



RESPONSE TO SUBMISSIONS AND FURTHER ADVICE LETTER - PROPOSED MULTIPLE DWELLING (34 DWELLINGS)

239 & 241 Boundary Street, Coolangatta

Council ref: MCU/2023/15



Revision Status

Rev.	Date	Report Title	Author	Reviewed by
Draft	31-Jul-24	Response to Submissions and Further Advice Letter – Proposed Multiple Dwelling (34 Dwellings) 239 & 241 Boundary Street, Coolangatta (Draft)	Chris Goold	Hayden Parker
1	6-Aug-24	Response to Submissions and Further Advice Letter – Proposed Multiple Dwelling (34 Dwellings) 239 & 241 Boundary Street, Coolangatta (Final)	Chris Goold	Brendon Walkinshaw

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1 Introduction

This report relates to a Development Application (the '**Development application**') seeking approval from the City of Gold Coast Council (the '**Council**') for a Development Permit for a Material Change of Use for a Multiple Dwelling involving 34 dwellings in a 16-storey high-rise building (the '**development**'). The development is proposed at 239 & 241 Boundary Street, Coolangatta (formally described as Lots 6 & 7 on RP1777) (the '**site**').

The Development application was properly-made on the 1st of February 2023, an Information request was issued by Council on the 28th of February 2023, and a response to the Information request was lodged by *Enhance Urban Planning* ('**EUP**') on behalf of *Intrepid Developments (Qld) Pty Ltd* (the '**Applicant**') on the 11th of March 2024. Public notification was undertaken between the 15th of March and the 9th of April 2024. After reviewing the Applicant's response to Council's Information request and the content of the submissions received during public notification, Council issued a 'Further Advice Letter' on the 23rd of May 2024.

EUP has been engaged by the Applicant to review and respond to the submissions and Council's Further Advice Letter.

With regard to public notification, a total of ninety-two (92) submissions were made during the Public Notification Period. All were properly-made. An additional five (5) submissions were made after public notification had ended and three (3) submissions were submitted twice (not properly-made submissions).

An analysis of the 'properly made' submissions to the development has been undertaken to identify and consider the key grounds of objection. The key grounds of objection have generally related to the proposed Building Height, Residential Density, Parking and Potential Traffic Congestion, Setbacks, Site Cover and Building Bulk, Insufficient Landscaping, Loss of Privacy, and Increased Shadowing.

With regard to Council's Further Advice Letter, Council requested amendments to the building to comply with Specific outcome 3.3.2.1(e) of the *Gold Coast City Plan* ('**City Plan**') relating to 'building height and excellent standard of building appearance', minor amendments relating to landscaping and car parking design, and further information relating to the corner truncation and site servicing.

Amended Architectural Plans and Amended Landscape Plans have been prepared and are provided as part of this response.

It is our opinion that the key grounds of objection within the submissions were previously considered and appropriately addressed prior to the public notification of the Development application including through changes to the design as part of the Information Request response or are otherwise appropriately addressed as part of the amendments to the design in response to Council's Further Advice Letter as reflected in the accompanying amended plans.

Any queries arising during the remaining assessment of this Development application should be directed to Chris Goold or Brendon Walkinshaw on (07) 5592 4663 or by email: chris@enhanceup.com / brendon@enhanceup.com.



2 Response to Submissions

The proposed development has recently undergone Public Notification in accordance with the requirements of the *Planning Act 2016* (the 'Act'). The notification period took place over a 15-business day period between the 15th of March and the 9th of April 2024. Land Owners of the adjoining properties were notified of the development application via registered letter on 11th March 2024, and a notice was published in the Gold Coast Bulletin on 12th March 2024.

A total of 100 submissions were received in relation to the development. Review of the submissions determined the below –

- 92 submissions are Properly-made with appeal rights
- Eight (8) are Not properly-made, with no appeal rights
 - Three (3) were repeated or additional submissions from the same individual
 - Five (5) submissions were received outside of the notification period

The **92 Properly-made submissions** form the basis of the remainder of this review. A vast majority of the submissions (78, equivalent to 85%) comprise 1 of 2 proformas.

The location of submitters is shown in **Figures 2.1 and 2.2** below / overleaf and a general summary is provided below –

- 30 are from Coolangatta
- 10 are from other parts of the Gold Coast
- 44 are from Queensland outside of the Gold Coast
- 3 are from Tweed Heads
- 4 are from NSW outside of Tweed Heads (all Sydney area)
- 1 is from overseas (Canada)

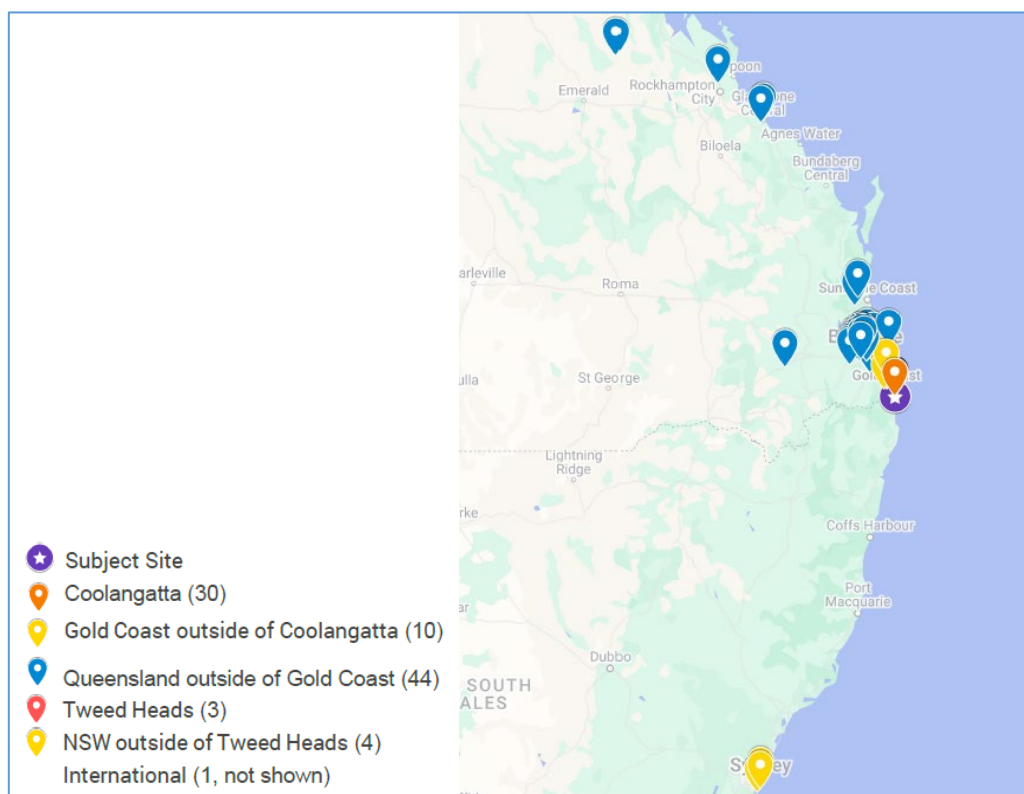


Figure 2.1: Map of Submitter Location (Adapted from Google Maps)

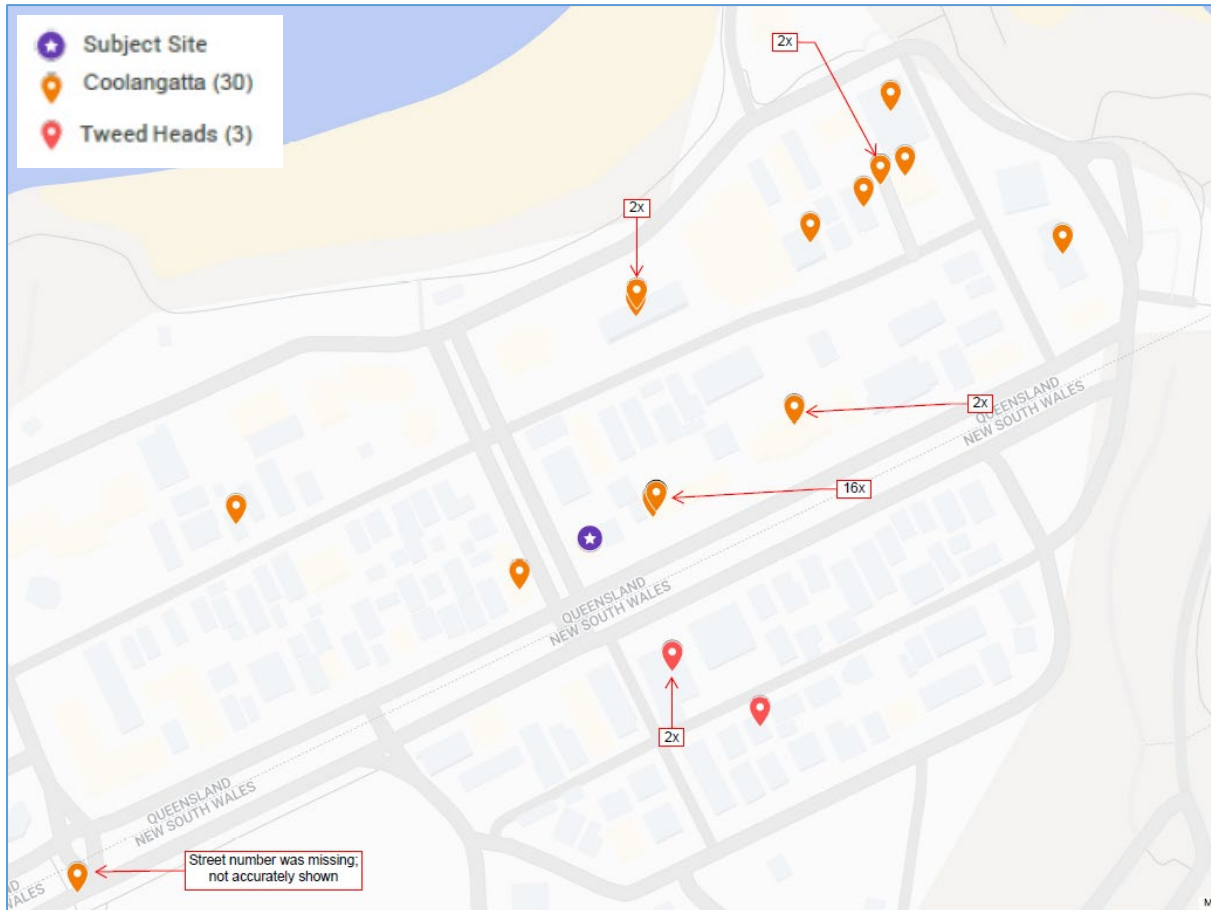


Figure 2.2: Submitter Location Map (Adapted from Google Maps)

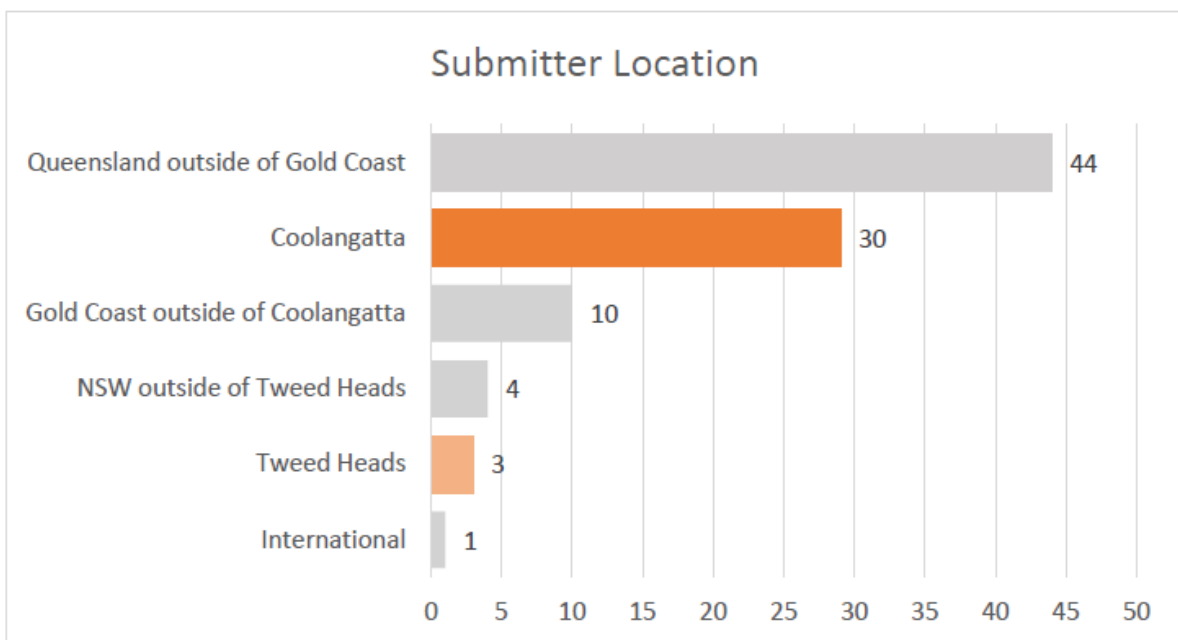


Figure 2.3: Submitter Location Chart



While all submissions are to be considered as part of the assessment, it is notable that of the 92 submissions, 33 (36%) were from submitters with Coolangatta / Tweed addresses while the remaining 59 (64%) were from outside of the area (likely owners of holiday units or visitors to the area). 16 (48.5%) of the 33 local submissions were addressed from 'The Bay' residential / holiday unit complex (243-251 Boundary Street) directly adjoining to the east of the subject site. These represented 11 (30.5%) of the 36 units in this complex (due to more than one resident of some units making a submission).

Of the 33 local submissions 4 were on behalf of Body corporates in the area as follows –

1. 'Carool Apartments' at 3 Eden Avenue;
2. 'Columbia Apartments' at 190 Marine Parade;
3. 'Rainbow Commodore Apartments' at 255 Boundary Street; and
4. 'Cobden Court' at 7 Eden Avenue.

Of note, the Body corporate of 'The Bay Apartments' unit complex directly adjoining to the east of the subject site did not make a submission (although individual members of the Body corporate committee have made submissions).

While submissions received are certainly important in the assessment of the application, it is important to note that public notification of any Development application tends to attract a disproportionate number of objections, and supporting submissions are generally rare. In this regard, it is important to consider the nearest owners / tenants who will be impacted by the proposal but did not object. For example, none of the four (4) unit owners / residents or the body corporate of the 'Maybury' unit complex (6-8 Ward Street) directly adjoining to the north made submissions objecting to the application. Further, no submissions were received from owners / residents or the body corporates (where relevant) of the properties to the north and north-east on the nearest portion of Eden Avenue, and a single submission was received from the properties directly west on the opposite side of Ward Street (although it is possible that this submission is a subsequent submission from a resident of The Bay Apartments given it was made by a person of the same name as another submission).

2.1 Discussion

The key grounds of submission generally relate to the proposed Building Height, Residential Density, Parking and Potential Traffic Congestion, Setbacks, Site Cover and Building Bulk, Insufficient Landscaping, Loss of Privacy, and Increased Shadowing.

Multiple submissions appear to conclude that the proposal is non-compliant with the Gold Coast City Plan because it exceeds the specified 38 metre height designation on the Building Height Overlay Map; however, the building height designation is the 'Code assessable' building height. Exceeding the building height does not conclude that a development does not comply with the City Plan, however it does require a more detailed assessment against the higher order elements of the City Plan. With specific regard to building height, an 'up-lift' of up to 50% above the building height on the overlay map is possible subject to compliance with the criteria listed in Specific Outcome (SO) 3.3.2.1(9). This is identified in both proformas.

Given that assessment against the provisions of SO3.3.2.1(9) (and other relevant parts of the City Plan) has been provided as part of the previously submitted Planning Assessment Report, there is little utility in reiterating this assessment; however there are several salient points which should be considered and reaffirmed as follows –



- The City Plan, by virtue of the High density residential zoning of this property, anticipates and encourages the uptake of infill development opportunities including significant increases in residential density and built form intensity and does not intend to maintain historic development patterns of low and mid-rise buildings. The very intention of the code is to provide for 'higher intensity multiple dwellings'. Infill development to accommodate for the required housing supply and in accordance with the High density residential code cannot occur without some localised impacts.
- With specific regard to the built form, while it is noted that the officers initially requested an increase in setbacks to '4.0m to outermost projection (slab / balcony / screen edge) and 4.5m to the wall line', subsequent consultation with officers determined that such setbacks unreasonably affect the floor plates and unit sizes. Moreover, this impact would significantly compromise the feasibility of delivering this important infill development opportunity. Notwithstanding, substantial increases in setbacks and other improvements to the facades were made to assist in breaking up the built form, and achieving a high-quality presentation to the street and adjoining properties.
- Submissions specially reference a perceived non-compliance with part (b) of SO3.3.2.1(9) which is as follows –

“a well managed interface with, relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents;”

As noted above, and explored further below, localised impacts are unavoidable in the context of the High density residential zoned property irrespective of the building height, and the 'reasonable expectations' of the general public must be considered in context with the zoning and the intended development of the area.

- Regarding the proposed setbacks, submissions rely on identified non-compliances with the quantitative Acceptable Outcome of the High density residential zone code. Reliance on the AO is problematic as it is well-recognised that the 'tiered wedding cake' style design which results from compliance cannot practically be applied to a high-rise contemporary infill development nor does it redeem the greatest response to the site and its surrounding interfaces. The previously submitted Planning Assessment Report and Information Request Response demonstrates compliance with the higher order Performance Outcomes, Overall Outcomes, and Strategic Framework where relevant.

Submissions noted that the comparative shadow diagrams for a Code assessable built form should be based on a design that complies with the Acceptable Outcomes for Setbacks and Site cover, however this an unrealistic approach and an unreasonable comparison given that compliance with the Acceptable Outcomes for a feasible high-rise building is not possible. Notwithstanding, compliance with the AOs is not a requirement as these represent a standard assessment measure and are simply one example of complying with the Performance and Overall Outcomes of the relevant code. In this case (and as is the case for virtually every apartment development), assessment against the Performance and Overall Outcomes is sought.

- The most significant impacts of the development will be to the residents directly adjoining the development to the east, north, and north east. As noted in Section 2.1, based on the provided submitters' addresses of these residents, no submissions were received from residents to the north or north-east and 16 submissions representing 11 units were received from The Bay Apartments adjoining to the east.
- Common concerns in terms of direct impacts from the proposal include overshadowing, loss of privacy, interface and landscaping, construction impacts, etc. However, were a Code assessable 38 metre high building to be constructed in this location, the direct impacts on immediately adjoining properties would be very similar to those presented by the proposed 56.7 metre high building. For example, a 38 metre high building comprising 11-12 storeys, would likely have an identical ground floor and basement arrangement, have identical shadowing impacts on the nearest properties, and



very similar impacts on privacy. Such localised impacts are unavoidable to realise an infill development irrespective of a 38 metre high-rise or a 56.7 metre high-rise pursuant to the opportunities afforded by the City Plan.

- Submissions also raised concerns that the comparative building height analysis was misleading, however this is not the case. The building height analysis involved the physical survey of existing building heights by a suitably qualified surveyor, with the height measured in Reduced Level (RL) which is a common measurement used by surveyors. Similar approvals and applications in the area were also analysed and represented on the analysis plan using RL to allow a direct comparison. The height of the subject proposal was also shown in RL to ensure consistency. Notably, measuring the building heights in RLs was specifically requested by Council officers.

The purpose of the height analysis was to consider the development in the context of the broader area rather than immediate area. The use of RLs allowed for ease of comparison to more suitably consider the impact on the broader area by reflecting the varying topography and demonstrating that despite the building height it fits within the broader skyline due to being located at a relative low area of Coolangatta. This is particularly relevant when compared to buildings located on higher properties to the east. While the buildings on these properties may have a lower building height when measured from the ground level, in the context of the broader area they result in a similar relative height. As noted in the Information Request response, the proposed building is of a lesser relative height than other buildings in the area as demonstrated below –

1. 64.5m RL – 275 Boundary Street (existing)
2. 61.4m RL – 3 Eden Avenue (existing)
59.1m RL – 239 & 241 Boundary Street (Subject proposal)
3. 58.8m RL – 271 Boundary Street (approved)
4. 56.0m RL – 184-190 Marine Parade (existing)
5. 53.7m RL – 255-261 Boundary Street (existing)
6. 52.6m RL – 166-170 Marine Parade (existing)

The proposed building has a maximum height of 59.1m RL (56.7m above natural ground level) which is less than existing buildings located at 275 Boundary Street and 3 Eden Avenue; and is comparable to several other existing buildings in the immediate area. It is only marginally higher than the proposal approved at 271 Boundary Street.



3 Response to Further Advice Letter

On the 23rd of May 2024, after reviewing the Applicant's response to Council's Information request and the content of the submissions received during public notification, Council issued a 'Further Advice Letter'.

Each of the items and suitable response thereto are provided below.

PLANNING ASSESSMENT AND ARCHITECTURE ASSESSMENT

1. Building height and excellent standard of building appearance

The response to the information request included updated perspectives which officers consider do not demonstrate an excellent standard of building appearance and as such, does not comply with specific outcome 3.3.2.1(e).

Officers seek further clarification with regard to the building design and appearance as there are inconsistencies between the previously proposed perspectives and the current perspectives and the proposed floor plans and elevations. In addition, whilst officers note that the proposed floor plate setbacks have been increased at the upper levels, the removal of the planters to the north-east elevation and the lack of recesses in the glazing line to the north-west and south-east elevations results in an overly commercial glazed façade appearance, that does not reinforce local identity and sense of place. Officers request the following items are reinstated and introduced to ensure that the proposal achieves the Strategic framework provisions 3.3.2.1(e) with an excellent standard of appearance – please see mark-up perspectives below:

- a. The current proposal includes what appears to be sheer glazing for the full extent of the Level 7 to level 14 facades where previously solid concrete vertical textured panels were proposed which provided a balance to the composition, additional visual interest and a break in the extent of sheer glazed façade. Officers recommend that these solid textured panels are retained (shown on the elevations, not perspectives) to reduce the commercial glazed appearance and reinforce local identity and sense of place with a residential appearance (north-west, north-east, south-east elevations).*
- b. The previous proposal included solid concrete vertical textured panels to the north-east elevation to both the recess and either side of the lift core. Officers recommend that these solid textured panels are retained (shown on the elevations, not perspectives).*
- c. The previous proposal included planters for the full height of the tower to the north-east elevation. Officers recommend that these planters are reinstated.*
- d. The previous proposal included corner glazing with no mullions which reduced the boxy, rectilinear appearance of the upper levels where there is no balcony to lighten the appearance of the building edges. Officers recommend re-introducing this high-quality detail.*
- e. The previous proposal included texture to the balcony soffits (timber look or similar) however the proposal now appears to include a flat paint finish. Officers recommend re-introducing this high-quality detail.*



Figure 1: Annotated Perspective

- f. To further assist with the reduction in the extent of sheer glazing, noting that building recesses are unlikely to be achievable due to the tight floor plates, officers recommend emphasising the batten feature screen to the south-east elevation and shading feature to the north-west elevation, for movement, shadow play and visual interest. This may be achieved by accentuating the depth of the vertical point as it moves across the façade at each floor level as per the mark up below.

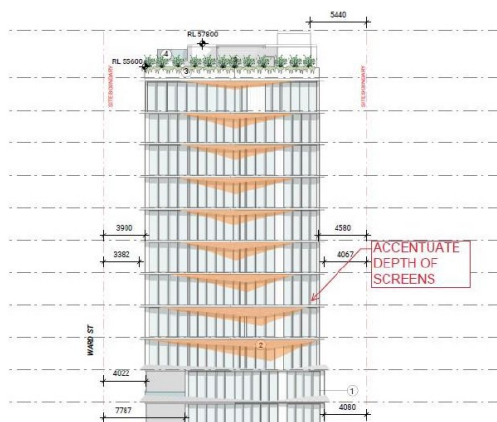


Figure 2: Annotated Elevation

- g. In addition to the above please provide further details of the following to ensure an excellent standard of appearance:
- All proposed screening elements including size, type, spacing and finish.
 - Confirm colours of glazing (ie: tinted etc.)
 - Confirm all colours for the timber look cladding, battens, screens, coloured concrete, vertical ribbed concrete, render, soffits etc. and note these on the coloured elevations or perspectives.



RESPONSE: As discussed, and previously presented to officers, items ‘a’ through ‘f’ have all been addressed and the requested changes are reflected on the **Amended Architectural Plans (Appendix D)**.

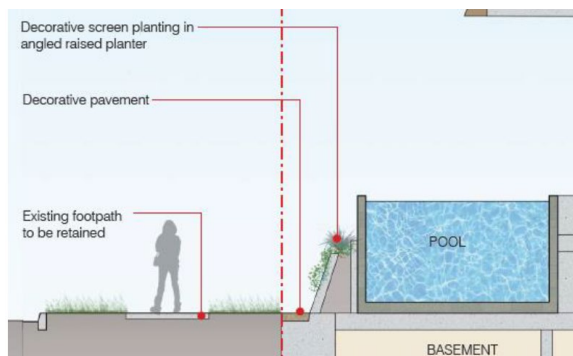
With regard to Item ‘g’ the Amended Architectural Plans include details of the screening elements (refer to DA410), glazing (refer to the ‘Elevations’ and ‘Materiality’), and colours of feature elements and materials (refer to ‘Materiality’).

The Applicant confirms that they have adequately responded to this item

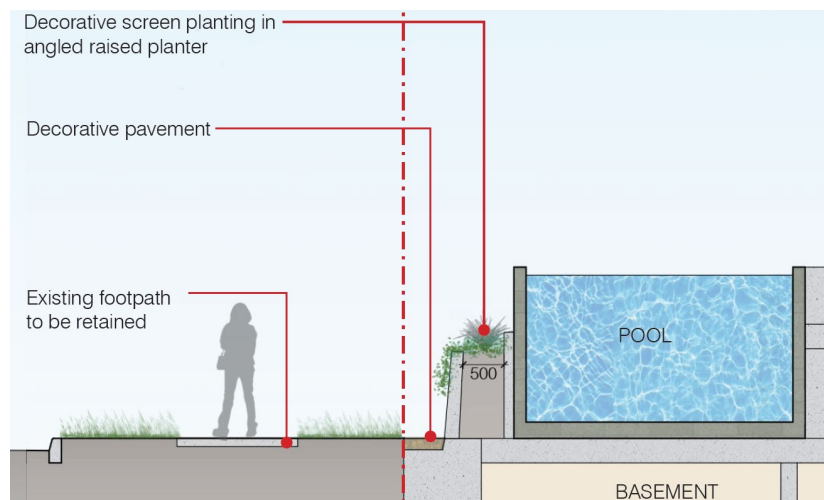
LANDSCAPE ASSESSMENT

2. Ward Street frontage

The applicant has provided amendments to the frontage landscaping beds to provide a consolidated planting area. Officers note that the decorative paving on the south western boundary adjacent the pool results in a planter width pinch-point of less than 400mm (below image). The applicant is requested to adjust the angle of the angled raised planter to provide a wider planting surface area with a minimum width of 400mm excluding the planter box walls.



RESPONSE: As shown in the **Amended Landscape Plans (Appendix E)**, the identified planter has been adjusted to achieve a width of 500mm not including the planter box walls.



The Applicant confirms that they have adequately responded to this item



SUBDIVISION ENGINEERING

3. Corner truncation

The applicant's response states that "IR Plans include a volumetric concept plan for a 'road opening' providing the tangent required by officers, whilst maintaining the full extent of the allotment for the basement levels". The updated drawings do not include sufficient information of the proposed volumetric concept plan and the proposed elevations do not clearly show information of finish level for proposed volumetric road opening area.

The applicant is required to submit an elevation plan showing proposed finish level of the proposed volumetric road opening area.

RESPONSE: The **Concept Truncation Plan (Appendix F)** has been amended to include an elevation view including proposed finish levels.



The Applicant confirms that they have adequately responded to this item

TRANSPORT PLANNING

4. Servicing

The proposed servicing arrangement is not supported by Council officers on the basis that:

- a. It requires cars reversing on the ramp when an MRV is servicing on site;*
- b. The required 600mm clearances cannot be maintained to opposing vehicles; and*
- c. The required clearances cannot be maintained to the kerb.*

The applicant is therefore requested to redesign the frontage of the development to accommodate on-site servicing for an MRV while allowing ingress and egress vehicles to pass simultaneously at the hold line while maintaining the required circulation clearances around the vehicles at all times in accordance with AS2890.1:2004.

RESPONSE: The project traffic engineer, TTM, has addressed this item in their response letter. Please refer to **Appendix G**.



The Applicant confirms that they have adequately responded to this item

5. Design of parking facilities

- a. The applicant is requested to clarify and demonstrate that the swept path analysis show 600mm clearance on the outside to any obstructions including kerbs.*
- b. Show the width of visitor parking spaces on the ground level.*
- c. Remove 'Street Carpark 01' and 'Street Carpark 02' from Ground Level Floor Plan*

RESPONSE: The project traffic engineer, TTM, has addressed this item in their response letter. Please refer to **Appendix G** for the letter, and also **Appendix D** for the Amended Architectural Plans addressing the changes.



The Applicant confirms that they have adequately responded to this item



4 Conclusion

This review has considered submissions made to the City of Gold Coast Council during the Public Notification Period and responded to Council's Further Advice Letter dated the 23rd of May 2024 relating to a Development Application for a Material Change of Use for a Multiple Dwelling (34 dwellings) on land at 239 & 241 Boundary Street, Coolangatta MCU/2023/15.

With specific regard to the submissions, based on our observations the key grounds of submission generally relate to the proposed building height, residential density, parking and potential traffic congestion, setbacks, site cover and building bulk, insufficient landscaping, loss of privacy, and increased shadowing.

Council's Further Advice Letter, which we understand was based on consideration of the Applicant's response to Council's Information Request and the content of the submissions, requested various changes to the plans in order to demonstrate compliance with Specific outcome 3.3.2.1(e) of the City Plan relating to 'building height and excellent standard of building appearance' (as well as other minor amendments / queries relating to landscaping and car parking design, corner truncation, and site servicing).

The development as shown on the accompanying amended plans, which address Council's Further Advice Letter, has been designed in a manner appropriate to the locality and City Plan provisions, and to ensure that the operational impacts are minimised. The following key aspects of the development are noted:

- The development is for a 16-storey building with an overall building height of 56.7m;
- It comprises 34 units varying from 2-bedroom apartments to a 4-bedroom penthouse;
- The development provides an attractive built form that is appropriate for the context of the site. The primary living spaces of each unit are generally located facing either Ward or Boundary Streets which minimise perceived privacy impacts on the adjoining properties.
- A variety of on-site landscaping is proposed on the site, with canopy tree planting within Ward Street and Boundary Street frontages;
- In addition to the changes to the design as part of the response to Council's Information Request which included increased setbacks, the façade of the building has been amended to present a softer appearance with additional planters provided to the upper levels of the eastern elevation, and to reposition the balconies on the upper levels of the building away from the southwest corner. The changes address Council's requests and present a more cohesive built form more reflective of the character of the area and importantly in compliance with Specific outcome 3.3.2.1(e) of the City Plan
- The proposal complies with the intention of the City Plan (including the uplift provisions) to facilitate an important infill development opportunity in a suitable location whereby the direct localised impacts of the building height over the Code assessable 38m designation are not significantly different to a 38m high building.

Any further queries should be directed to Chris Goold or Brendon Walkinshaw on (07) 5592 4663 or by email: chris@enhanceup.com / brendon@enhanceup.com.



Appendix A. Submitter Table

Reference Number	Date Received by Council	Submitters Name	Street Number and Name	Town / Suburb	State	Post Code	Area	Properly Made	Not Properly Made	Subsequent, Amended Submission	Supporting	Objecting	Unique	Proforma with limited unique content	Additional Submission Related Comments
1	15/03/2024	Fabien Fairburn	Unit 701 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1	1		Address Incomplete
2	16/03/2024	Scott Spencer	8 Manet Crescent	Forest Lake	Qld	4078	Queensland outside of Gold Coast	1				1	1		
3	20/03/2024	Jody Arundel	130 Kadumba Street	Yeronga	Qld	4104	Queensland outside of Gold Coast	1				1		1	Proforma 1
4	20/03/2024	Sally Eeles	Azalea Crescent	Calamvale	Qld	4116	Queensland outside of Gold Coast	1				1		1	Proforma 1
5	20/03/2024	Carmel Fitzsimmons	24 Orelly Street	Sinnamon Park	Qld	4073	Queensland outside of Gold Coast	1				1		1	Proforma 1
6	20/03/2024	Melita Creedy	191 Winland Drive	Deebing Heights	Qld	4306	Queensland outside of Gold Coast	1				1		1	Proforma 1
7	20/03/2024	Angela Isaacs	5 Le Prix Court	Yamanto	Qld	4305	Queensland outside of Gold Coast	1				1		1	Proforma 1
8	20/03/2024	Jasmine Watt	13 Cothill Road	Booval	Qld	4304	Queensland outside of Gold Coast	1				1		1	Proforma 1
9	20/03/2024	Joseph Brischetto	44 William Street	Goodna	Qld	4300	Queensland outside of Gold Coast	1				1		1	Proforma 1
10	20/03/2024	Ann D'Arcy	2404/1 Marina Promenade	Paradise Point	Qld	4216	Gold Coast outside of Coolangatta	1				1		1	Proforma 1
11	20/03/2024	Jane Brischetto	44 William Street	Goodna	Qld	4300	Queensland outside of Gold Coast	1				1		1	Proforma 1
12	20/03/2024	Anna Brischetto	3 Hebe Street	Bardon	Qld	4065	Queensland outside of Gold Coast	1				1		1	Proforma 1
13	20/03/2024	Isaac Miles	69 Azalea Crescent	Calamvale	Qld	4116	Queensland outside of Gold Coast	1				1		1	Proforma 1
14	20/03/2024	Sarah Brischetto	77 Cochrane Street	Camira	Qld	4300	Queensland outside of Gold Coast	1				1		1	Proforma 1
15	20/03/2024	Carolyn Jarman	199 Rafting Ground Road	Brookfield	Qld	4069	Queensland outside of Gold Coast	1				1		1	Proforma 1
16	20/03/2024	Michael Shakhovskoy	3 Hebe Street	Bardon	Qld	4065	Queensland outside of Gold Coast	1				1		1	Proforma 1
17	20/03/2024	Kotaro Honda	12/83-89 Highfield Drive	Merrimac	Qld	4226	Gold Coast outside of Coolangatta	1				1		1	Proforma 1
18	21/03/2024	Louise Baldwin	6 Millers Lane	Amity	Qld	4183	Queensland outside of Gold Coast	1				1		1	Proforma 1
19	21/03/2024	Ana Mark	35 Kilkivan Drive	Ormeau	Qld	4208	Gold Coast outside of Coolangatta	1				1		1	Proforma 1
20	21/03/2024	Hinerau Mark	9/31 Loder Street	Biggera Waters	Qld	4216	Gold Coast outside of Coolangatta	1				1		1	Proforma 1
21	21/03/2024	Rona Lewis	49/190 Marine Parade	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 1
22	21/03/2024	Steven Greenhalgh	1/56 Milton Avenue	Paradise Point	Qld	4216	Gold Coast outside of Coolangatta	1				1		1	Proforma 1
23	21/03/2024	Brigette Holland	8 Kullaroo Street	The Gap	Qld	4061	Queensland outside of Gold Coast	1				1		1	Proforma 1
24	21/03/2024	Damian Newson	18 Beauty Point Drive	Robina	Qld	4226	Gold Coast outside of Coolangatta	1				1		1	Proforma 1
25	21/03/2024	Caitlin Rabjones	5519 Lion Street	Osgoode	Ontario	K0A2W0	International	1				1		1	Proforma 1
26	22/03/2024	Leanne McGuinness	206 Marine Parade	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 1
27	23/03/2024	Gayle Gemmill	39 Summerland Place	Pullenvale	Qld	4069	Queensland outside of Gold Coast	1				1		1	Proforma 1
28	23/03/2024	Phillip Ler	18 Louisa Street	Highgate Hill	Qld	4101	Queensland outside of Gold Coast	1				1		1	Proforma 1
29	24/03/2024	Joseph Norton	403/1 Petrie Street	Coolangatta	Qld	4225	Coolangatta	1				1	1		
30	28/03/2024	Heather McDonald	33 Fairway Drive	Pittsworth	Qld	4356	Queensland outside of Gold Coast	1				1		1	Proforma 1
31	3/04/2024	Nicole Moore	22 Leyland Street	Mount Gravatt East	Qld	4122	Queensland outside of Gold Coast	1				1		1	Proforma 1
32	3/04/2024	Morgan Gibbons	44 Bay Terrace	Brisbane	Qld	4178	Queensland outside of Gold Coast	1				1		1	Proforma 1
33	3/04/2024	David Gibbons	57-77 Zipfs Road	Redland Bay	Qld	4165	Queensland outside of Gold Coast	1				1		1	Proforma 1
34	3/04/2024	Grace Gibbons	57-77 Zipfs Road	Redland Bay	Qld	4165	Queensland outside of Gold Coast	1				1		1	Proforma 1
35	3/04/2024	Angie Gibbons	5/286 Evans Road	Salisbury	Qld	4107	Queensland outside of Gold Coast	1				1		1	Proforma 1
36	3/04/2024	Carool Apartments Body Corporate (Leanne McGuinness)	3 Eden Avenue	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2 on behalf of Carool Apartments Body Corporate
37	3/04/2024	Jason Daubs	28/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Treasurer of The Bay Apartments Body Corporate
38	1/04/2024	James McGuinness	27 Royal Street	Virginia	Qld	4014	Queensland outside of Gold Coast	1				1		1	Proforma 1
39	2/04/2024	Karen Crompton	Rudd Street	Broadbeach Waters	Qld	4218	Gold Coast outside of Coolangatta	1				1		1	Proforma 1
40	1/04/2024	T Atherton	10/47 Eden Avenue	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 1
41	4/04/2024	Christine Howard	3/3 Tweed Terrace	Coolangatta	Qld	4225	Coolangatta	1				1	1		Unique with attached Proforma 2
42	3/04/2024	Calista Vafiadis	17 Clarence Baker Drive	Middlemount	Qld	4746	Queensland outside of Gold Coast	1				1		1	Proforma 1
43	3/04/2024	Amanda Duignan	112 Gordon Street	Ormiston	Qld	4160	Queensland outside of Gold Coast	1				1		1	Proforma 1
44	4/04/2024	Jean-Claude Gassin	2/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1	1		Unique with attached Proforma 2
45	4/04/2024	Judith Anne Gassin	2/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Repeat of Submission 44
46	4/04/2024	Joe and Jane Brischetto	44 William Street	Goodna	Qld	4300	Queensland outside of Gold Coast	1				1		1	Proforma 2
47	5/04/2024	Richard Grellman & Susan Millar	243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	U1 & U19
48	5/04/2024	Columbia Apartments (Lauren)	190 Marine Parade	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
49	6/04/2024	Angela Shaw	9/30 Boundary Street	Tweed Heads	NSW	2485	Tweed Heads	1				1	1		
50	6/04/2024	Bob Waugh	255-261 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1	1		
51	5/04/2024	Rachel Ford	5/28-30 Boundary Street	Tweed Heads	NSW	2485	Tweed Heads	1				1		1	Proforma 2
52	5/04/2024	Yvonne Laraghy	24 Claremont Street	Birkdale	Qld	4159	Queensland outside of Gold Coast	1				1		1	Proforma 1
53	5/04/2024	Rebecca James	68 Gracemere Street	Newmarket	Qld	4051	Queensland outside of Gold Coast	1				1		1	Proforma 1
54	6/04/2024	Karen Lalic	5 Jocelyn Grove	Springwood	Qld	4127	Queensland outside of Gold Coast	1				1		1	Proforma 1
55	6/04/2024	Noela Roberts	21/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
56	6/04/2024	Jenny Campbell	47 Thrushs Road	Dulong	Qld	4560	Queensland outside of Gold Coast	1				1		1	Proforma 1
57	6/04/2024	Fiona Himstedt	21 Gilgandra Street	Indooroopilly	Qld	4068	Queensland outside of Gold Coast	1				1		1	Proforma 1
58	6/04/2024	Fred Himstedt	21 Gilgandra Street	Indooroopilly	Qld	4068	Queensland outside of Gold Coast	1				1		1	Proforma 1
59	6/04/2024	Bruce Williams	2/12 Boundary Lane	Tweed Heads	NSW	2485	Tweed Heads	1				1	1		
60	5/04/2024	Fran and Terry Kealey	12/237 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
61	6/04/2024	Terry Kealey	12/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
62	7/04/2024	Lily Coy	29 Saint Andrews Drive	Brisbane	Qld	4306	Queensland outside of Gold Coast	1				1		1	Proforma 1
63	7/04/2024	Ava Samson	150 Darlington Drive	Yarrabilba	Qld	4207	Queensland outside of Gold Coast	1				1		1	Proforma 1
64	7/04/2024	Jai Fowler	37 Cadence Avenue	Brisbane	Qld	4000	Queensland outside of Gold Coast	1				1		1	Proforma 1; address appears incorrect
65	7/04/2024	Daphne Hart	23 Cedar Street	Maleny	Qld	4552	Queensland outside of Gold Coast	1				1		1	Proforma 1
66	7/04/2024	Remy Macdonald	36 Keppel Avenue	Gladstone	Qld	4680	Queensland outside of Gold Coast	1				1		1	Proforma 1
67	7/04/2024	Tadior Twoshek	2/113 Central Lane	Gladstone	Qld	4680	Queensland outside of Gold Coast	1				1		1	Proforma 1
68	7/04/2024	Gabrielle Greggery	364 Glendale Road	Rockhampton	Qld	4711	Queensland outside of Gold Coast	1				1		1	Proforma 1
69	7/04/2024	Amber Williams	7 Kathleen Avenue	Southport	Qld	4215	Gold Coast outside of Coolangatta	1				1		1	Proforma 1
70	7/04/2024	Maeve Hitchen	20 Chelsea Avenue	Broadbeach	Qld	4218	Gold Coast outside of Coolangatta	1				1		1	Proforma 1
71	7/04/2024	Zahra Friedrichs	10 Lotus Key	Broadbeach Waters	Qld	4218	Gold Coast outside of Coolangatta	1				1		1	Proforma 1

Reference Number	Date Received by Council	Submitters Name	Street Number and Name	Town / Suburb	State	Post Code	Area	Properly Made	Not Properly Made	Subsequent, Amended Submission	Supporting	Objecting	Unique	Proforma with limited unique content	Additional Submission Related Comments
72	7/04/2024	Hilda Steele	28/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1	1		Unique with attached Proforma 2
73	7/04/2024	Narelle and Brian Wall	13/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1	1		Unique with attached Proforma 2
74	7/04/2024	Harry Macdonald	26 Dolman Road	Brisbane	Qld	4070	Queensland outside of Gold Coast	1				1		1	Proforma 1
75	8/04/2024	Ella Bielefeld		Ashgrove	Qld	4060	Queensland outside of Gold Coast	1				1		1	Proforma 1 - No physical address, but email address provided
76	8/04/2024	Leanne Cairns	40 Bridges Street	Kurnell	NSW	2231	NSW outside of Tweed Heads	1				1		1	Proforma 2
77	8/04/2024	Bernie McGuinness	206 Marine Parade	Coolangatta	Qld	4225	Coolangatta	1				1	1		
78	8/04/2024	Jan McDonald	243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1	1		Unique with attached Proforma 2
79	8/04/2024	Maurice & Kerry James	9/11 Eden Avenue	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
80	8/04/2024	Rainbow Commodore Apartments Body Corporate (Ken Toogood)	602/255 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2 on behalf of Rainbow Commodore Apartments Body Corporate
81	8/04/2024	Robyn Malouf	30/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
82	8/04/2024	Rod Williamson	42B Brighton Street	Botany	NSW	2019	NSW outside of Tweed Heads	1				1		1	Proforma 2
83	9/04/2024	Cobden Court Body Corporate (Rod Williamson and Eddie Billett)	7 Eden Avenue	Coolangatta	Qld	4225	Coolangatta	1				1	1		On Behalf of Cobden Court Body Corporate
84	9/04/2024	Jenny Gillespie	3/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
85	9/04/2024	Darryl Doherty	3/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
86	9/04/2024	Larry O'Regan	11/7-11 Richmount Street	Cronulla	NSW	2230	NSW outside of Tweed Heads	1				1		1	Proforma 2
87	9/04/2024	Clayton Wright	9/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
88	9/04/2024	Eliza Wright	9/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
89	9/04/2024	Adelaine Wong	29/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2
90	9/04/2024	Shona O'Regan	11/7-11 Richmount Street	Cronulla	NSW	2230	NSW outside of Tweed Heads	1				1		1	Proforma 2
91	9/04/2024	Jessica Lee	18 Louisa Street	Highgate Hill	Qld	4101	Queensland outside of Gold Coast	1				1	1		
92	9/04/2024	Elizabeth Wright	9/243 Boundary Street	Coolangatta	Qld	4225	Coolangatta	1				1		1	Proforma 2

TOTAL								92	0	0	0	92	14	78	
TOTAL SUBMISSIONS (not including multiple submissions)*								92							

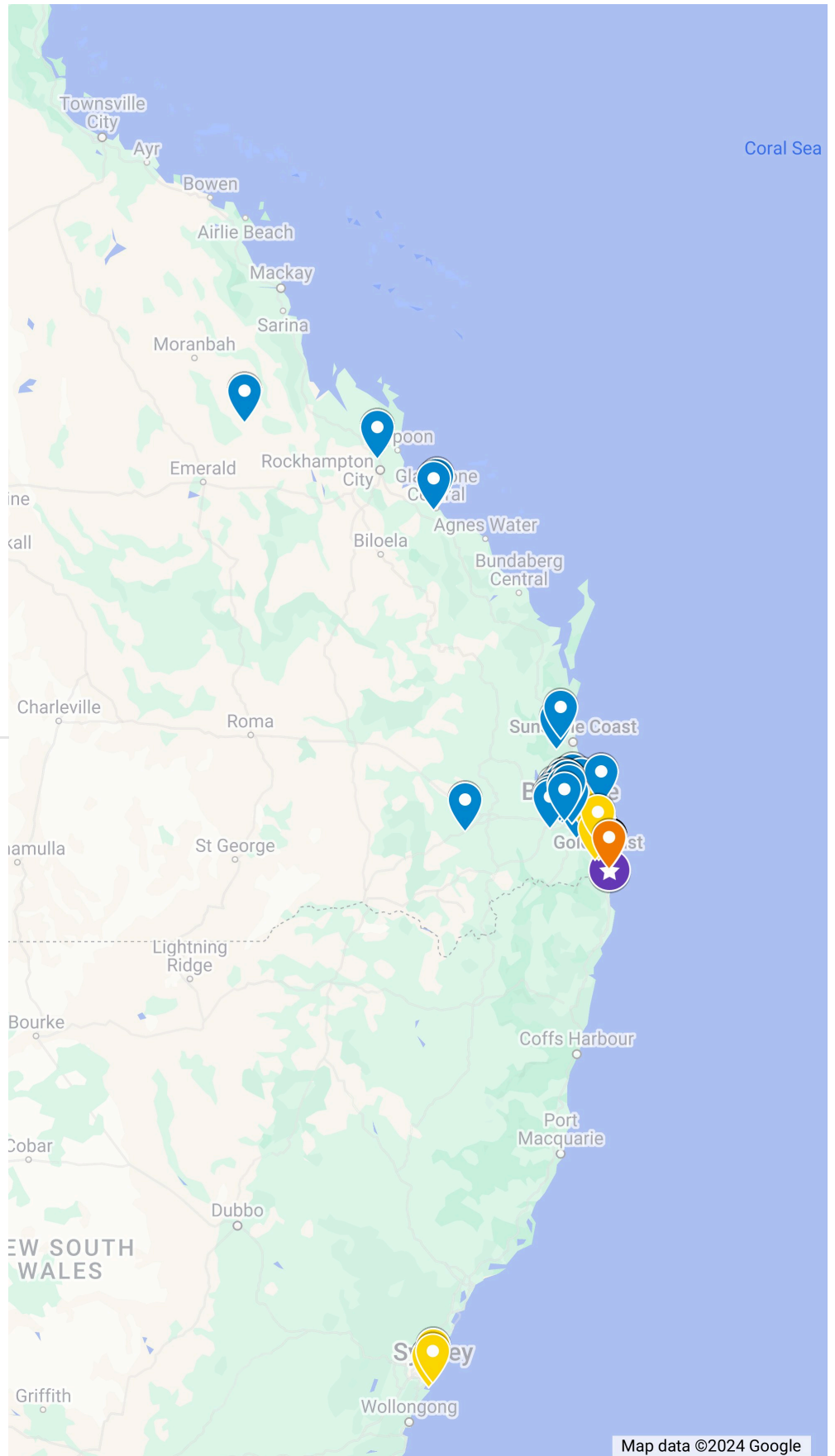
***Note: 100 submissions were received in total, however where submitters have made more than one submission, the latest submission is taken to be an amended version and has been counted as the 'properly made' submission. Where submissions were made outside of the period, they were not counted.**



Appendix B. Submitter Maps

239 & 241 Boundary St, Coolangatta - Submitter Location

- ★ Subject Site
- 📍 Coolangatta (30)
- 📍 Gold Coast outside of Coolangatta (10)
- 📍 Queensland outside of Gold Coast (44)
- 📍 Tweed Heads (3)
- 📍 NSW outside of Tweed Heads (4)
- 📍 International (1, not shown)



239 & 241 Boundary Rd, Coolangatta - Submitter Location

- Subject Site
- Coolangatta (30)
- Tweed Heads (3)





Appendix C. Council's Further Advice Letter dated 23 May 2024

Date: 23 May 2024
Contact: Nathan GRIFFEY
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: MCU/2023/15

Intrepid Developments (Qld) Pty Ltd
C/- Enhance Urban Planning Amanda Sutherland
PO BOX 7143
SOUTHPORT PARK QLD 4215

Dear Sir/Madam

Further advice – Assessment Manager

(Given under section 35 of the Development Assessment Rules)

I refer to the application lodged by:

Applicant name:	Intrepid Developments (Qld) Pty Ltd
Applicant contact details:	C/- Enhance Urban Planning Amanda Sutherland PO BOX 7143 SOUTHPORT PARK QLD 4215

in relation to land/premises described as:

Street address:	239 Boundary Street, COOLANGATTA QLD 4225
Real property description:	Lot 6 RP1777, Lot 7 RP1777

Council of the City of Gold Coast (Council) officers have reviewed the application for the premises described and provide further advice for your consideration and action where appropriate:

Planning Assessment and Architecture Assessment

1 Building height and excellent standard of building appearance

The response to the information request included updated perspectives which officers consider do not demonstrate an excellent standard of building appearance and as such, does not comply with specific outcome 3.3.2.1(e).

Officers seek further clarification with regard to the building design and appearance as there are inconsistencies between the previously proposed perspectives and the current perspectives and the proposed floor plans and elevations. In addition, whilst officers note that the proposed floor plate setbacks have been increased at the upper levels, the removal of the planters to the north-east elevation and the lack of recesses in the glazing line to the north-west and south-east elevations results in an overly commercial glazed façade appearance, that does not reinforce local identity and sense of place. Officers request the following items are reinstated and introduced to ensure that the proposal achieves the

Strategic framework provisions 3.3.2.1(e) with an excellent standard of appearance – please see mark-up perspectives below:

- a The current proposal includes what appears to be sheer glazing for the full extent of the Level 7 to level 14 facades where previously solid concrete vertical textured panels were proposed which provided a balance to the composition, additional visual interest and a break in the extent of sheer glazed façade. Officers recommend that these solid textured panels are retained (shown on the elevations, not perspectives) to reduce the commercial glazed appearance and reinforce local identity and sense of place with a residential appearance (north-west, north-east, south-east elevations).
- b The previous proposal included solid concrete vertical textured panels to the north-east elevation to both the recess and either side of the lift core. Officers recommend that these solid textured panels are retained (shown on the elevations, not perspectives).
- c The previous proposal included planters for the full height of the tower to the north-east elevation. Officers recommend that these planters are reinstated.
- d The previous proposal included corner glazing with no mullions which reduced the boxy, rectilinear appearance of the upper levels where there is no balcony to lighten the appearance of the building edges. Officers recommend re-introducing this high-quality detail.
- e The previous proposal included texture to the balcony soffits (timber look or similar) however the proposal now appears to include a flat paint finish. Officers recommend re-introducing this high-quality detail.



Figure 1: Annotated Perspective

- f To further assist with the reduction in the extent of sheer glazing, noting that building recesses are unlikely to be achievable due to the tight floor plates, officers recommend emphasising the batten feature screen to the south-east elevation and shading feature to the north-west elevation, for movement, shadow play and visual interest. This may be achieved by accentuating the depth of the vertical point as it moves across the façade at each floor level as per the mark up below.

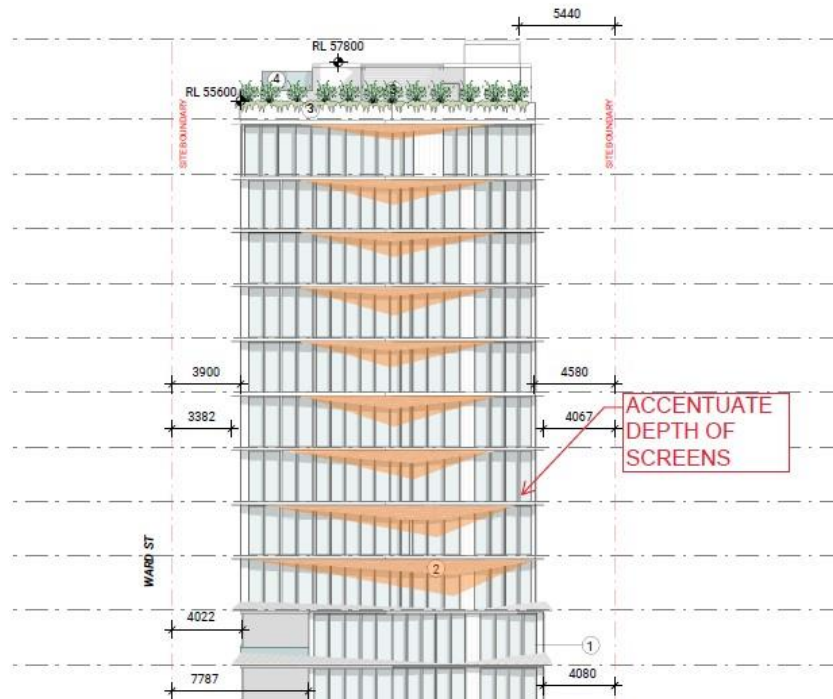


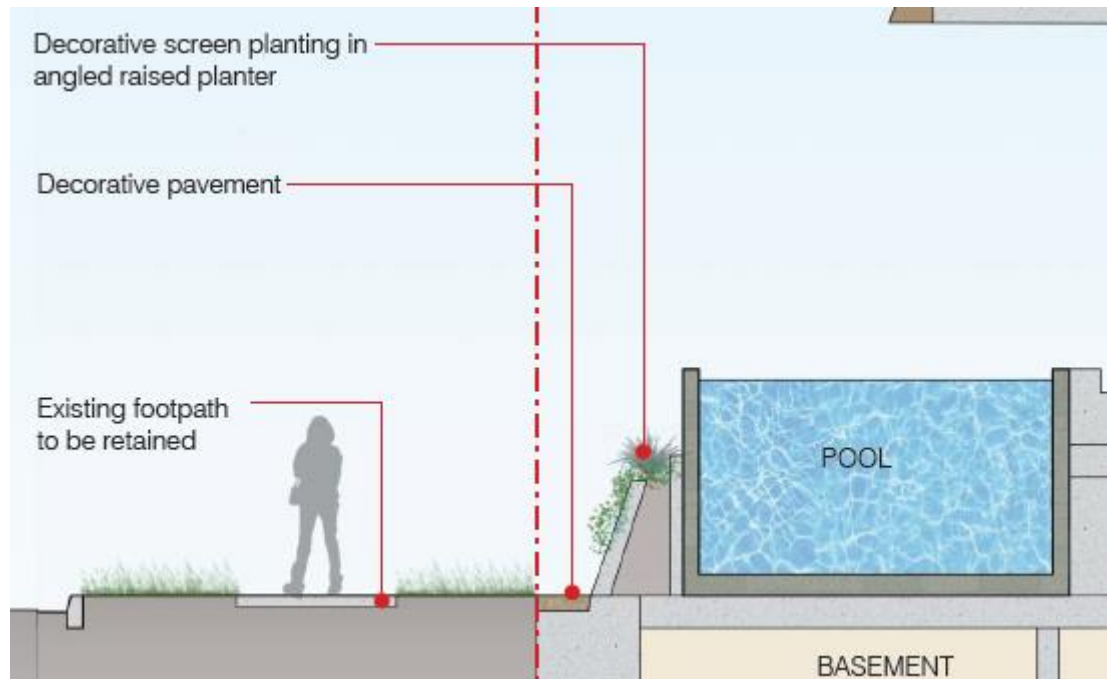
Figure 2: Annotated Elevation

- g In addition to the above please provide further details of the following to ensure an excellent standard of appearance:
- All proposed screening elements including size, type, spacing and finish.
 - Confirm colours of glazing (ie: tinted etc.)
 - Confirm all colours for the timber look cladding, battens, screens, coloured concrete, vertical ribbed concrete, render, soffits etc. and note these on the coloured elevations or perspectives.

Landscape Assessment

2 Ward Street frontage

The applicant has provided amendments to the frontage landscaping beds to provide a consolidated planting area. Officers note that the decorative paving on the south western boundary adjacent the pool results in a planter width pinch-point of less than 400mm (below image). The applicant is requested to adjust the angle of the angled raised planter to provide a wider planting surface area with a minimum width of 400mm excluding the planter box walls.



Subdivision Engineering

3 Corner truncation

The applicant's response states that "*IR Plans include a volumetric concept plan for a 'road opening' providing the tangent required by officers, whilst maintaining the full extent of the allotment for the basement levels*". The updated drawings do not include sufficient information of the proposed volumetric concept plan and the proposed elevations do not clearly show information of finish level for proposed volumetric road opening area.

The applicant is required to submit an elevation plan showing proposed finish level of the proposed volumetric road opening area.

Transport Planning

4 Servicing

The proposed servicing arrangement is not supported by Council officers on the basis that:

- a It requires cars reversing on the ramp when an MRV is servicing on site;
- b The required 600mm clearances cannot be maintained to opposing vehicles; and
- c The required clearances cannot be maintained to the kerb.

The applicant is therefore requested to redesign the frontage of the development to accommodate on-site servicing for an MRV while allowing ingress and egress vehicles to pass simultaneously at the hold line while maintaining the required circulation clearances around the vehicles at all times in accordance with AS2890.1:2004.

5 Design of parking facilities

- a The applicant is requested to clarify and demonstrate that the swept path analysis show 600mm clearance on the outside to any obstructions including kerbs.
- b Show the width of visitor parking spaces on the ground level.
- c Remove 'Street Carpark 01' and 'Street Carpark 02' from Ground Level Floor Plan.

Current Period

Notwithstanding the advice provided by the Council, assessment of your application will continue.

Please note - Any additional information provided by you during the development assessment process, is not required to be accepted by Council as assessment manager unless by agreement.

If you require additional time to consider the advice provided and any actions you may wish to take in response, you may wish to consider stopping a current period in the development assessment process in accordance with section 32 of the Development Assessment Rules.

Response format

As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: mail@goldcoast.qld.gov.au. Do not password protect the PDF

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully



Adam Brown

Supervising Planner (South)

For the Chief Executive Officer

Council of the City of Gold Coast



Appendix D. Amended Architectural Plans

BOUNDARY STREET
COOLANGATA

**DEVELOPMENT APPLICATION
FURTHER INFORMATION REQUEST**

AUGUST 2024



CONTENTS

- 01. Location | Site Opportunities + Constraints
- 02. Design Drivers
- 03. Design Thinking | Materiality
- 04. Concept
- 05. The Vision
- 06. The Drawings
- 07. The Analysis



LOCATION

chapter 01

LOCATION

..... QLD & NSW BORDER

----- 2.5 - 5 MIN WALK

● POINT OF INTEREST



5 min walk

RAINBOW BAY

APEX PARK

RAINBOW BAY BEACH

PAT FAGAN PARK

COOLANGATTA BEACH

SITE

POINT DANGER

QUEENSLAND
NEW SOUTH WALES

DURANBAH BEACH

DURANBAH SEAWALL

TWIN TOWNS
PUBLIC PARK

TWEED RIVER

BUILDING HEIGHT

- 1-3 STOREYS
- 4-6 STOREYS
- 7-10 STOREYS
- 11-20 STOREYS



BUILDING HEIGHT

- 1-3 STOREYS
- 4-6 STOREYS
- 7-10 STOREYS
- 11-20 STOREYS



ENVIRONMENT





EXISTING CONDITION

239-241 BOUNDARY STREET



PROPOSED SITE

EXISTING CONDITION

12 WARD STREET





DESIGN DRIVERS

chapter 02



TOUCH OF NATURE

the eye catching new neighbour

SIMPLICITY

refined, beautiful, different.





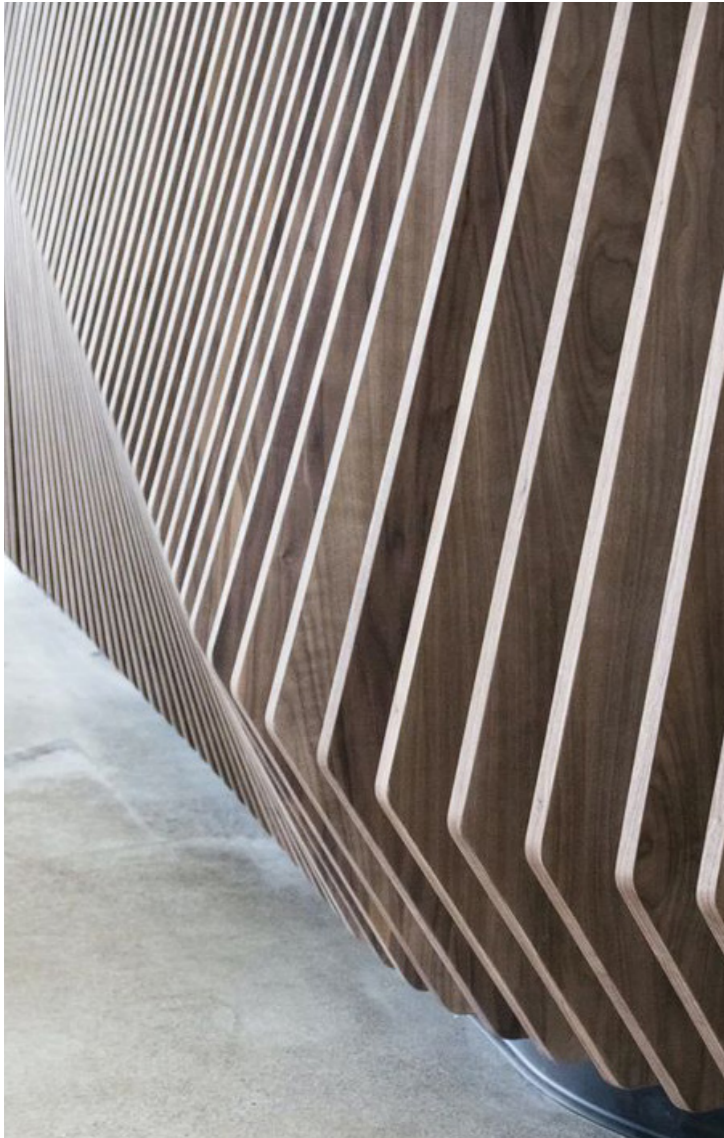
OASIS

bask in the beachfront lifestyle



DESIGN THINKING

chapter 03



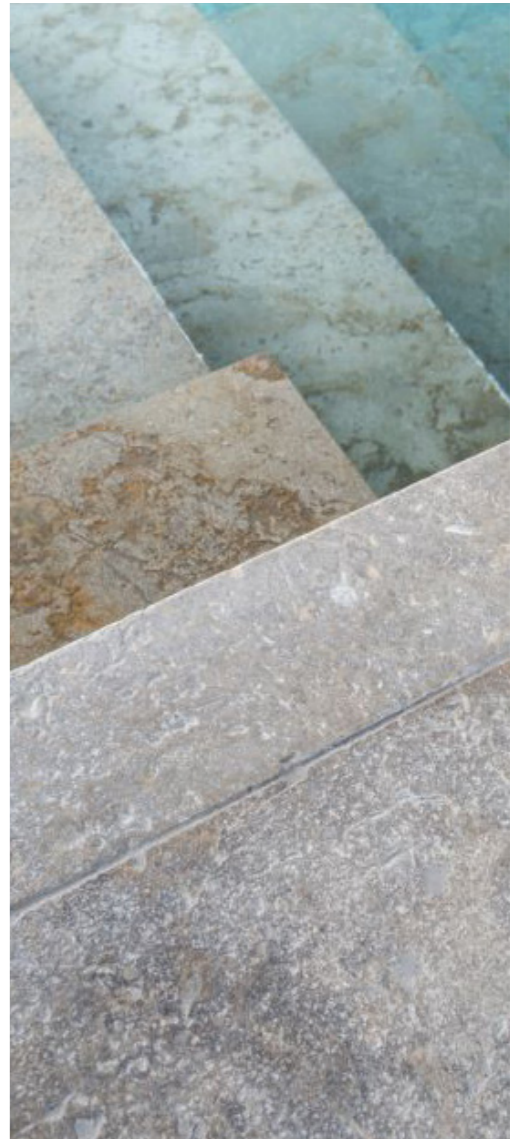
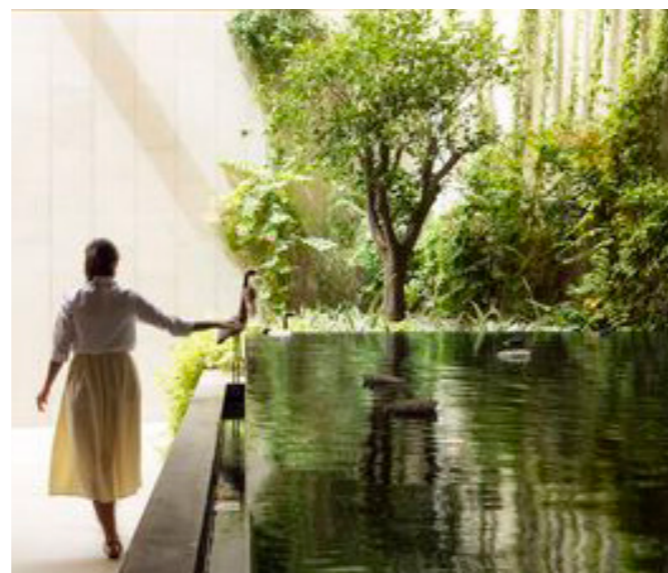
FORM

calming rhythmic geometry



PALETTE & INSPIRATION

natural sophistication



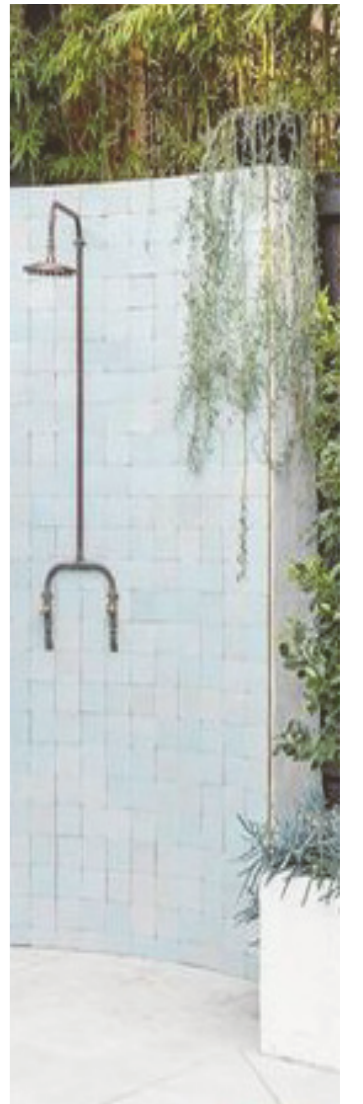
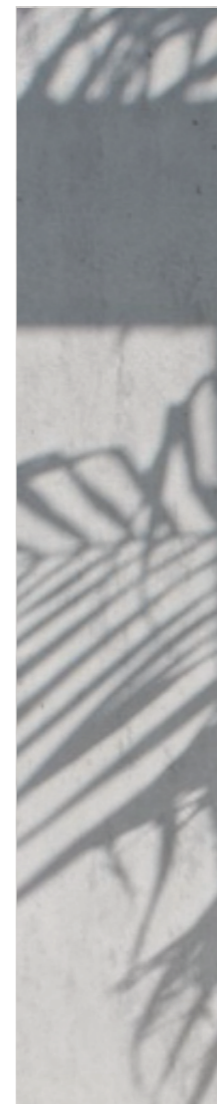
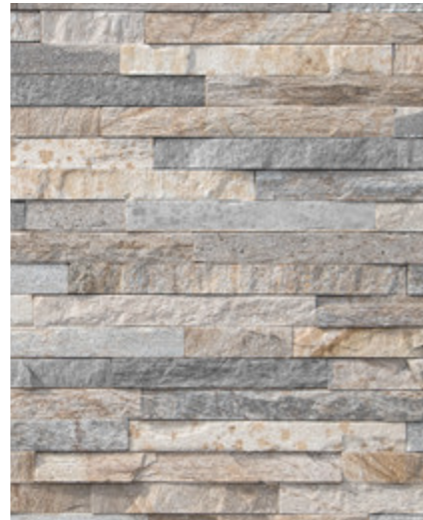
RECREATION

the hidden oasis



- 01 Stone
- 02 Batten Screen
- 03 Glass Balustrade
- 04 Timber look cladding
- 05 Smooth Rock Stone

- 06 Rough Rock Stone
- 07 Coloured Concrete
- 08 Concrete Vertical Ribbed
- 09 Tile



01, 02

03

04

05, 06

07

08

09

MATERIALITY

natural sophistication

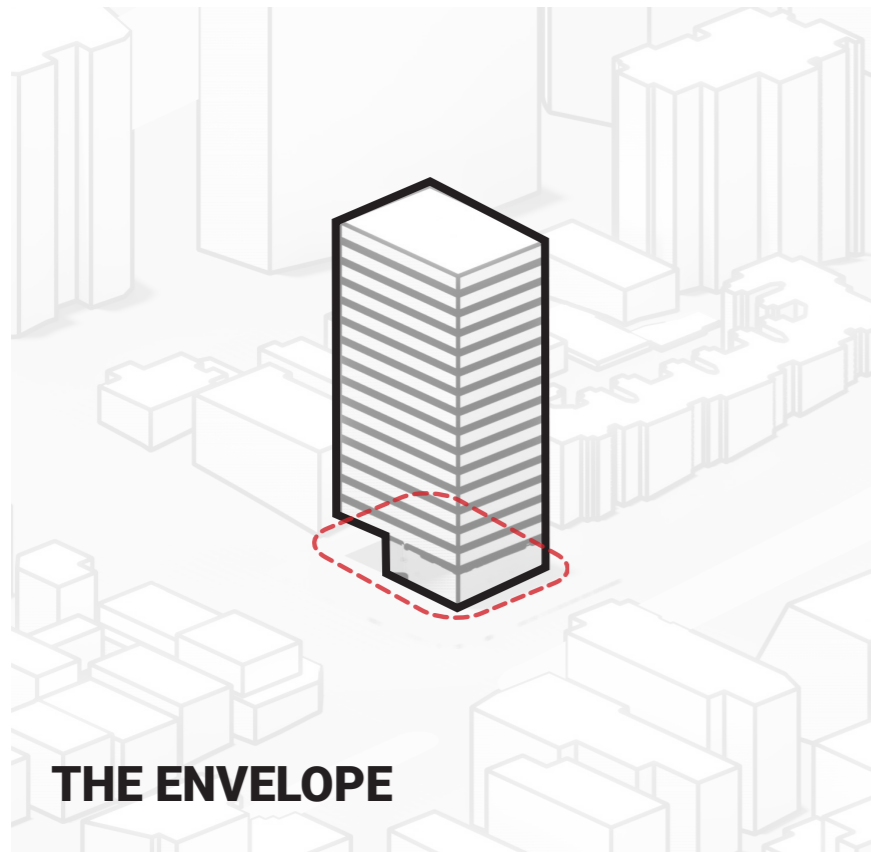


THE CONCEPT

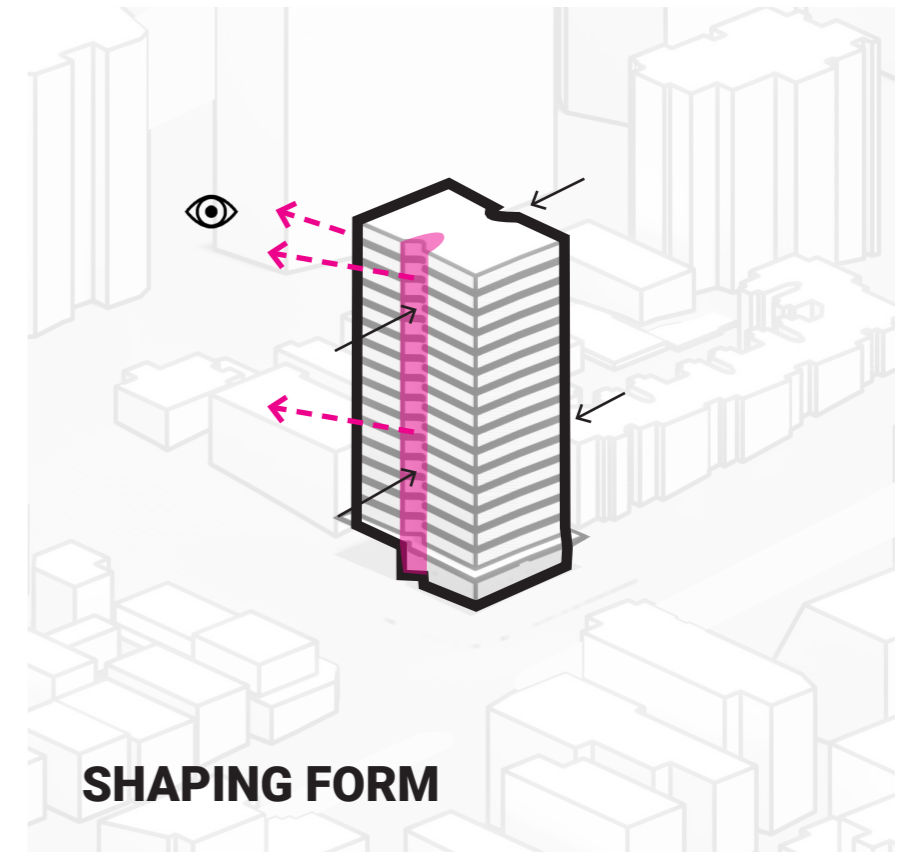
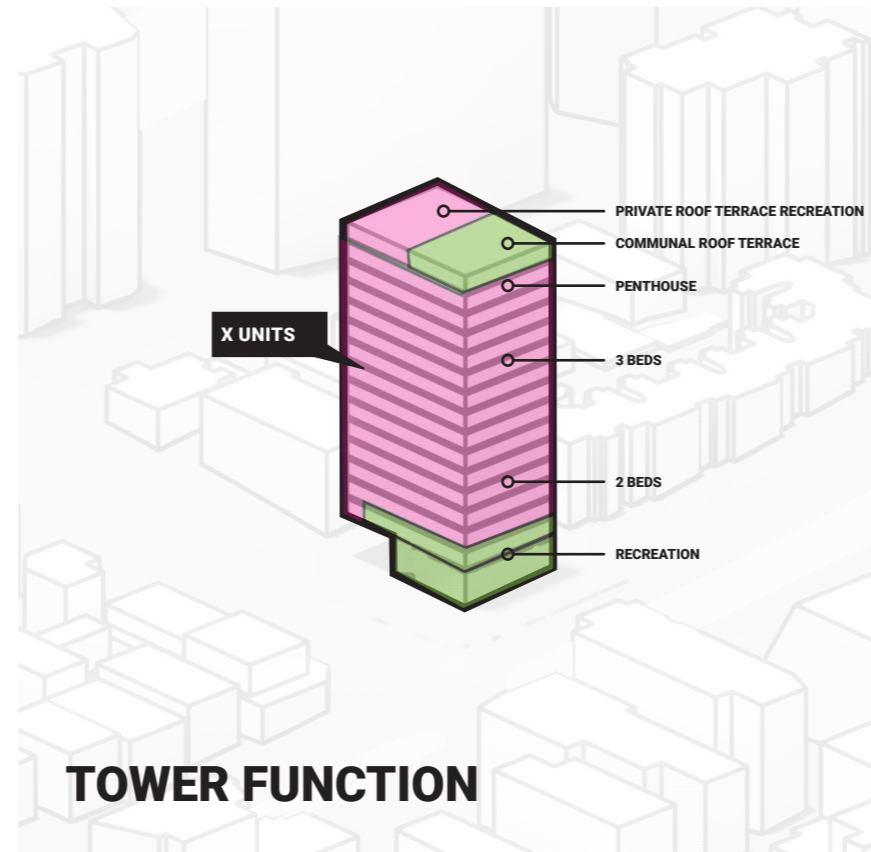
chapter 04



DESIGN DIAGRAM



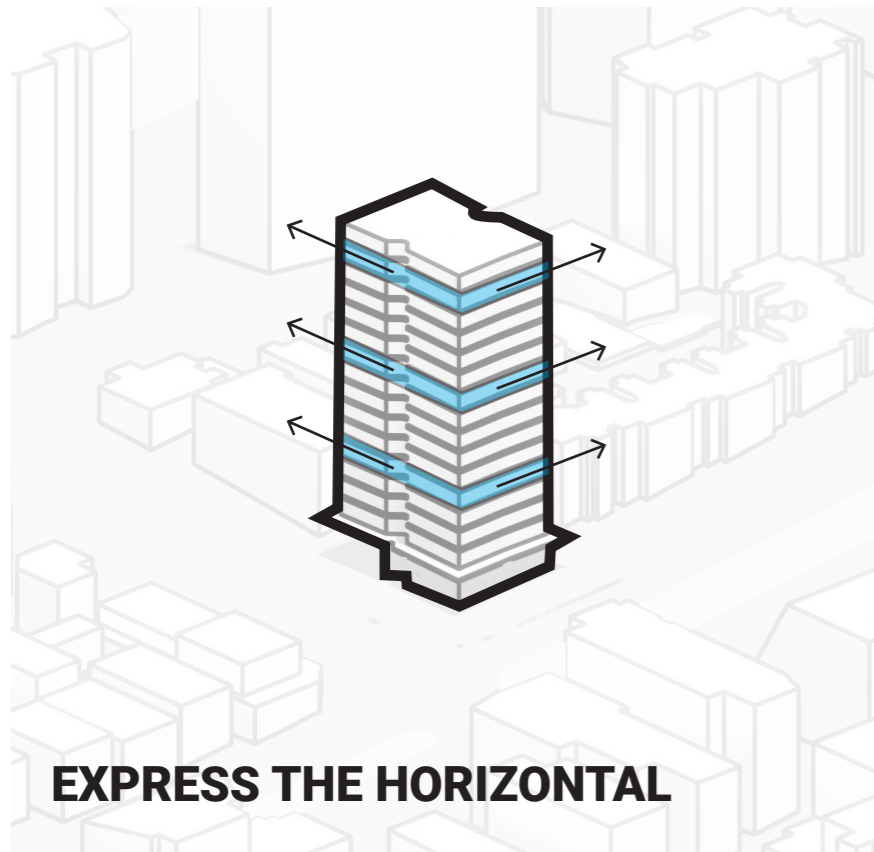
Starting with the mass.



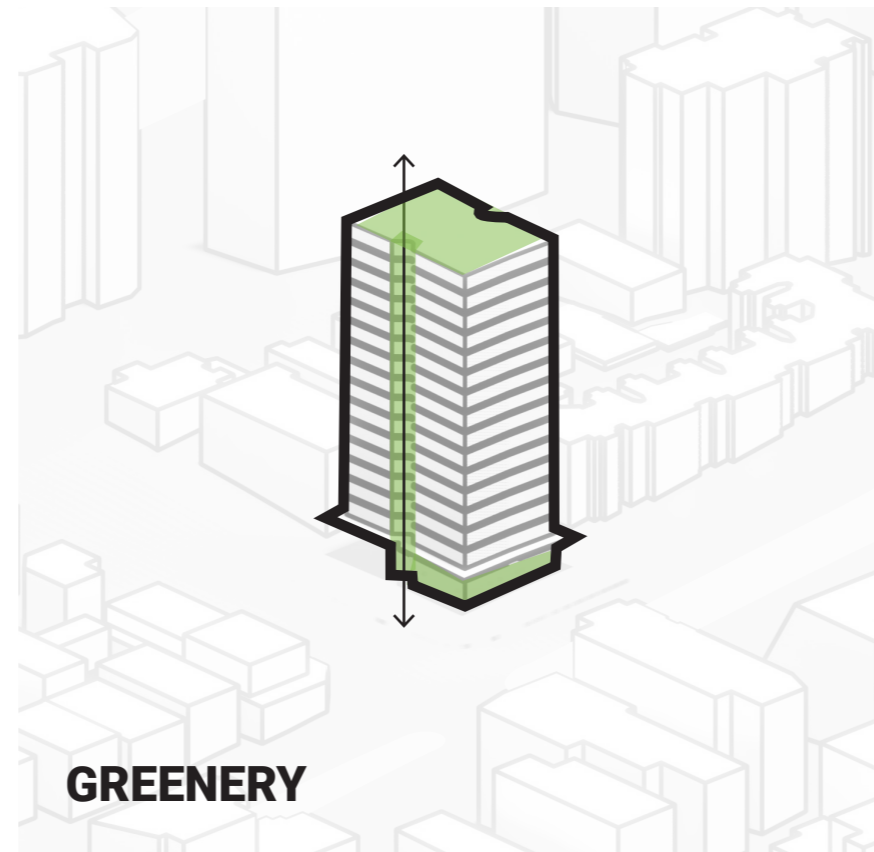
Pinching the sides of the building increases and emphasises viewlines.



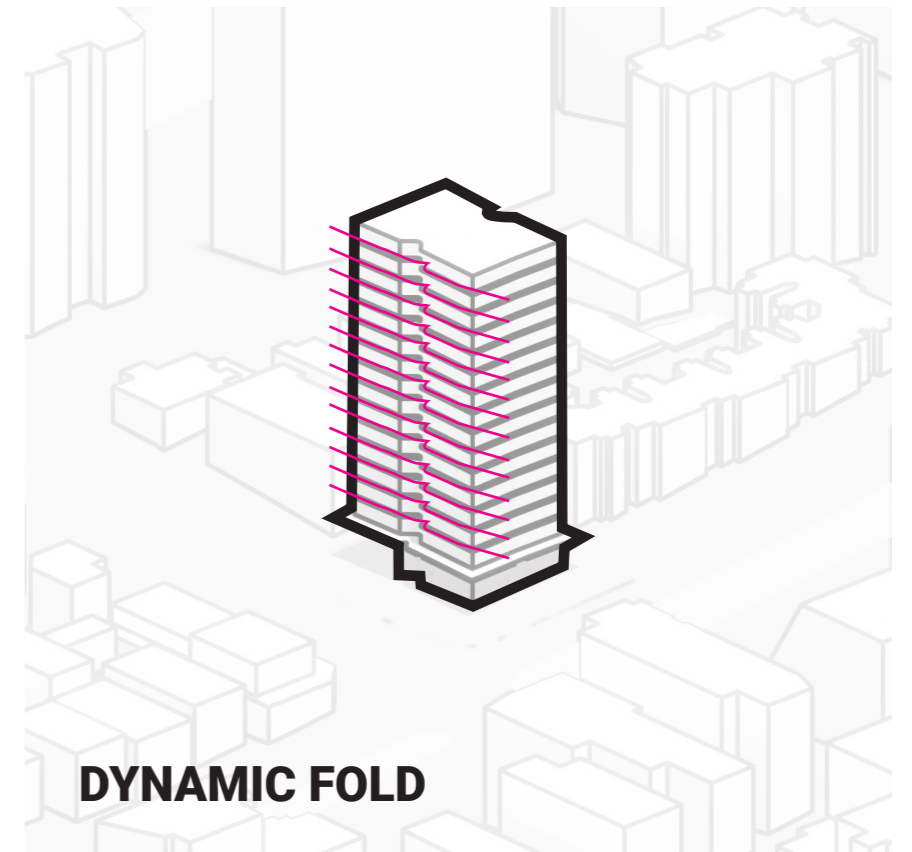
DESIGN DIAGRAM



Emphasising the delicate horizontal elements.



A green spine running up the centre of the building, combined with a lush base and top.

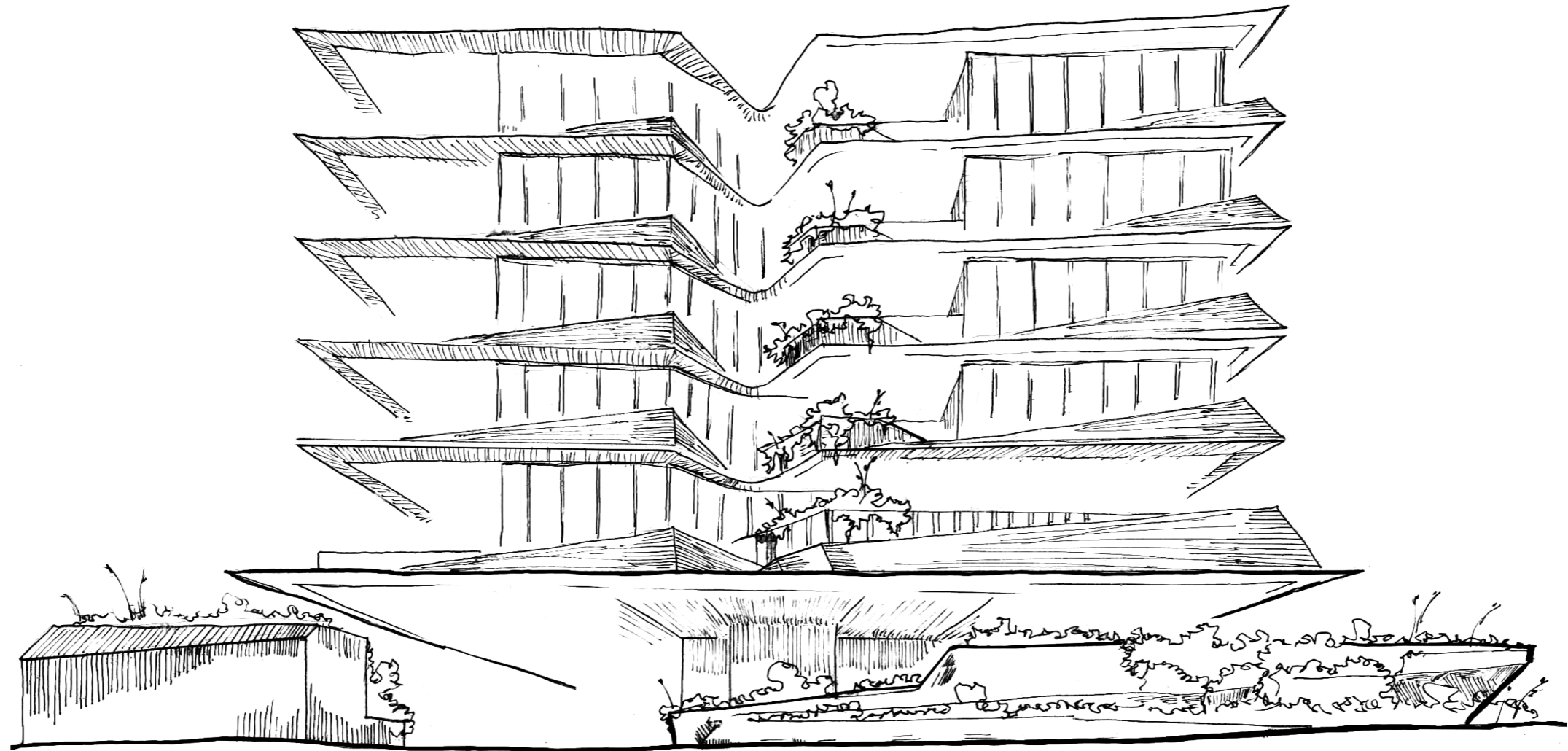


Playing with delicate timbers to create a twisting sensation and movement up the building.



THE VISION

chapter 05









241 BOUNDARY STREET















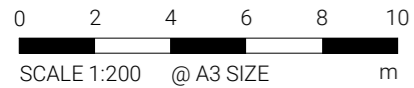
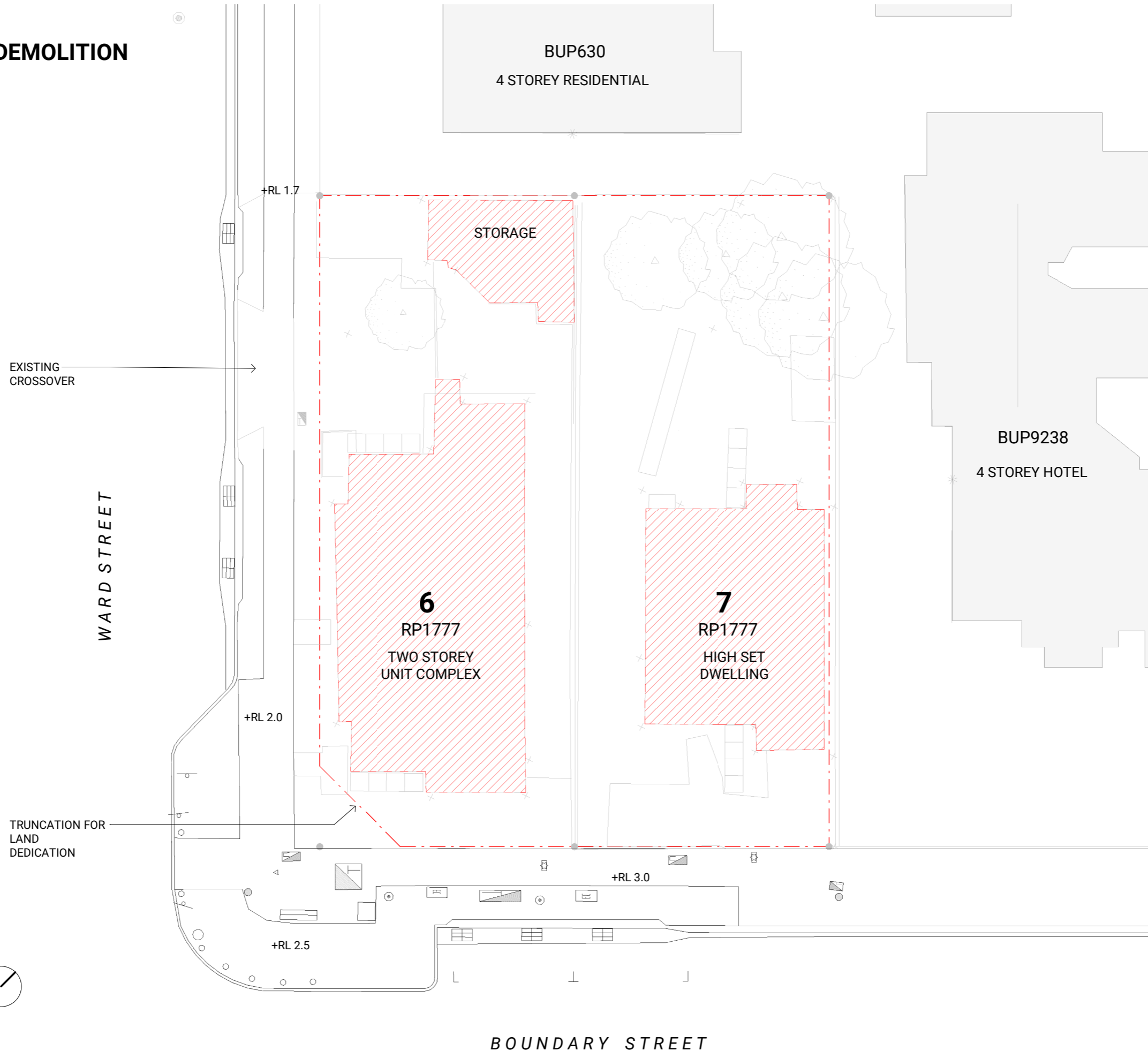


THE DRAWINGS

chapter 06



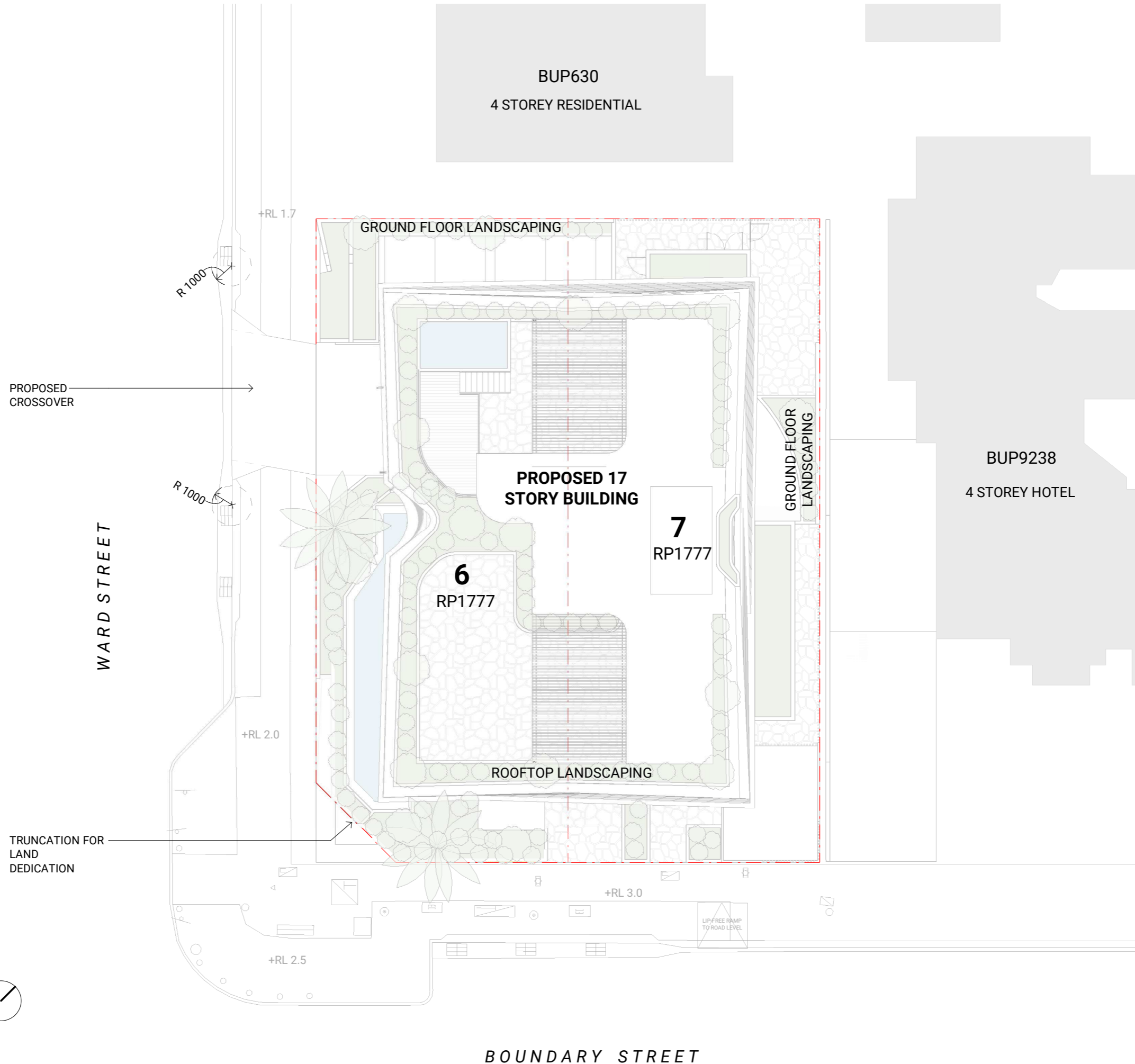
DA011
SITE PLAN - EXISTING + DEMOLITION



ISSUE 2
 Date of Issue | 23.11.2023



DA020
SITE PLAN - PROPOSED



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SCALE 1:200 @ A3 SIZE m

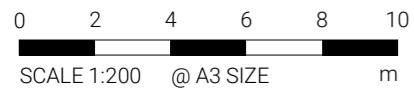
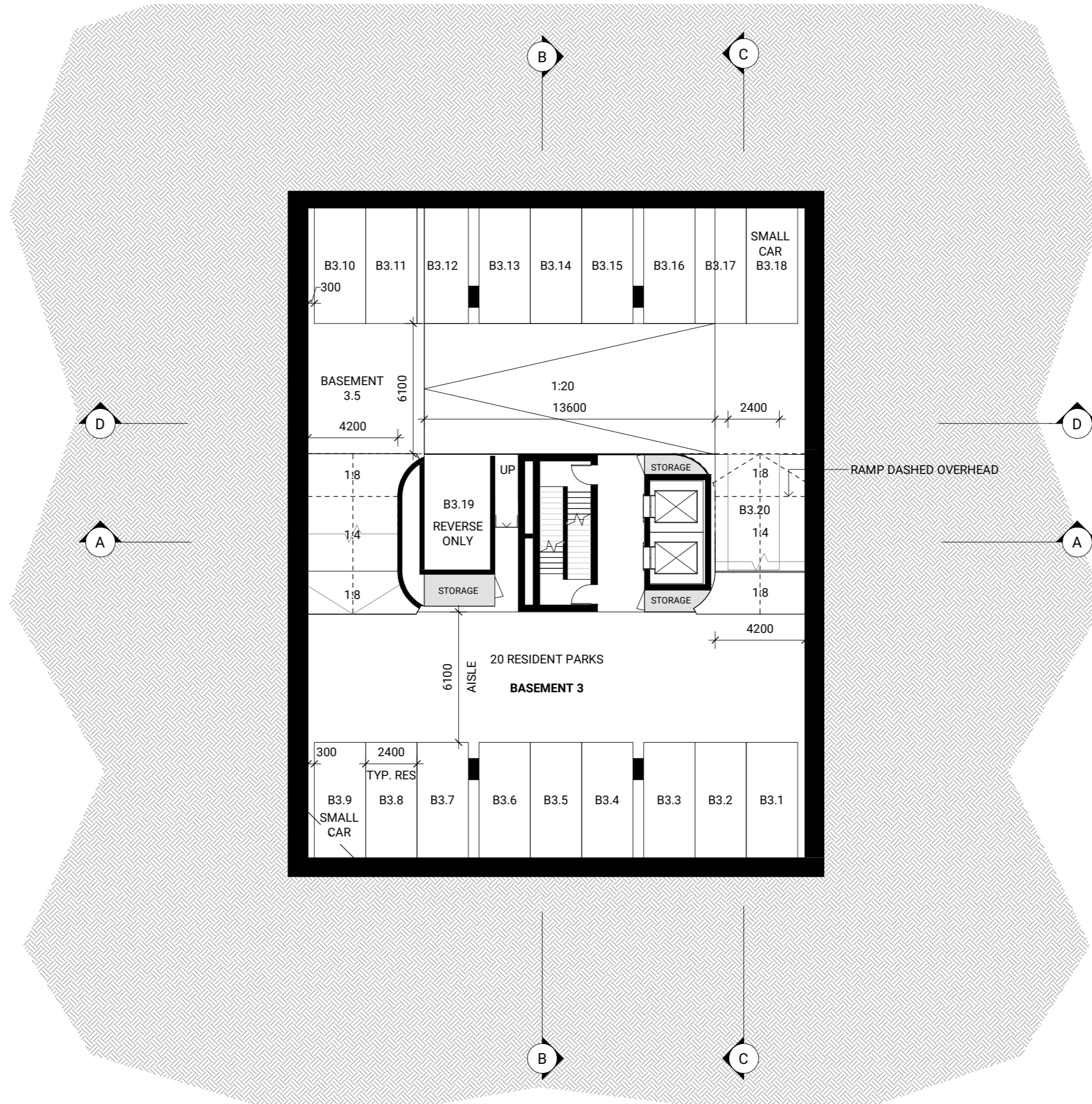


ISSUE 3
Date of Issue | 16.07.2024

BOUNDARY STREET



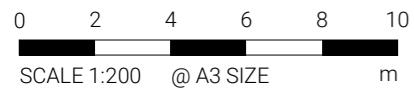
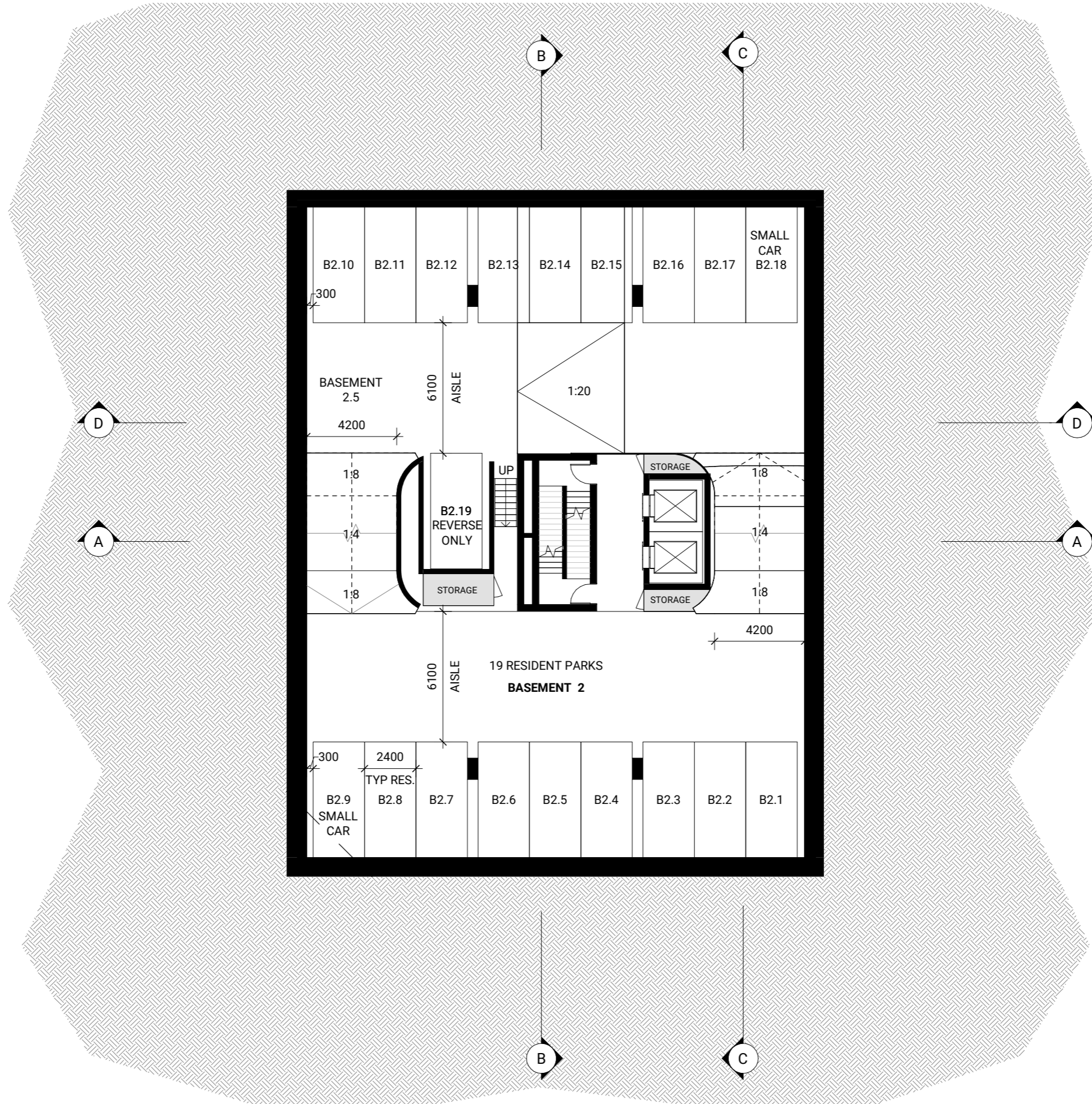
DA097
FLOOR PLAN - BASEMENT 03



ISSUE 7
 Date of Issue | 16.07.2024



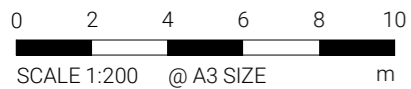
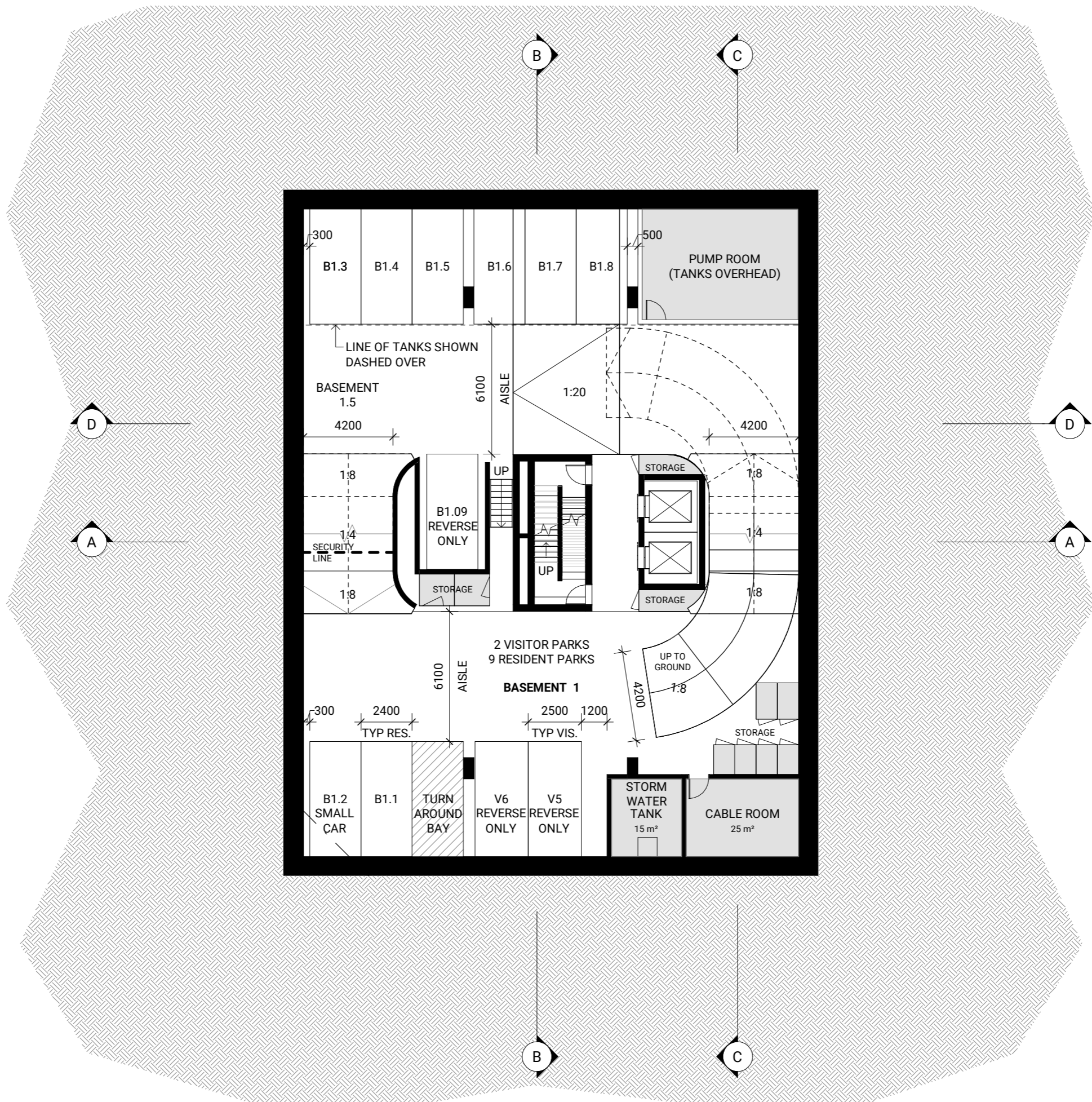
DA098
FLOOR PLAN - BASEMENT 02



ISSUE 7
 Date of Issue | 16.07.2024



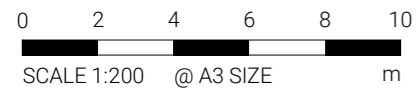
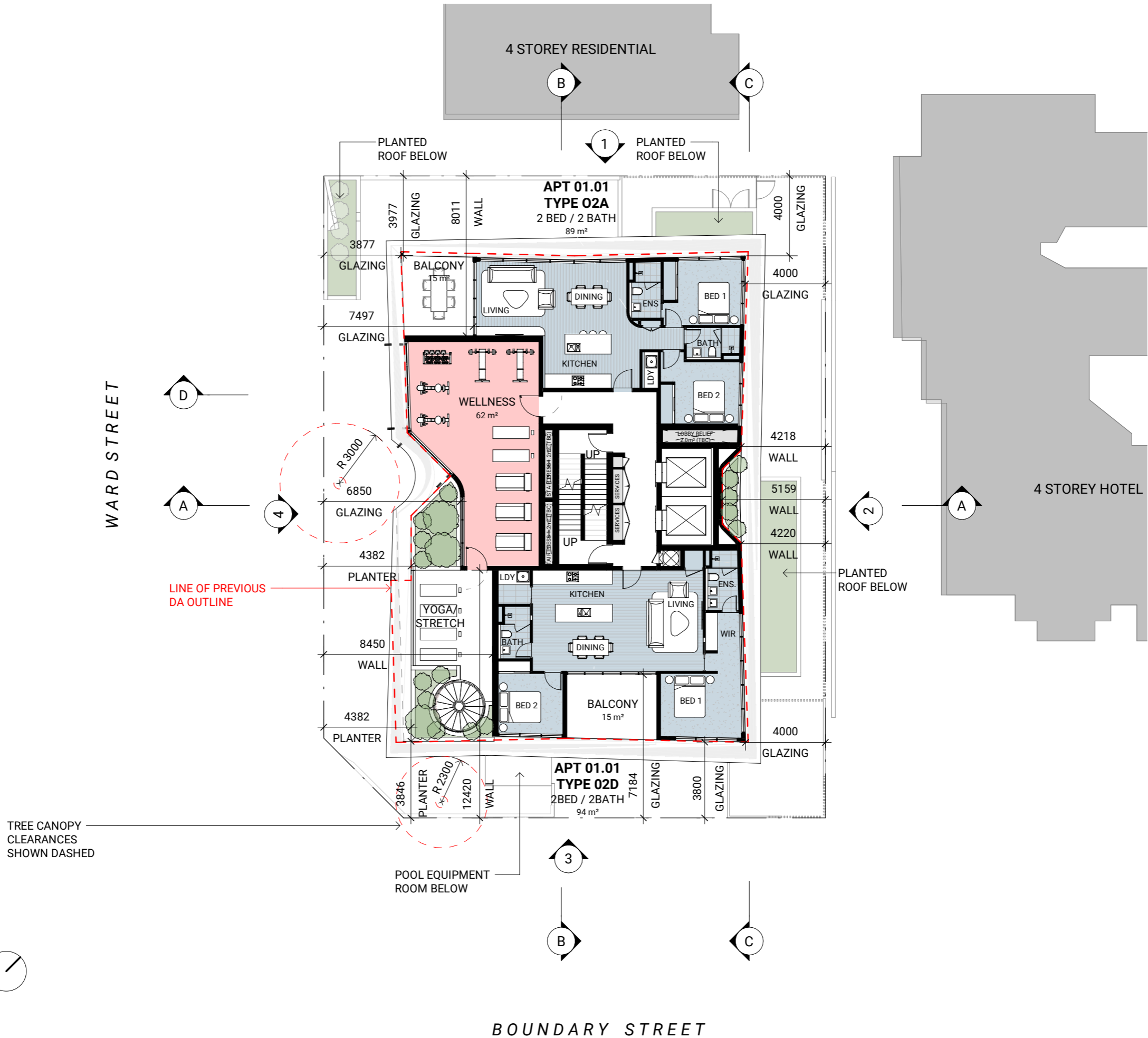
DA099
FLOOR PLAN - BASEMENT 01



ISSUE 7
Date of Issue | 16.07.2024



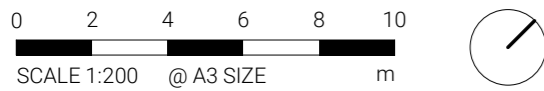
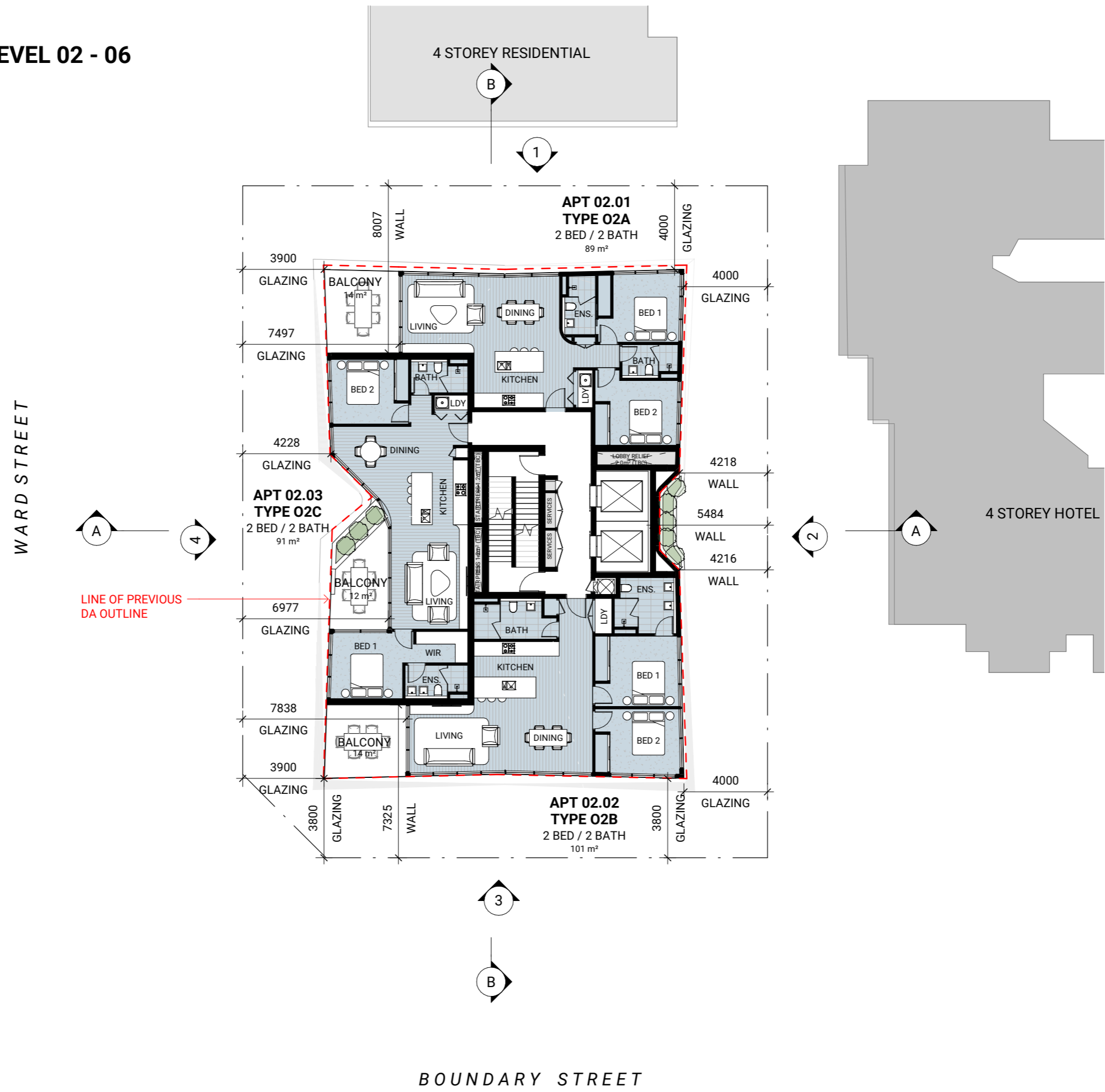
DA101
FLOOR PLAN - LEVEL 1



ISSUE 5
Date of Issue | 14.06.2024



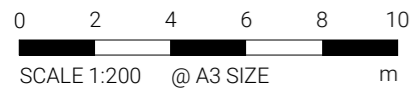
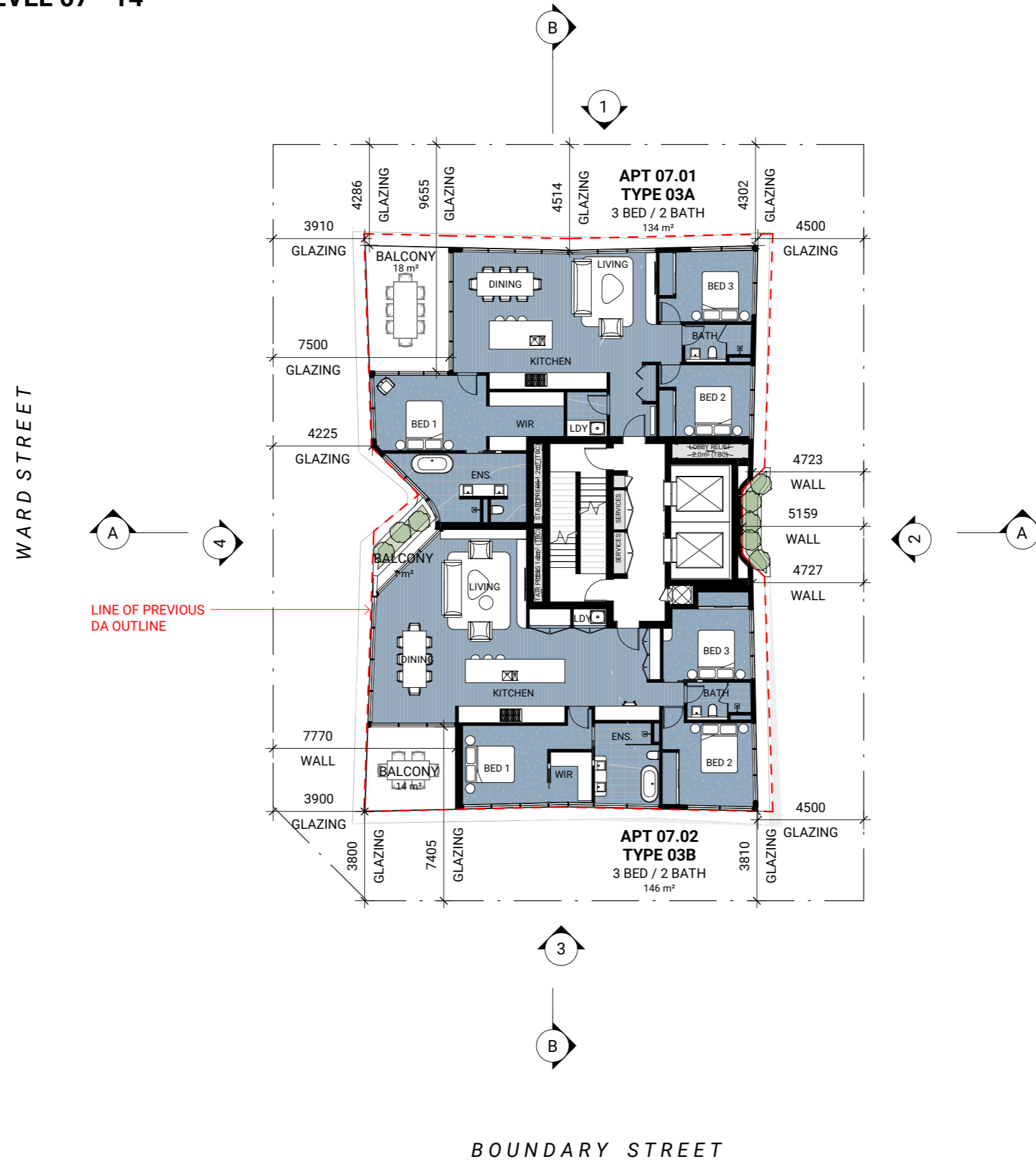
DA102
FLOOR PLAN - LOWER TYPICAL LEVEL 02 - 06



ISSUE 4
 Date of Issue | 14.06.2024



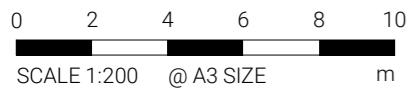
DA103
FLOOR PLAN - TYPICAL UPPER LEVEL 07 - 14



ISSUE 5
 Date of Issue | 14.06.2024



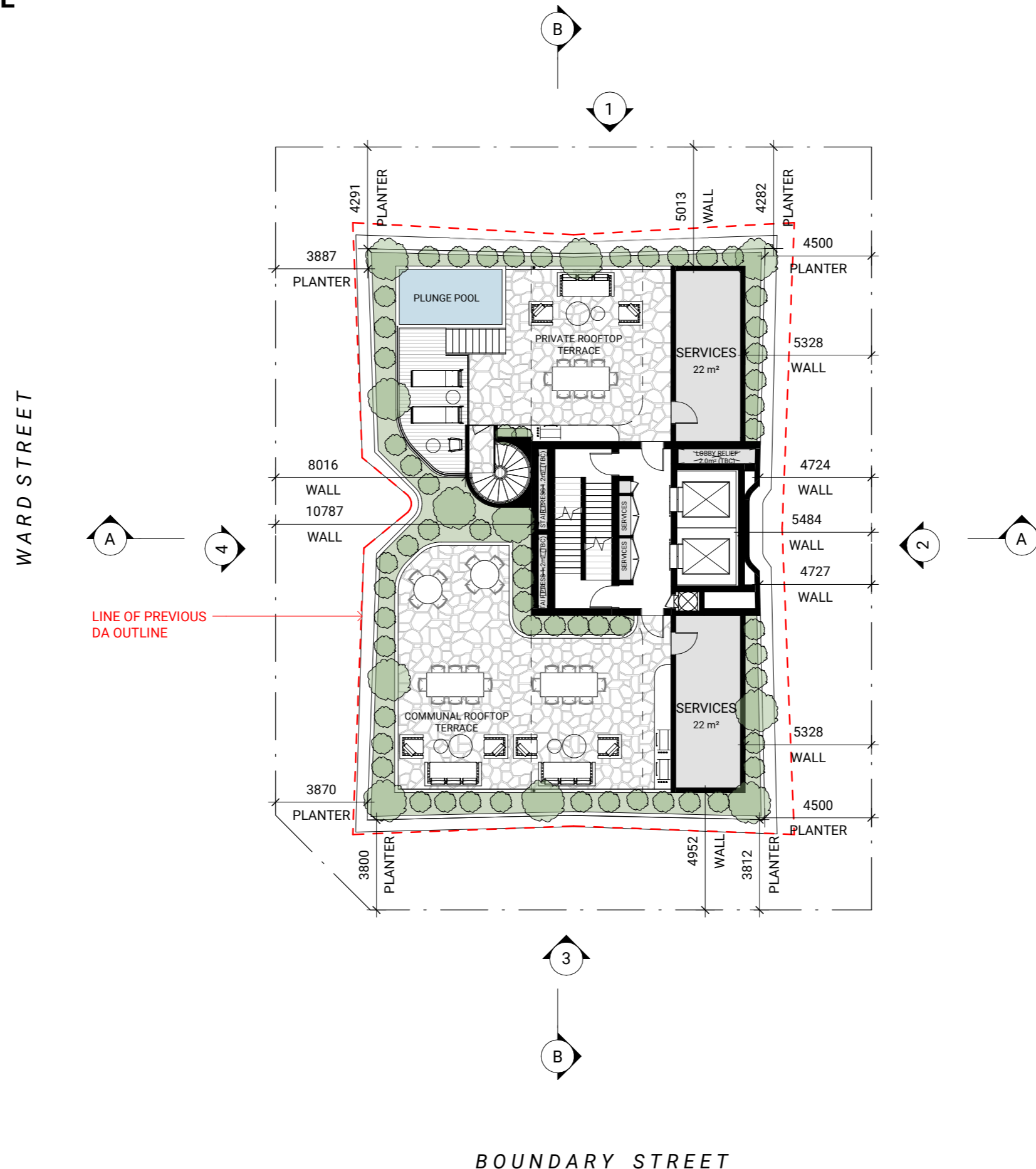
DA104
FLOOR PLAN - PENTHOUSE LEVEL 15



ISSUE 4
 Date of Issue | 14.06.2024



DA105
FLOOR PLAN - ROOFTOP TERRACE



0 2 4 6 8 10
 SCALE 1:200 @ A3 SIZE m

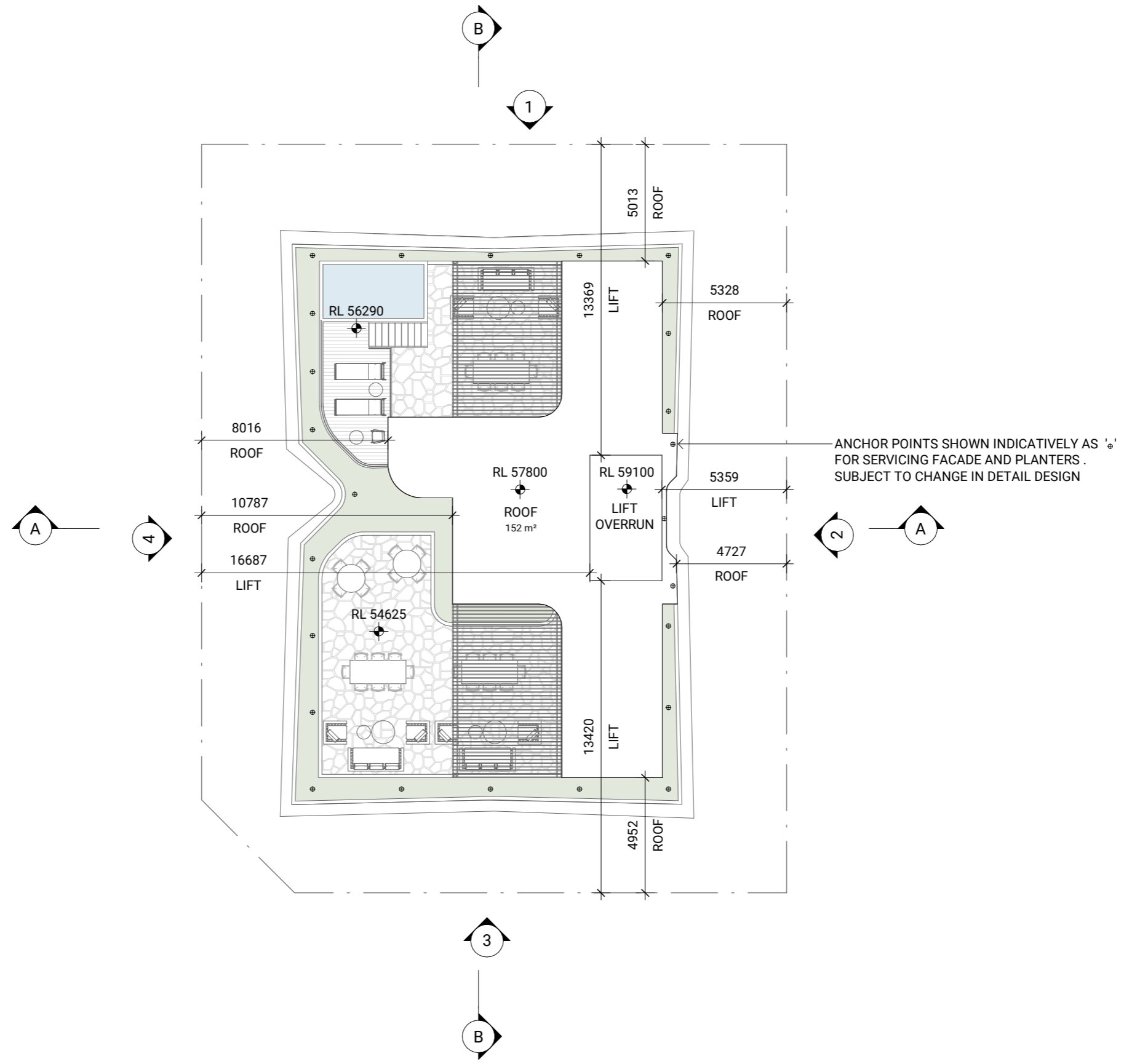


ISSUE 3
 Date of Issue | 23.11.2023

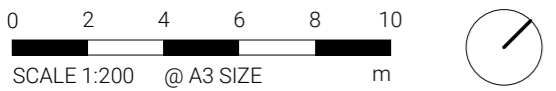


DA106
ROOF PLAN

WARD STREET



BOUNDARY STREET

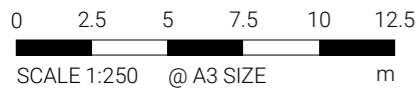
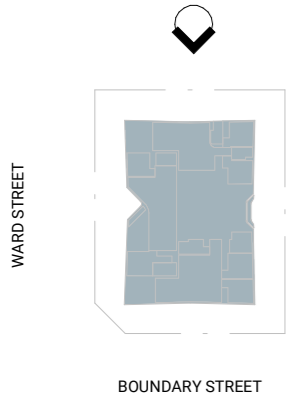
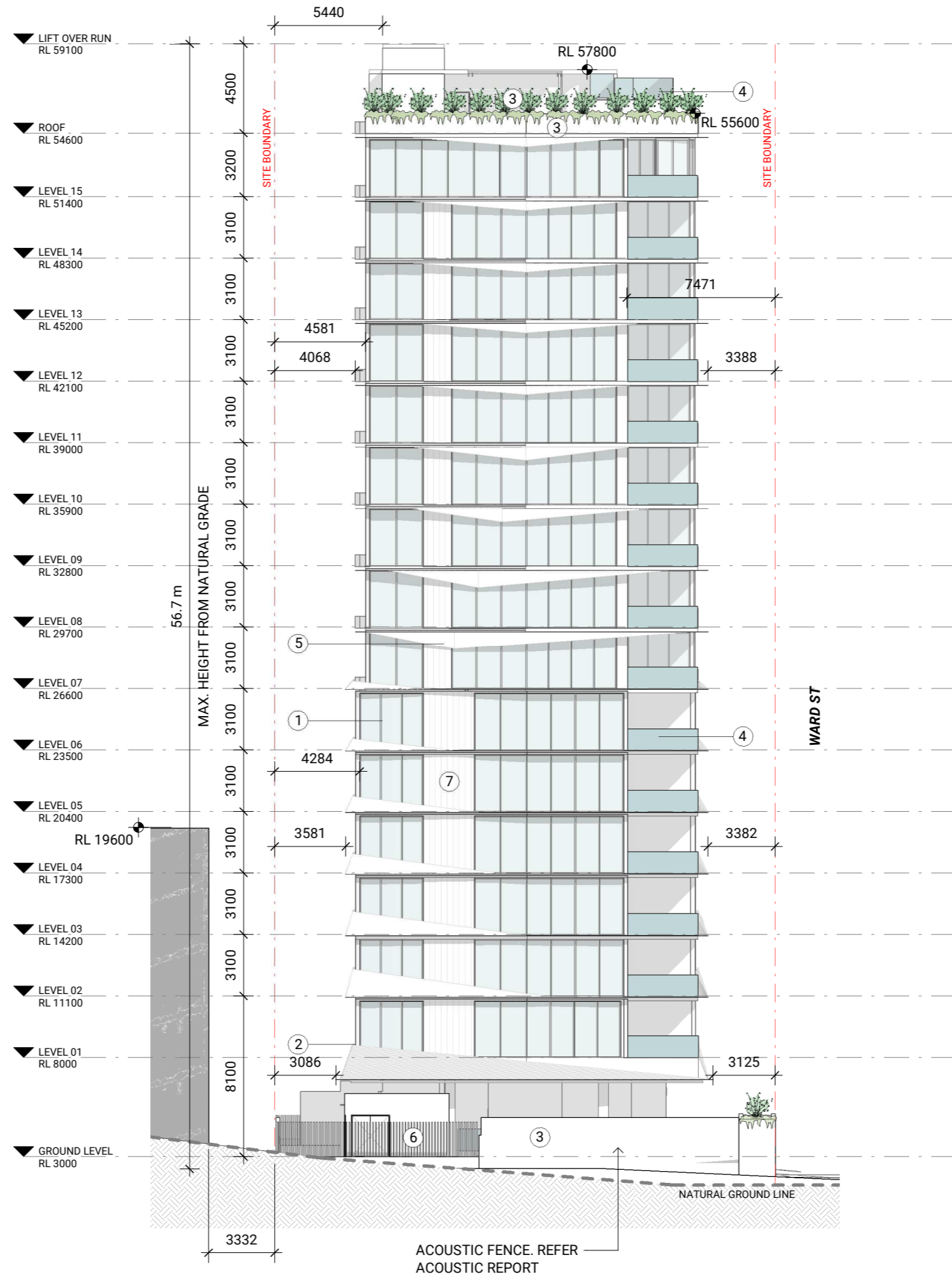


ISSUE 1
Date of Issue | 23.11.2023

DA200 ELEVATION - NORTH WEST

MATERIALS LEGEND

- ① GLAZING LIGHT GREY TINT
- ② BATTEN FEATURE SCREEN
- ③ COLOURED CONCRETE
- ④ GLASS BALUSTRADE
- ⑤ SHADING FEATURE
- ⑥ BATTEN SCREEN
- ⑦ CONCRETE VERTICAL TEXTURE



ISSUE 3
Date of Issue | 01.08.2024

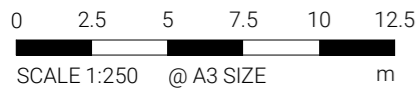
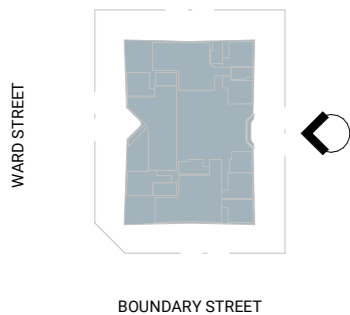
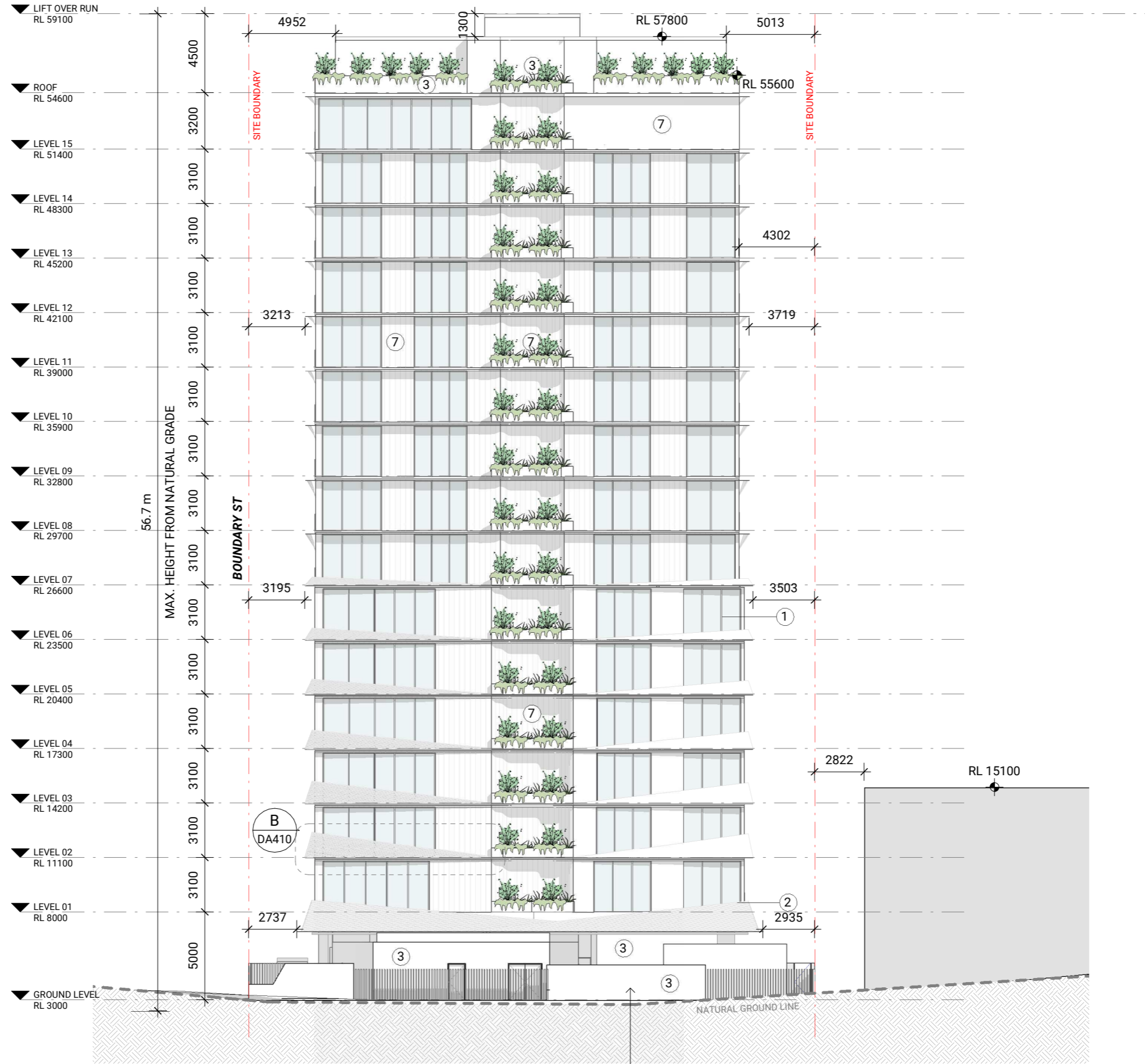
70684 | 239-241 BOUNDARY STREET, COOLANGATTA, GOLD COAST
70684 | 239-241 BOUNDARY STREET, COOLANGATTA QLD 4225

DECEMBER 2023 | IP RESPONSE | PLUS ARCHITECTURE
AUGUST 2024 | PLUS ARCHITECTURE

DA201 ELEVATION - NORTH EAST

MATERIALS LEGEND

- ① GLAZING LIGHT GREY TINT
- ② BATTEN FEATURE SCREEN
- ③ COLOURED CONCRETE
- ④ GLASS BALUSTRADE
- ⑤ SHADING FEATURE
- ⑥ BATTEN SCREEN
- ⑦ CONCRETE VERTICAL TEXTURE



ISSUE 3
Date of Issue | 01.08.2024

70684 | 239-241 BOUNDARY STREET, COOLANGATTA, GOLD COAST
70684 | 239-241 BOUNDARY STREET, COOLANGATTA QLD 4225

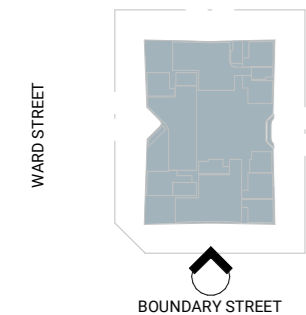
ACQUSTIC FENCE. REFER
ACQUSTIC REPORT

DA202

ELEVATION - SOUTH EAST

MATERIALS LEGEND

- ① GLAZING LIGHT GREY TINT
- ② BATTEN FEATURE SCREEN
- ③ COLOURED CONCRETE
- ④ GLASS BALUSTRADE
- ⑤ SHADING FEATURE
- ⑥ BATTEN SCREEN
- ⑦ CONCRETE VERTICAL TEXTURE



0 2.5 5 7.5 10 12.5
SCALE 1:250 @ A3 SIZE m

ISSUE 3
Date of Issue | 01.08.2024

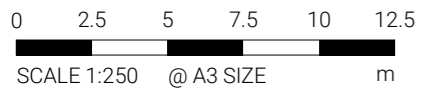
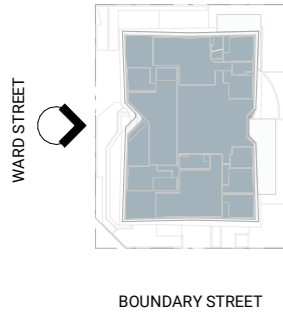
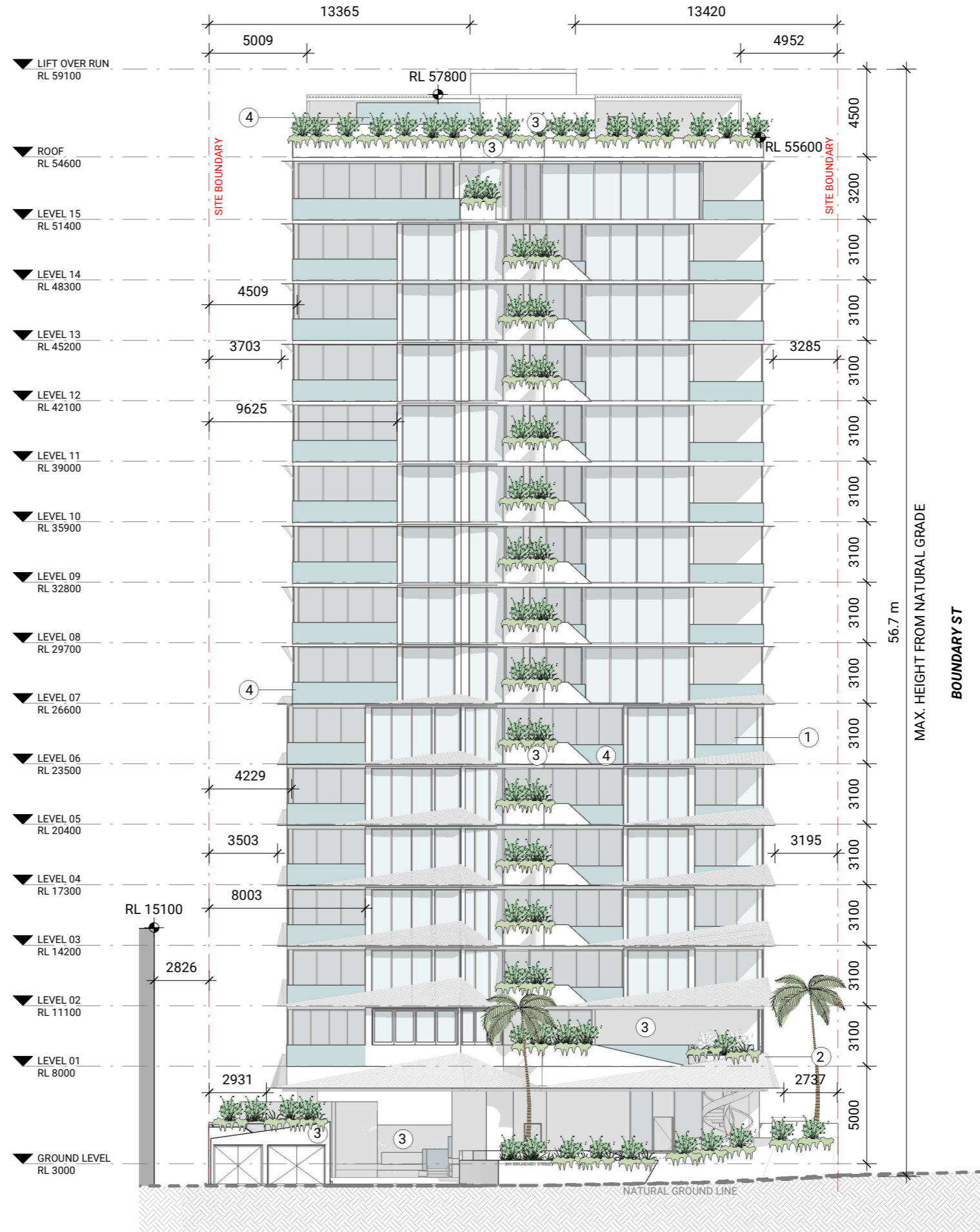
70684 | 239-241 BOUNDARY STREET, COOLANGATTA, GOLD COAST
70684 | 239-241 BOUNDARY STREET, COOLANGATTA QLD 4225

DECEMBER 2023 | IP RESPONSE | PLUS ARCHITECTURE
AUGUST 2024 | PLUS ARCHITECTURE

DA203 ELEVATION - SOUTH WEST

MATERIALS LEGEND

- ① GLAZING LIGHT GREY TINT
- ② BATTEN FEATURE SCREEN
- ③ COLOURED CONCRETE
- ④ GLASS BALUSTRADE
- ⑤ SHADING FEATURE
- ⑥ BATTEN SCREEN
- ⑦ CONCRETE VERTICAL TEXTURE

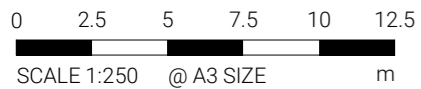
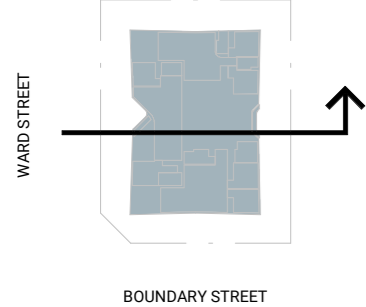
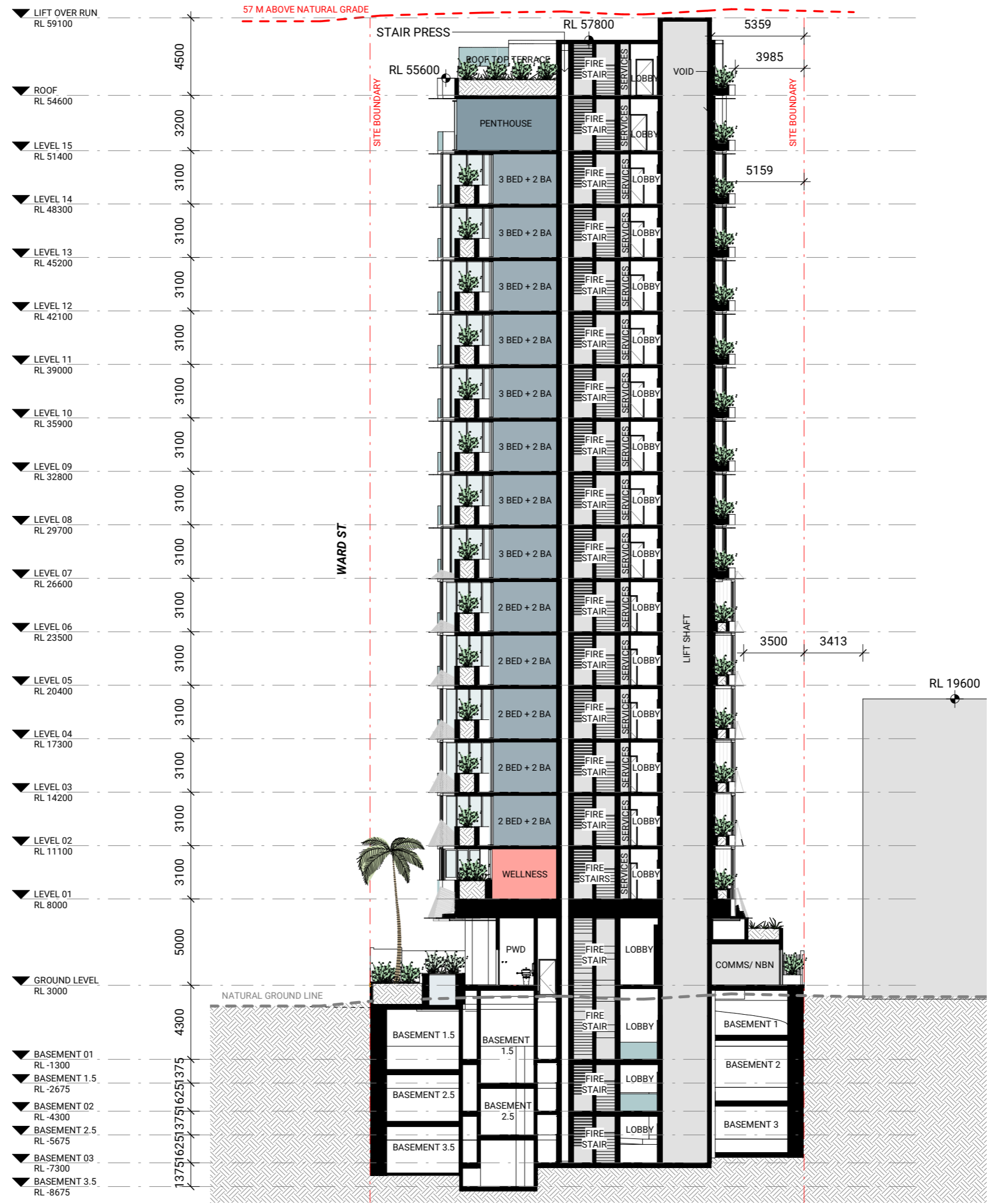


ISSUE 3
Date of Issue | 01.08.2024

70684 | 239-241 BOUNDARY STREET, COOLANGATTA, GOLD COAST
70684 | 239-241 BOUNDARY STREET, COOLANGATTA QLD 4225

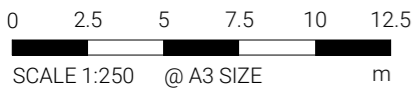
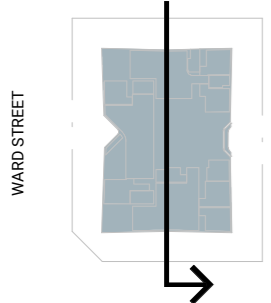
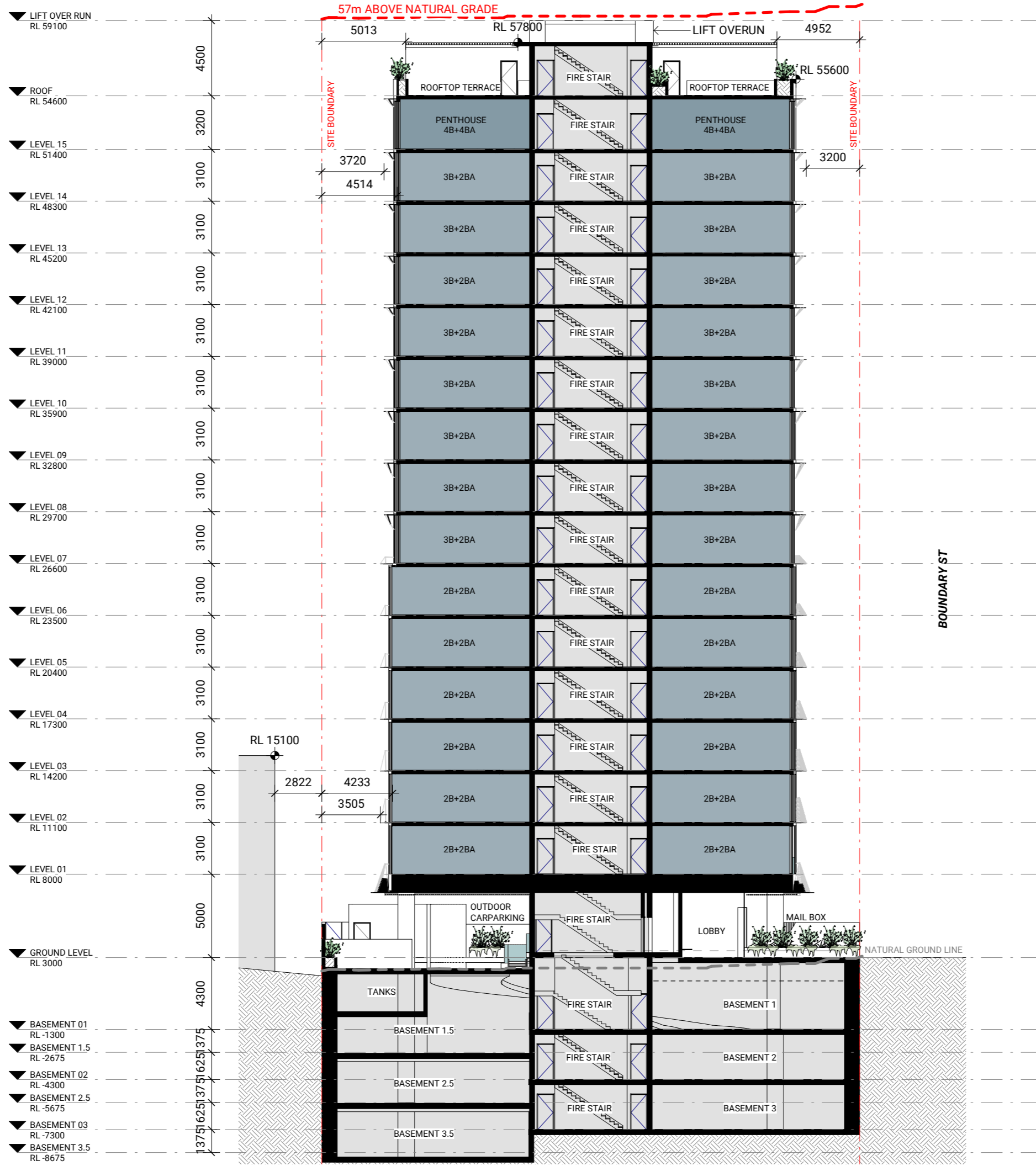
DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE
AUGUST 2024 | PLUS ARCHITECTURE

DA300
BUILDING SECTION A



ISSUE 3
Date of Issue | 14.06.2024

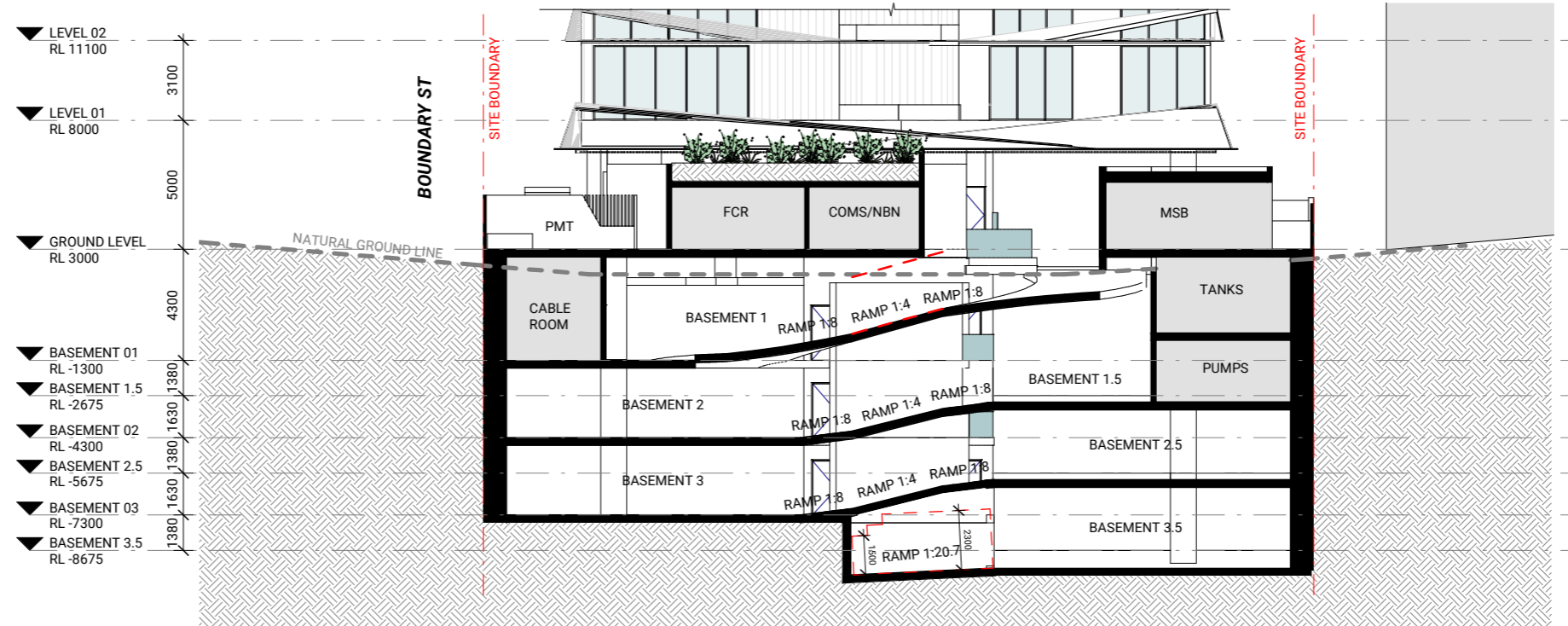
DA301
BUILDING SECTION B



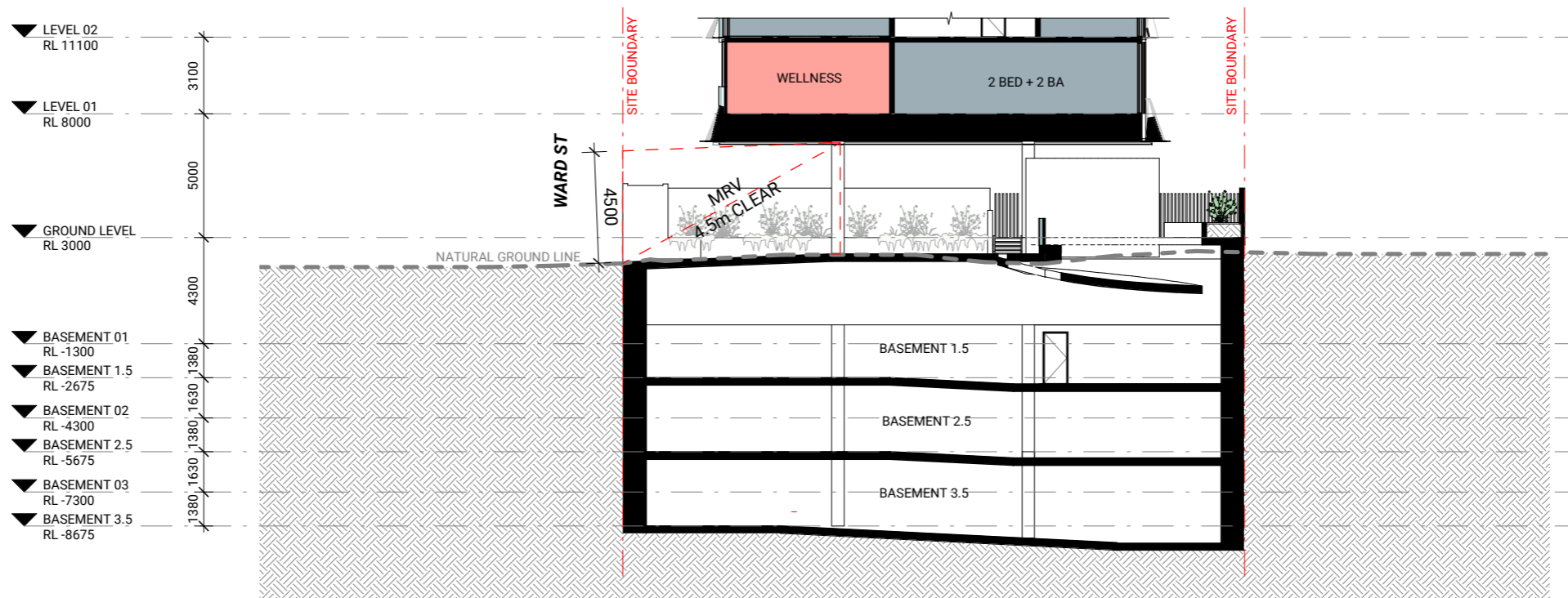
ISSUE 3
Date of Issue | 14.06.2024



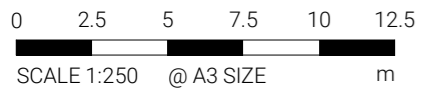
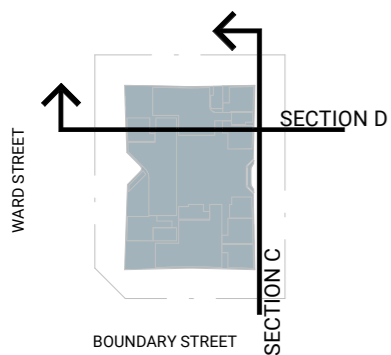
DA302
BUILDING SECTION C & D



SECTION C



SECTION D



ISSUE 2
Date of Issue | 14.06.2024

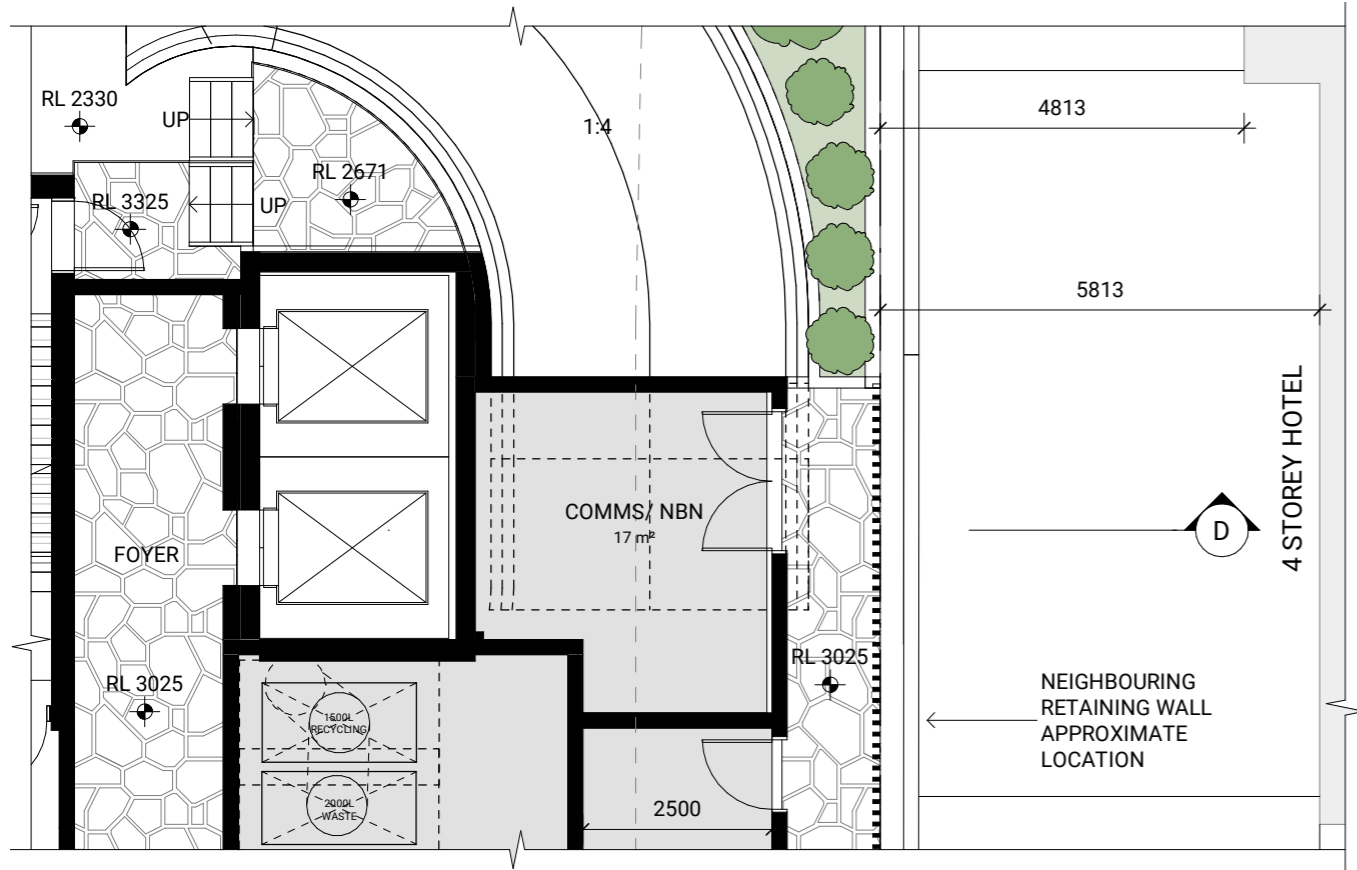


THE ANALYSIS

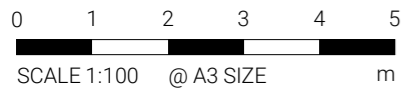
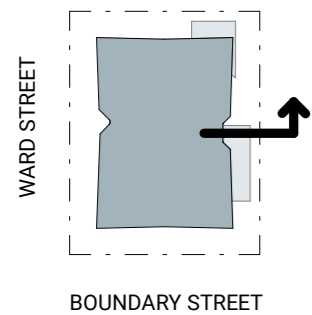
chapter 07



DA350
NORTH EASTERN BOUNDARY INTERFACE

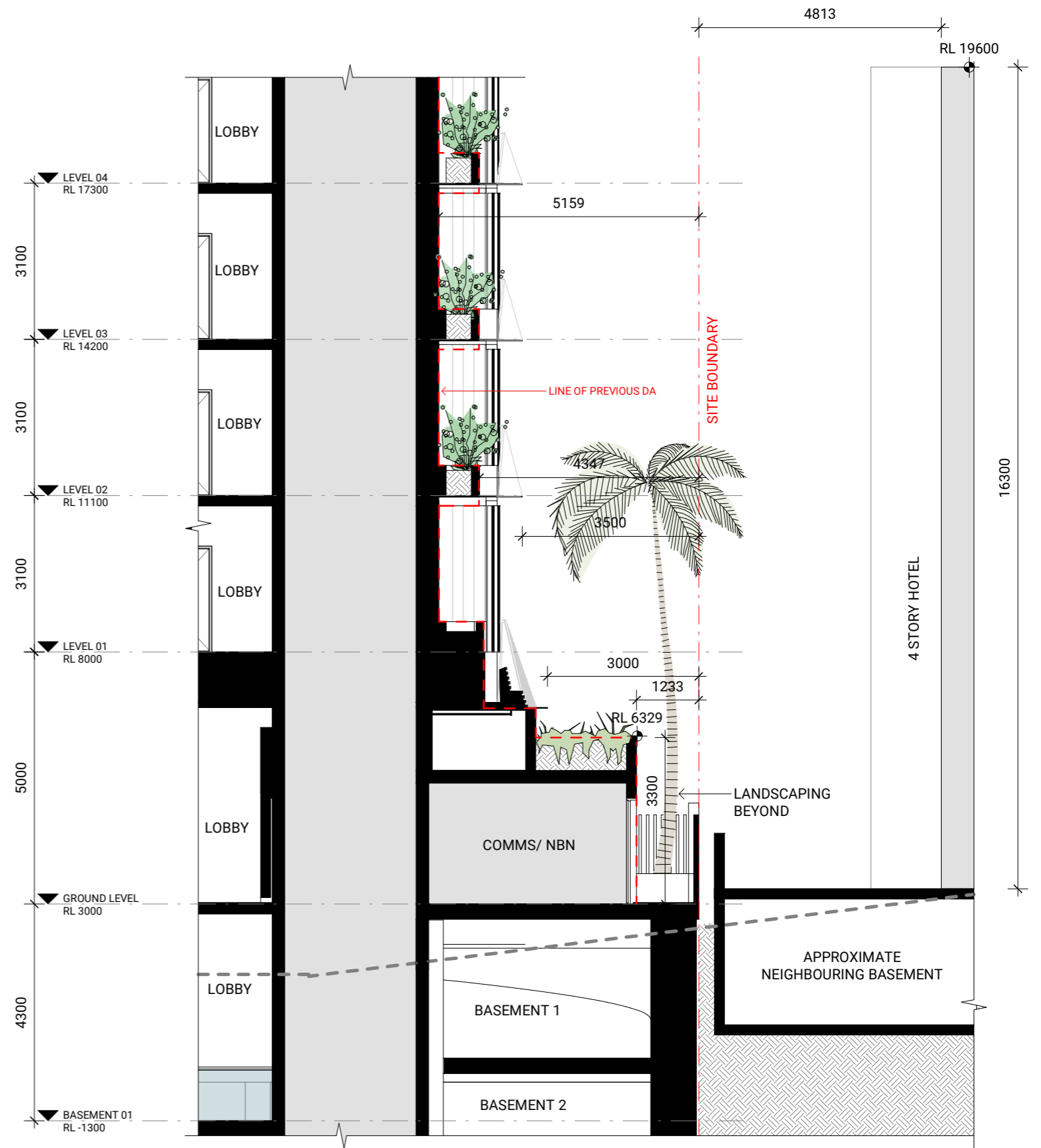


NORTH EASTERN BOUNDARY INTERFACE SECTION
 GROUND FLOOR



ISSUE 2
 Date of Issue | 23.11.2023

70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225



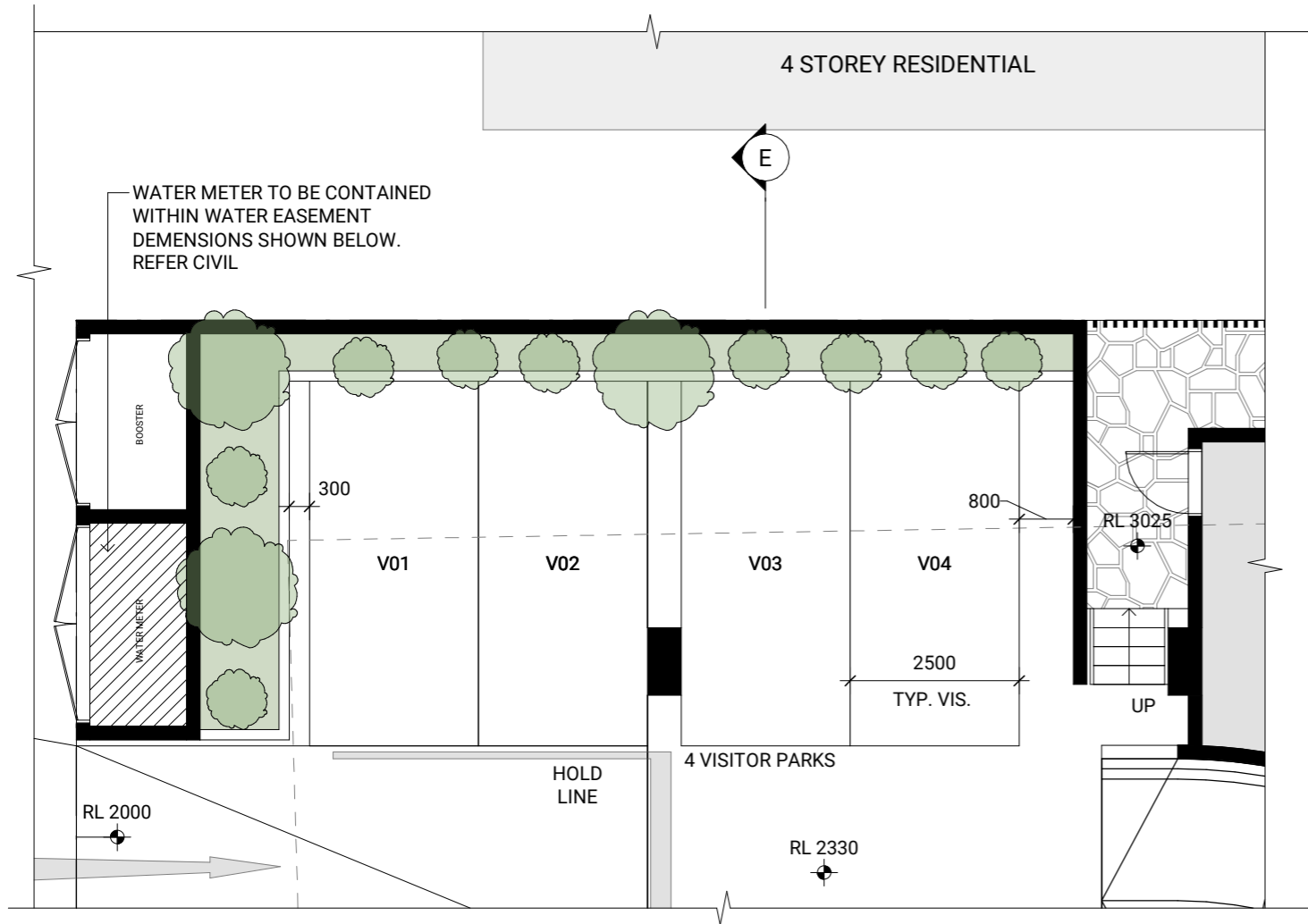
SECTION D

AUGUST 2024 | PLUS ARCHITECTURE

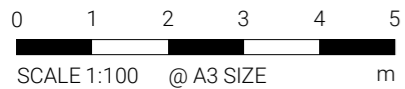
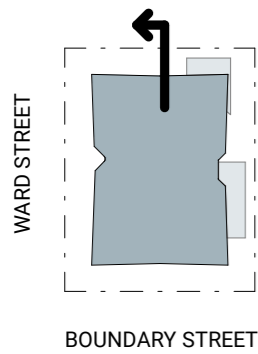


DA351

NORTH WESTERN BOUNDARY INTERFACE

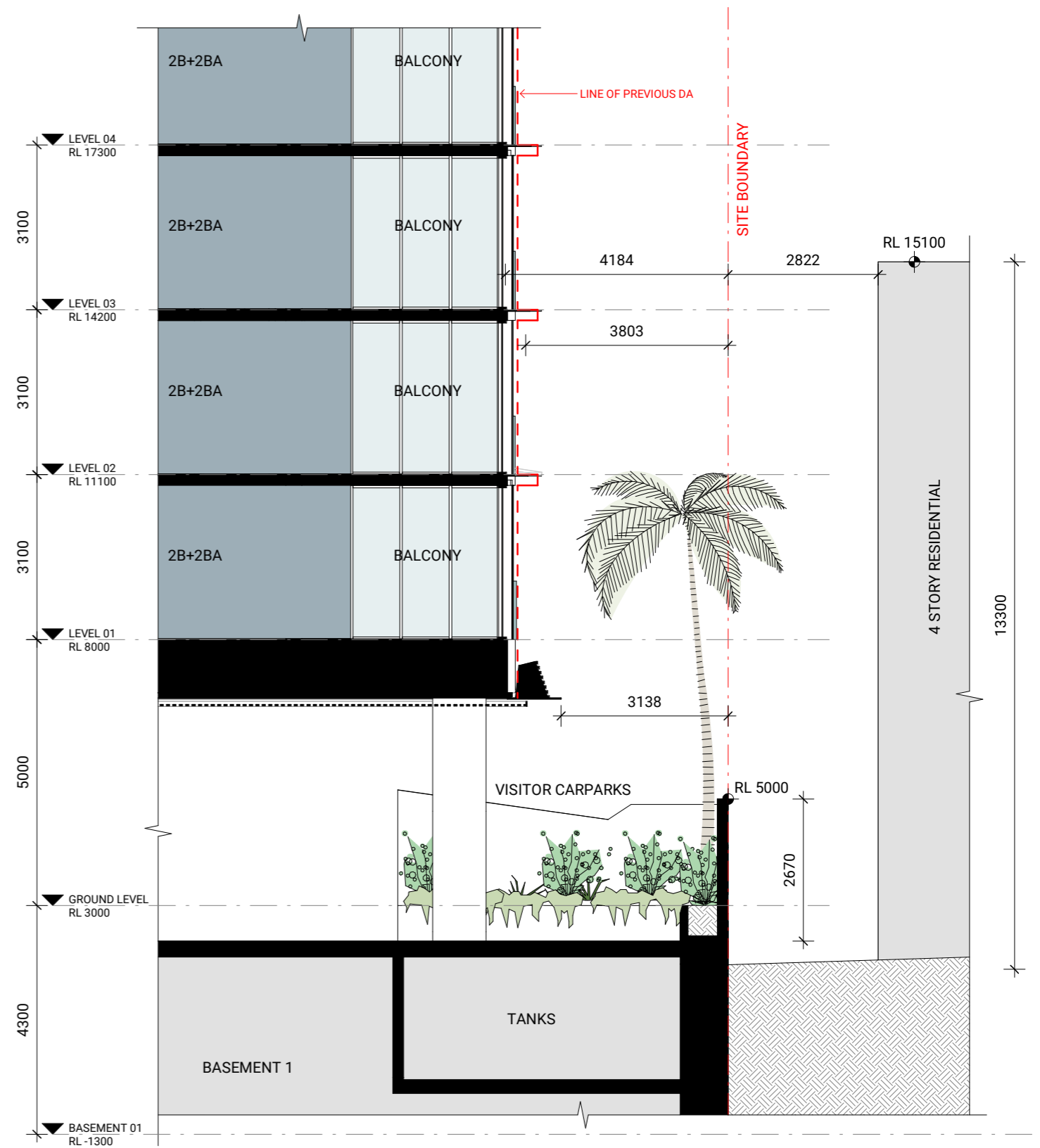


NORTH WESTERN BOUNDARY INTERFACE SECTION GROUND FLOOR



ISSUE 2
Date of Issue | 23.11.2023

70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225



SECTION E

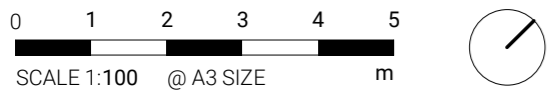
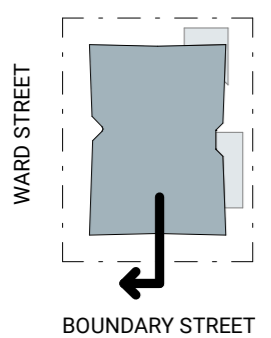
AUGUST 2024 | PLUS ARCHITECTURE



DA352
SOUTH EASTERN BOUNDARY INTERFACE

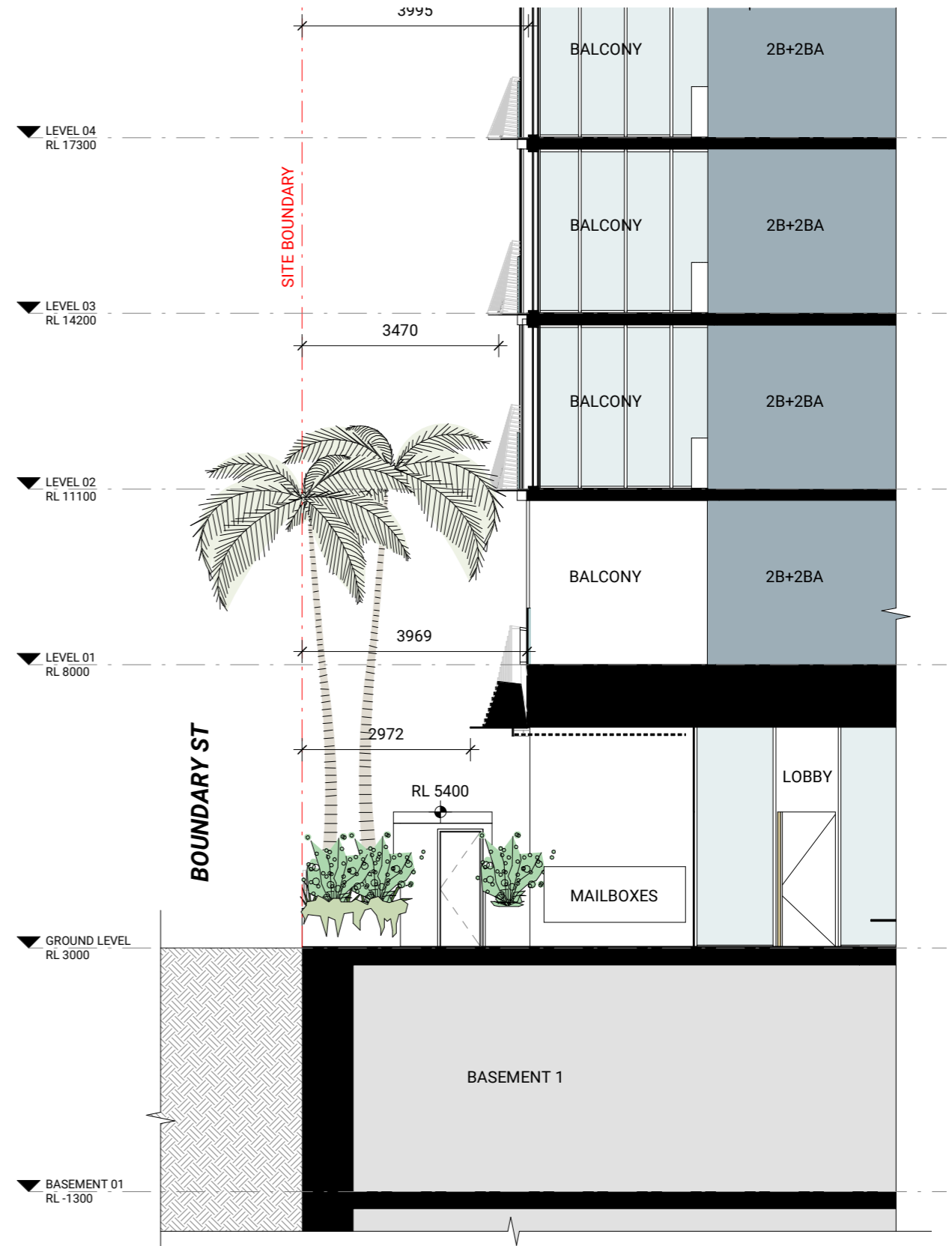


SOUTH EASTERN BOUNDARY INTERFACE SECTION
 GROUND FLOOR



ISSUE 1
 Date of Issue | 23.11.2023

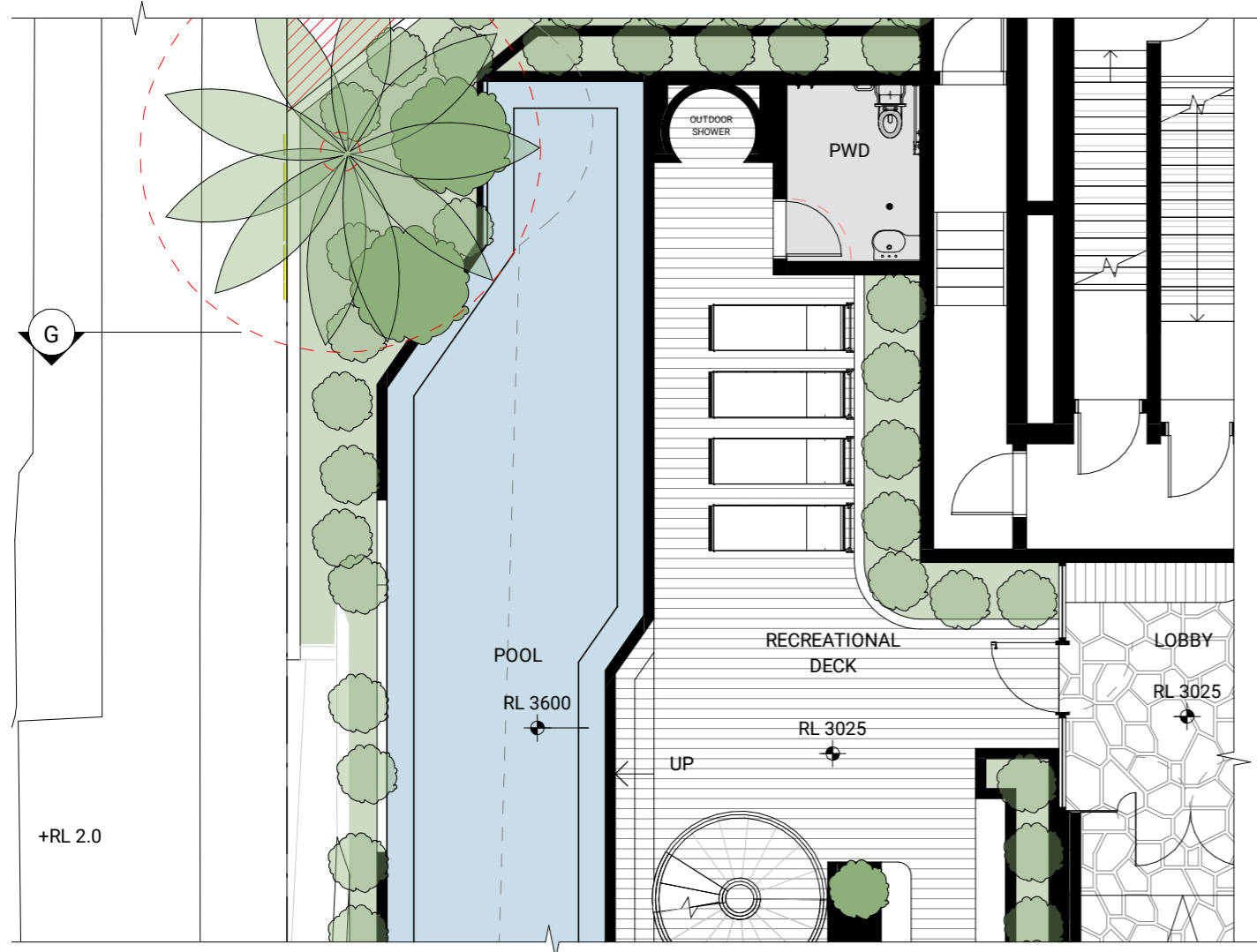
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225



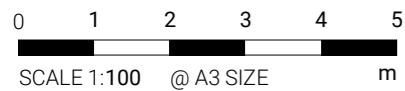
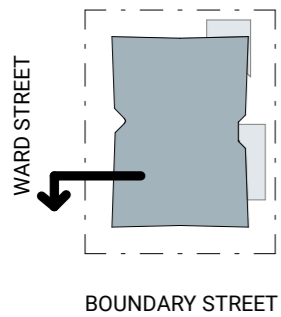
SECTION F



DA353
SOUTH WESTERN BOUNDARY INTERFACE

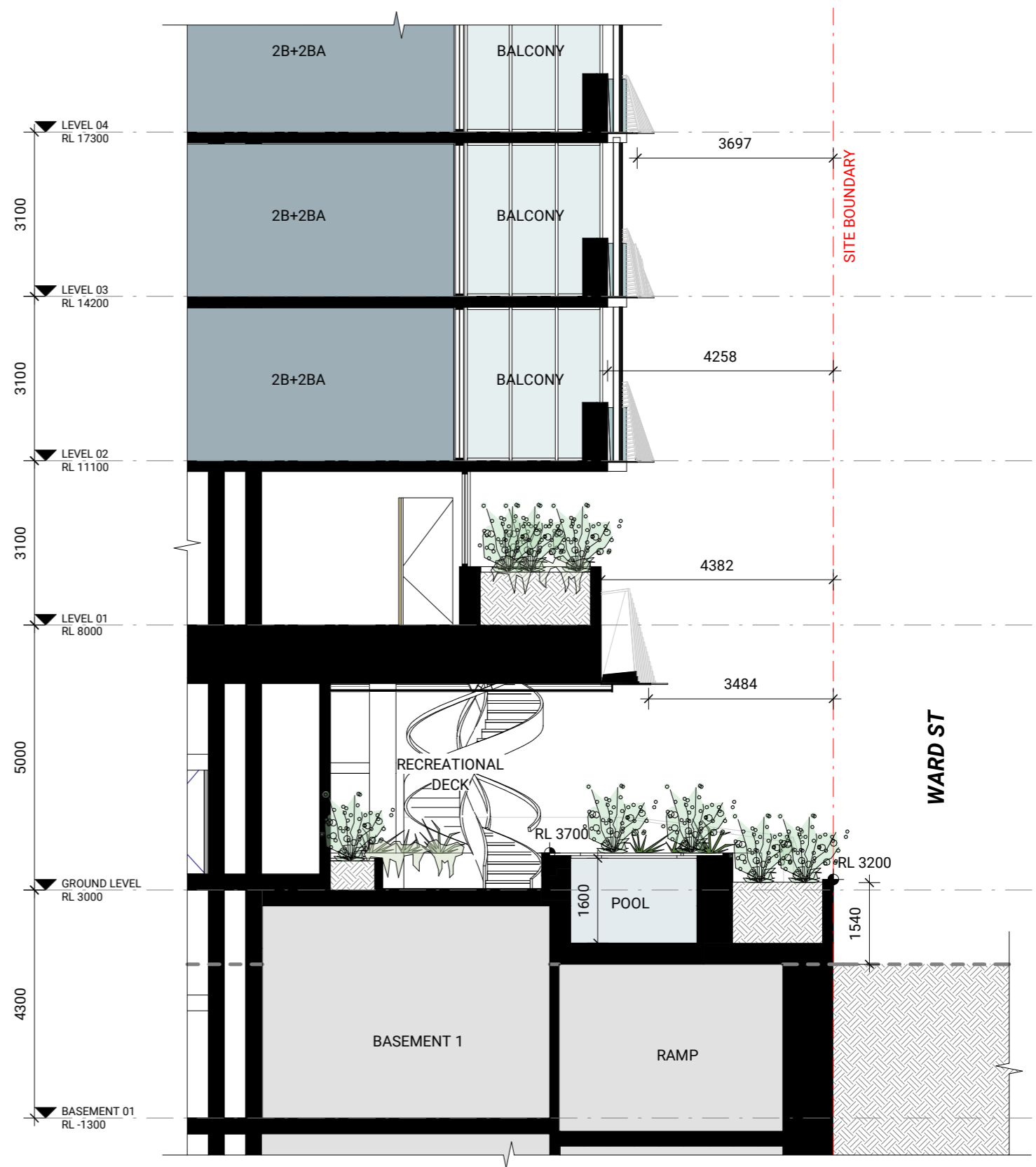


SOUTH WESTERN BOUNDARY INTERFACE SECTION
GROUND FLOOR



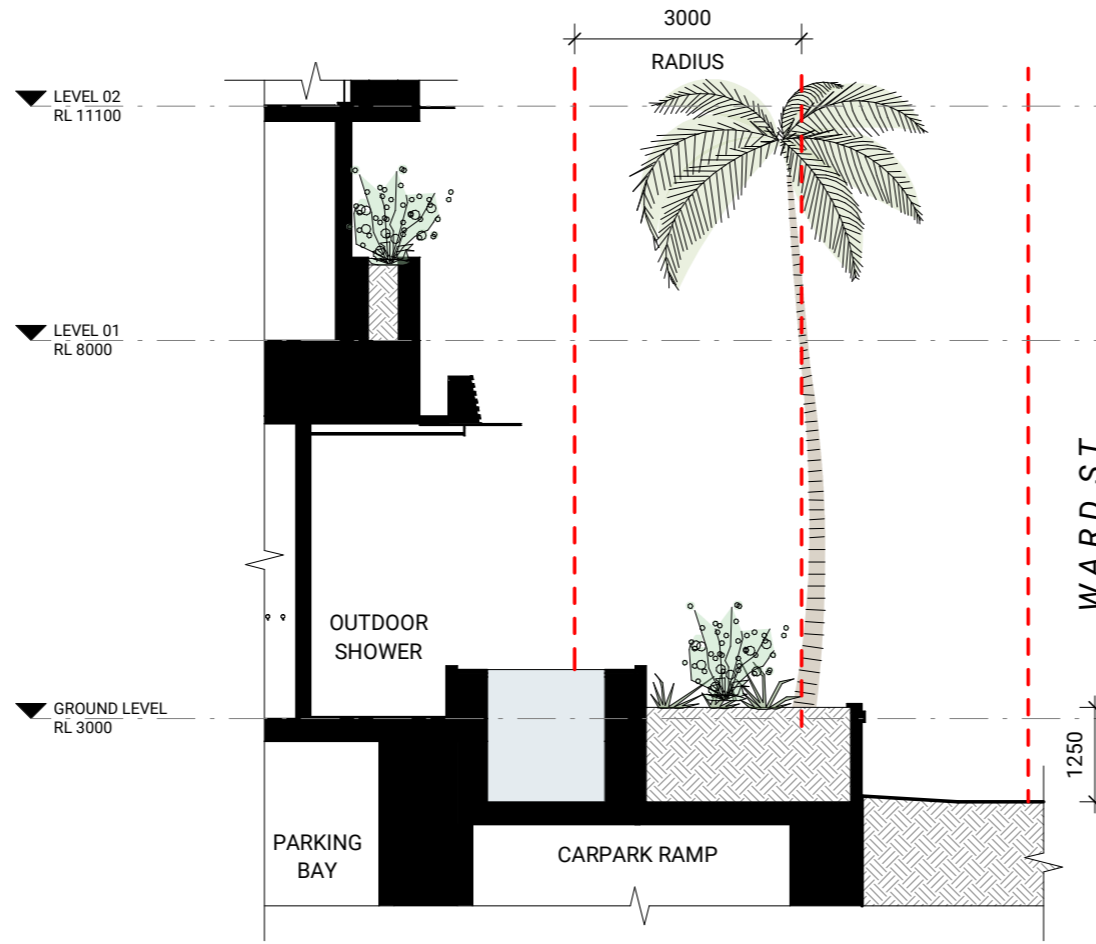
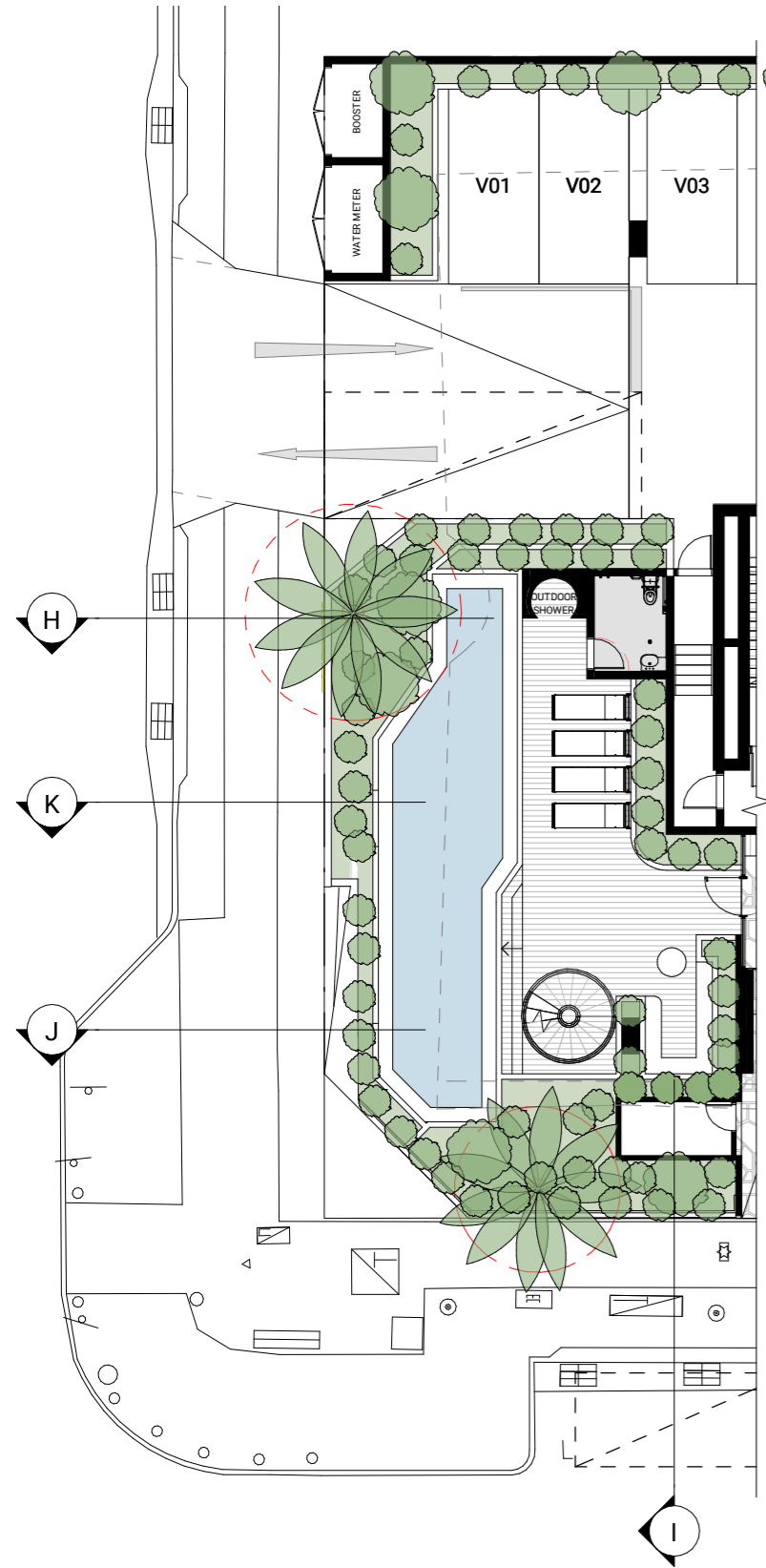
ISSUE 1
 Date of Issue | 23.11.2023

70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

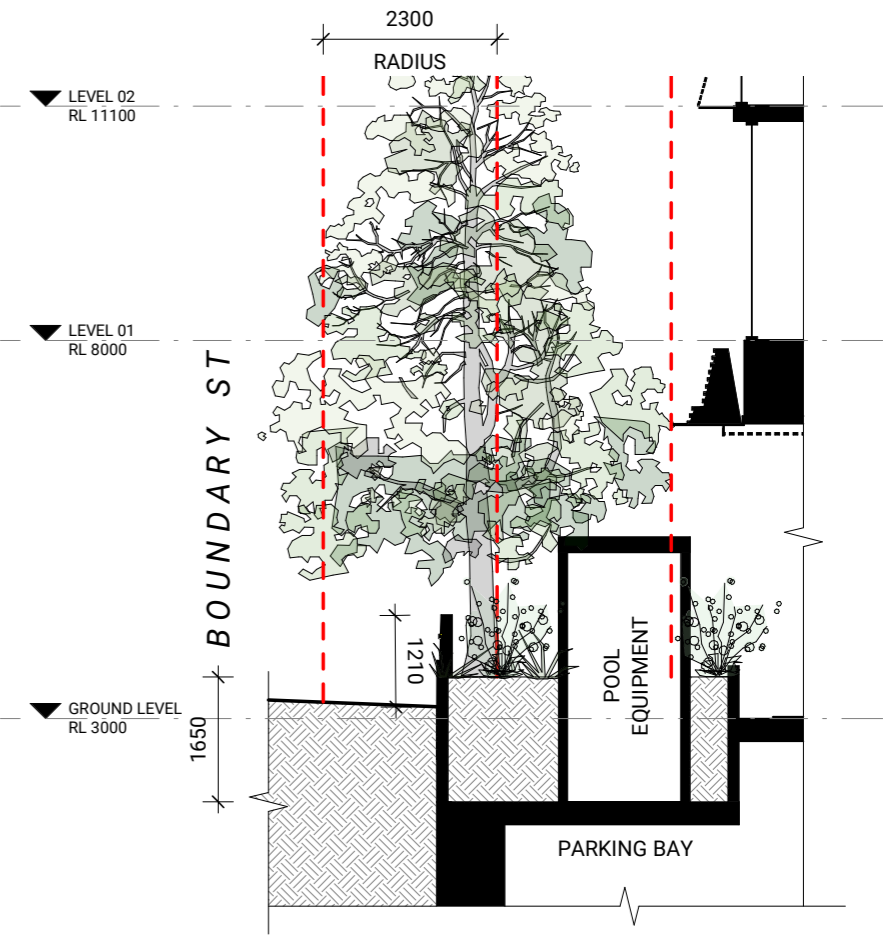


SECTION G

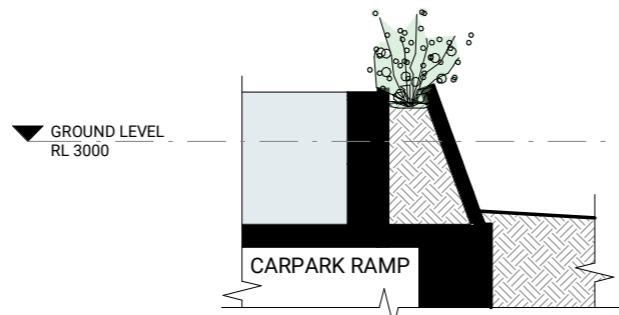
DA354
LANDSCAPING INTERFACES



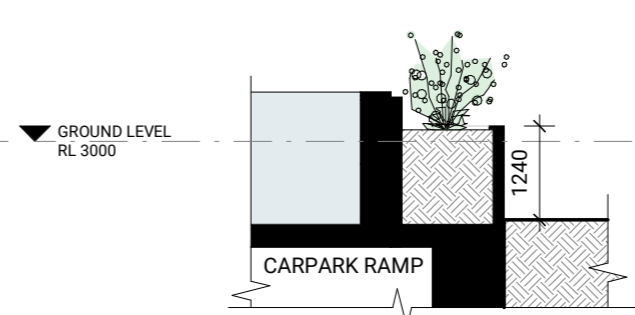
Section H



Section I



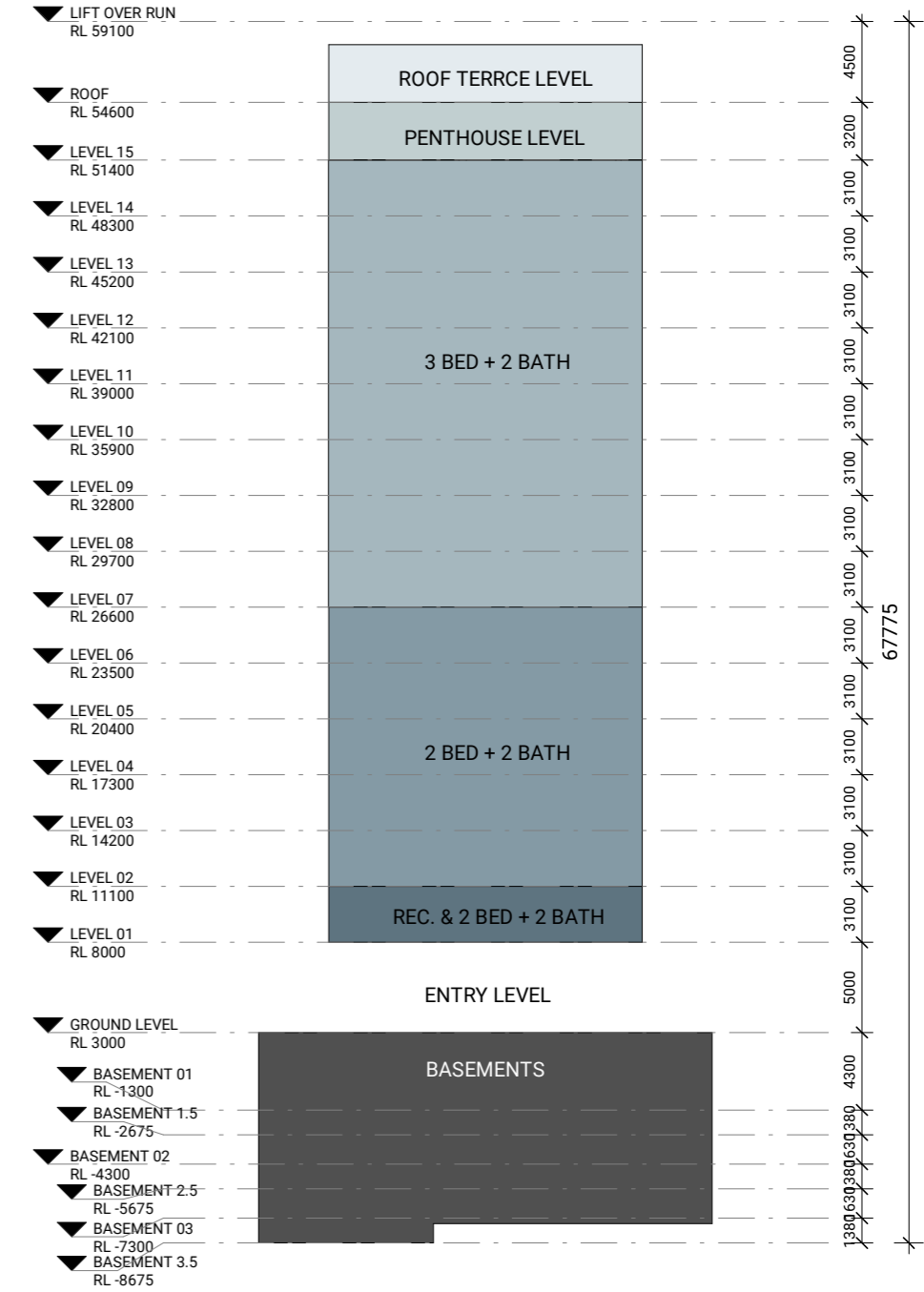
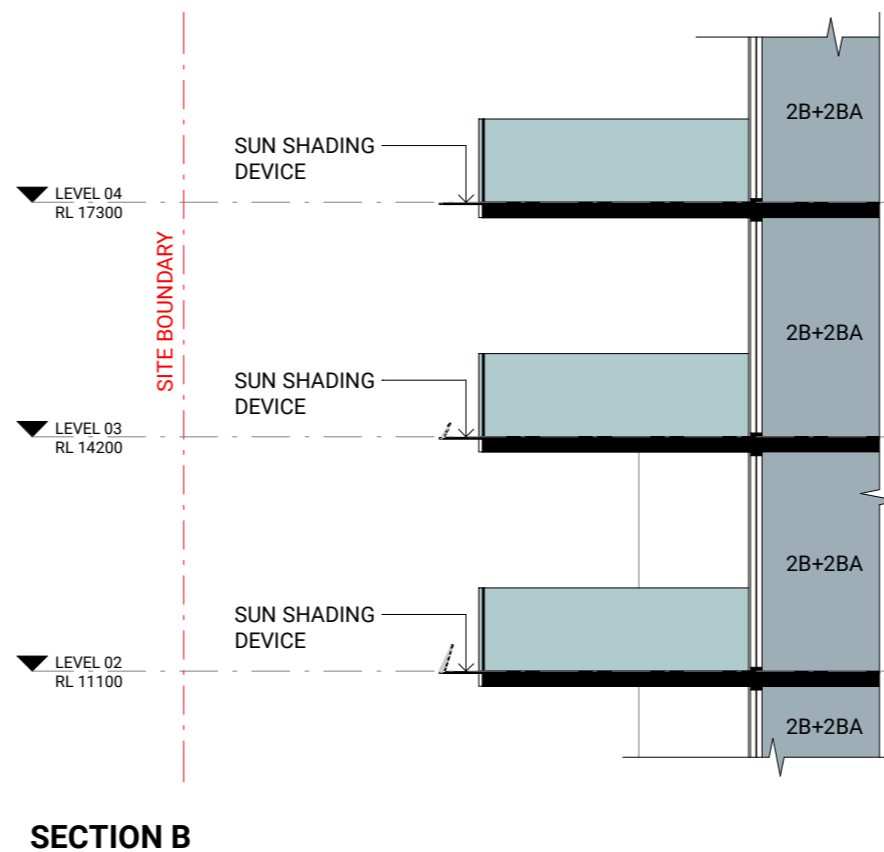
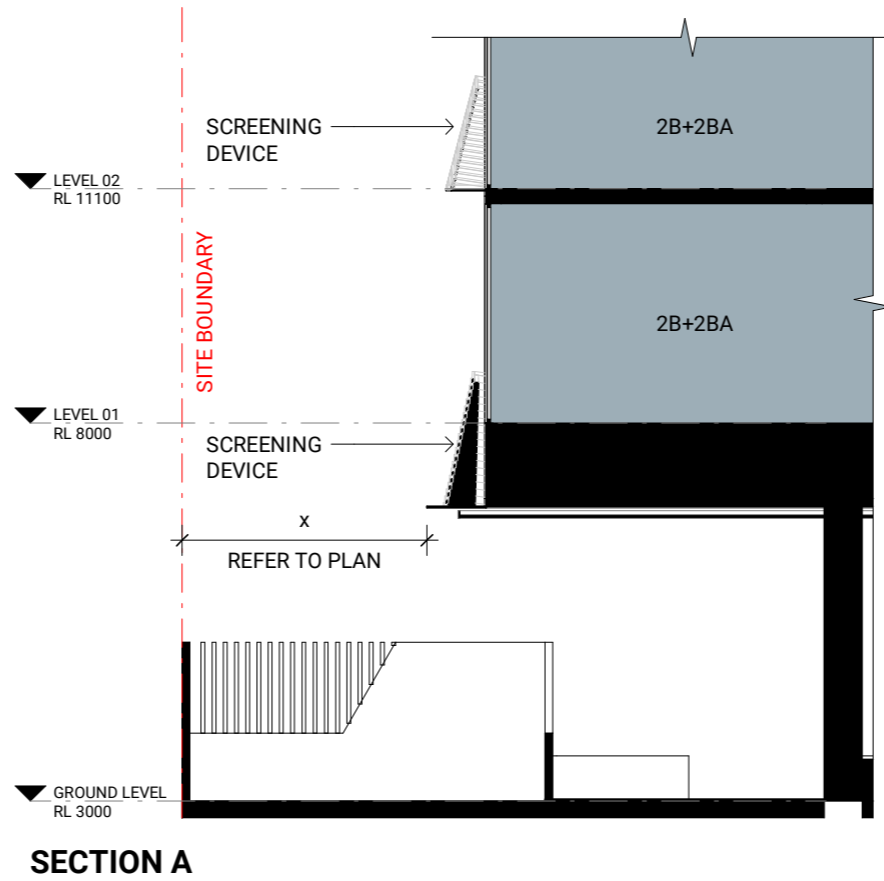
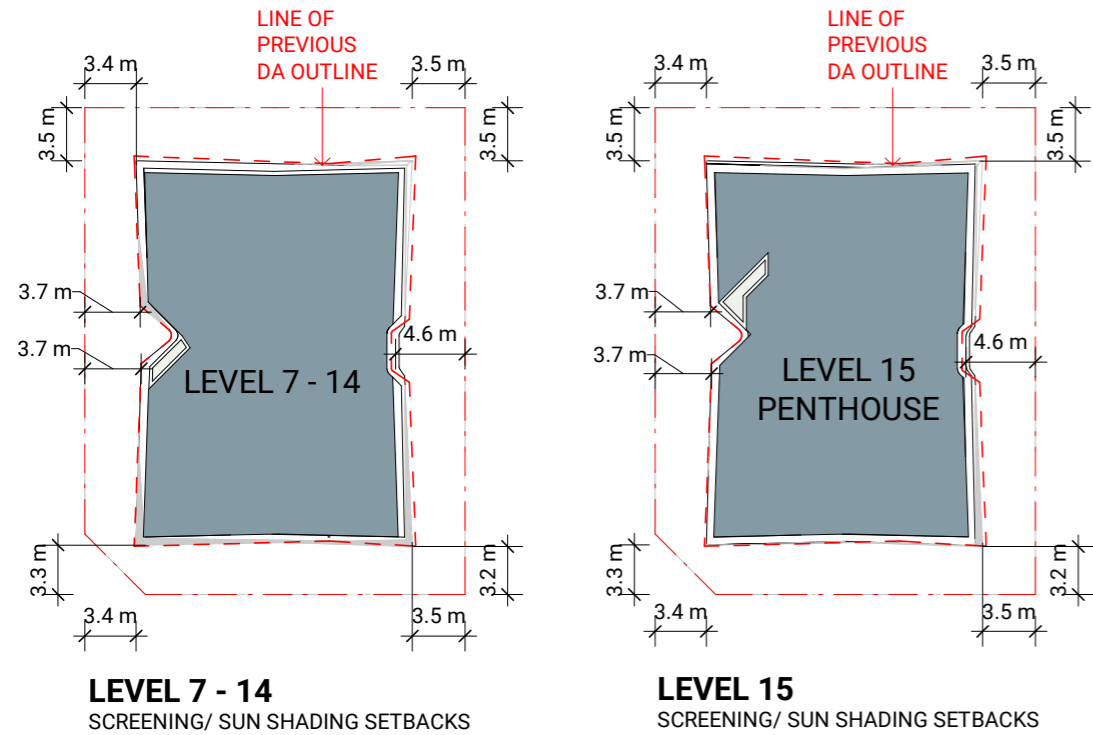
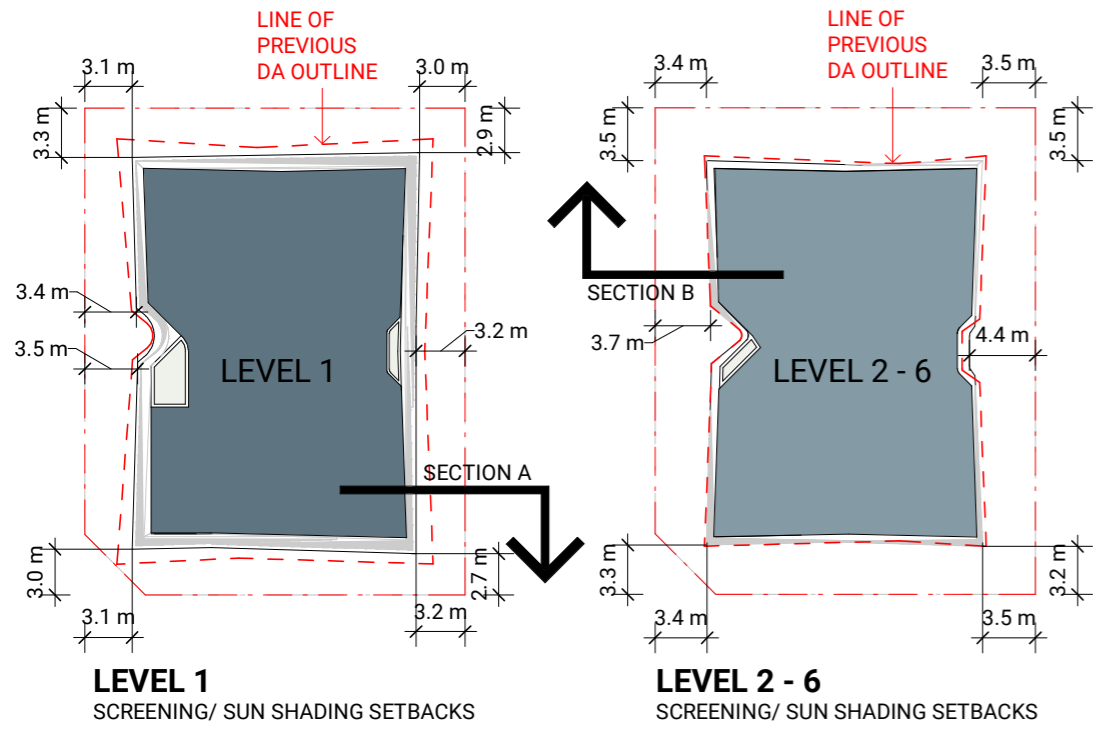
Section J



Section K



DA401 SETBACK ANALYSIS

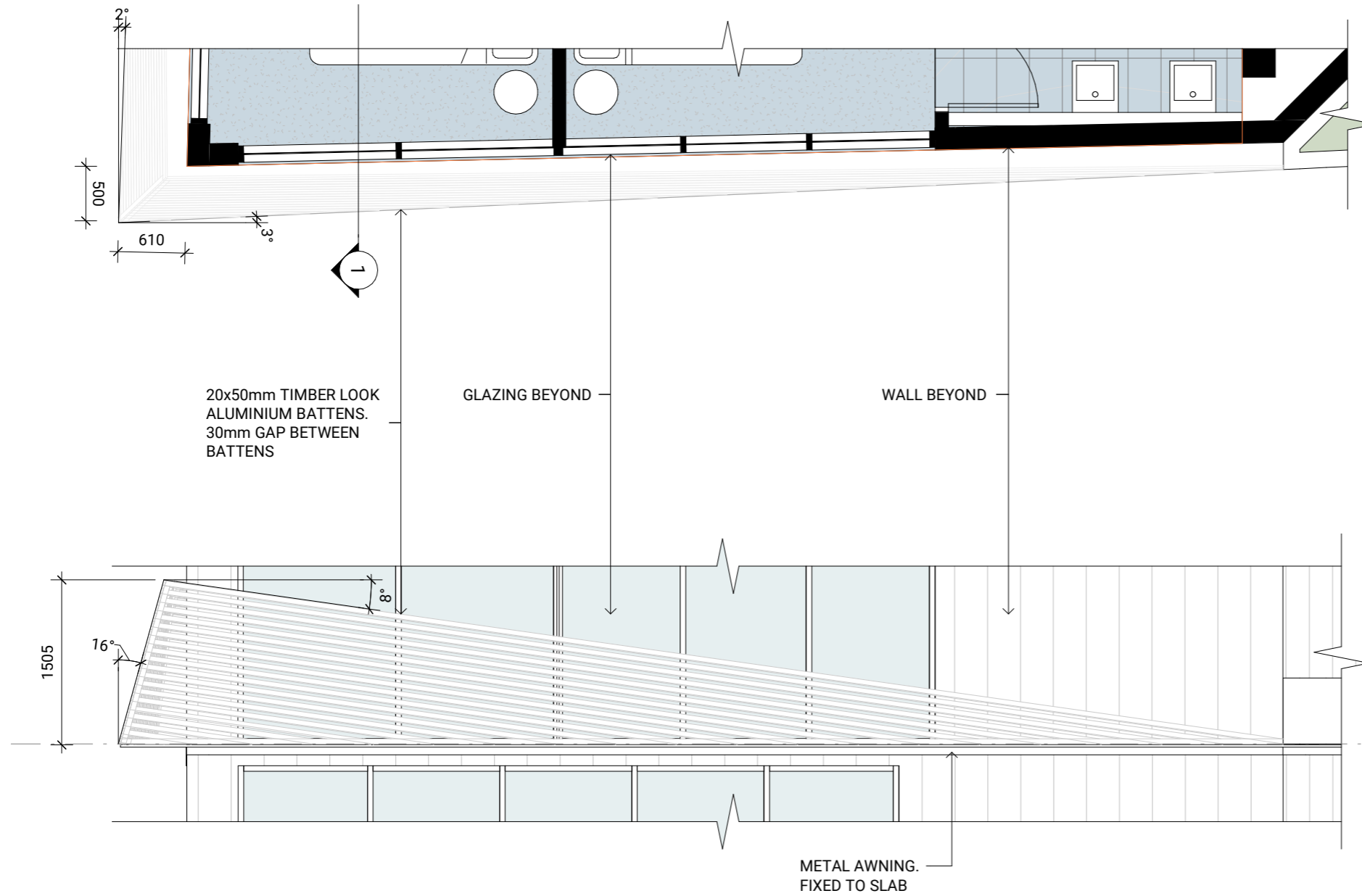




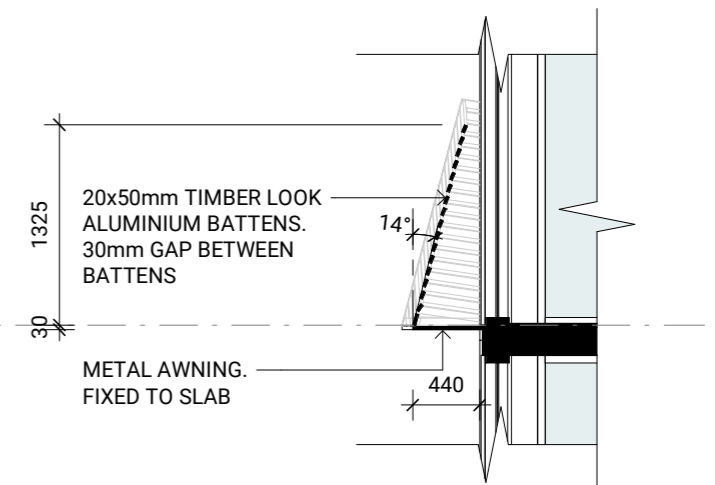
DA410

TYPICAL SCREENING DETAILS - FACADE

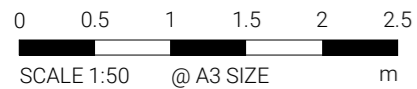
NOTE: DETAILS BELOW ARE SHOWN INDICATIVELY AND ARE SUBJECT TO CHANGE WITH DETAILED DESIGN. INSTANCE BELOW IS TYPICAL ONLY AND VARIES ACCROSS BUILDINGS FACADE



TYPICAL SCREENING PLAN AND ELEVATION



SECTION 1 - TYPICAL SCREENING SECTION



ISSUE 2
Date of Issue | 14.06.2024



NORTH
(Meridian MGA zone 56
vide SP315428)



Background Aerial Imagery
The aerial imagery is from Queensland Globe circa 2021.

Building Heights
The levels shown to represent surrounding building heights "Top of Building" have been surveyed from adjacent roads. Accordingly, we cannot confirm if these are the highest points for each building - the surveyed point is restricted to line of sight.

In some instances there may be a lift overrun or other structure on the roof which was not sighted at time and from location of survey.

Legend

Buildings

- Located building
- Project Site

TRILOGY
Trilogy
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Over 30 years experience

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MERMAID WATERS | GOLD COAST
☎ 0431 400 670
✉ wayneg@trilogys.com.au

DETAIL SURVEY
239-241 Boundary St
Coolangatta

Client: **Intrepid Developments (Qld) P/L**

Project Specifics:
Local Government: Gold Coast City
RP Description: Lot 6 and 7 on RP1777
Project Coordinates: Local
Project Meridian: MGA vide SP315428
Level Datum: AHD (derived) from PSM 124958 RL28.571

Contour Interval:
Scale: 0 25 50 75
1 : 2500 (Before Reduction)

Drawing Number: **TSS-221006-003-A** Sheet **1 of 1**

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Revision:	Notes:

Notes

Any licence to use, reference or reproduce this document and the information shown on this document for any purpose whatsoever is restricted to the terms of the agreement and the intended use for the information shown on this plan as agreed between Trilogy Survey Solutions and the instructing party.

The boundaries shown on this plan have been compiled from survey records (unless noted otherwise) and are for plotting purposes only. Boundary corners have not been reinstated or marked on site.

Only visible features (inspection openings) of underground services have been located (unless noted otherwise). Positions plotted are indicative only compiled from available records and should be confirmed prior to undertaking any works on site. The extents of any services as shown should not be relied upon without verification on site. Contact relevant authorities before any excavation.

This plan may not be copied unless this note is included.

Drawn: **WG**
Surveyed: **WG**
Date: **Nov 2023**

DA403 HEIGHT DIAGRAM

NOTE: RL'S SHOWN WITH COLOUR ASSOCIATIONS AS FOLLOWS:

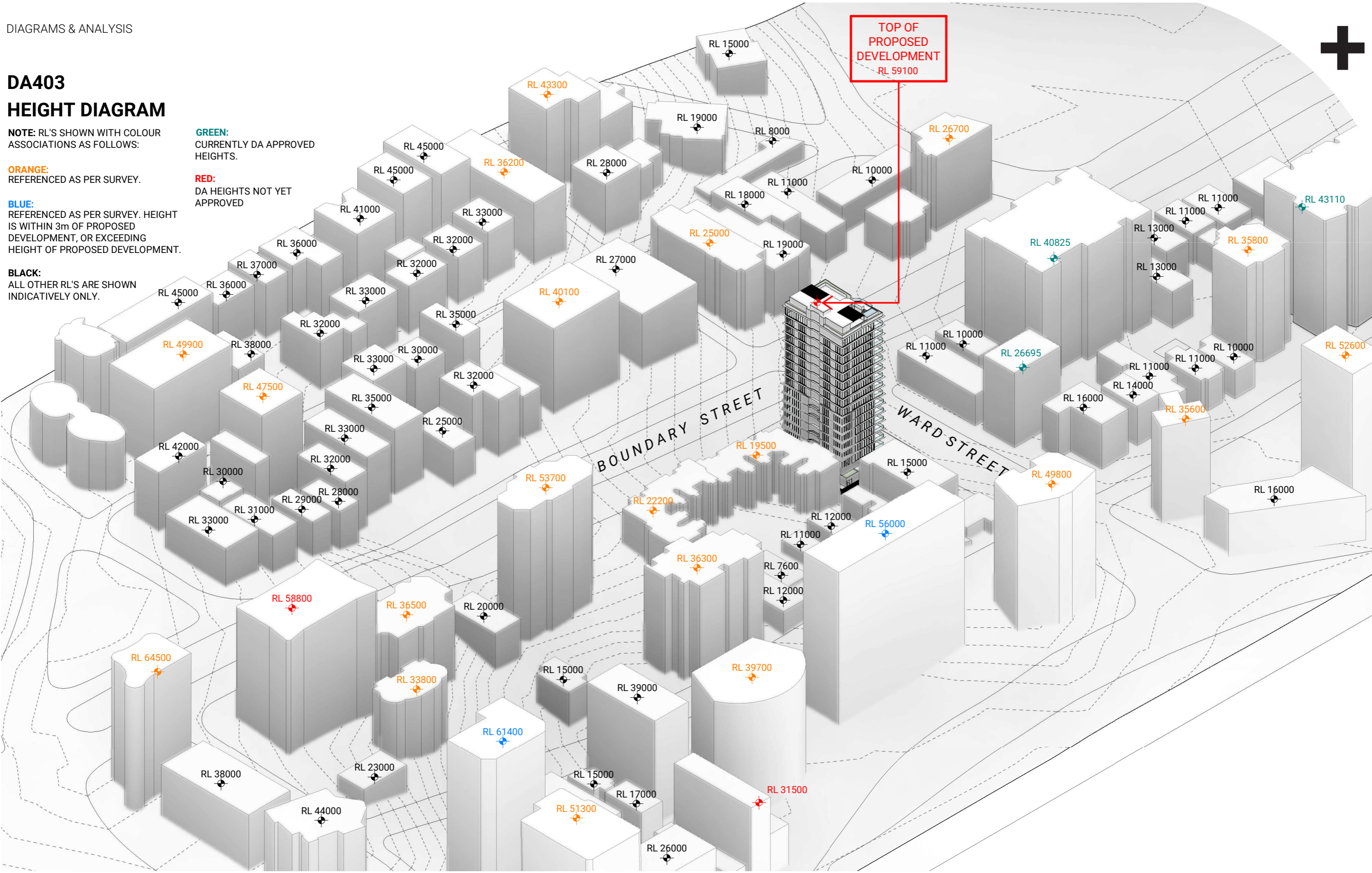
ORANGE: REFERENCED AS PER SURVEY.

BLUE: REFERENCED AS PER SURVEY. HEIGHT IS WITHIN 3m OF PROPOSED DEVELOPMENT, OR EXCEEDING HEIGHT OF PROPOSED DEVELOPMENT.

BLACK: ALL OTHER RL'S ARE SHOWN INDICATIVELY ONLY.

GREEN: CURRENTLY DA APPROVED HEIGHTS.

RED: DA HEIGHTS NOT YET APPROVED





CORNER OF BOUNDARY AND WARD STREET LOOKING EAST



CORNER OF BOUNDARY AND WARD STREET LOOKING EAST






JUNCTION OF MARINE PARADE AND WARD STREET LOOKING SOUTH

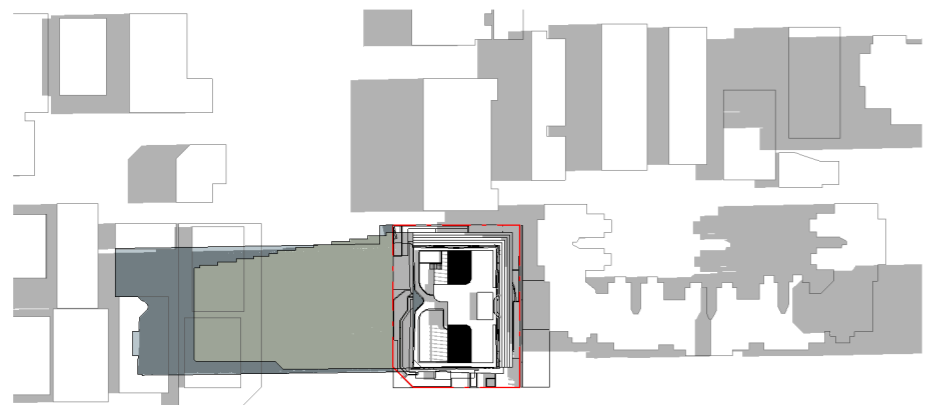


CORNER OF BOUNDARY AND CLARKE STREET LOOKING EAST

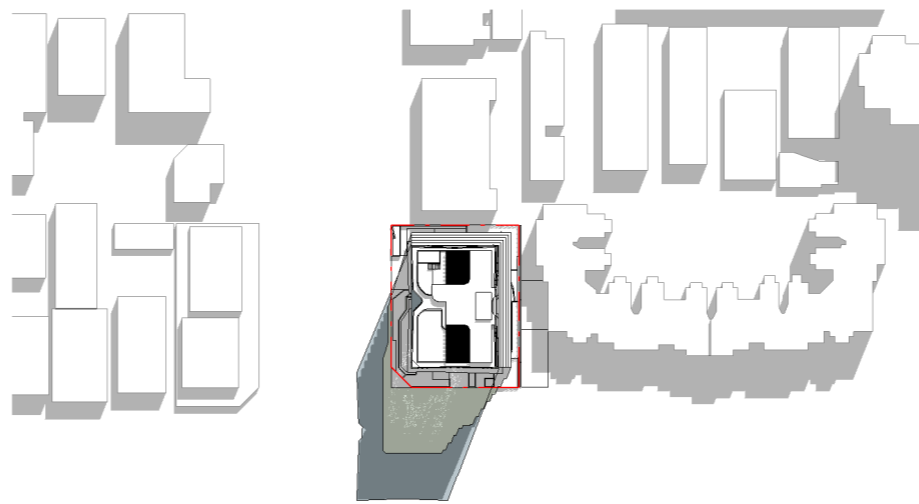


DA450 SHADOW STUDY - AUTUMN EQUINOX

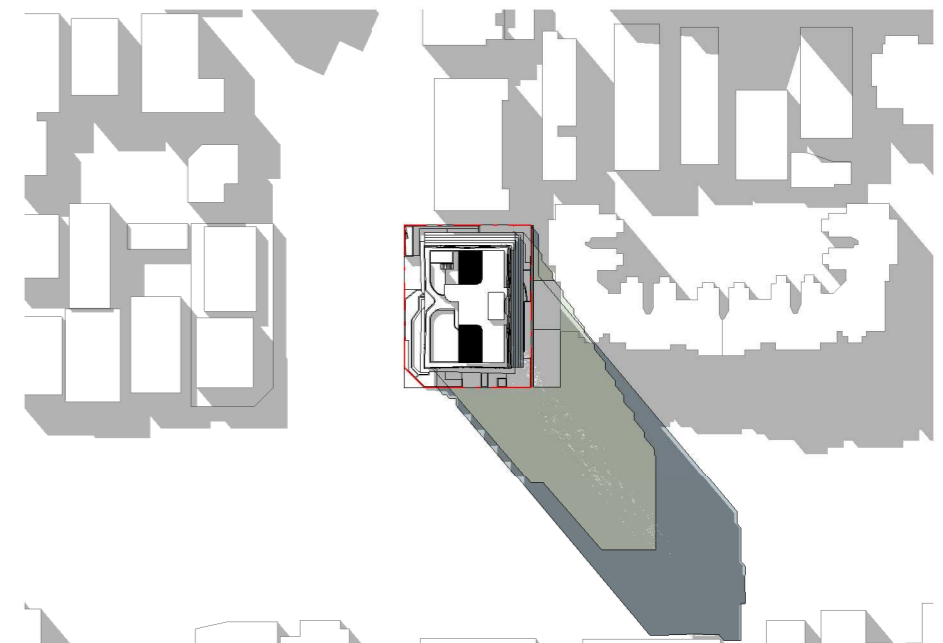
-  PROPOSED SHADOW
-  CODE ASSESSABLE FABRIC SHADOW (38m MAX HEIGHT)
-  NEIGHBOURING SHADOWS



AUTUMN EQUINOX | 9 AM
21 MARCH 2022



AUTUMN EQUINOX | 12 PM
21 MARCH 2022



AUTUMN EQUINOX | 3 PM
21 MARCH 2022

0 15 30 45 60 75
SCALE 1:1500 @ A3 SIZE m






ISSUE 1
Date of Issue | 23.11.2023

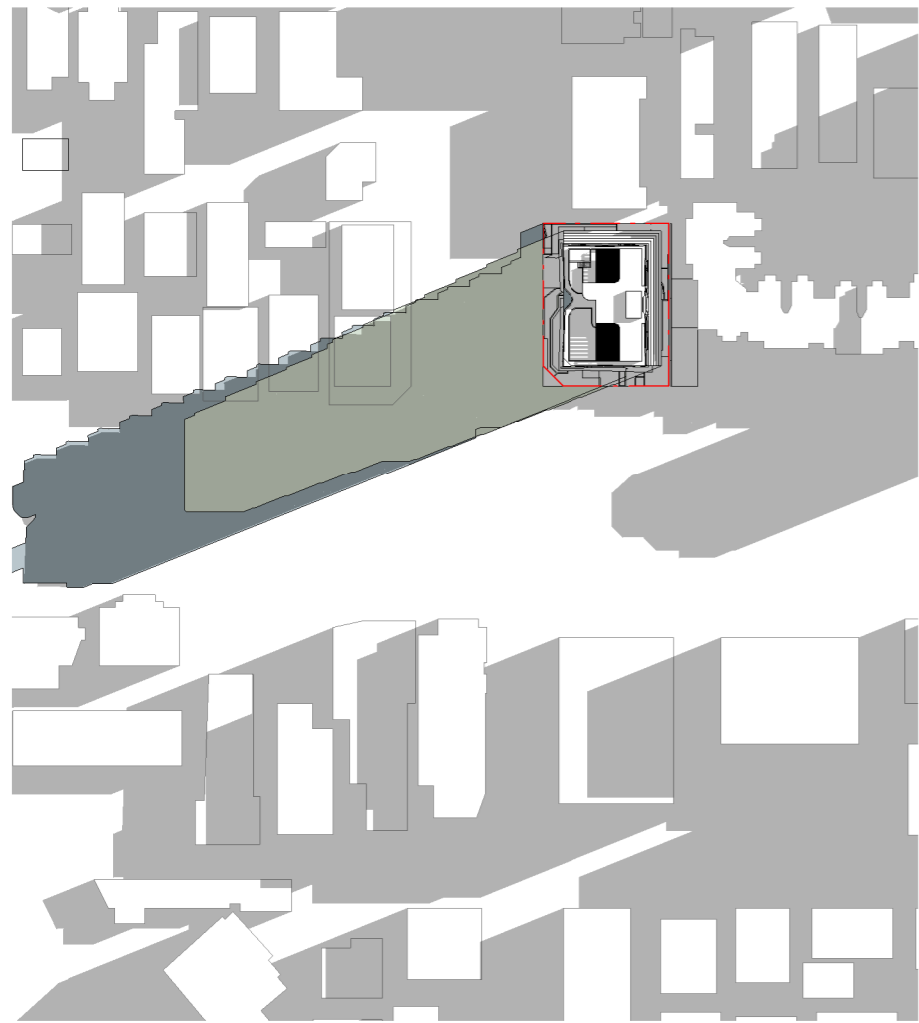
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

AUGUST 2024 | PLUS ARCHITECTURE

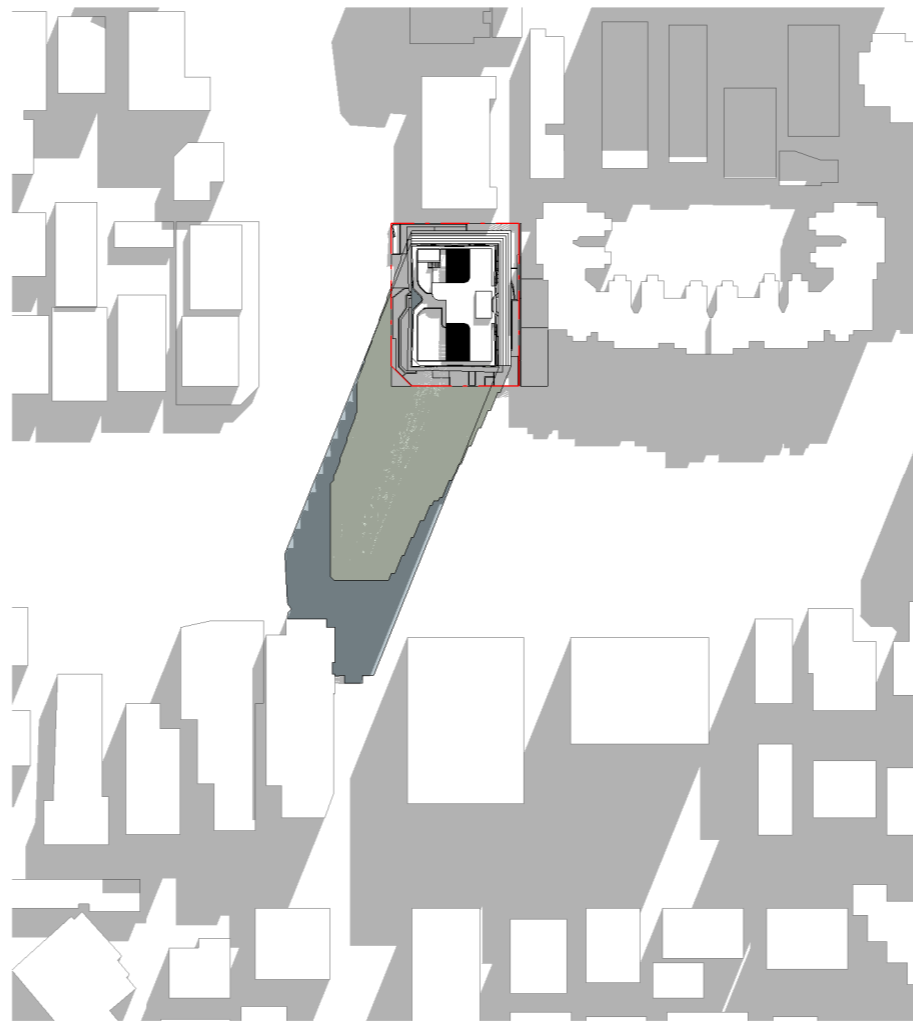


DA460 SHADOW STUDY - WINTER SOLSTICE

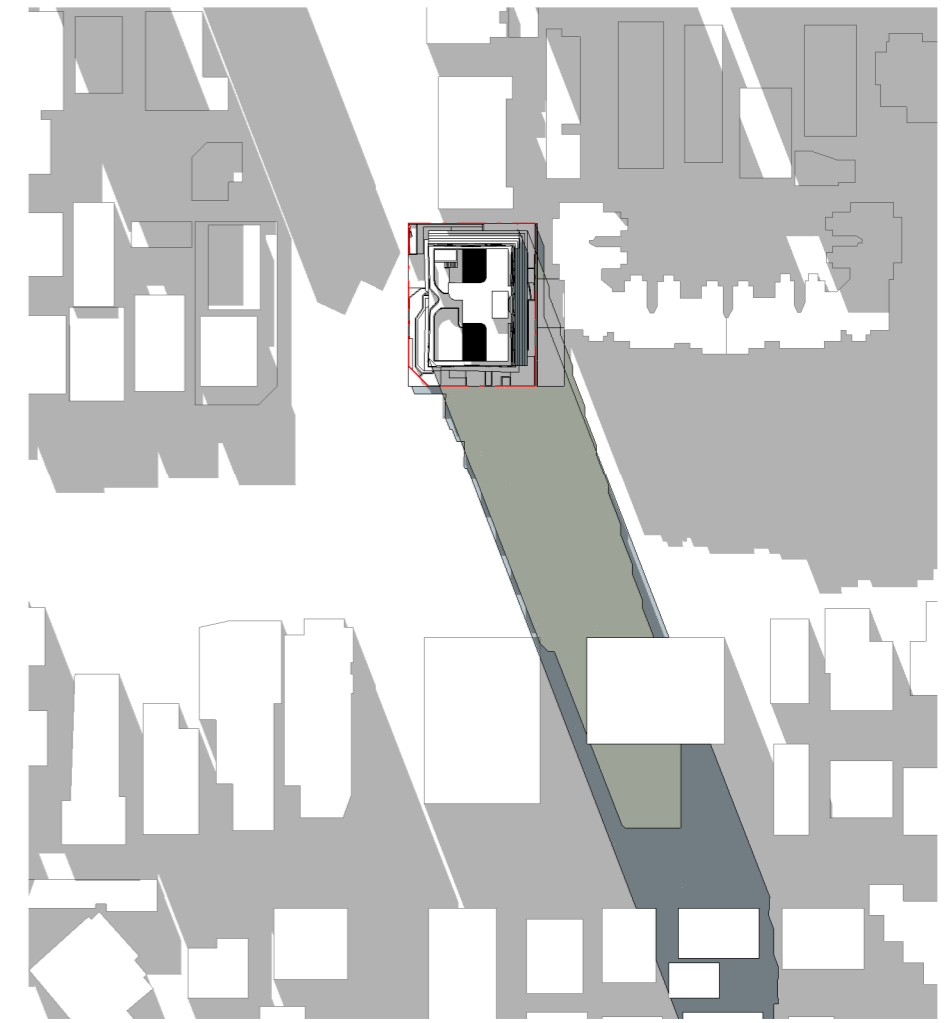
-  PROPOSED SHADOW
-  CODE ASSESSABLE FABRIC SHADOW (38m MAX HEIGHT)
-  NEIGHBOURING SHADOWS



WINTER SOLSTICE | 9 AM
21 JUNE 2022



WINTER SOLSTICE | 12 PM
21 JUNE 2022



WINTER SOLSTICE | 3 PM
21 JUNE 2022




0 15 30 45 60 75
SCALE 1:1500 @ A3 SIZE m

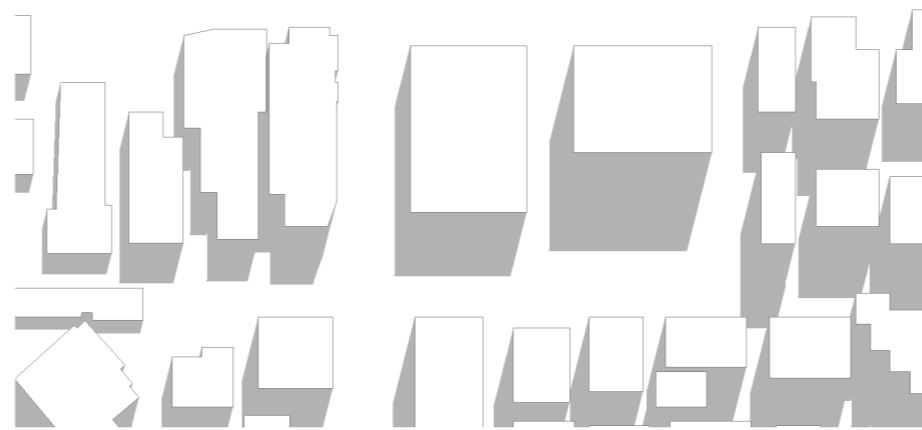
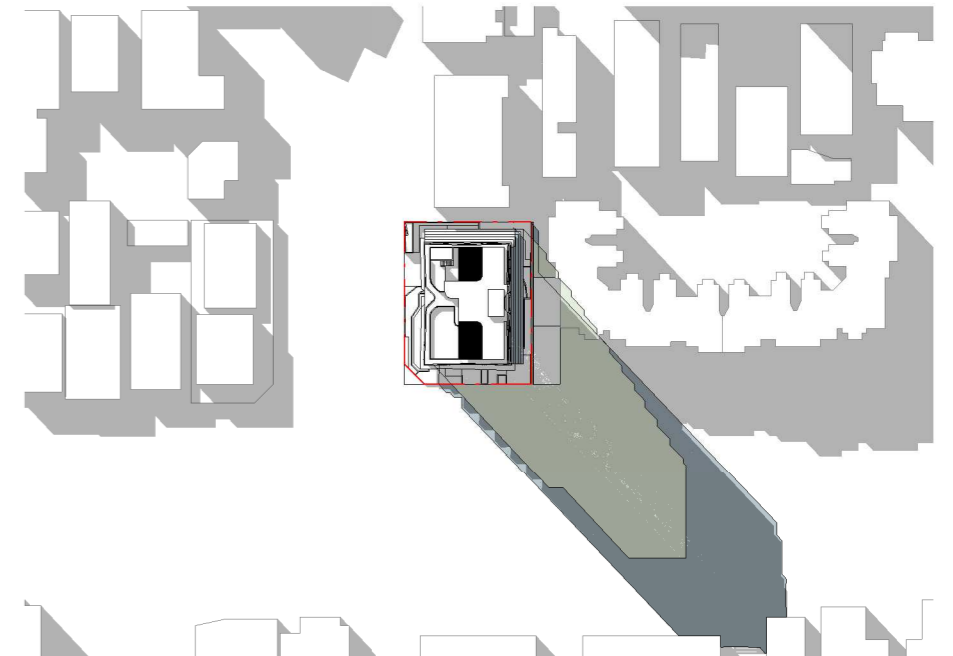
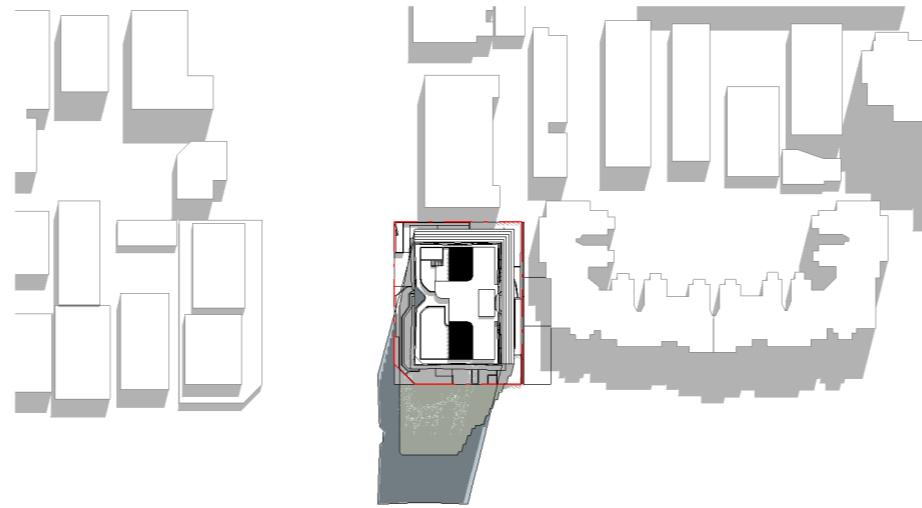
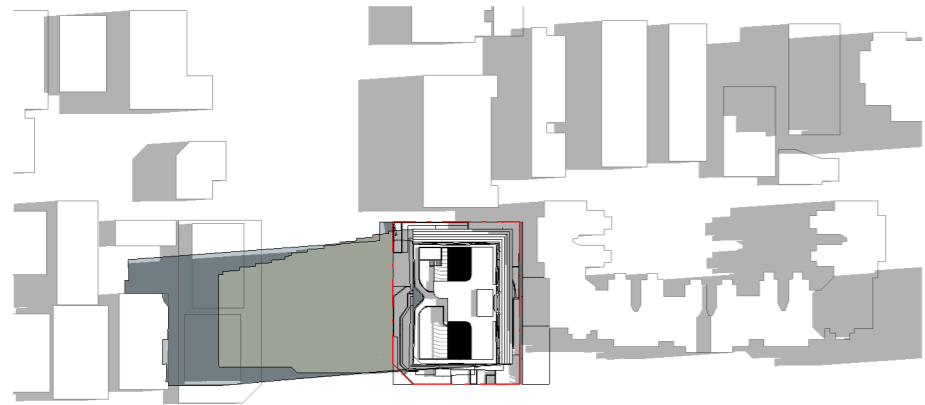


ISSUE 1
Date of Issue | 23.11.2023
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225



DA470 SHADOW STUDY - SPRING EQUINOX

-  PROPOSED SHADOW
-  CODE ASSESSABLE FABRIC SHADOW (38m MAX HEIGHT)
-  NEIGHBOURING SHADOWS



SPRING EQUINOX | 9 AM
23 SEPTEMBER 2022

SPRING EQUINOX | 12 PM
23 SEPTEMBER 2022




SPRING EQUINOX | 3 PM
23 SEPTEMBER 2022

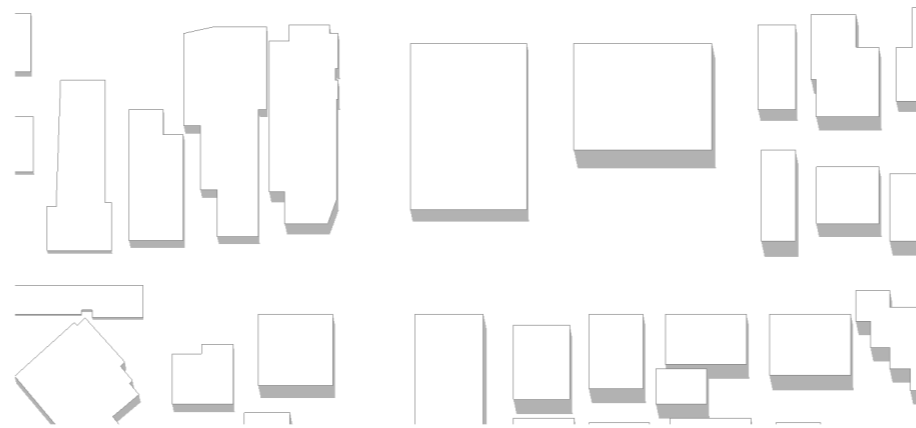
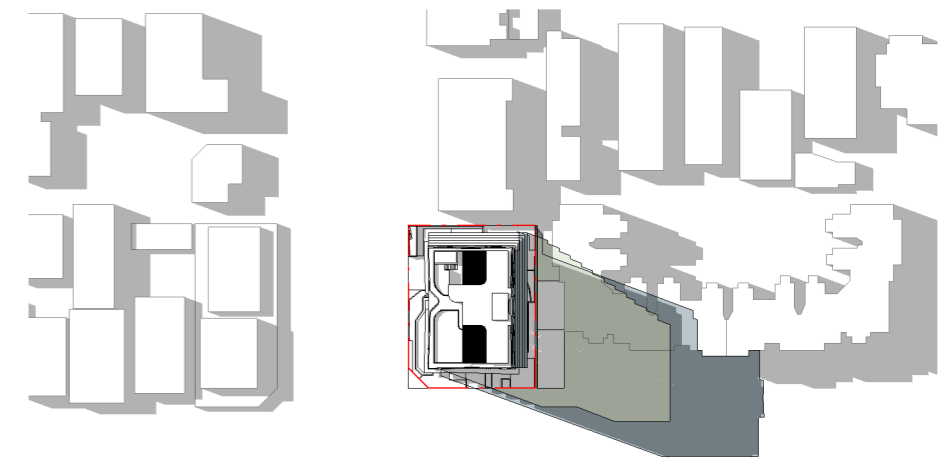
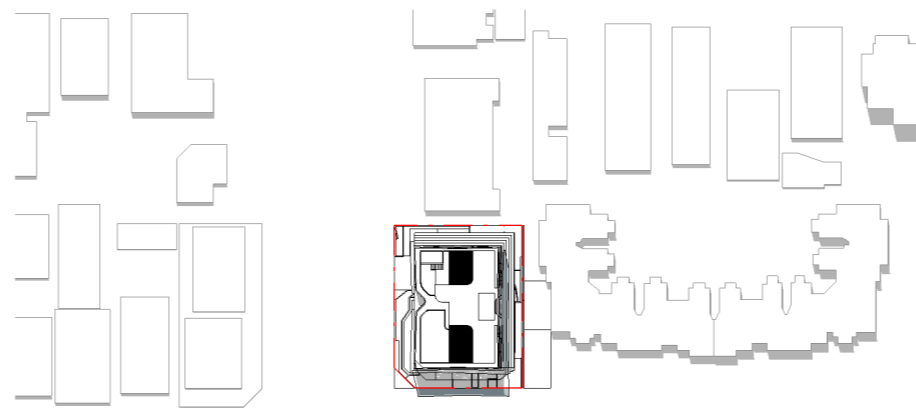
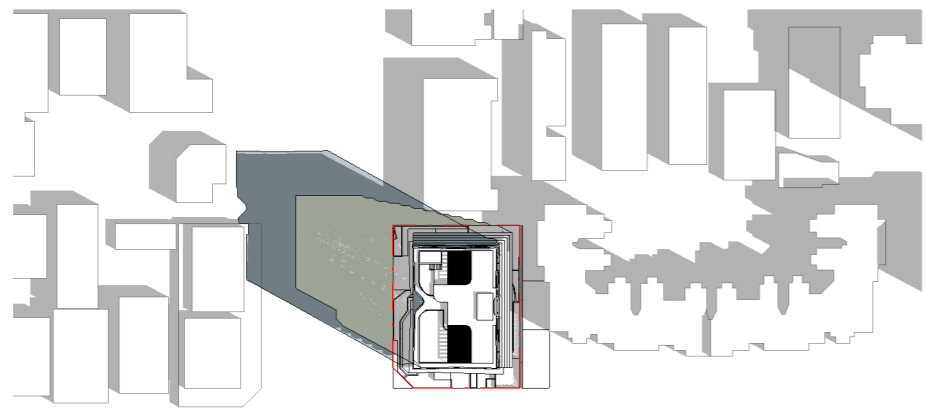
0 15 30 45 60 75
SCALE 1:1500 @ A3 SIZE m





DA480 SHADOW STUDY - SUMMER SOLSTICE

-  PROPOSED SHADOW
-  CODE ASSESSABLE FABRIC SHADOW (38m MAX HEIGHT)
-  NEIGHBOURING SHADOWS



SUMMER SOLSTICE | 9 AM
22 DECEMBER 2022

SUMMER SOLSTICE | 12 PM
22 DECEMBER 2022

SUMMER SOLSTICE | 3 PM
22 DECEMBER 2022

0 15 30 45 60 75
SCALE 1:1500 @ A3 SIZE m






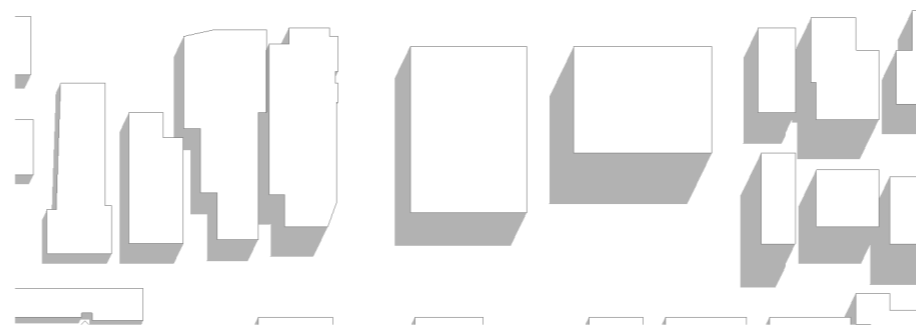
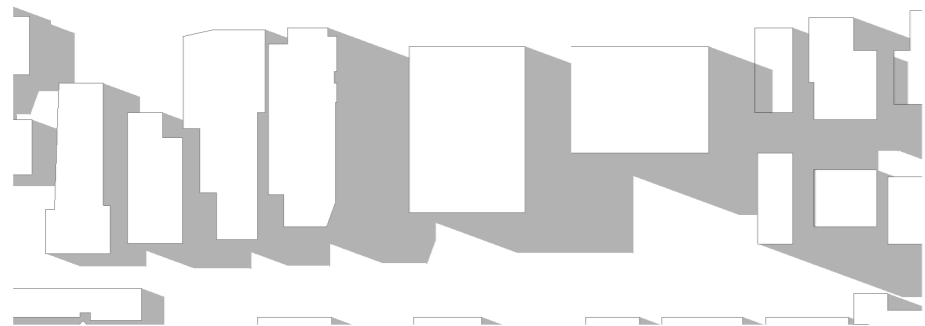
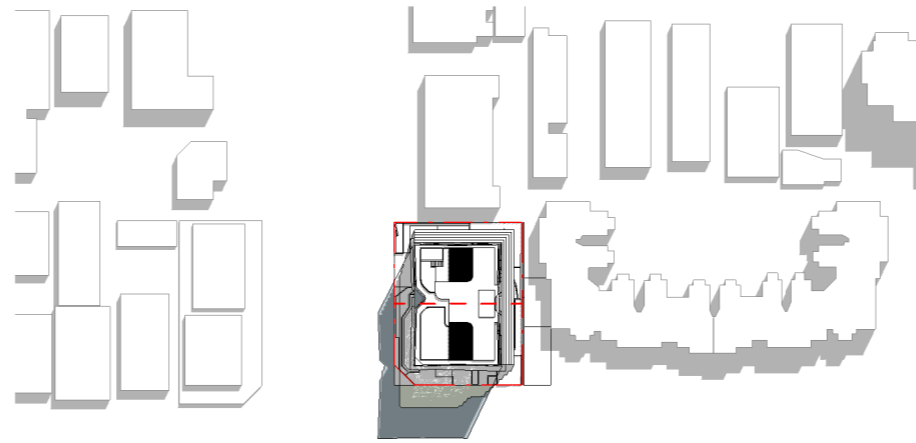
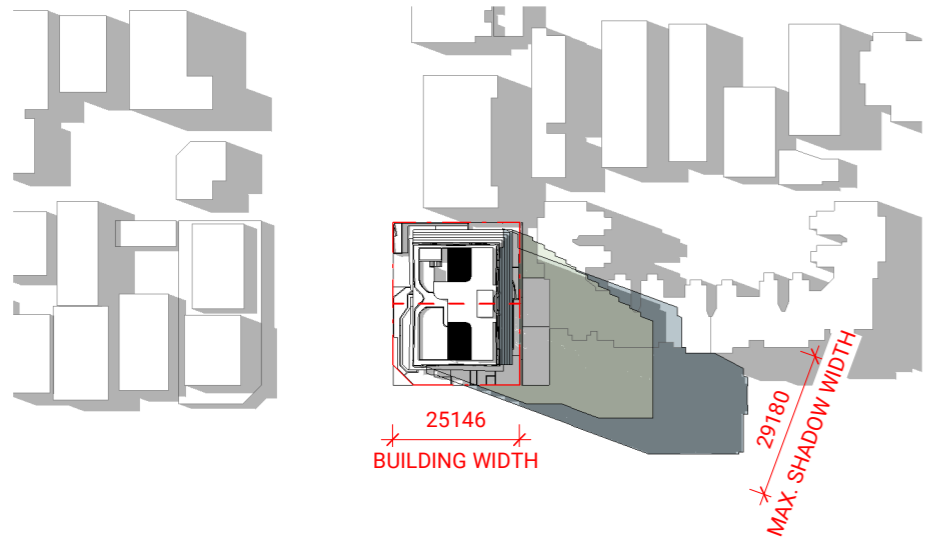
ISSUE 1
Date of Issue | 23.11.2023



DA490

SHADOW STUDY - IMPACTS

-  PROPOSED SHADOW
-  CODE ASSESSABLE FABRIC SHADOW (38m MAX HEIGHT)
-  NEIGHBOURING SHADOWS



SHADOW WIDTH RATIO

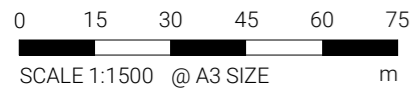
RATIO 1.16:1

THE WIDTH OF THE SHADOW CAST IN ANY DIRECTION BY EACH LEVEL OF THE BUILDING, EXCLUDING BALCONIES AND LIFT WELLS, DOES NOT EXCEED TWICE THE WIDTH OF THE SHADOW CAST IN ANY OTHER DIRECTION

SOUTH SHADOW

BUILDING HEIGHT 54 700 x 0.25 = 13 675

THE SHADOW CAST BY THE BUILDING IN A TRUE SOUTH DIRECTION HAS A LENGTH 0.25 TIMES THE HEIGHT OF THE BUILDING, AS MEASURED FROM THE GROUND LEVEL ADJACENT TO THE SOUTHERN SIDE OF THE SUBJECT BUILDING TO THE TOP OF THE TOPMOST STOREY, AND DOES NOT INTRUDE ONTO ANY OTHER SITE, OR DOES NOT CAST SHADOW ONTO ANY OTHER BUILDING ON THE SAME SITE



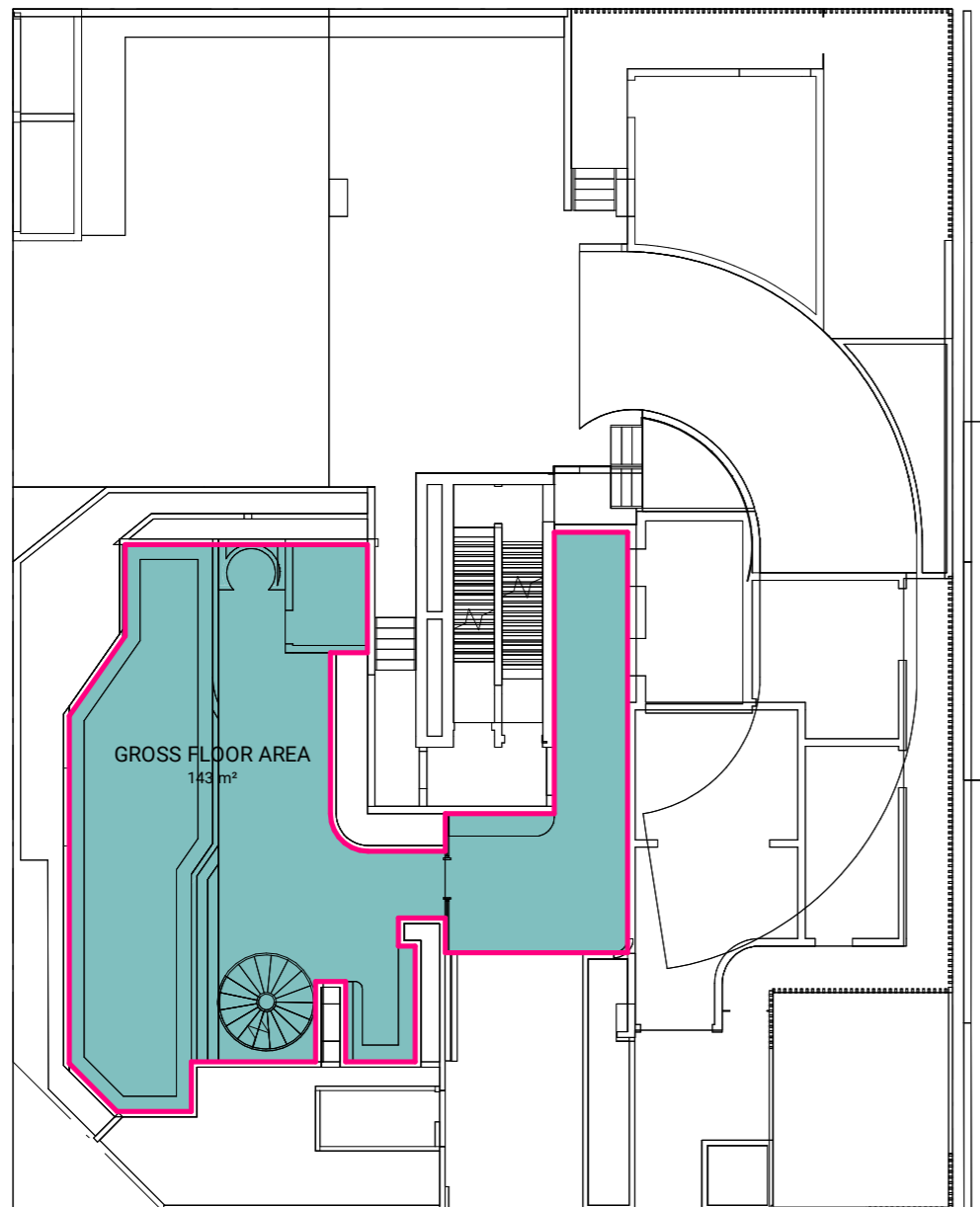
ISSUE 1

Date of Issue | 23.11.2023

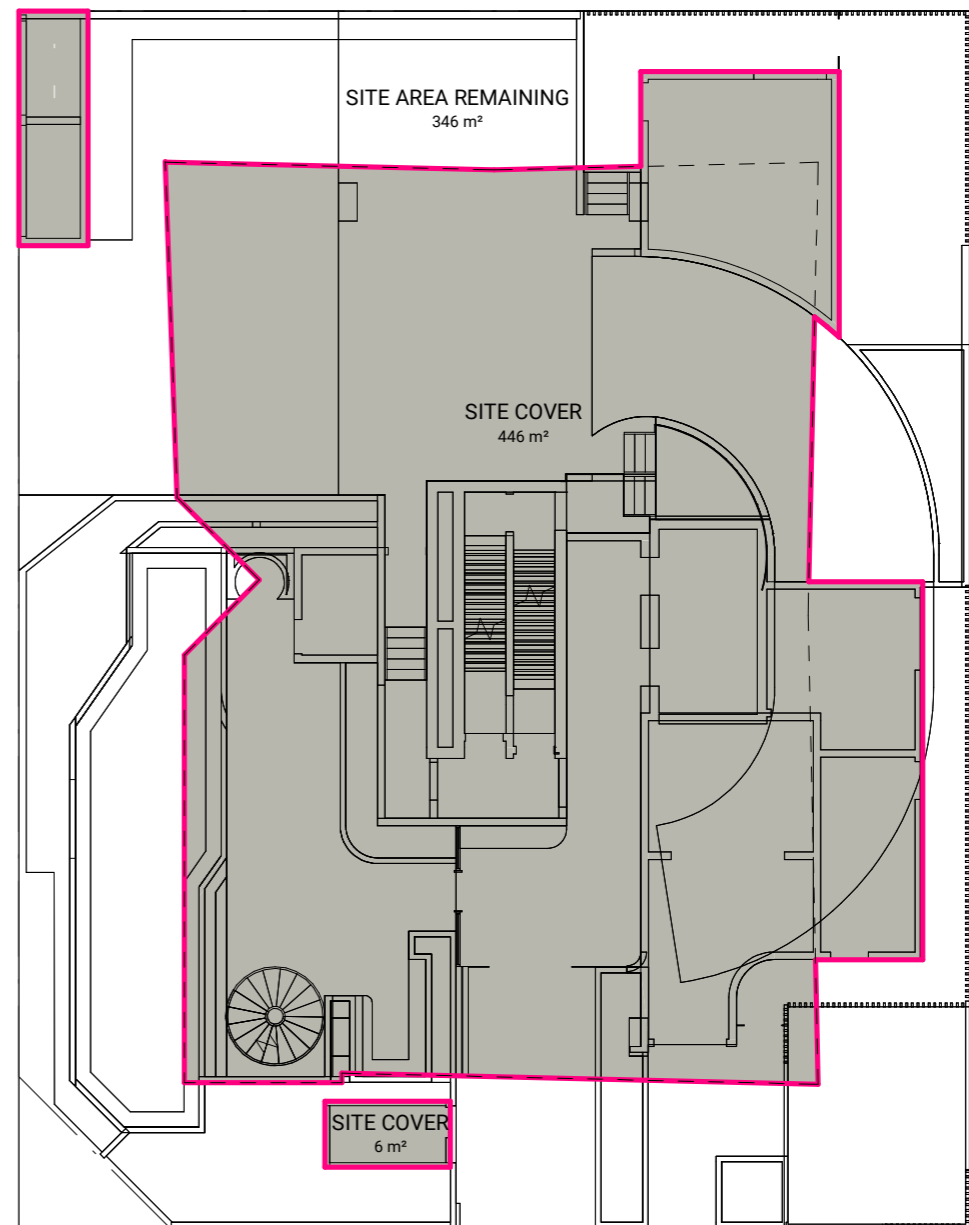


DA510

GFA + SITE COVER - GROUND LEVEL



SITE COVER
11 m²



***GROSS FLOOR AREA (GFA)**

IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. GFA INCLUDES INTERNALLY ENCLOSED SPACES SUCH AS CIRCULATION SPACES, APARTMENT AREAS AND COMMUNAL AREAS INCLUDING RECREATION SPACES.

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**THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.

**AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.

SITE COVER	AREA	%
SITE COVER	446 m ²	55%
SITE AREA REMAINING	346 m ²	43%
SITE COVER	6 m ²	1%
SITE COVER	11 m ²	1%
TOTAL SITE AREA	809 m ²	100%

***SITE COVER**

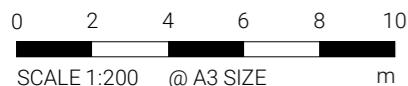
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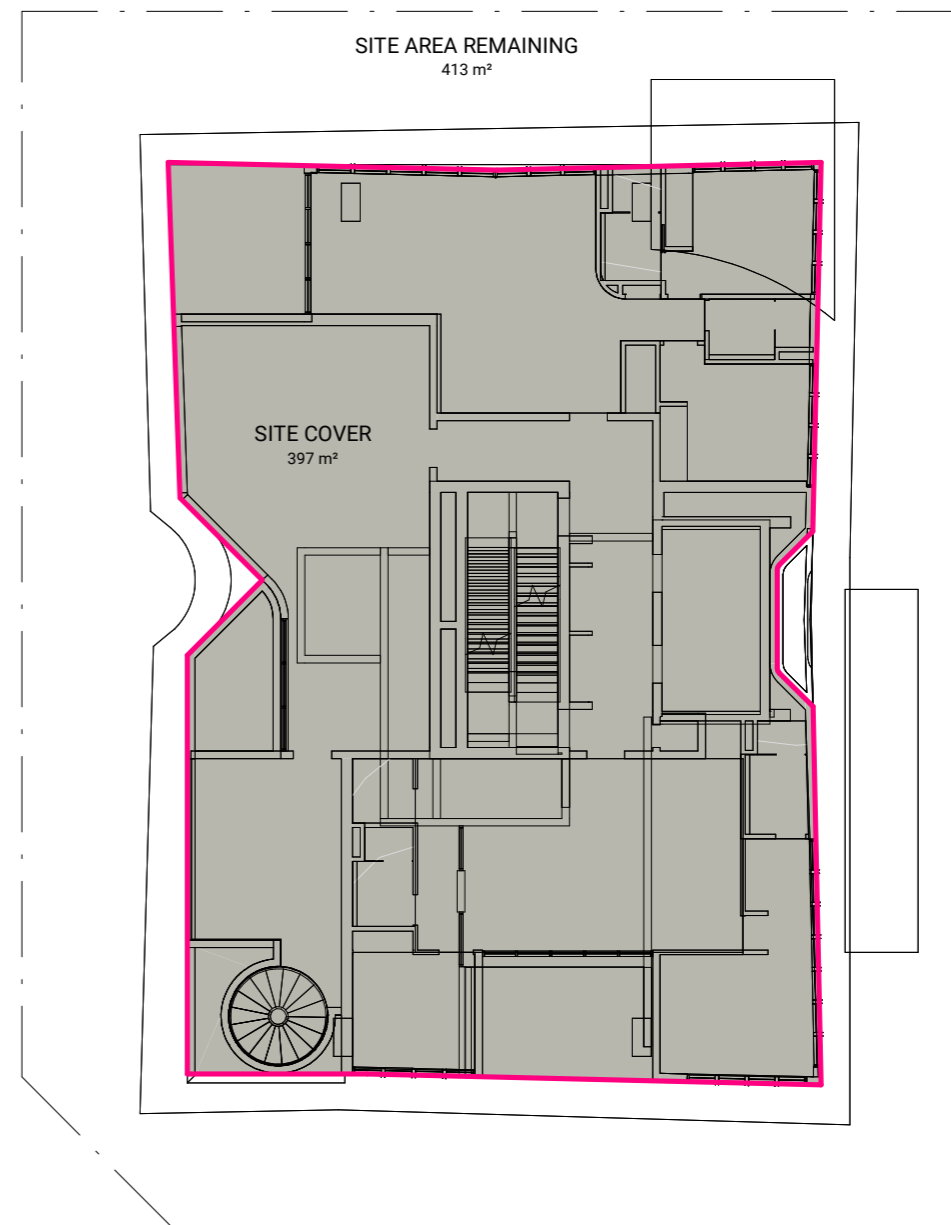
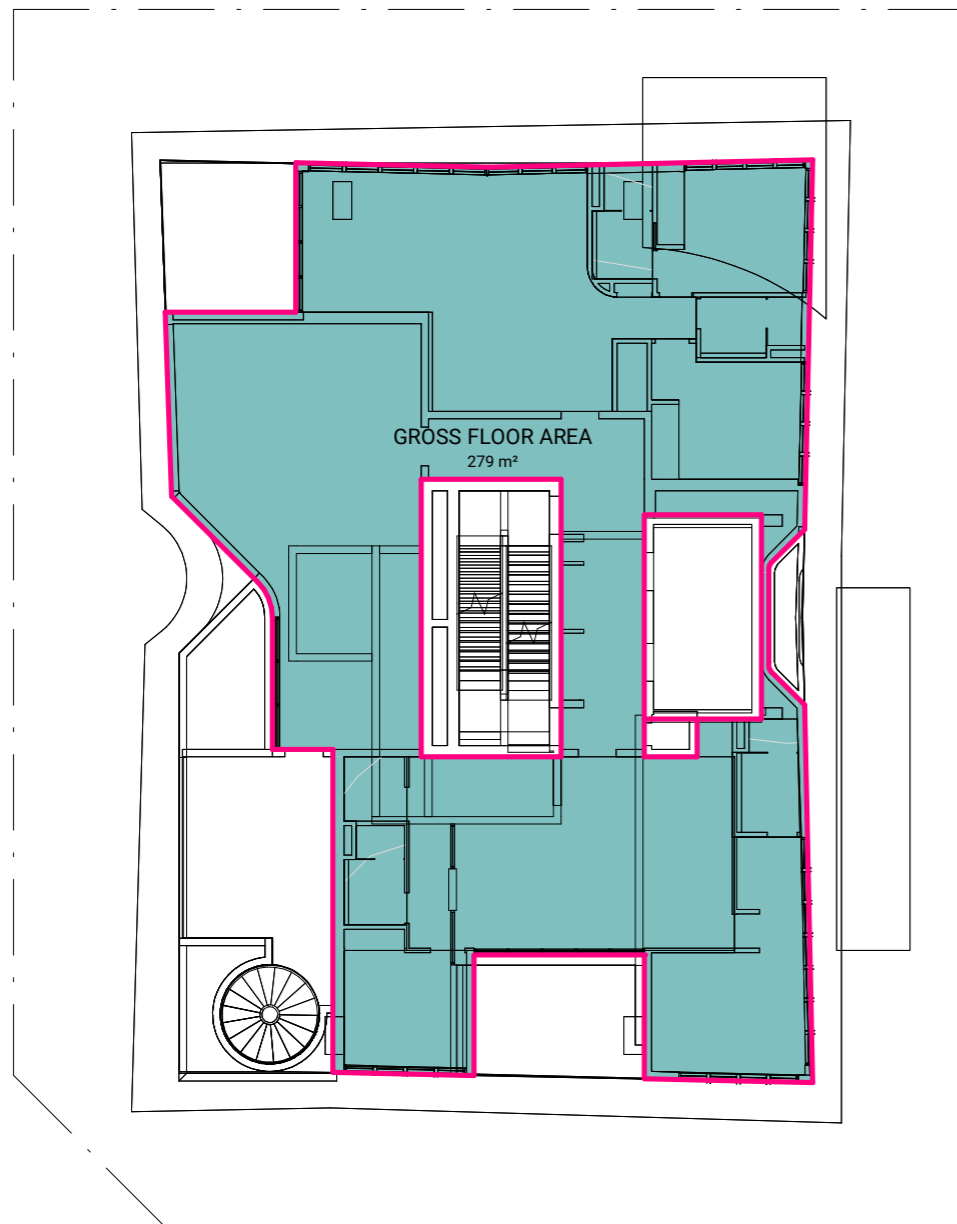
ISSUE 2

Date of Issue | 23.11.2023



DA511

GFA + SITE COVER - LOWER TYPICAL LEVEL 01



SITE COVER	AREA	%
SITE COVER	397 m ²	49%
SITE AREA REMAINING	413 m ²	51%
TOTAL SITE AREA	809 m ²	100%

***GROSS FLOOR AREA (GFA)**

IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. GFA INCLUDES INTERNALLY ENCLOSED SPACES SUCH AS CIRCULATION SPACES, APARTMENT AREAS AND COMMUNAL AREAS INCLUDING RECREATION SPACES.

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***SITE COVER**

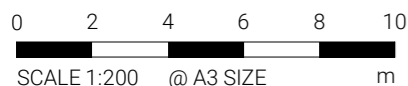
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ISSUE 2

Date of Issue | 23.11.2023

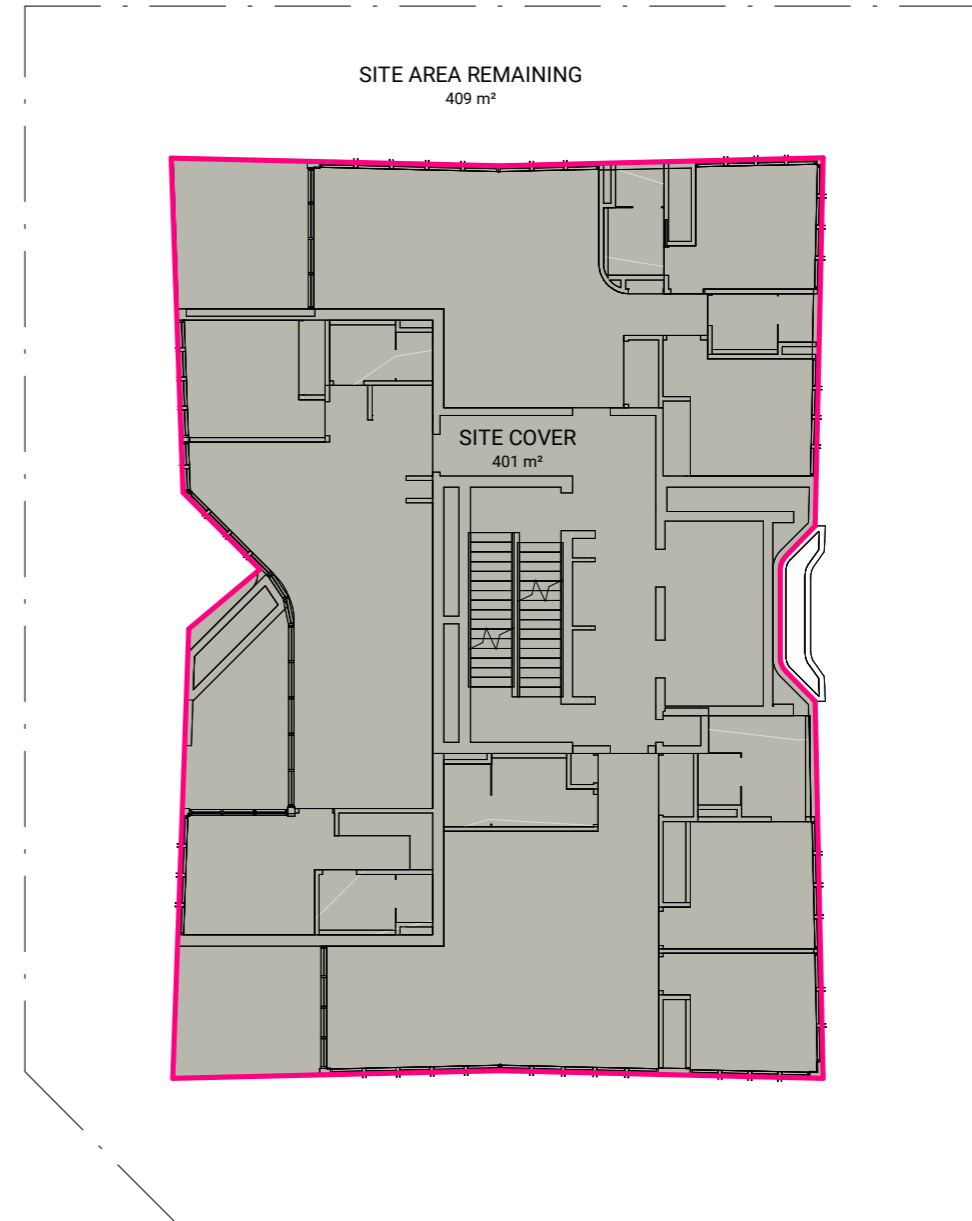
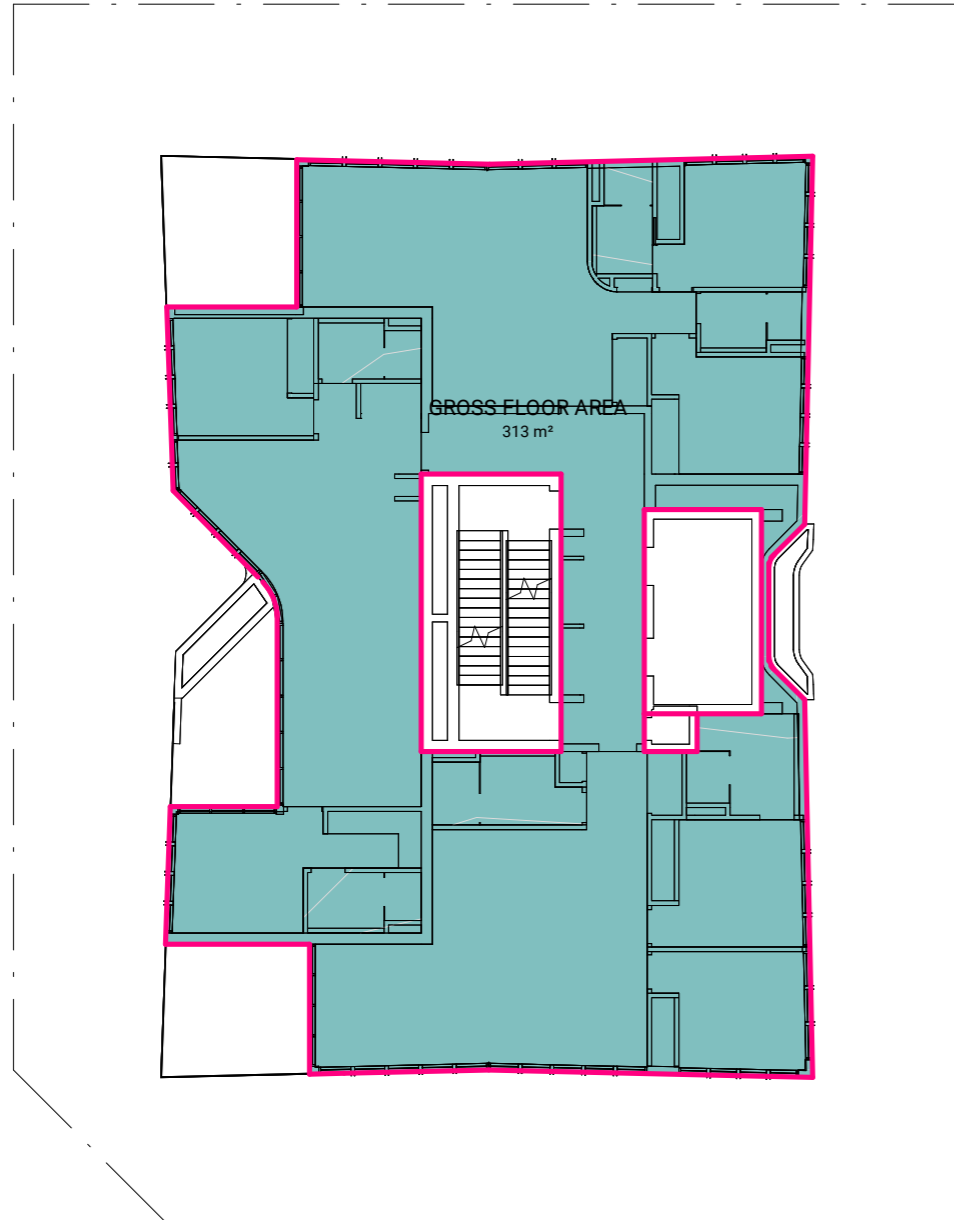
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

AUGUST 2024 | PLUS ARCHITECTURE



DA512

GFA + SITE COVER - TYPICAL LEVEL 02 - 06



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SITE COVER	AREA	%
SITE COVER	401 m ²	49%
SITE AREA REMAINING	409 m ²	51%
TOTAL SITE AREA	809 m ²	100%

***SITE COVER**

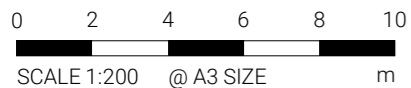
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ISSUE 2

Date of Issue | 23.11.2023

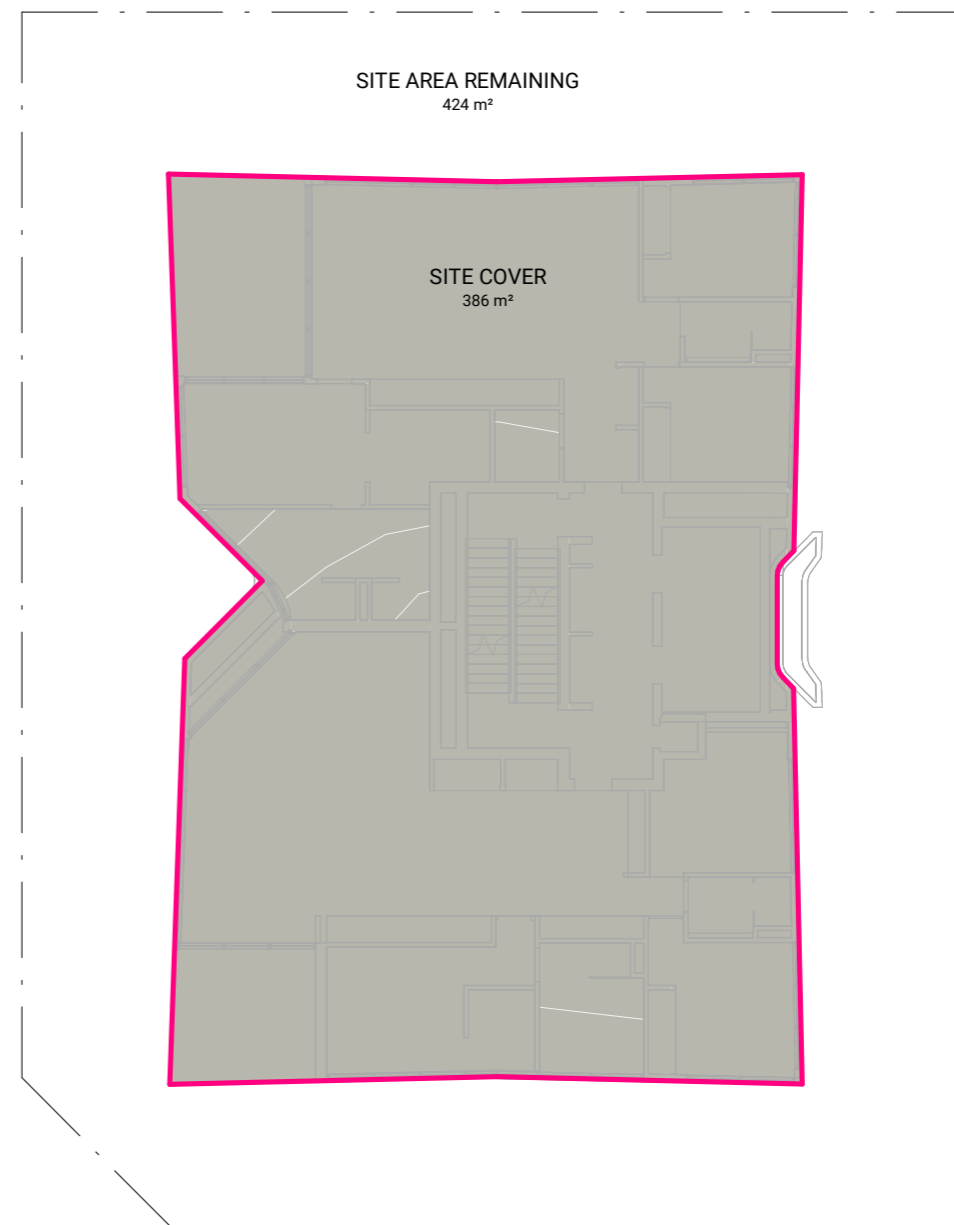
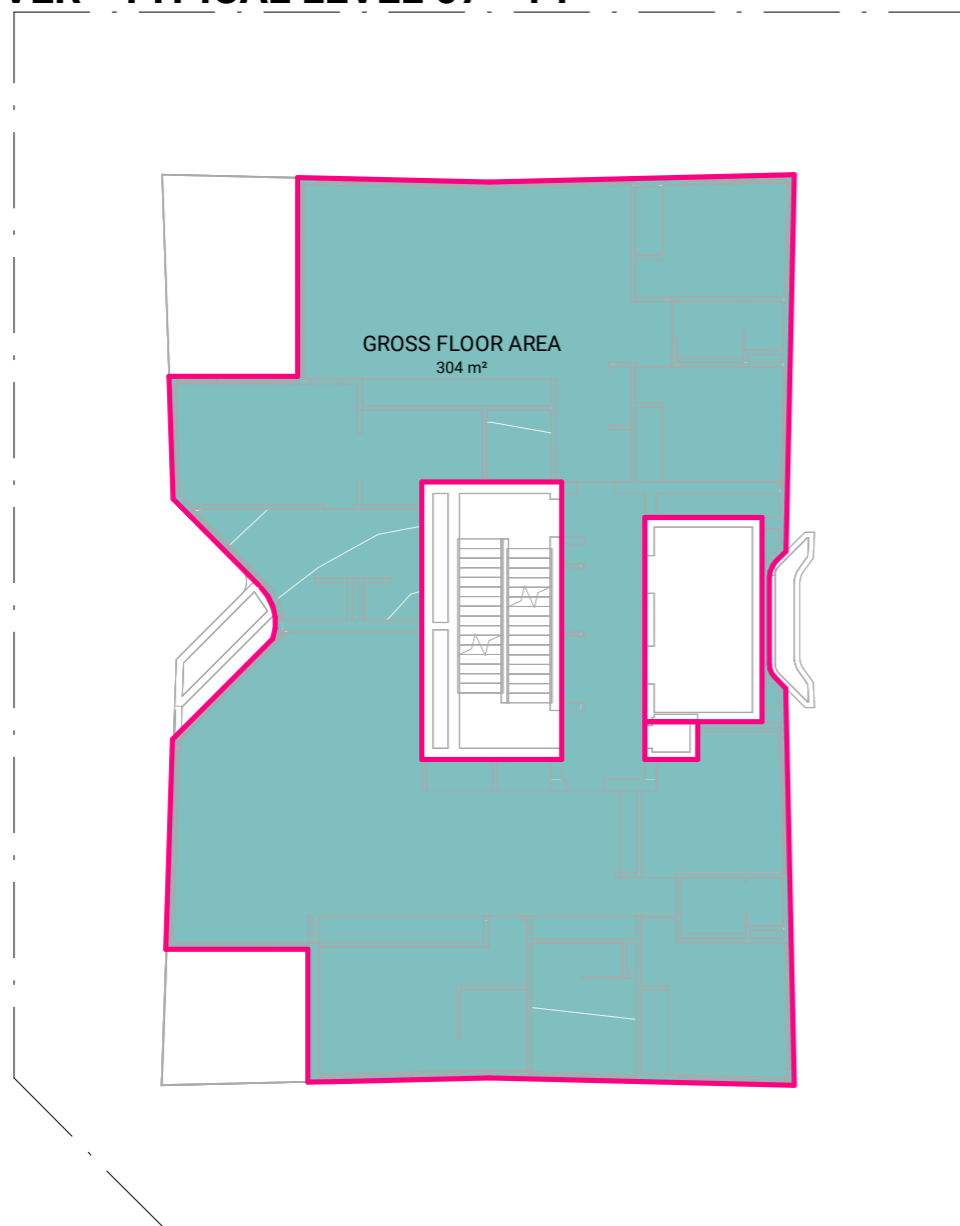
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

AUGUST 2024 | PLUS ARCHITECTURE



DA513

GFA + SITE COVER - TYPICAL LEVEL 07 - 14



SITE COVER	AREA	%
SITE COVER	386 m ²	48%
SITE AREA REMAINING	424 m ²	52%
TOTAL SITE AREA	809 m ²	100%

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***SITE COVER**

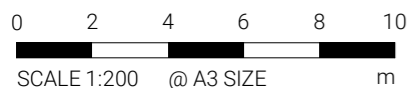
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ISSUE 3

Date of Issue | 14.06.2024

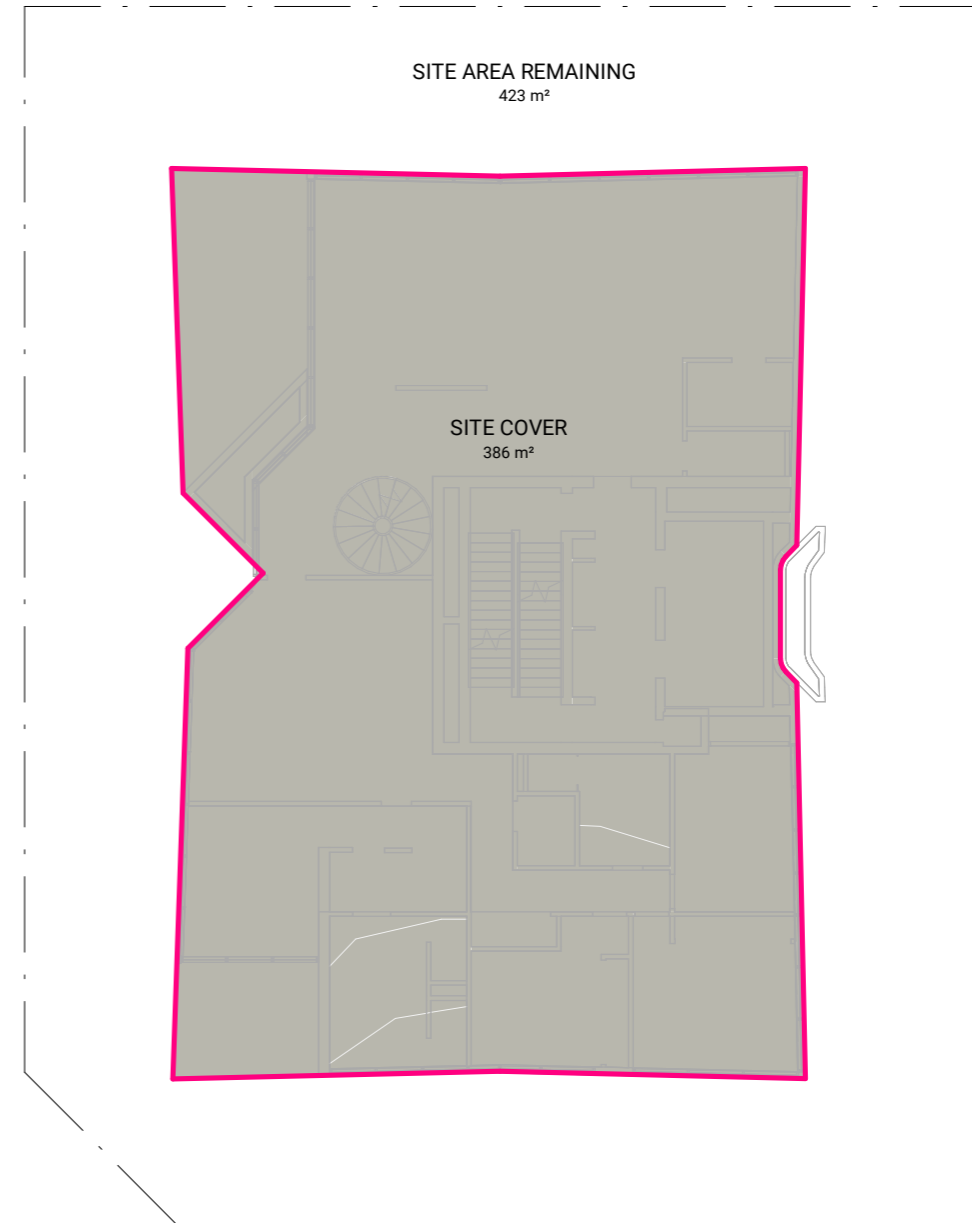
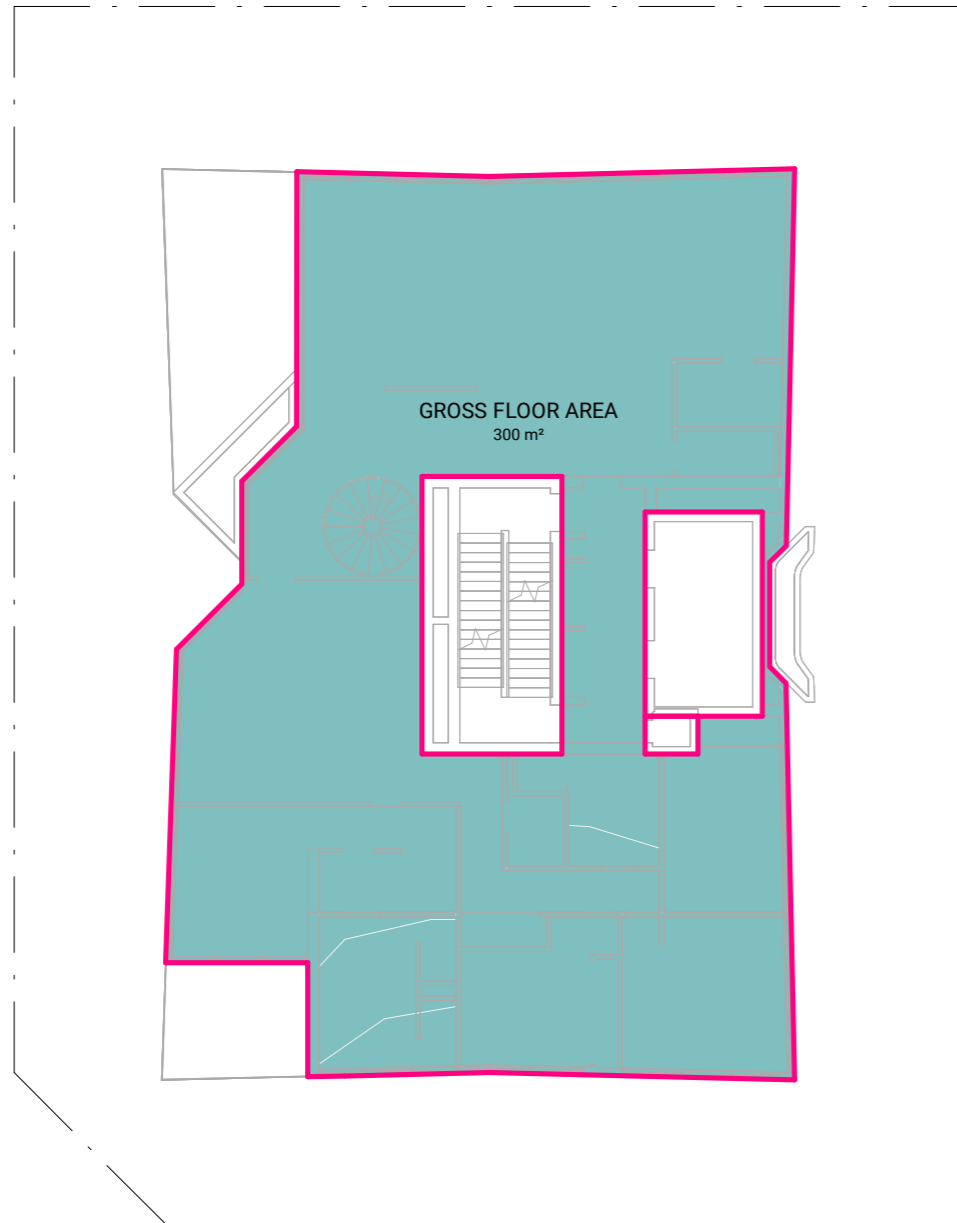
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

AUGUST 2024 | PLUS ARCHITECTURE



DA514

GFA + SITE COVER - PENTHOUSE LEVEL 15



SITE COVER	AREA	%
SITE COVER	386 m ²	48%
SITE AREA REMAINING	423 m ²	52%
TOTAL SITE AREA	809 m ²	100%

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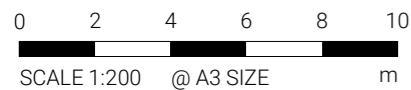
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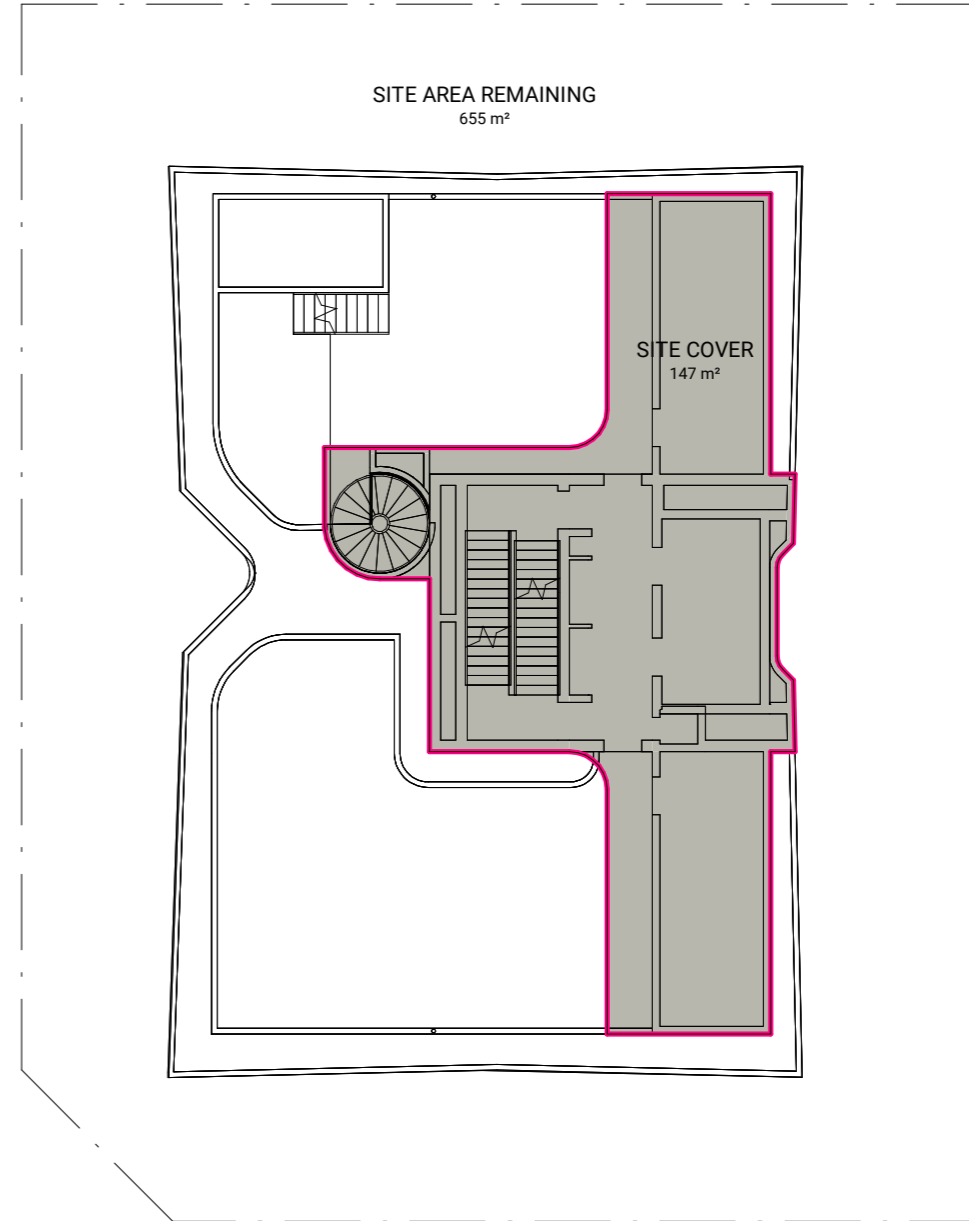
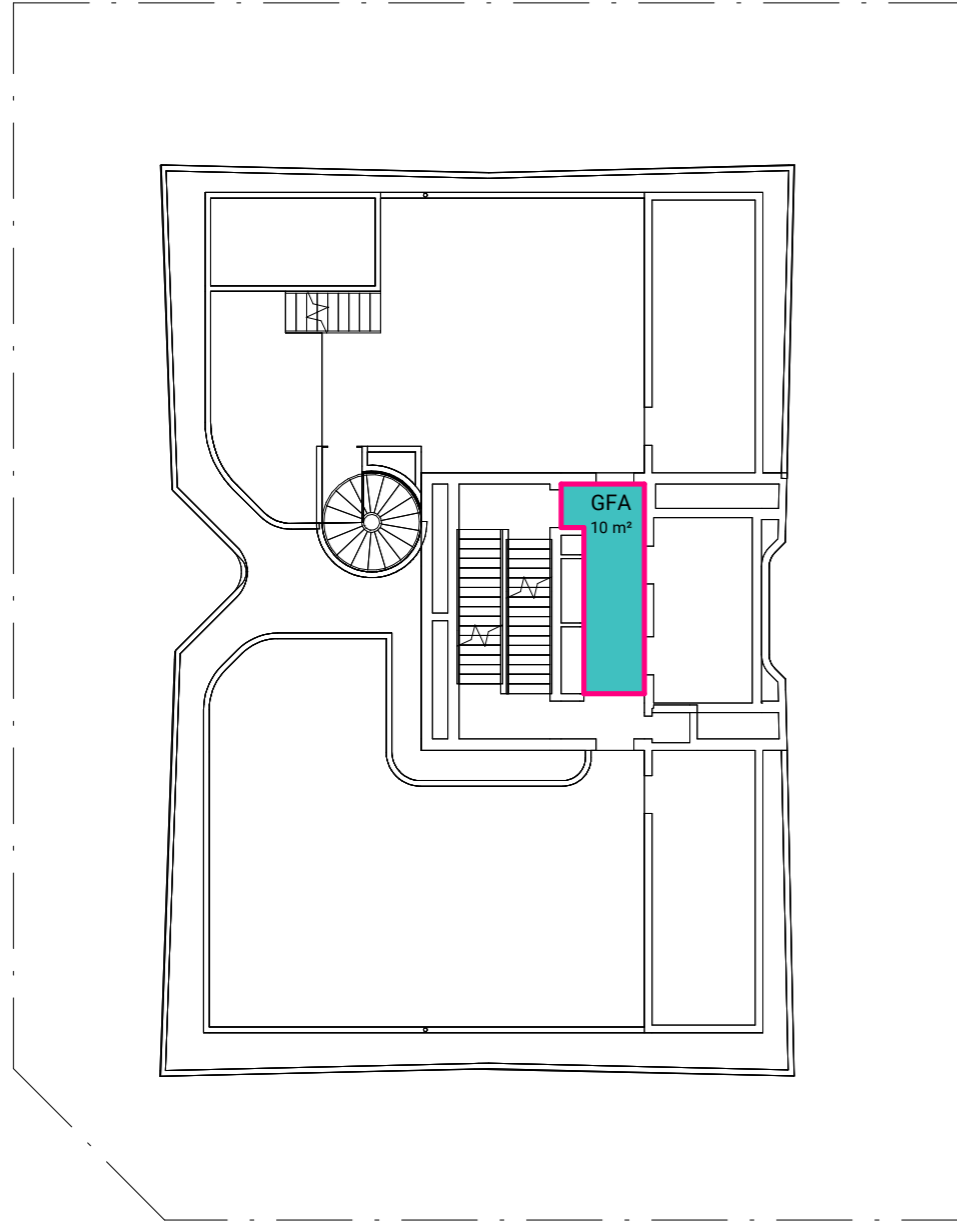
ISSUE 3

Date of Issue | 14.06.2024



DA515

GFA + SITE COVER - ROOF



SITE COVER	AREA	%
SITE COVER	147 m ²	18%
SITE AREA REMAINING	655 m ²	82%
TOTAL SITE AREA	801 m ²	100%

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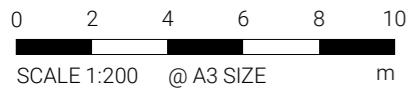
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- TRANSPARENT OR TRANSLUCENT ROOF STRUCTURES.

**THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.

**AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.



ISSUE 1

Date of Issue | 23.11.2023



DEVELOPMENT SUMMARY

	Residential						Building Services/Circulation				Communal (Recreation & Amenity)			Carparking		Area Per Level			Max Allowable Height 38m Floor Height mm
	Area Internal sqm	Area External sqm	1B +1BA	2B + 2BA	3B + 2BA	4B +4 BA	Services sqm	Vertical Services sqm	Store / Amenities sqm	Circulation sqm	Area Internal sqm	Area External sqm	Landscaping sqm	Area sqm	No. of Spaces qty	Gross Sale Area (GSA) sqm	GCC Gross Floor Area (GFA) sqm	Gross Building Area (GBA) sqm	
Basement 03															20			809	3000
Basement 02															19			809	3000
Basement 01															11			809	3000
Ground Level							137	55		35			105	100	4		148	809	5000
Level 01	183	30		2			7	39		25	63		28	14		213	284	406	3100
Level 02	280	40		3			7	39		25			7		320	319	408	3100	
Level 03	280	40		3			7	39		25			7		320	319	408	3100	
Level 04	280	40		3			7	39		25			7		320	319	408	3100	
Level 05	280	40		3			7	39		25			7		320	319	408	3100	
Level 06	280	40		3			7	39		25			7		320	319	408	3100	
Level 07	282	31			2		7	39		16			3		313	324	408	3100	
Level 08	282	31			2		7	39		16			3		313	324	408	3100	
Level 09	282	31			2		7	39		16			3		313	324	408	3100	
Level 10	282	31			2		7	39		16			3		313	324	408	3100	
Level 11	282	31			2		7	39		16			3		313	324	408	3100	
Level 12	282	31			2		7	39		16			3		313	324	408	3100	
Level 13	282	31			2		7	39		16			3		313	324	408	3100	
Level 14	282	31			2		7	39		16			3		313	324	408	3100	
Level 15	290	29				1	7	39		14			9		319	330	408	3100	
Roof		87					51	39		14			77		87			1500	
Totals	4129	507	0	17	0	16	242	679	0	341	63	133	259	0	54	4723	4949	8545	53000

*Incl. lift overrun

*MRV 4500 clear

Carparking Analysis	Visitor	1B + 1BA	2B + 2BA	3B + 2BA	3B + 2BA	4B +4 BA	Total
Required Council Rate	0.1+2	1.00	1.25	1.50	1.50	1.50	
Required Cars	6	0	21.25	0	24	1.5	52.75
Preferred Rate							
Preferred Cars							

Bicycle Parking Analysis	Visitor	Resident
Required Council Rate	0.33	1.00
Required Bikes	11.22	34
*Provided Bikes	3	22

*Note Bicycle parking is provided to meet or exceed the Austroad rates refer to traffic engineering report for further detail

Site Area	809	
Site Coverage	Podium	Tower
Site Cover (sqm)	431	401
Coverage %	55.00%	49.00%

*Gross Sale Area (GSA) is calculated to include the total internal and external apartment areas to the centre of party walls and from the outside face of external walls. Area excludes common and recreational areas.
 * Gross Floor Area (GFA) is calculated as per Gold Coast City Council (GCC) definition and includes internally enclosed spaces such as circulation spaces, apartment areas and common areas including recreation spaces. Calculation excludes landscaped planters, balconies, vertical services and circulation including lift cores and stair wells. Also excluded are basement areas located below natural ground line and areas on grade for the purposes of manoeuvring and parking vehicles, plant and mechanical areas
 *Gross Building Area (GBA) is calculated to include all areas including vertical circulation and services as well as planter spaces and balconies.

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GOLD COAST

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Appendix E. Amended Landscape Plans



CONTENTS PAGE

SITE PLAN - GROUND LEVEL	SD-02
LEVEL 01	SD-03
TYP. LEVEL 02-06	SD-04
TYP. LEVEL 07-14	SD-05
LEVEL 15	SD-06
ROOFTOP TERRACE	SD-07
LANDSCAPE SECTIONS	SD-08
LANDSCAPE SECTIONS	SD-09
LANDSCAPE SECTIONS	SD-10
PLANTER DETAILS	SD-11
PLANTING PALETTE	SD-12
MATERIALS PALETTE	SD-13

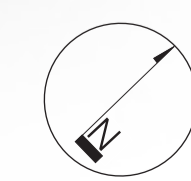
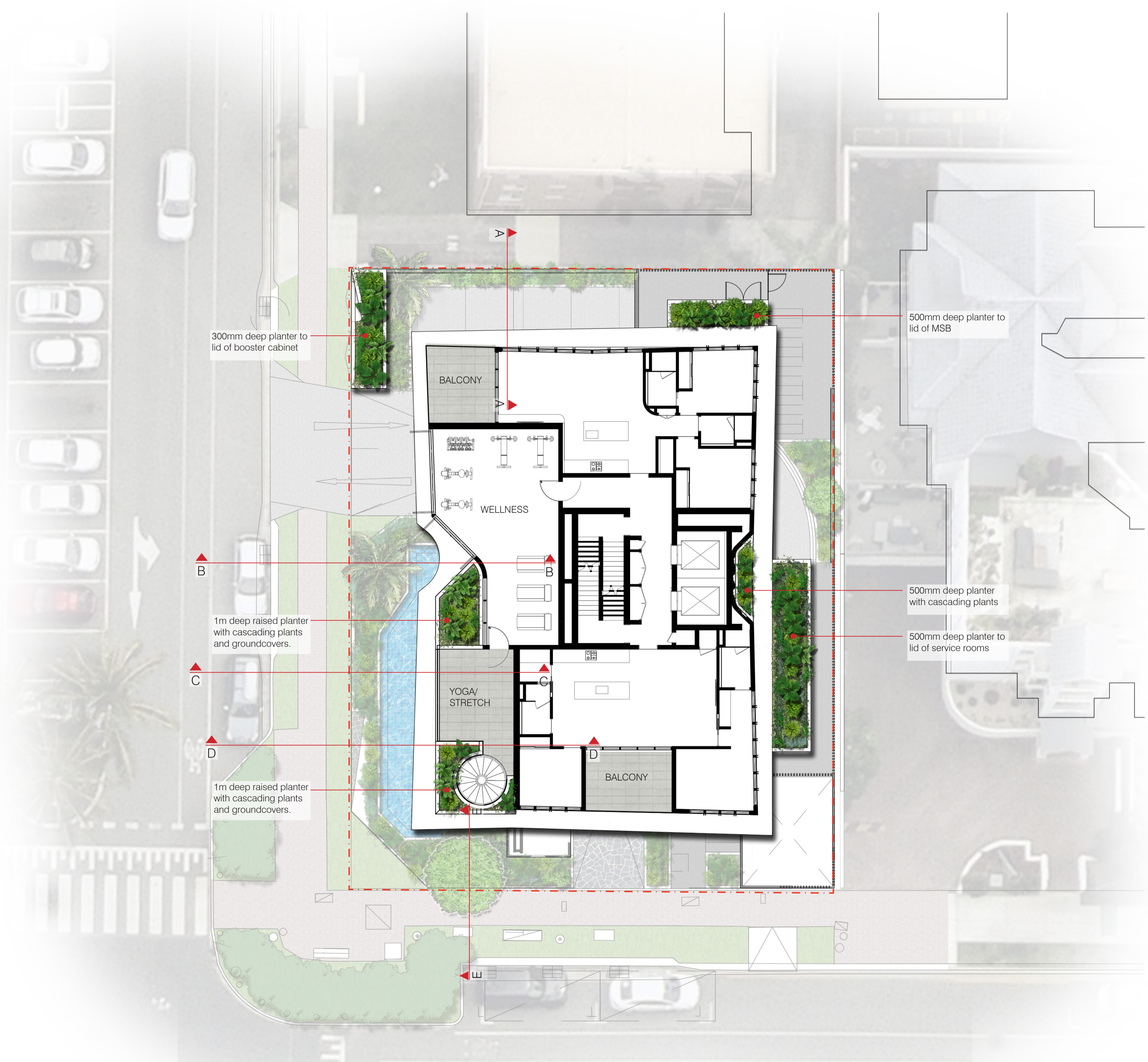
SITE PLAN - GROUND LEVEL

239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST



LEVEL 01

239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

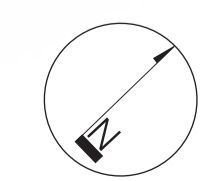
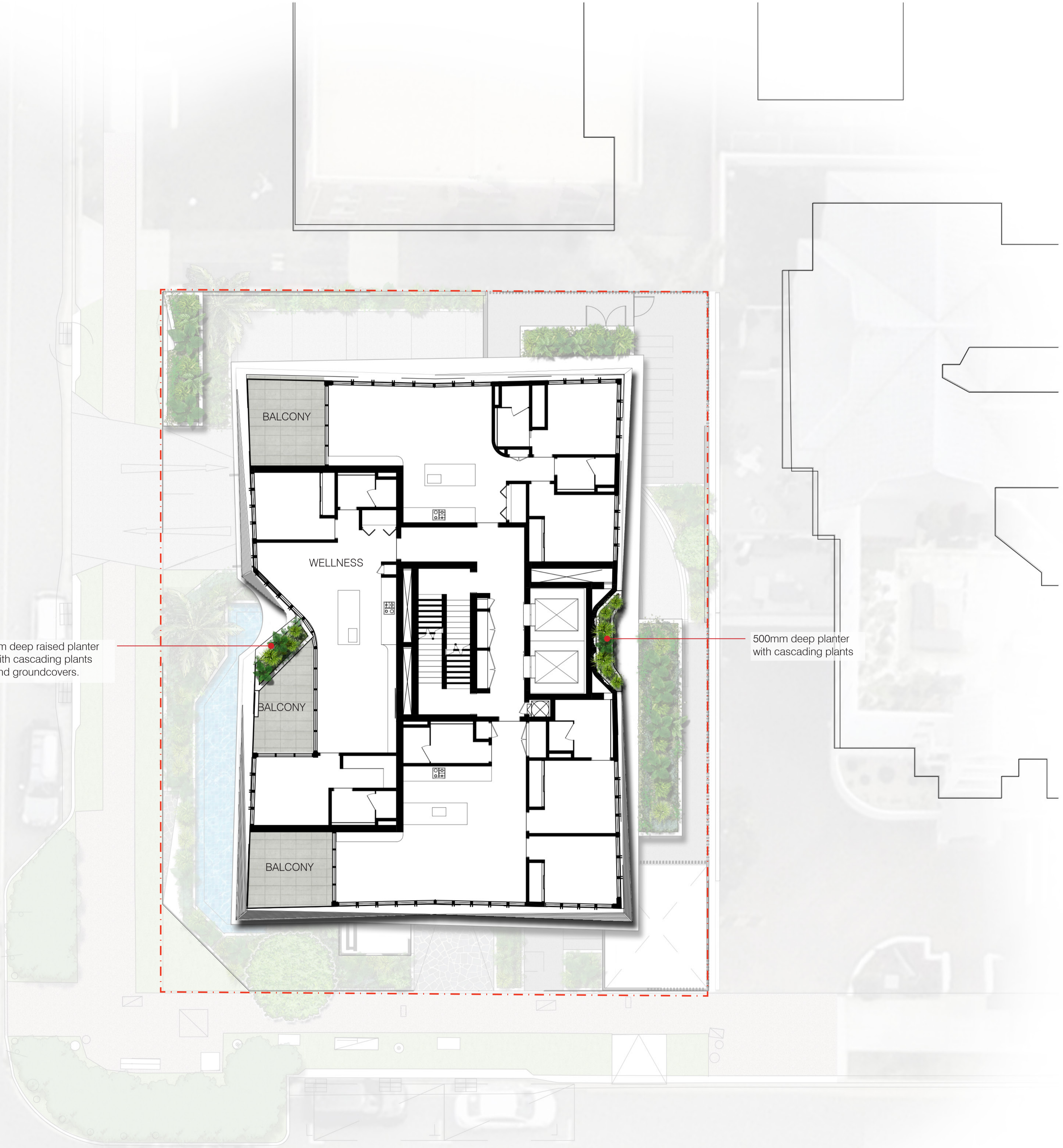


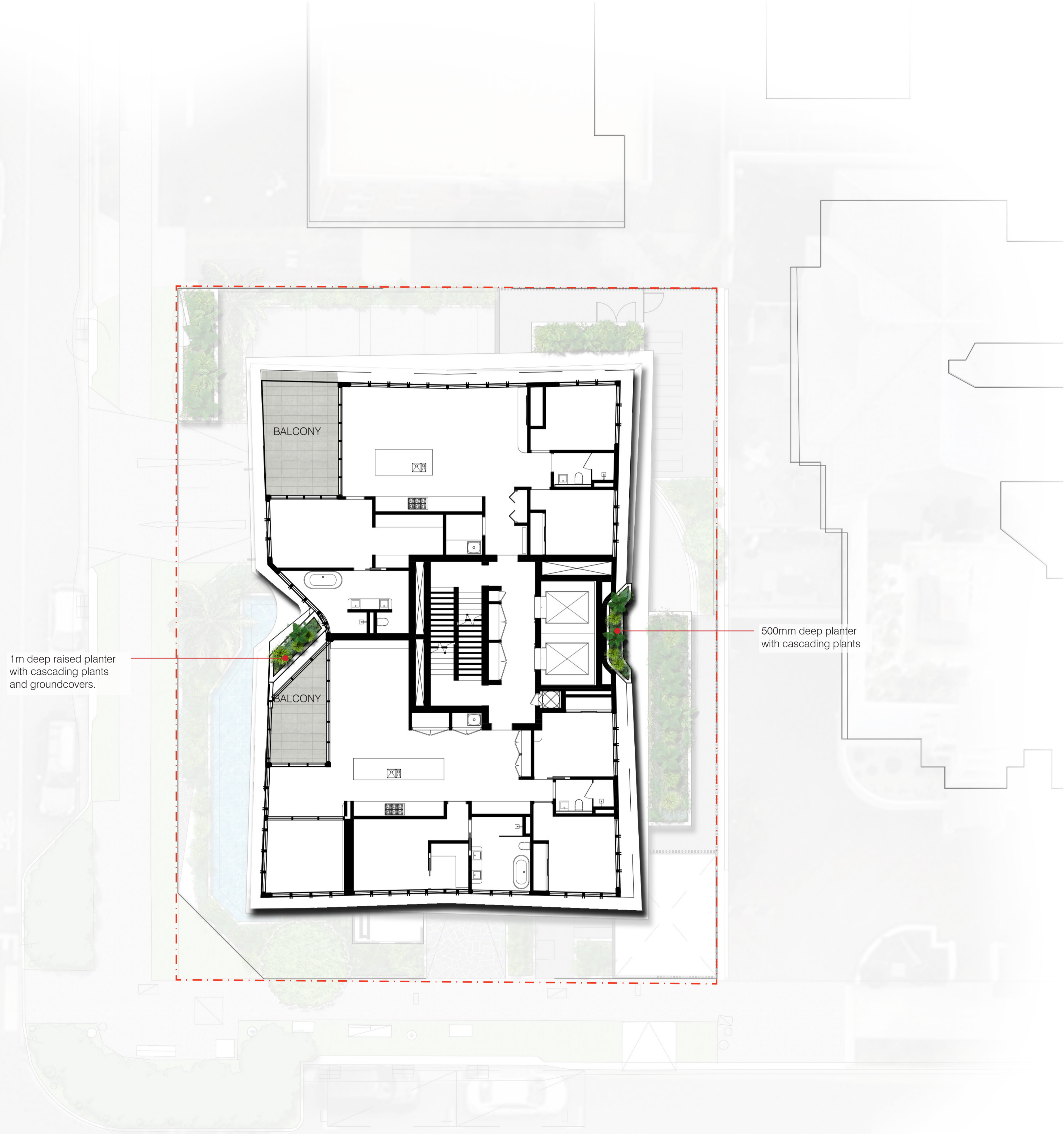
LEVEL 02-06

239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

1m deep raised planter with cascading plants and groundcovers.

500mm deep planter with cascading plants





1m deep raised planter with cascading plants and groundcovers.

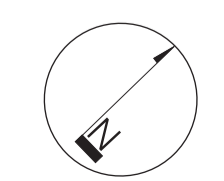
500mm deep planter with cascading plants

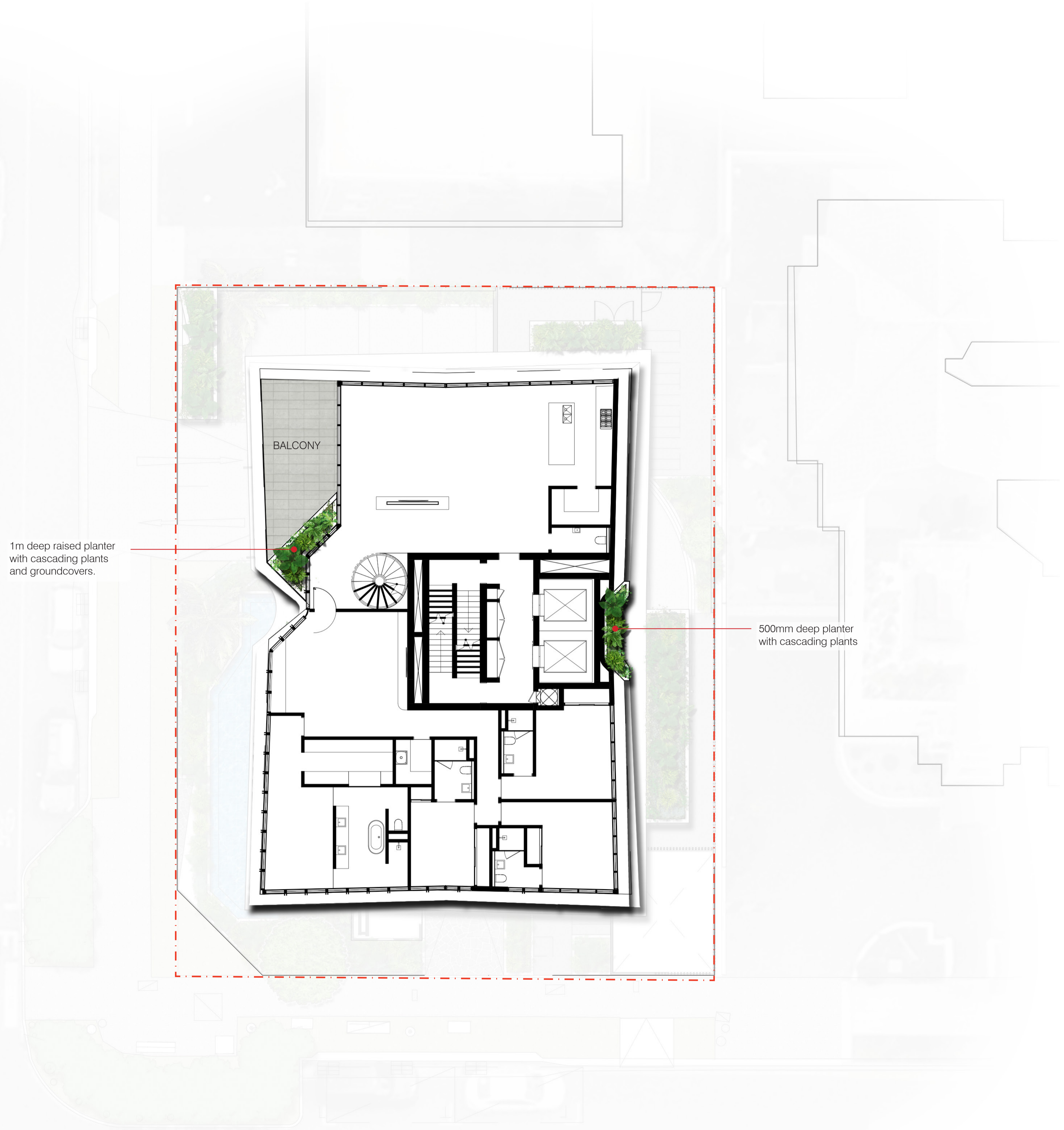
BALCONY

BALCONY

LEVEL 07-14

239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST





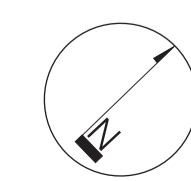
1m deep raised planter with cascading plants and groundcovers.

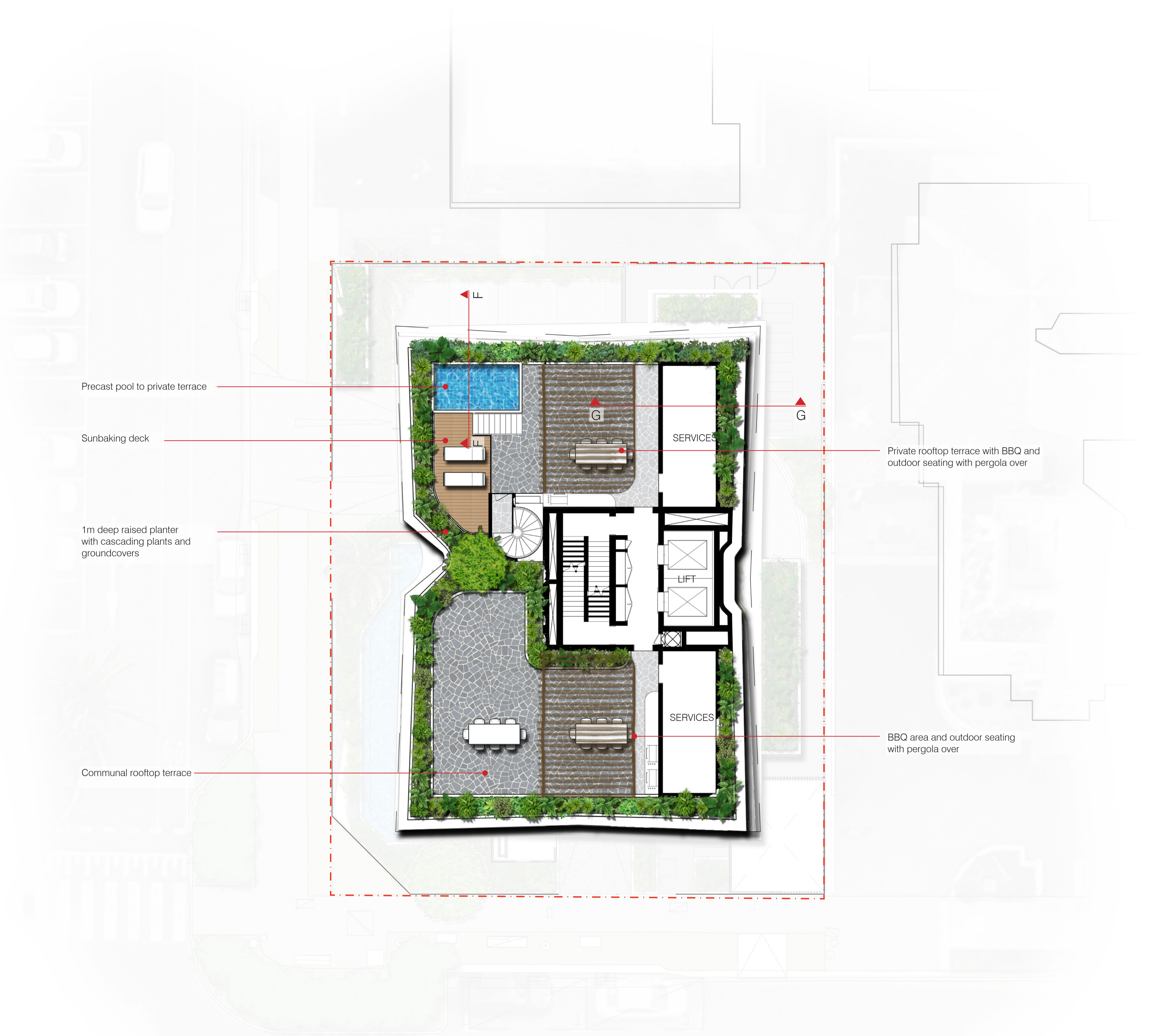
500mm deep planter with cascading plants

BALCONY

LEVEL 15

239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST





Precast pool to private terrace

Sunbaking deck

1m deep raised planter with cascading plants and groundcovers

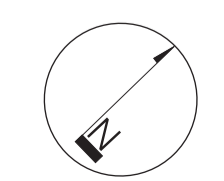
Communal rooftop terrace

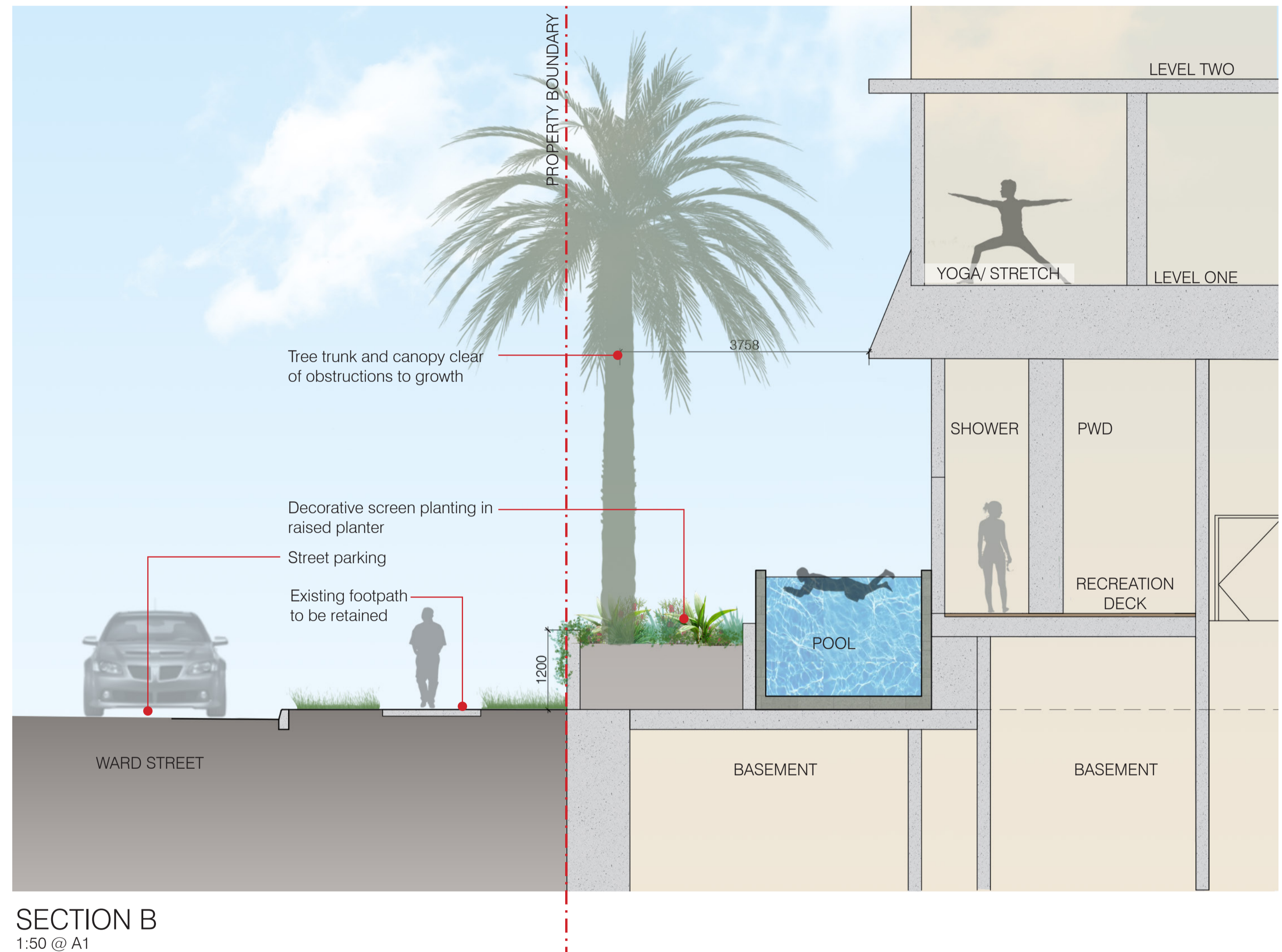
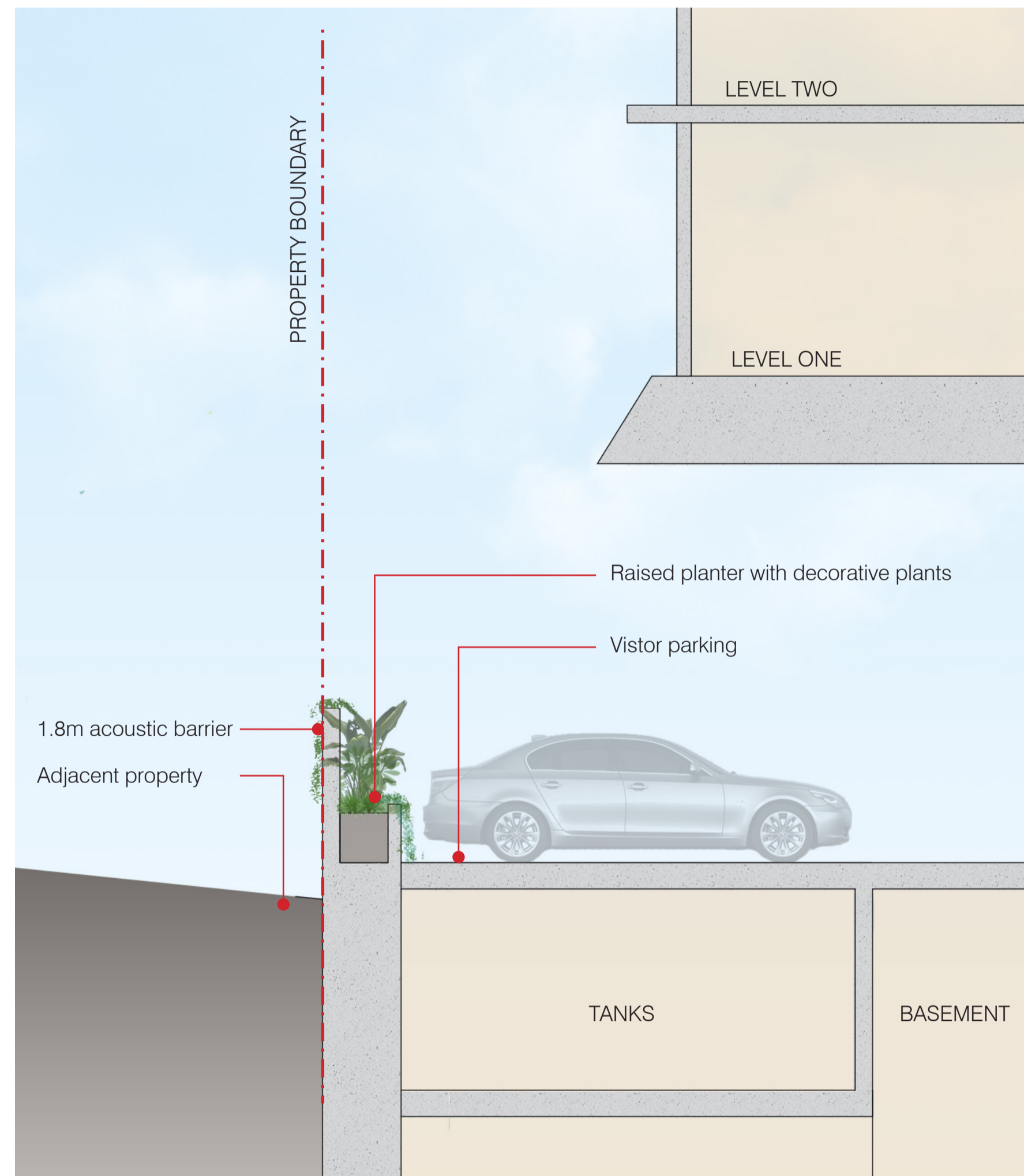
Private rooftop terrace with BBQ and outdoor seating with pergola over

BBQ area and outdoor seating with pergola over

ROOF TERRACE

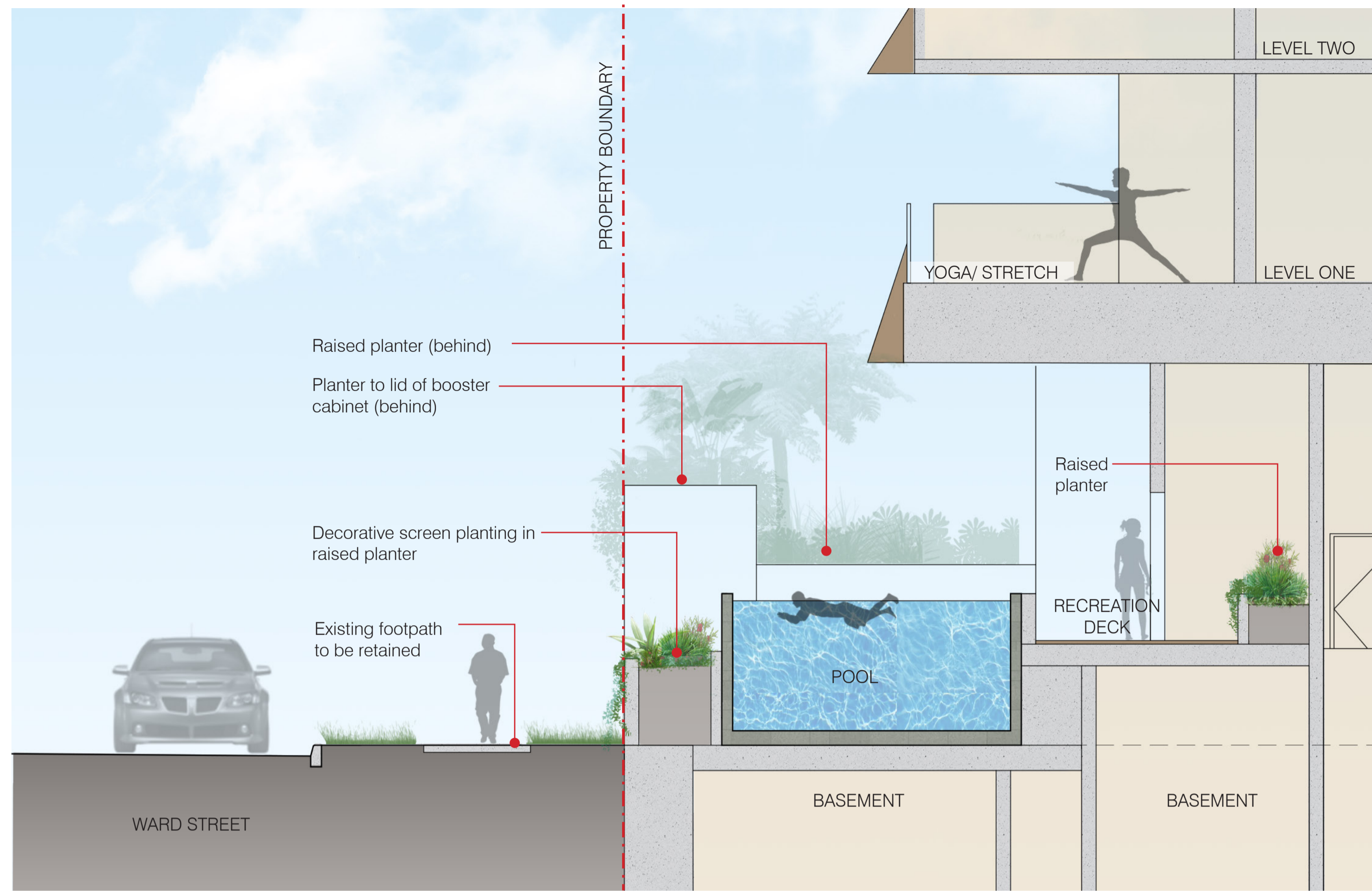
239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST



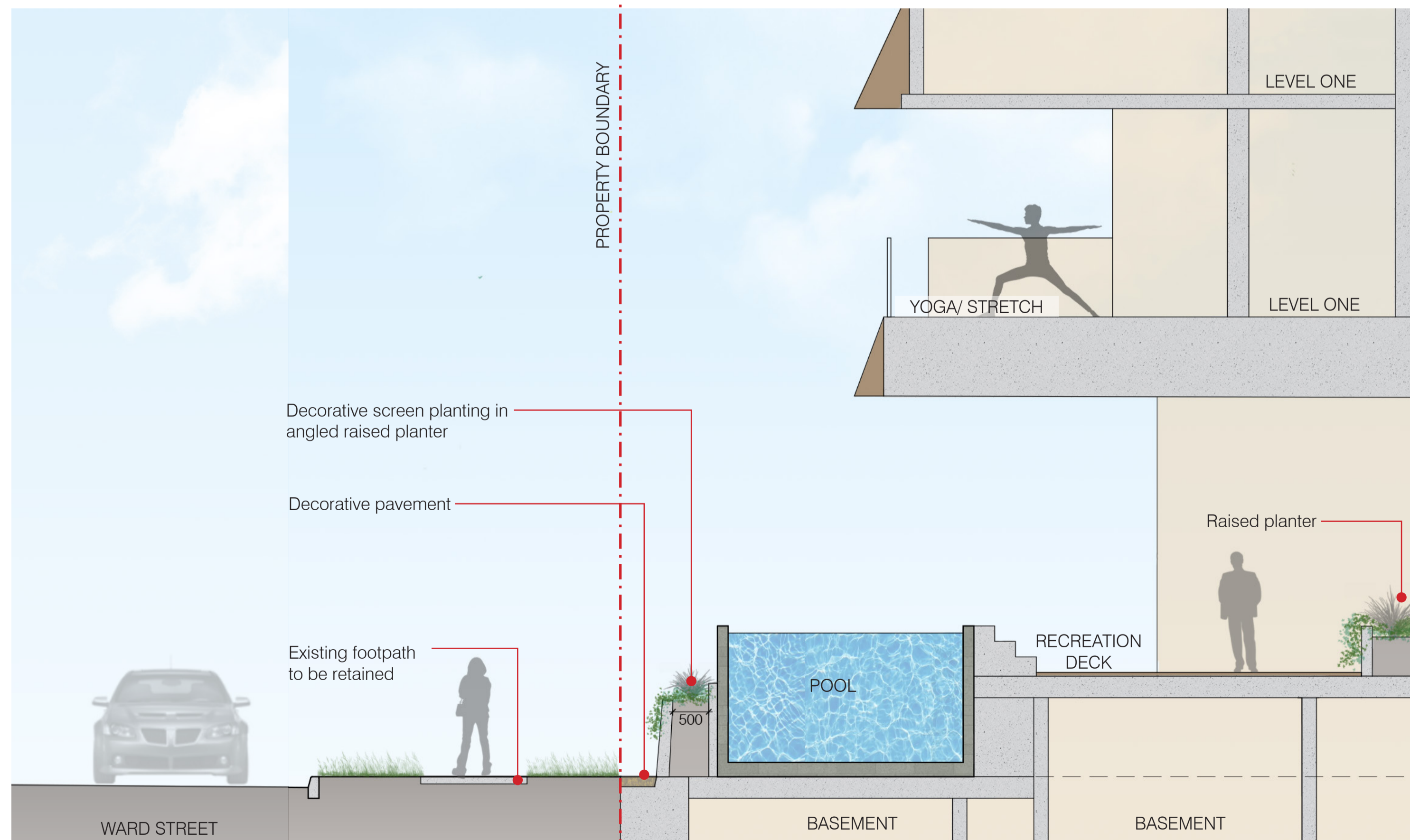


LANDSCAPE SECTIONS

239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST



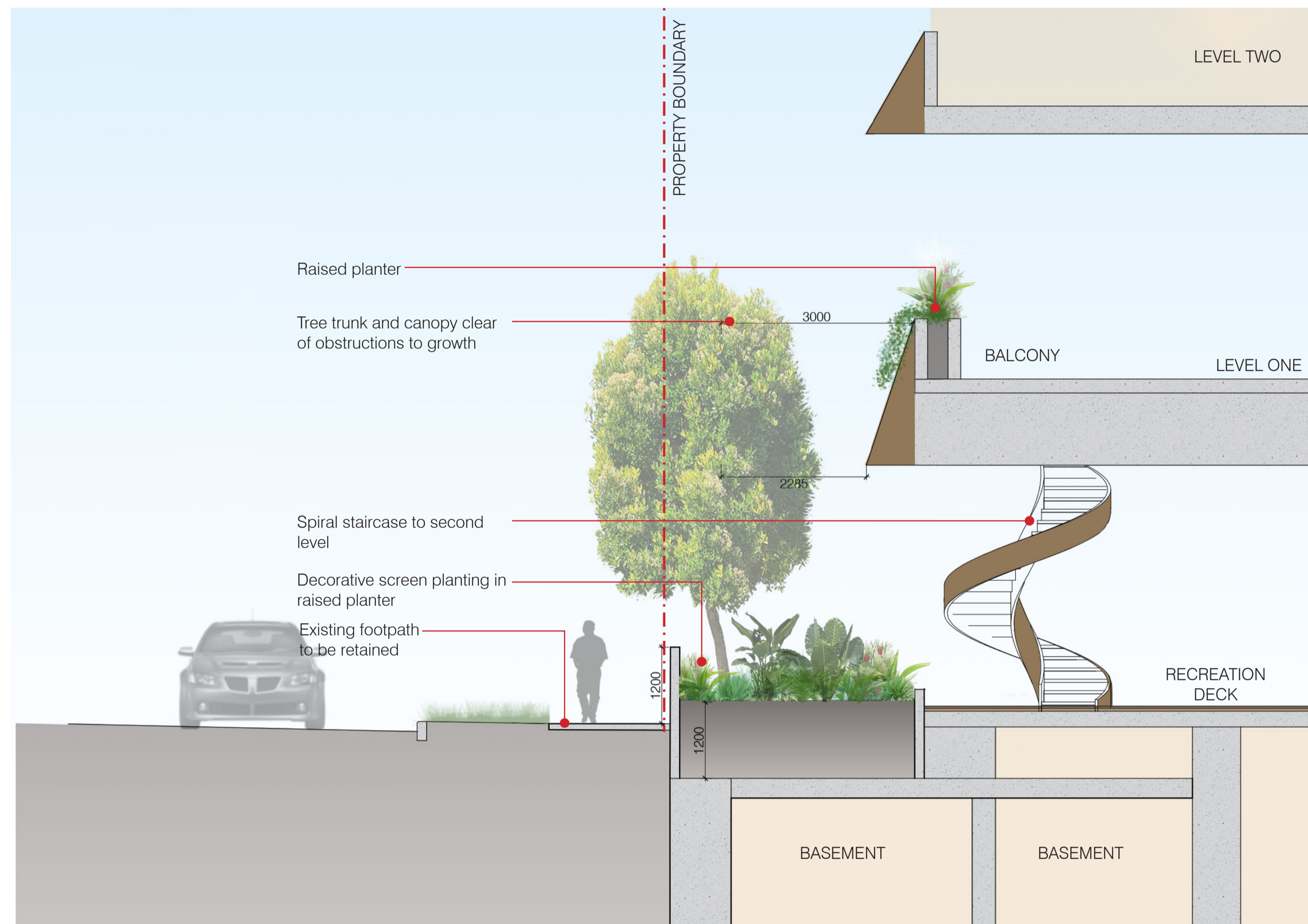
SECTION C
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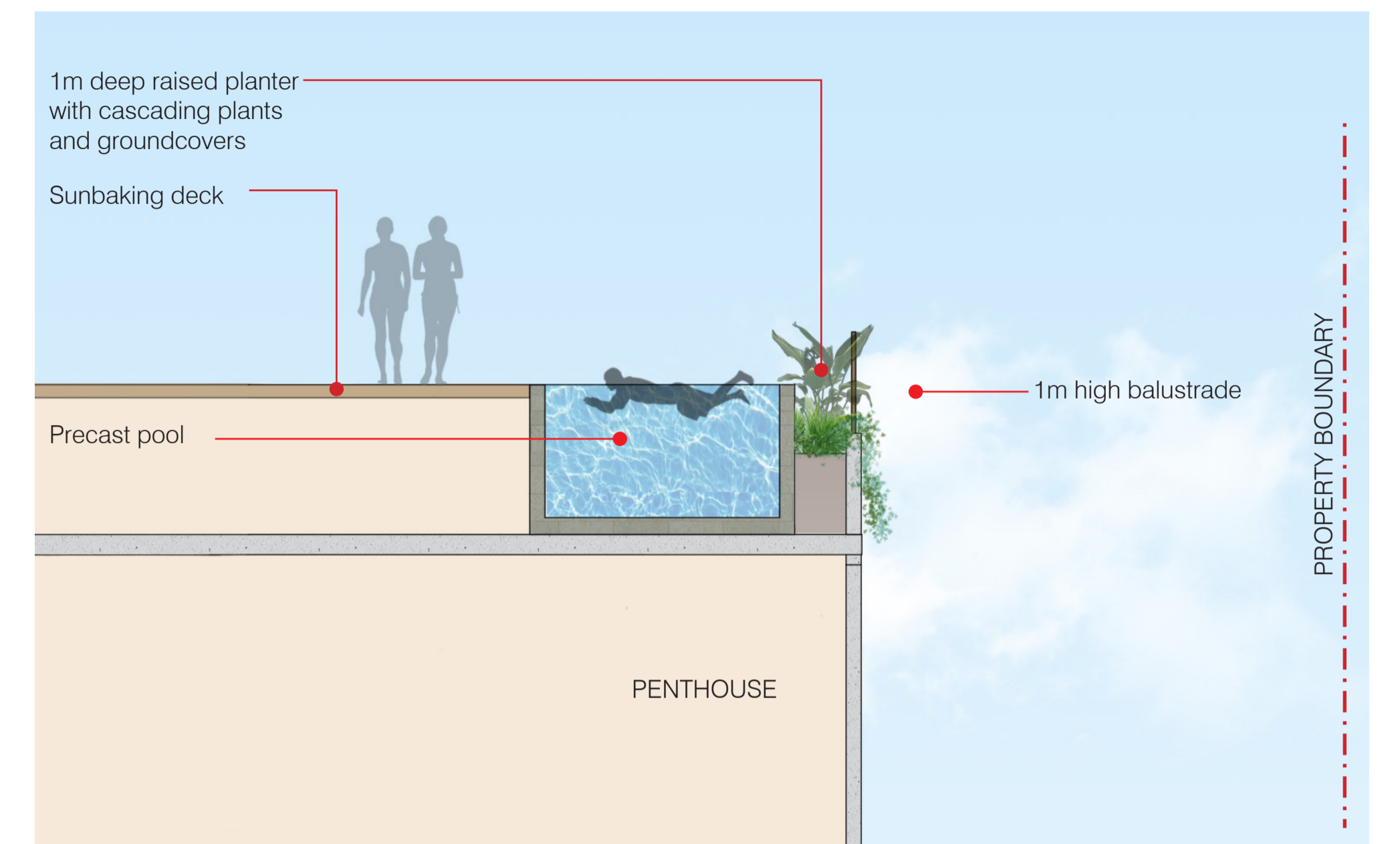
SECTION D
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LANDSCAPE SECTIONS

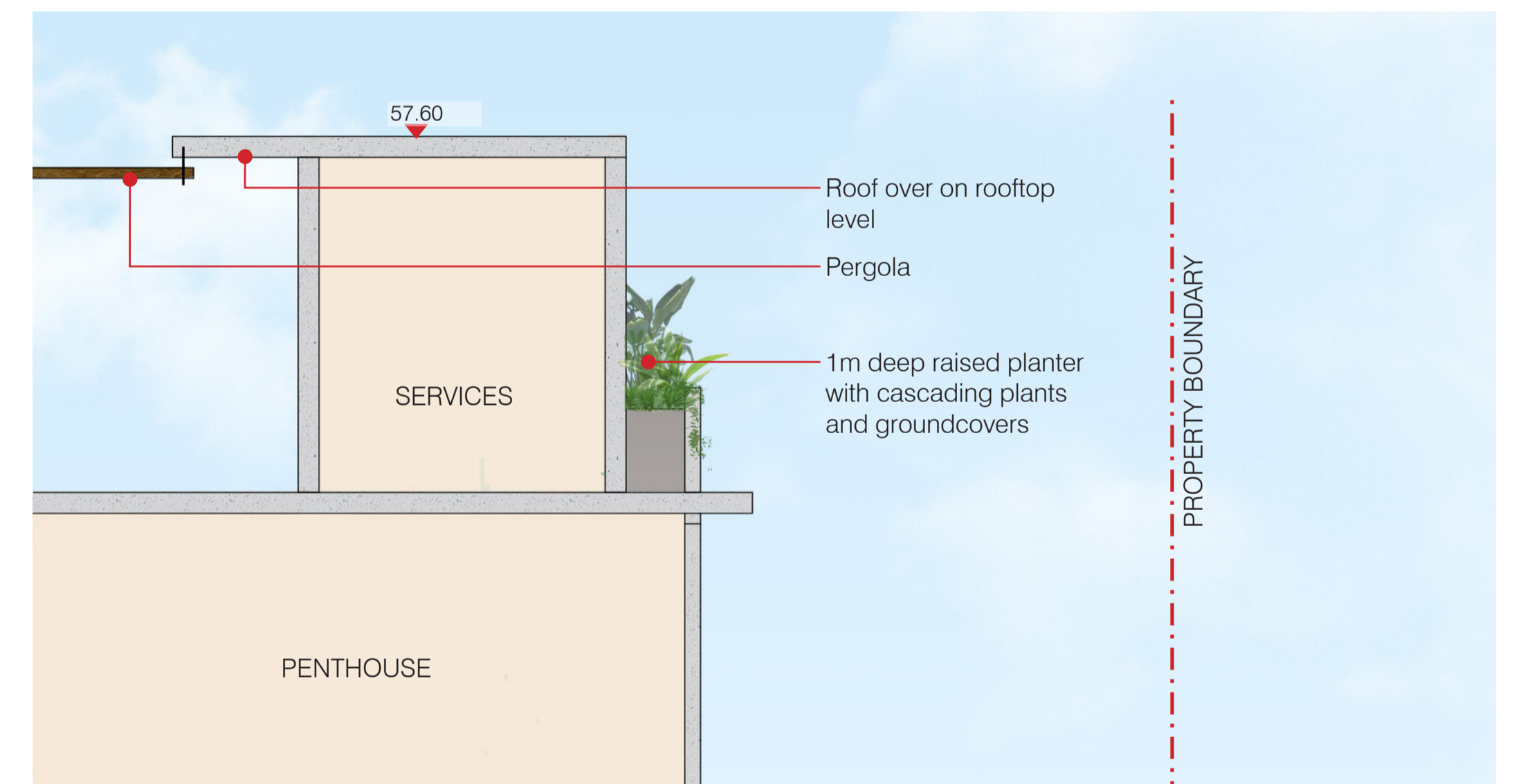
239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST



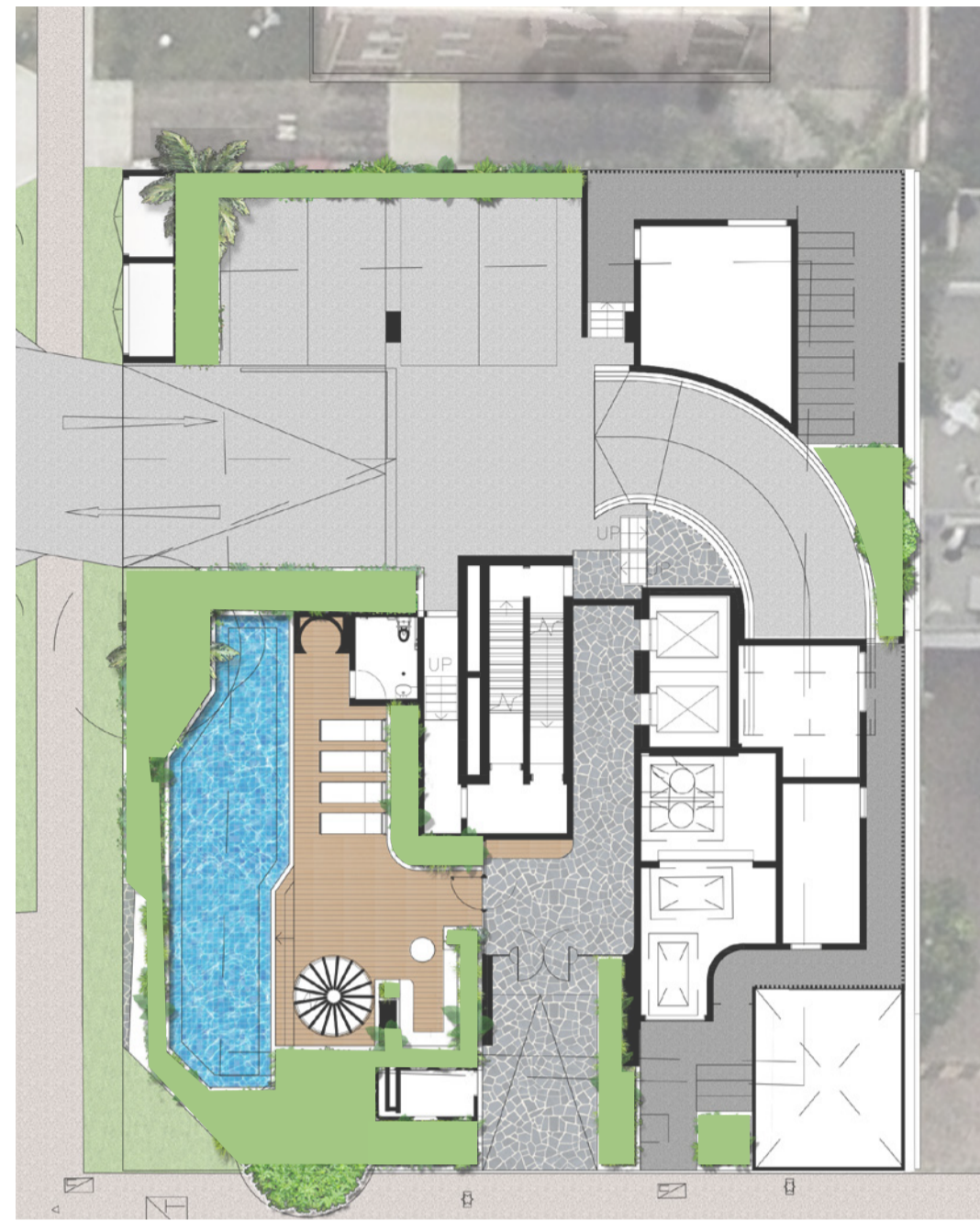
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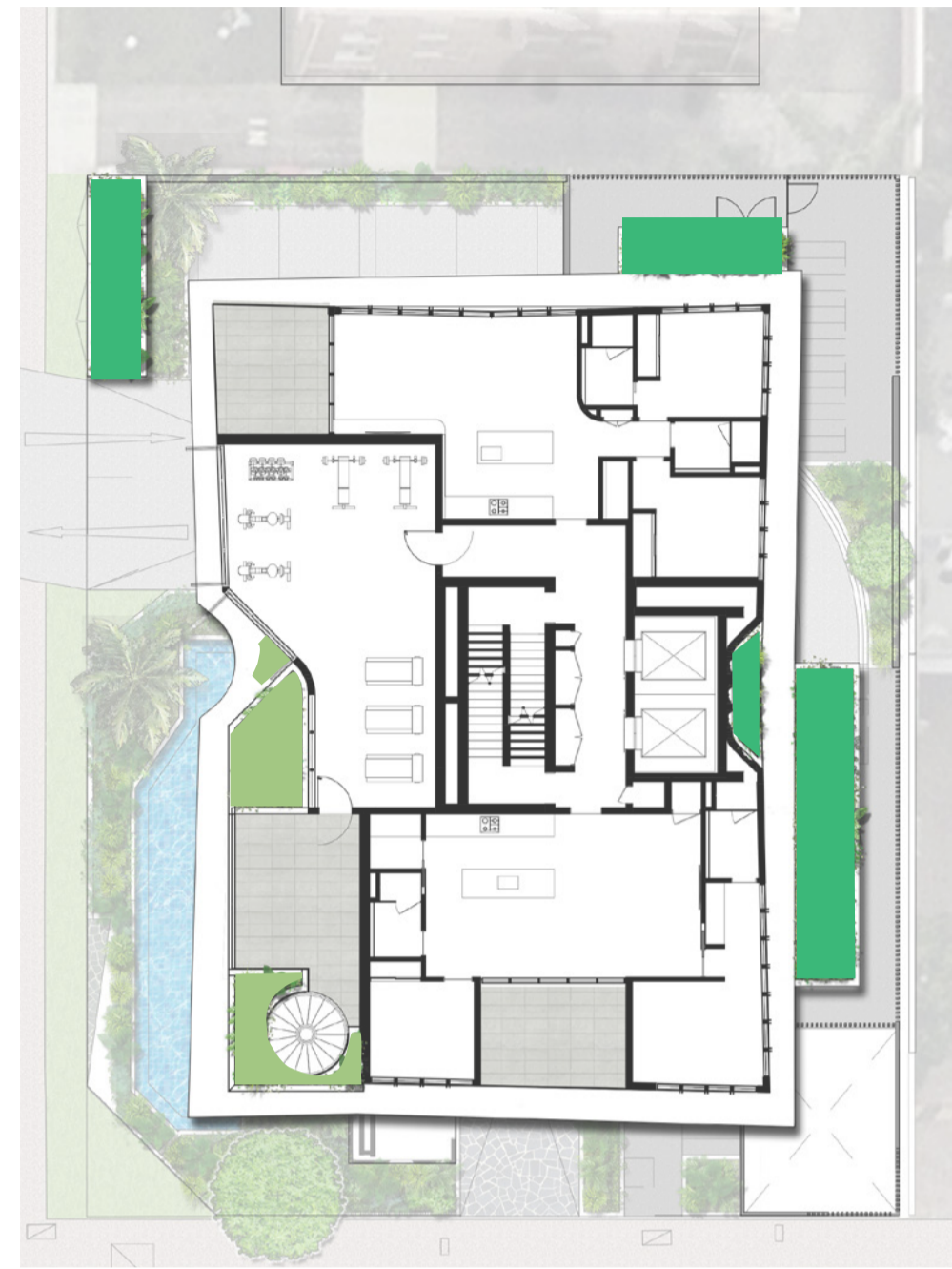
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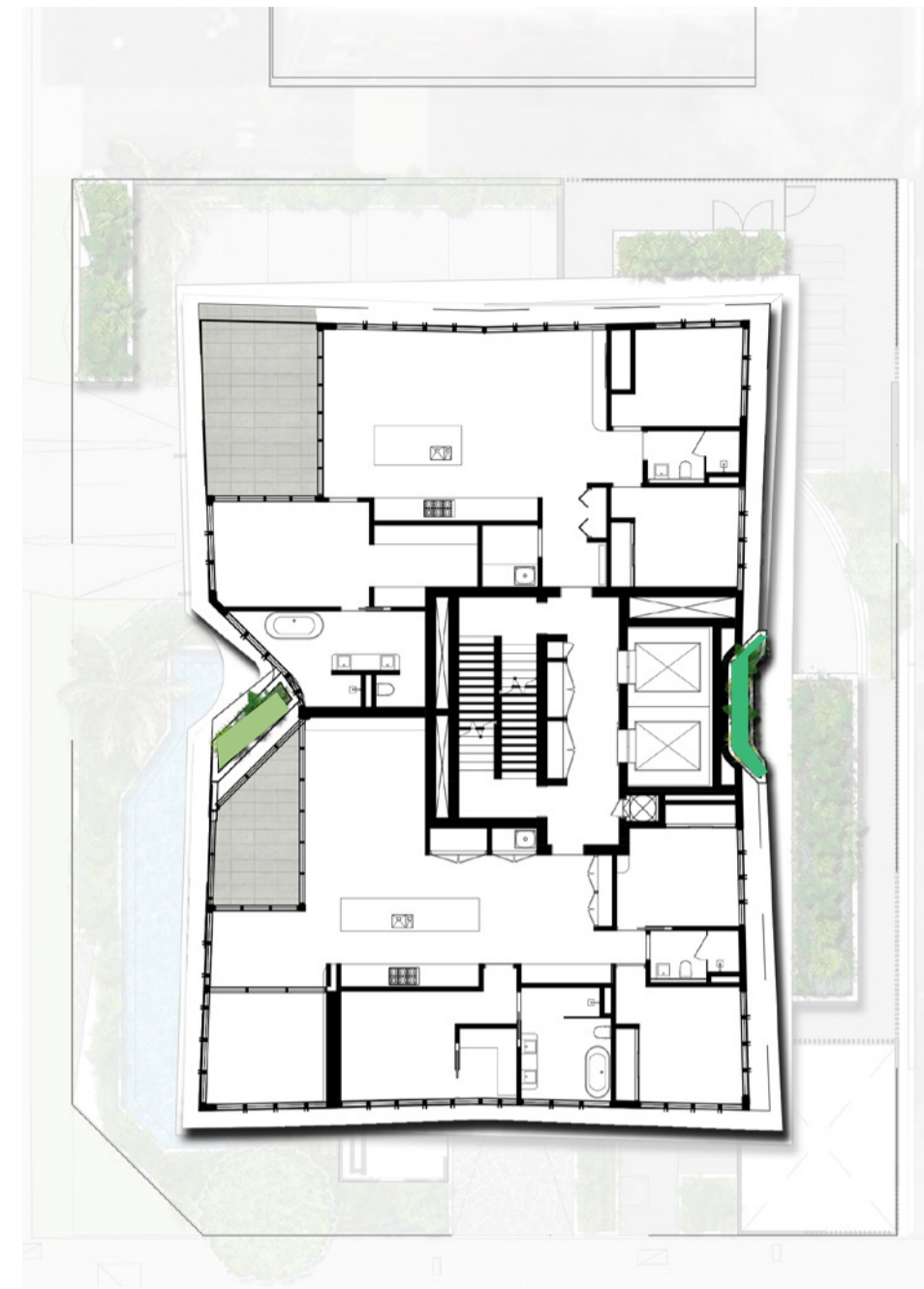
SECTION G
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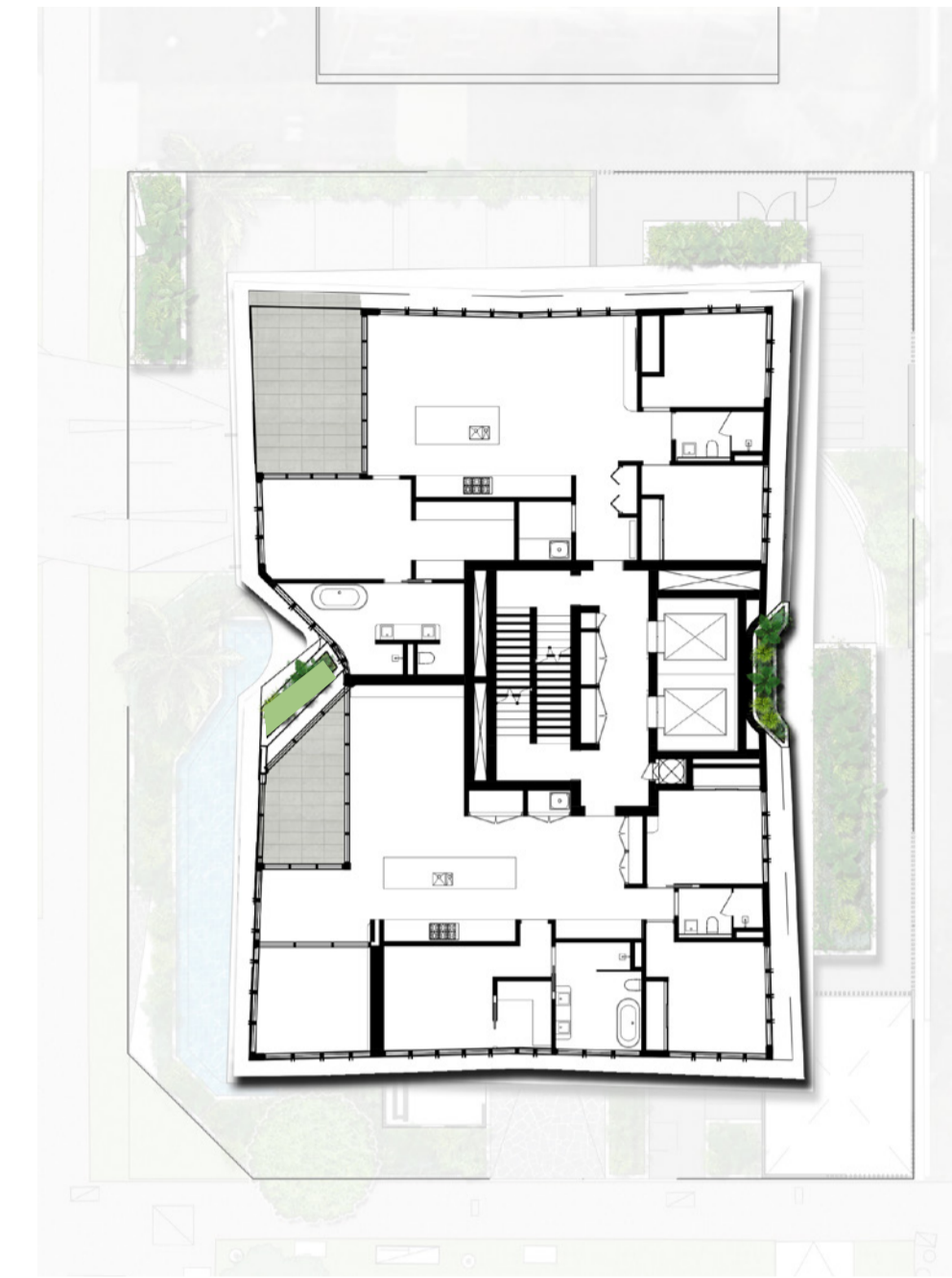
GROUND FLOOR



LEVEL 01



LEVEL 02-06



LEVEL 07-14



ROOF TERRACE

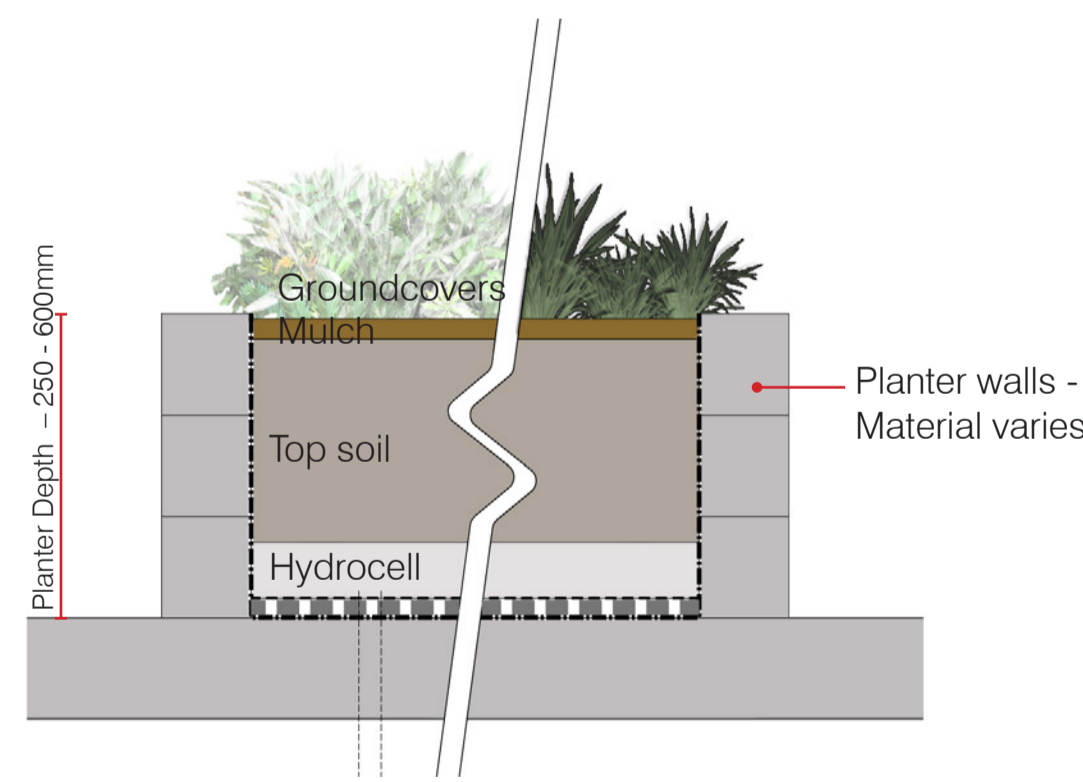
PLANTER DEPTH KEY

- LOW PODIUM PLANTER
- MEDIUM PODIUM PLANTER

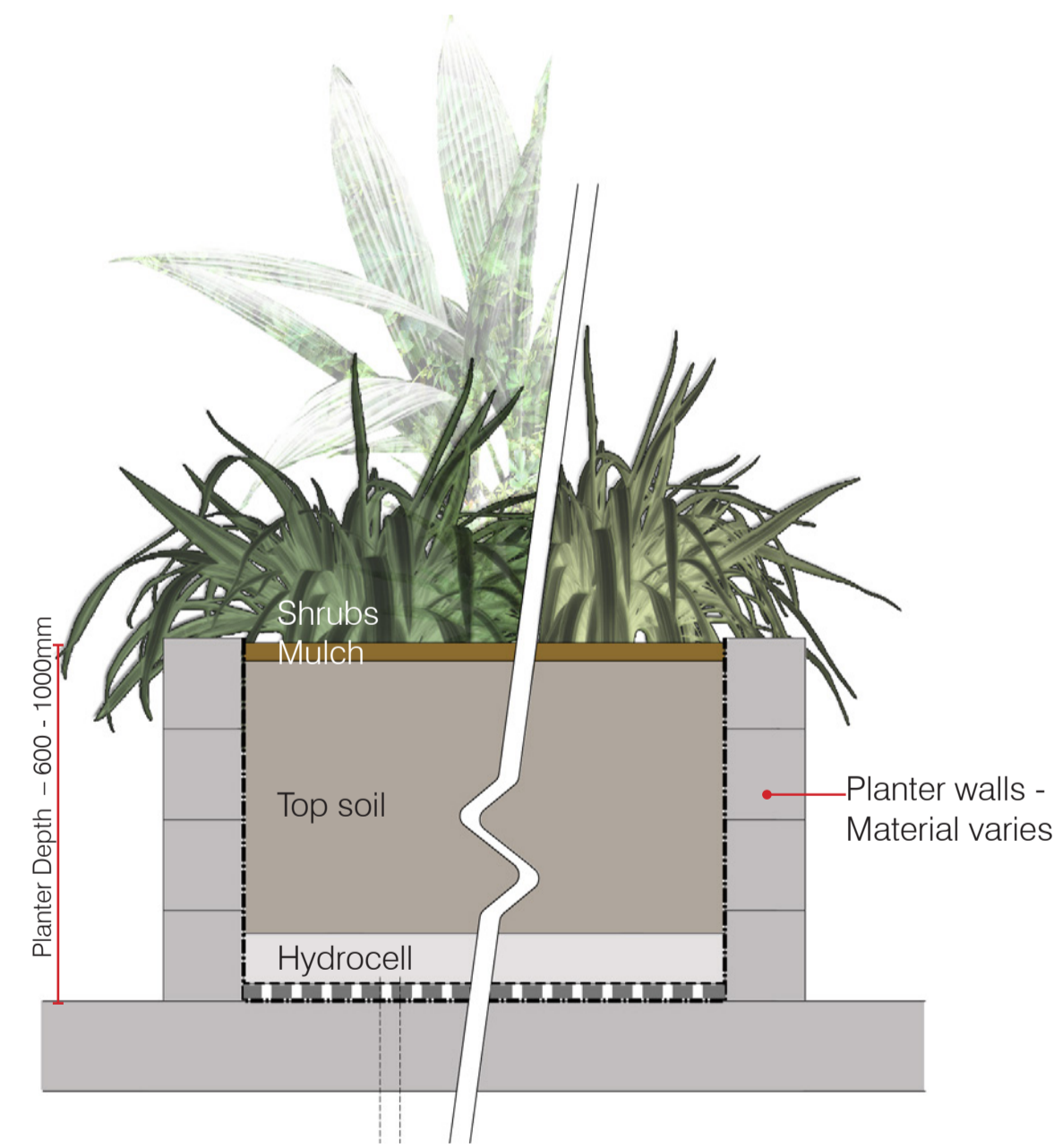
PLANTER MAINTENANCE:

Garden beds located adjacent to walkway or ground level terrace, to be maintained from adjacent on grade access points.

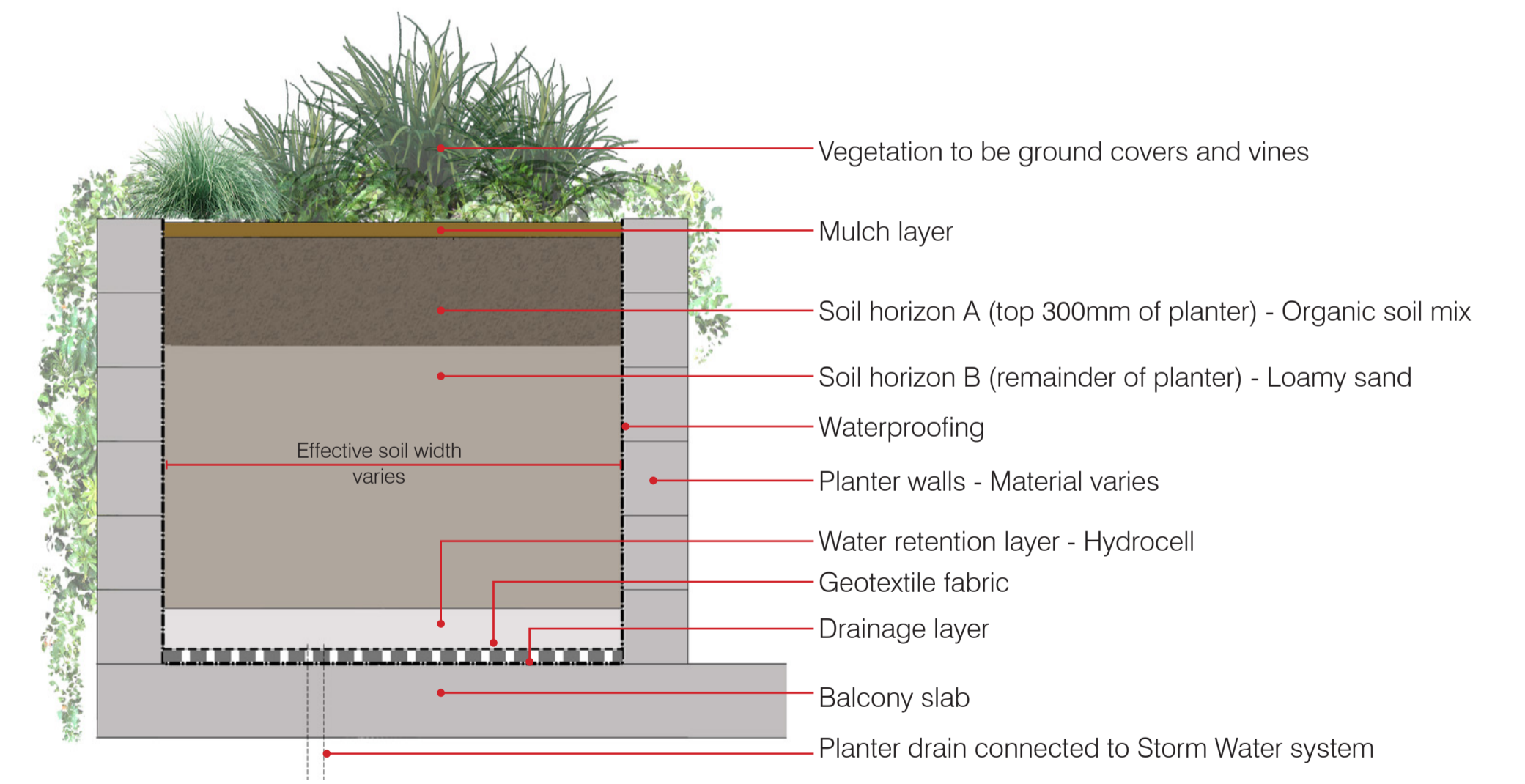
Garden beds maintained 'off grade' will be maintained from appropriate anchor connections safely accessed from communal 'on grade' areas or from an above abseil system.



LOW PODIUM PLANTER - 250-600mm



MEDIUM PODIUM PLANTER - 600-1000mm



TOP SOIL PROFILE & TYPICAL PLANTER SYSTEM

Planting Character



Plant Species



APTENIA cordifolia
Heartleaf Ice Plant



CARISSA macrocarpa 'Desert Star'
Natal Plum



CASUARINA glauca 'Cousin It'
Shag Pile

FACADE
PLANTERS



CHAMAEDOREA elegans
Parlour Palm



CRASSULA ovata
Jade plant

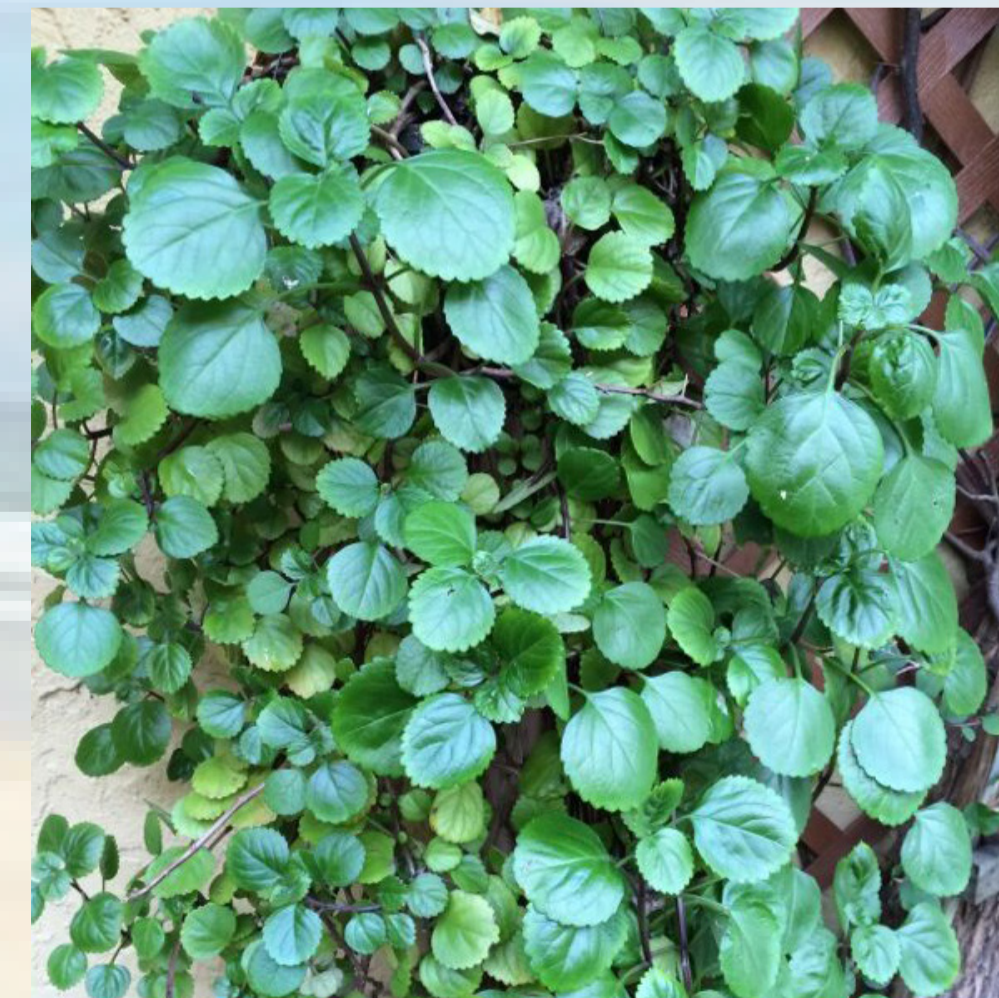


CARPOBROTUS glaucescens
Pigface

GROUND &
PODIUM PLANTERS



PHILODENDRON 'Xanadu'
Xanadu Philodendron



PLECTRANTHUS australis
Swedish Ivy



ZAMIA furfuracea
Cardboard Palm



Crazy pave stone tiles



Coloured broom concrete



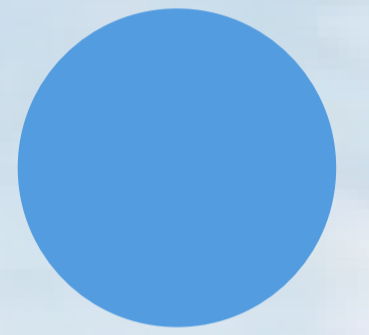
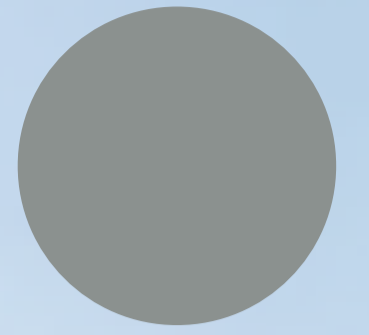
Freeform stone wall



Timber pool deck



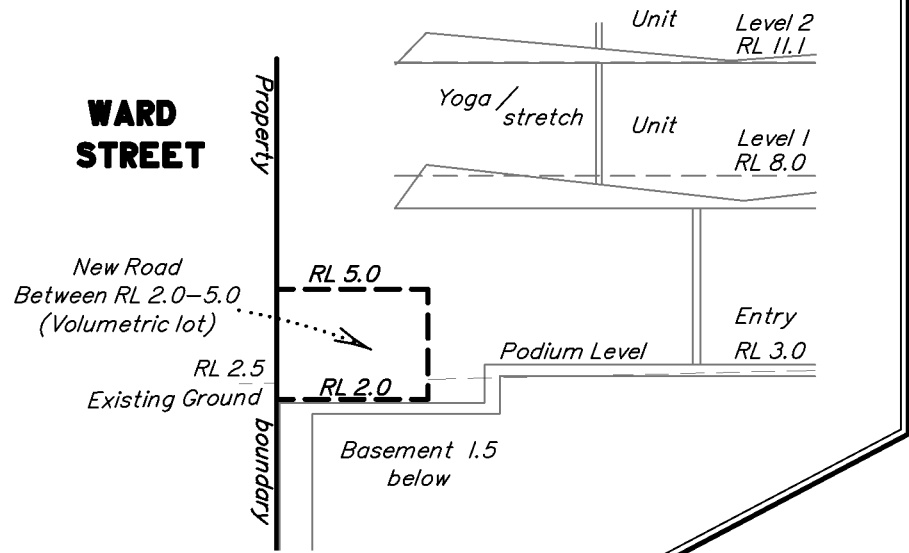
Pool tile





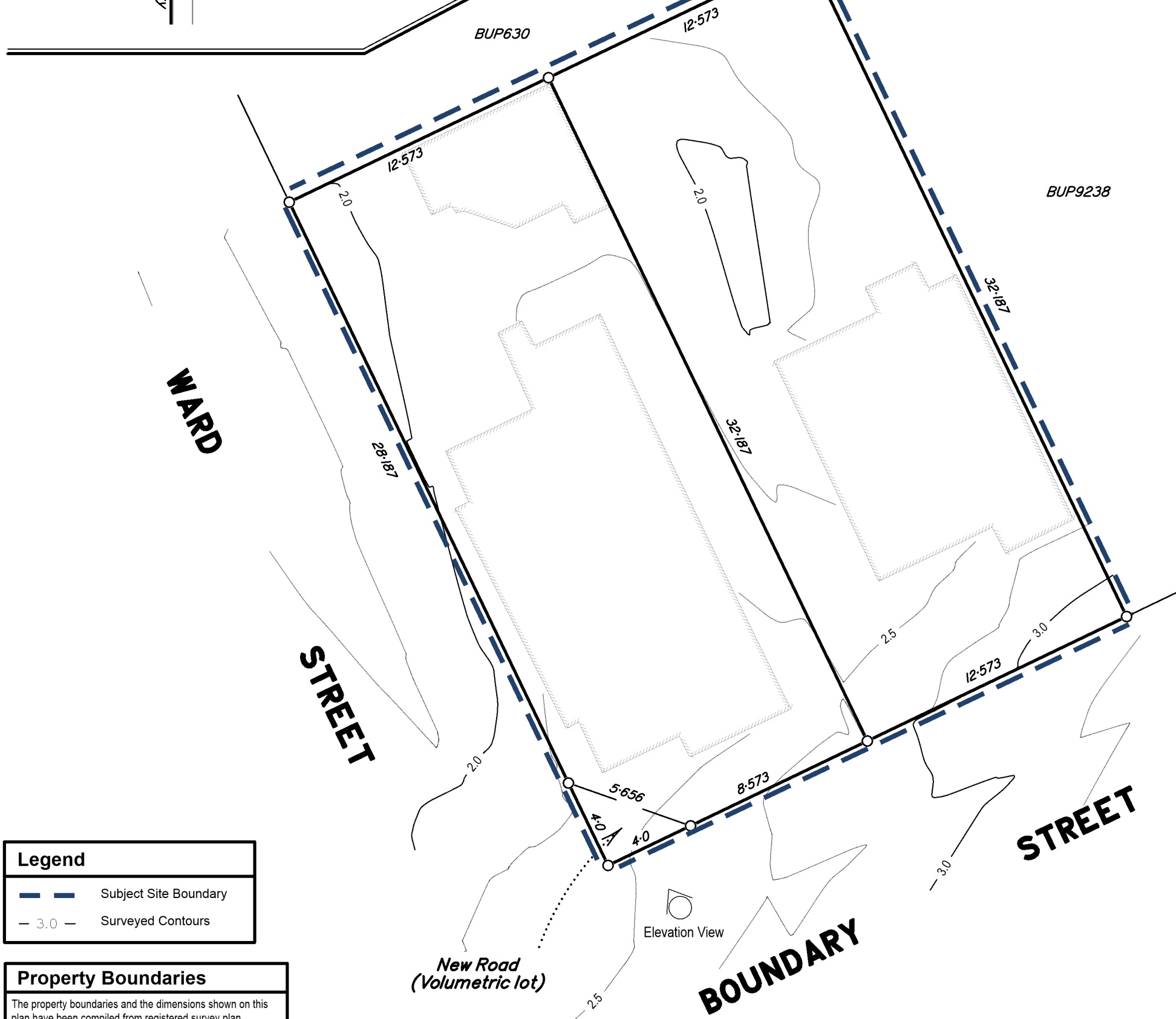
Appendix F. Conceptual Corner Truncation Plan

Elevation View - Looking North West



New Road Dedication

The proposed road dedication (corner truncation) is to be volumetric above the level of the upper limits of the proposed basement to provide allowance for any services, verge upgrades and line of sight. Levels shown to represent the extents of the volumetric lot are indicative and are subject to final design and survey.



Legend	
	Subject Site Boundary
	Surveyed Contours

Property Boundaries
The property boundaries and the dimensions shown on this plan have been compiled from registered survey plan RP1777. The bearings shown on this plan are on the meridian of that survey plan.

Development Summary	
Site Area:	809m ²
No. Exist Lots:	2
RP Description:	Lots 6 and 7 RP1777
No. Proposed Lots:	TBC
Total Area of New Road:	8m ² (volumetric above the basement)
Local Authority:	Gold Coast City Council
Existing Encumbrances:	NIL
Proposed Encumbrances:	NIL

Notes

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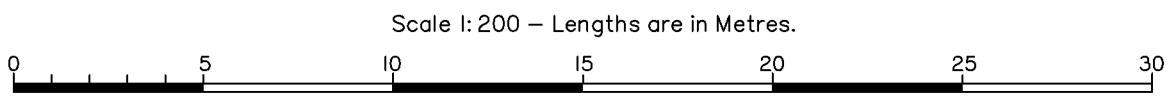
Design is subject to Local Authority approval and detailed engineering design requirements. Areas and dimensions are approximate only and are subject to final survey.

This plan and the information contained within have been provided for the use of the intended person/s only and has been prepared specific for their use. As such information shown is per the scope only and may not be inclusive of all detail on site.

Trilogy Survey Solutions accept no responsibility for the misuse or misunderstanding of information contained on this plan. Anyone referring to the plan must make their own judgements and site analysis to determine if the information is current and correct.

Contours supplied by detail survey by Trilogy SS - drawing number TSS-221006-001-A

Revision:	Notes:
B	Proposed road dedication to be volumetric
C	Elevation view added





Appendix G. Traffic Response Letter



23 July 2024

Our Ref: 22GCT0119_LT03B_IR

Your Ref: MCU/2023/15

Attention: Brendon Walkinshaw

Intrepid Developments (Qld) Pty Ltd

C/- Enhance Urban Planning

By Email

Dear Brendon,

RE: 239 Boundary Street, Coolangatta, Qld– Further Information Request

TTM Consulting has been engaged to provide transport engineering services for the above-mentioned development. This letter is provided in response to Council's Further Information Request for the site, as per the letter dated 23 May 2023.

The development plans have been updated to incorporate changes in response to the Further IR items. The items to which this letter responds are 4 and 5. Each item is addressed below.

Transport Assessment

Item 4 – Servicing

The proposed servicing arrangement is not supported by Council officers on the basis that:

- a. It requires cars reversing on the ramp when an MRV is servicing on site.
- b. The required 600mm clearances cannot be maintained to opposing vehicles; and
- c. The required clearances cannot be maintained to the kerb.

The applicant is therefore requested to redesign the frontage of the development to accommodate on-site servicing for an MRV while allowing ingressing and egressing vehicles to pass simultaneously at the hold line while maintaining the required circulation clearances around the vehicles at all times in accordance with AS2890.1:2004.

Response

TTM has reappraised the site and the servicing arrangements. There are two (2) existing loading bays very near to the site. One opposite on Ward Street, 25m away and the other on Boundary Street, 75m north-east. Both of these loading bays are 11.5m long and can accommodate the MRV.

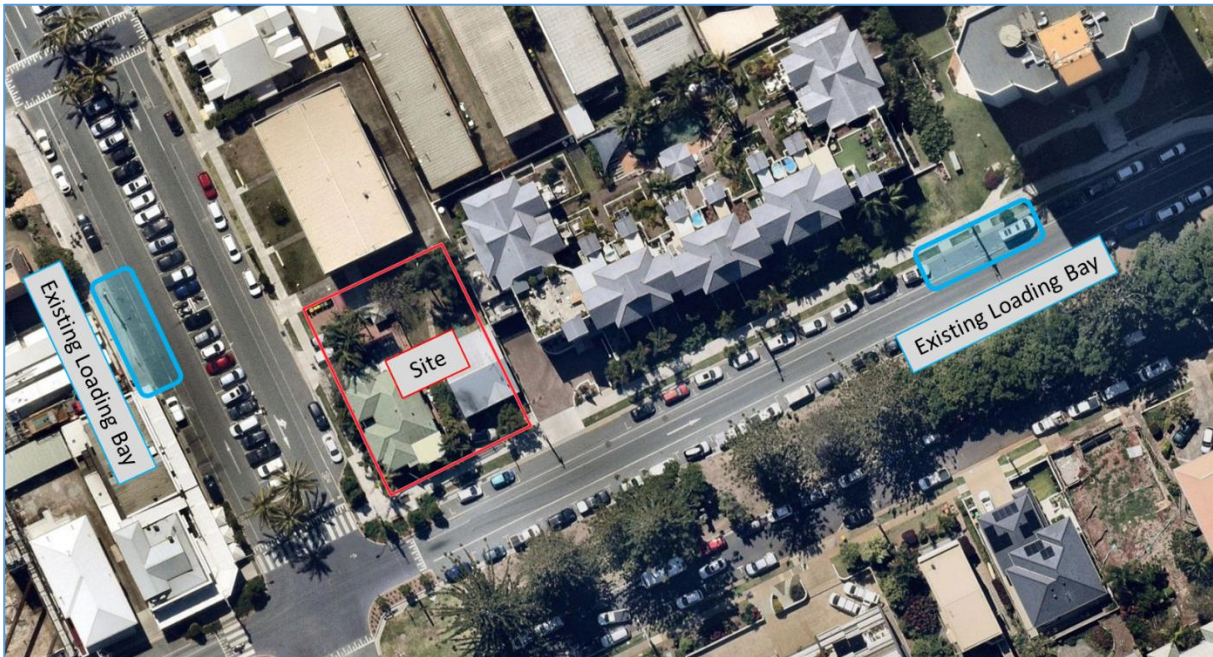


Figure 1: Locations of existing loading bays.

The proposed development is solely comprised of multiple dwellings. The City Plan advises that standing room for an MRV (8.8m L x 2.5m W x 4.5m H) on site is to be provided – a dedicated bay is not required. The development comprises a majority of 2 and 3 bedroom units (i.e. 5-6 rooms), and it is common for owners and tenants of this size unit to move themselves using truck hire services, removal companies also provide a variety of vehicle size options. Therefore, whilst it is acknowledged that provision for an MRV is required it is expected that most removal activities will take place with the use a smaller (SRV) which can be driven with a standard class license. Data contained within Attachment 1 demonstrates the capabilities of SRVs with regard to move in/move out activities.

The site proposes that on street servicing by MRV utilised, whilst on site provision is made for an SRV as a standing area only. The omission of a dedicated service provision, for the larger MRV, is an acceptable performance solution given the proposed occupation of the site.

It is also appropriate to note that Council have recently approved a similar on street servicing arrangement for a 31-unit residential development at 144 Marine Parade, Coolangatta – whereby on street loading bays are permitted to be utilised.

Swept path analysis has been carried out to demonstrate that an SRV can enter and exit the standing area, and a vehicle can pass safely to exit – refer to TTM Drawing 22GCT0119-02 Revision D enclosed.

TTM considers that the proposed servicing arrangement is suitable, would meet the overall outcome (2e(ii)) of the Transport Code and is consistent with the community’s reasonable expectations for the intended use.

The development is proposing to accommodate an SRV on site, which will allow for the exit vehicle to pass without needing to reverse back onto the ramp. TTM has carried out the swept path analysis to demonstrate that a B85 car coming from the basement level can wait behind the proposed on-site standing area for an SRV to allow a B99 vehicle waiting at the hold point to ingress to the basement level from the ground floor.

Based on this, TTM considered that the servicing arrangements are suitable to cater for the needs of the proposed development.

Item 5 – Design of Parking Facilities

- a. The applicant is requested to clarify and demonstrate that the swept path analysis show 600mm clearance on the outside to any obstructions including kerbs.
- b. Show the width of visitor parking spaces on the ground level.
- c. Remove 'Street Carpark 01' and 'Street Carpark 02' from Ground Level Floor Plan.

Response

- a. No kerbs are proposed for the basement ramp configuration to assist with maximising the available width for the drivers using the ramps. The additional lines on the plans have now been removed.
- b. The visitor parking spaces now show the typical width of 2.5m.
- c. Both 'Street Carpark 01' and 'Street Carpark 02' have been removed from the plans.

Conclusions

Based on the assessment contained within this letter, it is considered that the servicing and car parking to be suitable to cater for the needs of the proposed development.

Yours sincerely,



Richard V Jones
Director - Transport

TTM Consulting Pty Ltd

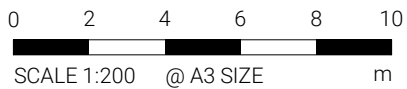
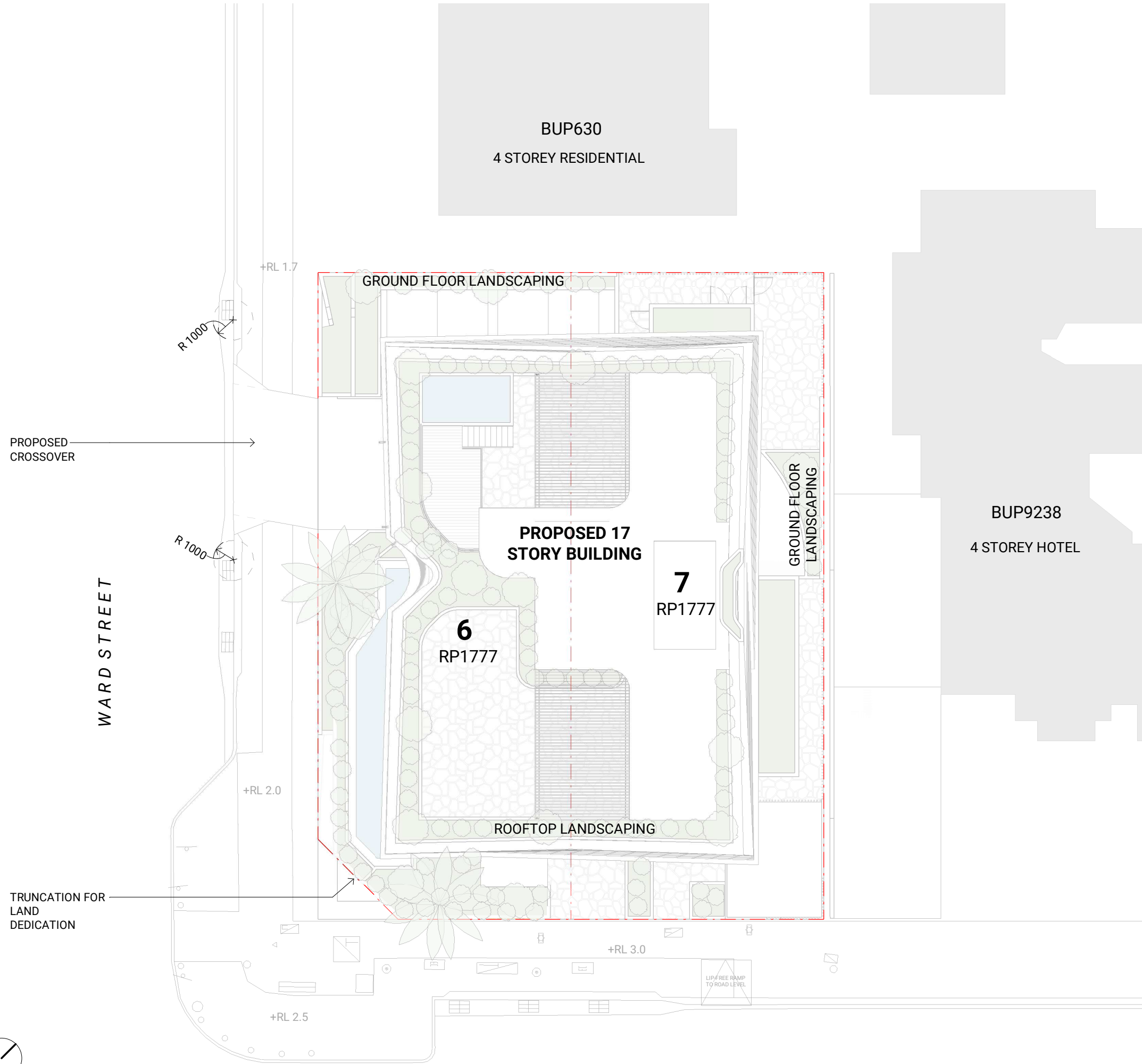
Enclosed

1. Architectural Plans
2. Truck Hire Capacities
3. Swept Path Plan – 22GCT0119-2 Rev E



Attachment 1 – Architectural Plans

DA020
SITE PLAN - PROPOSED



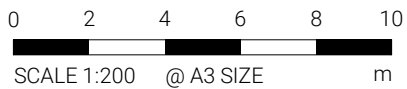
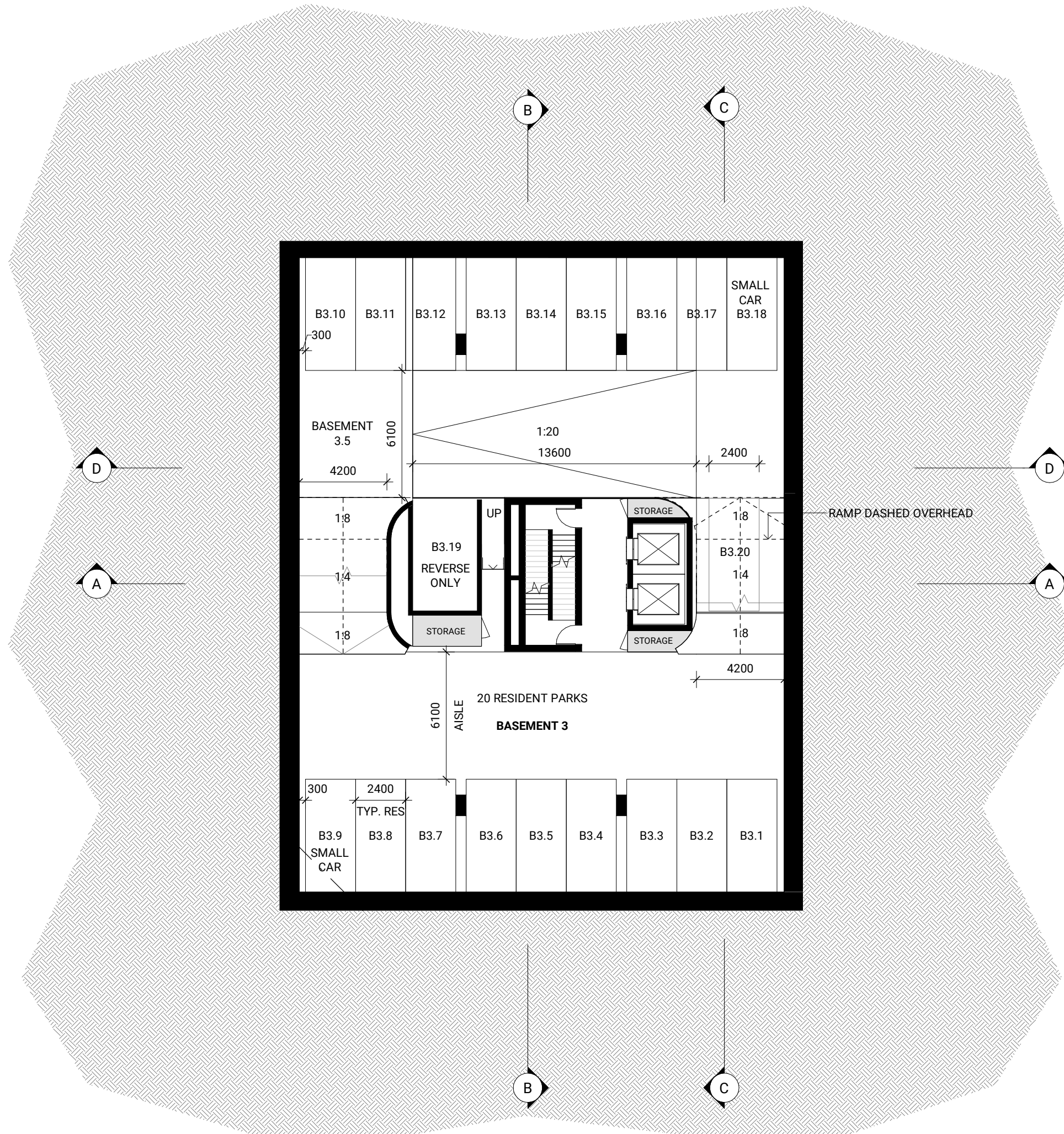
ISSUE 3
Date of Issue | 16.07.2024

70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

BOUNDARY STREET

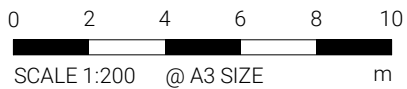
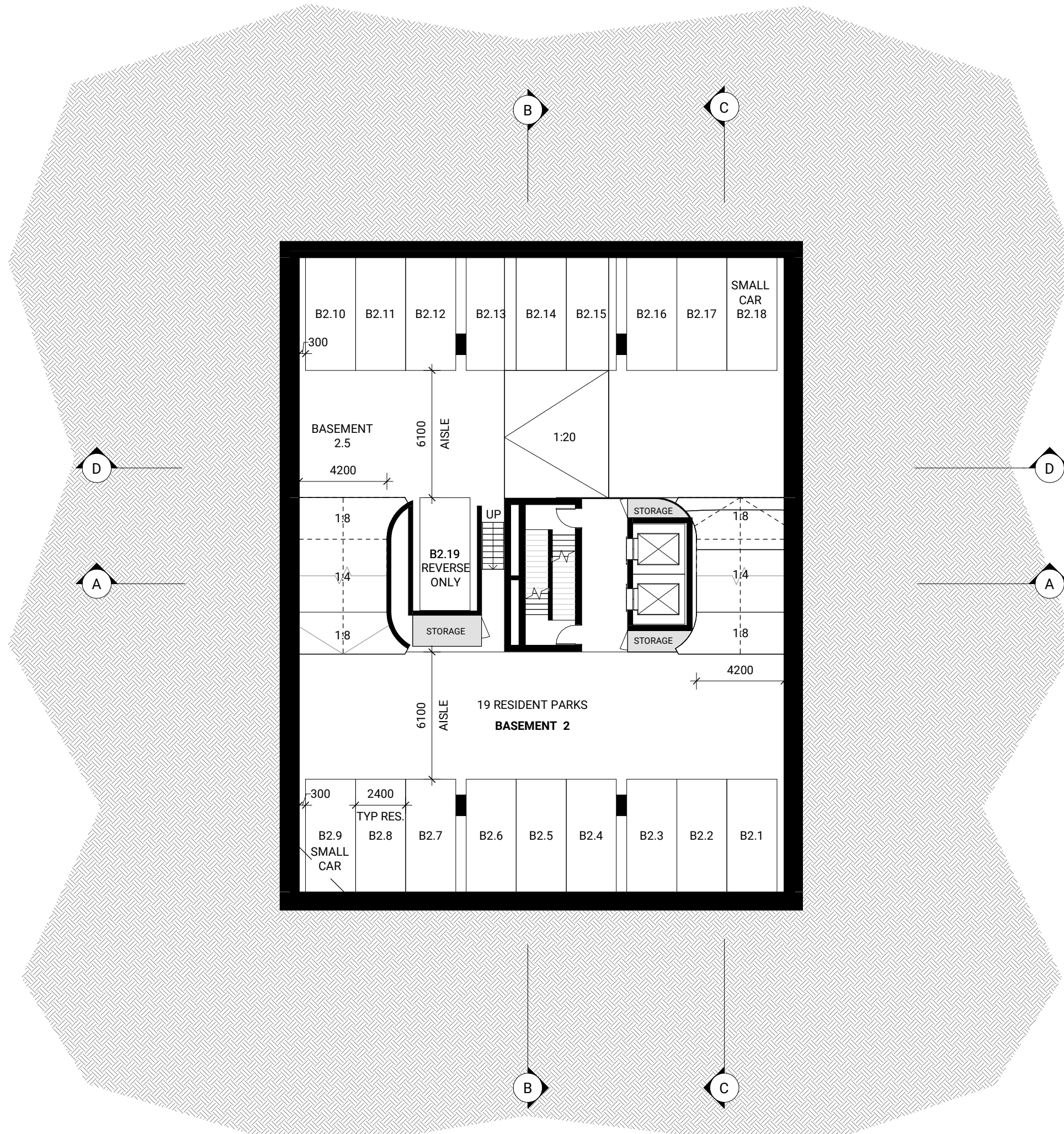
DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE

DA097
FLOOR PLAN - BASEMENT 03



ISSUE 7
Date of Issue | 16.07.2024

DA098
FLOOR PLAN - BASEMENT 02

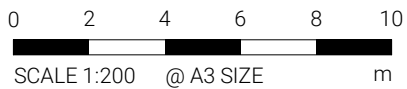
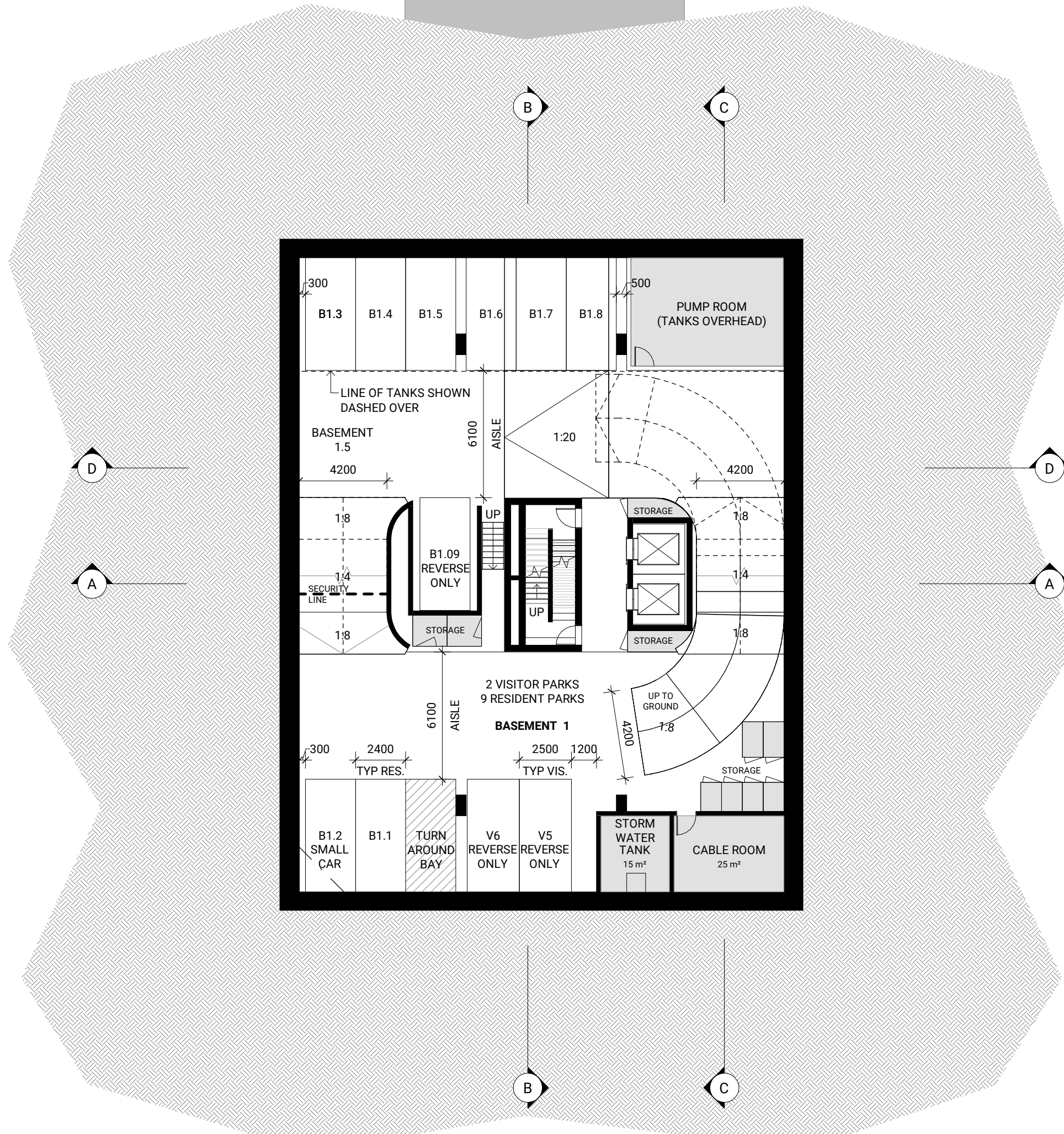


ISSUE 7
Date of Issue | 16.07.2024

70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE

DA099
FLOOR PLAN - BASEMENT 01



ISSUE 7
Date of Issue | 16.07.2024

70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE

DA100 FLOOR PLAN - GROUND LEVEL

WATER METER TO BE CONTAINED WITHIN WATER EASEMENT DIMENSIONS SHOWN BELOW. REFER CIVIL

EXISTING GULLY PIT AS PER DETAIL SURVEY

PEDESTRIAN SIGHT TRIANGLE TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LOW LEVEL LANDSCAPING PERMITTED TO A MAXIMUM MATURE HEIGHT OF 500mm ABOVE DRIVEWAY LEVEL

EXISTING GULLY PITS AS PER DETAIL SURVEY
BUILDING LINE SHOWN DASHED OVERHEAD

TRUNCATION FOR LAND DEDICATION

ACOUSTIC FENCE. REFER ACOUSTIC REPORT

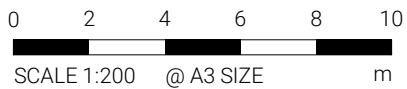
ACOUSTIC FENCE. REFER ACOUSTIC REPORT

BIN WASH AREA

NEIGHBOURING RETAINING WALL APPROXIMATE LOCATION

STORMWATER SURCHARGE PIT BELOW

LIP-FREE RAMP TO ROAD LEVEL

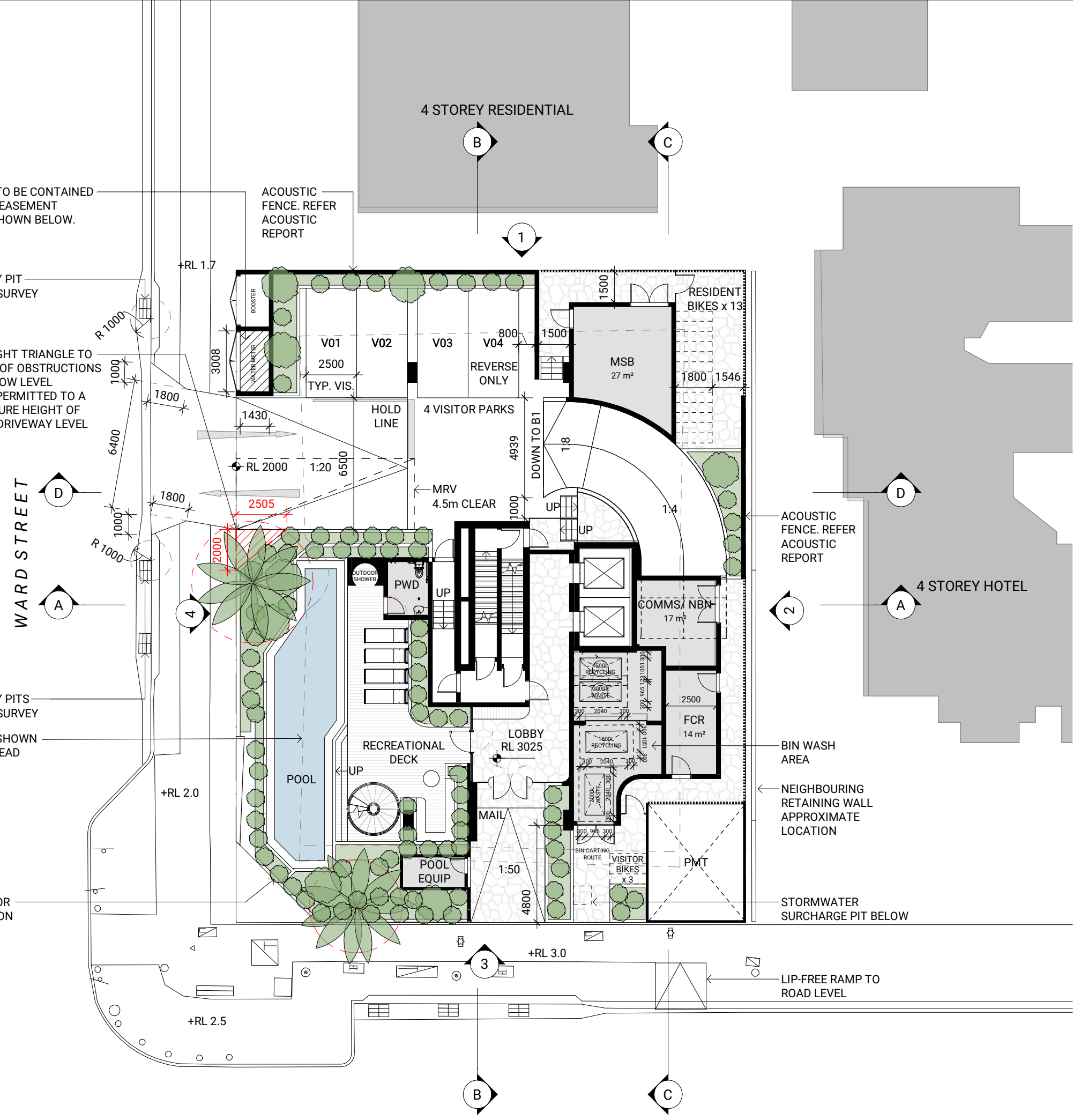


ISSUE 7
Date of Issue | 16.07.2024

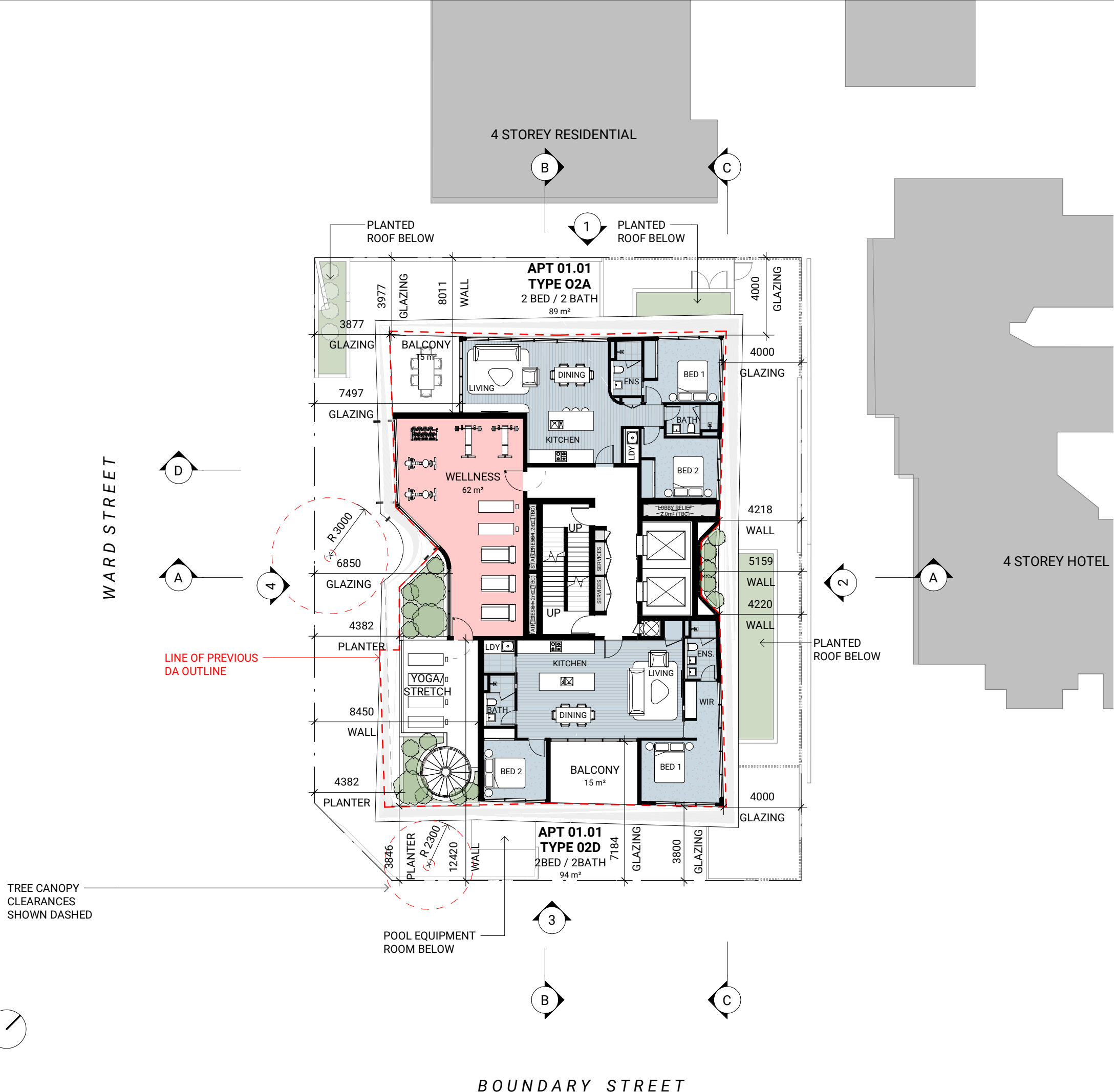
70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

BOUNDARY STREET

DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE

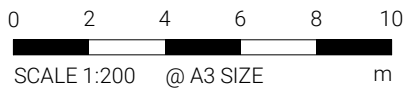


DA101 FLOOR PLAN - LEVEL 1



WARD STREET

BOUNDARY STREET



ISSUE 5
Date of Issue | 14.06.2024

70684 | 239-241 BOUNDARY ST, COOLANGATTA | GOLD COAST

DECEMBER 2023 | IR RESPONSE | PLUS ARCHITECTURE



Attachment 2 – Truck Hire Information

Attachment 1

<p>Just the Basics</p>  <p>5m³ Delivery Van</p> <ul style="list-style-type: none"> Car Licence Auto 2 People 1000kg 2.3m x 1.6m x 1.35m (approx) Diesel <p>If you only need to move some small items, this delivery van is ideal. It will accommodate a single mattress and base.</p>	<p>Small Load</p>  <p>Single Cab Tray</p> <ul style="list-style-type: none"> Car Licence Manual 2 People 2500kg 1.6m x 1.48m (approx) Diesel <p>Ideal for small moves, trips to the tip and gardening, this ute has fold-down sides on the tray for easy loading and unloading.</p>	<p>1 Bedroom Apartment</p>  <p>High Roof Delivery Van</p> <ul style="list-style-type: none"> Car Licence Auto 2 People 1300kg 4.25m x 1.9m x 1.76m (approx) Diesel <p>Moving into a share house? Our high roof delivery van is great for moving a bedroom, & easily accommodates a queen size mattress.</p>	<p>3 Bedroom House</p>  <p>3T Moving Van</p> <ul style="list-style-type: none"> Car Licence Auto 3 People 1200kg 4.2m x 2m x 2m (approx) Diesel <p>Perfect for medium-sized moves, the moving van may come fitted with a hydraulic lift & has tie-down rails throughout the truck.</p>
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19.5 Cubic Metre Moving Truck (Automatic) - L6 SKAD



Features

- 3 seats
- Automatic
- Diesel
- Air conditioned
- AM/FM Radio & CD Player
- Required license: Car
- Tuckaway Lift
- Purpose: Moving House

Approximate Capacity

- 19.50 cubic metres
- 3 rooms

Approx Cargo Dimensions

- Length: 4.20 metres
- Width: 2.10 metres
- Height: 2.10 metres

< SRV

36 Cubic Metre Delivery Truck with Tuckaway Lift - A4 CKAQ



Features

- 3 seats
- Automatic
- Diesel
- Air conditioned
- CD Player
- Required license: Medium Rigid
- Tuckaway Lift
- Purpose: Moving House

Approximate Capacity

- 36.00 cubic metres
- 5 rooms

Approx Cargo Dimensions

- Length: 6.40 metres
- Width: 2.40 metres
- Height: 2.30 metres

SRV



How big is your home?

How heavily furnished is your 3 bedroom apartment?

<p>Studio / 1 bedroom apartment</p>	<p>2 bedroom apartment</p>	<p>3 bedroom apartment</p>
<p>1-2 bedroom house</p>	<p>3 bedroom house</p>	<p>4 bedroom house</p>
<p>5 bedroom house or larger</p>		

<p>Sparsley Furnished</p> <p>For example:</p> <ul style="list-style-type: none"> Bed Side tables Tallboy 	<p>Moderately Furnished</p> <p>For example:</p> <ul style="list-style-type: none"> Double/queen bed Side tables Tallboy Small desk Chair Lamp Wall hanging 	<p>Heavily Furnished</p> <p>For example:</p> <ul style="list-style-type: none"> Queen/king bed Side tables Tallboy Medium desk Chairs Lamps Wall hangings Cupboards Rug
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Your volume is approximately

31.0m³

SRV = 34m³

How big is your home?

How heavily furnished is your 2 bedroom apartment?

<p>Studio / 1 bedroom apartment</p>	<p>2 bedroom apartment</p>	<p>3 bedroom apartment</p>
<p>1-2 bedroom house</p>	<p>3 bedroom house</p>	<p>4 bedroom house</p>
<p>5 bedroom house or larger</p>		

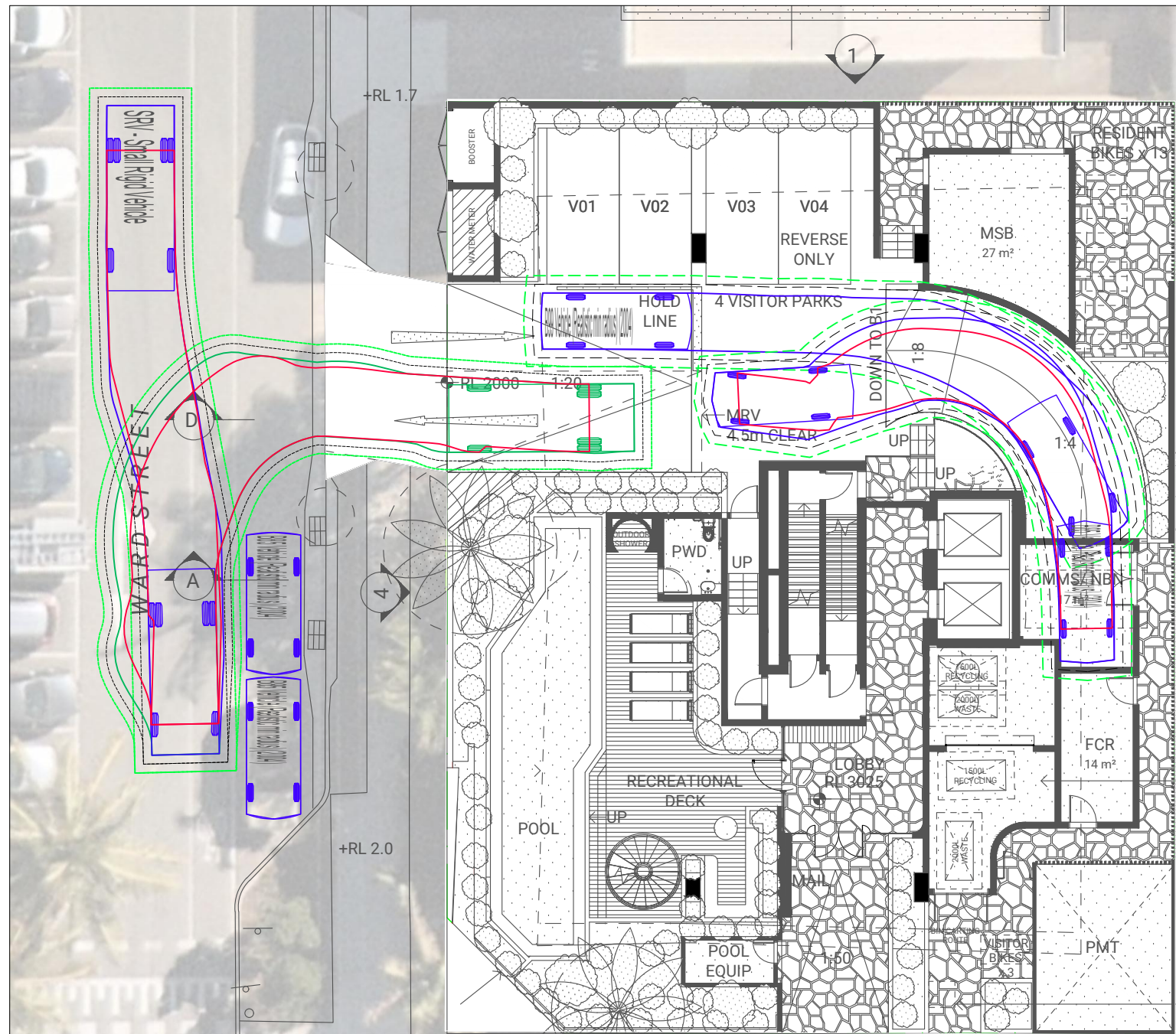
<p>Sparsley Furnished</p> <p>For example:</p> <ul style="list-style-type: none"> Bed Side tables Tallboy 	<p>Moderately Furnished</p> <p>For example:</p> <ul style="list-style-type: none"> Double/queen bed Side tables Tallboy Small desk Chair Lamp Wall hanging 	<p>Heavily Furnished</p> <p>For example:</p> <ul style="list-style-type: none"> Queen/king bed Side tables Tallboy Medium desk Chairs Lamps Wall hangings Cupboards Rug
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Your volume is approximately

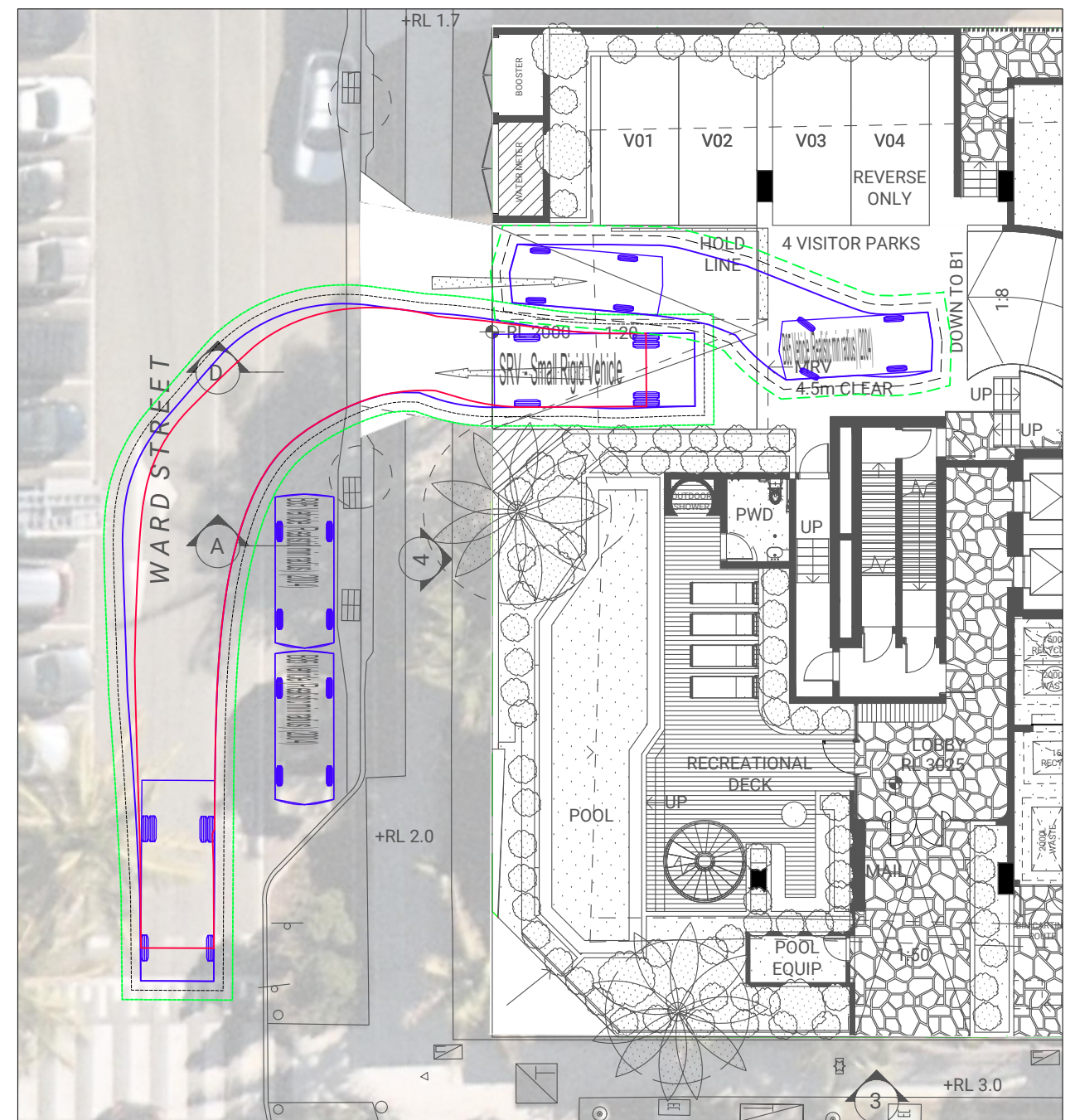
20.0m³

< 4.2m van = 19m³

Attachment 3 – Swept Paths



SRV STANDING, EGRESS B85 STANDING & PASSING B99

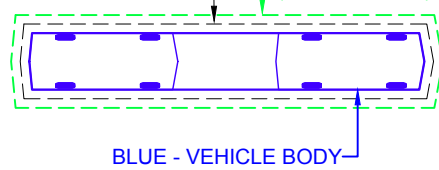


SRV STANDING AND B85 PASSING

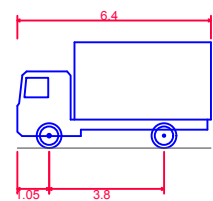
VEHICLE PROFILES

VEHICLE CLEARANCE
300mm (DASHED LINE)

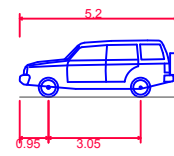
GREEN - 600mm CLEARANCE TO BE APPLIED
WITHIN THE HIGHLIGHTED CURVED SECTIONS
(DASHED LINE).



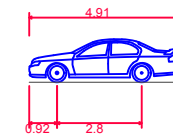
BLUE - VEHICLE BODY



SRV - Small Rigid Vehicle
Overall Length 6.400m
Overall Width 2.330m
Overall Body Height 3.500m
Min Body Ground Clearance 0.398m
Track Width 2.330m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 7.100m
Design Speed Forward 5.0Km/h Parking
Clearance Envelope 0.300m & 0.600m

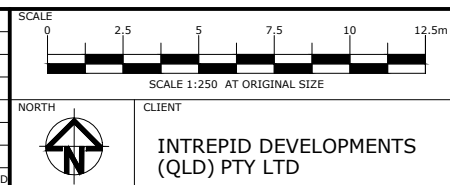


B99 Vehicle (Realistic min radius) (2004)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.878m
Min Body Ground Clearance 0.272m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m
Design Speed Forward 5.0Km/h Parking & 10Km/h Circulation
Clearance Envelope 0.300m & 0.600mm



B85 Vehicle (Realistic min radius) (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 5.750m
Design Speed Forward 5.0KM/H Parking & 10Km/h Circulation
Clearance Envelope 0.300m & 0.600mm

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
E	11-07-24	REVISED ARCHITECTURAL BASE	DSF	RVJ	RVJ
D	11-07-24	SRV ADDED	DSF	RVJ	RVJ
C	04-12-23	MINOR CHANGE	HY	RVJ	RVJ
B	22-11-23	ORIGINAL ISSUE	HY	RVJ	RVJ



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E: ttmgc@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT
239 and 241 Boundary Street, Coolangatta - Residential

DRAWING TITLE
GROUND FLOOR SWEEP PATH ANALYSIS
DESIGN VEHICLE 6.4m SRV

PROJECT NUMBER	ORIGINAL SIZE
22GCT0119	A3
DRAWING NUMBER	REVISION
22GCT0119-02	E
DATE	SHEET
11 Jul 2024	1 OF 1