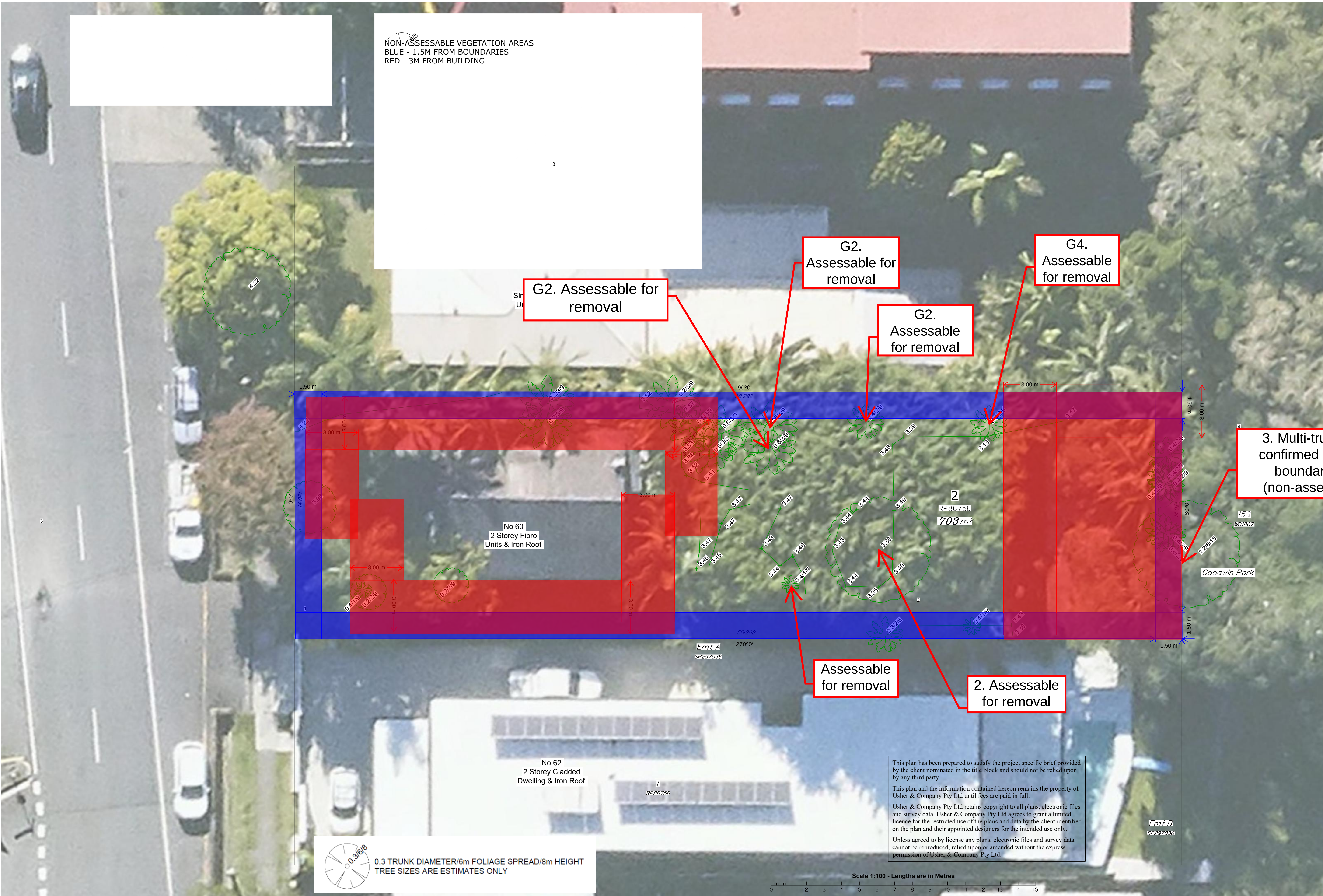
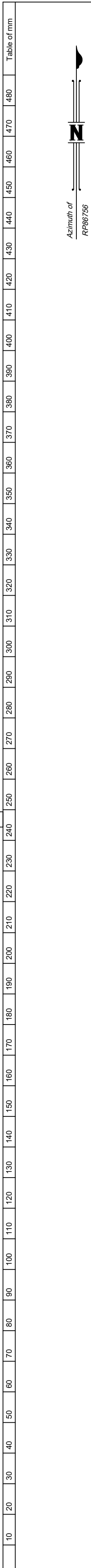


SECTION 3: PLANS



60 Dutton Street, Coolangatta

OPW Plans
Development Plans



Amendments			
ISSUE	DATE	DETAILS	
A	20-01-2025	Original Issue	
B	05-02-2025	Additional Survey of Services	

TITLE:	PLAN OF SITE DETAIL AND LEVELS AT 60 DUTTON STREET BEING LOT 2 ON RP86756 SHEET 1 OF 1
--------	---

LGA:	GOLD COAST CITY
SUBURB:	COOLANGATTA
ORIGIN:	PSM95883 RL 15 229 AHD CLASS D, ORDER 5th

REDUCTION RATIO:	1:100 (A1)
DATUM:	AHD
DATE OF SURVEY:	22-08-2024
SURVEYED BY:	CJ
DRAWN BY:	MB

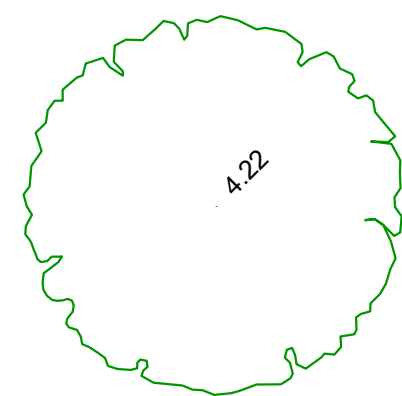
THIS PLAN IS FOR THE EXCLUSIVE USE OF SOUTHERN CROSS PROPERTY HOLDINGS	
PLAN REFERENCE 12202	ISSUE B

480
470
460
450
440
430
420
410
400
390
380
370
360
350
340
330
320
310
300
290
280
270
260
250
240
230
220
210
200
190
180
170
160
150
140
130
120
110
100
90
80
70
60
50
40
30
20
10



NON-ASSESSABLE VEGETATION AREAS
BLUE - 1.5M FROM BOUNDARIES
RED - 3M FROM BUILDING

3



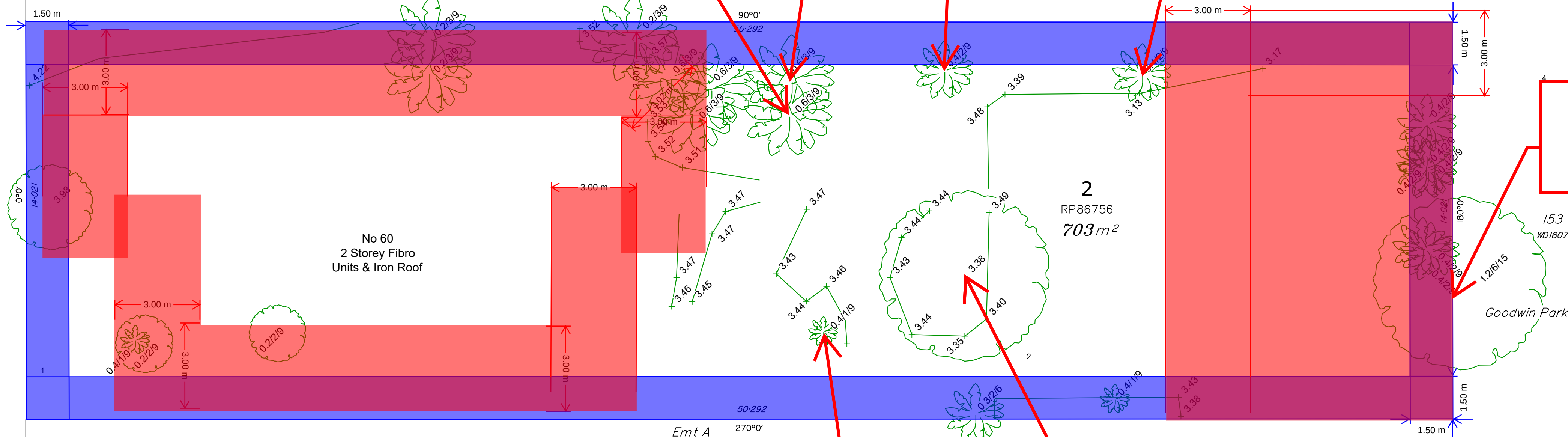
G2. Assessable for removal

G2. Assessable for removal

G4. Assessable for removal

G2. Assessable for removal

3. Multi-trunk tree confirmed to be on boundary line (non-assessable)



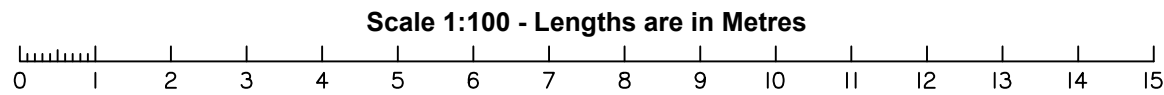
0.3 TRUNK DIAMETER/6m FOLIAGE SPREAD/8m HEIGHT
TREE SIZES ARE ESTIMATES ONLY

Assessable for removal

2. Assessable for removal

This plan has been prepared to satisfy the project specific brief provided by the client nominated in the title block and should not be relied upon by any third party.
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Emt B
SP297036



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Fax: (07) 5535 8155
Email: admin@usherandcompany.com.au

APPROVED

Amendments

ISSUE	DATE	DETAILS
A	20-01-2025	Original Issue
B	05-02-2025	Additional Survey of Services

TITLE:

PLAN OF SITE DETAIL AND LEVELS
AT 60 DUTTON STREET
BEING LOT 2 ON RP86756
SHEET 1 OF 1

LGA:

GOLD COAST CITY

SUBURB:

COOLANGATTA

ORIGIN:

PSM95883
RL 15.229 AHD
CLASS D, ORDER 5th

REDUCTION RATIO: 1:100 (A1)

DATUM: AHD

DATE OF SURVEY: 22-08-2024

SURVEYED BY: CJ

DRAWN BY: MB

THIS PLAN IS FOR THE EXCLUSIVE USE OF
SOUTHERN CROSS
PROPERTY HOLDINGS

PLAN REFERENCE

12202

ISSUE

B

A1

the trees



Fig. 1: Shows locations for the trees assessed for this report in relation to the existing site

Preliminary Arborists Report

Tree No.	Species	DBH (mm)	Height (m)	TPZ radius (m)	Vitality	Structure	Notes	Proposed
1	<i>Candlenut - Aleurites moluccanus</i>	400	15	N/A	Good	Average	<500mm from front boundary fence. As of right removal.	Remove
G1	<i>Mixed sp. Palms x 14</i>	200-300	14	N/A	Average	Average	Coco's, Fishtail, Alexander Palms, Golden Canes. All trees in close proximity to existing house and/or boundary fence. As of right removal.	Remove
G2	<i>Mixed sp. Palms x 20</i>	300	16	N/A	Average	Average	Predominantly Alexander Palms with some Golden Cane	Remove
2	<i>Ficus sp.</i>	900	28	N/A	Good	Average	Codominant from approx. 2m with included bark noted at the main union. There is a large wound adjacent to the union (site of an old stem removal) where there is some active decay. The remainder of the tree has been well pruned in the past. The surrounding hard surfaces (driveway, parking etc) have been severely impacted by tree root growth.	Remove
3	<i>Ficus sp.</i>	1000	25	N/A	Poor	Average	The canopy of this tree is very sparse for the species. The tree has been over-pruned in the past (although the pruning cuts are of good quality). There is some significant active decay in the main stem. The tree appears to be on the property boundary and if so, is as of right removal.	Remove
G3	<i>Alexander Palms - Archontophoenix alexandrae X 6</i>	300 x 6	15	N/A	Average	Average	These trees are situated on the property boundary. As of right removal.	Remove
G4	<i>Mixed sp.</i>	250	12	N/A	Average	Average	Crepe Myrtle, Fishtail Palm, Cabbage Palm, Golden Cane. As of right removal.	Remove
4	<i>Cheese Tree & Cocos Palm</i>	250	14	N/A	Average	Average	As of right removal.	Remove

Table 1: shows data collected for the assessed trees. Colour coding matches Fig.1.

notes, discussion and recommendations

Four (4) individual trees and four groups of trees were considered for this report. Please see **Fig 1** (above) for tree locations in relation to the site. See **Table 1** (above) for details of the assessed trees, including species, dimensions and associated Tree Protection Zone (TPZ) where appropriate.

All of the trees are impacted by the proposed works. The great majority of the trees are exempt from City of Gold Coast vegetation protection due to their proximity to either the property boundary fence/s or the existing council approved structure/s.

The exceptions are Tree 2, and G2:

G2 is a very dense planting of Alexander Palms that is central to the Lot and prohibits any development outside of the existing building footprint. The trees have begun to outgrow the existing site.



Fig. 2: Shows a view of trees 1 and 4 from the street.



Fig. 3: Shows trees in G1.



Fig. 4: Shows dense grouping of trees in G2.



Fig. 5: Shows location of T2 in relation to existing site and adjacent properties.



Fig. 6: Shows lifted/cracking concrete surfaces around T2.



Fig. 7: Shows T3 & G3 in-situ. Note sparse canopy of T3.



LIGHTWAVE
ARCHITECTURAL

PROPOSED
DEVELOPMENT

60 Dutton Street

60 Dutton Street Coolangatta QLD
4285
Lot 2 on RP86756



Contents

Contents	
Drawing No	Drawing Name
DA00.00	Cover
DA00.01	Content
DA00.02	Development Summary
DA00.03	Development Summary
DA01.01	Site Analysis Cover
DA01.02	Location Plan
DA01.03	Constraints & Opportunities
DA01.04	Local Character
DA01.05	Climate Studies
DA01.06	Existing Condition
DA01.07	Existing Condition
DA10.01.1	Site Plan
DA10.01.2	Level 2 Site Plan
DA10.01.3	Levels 3 Site Plan
DA10.01.4	Levels 4-9 Site Plan
DA10.02	Level 1 Part 1
DA10.03	Level 1 Part 2
DA10.04	Levels 3 Part 1
DA10.05	Levels 3 Part 2
DA10.06	Levels 4-9 Part 1
DA10.07	Levels 4-9 Part 2
DA10.08	Roof Plan
DA20.01	West Elevation
DA20.02	North Elevation
DA20.03	East Elevation
DA20.04	South Elevation
DA20.05	Artist Impression 1
DA20.06	Artist Impression 2
DA20.07	Artist Impression 3
DA20.08	Artist Impression 4

Contents	
Drawing No	Drawing Name
DA20.09	Artist Impression 5
DA20.10	Colour Palette
DA20.11	Colour Palette
DA30.01	Section A
DA30.02	Section B
DA 5.1	Gross Floor Area
DA 5.2	Site Coverage
DA 5.3	Overshadowing - Winter
DA 5.4	Overshadowing - Summer

Development Summary



NO. UNITS
9



CAR SPACES
20 Resident
3 Visitor



STORIES
10
GFA: 2421.3m²
GBA: 4183.5m²



HEIGHT
33.15m



BICYCLE
10 Spaces



WASTE MANAGEMENT
Garbage 3 x 360L
Recycling 2 x 360L



Development Summary

Planning Controls

GCCC
SITE AREA705 m2

Key Parameters

ZoneMedium Density Residential

GFA PERMITTED	- m2
GFA Provided	- m2
Ground - Carparking	m2
Level 2 - Unit A	145.78 m2
Level 2 - Unit B	182.45 m2
Level 3 - Unit C	290.1 m2
Level 4 - Unit C	290.1 m2
Level 5 - Unit C	290.1 m2
Level 6 - Unit C	290.1 m2
Level 7 - Unit C	290.1 m2
Level 8 - Unit C	290.1 m2
Level 9 - Unit C	290.1 m2
Level 10 Roof Terrace	62.36 m2
Total	2421.29 m2

Code assessable height: 23m
Maximum height with 50% uplift: 34.5m
Proposed height: 33.15m

Development Numbers				
		3x Bed	4x Bed	Cars Required
Ground	Carparking			
Level 2		2		3
Level 3			1	2
Level 4			1	2
Level 5			1	2
Level 6			1	2
Level 7			1	2
Level 8			1	2
Level 9			1	2
Rooftop				
Total				17

Total 3 Bed Apartments2
Total 4 Bed Apartments7
Total Apartments9

Resident Carparking Required17
Visitor Parking3
Total Carparking Required20

Carparking Provided	23
---------------------	----





SITE ANALYSIS





QUEENSLAND
NEW SOUTH WALES

GREENMOUNT BEACH

COOLANGATTA BEACH

KIRRA HILL LOOKOUT

10 min walk

THE STRAND

7 min walk

10 min walk

TWIN TOWNS

7 min walk

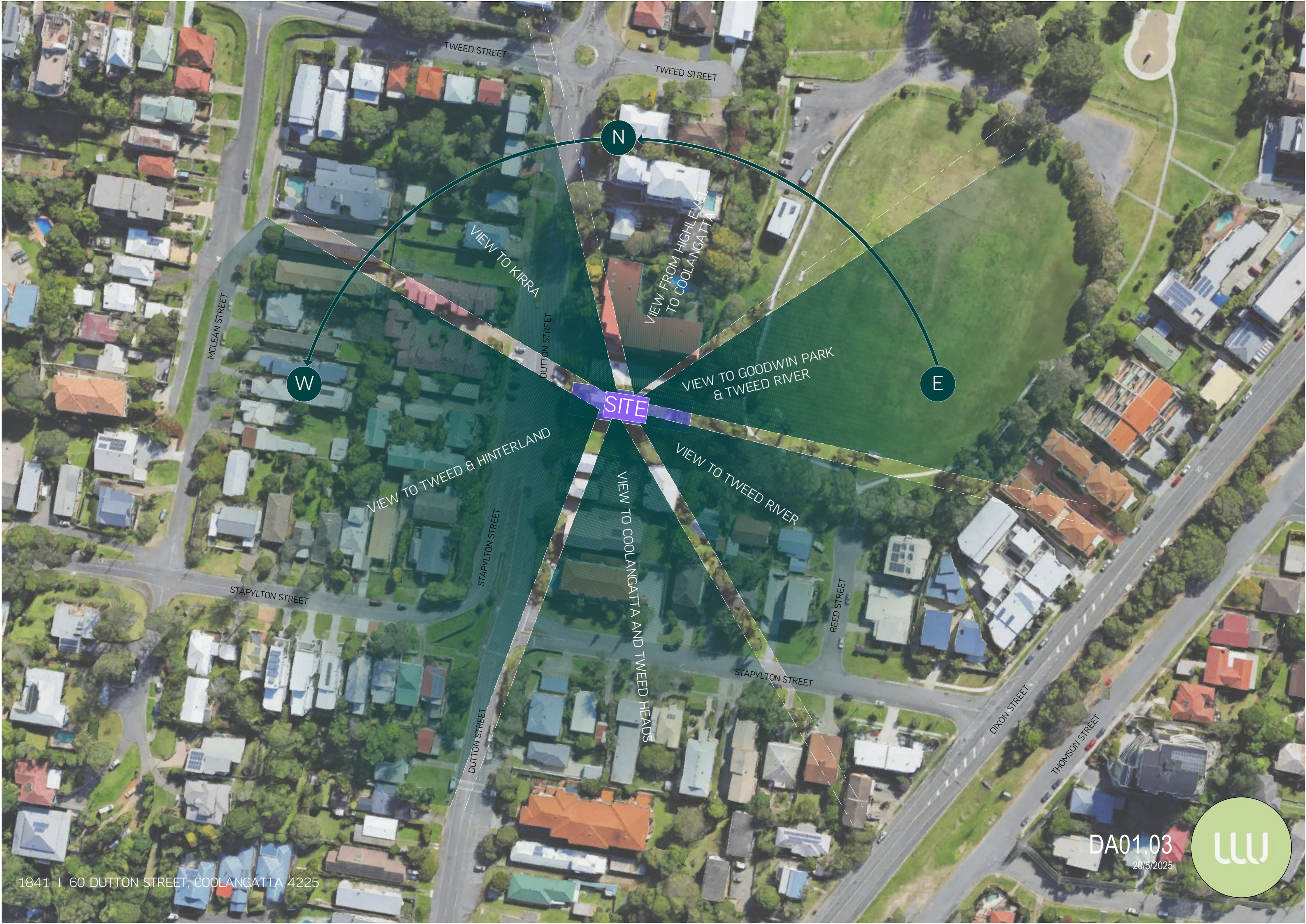
GOODWIN PARK

**SITE
60 DUTTON
STREET**

TWEED MALL

QUEENSLAND
NEW SOUTH WALES





SITE

N

E

W

TWEED STREET

TWEED STREET

MCLEAN STREET

DUTTON STREET

STAPYLTON STREET

STAPYLTON STREET

STAPYLTON STREET

REED STREET

DIXON STREET

THOMSON STREET

VIEW TO KIRRA

VIEW FROM HIGHLEVEL
TO COOLANGATTA

VIEW TO GOODWIN PARK
& TWEED RIVER

VIEW TO TWEED RIVER

VIEW TO COOLANGATTA AND TWEED HEADS

VIEW TO TWEED & HINTERLAND

DA01.03
20/5/2025





COMMUNAL BEACHES



GOODWIN PARK



KIRRA LOOKOUT



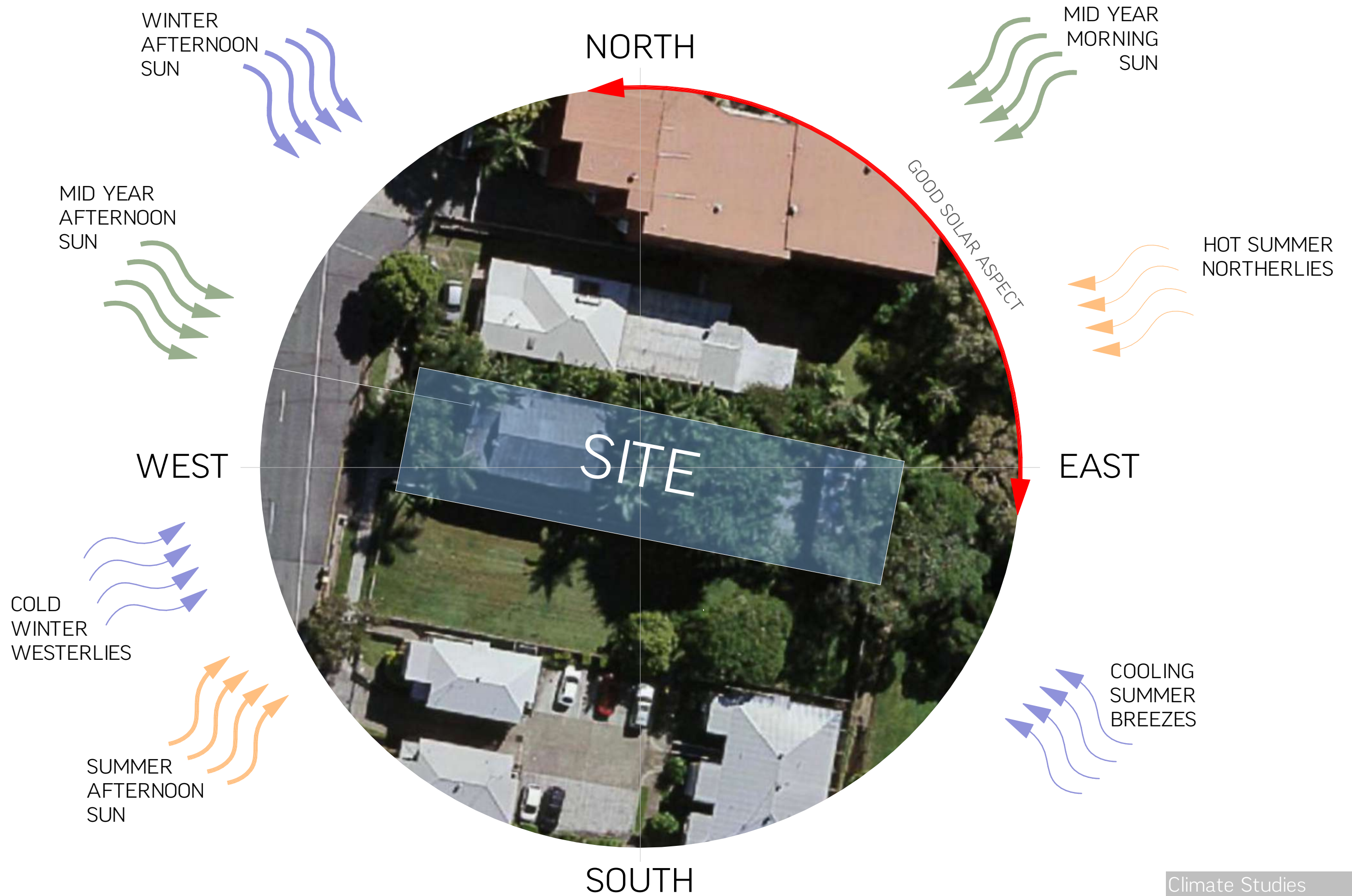
COOLANGATTA



SHOPPING CENTER

Local Character
@ A3





Climate Studies
@ A3

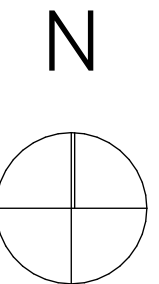
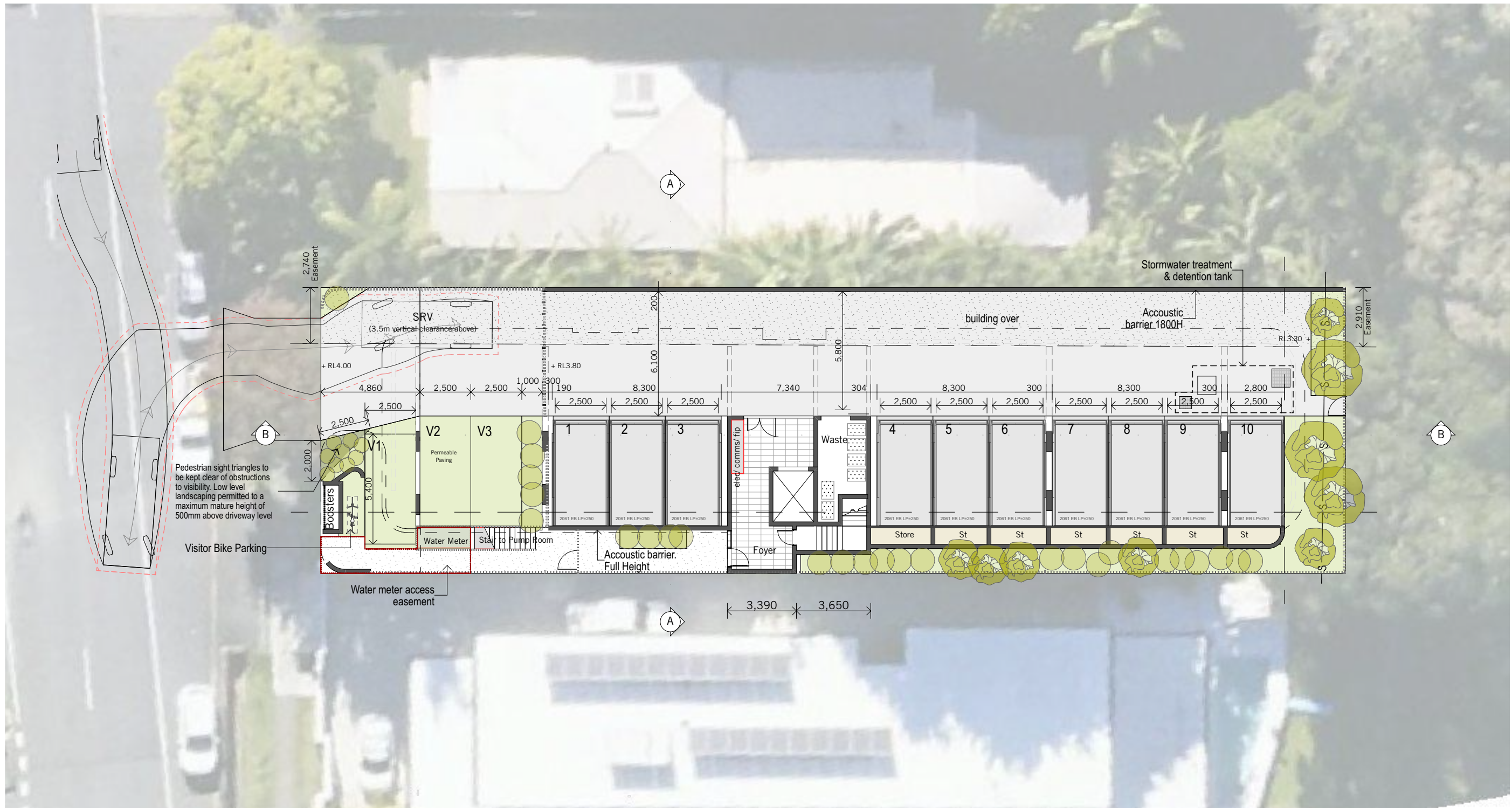






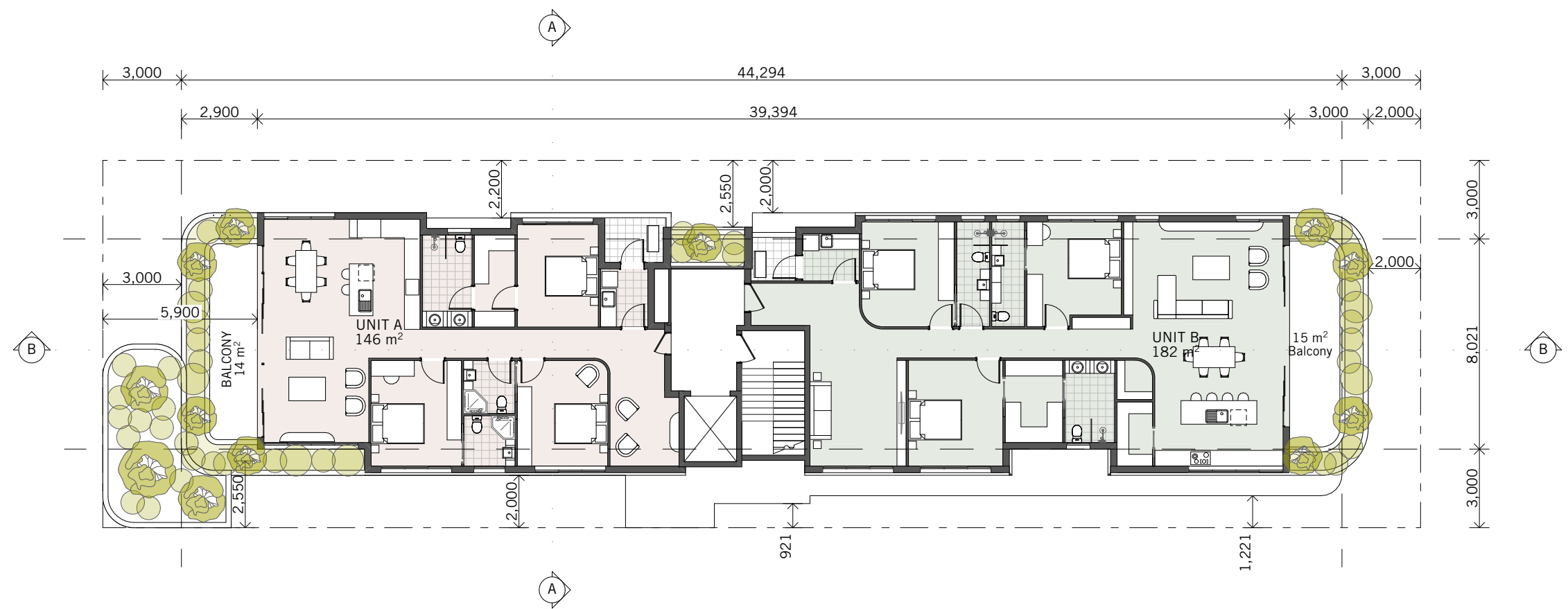
PROPOSED SITE





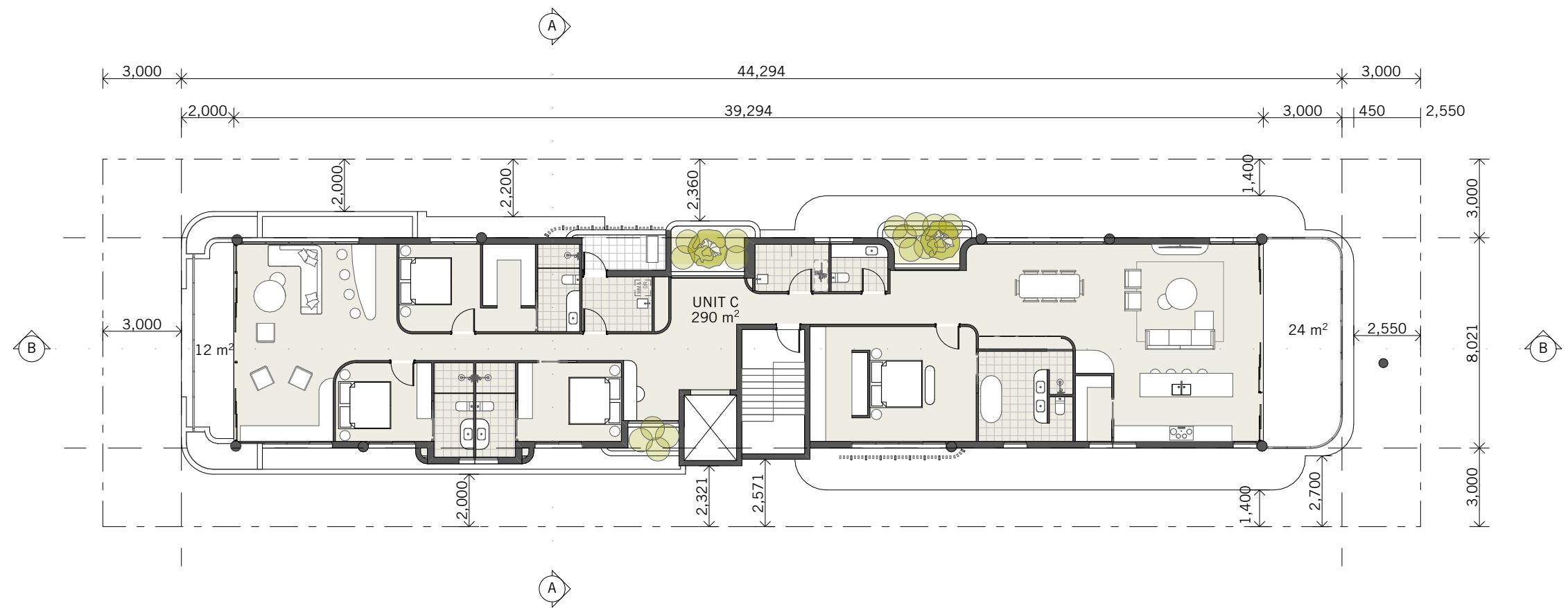
Site Plan
1:200 @ A3





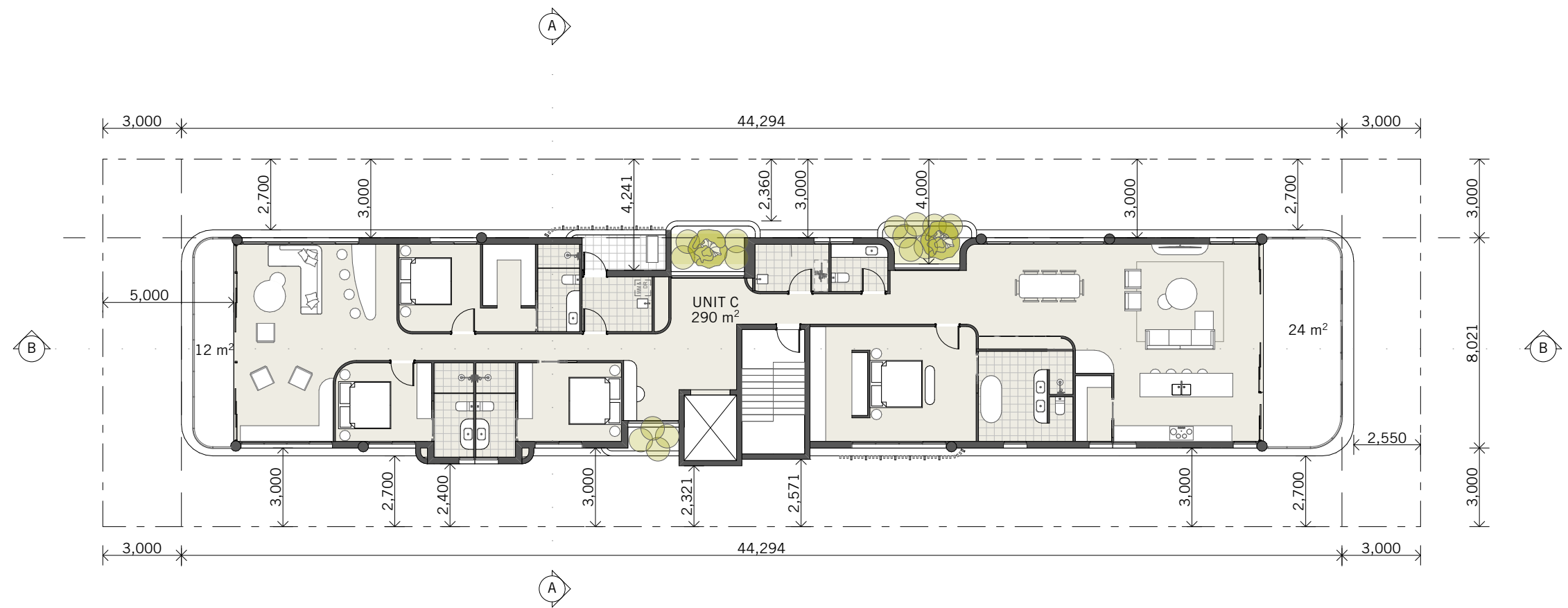
Level 2 Site Plan
1:200 @ A3





Levels 3 Site Plan
1:200 @ A3





Levels 4-9 Site Plan
1:200 @ A3





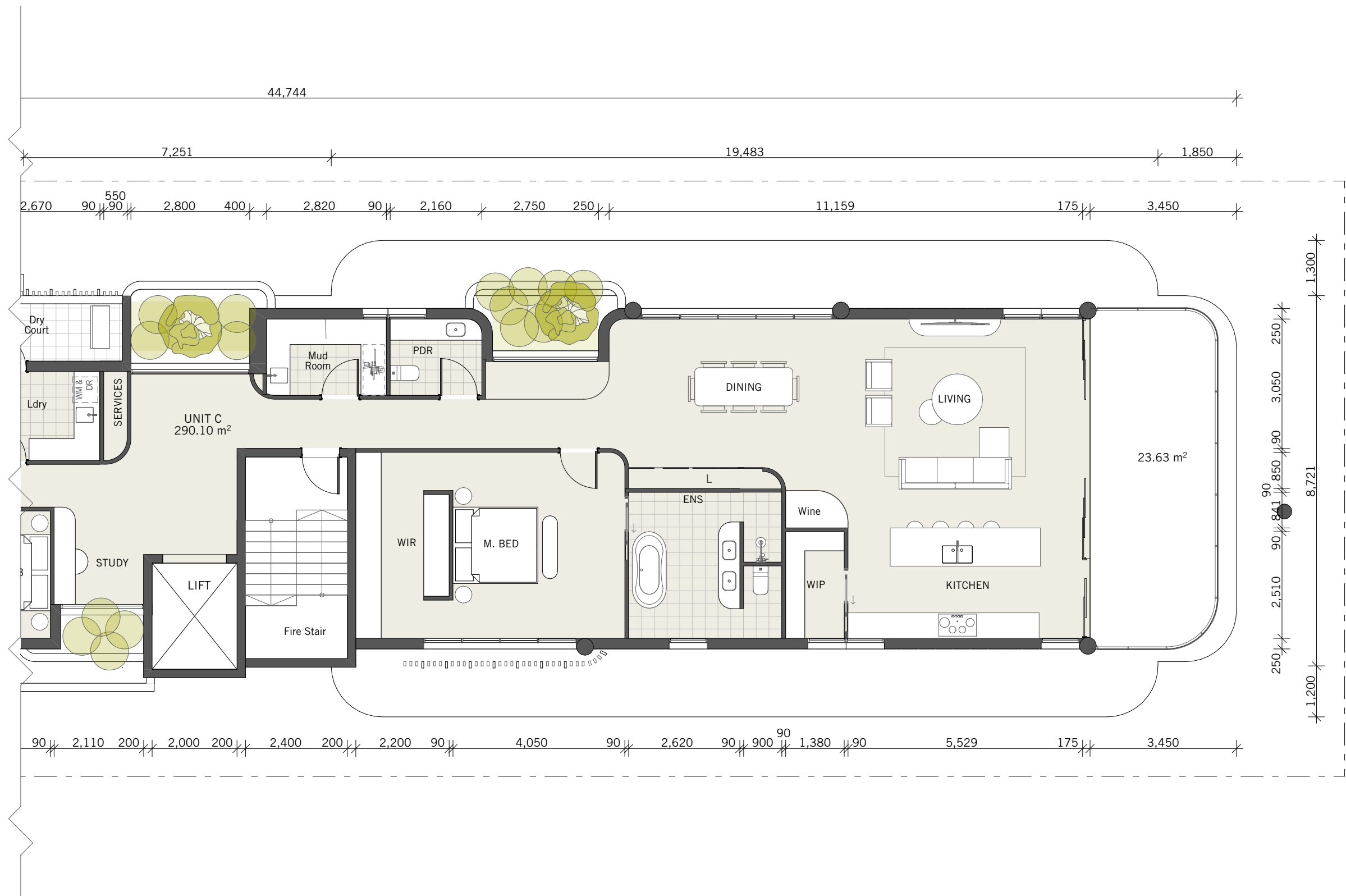
Level 1 Part 1
1:100 @ A3





Level 1 Part 2
1:100 @ A3





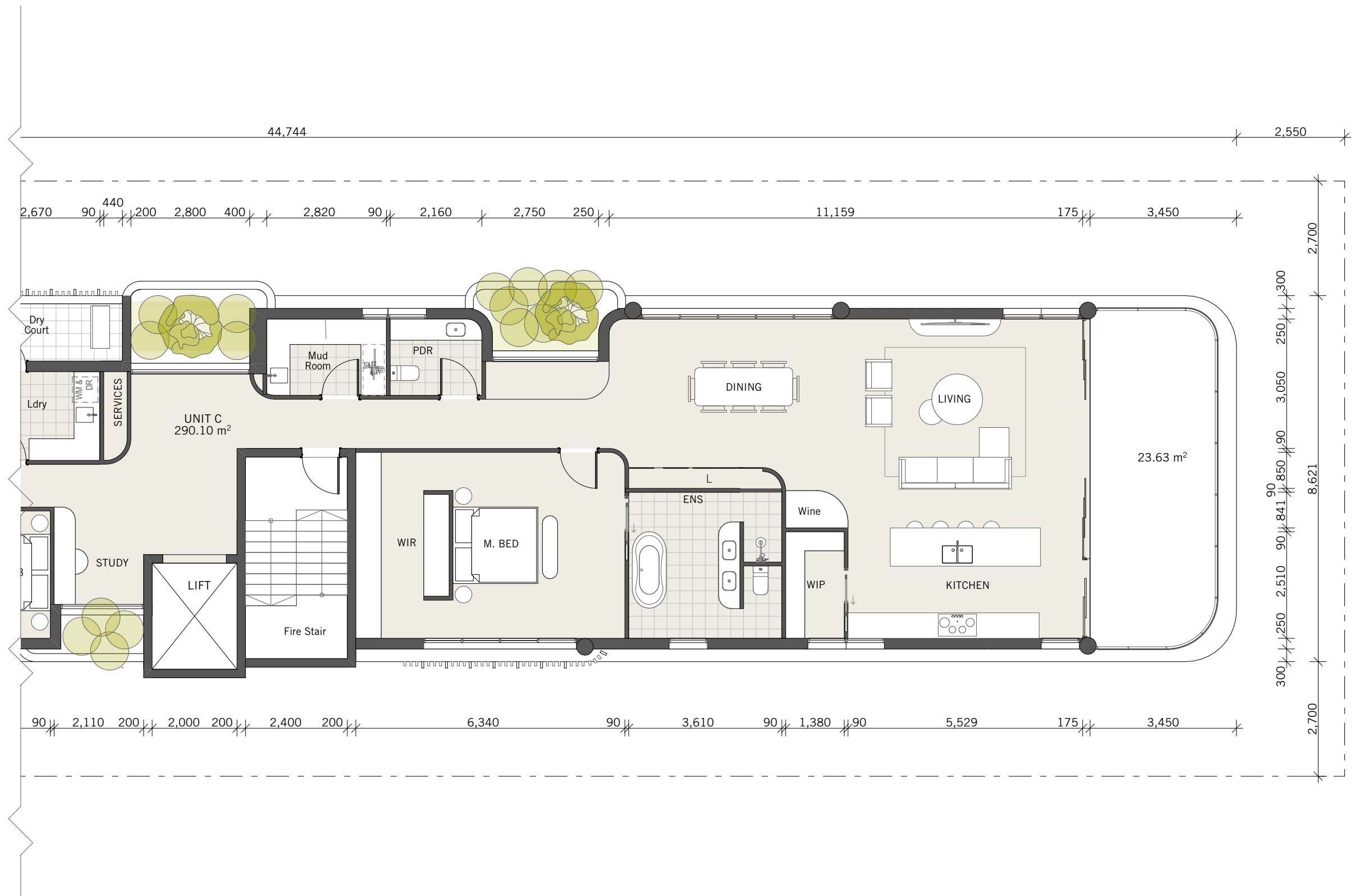
Levels 3 Part 1
1:100 @ A3





Levels 3 Part 2
1:100 @ A3





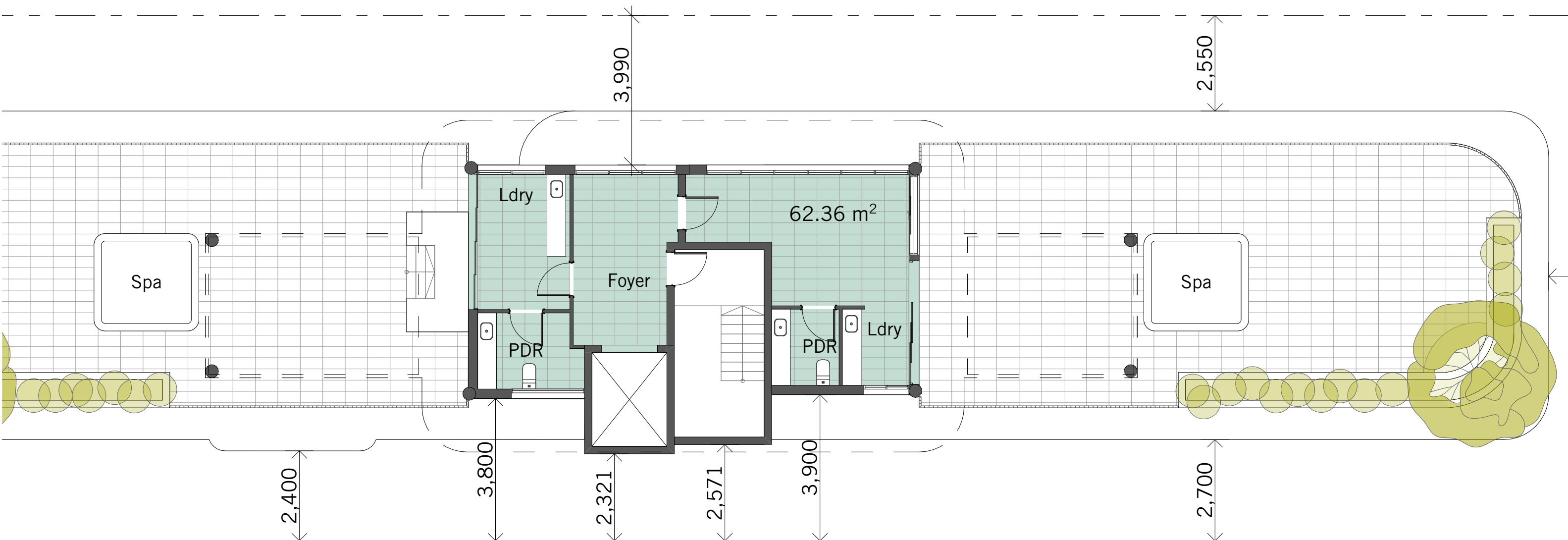
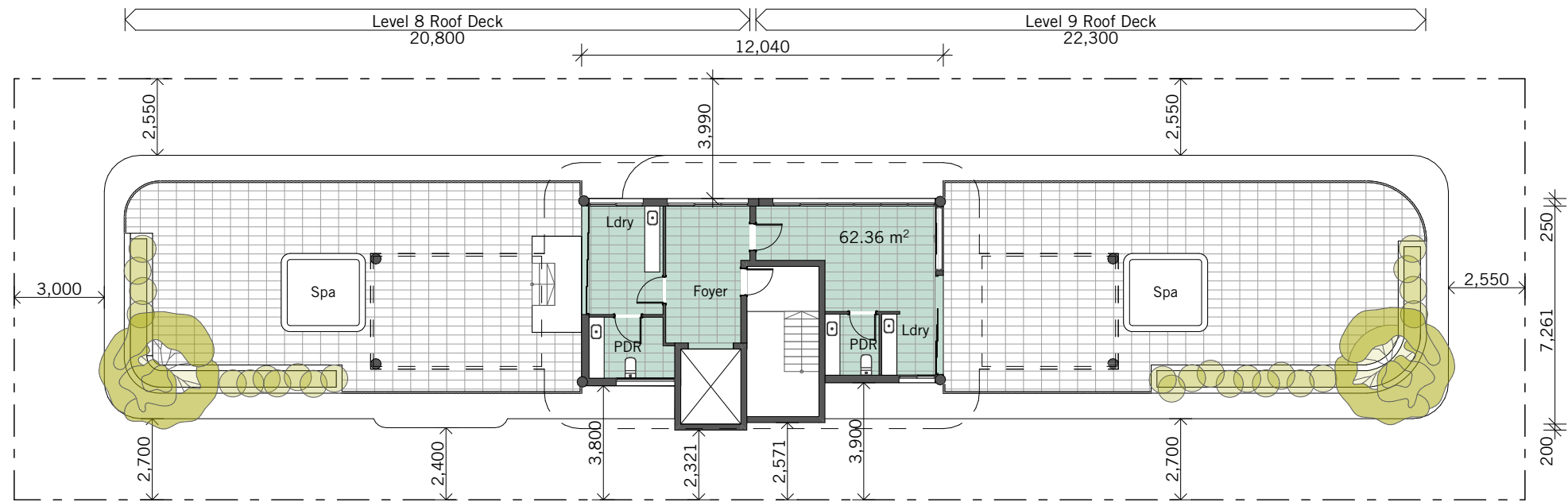
Levels 4-9 Part 1
1:100 @ A3





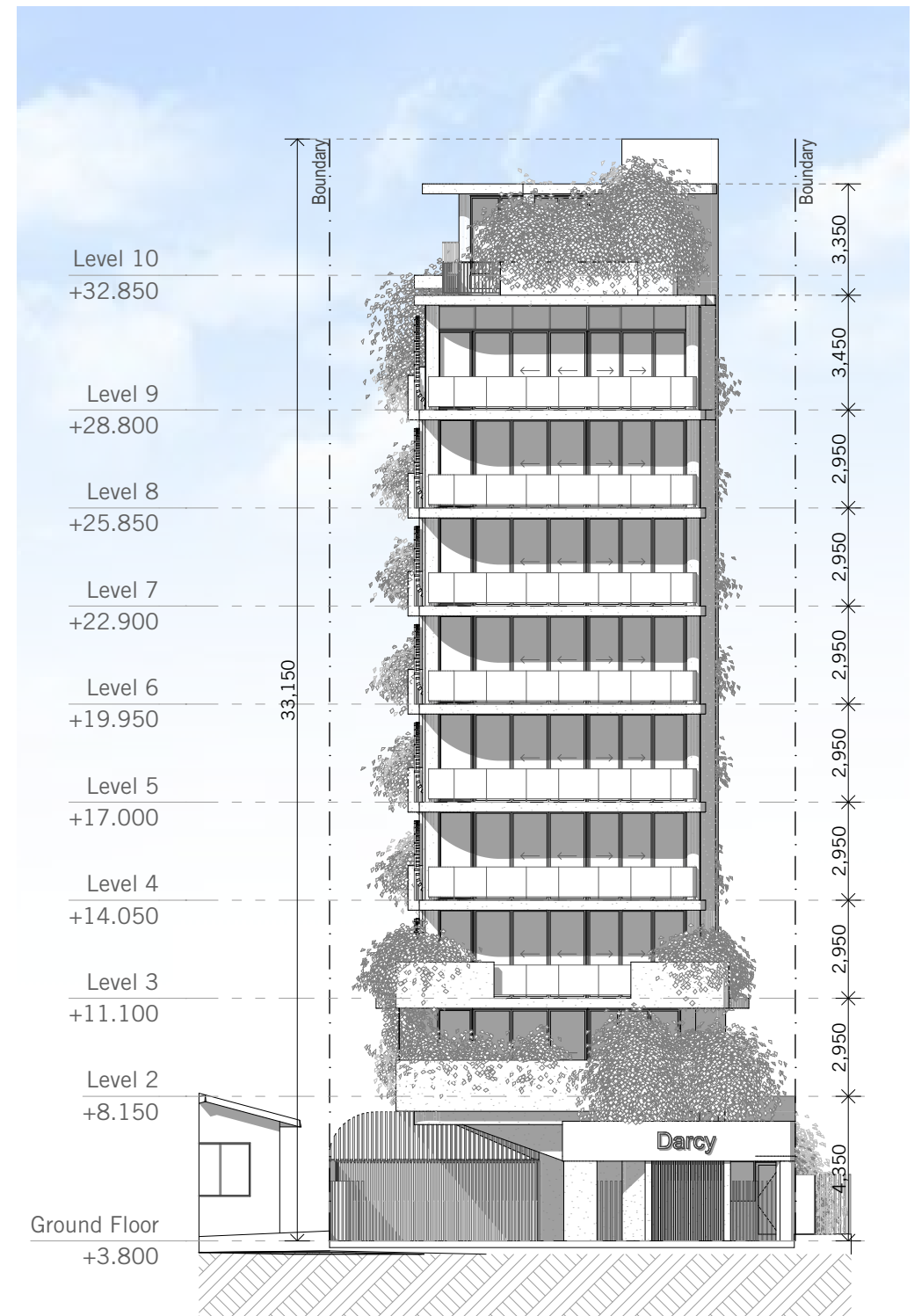
Levels 4-9 Part 2
1:100 @ A3





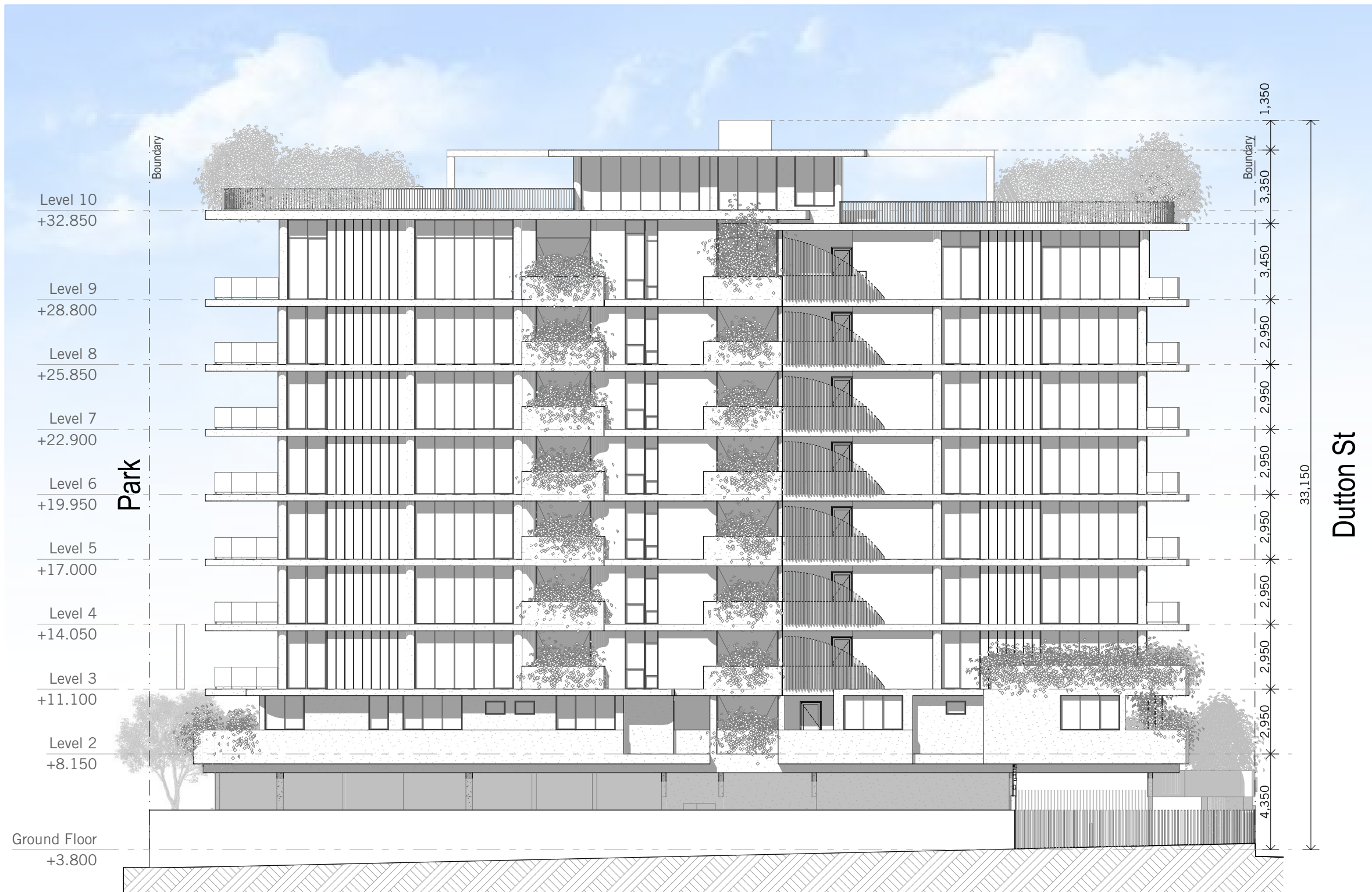
Roof Plan
1:100, 1:200 @ A3



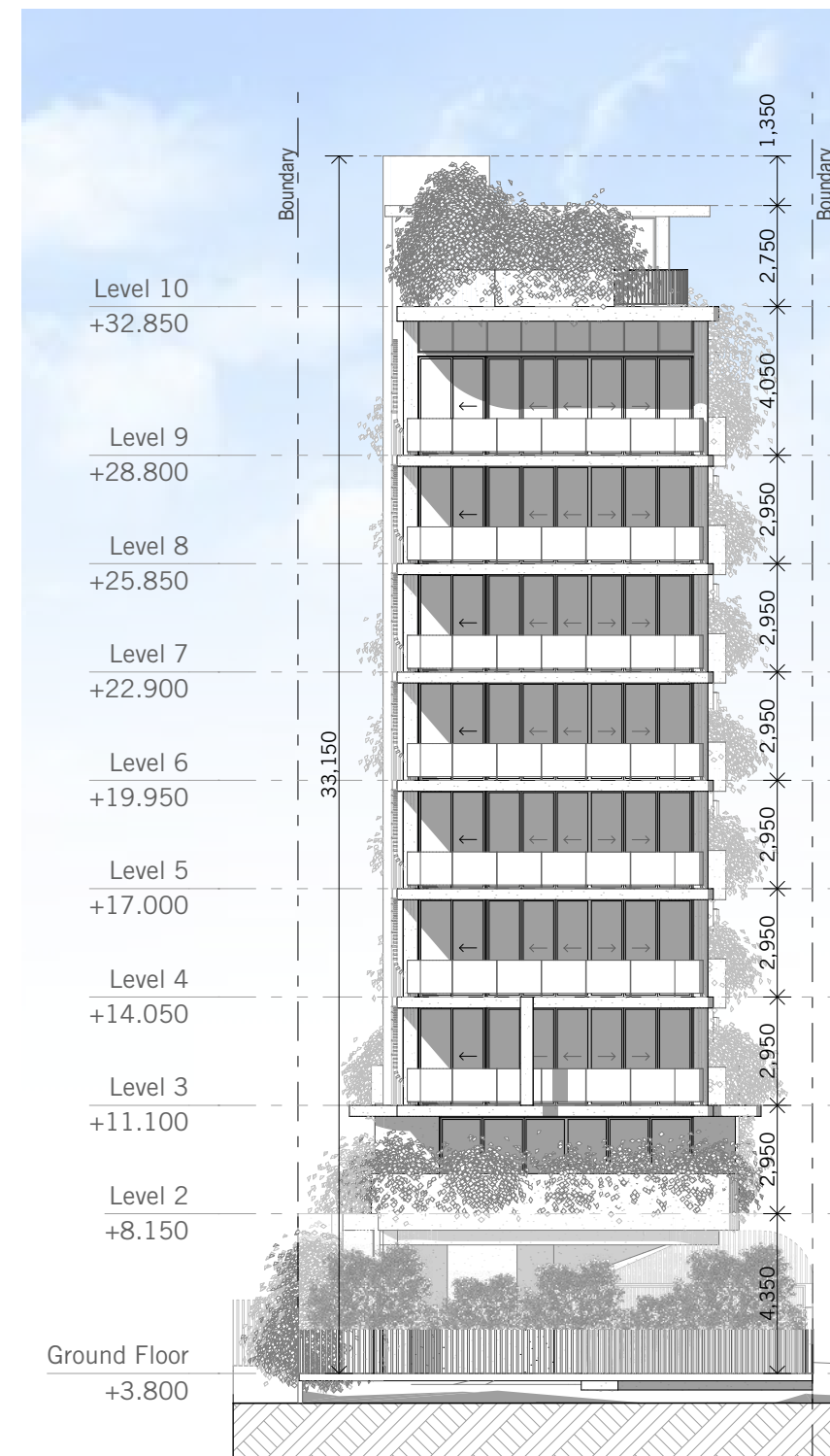


West Elevation
1:200 @ A3

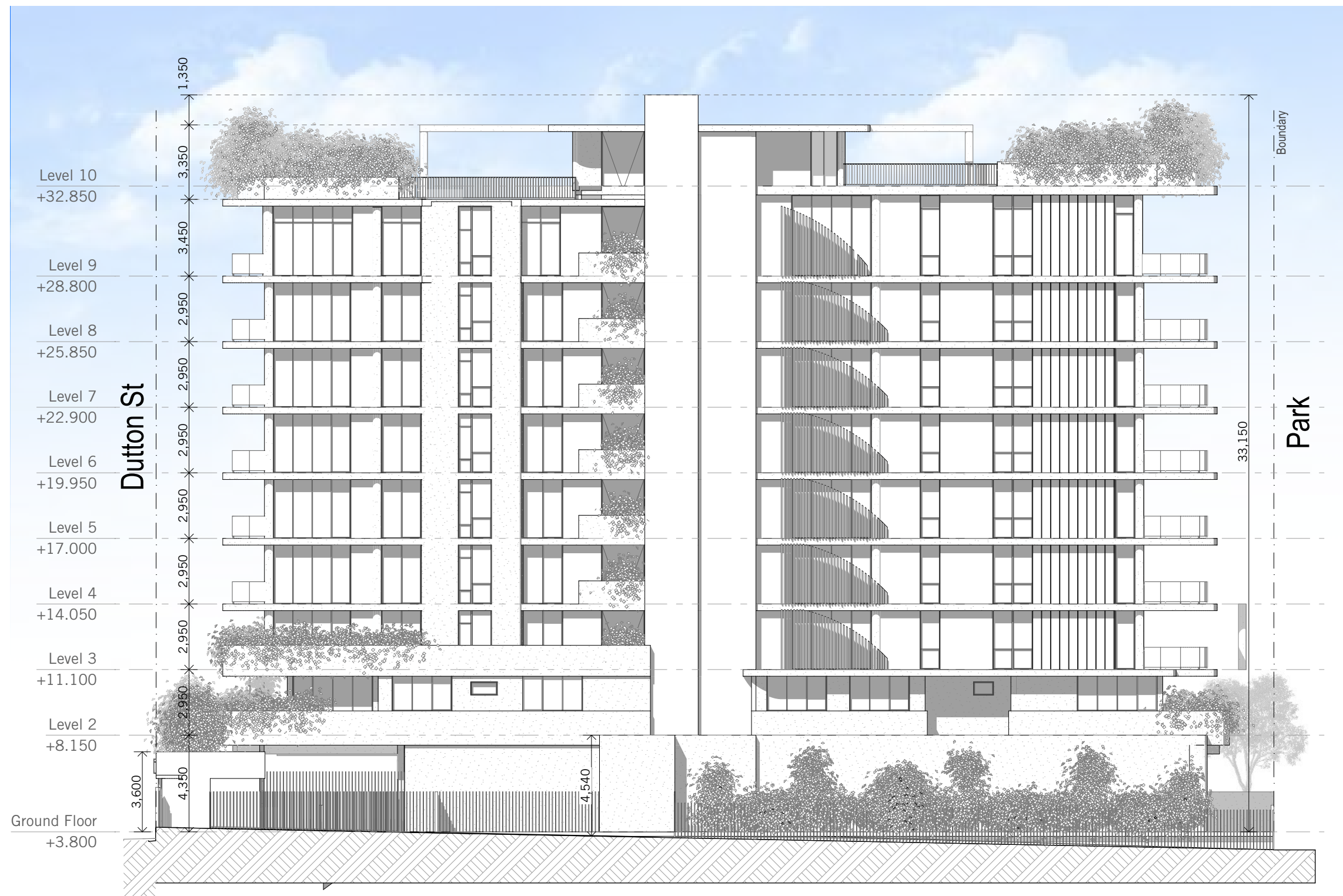




North Elevation
1:200 @ A3



East Elevation
1:200 @ A3



South Elevation
1:200, 1:333.33 @ A3





Artist Impression 1
@ A3



Artist Impression 2
@ A3





Artist Impression 3
@ A3

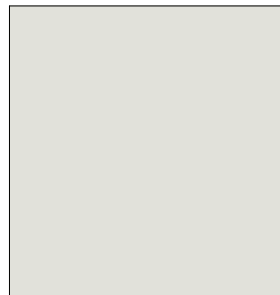




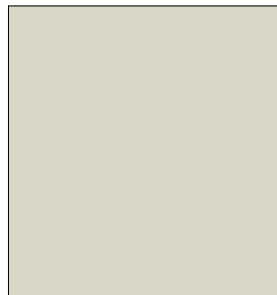
Artist Impression 4
@ A3



Artist Impression 5
@ A3



1. RENDERED WALL/ SOFFIT/
COLUMN
COLOUR - WHITE



2. RENDERED WALL
COLOUR - LIGHT BEIGE



3. GLASS BALUSTRADE



4a. ALUMINIUM SCREEN
COLOUR - GLOSS WHITE



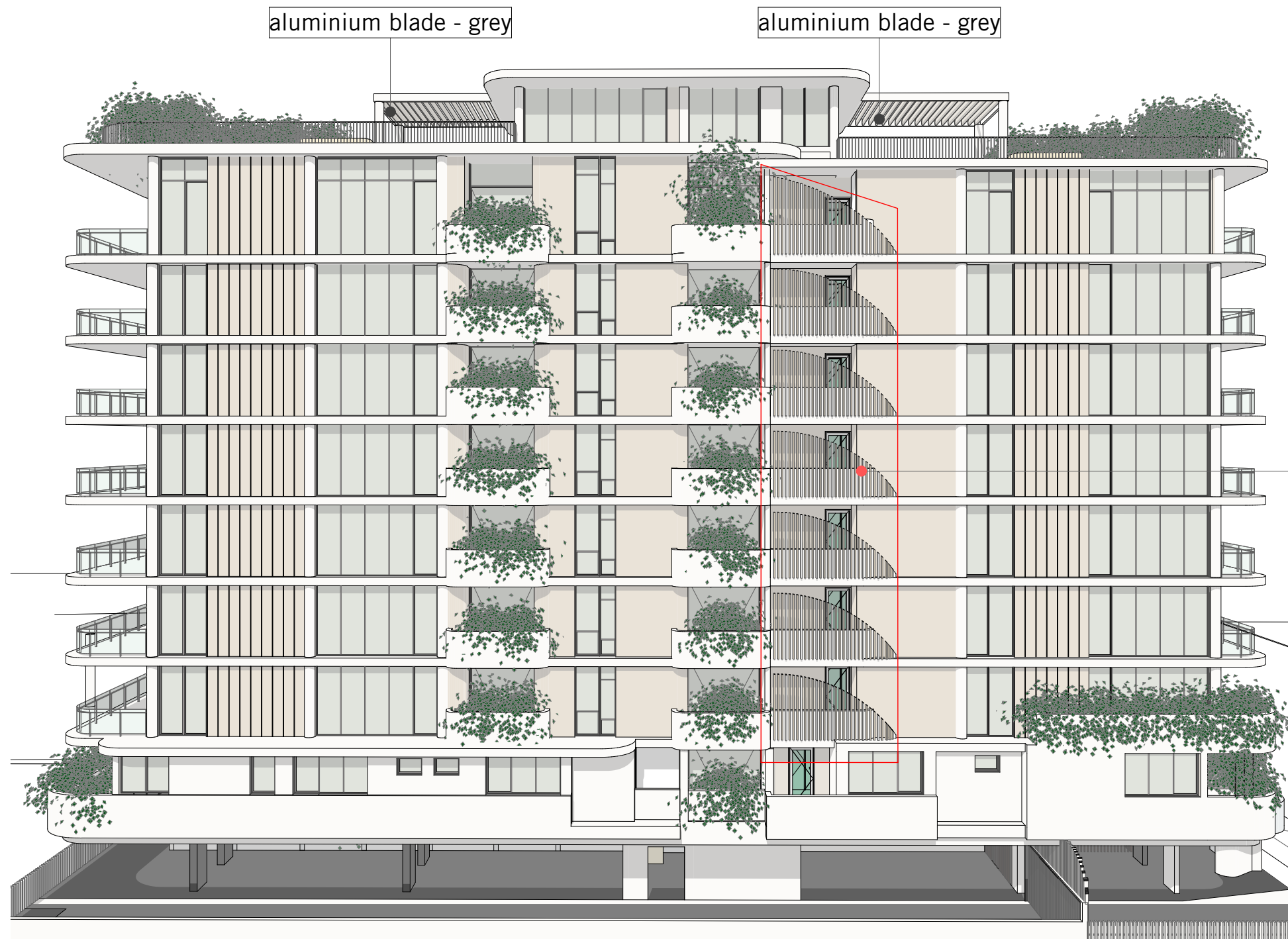
4b. ALUMINIUM SCREEN
GLOSS - BEIGE



5. ALUMINIUM BALUSTRADE &
WINDOW HOOD AND FRAME -
COLOUR - MATT WHITE

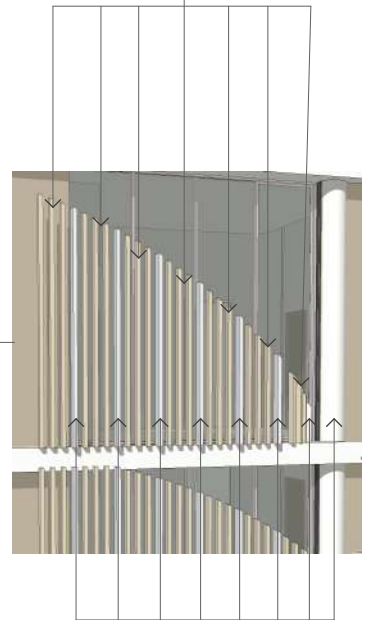
Colour Palette
@ A3



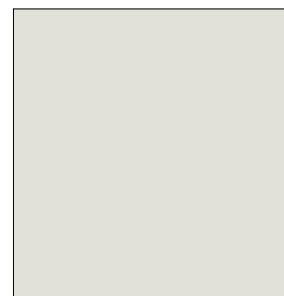


SCREEN COLOUR :

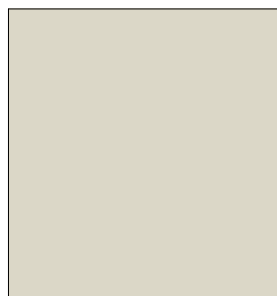
4a



4b



1. RENDERED WALL/ SOFFIT/
COLUMN
COLOUR - WHITE



2. RENDERED WALL
COLOUR - LIGHT BEIGE



3. GLASS BALUSTRADE



4a. ALUMINIUM SCREEN
COLOUR - GLOSS WHITE



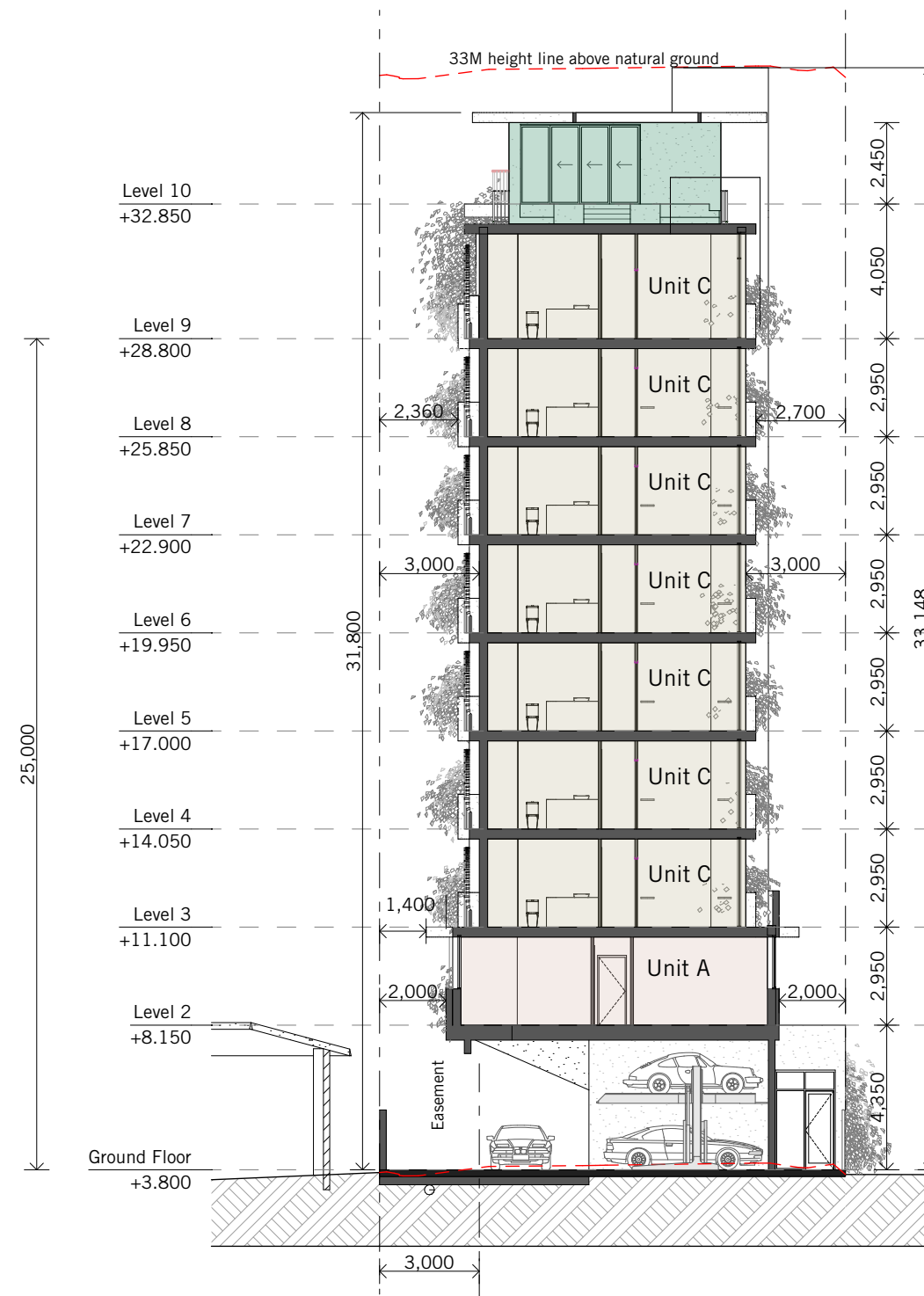
4b. ALUMINIUM SCREEN
GLOSS - BEIGE



5. ALUMINIUM BALUSTRADE &
WINDOW HOOD AND FRAME -
COLOUR - MATT WHITE

Colour Palette

1:142.86 @ A3



Section A
1:200 @ A3

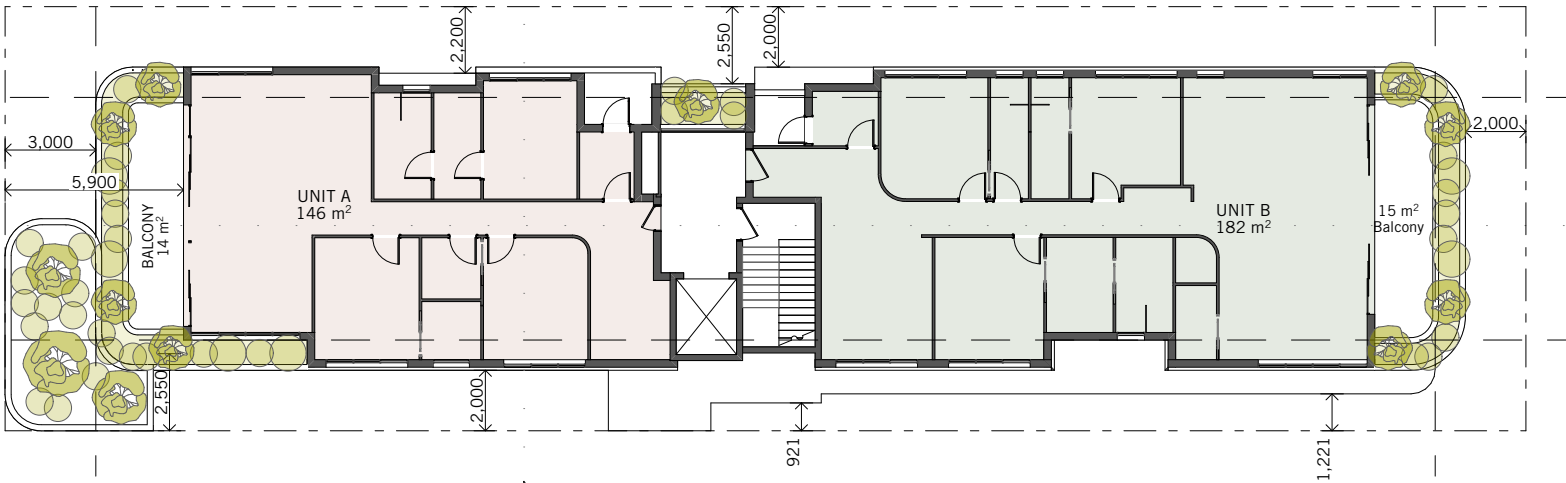




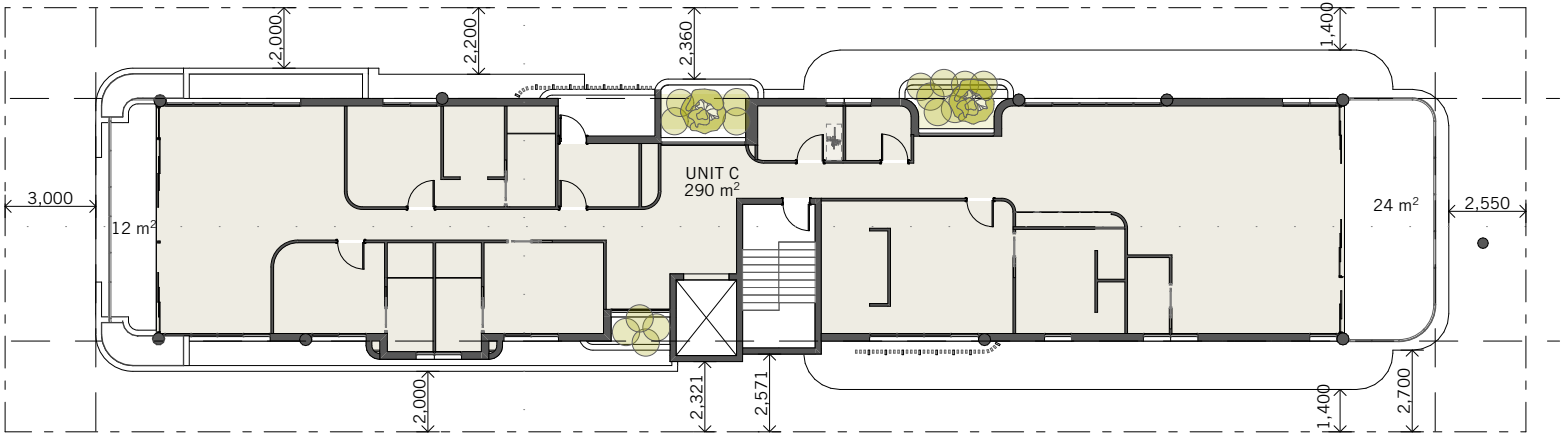
Section B
1:200 @ A3



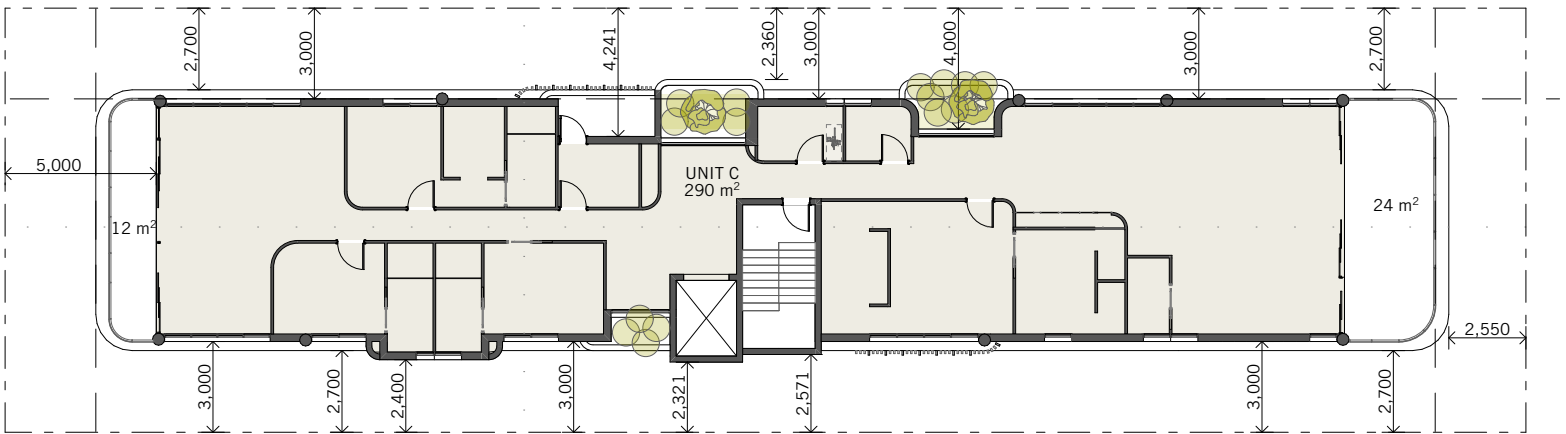
Level 2 GFA



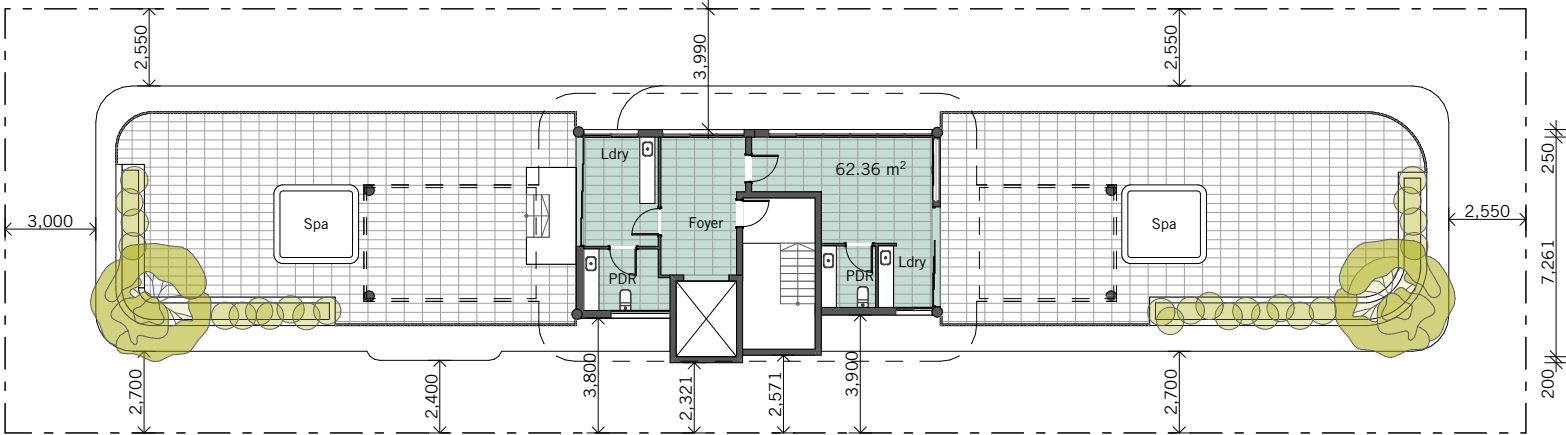
Level 3 GFA



Level 4-9 GFA



Roof Terrace GFA



Gross Floor Area

Level		Area (sqM)
Level 2	Unit A GFA	145.78
Level 2	Unit B GFA	182.45
Level 3	Unit C GFA	290.10
Level 4	Unit C GFA	290.10
Level 5	Unit C GFA	290.10
Level 6	Unit C GFA	290.10
Level 7	Unit C GFA	290.10
Level 8	Unit C GFA	290.10
Level 9	Unit C GFA	290.10
Level 10	Roof Terrace GFA	62.36
		2,421.29 m²

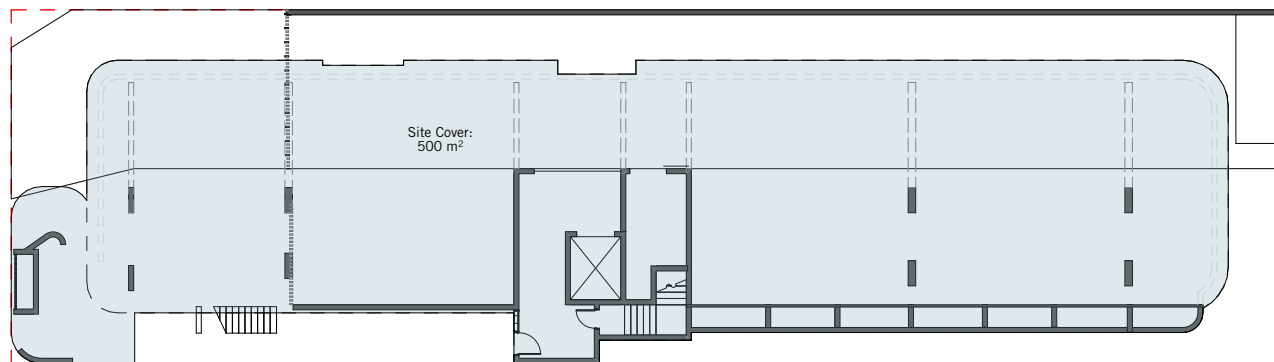
Gross floor area

For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:

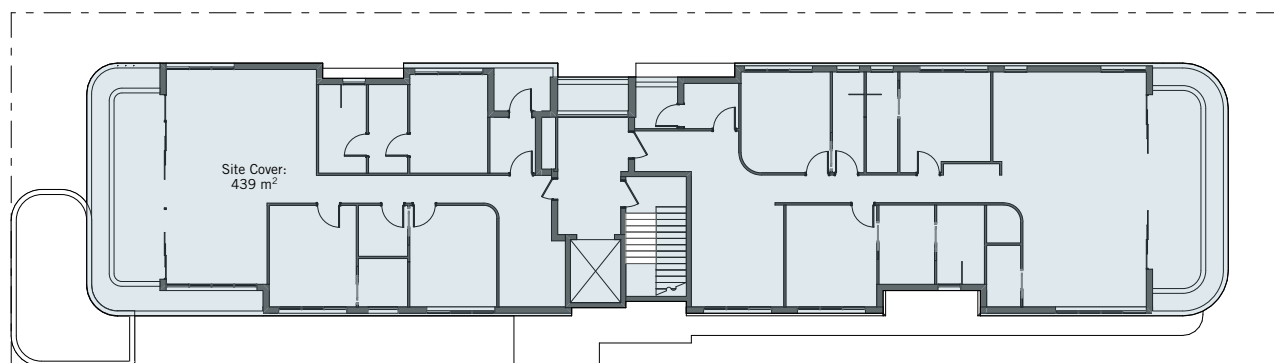
- (a) building services, plant or equipment; or
- (b) access between levels; or
- (c) ground floor public lobby; or
- (d) a mall; or
- (e) parking, loading and manoeuvring of vehicles; or
- (f) unenclosed private balconies whether roofed or not.

Gross Floor Area
1:250 @ A3

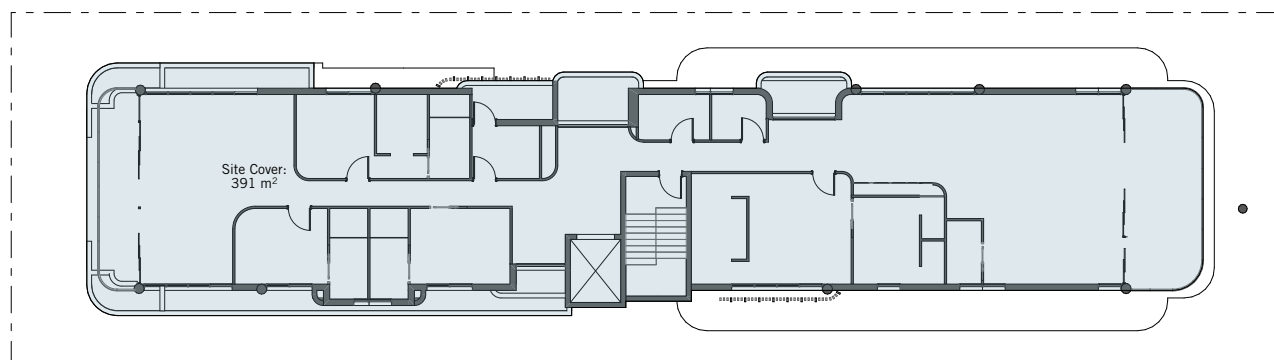




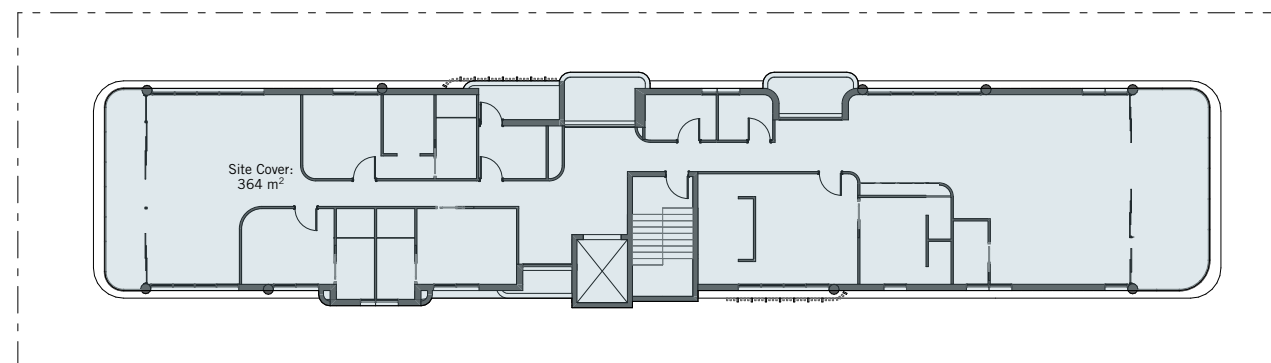
Ground Floor



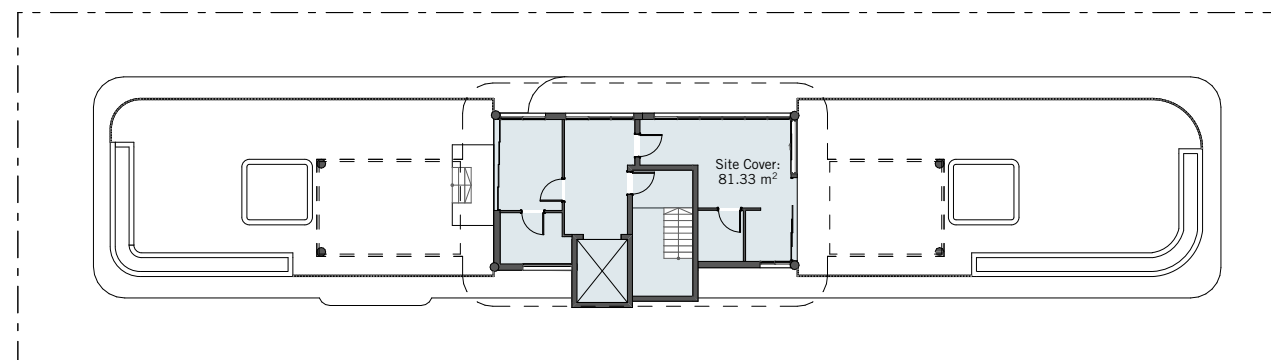
Level 2



Level 3



Level 4-9



Roof Terrace

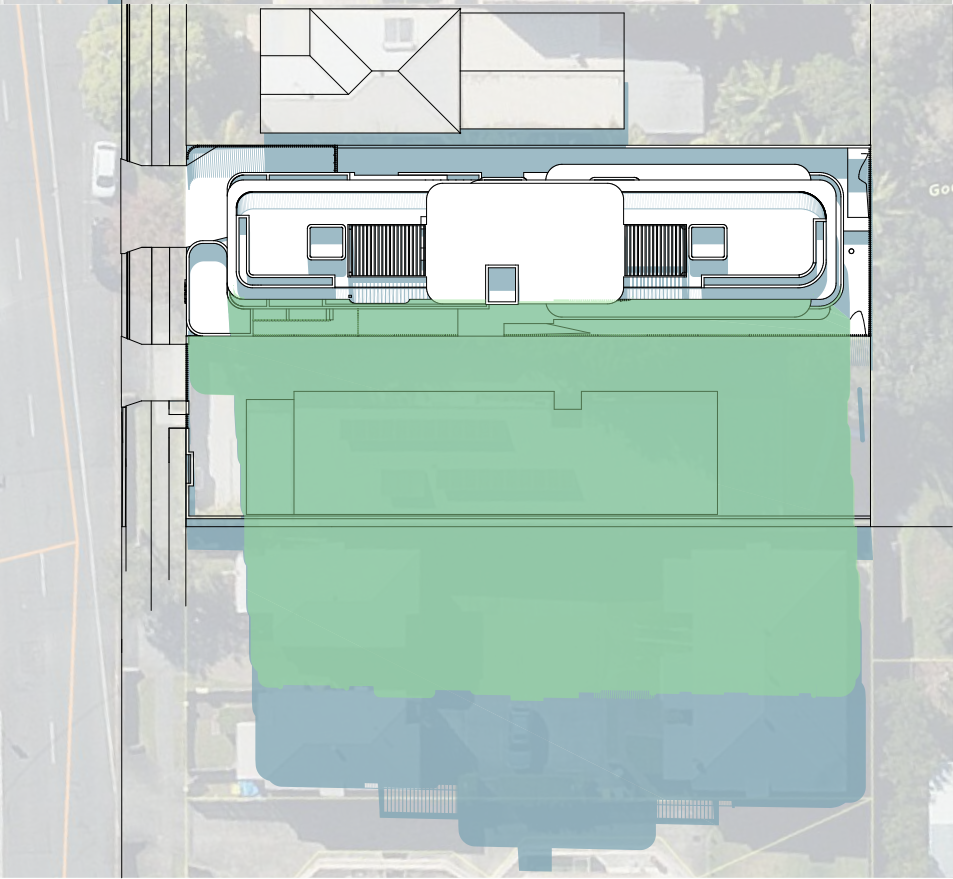
Site Cover		
	Area (sqM)	%
Site Area	705.16	
Ground Floor	500.34	70.95%
Lvl 2	439.38	62.31%
Lvl 3	390.68	55.40%
Lvl 4-9	363.67	51.57%
Roof Terrace	81.33	11.53%

Site Coverage
1:300 @ A3

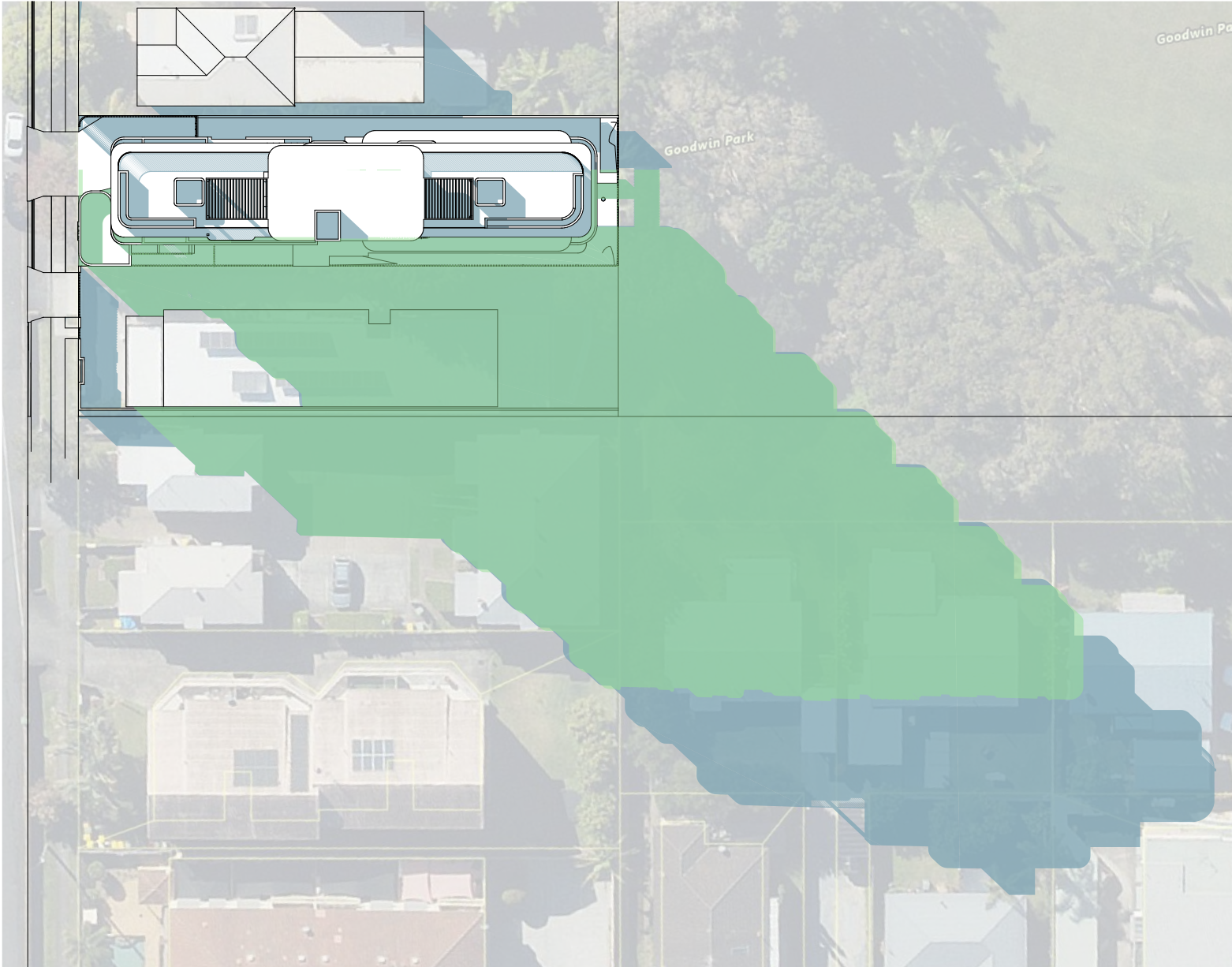
June 21 9am



June 21 12pm



June 21 3pm

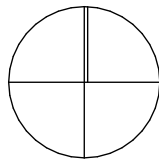


CODE ASSESSABLE FABRIC SHADOW (23m MAX HEIGHT)



PROPOSED SHADOW

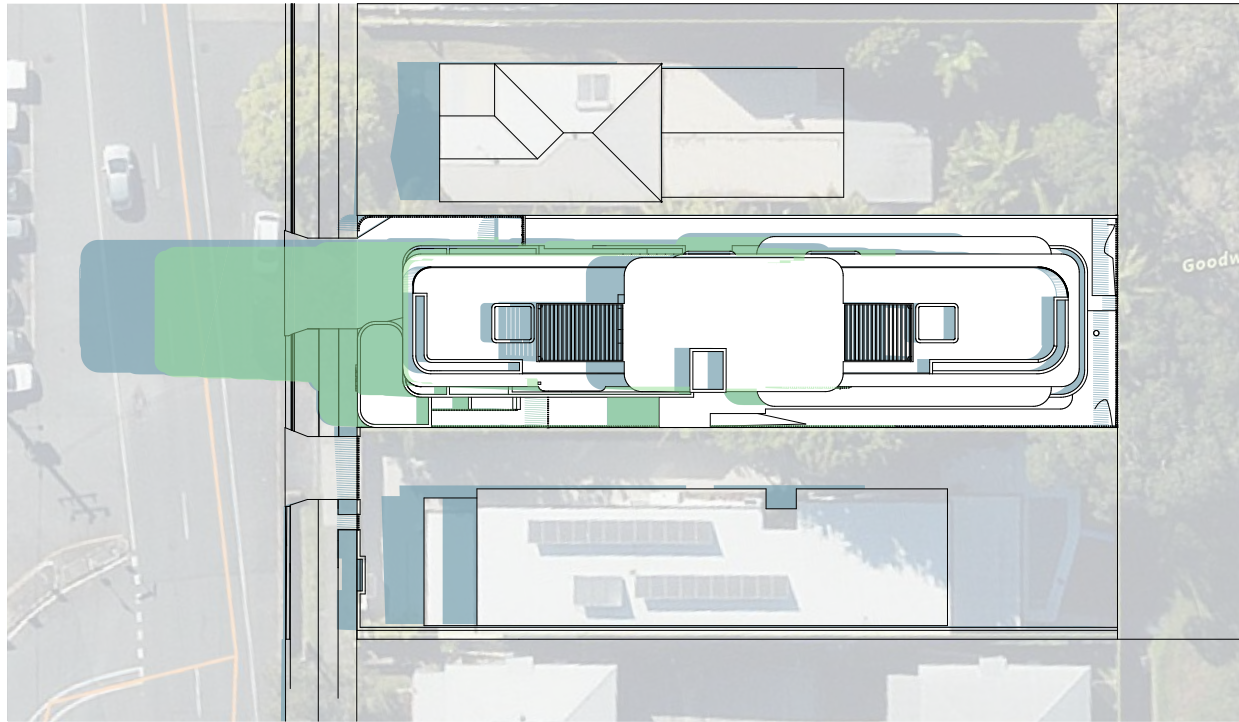
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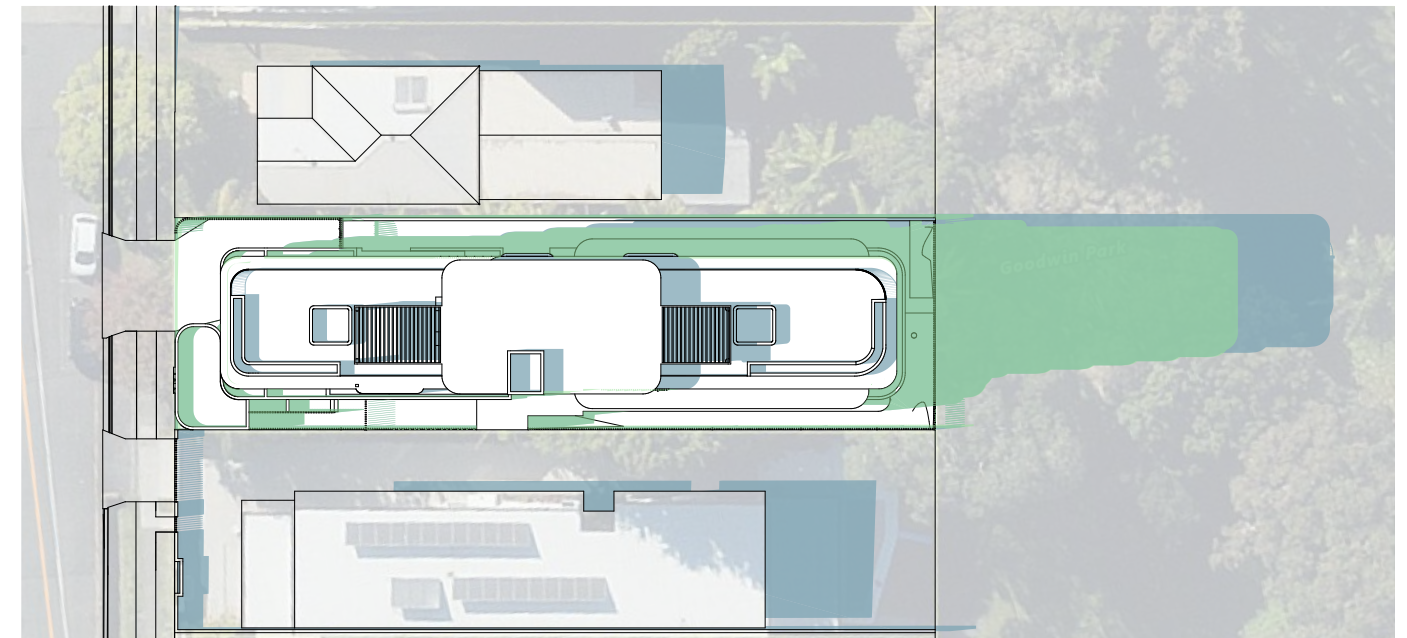
Overshadowing - Winter
@ A3



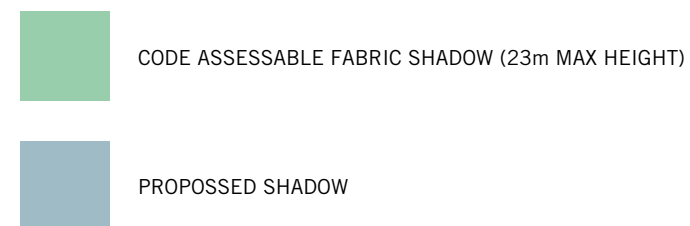
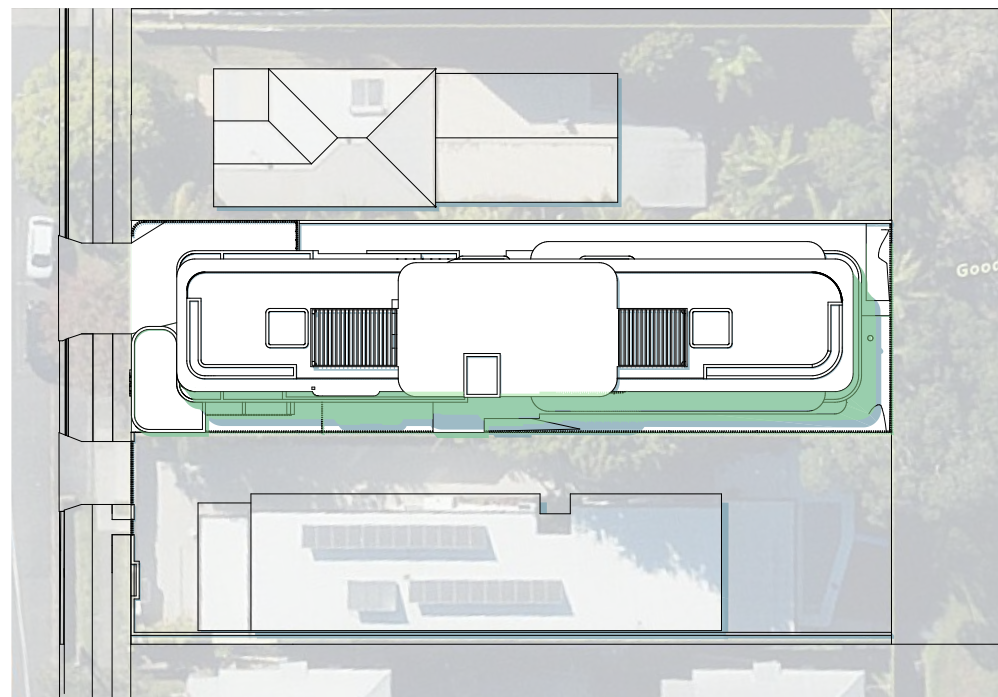
December 21 9am



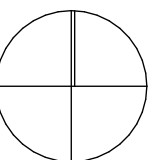
December 21 3pm



December 21 12pm



N



Overshadowing - Summer
1:500 @ A3

