

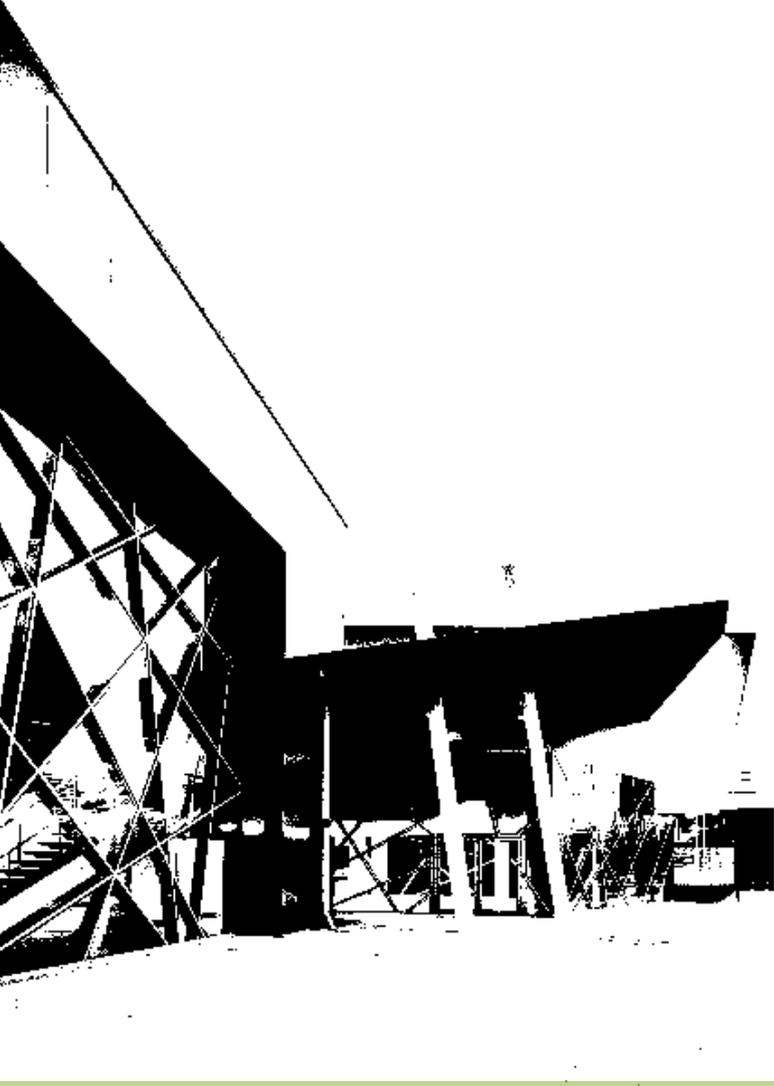


Architectural Projects
Multi-Residential Developments

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BEAT Architects Services Proposal

- Architectural Design & Documentation
- Interior Design & Documentation
- Tender Services
- Contract Administration

The Rocks Apartments Rockhampton

Located on Victoria Parade, in a prime position facing the Fitzroy River, BEAT Architects were commissioned to design a residential building that addressed market demand and maximized development of the site.

The result is a high-rise residential building of 28 Units spread over 9 levels. Various apartment mixes and layouts were explored during the design process.

The design outcome is a highly stylized treatment to a residential tower, with each apartment designed and oriented for river views and privacy.

BEAT Architects provided architectural design, documentation & co-ordination services.





Fitzroy Waterfront Apartments Rockhampton

Anchoring the Northern end of Victoria Parade, the Fitzroy Waterfront Apartments were completed in 2003. The 8 level building consists of 13 three bedroom apartments, capped with a top level Penthouse. The ground level is devoted car parking and a foyer/lobby. The project was constructed on time and delivered within budget for \$4.5million.

All apartments were designed to maximise the river views and maintain privacy. A simple, clean, quality architectural style was requested and delivered.

BEAT Architects provided architectural design, documentation & co-ordination services.





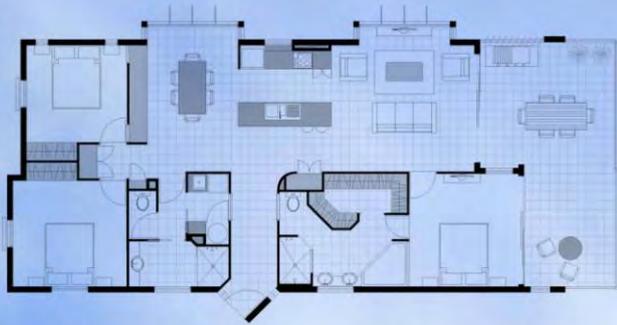
CBD Executive Apartments Rockhampton

Located on Bolsover Street, BEAT Architects designed a six level mixed-use residential tower complex involving executive grade serviced apartments over a restaurant, on a site located in Rockhampton's CBD.

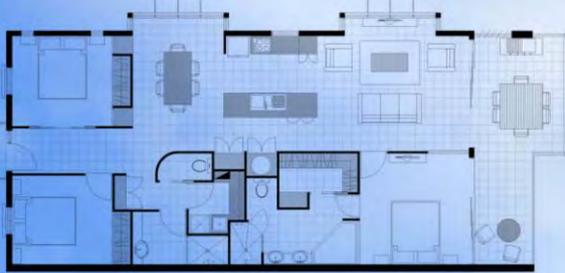
The careful management of scale and proportion, and the use of locally sourced sandstone cladding, created a contemporary design with historical references which set a new benchmark for quality residential development in Rockhampton's CBD.



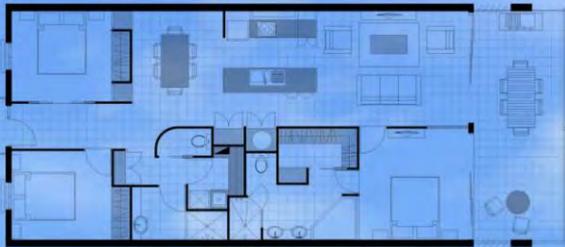
BREEZE VILLAS YEPPOON



APARTMENTS 1-4 (3 BEDROOM)



APARTMENTS 5 & 7 (3 BEDROOM)



APARTMENT 6 (3 BEDROOM)

ARCHITECT'S STATEMENT

Breeze Villas presented an opportunity to design a unique boutique apartment complex with uninterrupted views of the Capricorn Coast's unspoilt shoreline and World-renowned Keppel Islands.

The aim was to produce a complex providing security, privacy and a superior coastal lifestyle.

The site presented several challenges, including height restrictions, vegetation retention and an existing sewer line located close to the street than ideal.

We sought to design a complex which would sit comfortably in its context. By setting the western building back and cutting into the site the three storey building presents a two storey residential scale face to the street. Roof height and shape minimise its impact on its neighbour's ocean views.

Careful manipulation of the three storey buildings footprint and site levels avoids the existing sewer and allows the eastern building to be located between this building and the ocean without impacting views. This also allowed a secluded space to be created between the two buildings providing a rare opportunity for a lush landscaped outdoor space protected from strong ocean winds.

All units are designed to embrace the outdoor lifestyle of the region with large decks and views from all internal living areas including from the master bedroom.

Project Name: Breeze Villas
 Location: Strow Street, Yeppoon
 Architect: Brown Evans & Associates Architects
 Design Team: Carl Brown, Gerard Cullinane, Gina Barrett, Tom McDaniels
 Developer: Glen Paterson Building Pty Ltd
 Builder: Lindsay Consulting Pty Ltd
 Structural Engineer: Casey Imaging
 Photographers: Casey Imaging



WATER FEATURE



The Bluff Apartments Yeppoon

Set atop The Bluff, Yeppoon; these prominent units command an 180° views of the Keppels and the Capricorn Coast.

To be owner occupied, there are only three units, one per level, each essentially a pent house equivalent. No expense was spared in this proposal with 4 large bedrooms, opening onto large decks & expansive living areas in each apartment. To the rear, sheltered from the strong sea breeze is a gazebo pool area, extensively landscaped.

BEAT provided complete design, Planning Approval, Interior design & graphic images. The Apartments await construction.



Baywatch Apartments 1770

Presented with a very steep & small site, the challenge was met to provide 3 boutique apartments, all accessing the stunning coastal views, and maintaining their own identity and privacy. Coastal forms are reflected in the architecture and colour scheme. The structure is simple to keep build costs low & allow an open floor plan.

Extensive windows maximise the cool, summer breezes and fill the interior with natural daylight. All rooms are generous & oriented to the views.

BEAT Architects provided Design, Planning MCU & detailed documentation services, together with graphic images & interior design.





Garden Links Town Houses Rockhampton

BEAT designed Garden Links to create 20, 3 bed, executive styled townhouses, set amongst a landscaped site close to Rockhampton Botanical Gardens & Golf Course.

All construction was planned to be typically domestic, keeping the build cost low and construction time quick. Finishes & fitout were planned as high end with stone bench tops, high ceilings & quality fitout.

BEAT provided all Town Planning, Architectural & Project management Services, together with all Marketing material.



Capricorn Blue Resort Tarangaba

Capricorn Blue Resort is a mix of 2 & 3 bedroom , dual key apartments, designed to cater for permanent and holiday letting. It is made up of clusters of 6 Units in 3 level buildings with garage parking to the lower level.

Units were oriented inwards to look into an attractive tropically landscaped courtyard. The units were also designed for passive climate control, to take advantage of the prevailing cross-breezes. The resort complex was finished in a modern coastal architectural style.

The Complex was completed in 2007 for a cost of \$3.6m.

BEAT Architects provided architectural design, documentation, Town Planning, Interior Design & partial Contract Administration Services.





Bluesea Apartments Rose Bay - Bowen

In 2004, BEAT Architects designed this ambitious 35 apartment, \$24 million residential development for a unique elevated site located at Rose Bay, Bowen.

The Development was a mix of single & two storey, 2 and 3 bed apartments, sub penthouses & penthouses designed over 6 levels..

The design also featured a Restaurant, Manager's Residence, Conference facilities, a gym, a lap pool & a family recreational pool as well as each penthouse containing its own private spa pool at its own level.

BEAT Architects provided architectural design and MCU Planning Services for this project

The property was subsequently sold by the Client.



Allure Apartments Yeppoon

BEAT Architects designed this \$3.6M apartment development on Farnborough Road, featuring 6 luxury apartments, secure parking and a resort style swimming pool.

BEAT Architects successfully obtained a MCU Approval on behalf of our Clients. The site was steep & narrow, and there were challenging Town Planning constraints to address. The near vertical site was also a challenge; to address this BEAT designed a construction system that would maximise the site cover while remaining within convenient building setbacks.

BEAT Architects provided architectural design and MCU Planning services for this project.

The Property was subsequently sold by our Clients.

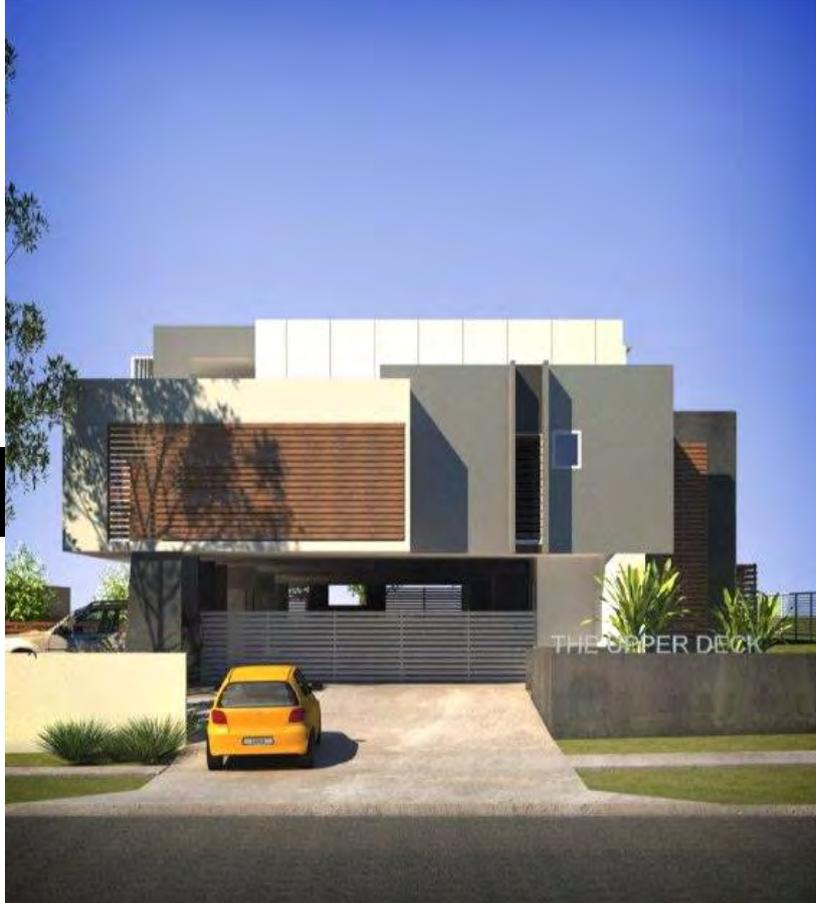


Wave Point Residence The Esplanade Cooee Bay

This small, narrow site presented a special challenge to BEAT Architects. The project brief was for an elevated residence that maximised views from all rooms, while retaining on-grade vehicular access to the ground floor & rear garage.

To maximise views, the building was designed over three levels, with compact, efficient vertical circulation. A contemporary, urban styling was achieved with a mix of materials, finishes, textures & colours.

BEAT Architects provided architectural design services for this project.



14 Dual Key Units Bowen CBD

Located close to Bowen's CBD, these 7 Dual-key Units (14 Units) were designed by BEAT Architects to represent professional, high quality, city-style apartments. The project was designed over 3 levels with secure parking to the lower level. Spacious decks were aligned to Eastern sea views.

The Units were designed around a standard construction system, to keep costs down. Privacy for the residents was also a design requirement, which was achieved through careful & considered design of the apartment layouts.

BEAT Architects provided architectural design services for this project.

