

SECTION 4: SUPPORTING DOCUMENTS



239 & 241 Boundary Street, Coolangatta

**Survey
Development Plans**

SURVEY PLAN



239 & 241 Boundary Street, Coolangatta

3D Tin - Notes

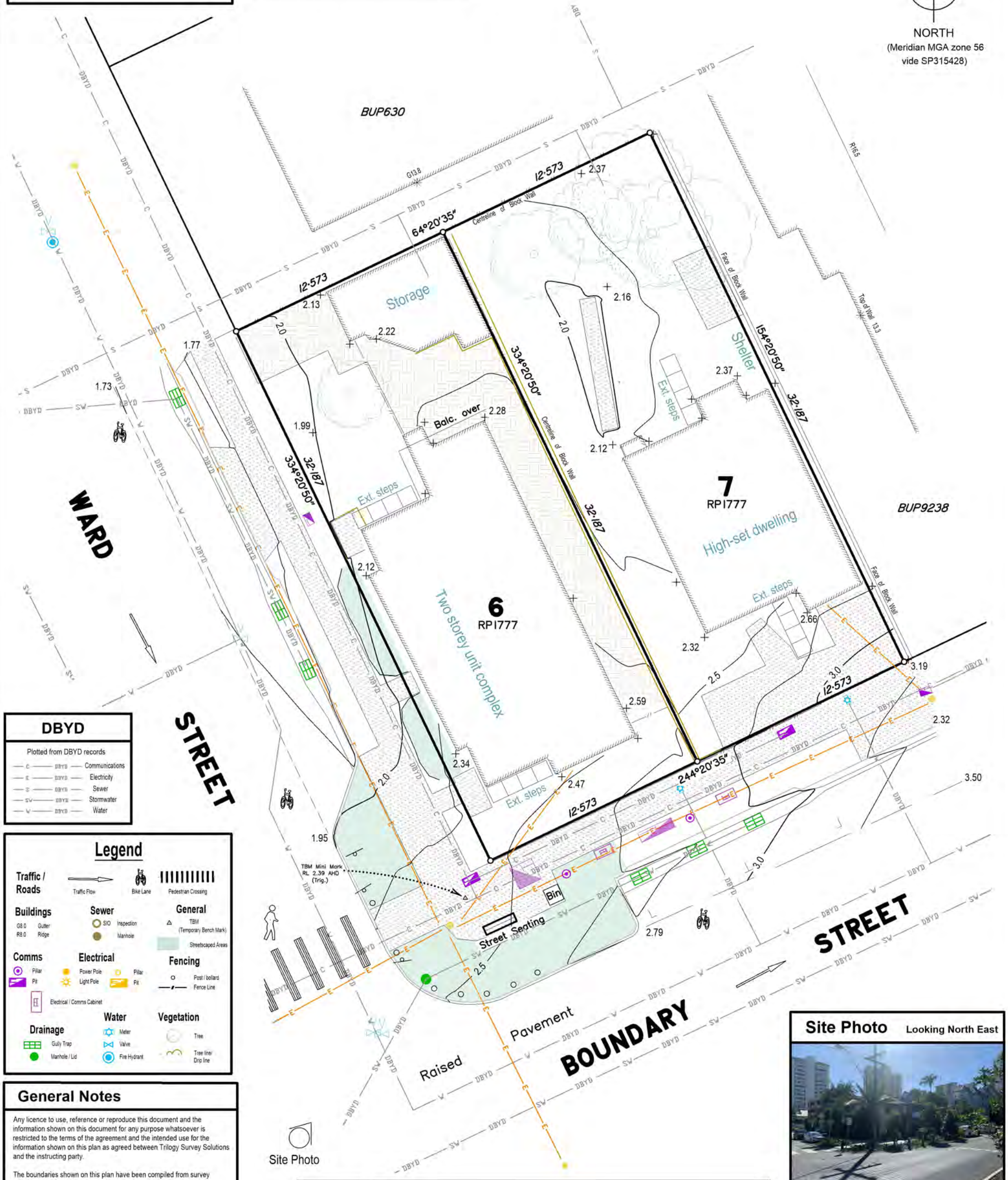
3d Tin - refer layer "Tin Surveyed"
The 3d tin may be a combination of surface levels, road features, improvements such as retaining walls, concrete paths and slabs, etc.

Nominated Flood Level

The defined flood level as per Council records has not been searched unless noted otherwise



NORTH
(Meridian MGA zone 56
vide SP315428)



DBYD

- Plotted from DBYD records
- C DBYD Communications
 - E DBYD Electricity
 - S DBYD Sewer
 - SV DBYD Stormwater
 - W DBYD Water

Legend

- Traffic / Roads**
 - Traffic Flow
 - Bike Lane
 - Pedestrian Crossing
- Buildings**
 - G0 Gutter
 - R0 Ridge
- Comms**
 - Pillar
 - Pit
 - Electrical / Comms Cabinet
- Drainage**
 - Gully Trap
 - Manhole / Lid
- Sewer**
 - SIO Inspection
 - Manhole
- Electrical**
 - Power Pole
 - Light Pole
 - Pillar
 - Pit
- Water**
 - Water
 - Valve
 - Fire Hydrant
- General**
 - TBM (Temporary Bench Mark)
 - Streetscaped Areas
- Fencing**
 - Post / bollard
 - Fence Line
- Vegetation**
 - Tree
 - Tree line/ Drop Line

General 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 Trilogys Survey Solutions and the instructing party.

The boundaries shown on this plan have been compiled from survey records (refer RP1777) 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.

Site Photo

General Notes

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

Trilogys 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.

Site Photo Looking North East



Revision:	Notes:

Trilogys Survey Solutions
Over 30 years experience

SURVEY SERVICES **CADASTRAL / TITLING ADVICE**
GOLD COAST
0431 400 670
wayneg@trilogys.com.au

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: Contours @ 0.25m intervals

Scale: 1:200 @ A3
0 2 4 6m
1:200@A3 (Before Reduction)
Client: **Intrepid Developments (Qld) P/L**

Detail Survey
239-241 Boundary St
Coolangatta
Sheet 1 of 1

Drawn: **WG**
Surveyed: **WG**
Drawing Number: **TSS-221006-001-A**

PROPOSAL PLANS



239 & 241 Boundary Street, Coolangatta

BOUNDARY STREET
COOLANGATA

DEVELOPMENT APPLICATION

NOVEMBER 2022



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



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



EXISTING CONDITION

12 WARD STREET

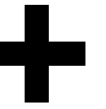
PROPOSED SITE





DESIGN DRIVERS

chapter 02



TOUCH OF NATURE

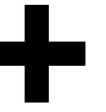
the eye catching new neighbour



SIMPLICITY

refined, beautiful, different.





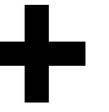
OASIS

bask in the beachfront lifestyle



DESIGN THINKING

chapter 03



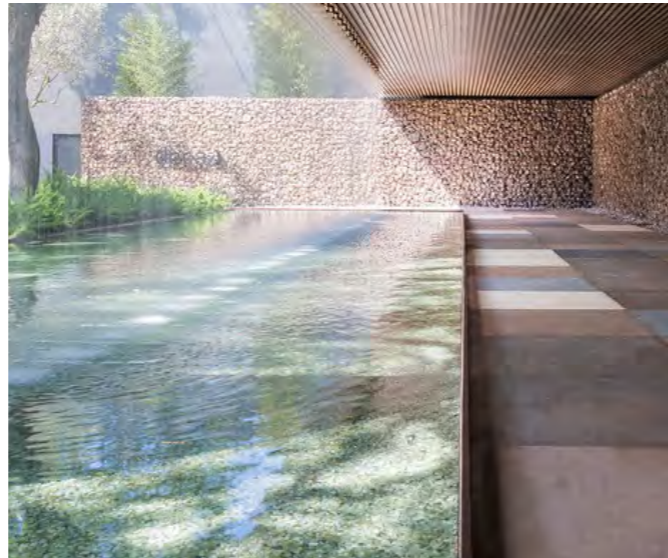
FORM

calming rhythmic geometry



PALETTE & INSPIRATION

natural sophistication



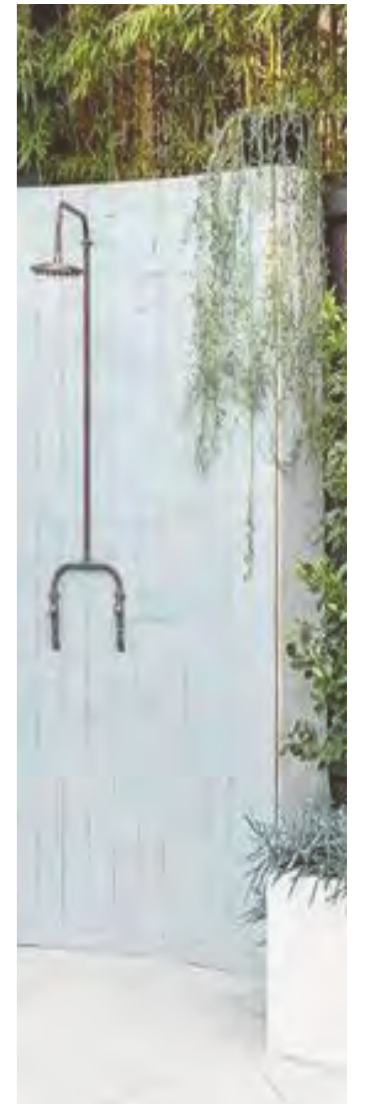
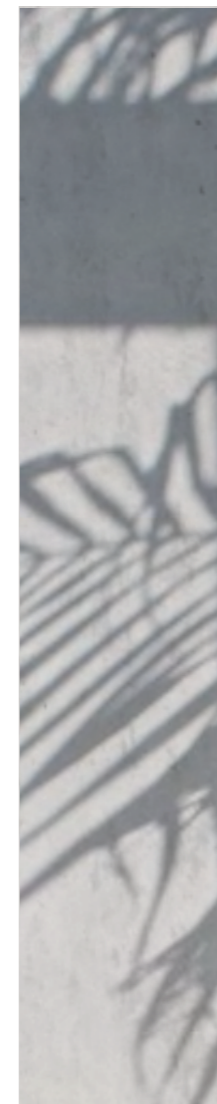
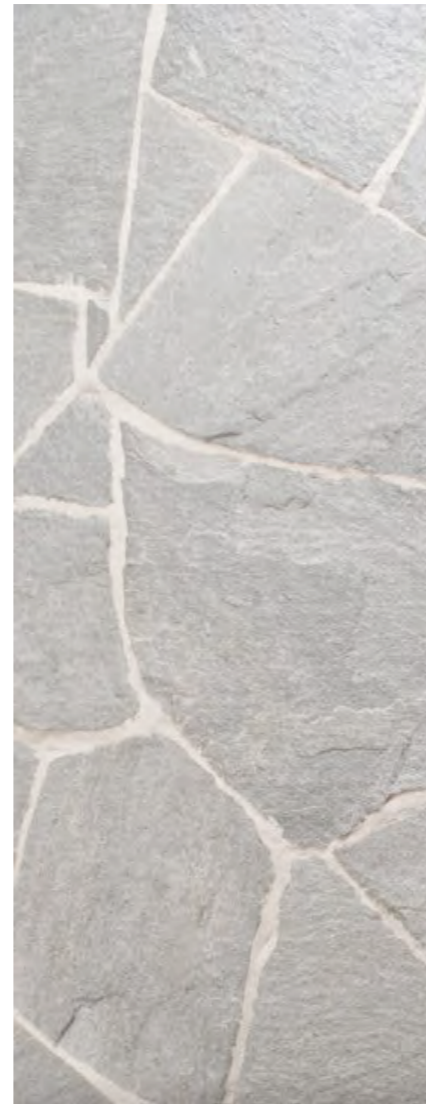
RECREATION

the hidden oasis



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

- 06 Coloured Concrete
- 07 Concrete Vertical Ribbed
- 08 Tile



01,02

03

04

05

06

07

08

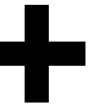
MATERIALITY

natural sophistication

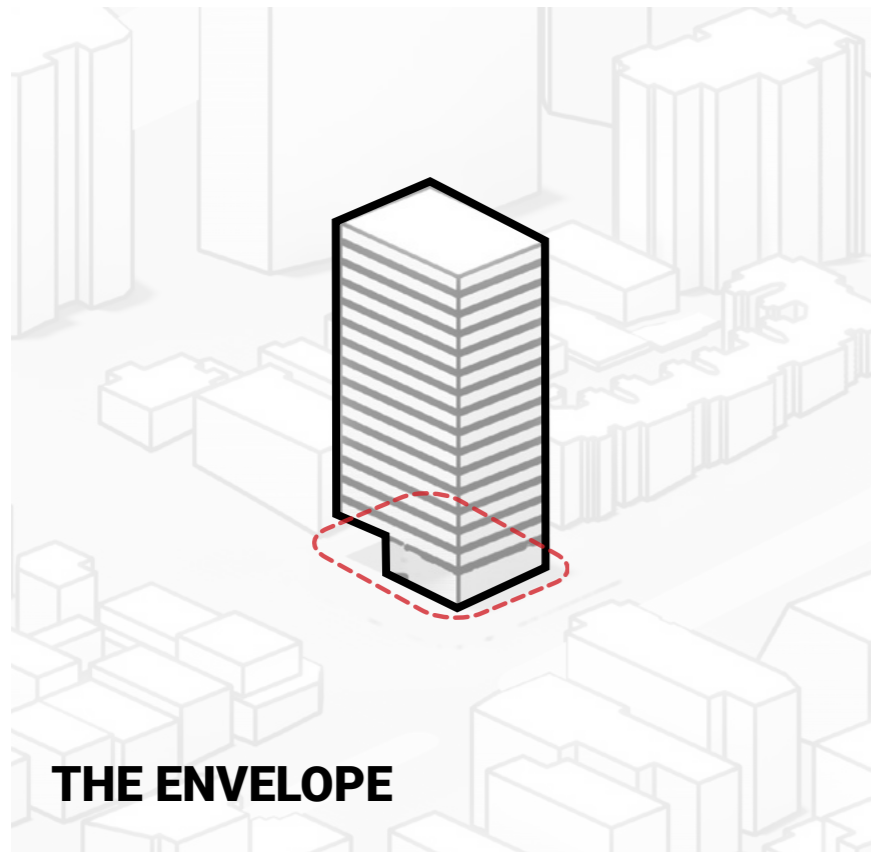


THE CONCEPT

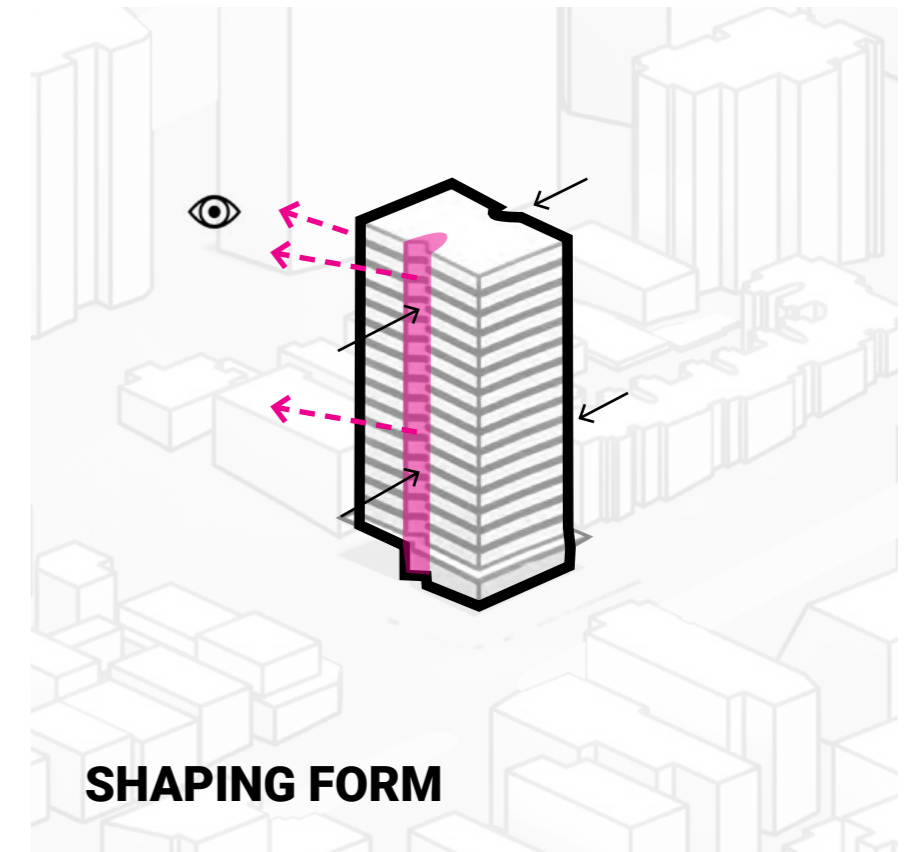
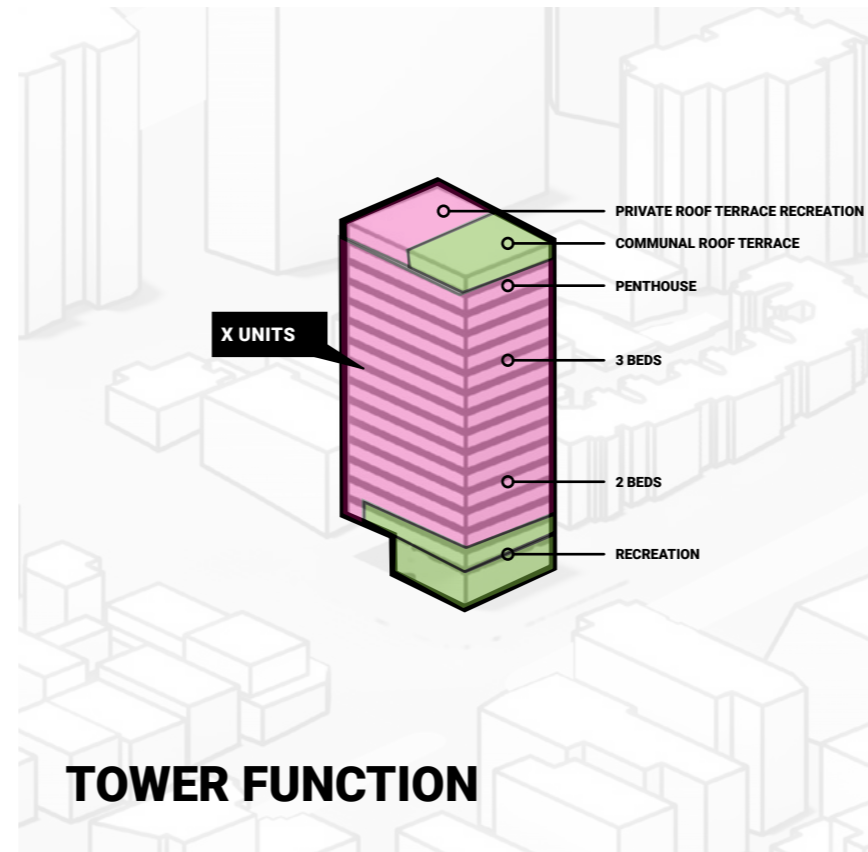
chapter 04



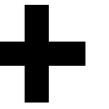
DESIGN DIAGRAM



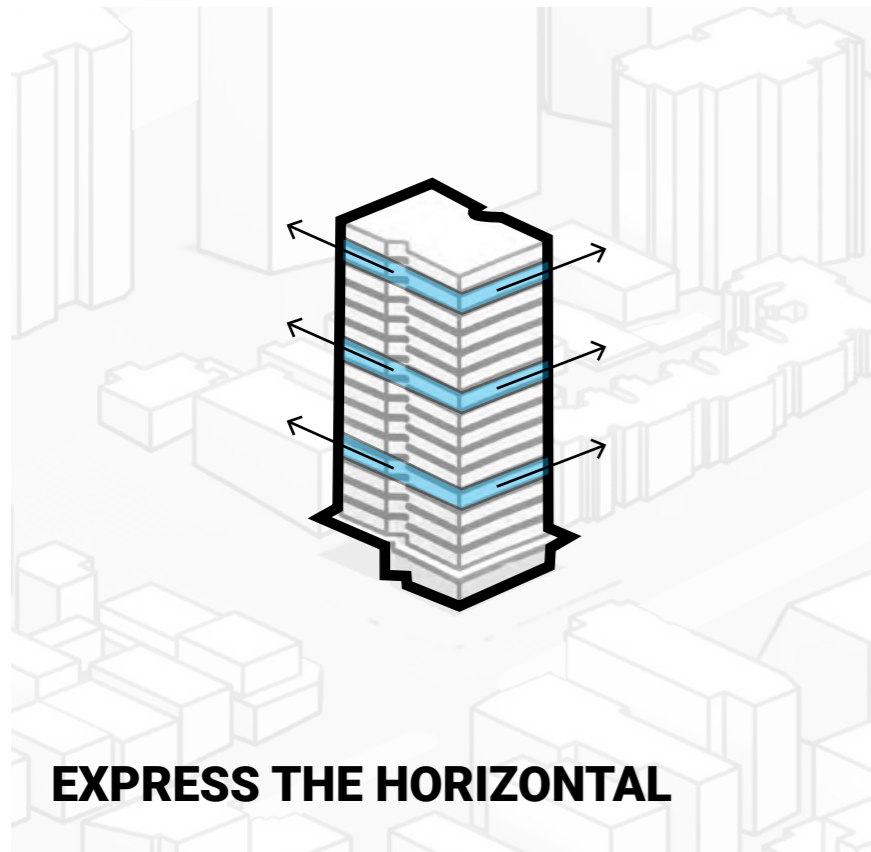
Starting with the mass.



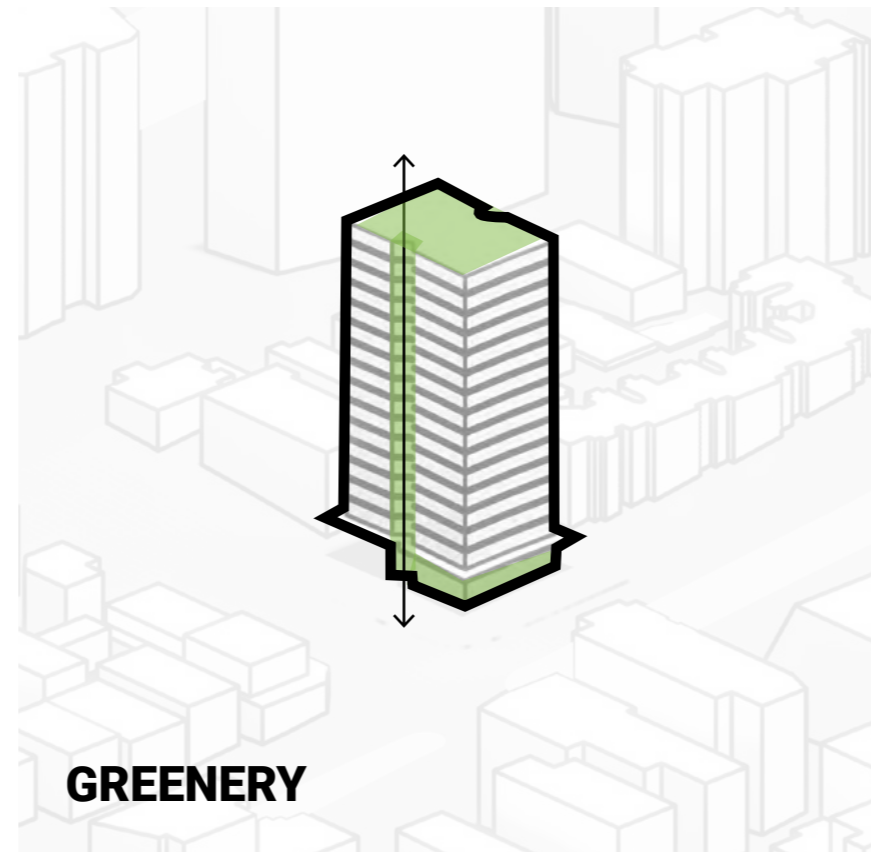
Pinching the sides of the building increases and emphasises viewlines.



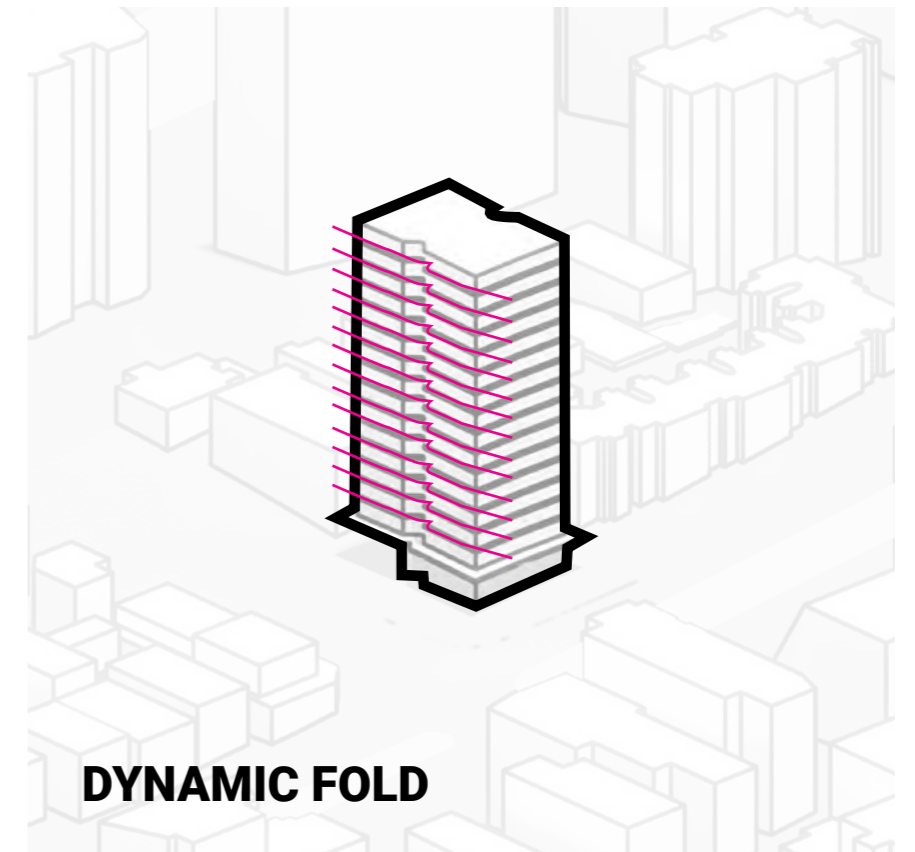
DESIGN DIAGRAM



Emphasising the delicate horizontal elements.



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

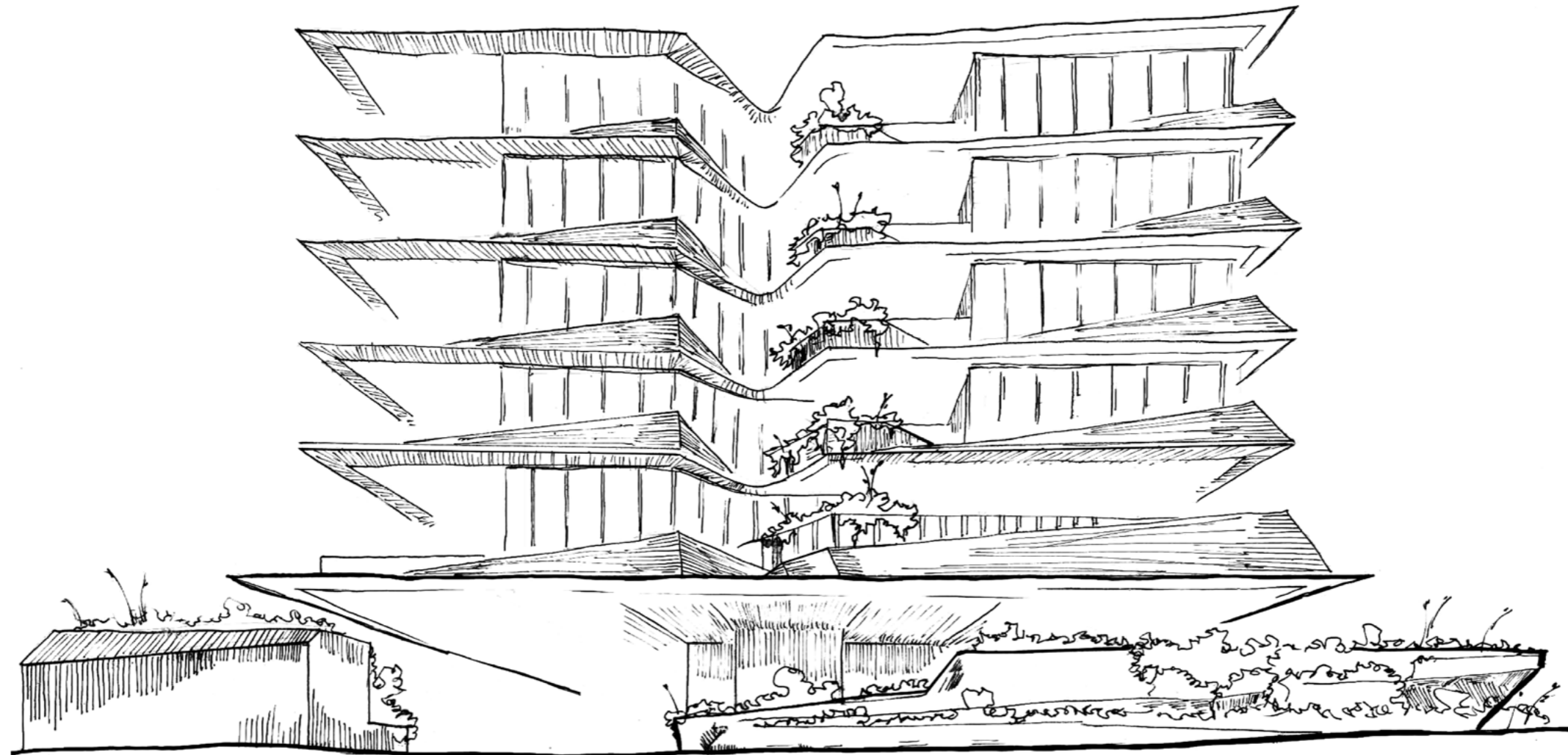


Playing with delicate timbers to create a twisting sensation and movement up the building.



THE VISION

chapter 05







241 BOUNDARY STREET



241 BOUNDARY STREET











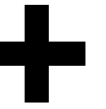






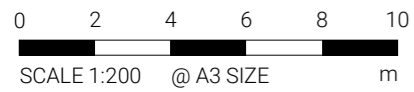
THE DRAWINGS

chapter 06



DA011
SITE PLAN - EXISTING + DEMOLITION

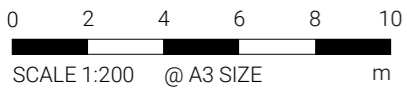
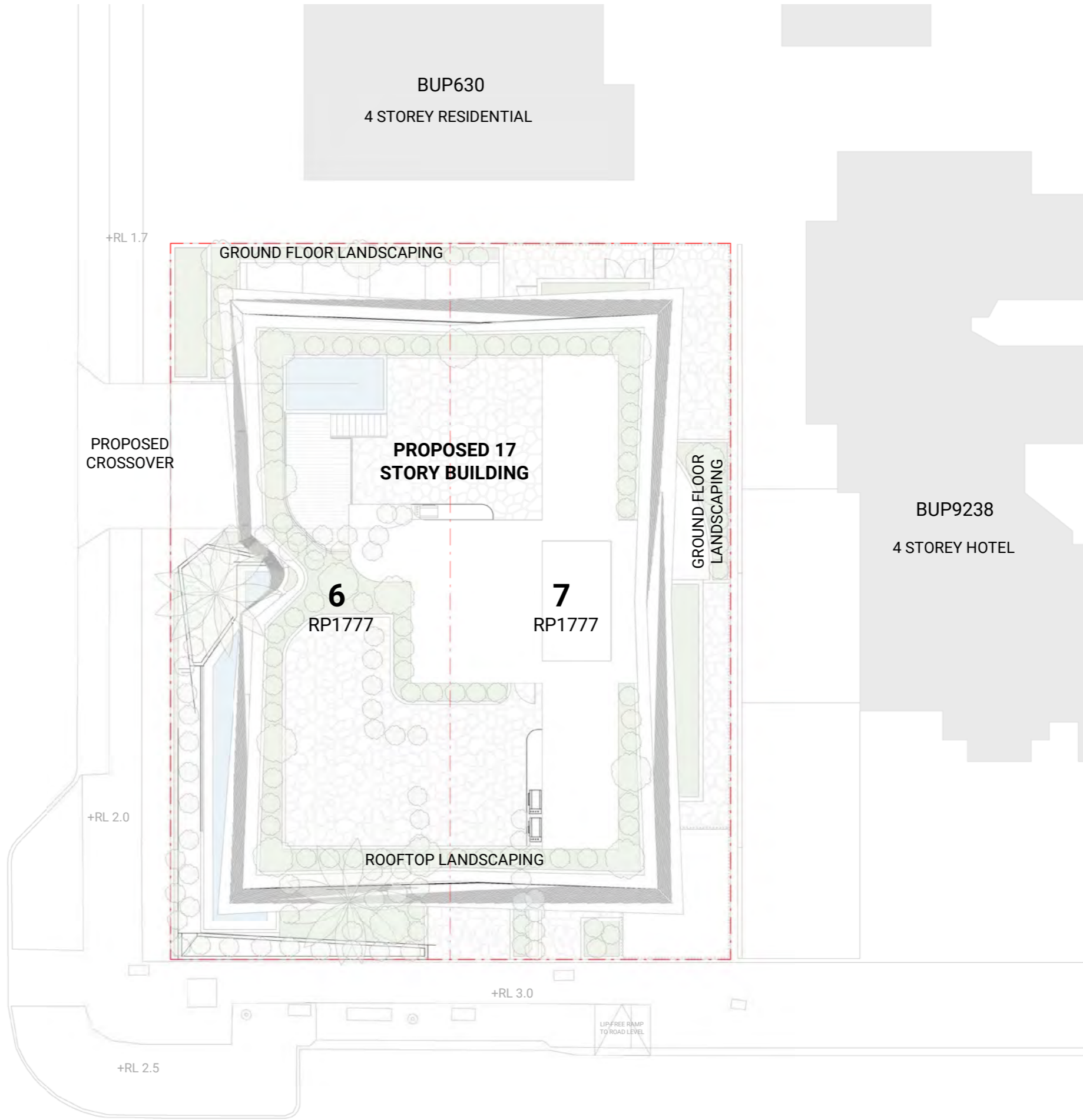
WARD STREET





DA020
SITE PLAN - PROPOSED

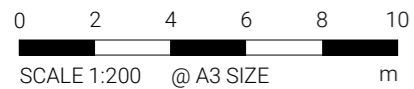
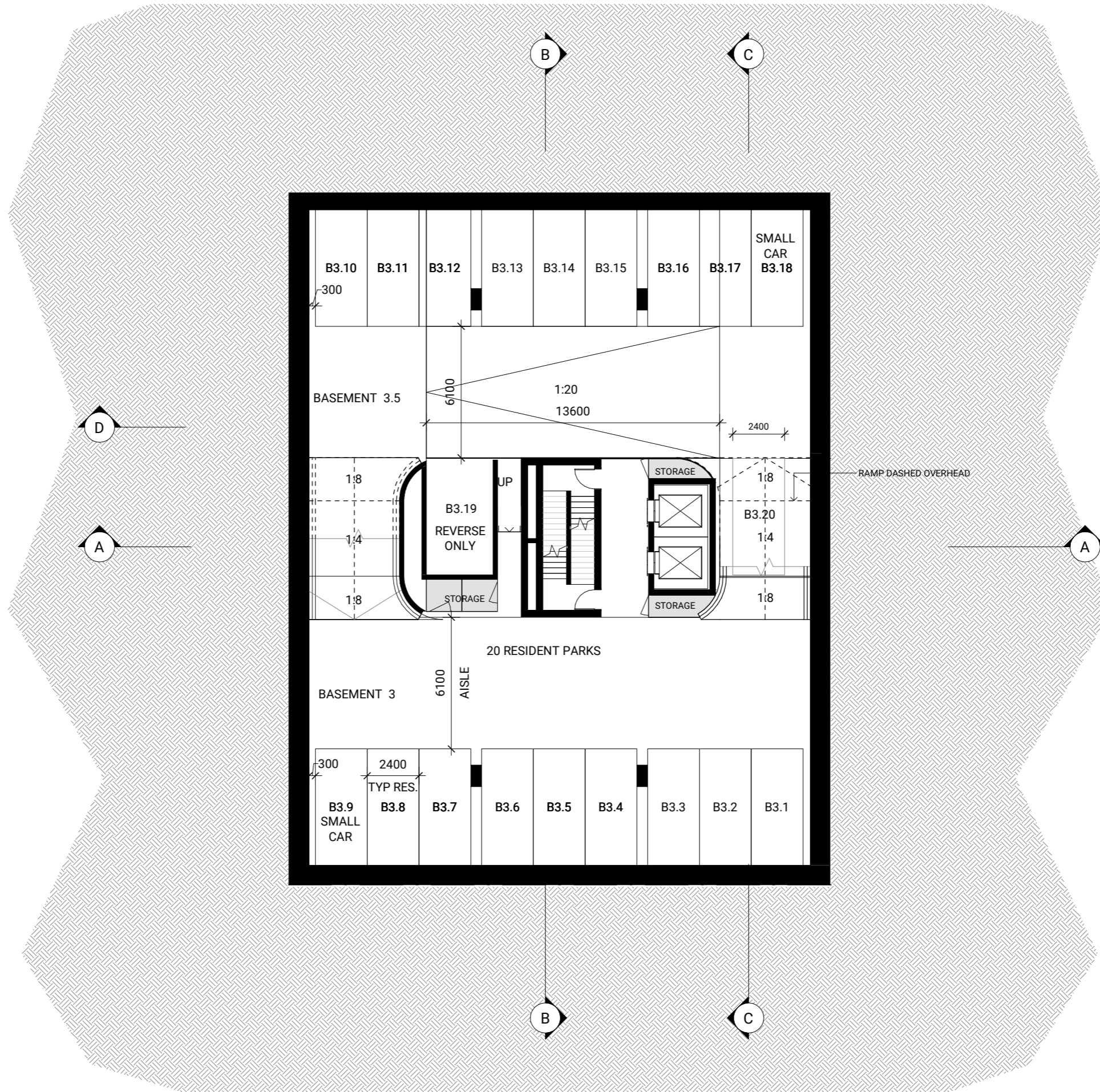
WARD STREET

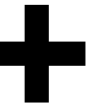


BOUNDARY STREET

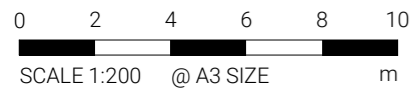
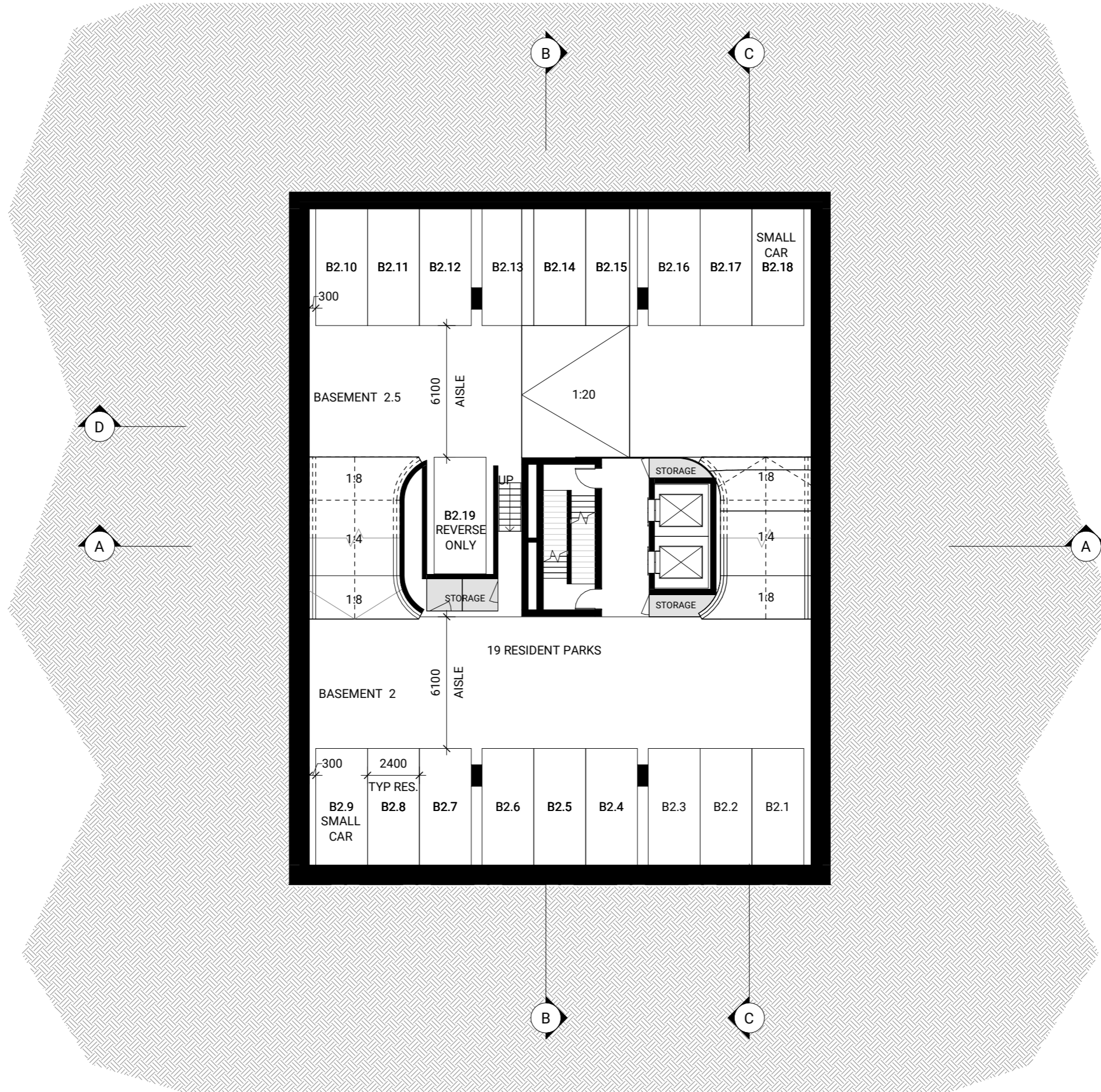


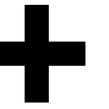
DA097
FLOOR PLAN - BASEMENT 03



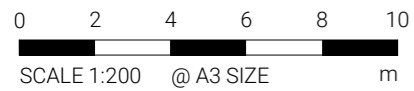
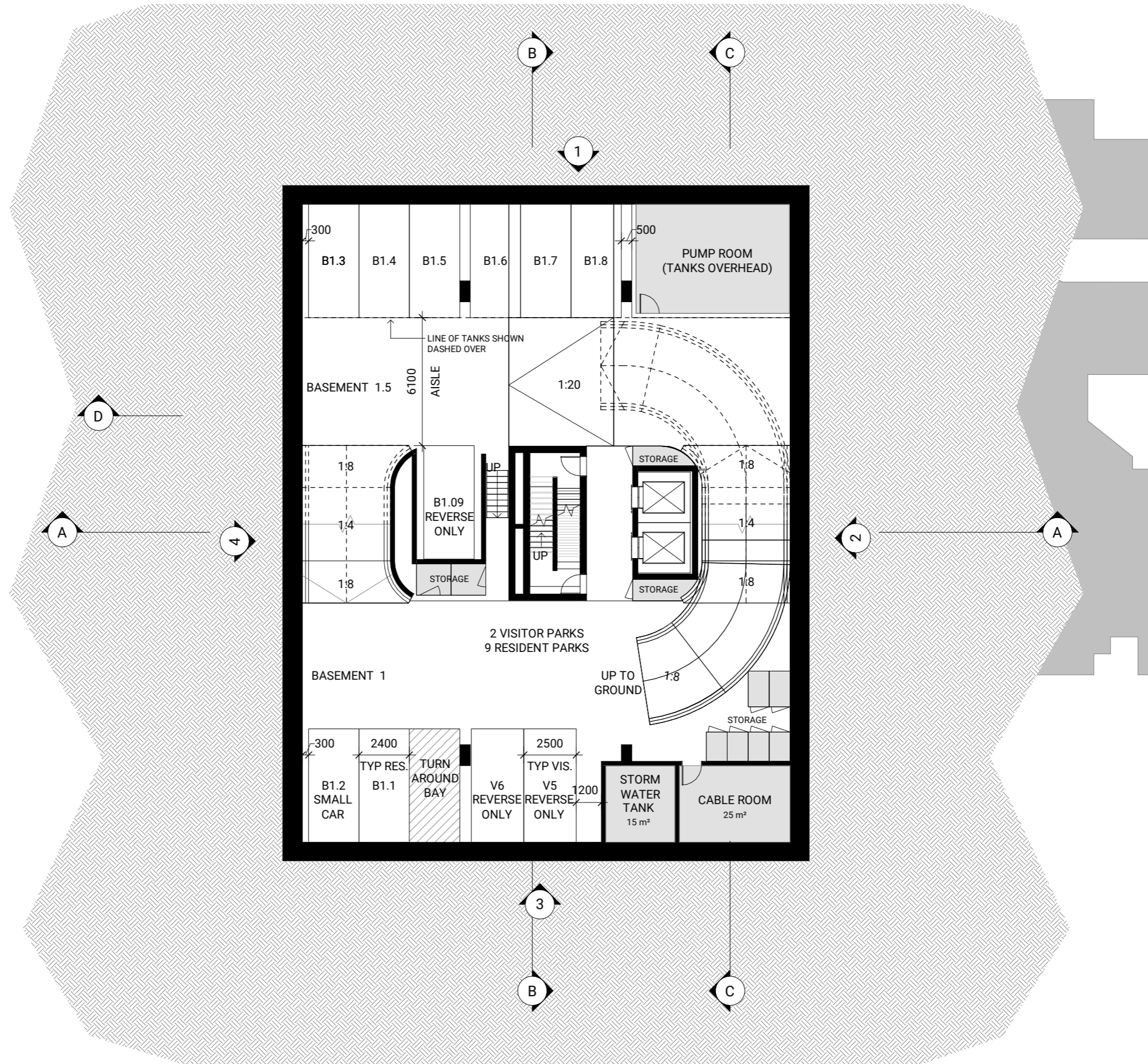


DA098
FLOOR PLAN - BASEMENT 02



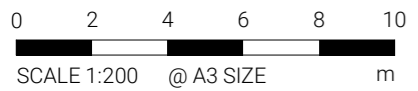
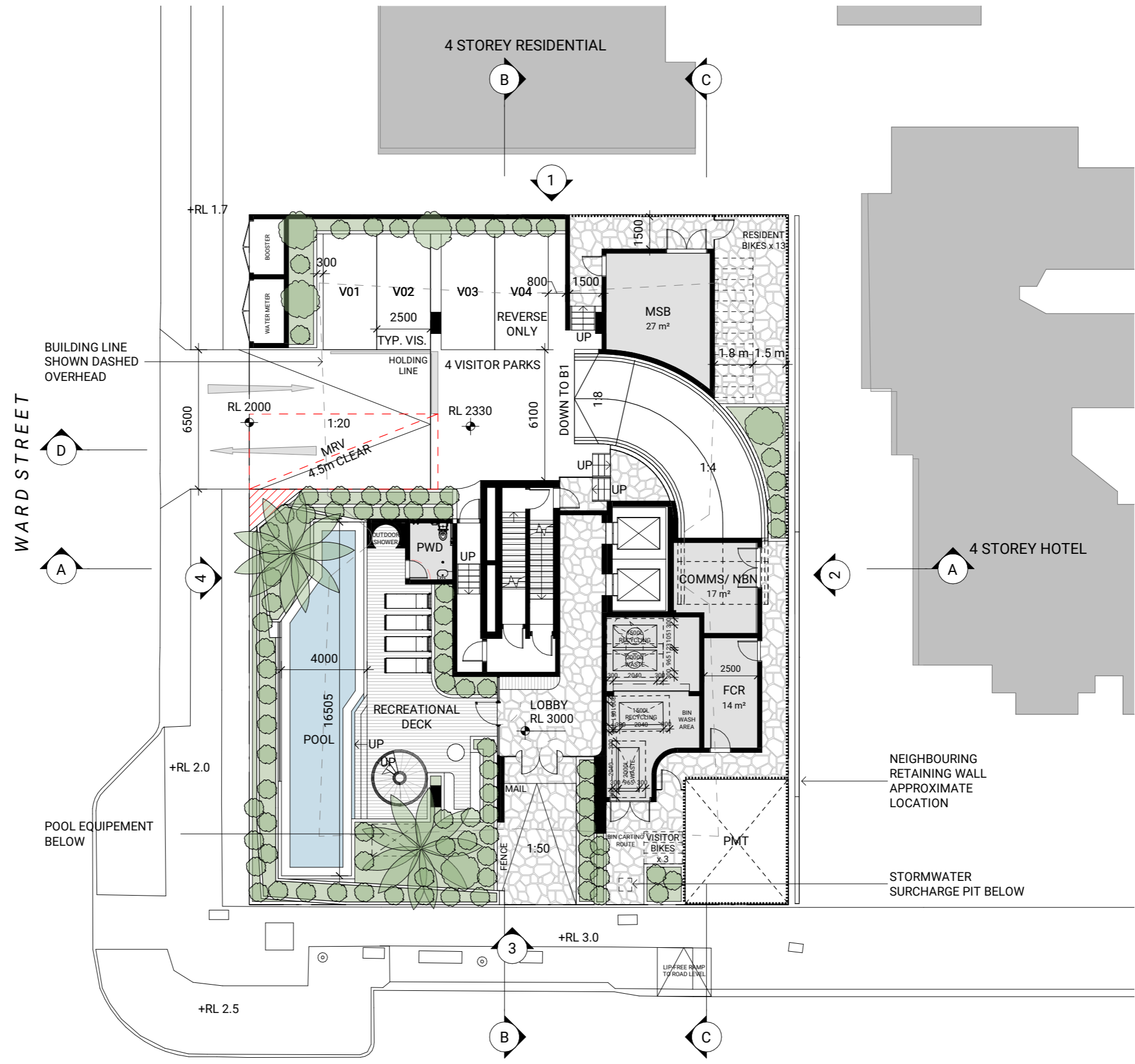


DA099
FLOOR PLAN - BASEMENT 01





DA100
FLOOR PLAN - GROUND LEVEL

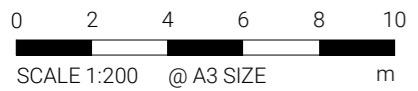
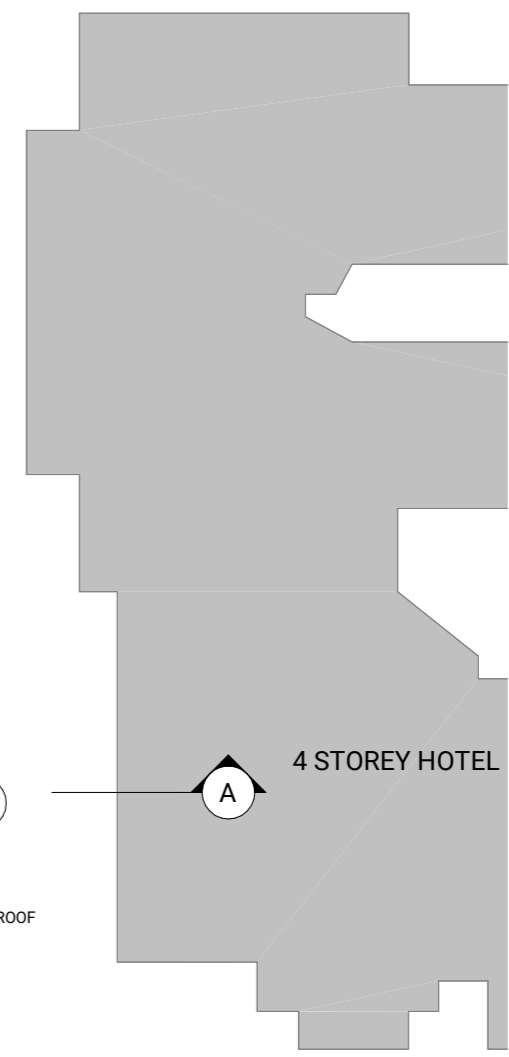




DA101
FLOOR PLAN - LEVEL 1

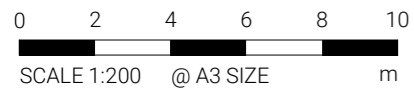
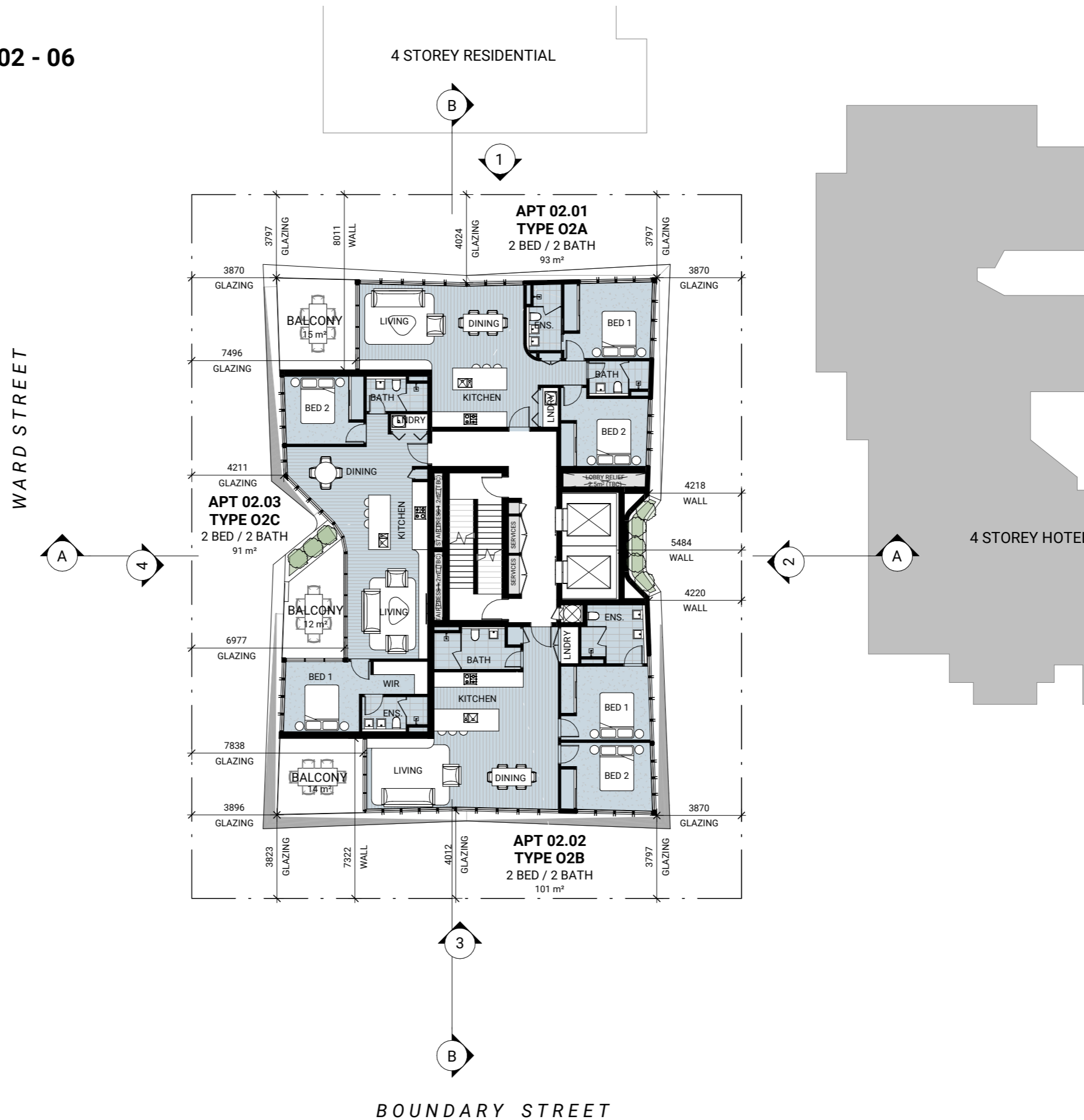
WARD STREET

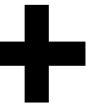
BOUNDARY STREET



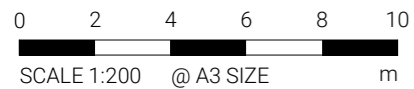
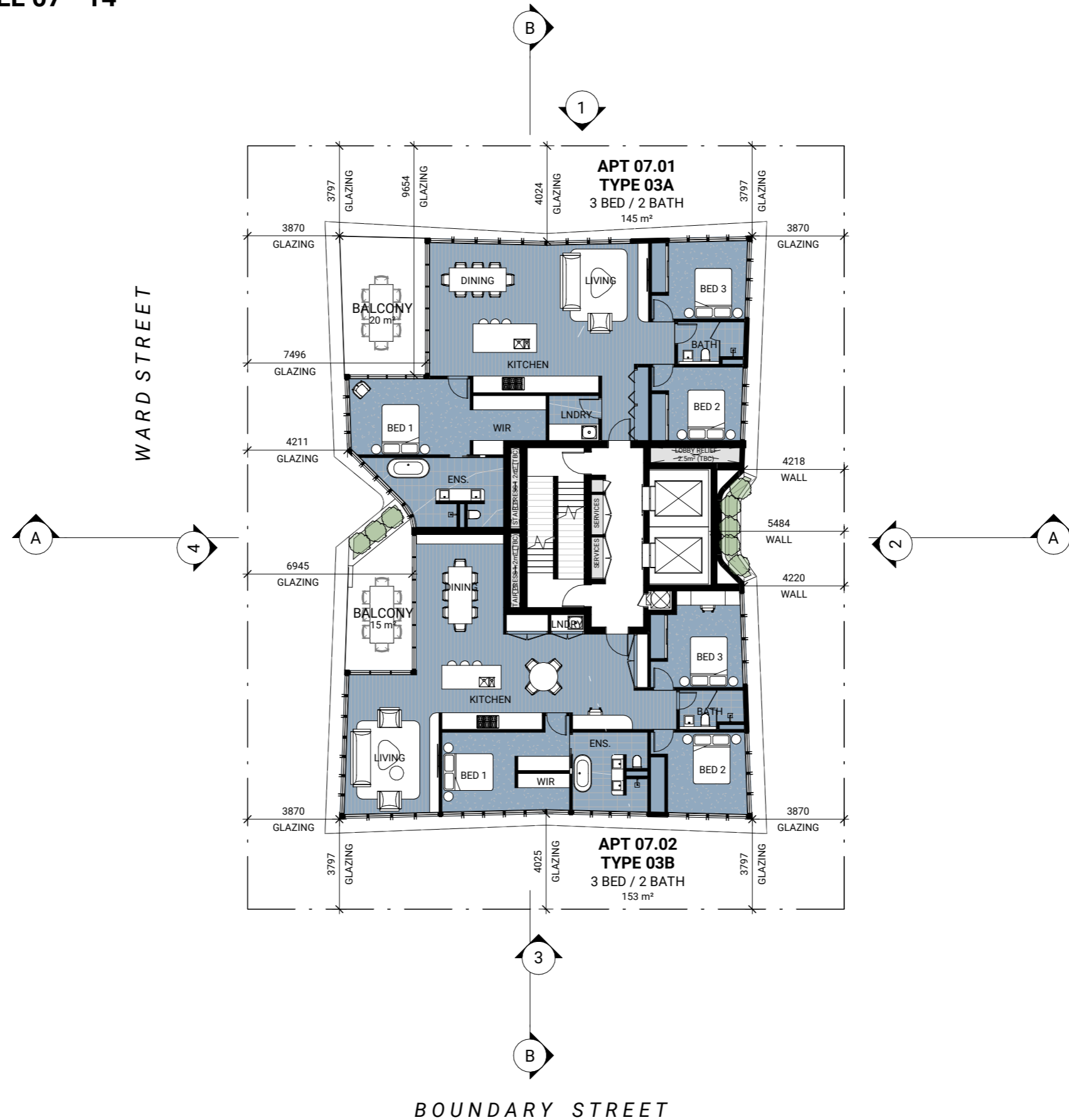


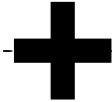
DA102
FLOOR PLAN - LOWER TYPICAL LEVEL 02 - 06



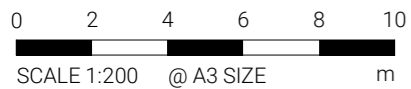
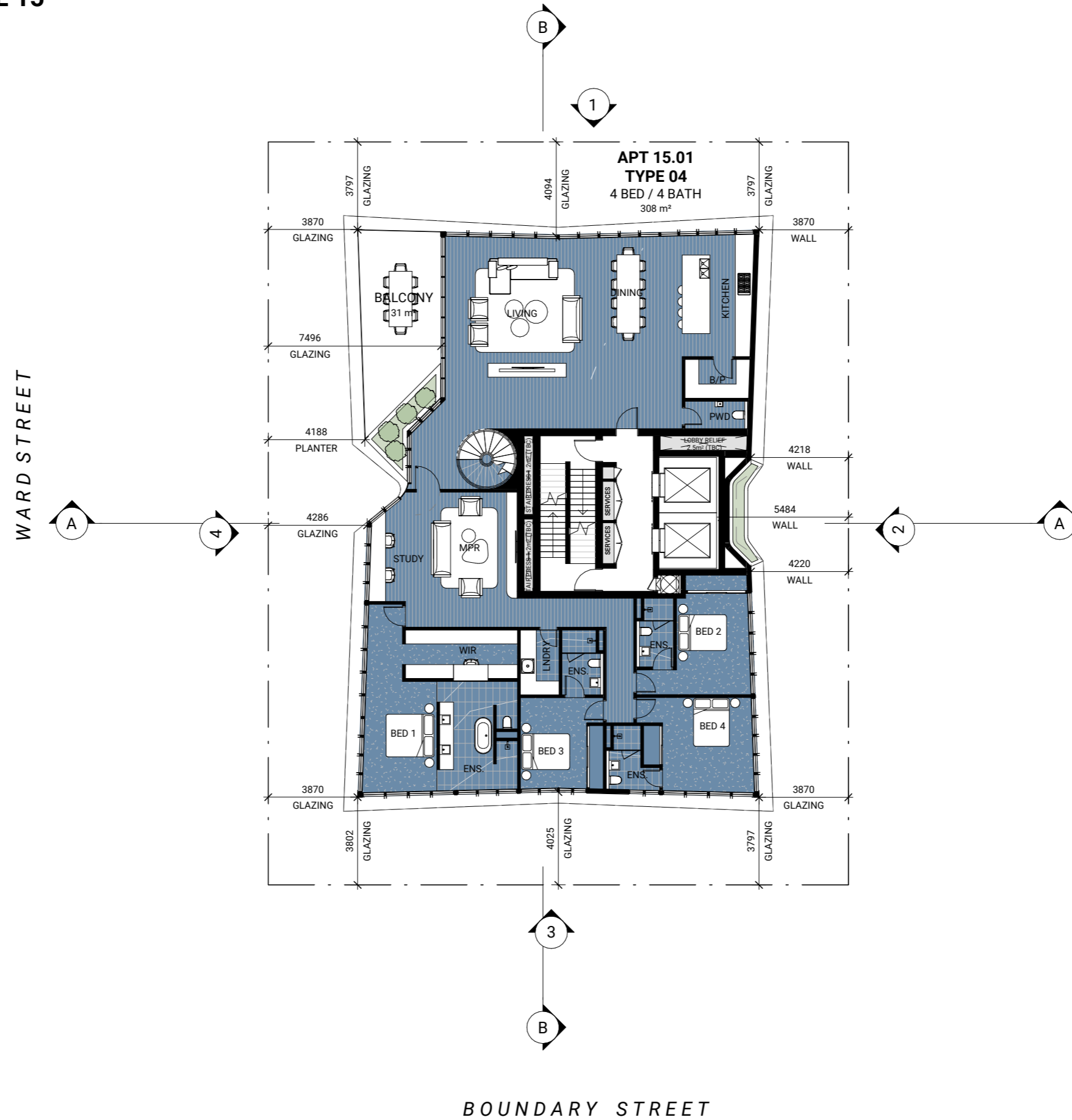


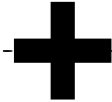
DA103
 FLOOR PLAN - TYPICAL UPPER LEVEL 07 - 14



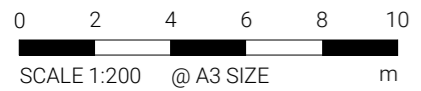
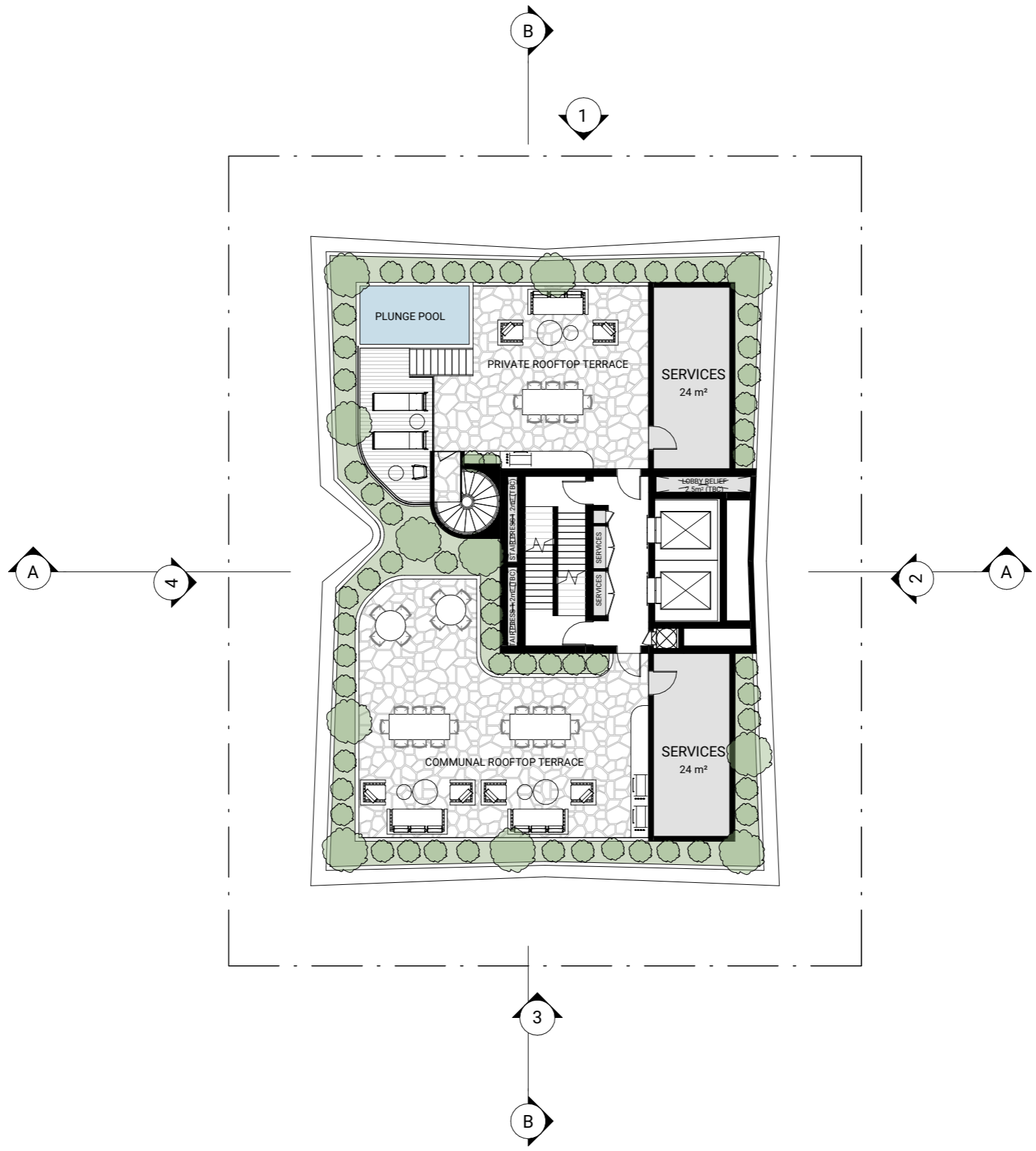


DA104
FLOOR PLAN - PENTHOUSE LEVEL 15





DA105
FLOOR PLAN - ROOFTOP TERRACE



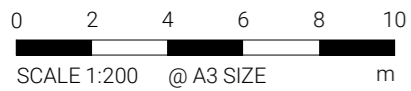
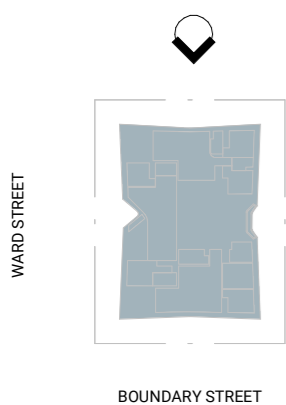
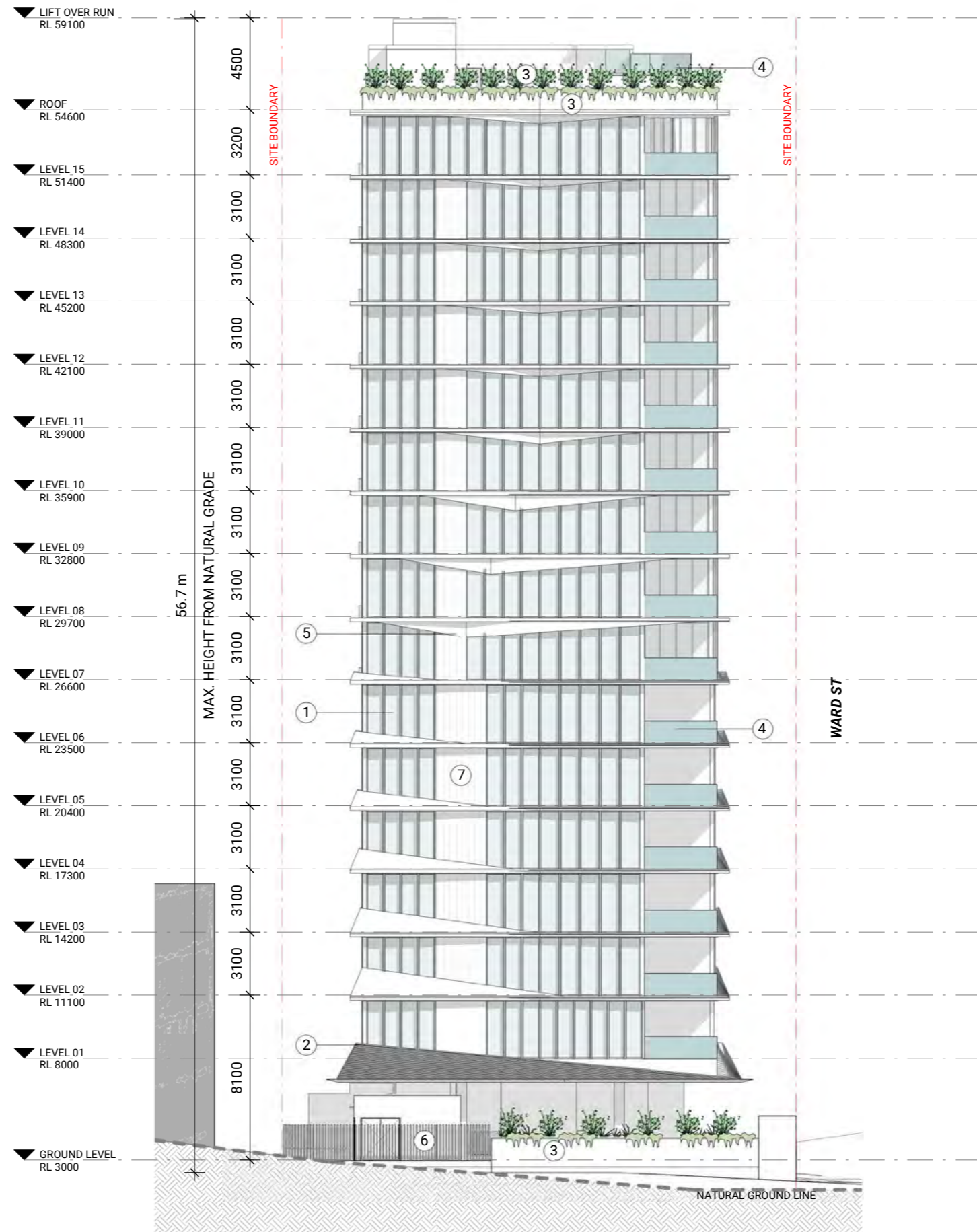


DA200

ELEVATION - NORTH WEST

MATERIALS LEGEND

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



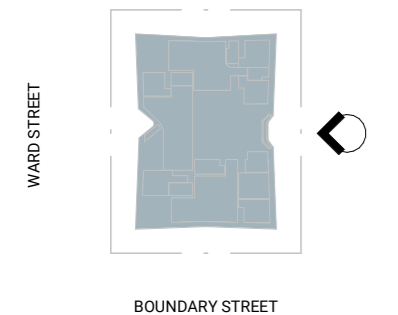
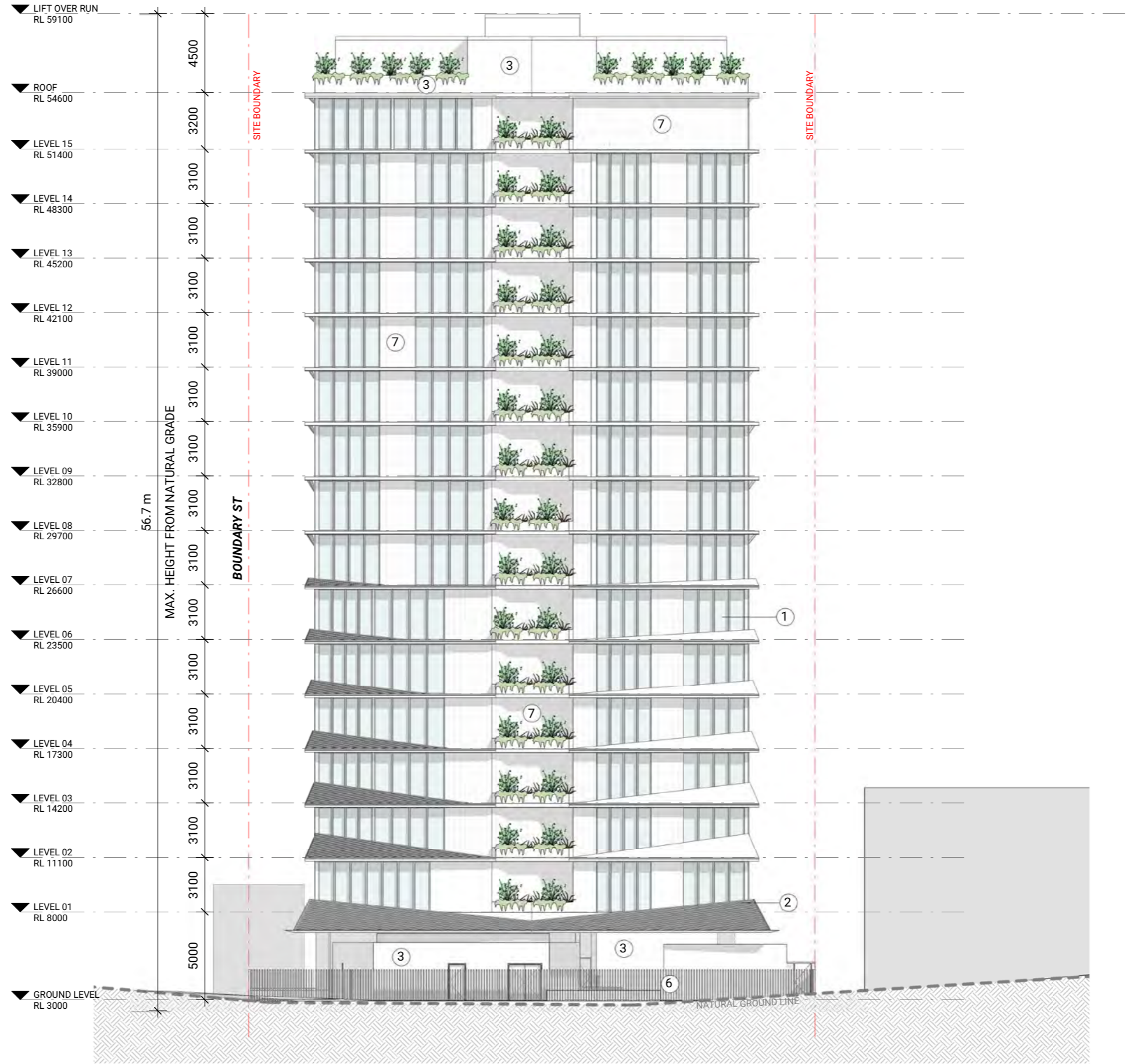


DA201

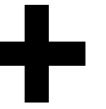
ELEVATION - NORTH EAST

MATERIALS LEGEND

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



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

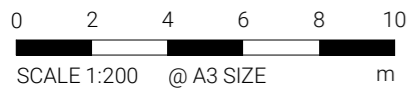
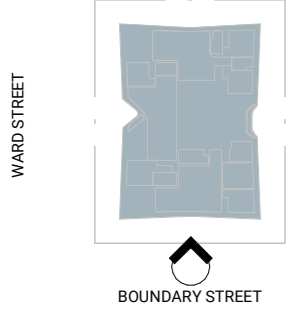


DA202

ELEVATION - SOUTH EAST

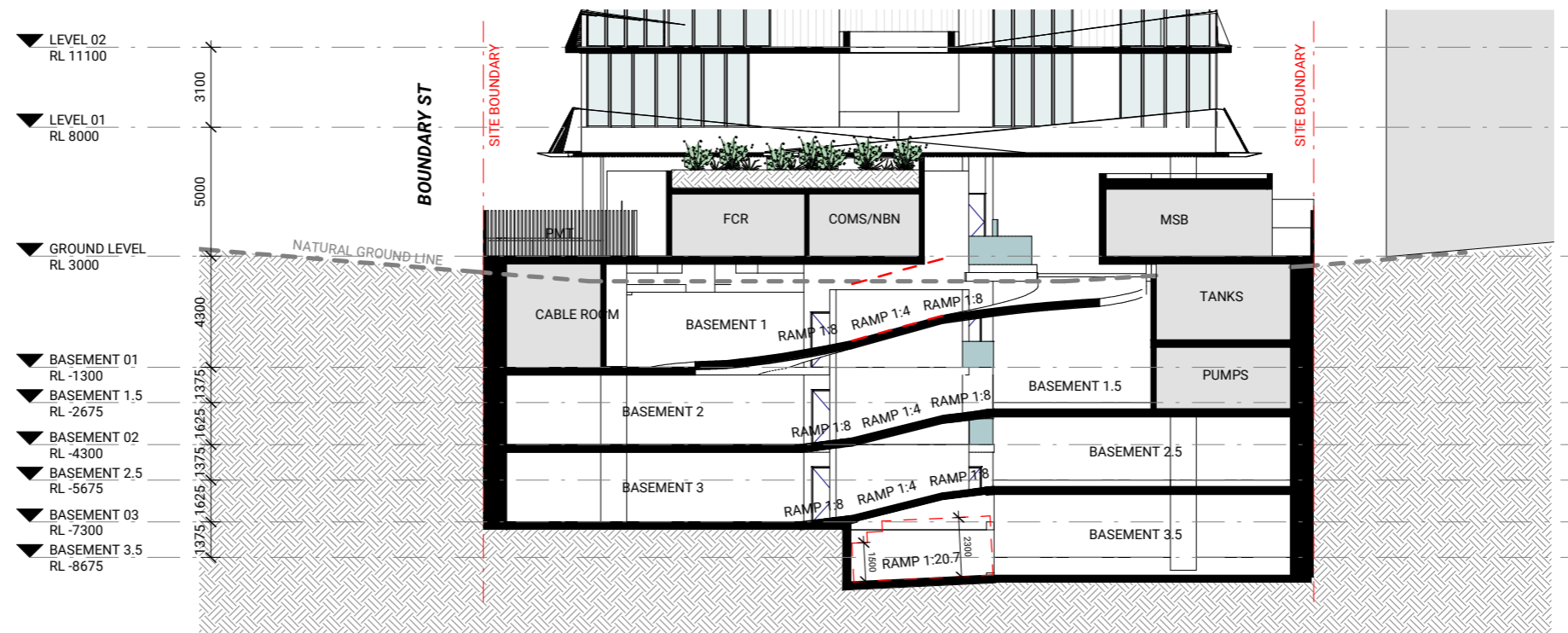
MATERIALS LEGEND

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

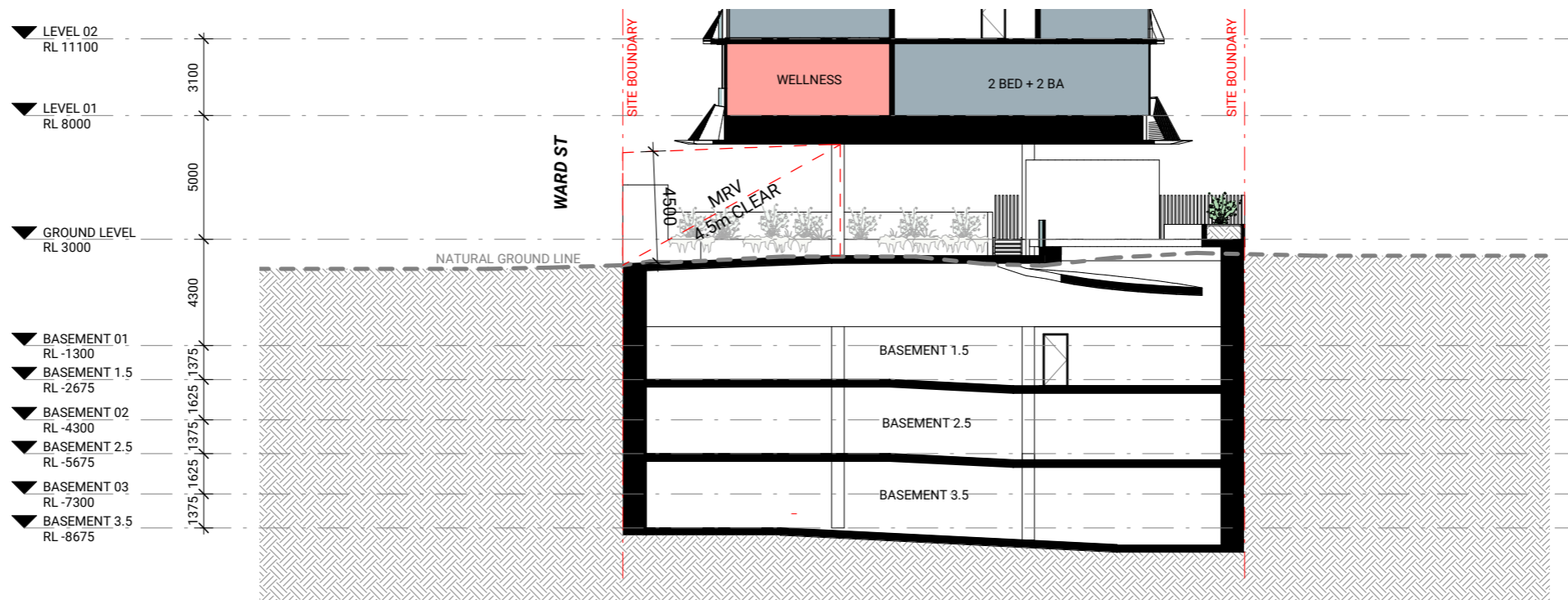




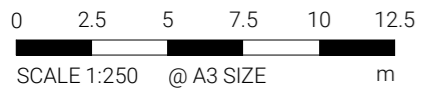
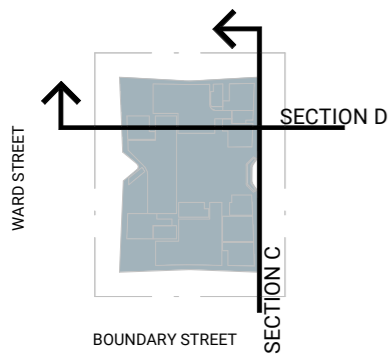
DA302
BUILDING SECTION C & D



SECTION C



SECTION D



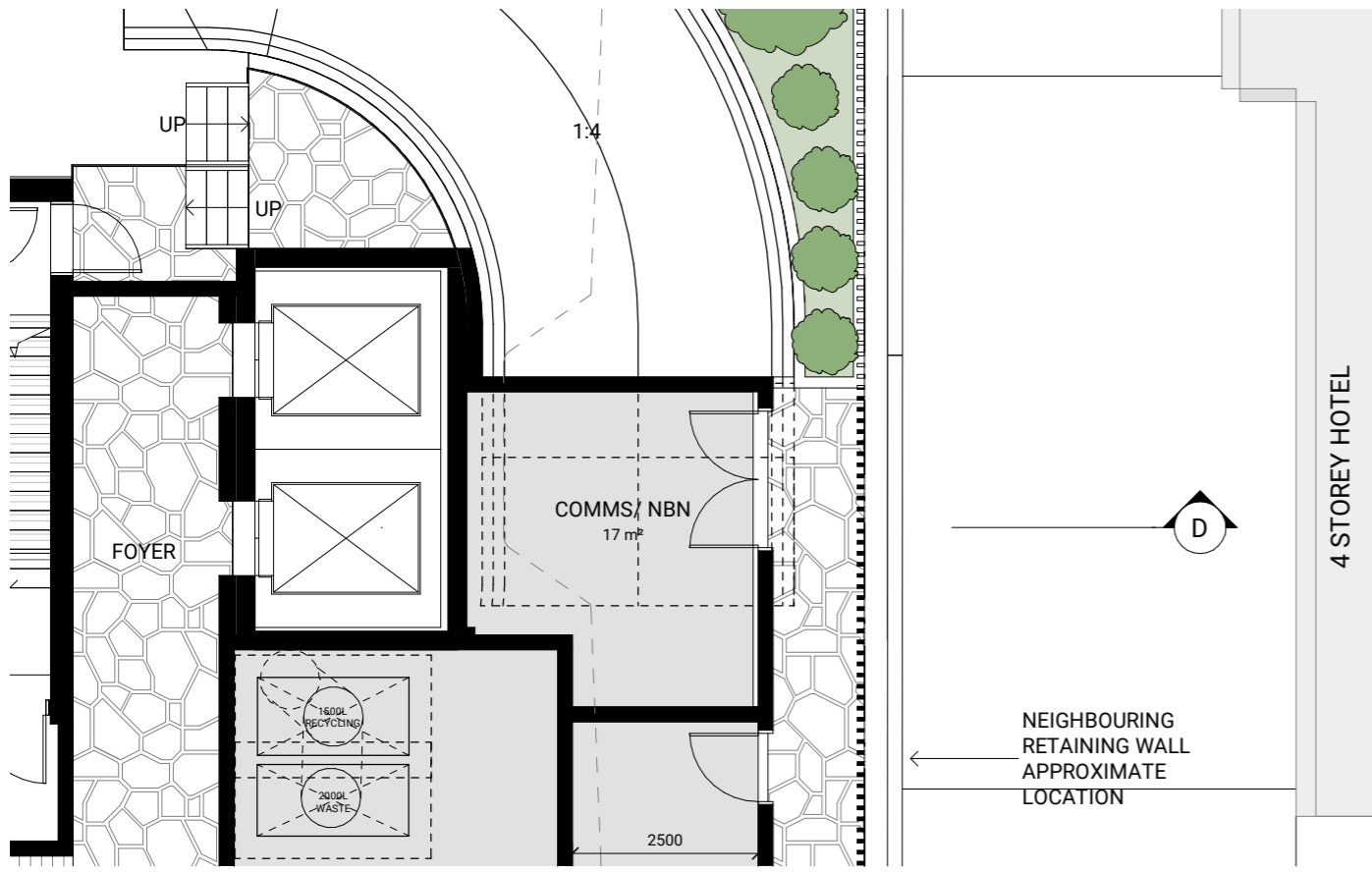


THE ANALYSIS

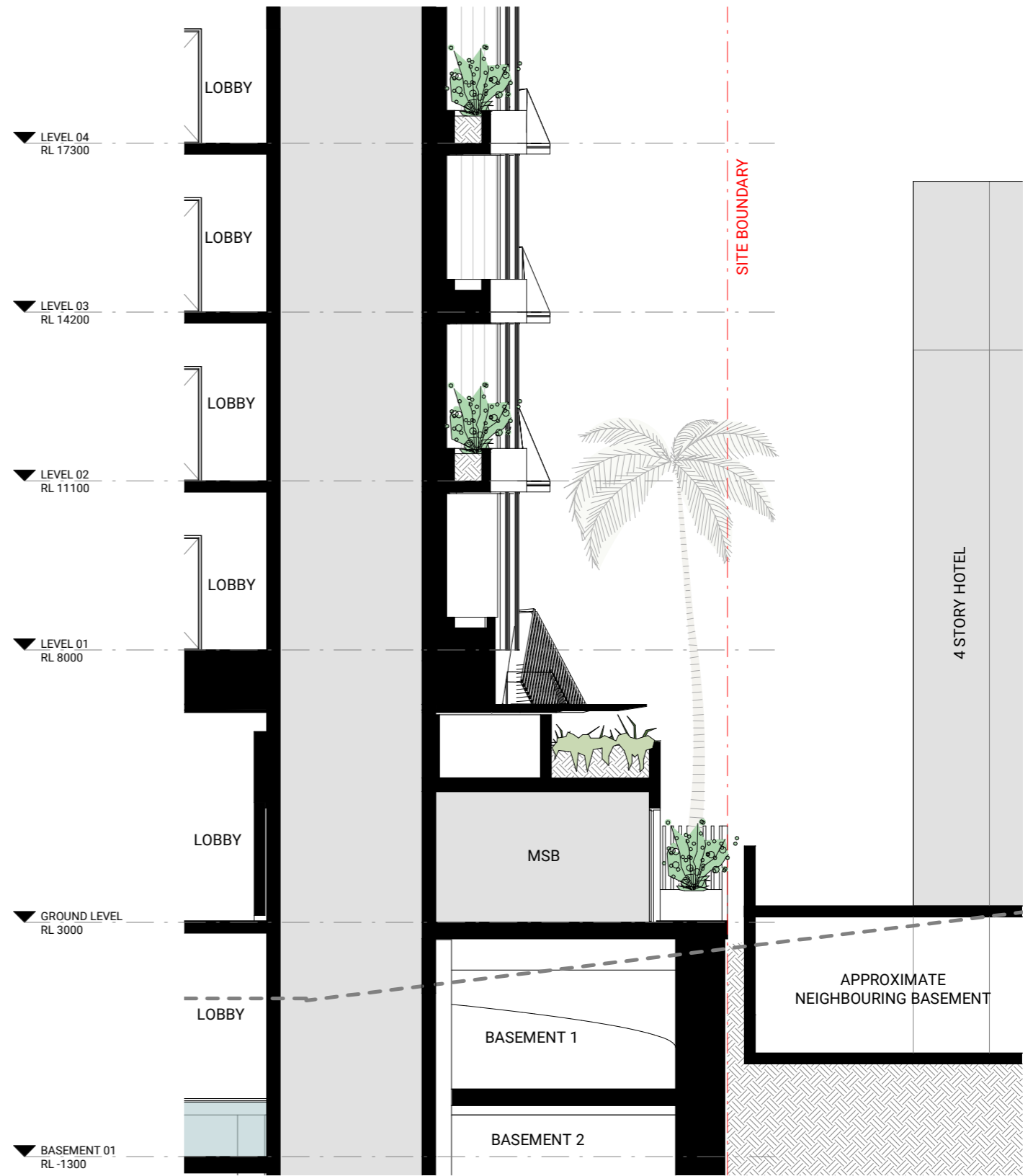
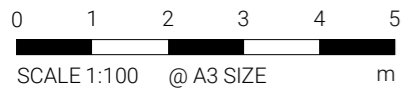
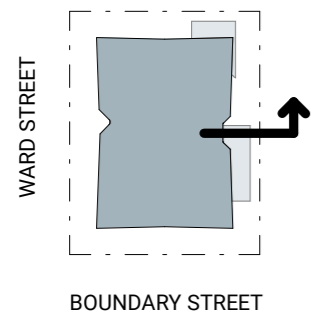
chapter 07



DA350
NORTH EASTERN BOUNDARY INTERFACE



NORTH EASTERN BOUNDARY INTERFACE SECTION
GROUND FLOOR

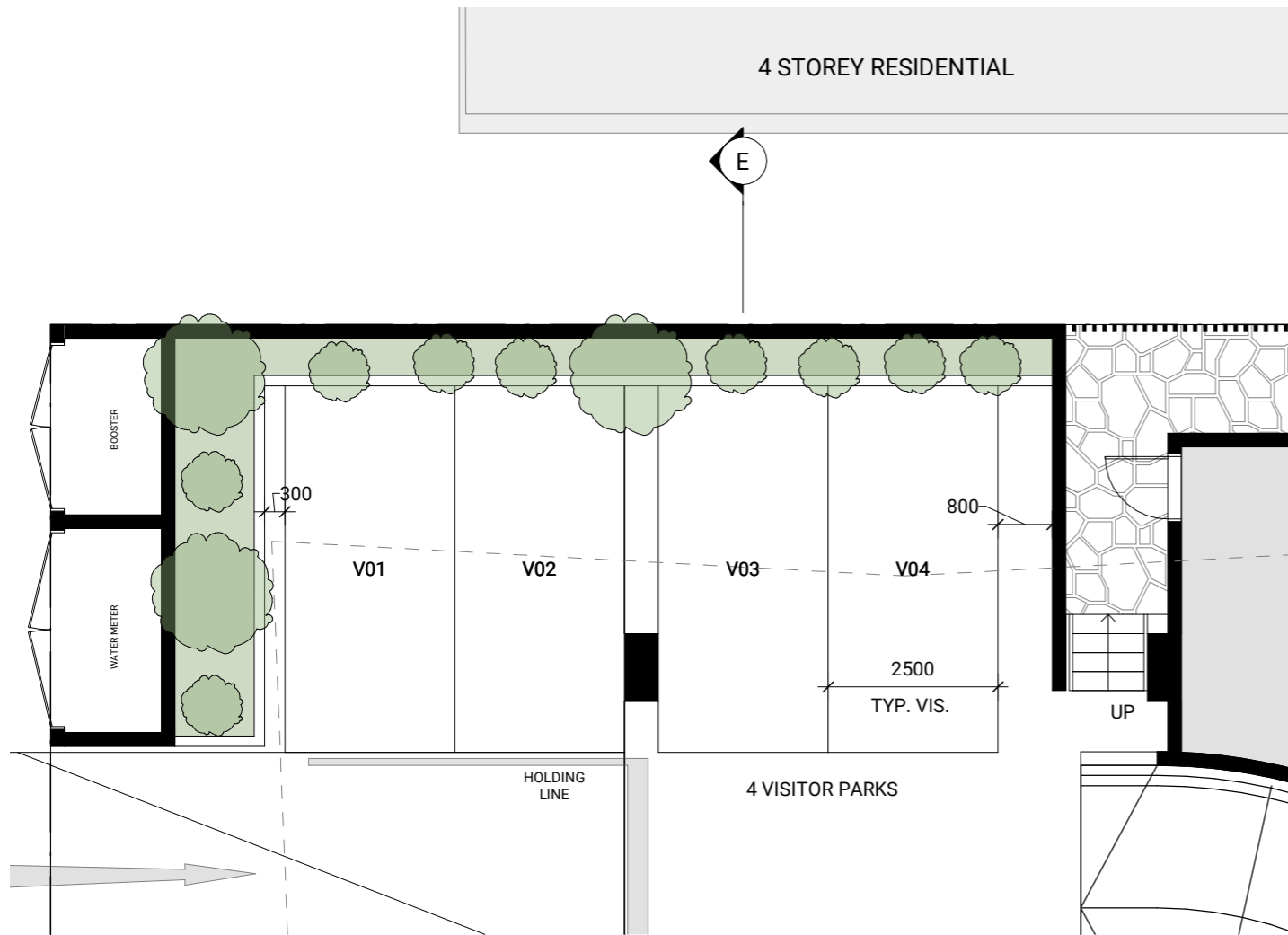


SECTION D

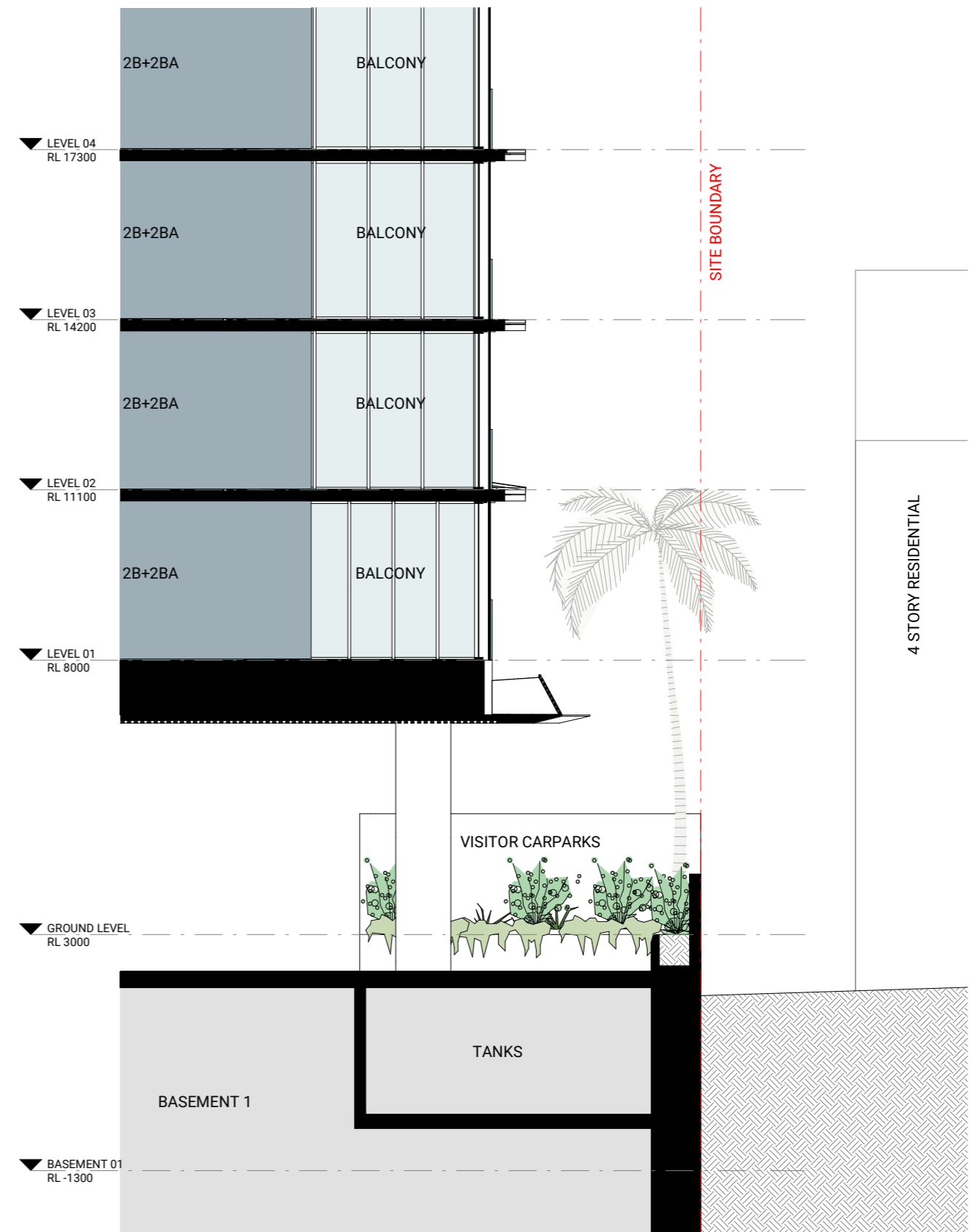
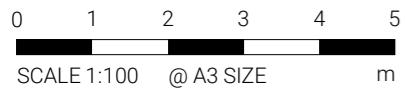
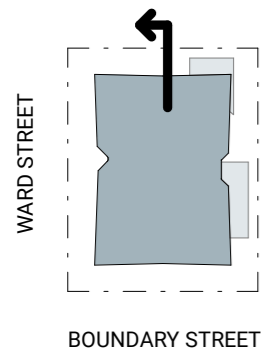


DA351

NORTH WESTERN BOUNDARY INTERFACE



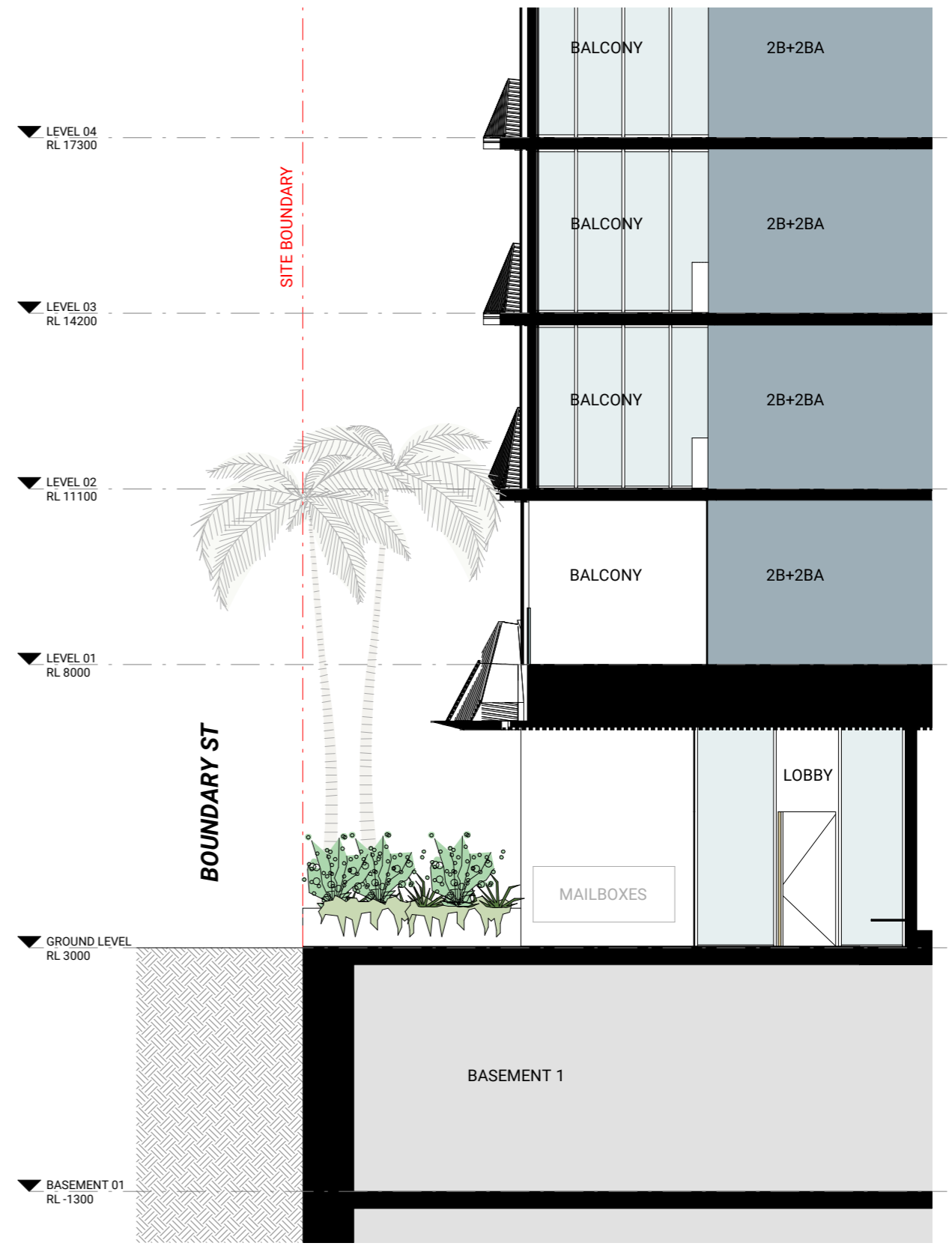
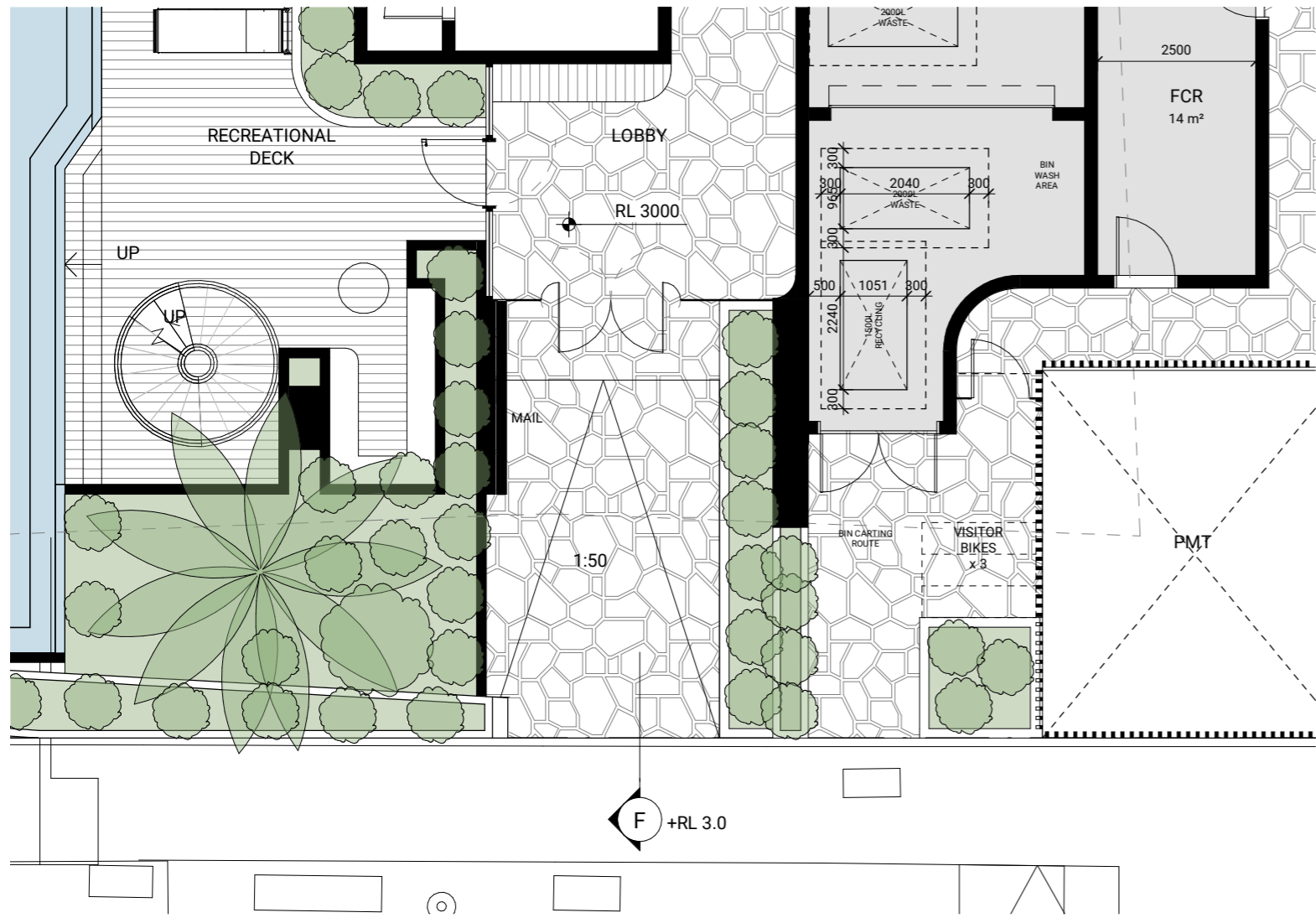
NORTH WESTERN BOUNDARY INTERFACE SECTION
GROUND FLOOR



SECTION E

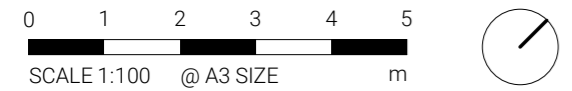
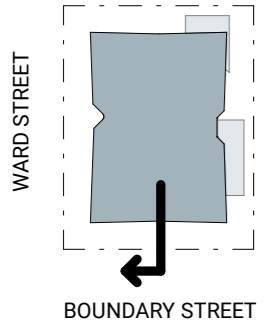


DA352
SOUTH EASTERN BOUNDARY INTERFACE



SOUTH EASTERN BOUNDARY INTERFACE SECTION
 GROUND FLOOR

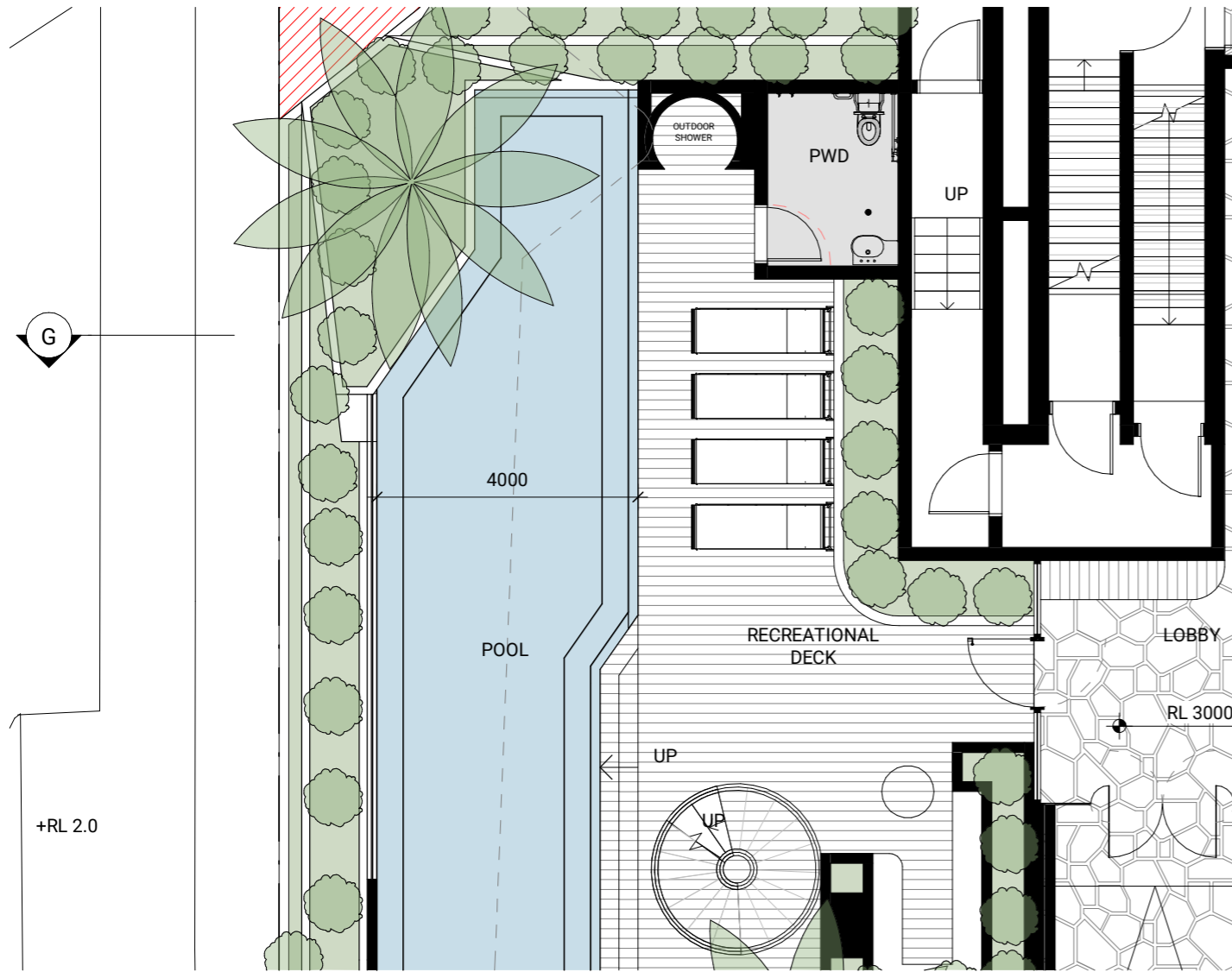
SECTION F



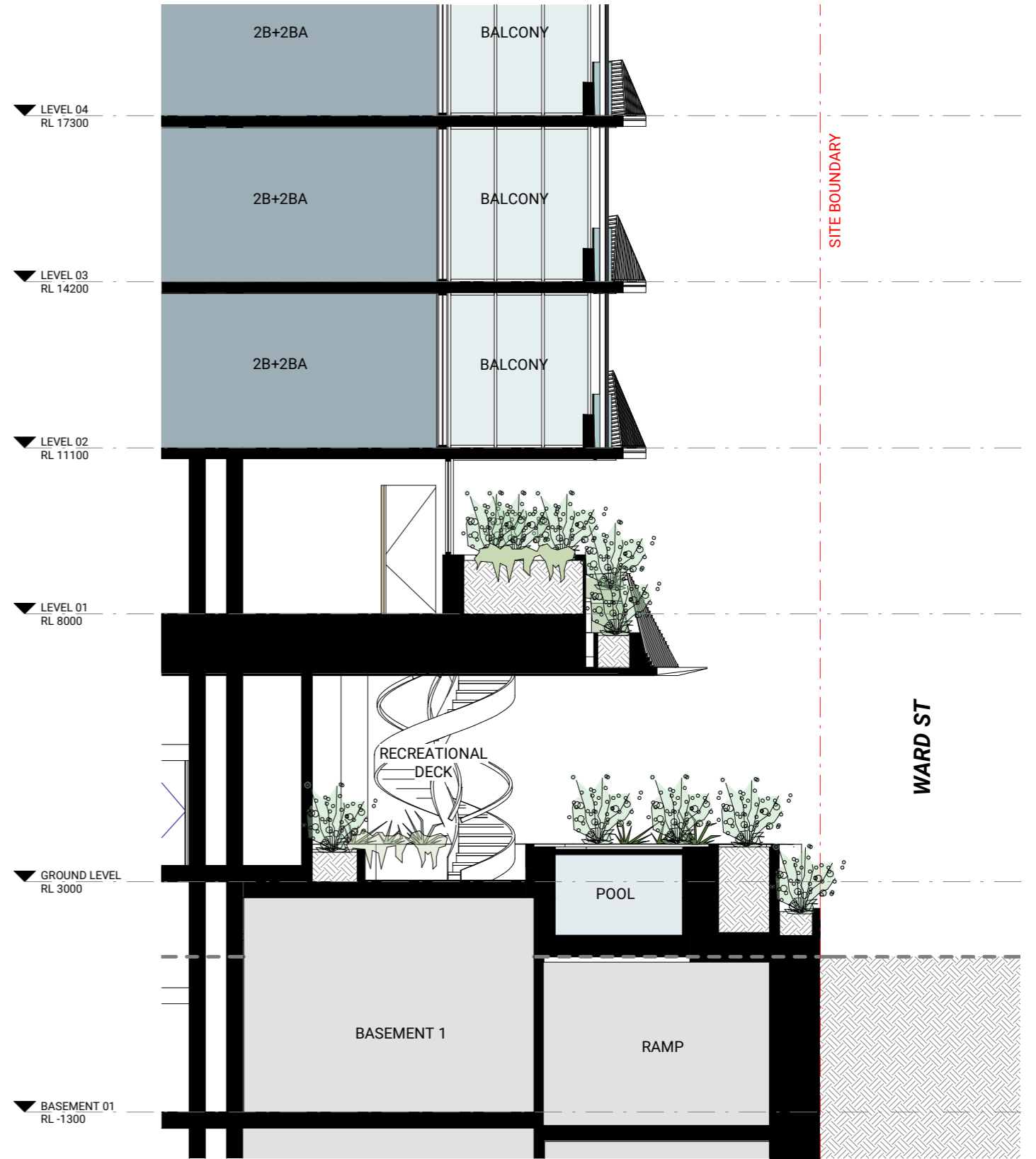
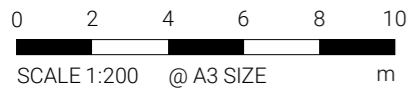
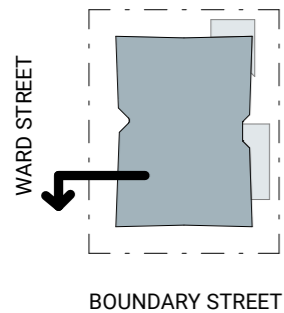


DA353

SOUTH WESTERN BOUNDARY INTERFACE



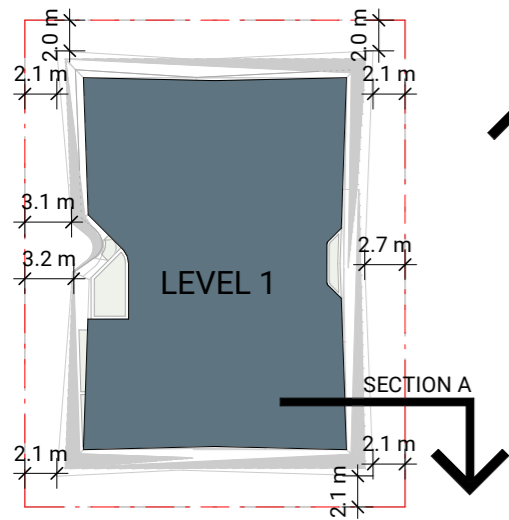
SOUTH WESTERN BOUNDARY INTERFACE SECTION
GROUND FLOOR



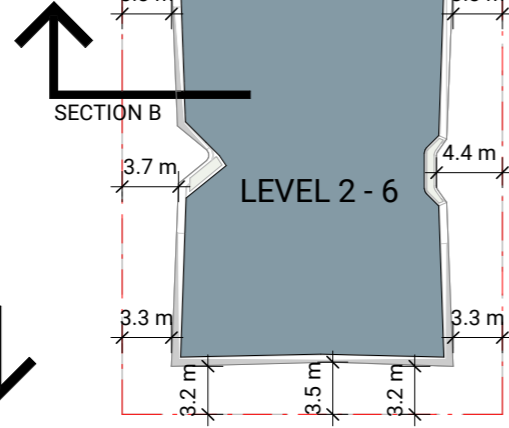
SECTION G



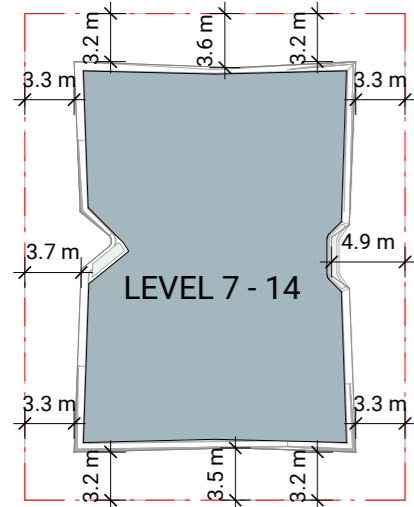
**DA401
SETBACK ANALYSIS**



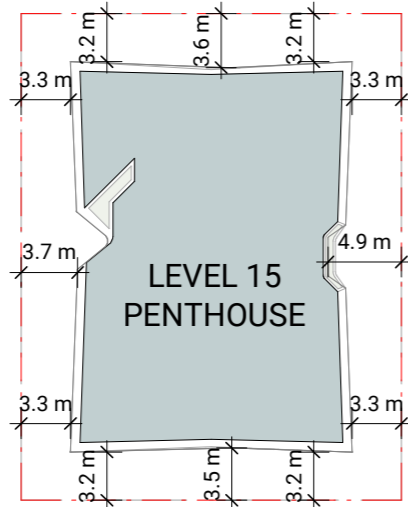
LEVEL 1
SCREENING/ SUN SHADING SETBACKS



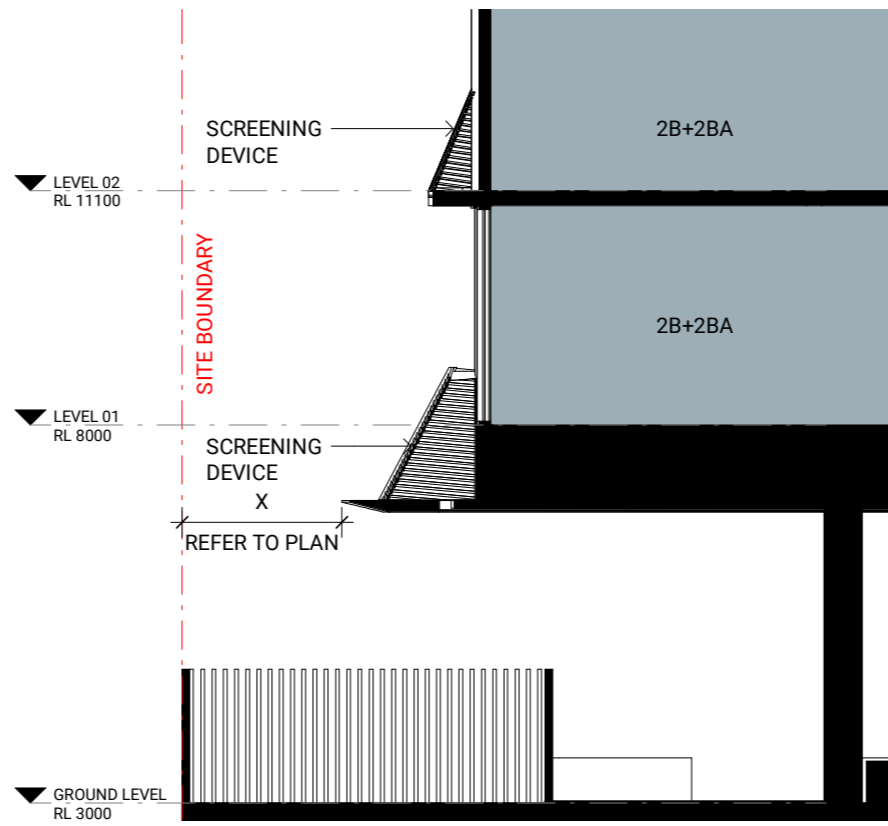
LEVEL 2 - 6
SCREENING/ SUN SHADING SETBACKS



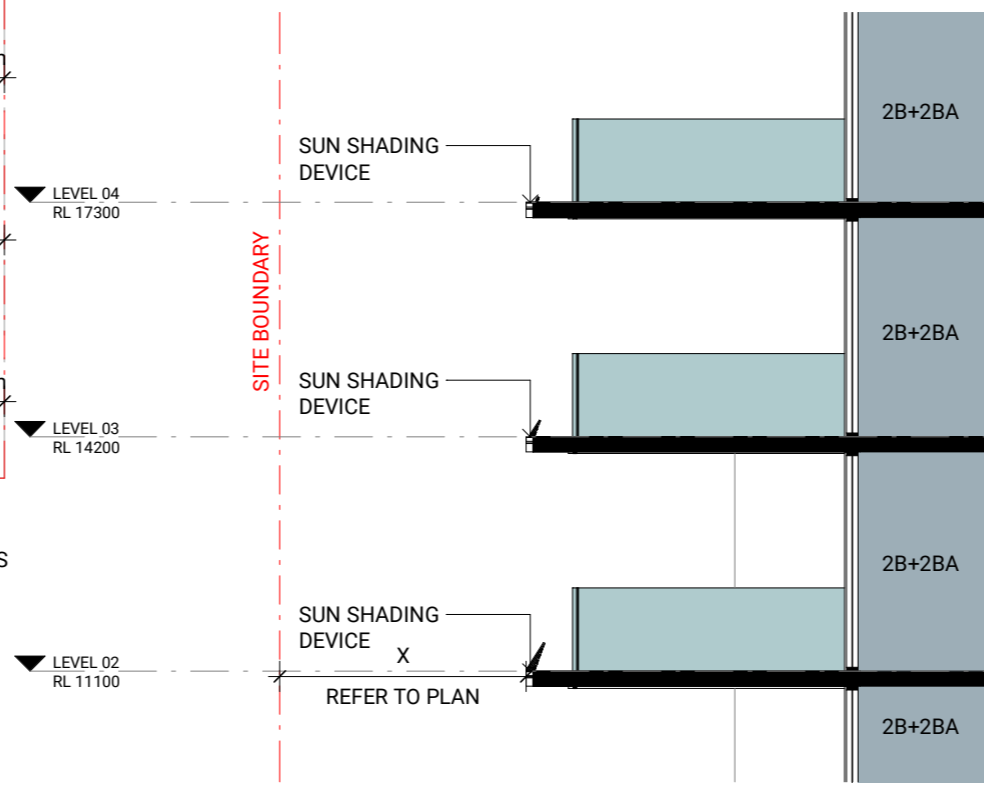
LEVEL 7 - 14
SCREENING/ SUN SHADING SETBACKS



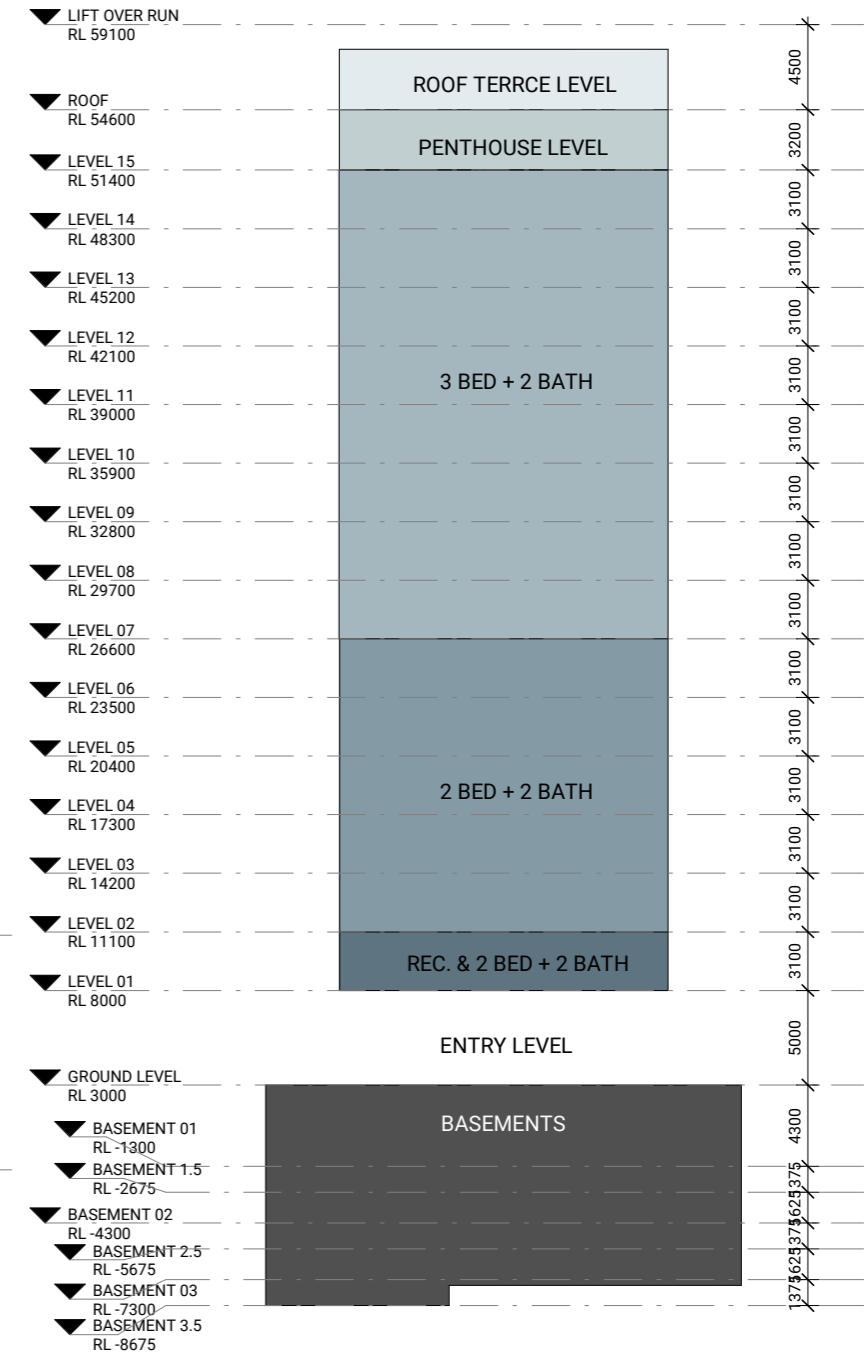
LEVEL 15
SCREENING/ SUN SHADING SETBACKS



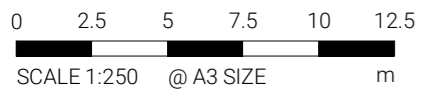
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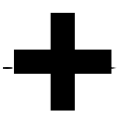


SECTION B

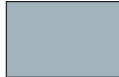



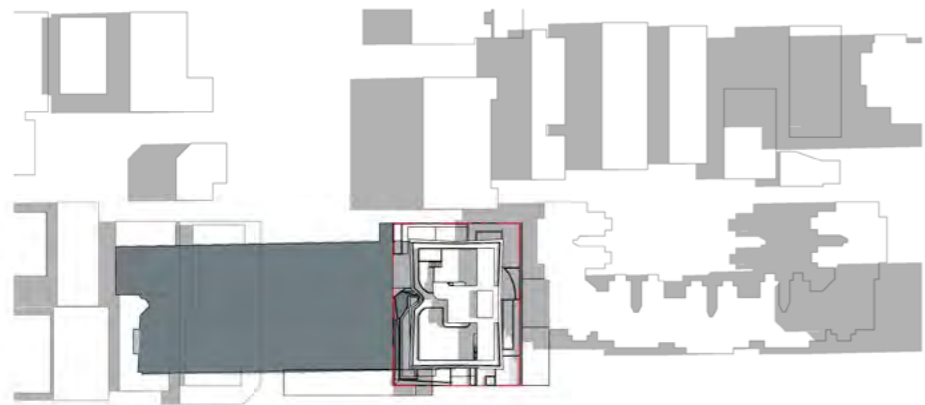
HEIGHT ANALYSIS



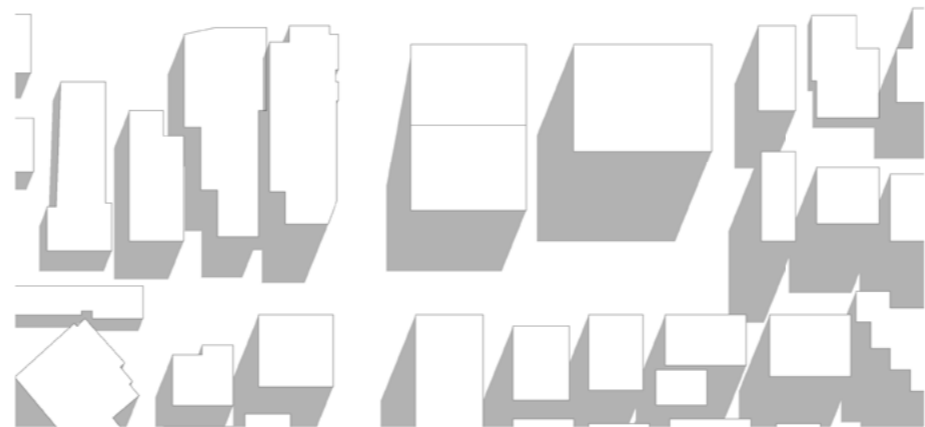
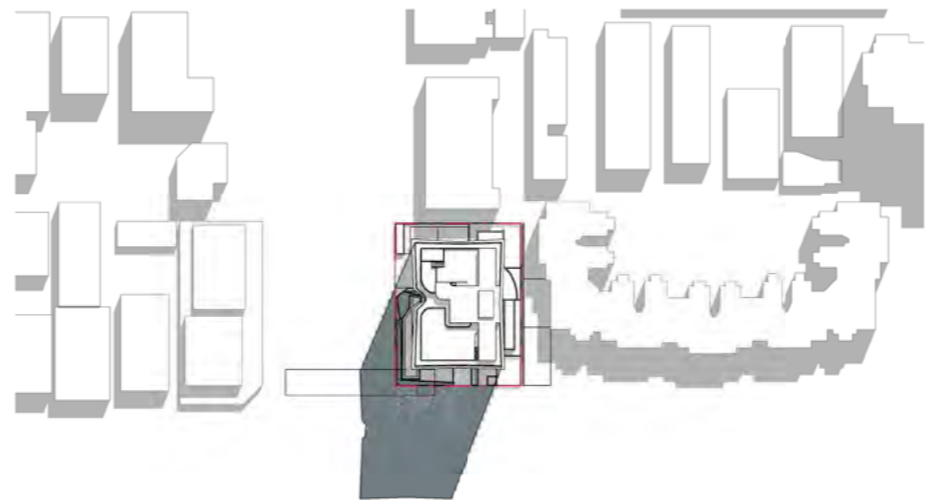


DA450
SHADOW STUDY - AUTUMN EQUINOX

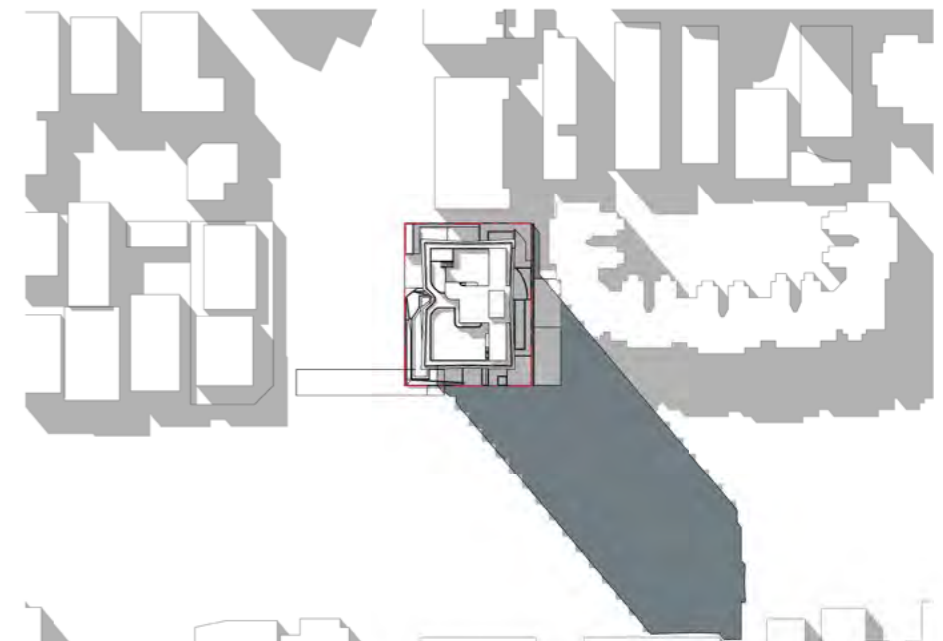
 PROPOSED SHADOW
 NEIGHBOURING SHADOWS



AUTUMN EQUINOX | 9 AM
21 MARCH 2022



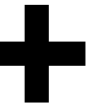
AUTUMN EQUINOX | 12 PM
21 MARCH 2022



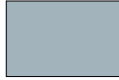

AUTUMN EQUINOX | 3 PM
21 MARCH 2022

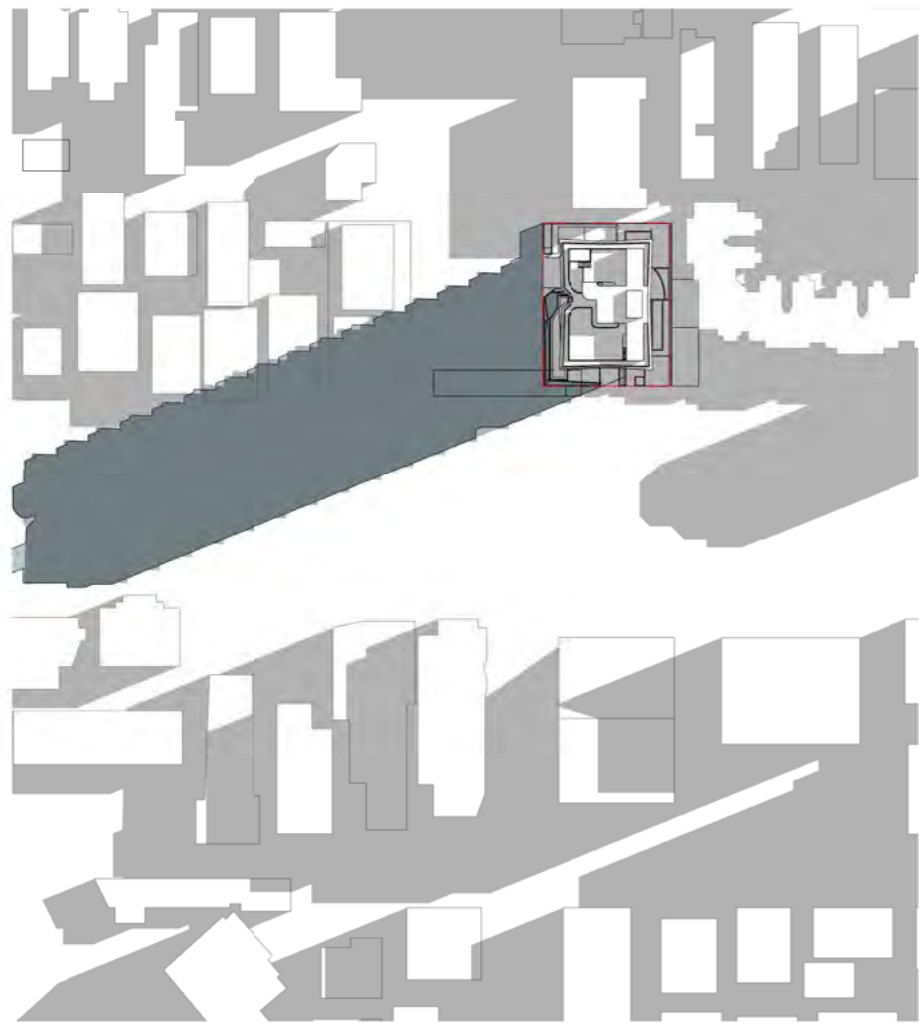
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SCALE 1:200 @ A3 SIZE m





DA460
SHADOW STUDY - WINTER SOLSTICE

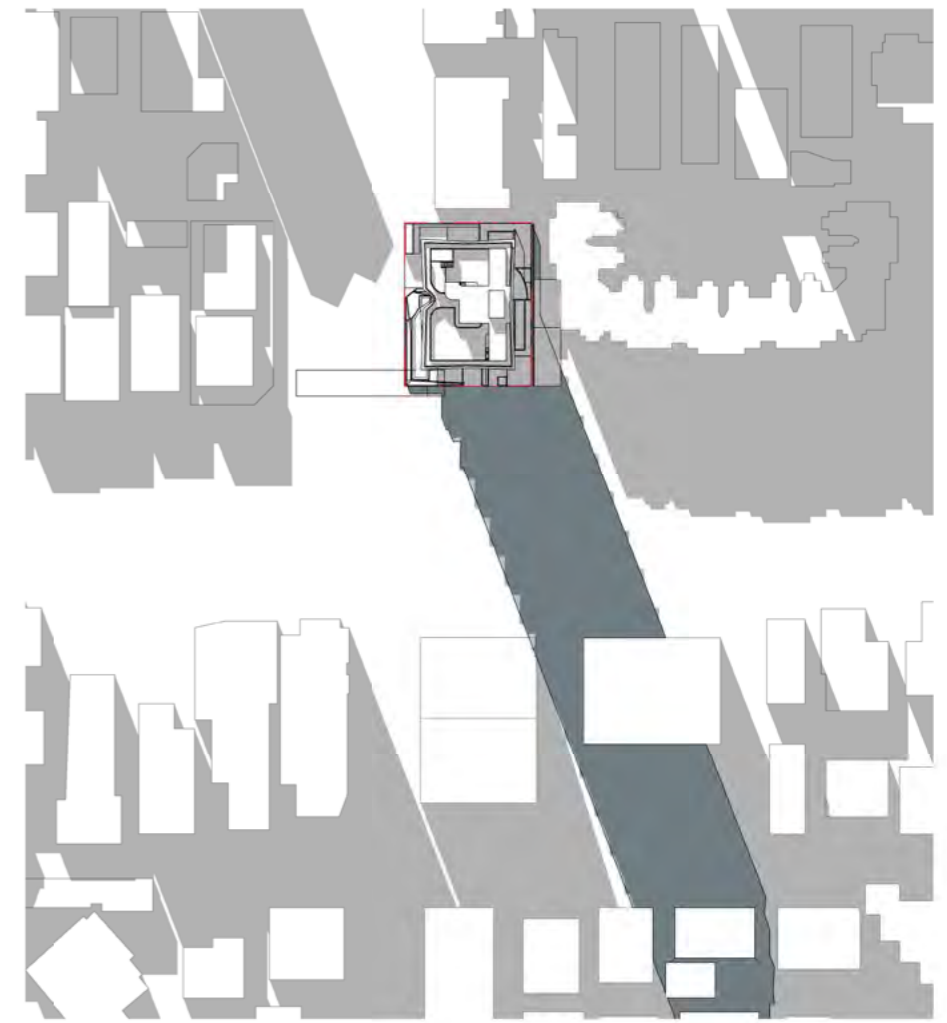
-  PROPOSED SHADOW
-  NEIGHBOURING SHADOWS



WINTER SOLSTICE | 9 AM
21 JUNE 2022



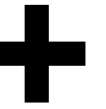
WINTER SOLSTICE | 12 PM
21 JUNE 2022





WINTER SOLSTICE | 3 PM
21 JUNE 2022

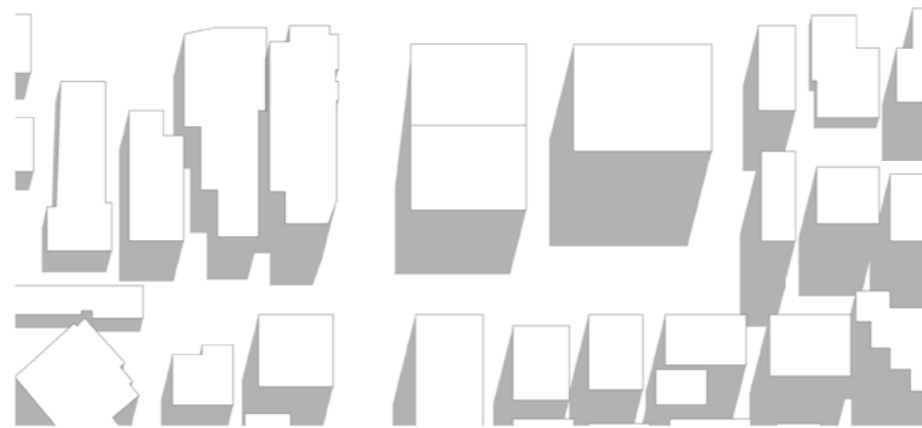
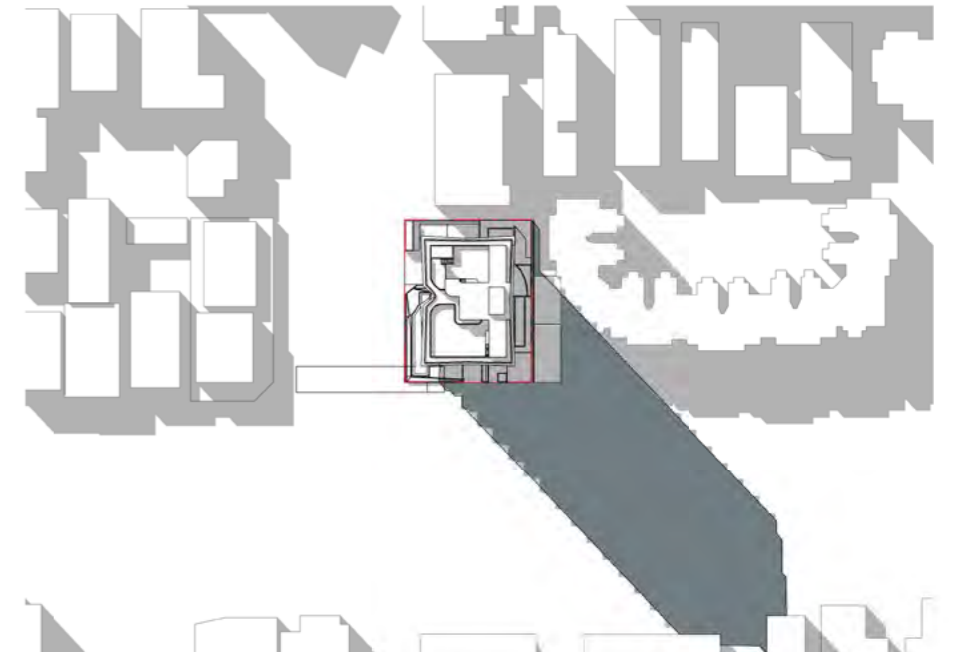
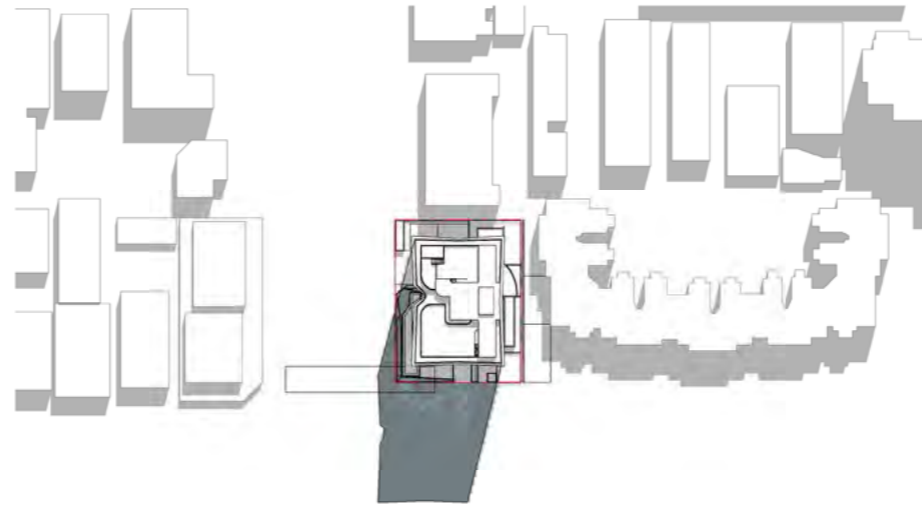
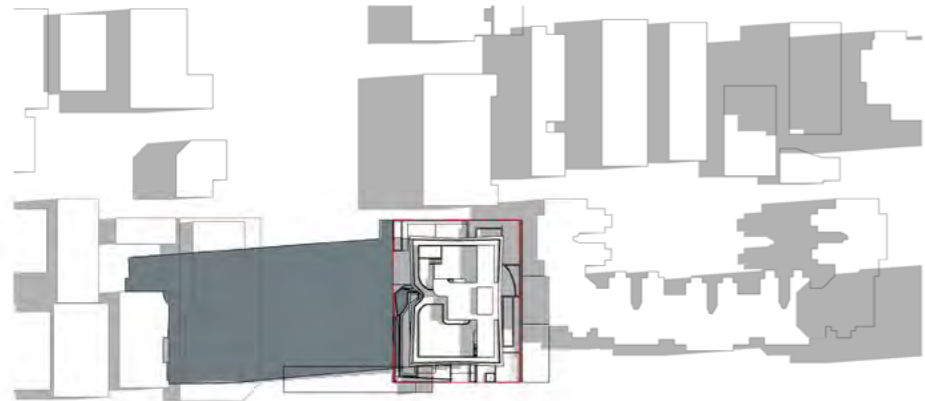
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SCALE 1:200 @ A3 SIZE m





DA470
SHADOW STUDY - SPRING EQUINOX

 PROPOSED SHADOW
 NEIGHBOURING SHADOWS



SPRING EQUINOX | 9 AM
23 SEPTEMBER 2022

SPRING EQUINOX | 12 PM
23 SEPTEMBER 2022



SPRING EQUINOX | 3 PM
23 SEPTEMBER 2022

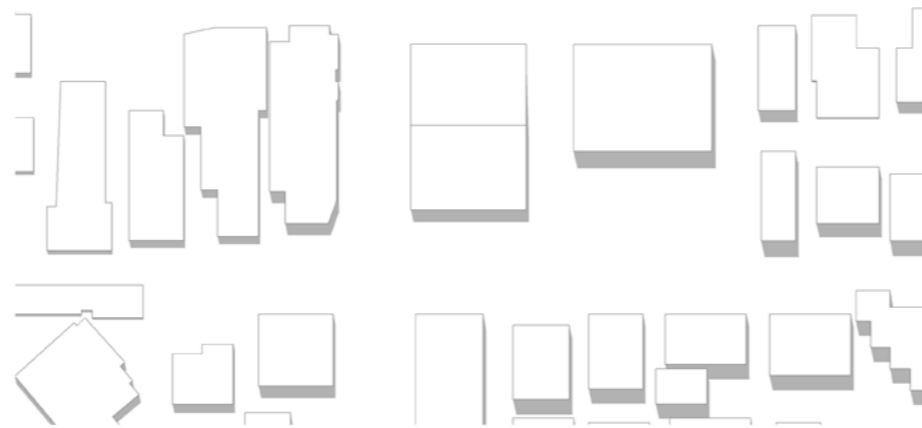
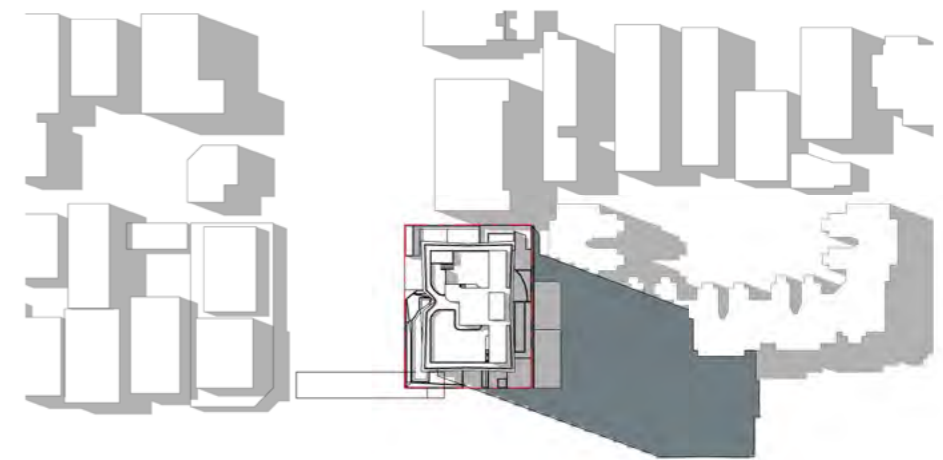
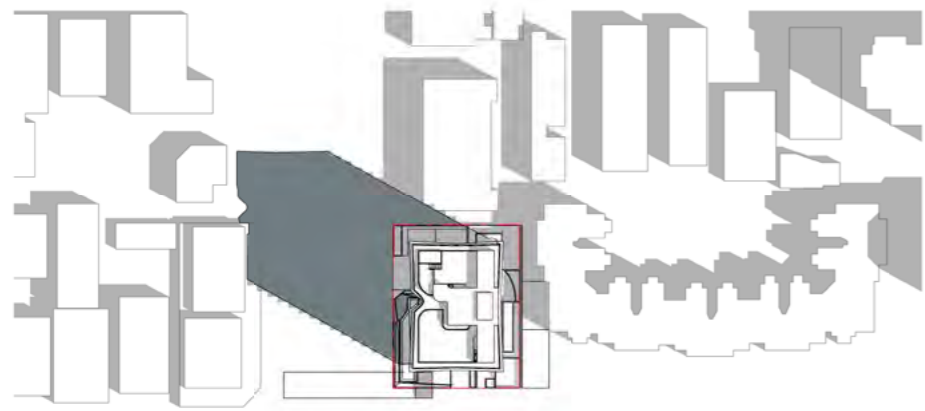
0 2 4 6 8 10
SCALE 1:200 @ A3 SIZE m





DA480
SHADOW STUDY - SUMMER SOLSTICE

 PROPOSED SHADOW
 NEIGHBOURING SHADOWS



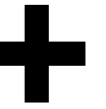
SUMMER SOLSTICE | 9 AM
22 DECEMBER 2022

SUMMER SOLSTICE | 12 PM
22 DECEMBER 2022



SUMMER SOLSTICE | 3 PM
22 DECEMBER 2022

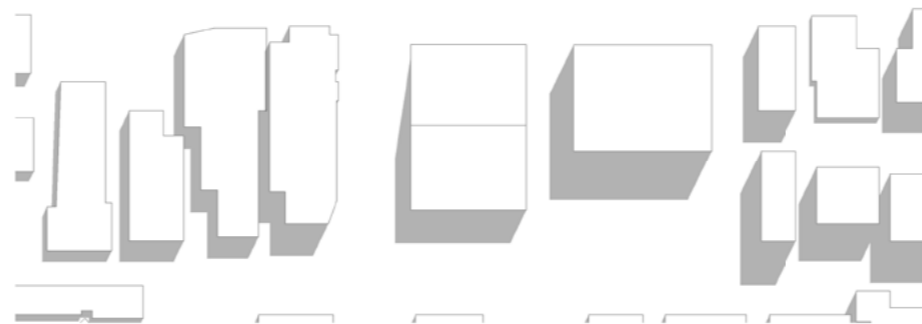
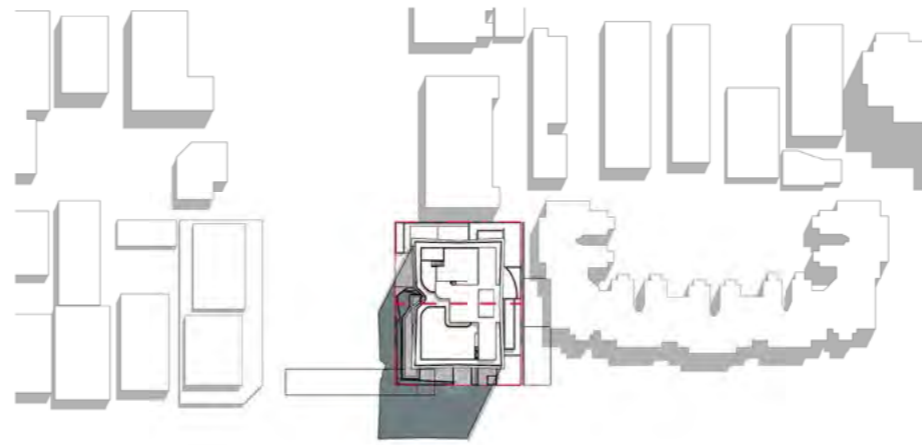
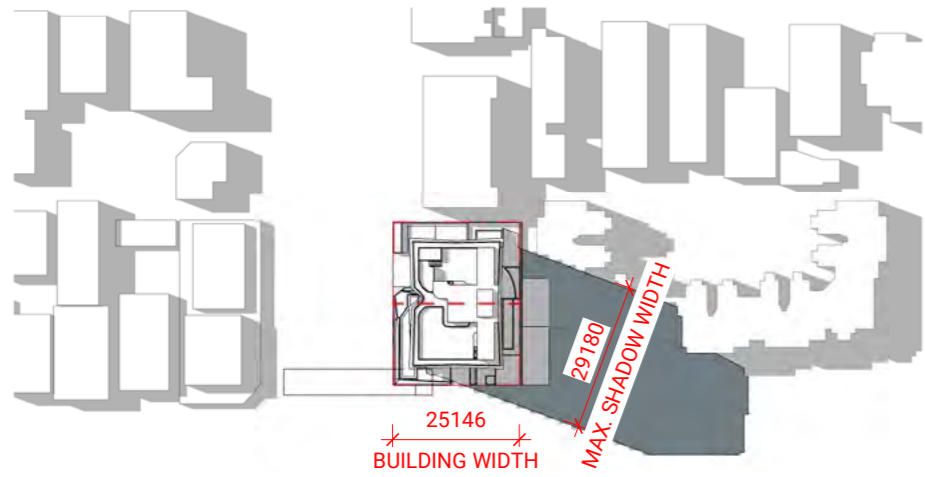
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SCALE 1:200 @ A3 SIZE m





DA490 SHADOW STUDY - IMPACTS

-  PROPOSED SHADOW
-  NEIGHBOURING SHADOWS



SHADOW WIDTH RATIO

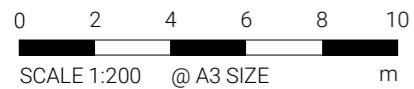
RATIO 1.16:1

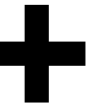
THE WIDTH OF THE SHADOW CAST IN ANY DIRECTION BY EACH LEVEL OF THE BUILDING, EXCLUDING BALCONIES AND LIFT WELLS, DOES NOT EXCEED TWICE THE WIDTH OF THE SHADOW CAST IN ANY OTHER DIRECTION

SOUTH SHADOW

BUILDING HEIGHT 54 700 x 0.25 = 13 675

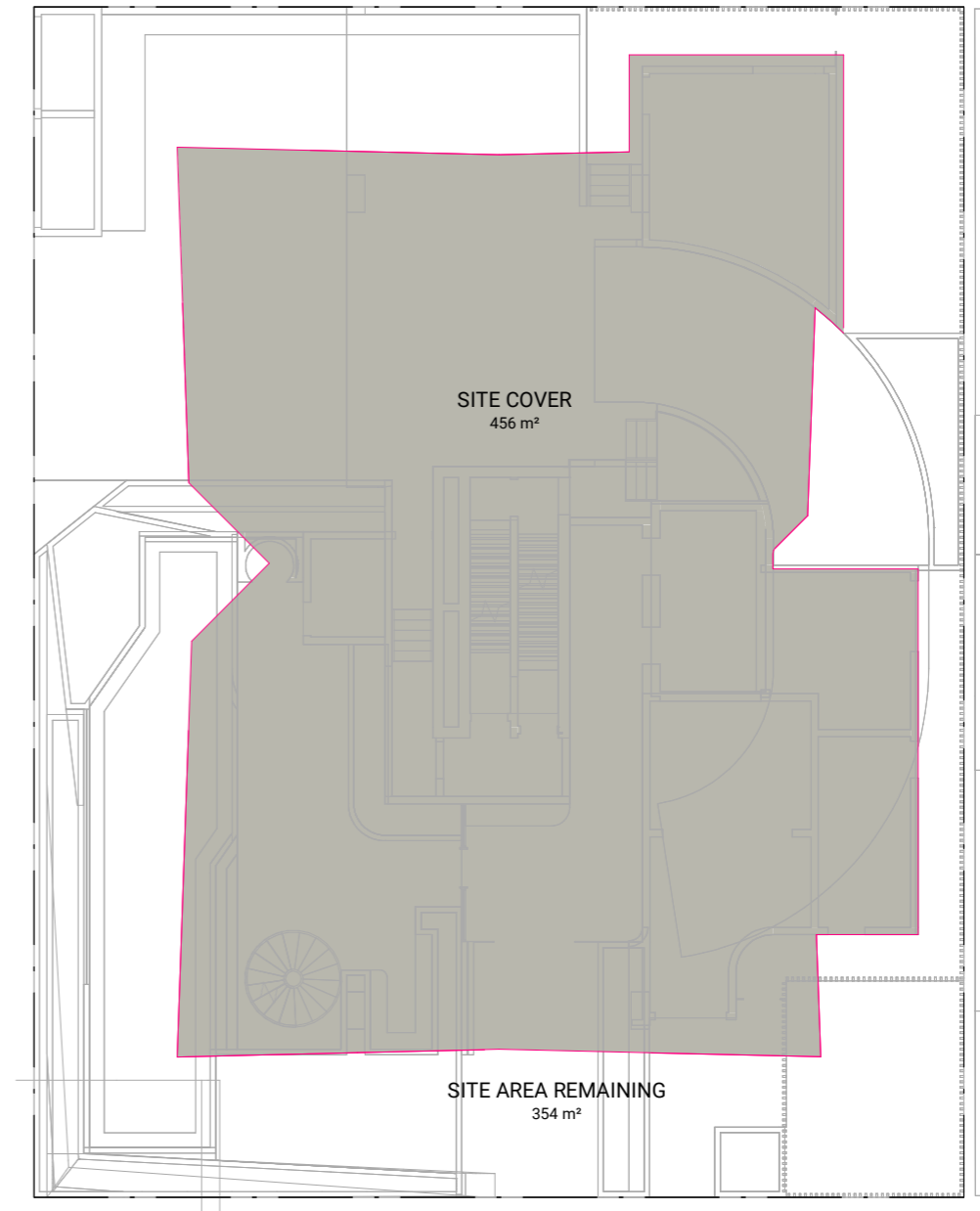
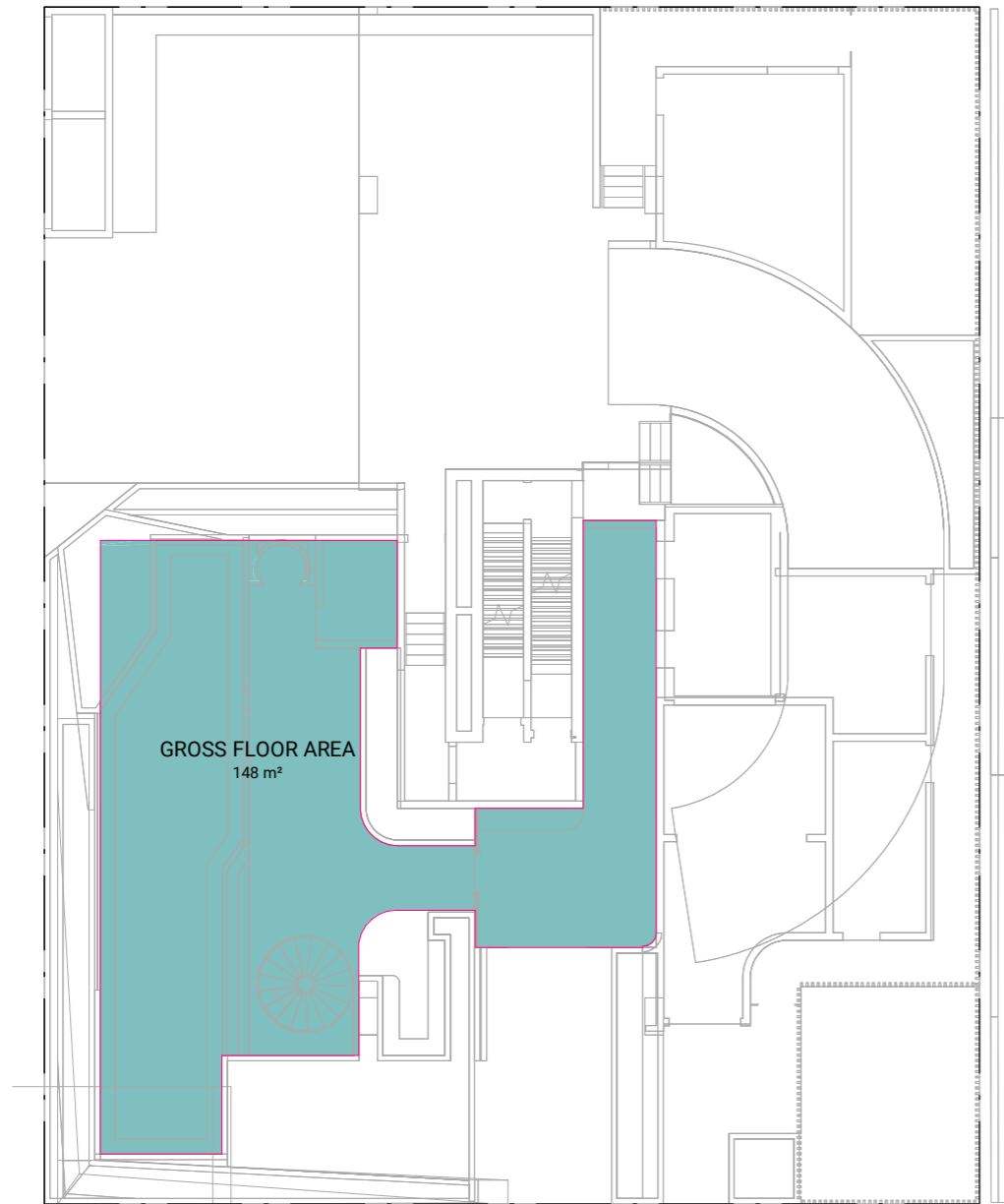
THE SHADOW CAST BY THE BUILDING IN A TRUE SOUTH DIRECTION HAS A LENGTH 0.25 TIMES THE HEIGHT OF THE BUILDING, AS MEASURED FROM THE GROUND LEVEL ADJACENT TO THE SOUTHERN SIDE OF THE SUBJECT BUILDING TO THE TOP OF THE TOPMOST STOREY, AND DOES NOT INTRUDE ONTO ANY OTHER SITE, OR DOES NOT CAST SHADOW ONTO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





DA510

GFA + SITE COVER - GROUND LEVEL



SITE COVER	AREA	%
SITE COVER	455.7 m ²	56%
SITE AREA REMAINING	353.8 m ²	44%
TOTAL SITE AREA	809.4 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**

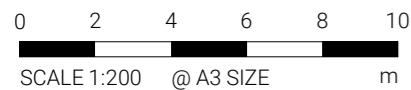
IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.

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.

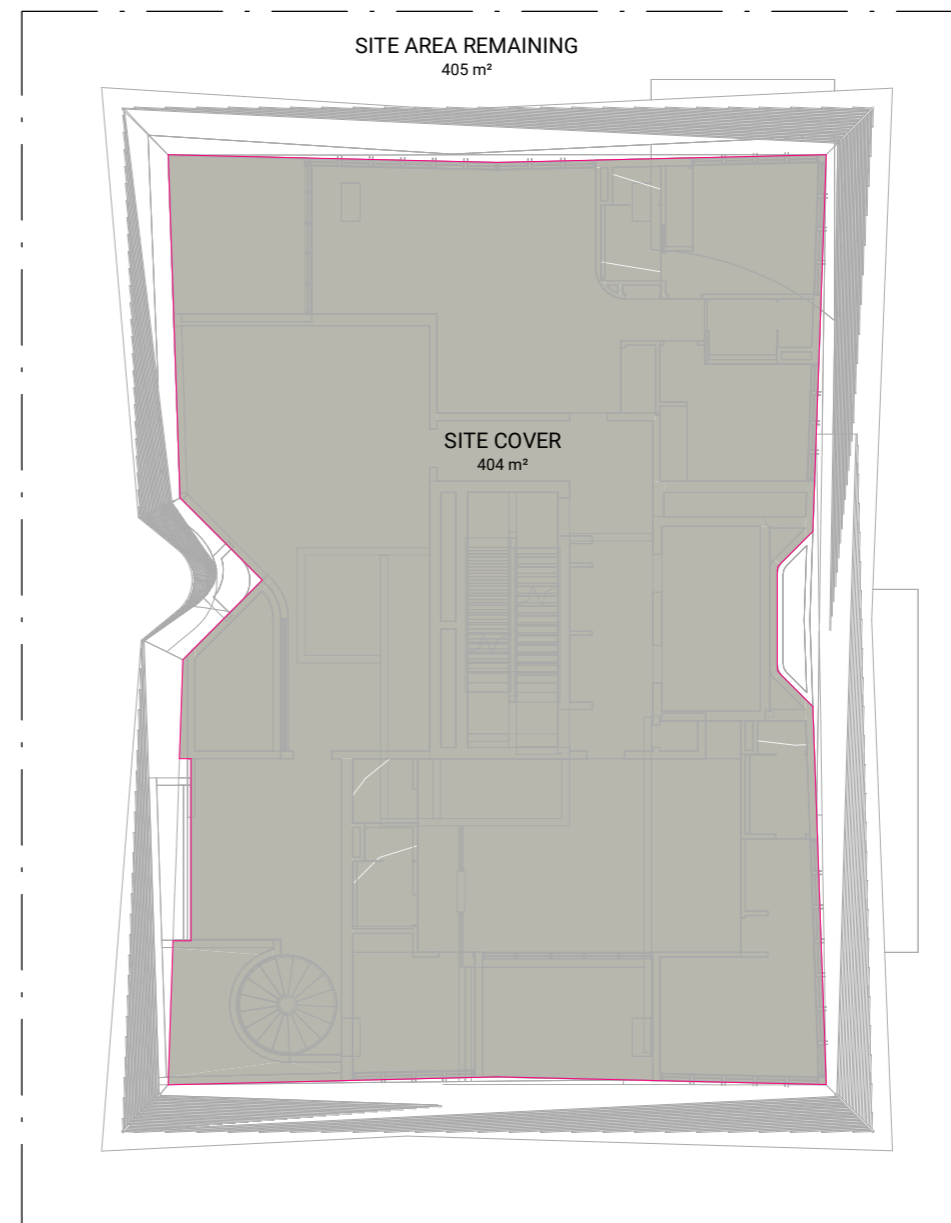
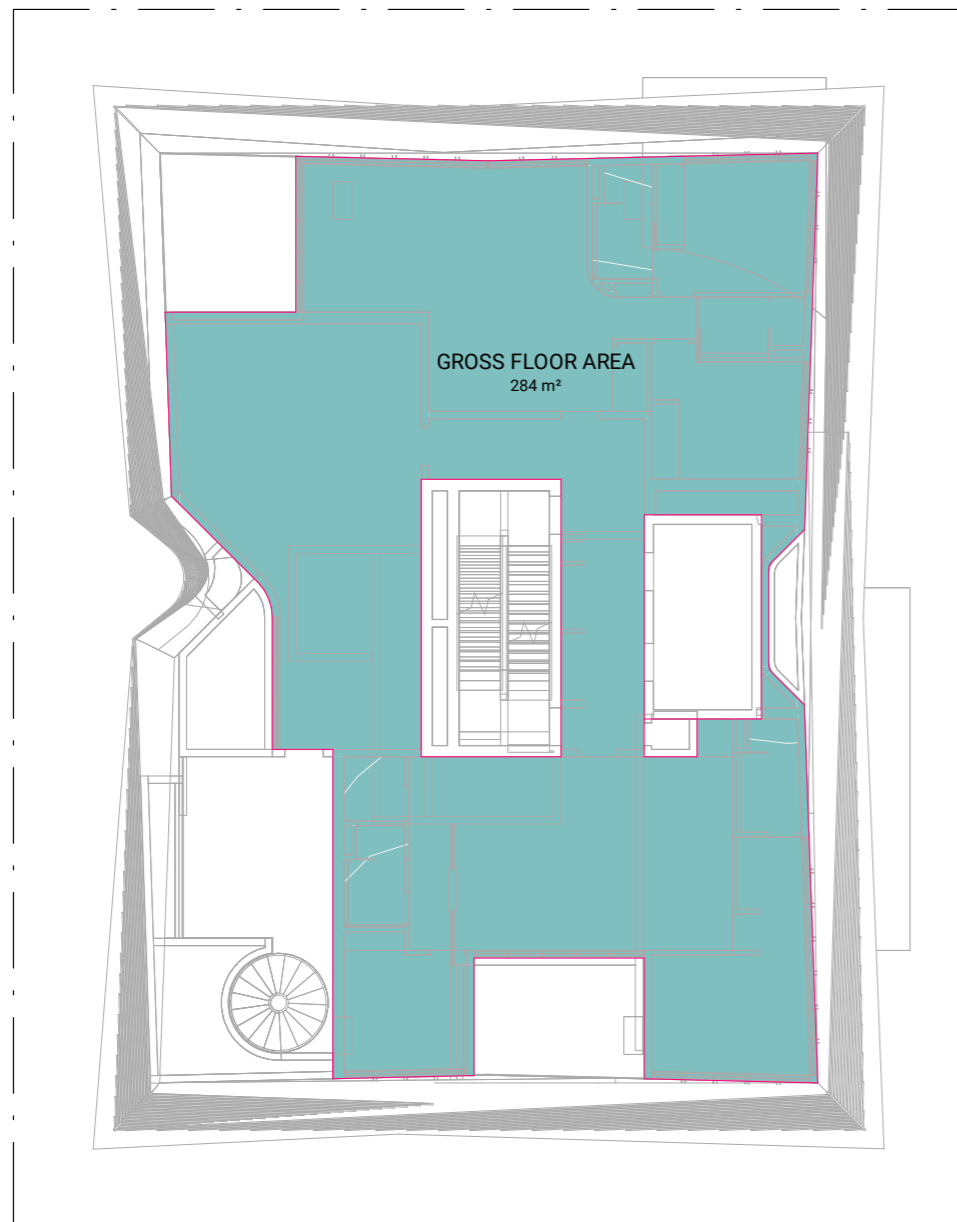
**AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.





DA511

GFA + SITE COVER - LOWER TYPICAL LEVEL 01



***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	404.4 m ²	50%
SITE AREA REMAINING	405.0 m ²	50%
TOTAL SITE AREA	809.4 m ²	100%

***SITE COVER**

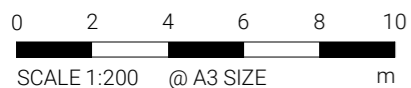
IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.

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.

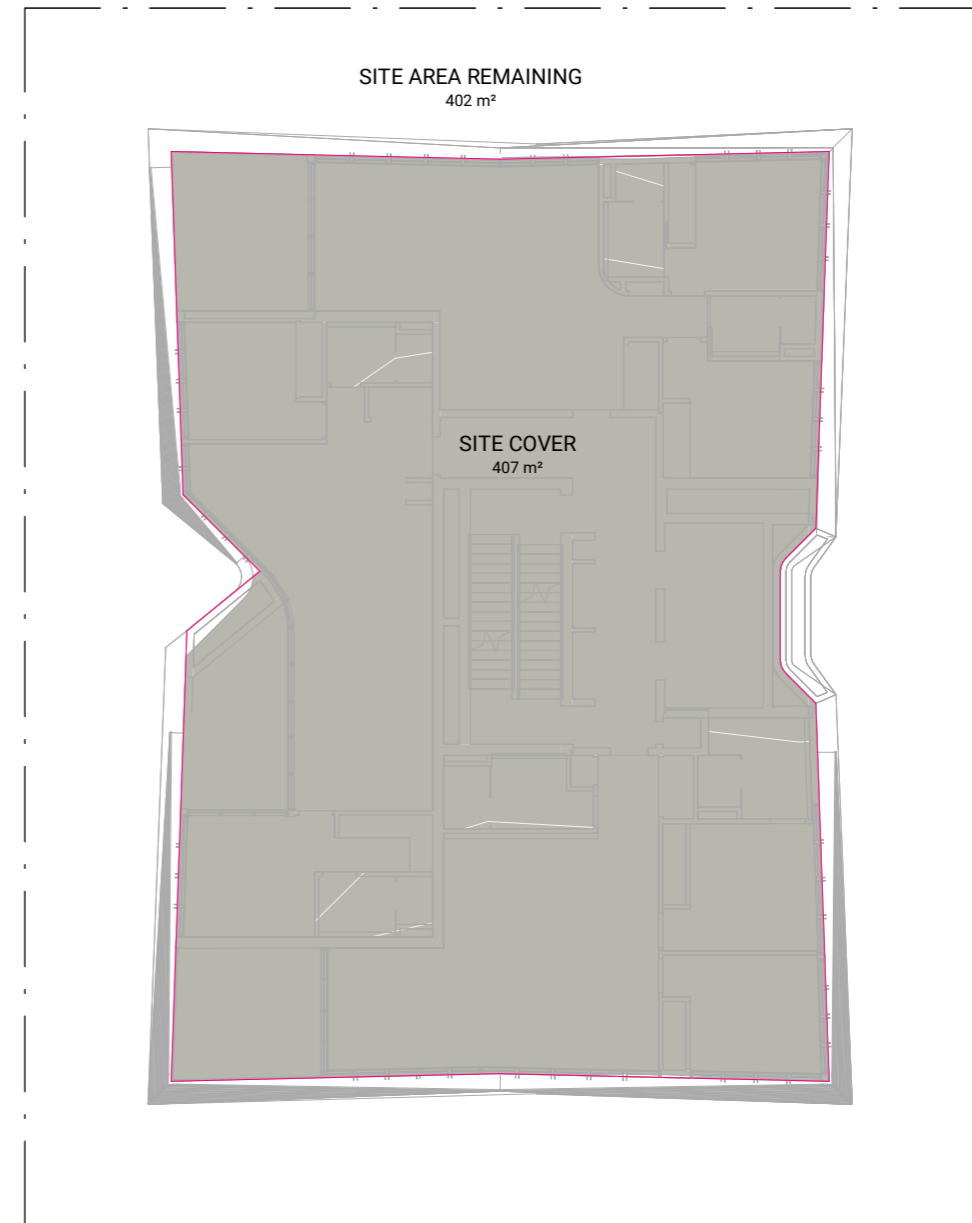
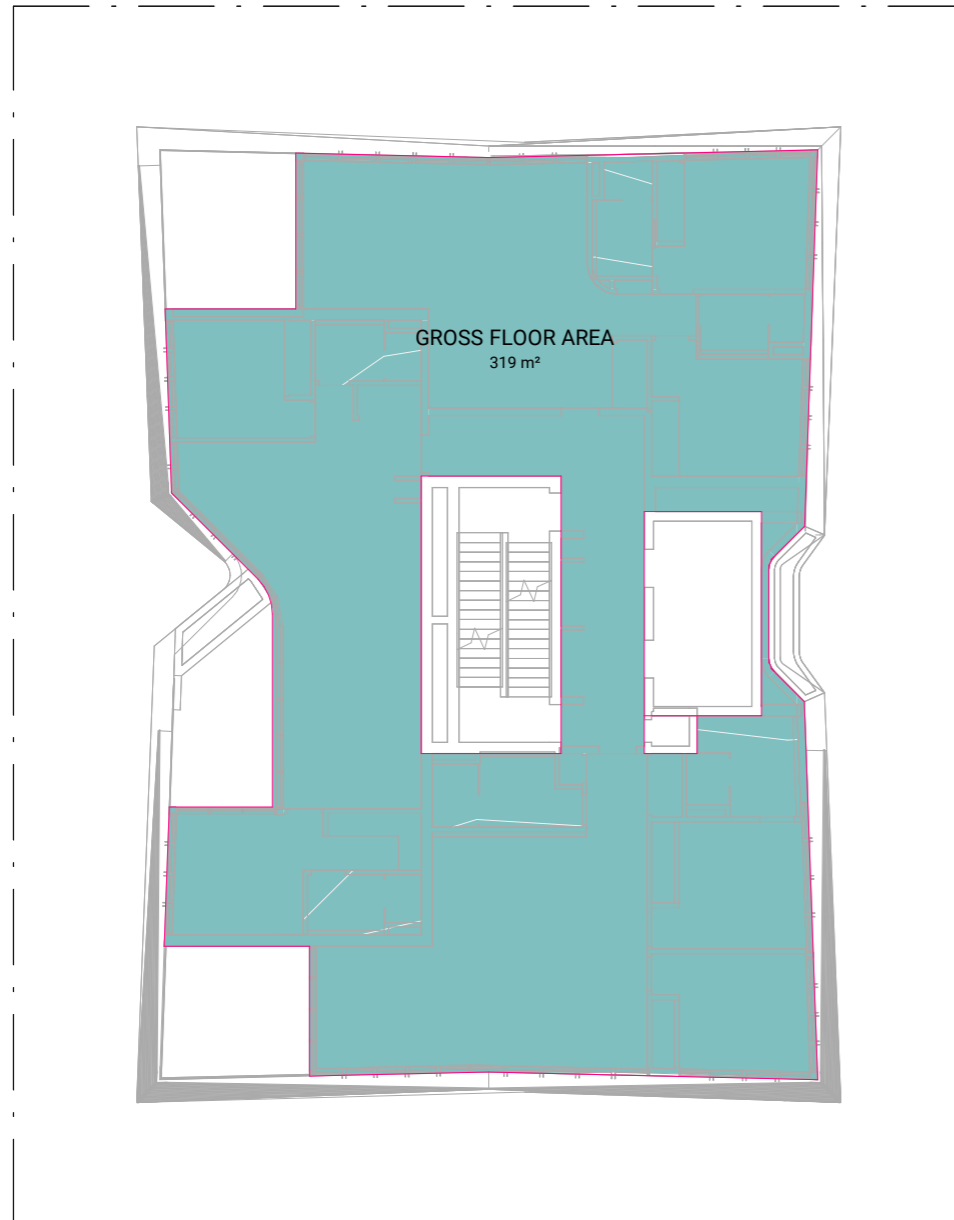
**AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.





DA512

GFA + SITE COVER - TYPICAL LEVEL 02 - 06



SITE COVER	AREA	%
SITE COVER	407.2 m ²	50%
SITE AREA REMAINING	402.2 m ²	50%
TOTAL SITE AREA	809.4 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**

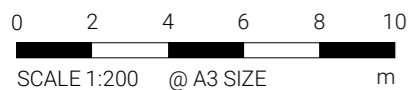
IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.

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.

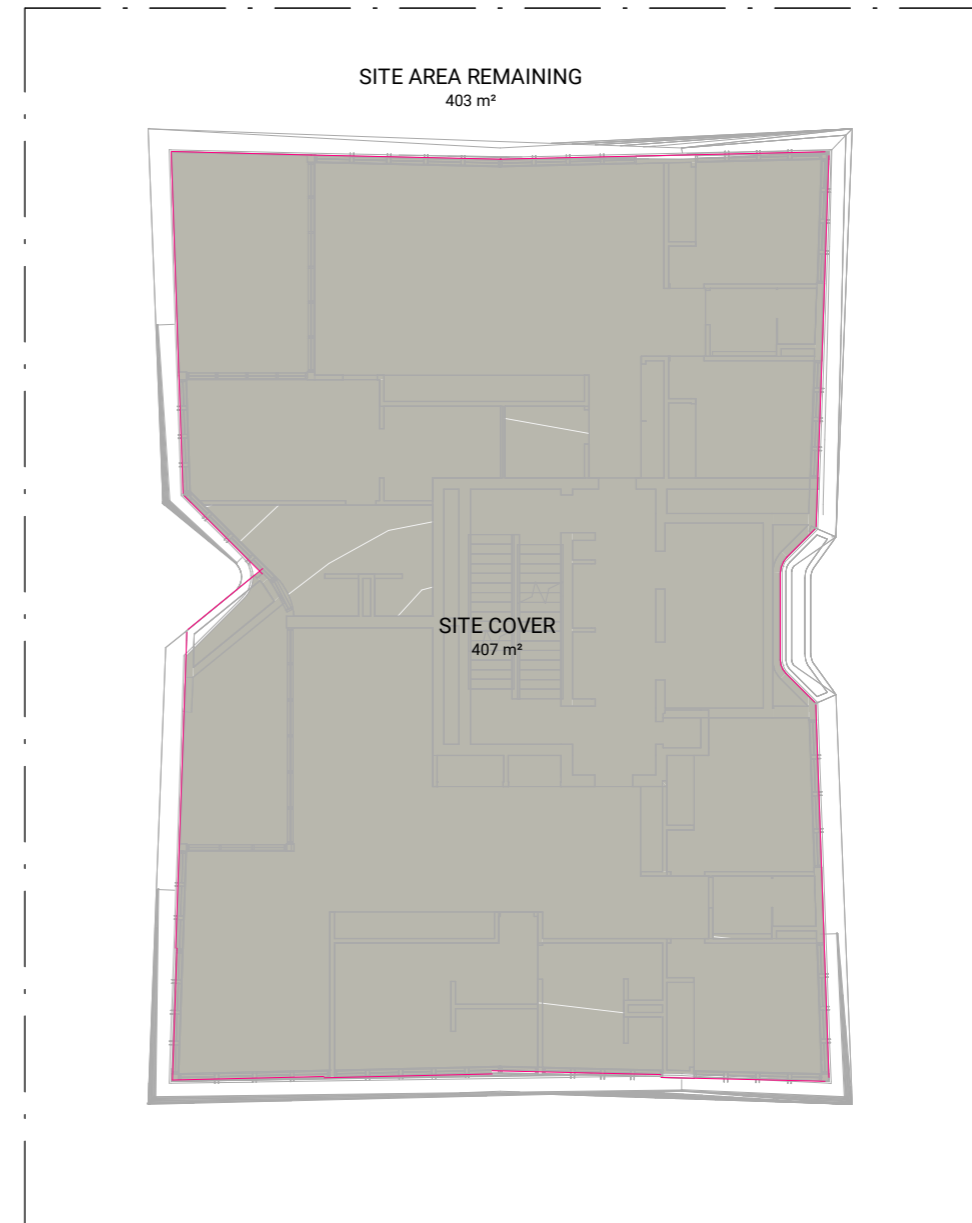
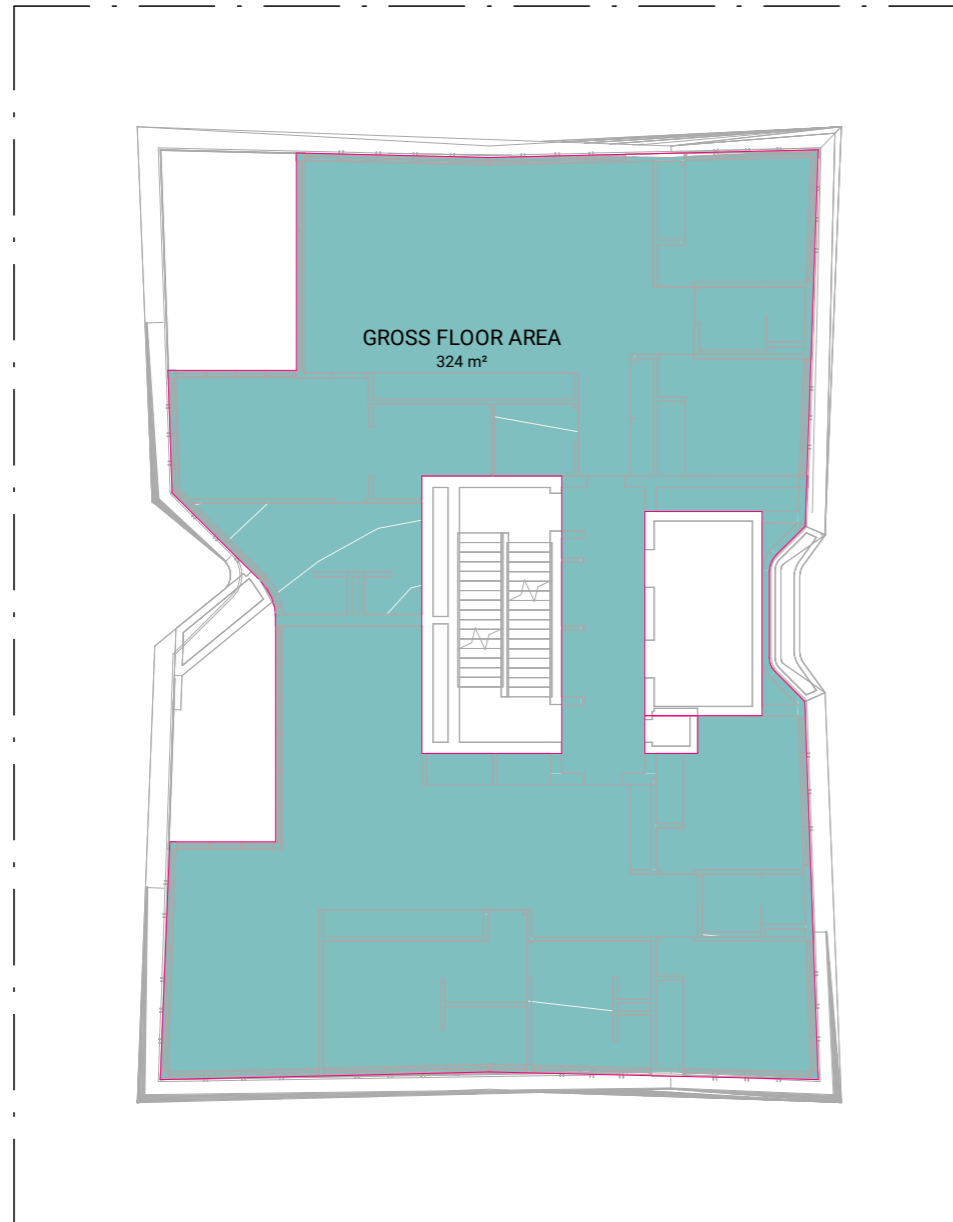
**AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.





DA513

GFA + SITE COVER - TYPICAL LEVEL 07 - 14



***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	406.6 m ²	50%
SITE AREA REMAINING	402.8 m ²	50%
TOTAL SITE AREA	809.4 m ²	100%

***SITE COVER**

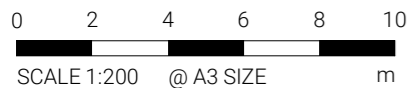
IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.

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.

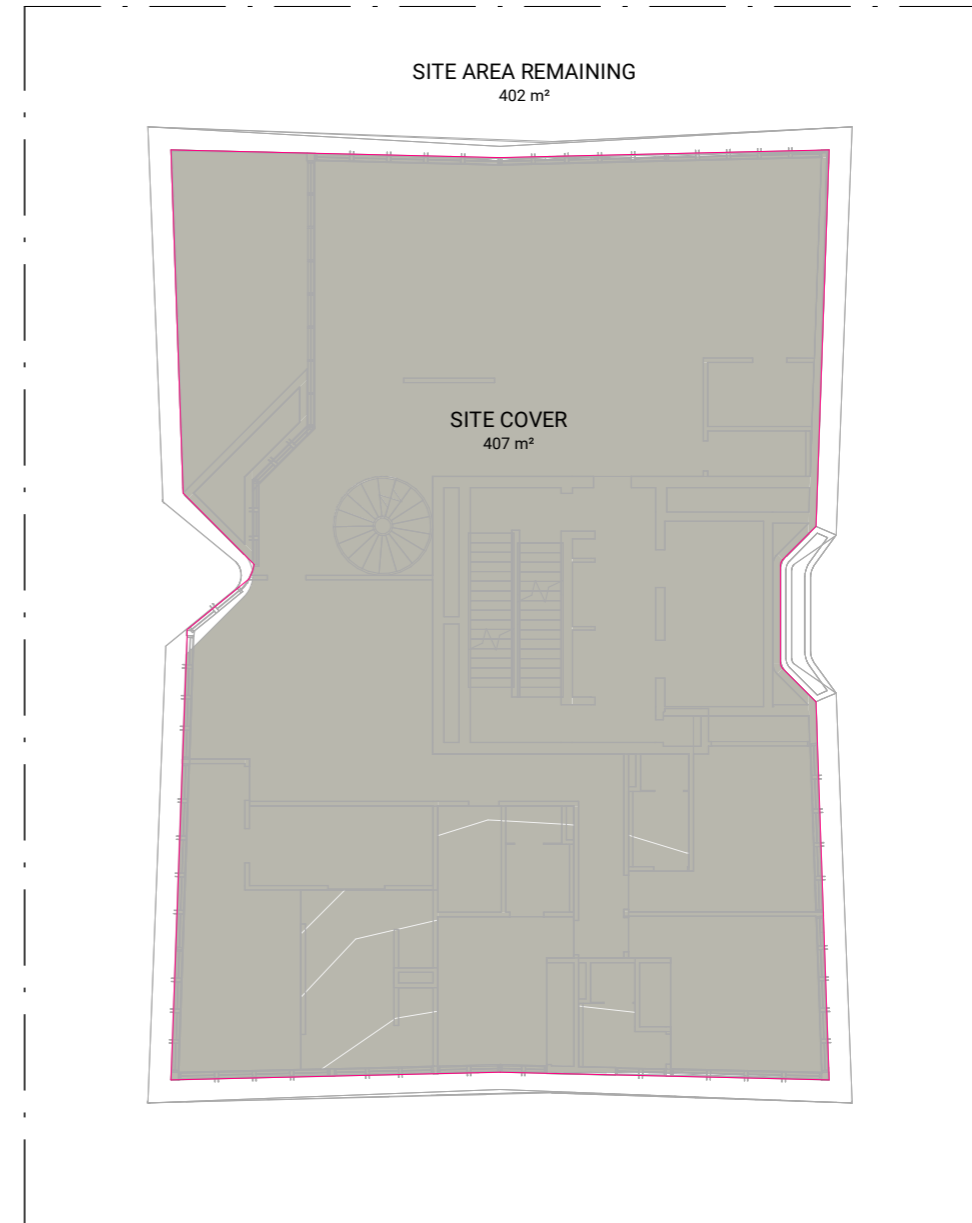
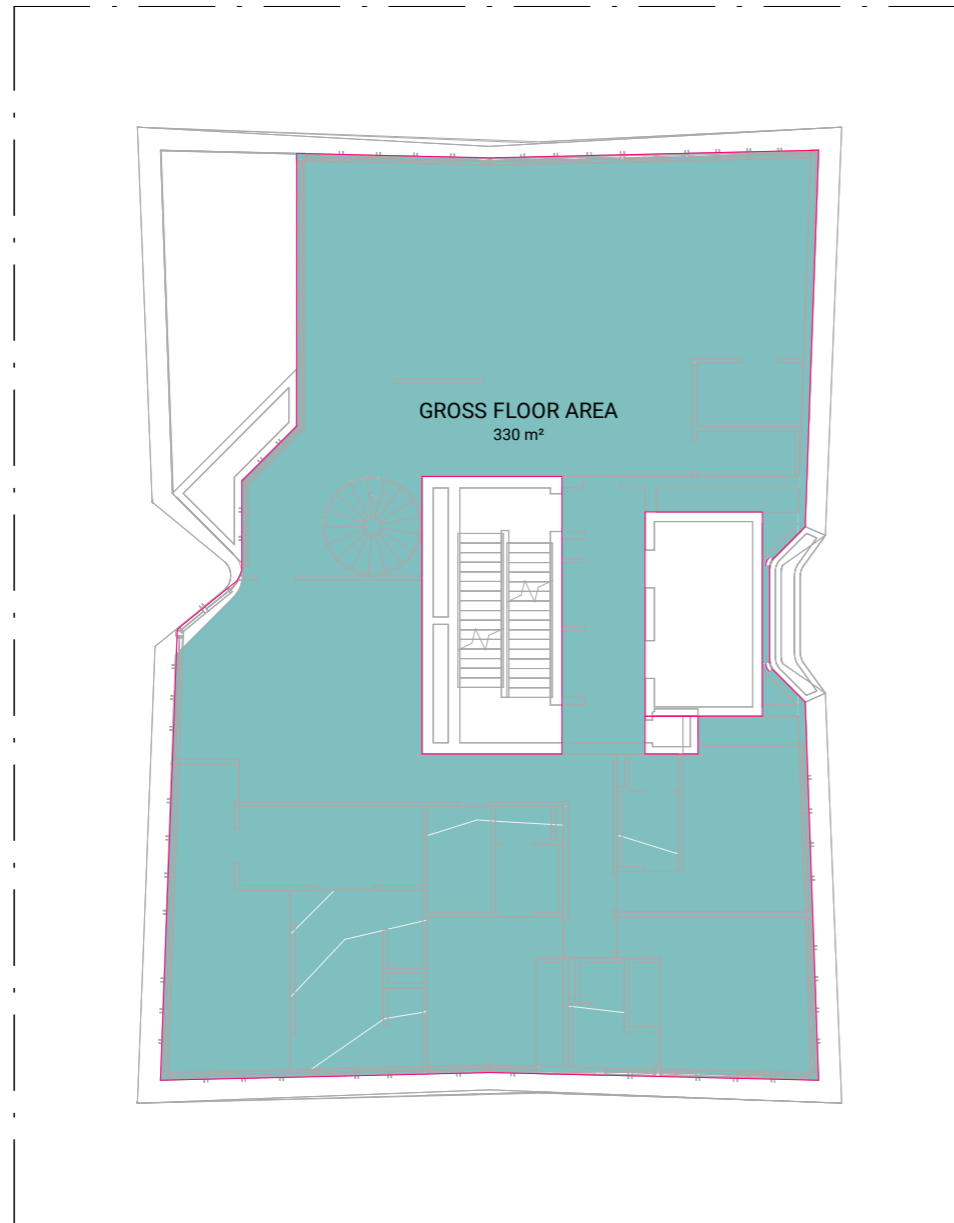
**AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.





DA514

GFA + SITE COVER - PENTHOUSE LEVEL 15



SITE COVER	AREA	%
SITE COVER	407.1 m ²	50%
SITE AREA REMAINING	402.3 m ²	50%
TOTAL SITE AREA	809.4 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**

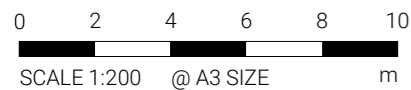
IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.

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.





DEVELOPMENT SUMMARY

	Residential						Building Services/Circulation				Communal (Recreation & Amenity)			Carparking		Area Per Level			Max Allowable Height 38m	*Incl. lift overrun
	Area Internal	Area External	1B + 1BA	2B + 2BA	3B + 2BA	3B + 2BA	4B + 4 BA	Services	Vertical Services	Store / Amenities	Circulation	Area Internal	Area External	Landscaping	Area	No. of Spaces	Gross Sale Area (GSA)	GCC Gross Floor Area (GFA)		
	sqm	sqm					sqm	sqm	sqm	sqm	sqm	sqm	sqm	sqm	qty	sqm	sqm	sqm	sqm	
Basement 03															20				809	3000
Basement 02															19				809	3000
Basement 01															11				809	3000
Ground Level							119	55		35	7	122	99		4			148	809	5000
Level 01	189	29		2			12	39			63	32	21				218	284	406	3100
Level 02	288	42		3			12	39		22			7				330	319	408	3100
Level 03	288	42		3			12	39		22			7				330	319	408	3100
Level 04	288	42		3			12	39		22			7				330	319	408	3100
Level 05	288	42		3			12	39		22			7				330	319	408	3100
Level 06	288	42		3			12	39		22			7				330	319	408	3100
Level 07	303	35			2		12	39		14			7				338	324	408	3100
Level 08	303	35			2		12	39		14			7				338	324	408	3100
Level 09	303	35			2		12	39		14			7				338	324	408	3100
Level 10	303	35			2		12	39		14			7				338	324	408	3100
Level 11	303	35			2		12	39		14			7				338	324	408	3100
Level 12	303	35			2		12	39		14			7				338	324	408	3100
Level 13	303	35			2		12	39		14			7				338	324	408	3100
Level 14	303	35			2		12	39		14			7				338	324	408	3100
Level 15	311	26				1	12	39		12			9				337	330	408	3100
Roof		86					57	39		13		95	101				86			1500
Totals	4364	545	0	17	0	16	299	679	0	282	70	154	321	0	54	4995	4949	8545	53000	

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 Area	809.4	
Site Cover (sqm)	456	408
Coverage %	56.34%	50.41%

*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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