
AWARD WINNING CONTEMPORARY APARTMENT BUILDINGS

TOUR DEvised BY FRANCIS GREENMAN

Air - Broadbeach Boulevard, Broadbeach



This 37-storey residential tower was constructed above the eastern end of the existing Oasis shopping centre, before the monorail was removed. The residential tower contains 134 apartments, a gymnasium/health club and landscaped gardens incorporating swimming pools and a tennis court on the roof of the shopping centre.

The building has three distinct elements. Above the Oasis Shopping Centre is a hovering two storey horizontal bar containing large two level penthouse apartments. This element provides a visual transition from the existing shopping centre podium to the tower above.

The main building is composed of a large lozenge shaped tower to the east and a small rectangular satellite tower to the west. The two are linked by the lift core, which originally passed through the centre of the monorail turning circle. The lift core provides the structural spine of the building off which the satellite tower cantilevers. The shape of the eastern tower and the smaller western satellite serve to reduce the physical bulk of the building and allow for a number of different wall planes with differing articulation to be seen against each other. Strong shadow lines emphasise the physical separation of the three horizontal and vertical elements.

All elevations are distinct but linked by a common kit of parts, with materials and finishes reflecting the different aspects of each elevation, open to the east, closed to the west, shaded to the north. The east is the largest and most heavily articulated of the elevations. This is a direct response to the desire to give all apartments access to views over the beach and the ocean, as well as producing a long slender tower, only one apartment deep, to allow for natural cross-ventilation. This east elevation is articulated by way of the horizontal balcony slabs and vertical blade walls between units. As the unit size and configuration changes, so does the elevation.



Two storey high units are clearly expressed as larger voids with mezzanine balconies. The balconies provide deep modelling to this façade, acting as sun shading to the floor-to-ceiling sliding glass doors. The shadows created by this irregular grillage provide further texture and scale to the building.

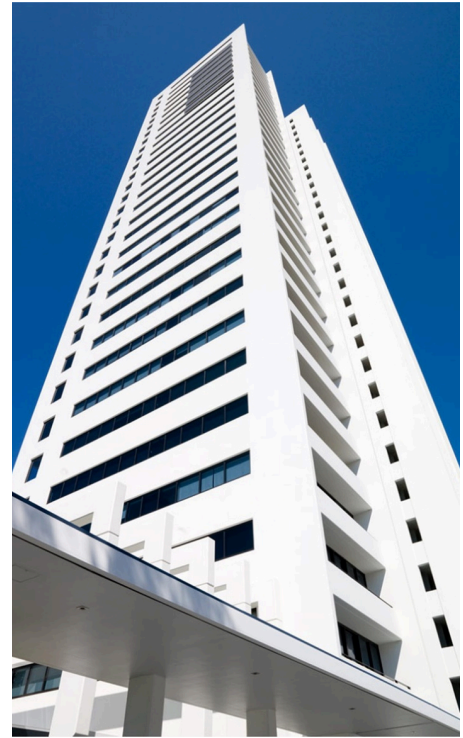
Air was designed by [Ian Moore Architects](#) for Thakral and completed in 2005. It was awarded the RAIA State Award for Residential Architecture in 2006.

Ultra Broadbeach – George Avenue, Broadbeach

Ultra is a 30 storey residential tower in Broadbeach. This strongly rectilinear building structured by a series of slender vertical planes and secondary horizontal edges is a simple, legible form modulated by the play of deep shadow on its all-white facade. Within this framework, the elevations read as a matrix of solid forms, and crisply cut out recesses, with fine grain texture introduced to the east elevation by the inclusion of operable louvre screens for solar control.

The operability of the screening allows for the random play of shadow and form on the building's east facing beach facade. These elements fragment the matrix created by the stacking of the apartments within the primary vertical frames, adding visual interest and a liveliness to the otherwise strongly ordered and delineated form of the building.

Identifiably different apartment types, introduced at the upper levels, further fragment and adds interest to the façade. On the west side, deep balconies with solid balustrade walls contained between vertical planes control the harsh west sun.



Stacked residential apartments flank vertically expressed functional components in a symmetrical composition. The building's vertical planar form is reinforced where the tower meets the sky. The planes project beyond the roofline and are linked by a delicate, recessed elliptical form to complete the building.

[Ultra was designed by DBI](#) for Thakral and completed in 2007. It received a RAIA Regional Commendation, Building of the Year Award in 2008.

Ocean Pacific- Surf Parade, Broadbeach



Ocean Pacific is a 21 storey tower containing 81 one bedroom apartments providing resort accommodation for short term holidays. The tower's plan form is a simple linear rectangle, containing 4 apartments per floor, all of which are orientated towards the ocean.

The building's core is contained in a thick wall, separated from the east facing apartments by glazed lobbies at each level. The core shields the apartments from the afternoon sun. This layered composition is articulated as 3 distinct elements, clearly expressing the uses of each component of the tower.

On the ocean side, balconies are organized in vertical stacks, as are the adjacent bedrooms which are screened behind tall curtain walls of blue glass. The west facade of the core comprises a full height sculptural mural. This coloured, concrete wall comprises a series of angled, projecting and recessed blocks, finished in white, blues and greens.

Developed from an idea of patterns created by reflections on water, this sculptural wall provides a unique and bold contemporary graphic referring to the play of sunlight on the ocean.

Ocean Pacific was designed by [BDA Architecture](#) for Matthews Property Group and completed in 2008. It received a RAIA Commendation, Gold Coast / Northern Rivers Region in 2009.



Oracle - Charles Avenue, Broadbeach

Oracle is a mixed-use development consisting of two residential towers over a 3 storey podium. The towers of 52 and 42 storeys contain a mix of apartment types above the retail and commercial podium. The development takes up a whole block in the core of Broadbeach.

Inspired by the movement of water and the forms of marine mammals, Oracle's evocative forms have become landmarks for Broadbeach, distinctive and recognisable from a distance. The space between the buildings becomes as important as the buildings themselves. The organic forms of the buildings and the relationship between them changes depending on one's vantage point.



The eye-catching architecture and the scale of the ground plane and the podium is inviting. A narrow, arcaded street and a pedestrian laneway bisect each other and weave between the two buildings, drawing visitors through the precinct and on towards the beach. These arcades along with the use of materials, the varied treatment of the lower level facades activate the streetscape, giving this sizeable development an appealing human scale and making this precinct in Broadbeach an exciting and vibrant place to visit.

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[Oracle was designed by DBI](#) for Niecon Developments and completed in 2010. It received the People's Choice Award at Gold Coast Urban Design Award in 2011.

North Residences – The Esplanade, Miami

North Residences comprises seven, whole-floor apartments, each designed to engender a sense of belonging to the Burleigh Heads community. The character of the built form is inspired by the rock formations of the nearby headland to imbue, in the skirting spandrel panels, a sense of geometric abstraction and strong visual identity. The protection and privacy afforded by these concrete elements is further supported by light-weight elements expressed in the screened edges that wrap the building. Extensive glazing and open terraces to the east engender a sense of openness and connection to the street, beach and ocean.



North Residences are highly attuned to a subtropical, coastal climate and promote passive cooling through effective cross ventilation pathways and extensive sun shading. The building's bespoke western screen works to control privacy, frame views out and draw natural light and ventilation into the interior. Importantly the screen system shades the building from harsh afternoon sun to create a comfortable interior living environment. Sun protection is further enhanced by horizontal slab extensions along the north and eastern faces which shade the facade.



[North Residences was designed Bureau^Proberts](#) for Synergy Property Partners and was completed in 2018. It received an AIA Regional and State Award Commendation, Residential Architecture in 2019.

Norfolk – Goodwin Terrace, Burleigh Heads

Drawing inspiration from local Norfolk pines, this mixed-use residential project is a sculptural and sympathetic addition to its coastal location in Burleigh Heads (Queensland, Australia). Designed to appreciate the 1,012 square-meter beachfront site on Goodwin Terrace at the southern end of Burleigh Heads Beach, the north facing 10-storey structure provides 15 unique apartments, two dual level penthouses with private rooftop pools, and impressive ground floor wellbeing amenities for residents to enjoy the prime location year-round, including a gym, outdoor pool and sauna.



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“Norfolk’s sculptural façade references the inner workings of the Norfolk pines, a natural icon in the Gold Coast region,” says Takada. “Just like their pinecones protect its seeds from bad weather and open when in ideal natural settings, Norfolk’s architecture can be adapted to protect residents from the elements or opened up to take in the 300 days of subtropical sunshine and stunning natural surroundings.”

Its floating balcony slabs are strategically overlapped to provide shade to the outdoor spaces below and sliding slatted screening can be positioned for privacy or protection from the elements in the same way the pinecone protects the Norfolk Pine’s seeds.

Tapered slab edges project past glazed balustrades and curved line of the balconies to reflect natural and ambient light deep into the apartments. Curved horizontal battens form a central spine of this sculptural building and accentuate the organic expression of the design. Acting as a sun-shading element during summer, they also provide privacy while simultaneously playing to the strengths of nature in allowing for uninterrupted ocean views.

The materiality is informed by the surrounding landscape, the hues and textures of the sand, water, trees and sky make a building that sits comfortably within its beachside surroundings yet has its own identity. Natural timber floors through the apartments connect visually with the external spaces and allow living spaces to spill out to generous balconies, blurring the definition between inside and out.



Norfolk's apartment layouts employ passive design principles for enhanced comfort in this premium beachside development. North facing apartments showcase 180-degree views of the coastline, while each of the 15 apartments is arranged to benefit from cross ventilation and well-directed natural light.

Norfolk was designed by [Koichi Takada Architects](#) for Forme and completed in 2021. It was awarded the Queensland Chapter AIA Award for Residential Architecture, Multiple Housing in 2022.

Bela - Peerless Avenue, Mermaid Beach

Bela is described as a collection of human-scaled dwellings in the context of the dense vertical city humanising the apartment tower typology. The conceptual driver behind the functional program, architectural expression and the experiential quality of the interior is derived from a 'beach house' ideology and the emotive response it evokes.

The design approach for Bela draws from the architects' investigations into the aspiration for beachside living on the Gold Coast.

Rothelowman has reinterpreted the architectural language and qualities of the quintessential modernist 'beach house' through a collection of stacked 'beach house' apartments.



Each vertical stack is expressed as individual slender tower elements that form part of a greater whole. From a distance, the building is conceived as a singular architectural form that is highly legible and designed in the round. The tower stacks varying in height and step progressively towards the coastline providing a sense of drama at the point where the tower meets the sky. At the lower levels, the emphasis is on engagement with the street, integration of landscape and activation of the ground plane.



A subtropical landscaped plaza welcomes residents and visitors and forms the transition from the beach to the dwelling. Lightweight batten screens provide a veil to the two-storey podium touching the ground lightly at key moments. Moving through the landscaped entry sequence, residents will have the opportunity to wash down surfboards, storage of surf gear and informal social gathering. Above the entrance lobby floats a veranda space that further promotes incidental interaction of residents and enlivens the interface with the street. The resort-style functions and high-quality resident amenity to the north of the podium level provide occupants with opportunity for retreat and wellness within a private residential setting.

Bela was designed by Rothelowman for Mosaic Property Group and was completed in 2022. It won the AIA Gold Coast and Northern Rivers Region Ken Newton and Brian Mossop People's Choice award in 2022.
