

10 St Kilda Avenue

15 reasons to approve a 15 storey exemplary building in Broadbeach

The Trustee for Kilda Avenue Property Trust v Council of the City of Gold Coast P&E Appeal No. 1695 of 2021



15 storeys with big setbacks





kerbside character

submerged parking



intermediary of scale



high quality

5

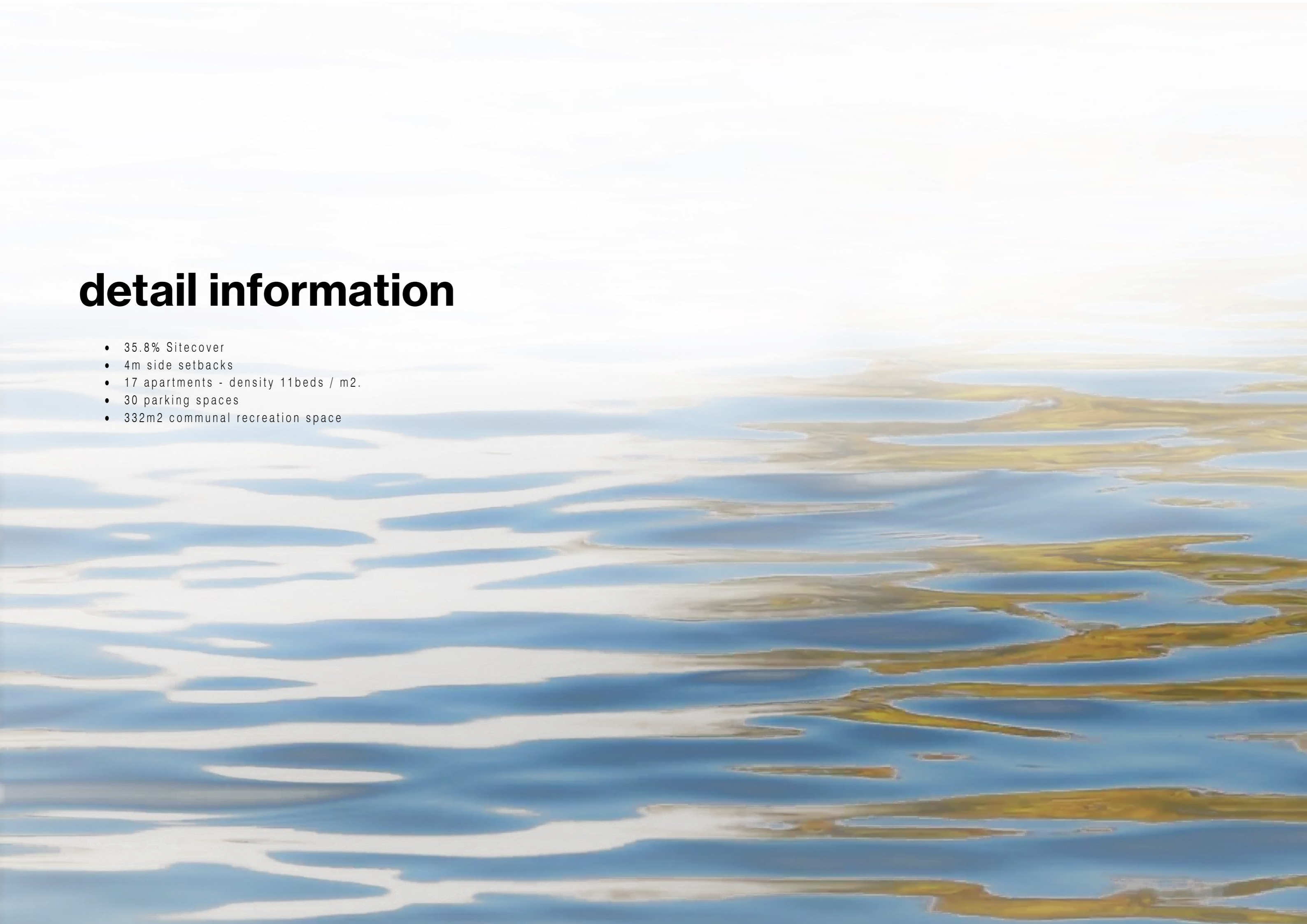


energy efficient double glazing

Twin IGU glazing with golden colour and sky blue reflections to capture the colours of the sand and ocean in a striking expressive sculptural form.

detail information

- 35.8% Sitecover
- 4m side setbacks
- 17 apartments - density 11beds / m2.
- 30 parking spaces
- 332m2 communal recreation space



a bigger site does not equal bigger setbacks

The debate on cumulative effect of this proposal needs to be placed into the context of recent & past approvals and built form:

Approved developments show that all bigger sites have **smaller setbacks and / or higher sitecover** compared to this 15 storey proposal-

This Proposal – 15 Storeys: Side Setback 4m Rear setback – 4.6m sitecover 35.8%

- MIN219/650 approved 21/11/2019 - 28 Second Avenue Broadbeach
21 Storeys : Side Setback 4m Rear setback – 3.5m
sitecover 48%
- MCU2021/256 –approved 5/11/2021 9 Armrick 23 Storeys – podium setback 0.85m, side setbacks 4.15, sitecover 57%
- 14-18 Mary approved 20/08/2021 MCU2020/226
36 storeys: Side Setback 6.2m Rear setback – 4.25
Tower sitecover levels 19 to 34 46%
- 10-12 First Avenue approved 29/08/2019 MCU2119/01498
25 storeys: Side Setback 3.46m & 3.78m Rear setback – 7.5
Tower sitecover 40%
- 15 Rosewood Avenue approved 22/10/2021 -OTH2021/21
53 storeys: Side Setback 3.5m & 5.m
Tower sitecover 57%

Note this list is not selective – other approvals not listed such as MIN2020/640 36 Britannia Ave (3m min setback 37% sitecover), or 16 Chelsea Avenue (3m min setback 47% sitecover) MCU201700161, 12 Phillip Avenue (3m, 3.25m 45% sitecover) MCU201700757 are similar.



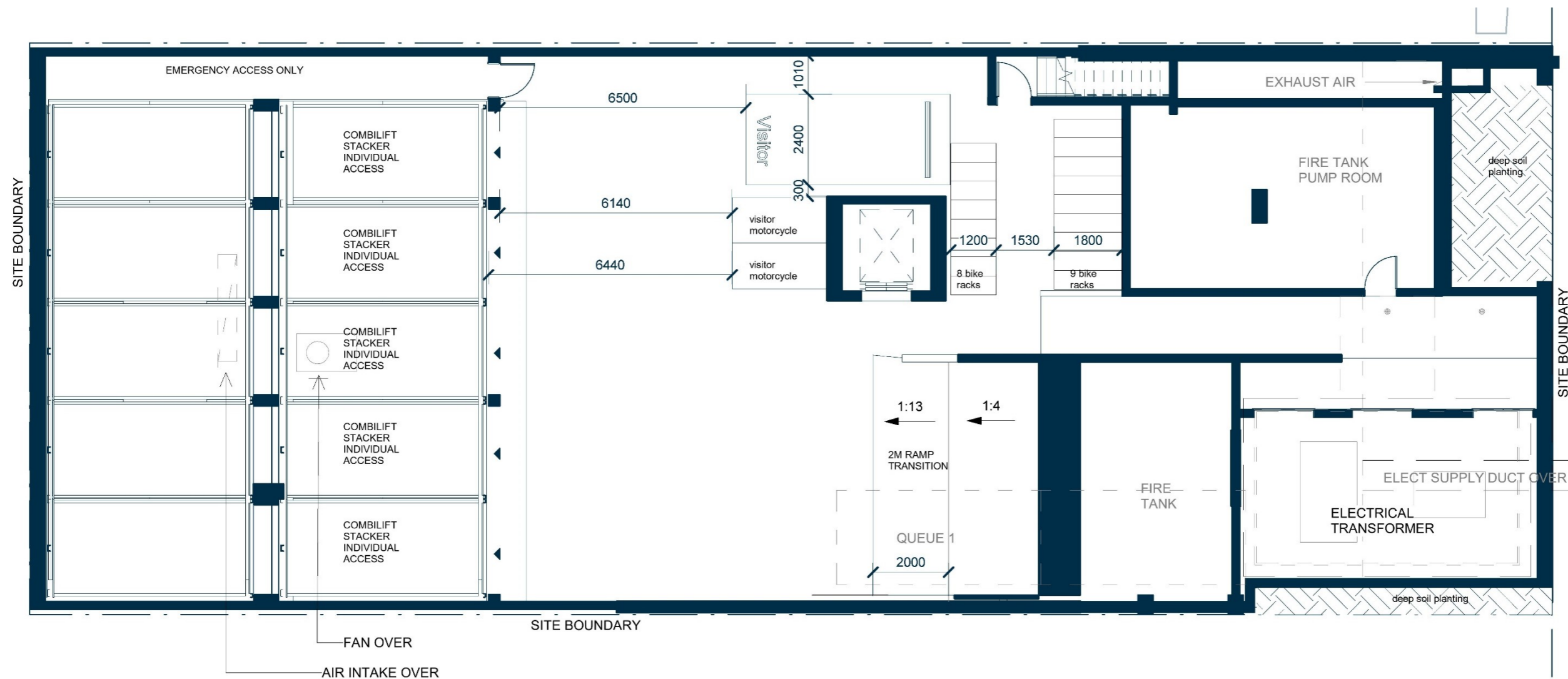
parking & servicing floor

The parking is serviced by a three level combilift 543MR stacker. It accommodates 28 cars and is supplemented by 2 visitor spaces. This is in excess of parking provision which require 13 cars + 2 visitor spaces. The stacker is completely enclosed and will only operate after the garage door closes. Cars enter the garage via a standard aisle with blind aisle extension compliant with AS2890.1

In response to previous traffic comments the entry ramp is wider than the last proposal and the original traffic report - now 6.2m wide and has a 5m clearance. The MRV is 2.5m wide allowing a 1m zone and 2.7m for passing traffic.

Additional parking information including videos is available : <https://woehr.de/en/product/combilift-543.html>

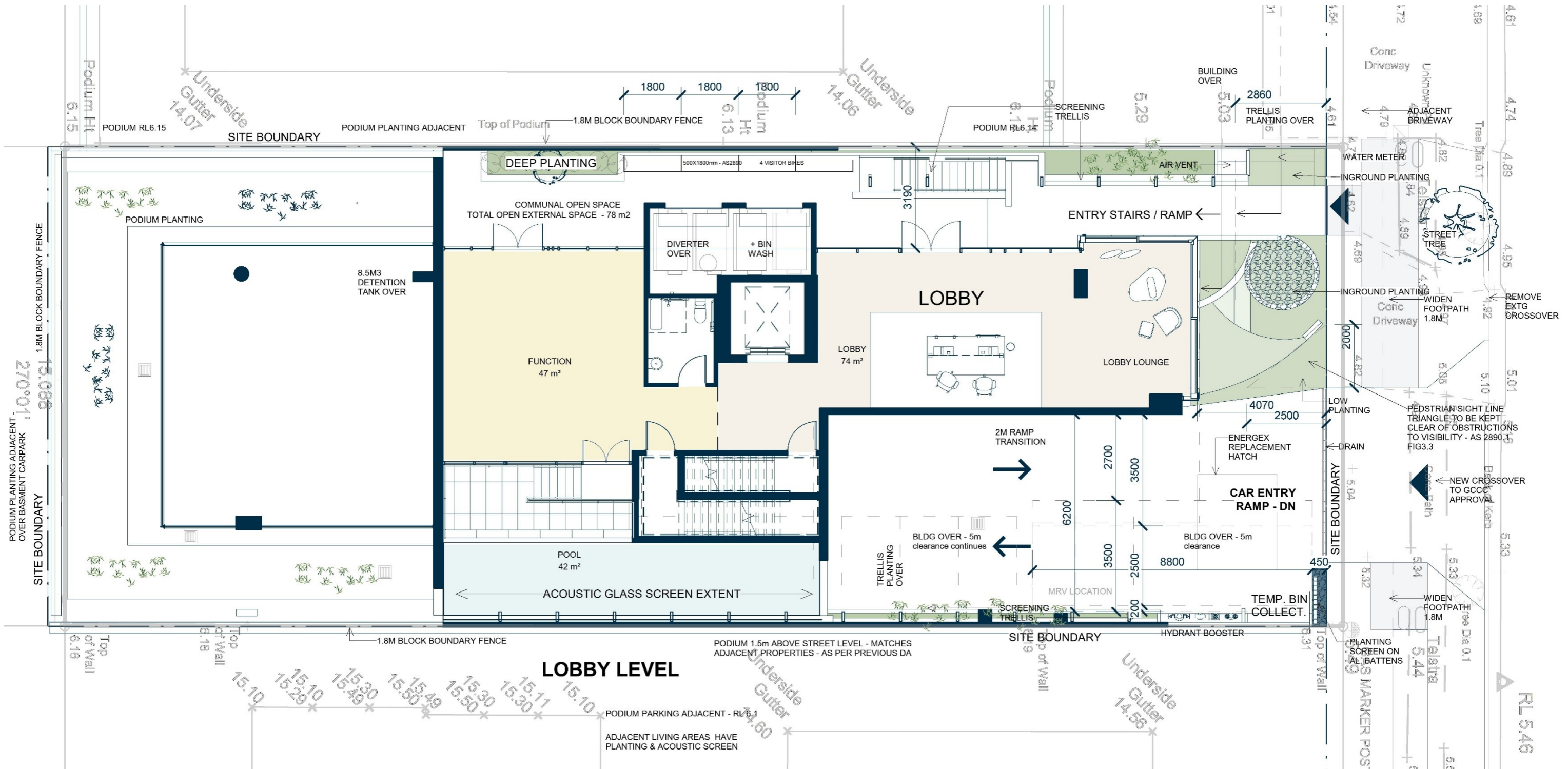
This is a low impact and high performance solution.



foyer and street level

The streetscape is enhanced at this level as a result of the additional landscaping, high quality fitout and building setbacks.

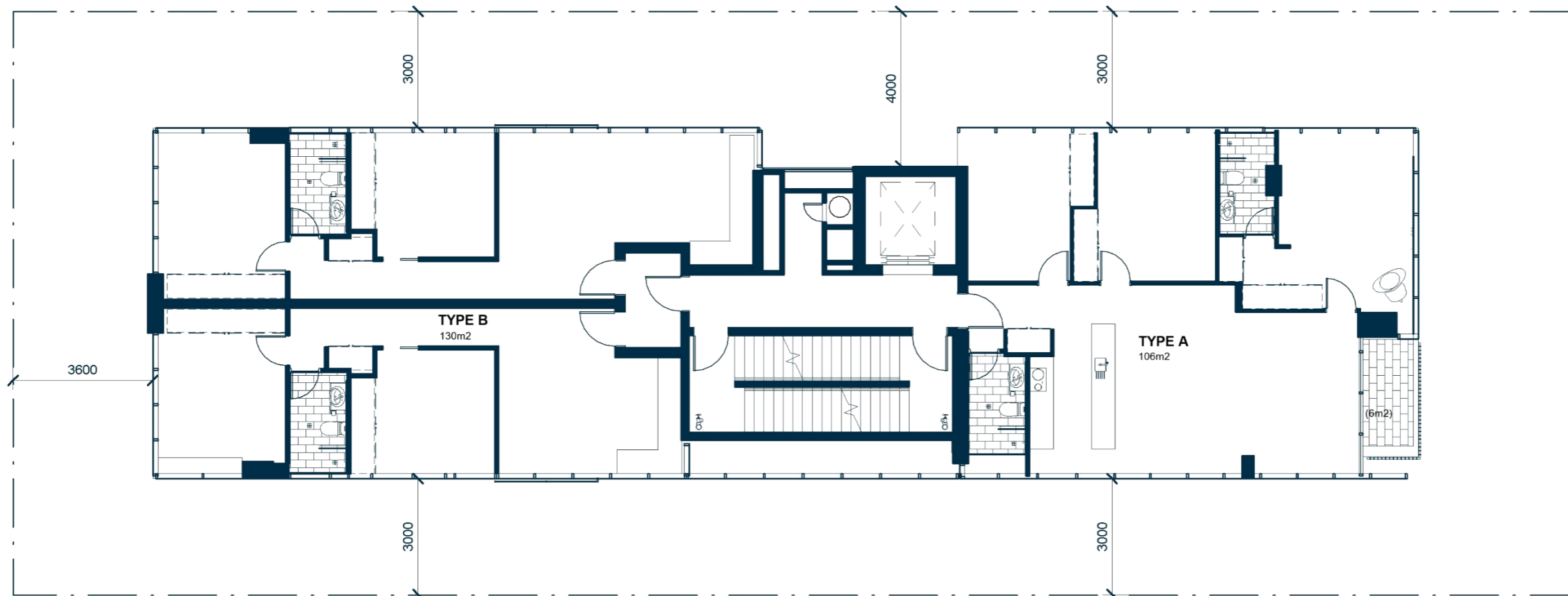
The transparency of the planning at this level also reduces any visual dominance and enhances community and street interaction.



lower floors

The lower floors are compliant with setback provisions. They offer additional setback distance to neighbouring dwellings where the interaction is the greatest.

8 St Kilda Avenue have minimal openings on the West facing these levels. The planting to 12 St Kilda Avenue will be supplemented by planting buffers included in this proposal.

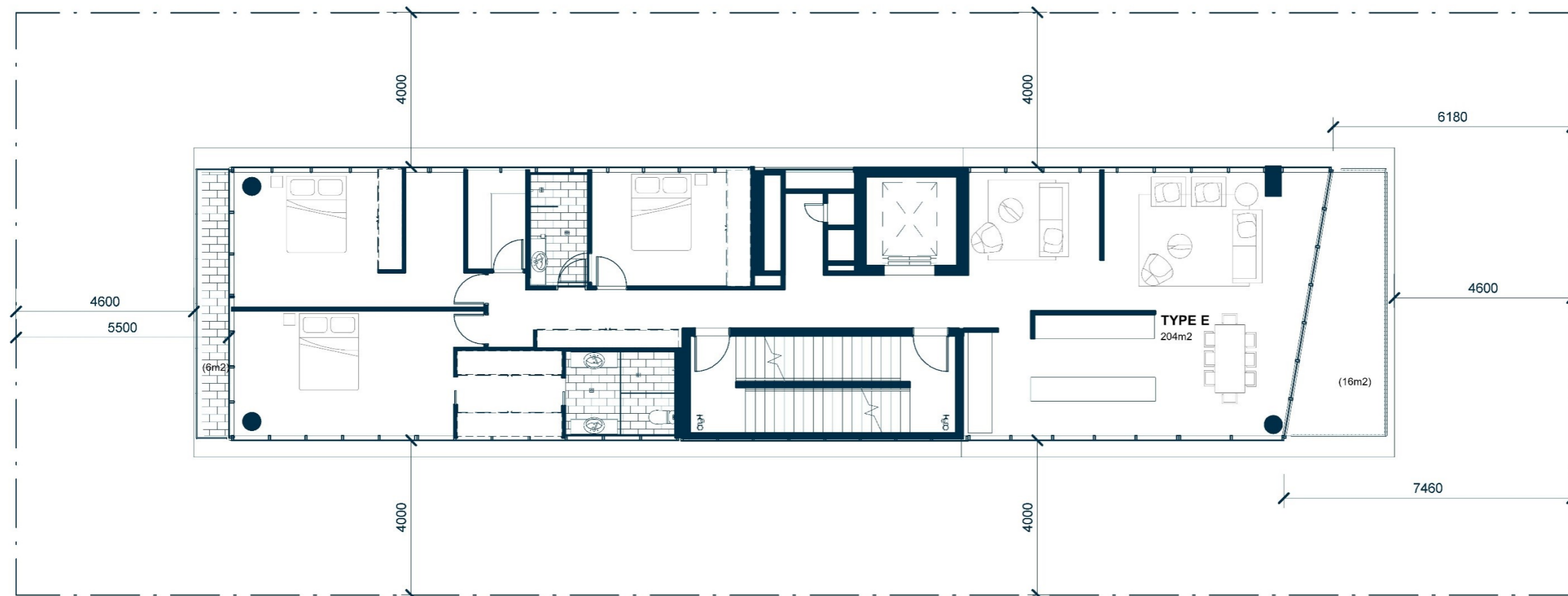


upper floors

The upper floor setbacks for this proposal are larger than previous versions with the relocation of lift and stairs.

These setbacks are the same as the 2014 approval (MCU201400534 expiring after lodgement of this approval). Although this approval was only for 8 storeys, the same side setbacks result in no perceptible loss of amenity in relation to past approvals.

As noted earlier, these setbacks are comparatively larger than Broadbeach approvals.

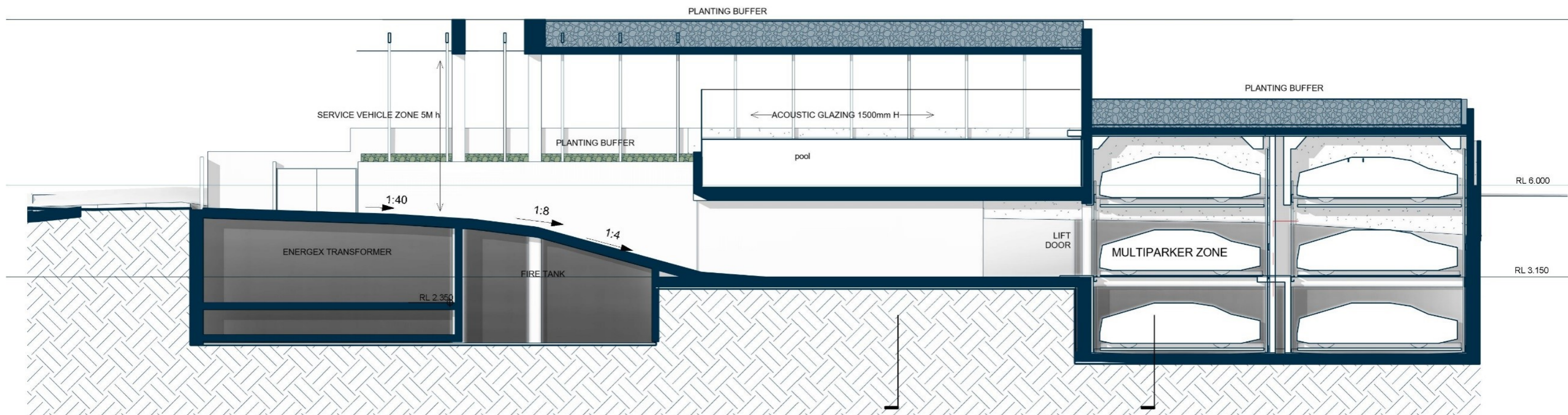


parking & servicing section

This parking proposal eliminates the podium permitted and used by developments in the Light Rail 'Frame precinct'

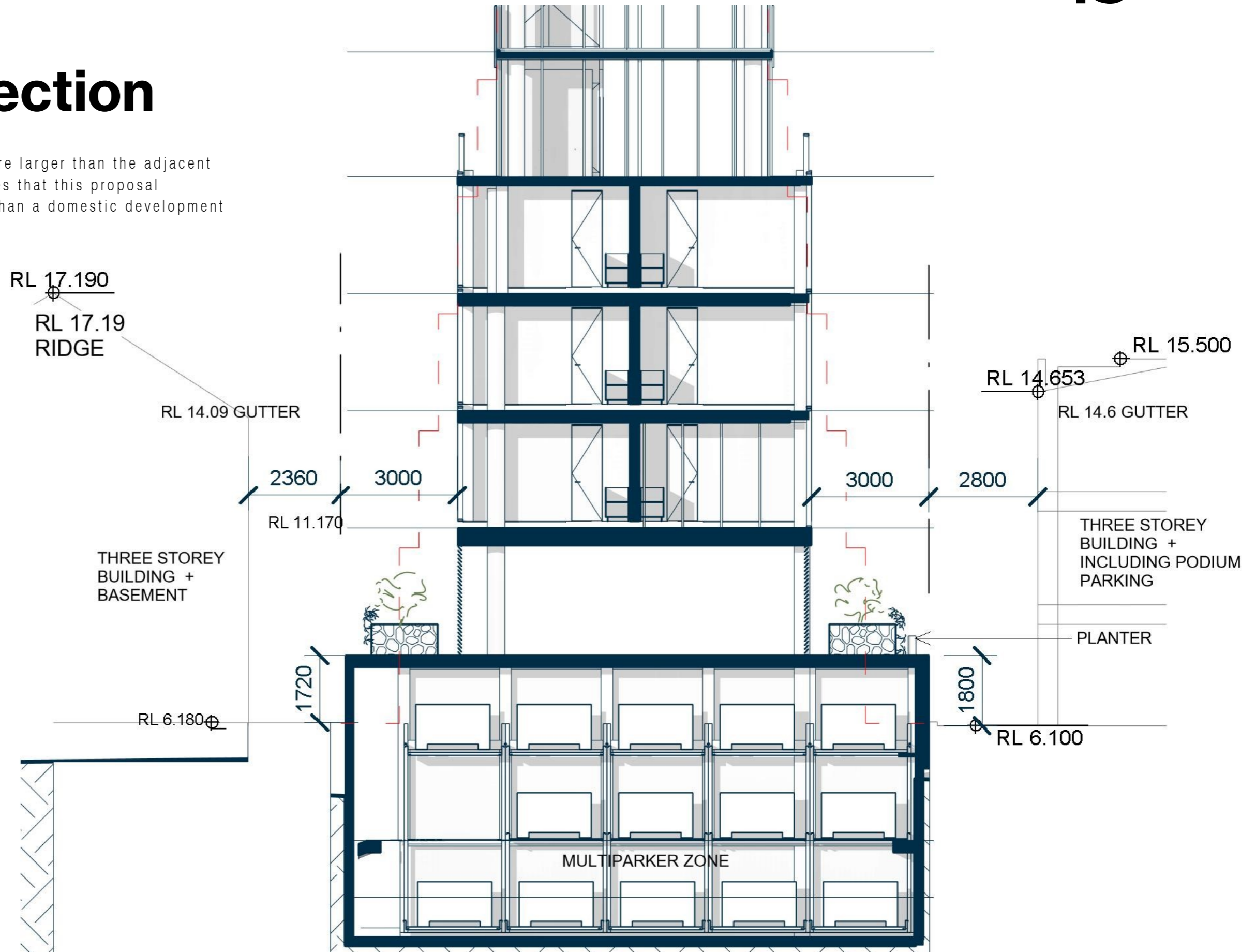
The proposed parking system is completely enclosed thus reducing any acoustic impact.

Smaller developments would not be able to offer this level of amenity. Smaller developments have on grade parking as per the adjacent site, 8 St Kilda Avenue.



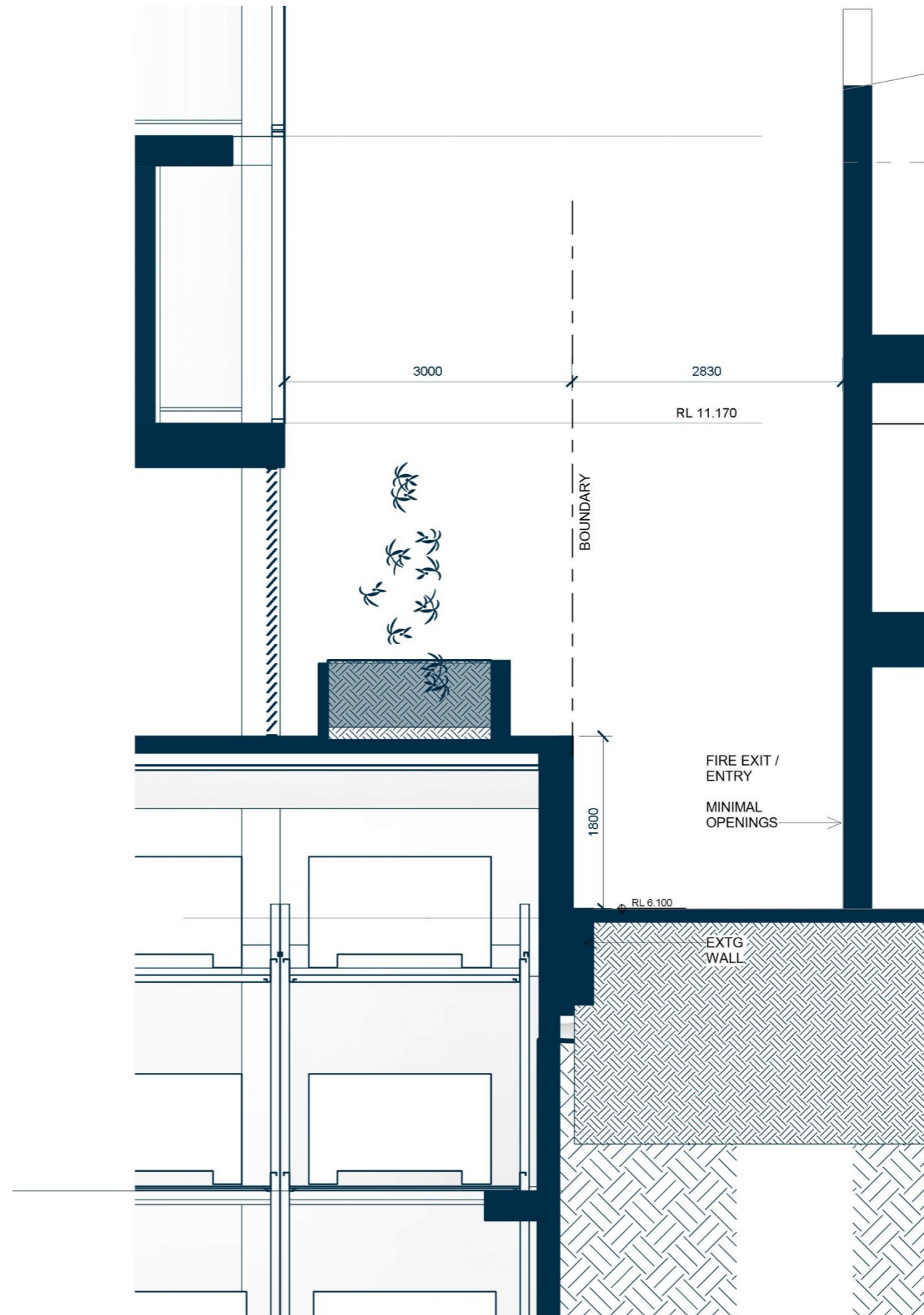
setback section

The setbacks for this proposal are larger than the adjacent side setbacks - this demonstrates that this proposal provides more setback amenity than a domestic development



setback section

Concealed parking with planting buffer offering minimal impact



building section

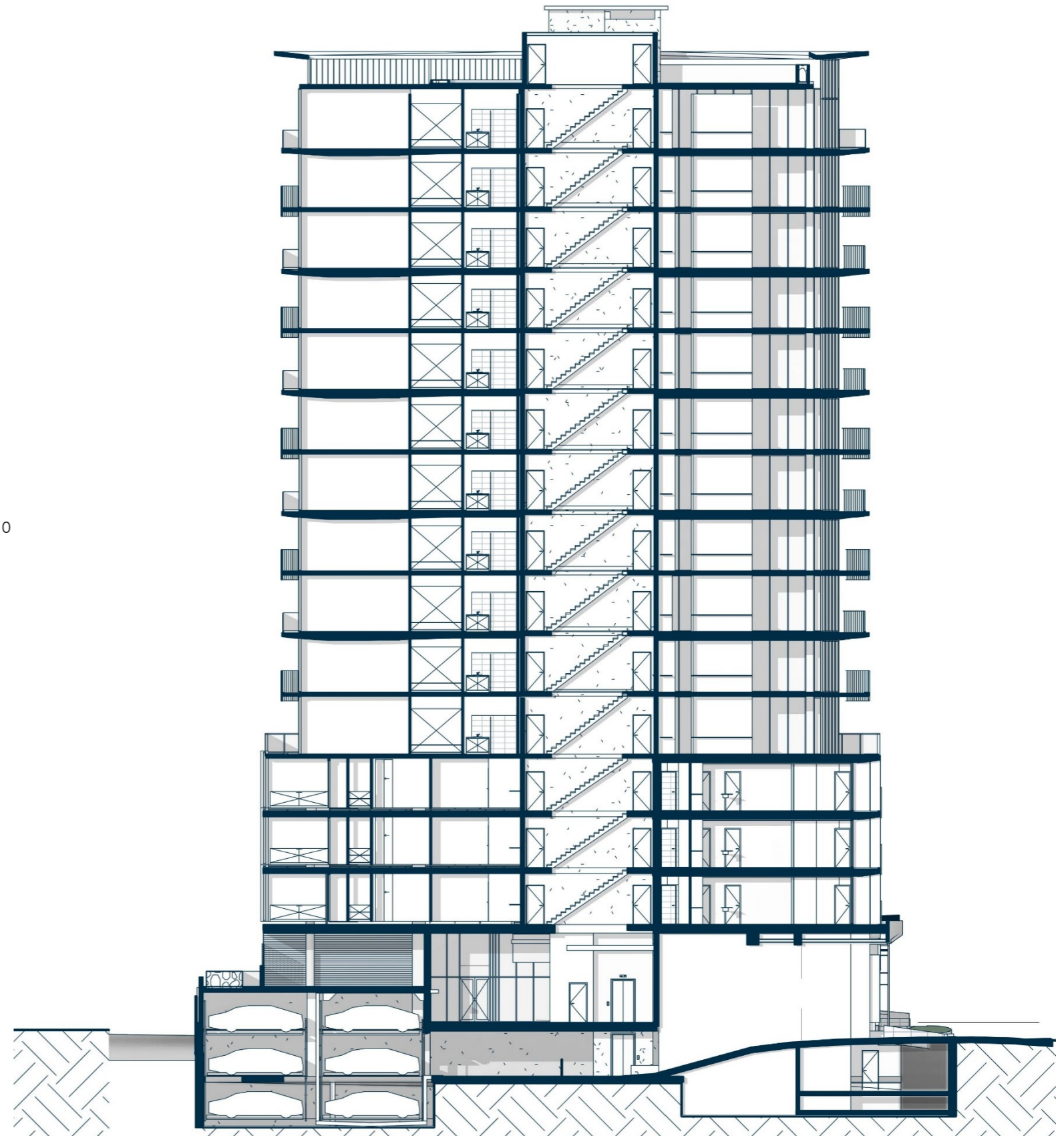
The building form is split with serviced apartments at the lower levels and single level apartments at the upper levels.

There are 3 serviced apartments and 14 residential apartments.

The density is reduced to 1 bed / 11.2m² which can be supported by its proximal location to the light rail, park and beach infrastructure.

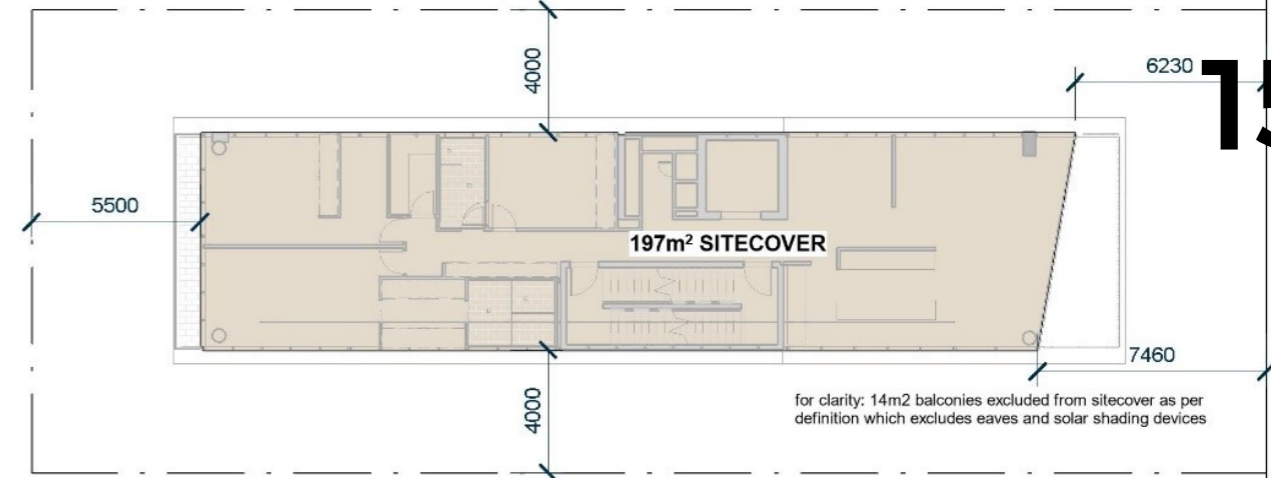
The building form is stepped as it grows in height. Additional balconies to the front and rear of the building also add to the appearance of a stepped building form.

The building form is slender and offers fast moving shadows given its North / South orientation.

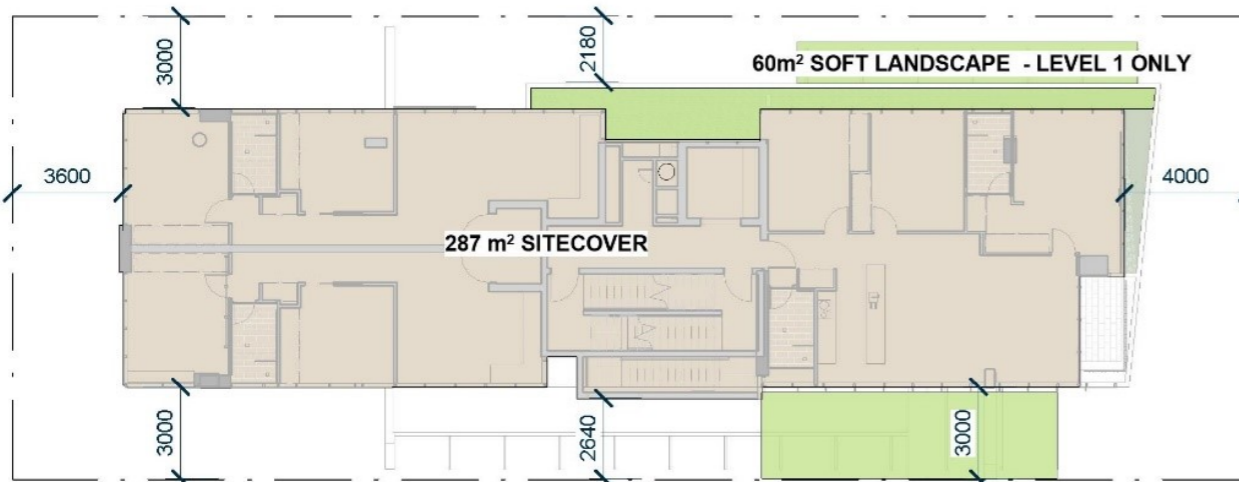




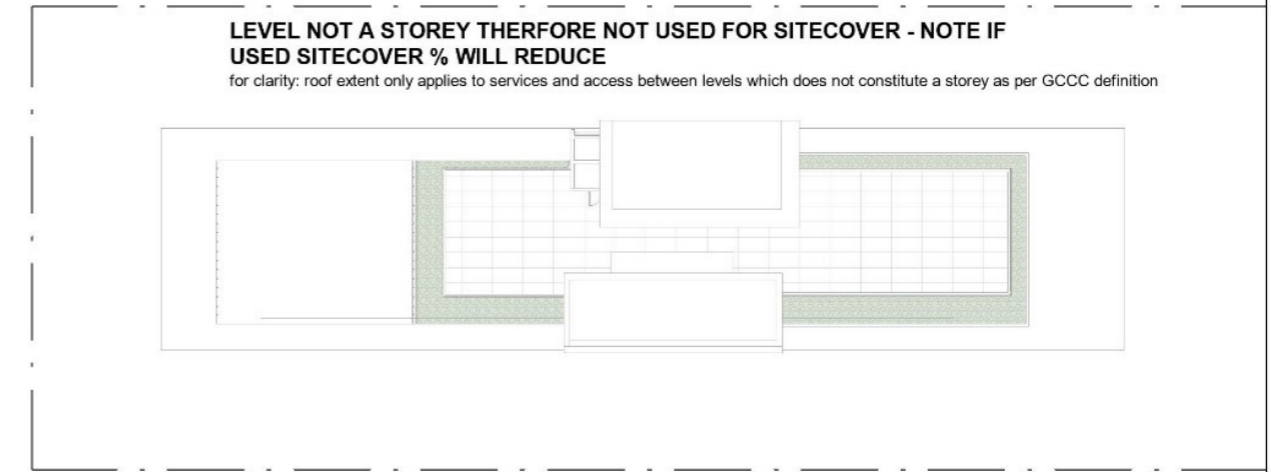
1 AREA FOYER LEVEL
1 : 250



4 AREA LEVEL 4-14
1 : 250



2 AREA LEVEL 1
1 : 250



5 AREA ROOF LEVEL
1 : 250



3 AREA LEVELS 2-3
1 : 250

PROPOSAL IS COMPLIANT : 35.8 = 10% LESS THAN AO SITECOVER

LEVEL	SITECOVER	SOFT LANDSCAPE	HARD LANDSCAPE	LANDSCAPE RECREATION
FOYER	251m ²	92 m ²	78m ²	332m ² incl pool / functions etc
LEVEL 1	287m ²	60 m ²		
LEVEL 2-3	279m ²			
LEVEL 4-14	197m ²			
TOTAL	3263m²	152 m²	78 m²	332 m²

CUMULATIVE SITECOVER 35.8% or 3263m² over 15 storeys
 CUMULATIVE SITECOVER TO AO (50%+40%+30% / STOREYS) = 45.3% or 4128m² over 15 storeys

PROPOSAL IS 10% LESS THAN AO SITECOVER & THEREFORE COMPLIANT

	AO%	AO AREA	PROPOSED %	PROPOSED AREA
UP TO 8 STOREYS	50%	2428 m ²	39%	1884 m ²
9-15 STOREYS	40%	1700 m ²	32%	1379 m ²
TOTAL CUMULATIVE	45.3%	4128 m²	35.8%	3263 m²

Rev.	Description	Date	Drawn
A	COUNCIL ISSUE	30.05.19	KE
B	SETBACK INCREASE ISSUE	23.08.20	KE
C	MEDIATION 4	21.11.21	ke
D	MEDIATION 5	27.02.22	ke

MEDIATION PROPOSAL
NOT TO BE USED FOR CONSTRUCTION

AREA

10 ST KILDA AVE
BROADBEACH

notes: THE DRAWINGS ARE USED TO DESCRIBE PERFORMANCE REQUIREMENTS RATHER THAN SPECIFIC PRODUCTS OR MATERIALS. WHERE SPECIFIC PRODUCTS OR MATERIALS ARE LISTED EQUIVALENT PERFORMING ALTERNATIVES ARE ACCEPTABLE.

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project 1806 date 06/01/19
drawing SK-022 revision D

