Section 3
PLANS

zone
Planning Group

Sunland Group

CONTRERAS EARL

Architecture

99-101 Old Burleigh Rd, Broadbeach QLD

14 May 2026

Development Application Report

DA-1.00 CONTENT

DA-2.00 APPLICATION DETAILS

A. Development Summary

DA-3.01 DEVELOPMENT SUMMARY

DA-3.02 SITE COVER & SETBACKS

DA-3.03 ARCHITECTURAL STATEMENT

DA-3.04 CONCEPTUAL IMAGES/INSPIRATIONS IMAGES

B. Site Analysis

DA-4.01 SITE LOCATION - SATELLITE IMAGE

DA-4.02 SITE LOCATION - AERIAL PHOTO 01

DA-4.03 SITE LOCATION - AERIAL PHOTO 02

DA-4.04 SITE LOCATION - AERIAL PHOTO 03

DA-4.05 SITE LOCALITY DIAGRAM

DA-4.06 SITE ZONING DIAGRAM

DA-4.07 SITE SOLAR AND WIND ANALYSIS DIAGRAM

DA-4.08 SITE VIEWS ANALYSIS DIAGRAM

DA-4.09 VIEWS

C. Urban Design - Built Form

DA-5.01 BUILDING BUILT FORM

DA-5.02 SITE PLAN - SURVEY

DA-5.03 SITE PLAN - EXISTING

DA-5.04 SITE PLAN - PROPOSED

DA-5.05 RELATIONSHIP NEIGHBOUR - SITE PLAN

DA-5.06 LIVING IN/OUTDOOR

DA-5.07 RESIDENCE EXPERIENCE WELLNESS

DA-5.08 SUNSHADE & CROSS VENTILATION

DA-5.09 PLANTING - COMMUNAL OPEN AREA

DA-5.10 SHADOW DIAGRAM MARCH

DA-5.11 SHADOW DIAGRAM JUNE

DA-5.12 SHADOW DIAGRAM DECEMBER

DA-5.13 CONTEXT SECTION A

DA-5.14 CONTEXT SECTION B

DA-5.15 CONTEXT ELEVATION NORTH

DA-5.16 CONTEXT ELEVATION EAST

DA-5.17 CONTEXT ELEVATION SOUTH

DA-5.18 CONTEXT ELEVATION WEST

D. Architectural Design Intent

DA-6.01 PERSPECTIVE 1

DA-6.02 PERSPECTIVE 2

DA-6.03 PERSPECTIVE 3

DA-6.04 PERSPECTIVE 4

DA-6.05 PERSPECTIVE 5

DA-6.06 MATERIAL PALETTE

E. Architectural Drawings

DA-7.00 SITE PLAN

DA-7.01 BASEMENT 03

DA-7.02 BASEMENT 02

DA-7.03 BASEMENT 01

DA-7.04 GROUND FLOOR

DA-7.05 LEVEL 2 - PODIUM

DA-7.06 LEVEL 3 - PODIUM

DA-7.07 LEVEL 4 - PODIUM

DA-7.08 LEVEL 5 - PODIUM

DA-7.09 LEVEL 6 AMENITIES

DA-7.10 LEVEL 7 AMENITIES

DA-7.11 LEVEL 8

DA-7.12 LEVEL 9 - 29 TYPICAL A

DA-7.13 LEVEL 28 - 29 TYPICAL B

DA-7.14 LEVEL 30-33-34-36 SUBPENTHOUSE

DA-7.15 LEVEL 31-33-35-37 SUBPENTHOUSE

DA-7.16 LEVEL 38-40-42 PENTHOUSE

DA-7.17 LEVEL 39-41 PENTHOUSE

DA-7.18 ROOF PLAN

DA-7.19 NORTH ELEVATION

DA-7.20 EAST ELEVATION

DA-7.21 SOUTH ELEVATION

DA-7.22 WEST ELEVATION

DA-7.23 SECTION A

DA-7.24 SECTION B

DA-7.25 SECTION C

DA-7.26 DETAIL SECTION A

DA-7.27 DETAIL SECTION B

DA-7.28 DETAIL SECTION C

F. Apartments Types

DA-8.01 MATRIX APARTMENT TYPES

DA-8.02 APARTMENT TYPE A&A1

DA-8.03 APARTMENT TYPE B

DA-8.04 APARTMENT TYPE C&C1

DA-8.05 APARTMENT TYPE C2&C3

DA-8.06 APARTMENT TYPE D1

DA-8.07 APARTMENT TYPE D2

DA-8.08 APARTMENT TYPE E

DA-8.09 APARTMENT TYPE F

REVISION

Rev.	Description	Date
A	Development Application Report	2026.05.14

PROJECT 99-101 Old Burleigh Road

Drawing Title: CONTENT

Drawing Number: DA-1.00

Scale/Format:

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 371 833

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

APPLICATION DETAILS

APPLICANT:

Sunland Group

APPLICATION:

Development Approval

STREET ADDRESS:

99 – 101 Old Burleigh Rd, Broadbeach QLD 4218

PROPERTY DESCRIPTION:

Residential Development
42 Storey Building + 3 Basements

Basements: 90 Carparks total + 20 Storages
Level Ground: Lobby + 5 Carparks
Level 2 to 5: 94 Carparks total + 24 Storages
Level 6 & 7: Amenities
Level 8: 1 units per level + 44 Storages
Level 9 to 25: 3 units per level = Total 51 units
Level 26 to 29: 2 units per level = Total 8 units
Level 30 to 37: 2 unit per level = Total 16 units
Level 38 to 42: 1 unit per level = Total 5 units

TOTAL UNITS: 81

CONSULTANT TEAM

ARCHITECT:

CONTRERAS EARL Architecture

Rafael Contreras 0458 665 358
Monica Earl 0458 665 261

TOWN PLANNER:

ZONE PLANNING

David Ransom 0403 461 212

LANDSCAPE ARCHITECT:

URBIS

Matthew Franzmann 0448 884 437

STRUCTURAL ENGINEER:

EDGE CONSULTING ENGINEERS

Tyson Kolkka 0447 210 980

TRAFFIC ENGINEER:

BITZIOS CONSULTANTING

Aaron Stockwell 0424 472 258

WASTE MANAGEMENT:

MODUS

Arthur Stamatiou 0499 007 338

REVISION

Rev.	Description	Date
A.	Development Application Report	2026.05.14

PROJECT 99-101 Old Burleigh Road
Drawing Title: APPLICATION DETAILS
Drawing Number: DA-2.00
Scale/Format:

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 371 855

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

Development Summary

Site Address: 99-101 Old Burleigh Rd, Broadbeach QLD 4218, Australia

Site Area: **1282 m² apx**

	Component(s)	Apartments				No of Apartments	No of Bedrooms	Residential Carparks	Visitor Carparks	Residential Bikes	Visitor Bikes	NSA* Enclosed (sq.m.)	NSA* Undosed (sq.m.)
		4B + Media	3B + Media	3B	2B								
Basement 03	Car Parking Lobby Core & Services							32					
Basement 02	Car Parking Lobby Core & Services							30					
Basement 01	Car Parking Lobby Core & Services							23	5				
Ground Level	Lobby Core & Services Car Parking / Planters								5	27	7		
Level 2 - Podium	Car Parking / Planters Lobby Core & Services							26					
Level 3 - Podium	Car Parking / Planters Lobby Core & Services							26					
Level 4 - Podium	Car Parking / Planters Lobby Core & Services							20					
Level 5 - Podium	Car Parking / Planters Lobby Core & Services							22					
Level 6 - Facilities	Lobby Core & Services Amenities												
Level 7 - Facilities	Lobby Core & Services Amenities												
Level 8 - Storage/ Type F	Apartments Lobby Core & Services Storage		1			1	3					222	36
Level 9 to 25 Typical A **(17 Levels)**	Apartments Lobby Core & Services			34	17	51	136					7939	884
Level 26 to 29 Typical B **(4 Levels)**	Apartments Lobby Core & Services	4		4		8	28					1868	308
Level 30-32-34-36 Subpenthouse **(4 Levels)**	Apartments Lobby Core & Services		8			8	24					1868	316
Level 31-33-35-37 Subpenthouse **(4 Levels)**	Apartments Lobby Core & Services		8			8	24					1868	240
Level 38-40-42 Penthouse **(3 Levels)**	Apartments Lobby Core & Services	3				3	12					1344	324
Level 39-41 Penthouse **(2 Levels)**	Apartments Lobby Core & Services	2				2	8					896	184
TOTAL		**9**	**17**	**38**	**17**	**81**	**235**	**179**	**10**	**27**	**7**	**15 783**	**2136**

REVISION

Rev.	Description	Date
A	Development Application Report	2026.05.14

PROJECT 99-101 Old Burleigh Road

Drawing Title: DEVELOPMENT SUMMARY

Drawing Number: DA-3.01

Scale/Format:

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 071 855

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

Site Cover & Setbacks

Site Address 99-101 Old Burleigh Rd, Broadbeach QLD 4218, Australia
Site Area **1282 m² apx**

Podium Site cover: 1043 m² (81%)

Tower Site cover: 621 m² (48%)

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road
Drawing Title: SITE COVER & SETBACKS
Drawing Number: DA-3.02
Scale/Format: 1 : 400

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 071 855

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

Architectural Statement

Located on a prominent corner of Old Burleigh Road within the coastal fabric of Broadbeach, the project responds to a unique condition defined by its proximity to open recreational landscape to the south and south-east, and its position within an evolving urban context. The site presents an opportunity to reconsider the typical relationship between tower, podium and landscape that characterises much of the surrounding development.

The proposal comprises a 42-storey residential building over three basement levels, accommodating 81 apartments with communal amenities positioned above the podium. From early stages, the project addressed a fundamental challenge: how to accommodate the required residential yield while avoiding the conventional model of a tower sitting on a rigid, fully resolved parking podium. The most direct response would have been to consolidate parking into a singular, flat podium and extrude a repetitive tower above. While efficient, this approach would result in a consolidated built form with limited engagement with the surrounding landscape and public realm. This model was deliberately rejected.

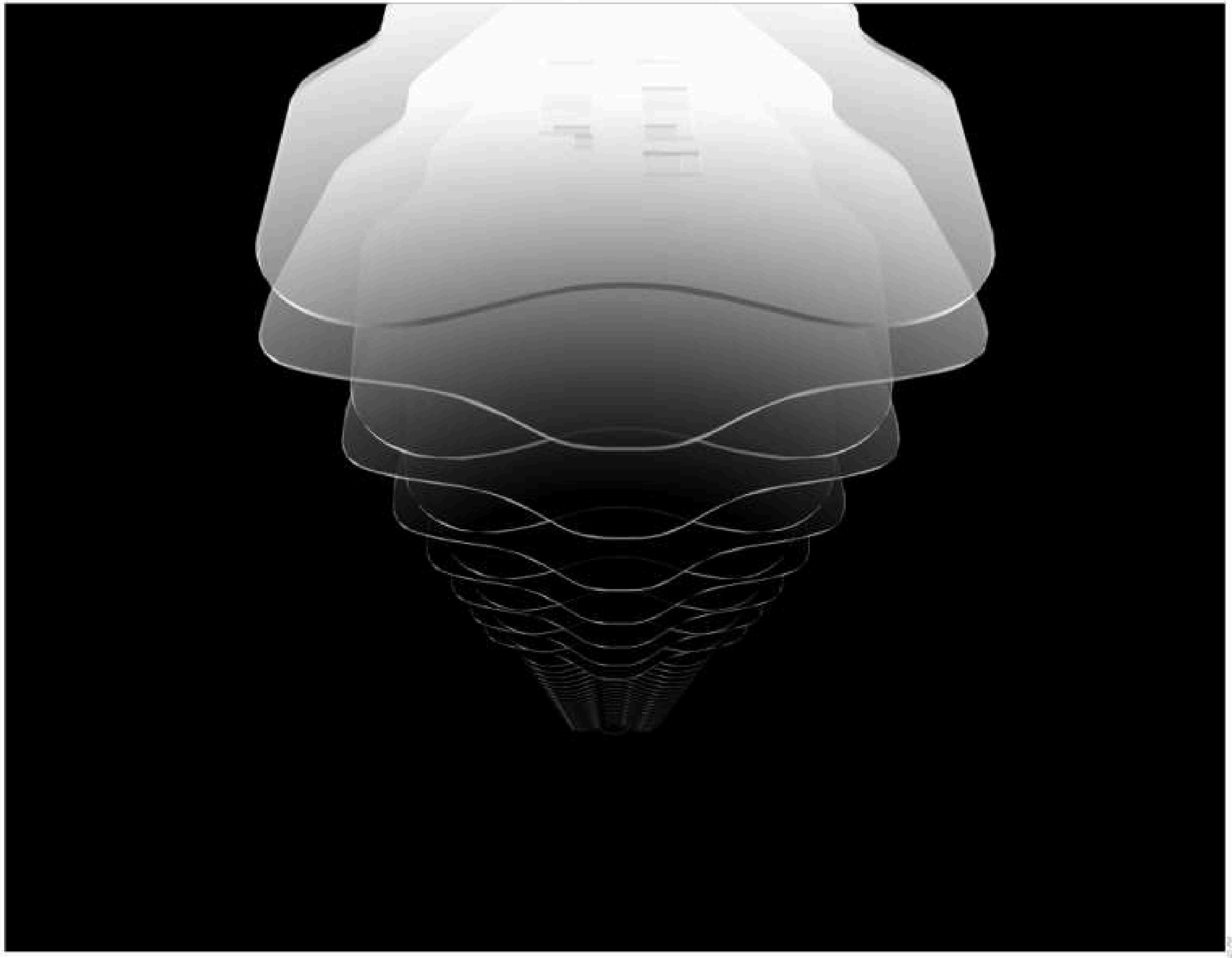
Instead, the podium is reconfigured as a landscaped architectural condition where structure, planting and circulation are integrated. Rather than presenting a continuous built mass, the base of the building is articulated through a series of concrete planter elements that organise the podium into a fragmented system. This approach reduces the perceived bulk of the lower levels while establishing a more permeable interface with the streetscape and adjacent open space. Above, two levels of communal amenities extend this strategy vertically. Rather than isolating these programs, they are embedded within a continuous landscape system, allowing the building to maintain a consistent relationship with greenery as it transitions from ground to tower.

The tower itself emerges from the resolution of orientation, apartment configuration and the need to establish appropriate interfaces with neighbouring buildings. Rather than adopting a singular, repetitive extrusion, the geometry is calibrated to reinforce the eastward orientation while maintaining controlled separation distances and optimising environmental performance.

The organisation of the floor plates is linked to the internal planning of the apartments. Through the typical levels, the tower maintains a consistent configuration aligned with three apartments per floor. As the building transitions into upper levels with reduced apartment numbers, the slab adjust accordingly, resulting in a differentiated slab profile.

This results in a differentiated upper condition where alternating slab profiles emerge as a direct consequence of the changing internal layouts. Rather than extending a singular floorplate to the top, the tower registers this transition, allowing the upper levels to be read as a distinct architectural condition and enabling the building to be clearly identified within the broader skyline, particularly in contrast to surrounding towers characterised by repetitive extrusion.

The architecture is not conceived as an imposed image, but as the outcome of a series of spatial, environmental and urban decisions. By rethinking the podium as landscape and allowing the tower to evolve in response to its internal organisation, the proposal establishes a built form that is both performative and site-specific, contributing to a more integrated relationship between architecture, landscape and urban context.



REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	ARCHITECTURAL STATEMENT
Drawing Number:	DA-3.03
Scale/Format:	

NOTES

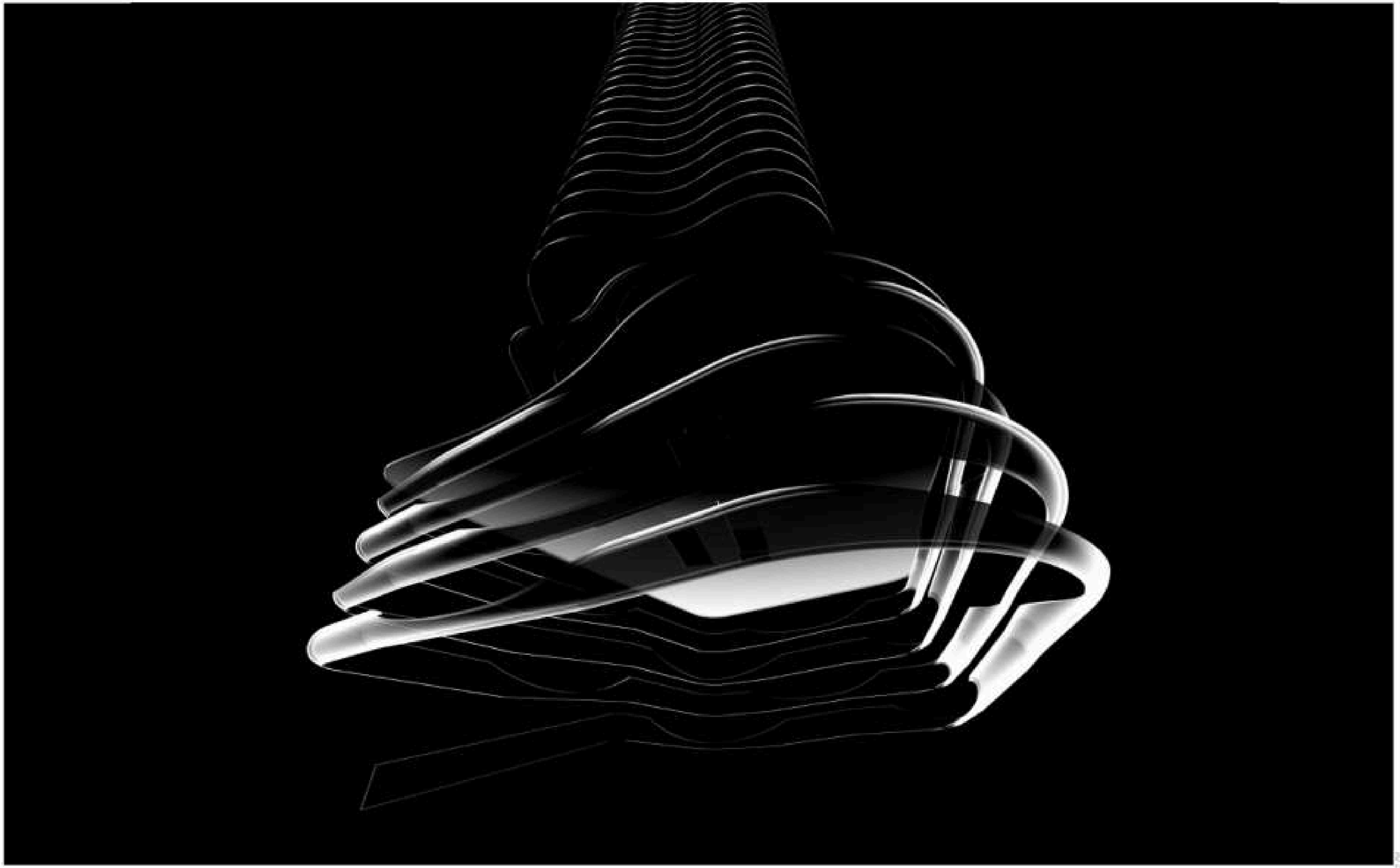
© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 823.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: CONCEPTUAL IMAGES/INSPIRATIONS IMAGES

Drawing Number: DA-3.04

Scale/Format:

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 603

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SITE LOCATION - SATELLITE IMAGE

Drawing Number: DA-4.01

Scale/Format: 1 : 2000

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933.

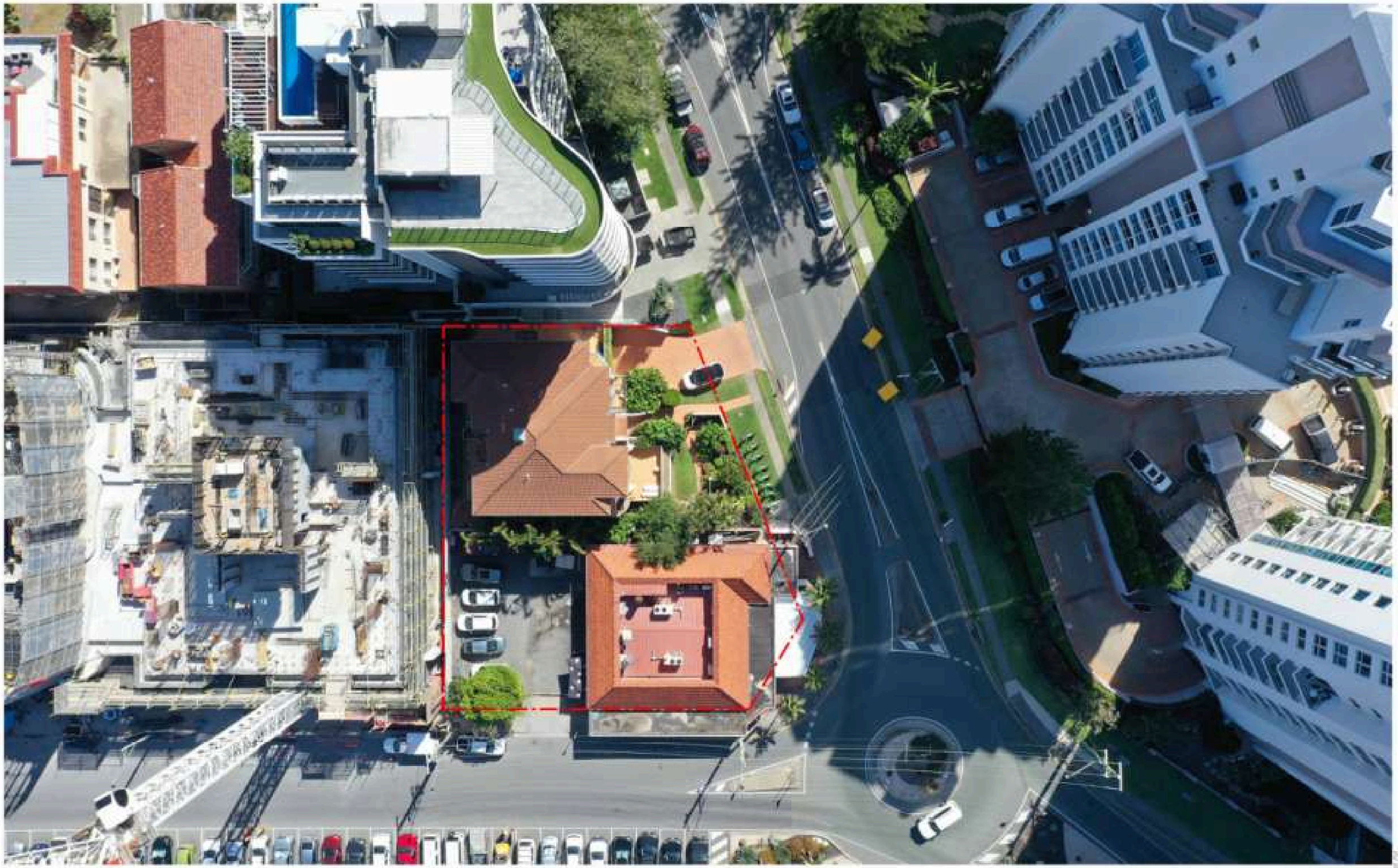
CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION			
A	Development Application Report		2026.05.14
Rev.	Description		Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	SITE LOCATION - AERIAL PHOTO 01
Drawing Number:	DA-4.02
Scale/Format:	N. A.

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 371 915.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	SITE LOCATION - AERIAL PHOTO 02
Drawing Number:	DA-4.03
Scale/Format:	N. A.

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 810.

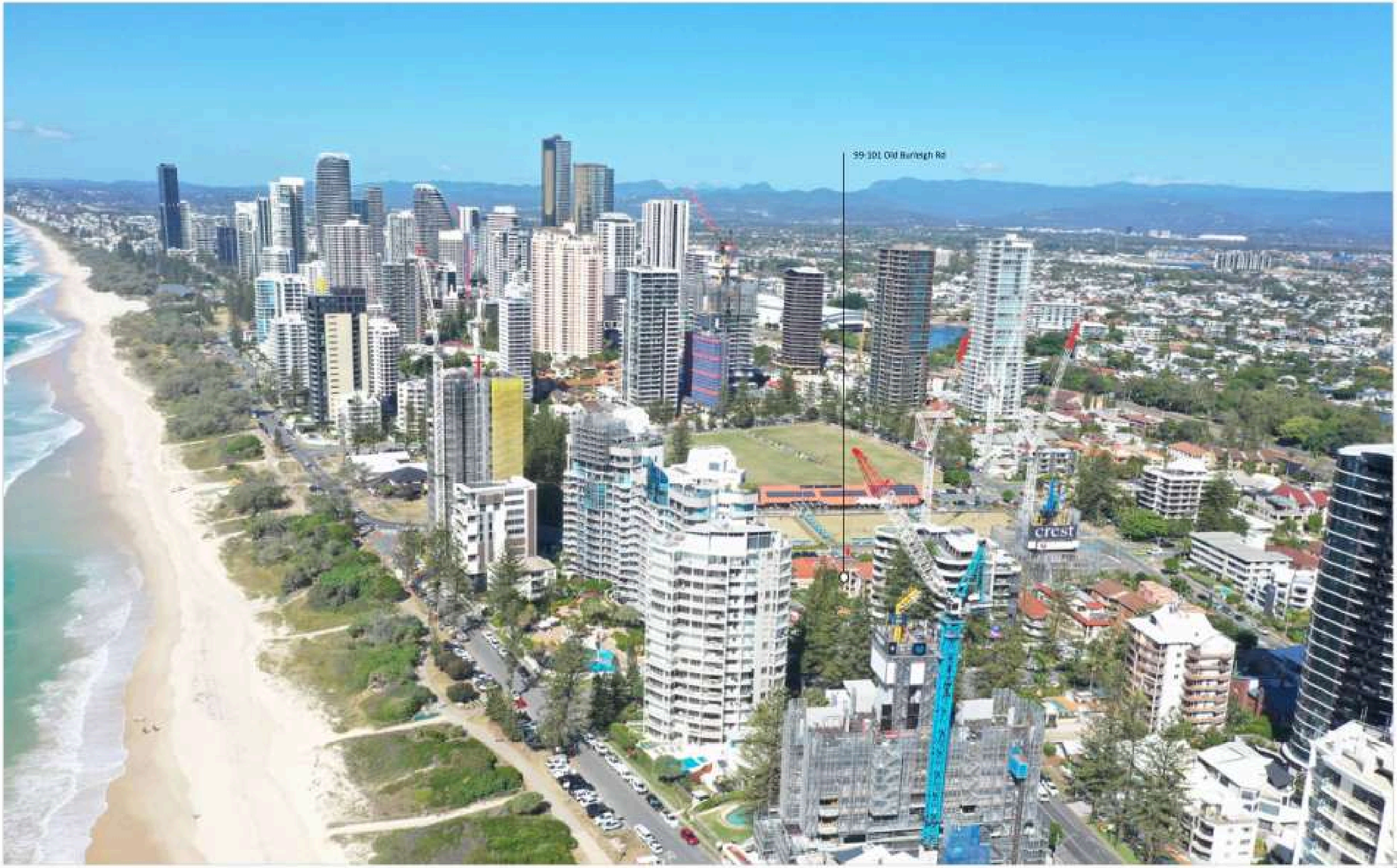
CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SITE LOCATION - AERIAL PHOTO 03

Drawing Number: DA-4.04

Scale/Format: N. A.

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 611 071 810.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SITE LOCALITY DIAGRAM

Drawing Number: DA-4.05

Scale/Format: 1 : 2000

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 655

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SITE ZONING DIAGRAM

Drawing Number: DA-4.06

Scale/Format: 1 : 2000

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 603

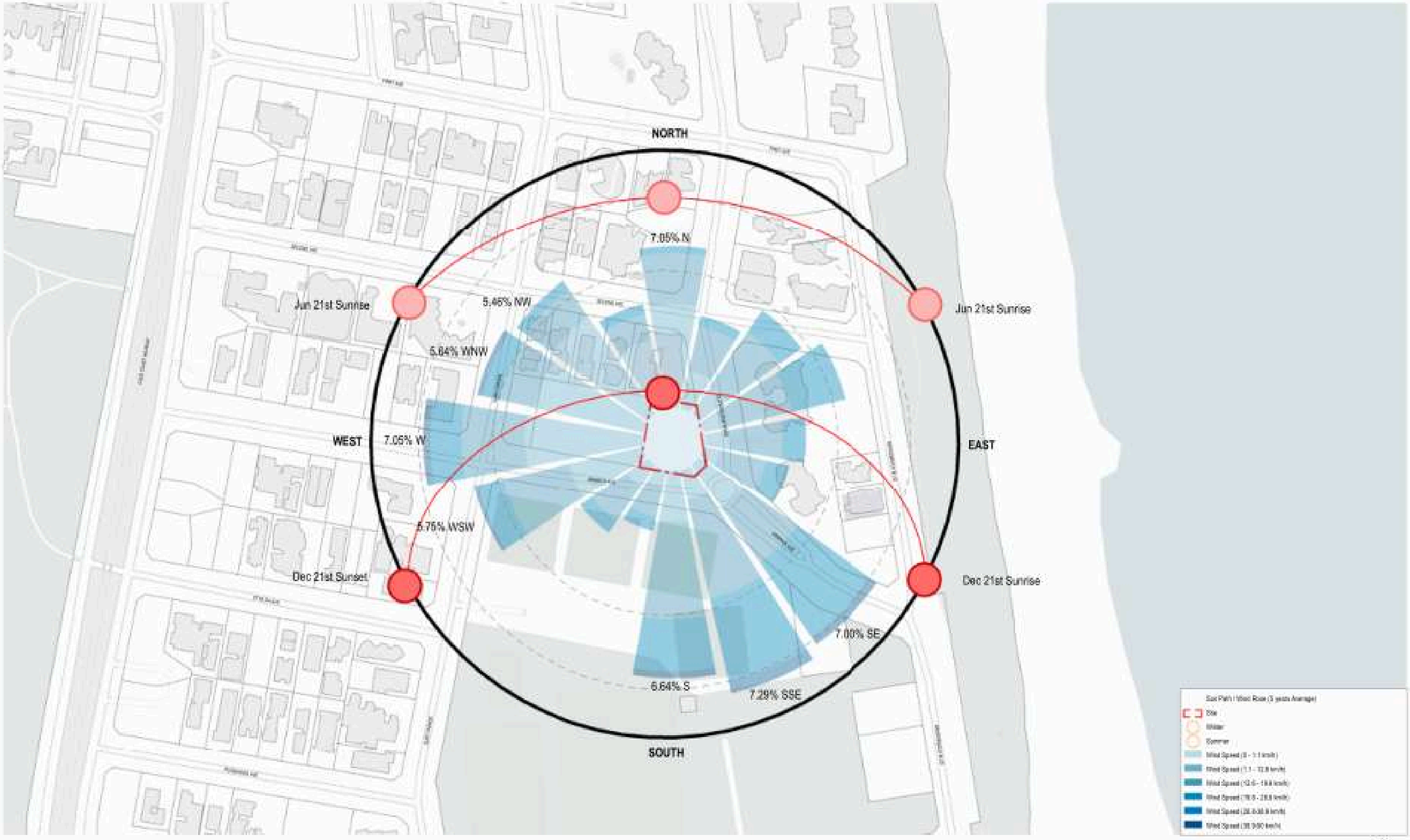
CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	SITE SOLAR AND WIND ANALYSIS DIAGRAM
Drawing Number:	DA-4.07
Scale/Format:	1 : 2000

NOTES

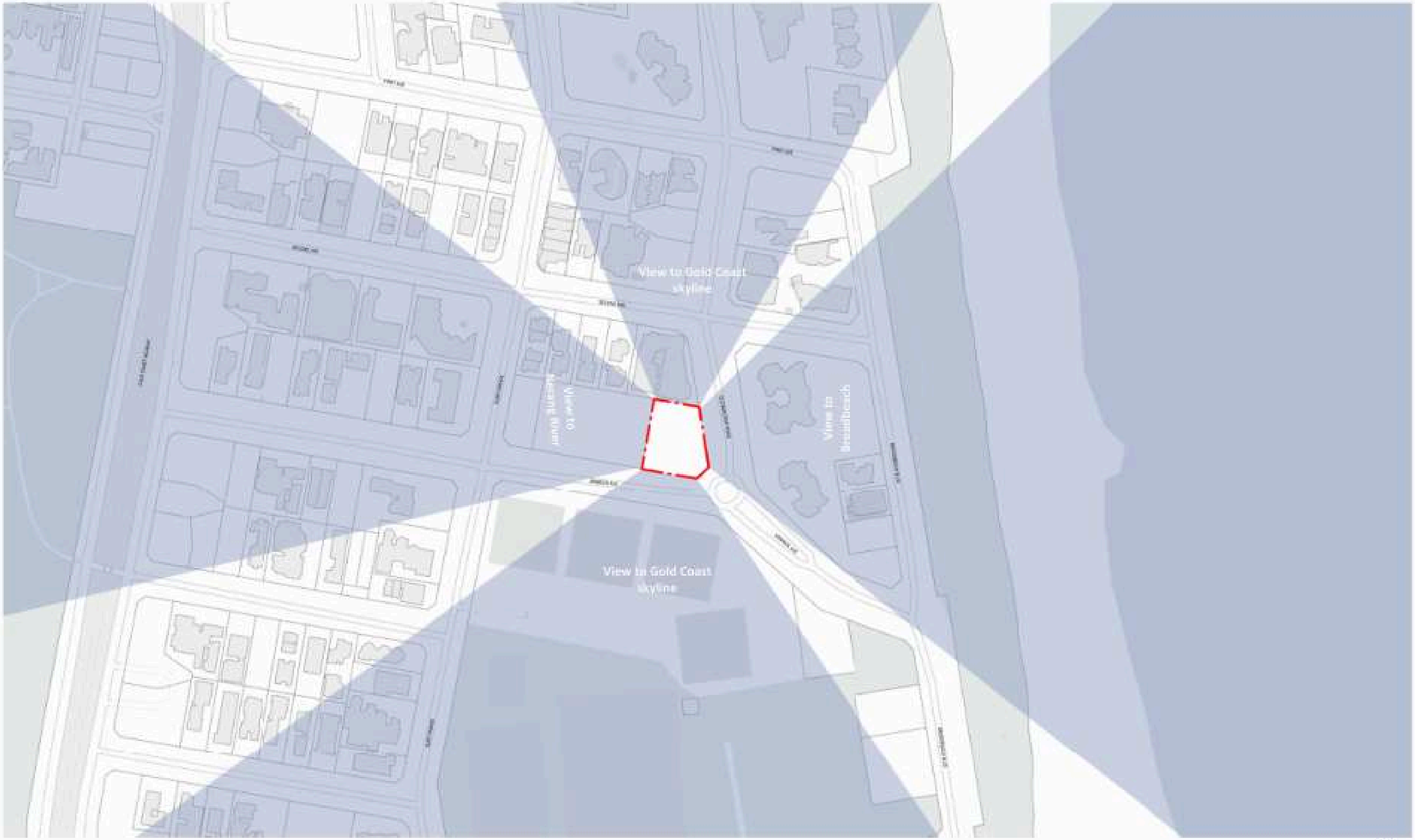
© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 610.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SITE VIEWS ANALYSIS DIAGRAM

Drawing Number: DA-4.08

Scale/Format: 1 : 2000

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 610.

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

Views

The orientation and configuration of the building are carefully aligned to establish clear and controlled visual connections to the surrounding coastal and urban context. Views are not treated as incidental, but as an integral component of both the architectural form and the residential experience.

To the south and south-east, the building opens toward the primary outlook of the site, capturing direct views toward the ocean and the Broadbeach skyline. This condition is reinforced through the orientation of the tower and the articulation of the floor plates, allowing a strong visual connection to the open coastal edge and adjacent green spaces.

To the north, upper levels benefit from extended views toward the Surfers Paradise skyline. These views become more prominent as the building rises above the surrounding urban fabric, allowing the tower to engage with the broader city beyond its immediate context.

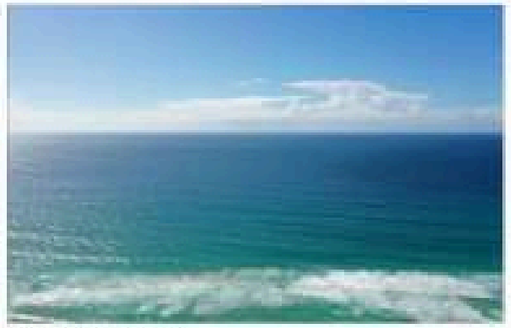
To the west, views are more controlled due to the presence of an adjacent tower. However, the height differential between the buildings allows upper levels to extend beyond this immediate condition, capturing longer views toward the hinterland. At lower levels, the building maintains a more contained outlook in this direction, balancing privacy and spatial definition.

The organisation of the apartments and the geometry of the slab edges play a key role in framing these views. Rather than relying on uniform openings, the articulation of the balconies introduces a series of controlled viewing conditions, allowing each apartment to engage with its surroundings in a more deliberate manner.

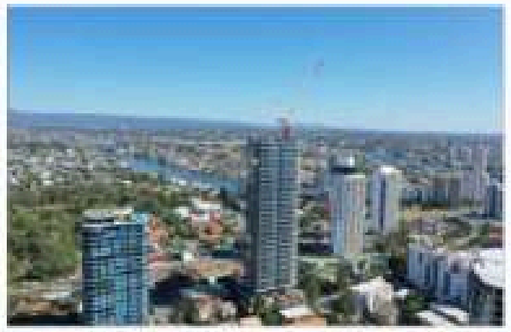
At upper levels, the alternating slab configuration further reinforces this approach. Variations in the slab above and below the balconies create a layered condition that frames views with greater depth and precision, enhancing orientation while avoiding direct repetition across the façade.

Through this calibrated approach, the building establishes a hierarchy of views that responds directly to its context — prioritising the coastal outlook, extending toward the urban skyline, and managing more constrained conditions where required. The result is a residential environment where visual connections are structured, deliberate and integral to the architectural resolution of the project.

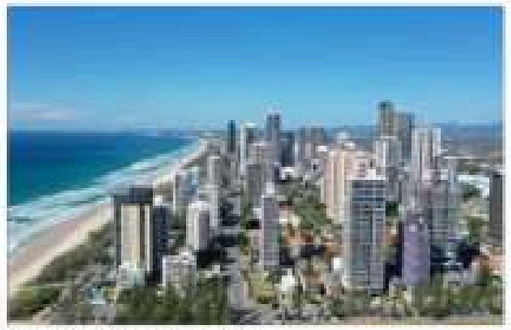
North - View to Broadbeach Skyline



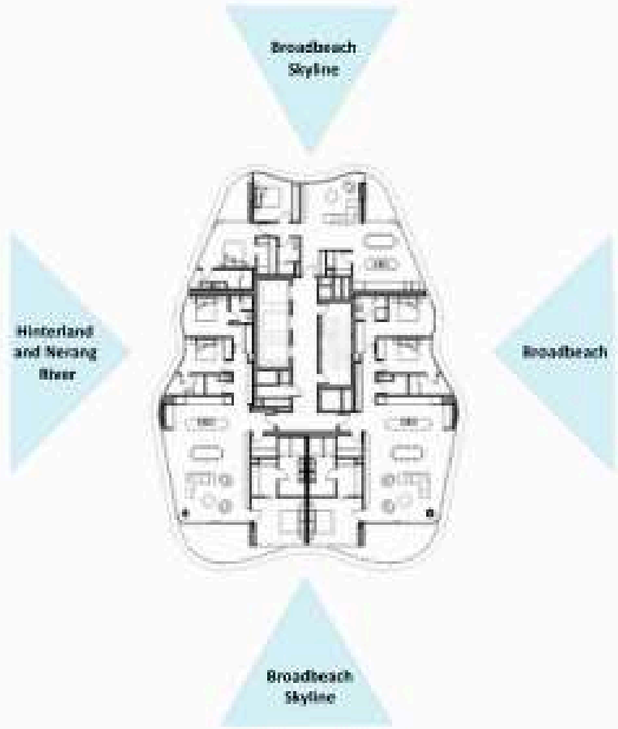
East - View to Broadbeach



West - View to Hinterland and Nerang River



South - View to Broadbeach Skyline



REVISION			
A	Development Application Report		2026.05.14
Rev.	Description		Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	VIEWS
Drawing Number:	DA-4.09
Scale/Format:	1 : 2000

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 371 915

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

Building Form

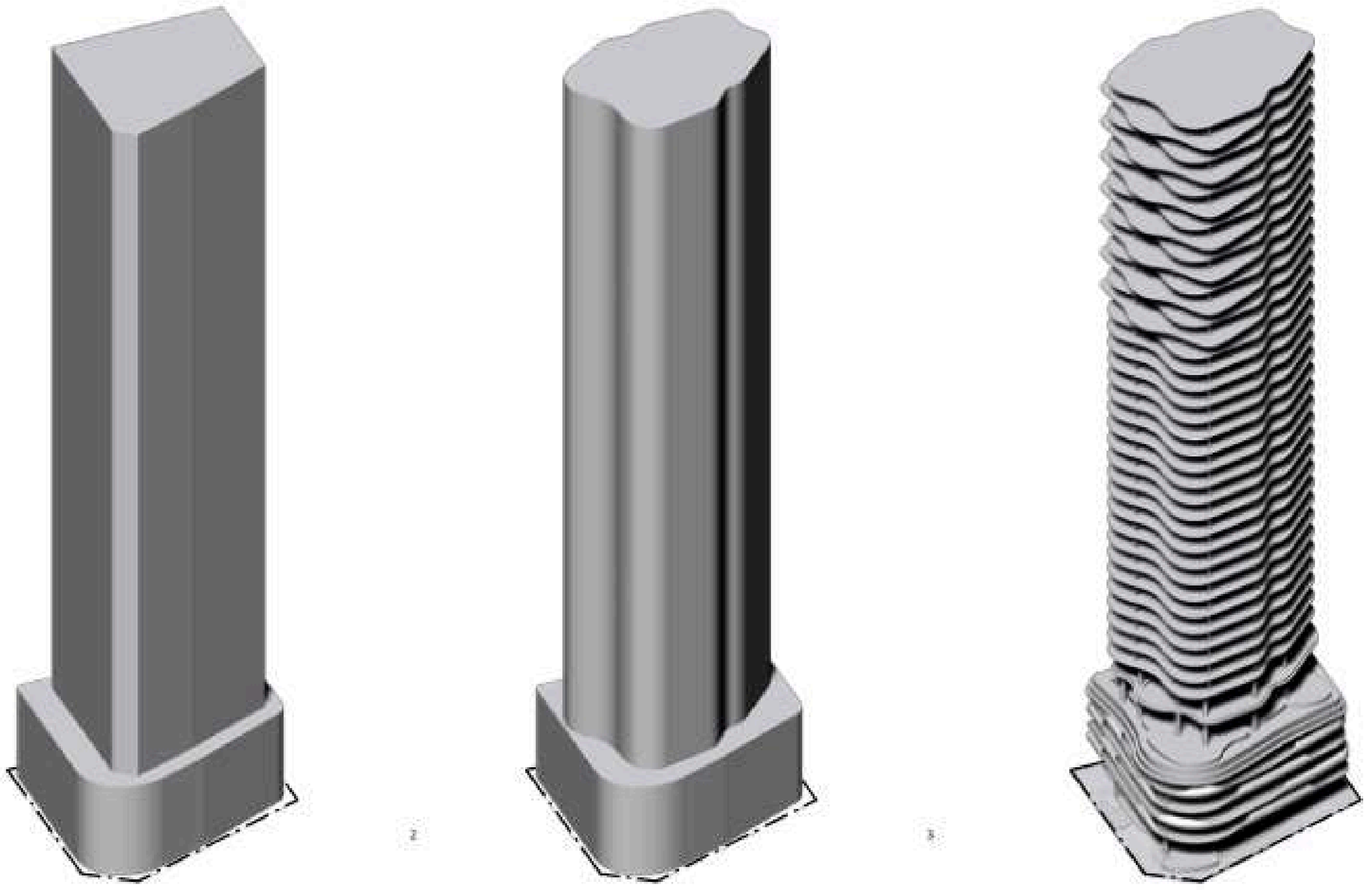
The built form of the proposal is the result of a deliberate progression away from the most conventional approach to high-density residential development. Rather than resolving the project through a singular, predetermined form, the design evolves through a series of controlled transformations driven by site, program and urban relationships.

1. Conventional Box — the most predictable approach
The most direct and predictable response to the site would have been to maximise yield through a simple extruded box, defined by consistent setbacks and repetitive floorplates. This approach, commonly adopted in similar developments, prioritises efficiency but results in a monolithic volume with limited relationship to its surroundings.
Such a model produces buildings that are uniform, inwardly driven, and disconnected from both context and experience. This approach was deliberately rejected.

2. From Box to Informed Form
The design moves away from a fixed extrusion by allowing the tower geometry to be shaped by a series of site-specific parameters, including orientation, interaction with neighbouring buildings, and the need to maintain continuity and efficiency within the floorplate.
Rather than a rigid or symmetrical volume, the form is calibrated to reinforce directionality while establishing appropriate interfaces with adjacent developments. This results in a softer and more responsive outline that reduces the perceived bulk of the tower and enables a more considered relationship with its context.
Through this process, the building begins to transition from a generic mass into a form that is directly informed by both internal organisation and external conditions.

3. From Form to Three-Dimensional Composition
The articulation of the building extends beyond plan into a fully three-dimensional composition. Variation is expressed through both the podium and the upper levels of the tower, where the geometry responds to shifts in program and spatial organisation.
At the base, the fragmented podium condition breaks down the scale of the building and establishes a more permeable and landscape-integrated relationship with the ground plane.
At the top, the transition to reduced apartment numbers generates an alternating slab condition, producing a differentiated upper profile that avoids repetition and reinforces the identity of the tower within the skyline.
These variations are not applied gestures, but the result of the building's internal logic, allowing the form to evolve in response to function, context and use.

The final built form is therefore not conceived as a static object, but as a responsive system that engages with its surroundings at multiple scales —ground, street and skyline. By moving away from the conventional model of repetitive extrusion, the proposal establishes a more considered approach to density, contributing to the evolving character of Broadbeach while enhancing the experience of residents, the community and the public realm.



1. 2. 3.

REVISION			
A.	Development Application Report		2026.05.14
Rev.	Description		Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: BUILDING BUILT FORM

Drawing Number: DA-5.01

Scale/Format: N. A.

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this data even if the recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 835

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

NOTE:
- 99-101 OLD BURLEIGH ROAD BROADBEACH - LOT 70 ON B8383 AND CP ON BUP104138. GOLD COAST CITY COUNCIL
- SURVEY WAS PREPARED BY BENNETT + BENNETT, LICENSED QLD REGISTERED SURVEYOR - DATED 08/12/2025.

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road
Drawing Title: SITE PLAN - SURVEY
Drawing Number: DA-5.02
Scale/Format: 1 : 250

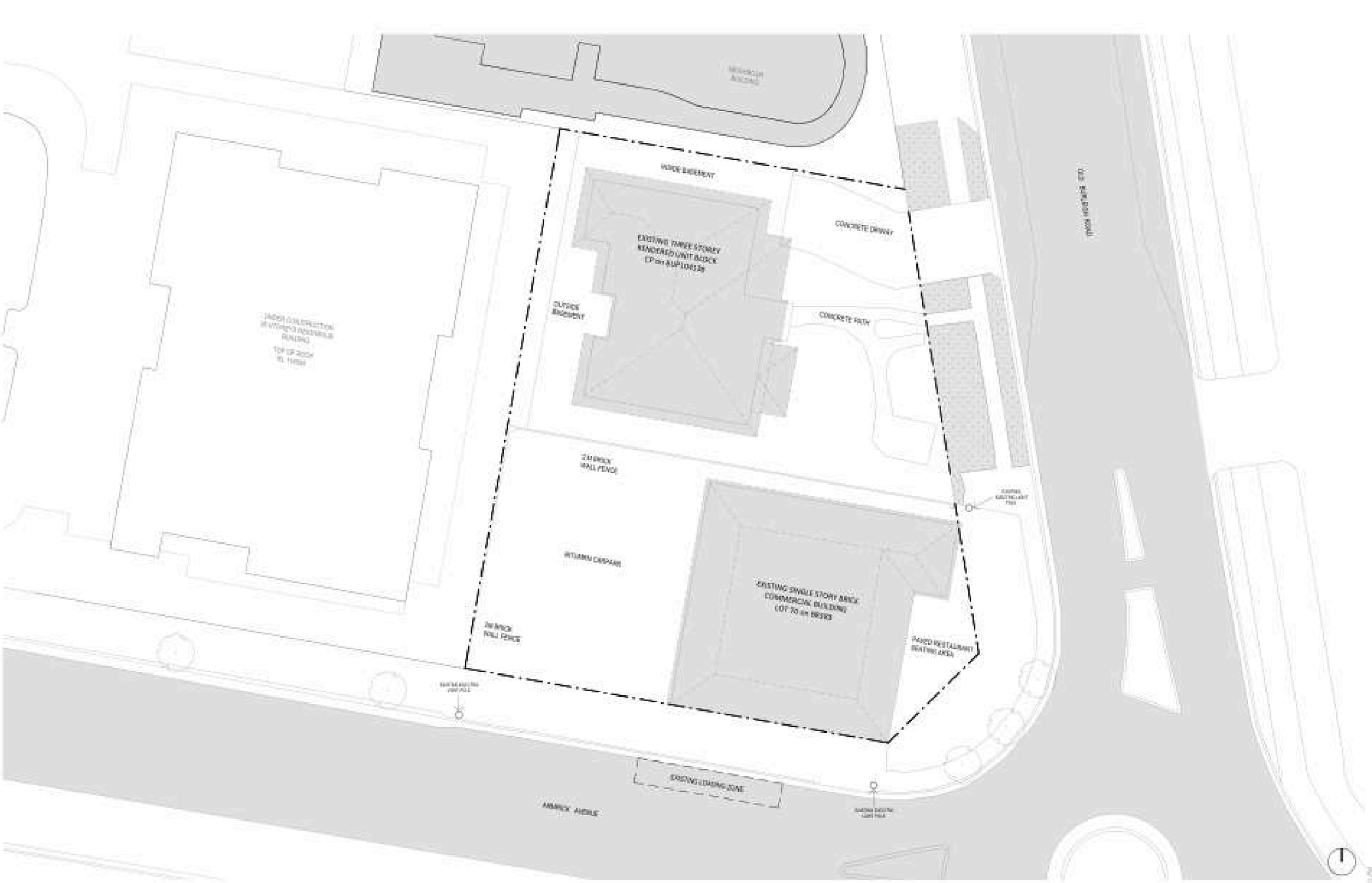
NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of the documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 655

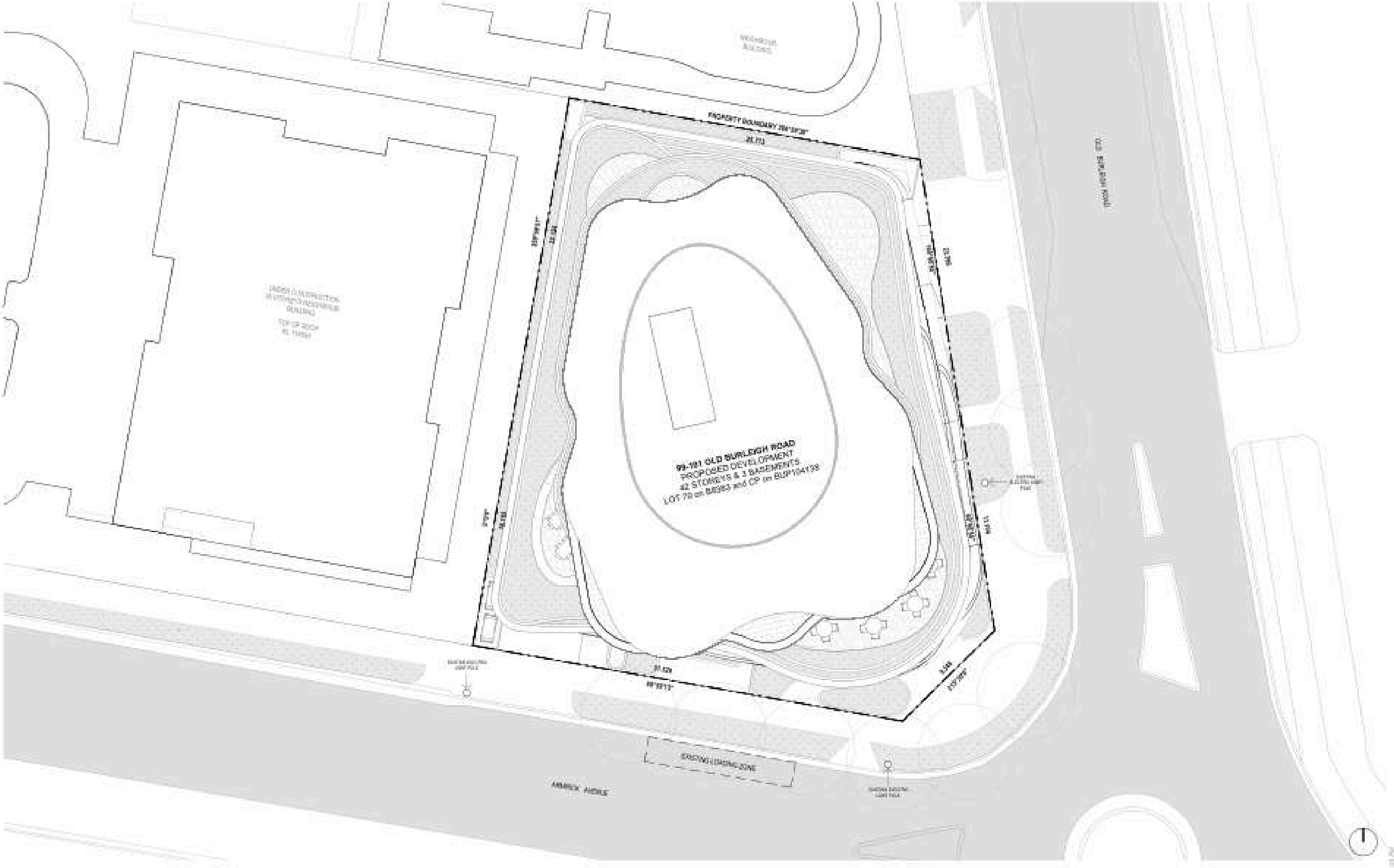
CLIENT
Sunland Group

ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture	CONTRERAS EARL Architecture
			Drawing Title:	SITE PLAN - EXISTING	© Contreras Earl Architecture Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 833	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com	
A.	Development Application Report	2026.05.14	Drawing Number:	DA-5.03				
Rev.	Description	Date	Scale/Format:	1 : 250				



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	SITE PLAN - PROPOSED
Drawing Number:	DA-S.04
Scale/Format:	1 : 250

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights, in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 071 933.

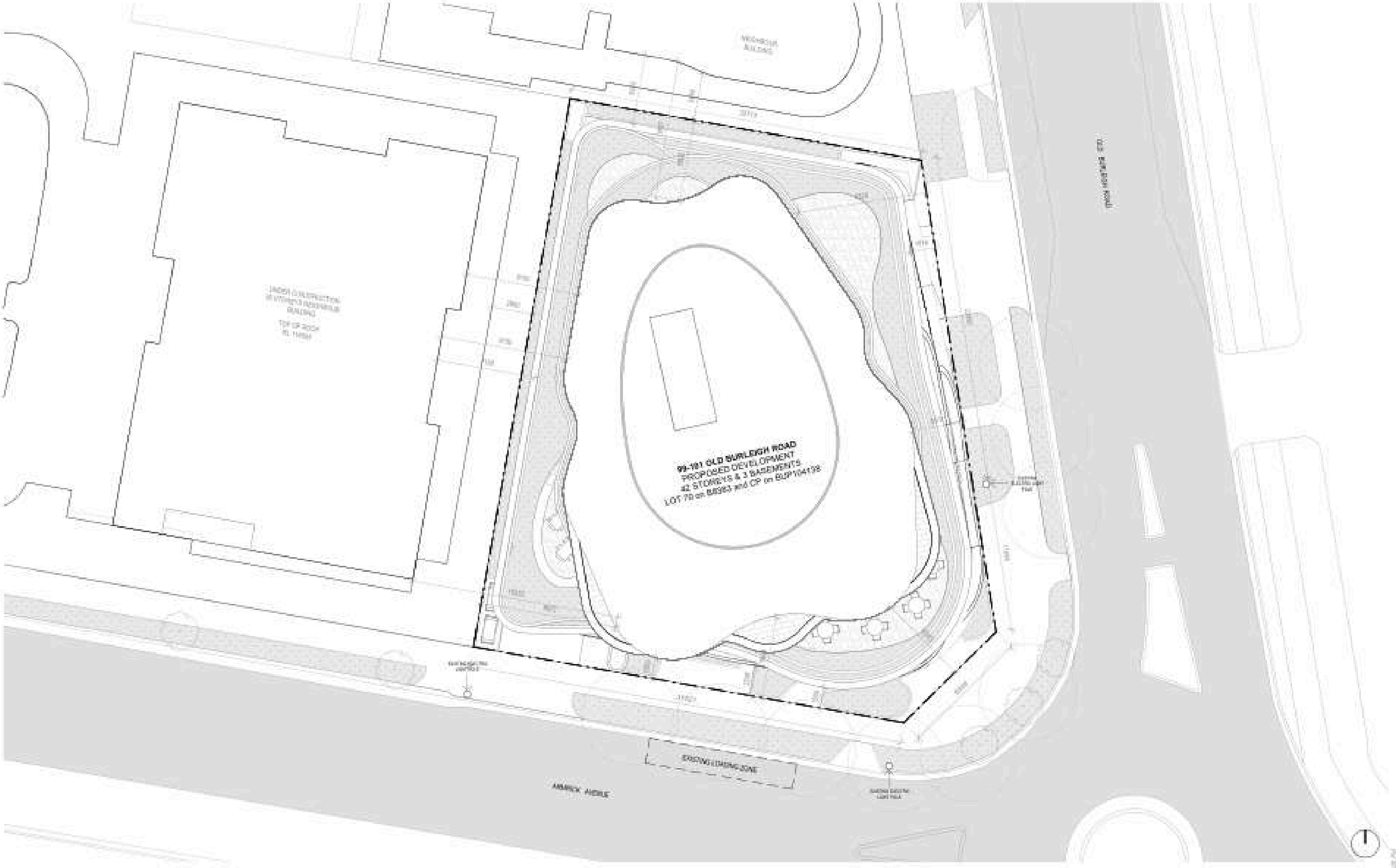
CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: RELATIONSHIP NEIGHBOUR - SITE PLAN

Drawing Number: DA-5.05

Scale/Format: 1 : 250

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 37 617 071 810.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

Indoor / Outdoor Living

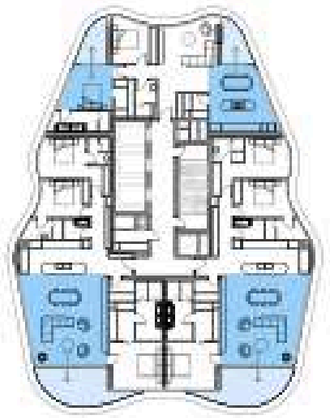
At 101 Old Burleigh Road, indoor and outdoor living are conceived as a continuous spatial condition, where the apartments extend directly into the external environment through the articulation of the balcony spaces.

The organisation of the floor plates and the geometry of the slab edges allow living areas to expand outward, establishing a seamless relationship between internal and external zones. Rather than treating balconies as secondary or residual elements, they are integrated as part of the primary living space, supporting daily use and reinforcing the connection to the surrounding context.

The depth and configuration of the slab overhangs provide a controlled threshold between interior and exterior. This condition allows balconies to operate as usable extensions of the apartments, offering protection from direct solar exposure while maintaining openness to natural light and airflow.

The geometry of the balconies is not uniform. Variations in slab profiles, particularly at upper levels, create differentiated external conditions where the slab above and below are not aligned. This produces a layered spatial effect that enhances the perception of depth and allows views to be framed in a more controlled manner.

Through this approach, the apartments are not defined by a fixed boundary at the façade, but by a continuous spatial sequence that extends beyond the internal envelope. The result is a residential environment where indoor and outdoor living are intrinsically linked, supporting a mode of occupation that is responsive to climate, orientation and context.



Internal Living space

Extension of Living Areas - Indoor/ Outdoor Living

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	LIVING IN/OUTDOOR
Drawing Number:	DA-5.06
Scale/Format:	N. A.

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 611 071 803

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

Resident Experience and Amenities

At 101 Old Burleigh Road, the resident experience is understood as a continuous sequence, where movement through the building is shaped by spatial variation, access to landscape, and controlled visual connections to the surrounding context.

From arrival, the podium establishes a condition that differs from conventional parking environments. Rather than a singular, enclosed volume, the composition of solid and void—organised through the concrete planter elements—introduces a more open and articulated spatial experience. This allows natural light, ventilation and visual permeability to be present within areas typically defined by enclosure, creating a podium that is perceived as an extension of the building's architectural intent rather than a residual service zone.

The transition from ground to tower is mediated through two levels of communal amenities, where landscape becomes the primary organising element. These levels are embedded within a continuous planted environment, offering residents shared spaces that maintain a direct relationship with the surrounding open green areas and the coastal edge. The positioning and openness of these levels allow for extended views while ensuring that the amenity spaces remain integrated within the overall architectural composition.

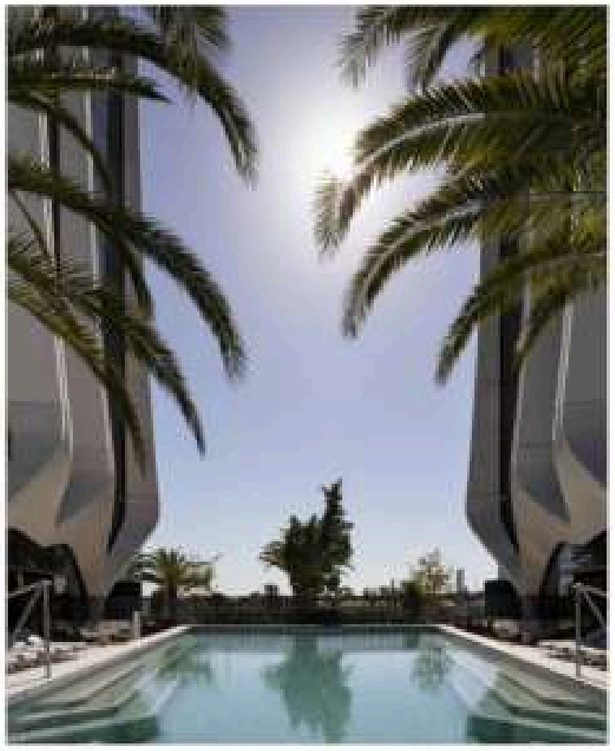
The experience of these levels is further reinforced by the geometry of the building above. The presence of varying slab conditions introduces moments of compression and openness, where views are framed differently across the amenity spaces. This creates a more articulated spatial sequence, where the relationship between interior and exterior is continuously redefined rather than fixed.

Within the tower, the apartments extend this approach through the articulation of the slab edges and balcony geometry. The softened outlines of the floor plates allow living spaces to engage more directly with their surroundings, while maintaining a controlled degree of privacy between adjacent units.

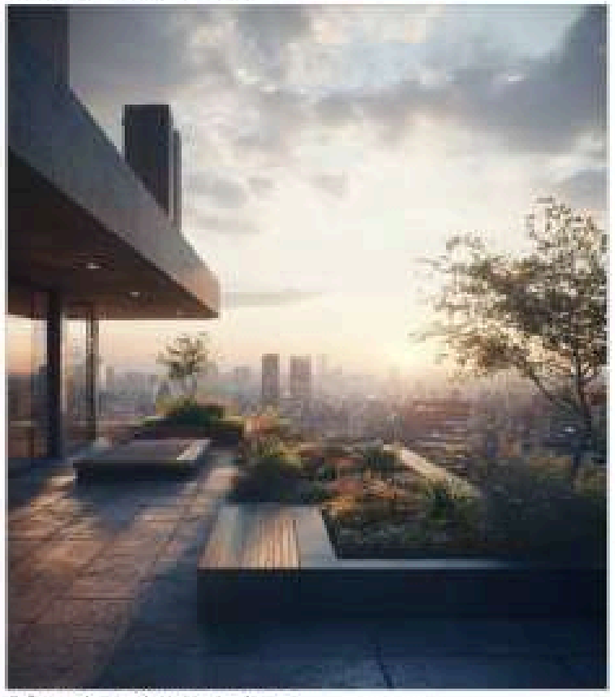
At the upper levels, this condition becomes more pronounced. The introduction of alternating slab geometries results in varied balcony conditions, where the slab above differs from that which defines the balcony itself. This creates a layered spatial condition that frames views in a more controlled and deliberate manner, enhancing the perception of depth and orientation within each apartment.

These variations are not applied, but generated through the organisation of the building, allowing the residential experience to be directly informed by the architectural logic of the project.

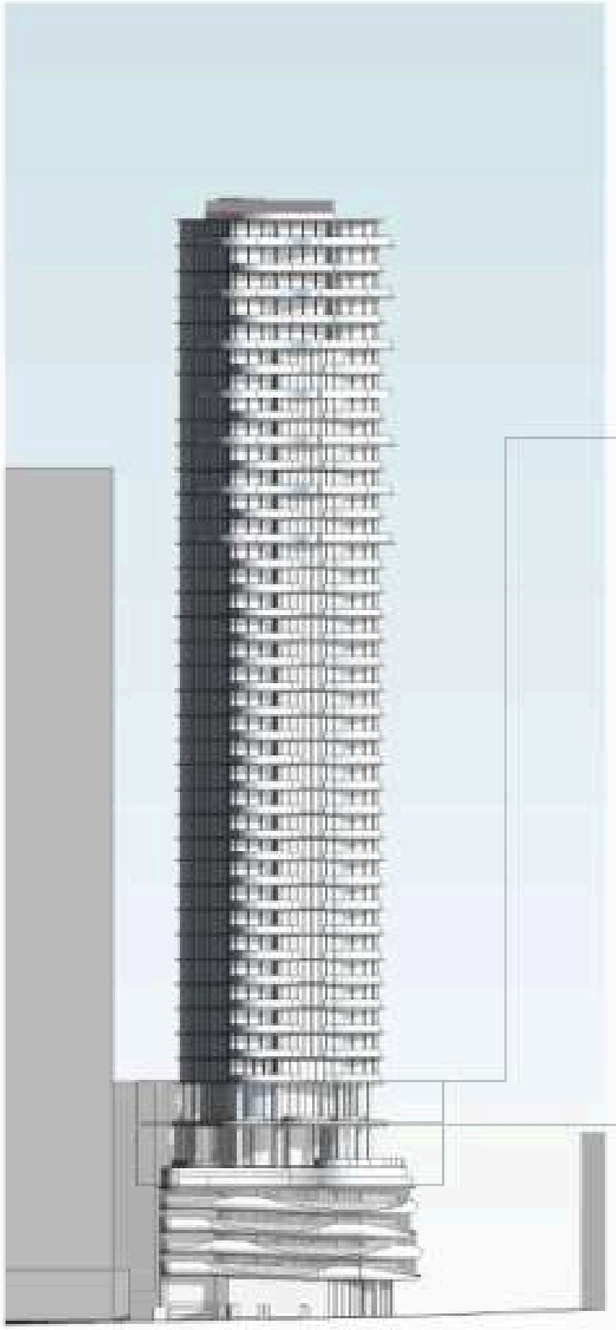
Across all levels, the integration of landscape, spatial variation and controlled outlook contributes to a residential environment that moves beyond standard apartment living. The building is conceived not only as a container for dwellings, but as a sequence of spaces that enhance the daily experience of residents while maintaining a strong relationship with the broader coastal and urban context.



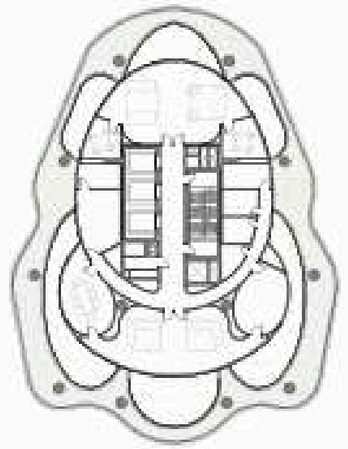
Reference Image - Amenities Pool



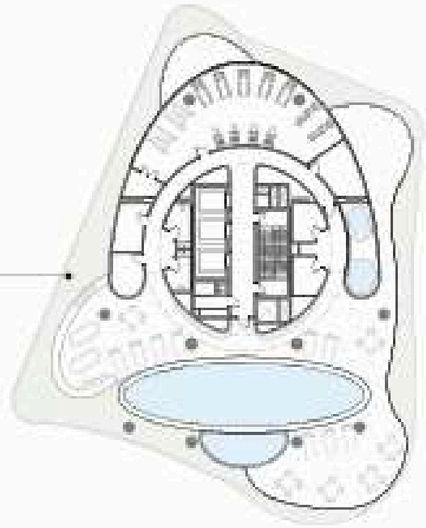
Reference Image - Amenities Landscape



South Elevation



Level 07



Level 06

REVISION			
A.	Development Application Report		2026.05.14
Rev.	Description		Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: RESIDENCE EXPERIENCE WELLNESS

Drawing Number: DA-5.07

Scale/Format: N. A.

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

Sunshade Privacy & Cross Ventilation

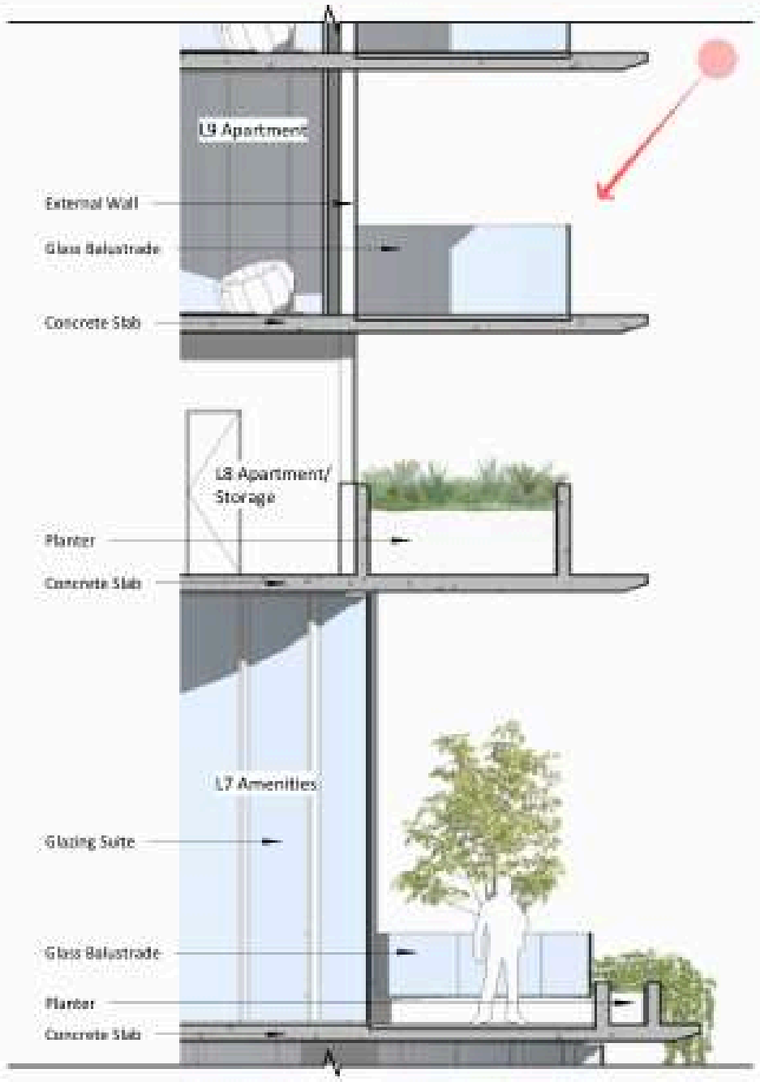
The architectural form of the building is linked to its environmental performance, where passive design strategies are embedded within the geometry of the façade and the organisation of the floor plates.

The articulation of the slab edges plays a primary role in solar control. The projected overhangs of the balconies extend beyond the glazed façade, casting shadows across the external envelope and reducing direct solar exposure to internal living spaces. This moderates heat gain while maintaining access to natural light, allowing the building to respond effectively to the subtropical climate of the Gold Coast.

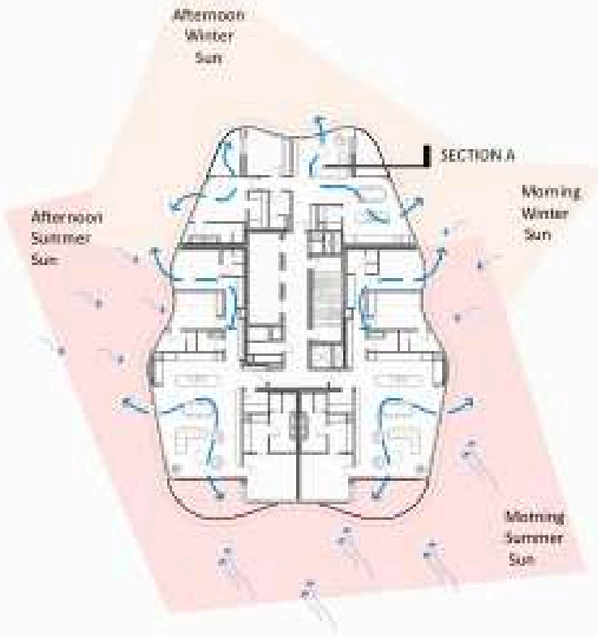
The geometry of the slab edges is not uniform, but varies in response to the organisation of the apartments and the orientation of the building. This variation enhances the performance of the façade by introducing multiple shading conditions, reducing the reliance on applied shading devices and allowing solar control to be integrated within the architectural form.

Cross ventilation is embedded within the planning of the apartments through the arrangement of openings and the orientation of the floor plates. Where possible, units are designed to allow airflow across internal spaces, capturing prevailing breezes and supporting natural ventilation. The articulation of the building form further assists in this process by increasing exposure to multiple orientations, enabling more effective air movement through the apartments.

Privacy between adjacent units is managed through a combination of slab offsets, balcony geometry and the integration of solid façade elements that provide spatial separation. The variation in slab profiles and the positioning of balconies reduces direct lines of sight between apartments while maintaining openness and visual connection to the surrounding context.



Section A Detail



Typical Level 9-25

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SUNSHADE & CROSS VENTILATION

Drawing Number: DA-5.08

Scale/Format: N. A.

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 603

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

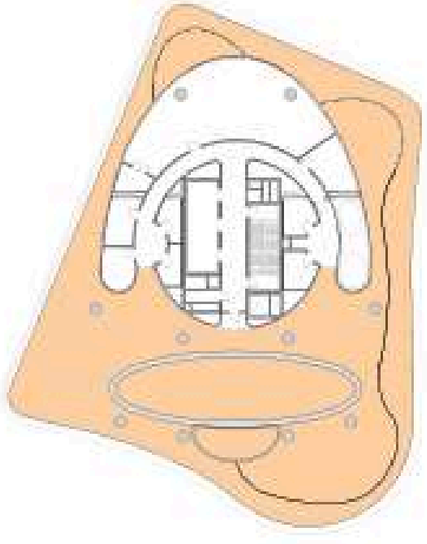
Planting Area Diagram

	Area(m²)	Coverage(%)
Landscape	110 m²	
Total	110 m²	8.5 %
Site Area	**1282** m²	

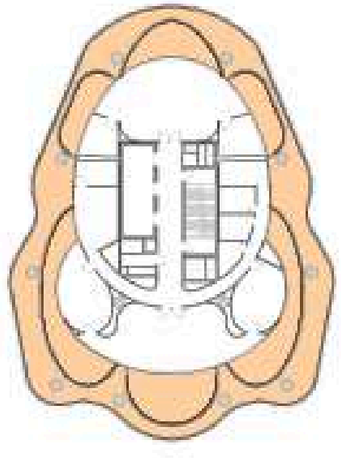
Ground Floor

Communal Open Space Diagram

	Area (m²)	Coverage (%)
Level 6	635 m²	49.5 %
Level 7	310 m²	24.1 %
Site Area	**1282 m² apx**	



Level 6 - Amenities



Level 7 - Amenities

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: PLANTING - COMMUNAL OPEN AREA

Drawing Number: DA-5.09

Scale/Format: N. A.

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855

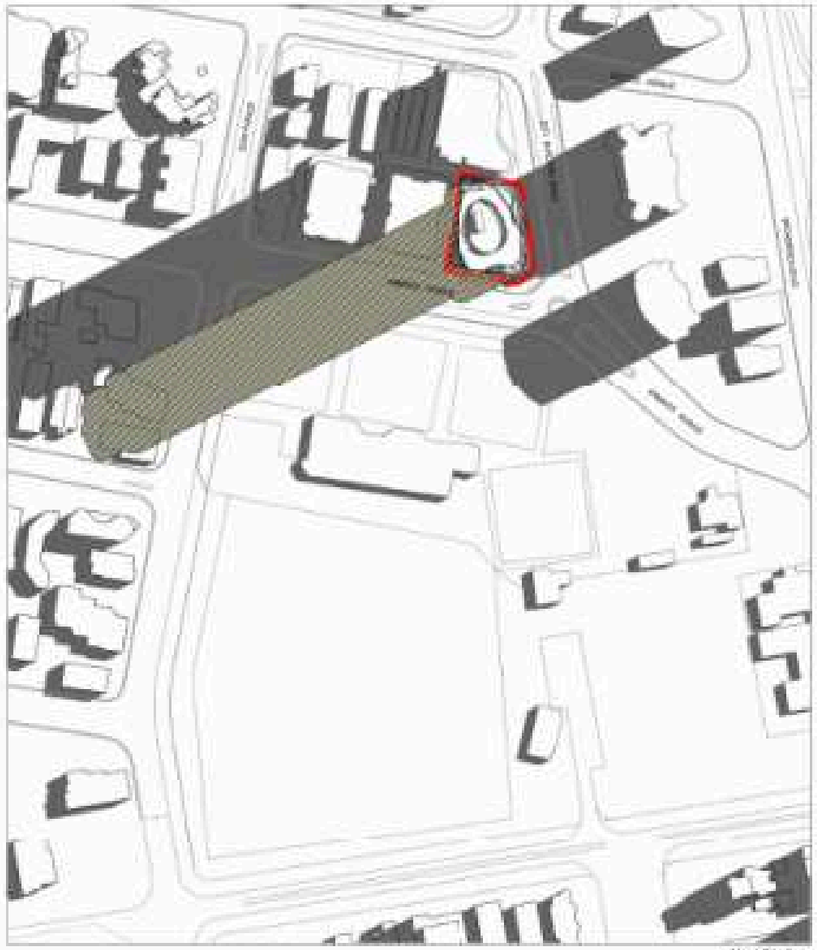
CLIENT

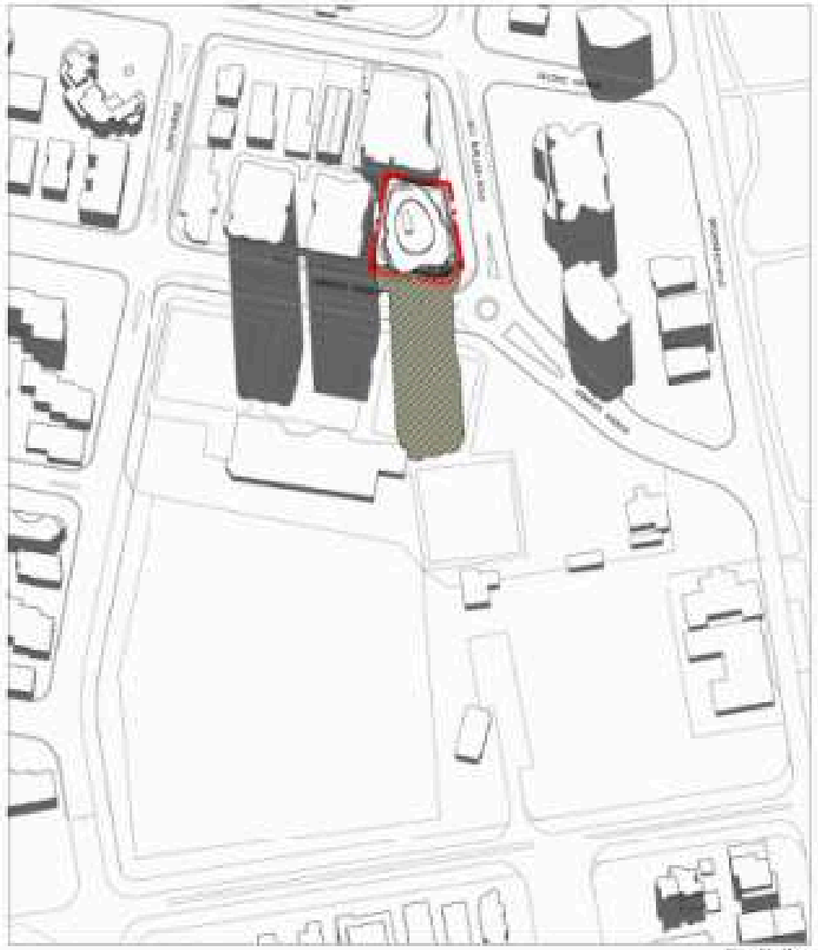
Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture





Shadow Legend:

Extent of shadow cast by proposed building

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SHADOW DIAGRAM MARCH

Drawing Number: DA-5.10

Scale/Format: N. A.

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 833.

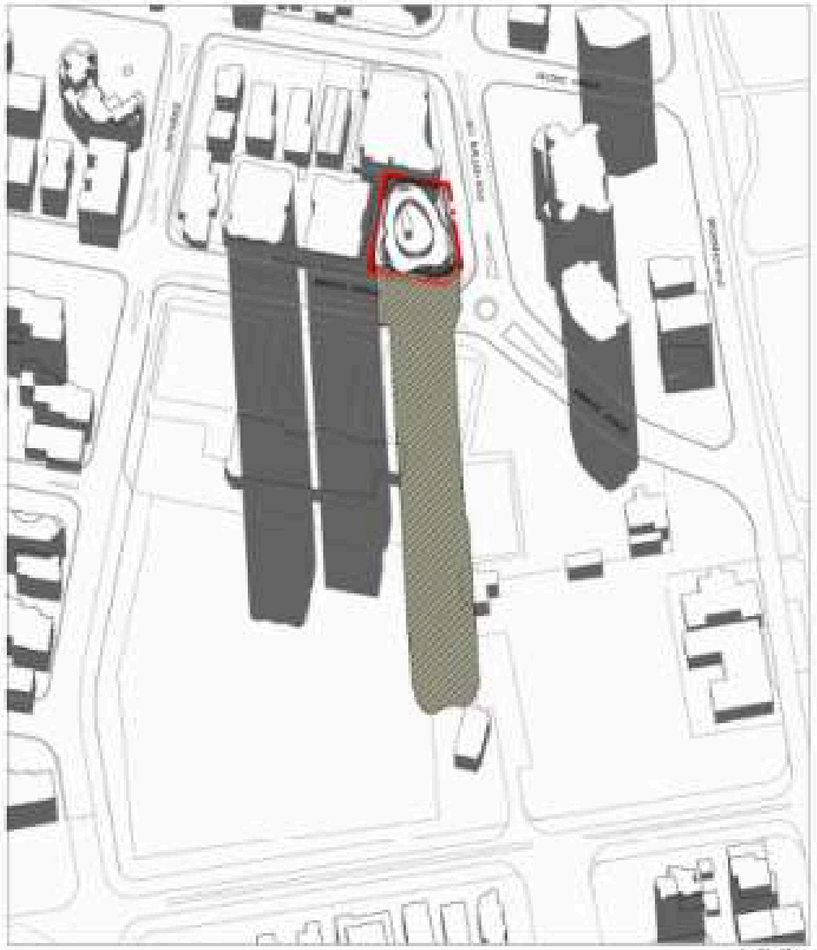
CLIENT

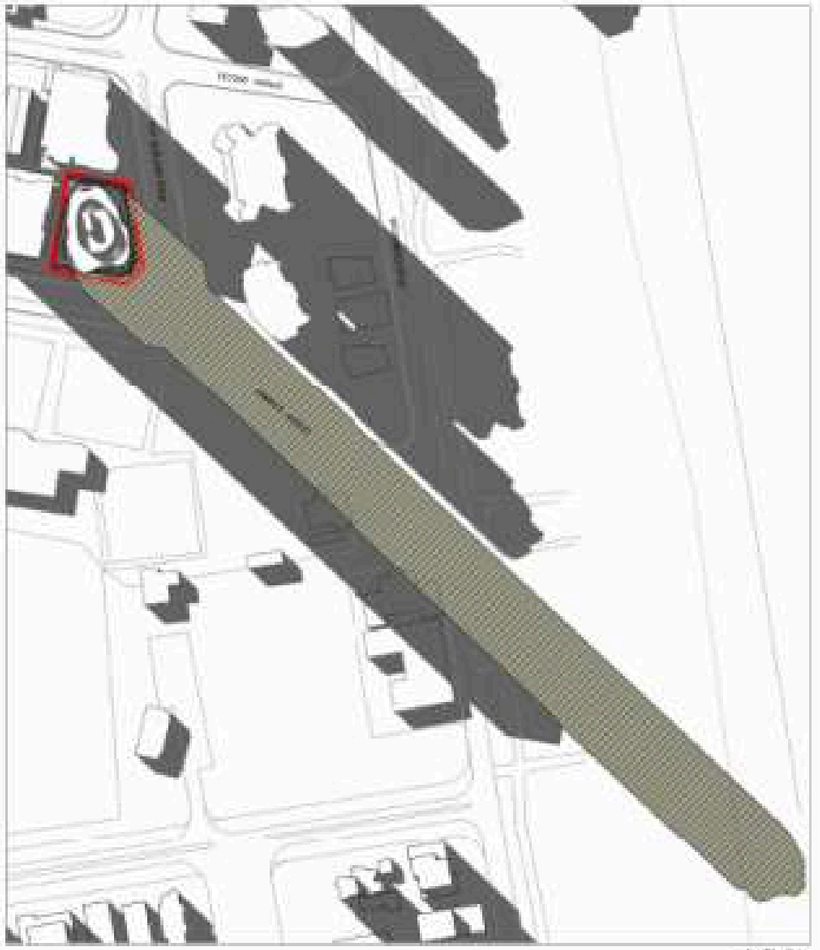
Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture





Shadow Legend:

Extent of shadow cast by proposed building

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	SHADOW DIAGRAM JUNE
Drawing Number:	DA-5.13
Scale/Format:	N. A.

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this drawing. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 371 833.

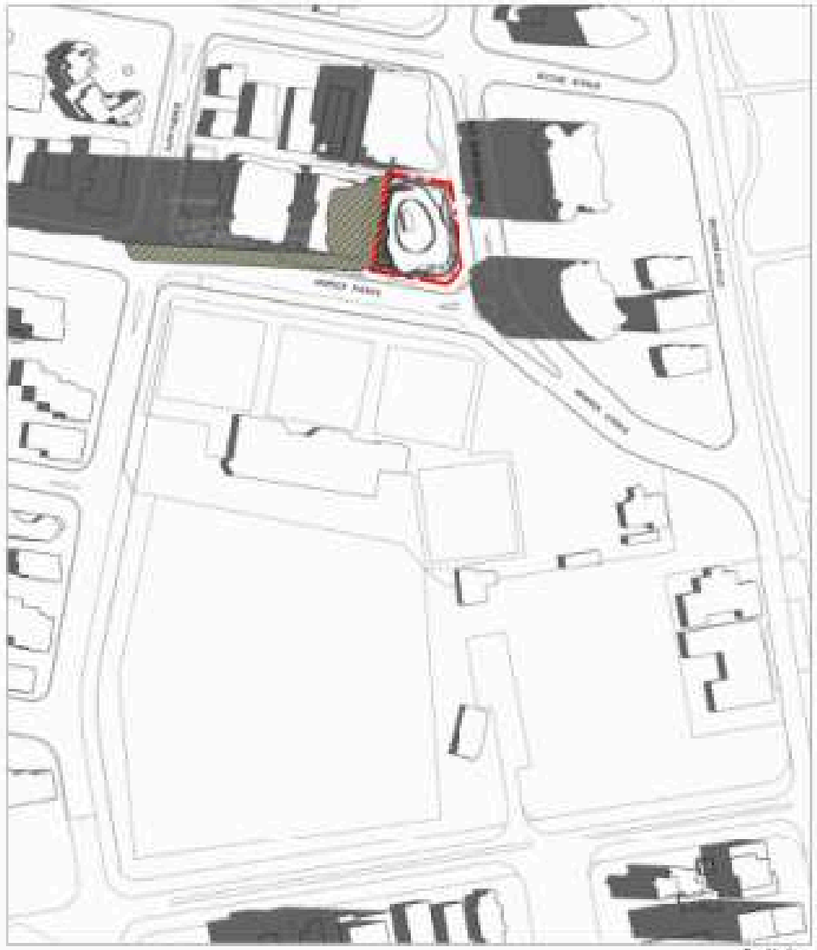
CLIENT

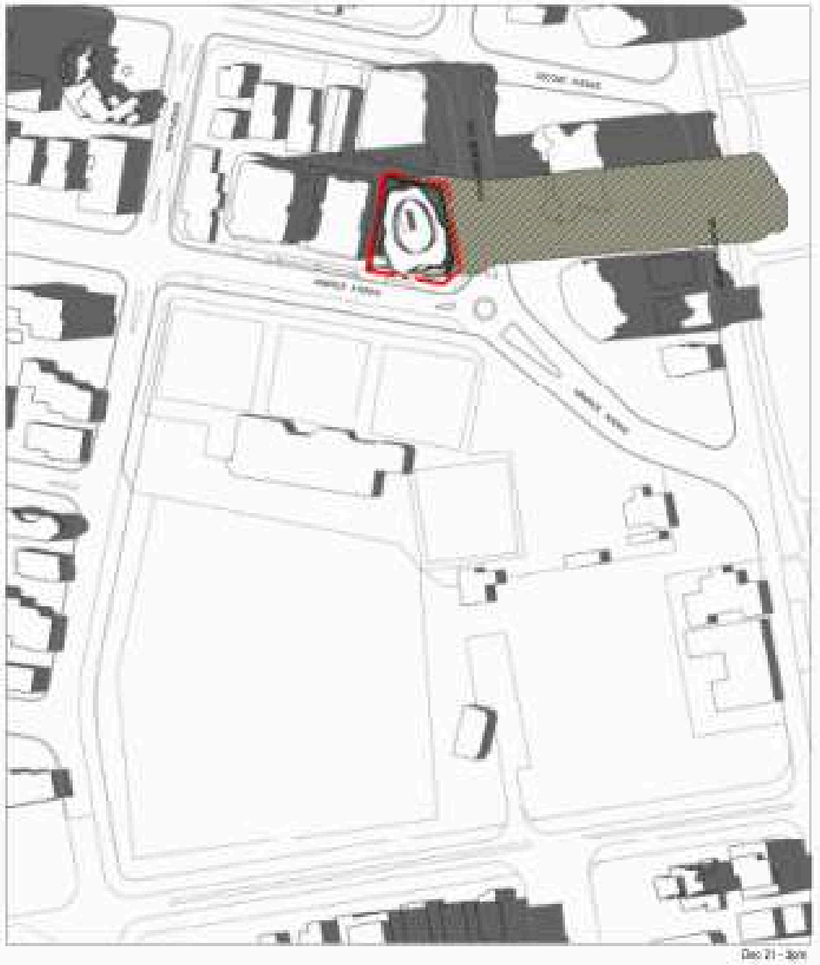
Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture





Shadow Legend:

Extent of shadow cast by proposed building

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SHADOW DIAGRAM DECEMBER

Drawing Number: DA-5.12

Scale/Format: N. A.

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 371 833

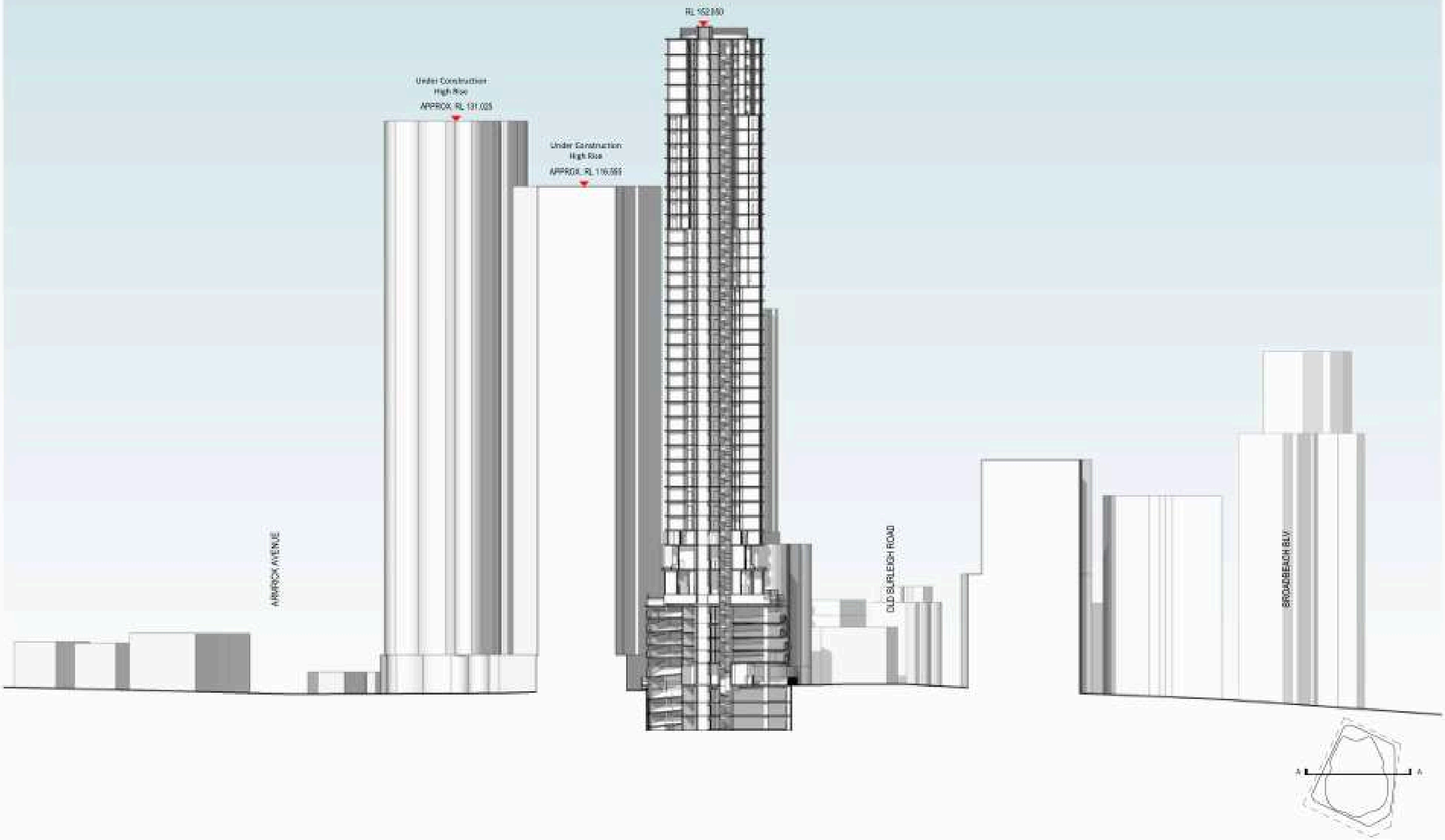
CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	CONTEXT SECTION A
Drawing Number:	DA-5.13
Scale/Format:	1 : 800

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 833.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	CONTEXT SECTION B
Drawing Number:	DA-5.14
Scale/Format:	1 : 800

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 611 071 833

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: CONTEXT ELEVATION NORTH

Drawing Number: DA-5.15

Scale/Format: 1 : 800

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 610.

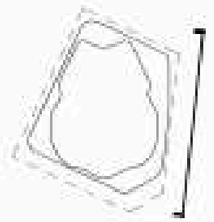
CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: CONTEXT ELEVATION EAST

Drawing Number: DA-5.16

Scale/Format: 1 : 800

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 810.

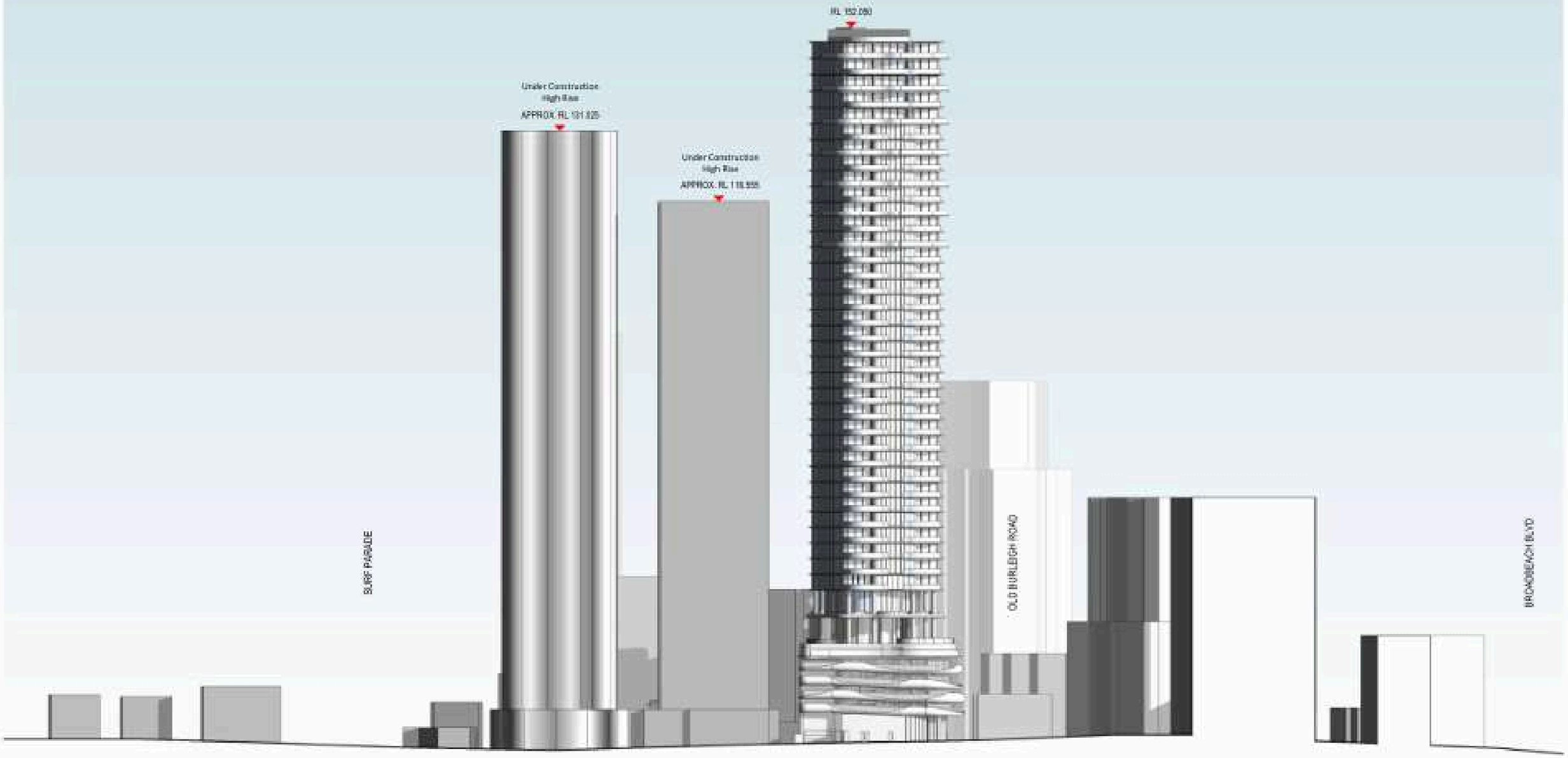
CLIENT

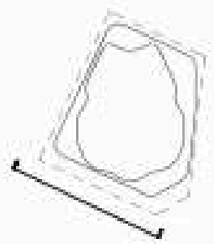
Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture





REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	CONTEXT ELEVATION SOUTH
Drawing Number:	DA-5.17
Scale/Format:	1 : 800

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 071 823.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	CONTEXT ELEVATION WEST
Drawing Number:	DA-5.18
Scale/Format:	1 : 800

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 610.

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: PERSPECTIVE 1

Drawing Number: DA-6.01

Scale/Format:

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 603.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	PERSPECTIVE 2
Drawing Number:	DA-6.02
Scale/Format:	

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 655

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: PERSPECTIVE 3

Drawing Number: DA-6.03

Scale/Format:

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 371 933.

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: PERSPECTIVE 4

Drawing Number: DA-6.04

Scale/Format:

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 655

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: PERSPECTIVE 5

Drawing Number: DA-6.05

Scale/Format:

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 655

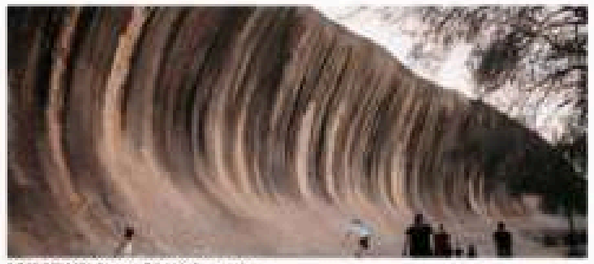
CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



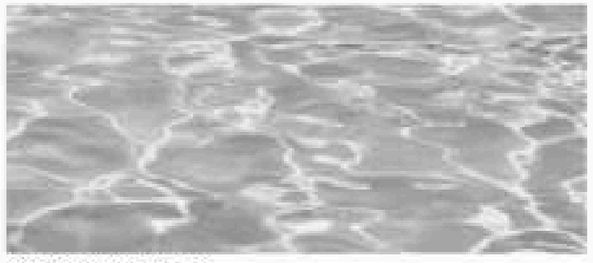
REFERENCE: Natural Rock Formation

Textured Render

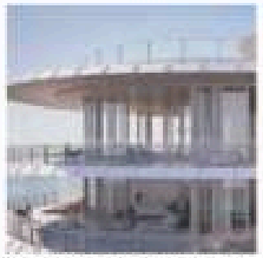
SF-01 Soffit and Slab Edge Finish

SOFFIT AND SLAB EDGE

Textured Render
Natural warm color tones.



REFERENCE: Water Reflection



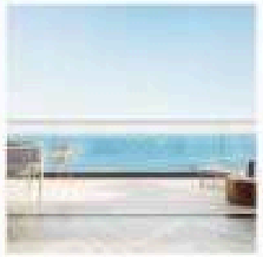
Balustrade Glazing Clear crystaline

GL-01 Glass Type 01

FACADE GLASS

Clear Planar Faceted Glass Panels for External
Facade Glazing.
Glass panels for Tower building envelope, Glazed window and Sliding doors.
Transparent / Clear glazing

REFERENCE: Water Transparency



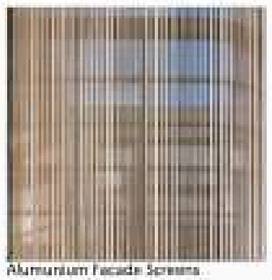
Balustrade Glazing Clear crystaline

GL-01 Glass Type 02

BALUSTRADES

Clear Planar Faceted Glass Panels - Transparent Balconies
Highly transparent glass to be used on the balustrade to allow for optimal visibility for residents within their balcony to take advantage of city views.

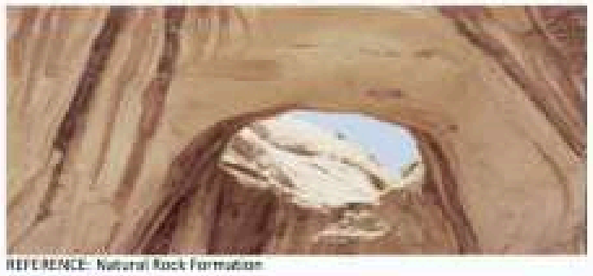
REFERENCE: Trees Forest



Alumunium Facade Screens

SC-01 Facade Screens 01

ALUMINIUM SCREENS
Integration of aluminium screens as a façade articulation element



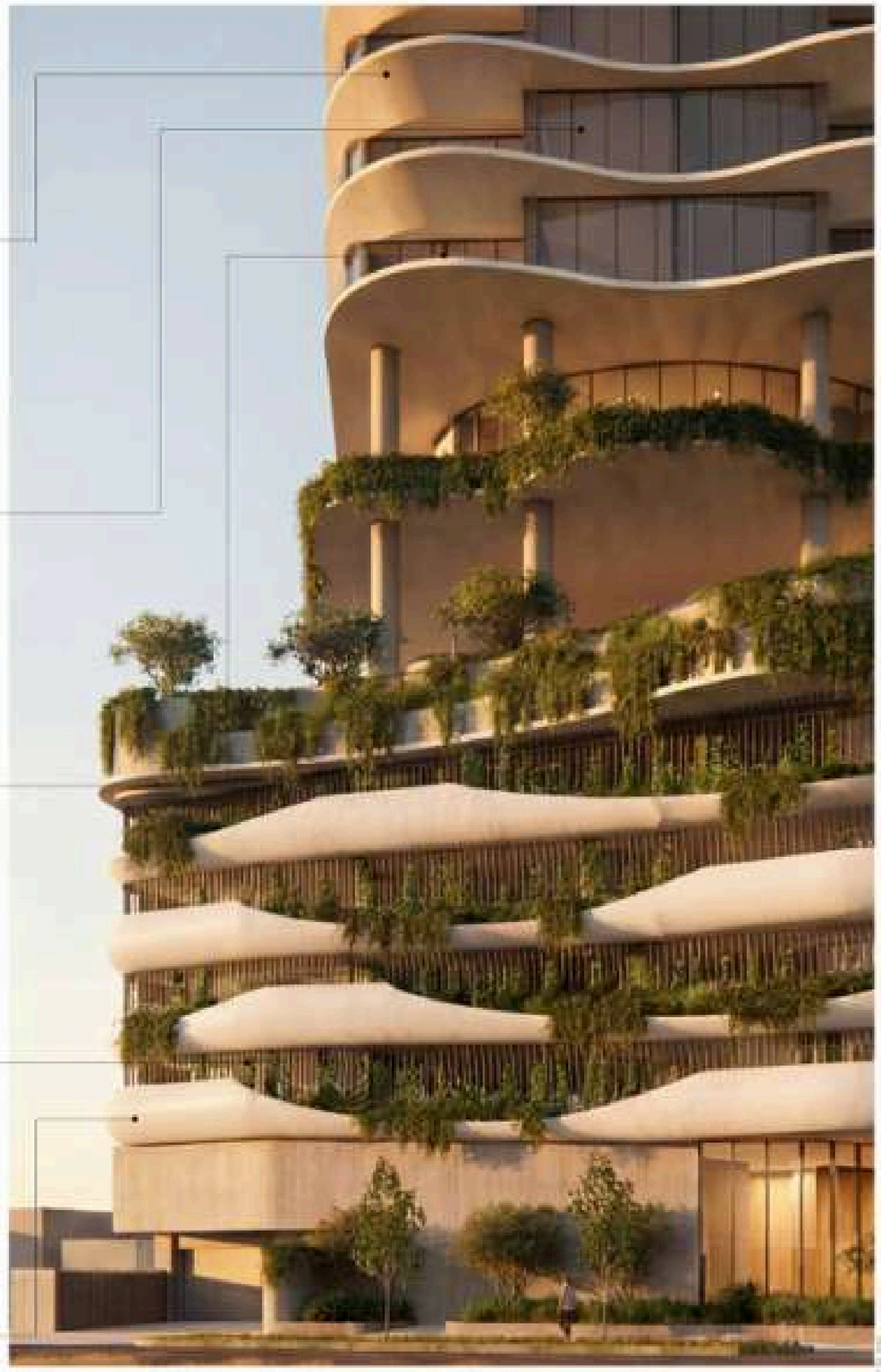
REFERENCE: Natural Rock Formation

Facade Pre-cast Concrete

FC-01 Pre-cast Concrete

FACADE CONCRETE

Concrete Cast-in
Textured Pre-cast Concrete Planter



REVISION			
A	Development Application Report	2026.05.14	
Rev.	Description	Date	

PROJECT 99-101 Old Burleigh Road

Drawing Title: MATERIAL PALETTE

Drawing Number: DA-6.06

Scale/Format:

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933.

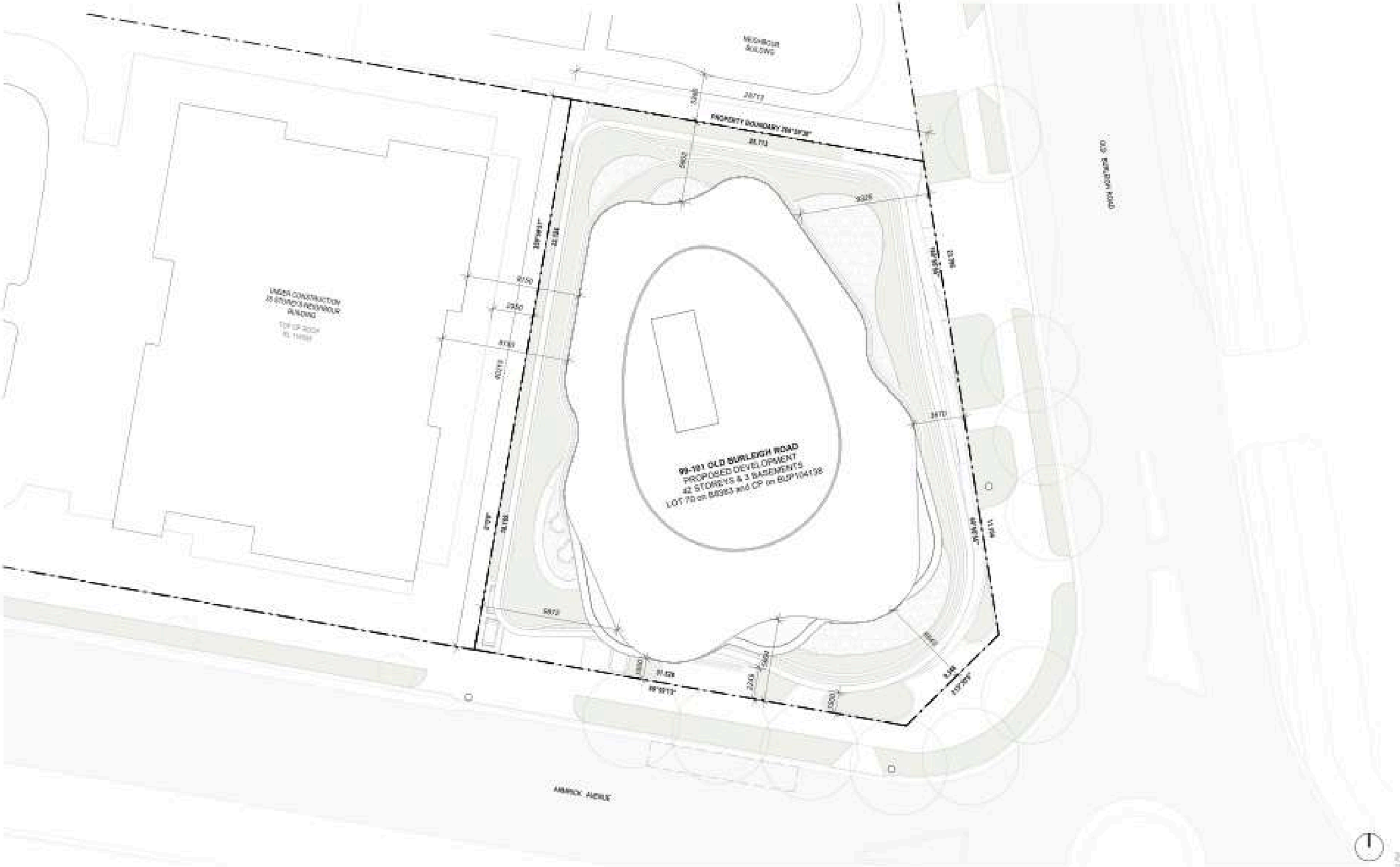
CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	SITE PLAN
Drawing Number:	DA-7.00
Scale/Format:	1 : 250

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 071 855

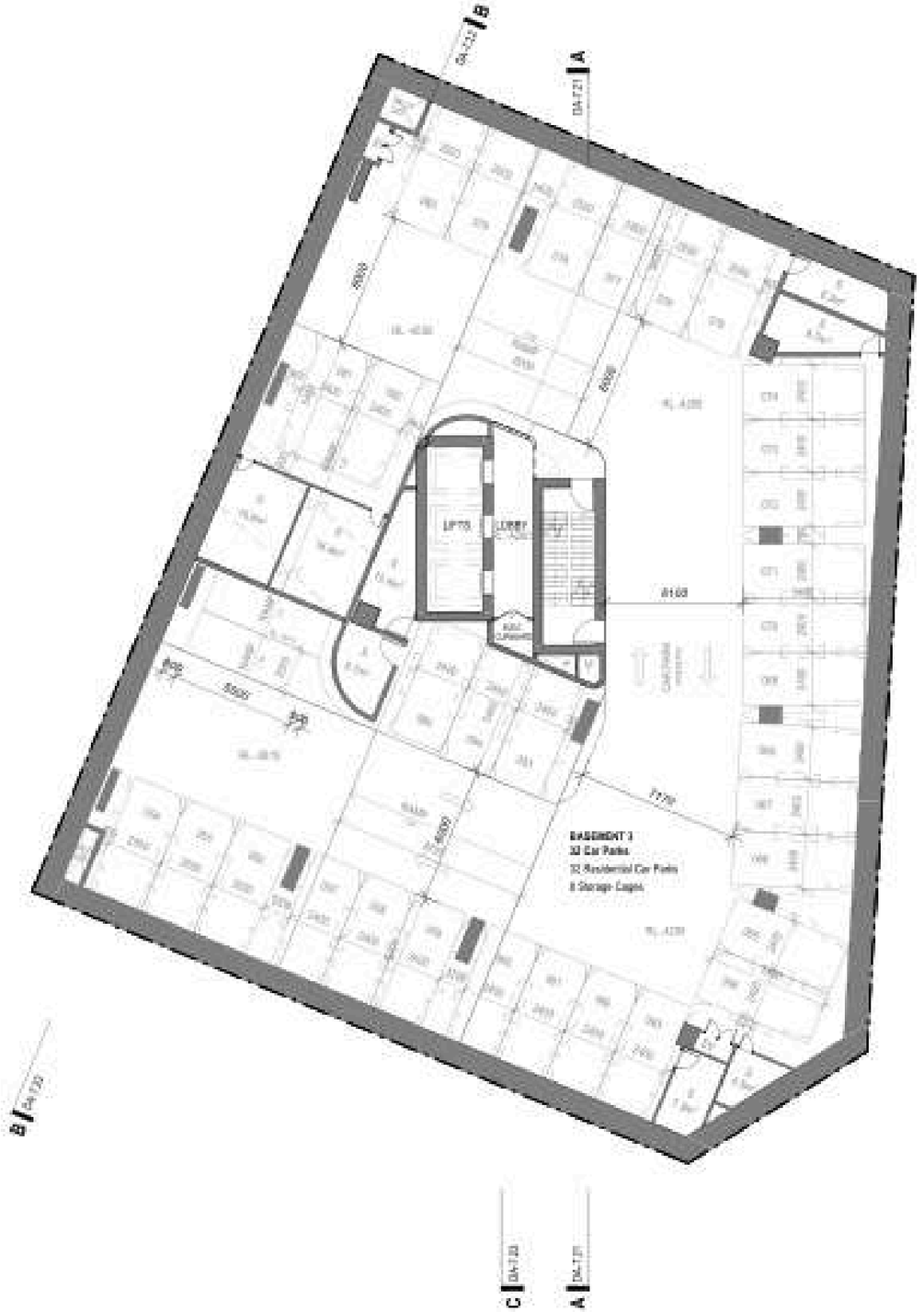
CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

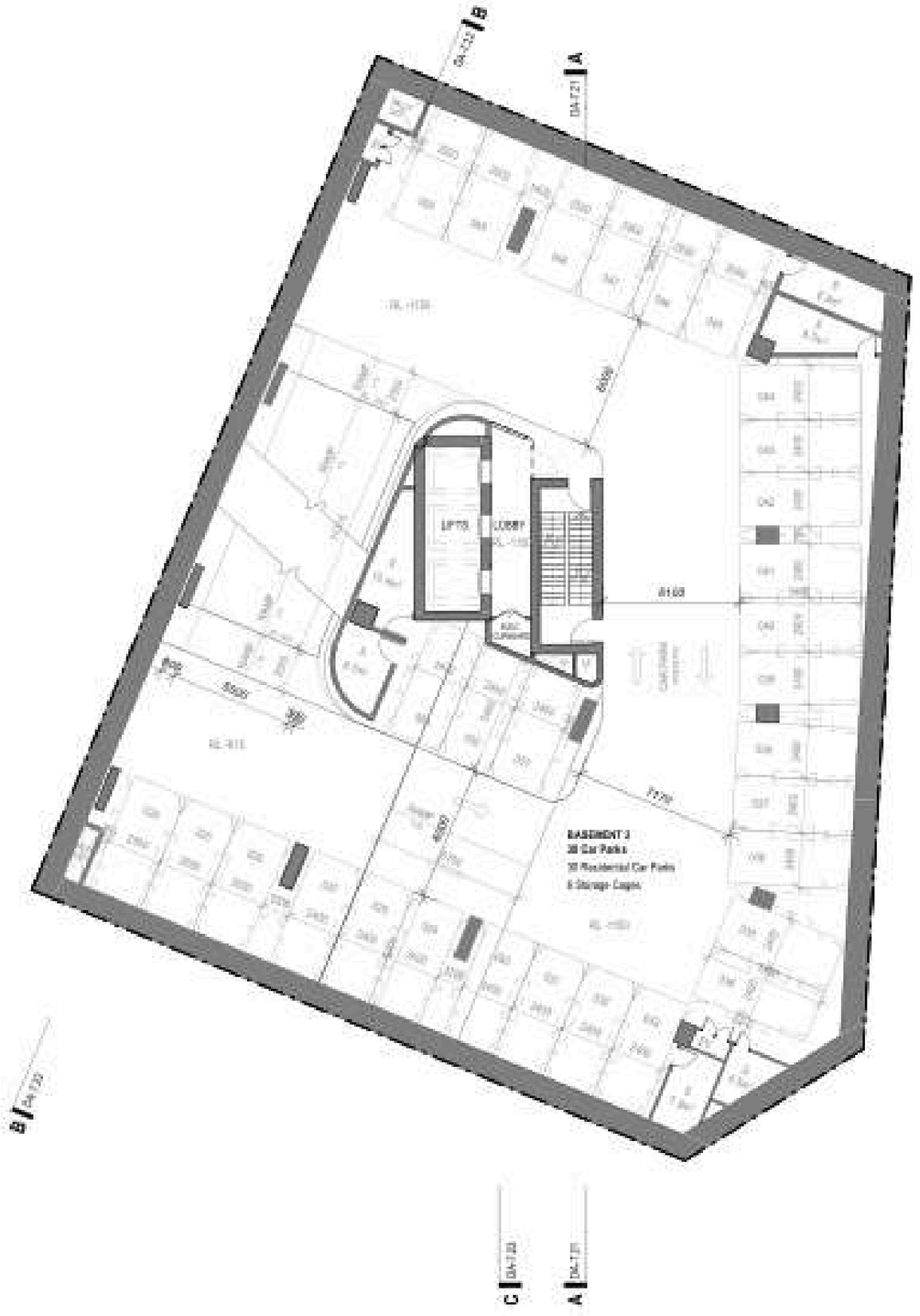
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	BASEMENT 03	© Contreras Earl Architecture **Disclaimer:** Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 071 855	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
A	Development Application Report	2026.05.14	Drawing Number:	DA-7.03			
Rev.	Description	Date	Scale/Format:	1 : 250			

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: BASEMENT 02

Drawing Number: DA-7.02

Scale/Format: 1 : 250

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855

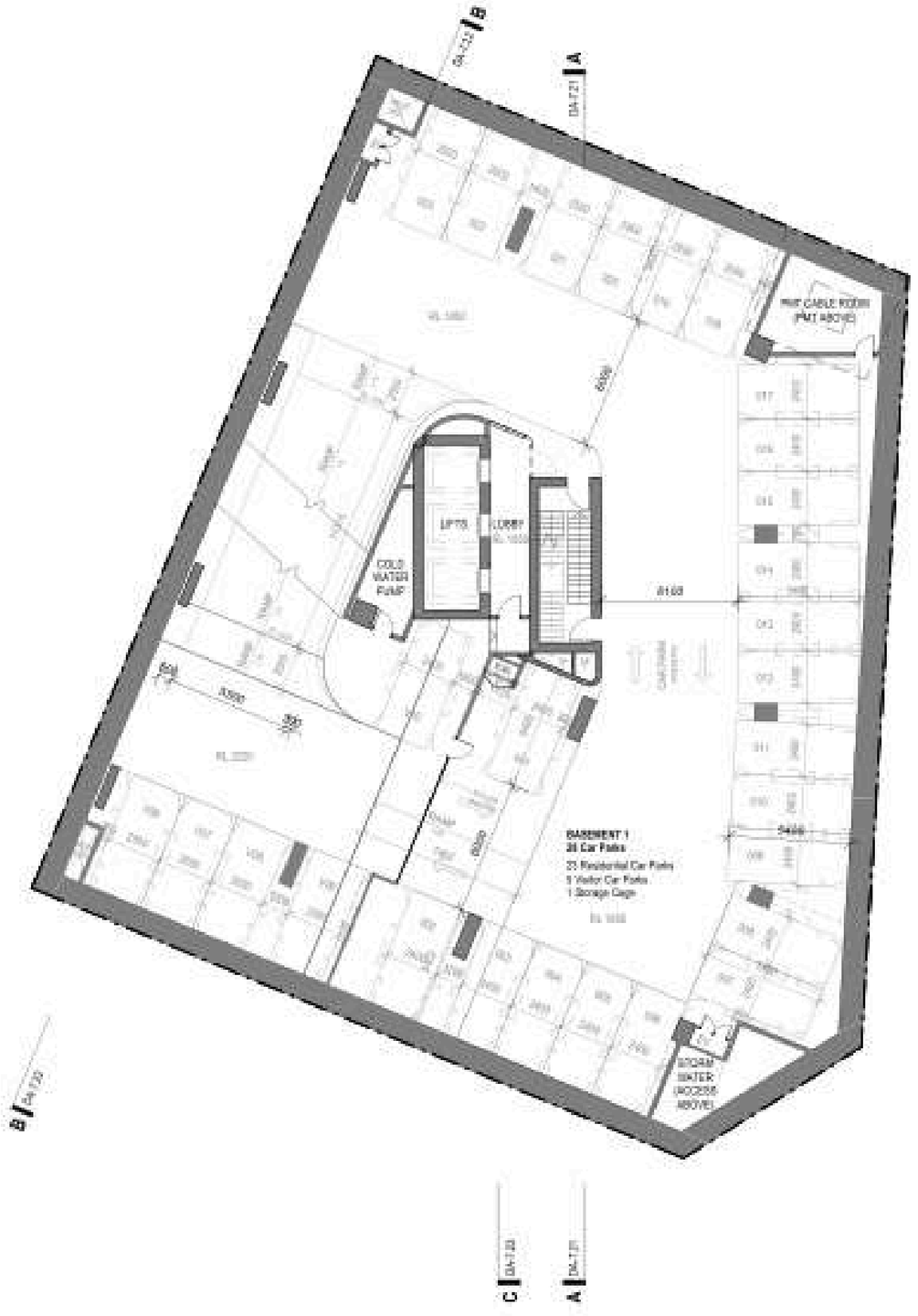
CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: BASEMENT 01

Drawing Number: DA-7.03

Scale/Format: 1 : 250

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	GROUND FLOOR	© Contreras Earl Architecture **Disclaimer:** Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
			Drawing Number:	DA-7.04			
A.	Development Application Report	2026.05.14	Scale/Format:	1 : 250			
Rev.	Description	Date					

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: LEVEL 2 - PODIUM

Drawing Number: DA-7.05

Scale/Format: 1 : 250

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 655

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: LEVEL 3 - PODIUM

Drawing Number: DA-7.06

Scale/Format: 1 : 250

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

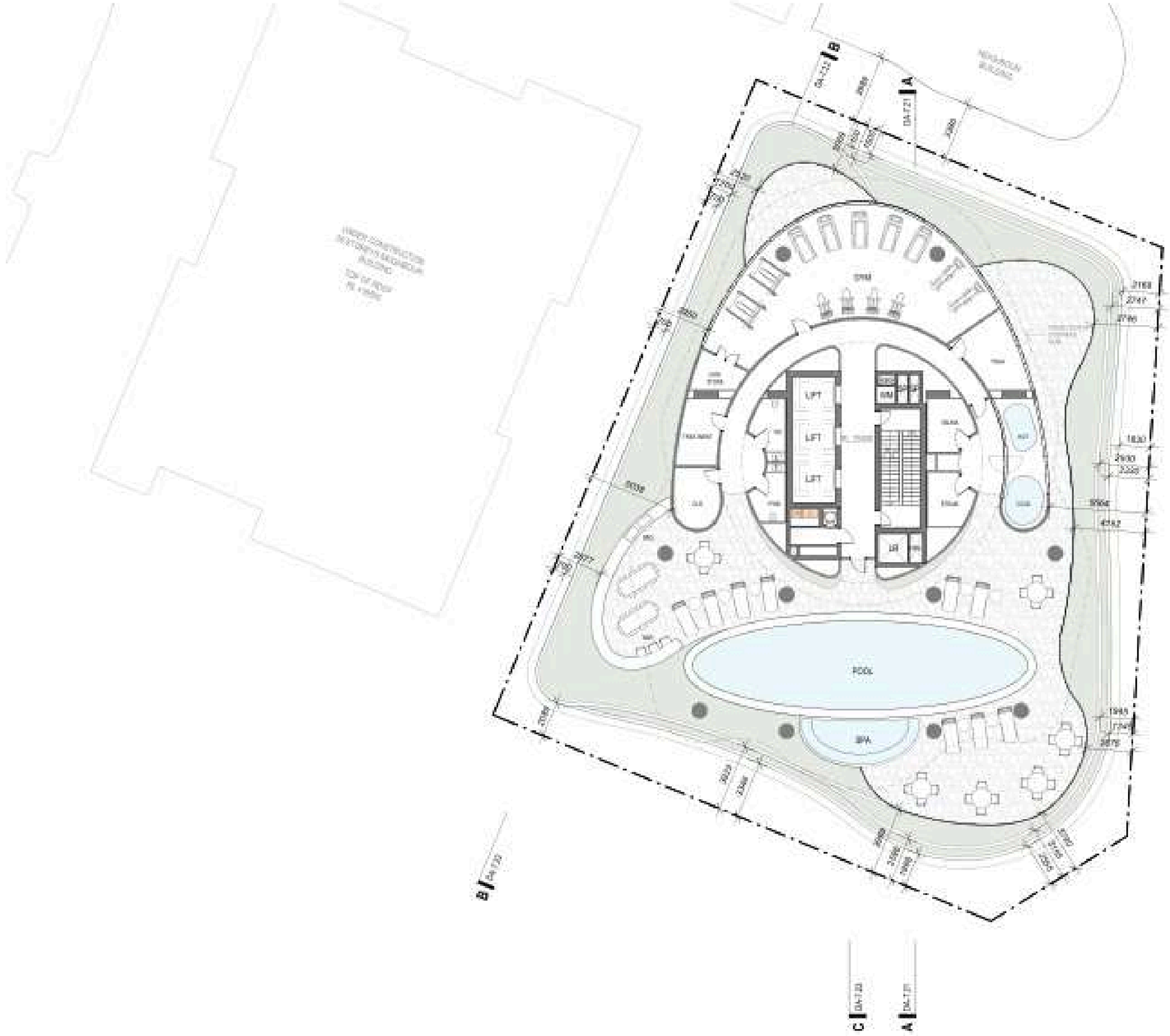
CONTRERAS EARL
Architecture

REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	LEVEL 4 - PODIUM	© Contreras Earl Architecture Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933.	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
A.	Development Application Report	2026.05.14	Drawing Number:	DA-7.07			
Rev.	Description	Date	Scale/Format:	1 : 250			

CONTRERAS EARL
Architecture

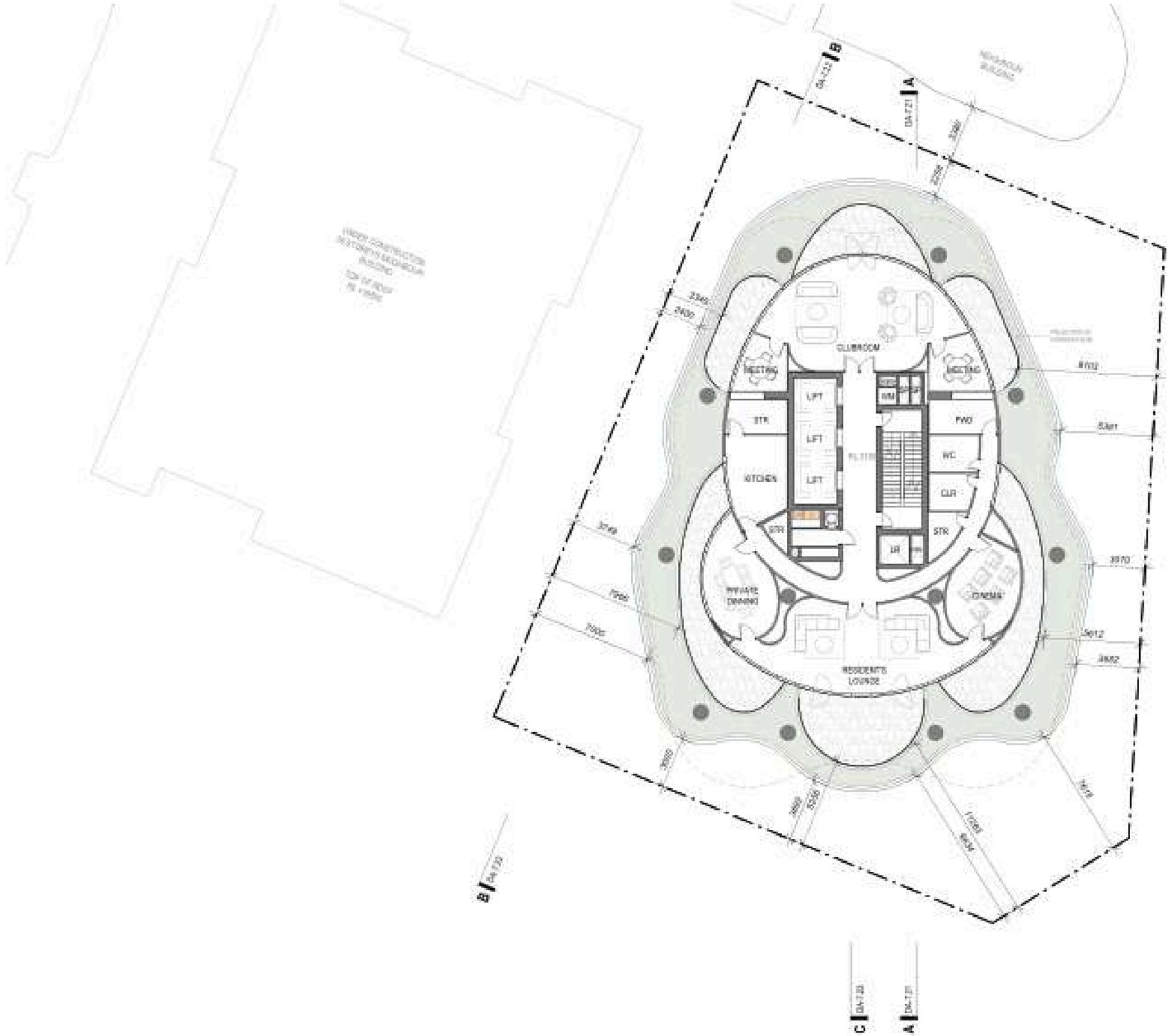
REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	LEVEL 5 - PODIUM	© Contreras Earl Architecture Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this drawing. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 37 617 071 933	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
			Drawing Number:	DA-7.08			
A.	Development Application Report	2026.05.14	Scale/Format:	1 : 250			
Rev.	Description	Date					

CONTRERAS EARL
Architecture



REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	LEVEL 6 AMENITIES	© Contreras Earl Architecture **Disclaimer:** Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
A.	Development Application Report	2026.05.14	Drawing Number:	DA-7.09			
Rev.	Description	Date	Scale/Format:	1 : 250			

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT	99-101 Old Burleigh Road
Drawing Title:	LEVEL 7 AMENITIES
Drawing Number:	DA-7.10
Scale/Format:	1 : 250

NOTES

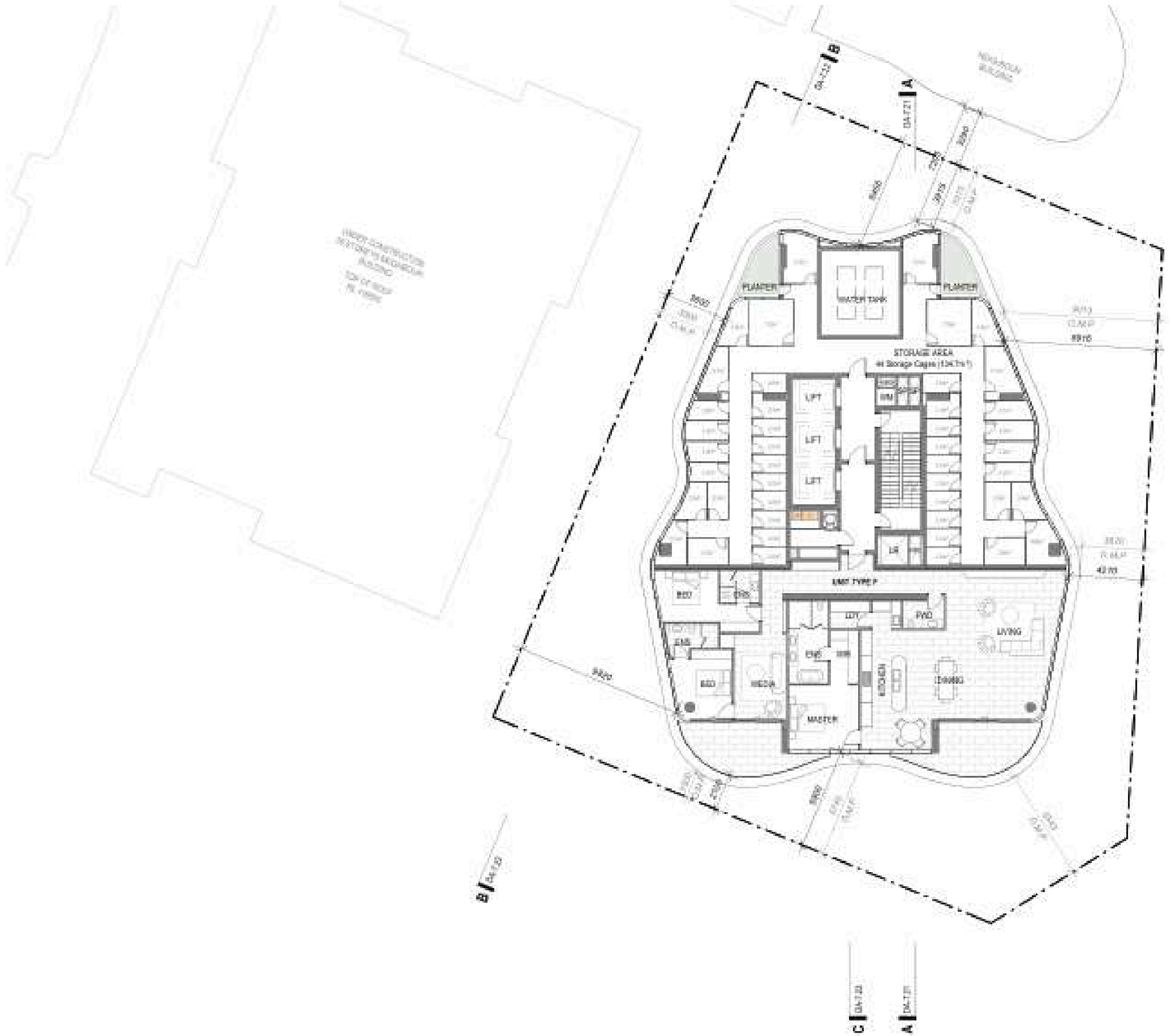
© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights, in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 37 617 071 810.

CLIENT

Sunland Group

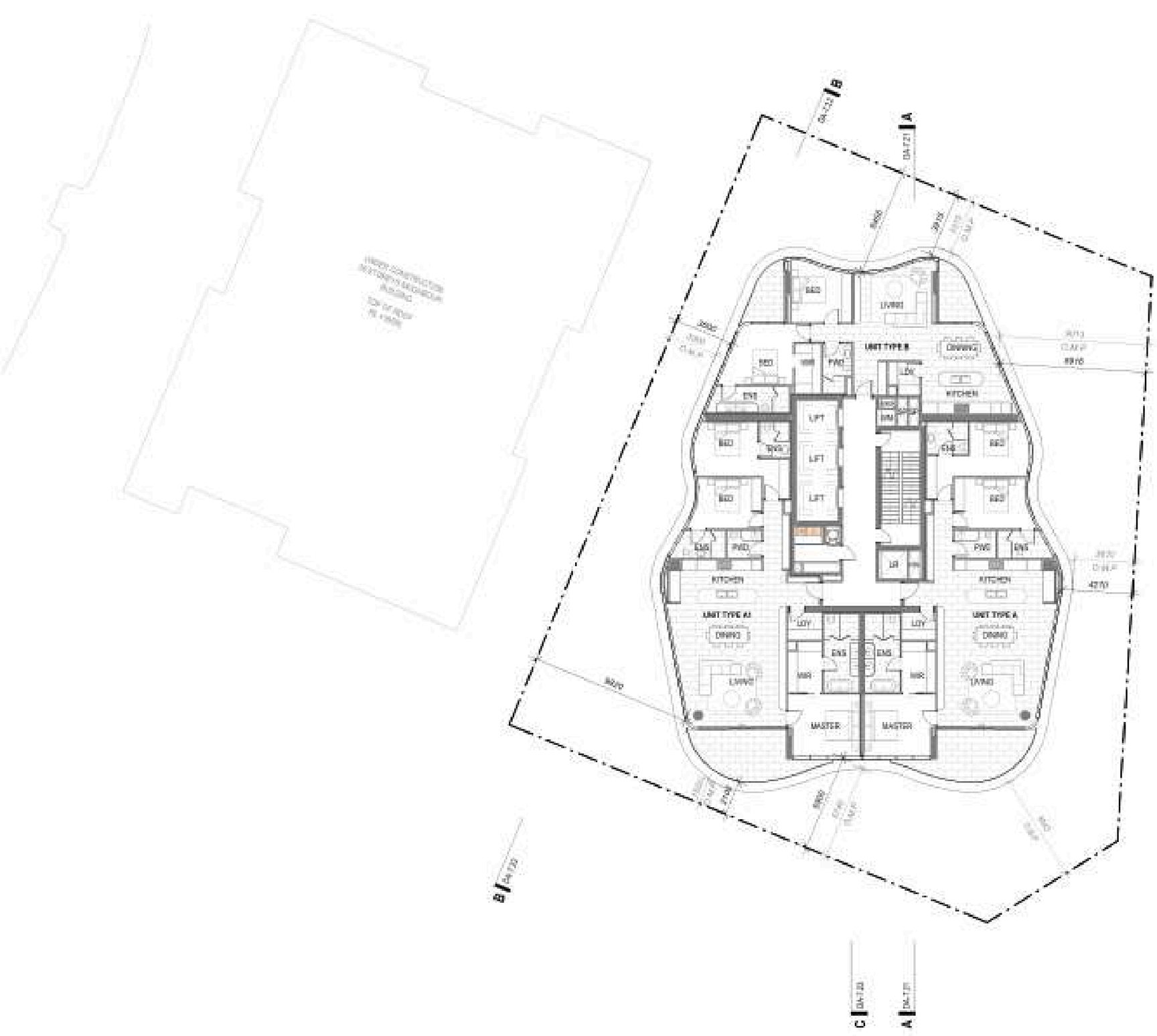
ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	LEVEL 8	© Contreras Earl Architecture **Disclaimer:** Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this drawing. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
A.	Development Application Report	2026.05.14	Drawing Number:	DA-7.11			
Rev.	Description	Date	Scale/Format:	1 : 250			

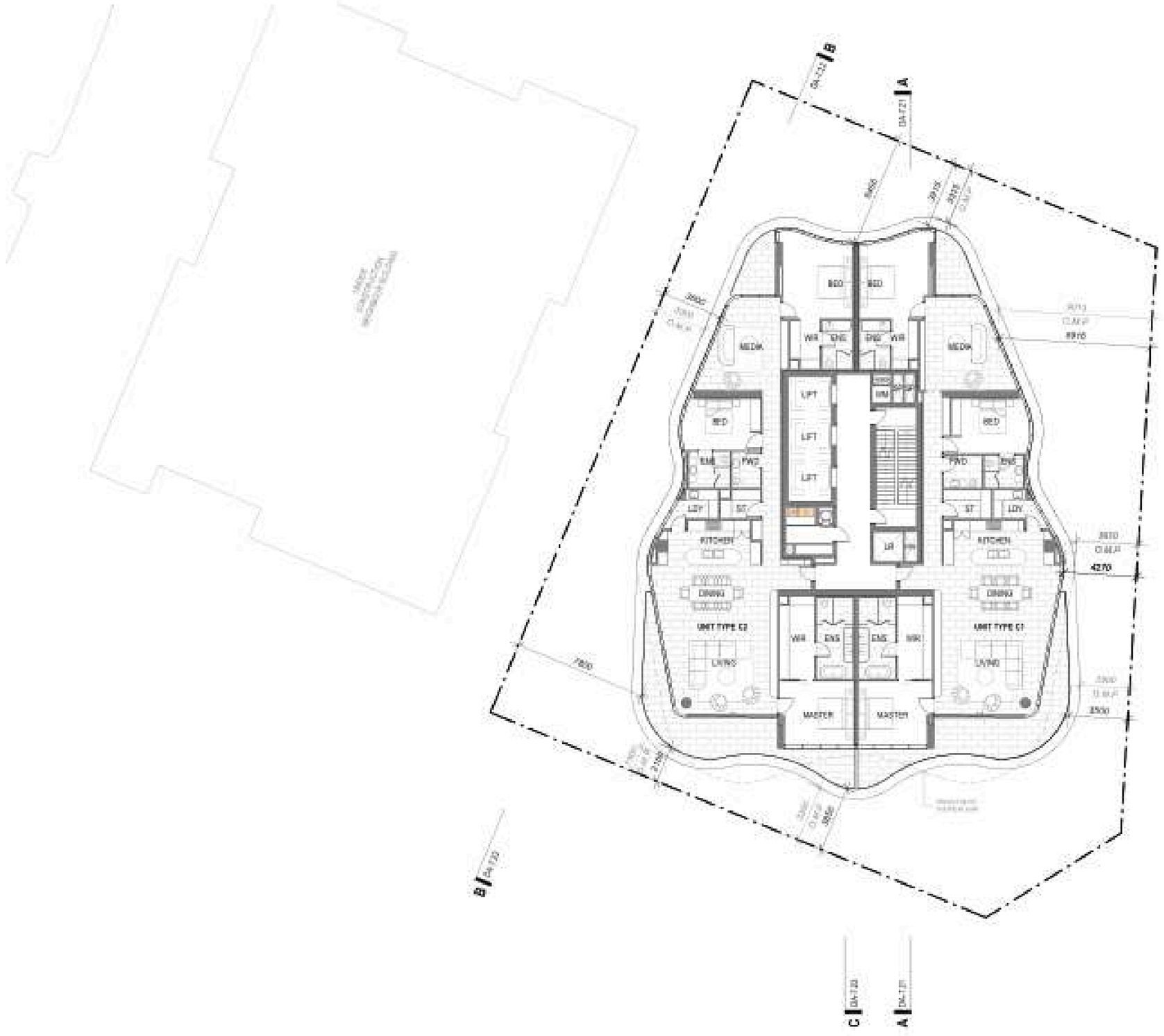
CONTRERAS EARL
Architecture



REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	LEVEL 9 - 25 TYPICAL A	© Contreras Earl Architecture Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933.	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
A	Development Application Report	2026.05.14	Drawing Number:	DA-7.12			
Rev.	Description	Date	Scale/Format:	1 : 250			

CONTRERAS EARL
Architecture

REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture	CONTRERAS EARL Architecture
			Drawing Title:	LEVEL 26 - 29 TYPICAL B	© Contreras Earl Architecture **Disclaimer:** Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933.	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com	
A.	Development Application Report	2026.05.14	Drawing Number:	DA-7.13				
Rev.	Description	Date	Scale/Format:	1 : 250				



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: LEVEL 30-32-34-36 SUBPENTHOUSE

Drawing Number: DA-7.14

Scale/Format: 1 : 250

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 37 617 071 810.

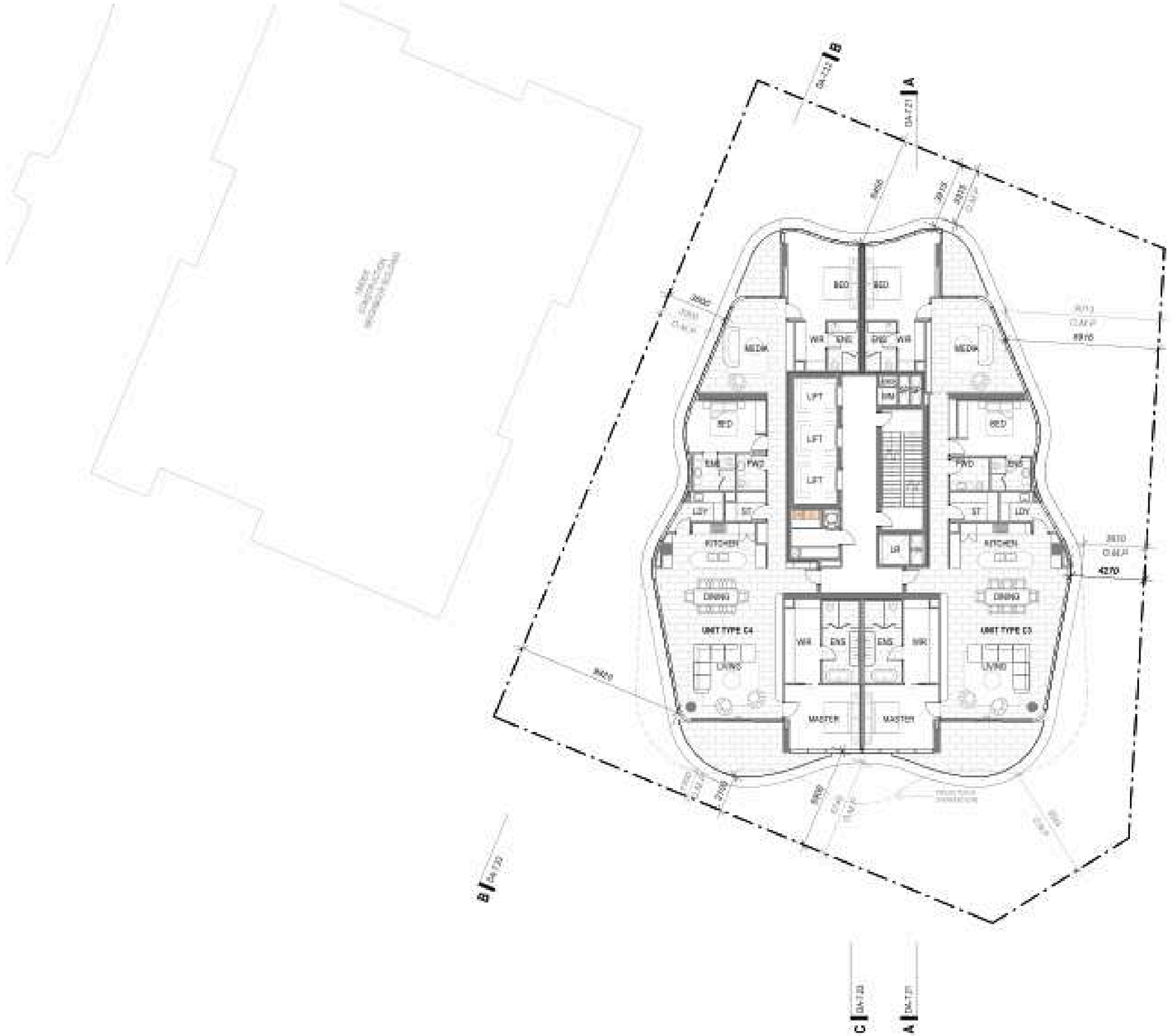
CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION			PROJECT	99-101 Old Burleigh Road
			Drawing Title:	LEVEL 31-33-35-37 SUBPENTHOUSE
			Drawing Number:	DA-7.15
A.	Development Application Report	2026.05.14	Scale/Format:	1 : 250
Rev.	Description	Date		

NOTES

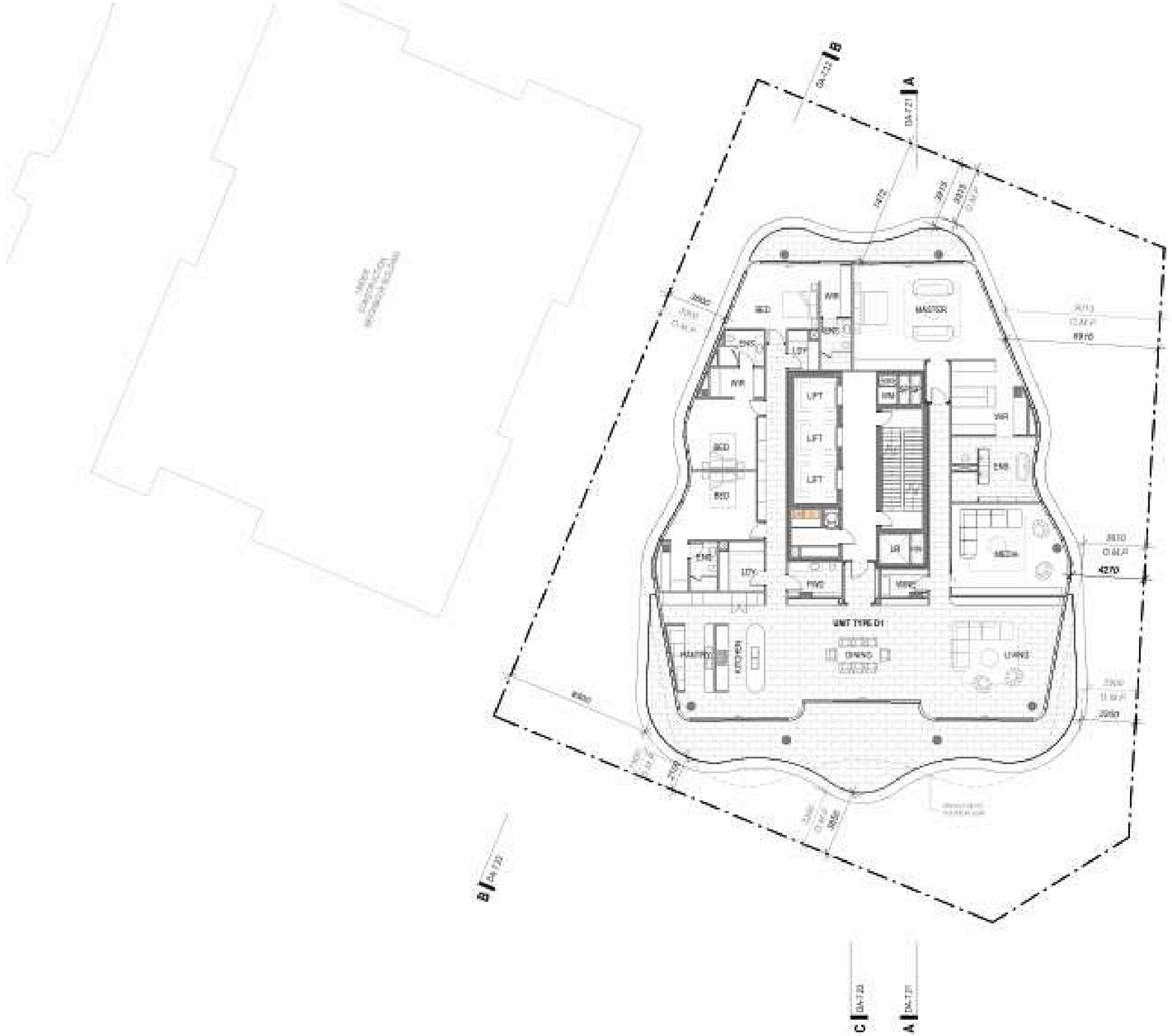
© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 071 855

CLIENT

Sunland Group

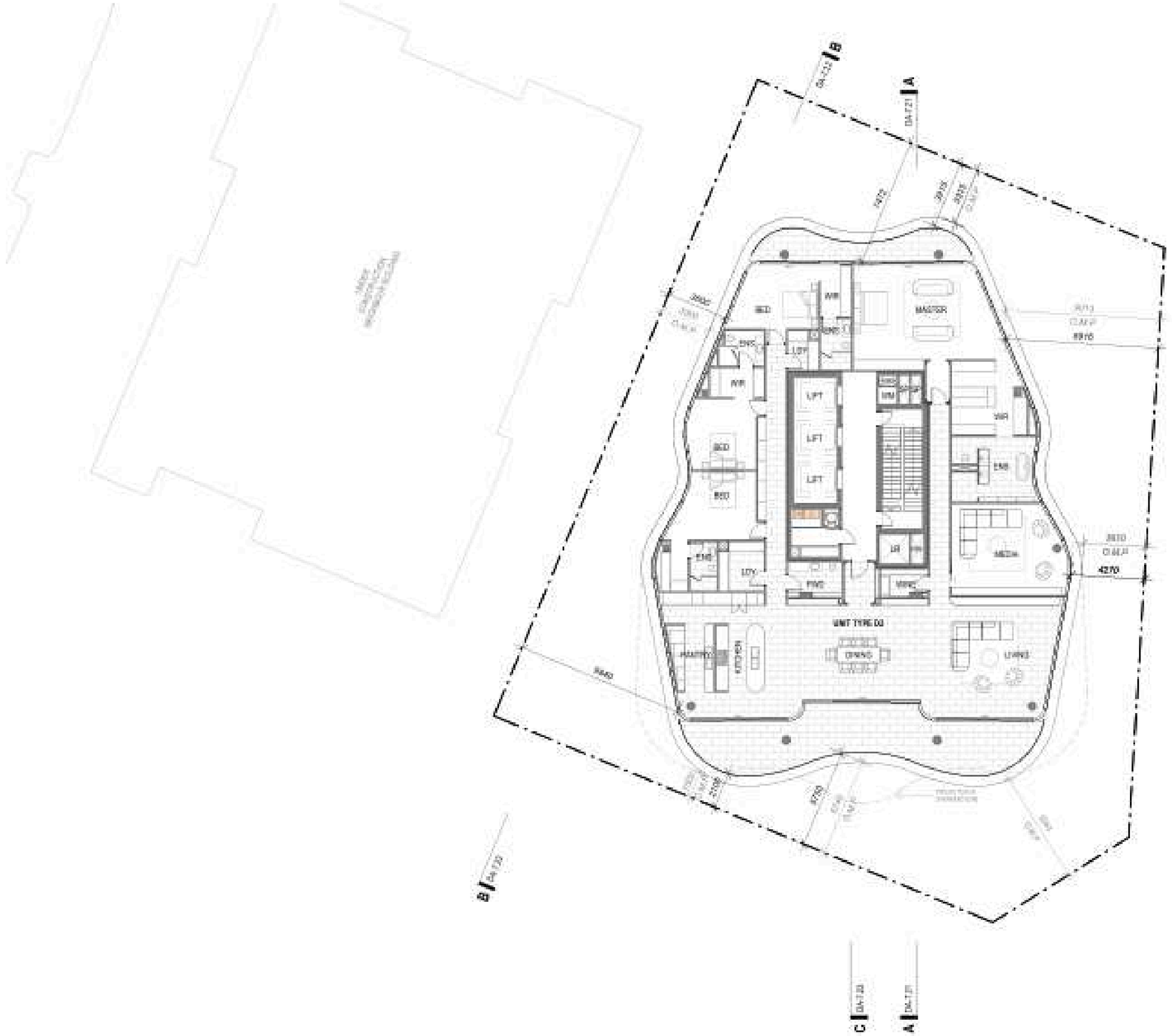
ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	LEVEL 38-40-42 PENTHOUSE	© Contreras Earl Architecture Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this drawing. The recipient acknowledges Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
A.	Development Application Report	2026.05.14	Drawing Number:	DA-7.16			
Rev.	Description	Date	Scale/Format:	1 : 250			

CONTRERAS EARL Architecture



REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	LEVEL 39-41 PENTHOUSE	© Contreras Earl Architecture **Disclaimer:** Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights, in respect of this documents. The recipient acknowledges Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
A.	Development Application Report	2026.05.14	Drawing Number:	DA-7.17			
Rev.	Description	Date	Scale/Format:	1 : 250			

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: ROOF PLAN

Drawing Number: DA-7.18

Scale/Format: 1 : 250

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 87 617 071 603.

CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION

Rev.	Description	Date
A	Development Application Report	2026.05.14

PROJECT 99-101 Old Burleigh Road

Drawing Title: NORTH ELEVATION

Drawing Number: DA-7.19

Scale/Format: 1 : 700

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 371 610.

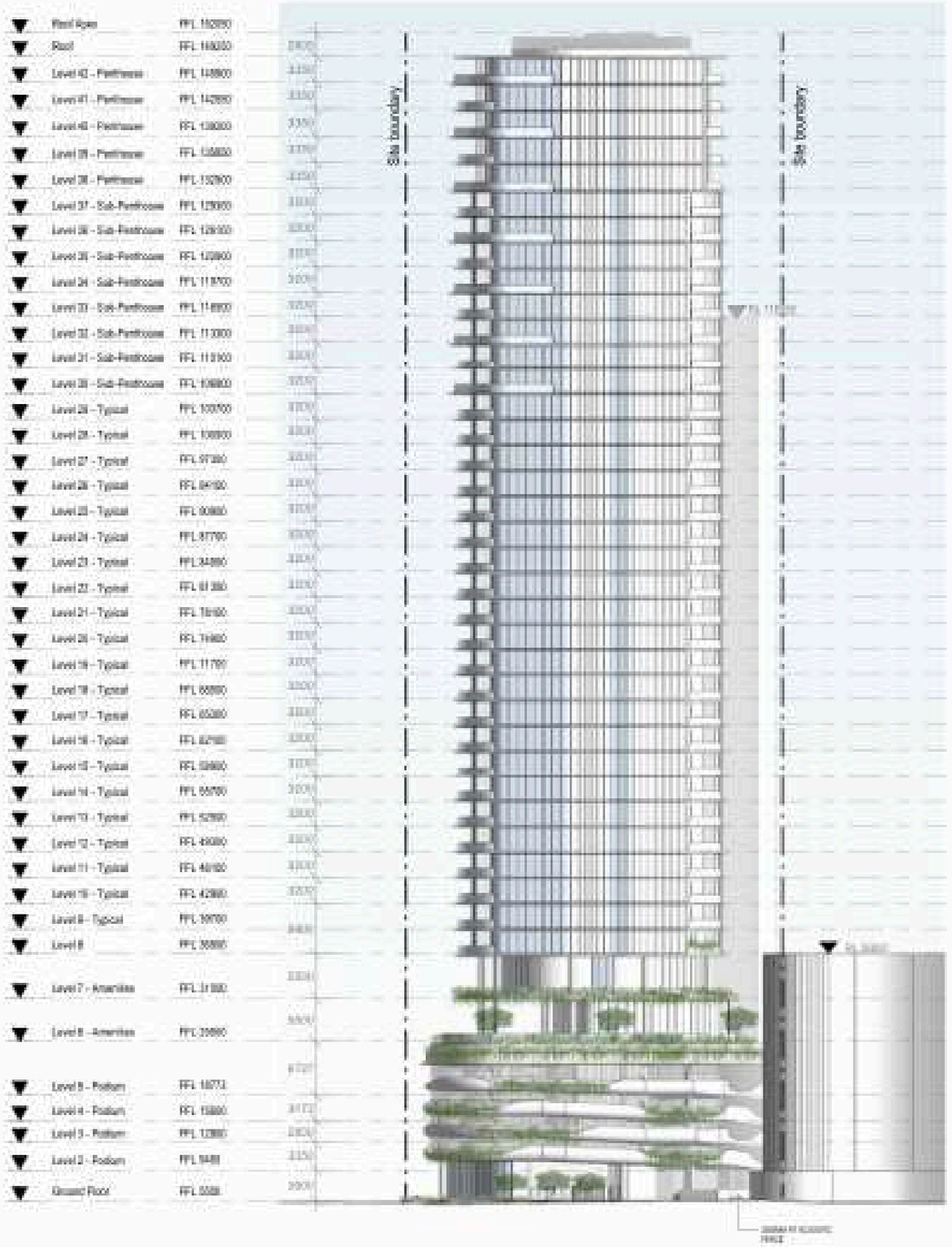
CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: EAST ELEVATION

Drawing Number: DA-7.20

Scale/Format: 1 : 700

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 371 610.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SOUTH ELEVATION

Drawing Number: DA-7.23

Scale/Format: 1 : 700

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 371 833.

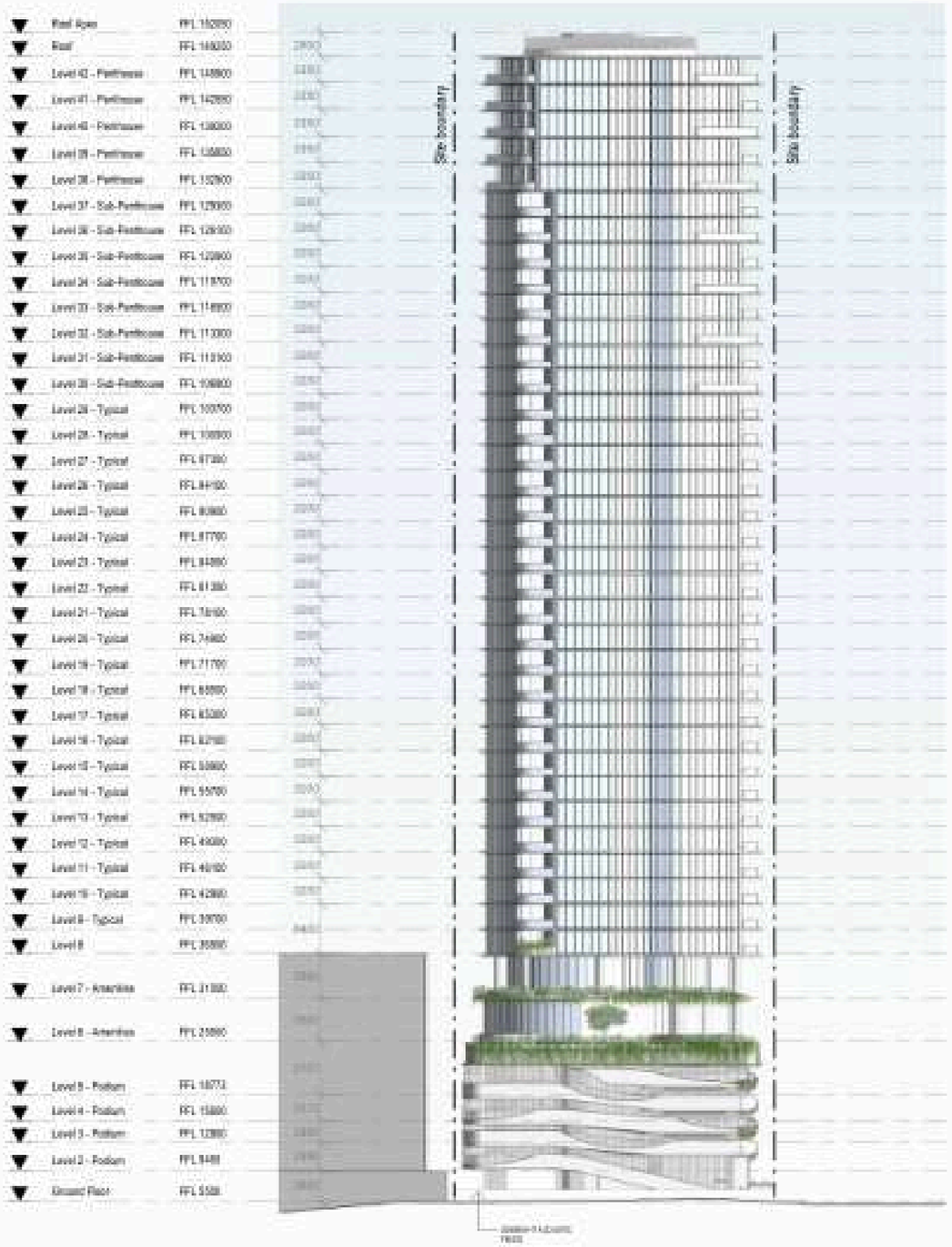
CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: WEST ELEVATION

Drawing Number: DA-7.22

Scale/Format: 1 : 700

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 371 610.

CLIENT

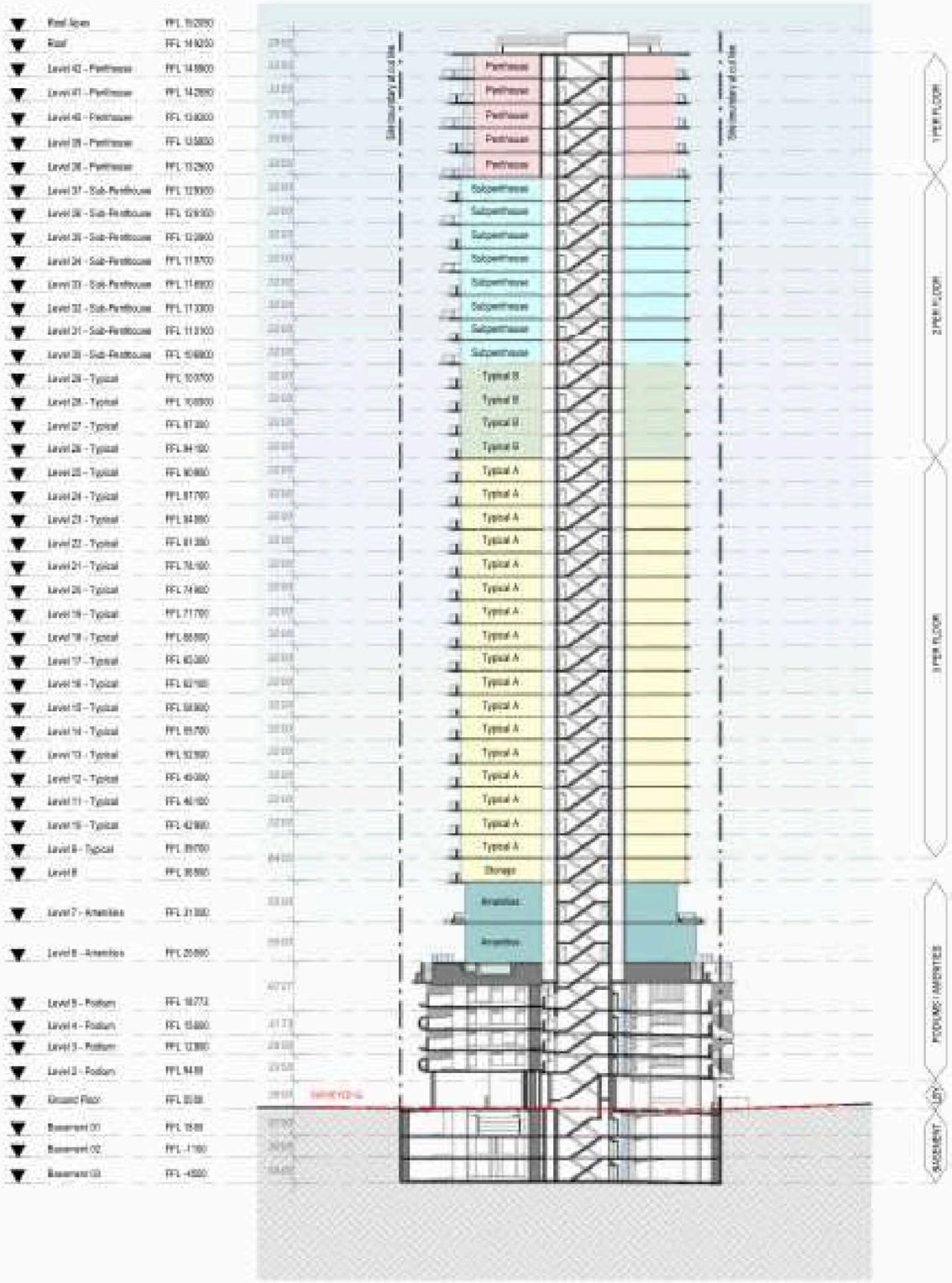
Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

© Contreras Earl Architecture Pty Ltd



REVISION			
A	Development Application Report		2026.05.14
Rev.	Description		Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SECTION A

Drawing Number: DA-7.23

Scale/Format: 1 : 700

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933.

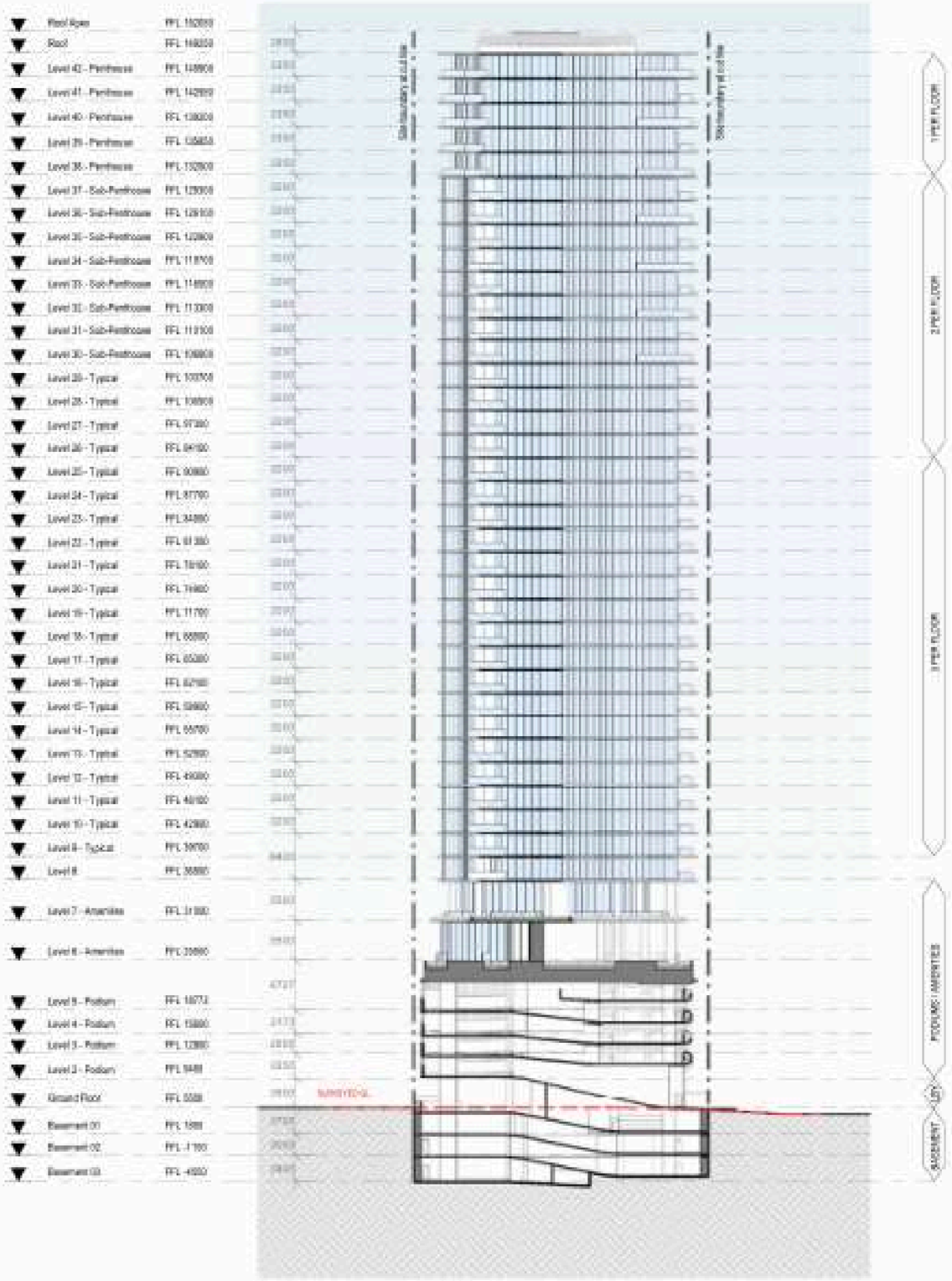
CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: SECTION B

Drawing Number: DA-7.24

Scale/Format: 1 : 700

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 610.

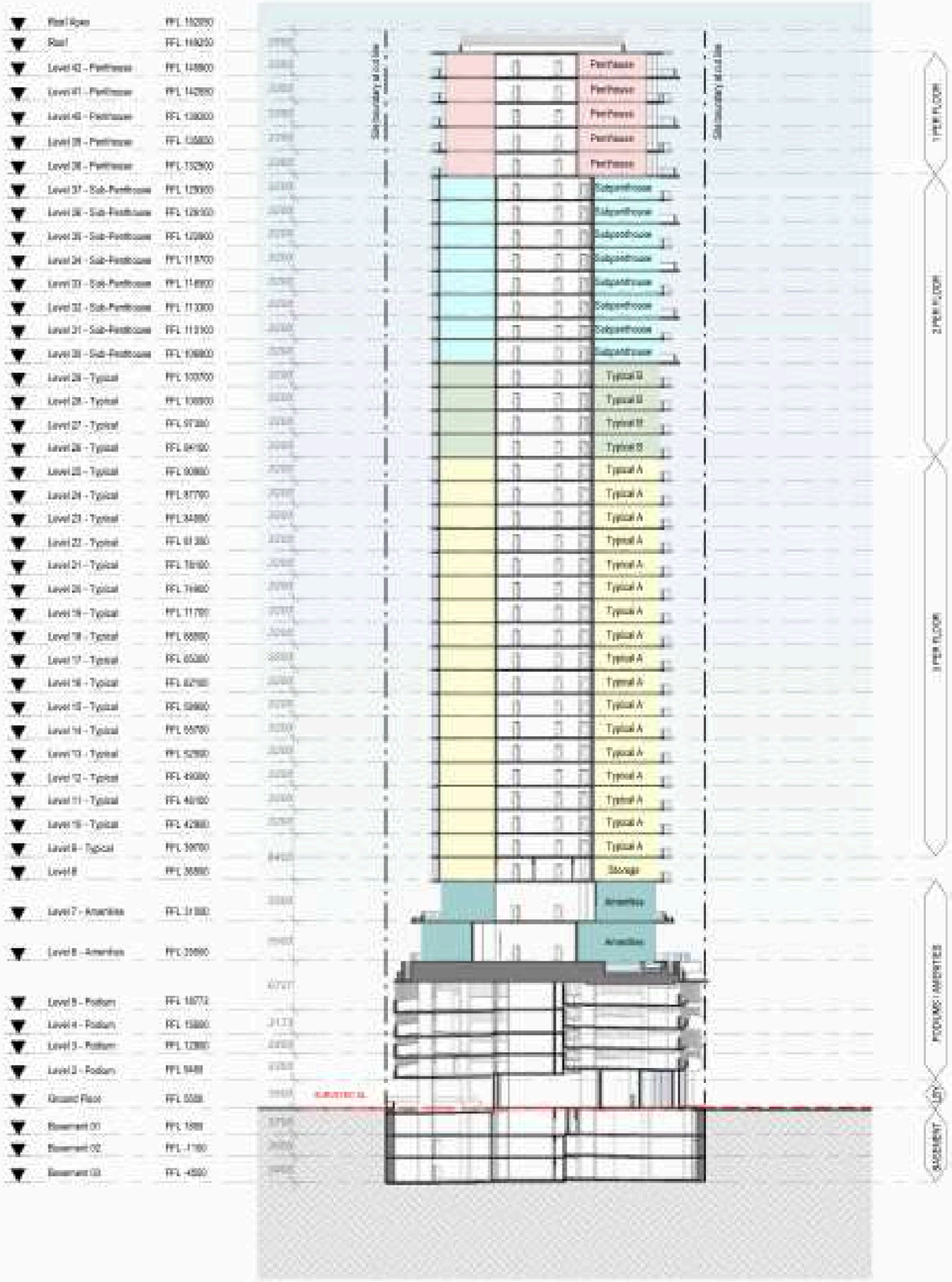
CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION			
A.	Development Application Report	2026.05.14	
Rev.	Description	Date	

PROJECT 99-101 Old Burleigh Road

Drawing Title: SECTION C

Drawing Number: DA-7.25

Scale/Format: 1 : 700

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 603.

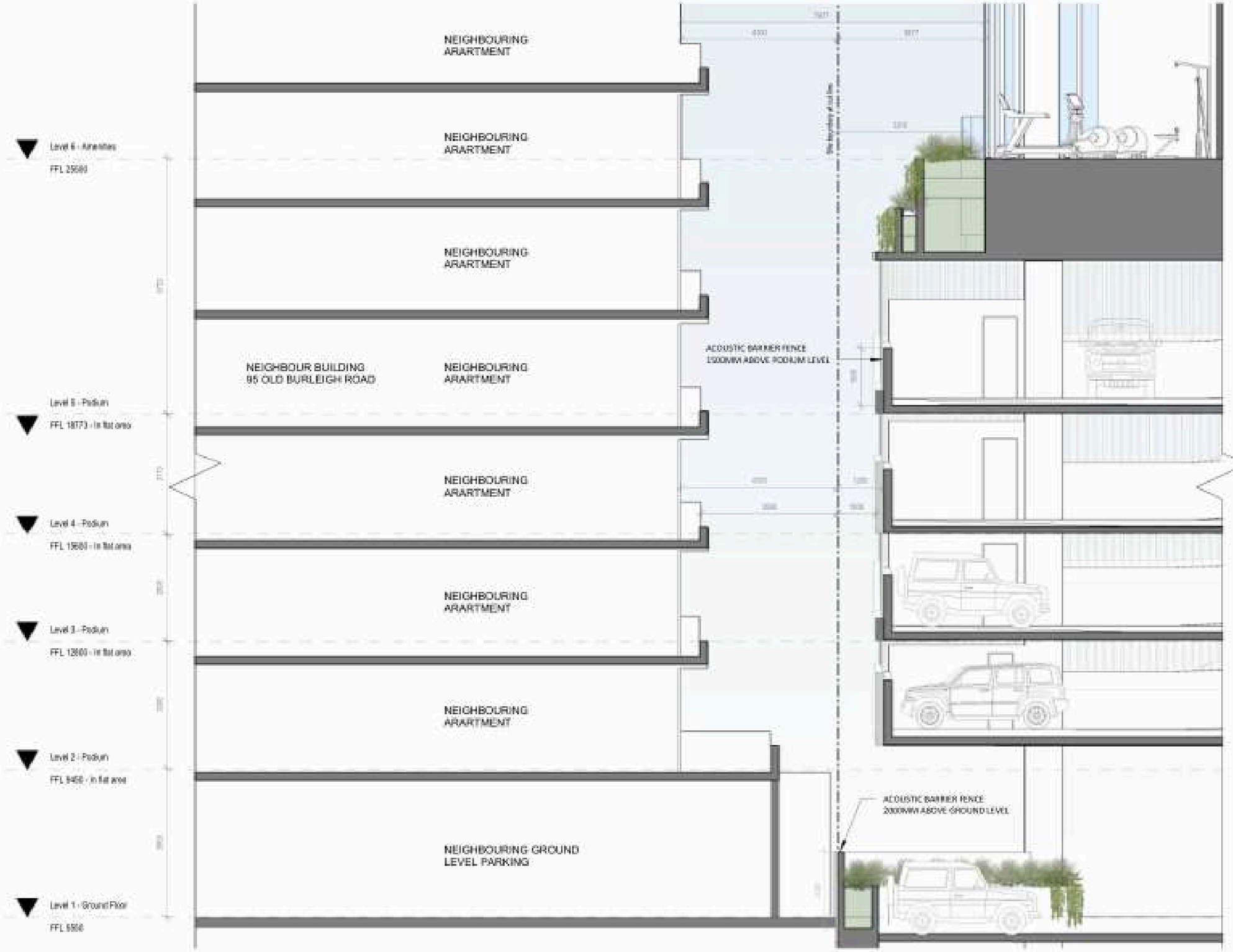
CLIENT

Sunland Group

ARCHITECT **CONTRERAS EARL Architecture**

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: DETAIL SECTION A

Drawing Number: DA-7.26

Scale/Format: As indicated

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: DETAIL SECTION B

Drawing Number: DA-7.27

Scale/Format: As indicated

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 933.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

REVISION		
A.	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: DETAIL SECTION C

Drawing Number: DA-7.28

Scale/Format: As indicated

NOTES

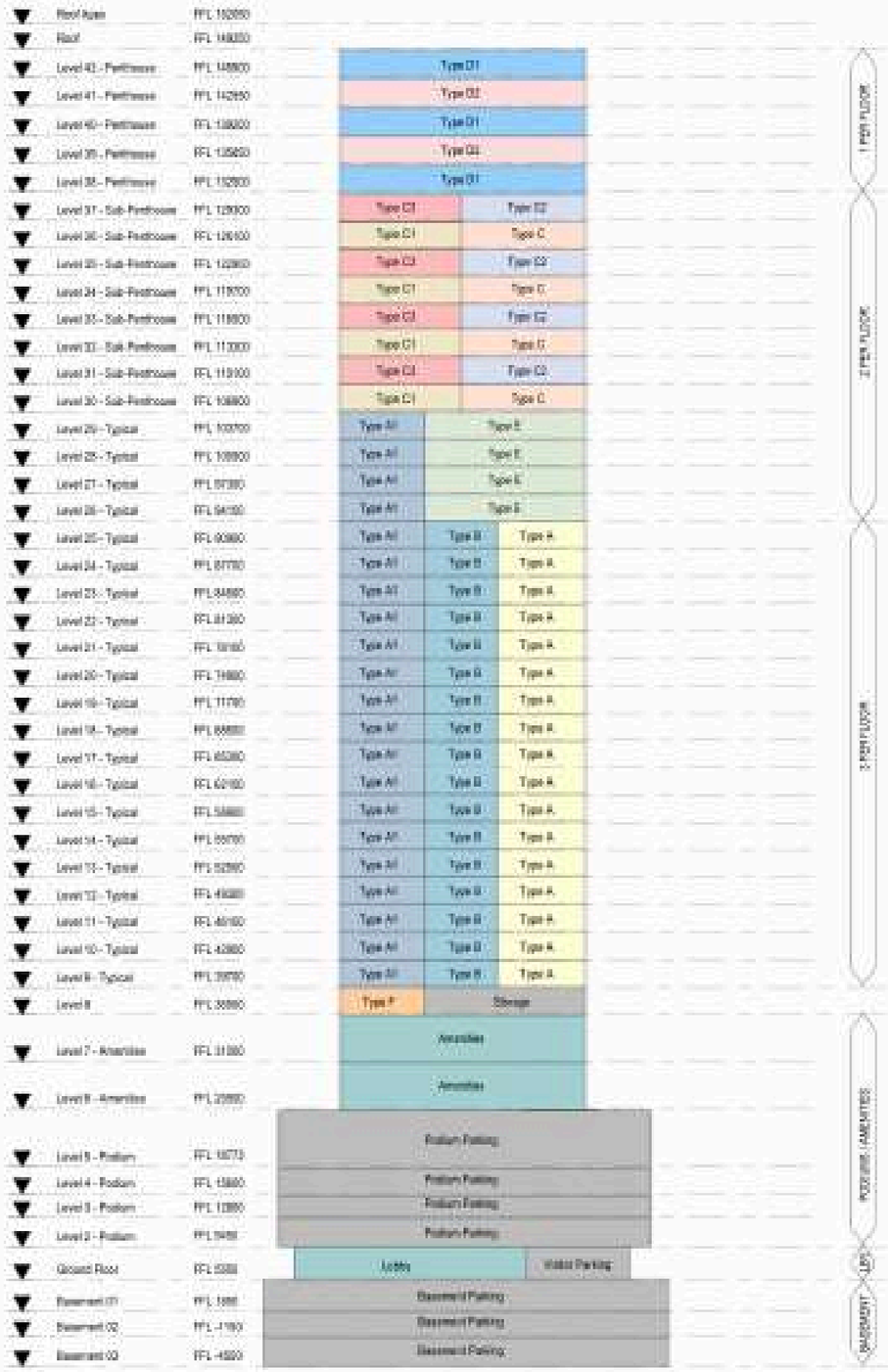
© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 603.

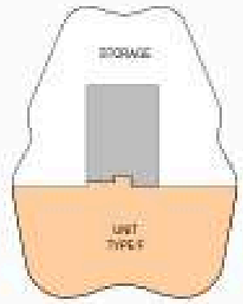
CLIENT

Sunland Group

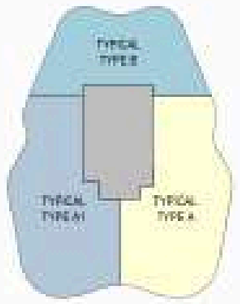
ARCHITECT **CONTRERAS EARL Architecture**
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

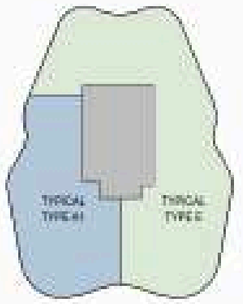




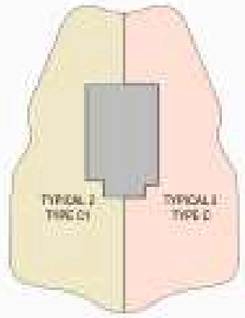
Level 8



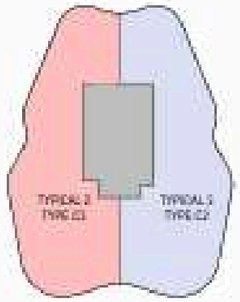
Level 9 to 25



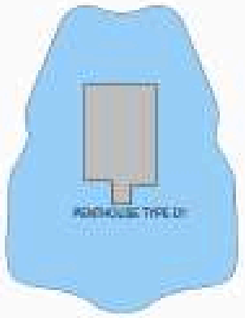
Level 26 to 29



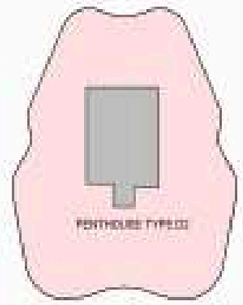
Level 30, 32, 34 and 36



Level 31, 33, 35 and 37



Level 38, 40 and 42



Level 39 and 41

	Count	Area Internal	Area Balcony	Area Total
Type A (3 Bed)	17	173m²	18m²	191m²
Type A1 (3 Bed)	21	169m²	18m²	187m²
Type B (2 Bed)	17	119m²	14m²	133m²
Type C (3 Bed+MPR)	4	233m²	37m²	270m²
Type C1 (3 Bed+MPR)	4	228m²	37m²	265m²
Type C2 (3 Bed+MPR)	4	232m²	29m²	261m²
Type C3 (3 Bed+MPR)	4	227m²	29m²	256m²
Type D1 (4 Bed+MPR)	3	448m²	104m²	552m²
Type D2 (4 Bed+MPR)	2	448m²	79m²	527m²
Type E (4 Bed+MPR)	4	297m²	32m²	329m²
Type F (3 Bed+MPR)	1	222m²	31m²	254m²
TOTAL	81			

REVISION

Rev.	Description	Date
A	Development Application Report	2026.05.14

PROJECT 99-101 Old Burleigh Road

Drawing Title: MATRIX APARTMENT TYPES

Drawing Number: DA-8.01

Scale/Format: As indicated

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 833.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture

L9 to L25

APARTMENT TYPE A1

TYPICAL 1 APART PER FLOOR	TYPE A1	21 Unit	3 Bedrooms 3 Bathroom	169 m² Enclosed 18 m² Exterior 187 m² Total

L9 to L25

APARTMENT TYPE A

TYPICAL 1 APART PER FLOOR	TYPE A	17 Unit	3 Bedrooms 3 Bathroom	173 m² Enclosed 18 m² Exterior 191 m² Total

* GBA measured to the centre line of party walls and the outside face of external walls & glazing. Balconies measured to the centre line of party walls, and the outside face of glazing, and balconies

0 1 3 5 10M

REVISION			
Rev.	Description	Date	
A	Development Application Report	2026.05.14	

PROJECT 99-101 Old Burleigh Road

Drawing Title: APARTMENT TYPE A&A1

Drawing Number: DA-8.02

Scale/Format: As indicated

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 37 617 071 810.

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL Architecture

L9 to L25

APARTMENT TYPE B

TYPICAL 1 APART PER FLOOR	TYPE B	17 Unit	2 Bedrooms 2 Bathroom	119 m² Enclosed 14 m² Exterior 133 m² Total

* GBA measured to the centre line of party walls and the outside face of external walls & glazing. Balconies measured to the centre line of party walls, and the outside face of glazing, and balconies

0 1 3 5 10M

REVISION			
Rev.	Description	Date	
A.	Development Application Report	2026.05.14	

PROJECT 99-101 Old Burleigh Road

Drawing Title: APARTMENT TYPE B

Drawing Number: DA-8.03

Scale/Format: As indicated

NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this drawing. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855

CLIENT

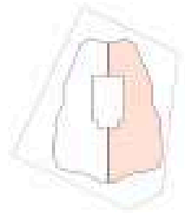
Sunland Group

ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL Architecture

APARTMENT TYPE C1

TYPICAL 1 APART PER FLOOR	TYPE C1	4 Unit	3 Bedrooms 4 Bathroom Media	228 m² Enclosed 37 m² Exterior 265 m² Total



APARTMENT TYPE C

TYPICAL 1 APART PER FLOOR	TYPE C	4 Unit	3 Bedrooms 4 Bathroom Media	233 m² Enclosed 37 m² Exterior 270 m² Total

* GBA measured to the centre line of party walls and the outside face of external walls & glazing. Balconies measured to the centre line of party walls, and the outside face of glazing, and balconies

0 1 3 5 10M

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: APARTMENT TYPE C&C1

Drawing Number: DA-8.04

Scale/Format: As indicated

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this drawing. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 37 617 071 855

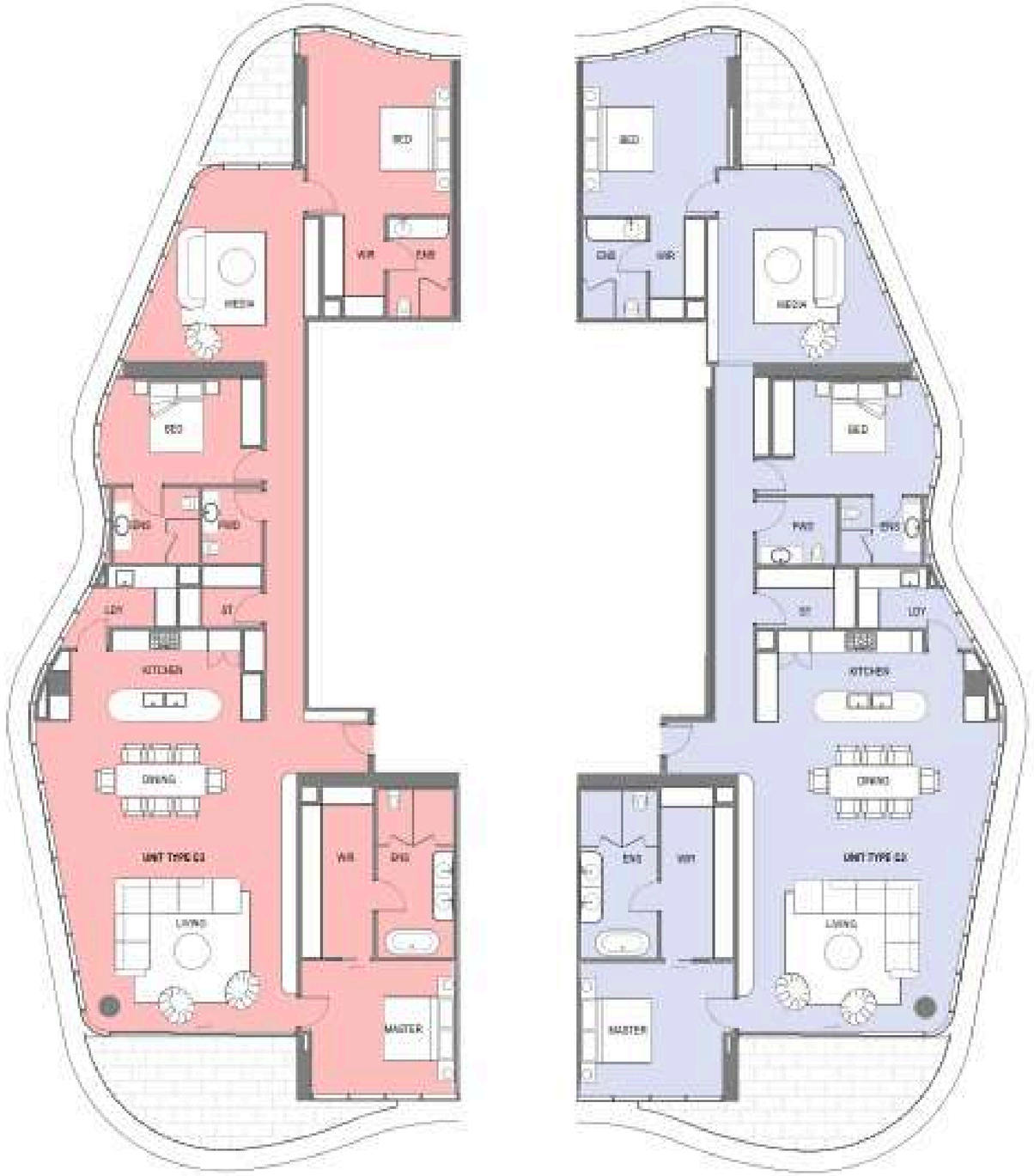
CLIENT

Sunland Group

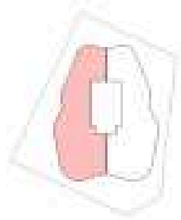
ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



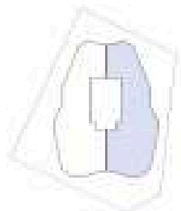
L31 / L33
L35 / L37



APARTMENT TYPE C3

TYPICAL 1 APART PER FLOOR	TYPE C3	4 Unit	3 Bedrooms 4 Bathroom Media	237 m² Enclosed 20 m² Exterior 256 m² Total

L31 / L33
L35 / L37



APARTMENT TYPE C2

TYPICAL 2 APART PER FLOOR	TYPE C2	4 Unit	3 Bedrooms 4 Bathroom Media	232 m² Enclosed 29 m² Exterior 261 m² Total

* GBA measured to the centre line of party walls and the outside face of external walls & glazing. Balconies measured to the centre line of party walls, and the outside face of glazing, and balconies

0 1 3 5 10M

REVISION		
Rev.	Description	Date
A.	Development Application Report	2026.05.14

PROJECT 99-101 Old Burleigh Road
Drawing Title: APARTMENT TYPE C2&C3
Drawing Number: DA-8.05
Scale/Format: As indicated

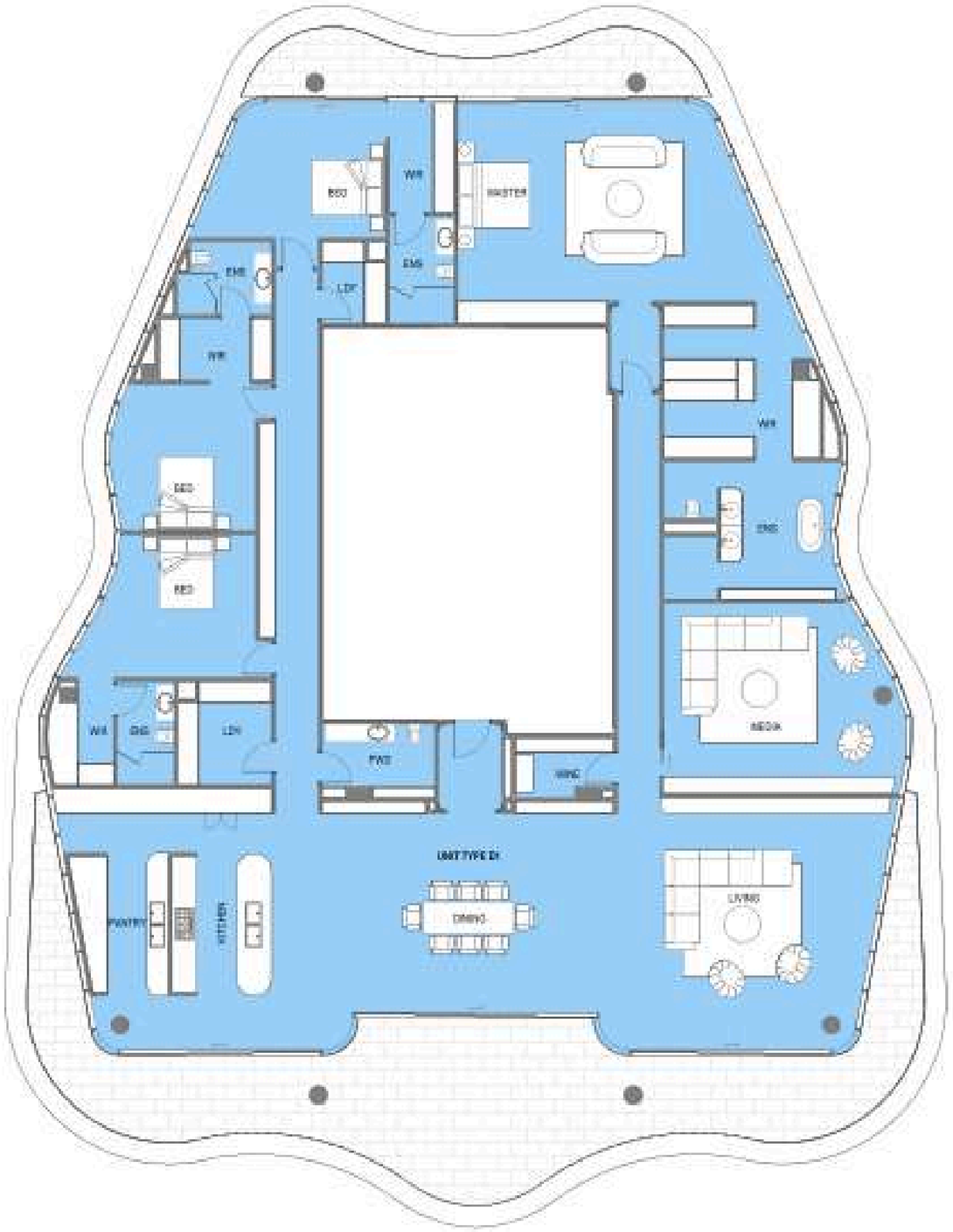
NOTES

© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all commercial, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855

CLIENT
Sunland Group

ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



L38 - L40
L42

APARTMENT TYPE D1

PENTHOUSE	TYPE D1	3 Unit	4 Bedrooms 5 Bathroom Media	448 m² Enclosed 104 m² Exterior 552 m² Total

* GBA measured to the centre line of party walls and the outside face of external walls & glazing. Balconies measured to the centre line of party walls, and the outside face of glazing, and balconies

0 1 3 5 10M

REVISION		
Rev.	Description	Date
A	Development Application Report	2026.05.14

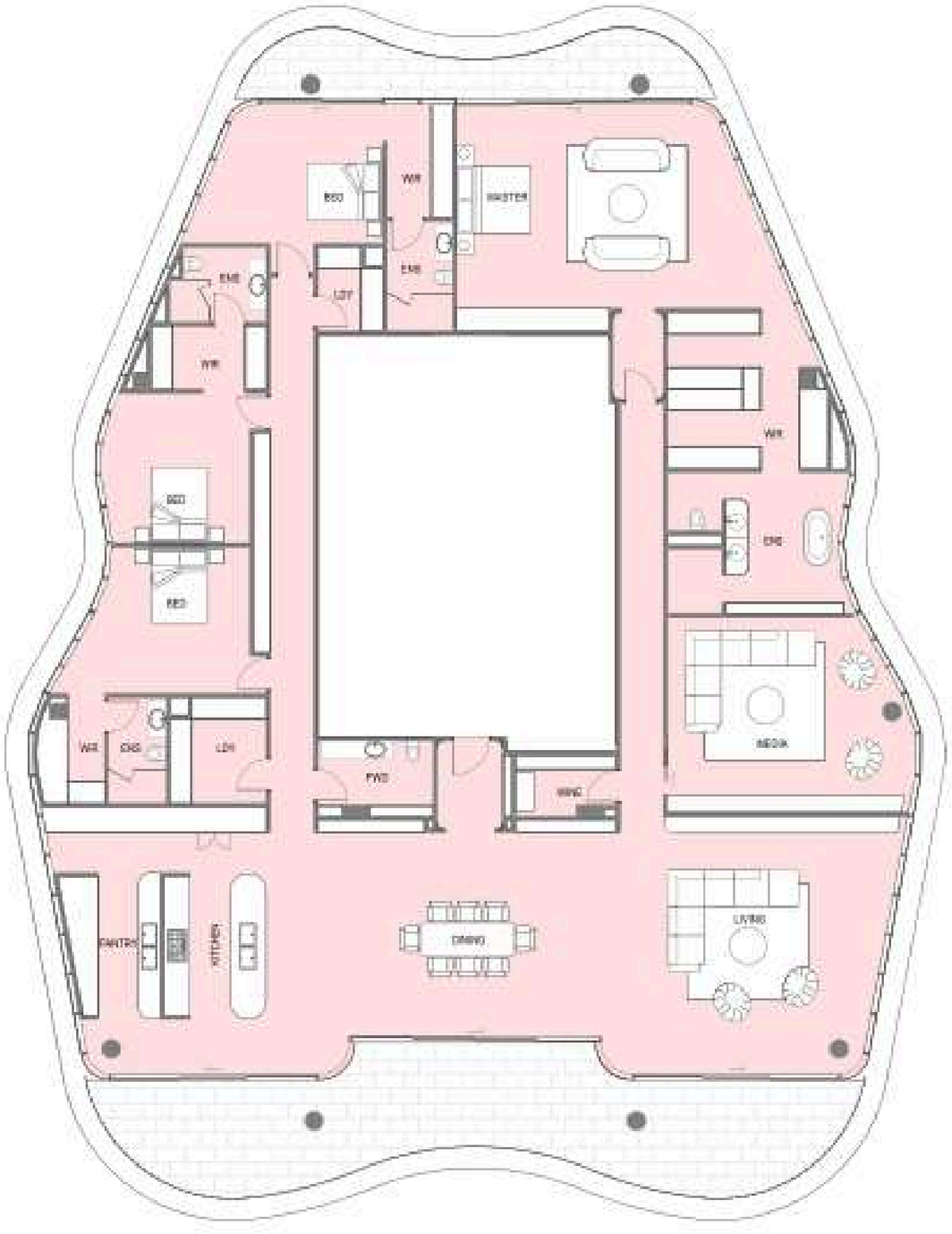
PROJECT 99-101 Old Burleigh Road
Drawing Title: APARTMENT TYPE D1
Drawing Number: DA-8.06
Scale/Format: As Indicated

NOTES
© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855

CLIENT
Sunland Group

ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL Architecture



L39 - L41

APARTMENT TYPE D2

PENTHOUSE	TYPE D2	2 Unit	4 Bedrooms 5 Bathroom Media	448 m² Enclosed 79 m² Exterior 527 m² Total

* GBA measured to the centre line of party walls and the outside face of external walls & glazing. Balconies measured to the centre line of party walls, and the outside face of glazing, and balconies

0 1 3 5 10M

REVISION		
Rev.	Description	Date
A.	Development Application Report	2026.05.14

PROJECT 99-101 Old Burleigh Road

Drawing Title: APARTMENT TYPE D2

Drawing Number: DA-8.07

Scale/Format: As indicated

NOTES

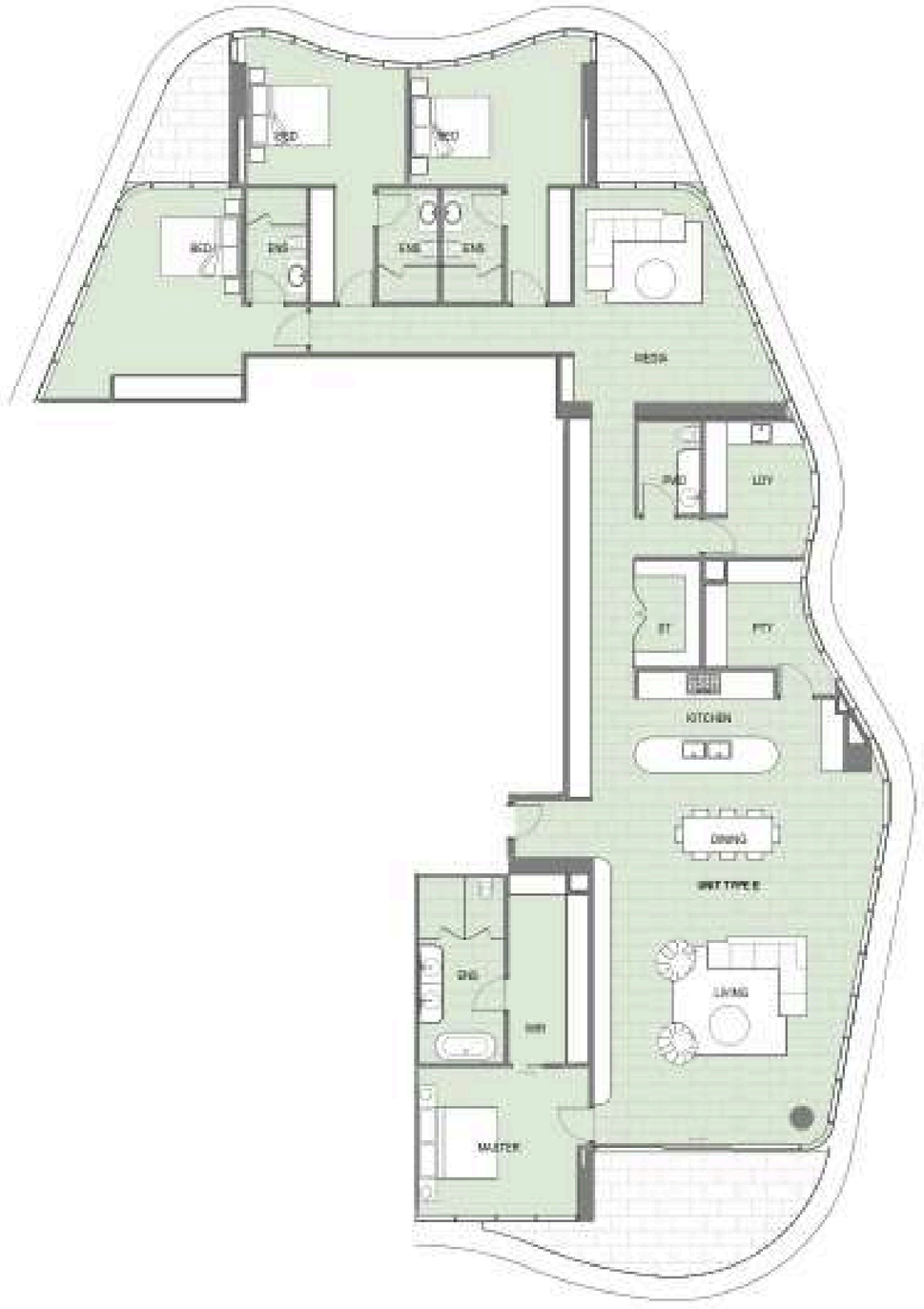
© Contreras Earl Architecture
Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture
12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL
Architecture



L26- L29

APARTMENT TYPE E

TYPICAL 1 APART PER FLOOR	TYPE E	4 Unit	4 Bedrooms 4 Bathroom Media	297 m² Enclosed 32 m² Exterior 329 m² Total

* GBA measured to the centre line of party walls and the outside face of external walls & glazing. Balconies measured to the centre line of party walls, and the outside face of glazing, and balconies

0 1 3 5 10M

REVISION		
A	Development Application Report	2026.05.14
Rev.	Description	Date

PROJECT 99-101 Old Burleigh Road

Drawing Title: APARTMENT TYPE E

Drawing Number: DA-8.08

Scale/Format: As indicated

NOTES

© Contreras Earl Architecture

Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this documents. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 37 617 071 855

CLIENT

Sunland Group

ARCHITECT CONTRERAS EARL Architecture

12 Short Street
Southport
QLD 4215
info@contrerasearl.com
www.contrerasearl.com

CONTRERAS EARL Architecture

LB

APARTMENT TYPE F

LEVEL 8	TYPE F	1 Unit	3 Bedrooms 4 Bathroom Media	232 m² Enclosed 36 m² Exterior 258 m² Total

* GBA measured to the centre line of party walls and the outside face of external walls & glazing.
Balconies measured to the centre line of party walls, and the outside face of glazing, and balconies

0 1 3 5 10M

REVISION			PROJECT	99-101 Old Burleigh Road	NOTES	CLIENT	ARCHITECT CONTRERAS EARL Architecture
			Drawing Title:	APARTMENT TYPE F	© Contreras Earl Architecture Disclaimer: Contreras Earl Architecture Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Contreras Earl Architecture Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Contreras Earl Architecture Pty. Ltd. ABN 47 617 071 855	Sunland Group	12 Short Street Southport QLD 4215 info@contrerasearl.com www.contrerasearl.com
A	Development Application Report	2026.05.14	Drawing Number:	DA-8.09			
Rev.	Description	Date	Scale/Format:	As Indicated			

CONTRERAS EARL Architecture