

Engaging
Thoughtful and creative designs that suit
the project context.



Aspects on Buderim Apartments

One Pacific Av Apartments



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 - Aspects on Buderim Apartments
 - Aurora Apartments
 - Caboolture Units
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Enduring
Designs that hold a perpetual presence
within the market.



The Observatory Apartments



Airlie Summit Duplex

- Mary River Motor Inn
- Monterey Units
- One Pacific Av Apartments
- Pavilions Units
- The Observatory Apartments

Luxury
Designs that look and feel luxurious.



Monterey Units



PORTFOLIO MULTI-RESIDENTIAL

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Airlie Summit Duplex, Airlie Beach

The client's objective was to design and construct 2 'top of the market', high quality units on a prominent site in Airlie Beach. The construction of the units was to be predominately masonry external, but light weight floors and roofs. Extensive use of glass and timber was also to be considered.

Each unit was to include at least 4 bedrooms, dual living areas, car parking, extensive decks and a plunge pool. It was desirable for each room within the units to maximise the water views at the local marina and surrounding sea / islands.



Low Density Multi-Residential Category

Building Designers Association of Queensland (BDAQ) State Awards 2010

Low Density Multi-Residential Category

Building Designers Association of Queensland (BDAQ) Regional Awards (Brisbane South) 2010

Best Pool or Water Feature

Building Designers Association of Queensland (BDAQ) Regional Awards (Brisbane South) 2010

The site presented major challenges for the design of the units. The street frontage for the site was restricted due to its 'battle-axe' nature at the end of a cul-de-sac. The site was long and narrow with a 22 metre slope from top to bottom across the narrow dimensions. The site however, was orientated to the north/north-west and commanded extensive sea views.

The resulting design produced 2 units on different levels with each unit having 2 storeys and split level within 1 level. This was the only way to ensure the building was under the height limit and also related to the site contours.

The upper levels of each unit incorporated the main living and entertaining areas, and also 2 bedrooms and associated facilities.



The lower level included the master and guest bedrooms, and also the alternative entertaining room. The pool was accessed via a deck one half level below.

The construction of the building included heavy and lightweight materials to create a vernacular style in keeping with its North Queensland location. Darker, earthy colours were used to blend the building into the backdrop escarpment.



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Alexandra Parade Townhouses

Situated on a picturesque beach-side block on the Sunshine Coast, this multi-residential development is unconventional in form and planning.

The development includes two large 3 storey, 3 bedroom and study townhouses situated at the rear of the block. Built forms have been designed as largely open plan with vertical linkages via stairs and lifts to optimise seasonal living.

Deep outdoor living areas allow for inhabitants to utilise the exterior spaces in sometimes harsh coastal conditions. Sneaking breath-taking ocean views from the deep eastern



facing balconies & master bedrooms, and private entertaining courtyards, these are not a typical townhouse response.

The hero of the site is the front detached residence which over 4 luxurious levels includes 5 bedrooms, office, sewing room, gym, and multiple entertaining and separate guest living areas.



Upon entry via the 20m lap pool & spa, the luxury of this beachside residence reveals a sense of privacy not usual in a multi-residential development. The identity of this front residence differs from the rear townhouses, which was an important feature in the design.

The design outcome of this development has been a success with the occupants truly able to experience the convenience of beachside living with the luxuries of private contemporary dwellings.



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Aspects on Buderim Apartments

Aspects on Buderim is a boutique apartment complex comprising of 7 apartments in varying areas from 200 to 290sqm.

The development blends urban style with the laid-back lifestyle of the Sunshine Coast to create large open spaces perfect for relaxed living and entertaining. The angular complex is designed to maximise the site's natural aspects by incorporating large operable glazing to allow daylight to flood in, and the cool coastal breezes to flow through.



A simple palette in colour and finishes has been incorporated inside and out to achieve a 'city-cool' look and to maintain longevity in the market.

Spaces have been sized generously to provide flexibility in configurations and in combination with white finishes, allow daylight to bounce around.

Connection to the outside is important, and is pronounced with large balconies and ground floor courtyards all of which have stunning views of the ocean.



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'Aurora' Apartments, Maroochydore



The design of the 'Aurora' complex incorporates 2 buildings housing 27 units of varying layouts and 2 restaurants.

The first building is a 4 storey building on the bank of the Maroochy River incorporating 4 units with each unit encompassing an entire level.

These units are spacious, have a high fit-out standard, and have commanding views of the Maroochy River mouth, Cotton Tree, and Pincushion Island.

The second building is a 10 storey building incorporating 23 units over 9 levels, and 2 restaurants on the ground level.

The main units are a mixture of 2 and 3 bedroom, designed for permanent living with spacious balconies to take advantage of the river and ocean views. The top 2 levels incorporate 2 sky home units and 1 penthouse of high fit-out standard.

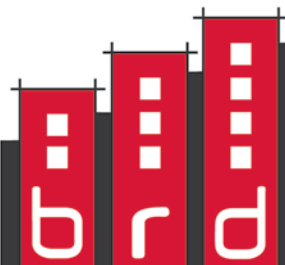
The 'Aurora' complex is a landmark building at the entry to the Maroochy CBD and has a timeless design which will stand the test of time.



Multi Residential, Medium Rise - Finalist
Building Designers Association of Australia (BDAA)
National Awards 2010

High Density Multi Residential
Building Designers Association of Queensland (BDAQ)
State Awards 2009

High Density Multi Residential
Building Designers Association of Queensland (BDAQ)
Regional Awards (Sunshine Coast) 2009



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Caboolture Units

The team at BRD Group were approached to develop and detail existing plans for a Unit Complex in Caboolture.

The base plans were designed by the Government's Project Services and has been developed in accordance with social housing legislation.



The resulting complex integrates into the surrounding residential neighbourhood by incorporating a faceted form along with small-scale design elements such as screens and awnings.

These elements help to downscale what could otherwise be an imposing development.

In a short time frame and tight budget, the complex has provided a safe and comfortable place for residents and community.

More Than 3 Residential Storeys - Multi-Residential

Building Designers Association of Queensland (BDAQ) Regional Awards (Brisbane) 2015



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'Kings Palazzo', Kings Beach



With an approximate project construction value of \$6 million, this stunning beach holiday complex has 12 units and 2 penthouses separated between 3 levels.



The luxury style hints of Italian influence with the use of natural stone throughout the penthouse kitchens and bathrooms. The kitchens featuring high quality 2pac cabinetry and marbled granite benchtops.

High quality materials are also used throughout the main units with reconstituted stone benches, full height tiling in bathrooms and 100% wool carpet in lounge and bedrooms.



Exterior spaces of the complex incorporate a large lap swimming pool and spa to ramp up the overall luxury experience.

Private outdoor spaces take advantage of the gorgeous waterfront views out towards Kings Beach.

**High Density or High Residential
Multi-Residential Category**

Building Designers Association of Queensland (BDAQ) State Awards 2011

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Mary River Motor Inn, Gympie



The project's leading vision was to develop a traditional motel with approximately 50 units and to have associated dining and function rooms. The motel was required to have good visual presence due to the location on a major road with high volumes of passing traffic which presented a problem of excessive traffic noise. The resulting motel room buildings were sited so there were minimal openings and aspect to the highway to reduce noise intrusion, while the facilities building also minimized the openings to the highway boundary.



The motel rooms incorporated a mixture of traditional bed-sitter style rooms, executive suites, family suites, and a possible honeymoon suite. These rooms were interconnected with the facilities building, as well as a guest pool recreation area, planned to ensure clear way finding throughout the development was maintained.

The facilities building position on the main street corner optimizes visual attention to the highway. The building included dining room and kitchen facilities, reception and administration, a bar / lounge area, and the manager's unit.

The resultant development provides much needed modern motel style accommodation to Gympie which is visually appealing and functional in layout and operation.

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Medium Density Multi-Residential Category
Building Designers Association of Queensland (BDAQ)
State Awards 2011



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'Monterey' Apartments, Maroochydore



This award-winning unit complex exceeded design brief expectations with innovative and practical thinking.

The effective plan of 2 separate buildings allowed all 15 units to have a street frontage aspect, as well as facilitating excellent vehicular and pedestrian access, and daylight penetration.

A large basement was also a key element to the successful design, allowing extra cars and storage areas for tenants.

Multi-Residential Projects over 6 units and more than 2 storeys

Building Designers Association of Queensland (BDAQ) State Awards 2013

Multi-Residential Projects over 6 units and more than 2 storeys

Building Designers Association of Queensland (BDAQ) Regional Awards (Sunshine Coast) 2013



Each of the 2-3 bedroom units has been designed with comfort in mind, with spacious interiors as well as extensive outdoor living spaces in the form of private courtyards, balconies and rooftop terraces.



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'One Pacific Av' Apartments, Tannum Sands

High on the hill there is a new bold identity for the once tired and dated corner in Tannum Sands, south of Gladstone.

The iconic site has been reinvented with a new multi-residential complex with some ground level retail tenancies to maximise the utilisation of the site.

The built form merges angular and curvaceous language to impose the 5 level and basement structure on the landmark site.



The design of the iconic 'Pac Av' development has been successfully achieved through a collaborative process between client and design team.

Through the use of robust materials and finishes in bold and contrasting form and colours, the once tired site has been reactivated.

Multi-Residential Projects More Than 3 Residential Storeys Award

Building Designers Association of Queensland (BDAQ) State Awards 2015

Multi-Residential Projects More Than 3 Residential Storeys Award

Building Designers Association of Queensland (BDAQ) Regional Awards (Sunshine Coast) 2015



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'Pavilions', Hamilton Island

BRD Group was given a fairly open brief to design luxury apartments on a marina block at the Harbour of Hamilton Island. The scope of the brief was for the design of the building/s, a public boardwalk to the revetment wall, and an associated Marina.

The site was in prime position on the existing Harbour. It presented approximately 230 metres of due north frontage to the Marina with commanding views of the boating traffic and the village buildings across the Harbour.



Although the useable section of the site was relatively flat, the soil condition ranged from deep re-claimed marine mud to the extreme of high level solid rock. This presented a major challenge to the structural design and to the on-site construction.

The resultant design produced 5 buildings each with 5 units to produce the best aspect and amenity for all units. A typical building comprised 2 ground floor units with central walkway, 2 first floor units, and 1 second floor

penthouse unit. The ground floor units were large 3 bedroom units with 2 bathrooms, powder room, office, open plan living/dining/kitchen, media room, and a generous courtyard with private plunge pool.

The first floor units were similar in size and content to the ground floor but included wide, wrap-around balconies with private spa pools. The penthouse units were very large with 4 bedrooms, 4 bathrooms, ensuites, office, media room, cellar, laundry, open plan kitchen/living/dining, bar, extensive wrap-around balcony, and a private plunge pool on the balcony.



The buildings provide a contemporary yet island style design. A conscience decision was made to use a combination of curving and skillion style colorbond roofs strutted to provide a floating affect above the balconies. The facades are highly articulated with translucent handrails, aluminium screens and colour to reflect the marina environment.

Pavillions has set a high standard of luxury waterfront living on Hamilton Island.

High Density Multi-Residential Category

Building Designers Association of Queensland (BDAQ) Regional Awards (Brisbane South) 2010



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'The Observatory' Apartments, Caloundra



High Density or High-Rise Multi-Residential Category
Building Designers Association of Queensland (BDAQ) State Awards 2010

High Density Multi-Residential Category
Building Designers Association of Queensland (BDAQ) Regional Awards (Sunshine Coast) 2010



The distinctive Queen Street facade incorporates the use of piloti style columns at the ground level entry and then merges with the main elliptical expressed columns.

The whole facade is heavily articulated with balconies, glazed handrails, solid balustrades, louvre screens with concealed air conditioning units, and extensive glazing panels.

The roof terrace has also received major features with 2 dominant skillion roofs strutted over 2 storeys.

All other facades also received similar treatment. The selection of materials, and the manipulation of different planes all work together to create a signature building with clean, simple lines and well defined building geometry.

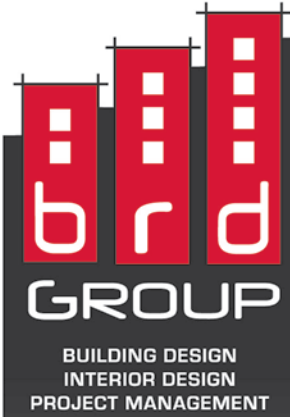
BRD Group was commissioned to design a 12 storey unit complex incorporating high end owner/occupier units with associated facilities, and car parking.

As the site was situated on an elevated position, the client requested the units take advantage of both the northern and southern view aspects. Commanding views to the east and west were also possible for the end units.

The constructed development comprised 2 basement car park levels, ground floor of 2 units and recreational facilities, 8 typical levels of 4 units per level, 1 level of 3 sky homes, 1 level of 2 penthouses, and 1 level of 2 private roof terraces.

The resultant 39 units all commanded excellent view aspects to the south of the Bribie Island, Pumicestone Passage, and the ocean. Most units above the third level also commanded excellent views to the north of the coast, ocean, and Point Cartwright in the distance.

The main basement access was provided off Verney Street into a lower basement and then ramped to the upper basement. Most units were provided with at least 2 car parks. Vehicular access was also provided off Queen Street to a visitor car park.



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