

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

POINT DANGER

PAT FAGAN PARK

QUEENSLAND
NEW SOUTH WALES

COOLANGATTA BEACH

SITE

DURANBAH BEACH

DURANBAH SEAWALL

TWIN TOWNS
PUBLIC PARK

TWEED RIVER

BUILDING HEIGHT

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

SITE

MARINE PARADE

EDAN AVENUE

WARD STREET

BOUNDARY STREET

BOUNDARY STREET

LITTLE HILL STREET

BOUNDARY LANE

CORAL STREET

HILL STREET

TWEED TERRACE



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.





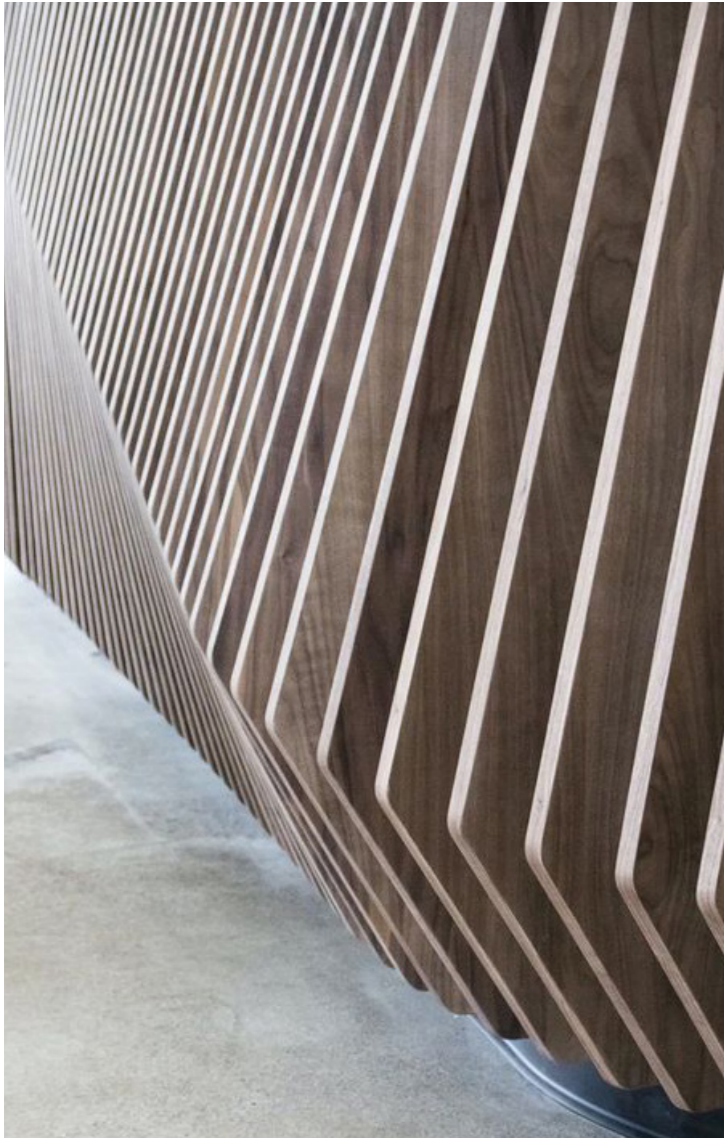
OASIS

bask in the beachfront lifestyle



DESIGN THINKING

chapter 03



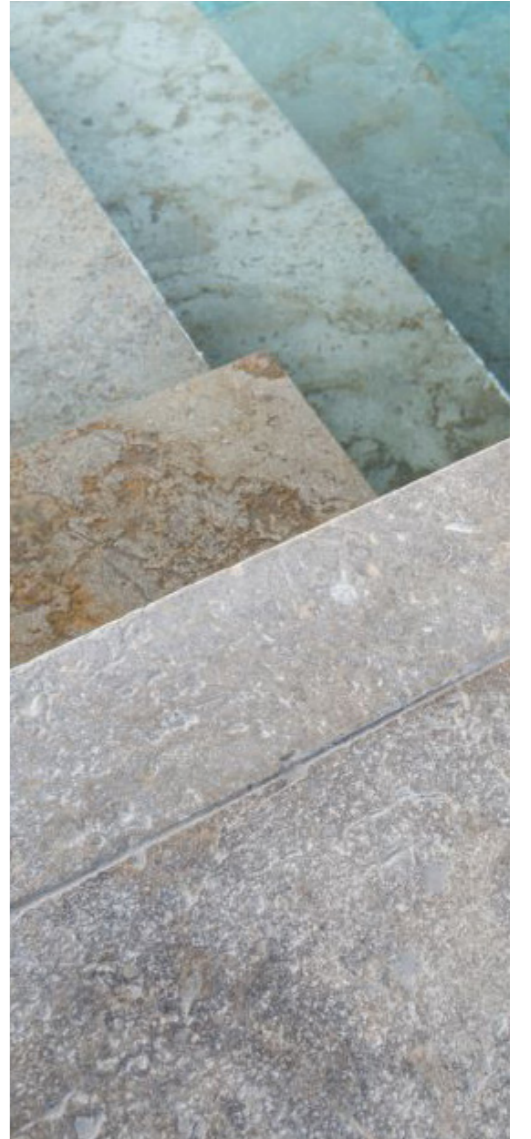
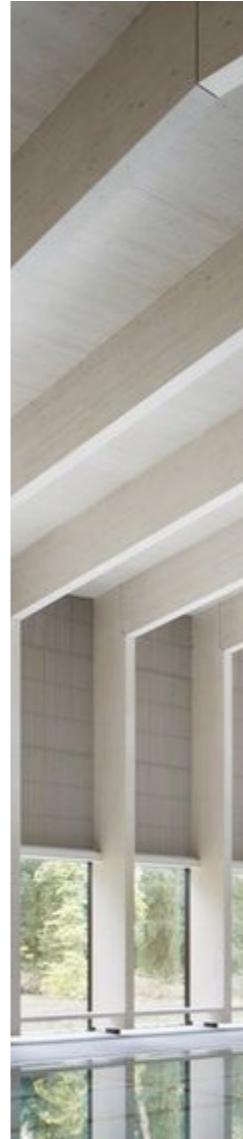
FORM

calming rhythmic geometry



PALETTE & INSPIRATION

natural sophistication



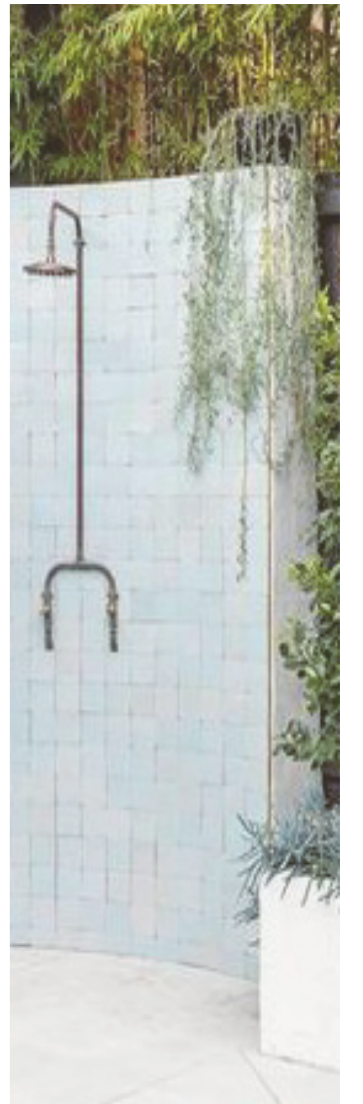
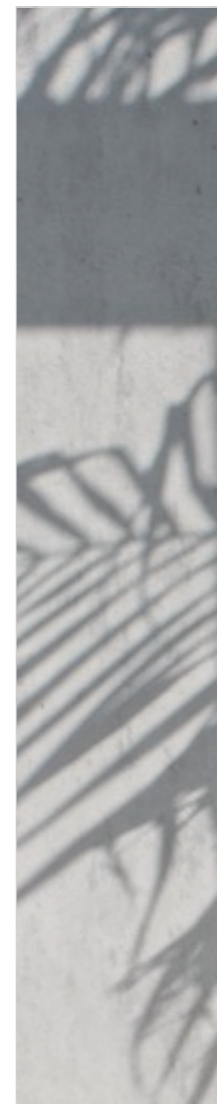
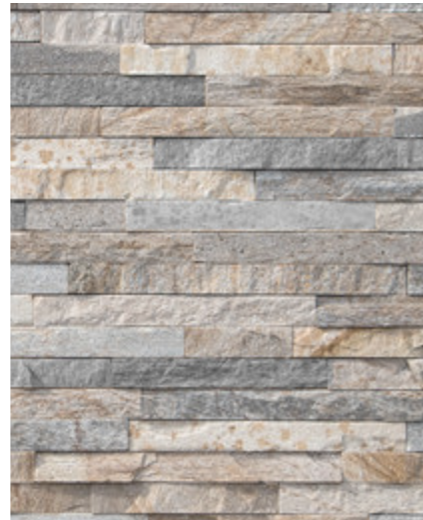
RECREATION

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

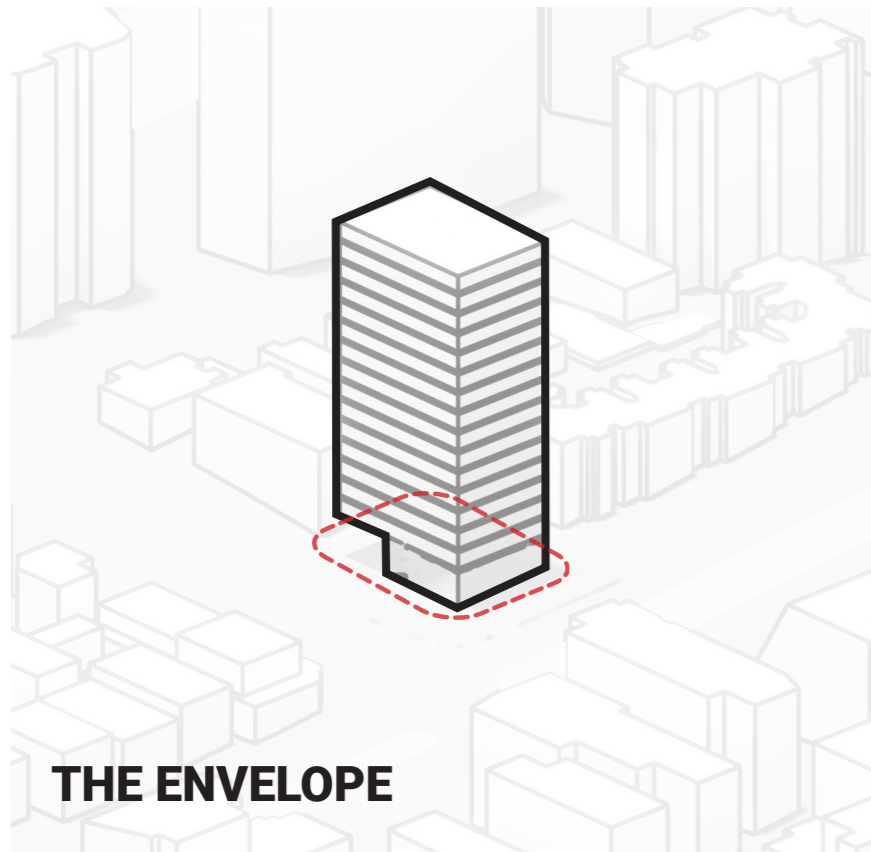


THE CONCEPT

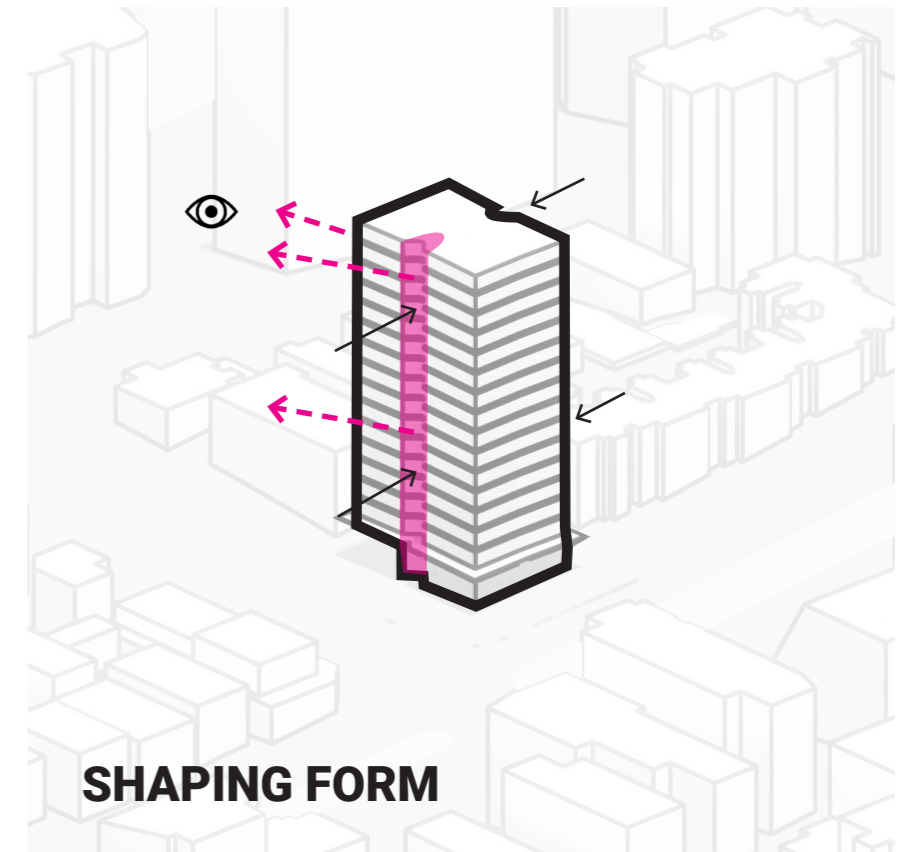
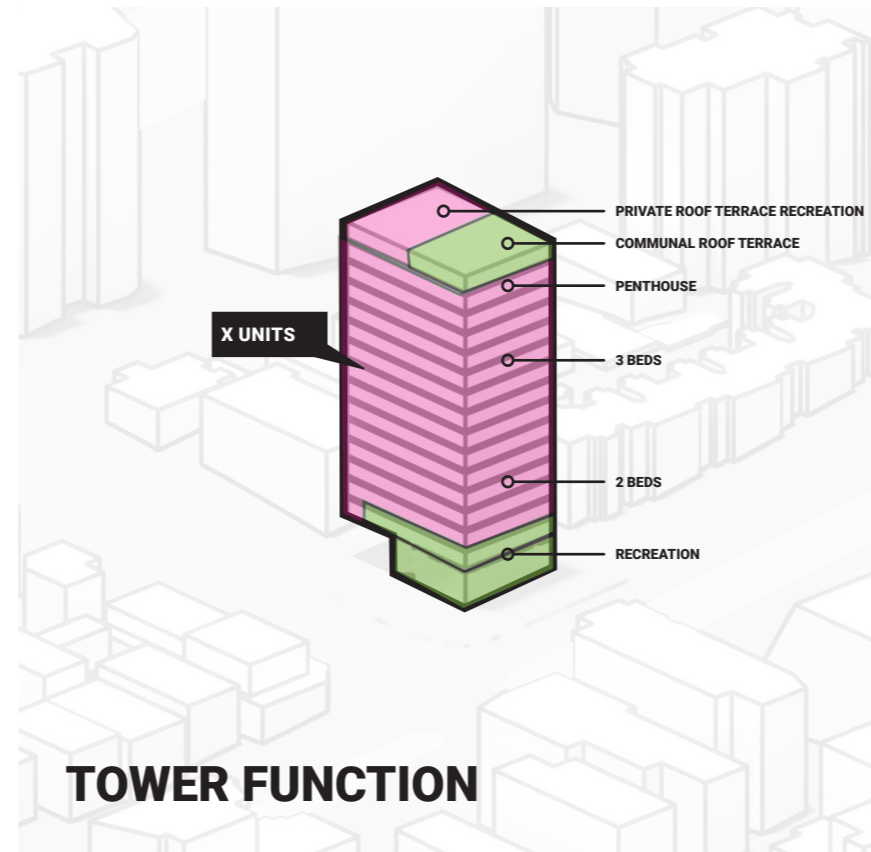
chapter 04



DESIGN DIAGRAM



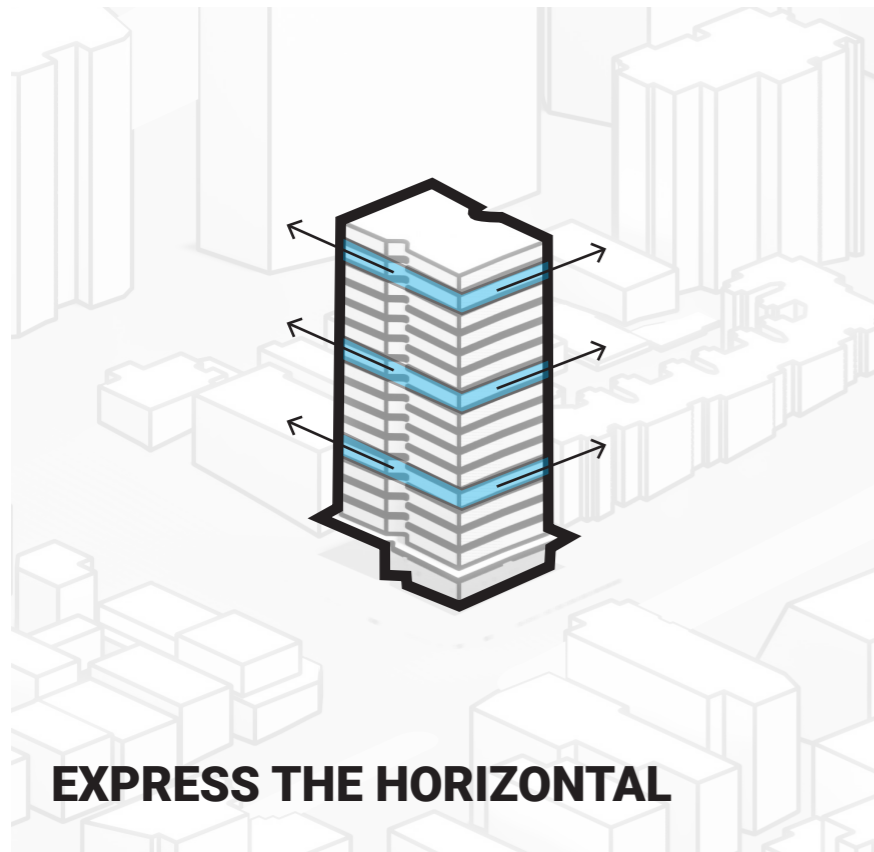
Starting with the mass.



Pinching the sides of the building increases and emphasises viewlines.



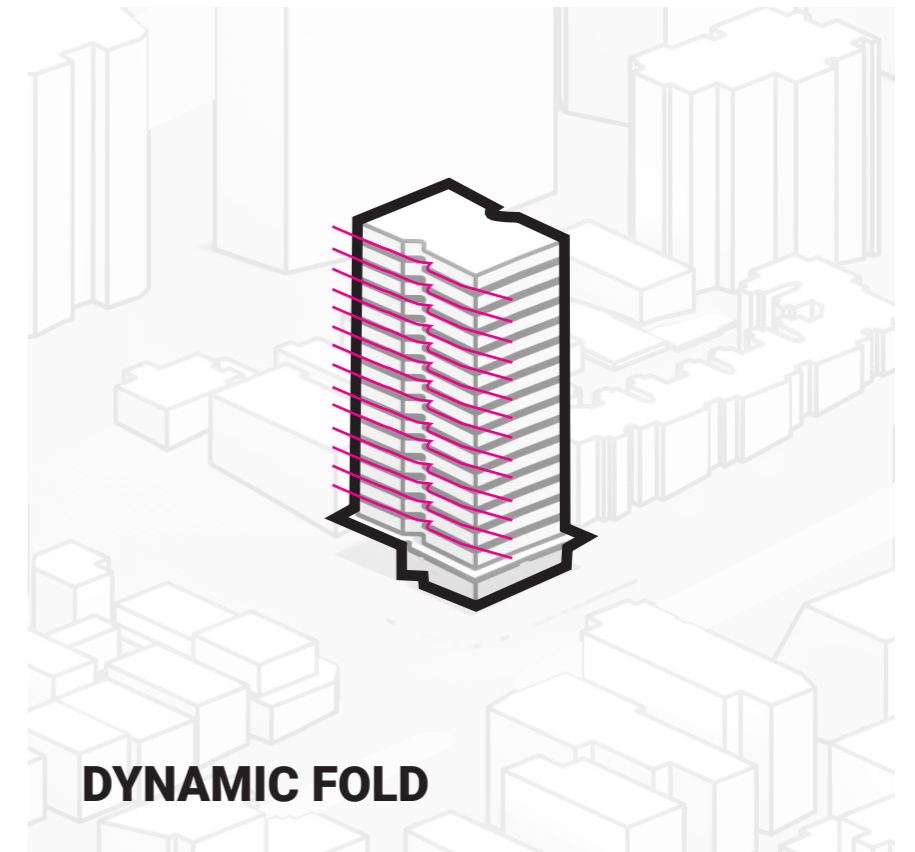
DESIGN DIAGRAM



Emphasising the delicate horizontal elements.



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

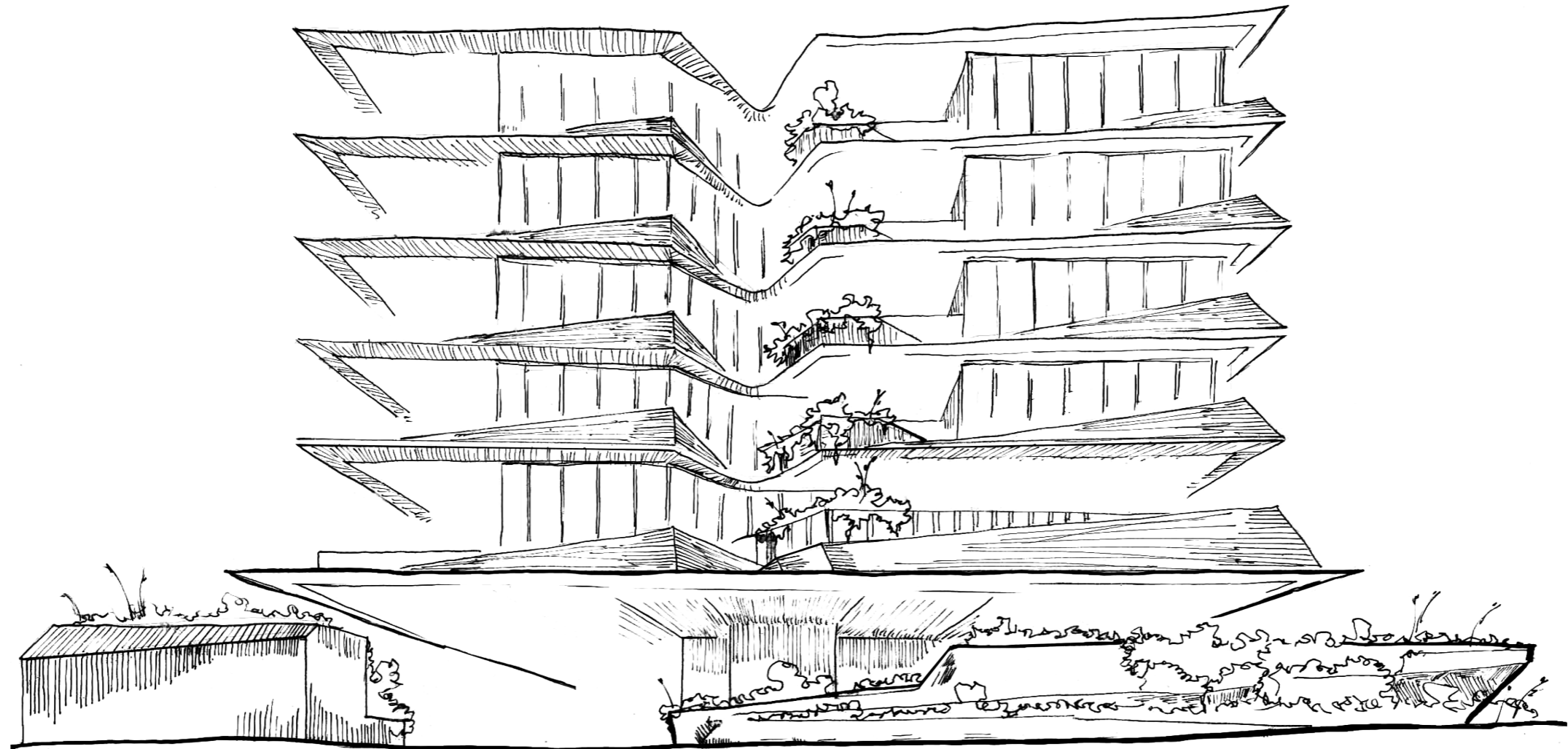


Playing with delicate timbers to create a twisting sensation and movement up the building.



THE VISION

chapter 05









241 BOUNDARY STREET















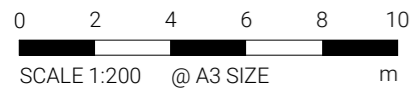
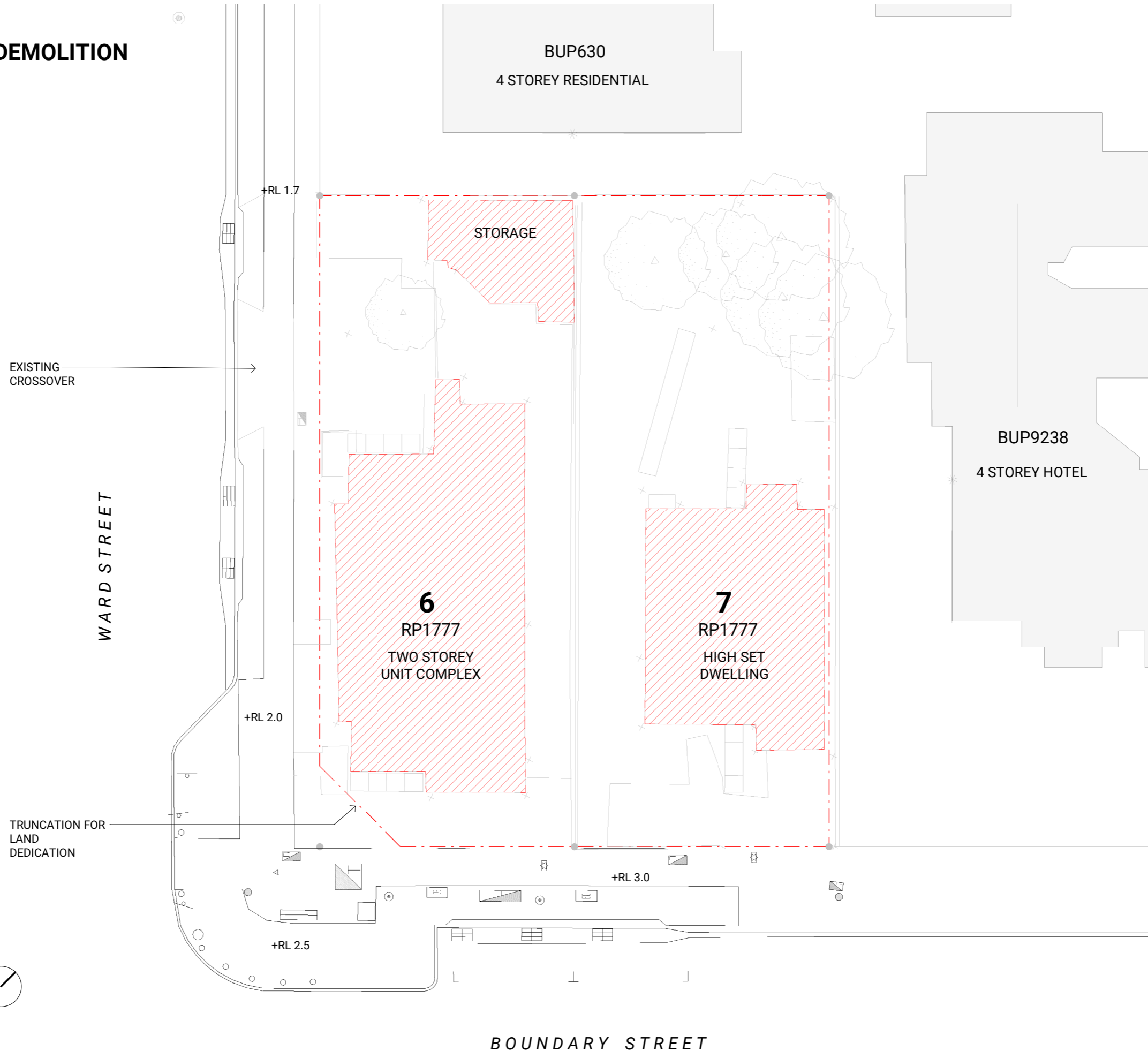


THE DRAWINGS

chapter 06



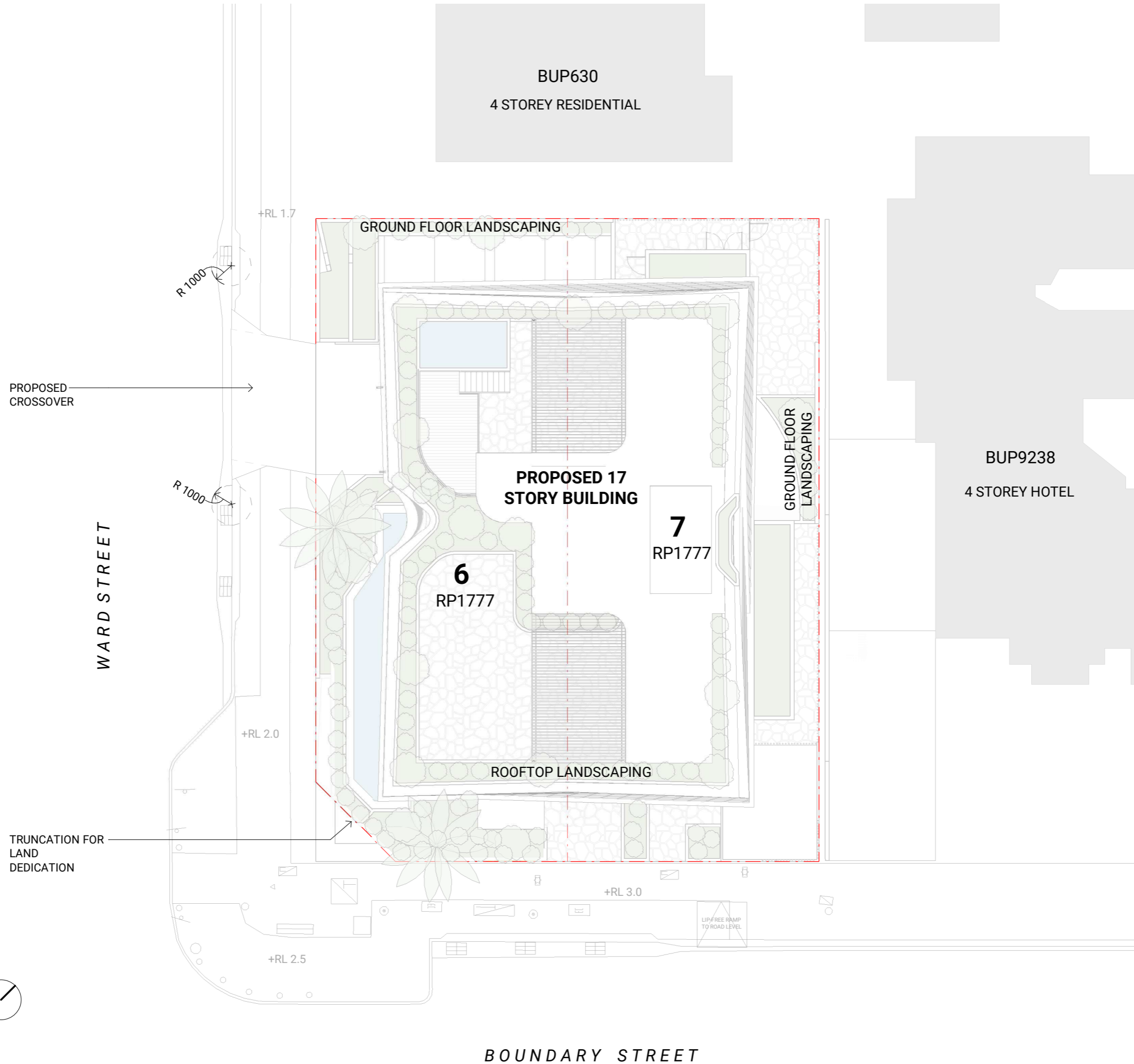
DA011
SITE PLAN - EXISTING + DEMOLITION



ISSUE 2
Date of Issue | 23.11.2023



DA020
SITE PLAN - PROPOSED



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

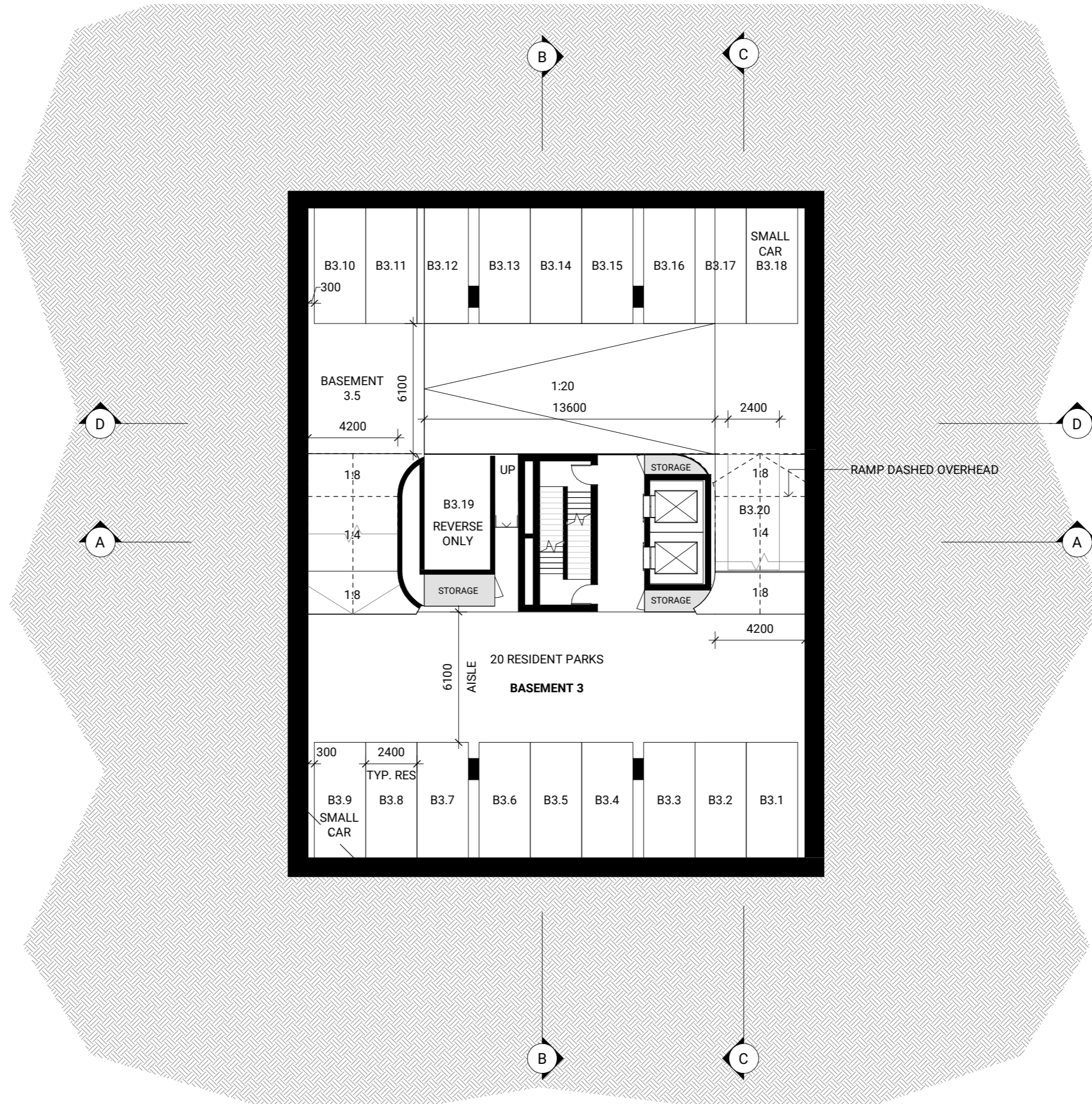


ISSUE 3
Date of Issue | 16.07.2024

BOUNDARY STREET



DA097
FLOOR PLAN - BASEMENT 03



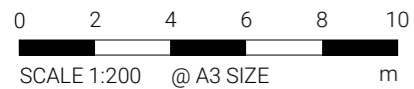
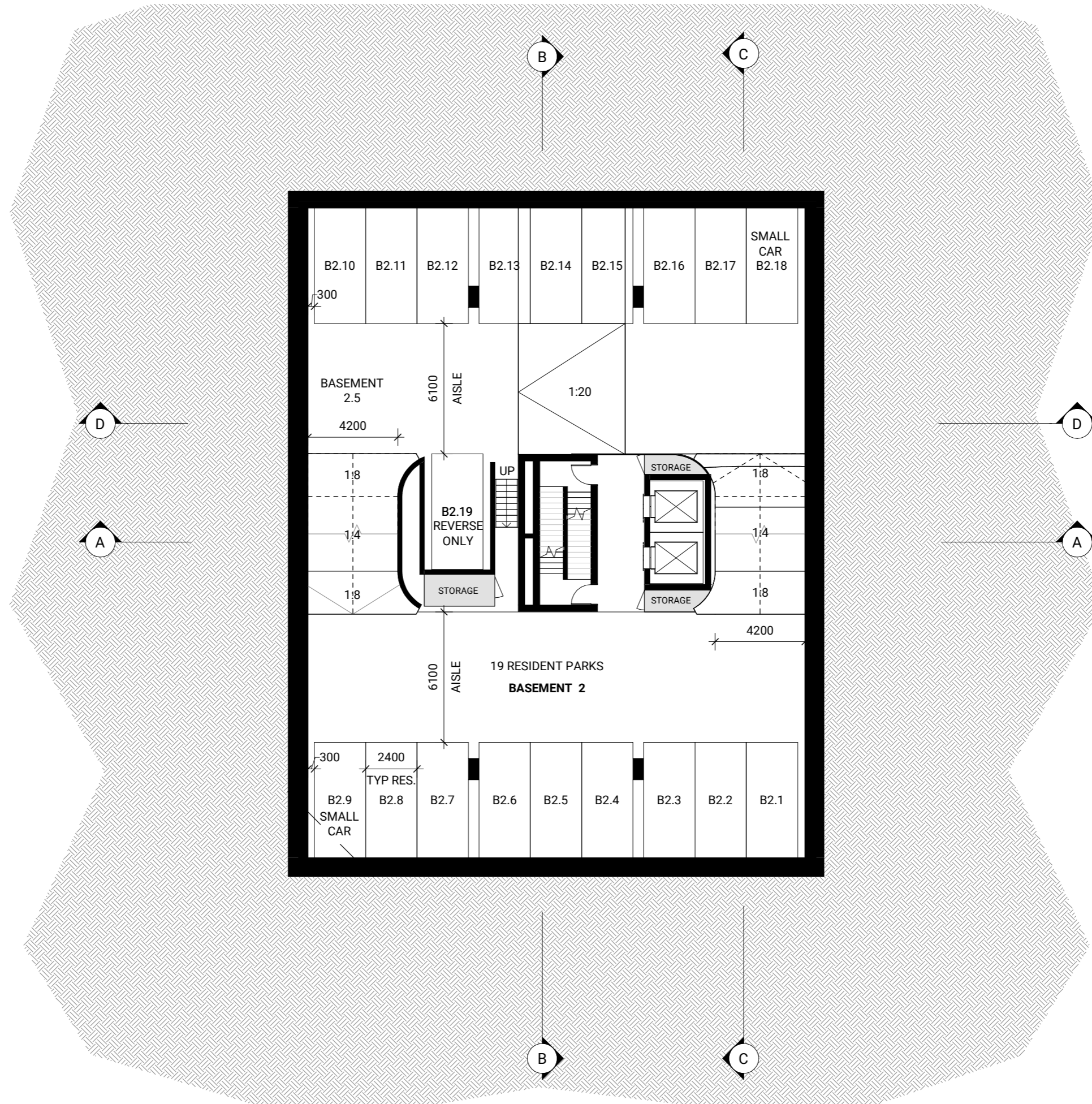
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 SCALE 1:200 @ A3 SIZE m



ISSUE 7
 Date of Issue | 16.07.2024



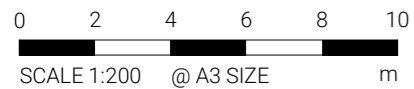
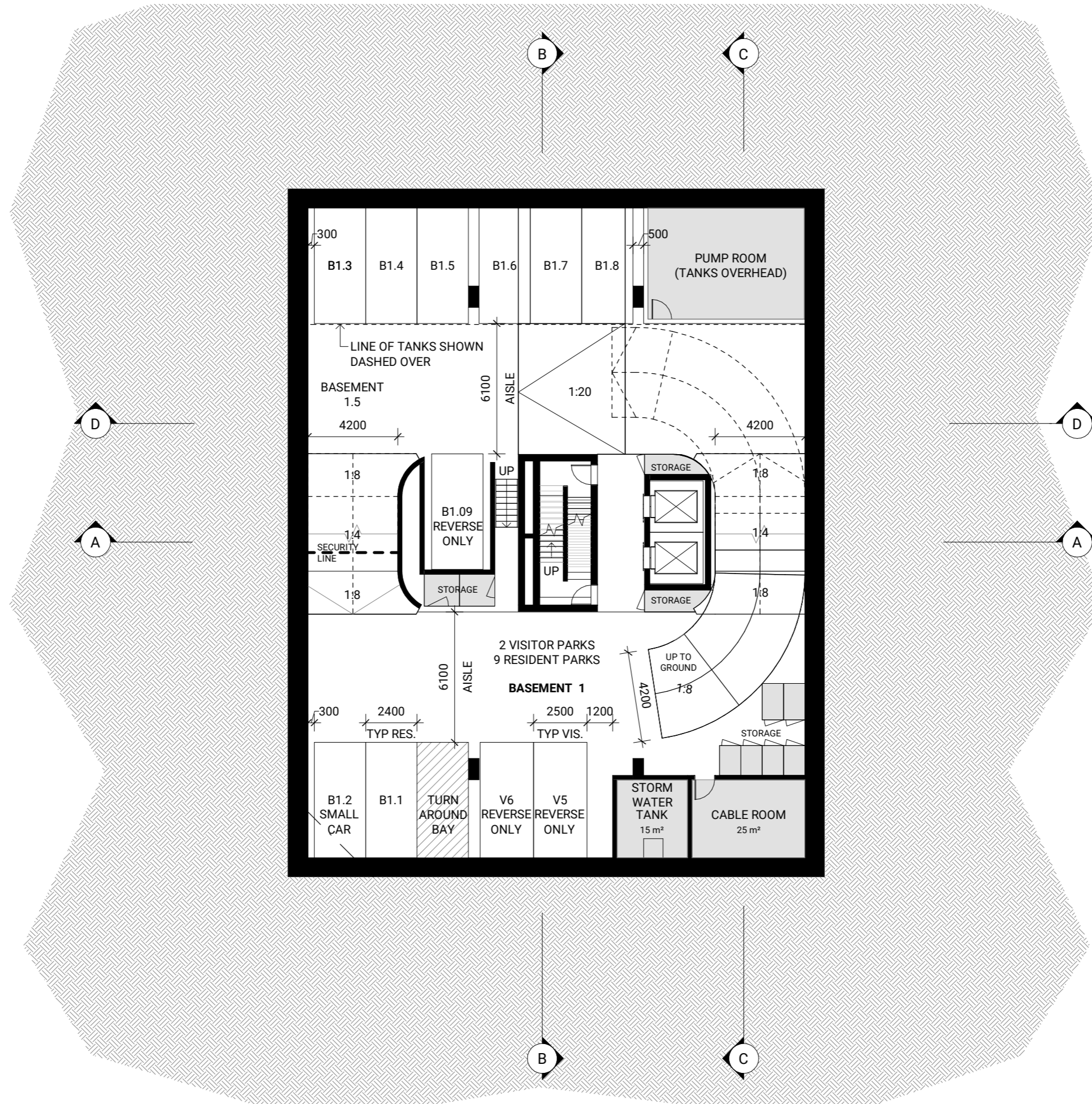
DA098
FLOOR PLAN - BASEMENT 02



ISSUE 7
 Date of Issue | 16.07.2024



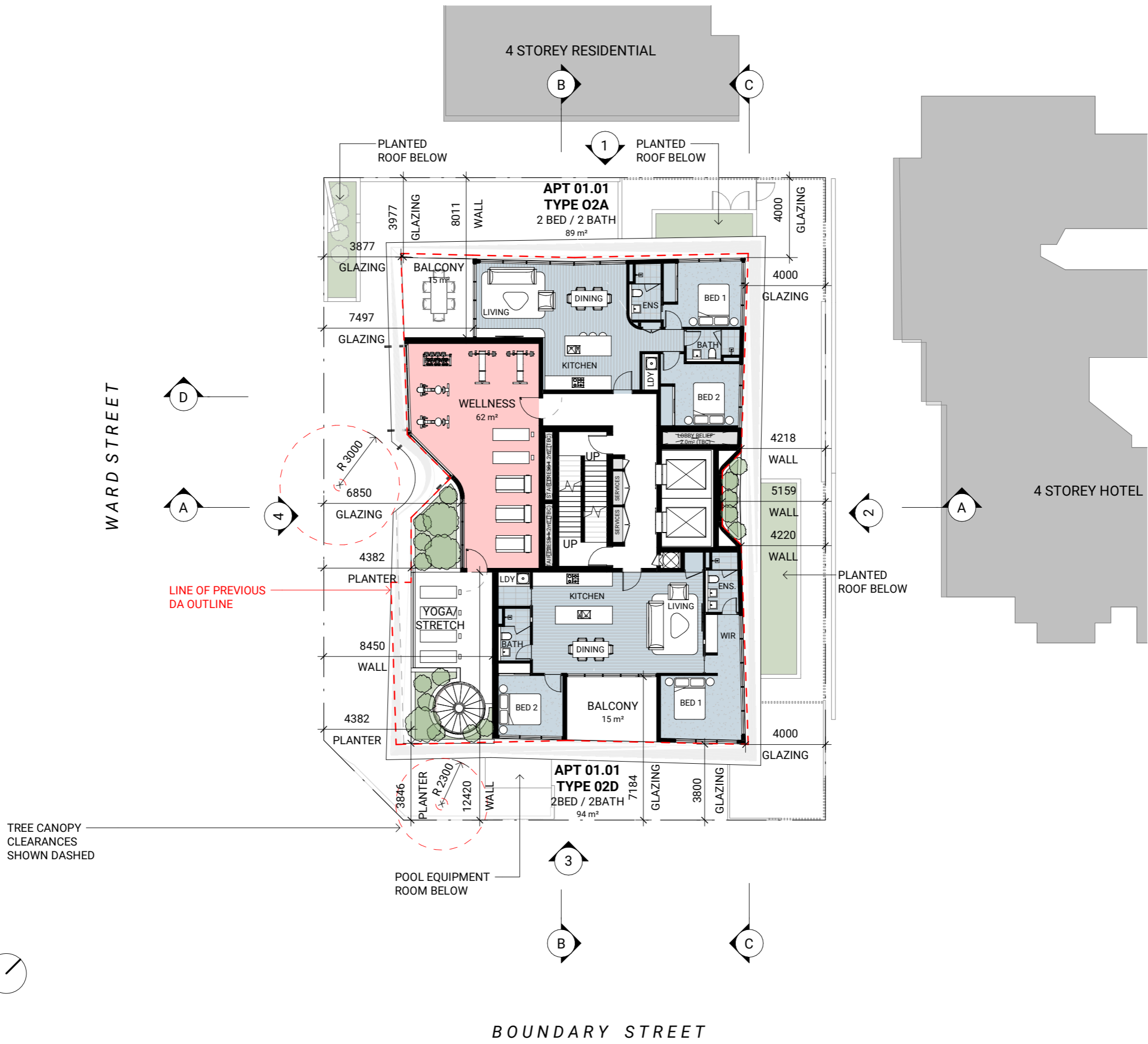
DA099
FLOOR PLAN - BASEMENT 01



ISSUE 7
 Date of Issue | 16.07.2024



DA101
FLOOR PLAN - LEVEL 1



WARD STREET

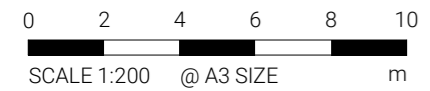
BOUNDARY STREET

4 STOREY HOTEL

4 STOREY RESIDENTIAL

TREE CANOPY CLEARANCES SHOWN DASHED

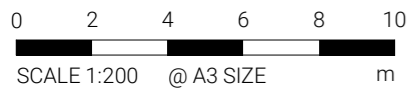
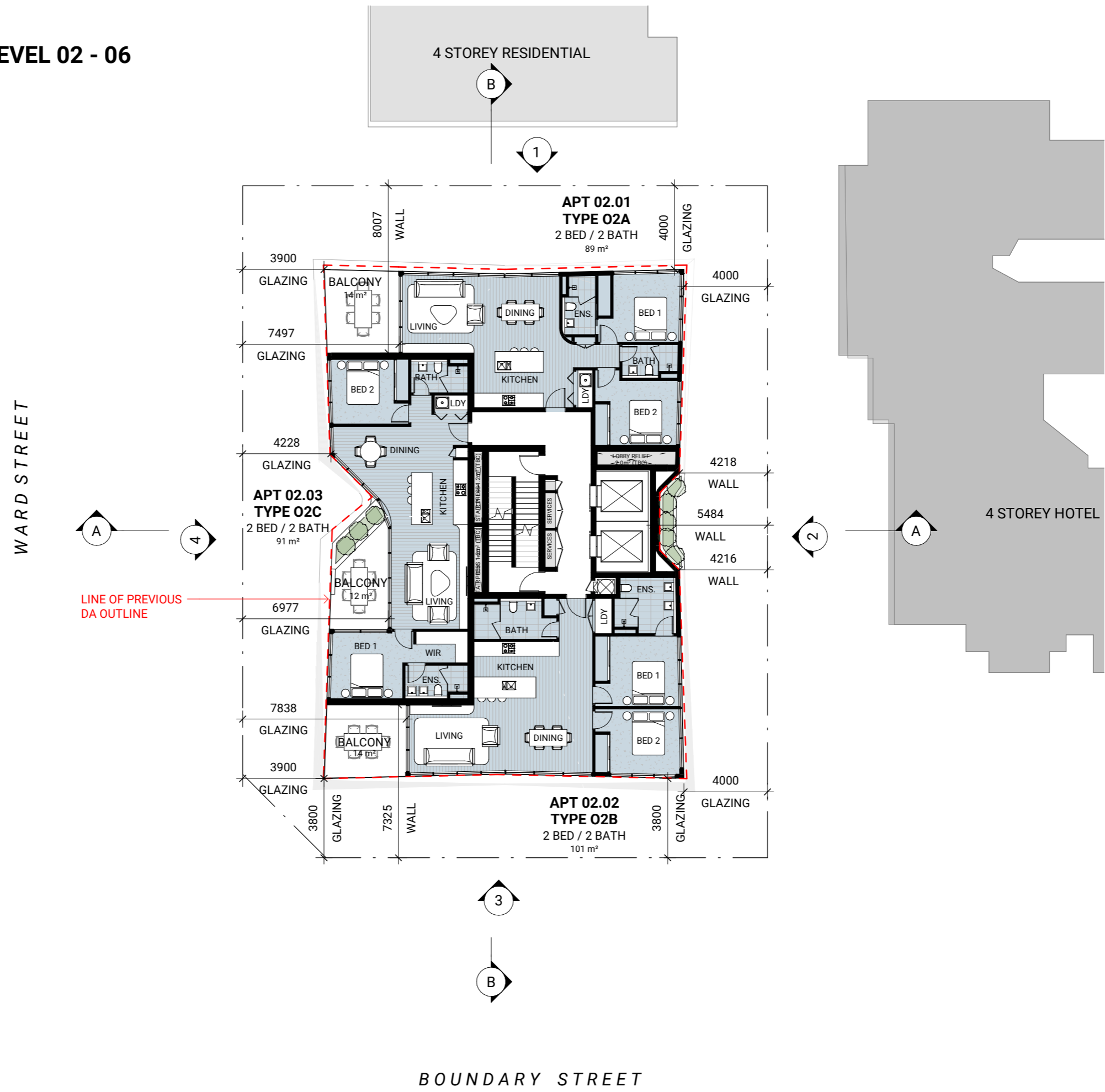
LINE OF PREVIOUS DA OUTLINE



ISSUE 5
Date of Issue | 14.06.2024



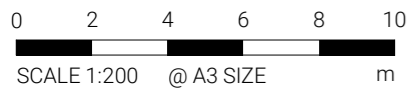
DA102
FLOOR PLAN - LOWER TYPICAL LEVEL 02 - 06



ISSUE 4
 Date of Issue | 14.06.2024



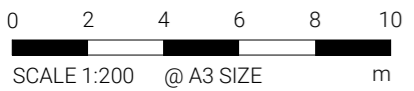
DA103
FLOOR PLAN - TYPICAL UPPER LEVEL 07 - 14



ISSUE 5
 Date of Issue | 14.06.2024



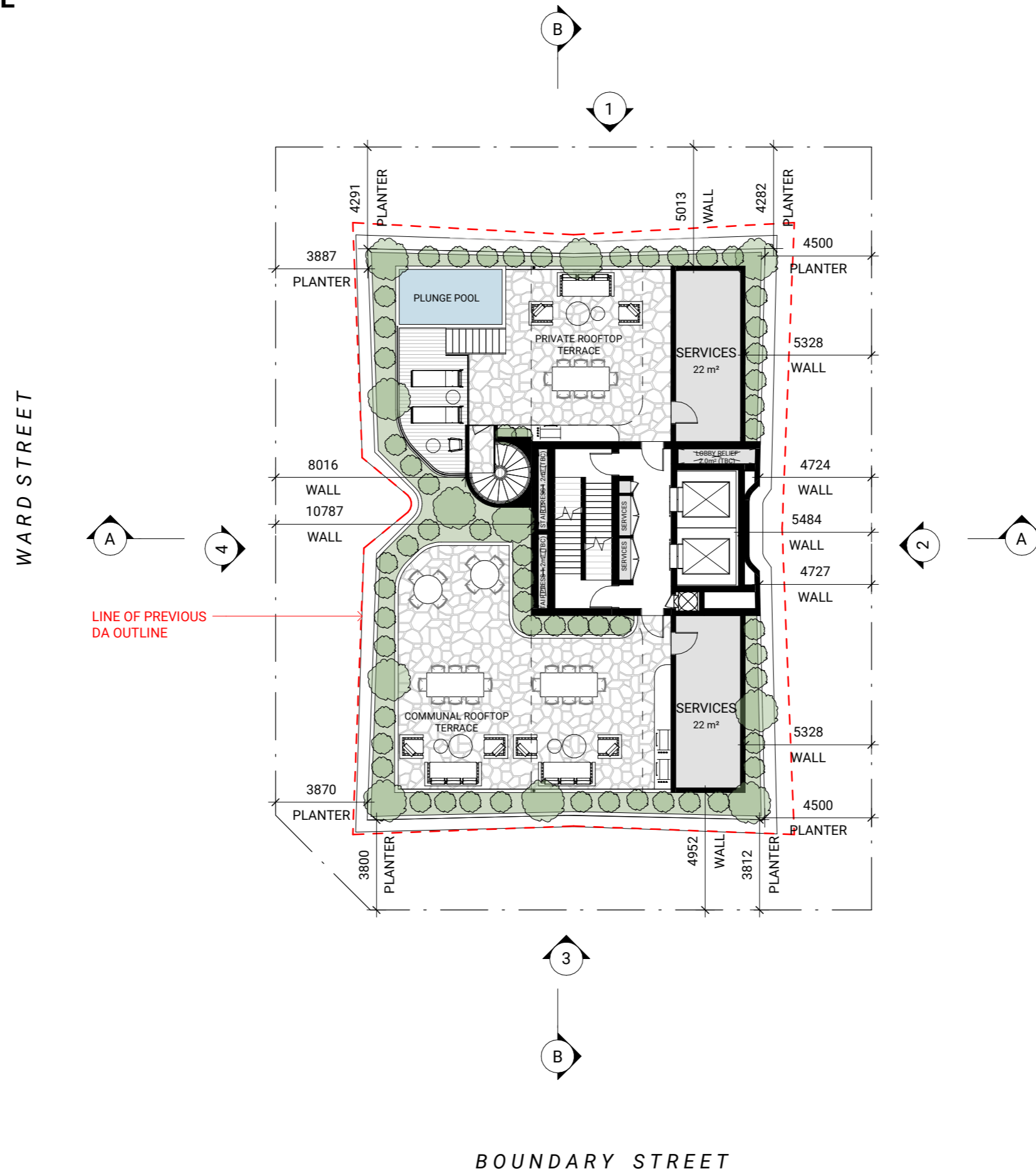
DA104
FLOOR PLAN - PENTHOUSE LEVEL 15



ISSUE 4
 Date of Issue | 14.06.2024



DA105
FLOOR PLAN - ROOFTOP TERRACE

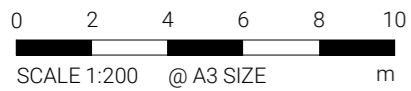
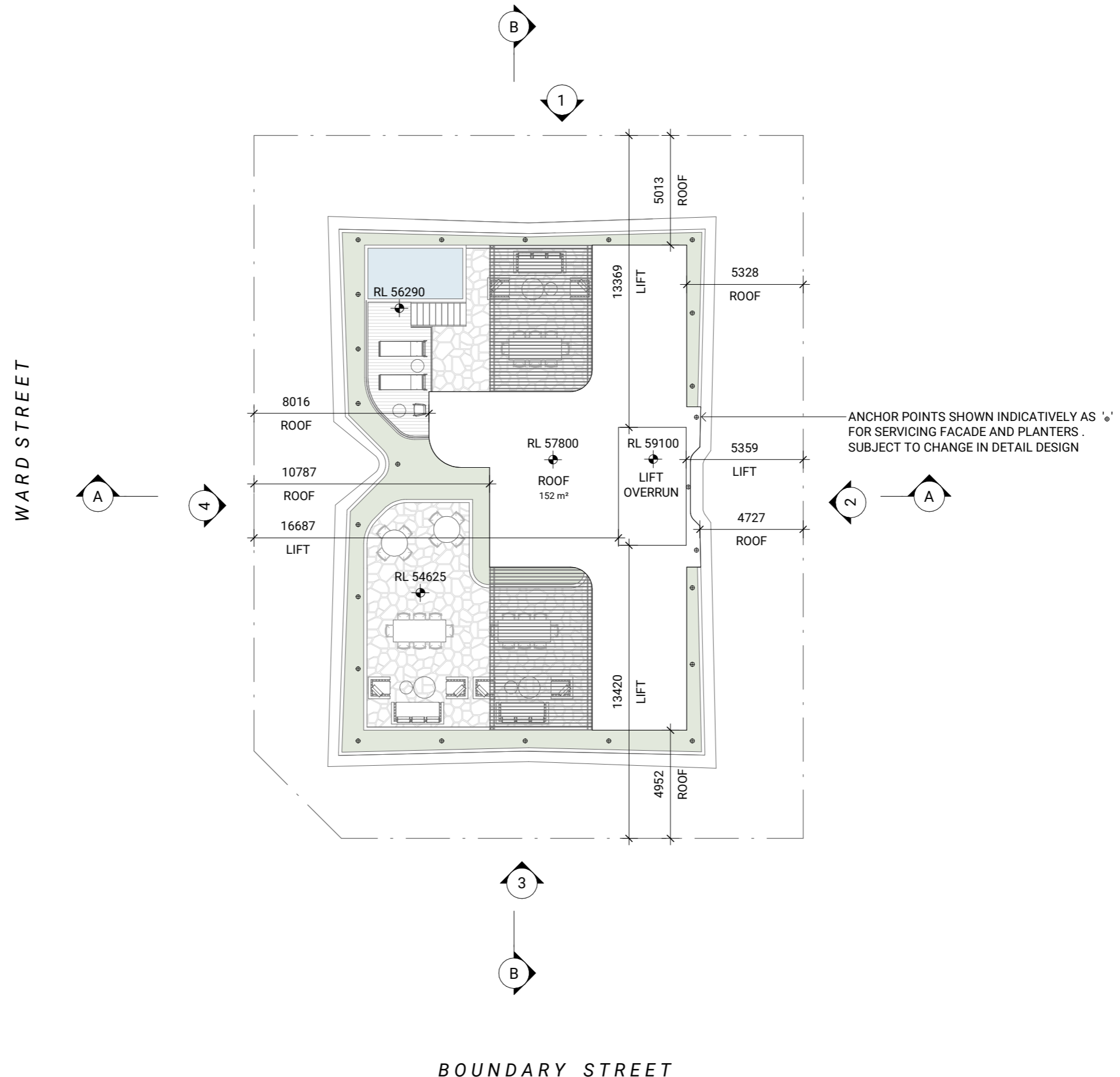


0 2 4 6 8 10
 SCALE 1:200 @ A3 SIZE m



ISSUE 3
 Date of Issue | 23.11.2023

DA106
ROOF PLAN

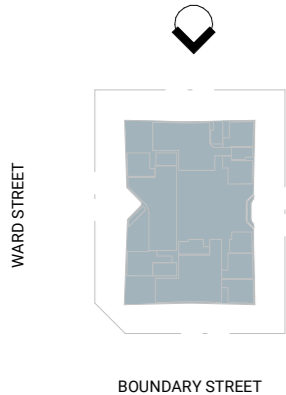
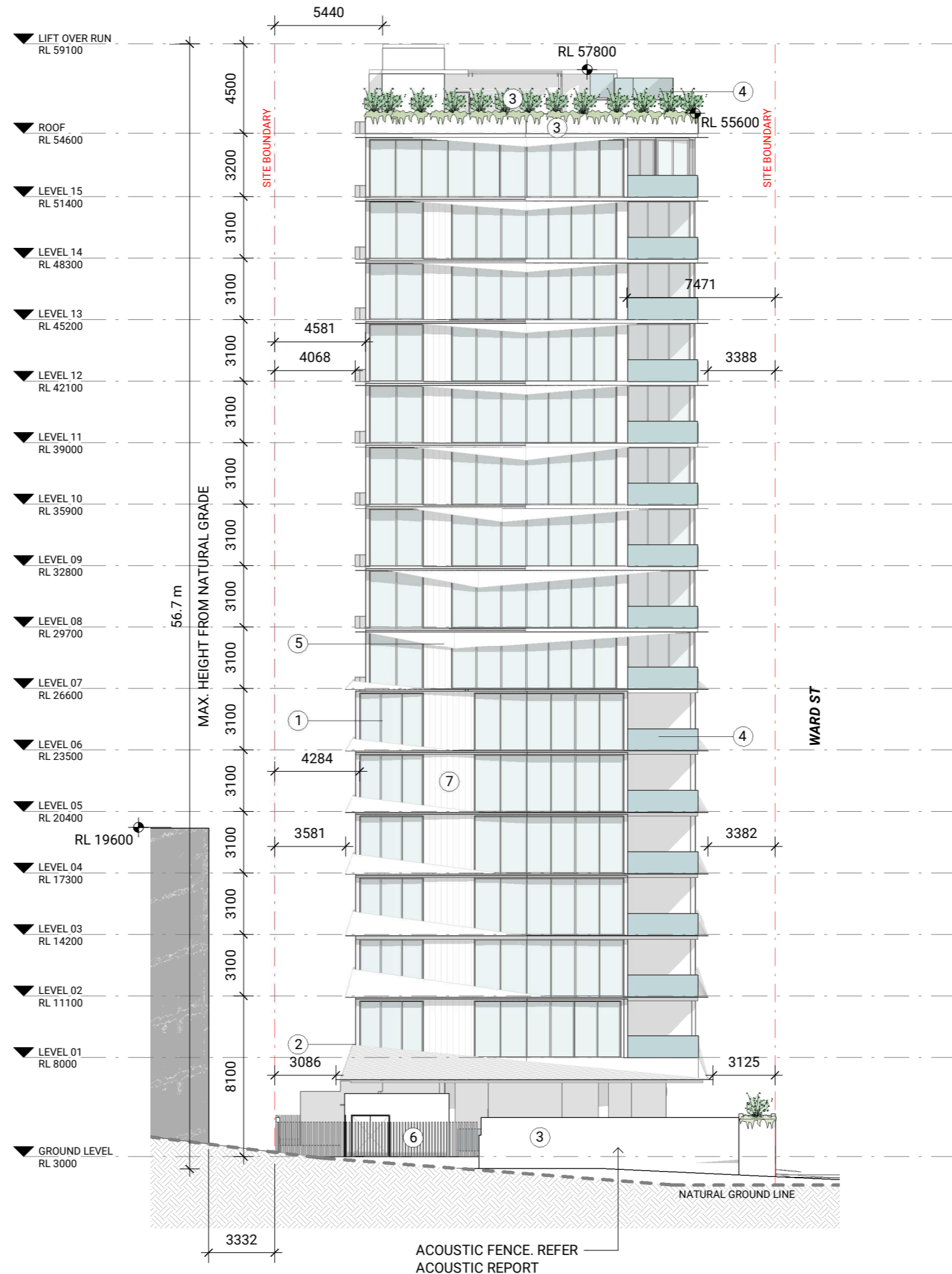


ISSUE 1
Date of Issue | 23.11.2023

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



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

ISSUE 3
Date of Issue | 01.08.2024

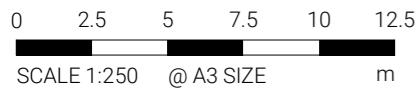
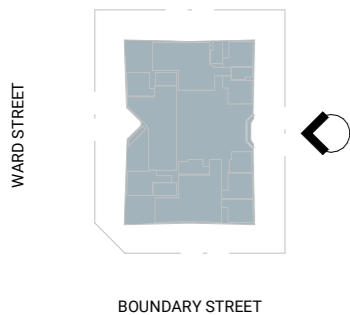
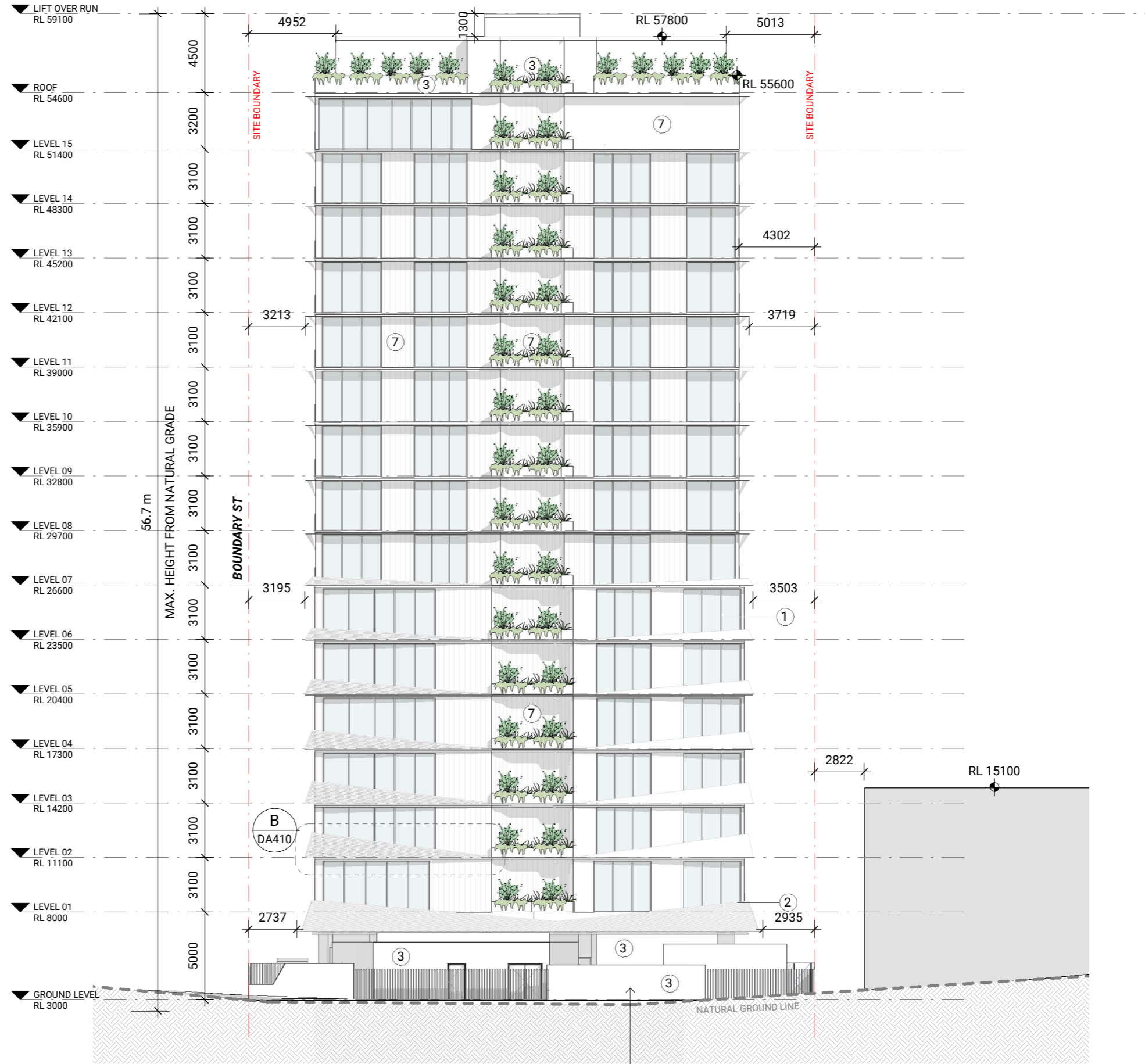
70684 | 239-241 BOUNDARY STREET, COOLANGATTA, GOLD COAST
70684 | 239-241 BOUNDARY STREET, COOLANGATTA QLD 4225

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

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

ACOUSTIC FENCE. REFER
ACOUSTIC 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



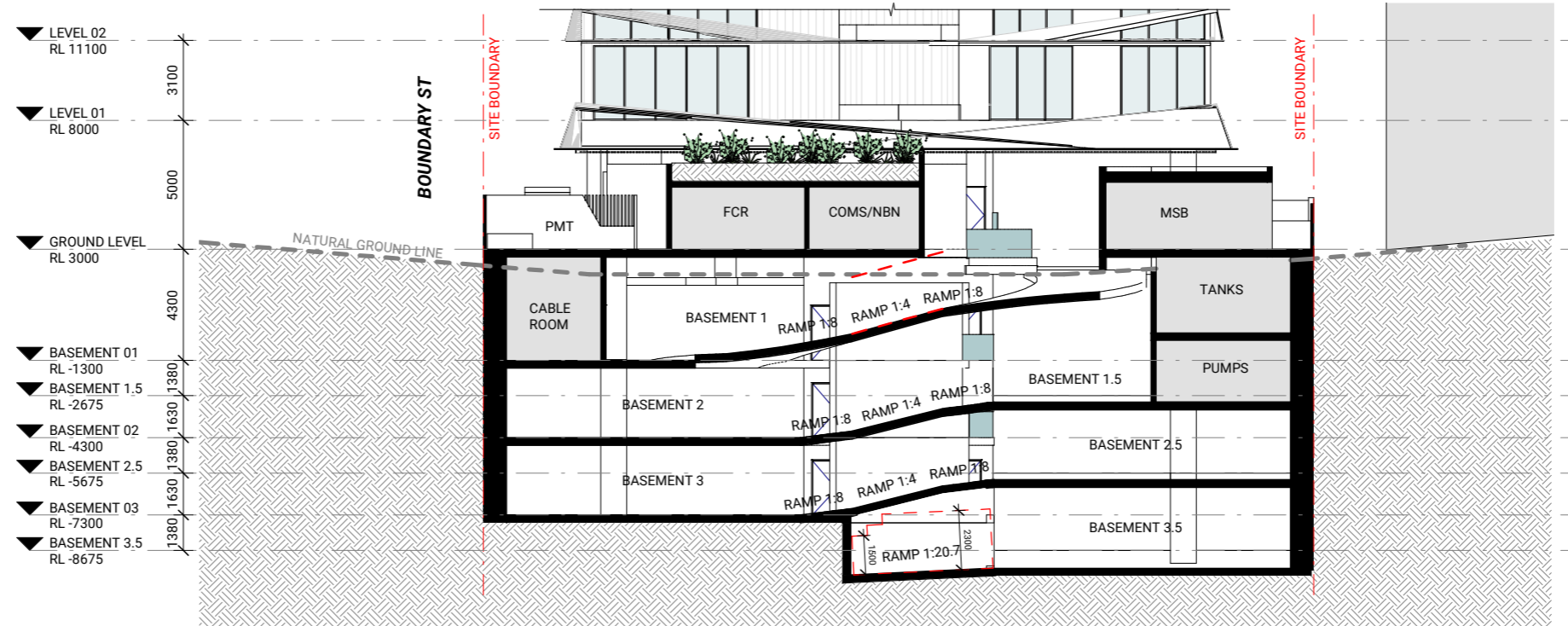
ISSUE 3
Date of Issue | 01.08.2024

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

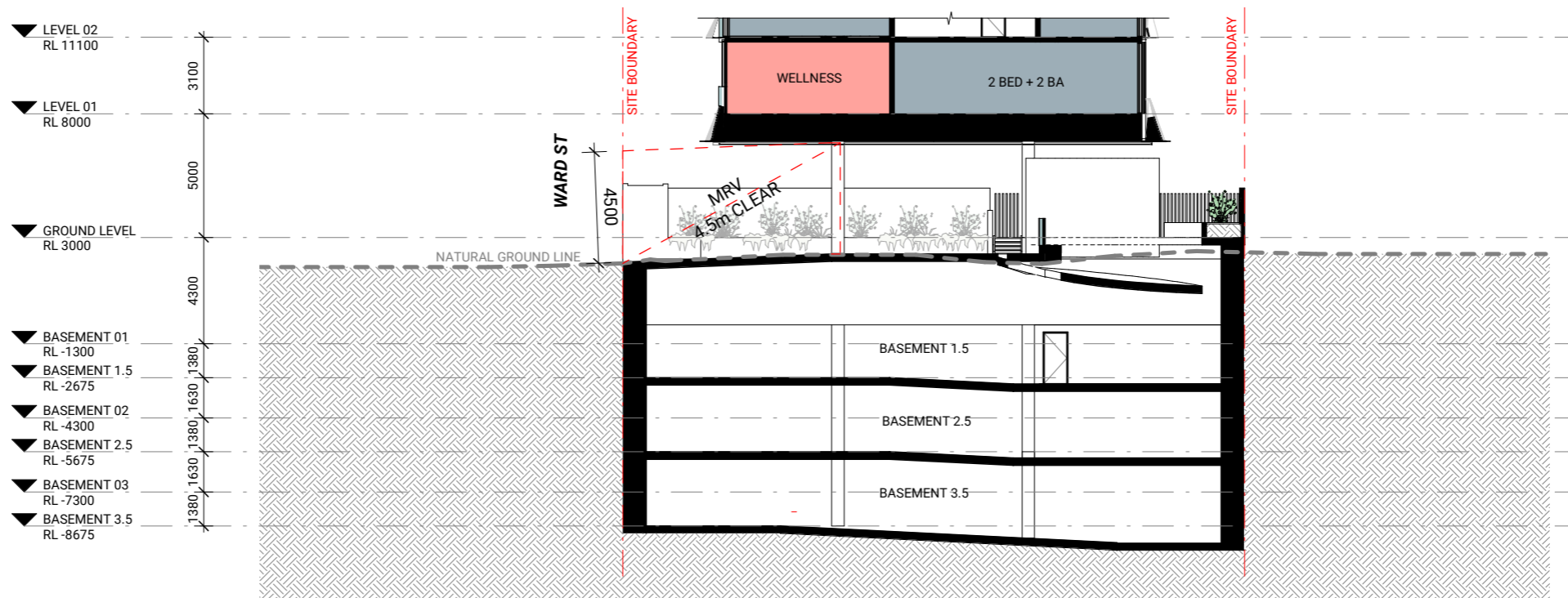
DECEMBER 2023 | IP RESPONSE | PLUS ARCHITECTURE
AUGUST 2024 | PLUS ARCHITECTURE



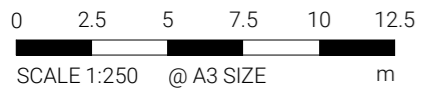
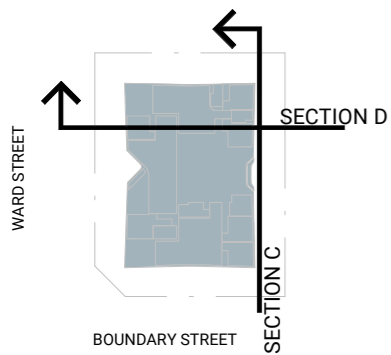
DA302
BUILDING SECTION C & D



SECTION C



SECTION D



ISSUE 2
Date of Issue | 14.06.2024

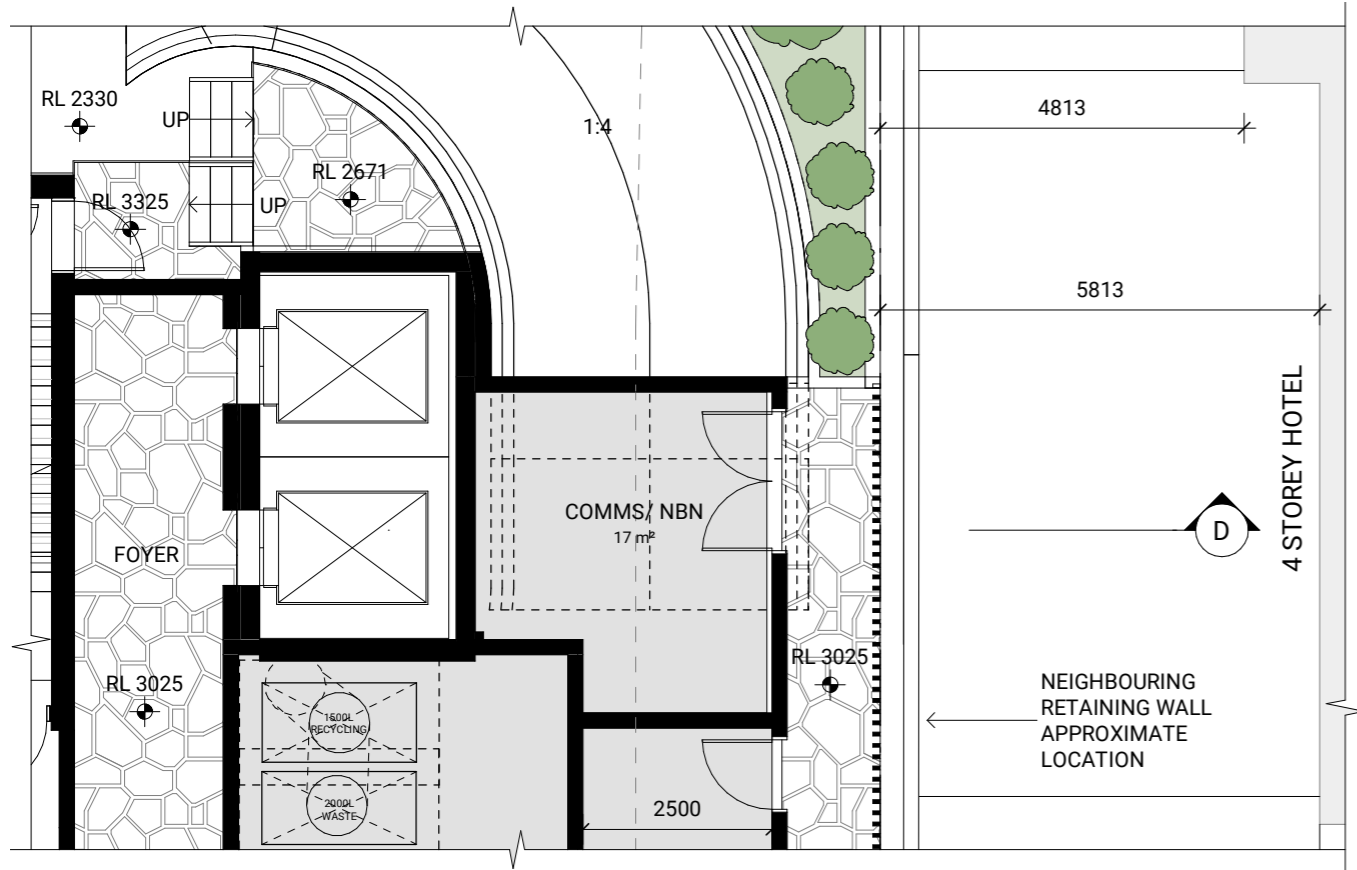


THE ANALYSIS

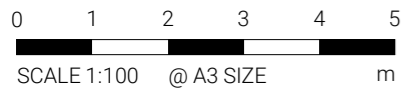
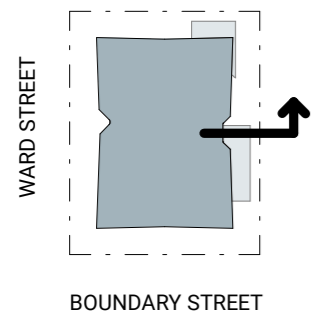
chapter 07



DA350
NORTH EASTERN BOUNDARY INTERFACE

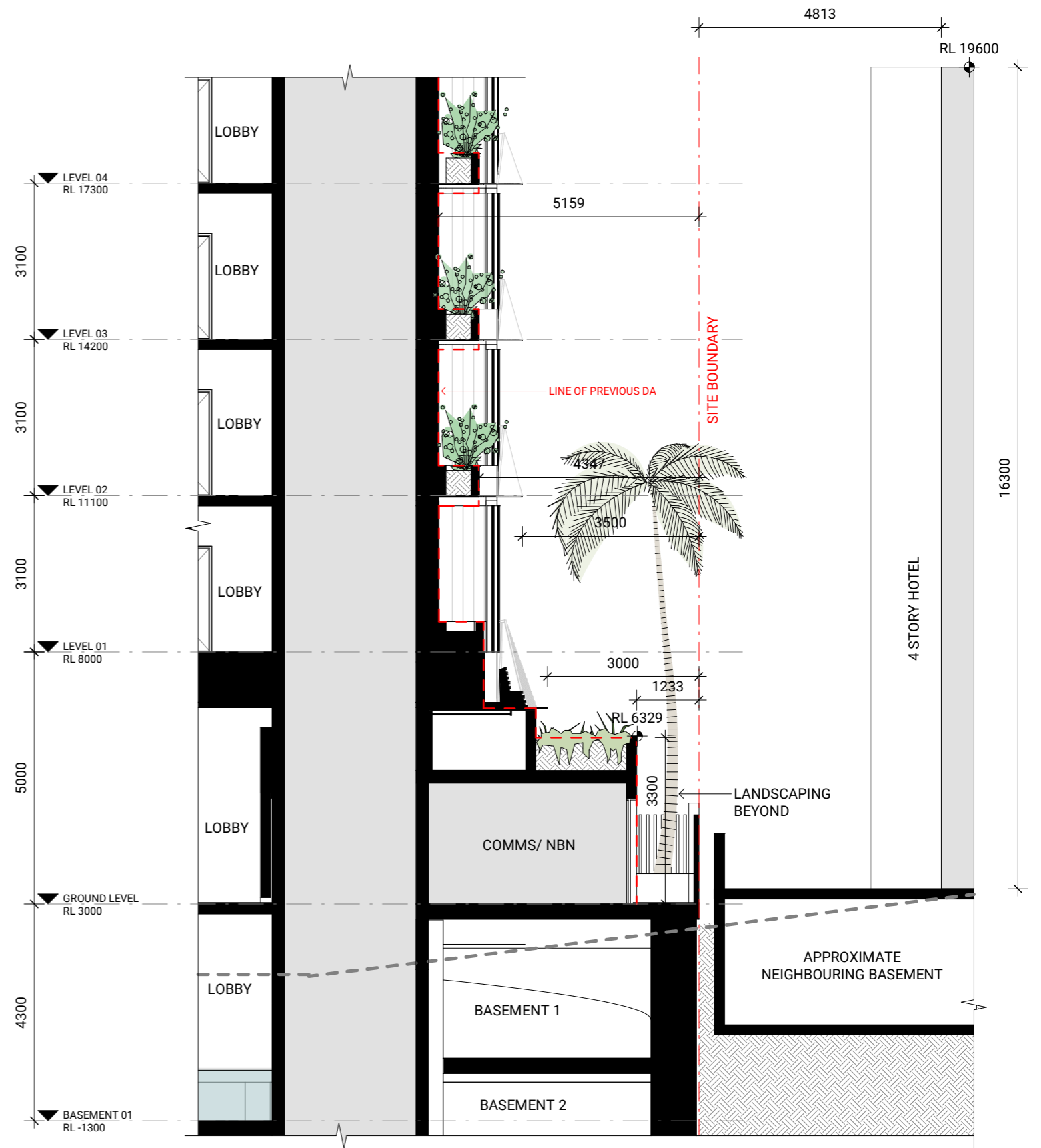


NORTH EASTERN BOUNDARY INTERFACE SECTION
 GROUND FLOOR



ISSUE 2
 Date of Issue | 23.11.2023

70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225



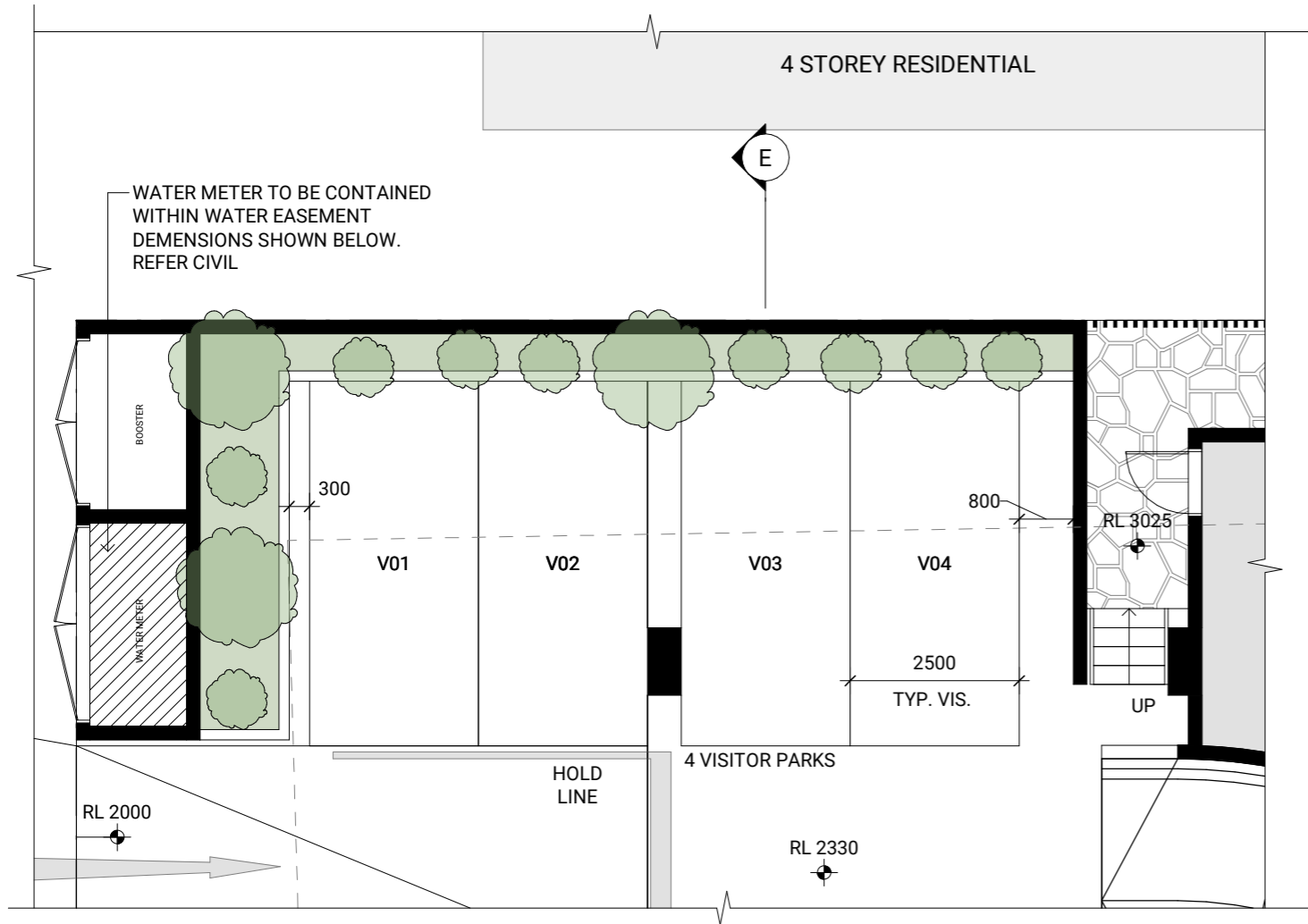
SECTION D

AUGUST 2024 | PLUS ARCHITECTURE

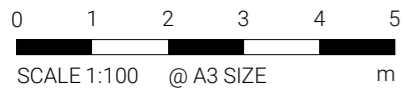
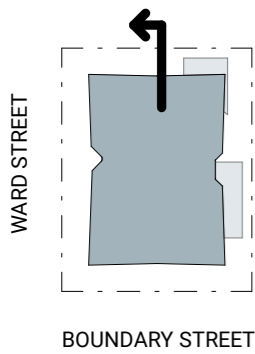


DA351

NORTH WESTERN BOUNDARY INTERFACE

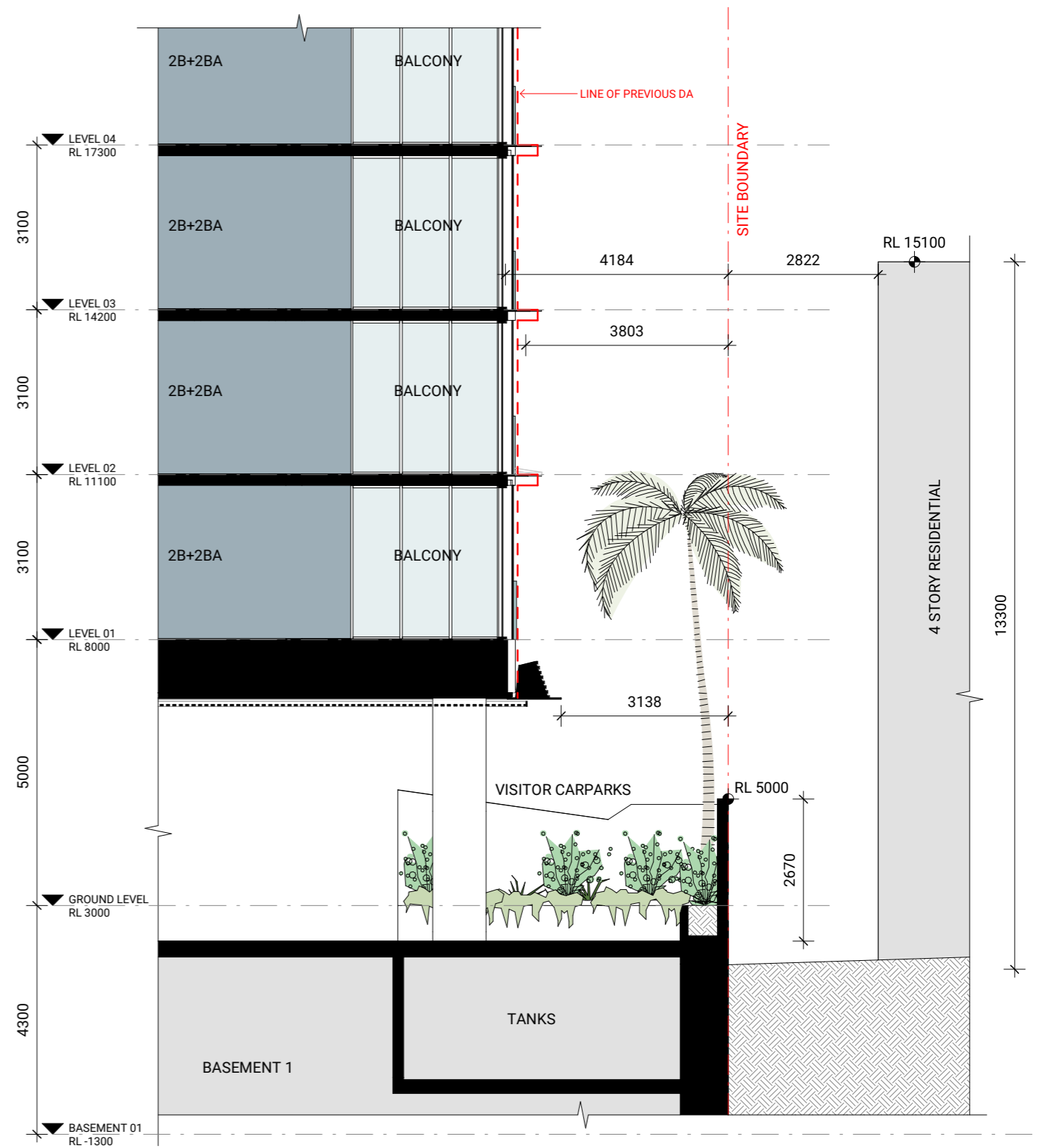


NORTH WESTERN BOUNDARY INTERFACE SECTION GROUND FLOOR



ISSUE 2
Date of Issue | 23.11.2023

70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225



SECTION E

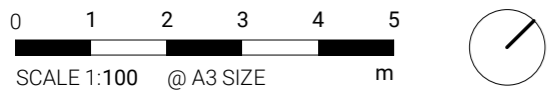
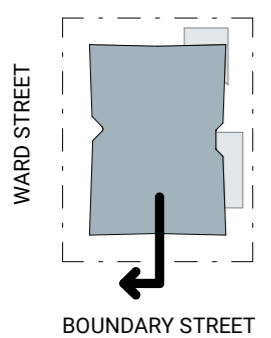
AUGUST 2024 | PLUS ARCHITECTURE



DA352
SOUTH EASTERN BOUNDARY INTERFACE

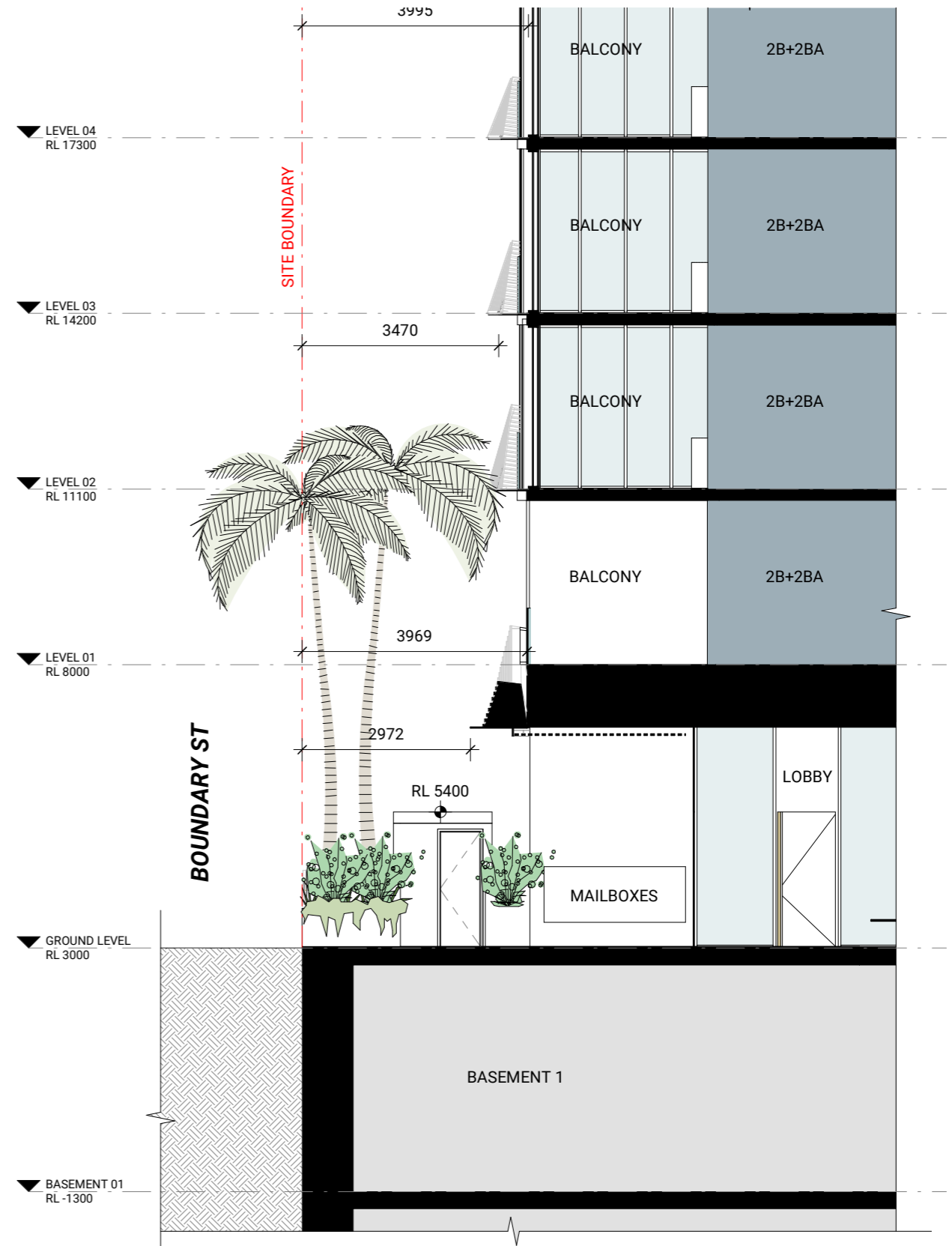


SOUTH EASTERN BOUNDARY INTERFACE SECTION
 GROUND FLOOR



ISSUE 1
 Date of Issue | 23.11.2023

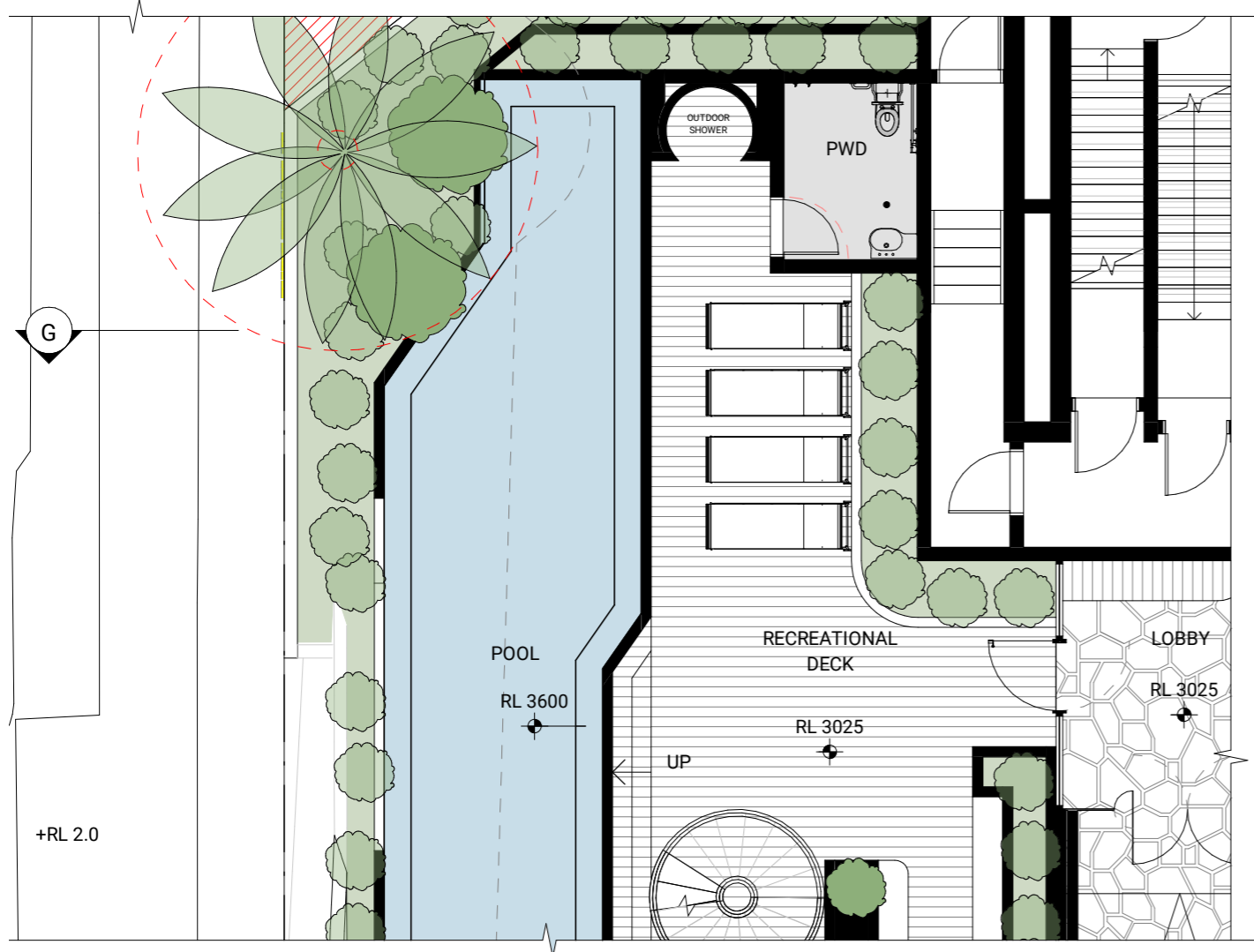
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225



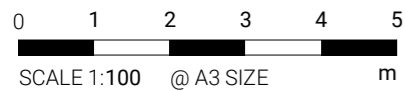
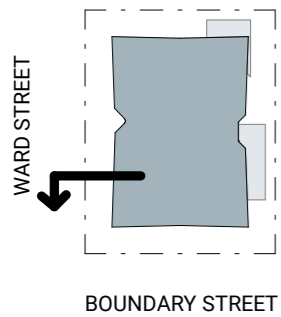
SECTION F



DA353
SOUTH WESTERN BOUNDARY INTERFACE



SOUTH WESTERN BOUNDARY INTERFACE SECTION
GROUND FLOOR



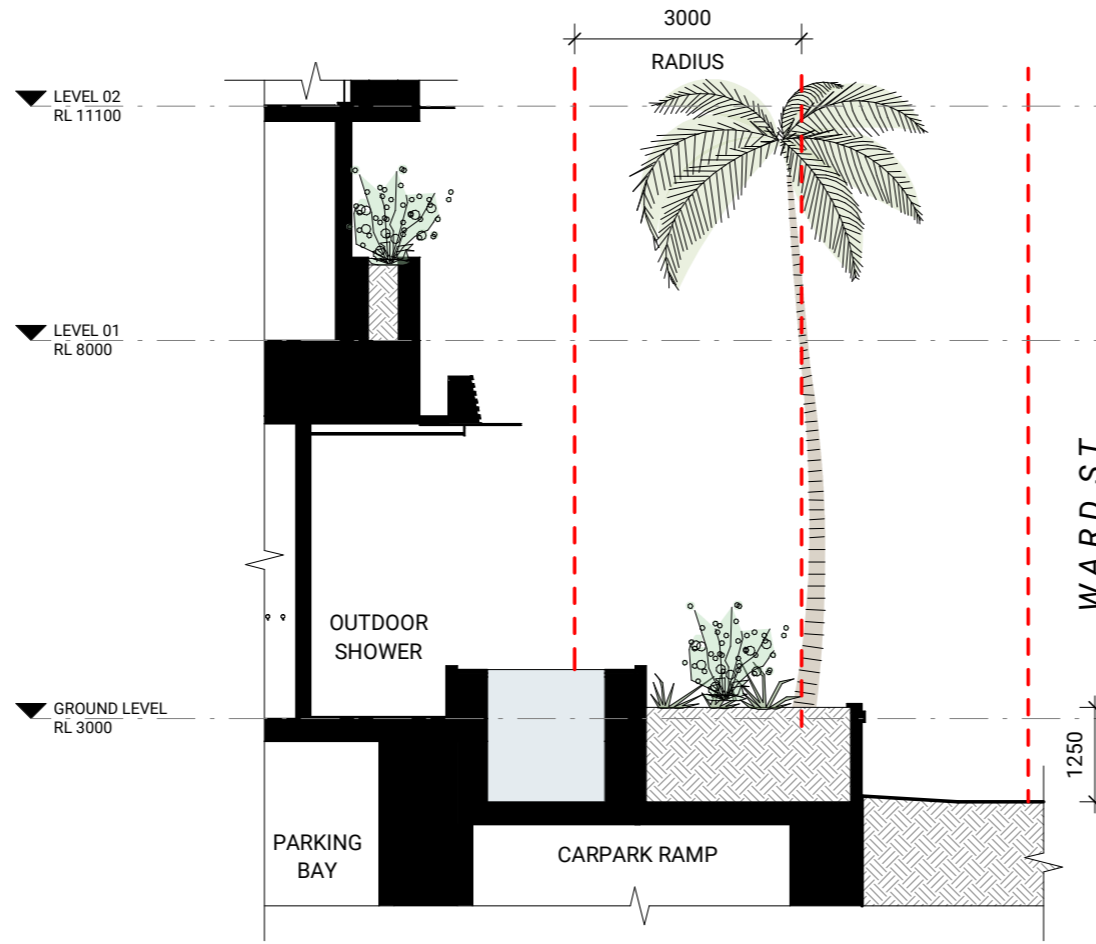
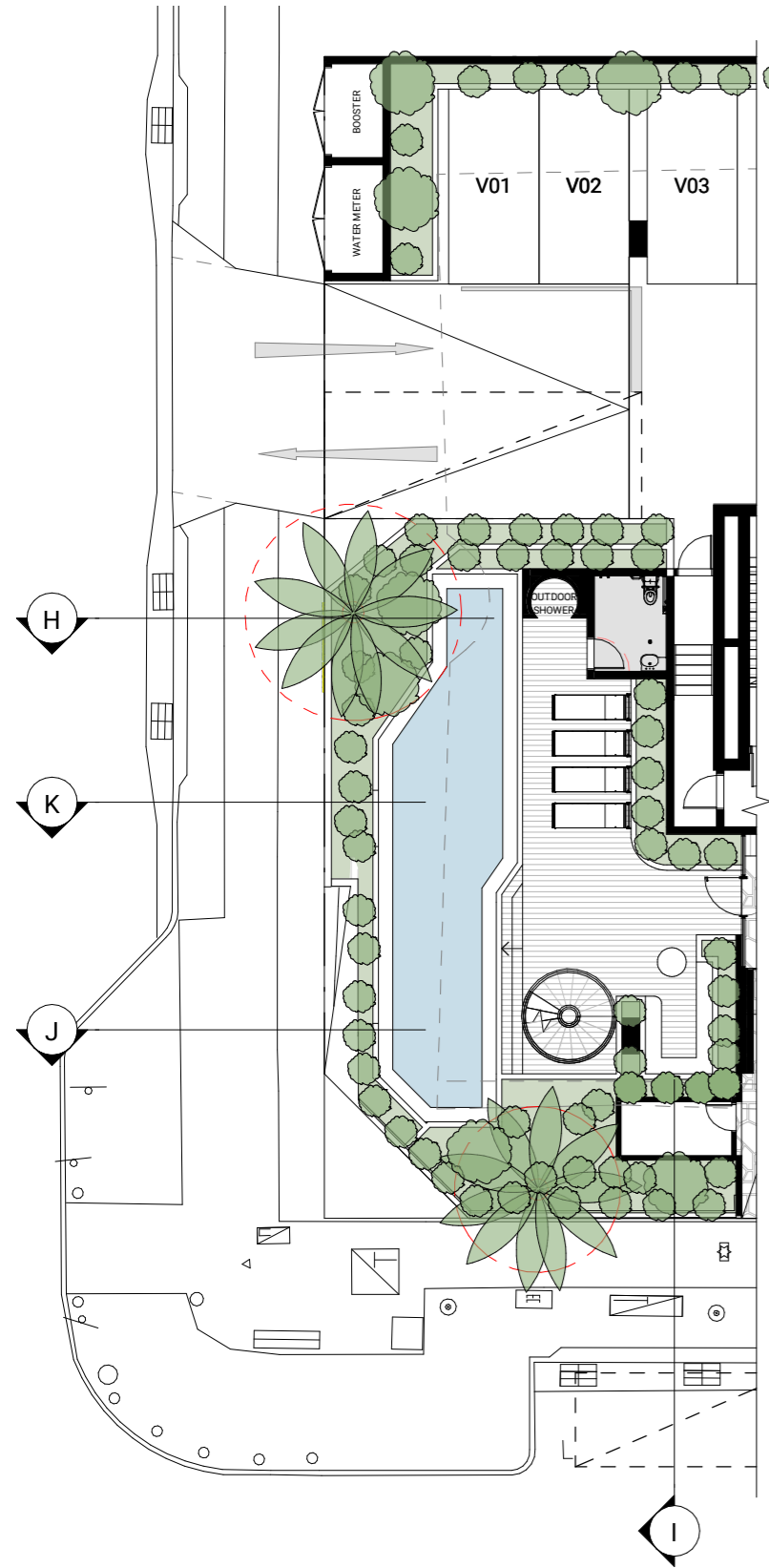
ISSUE 1
 Date of Issue | 23.11.2023

70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

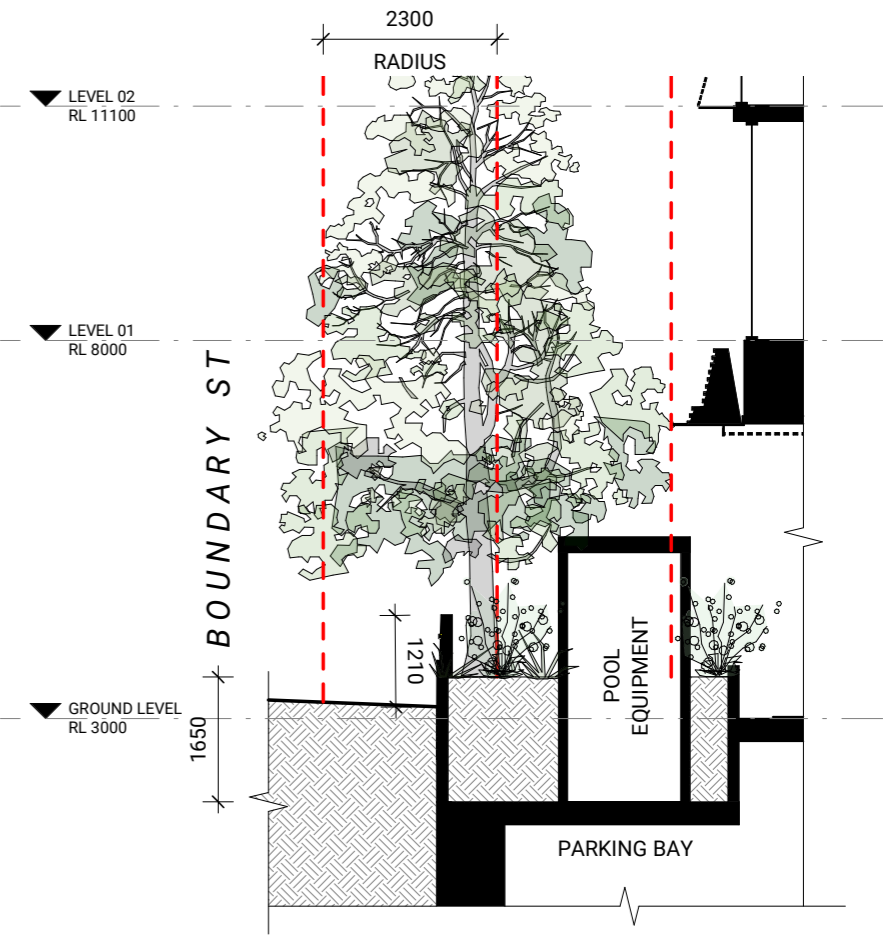


SECTION G

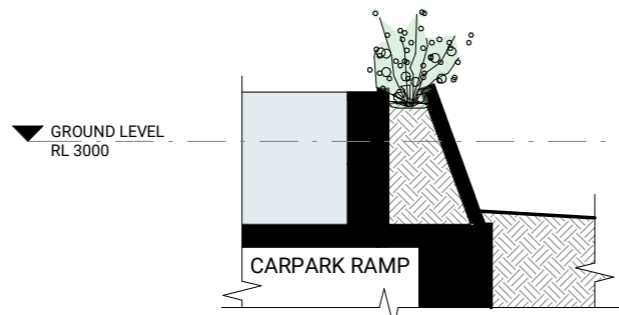
DA354 LANDSCAPING INTERFACES



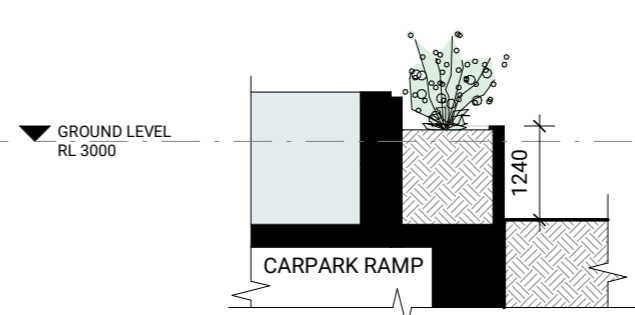
Section H



Section I



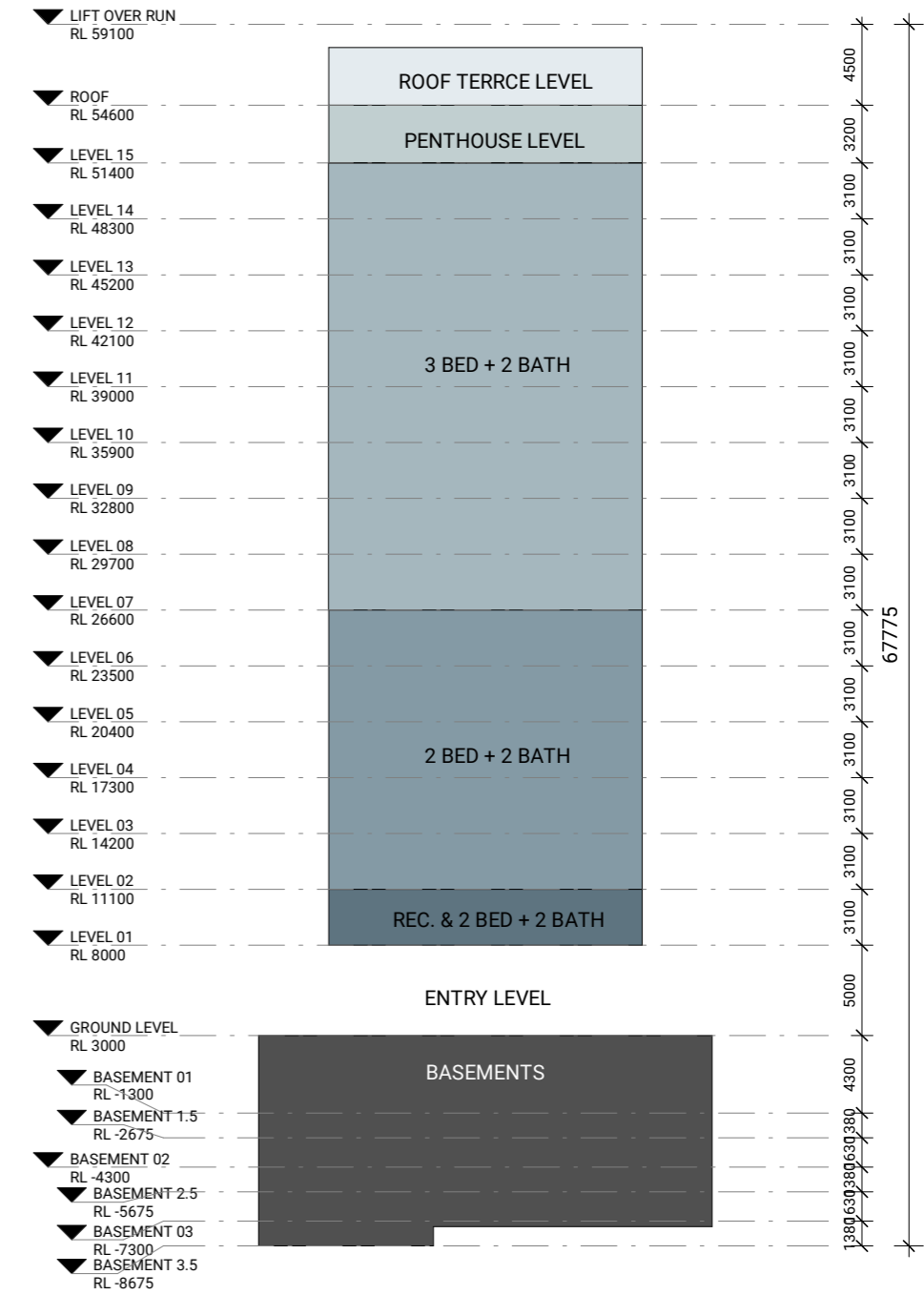
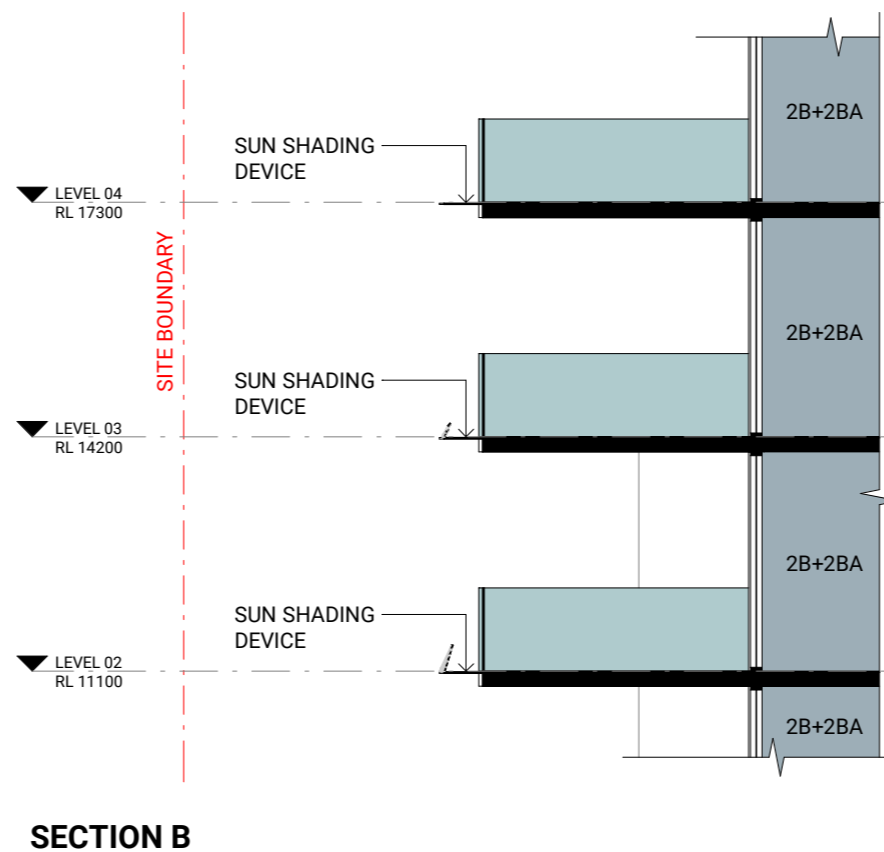
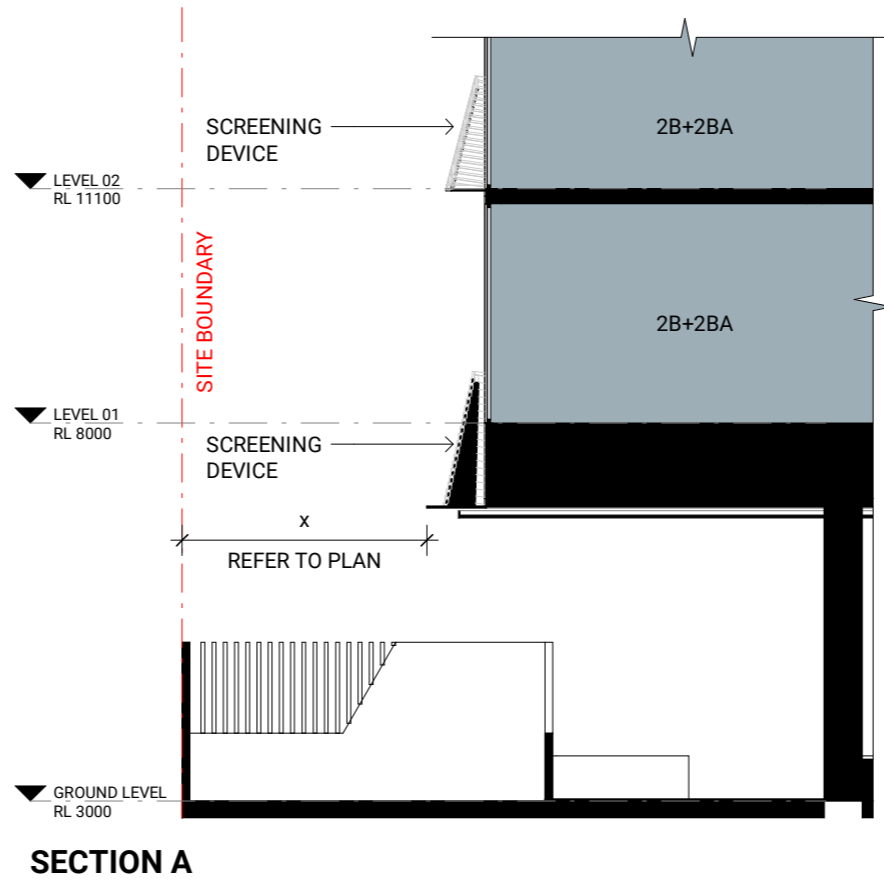
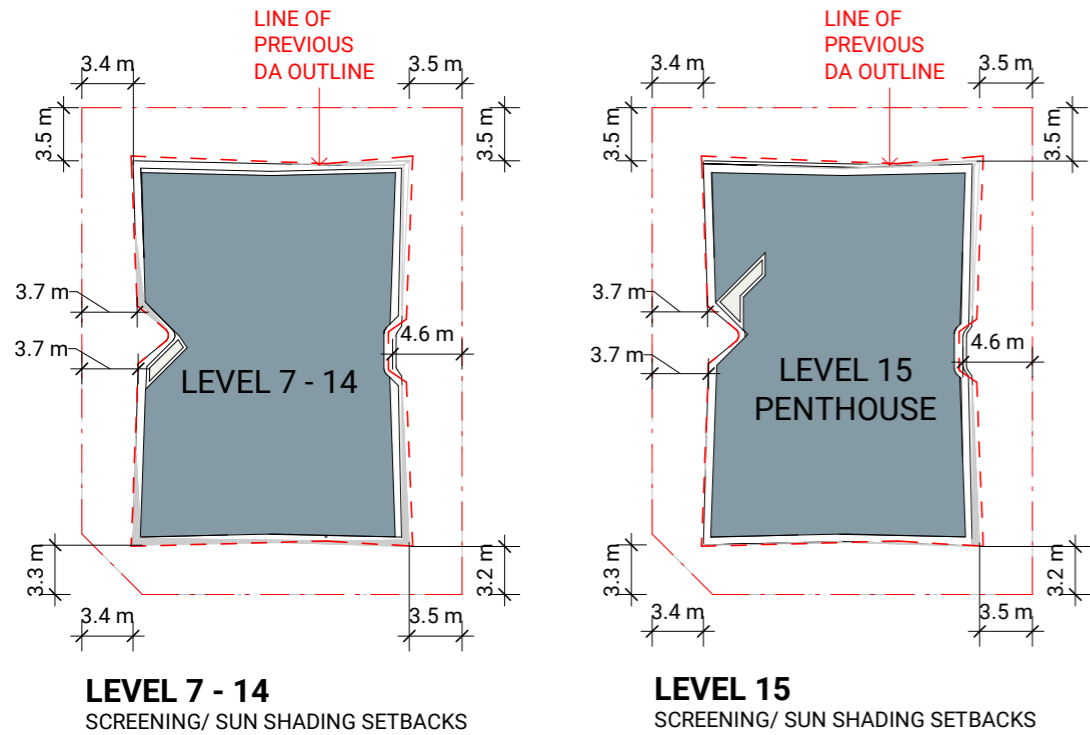
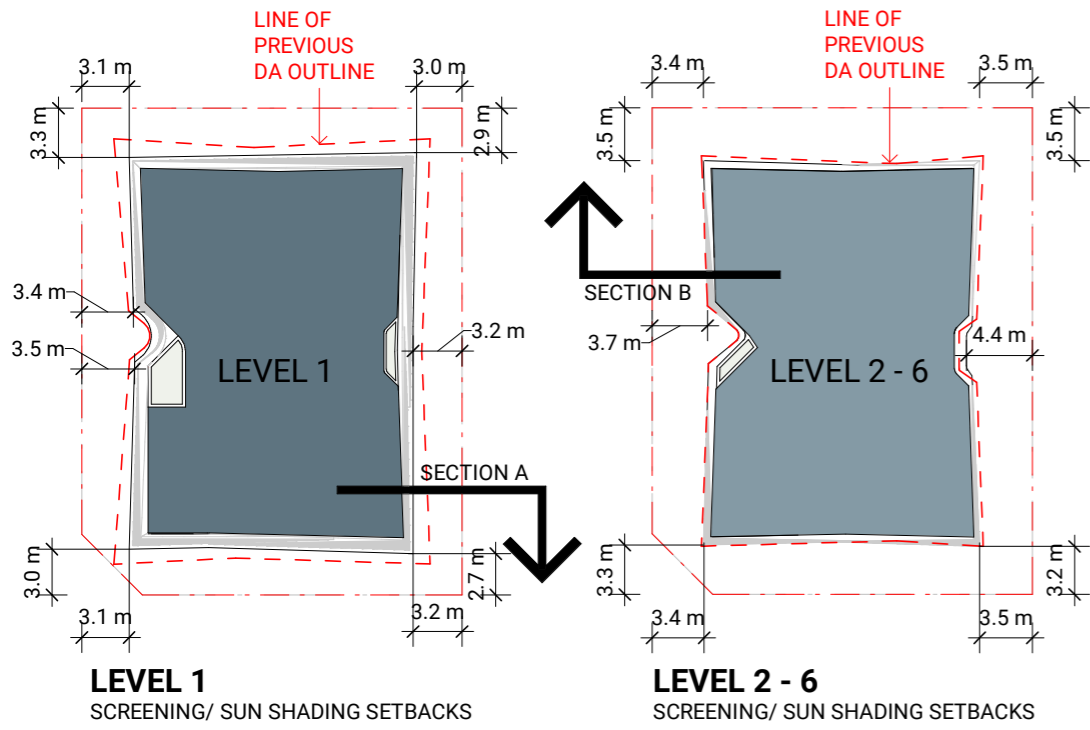
Section J



Section K



DA401 SETBACK ANALYSIS

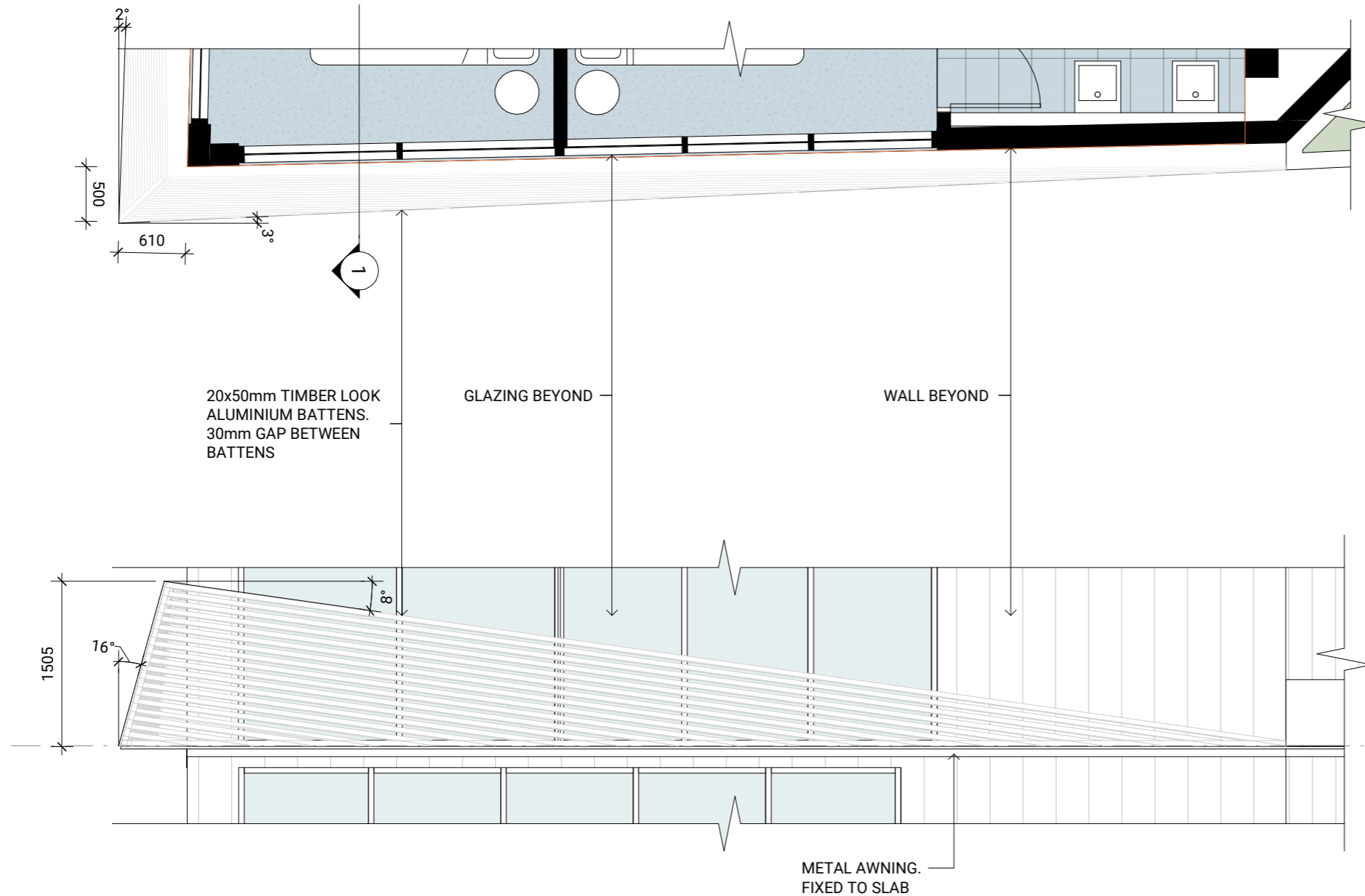




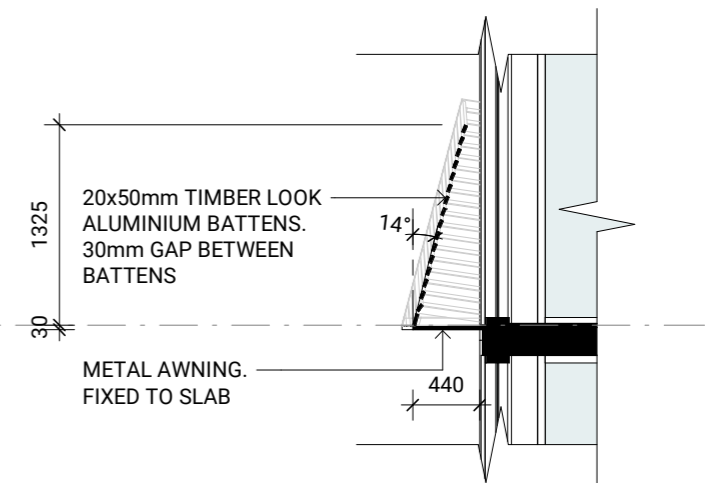
DA410

TYPICAL SCREENING DETAILS - FACADE

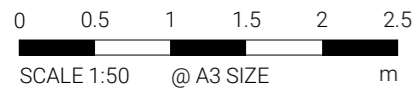
NOTE: DETAILS BELOW ARE SHOWN INDICATIVELY AND ARE SUBJECT TO CHANGE WITH DETAILED DESIGN. INSTANCE BELOW IS TYPICAL ONLY AND VARIES ACCROSS BUILDINGS FACADE



TYPICAL SCREENING PLAN AND ELEVATION



SECTION 1 - TYPICAL SCREENING SECTION



ISSUE 2
Date of Issue | 14.06.2024

DA403 HEIGHT DIAGRAM

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

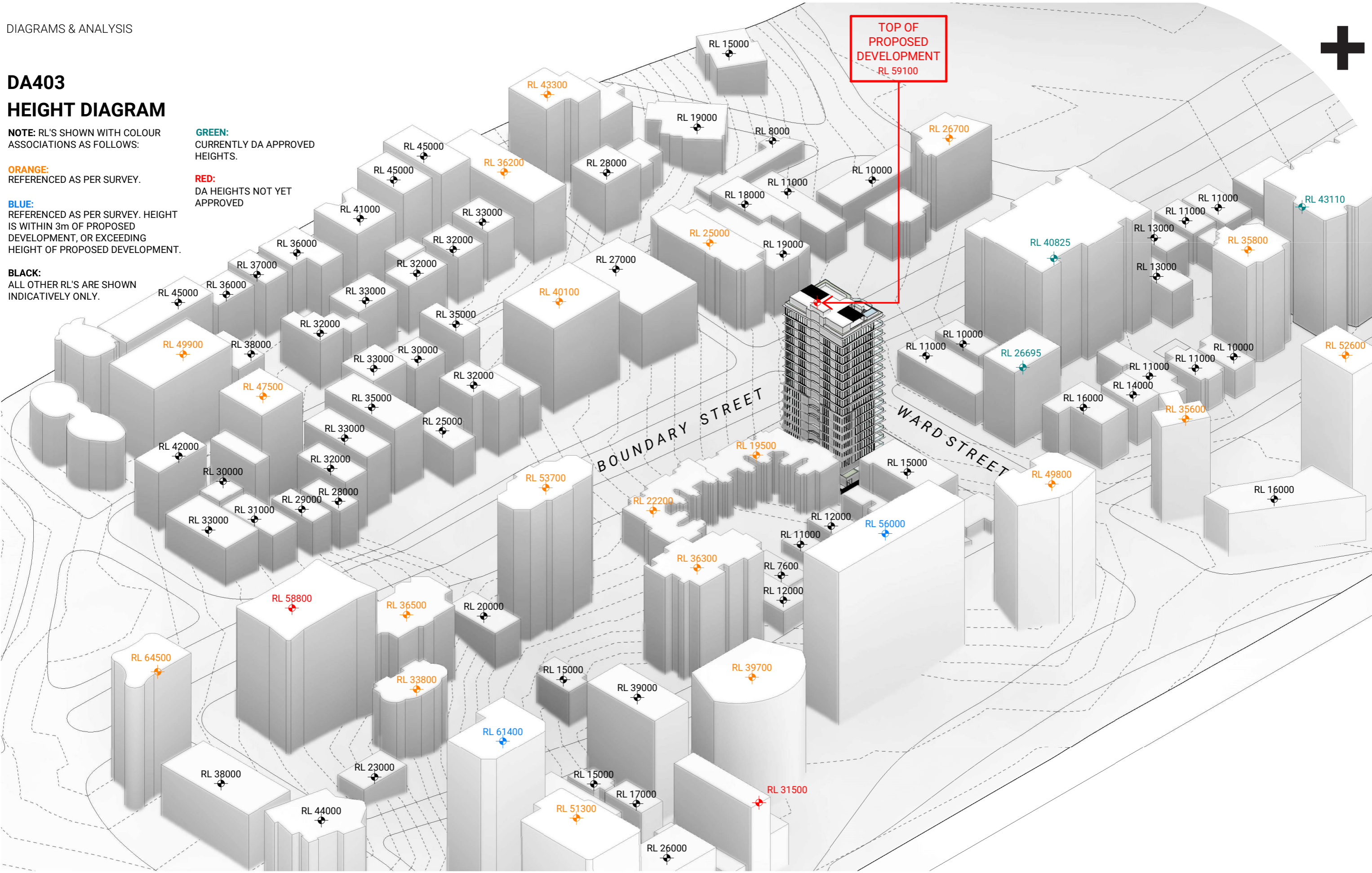
ORANGE: REFERENCED AS PER SURVEY.

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



DA404 HEIGHT DIAGRAM

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

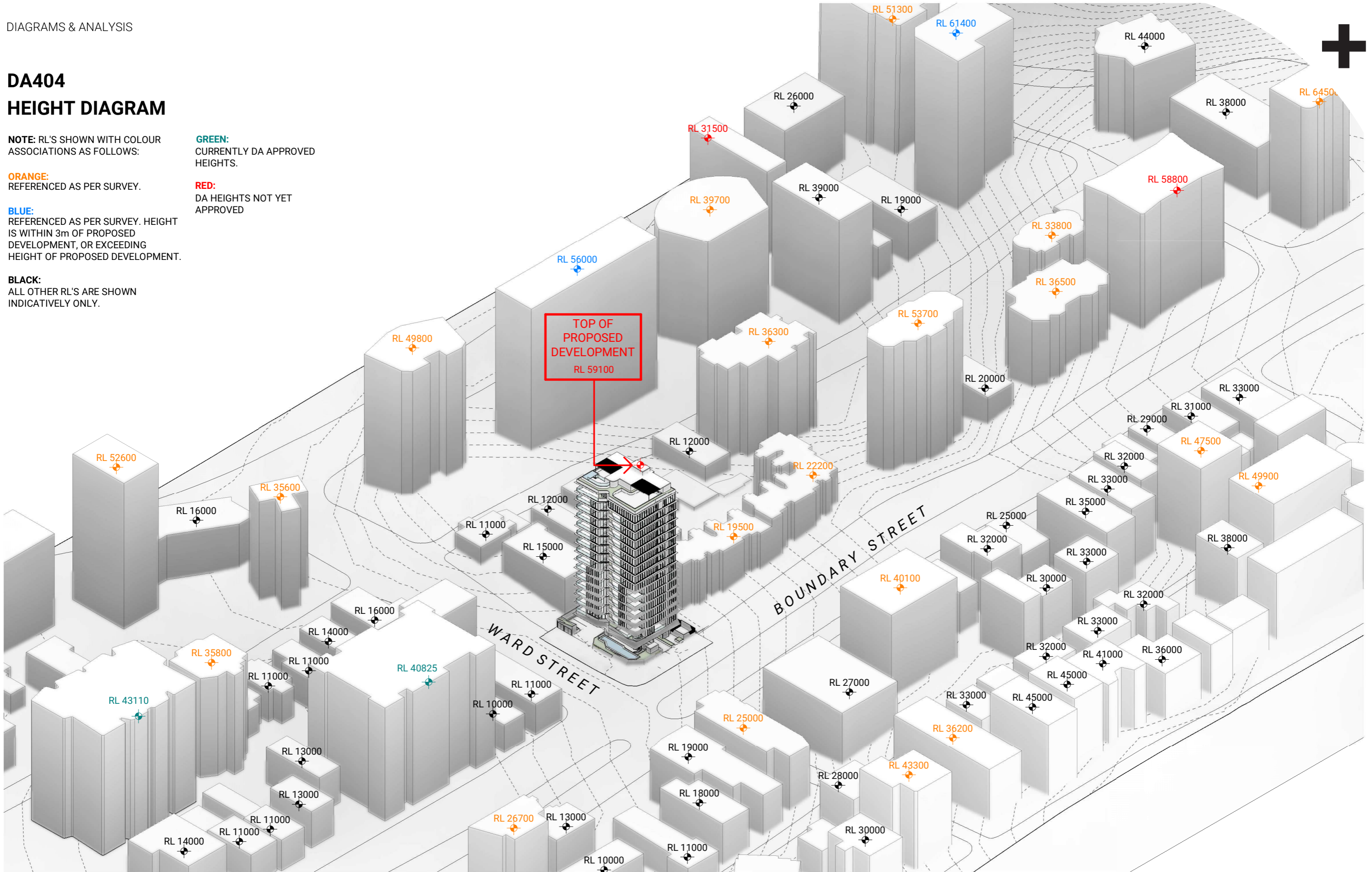
ORANGE: REFERENCED AS PER SURVEY.

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

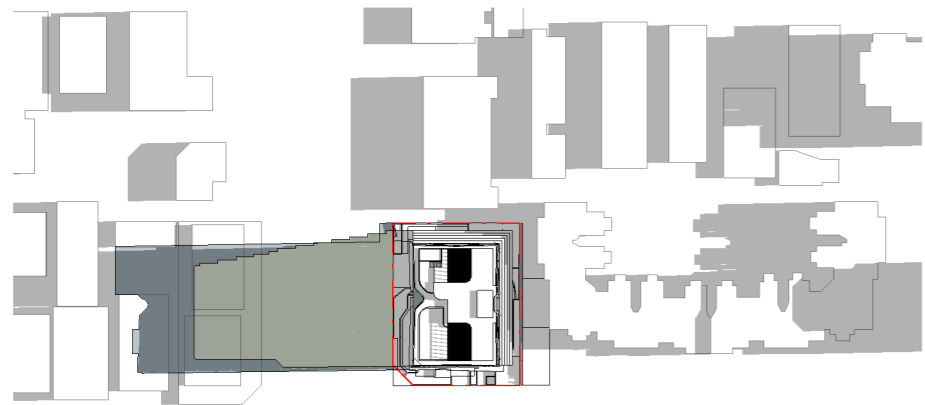


CORNER OF BOUNDARY AND CLARKE STREET LOOKING EAST

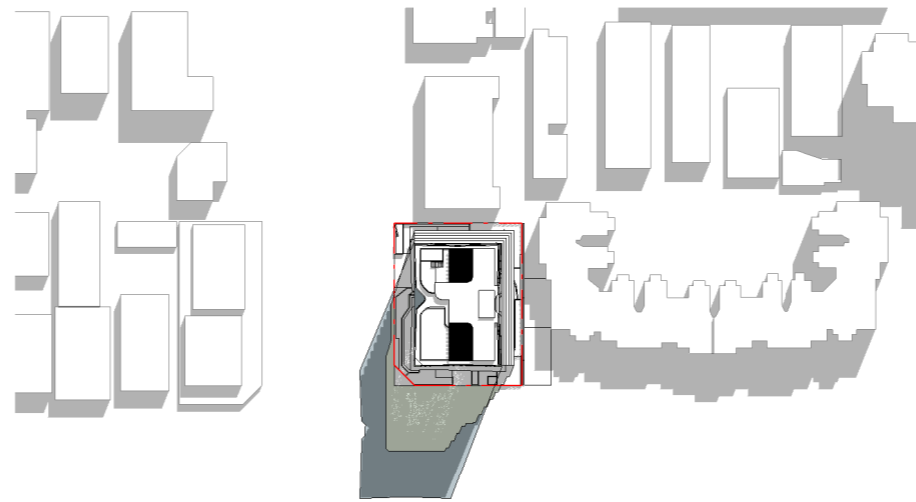


DA450 SHADOW STUDY - AUTUMN EQUINOX

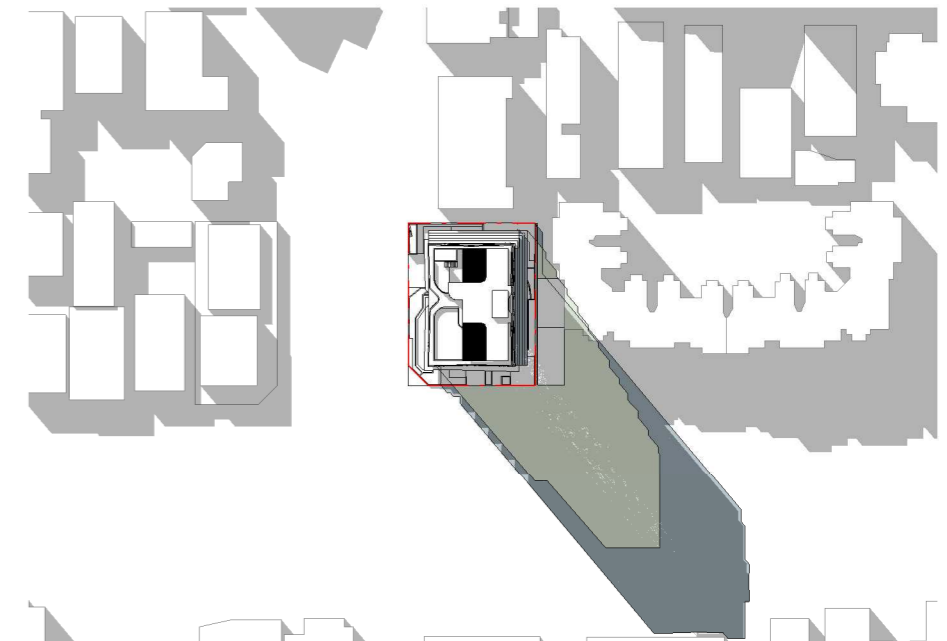
-  PROPOSED SHADOW
-  CODE ASSESSABLE FABRIC SHADOW (38m MAX HEIGHT)
-  NEIGHBOURING SHADOWS



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

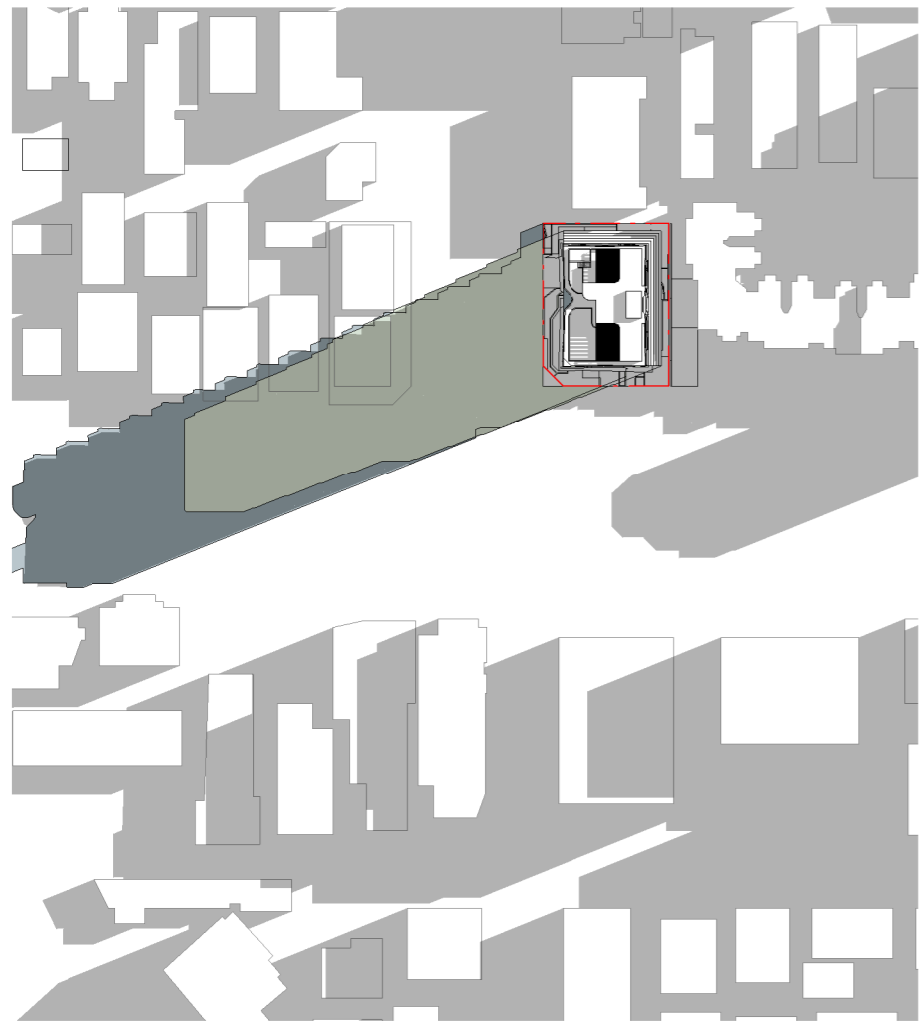
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

AUGUST 2024 | PLUS ARCHITECTURE



DA460 SHADOW STUDY - WINTER SOLSTICE

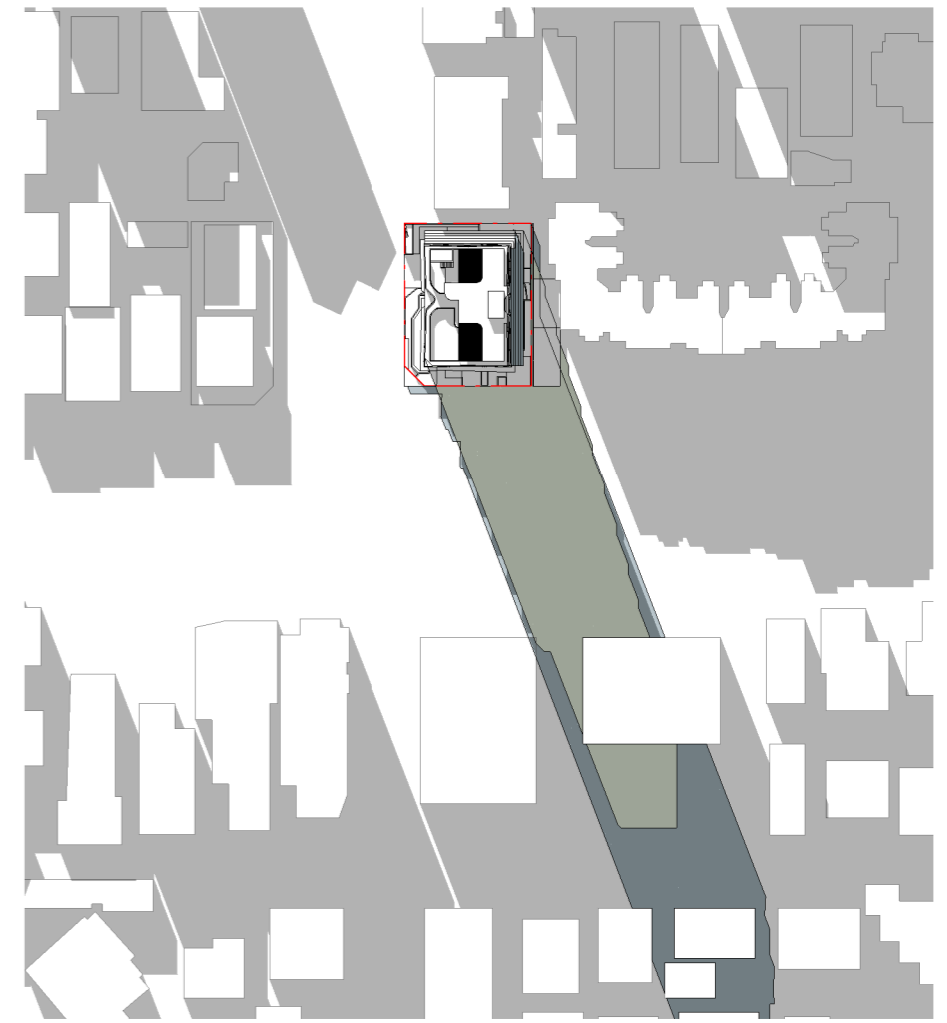
-  PROPOSED SHADOW
-  CODE ASSESSABLE FABRIC SHADOW (38m MAX HEIGHT)
-  NEIGHBOURING SHADOWS



WINTER SOLSTICE | 9 AM
21 JUNE 2022



WINTER SOLSTICE | 12 PM
21 JUNE 2022






WINTER SOLSTICE | 3 PM
21 JUNE 2022

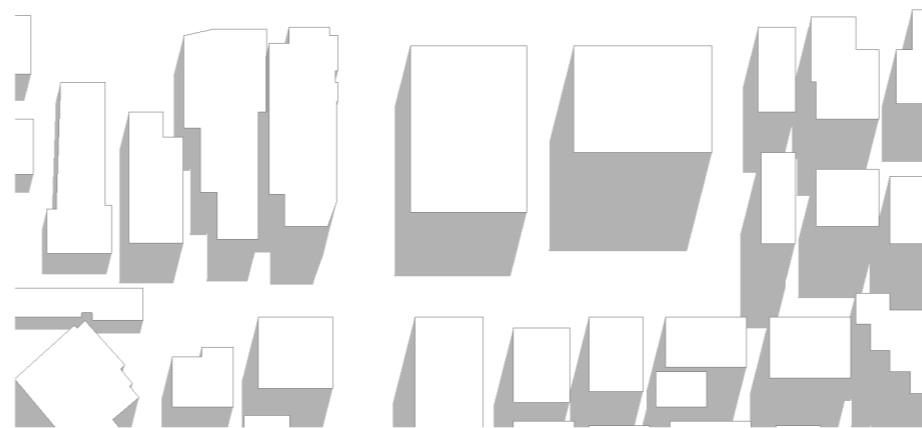
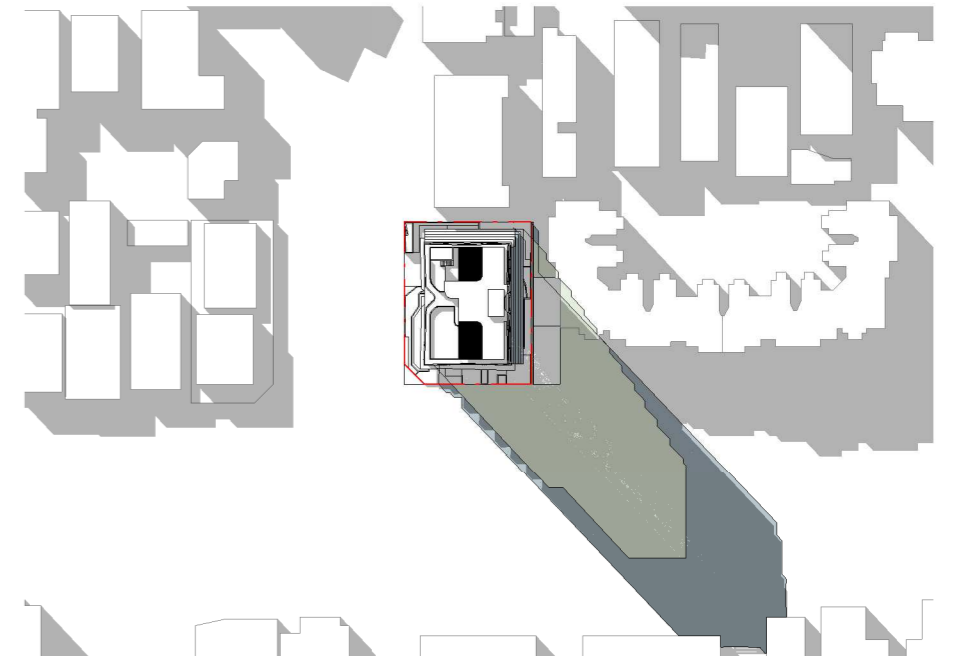
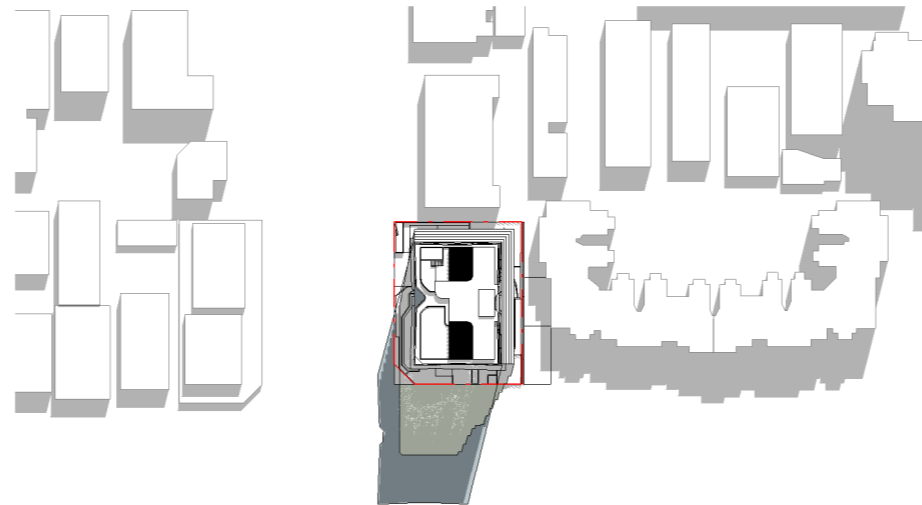
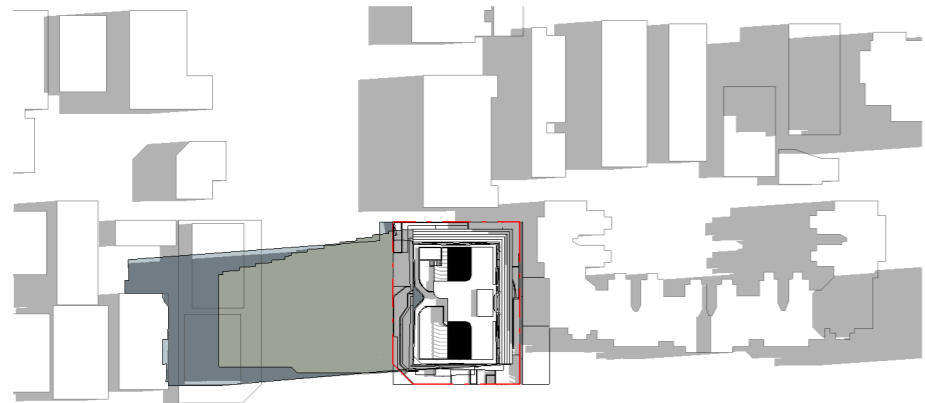
0 15 30 45 60 75
SCALE 1:1500 @ A3 SIZE m





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

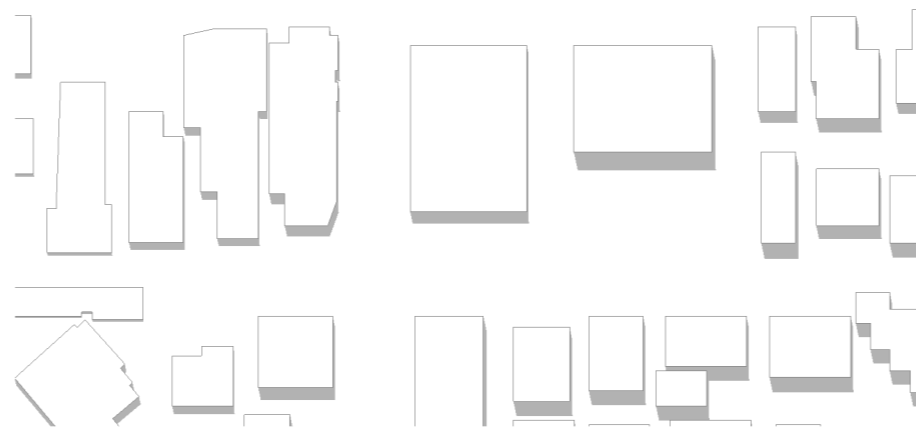
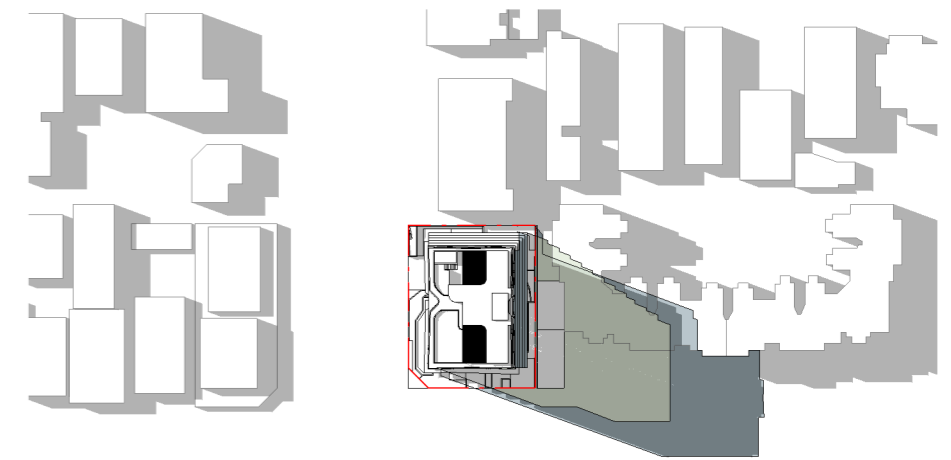
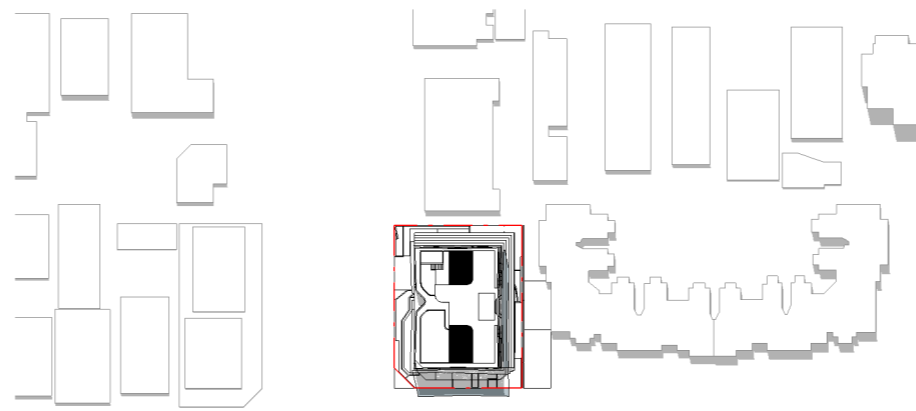
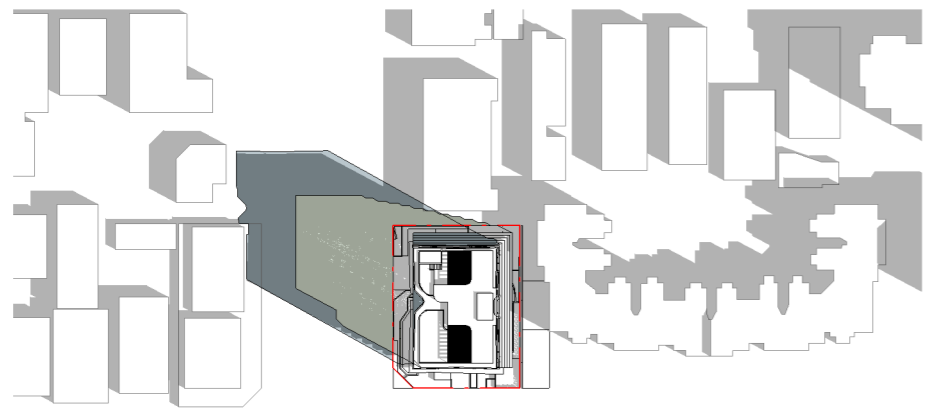
0 15 30 45 60 75
SCALE 1:1500 @ A3 SIZE m





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



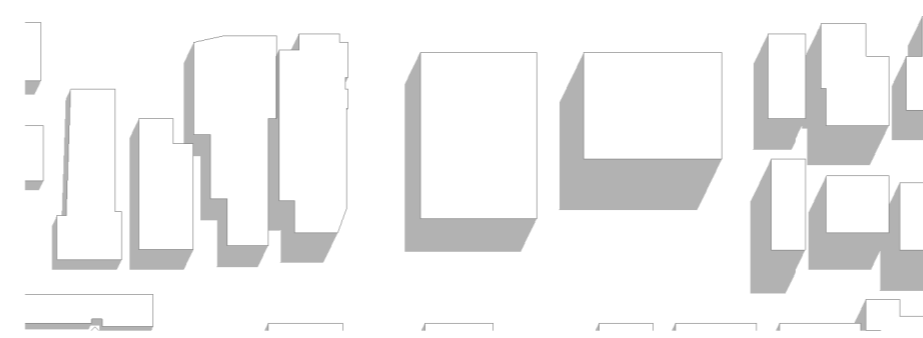
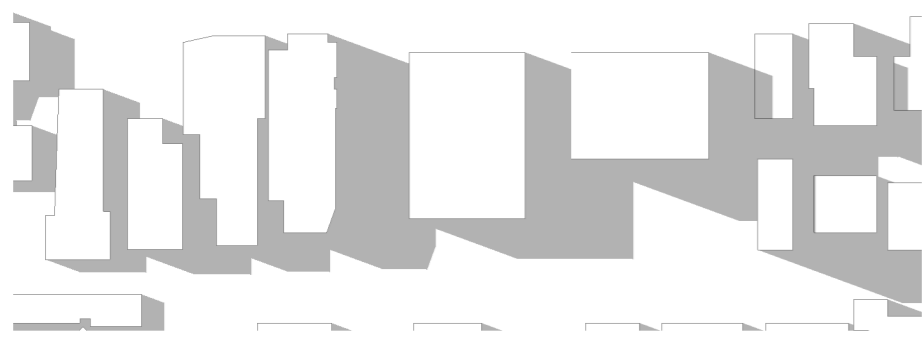
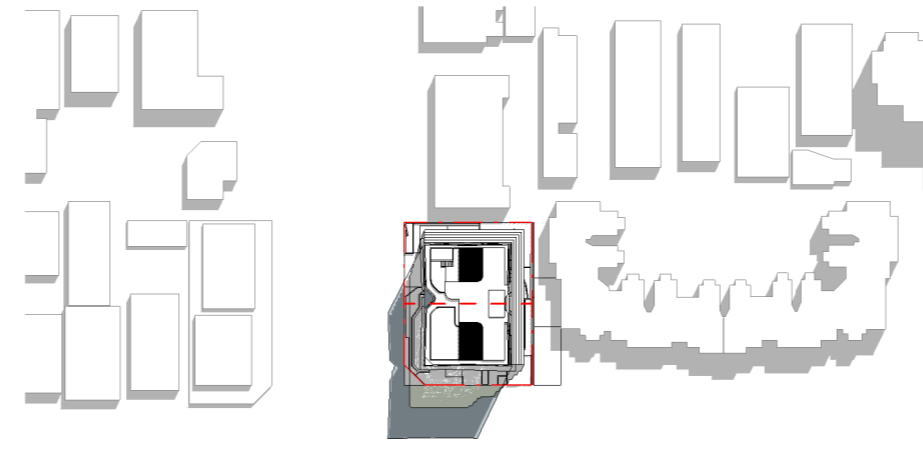
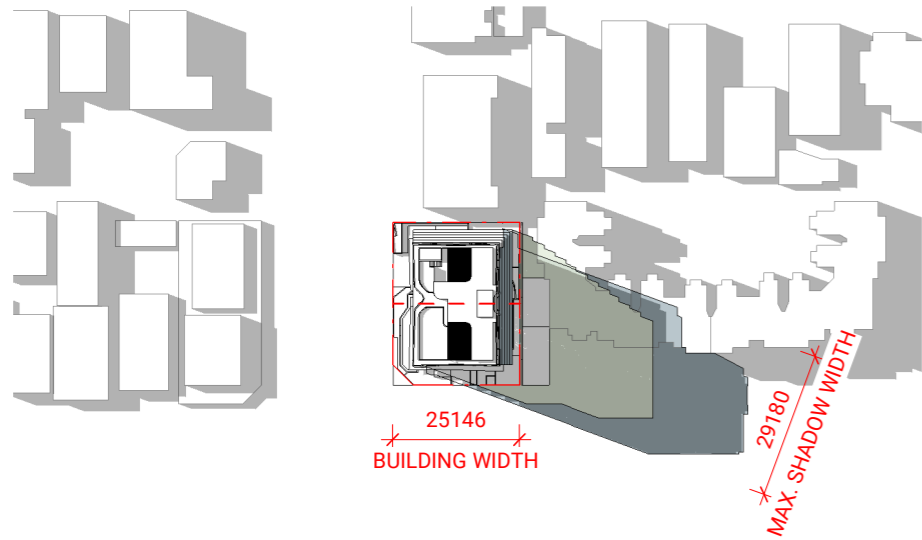
ISSUE 1
Date of Issue | 23.11.2023



DA490

SHADOW STUDY - IMPACTS

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



SHADOW WIDTH RATIO

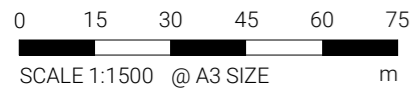
RATIO 1.16:1

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



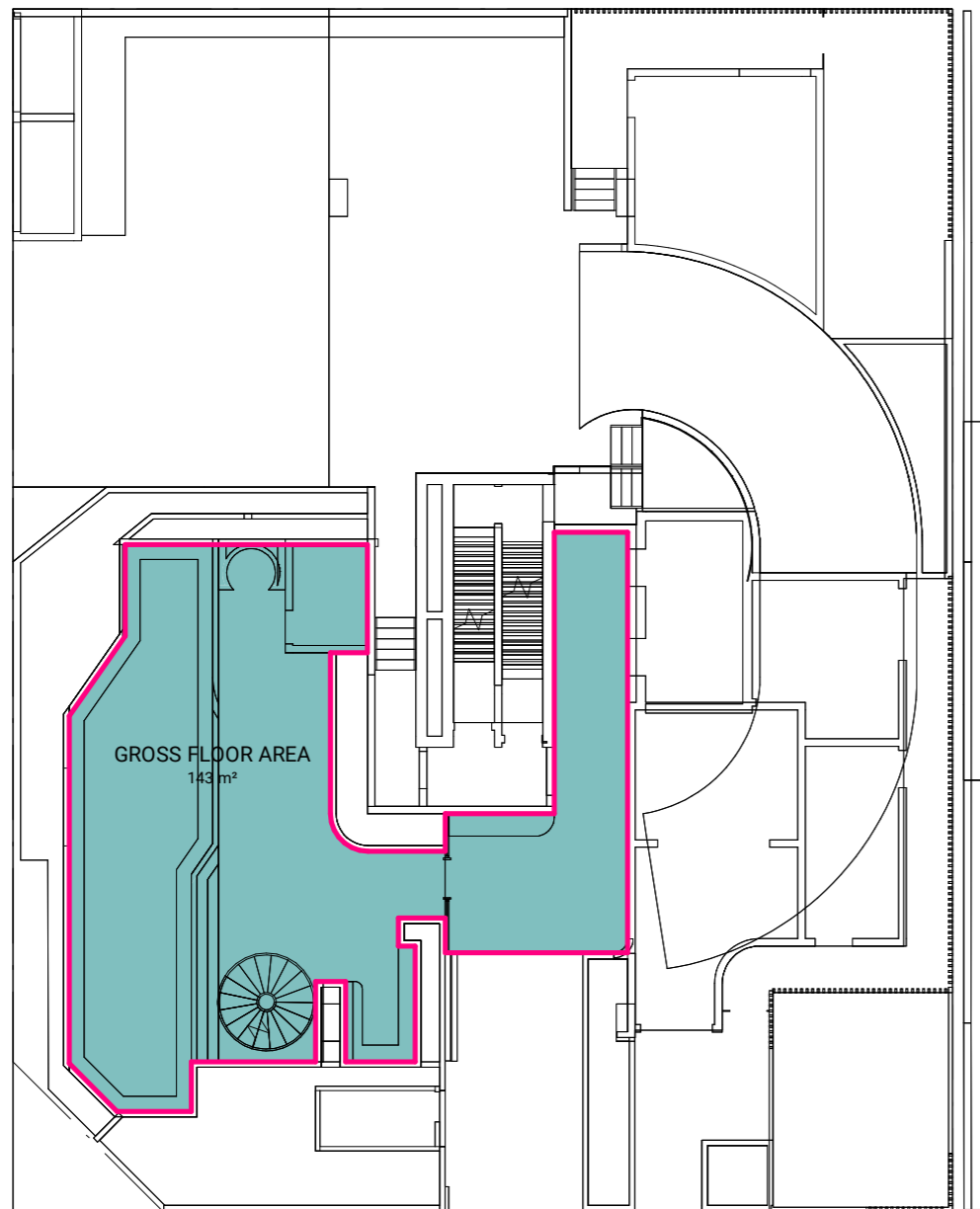
ISSUE 1

Date of Issue | 23.11.2023

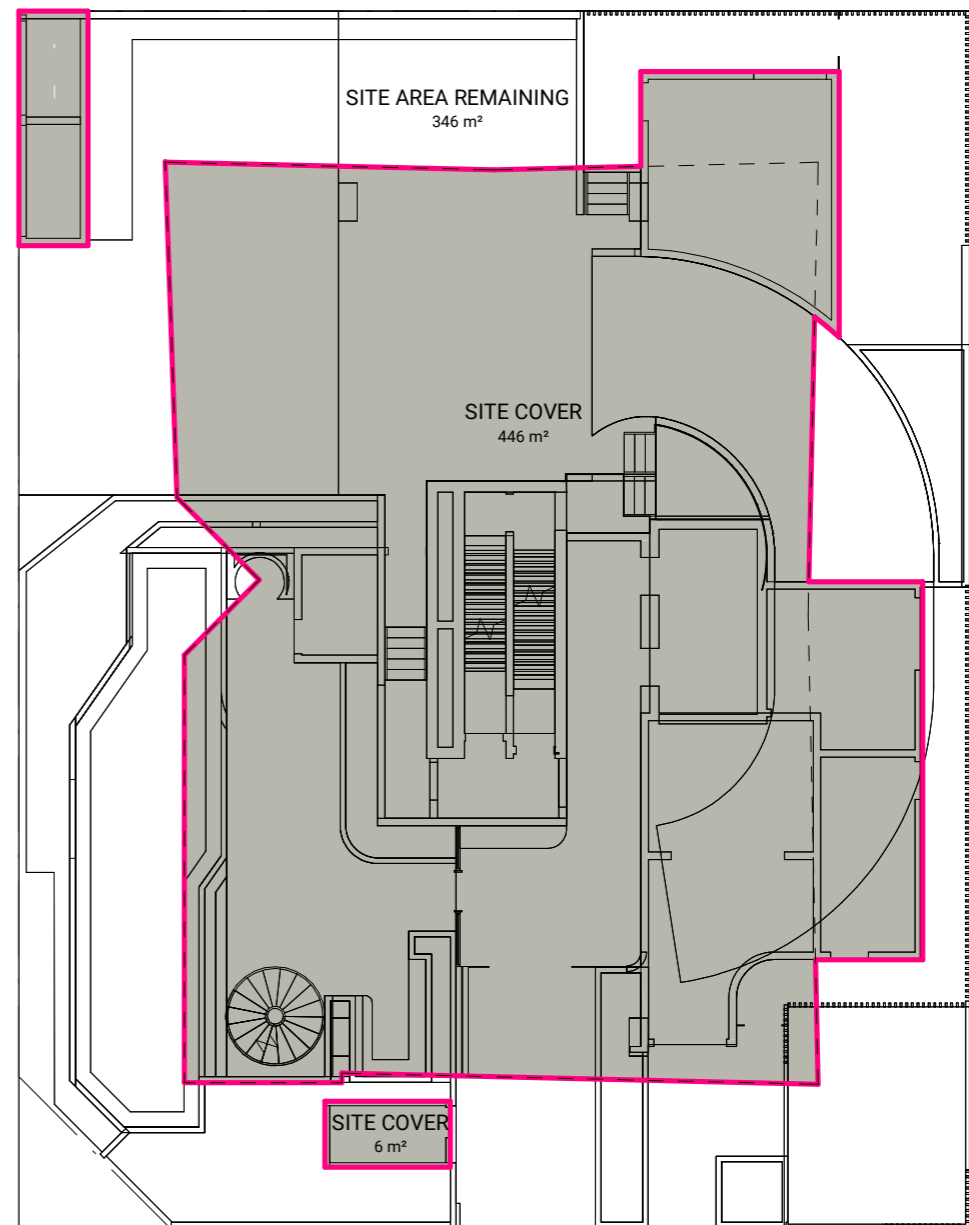


DA510

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.

CALCULATION EXCLUDES LANDSCAPED PLANTERS, BALCONIES, VERTICAL SERVICES INCLUDING LIFT CORES AND STAIR WELLS, BASEMENT AREAS LOCATED BELOW NATURAL GROUND LINE AND AREAS ON GRADE FOR THE PURPOSES OF MANOEUVRING AND PARKING VEHICLES, PLANT AND MECHANICAL AREAS. MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS, AND CENTRE LINE OF COMMON INTERNAL WALLS.

**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**

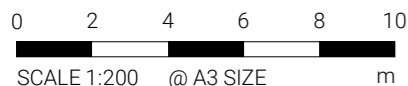
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- EAVES UP TO A MAXIMUM OF 600 MILLIMETRES IN WIDTH.
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ISSUE 2

Date of Issue | 23.11.2023

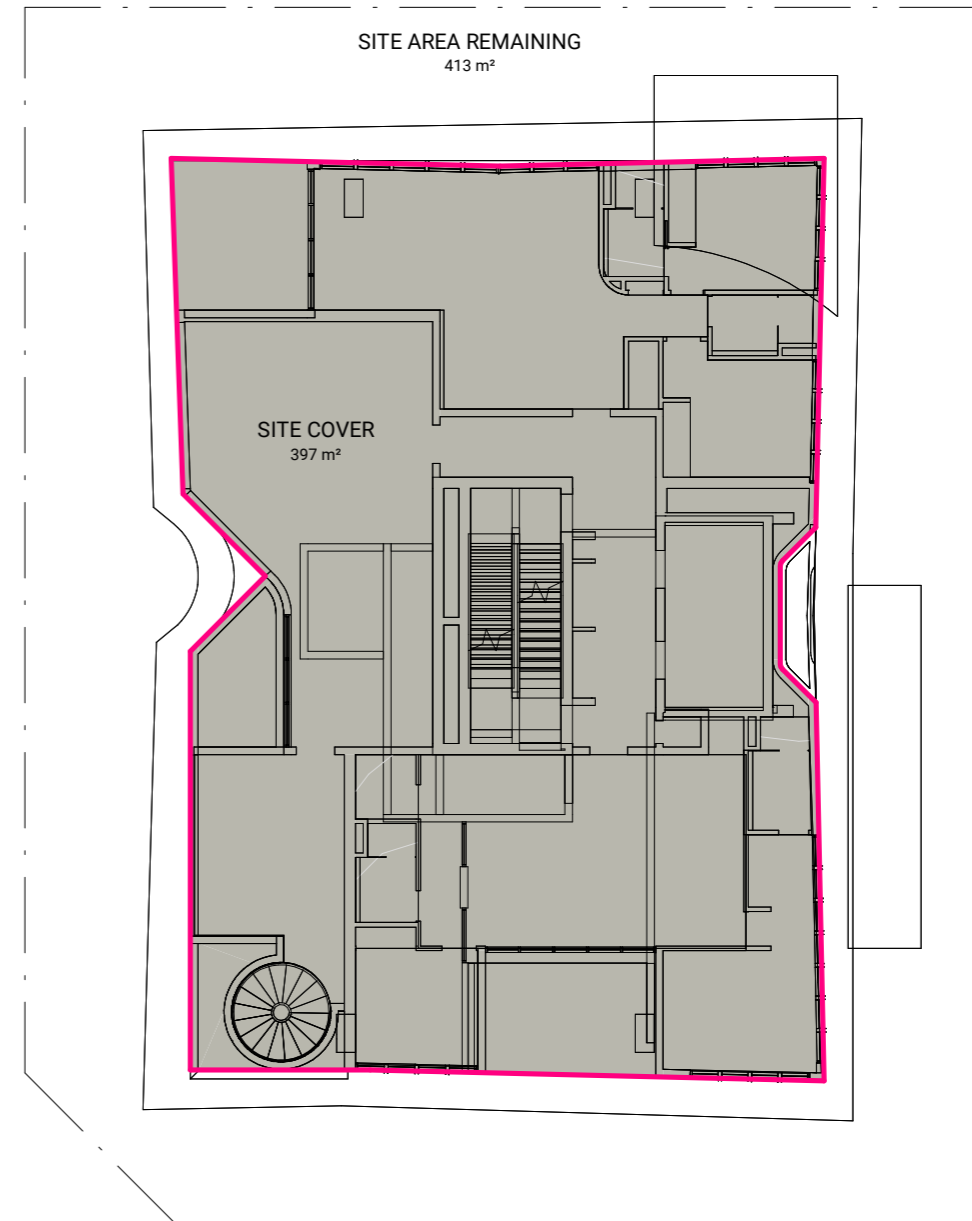
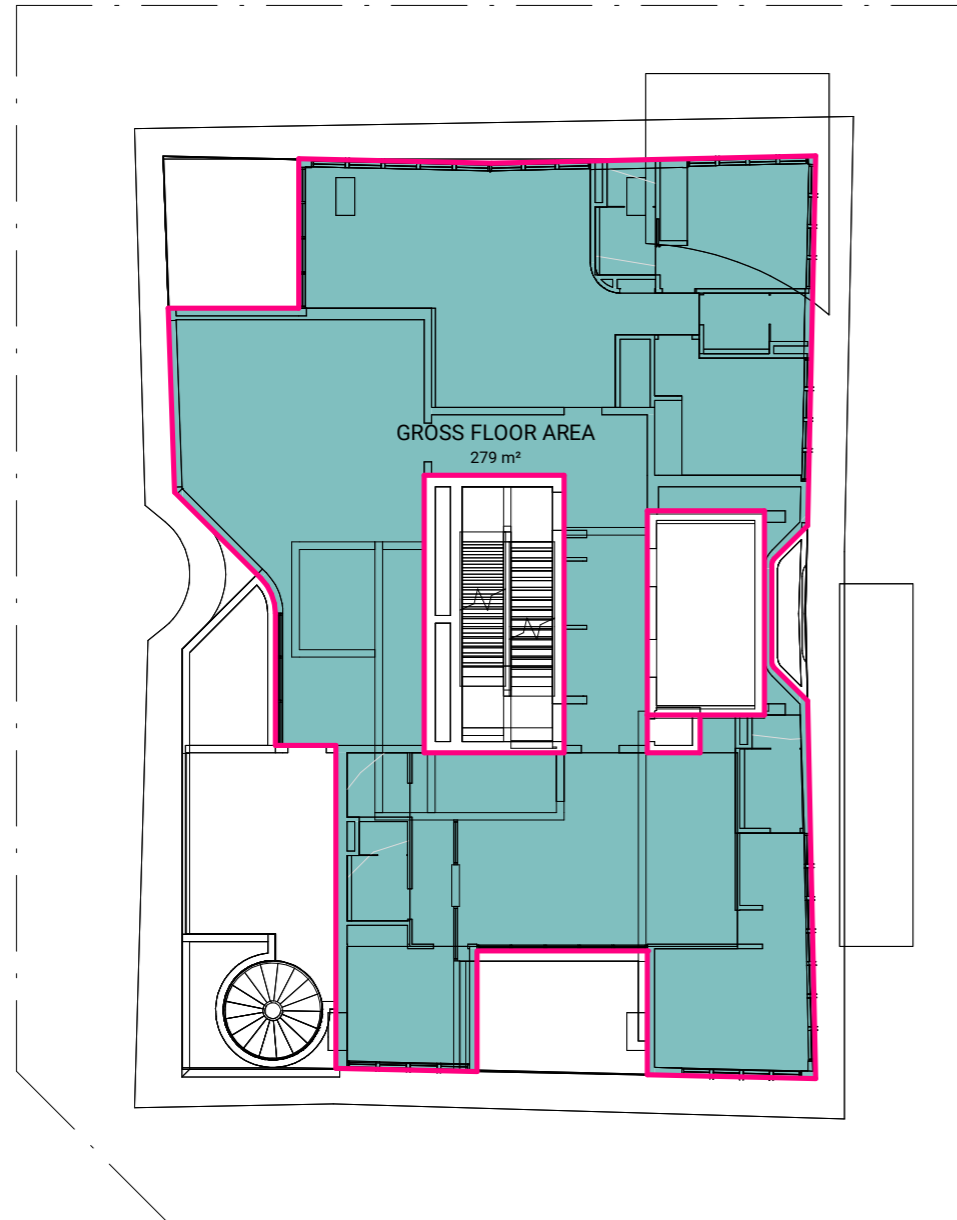
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

AUGUST 2024 | PLUS ARCHITECTURE



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**

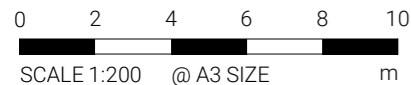
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ISSUE 2

Date of Issue | 23.11.2023

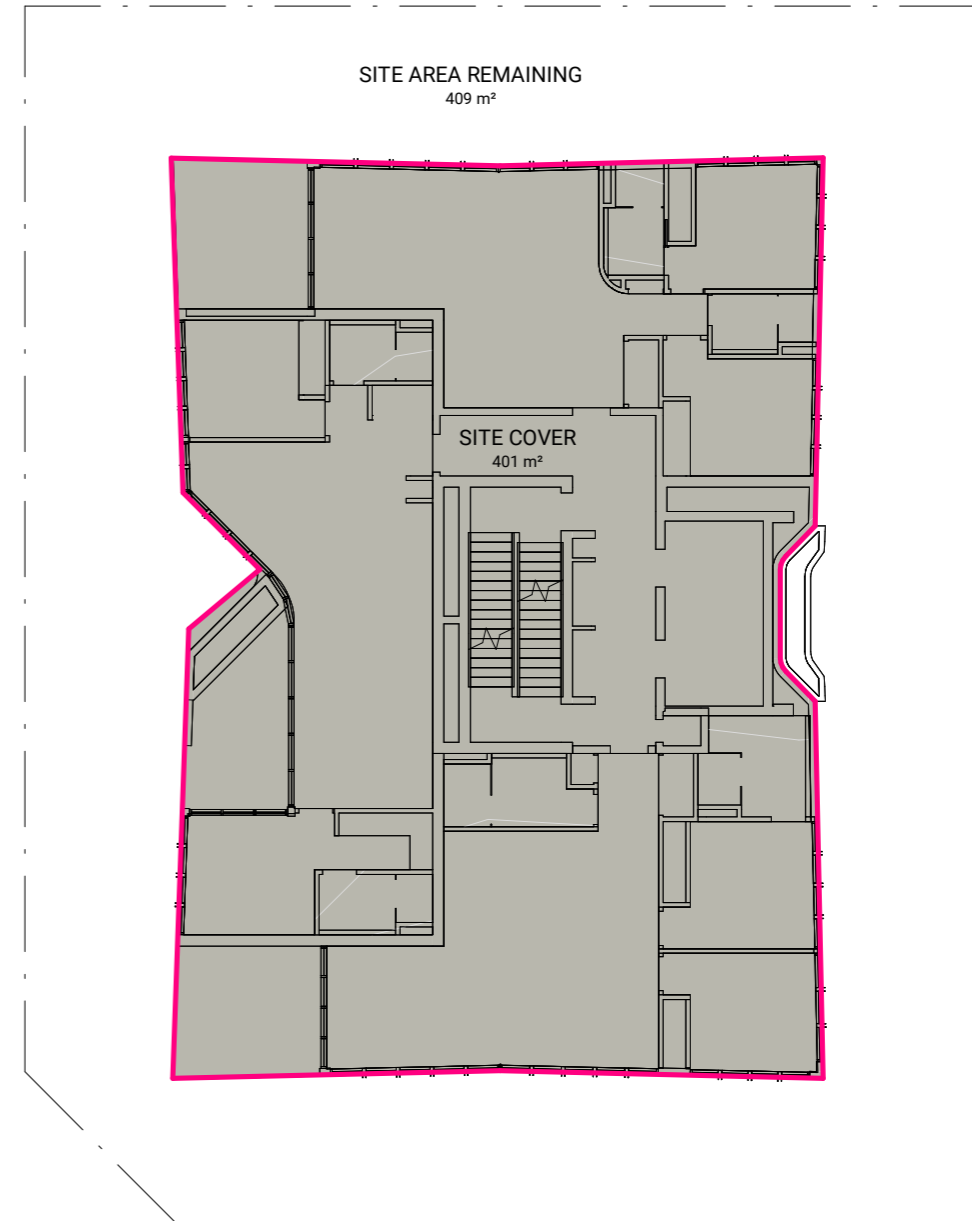
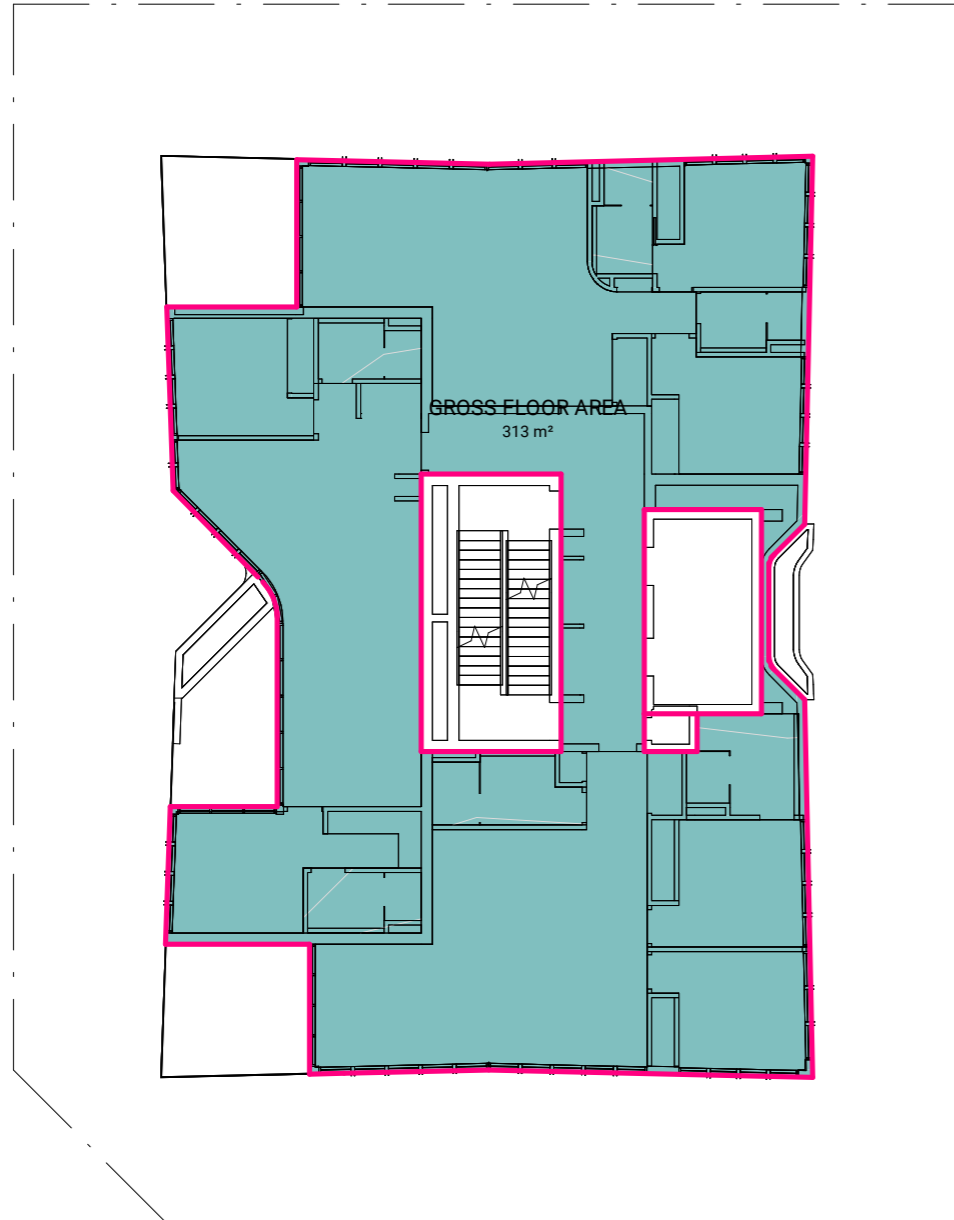
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

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**

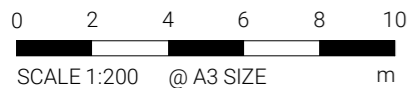
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ISSUE 2

Date of Issue | 23.11.2023

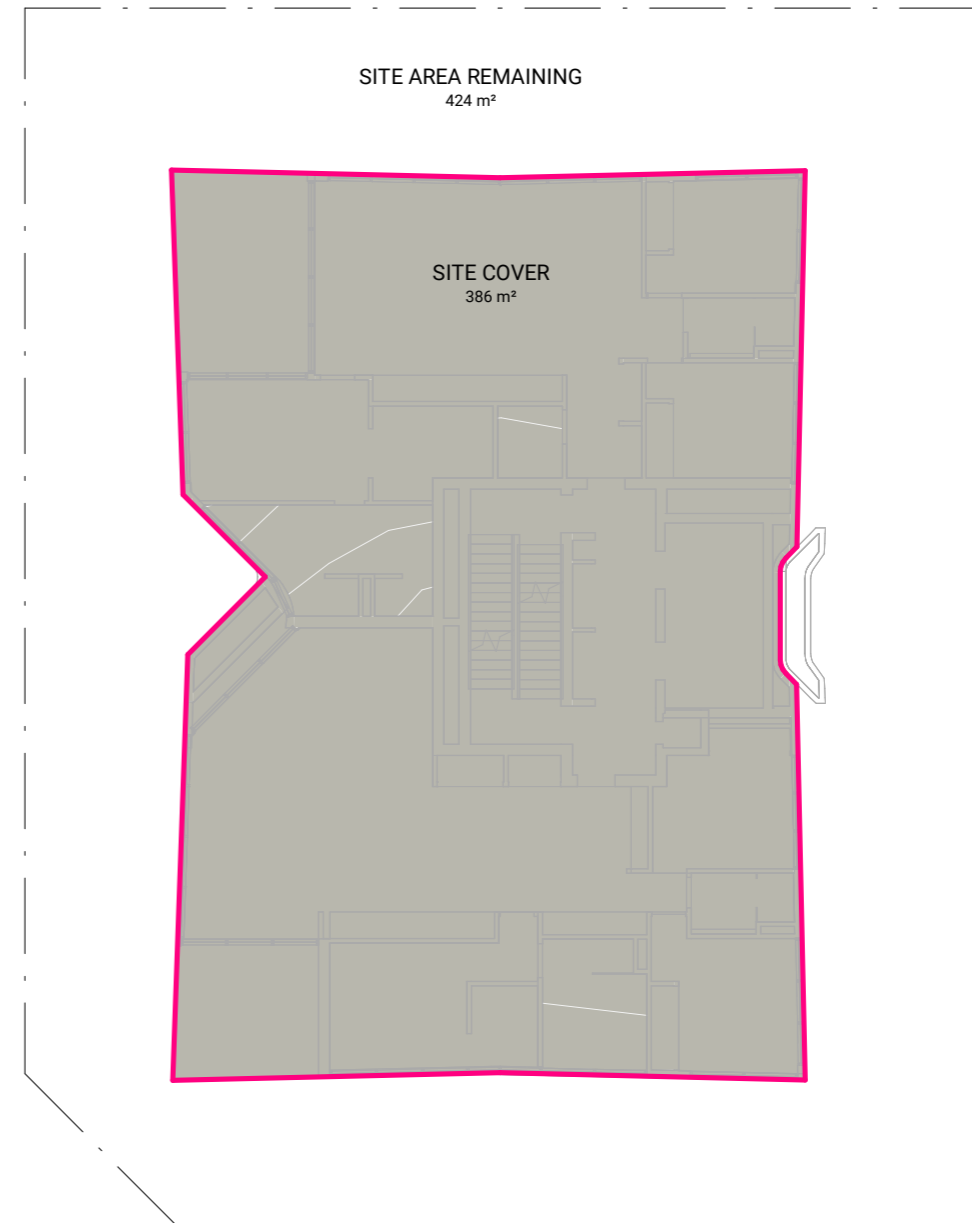
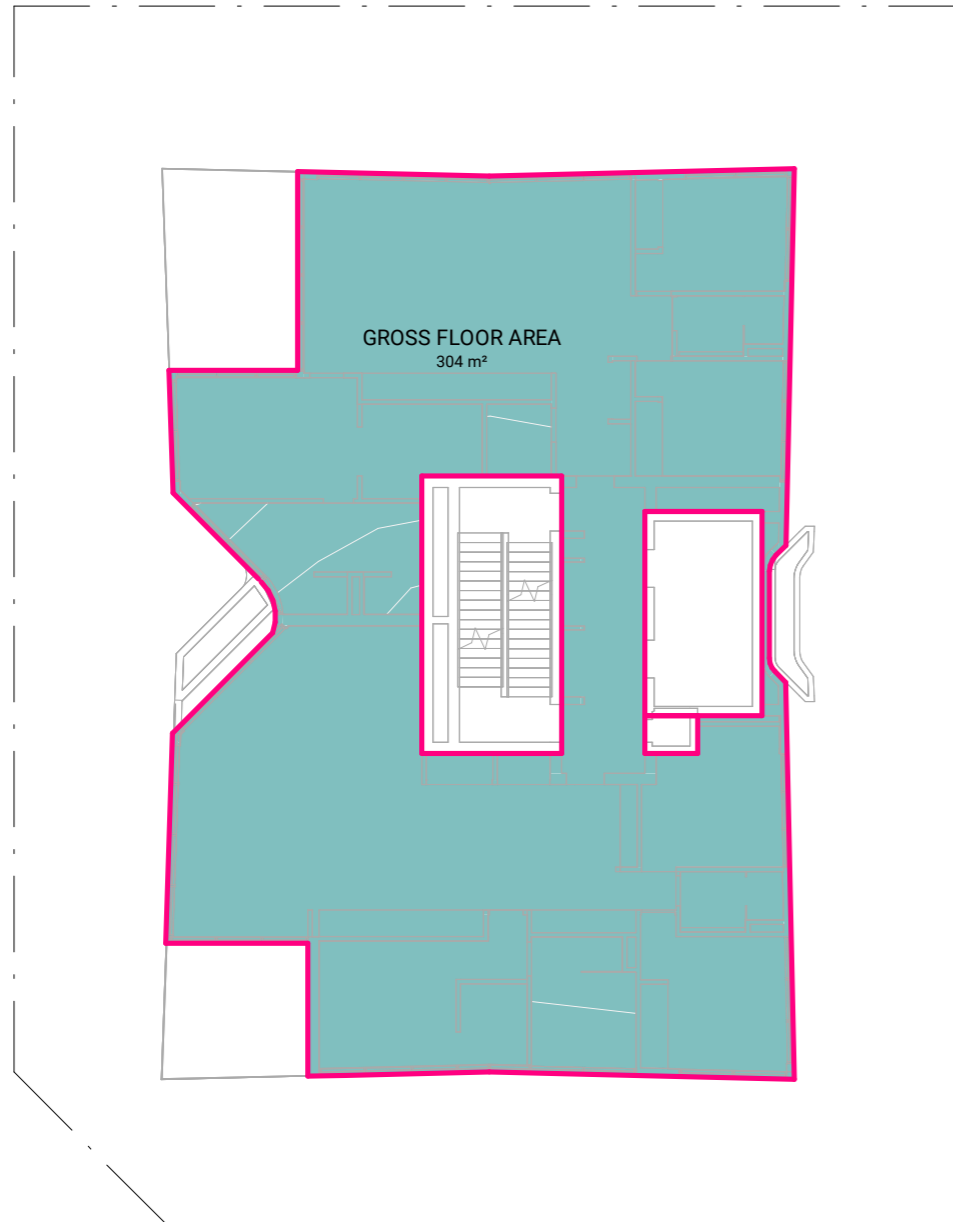
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

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%

***GROSS FLOOR AREA (GFA)**

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***SITE COVER**

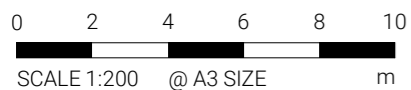
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ISSUE 3

Date of Issue | 14.06.2024

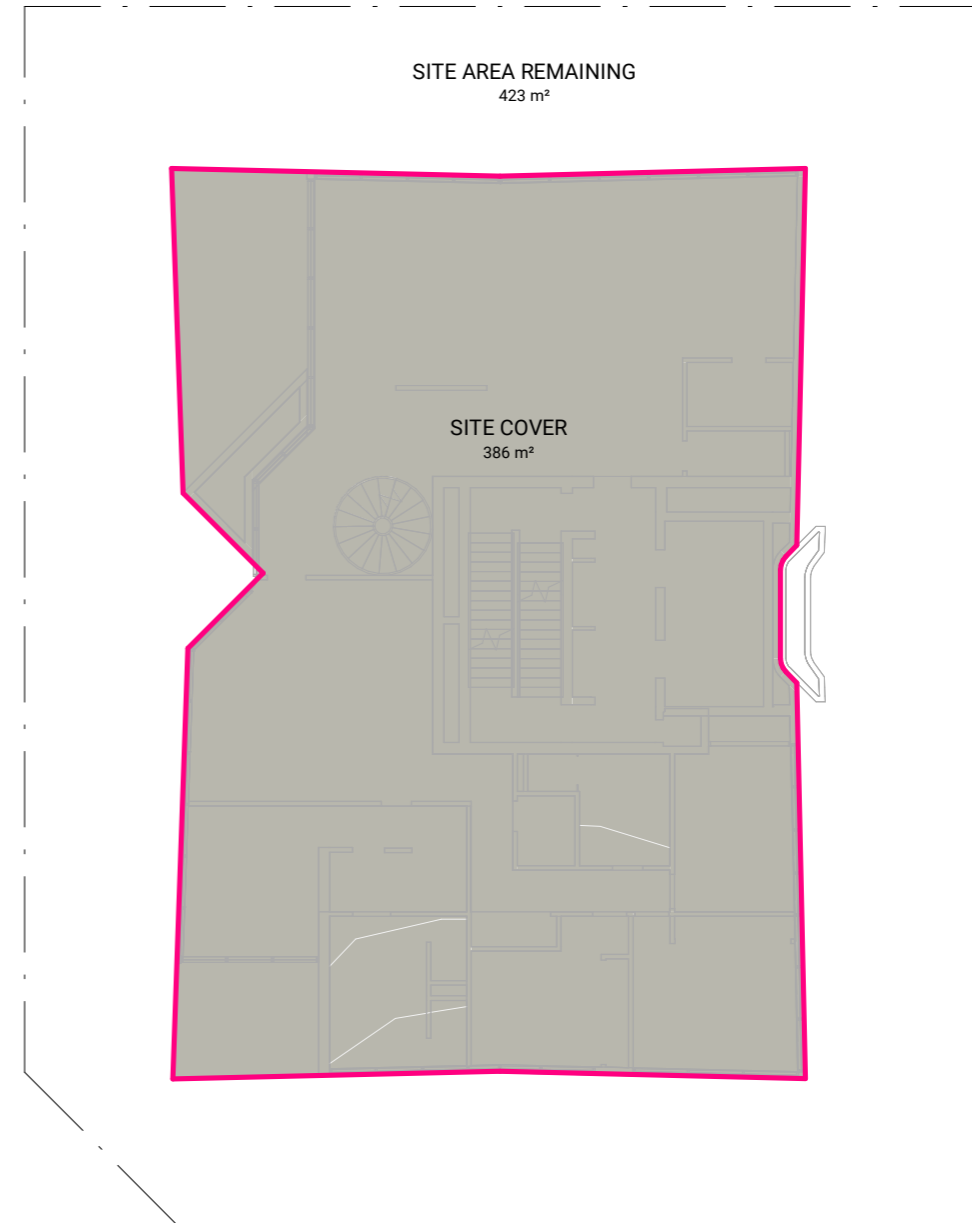
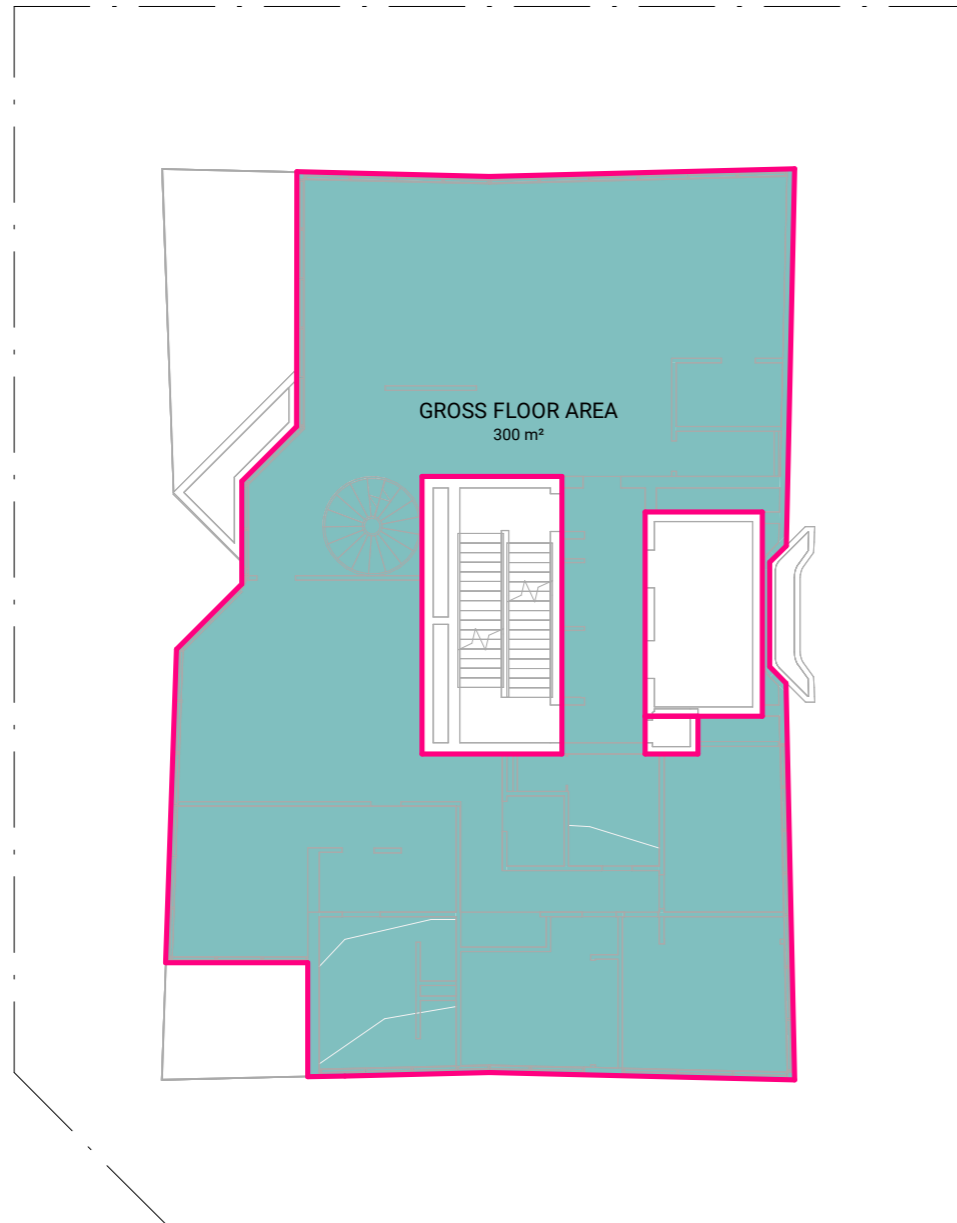
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

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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***SITE COVER**

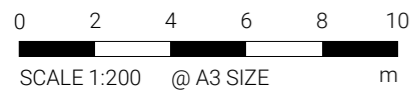
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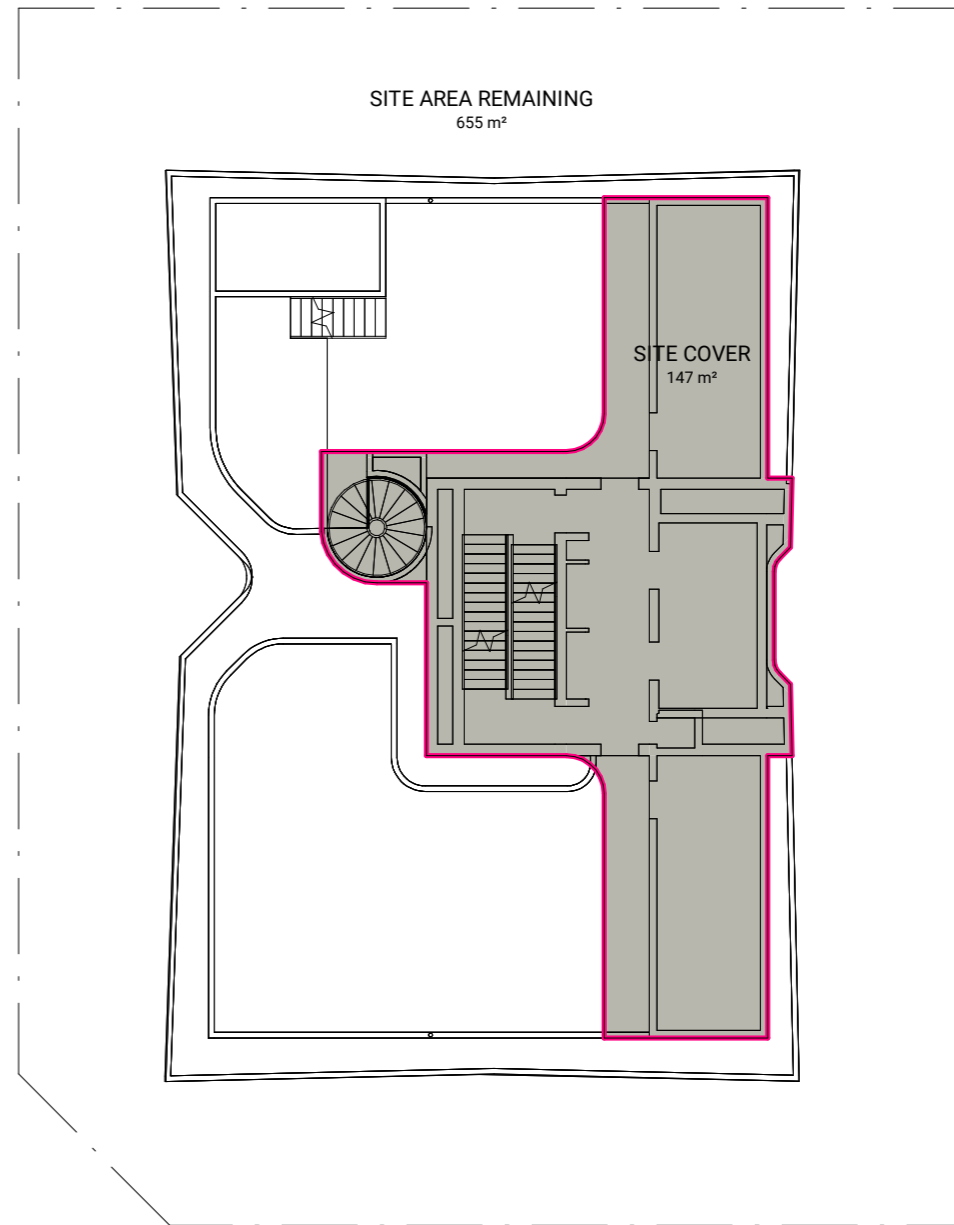
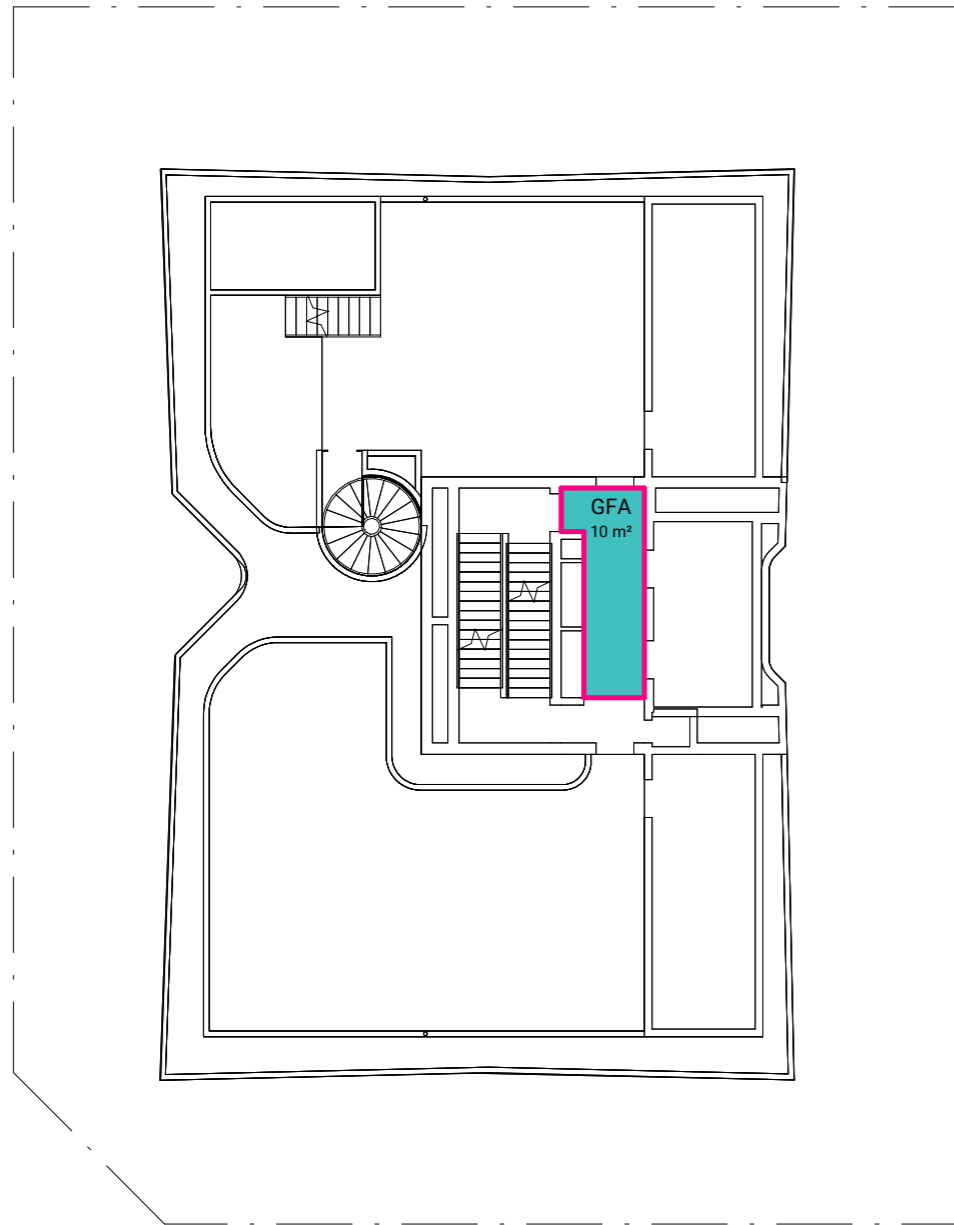
ISSUE 3

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%

***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.

CALCULATION EXCLUDES LANDSCAPED PLANTERS, BALCONIES, VERTICAL SERVICES INCLUDING LIFT CORES AND STAIR WELLS, BASEMENT AREAS LOCATED BELOW NATURAL GROUND LINE AND AREAS ON GRADE FOR THE PURPOSES OF MANOEUVRING AND PARKING VEHICLES, PLANT AND MECHANICAL AREAS. MEASURED TO THE OUTSIDE FACE OF EXTERNAL WALLS, AND CENTRE LINE OF COMMON INTERNAL WALLS.

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

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

***SITE COVER**

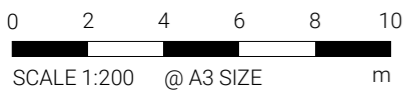
IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.

THE FOLLOWING ARE NOT INCLUDED FOR THE PURPOSE OF CALCULATING SITE COVERAGE:

- A BASEMENT THAT DOES NOT EXTEND MORE THAN ONE METRE ABOVE GROUND LEVEL TO THE TOP OF THE SLAB; AND
- PEDESTRIAN AWNINGS ADJOINING THE STREET FRONTAGE.
- EAVES UP TO A MAXIMUM OF 600 MILLIMETRES IN WIDTH.
- UNENCLOSED PEDESTRIAN DECKS ADJOINING THE STREET FRONTAGE; AND
- 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.



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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	Podium	Tower
Site Coverage	809	
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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