

54 George Alexander Way

DA Submission

NO	SHEET NAME	Current Revision
AR-DA-000	Cover Sheet & Drawing List	A
AR-DA-001	Perspectives	A
AR-DA-002	Site Context Plan at 1-1000	A
AR-DA-003	RAL Plan	A
AR-DA-005	Proposed Stage 1a Site Plan at 1-500	A
AR-DA-006	Proposed Stage 1b Site Plan 1-500	A
AR-DA-007	Proposed Stage 2 Site Plan 1-500	A
AR-DA-008	Diagram - Open Space Overlay	A
AR-DA-009	3D Diagram	A
AR-DA-010	Building Form & Facade Diagrams	A
AR-DA-100	Figure Ground Plan	A
AR-DA-102	Basement	A
AR-DA-200	Overall Floor Plan - Level 0	A
AR-DA-201	Overall Floor Plan - Level 1	A
AR-DA-202	Overall Floor Plan - Typical Levels 2 - 5	A
AR-DA-206	Overall Floor Plan - Level 6	A
AR-DA-207	Overall Floor Plan - Level 7	A
AR-DA-208	Overall Floor Plan - Level 8	A
AR-DA-209	Overall Roof Plan	A
AR-DA-300	Elevations - Overall Site - North & South	A
AR-DA-301	Elevations - Lot 1 - East & West	A
AR-DA-302	Elevations - Lot 1 - Internal Street	A
AR-DA-303	Elevations - Lot 2 - East & West	A
AR-DA-400	Sections - Overall Site	A
AR-DA-402	Sections - Overall Site	A

SITE PARTICULARS

RPD	=	96/RP187418	
LOCAL AUTHORITY	=	GOLD COAST CITY COUNCIL	
STREET ADDRESS	=	54 GEORGE ALEXANDER WAY	
SUBURB	=	COOMERA	
TOTAL SITE AREA	=	14,845sqm	
ROAD RESUMPTION	=	475sqm	
ROAD RESERVE	=	1600sqm	
LOT 1	=	9770sqm	
SITE COVER	=	4566sqm	(47%)
OPEN SPACE	=	5204sqm	(53%)
LOT 2	=	3000sqm	
SITE COVER	=	1439sqm	(48%)
OPEN SPACE	=	1561sqm	(52%)

LOT 1 DWELLING MIX SUMMARY

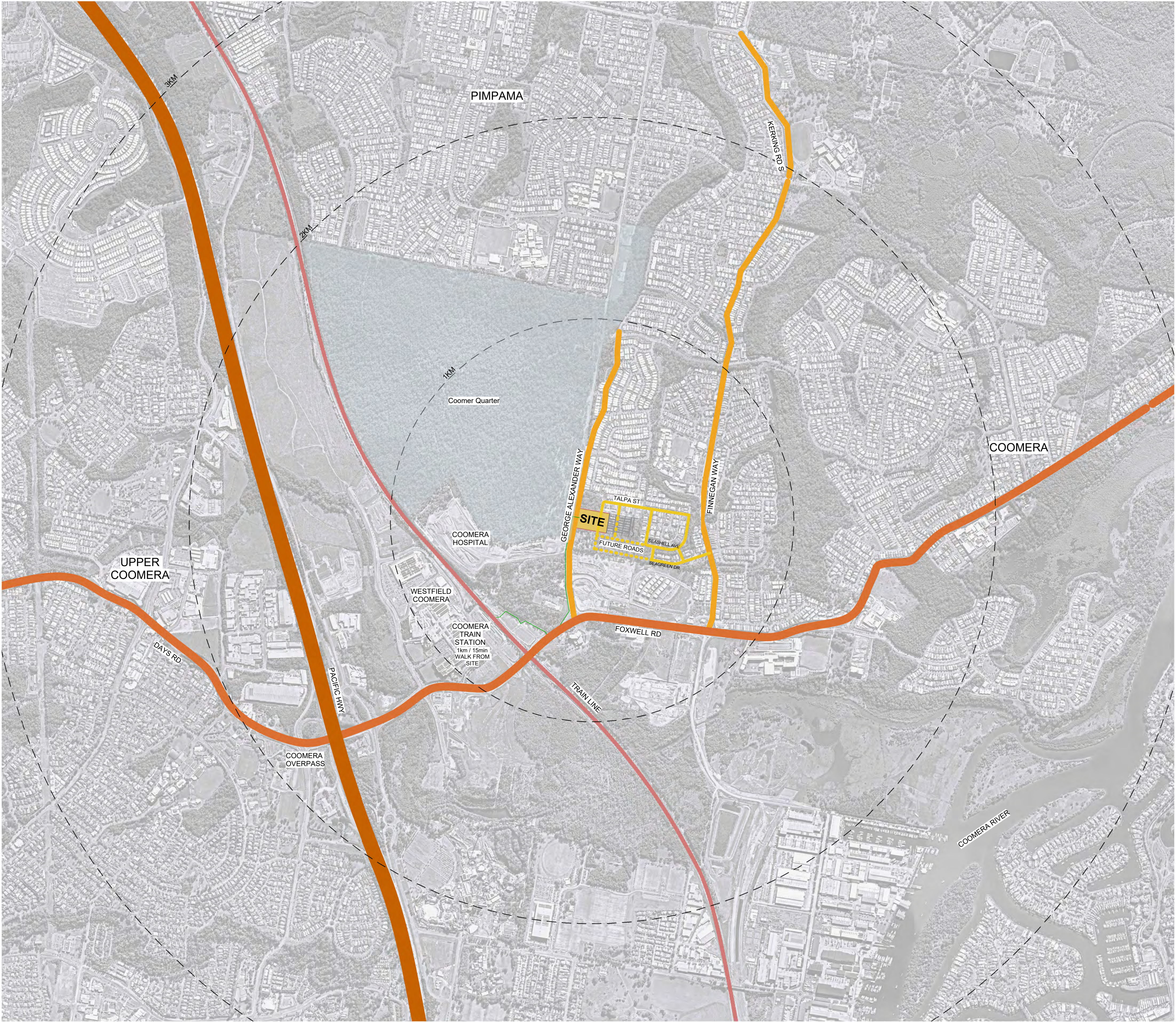
APARTMENTS	QTY	APT MIX
1 BEDROOM		
TYPE 1B	= 30	14%
2 BEDROOM		
TYPE 2B A	= 12	6%
TYPE 2B B	= 98	47%
TYPE 2B C	= 47	23%
3 BEDROOM		
TYPE 3B	= 21	10%
TOTAL	= 208	

LOT 1 PARKING

RESIDENT CAR PARKING	=	258
VISITOR CAR PARKING	=	24
TOTAL CAR PARKING	=	282
MOTORCYCLE PARKING	=	7
RESIDENT BICYCLE PARKING	=	70
VISITOR BICYCLE PARKING	=	17
TOTAL BICYCLE PARKING	=	87
E-bike/scooter charging	=	30

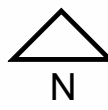
LOT 2 DWELLING MIX SUMMARY

TOWNHOUSES	CAR PARKING
4 BED TH TYPE A	GARAGE 2 CAR PORT 0 DRIVEWAY 1 TOTAL P/U 3 TOTAL 18
4 BED TH TYPE B	GARAGE 1 CAR PORT 1 DRIVEWAY 1 TOTAL P/U 3 TOTAL 12
TOTAL	10 30

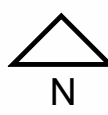


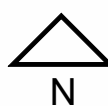
1 Location Plan
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DEVELOPMENT APPROVAL



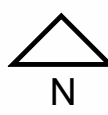










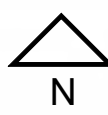


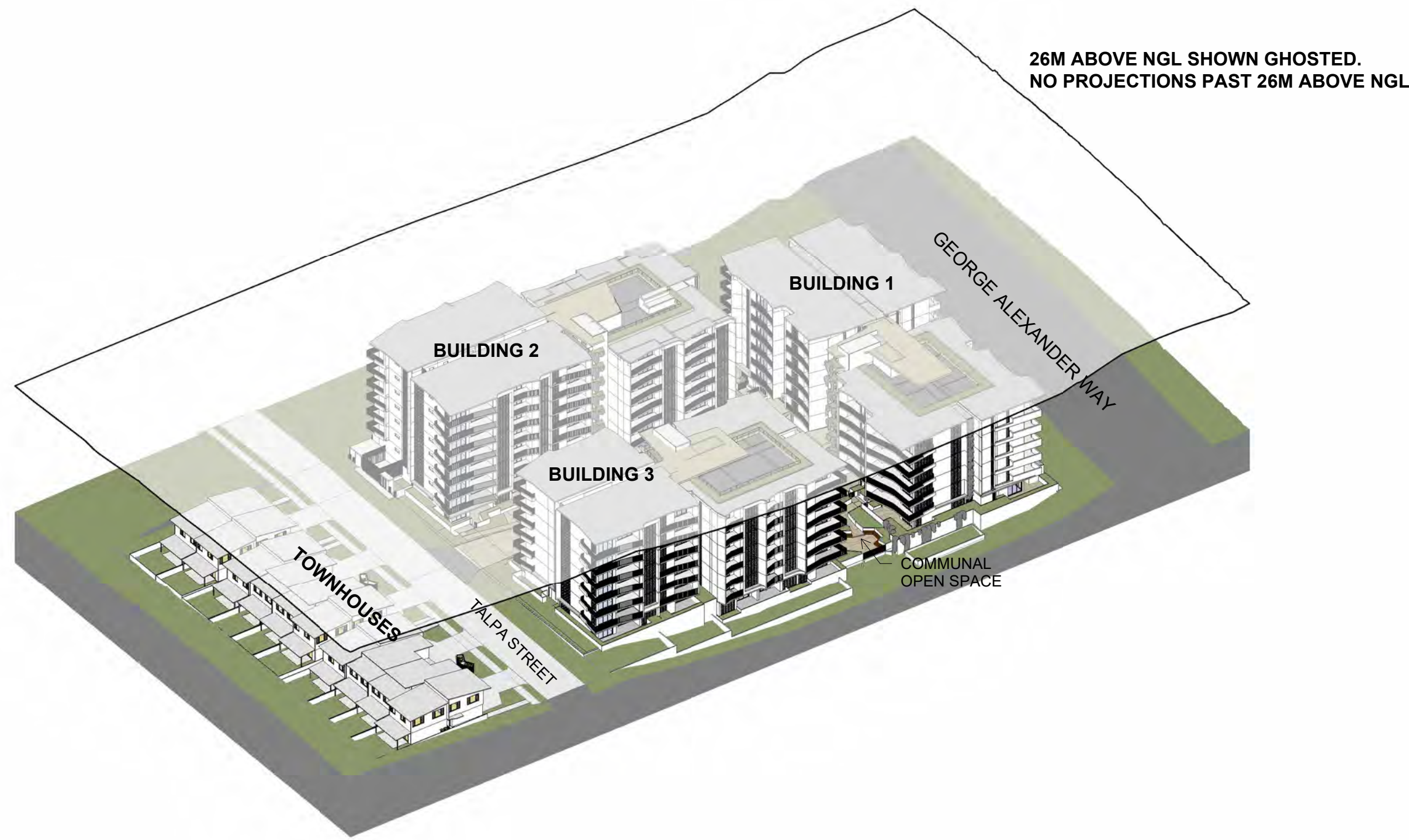


TOTAL SITE AREA:	14,845sqm
TOTAL BUILDING FOOTPRINT:	4870sqm
TOTAL SITE OPEN SPACE:	6765sqm
TOTAL ROAD RESERVE/RESUMPTION:	2075sqm
TOTAL DRIVEWAY:	1135sqm
OPEN SPACE BREAKDOWN	
ROAD RESERVE:	1600sqm
ROAD RESUMPTION AREA:	475sqm
LOT 1	9770sqm
BUILDING FOOTPRINT:	3718sqm
DRIVEWAY:	848sqm
BUSHLAND RESERVE:	1694sqm
PRIVATE OPEN SPACE:	658sqm
COMMUNAL OPEN SPACE:	2852sqm
LOT 2	3000sqm
BUILDING FOOTPRINT:	1152sqm
DRIVEWAY:	287sqm
BUSLAND RESERVE:	620sqm
PRIVATE OPEN SPACE:	941sqm

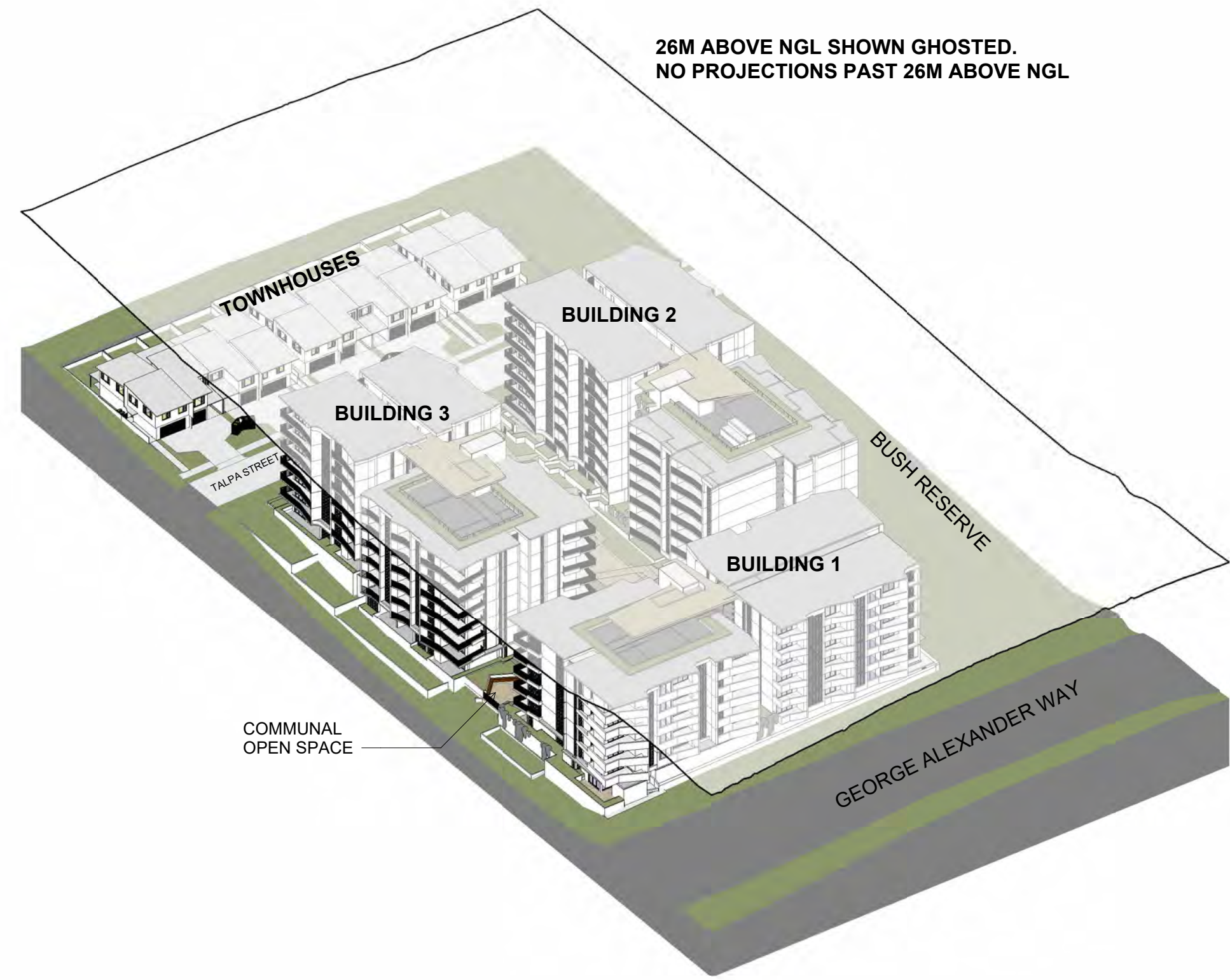
COMMUNAL OPEN SPACE	6116sqm
LOT 1	5496sqm
BUSHLAND RESERVE:	1694sqm
GROUND LEVEL COMMUNAL OPEN SPACE:	2852sqm
ROOFTOP COMMUNAL OPEN SPACE:	950sqm
LOT 2	620sqm
BUSLAND RESERVE:	620sqm

DEVELOPMENT APPROVAL

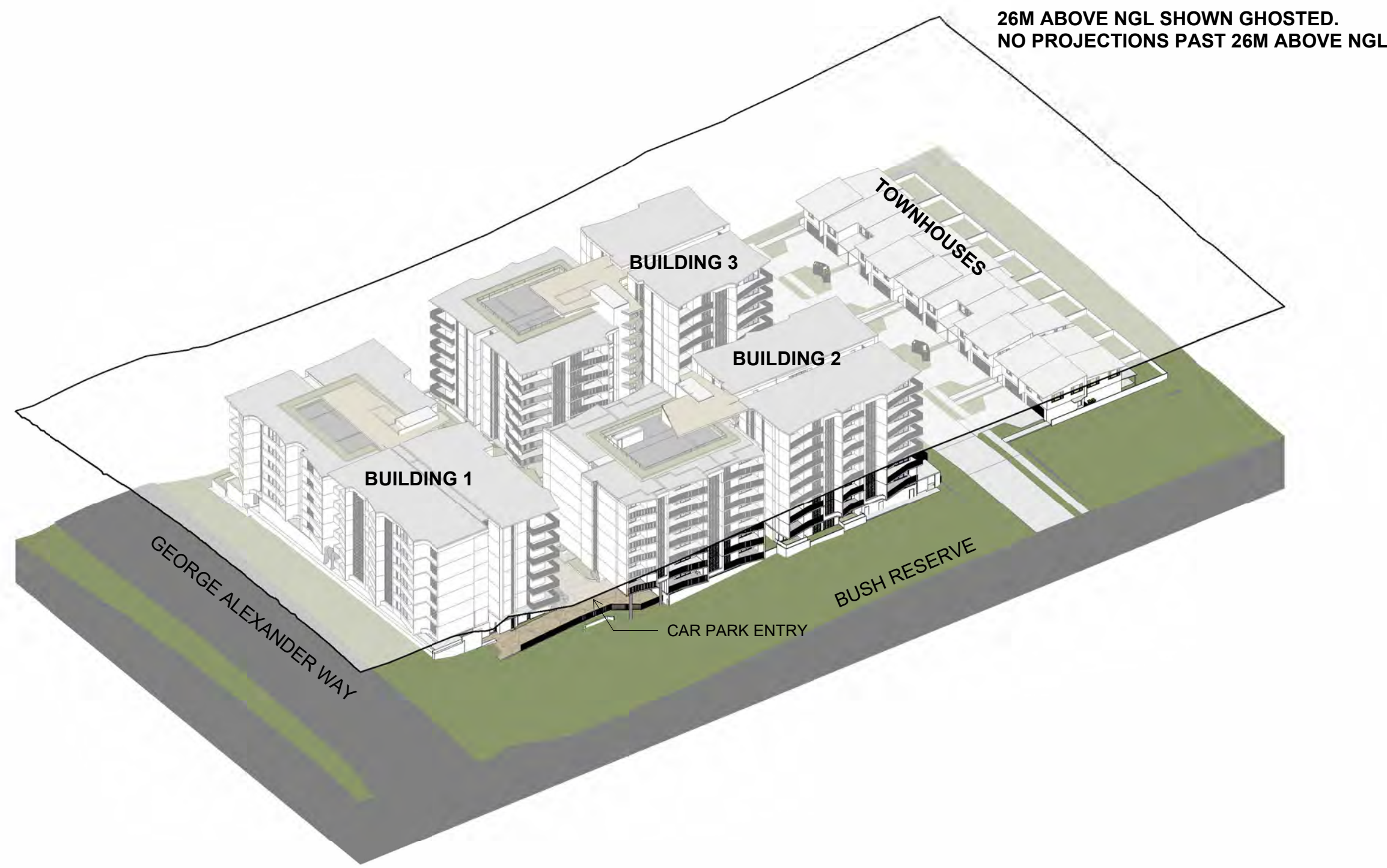




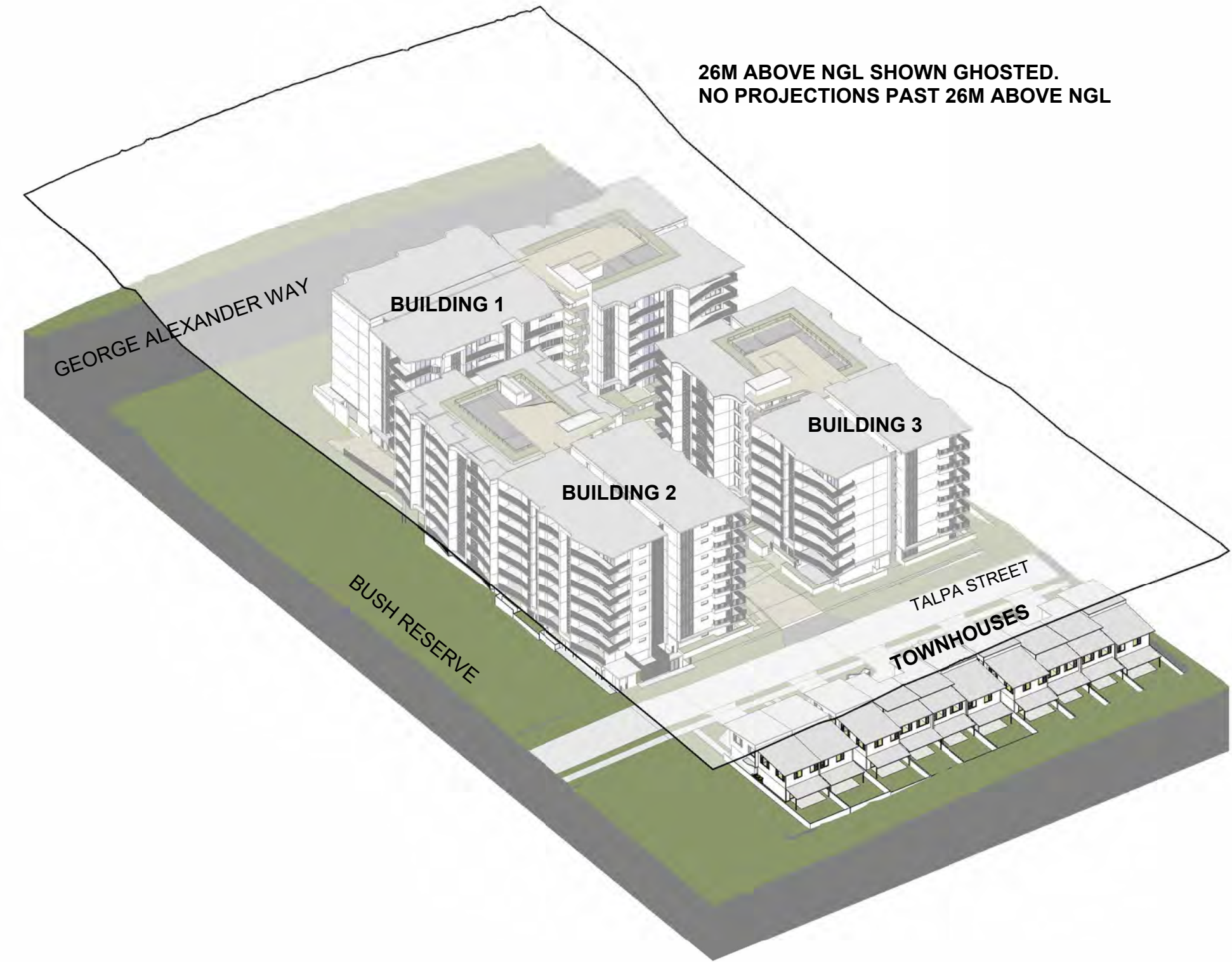
Axo - North East



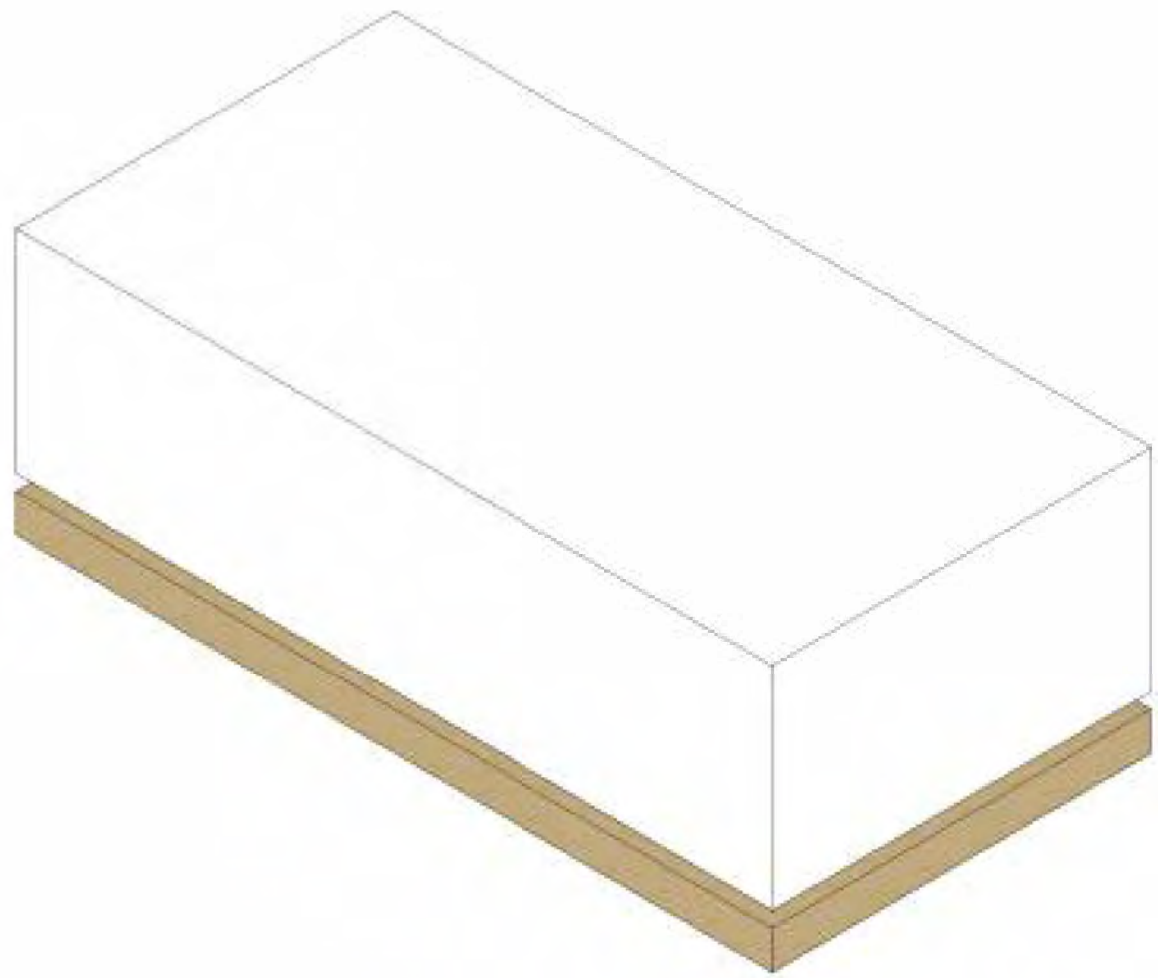
Axo - North West



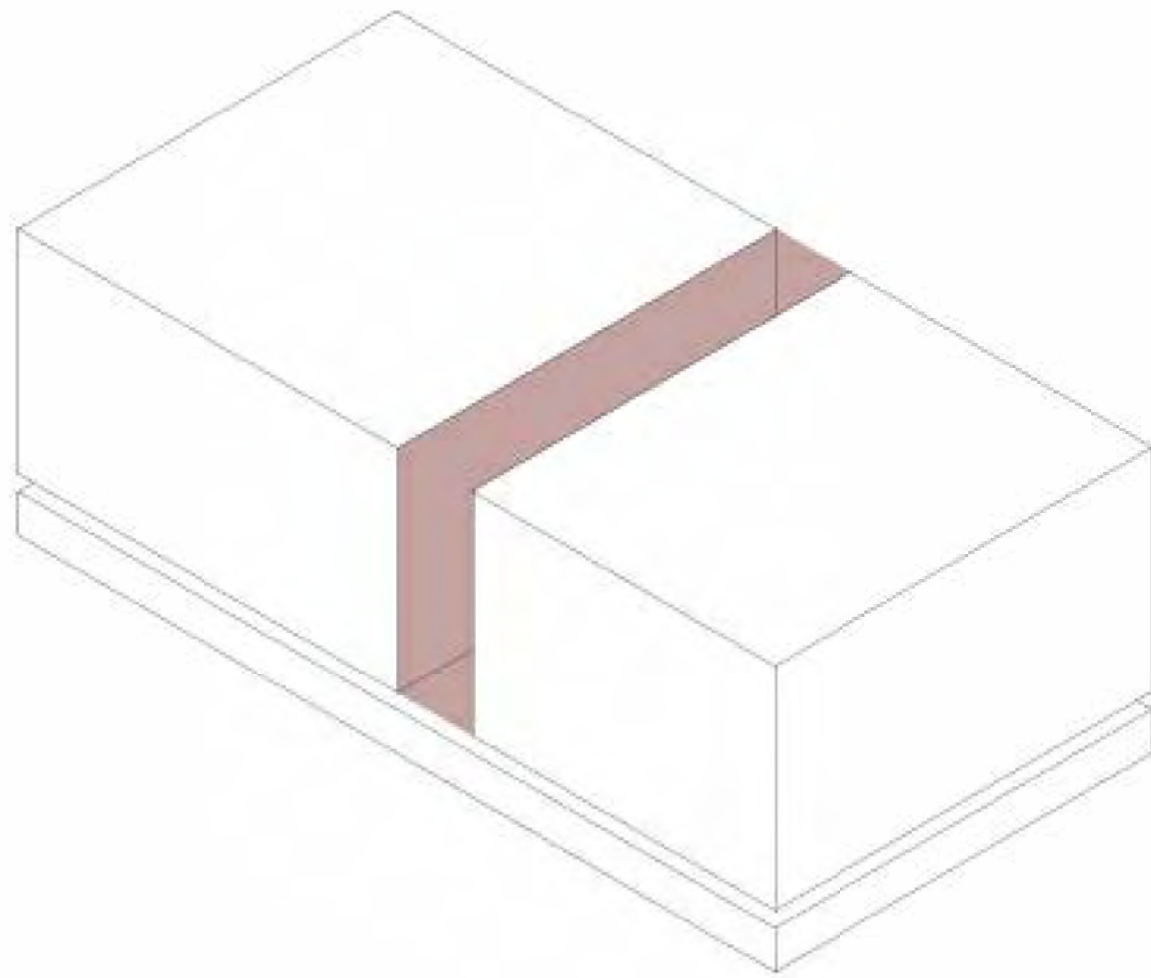
Axo - South West



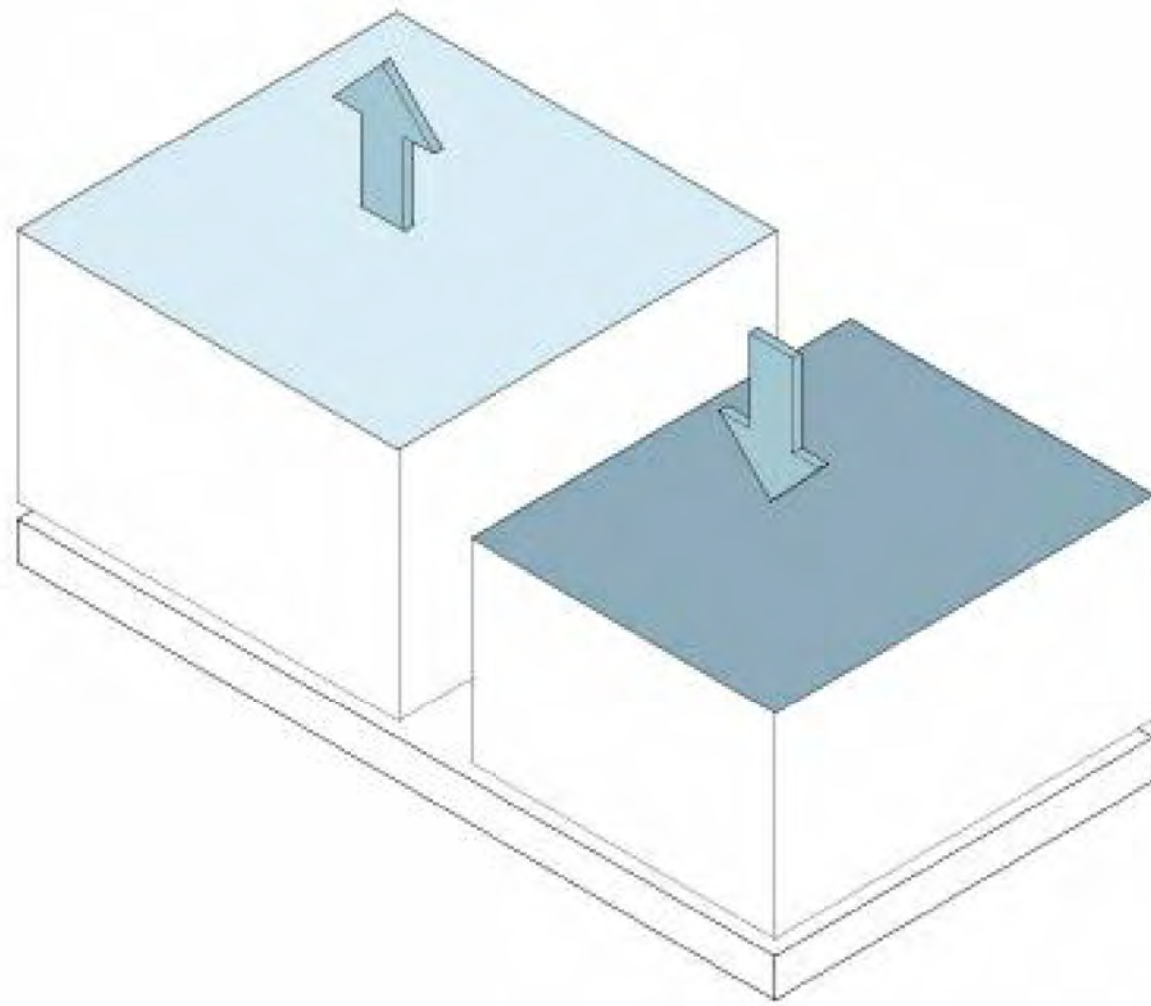
Axo - South East



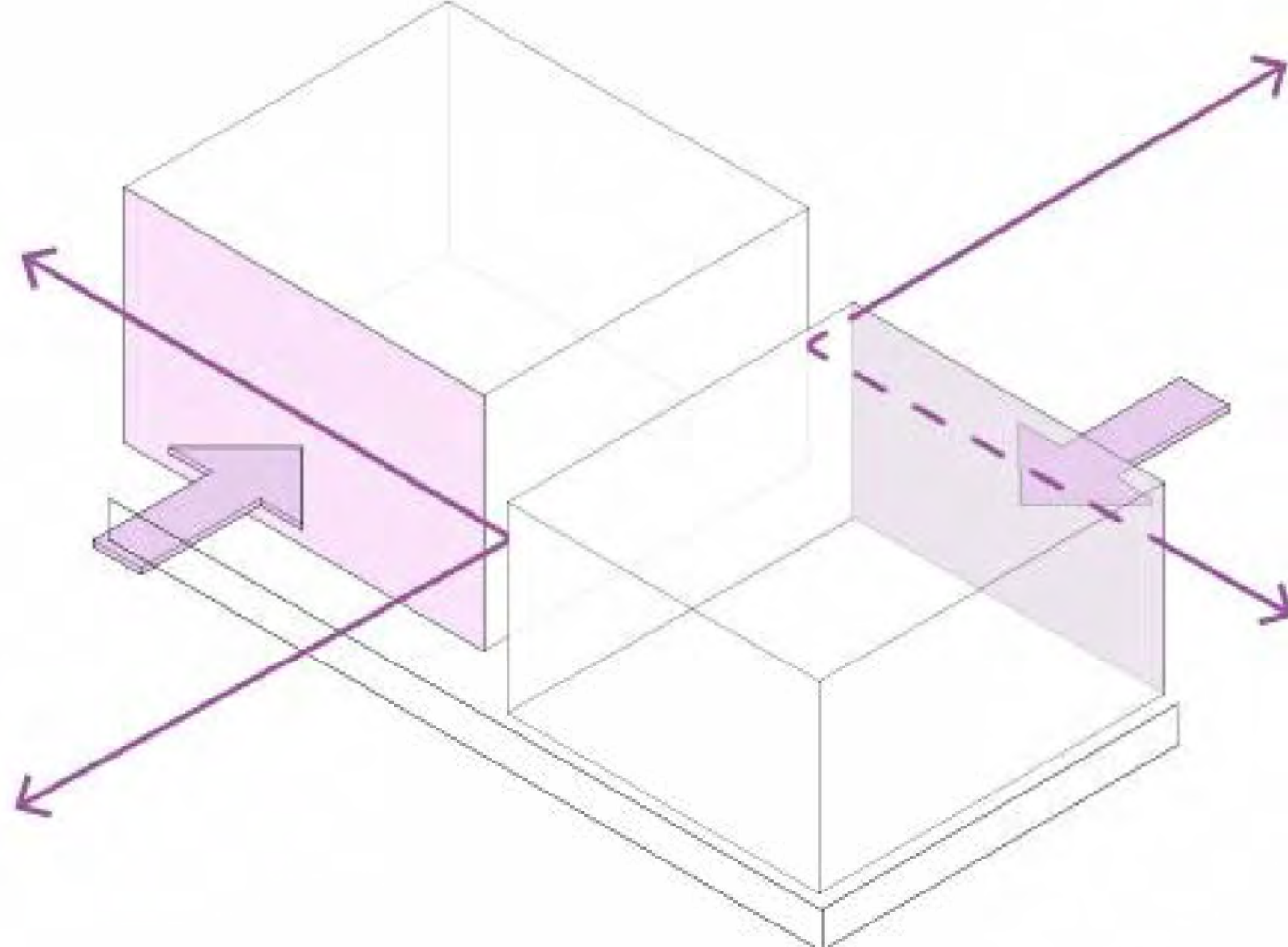
Use topography to sleeve parking & non active uses.



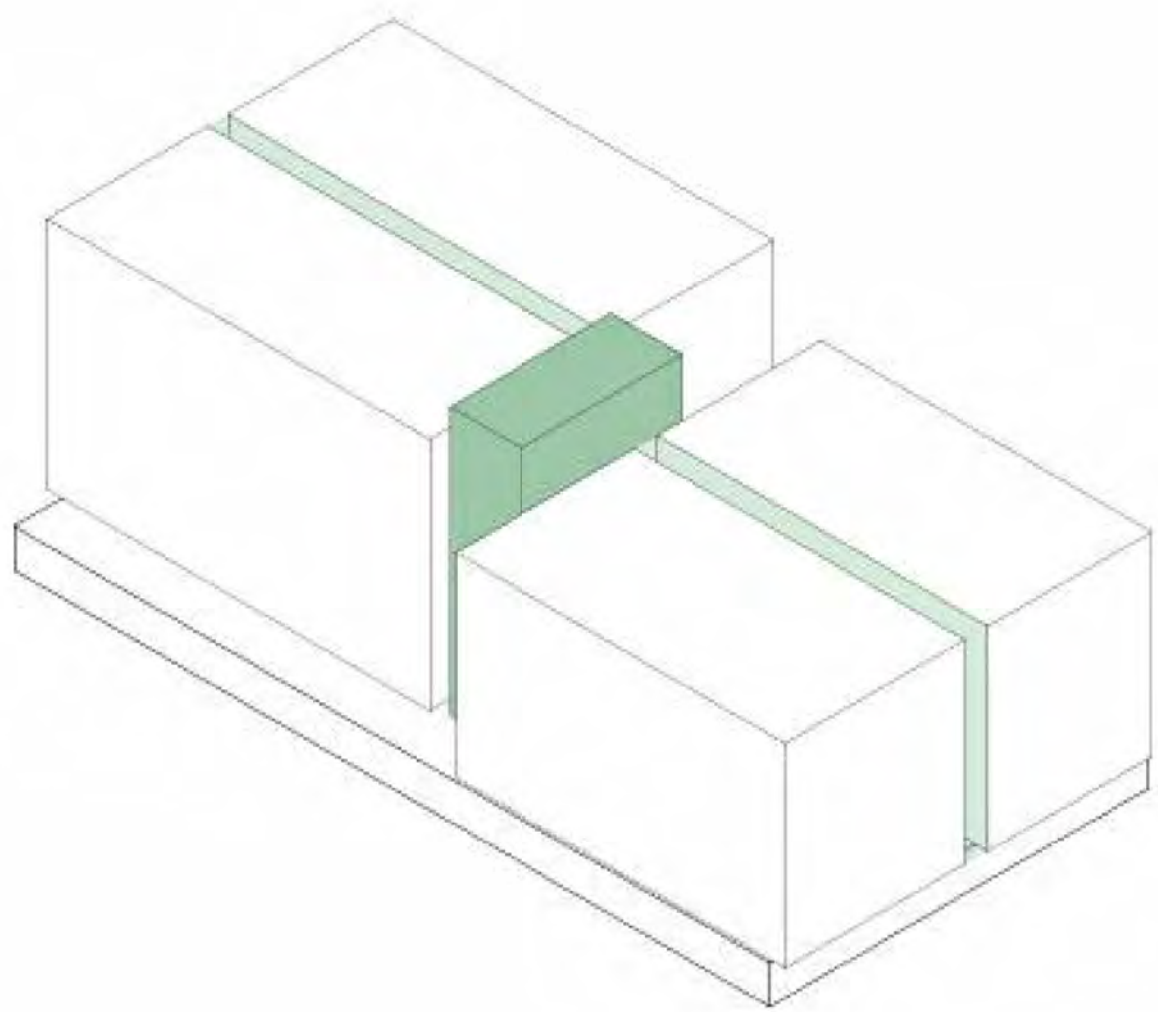
Break up building bulk and scale



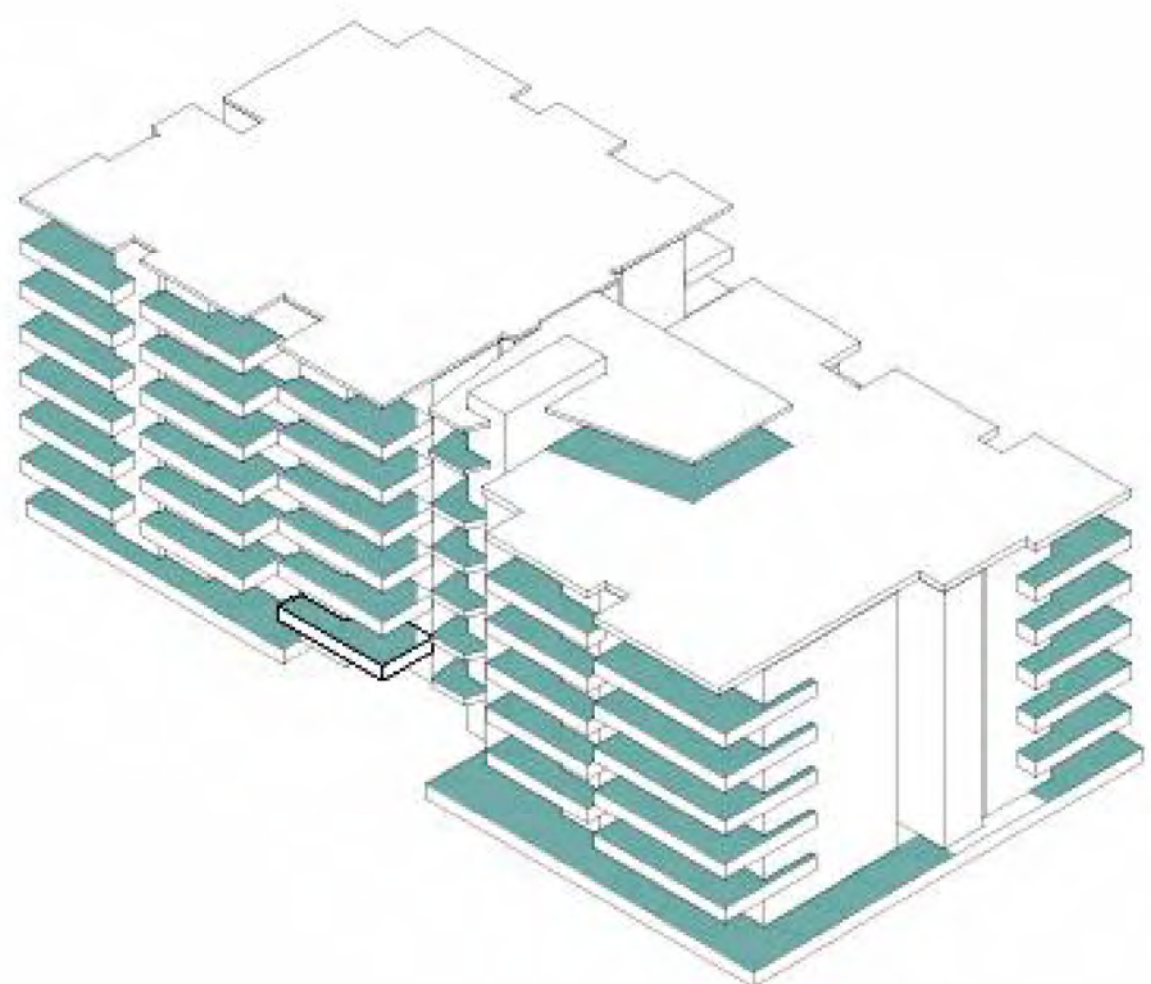
Vary building height to step with topography



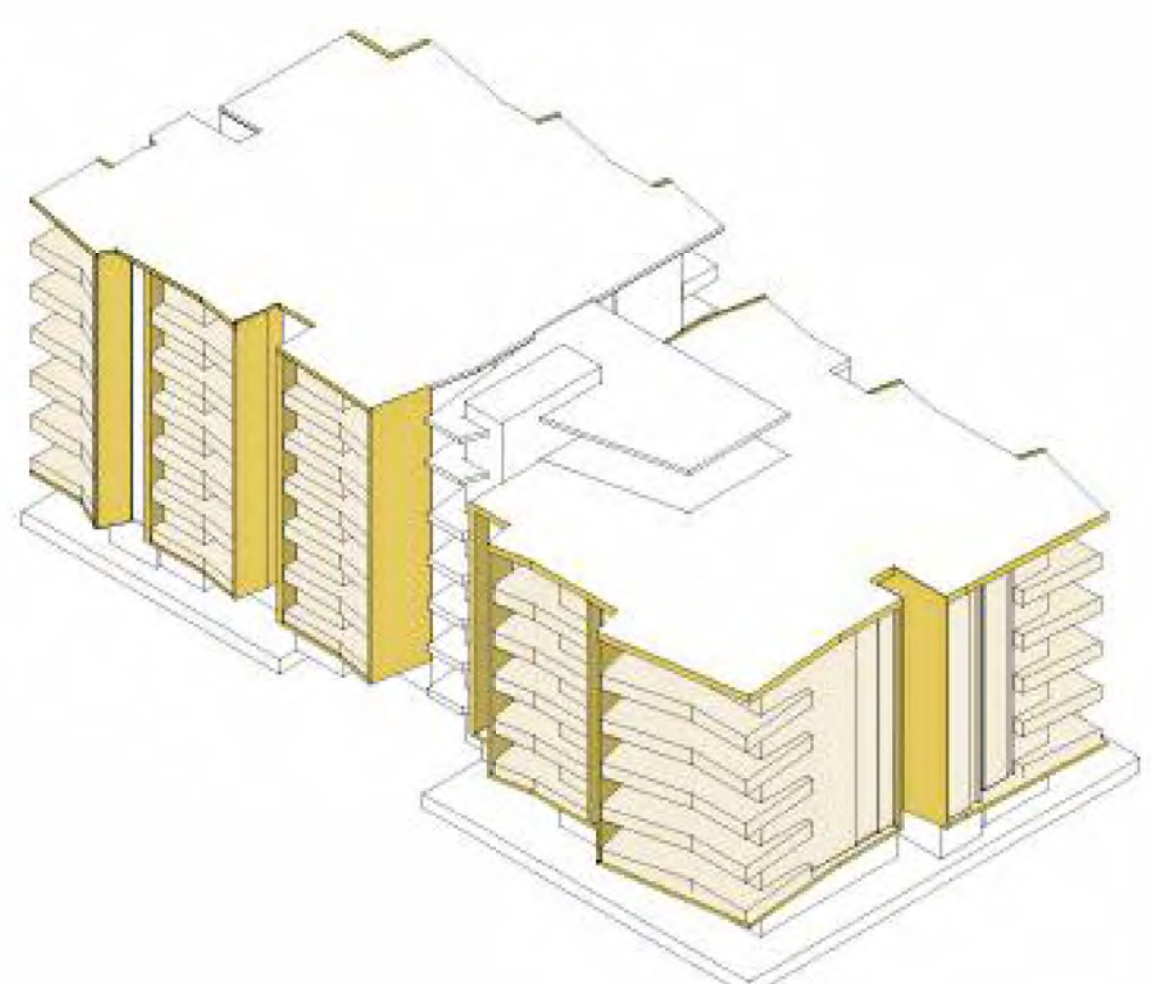
Step building forms to introduce views to corner units



Create naturally ventilated corridors and lobbies.



Articulate building edges with balconies

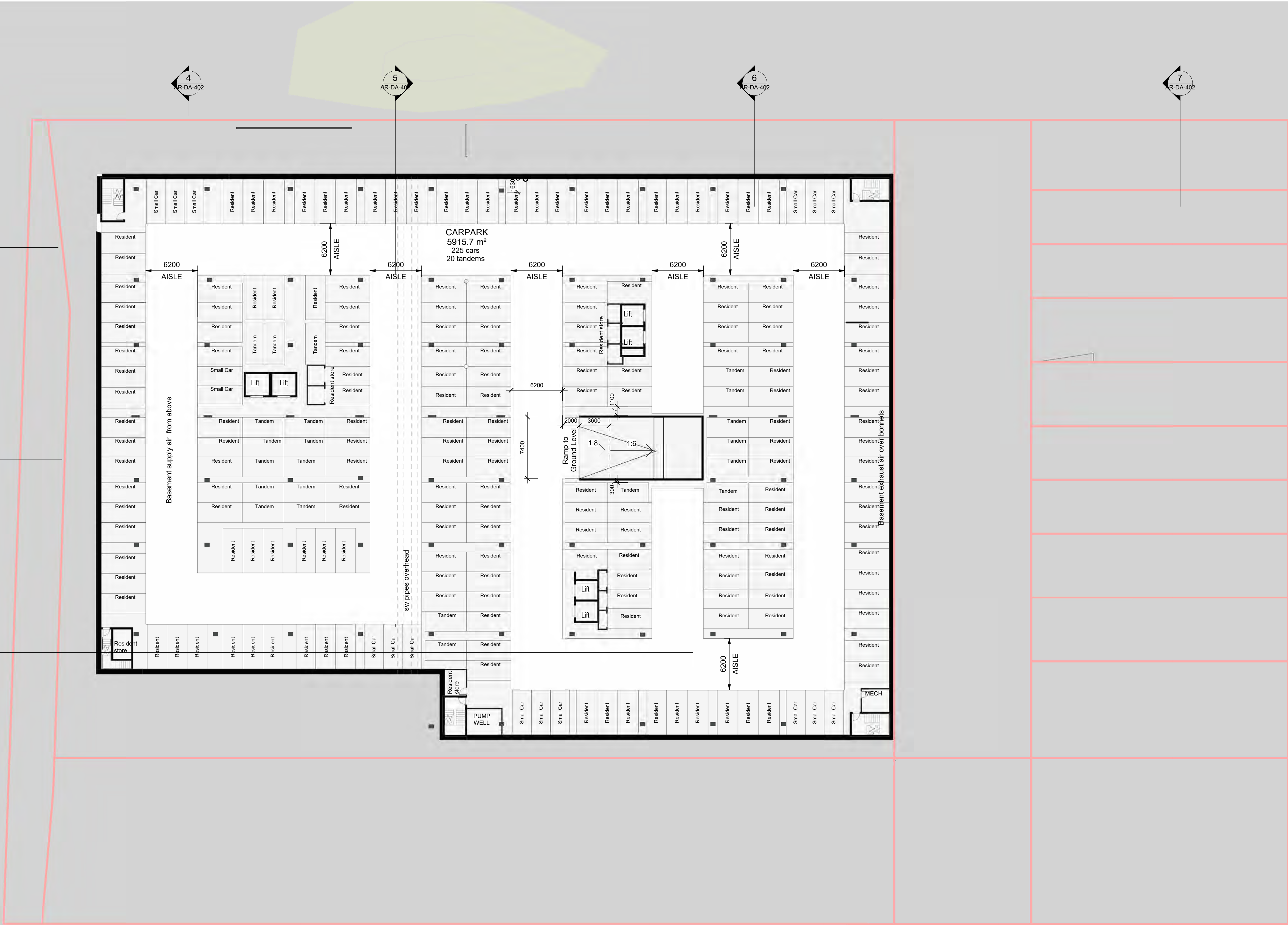


Direct views away from other units to prevent overlook and shield from south west



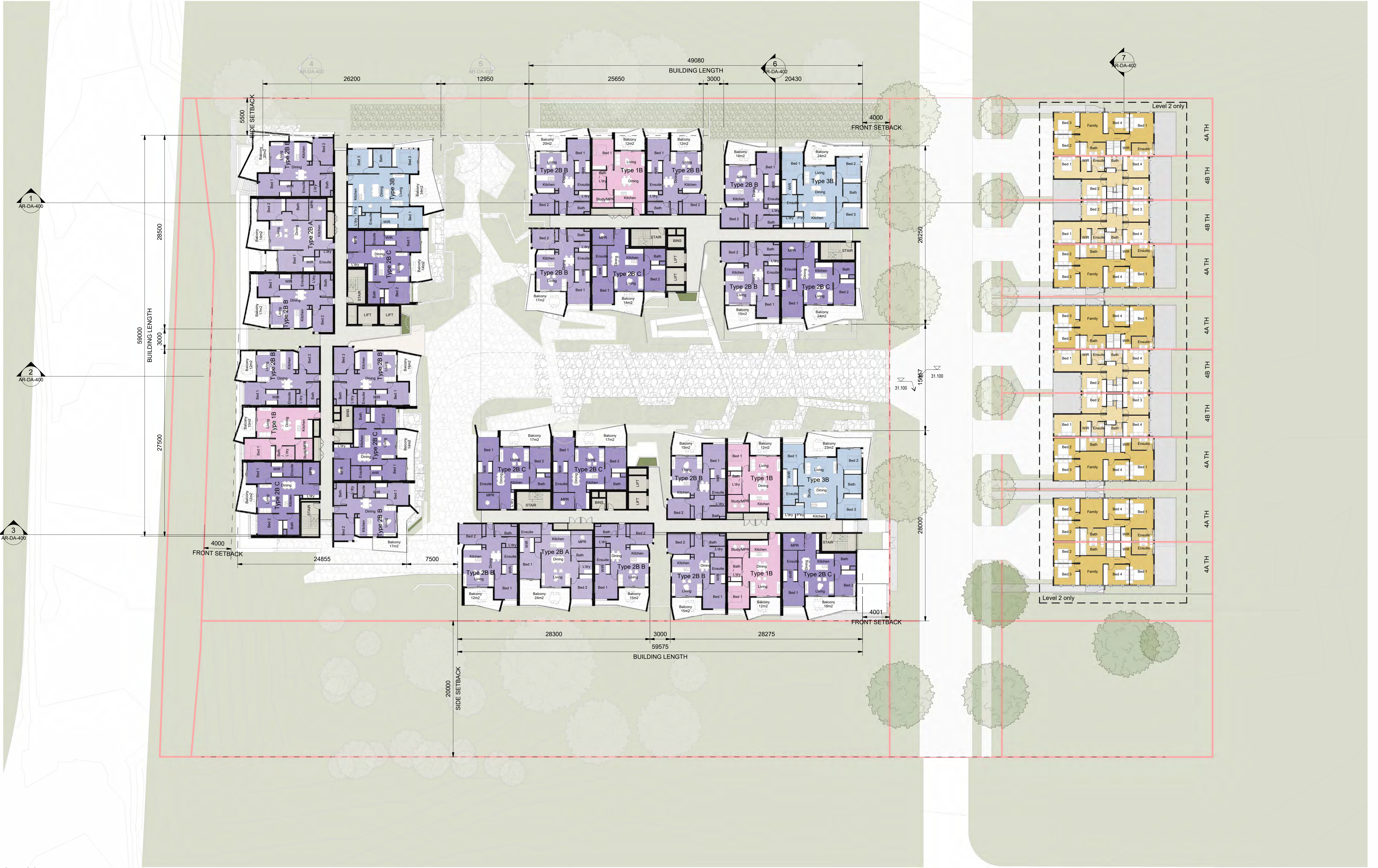
Intergrate landscape up into building forms









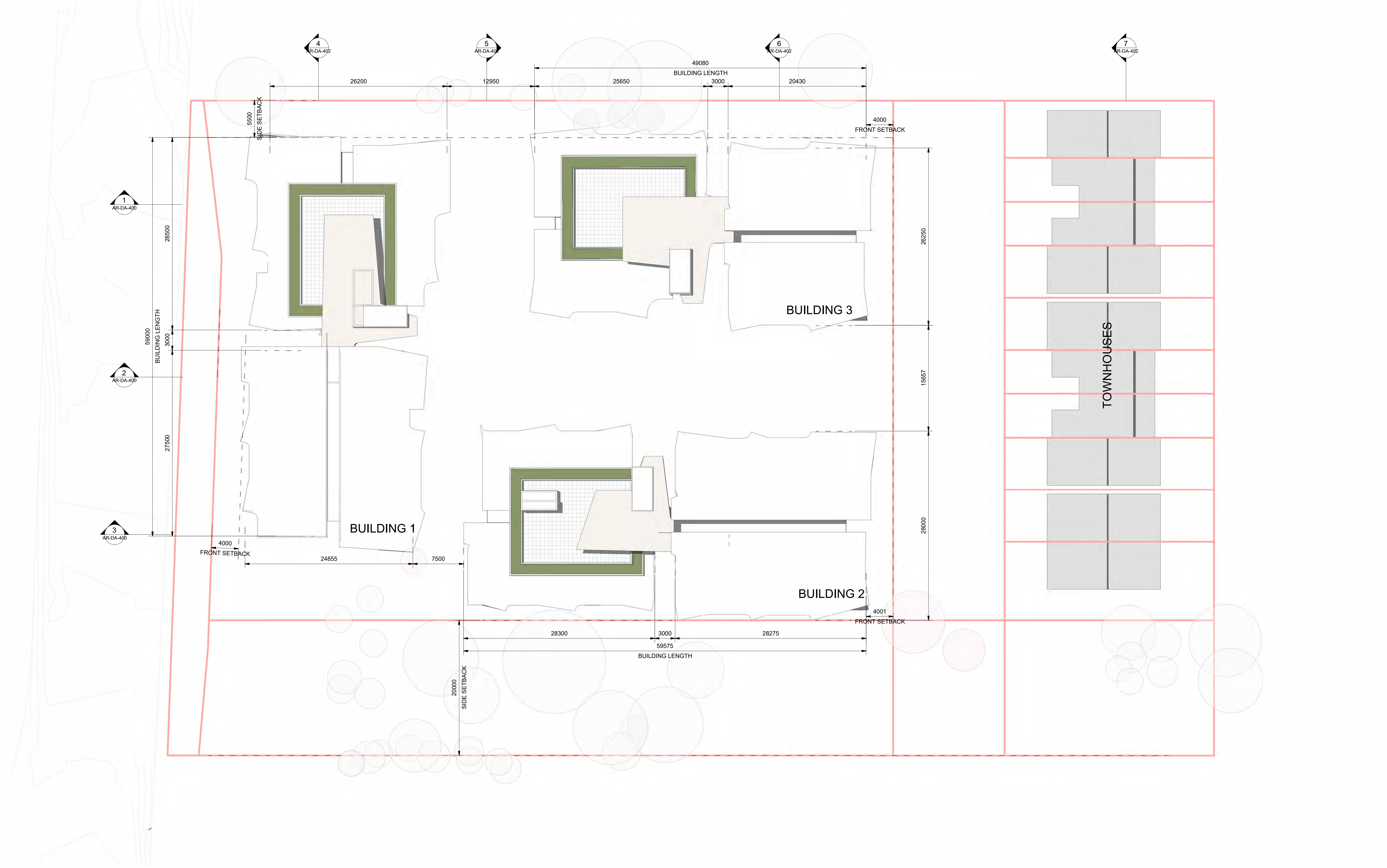


Level 2









DEVELOPMENT APPROVAL

AR-DA-209

1:250

0 2 4 6 8 10 20

REVISION

A

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MATERIAL & FINISHES LEGEND

BAL-1	Balustrade - Metal (Bronze)
BAT-1	Batten Screen
BLK-1	Rendered Blockwork - Paint Finish (White Coloured)
BLK-2	Rendered Blockwork - Paint Finish (Warm Colour)
BLK-3	Concrete Face Blockwork (Dark Colour - Sealed)
BLK-4	Concrete Blockwork (Grey)
CLD-A	Lightweight Cladding - Type A (Light Colour)
CLD-B	Lightweight Cladding - Type B (Dark Colour)
CON-1	Concrete Roof (White Coloured)
CON-2	Concrete Slab Edge (White Coloured)
CON-3	Concrete Upstand (White Coloured)
TIL-1	Blockwork Wall - Tile Finish
FEN-1	Fence (Max 1800mm Above Ground)
SCR-1	Batten Screen - Vertical (Bronze)
LVR-1	Glazed Louvres With Crimsafe Screen
LVR-2	Metal Weatherproof Louvre
MRS-1	Metal Roof Sheetting (Light Colour)
TRL-1	Cable Trellis / Fall Protection
SGD-1	Sliding Glass Door With Crimsafe Screen
SGW-1	Sliding Glass Window With Crimsafe Screen
SSB-1	Sunshading Blade - Precast Concrete (Grey)
SSA-1	Sunshading Awning



1 Overall Elevation - North

AR-DA-2017 1 : 250



2 Overall Elevation South

AR-DA-2017 1 : 250

Archipelago

Archipelago
Mezzanine Floor, 33 Queen Street, Brisbane QLD 4000
T +617 3236 4606 www.archipelago.com.au

Client
Coomera GA Pty Ltd ATF
The Coomera GA Unit Trust

Rev Initial Description Date
A DJ Material Change of Use Application Issue 06.08.2024

Project
24013
54 George Alexander Way
54 George Alexander Way Coomera QLD
4209 Australia

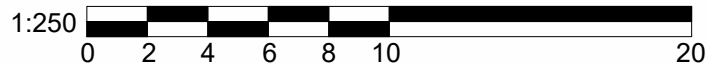
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Elevations - Overall Site - North & South

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DEVELOPMENT APPROVAL

DISC PHASE DWG NO REVISION
AR-DA-300 **A**

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MATERIAL & FINISHES LEGEND

BAL-1	Balustrade - Metal (Bronze)
BAT-1	Batten Screen
BLK-1	Rendered Blockwork - Paint Finish (White Coloured)
BLK-2	Rendered Blockwork - Paint Finish (Warm Colour)
BLK-3	Concrete Face Blockwork (Dark Colour - Sealed)
BLK-4	Concrete Blockwork (Grey)
CLD-A	Lightweight Cladding - Type A (Light Colour)
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SGW-1	Sliding Glass Window With Crimsafe Screen
SSB-1	Sunshading Blade - Precast Concrete (Grey)
SSA-1	Sunshading Awning



1 Overall Elevation - West

AR-DA-201 1 : 250



2 Building 2 & 3 Elevation - East

AR-DA-201 1 : 250

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Rev

Initial

Description

Date

06.08.2024

Project

24013

54 George Alexander Way
54 George Alexander Way Coomera QLD
4209 Australia

DRAWING TITLE

Elevations - Lot 1 - East & West

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SCALE

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@ A1

DISC PHASE DWG NO REVISION

AR-DA-301

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MATERIAL & FINISHES LEGEND

BAL-1	Balustrade - Metal (Bronze)
BAT-1	Batten Screen
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BLK-2	Rendered Blockwork - Paint Finish (Warm Colour)
BLK-3	Concrete Face Blockwork (Dark Colour - Sealed)
BLK-4	Concrete Blockwork (Grey)
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SSB-1	Sunshading Blade - Precast Concrete (Grey)
SSA-1	Sunshading Awning



1 Building 1 Elevation - East



2 Building 2 Elevation - North



3 Building 3 Elevation - South

DEVELOPMENT APPROVAL

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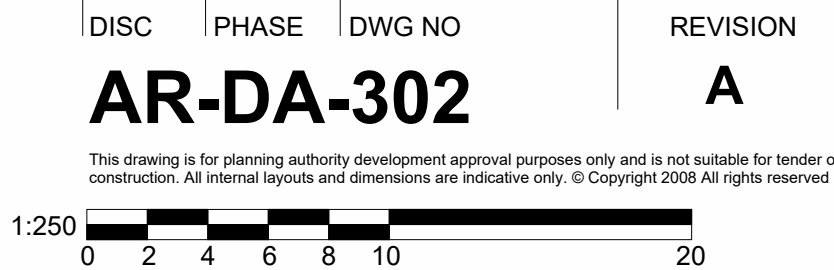
Client
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The Coomera GA Unit Trust

Rev Initial Description Date
A DJ Material Change of Use Application Issue 06.08.2024

Project
24013
54 George Alexander Way
54 George Alexander Way Coomera QLD
4209 Australia

DRAWING TITLE
Elevations - Lot 1 - Internal Street

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MATERIAL & FINISHES LEGEND

BAL-1	Balustrade - Metal (Bronze)
BAT-1	Batten Screen
BLK-1	Rendered Blockwork - Paint Finish (White Coloured)
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SSA-1	Sunshading Awning



1 Townhouse Elevation West



2 Overall Elevation - East

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A DJ Material Change of Use
Application Issue 06.08.2024

Project
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54 George Alexander Way
54 George Alexander Way Coomera QLD
4209 Australia

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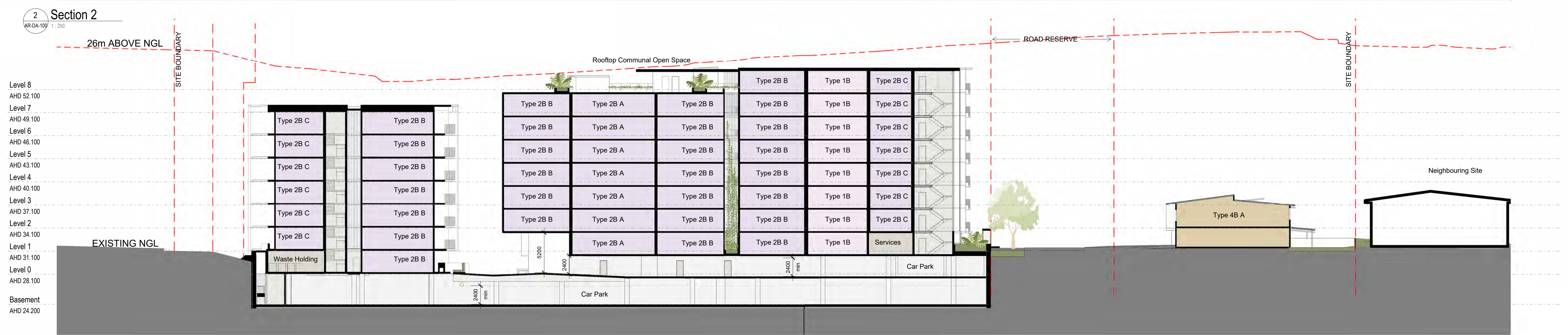
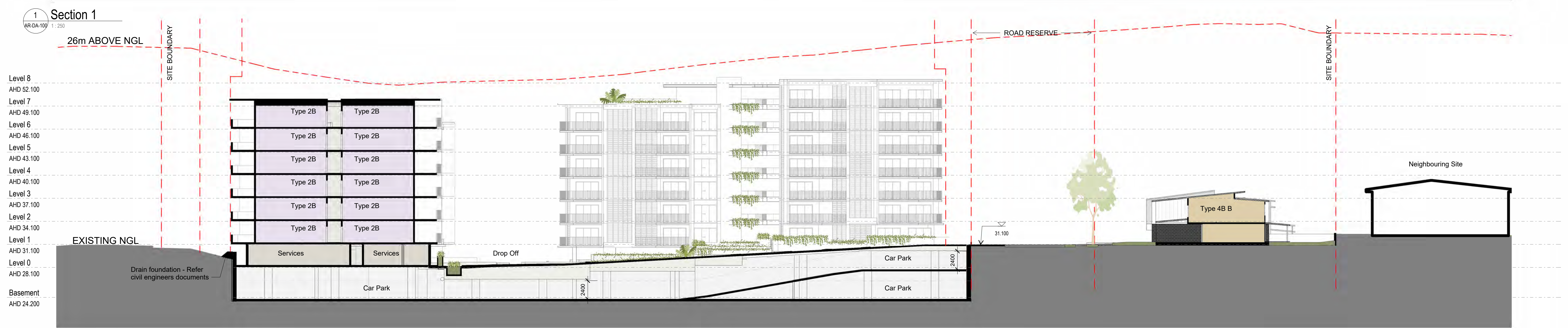
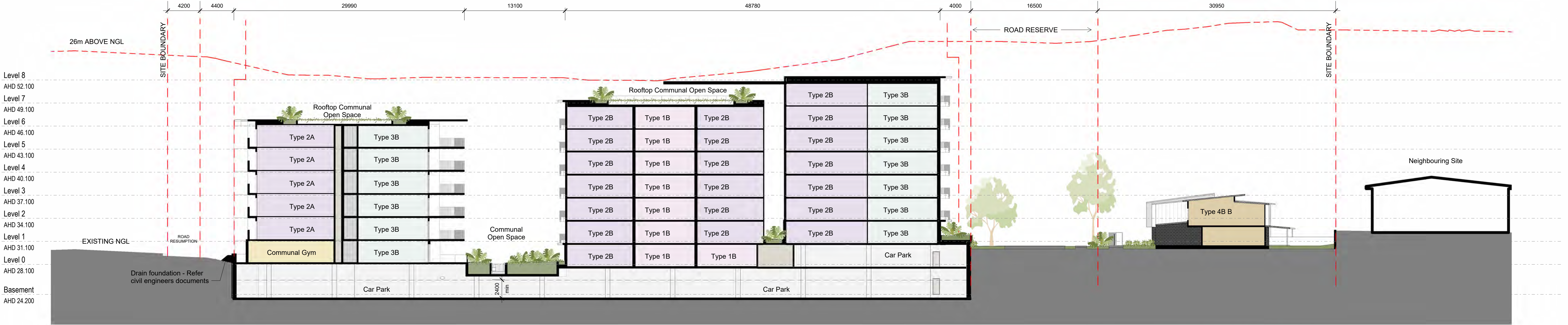


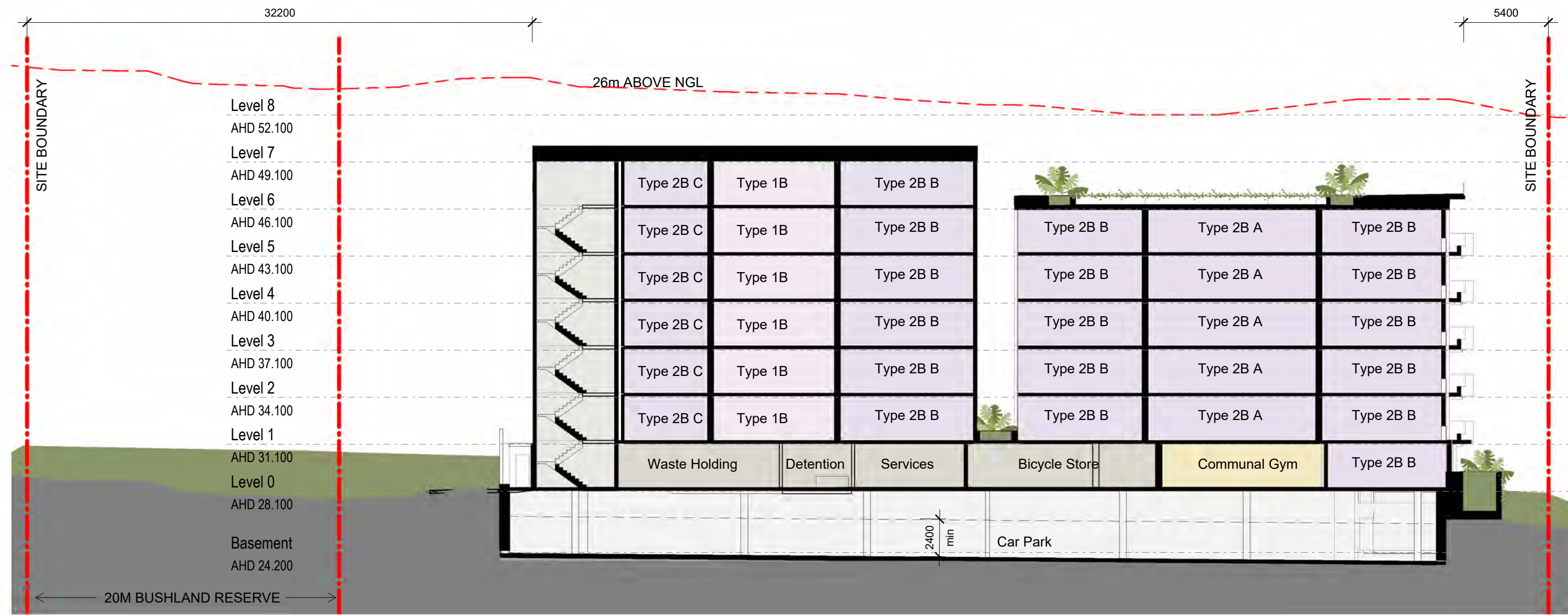
DEVELOPMENT APPROVAL

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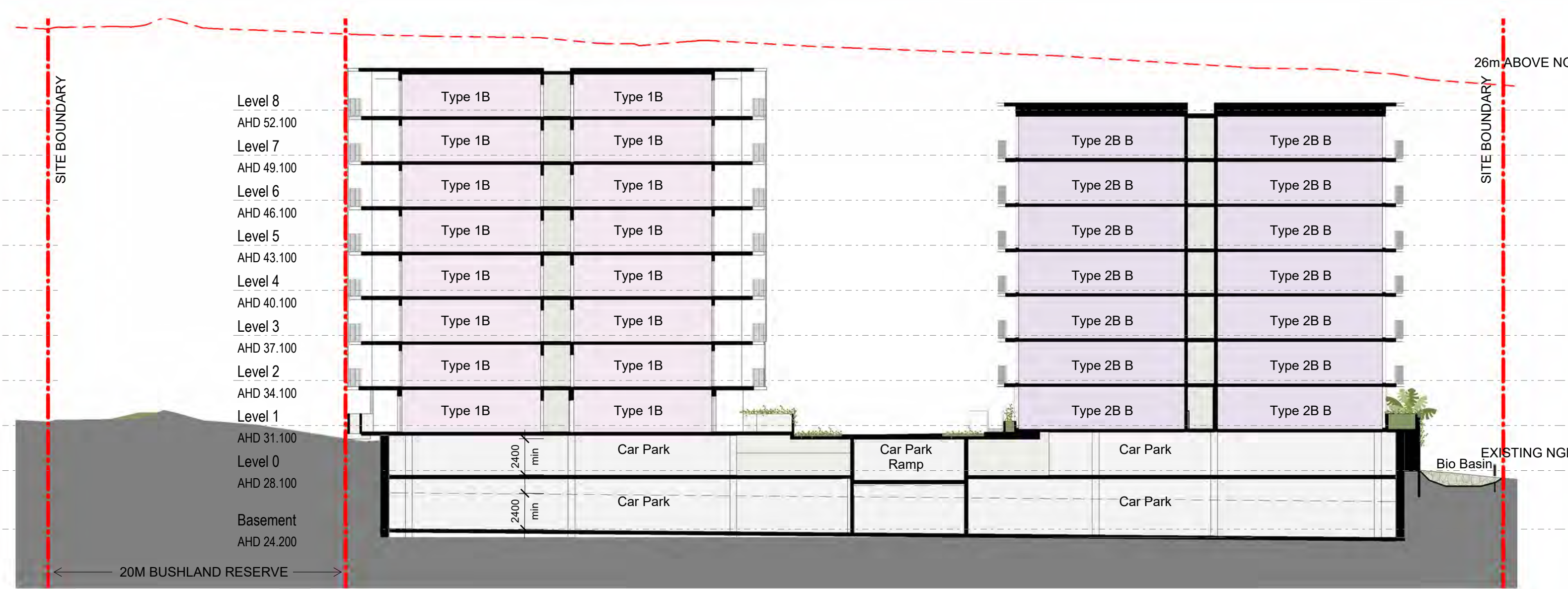
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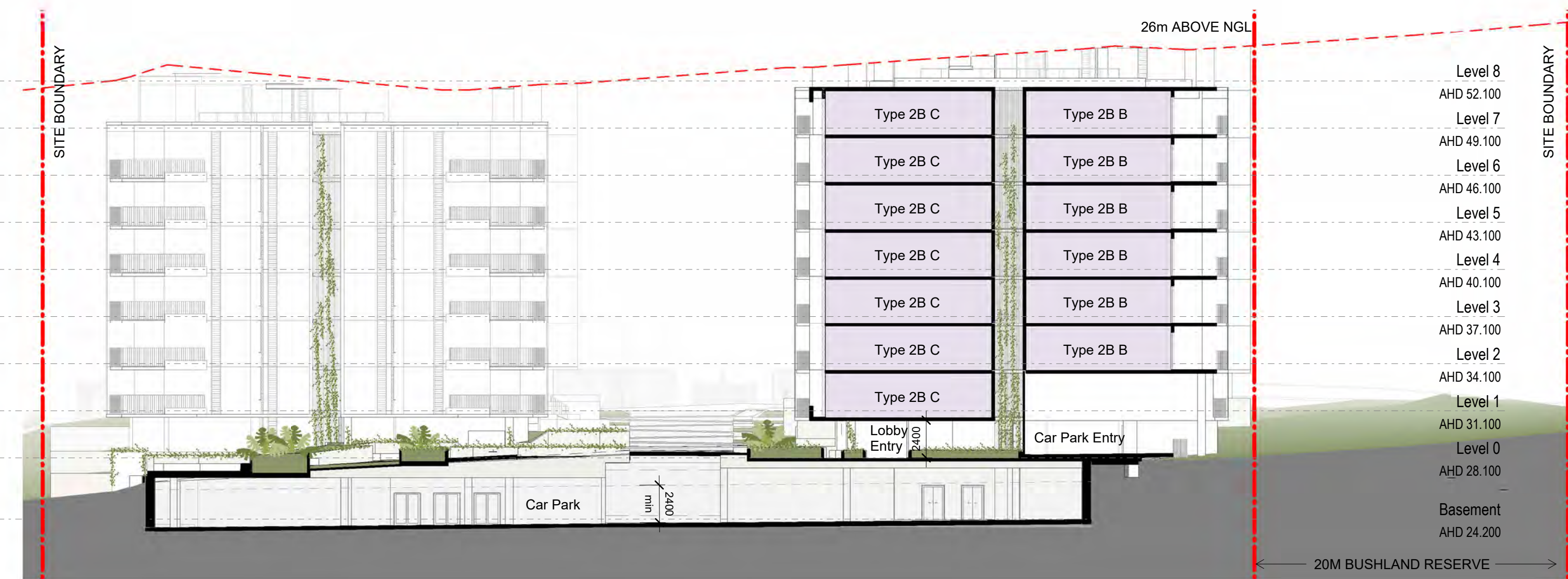




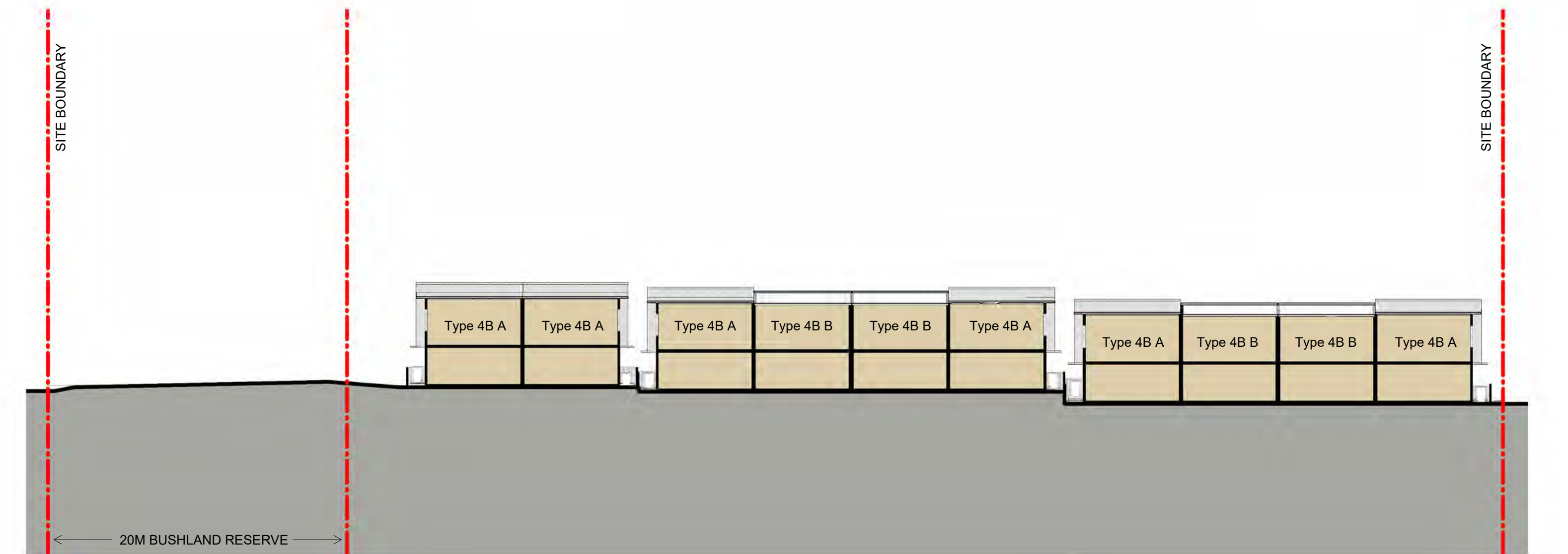
4 Section 4
AR-DA-100 1:250



6 Section 6
AR-DA-100 1:250



5 Section 5
AR-DA-100 1:250



7 Section 7
AR-DA-100 1:250



54 GEORGE ALEXANDER WAY **COOMERA**

PROPOSED APARTMENTS / TOWNHOUSES
AUGUST 2024 • 11241 ISSUE B

COOMERA GA
PTY LTD

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havill
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COOMERA GA
PTY LTD

Prepared for:

Coomera GA Pty Ltd
ATF The Coomera GA Unit Trust
Michael Zielski
Email: michael.zielski@keylin.com.au

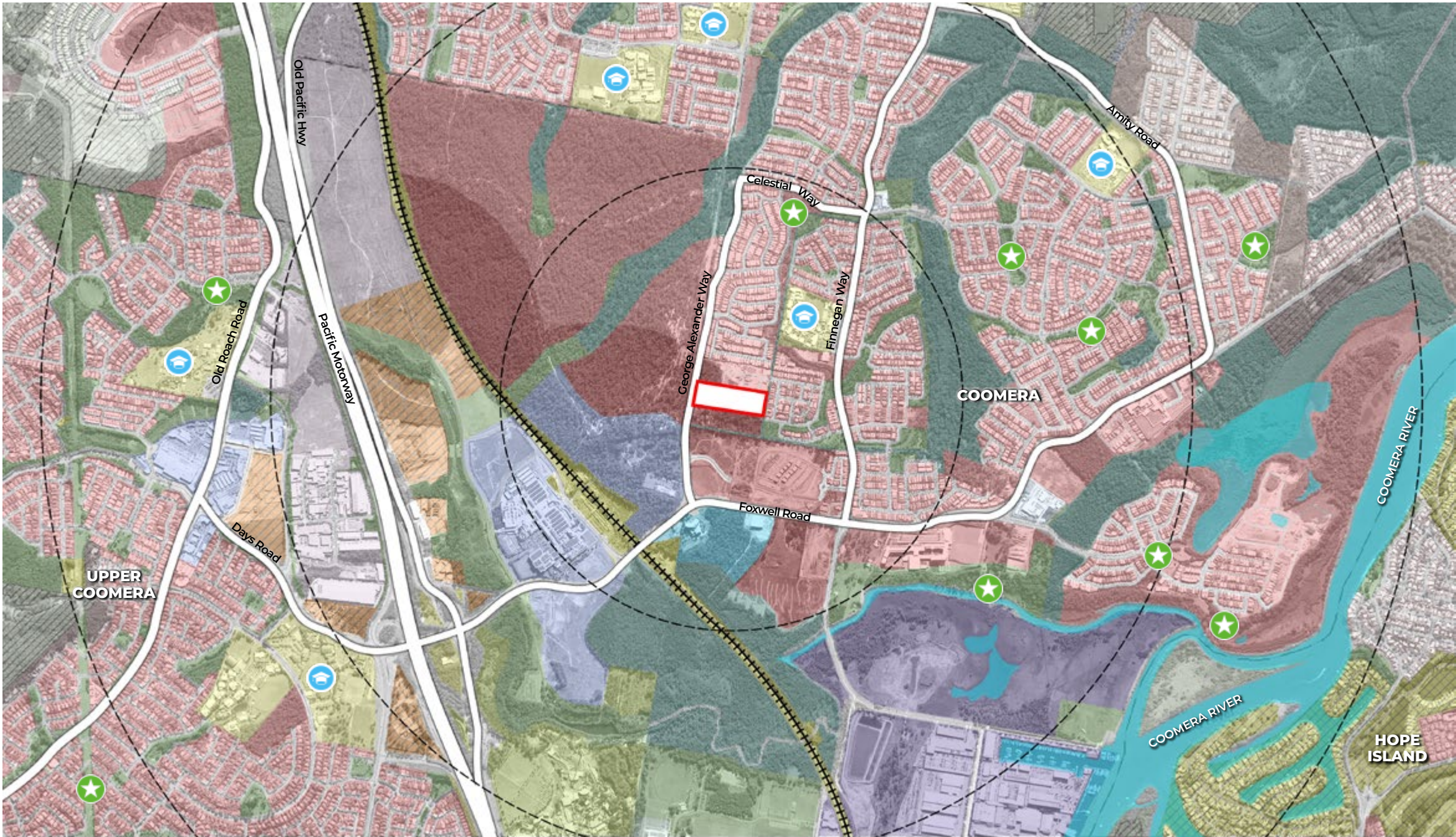
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CONTENTS

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04	SITE ANALYSIS
05	LANDSCAPE MASTERPLAN - GROUND LEVEL
06	LANDSCAPE MASTERPLAN - LEVEL 1
07	LANDSCAPE MASTERPLAN - TYPICAL (LEVELS 2-5)
08	LANDSCAPE MASTERPLAN - ROOF TERRACES (BUILDINGS 1 AND 3)
09	LANDSCAPE MASTERPLAN - ROOF TERRACES (BUILDING 2)
10	COS RECREATION CAPACITY PLAN
11	INDICATIVE PODIUM PLANTING DEPTH
12	INDICATIVE PLANT PALETTE



LEGEND

- SITE LOCATION
- CENTRE
- COMMUNITY FACILITY
- EMERGING COMMUNITY
- ENVIRONMENTAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- OPEN SPACE
- RURAL
- INDUSTRIAL
- TOURISM
- WATERBODIES
- PARK/ RECREATION
- SCHOOL
- CATCHMENT
- RAILWAY LINE



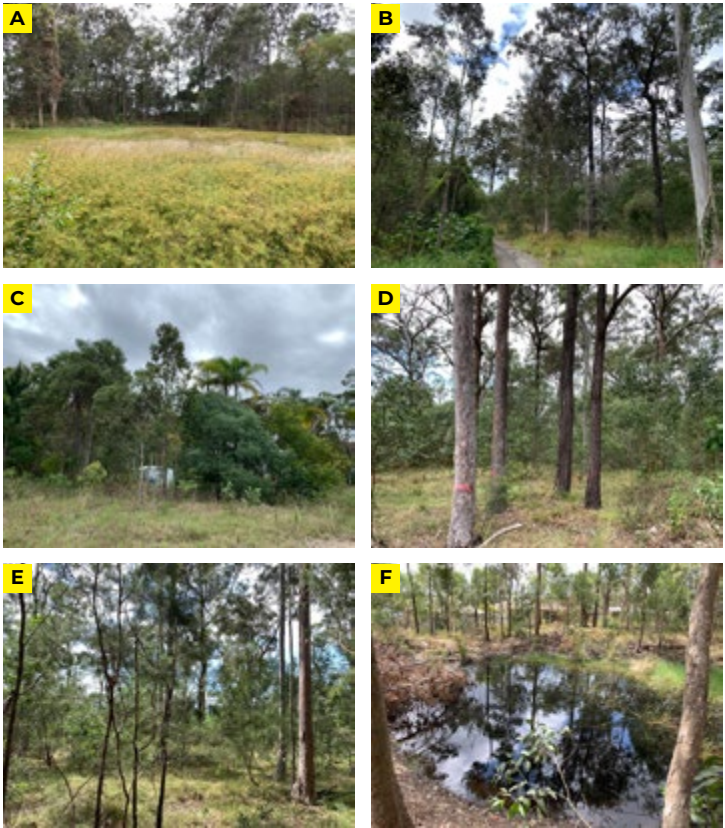
- SITE BOUNDARY
- DAMS / WATER BODIES
1.

EXISTING BUILDING/ STRUCTURE
2.

EXISTING VEGETATION THROUGHOUT
3.

ADJACENT PROPERTY
4.

ADJOINING DEVELOPMENT





- | | | | |
|--|---|--|---|
| SITE EXTENTS | 1. BUILDING ONE | 9. FUTURE ROAD CONNECTION | 15. PODIUM PLANTING AREAS ADJOINING UNITS TO CREATE LUSH ENVIRONMENT ON THE GROUND PLAIN AND WHEN VIEWING FROM APARTMENTS |
| SITE BOUNDARY | 2. BUILDING TWO | 10. BIO-TREATMENT AREA | 16. COS ARBOUR AND / OR PICNIC SETTING |
| STAGE BOUNDARY | 3. BUILDING THREE | 11. INDICATIVE FEATURE PLANTING TO TOWNHOUSE COURTYARDS | 17. SEATING FIXED TO PODIUM WALLS / PLANTERS |
| 20M BUSHLAND RESERVE
Retained existing canopy
and mown grass underneath.
Refer Ecology. | 4. INDICATIVE TOWNHOUSES | 12. INDICATIVE 1.5M WIDE FOOTPATH | 18. INDICATIVE RAMP DOWN TO LOBBY. REFER ARCHITECTS FOR FINAL LEVELS AND ACCESS |
| | 5. EXISTING DEVELOPMENT
(Not included in this application) | 13. HARDSTAND PEDESTRIAN MOVEMENT AREAS
ACCOMMODATING OVERLAND FLOW AS REQUIRED | 19. PLANTING AND TURF AREAS TO BALANCE OF INTERNAL / SHARED PODIUM SPACES |
| | 6. COMMUNAL OPEN SPACE | 14. TURF / SYNTHETIC TURF BREAKOUT AREA WITH
PLANTING SURROUNDS | 20. PEDESTRIAN ACCESS / LINK TO ENTRY PATHWAY SEQUENCE |
| | 7. INDICATIVE STREET TREES | | |
| | 8. MASS PLANTING TO SHARED ZONE FRONTAGE | | |



SITE EXTENTS



SITE BOUNDARY

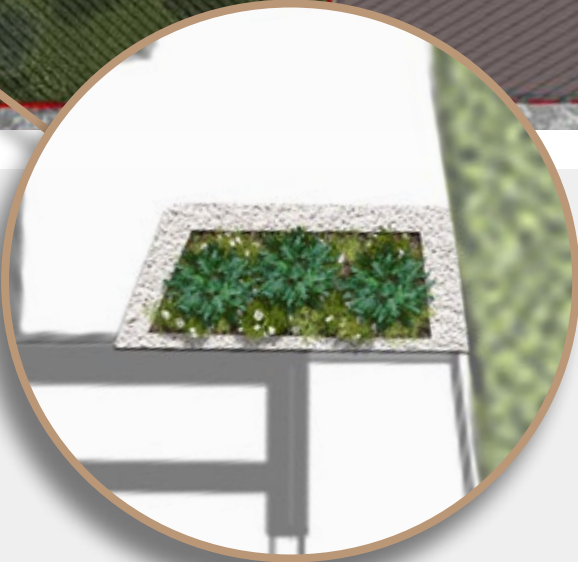
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| 2. MASS PLANTING TO SHARED ZONE FRONTAGE | 7. PODIUM PLANTING |
| 3. FEATURE PLANTING TO TOWNHOUSE COURTYARDS | |
| 4. INDICATIVE 1.5M WIDE FOOTPATH | |
| 5. FUTURE ROAD CONNECTION | |





SITE EXTENTS
SITE BOUNDARY

1. CASCADING PLANTING AND SHADE TOLERANT SPECIES WHERE NEEDED TO BREAK UP ARCHITECTURE FACADES WITH PLANTING





1. TREES TO PODIUM GARDEN AREAS. FINAL LOCATION TO ALIGN WITH, AND SUBJECT TO STRUCTURAL COLUMNS AND DESIGN

2. OPPORTUNITIES FOR PODIUM PLANTING AREAS THROUGHOUT ROOFTOP TERRACE

3. OPPORTUNITIES FOR SEATING ADJOINING PODIUM PLANTING AREAS THROUGHOUT

4. INFORMAL BAR / BALCONY TO OVERLOOK ADJOINING LAND AREAS AND VEGETATION
5. HARDSTAND AREAS TO COS TO ALIGN WITH GROUND FLOOR COS PALETTE

6. OPPORTUNITIES FOR SECONDARY TABLE / INFORMAL TABLE SETTING AREAS

7. TABLE SETTINGS / OPPORTUNITIES FOR DINING IN COS AREA

8. INDICATIVE OPPORTUNITIES FOR OUTDOOR BBQ AND KITCHEN

9. LIFT / STAIR ACCESS
10. PRIMARY UPPER FLOOR TENANT COS ACCESS

11. INFORMAL SEATING NODES / REST AREA

12. INFORMAL MULTI-FUNCTIONAL LAWN AREA (Outdoor cinema, yoga classes, moveable furniture etc.)

13. INDICATIVE STAIR ACCESS / EGRESS

14. INDICATIVE PODIUM PLANTING

15. OPPORTUNITY FOR ROOFTOP HERB / VEGETABLE GARDEN



1. TREES TO PODIUM GARDEN AREAS. FINAL LOCATION TO ALIGN WITH, AND SUBJECT TO STRUCTURAL COLUMNS AND DESIGN

2. OPPORTUNITIES FOR PODIUM PLANTING AREAS THROUGHOUT ROOFTOP TERRACE

3. OPPORTUNITIES FOR SEATING ADJOINING PODIUM PLANTING AREAS THROUGHOUT

4. INFORMAL BAR / BALCONY TO OVERLOOK LOWER COS AREA
5. HARDSTAND AREAS TO COS TO ALIGN WITH GROUND FLOOR COS PALETTE

6. OPPORTUNITIES FOR SECONDARY TABLE / INFORMAL TABLE SETTING AREAS

7. TABLE SETTINGS / OPPORTUNITIES FOR DINING IN COS AREA

8. INDICATIVE OPPORTUNITIES FOR OUTDOOR BBQ AND KITCHEN

9. LIFT / STAIR ACCESS
10. PRIMARY UPPER FLOOR TENANT COS ACCESS

11. INFORMAL SEATING NODES / REST AREA

12. INFORMAL MULTI-FUNCTIONAL LAWN AREA (Outdoor cinema, yoga classes, moveable furniture etc.)

13. INDICATIVE STAIR ACCESS / EGRESS

14. INFORMAL SEATING LEDGES / EDGES TO DELINEATE ACTIVE AREA FROM PATHWAY
15. INDICATIVE PODIUM PLANTING

16. OPPORTUNITY FOR OUTDOOR TABLE TENNIS TABLE OR SIMILAR

PROPOSED DEVELOPMENT: RESIDENTIAL APARTMENTS

- 30 x 1 Bed
- 157 x 2 Bed
- 21 x 3 Bed

For the purpose of this assessment we have assumed the following:

100% Occupancy

- 1.5 people x 30 (1 Bedroom) = 40 people
- 2.5 people x 157 (2 Bedroom) = 392.5 people
- 2.5 people x 21 (3 Bedroom) = 52.5 people

90% Occupancy

- 485 people x 90% = 437 people

Occupants utilising recreation areas at any one time (assume 33%)

- 437 people x 33% = 145 people

The Recreation Capacity Plan will need to demonstrate that 145 people can recreate in the communal recreation space area provided in the proposed development.

The current Recreational Capacity Plan, based on usable communal recreation space, demonstrates 197 people can recreate comfortably in the area provided and should be viewed as compliant.



FUNCTION OF SPACE		AREA(m ²) (approx)	SPACIAL REQUIREMENTS (m ² /Person)	
	BBQ / Rest Area	BBQ / Outdoor Kitchen, Outdoor table setting and rest nodes	210m ²	3 70
	General Area	Transition / Pathway spaces, Planting areas, Seating nodes, Balance COS landscape areas etc.	1,275m ²	15 85
	Exercise Facilities Yoga Areas	Active Recreation, Breakout Spaces Lawn Areas etc.	215m ²	4 83
TOTAL COMMUNAL RECREATION SPACE		1,700m ²	RECREATION CAPACITY	208





GROUND FLOOR



LEVEL 1



TYPICAL (LEVELS 2-5)



ROOFTOP TERRACES (LEVELS 6-8)

- Podium Planting Depth --- 400mm TYP.
- Podium Planting Depth --- 400mm - 600mm TYP.
- Podium Planting Depth --- 1000mm TYP.

PALMS / TREES



PALMS / TREES

- 1. PANDANUS TECTORIUS
- 2. DRACAENA DRACO
- 3. LIVISTONA AUSTRALIS
- 4. TRISTANIOPSIS LUSCIOUS
- 5. STRELITZIA NICOLAI
- 6. ARAUCARIA HETEROPHYLLA
- 7. CUPANIOPSIS ANACARDIOIDES
- 8. WATERHOUSEA FLORIBUNDA

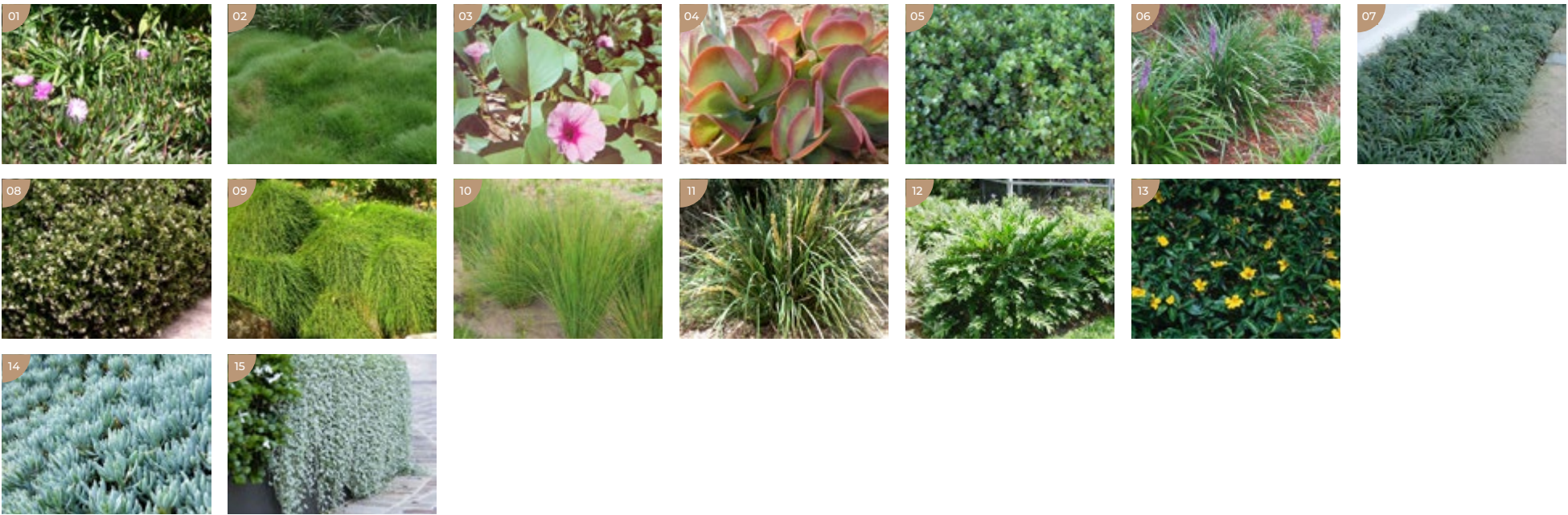
SHRUBS



SHRUBS

- 1. RHAPIS EXCELSA
- 2. PHILODENDRON ROJO CONGO
- 3. FICUS GREEN ISLAND
- 4. ALCANTAREA IMPERIALIS
- 5. ALCANTAREA ODORATA
- 6. ALPINIA ZERUMBET
- 7. ACMENA SMITHI 'FIRESCREEN'
- 8. KALANCHOE BRACTEATA
- 9. LEUCOPHYTA BROWNII
- 10. ZAMIA FURFURACEA
- 11. CARISSA DESERT STAR
- 12. CORDYLINE NEGRA
- 13. SANSEVIERIA TRIFASCIATA
- 14. WESTRINGIA SPP
- 15. CORDYLINE RUBRA

GROUNDCOVERS



GROUNDCOVERS

- 1. CARPOBROTUS GLAUCESCENS
- 2. ZOYSIA TENUIFOLIA
- 3. IPOMOEA PES-CAPRAE
- 4. KALANCHOE THYRSIFLORA
- 5. FICUS PUMILA MINIMA
- 6. LIRIOPE EVERGREEN GIANT
- 7. OPHIOPOGON JAPONICUS
- 8. TRACHELOSPERMUM JASMINOIDES
- 9. CASUARINA GLAUCA
- 10. JUNCUS USITATUS
- 11. LOMANDRA LONGIFOLIA
- 12. PHILODENDRON XANADU
- 13. HIBBERTIA SCANDENS
- 14. SENECIO SERPENS
- 15. DICHONDRA ARGENTEA

NOTE: PLANT SPECIES ARE ONLY INDICATIVE AND ARE TO BE CONFIRMED WITHIN FUTURE OPW APPLICATIONS



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