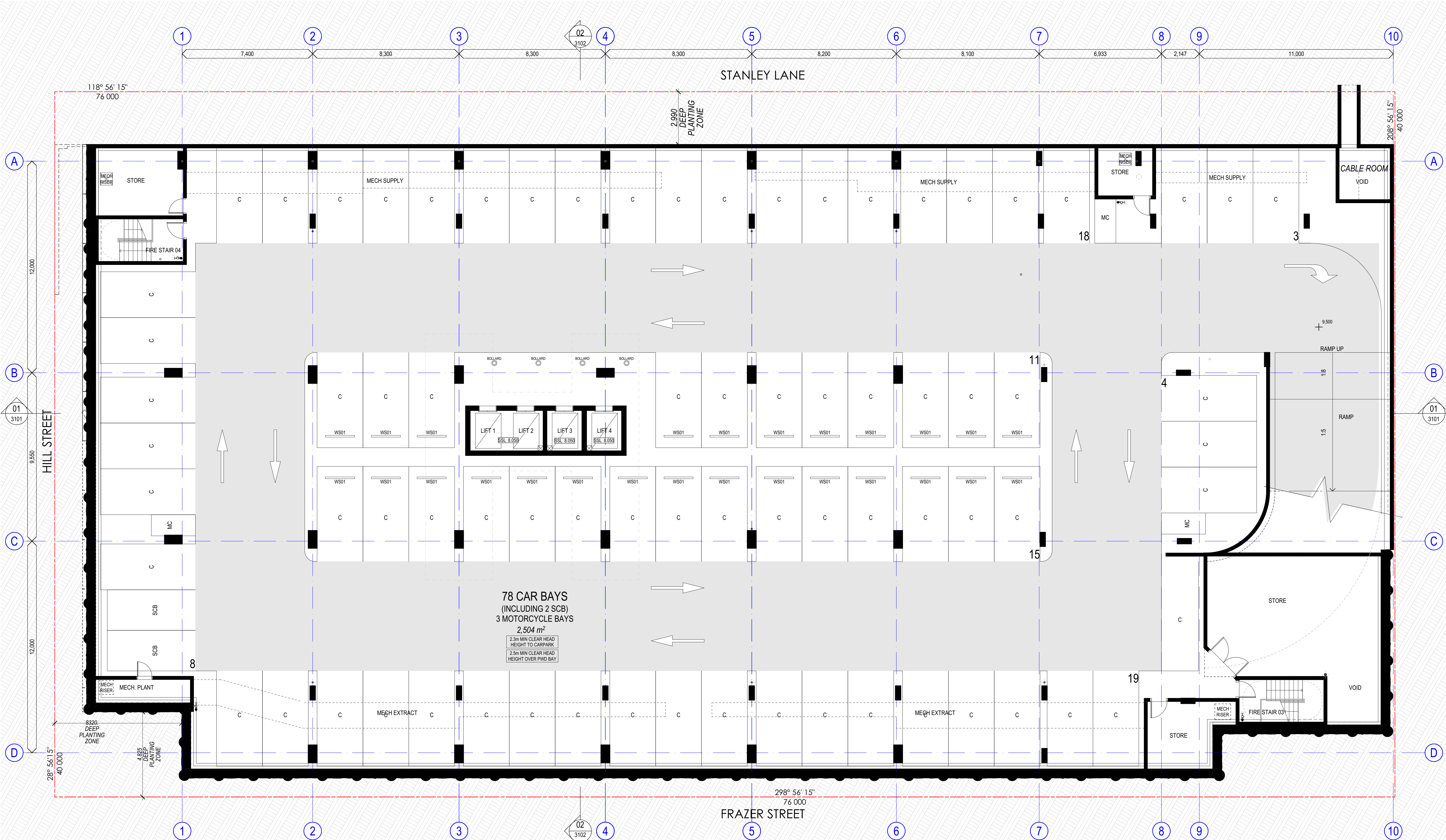
MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

DRAWING TITLE
SITE PLAN

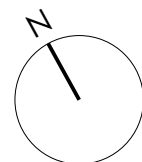
JOB No
6264

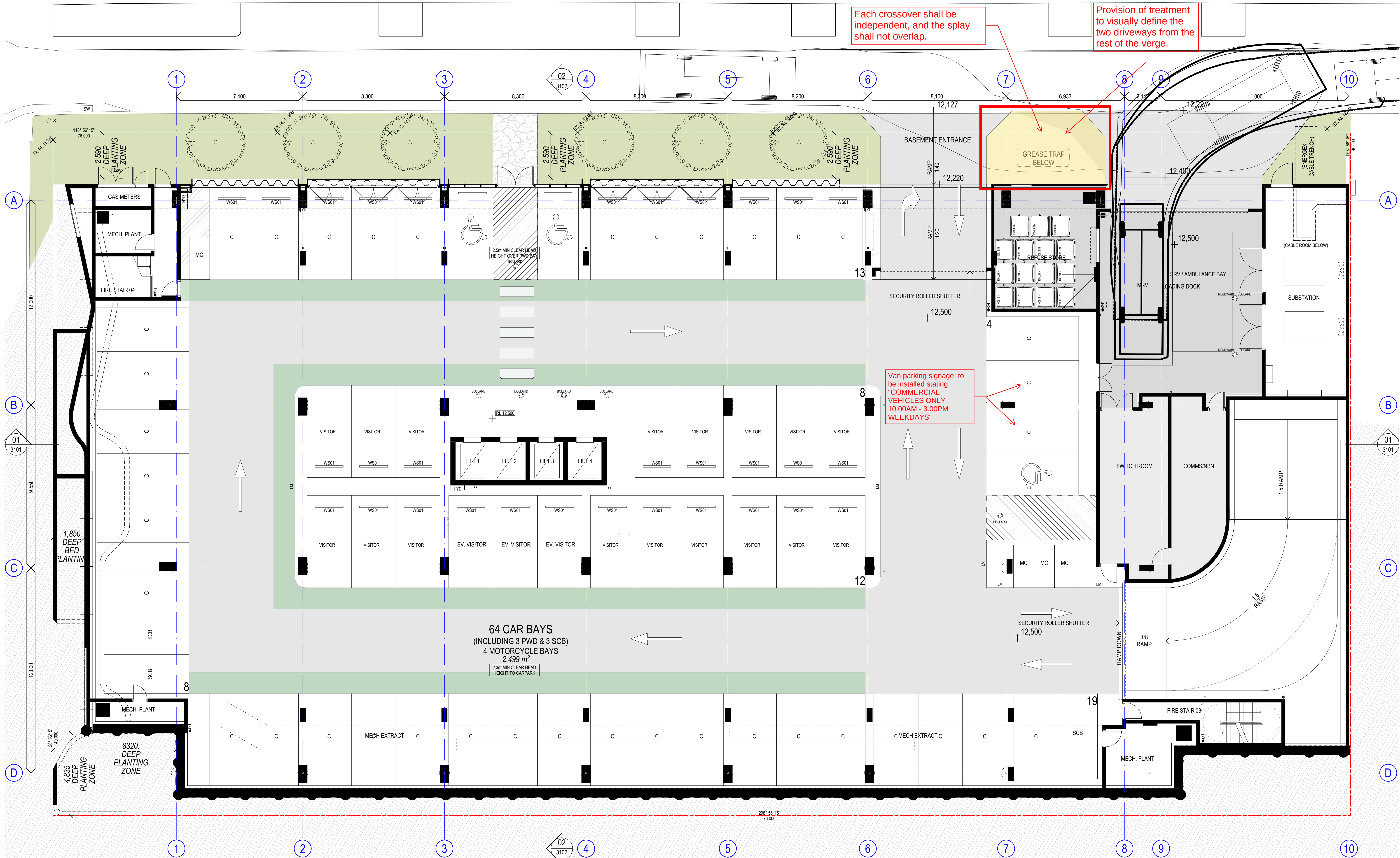
DRAWING No
CD1001

ISSUE
02

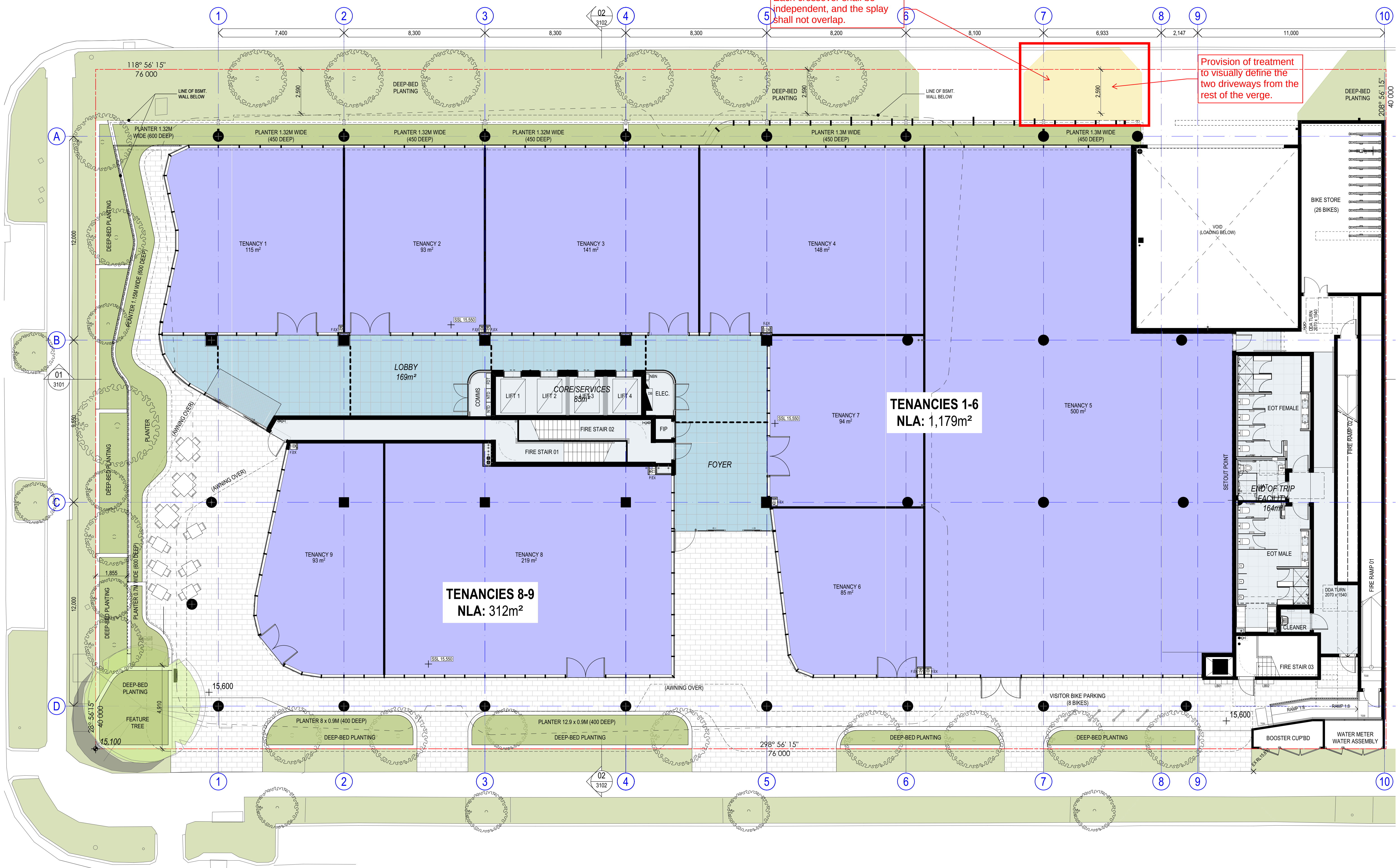


1 FLOOR PLAN - BASEMENT
SCALE 1:100 @ A1
SCALE 1:200 @ A3



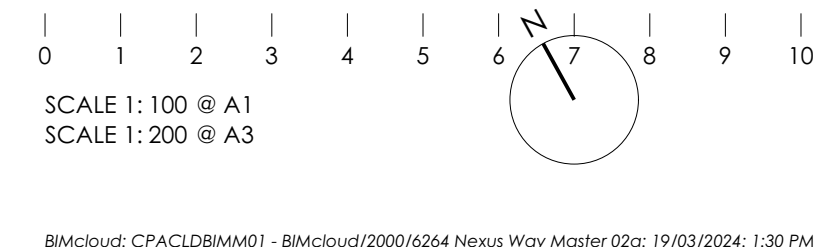


1 FLOOR PLAN - LOWER GROUND
SCALE 1:100 @ A1
SCALE 1:200 @ A3



1 FLOOR PLAN - GROUND FLOOR
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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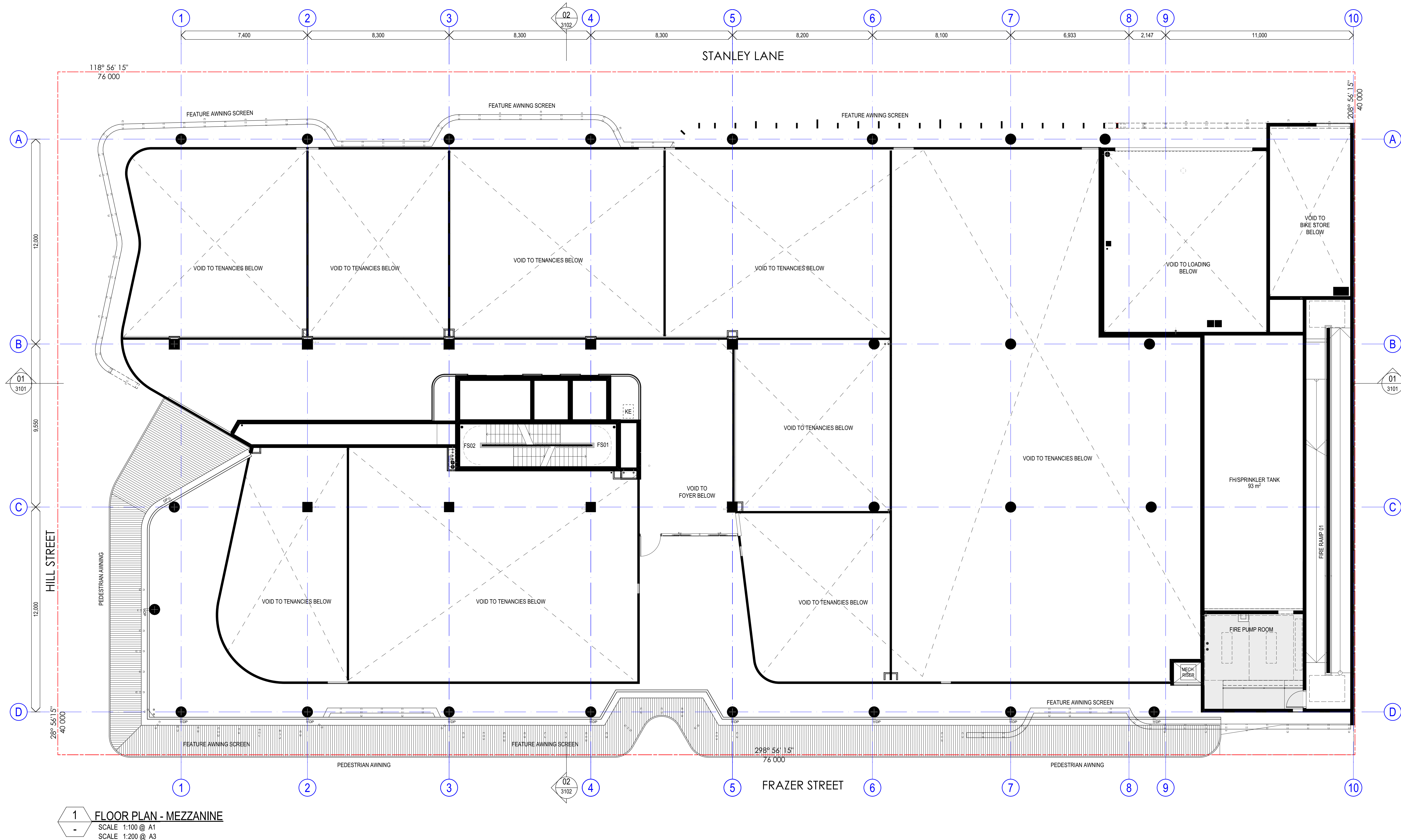
AMENDED IN RED
By: Tiana Hill
Date: 11 April 2024


PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT
ISSUE PURPOSE		DATE	D.	C.	A.

STATUS

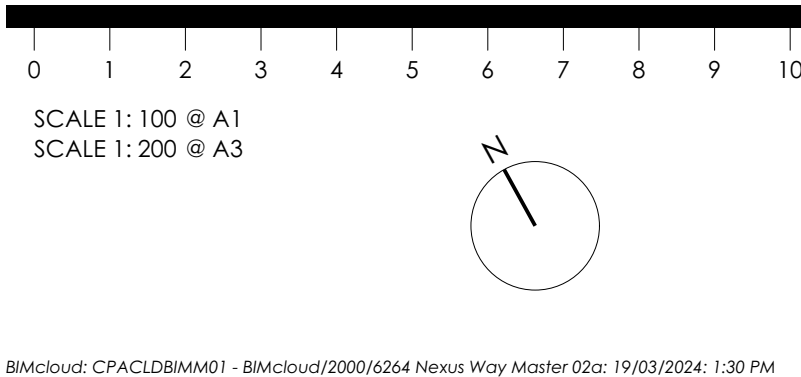
MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT
DRAWING TITLE
FLOOR PLAN - GROUND FLOOR
JOB No 6264
DRAWING No SD2011
ISSUE 05



1 FLOOR PLAN - MEZZANINE
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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Queensland
Government

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A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT
ISSUE PURPOSE	DATE	D	C	A	

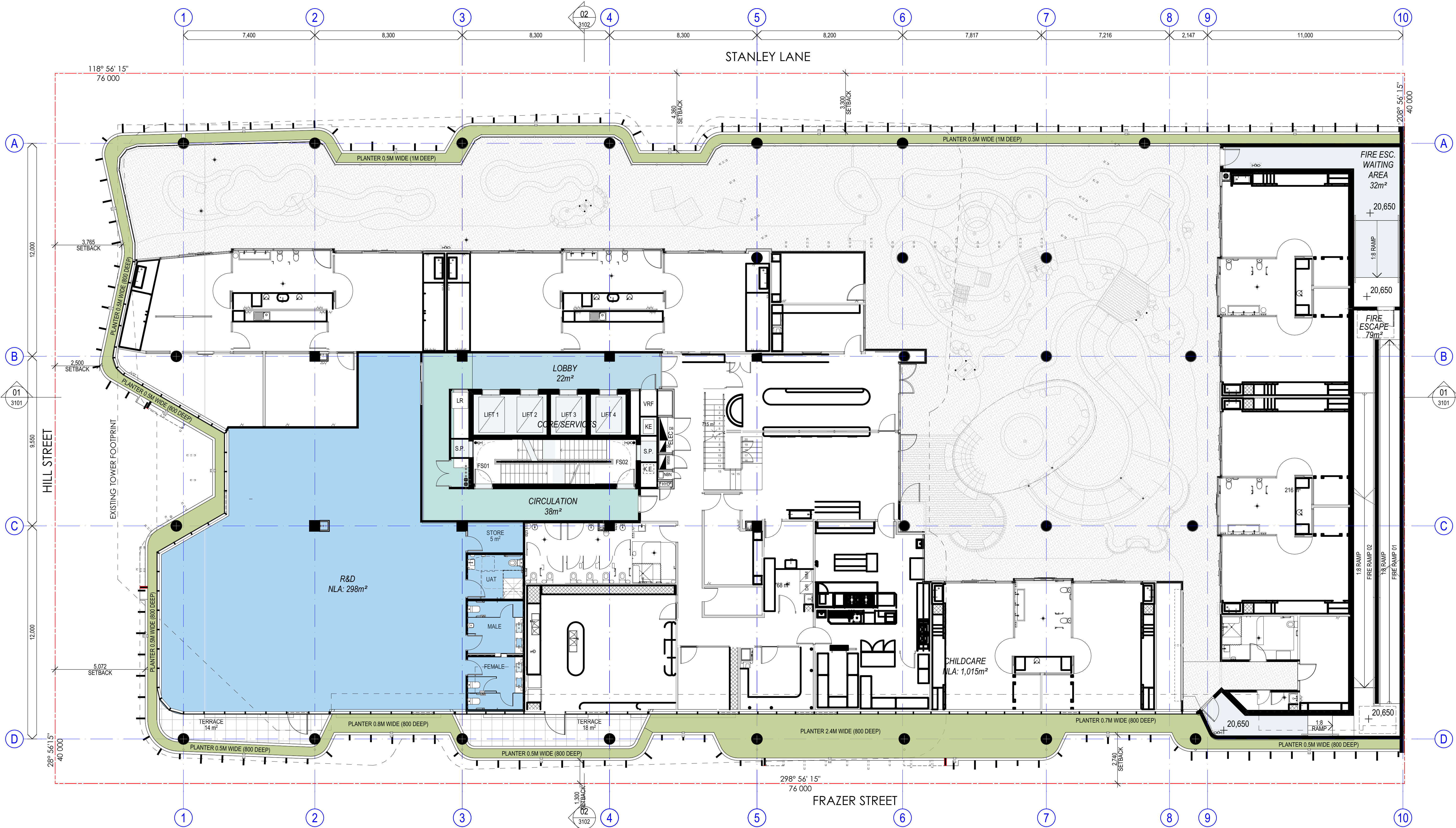
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MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

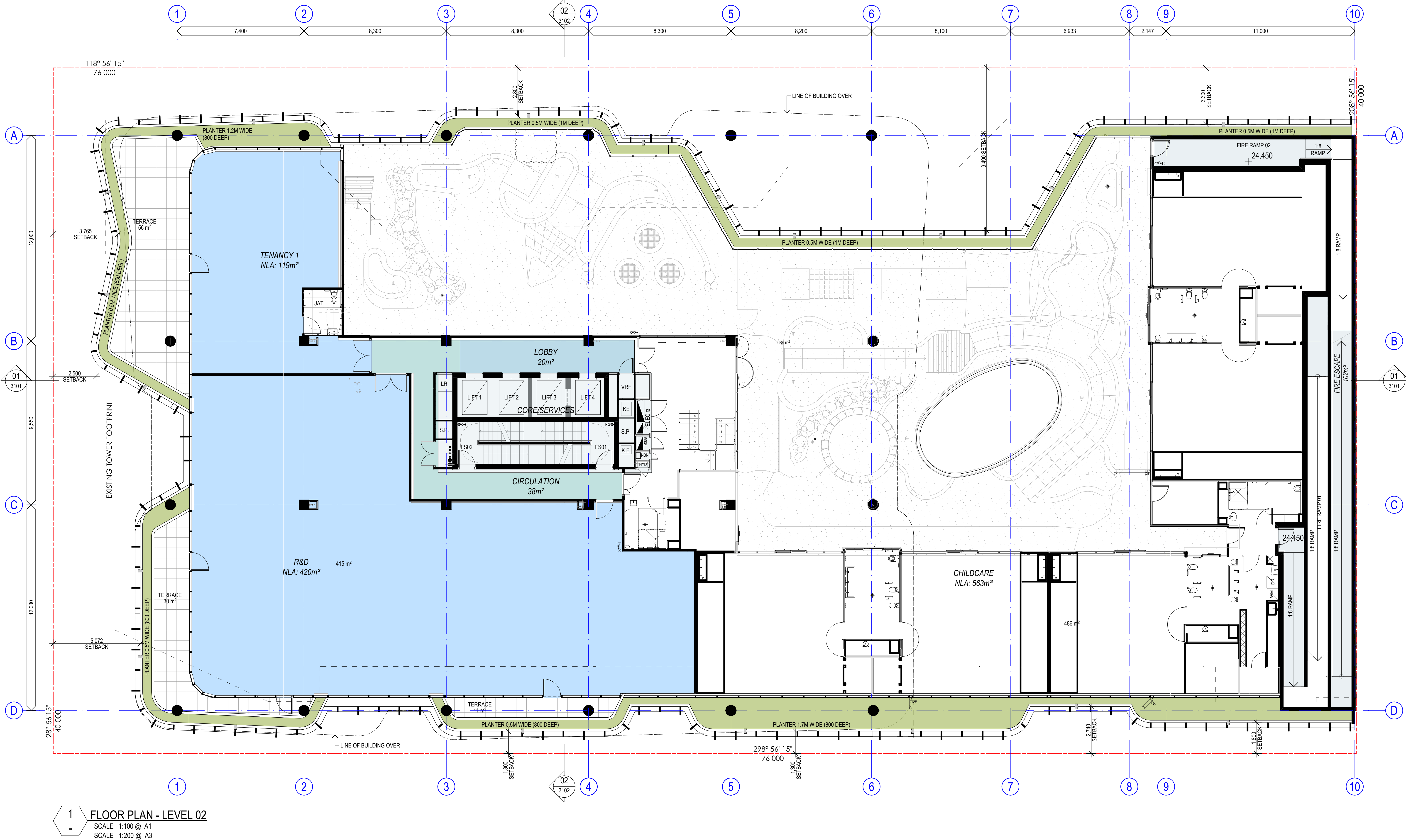
DRAWING TITLE
FLOOR PLAN - MEZZANINE

JOB No 6264
DRAWING No SD2011.M
ISSUE 05



1 FLOOR PLAN - LEVEL 01
SCALE 1:100 @ A1
SCALE 1:200 @ A3





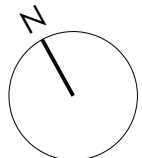
1 FLOOR PLAN - LEVEL 02
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1: 100 @ A1
SCALE 1: 200 @ A3



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ISSUE PURPOSE	DATE	D	C	A	

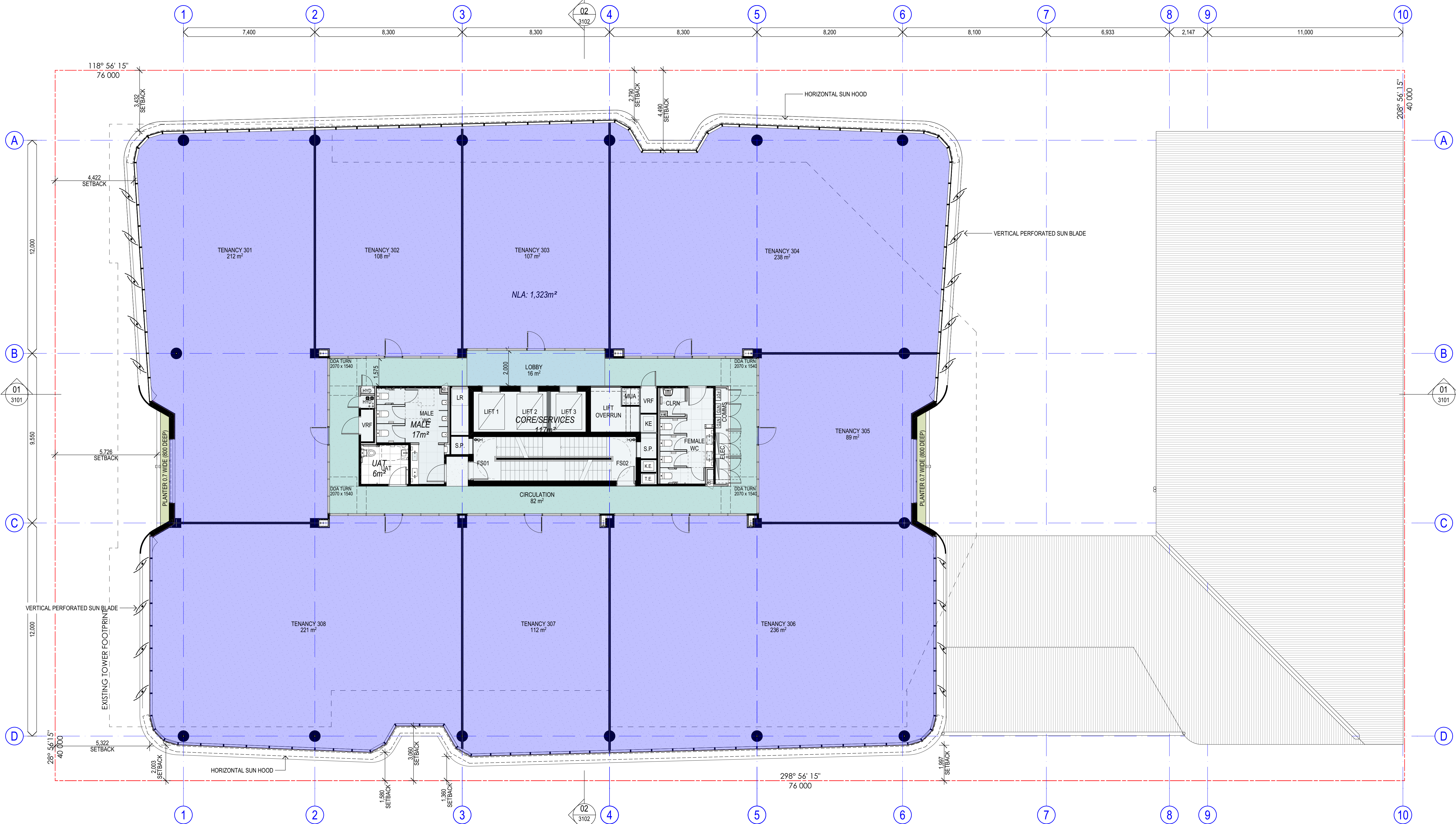
STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

DRAWING TITLE
FLOOR PLAN - LEVEL 02

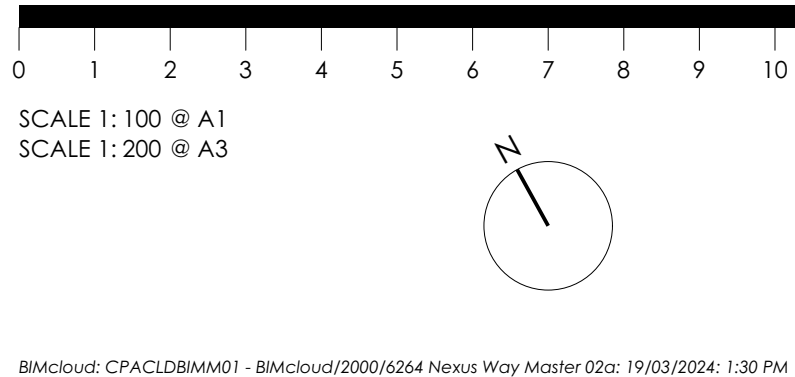
JOB No 6264
DRAWING No SD2013
ISSUE 05



1 FLOOR PLAN - LEVEL 03
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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03	DA MINOR MODIFICATION	08/11/2023	CNW	SI	MT
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ISSUE PURPOSE	DATE	D	C	A	

STATUS

MIXED USE DEVELOPMENT

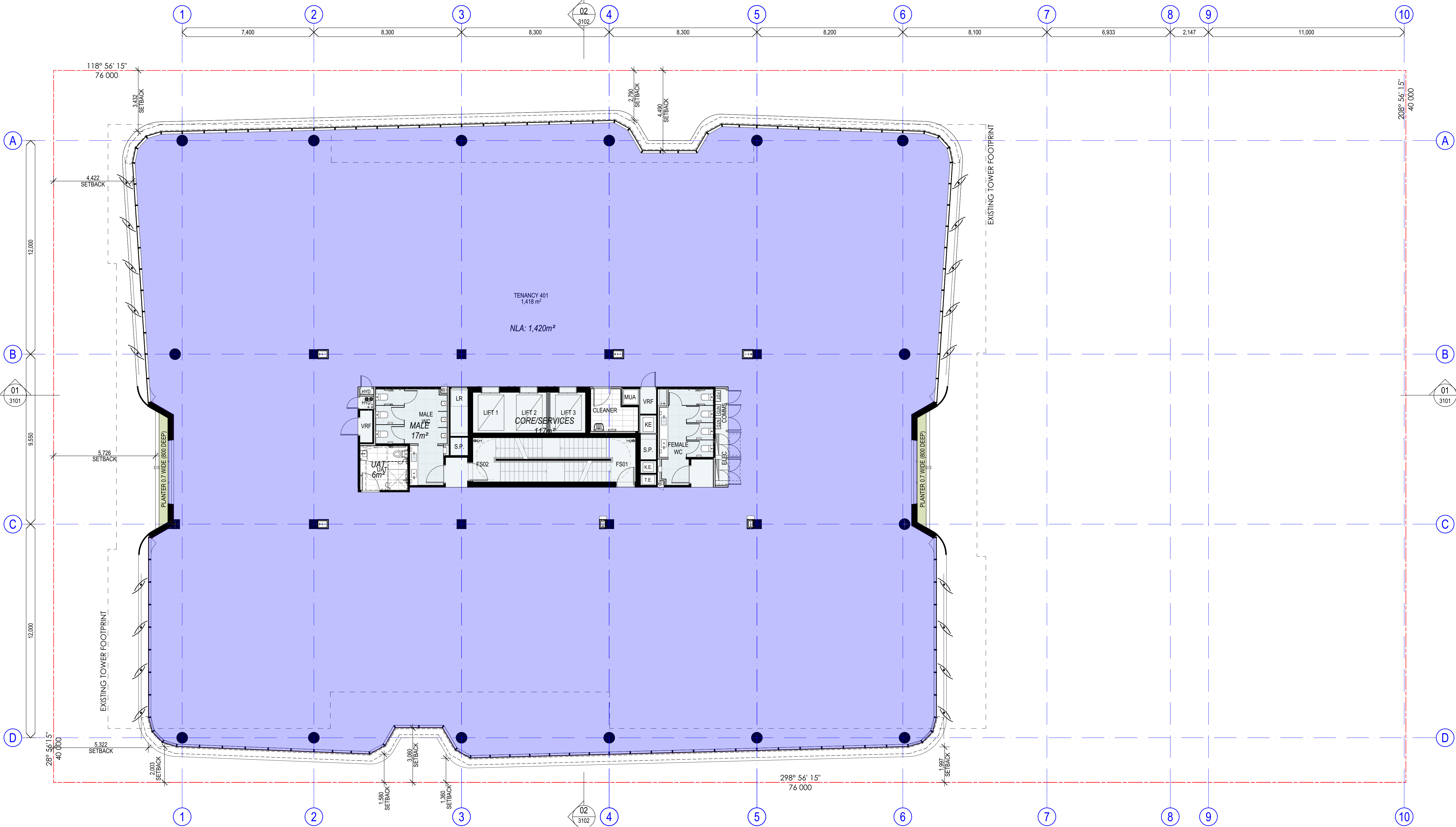
9 NEXUS WAY, GOLD COAST

CLIENT - EVANSBUILT

DRAWING TITLE

FLOOR PLAN - LEVEL 03

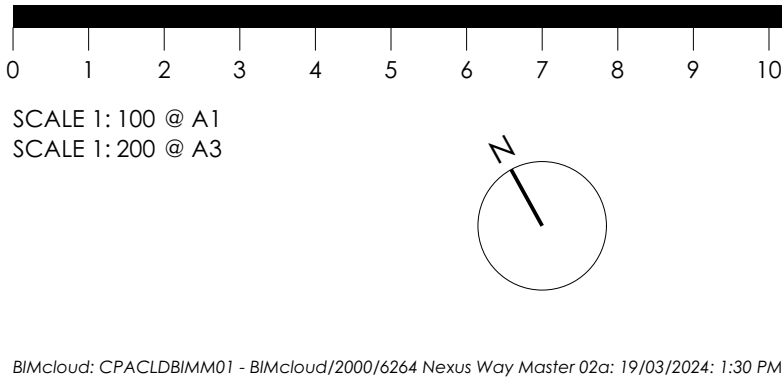
JOB No 6264
DRAWING No SD2014
ISSUE 05



1 FLOOR PLAN - LEVEL 04, 06 & 07 TYP.
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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Queensland
Government

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ISSUE PURPOSE		DATE	D.	C.	A.

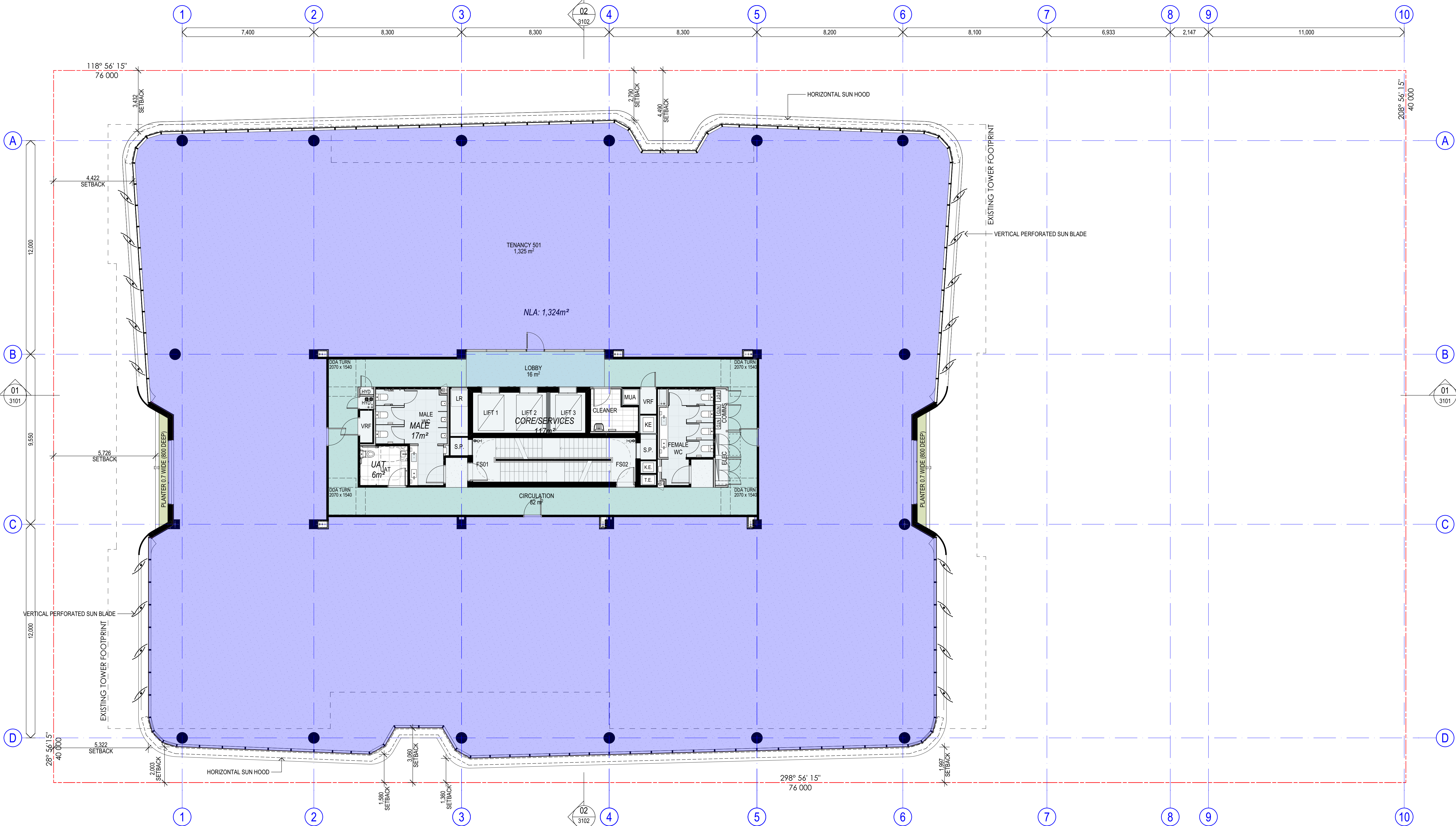
STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

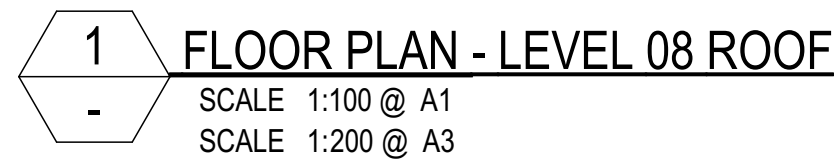
FLOOR PLAN - LEVEL 04 - 07 TYP.

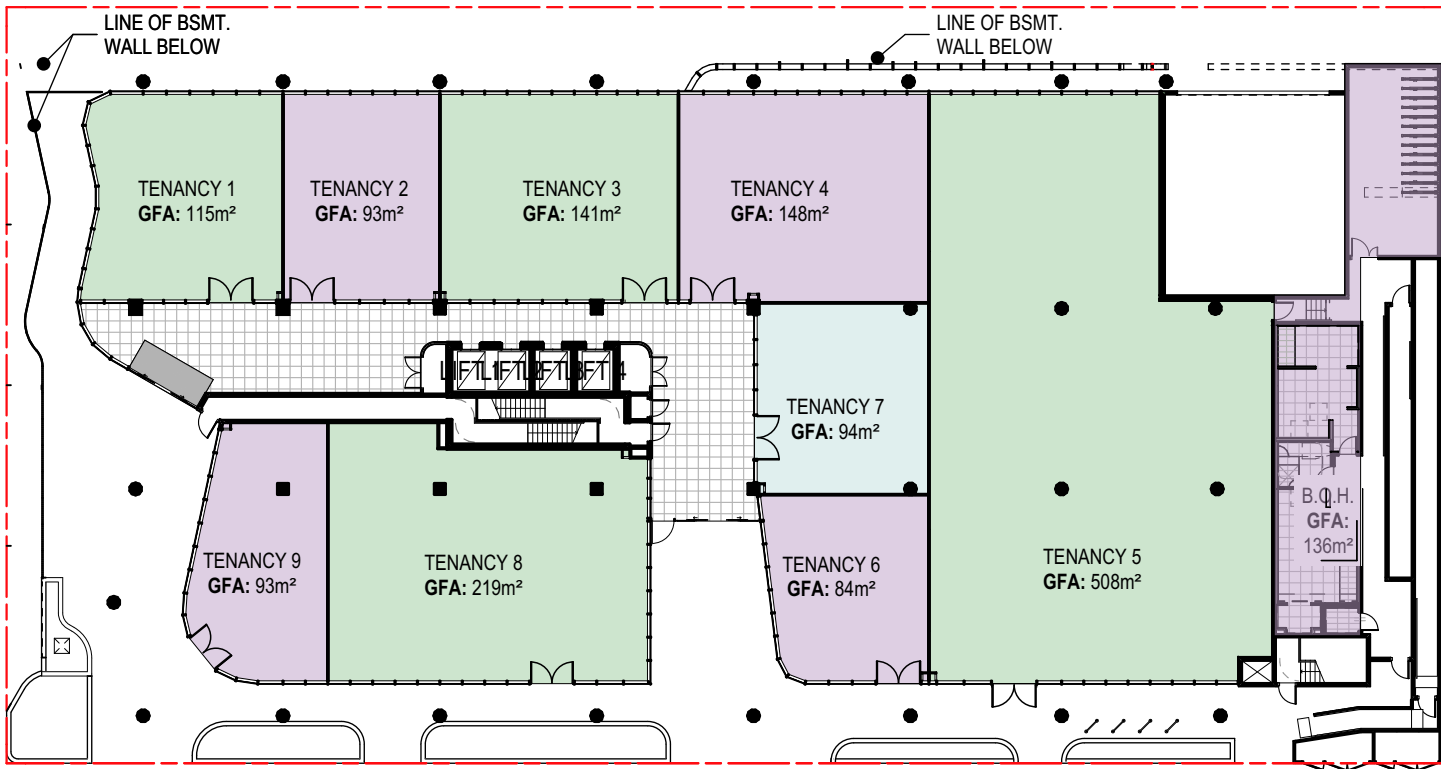
JOB No 6264
DRAWING No SD2015
ISSUE 05



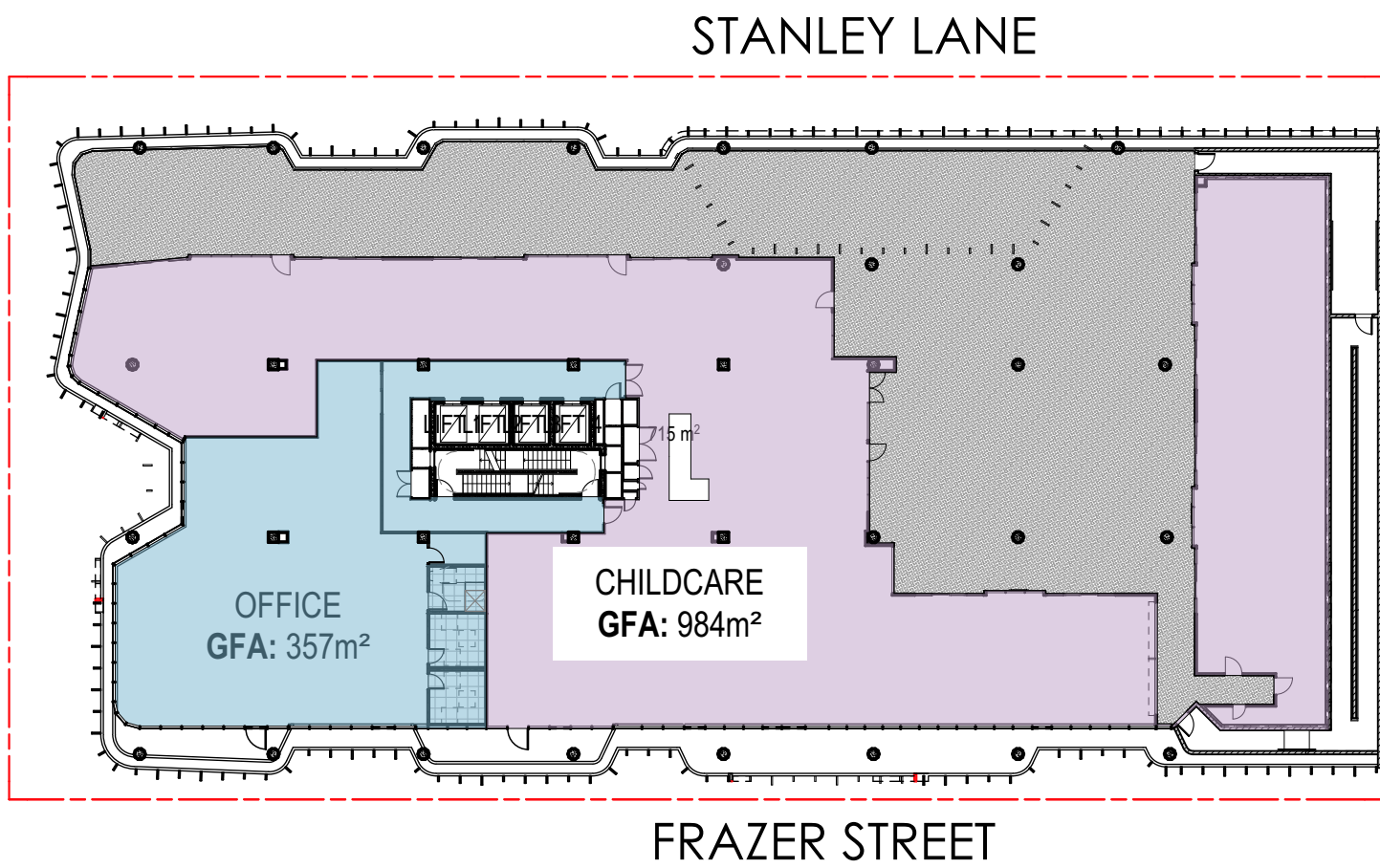
1 FLOOR PLAN - LEVEL 05
SCALE 1:100 @ A1
SCALE 1:200 @ A3



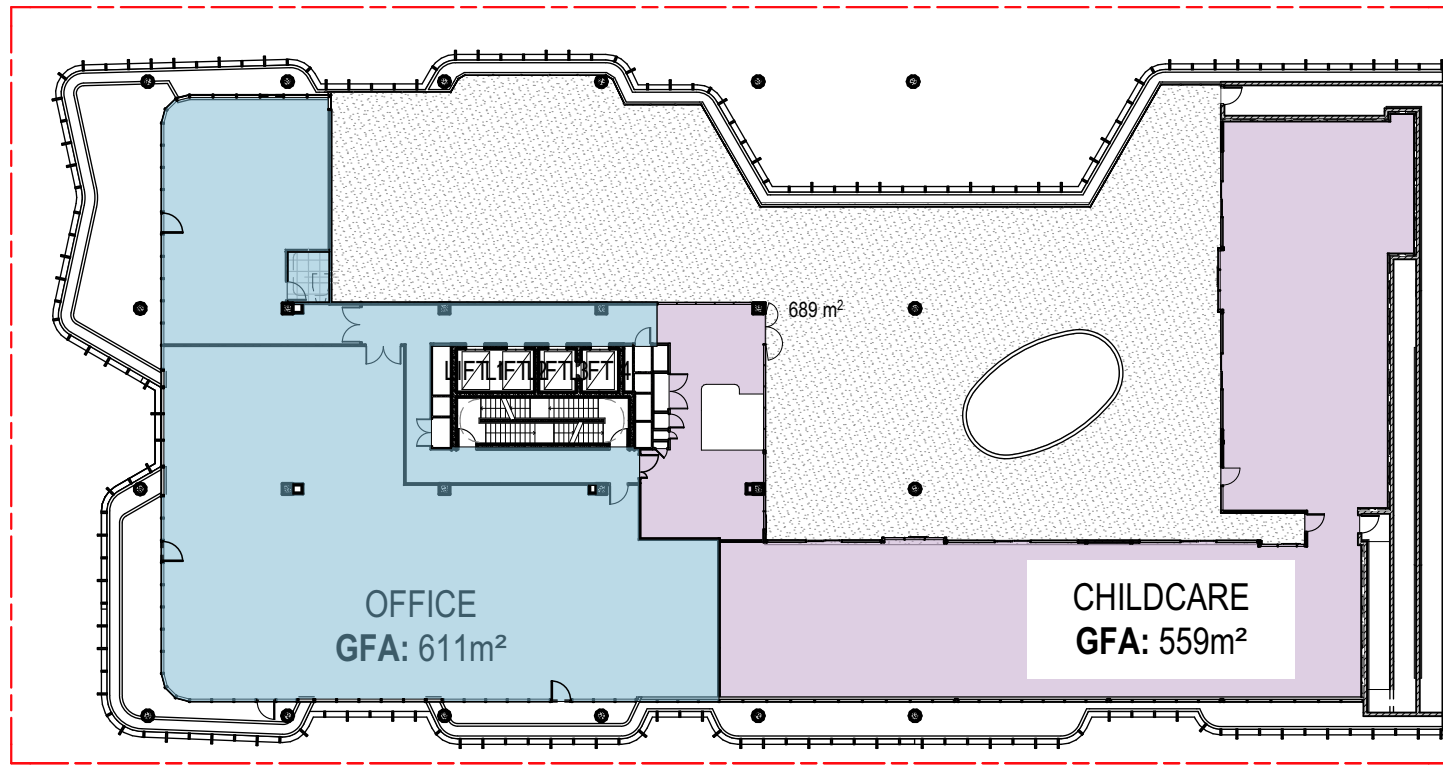




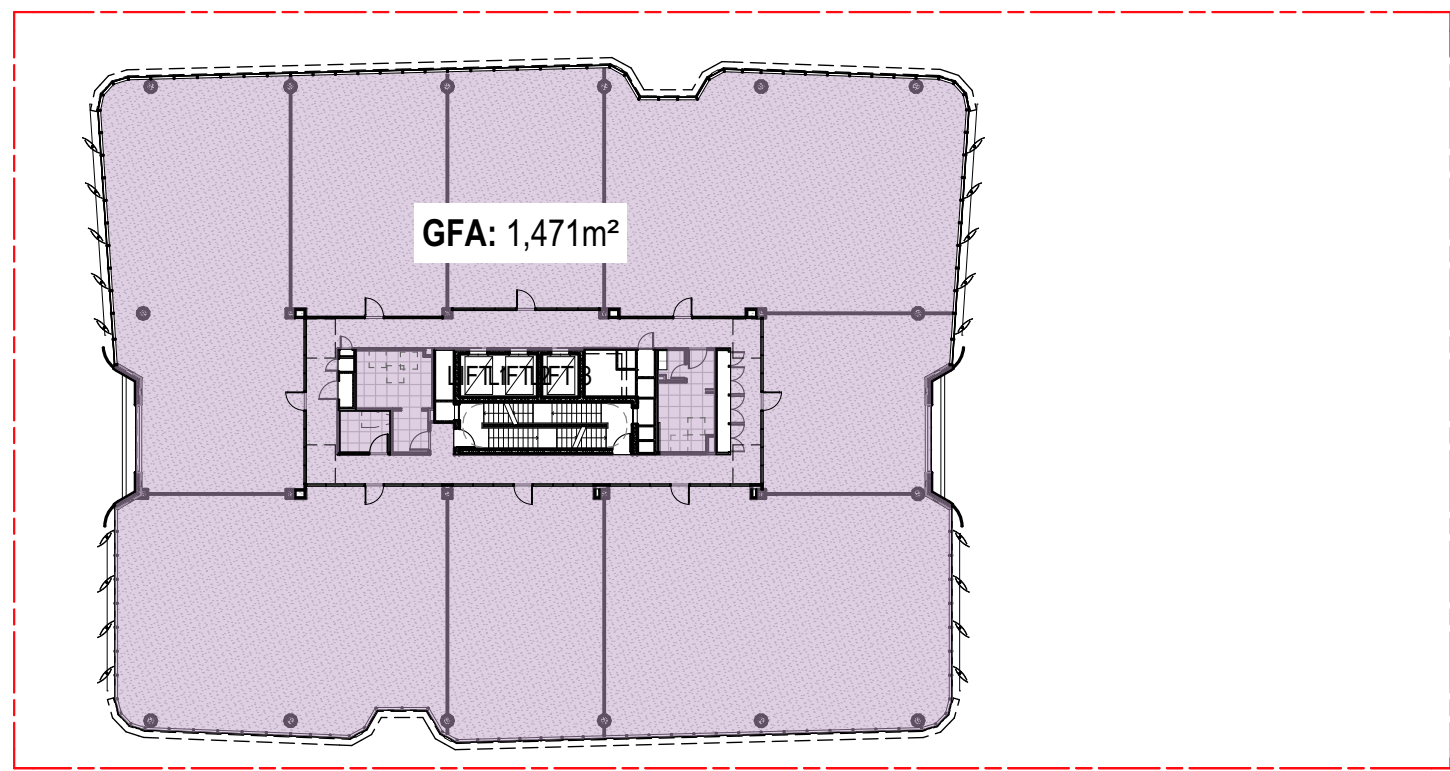
1 GFA DIAGRAM - GROUND FLOOR
SCALE 1:400 @ A1
SCALE 1:800 @ A3



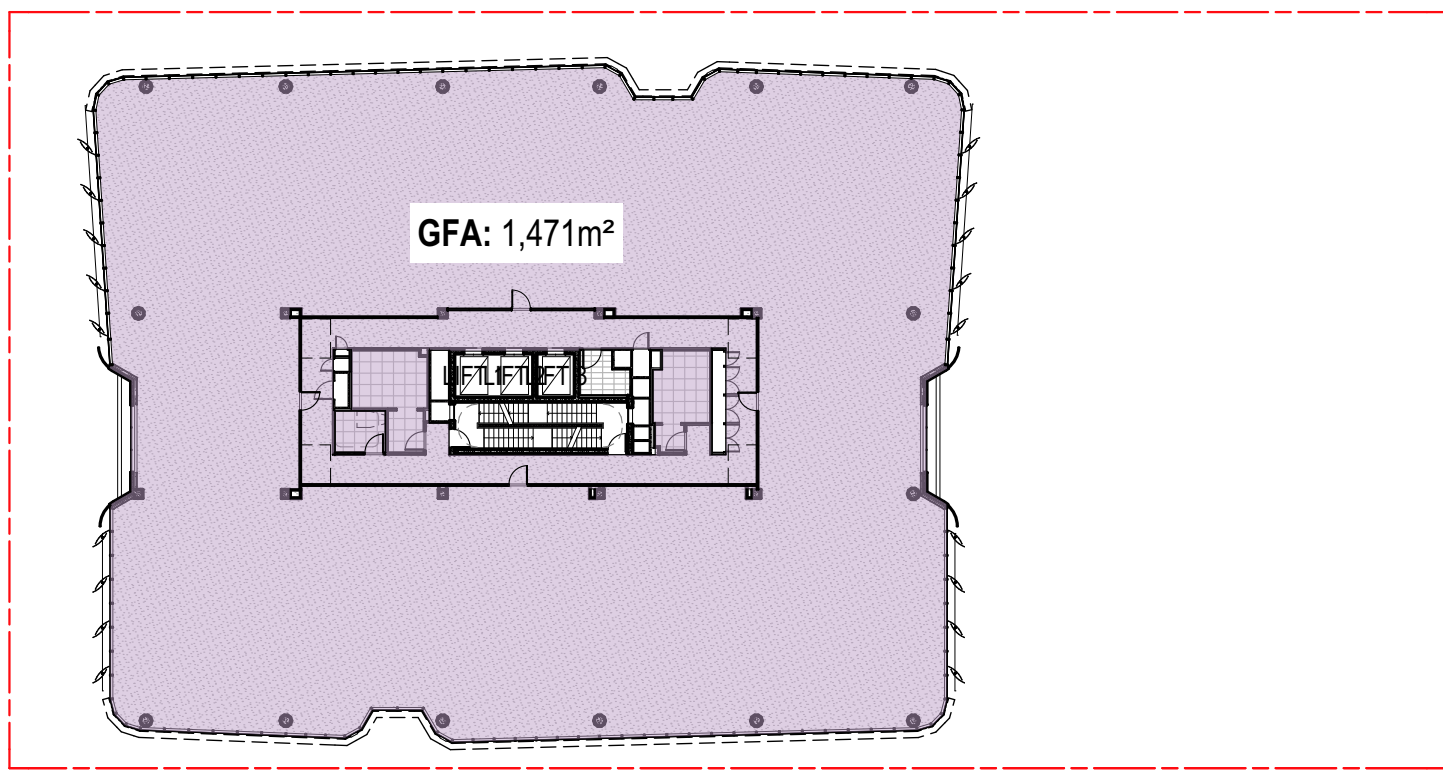
2 GFA DIAGRAM - LEVEL 01
SCALE 1:400 @ A1
SCALE 1:800 @ A3



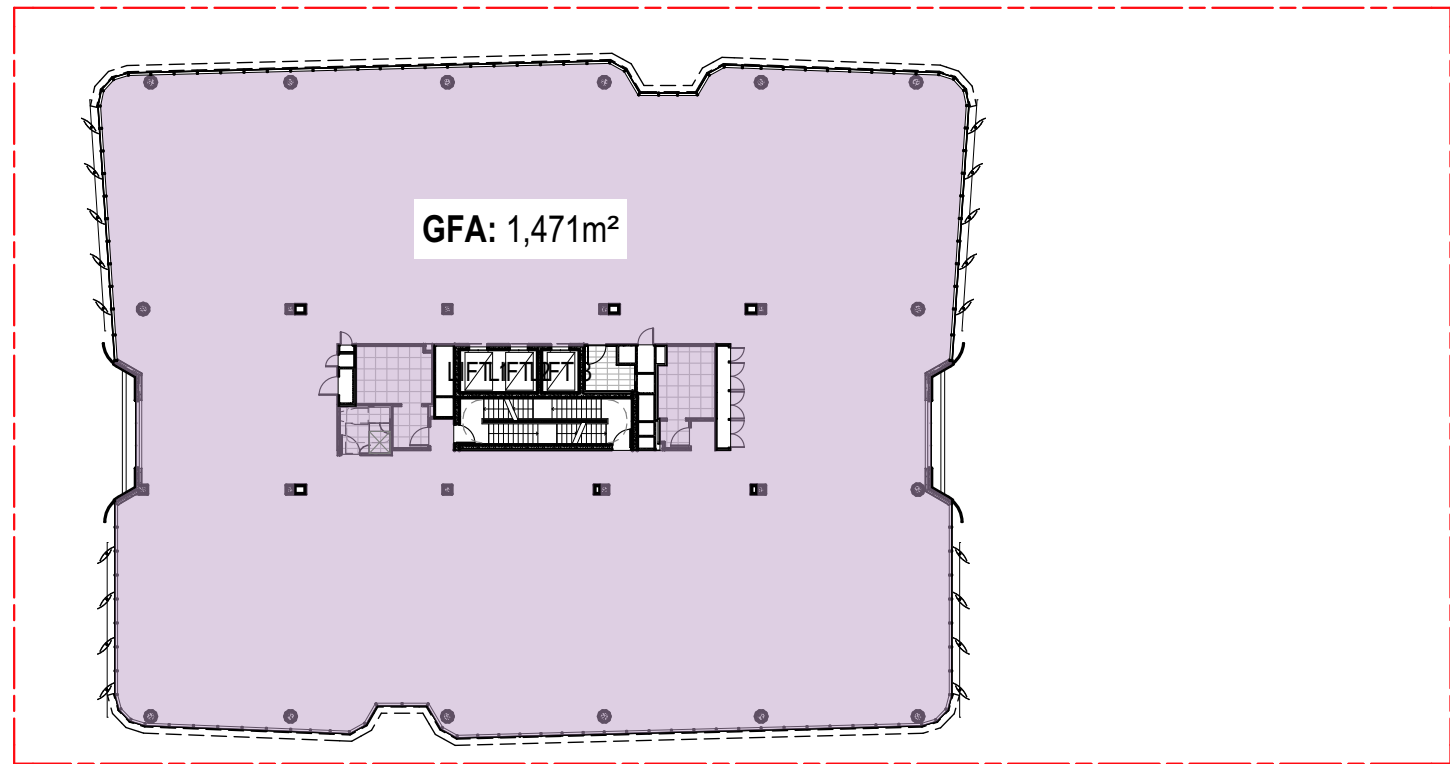
3 GFA DIAGRAM - LEVEL 02
SCALE 1:400 @ A1
SCALE 1:800 @ A3



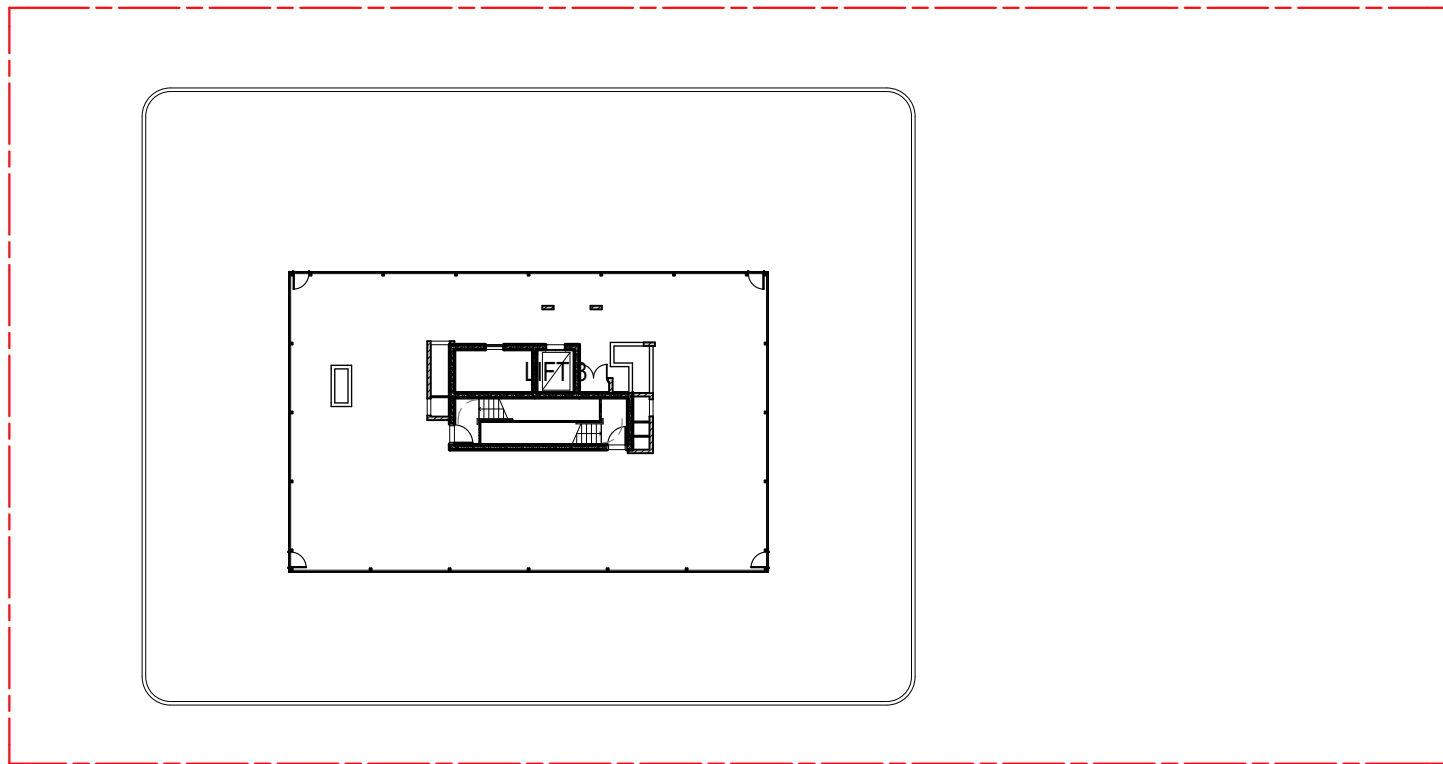
4 GFA DIAGRAM - LEVEL 03
SCALE 1:400 @ A1
SCALE 1:800 @ A3



5 GFA DIAGRAM - LEVEL 05
SCALE 1:400 @ A1
SCALE 1:800 @ A3



6 GFA DIAGRAM - LEVEL 04, 06 & 07 (TYPICAL)
SCALE 1:400 @ A1
SCALE 1:800 @ A3



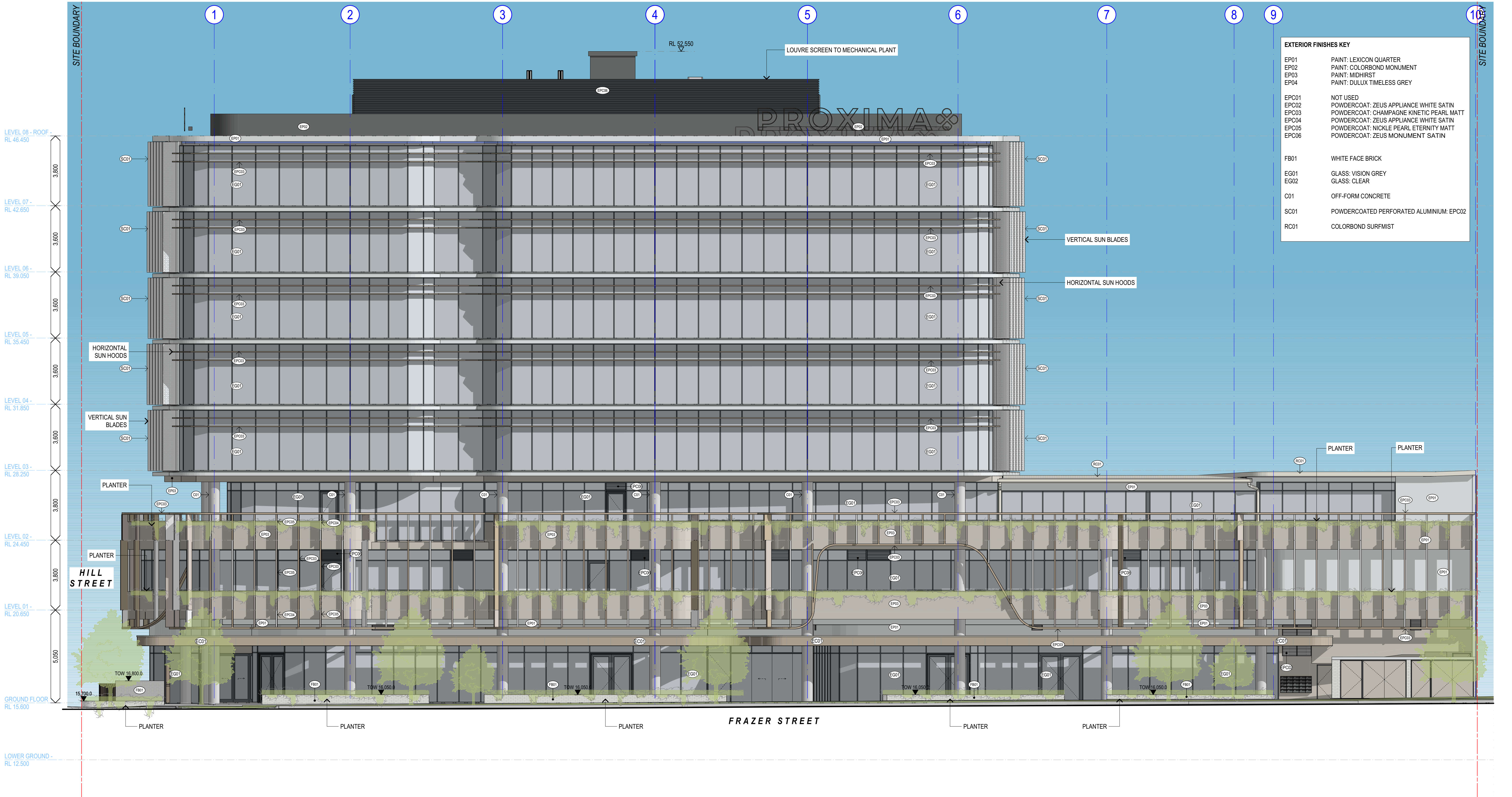
7 GFA DIAGRAM - LEVEL 08 - ROOF
SCALE 1:400 @ A1
SCALE 1:800 @ A3

GFA PROPOSED TOTAL		
GROUND FLOOR	B.O.H.	136
GROUND FLOOR	TENANCY 1	115
GROUND FLOOR	TENANCY 2	93
GROUND FLOOR	TENANCY 3	141
GROUND FLOOR	TENANCY 4	148
GROUND FLOOR	TENANCY 5	508
GROUND FLOOR	TENANCY 6	84
GROUND FLOOR	TENANCY 7	94
GROUND FLOOR	TENANCY 8	219
GROUND FLOOR	TENANCY 9	93
LEVEL 01	CHILDCARE	984
LEVEL 01	OFFICE	357
LEVEL 02	CHILDCARE	559
LEVEL 02	OFFICE	611
LEVEL 03	TENANCIES	1,471
LEVEL 04	TENANCIES	1,471
LEVEL 05	TENANCIES	1,471
LEVEL 06	TENANCIES	1,471
LEVEL 07	TENANCIES	1,471
TOTAL:		11,497 m²

GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN THE AREAS USED FOR -

- (A) BUILDING SERVICES, PLANT OR EQUIPMENT; OR
- (B) ACCESS BETWEEN LEVELS; OR
- (C) A GROUND FLOOR PUBLIC LOBBY; OR
- (D) A MALL; OR
- (E) PARKING, LOADING OR MANOEUVRING VEHICLES; OR
- (F) UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.





EXTERIOR FINISHES KEY	
EP01	PAINT: LEXICON QUARTER
EP02	PAINT: COLORBOND MONUMENT
EP03	PAINT: MIDHIRST
EP04	PAINT: DULUX TIMELESS GREY
EP001	NOT USED
EP002	POWDERCOAT: ZEUS APPLIANCE WHITE SATIN
EP003	POWDERCOAT: CHAMPAGNE KINETIC PEARL MATT
EP004	POWDERCOAT: ZEUS APPLIANCE WHITE SATIN
EP005	POWDERCOAT: NICKLE PEARL ETERNITY MATT
EP006	POWDERCOAT: ZEUS MONUMENT SATIN
FB01	WHITE FACE BRICK
EG01	GLASS: VISION GREY
EG02	GLASS: CLEAR
C01	OFF-FORM CONCRETE
SC01	POWDERCOATED PERFORATED ALUMINIUM: EPC02
RC01	COLORBOND SURFMIST

1 SOUTH ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

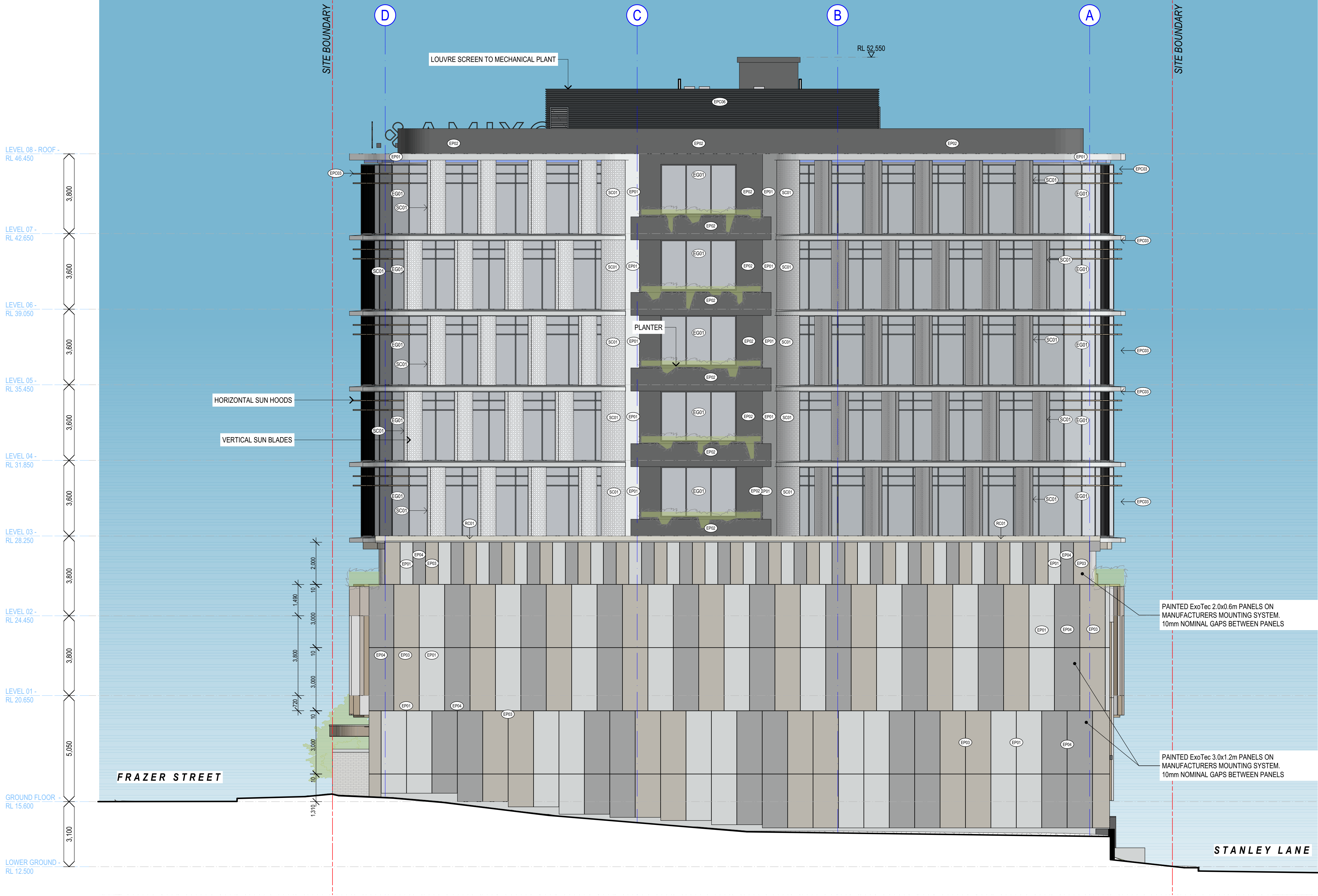
ISSUE PURPOSE
STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

DRAWING TITLE
SOUTH ELEVATION

JOB No
6264
DRAWING No
SD3002
ISSUE
04



EXTERIOR FINISHES KEY	
EP01	PAINT: LEXICON QUARTER
EP02	PAINT: COLORBOND MONUMENT
EP03	PAINT: MIDHIRST
EP04	PAINT: DULUX TIMELESS GREY
EP05	NOT USED
EP06	POWDERCOAT: ZEUS APPLIANCE WHITE SATIN
EP07	POWDERCOAT: CHAMPAGNE KINETIC PEARL MATT
EP08	POWDERCOAT: ZEUS APPLIANCE WHITE SATIN
EP09	POWDERCOAT: NICKLE PEARL ETERNITY MATT
EP10	POWDERCOAT: ZEUS MONUMENT SATIN
FB01	WHITE FACE BRICK
EG01	GLASS: VISION GREY
EG02	GLASS: CLEAR
C01	OFF-FORM CONCRETE
SC01	POWDERCOATED PERFORATED ALUMINIUM: EPC02
RC01	COLORBOND SURFMIST

1 EAST ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT
ISSUE PURPOSE		DATE	D	C	A

STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

DRAWING TITLE

EAST ELEVATION

JOB No

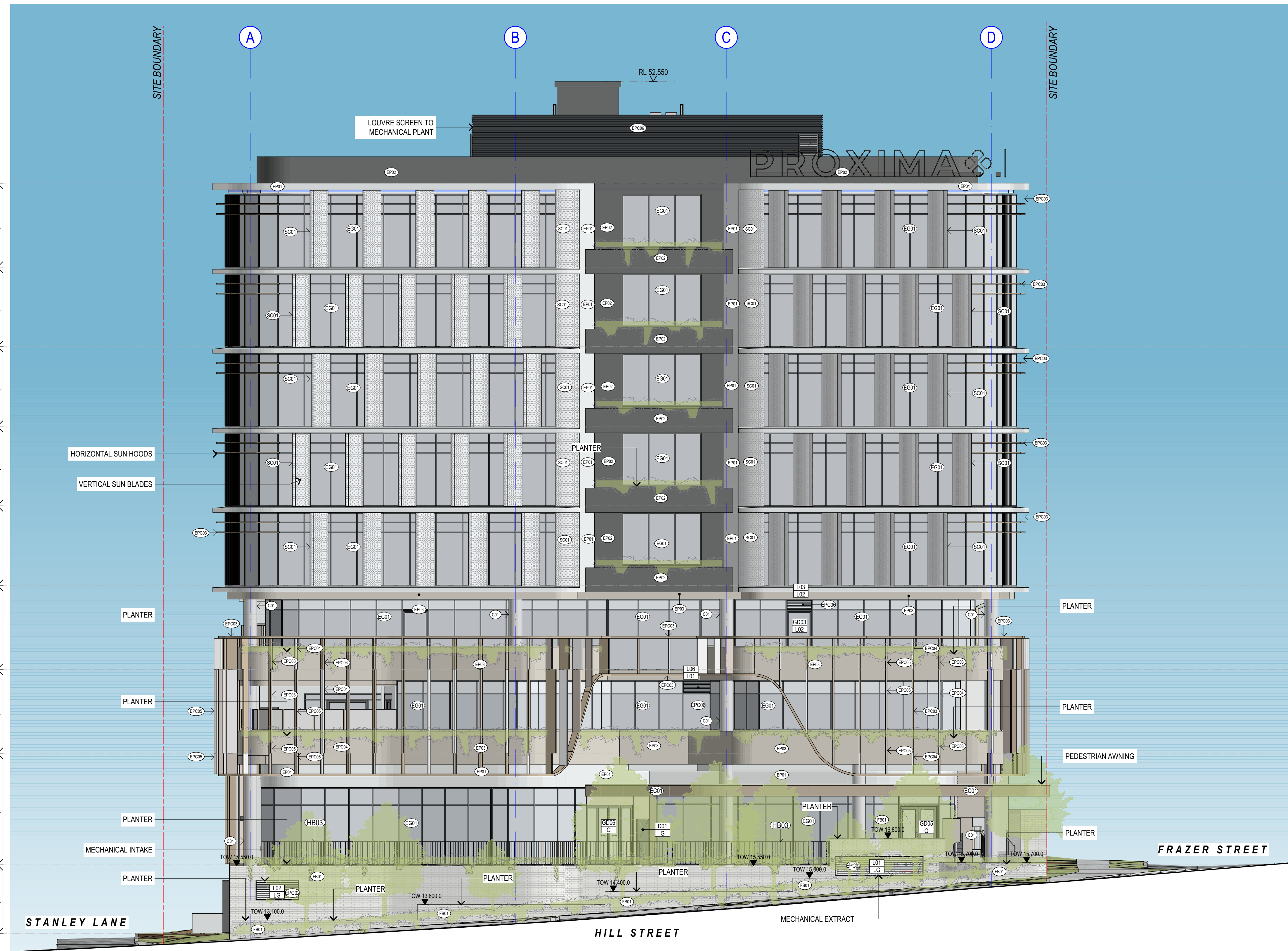
6264

DRAWING No

SD3003

ISSUE

04

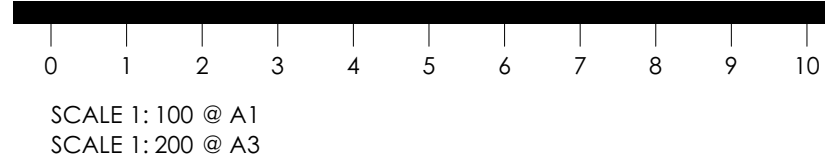


EXTERIOR FINISHES KEY

EP01	PAINT: LEXICON QUARTER
EP02	PAINT: COLORBOND MONUMENT
EP03	PAINT: MIDHIRST
EP04	PAINT: DULUX TIMELESS GREY
EPC01	NOT USED
EPC02	POWDERCOAT: ZEUS APPLIANCE WHITE SATIN
EPC03	POWDERCOAT: CHAMPAGNE KINETIC PEARL MATT
EPC04	POWDERCOAT: ZEUS APPLIANCE WHITE SATIN
EPC05	POWDERCOAT: NICKLE PEARL ETERNITY MATT
EPC06	POWDERCOAT: ZEUS MONUMENT SATIN
FB01	WHITE FACE BRICK
EG01	GLASS: VISION GREY
EG02	GLASS: CLEAR
CO1	OFF-FORM CONCRETE
SC01	POWDERCOATED PERFORATED ALUMINIUM: EPC02
RC01	COLORBOND SURFMIST

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STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT
DRAWING TITLE
SECTIONS
JOB No 6264
DRAWING No SD3101
ISSUE 04



1 SECTION - 02
SCALE 1:100 @ A1
SCALE 1:200 @ A3

