

SAMPLE PROJECT

RESIDENTIAL | MID-RISE | HIGH END

BILINGA, QLD

ARCHIDIOM

ARCHITECTURE | INTERIOR | MASTERPLANNING | CONSTRUCTION



DRAWING SCHEDULE

SD - 0.00	A	Cover
SD - 0.01	A	Drawing Schedule
SD - 1.00	A	Extended Site Analysis
SD - 1.01	A	Site Analysis
SD - 1.02	A	Context - Bilinga Height Analysis
SD - 2.00	A	Site Plan
SD - 2.01	A	Overall - Perspective 1 & 2 and Development Statistics
SD - 2.02	A	Perspectives 1 & 2
SD - 2.03	A	Perspectives 3 & 4
SD - 3.00	A	Floor Plan - Basement 1 & 2
SD - 3.01	A	Floor Plan - Ground & Level 1 - Option 1
SD - 3.02	A	Floor Plan - Ground & Level 1 - Option 2
SD - 3.03	A	Floor Plans - Typical Apartments
SD - 3.04	A	Floor Plans - Penthouse 1 & 2
SD - 4.00	A	Elevation - North
SD - 4.01	A	Elevation - South
SD - 4.02	A	Elevations - East & West
SD - 5.00	A	Section 1
SD - 5.01	A	Section 2 & 3
SD - 5.02	A	Section 4
SD - 6.00	A	Sun Study - March
SD - 6.01	A	Sun Study - June
SD - 6.02	A	Sun Study - September
SD - 6.03	A	Sun Study - December

ANALYSIS

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LEGEND

- 1 Pacific Parade, Bilong
- 2 North Kirra Beach
- 3 Gold Coast Airport
- 4 North Kirra Surf Life Saving Club
- 5 Tugun Esplanade
- 2-minute walk
- 5-minute walk



ZONING STUDY

162 PACIFIC PARADE
Bilinga, Gold Coast

Zoning Map: [LINK](#)

GENERAL INFO:

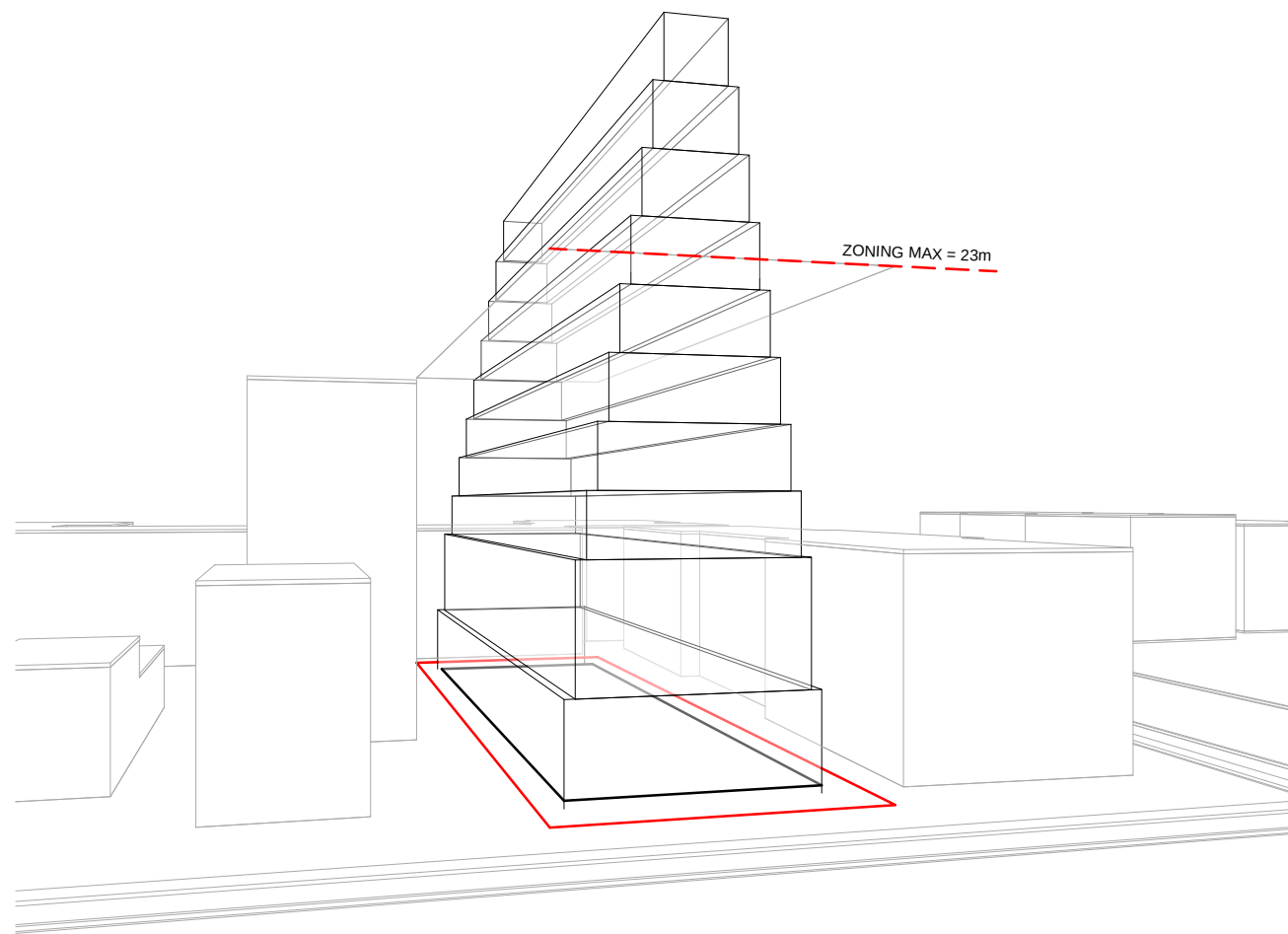
- Medium Density Residential
Guidlines: [Link](#)
- Division 14
Contact Info: CR Gail O’Neil
[Link](#)
- Flooding: LotPlan 5BUP2204
This property has not been identified as potentially flood affected during a rare flood event.
Ground Level at the Centre of the property is approximately 5.864 m AHD

ZONING: RD6

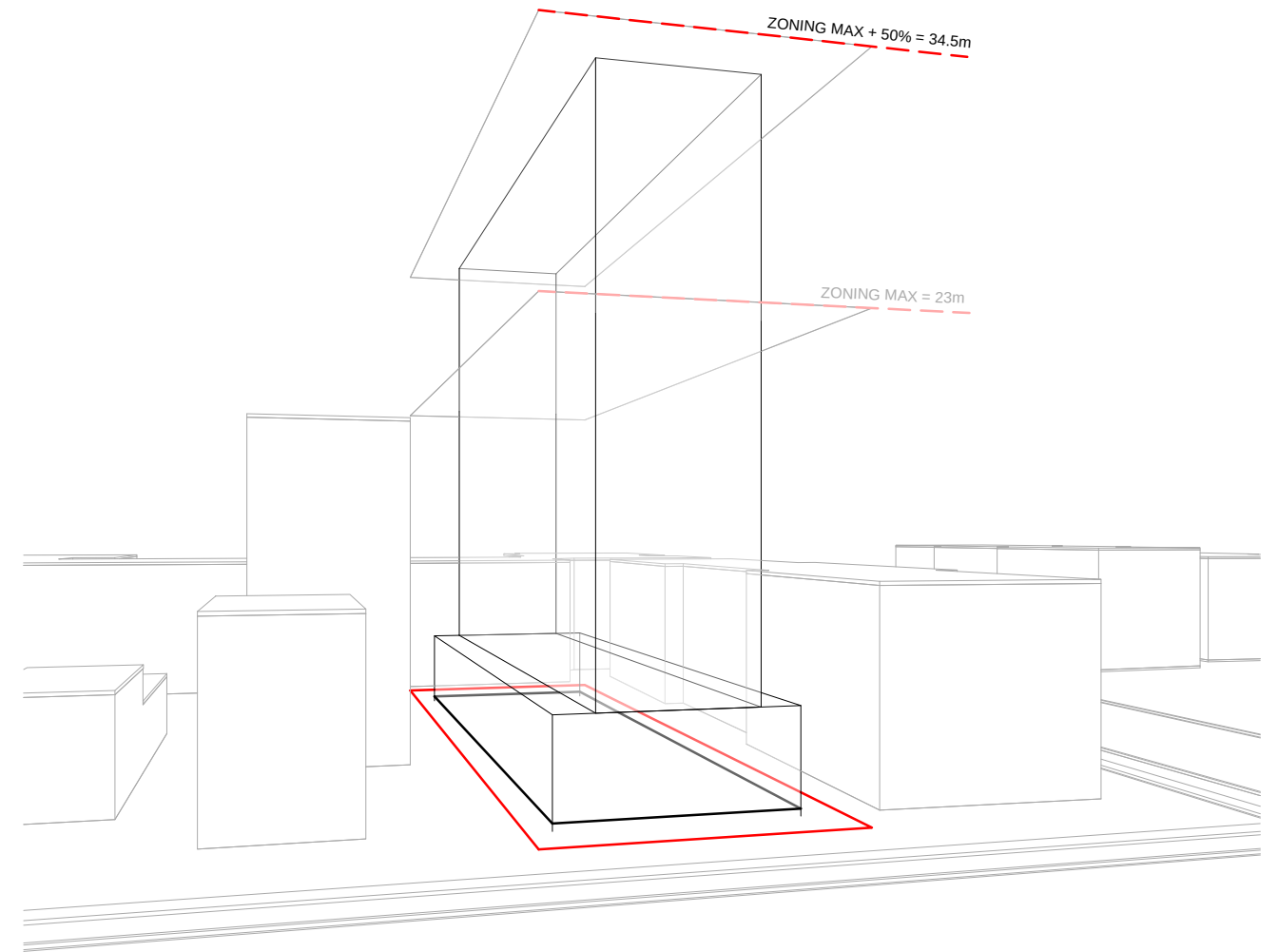
- Max Height = 23m
- Site Dimensions: Aproximately
 - 15m (NE) along Pacific Parade & opposite end
 - adjacent site (SW)
 - 50m (SE + NW) along adjacent sites
- Site Area = 750 m²
- Site Coverage = max 50%
for Dwelling Occupancies (on lots larger than 400m2)

SETBACK CHART:

AO1 Setbacks are as follows:		
Setback	Minimum distances measured in metres (m)	
	Height	Setback
Front for covered car parking (excluding a basement)	all	6m
Front (excluding covered car parking)	up to 23m	4m
	for that part exceeding 23m	6m
Side and rear	up to 4.5m	1.5m
	for that part between 4.5m — 7.5m	2m
	for that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m.]

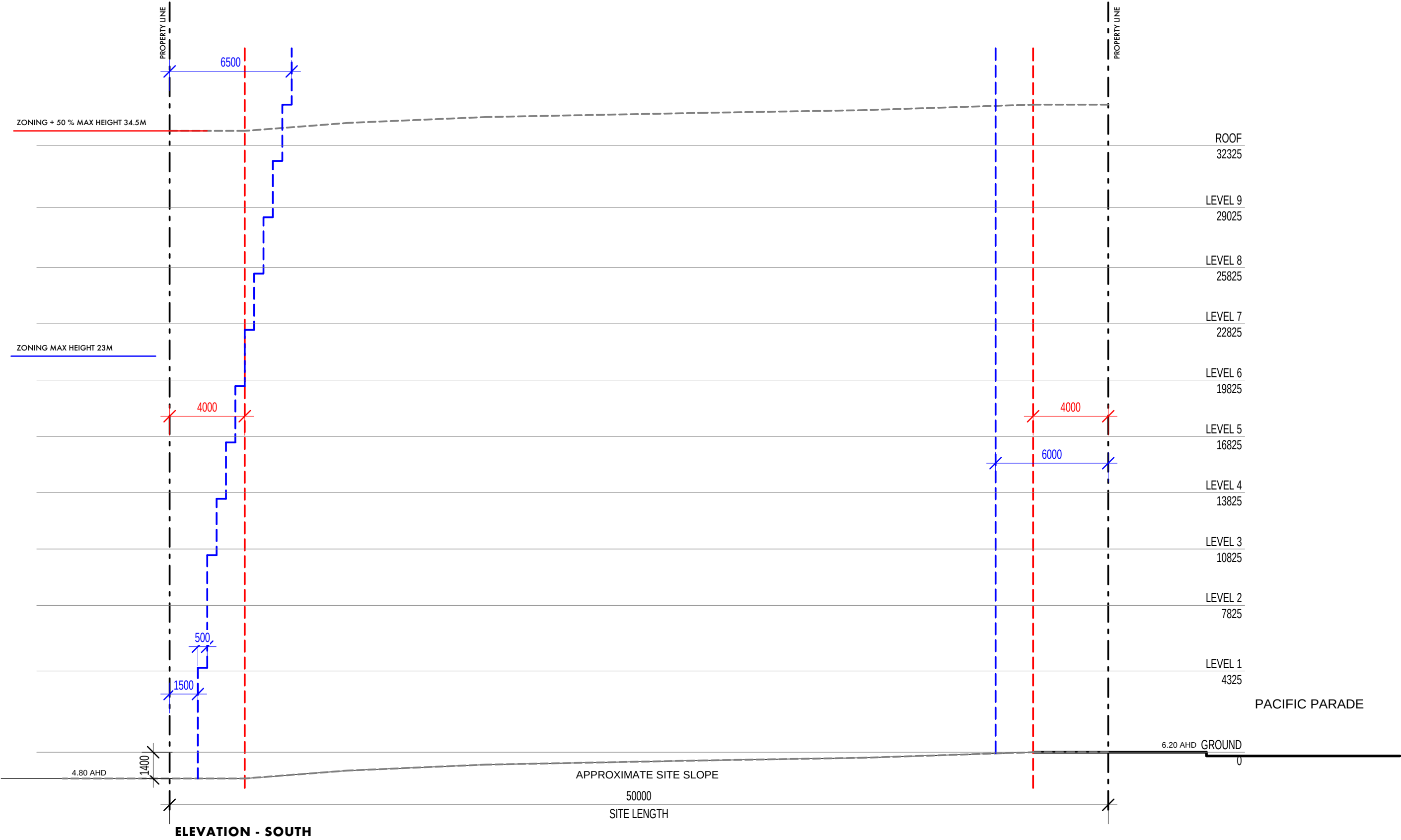


SETBACKS - ZONING

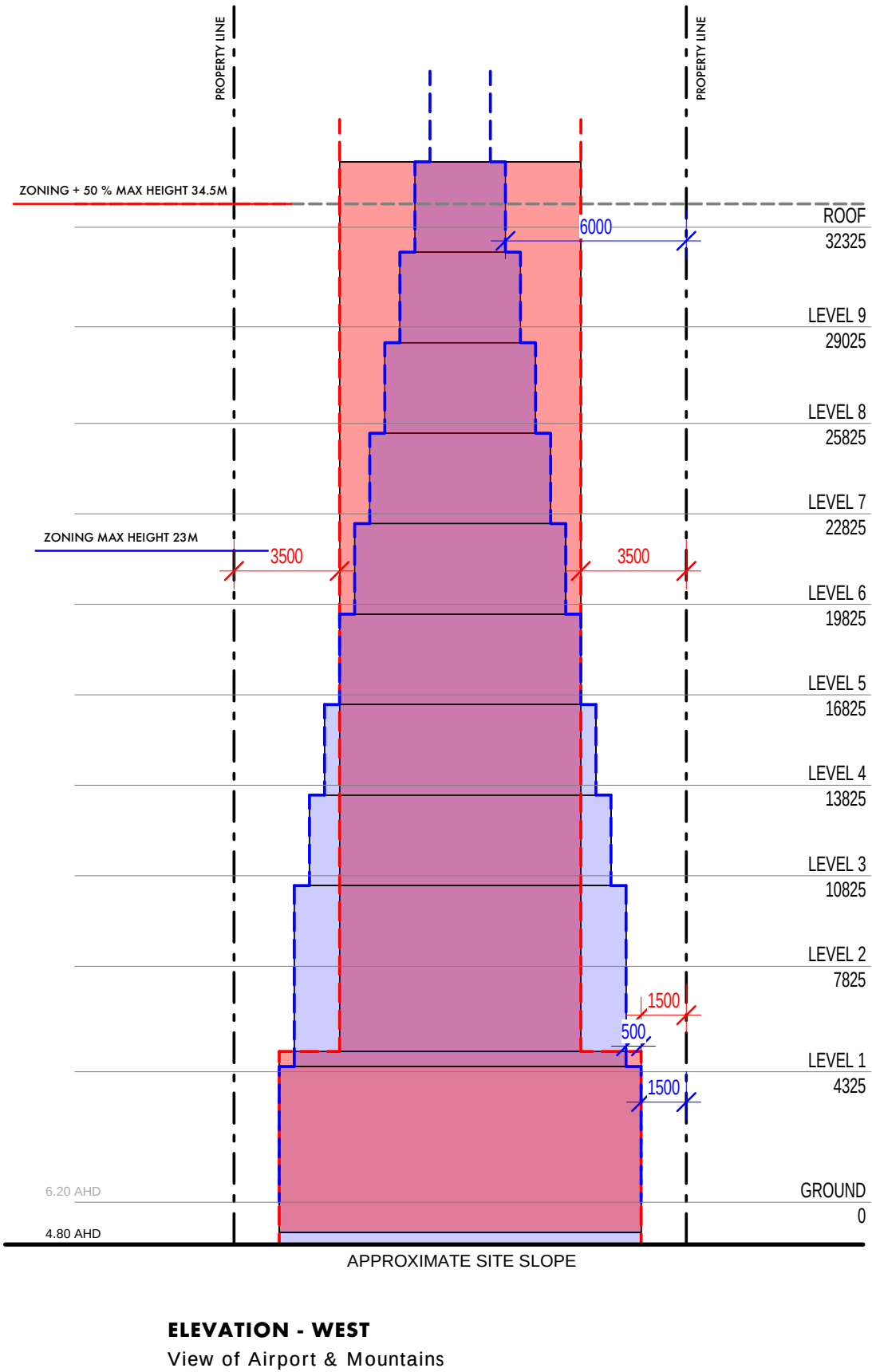
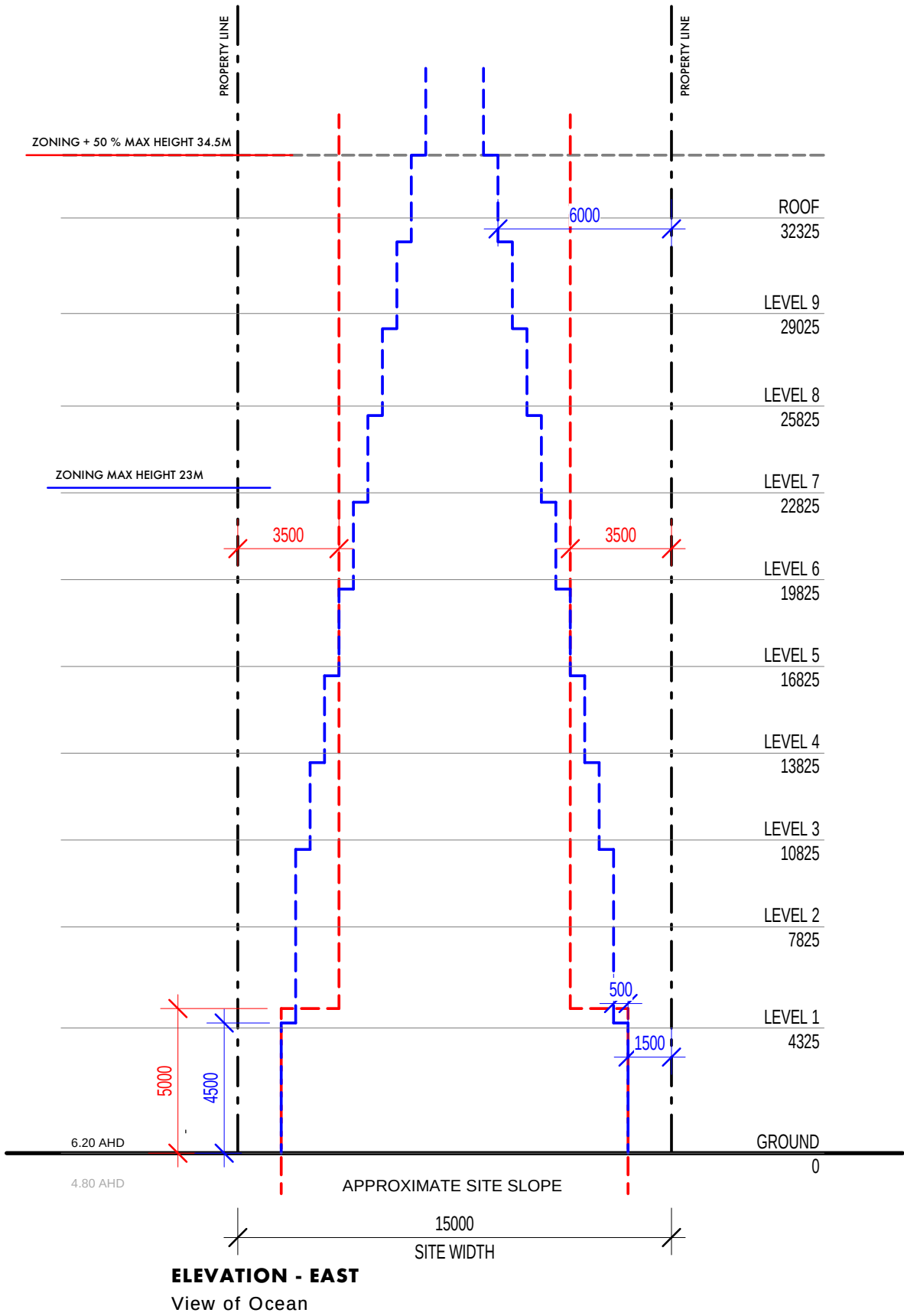


SETBACKS - PROPOSED

BLUE = ZONING SETBACKS
RED = PROPOSED SETBACKS



BLUE = ZONING SETBACKS
RED = PROPOSED SETBACKS



DESIGN

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PRECEDENT 1

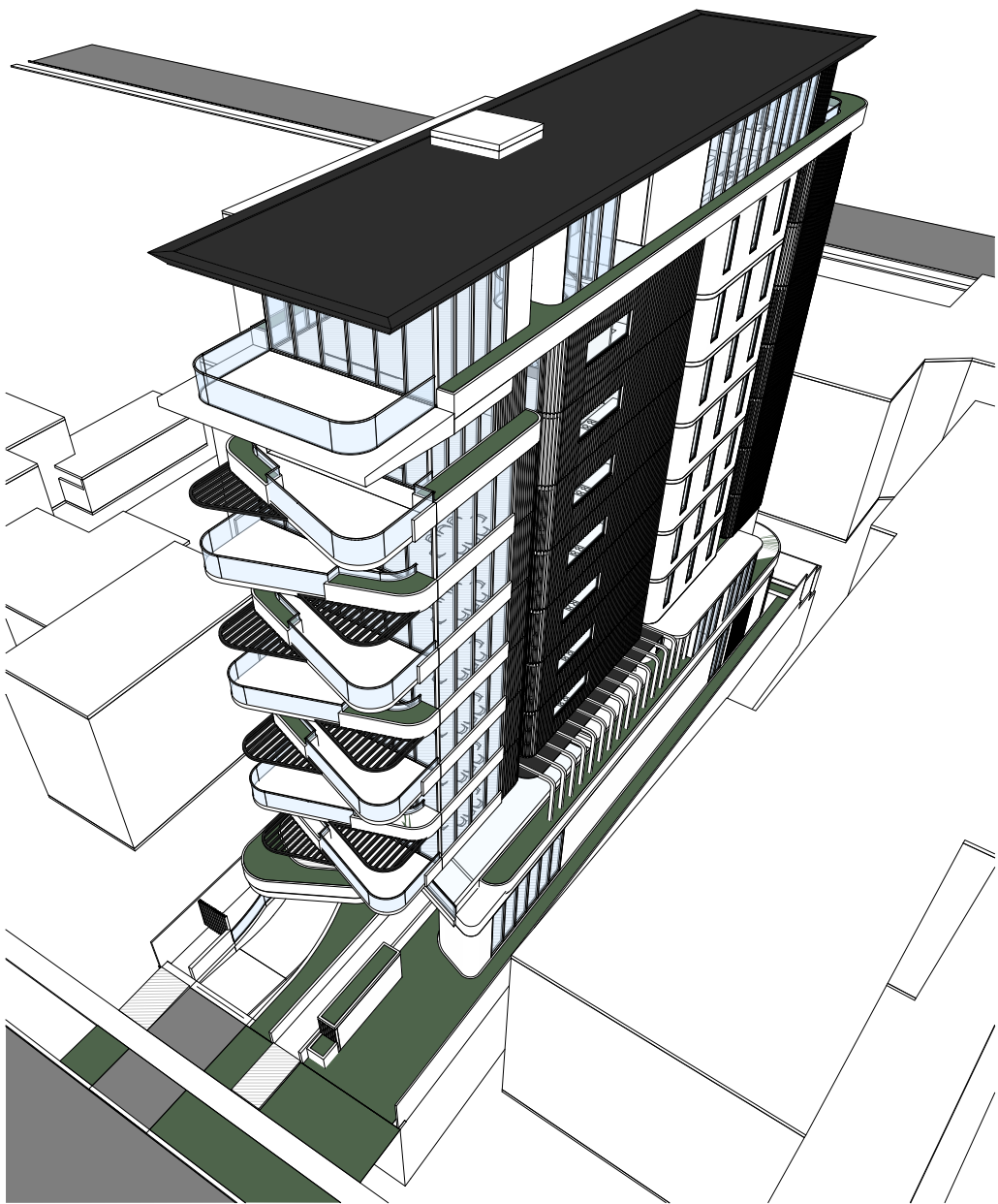
NORFOLK
MID-RISE
BURLEIGH HEADS



SITE = Half the width of this building

DESIGN = Alternating Balconies





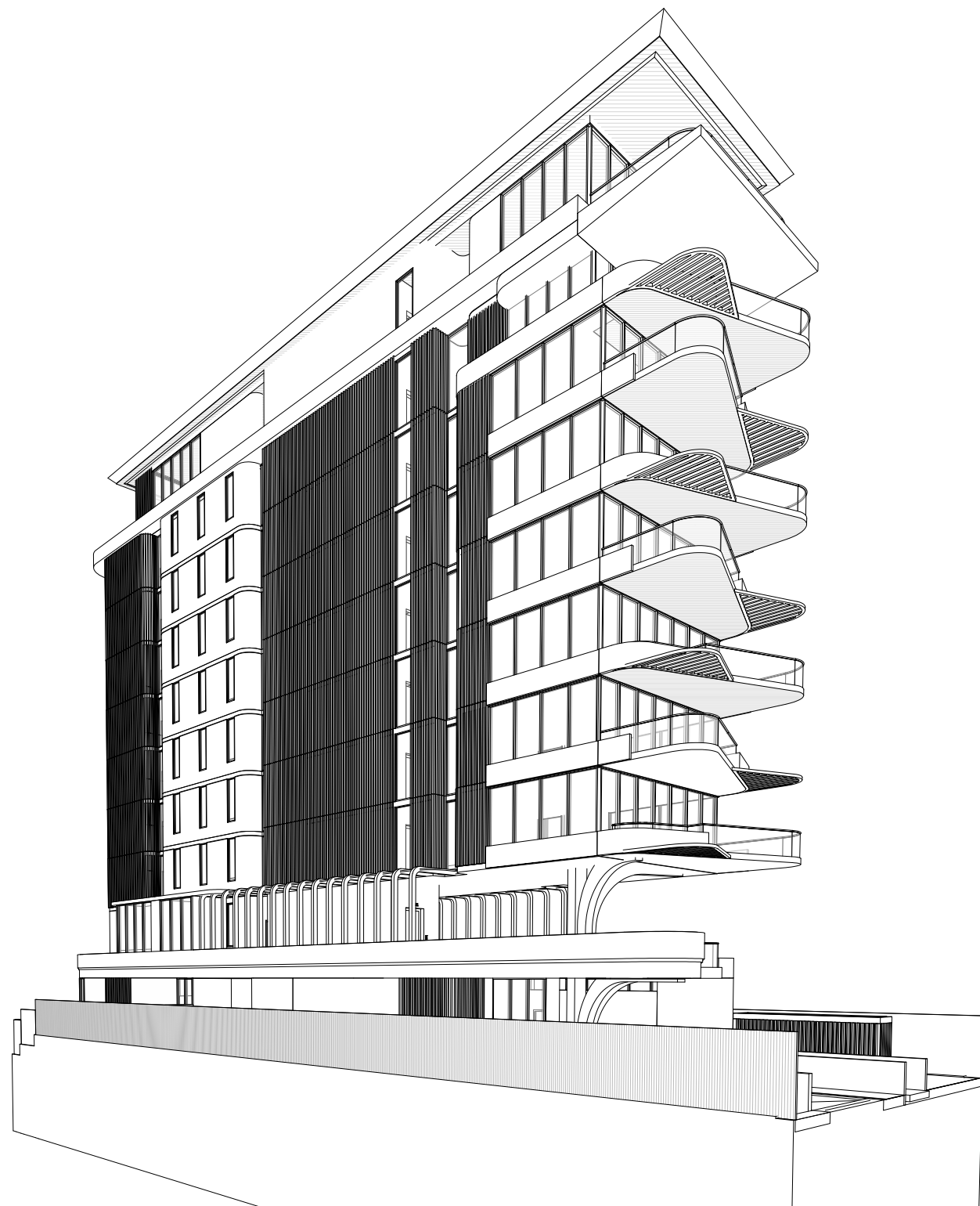
OVERALL - PERSPECTIVE 1

DEVELOPMENT STATISTICS							
1	SITE AREA	768 m²					
2	ZONING	Lot/Plan 5BUP2204					
3	LAND USE	Medium Density Residential					
4	SITE COVERAGE	234 m²	30.45%				
5	HEIGHT	34.5 m					
6	SETBACKS	As Shown					
7	RESIDENTIAL DENSITY	8 to 9 Units					
		24 to 25 Number of Beds					
8	COMMUNAL SPACE	Refer to Landscape Statement of Intent					
9	APARTMENT MIX	Unit Types Summary - Refer to Table below.					
	TYPES	No. of Units	No. of Beds	* Depending on option			
	Ground / Level 1	1 to 2	2 to 3				
	Level 2	1	3				
	Level 3	1	3				
	Level 4	1	3				
	Level 5	1	3				
	Level 6	1	3				
	Level 7	1	3				
	Penthouse: Level 1 & 2	1	4	* Same statistics, but different			
	RESIDENTIAL TOTAL	8 to 9	24 to 25	* Depending on option			
10	PARKING REQUIRE-	Car + Bike Parking Requirements - Refer to Table below.					
		No. of Units	GCC Rate		Req. Parking	Provided	Balance
	Residential Parking	Assumed 9	2	per Unit	18	19	1
	Visitor Parking				2	3	1
	PARKING TOTAL				20	22	2
		TOTAL CARS SPACES REQUIRED					20
		TOTAL CAR SPACES PROVIDED					22
							110%

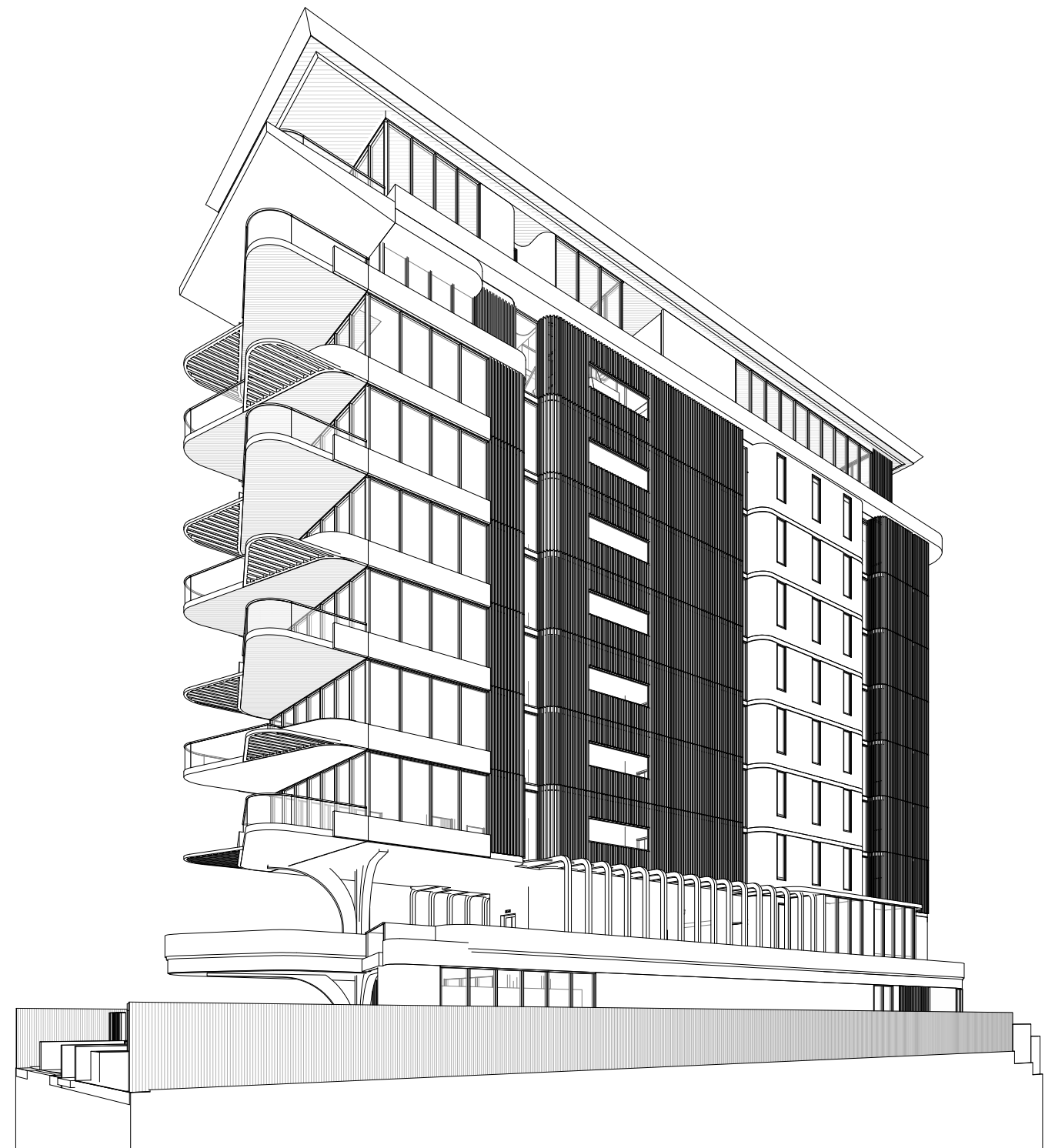
* All apartment bike parking is provided in the basement.



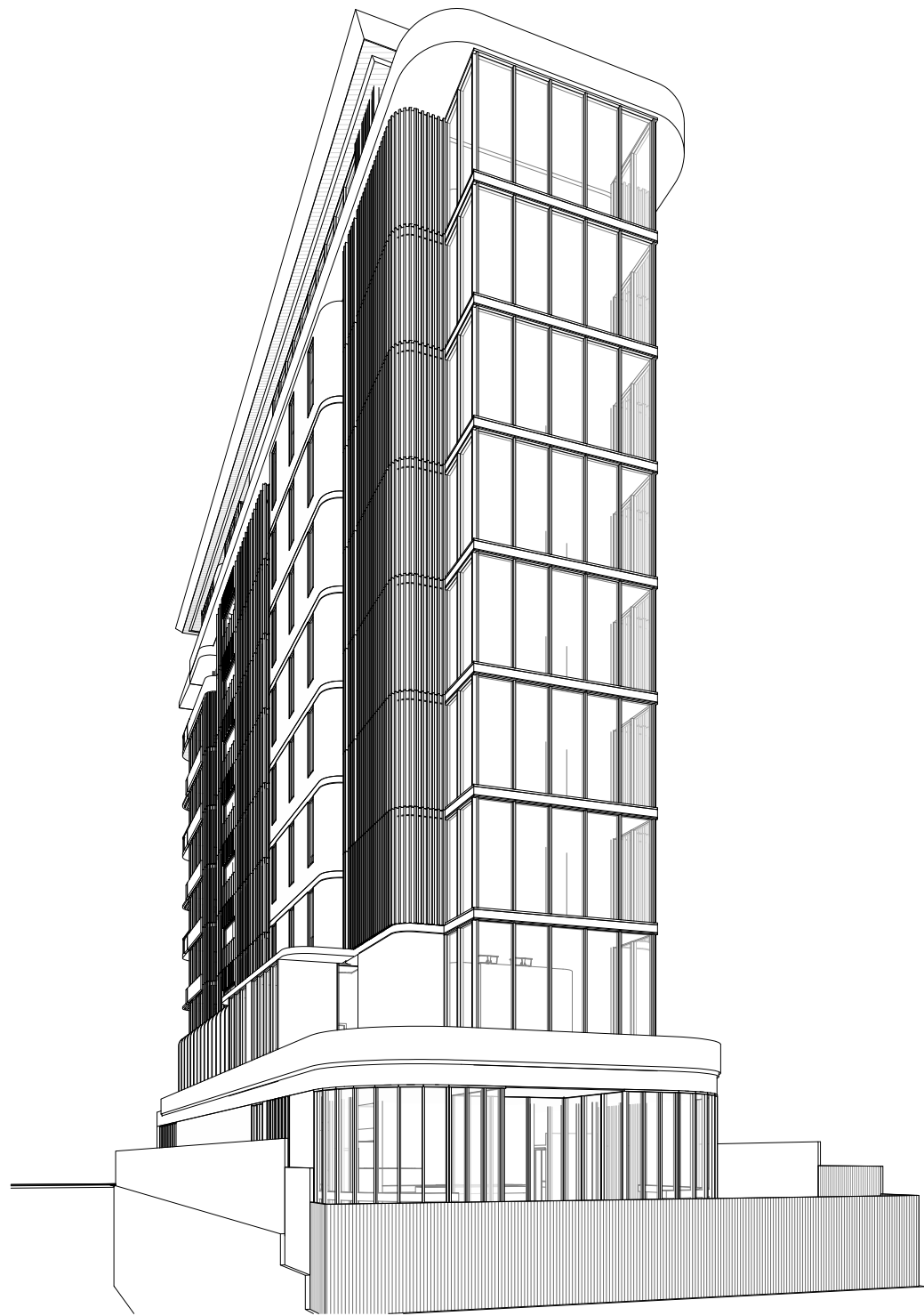
OVERALL - PERSPECTIVE 2



PERSPECTIVE 1



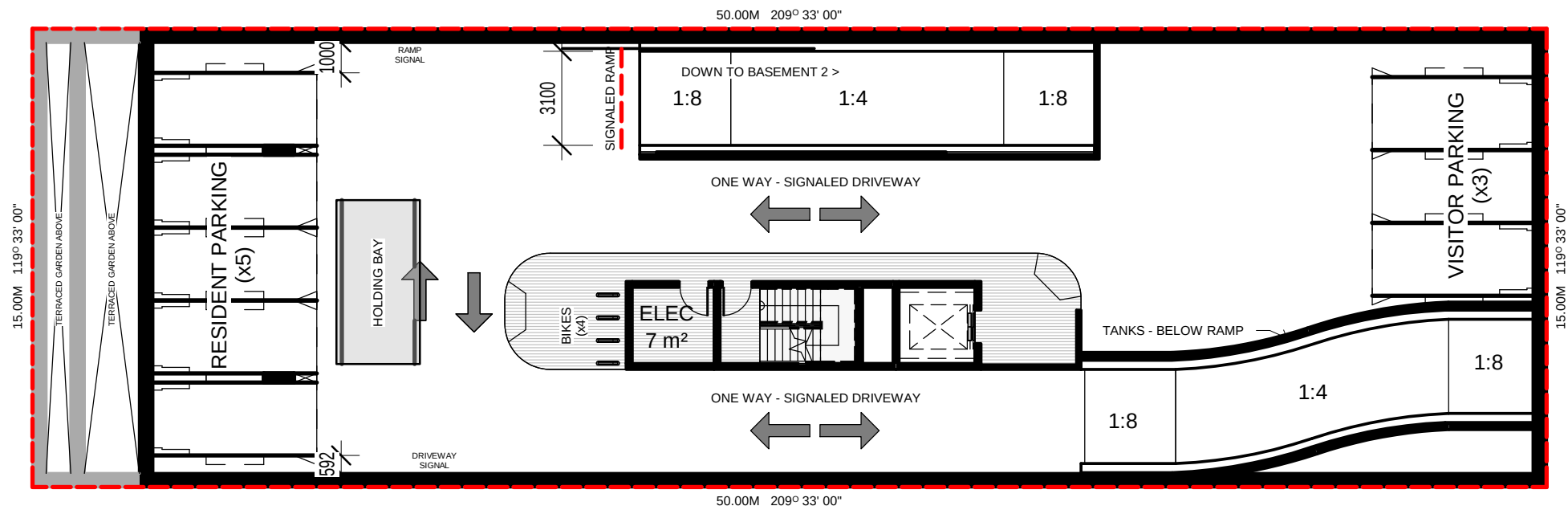
PERSPECTIVE 2



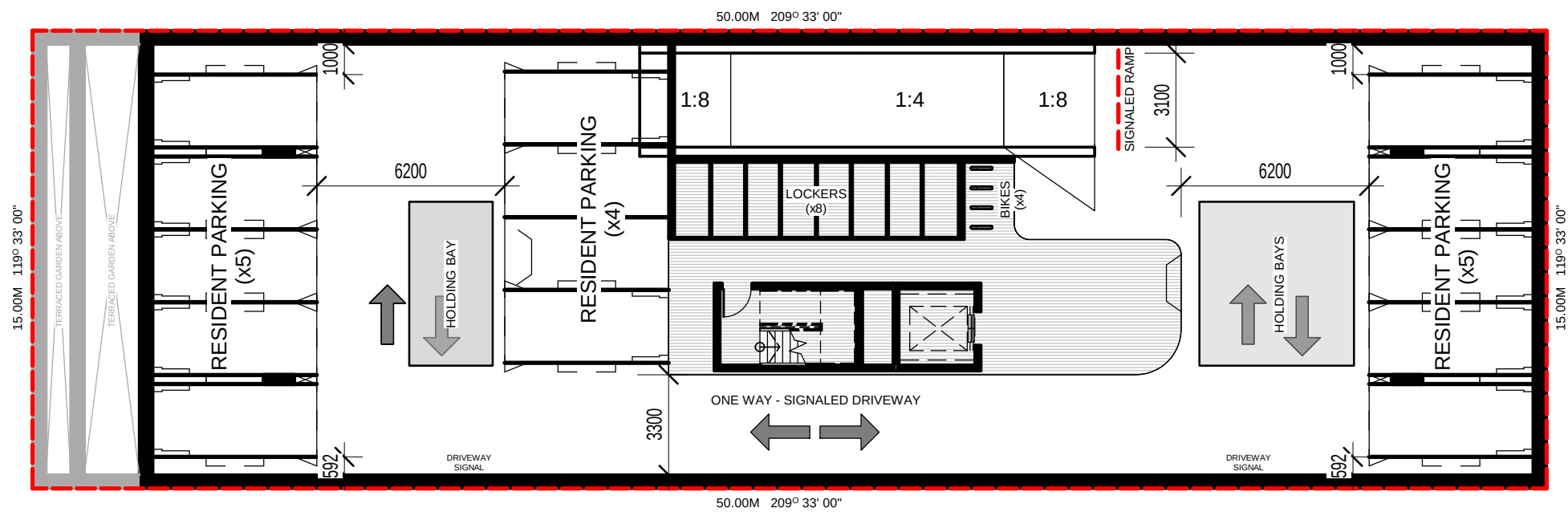
PERSPECTIVE 3



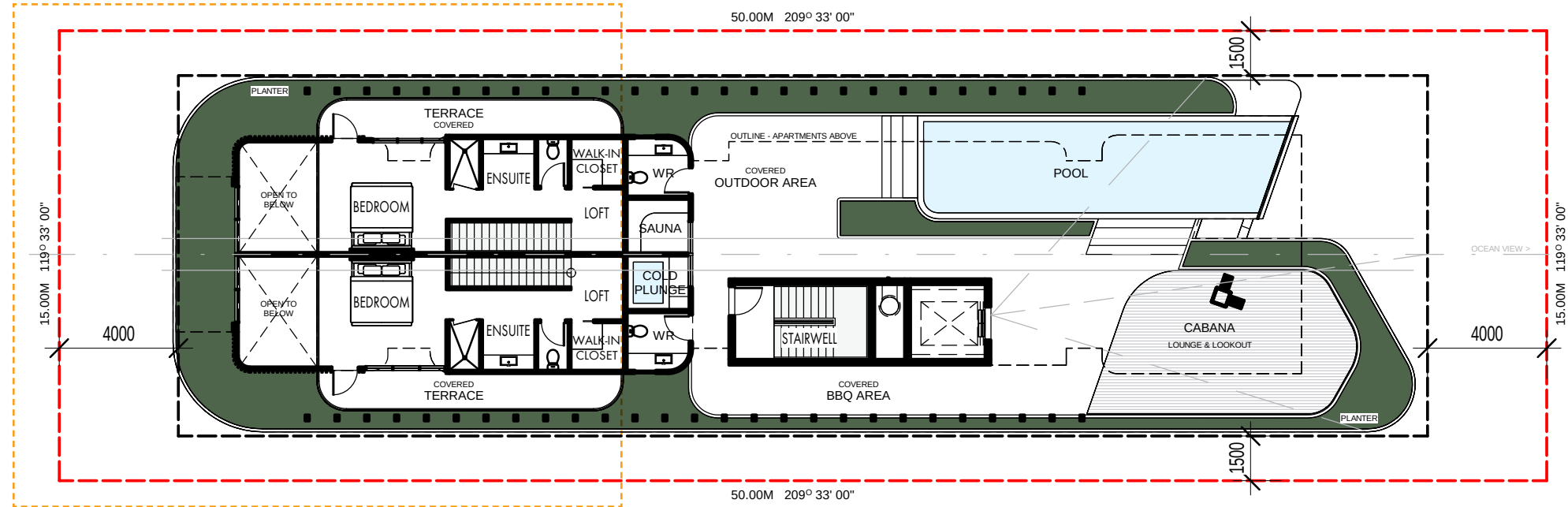
PERSPECTIVE 4



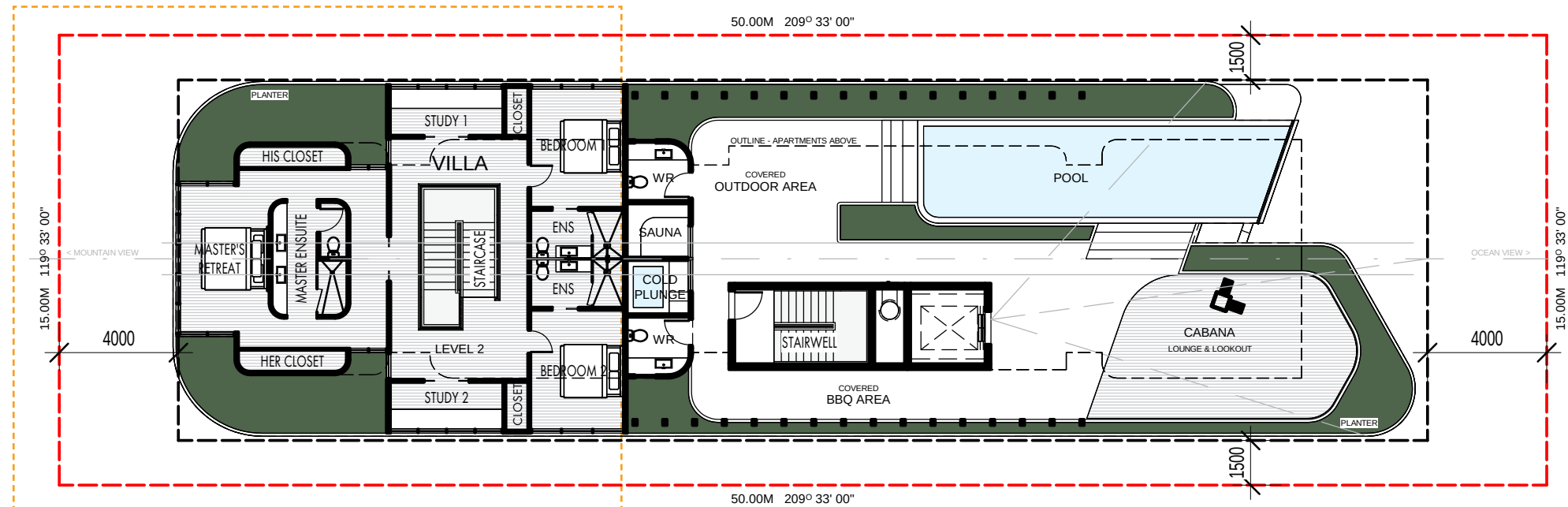
BASEMENT 1



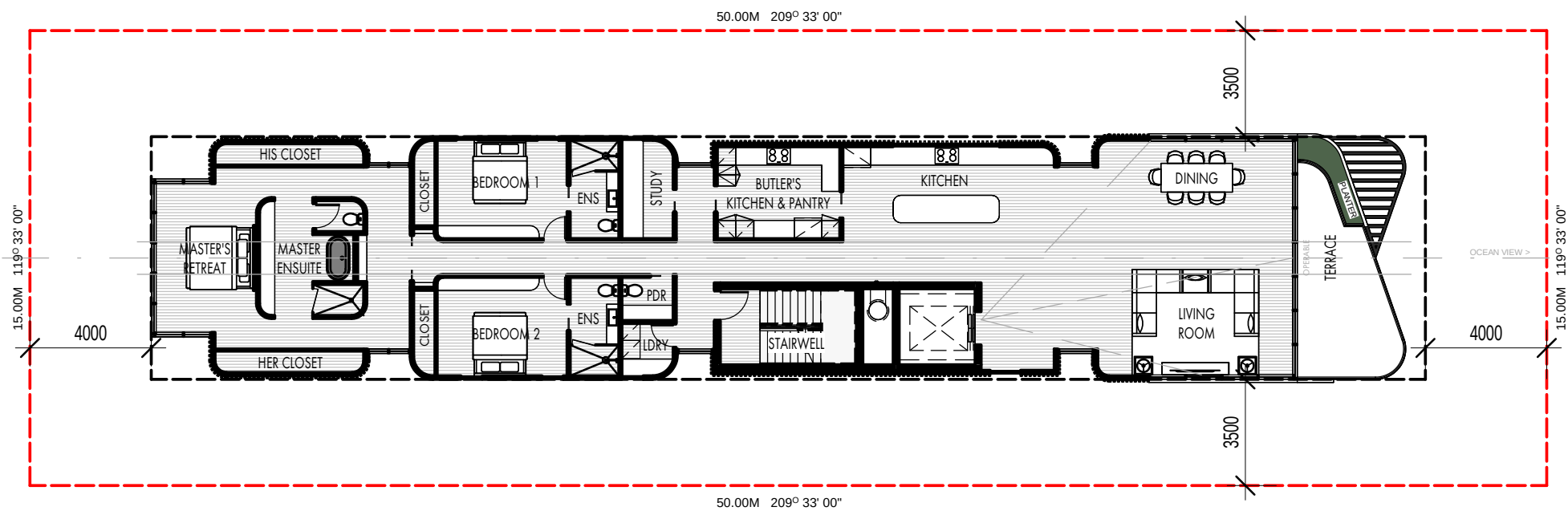
BASEMENT 2



LEVEL 1 - Option 1
LOFTS: 2 Units = 2 Beds

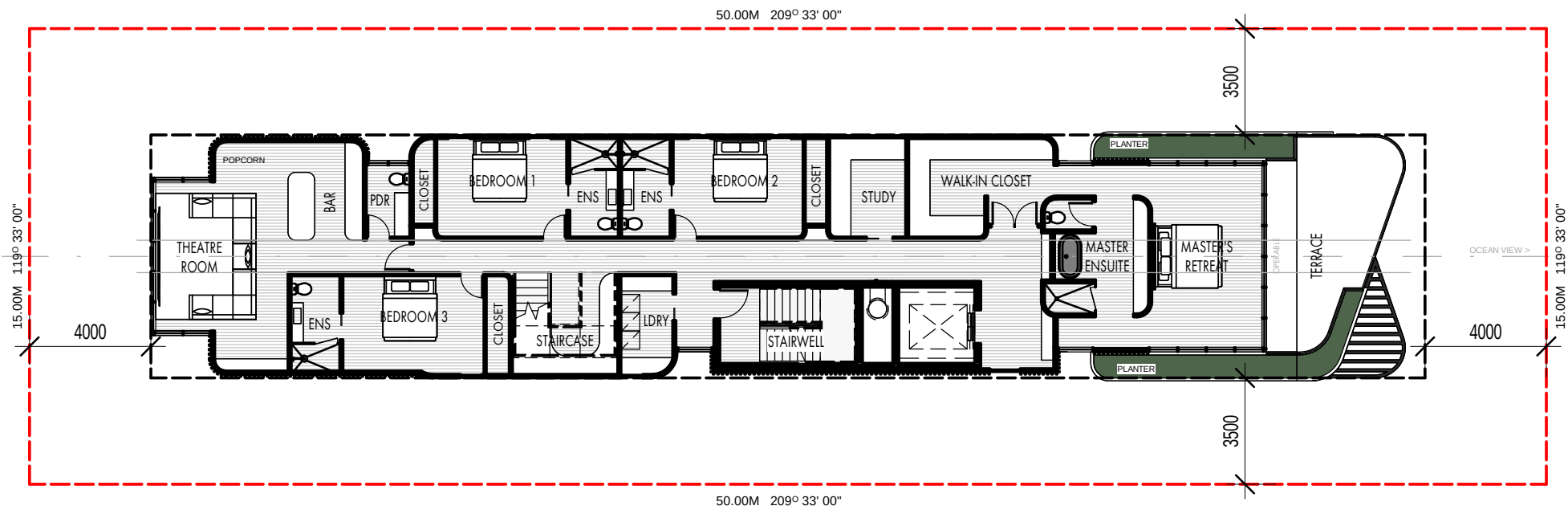


LEVEL 1 - Option 2
VILLA: 1 Unit = 3 Beds + 2 Study



LEVELS 2-7 - TYPICAL

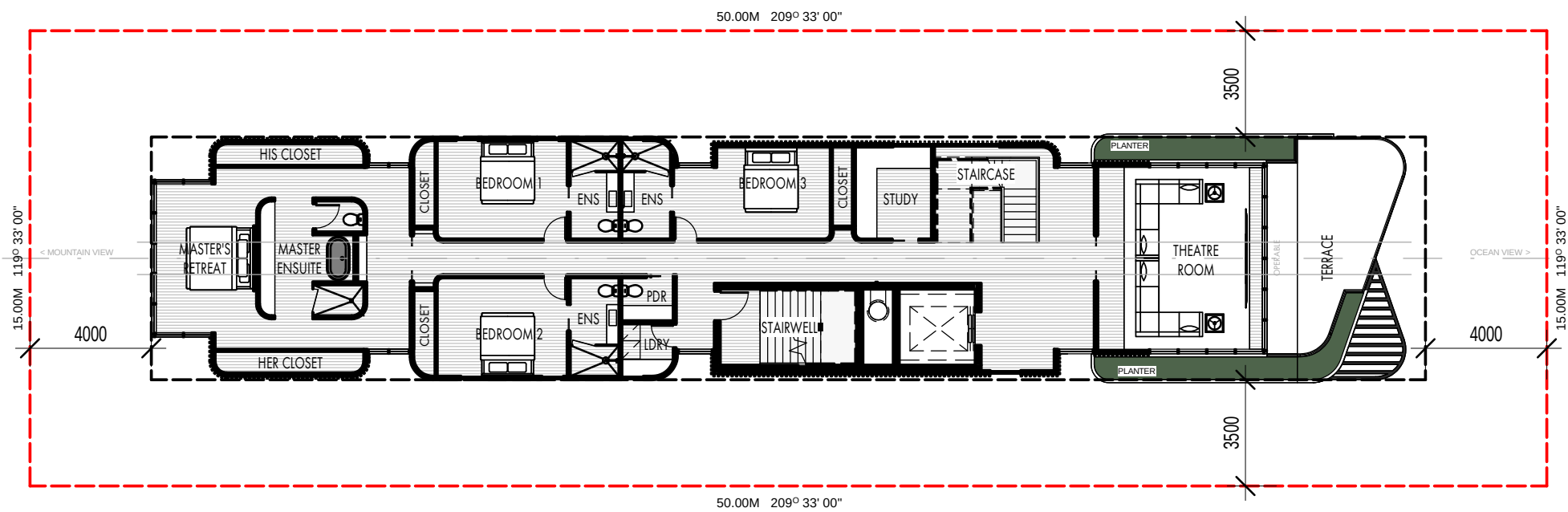
View of Ocean >



PENTHOUSE L1 - OPTION 1

MASTER Unique: 2 Levels = 4 Beds + Study + Theatre Room + Bar

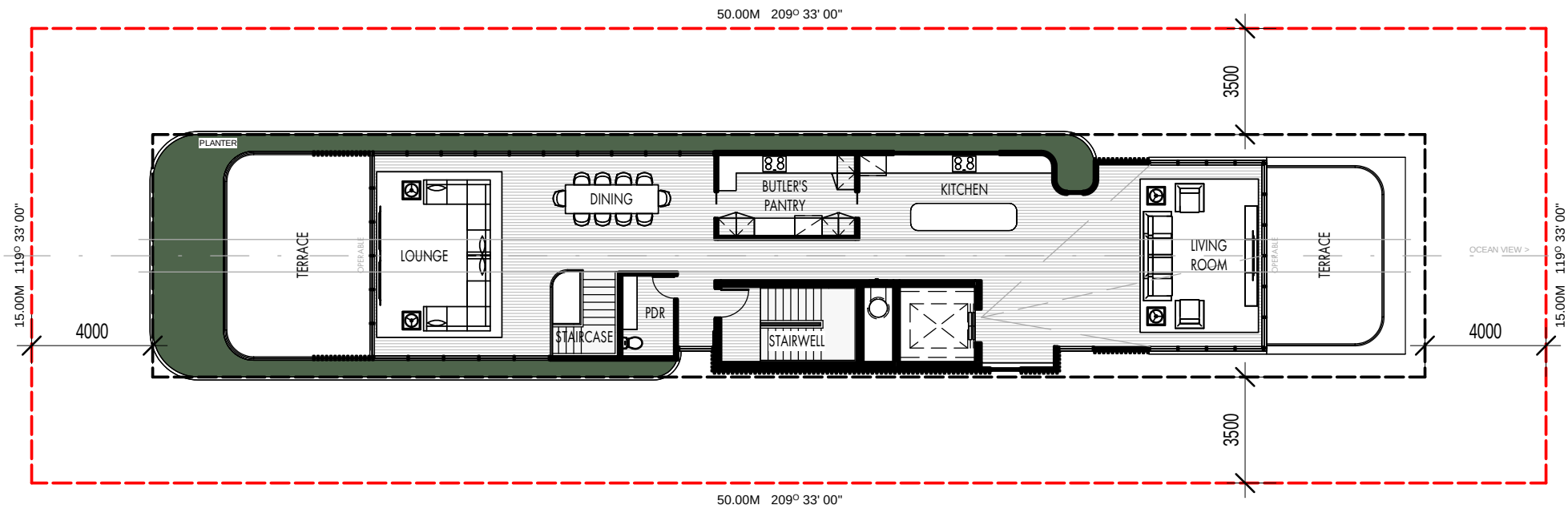
View of Ocean >



PENTHOUSE L1 - OPTION 2

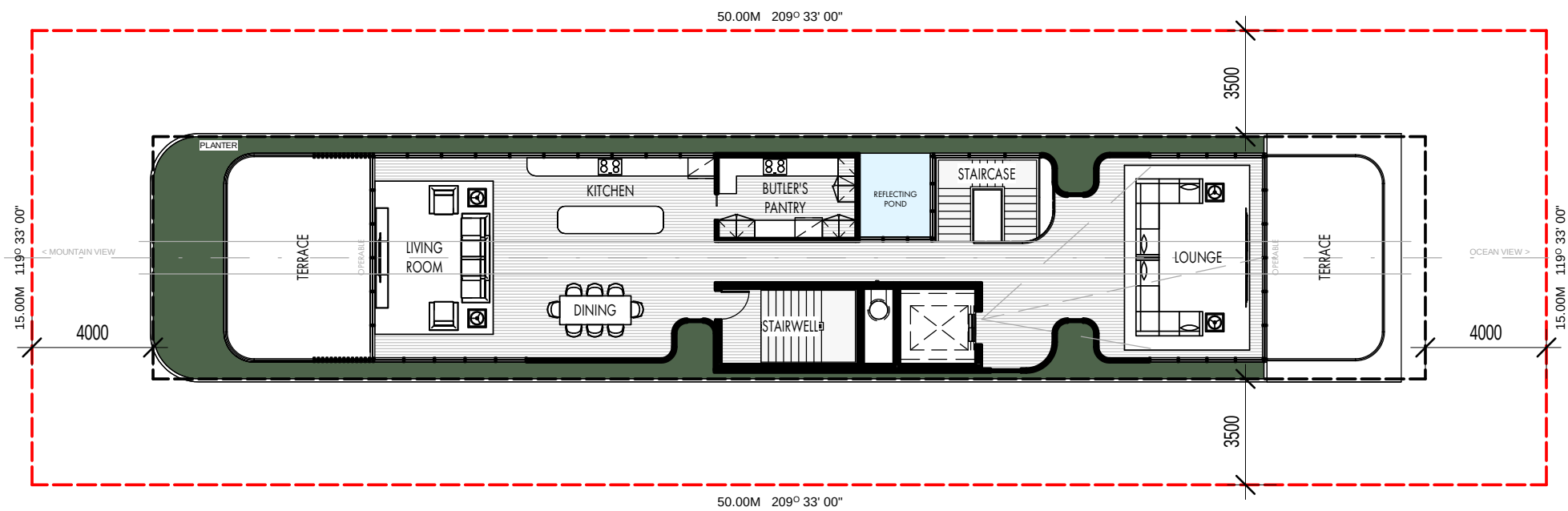
MASTER Typical: 2 Levels = 4 Beds + Study + Large Theatre Room

View of Ocean >



PENTHOUSE L2 - OPTION 1

MASTER Unique: 2 Levels = 4 Beds + Study + Theatre Room + Bar

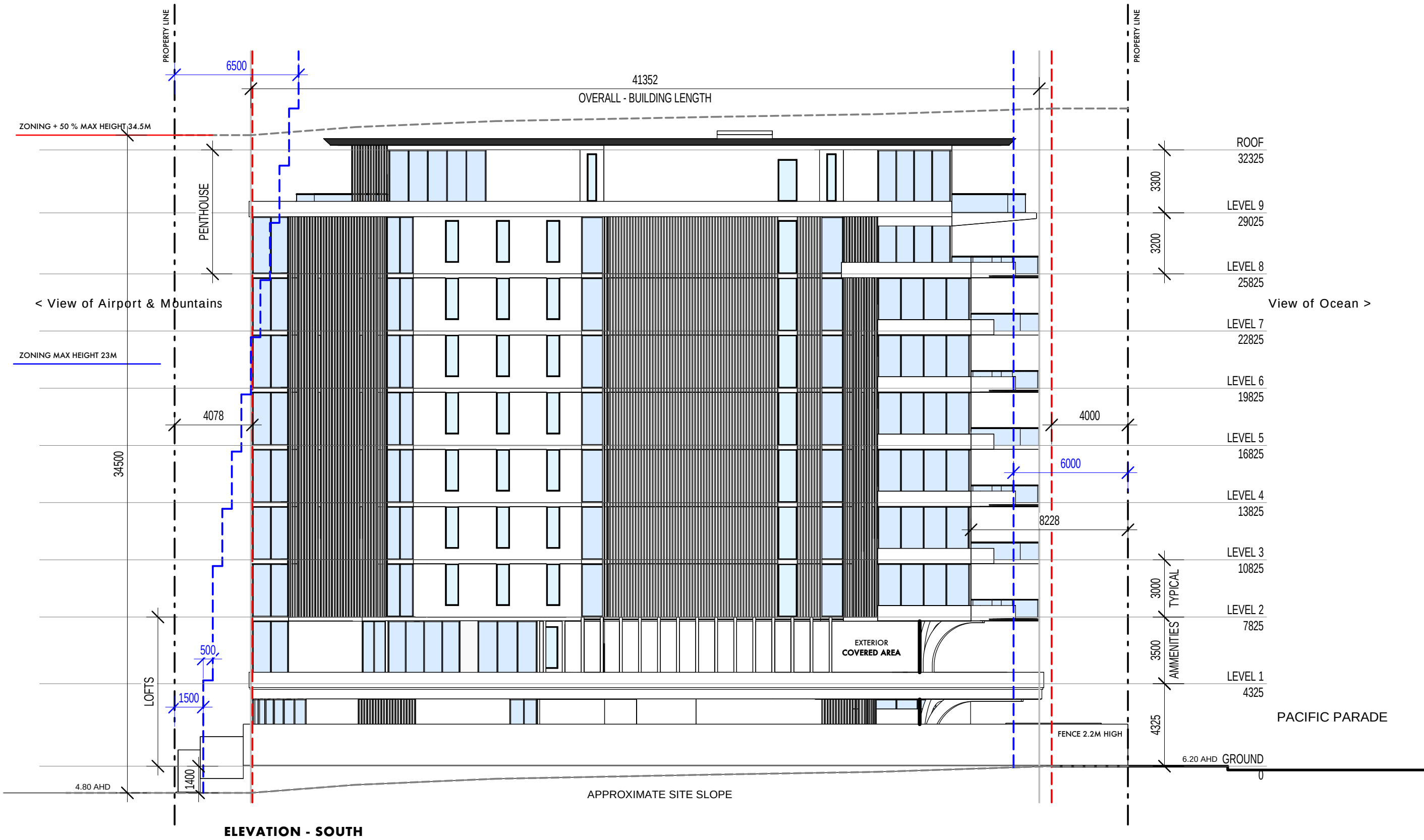


PENTHOUSE L2 - OPTION 2

MASTER Typical: 2 Levels = 4 Beds + Study + Large Theatre Room

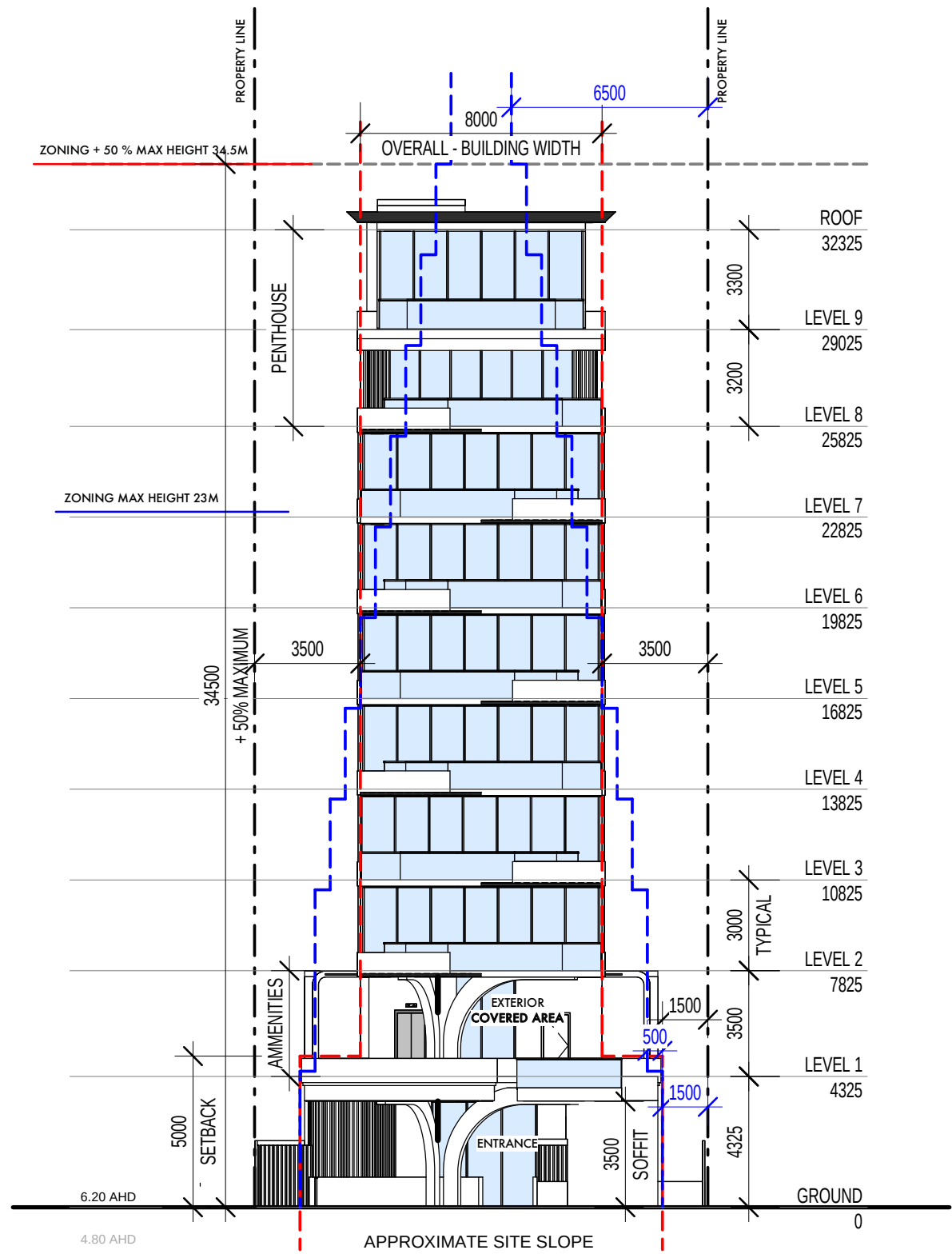
View of Ocean >

View of Ocean >

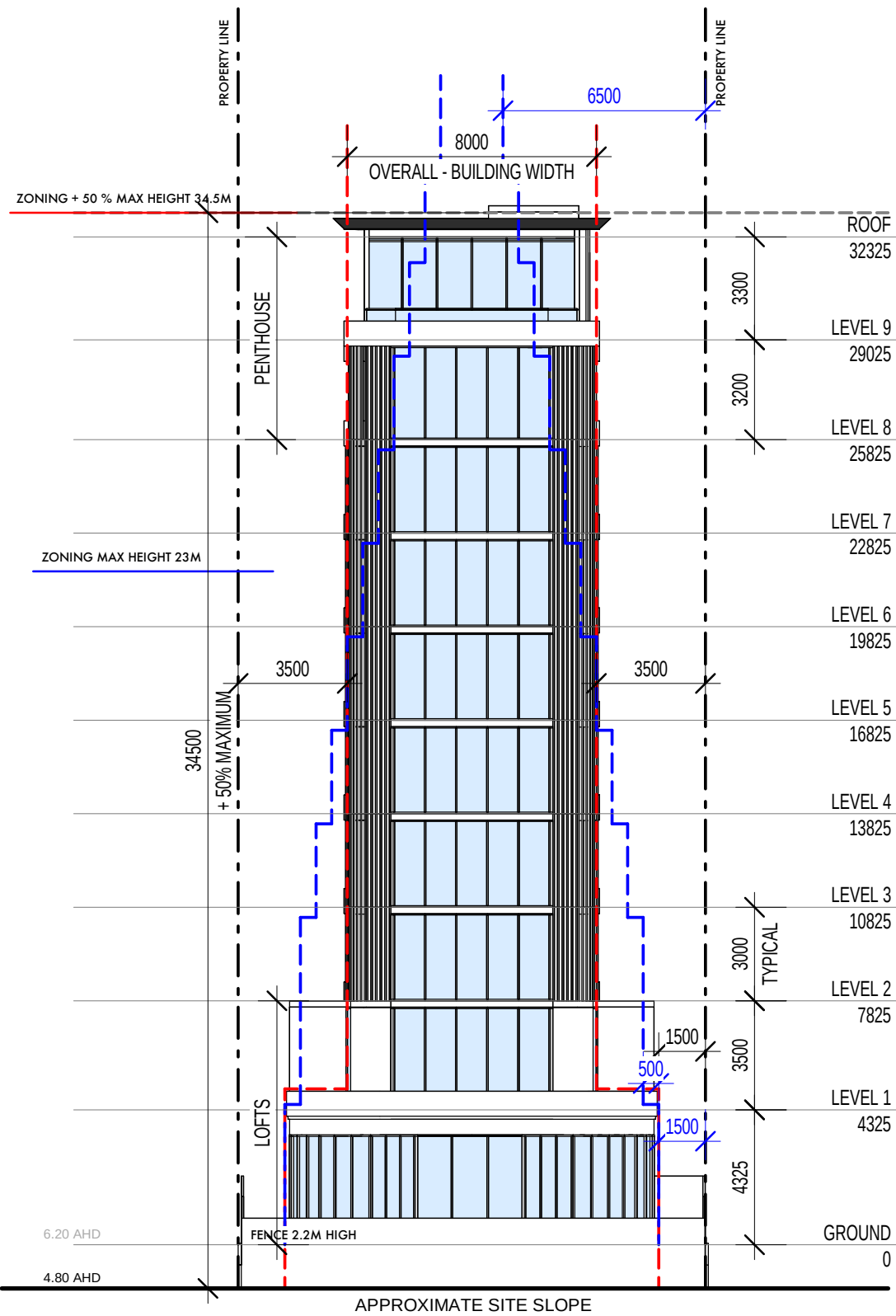


ZONING - SHOWN IN BLUE





ELEVATION - EAST
View of Ocean



ELEVATION - WEST
View of Airport & Mountains

VISUALISATIONS

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STREET - FROM NORTH-EAST

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MATERIALITY - PERSPECTIVE 1

SCALE: NTS @ A3 | 2025 | CD - 7.01 | A | ○
SAMPLE | CONCEPT PACKAGE



CLOSE UP - FROM NORTH-EAST

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SAMPLE

MATERIALITY - PERSPECTIVE 2
SCALE: NTS @ A3 | 2025 | CD - 7.01 | A | ☐
SAMPLE | CONCEPT PACKAGE



CLOSE UP - FROM SOUTH-WEST

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