

SECTION 3: IR PLANS



239 & 241 Boundary St, Coolangatta

Amended Development Plans
Volumetric Concept Plan (for information only)

BOUNDARY STREET
COOLANGATA

INFORMATION REQUEST

DECEMBER 2023



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



SITE

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

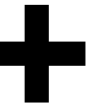
PROPOSED SITE





DESIGN DRIVERS

chapter 02



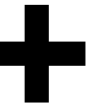
TOUCH OF NATURE

the eye catching new neighbour

SIMPLICITY

refined, beautiful, different.





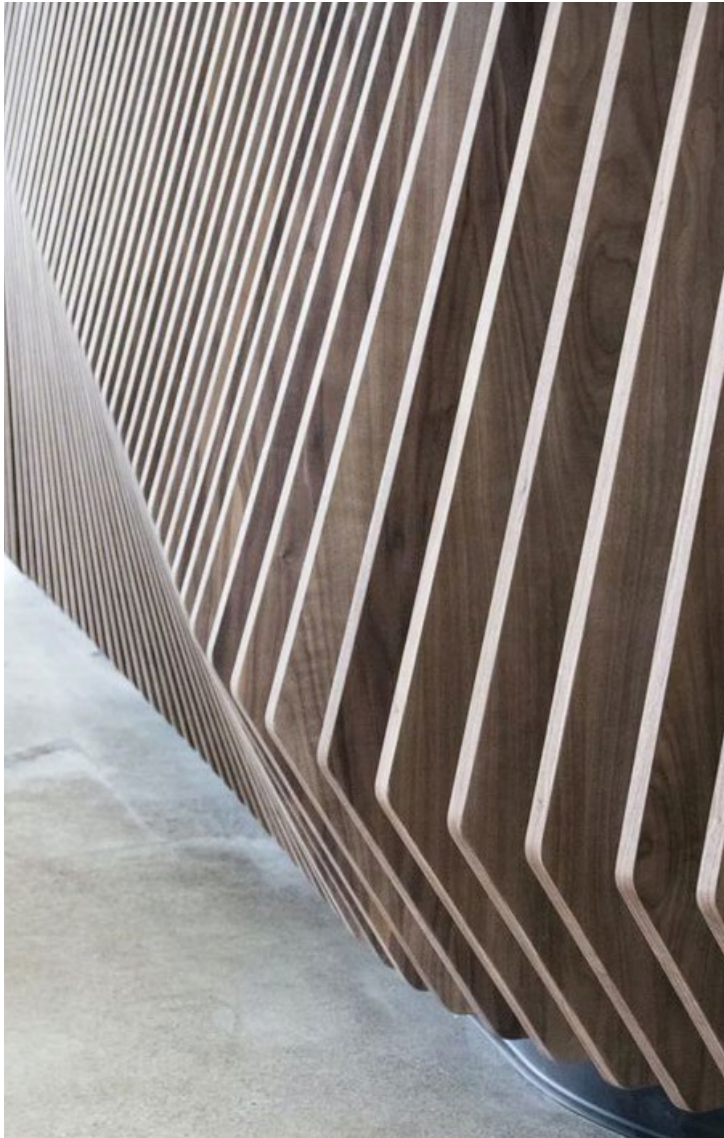
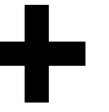
OASIS

bask in the beachfront lifestyle



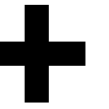
DESIGN THINKING

chapter 03



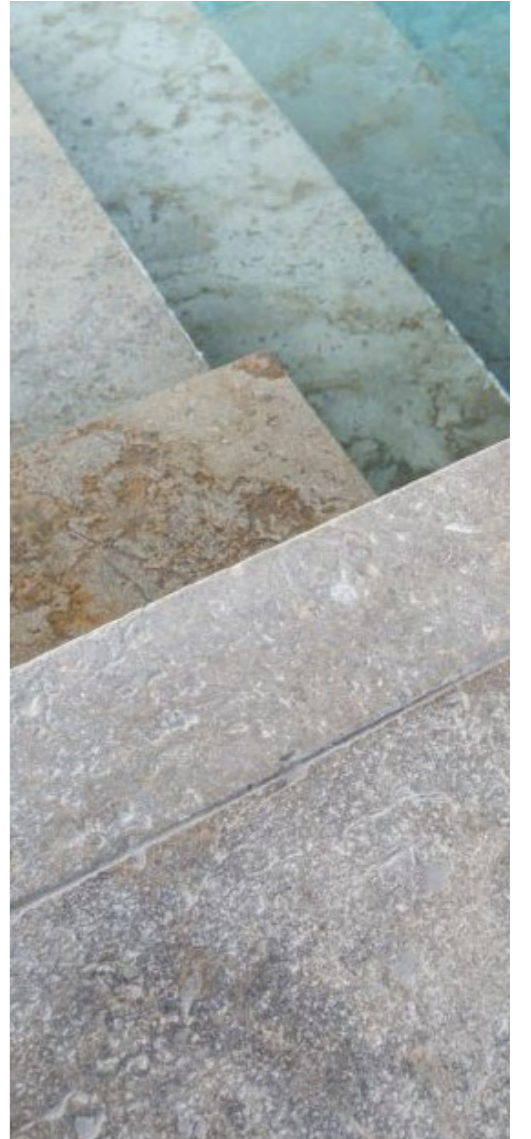
FORM

calming rhythmic geometry



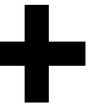
PALETTE & INSPIRATION

natural sophistication



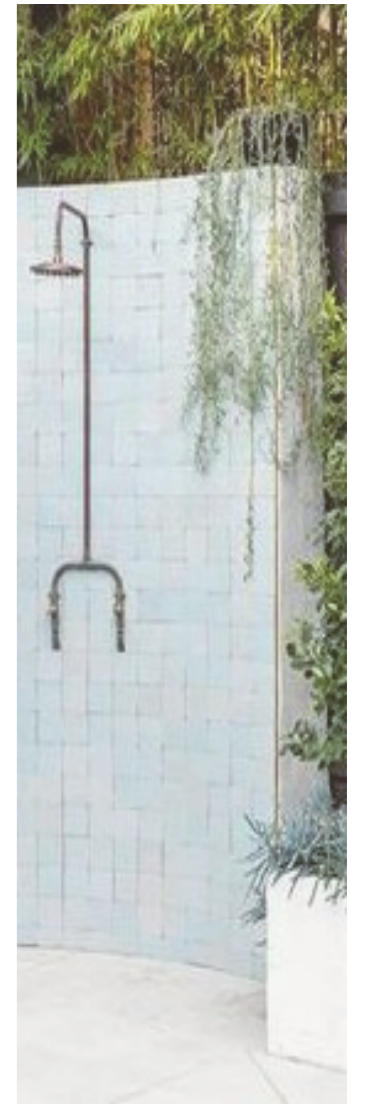
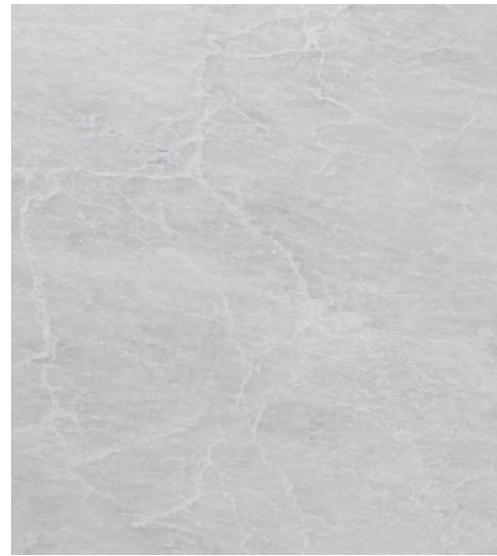
RECREATION

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

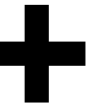
MATERIALITY

natural sophistication

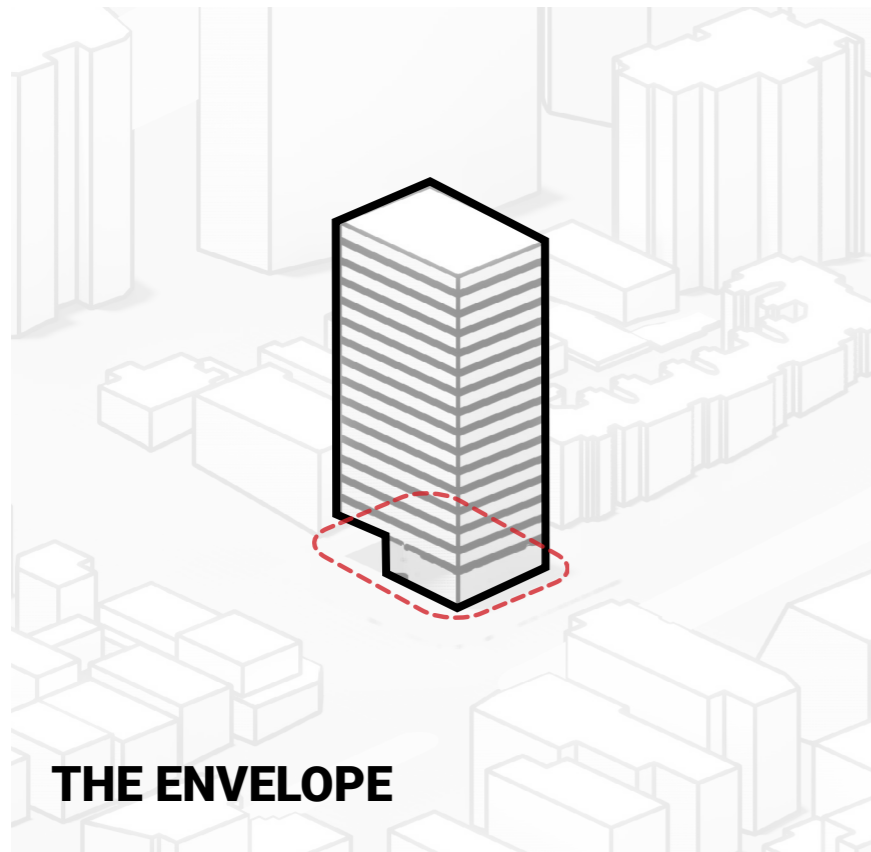


THE CONCEPT

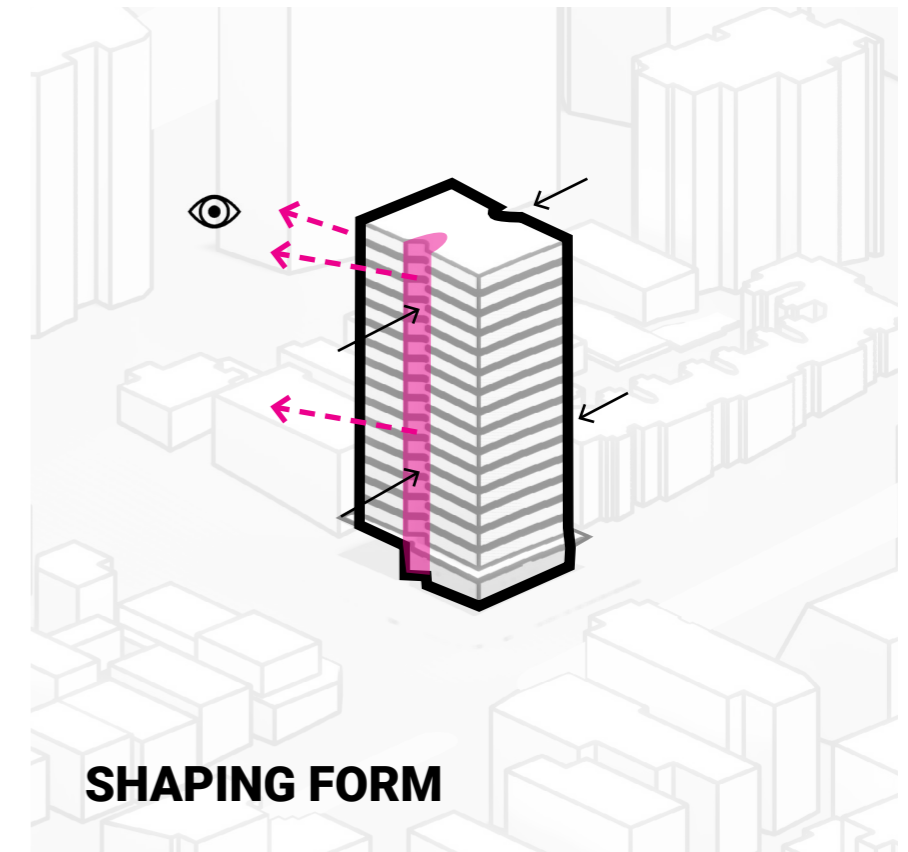
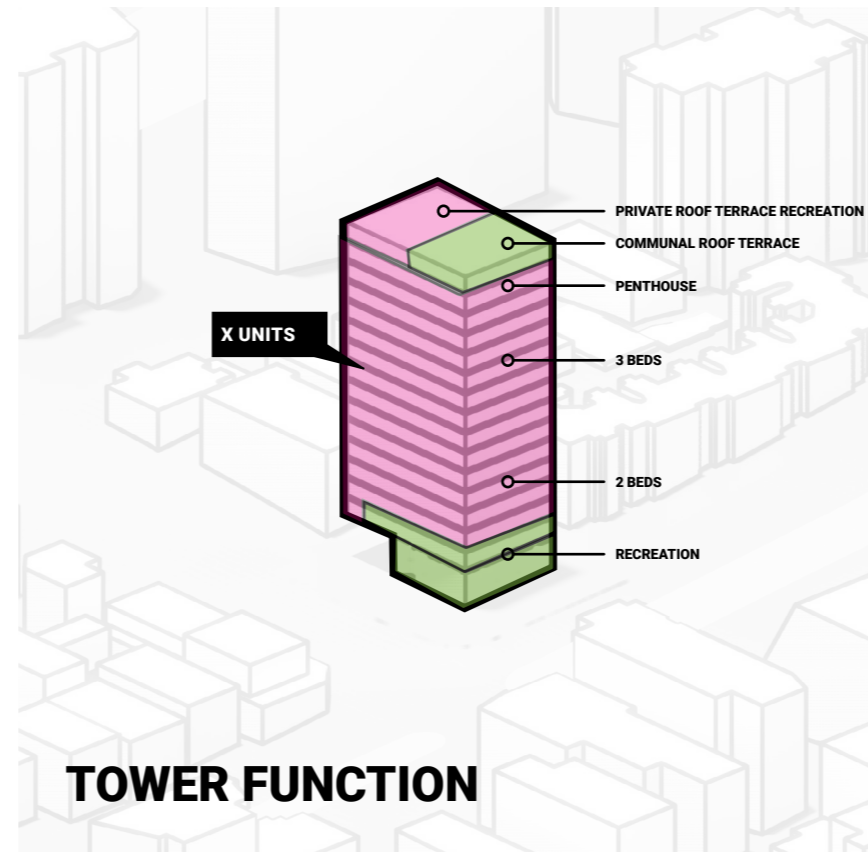
chapter 04



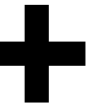
DESIGN DIAGRAM



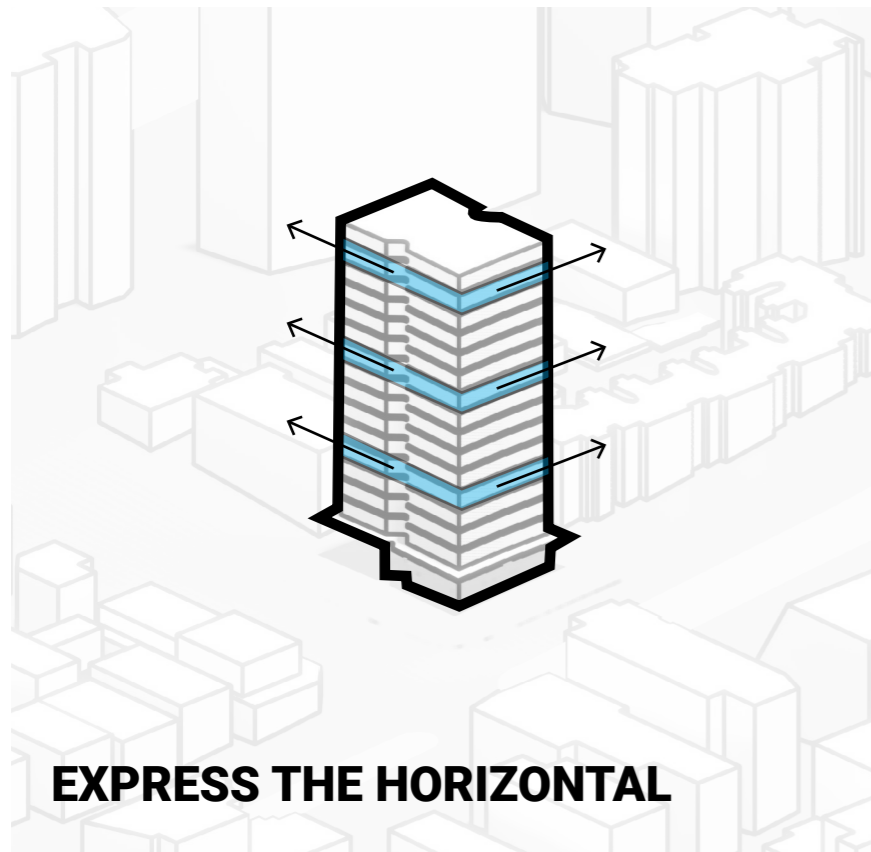
Starting with the mass.



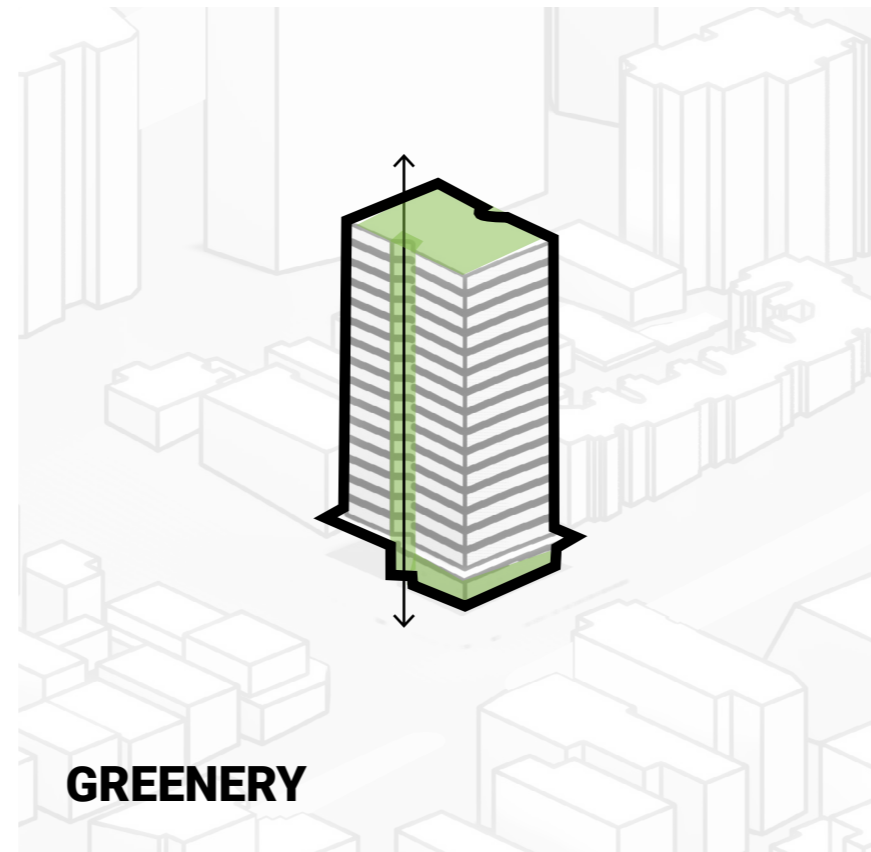
Pinching the sides of the building increases and emphasises viewlines.



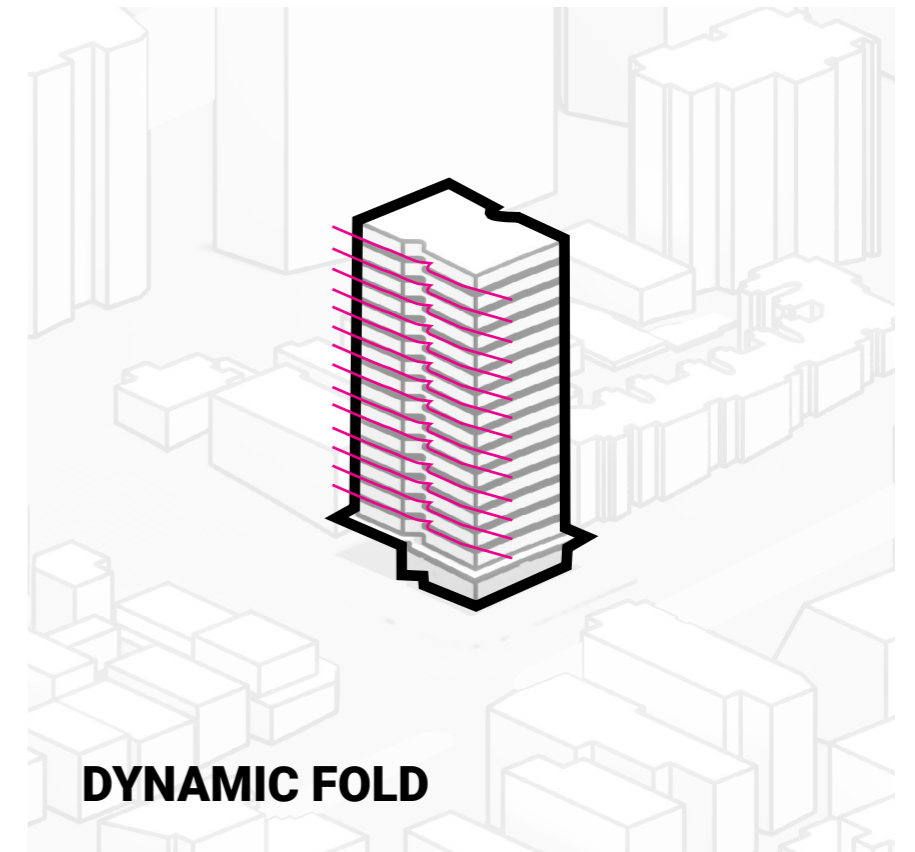
DESIGN DIAGRAM



Emphasising the delicate horizontal elements.



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

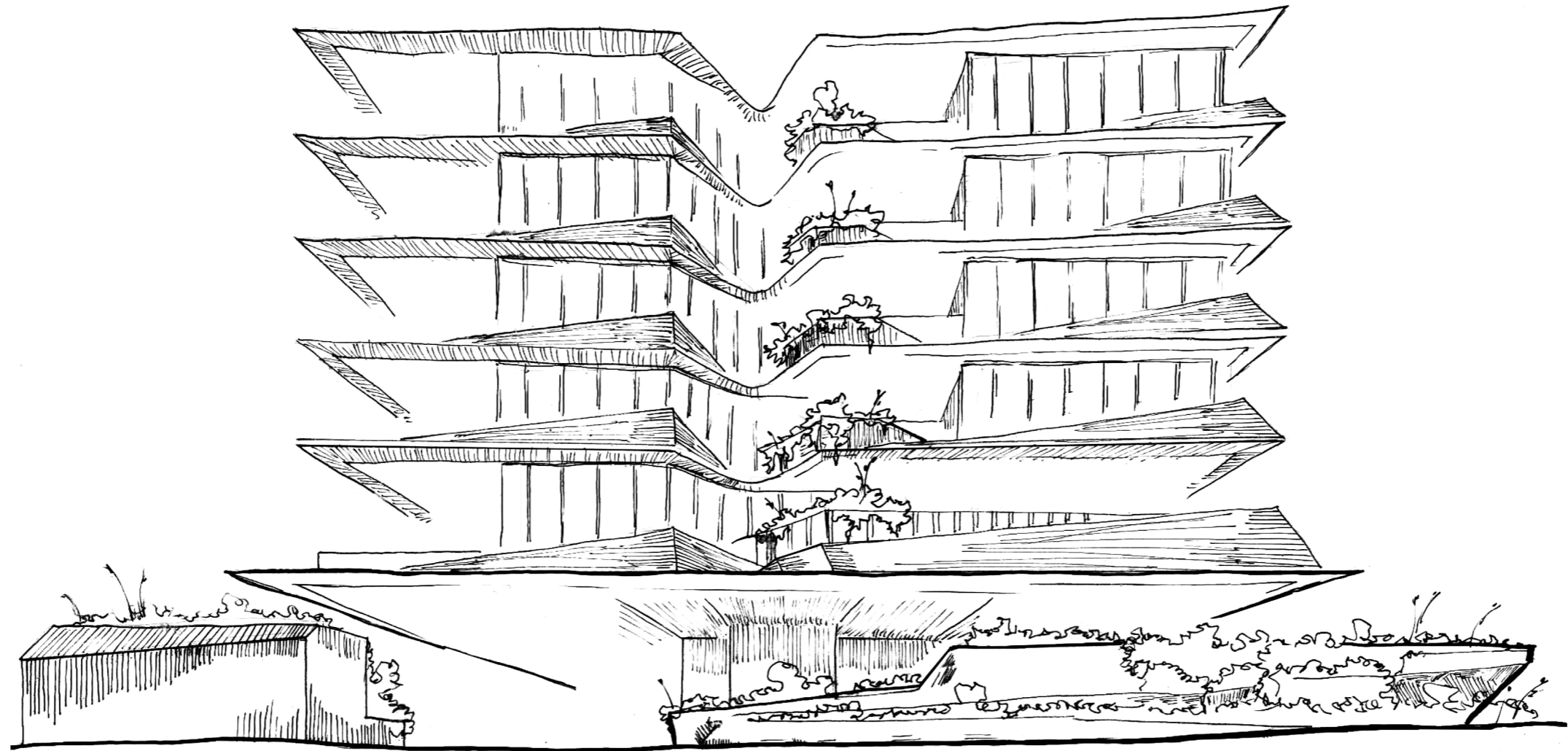
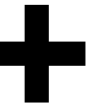


Playing with delicate timbers to create a twisting sensation and movement up the building.



THE VISION

chapter 05







241 BOUNDARY STREET



241 BOUNDARY STREET



241 BOUNDARY STREET

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| PLUS ARCHITECTURE









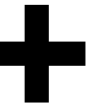




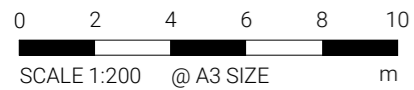
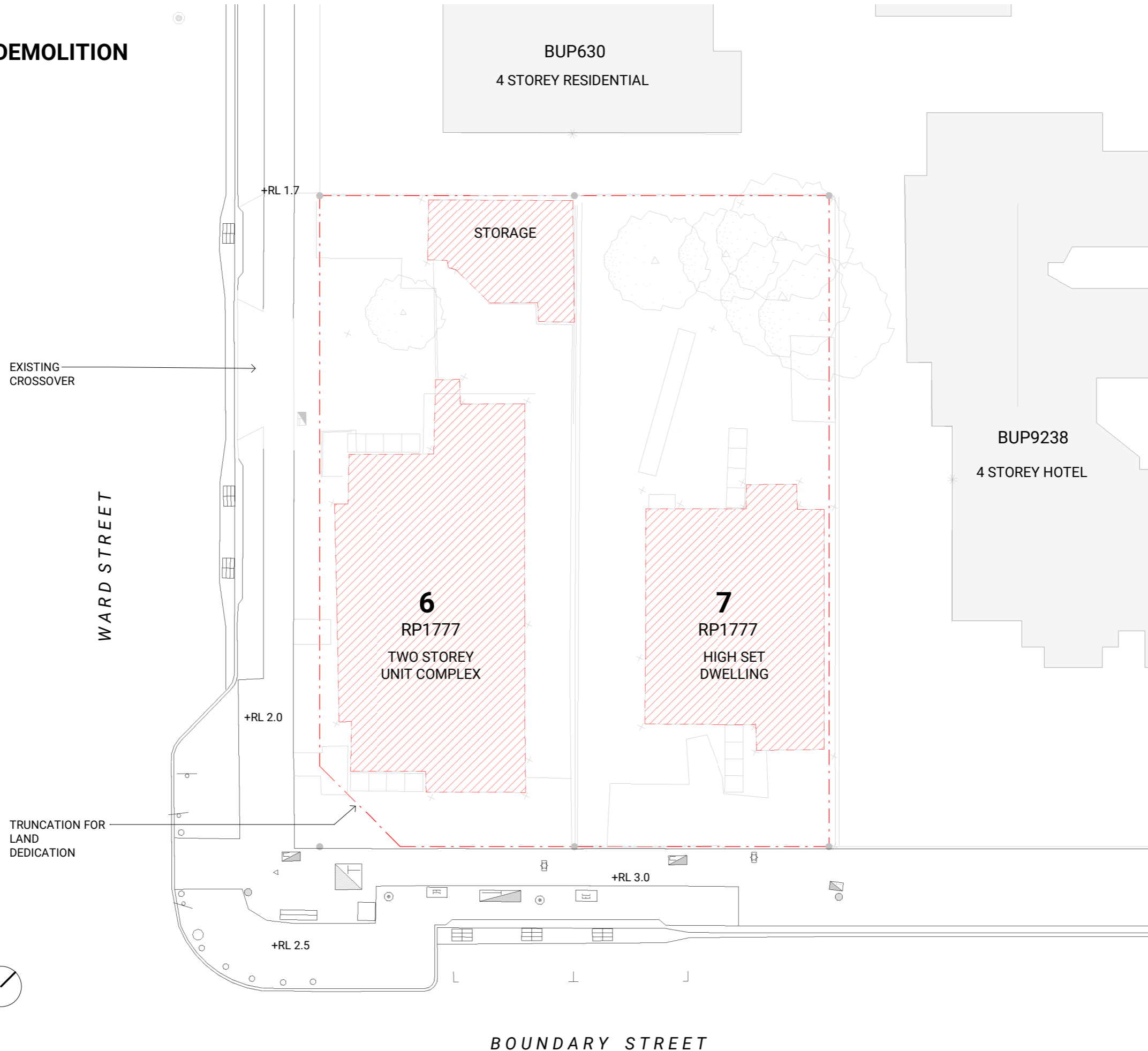


THE DRAWINGS

chapter 06



DA011
SITE PLAN - EXISTING + DEMOLITION



ISSUE 2
Date of Issue | 23.11.2023



DA020
SITE PLAN - PROPOSED

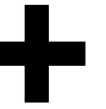


0 2 4 6 8 10
SCALE 1:200 @ A3 SIZE m

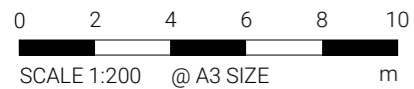
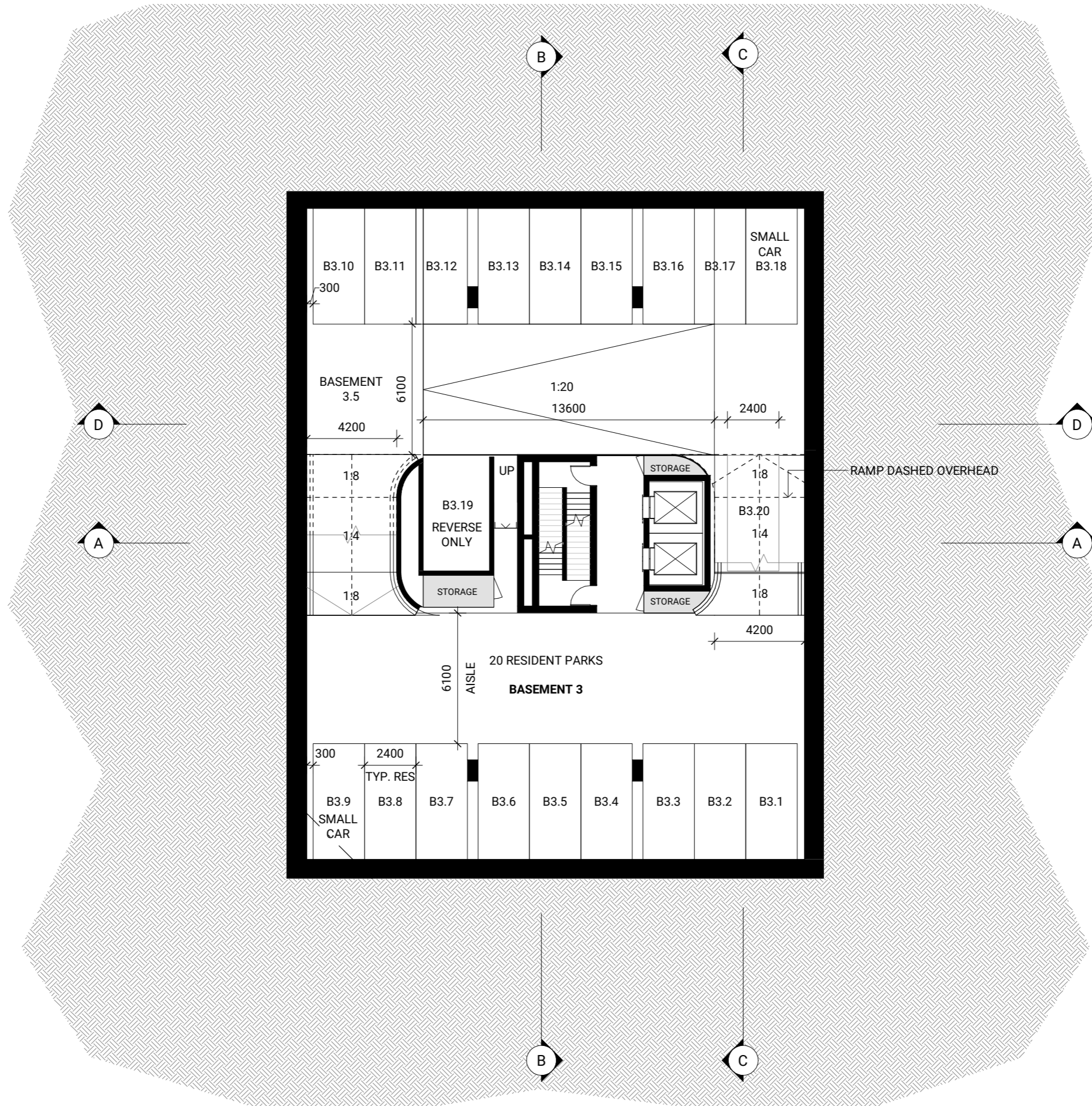


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Date of Issue | 23.11.2023

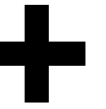
BOUNDARY STREET



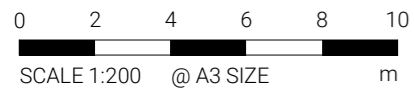
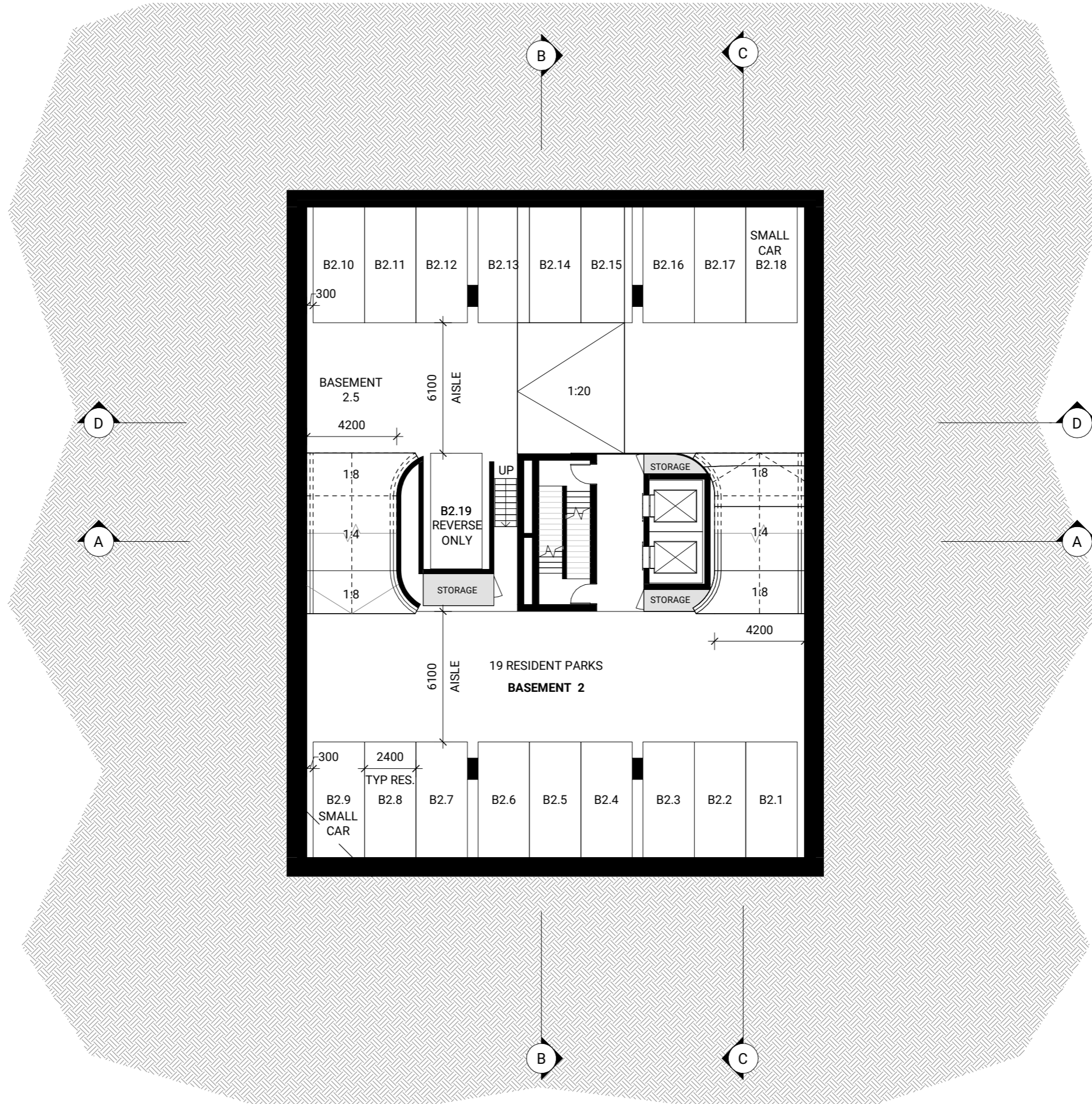
DA097
FLOOR PLAN - BASEMENT 03



ISSUE 6
 Date of Issue | 23.11.2023



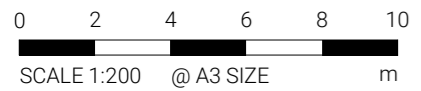
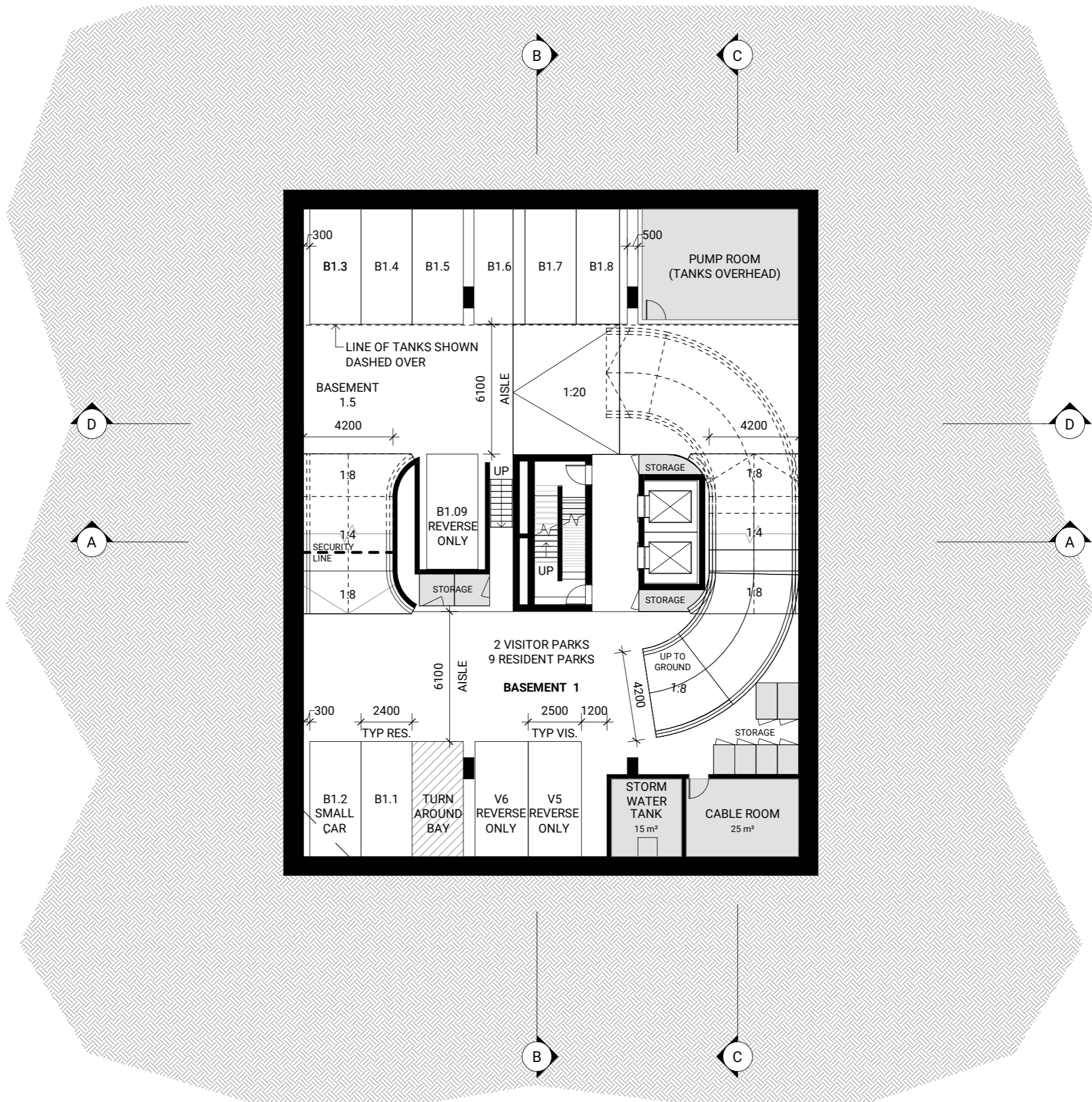
DA098
FLOOR PLAN - BASEMENT 02



ISSUE 6
 Date of Issue | 23.11.2023

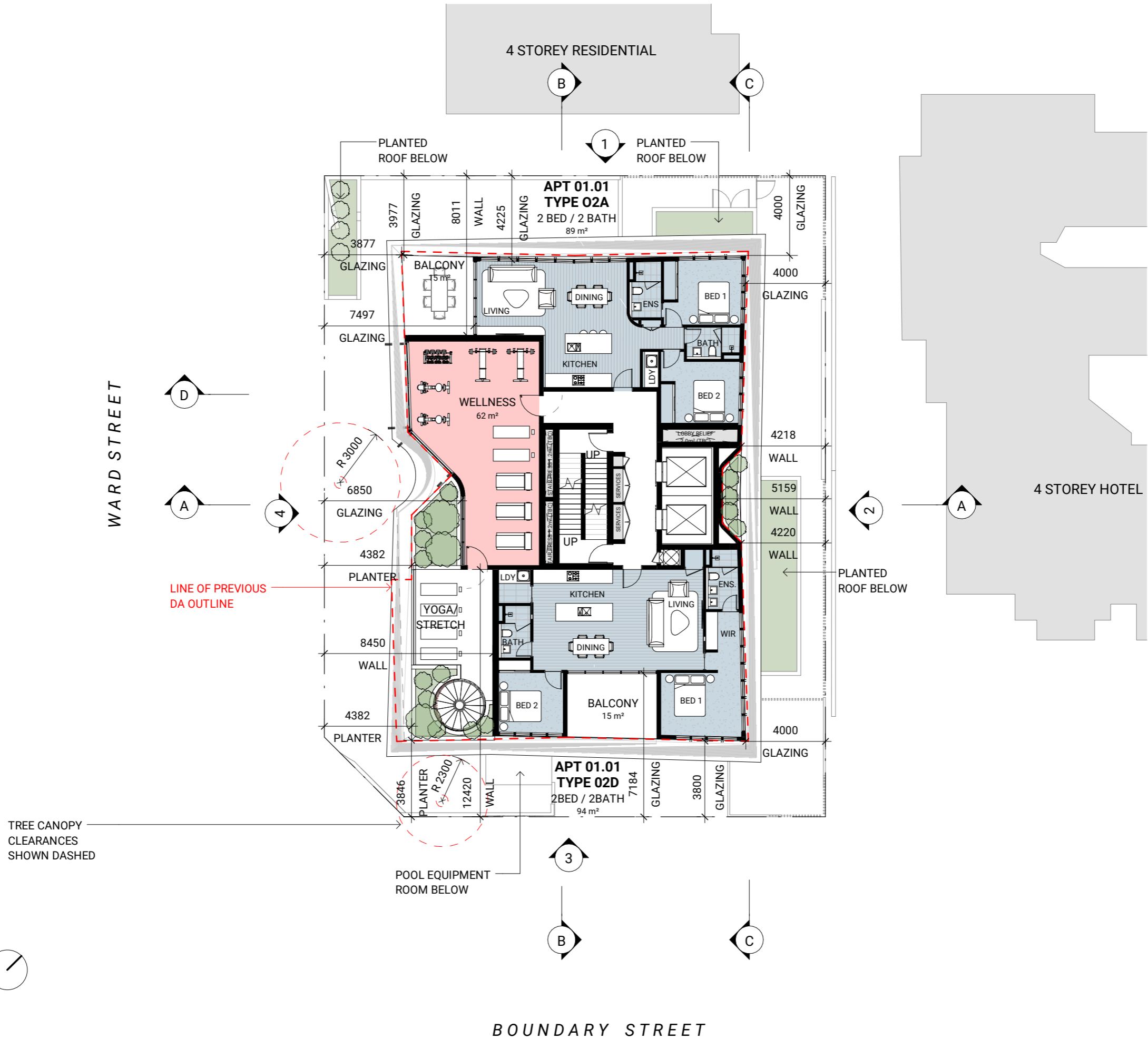
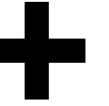


DA099
FLOOR PLAN - BASEMENT 01



ISSUE 6
 Date of Issue | 23.11.2023

DA101
FLOOR PLAN - LEVEL 1



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



ISSUE 4
Date of Issue | 23.11.2023

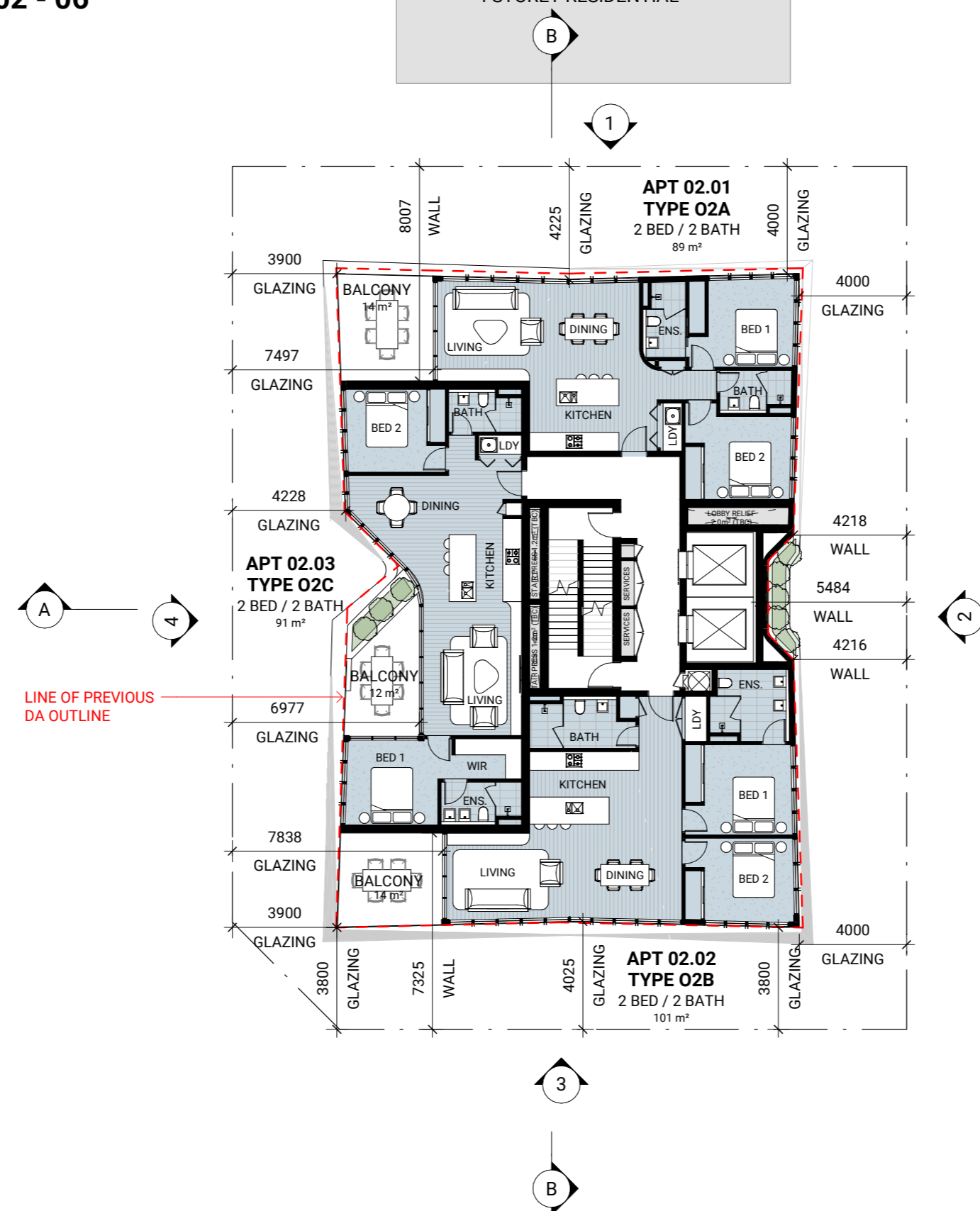
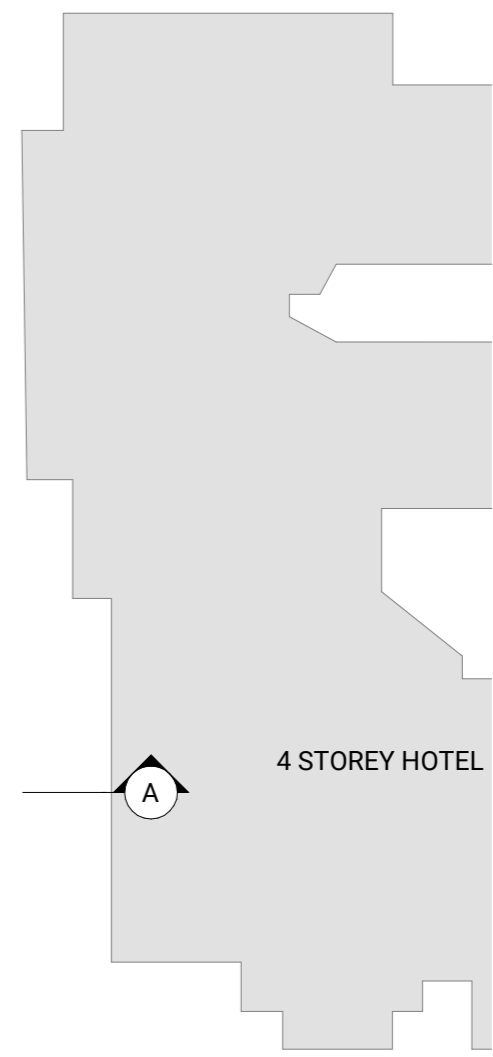
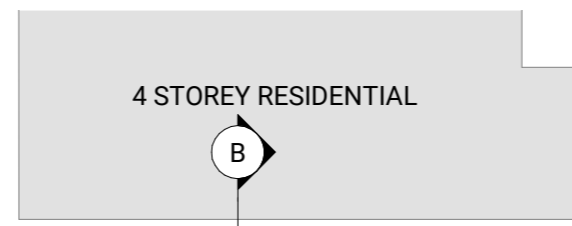
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| PLUS ARCHITECTURE

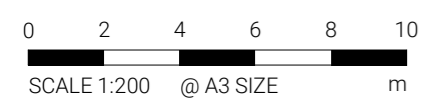


DA102
FLOOR PLAN - LOWER TYPICAL LEVEL 02 - 06

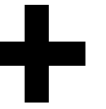
WARD STREET



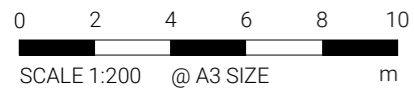
BOUNDARY STREET



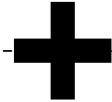
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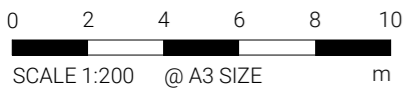
DA103
FLOOR PLAN - TYPICAL UPPER LEVEL 07 - 14



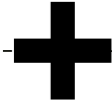
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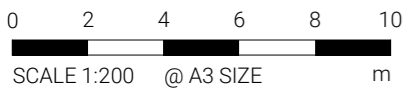
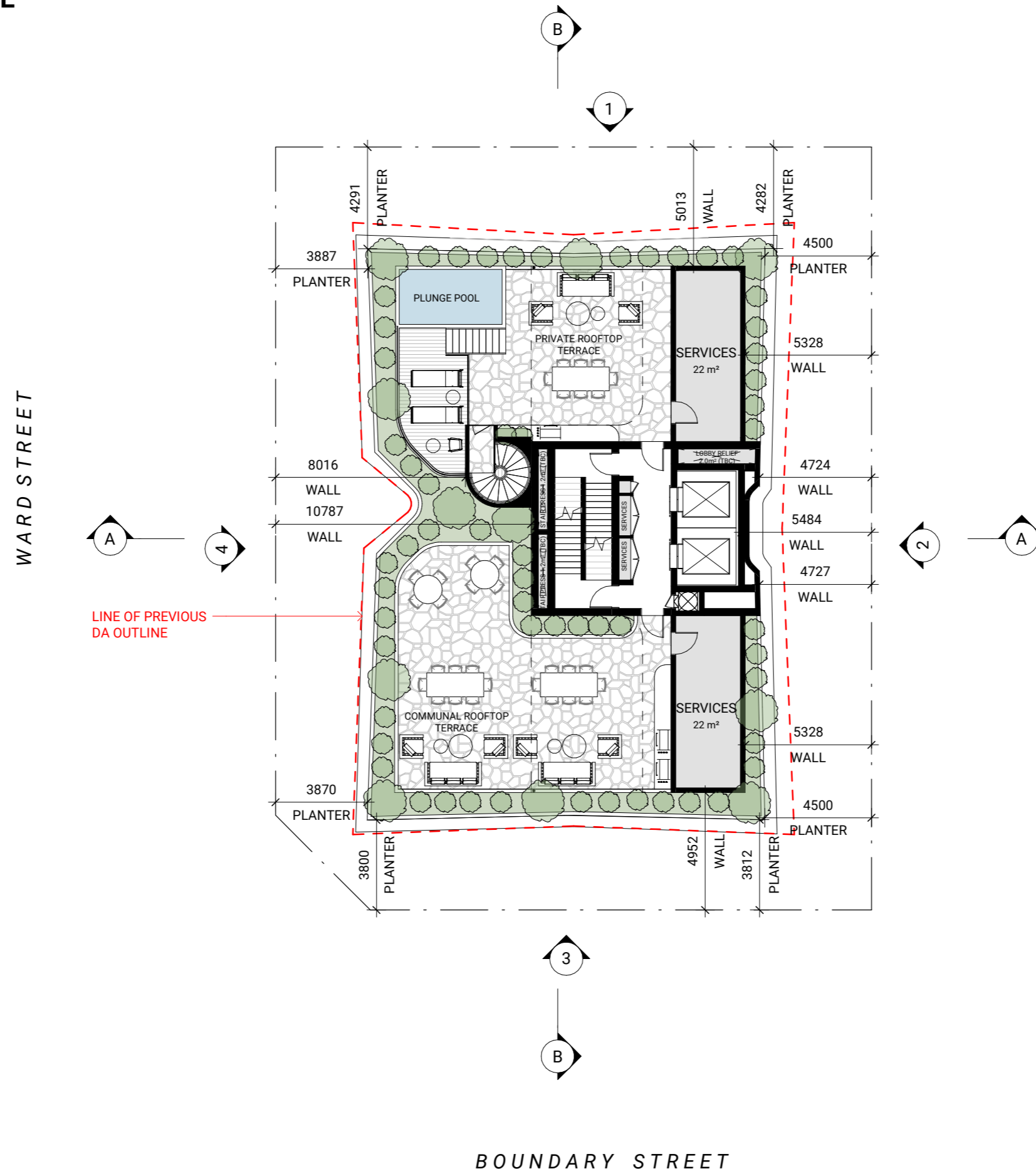
DA104
FLOOR PLAN - PENTHOUSE LEVEL 15



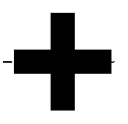
ISSUE 3
 Date of Issue | 23.11.2023



DA105
FLOOR PLAN - ROOFTOP TERRACE

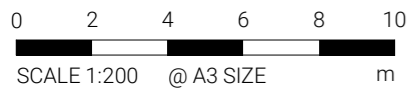
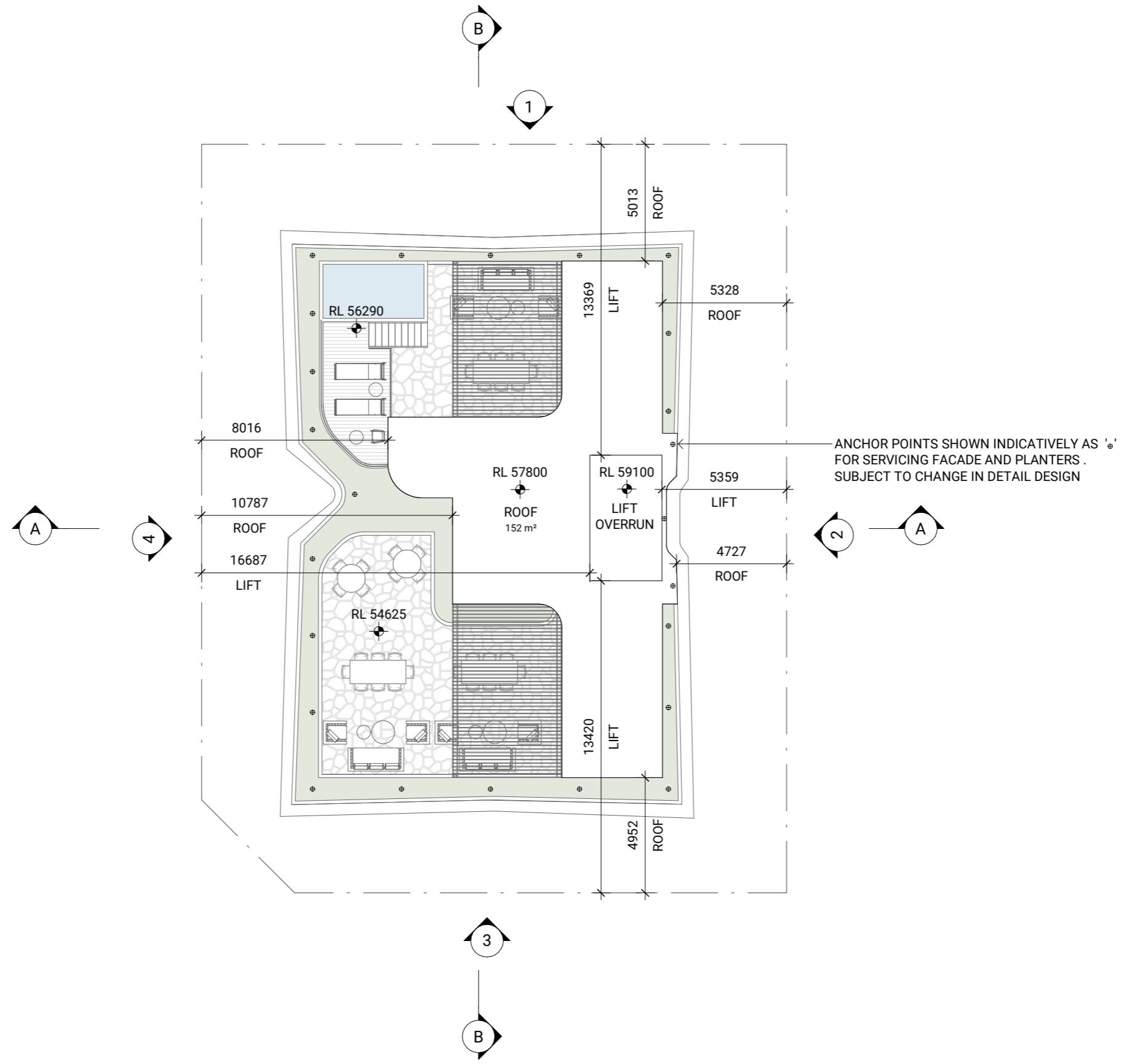


ISSUE 3
Date of Issue | 23.11.2023



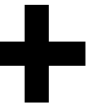
DA106
ROOF PLAN

WARD STREET



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BOUNDARY STREET

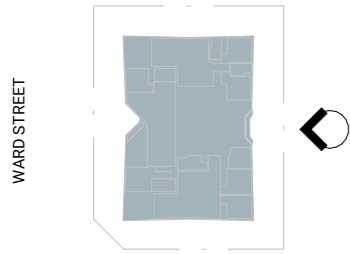


DA201

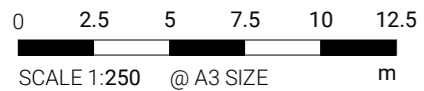
ELEVATION - NORTH EAST

MATERIALS LEGEND

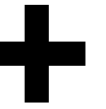
- ① GLAZING
- ② BATTEN FEATURE SCREEN
- ③ COLOURED CONCRETE
- ④ GLASS BALUSTRADE
- ⑤ SHADING FEATURE
- ⑥ BATTEN SCREEN
- ⑦ CONCRETE VERTICAL TEXTURE



BOUNDARY STREET



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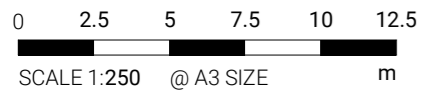
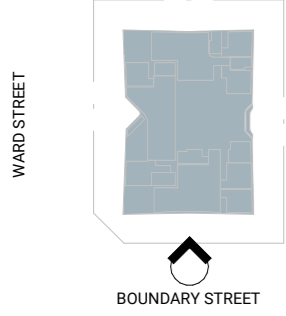
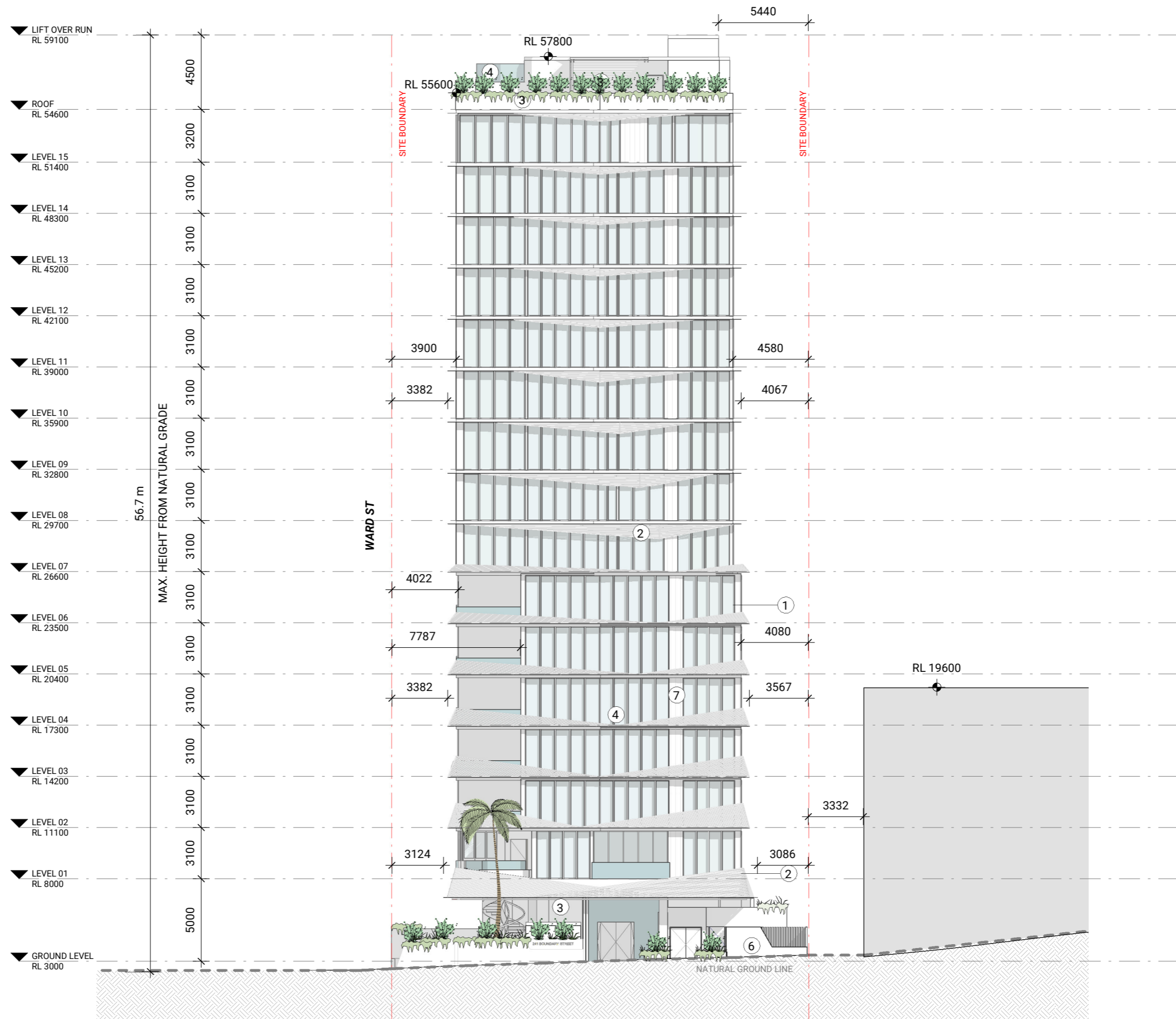


DA202

ELEVATION - SOUTH EAST

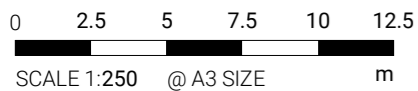
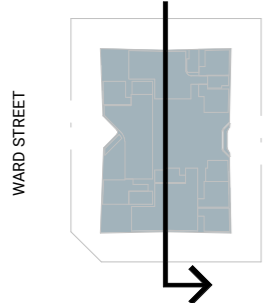
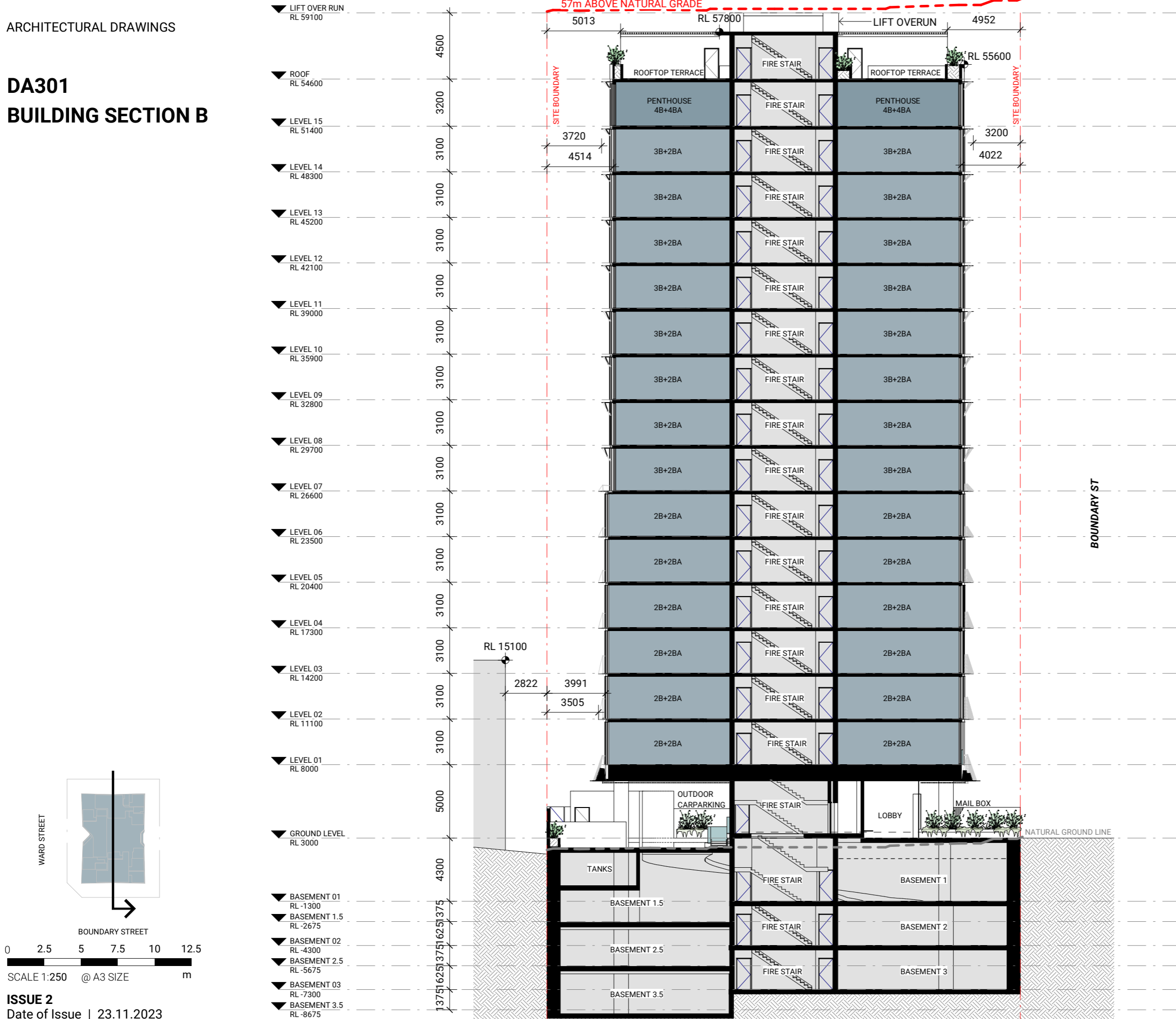
MATERIALS LEGEND

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



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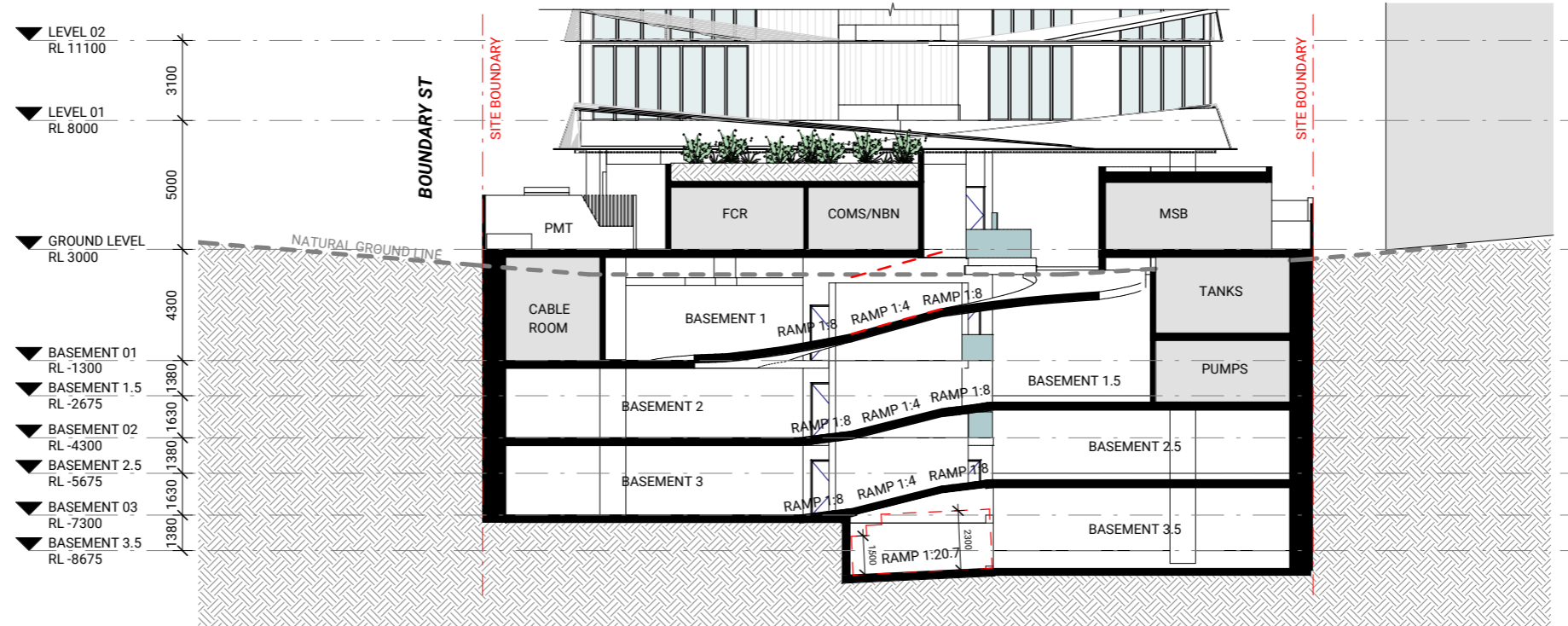
DA301 BUILDING SECTION B



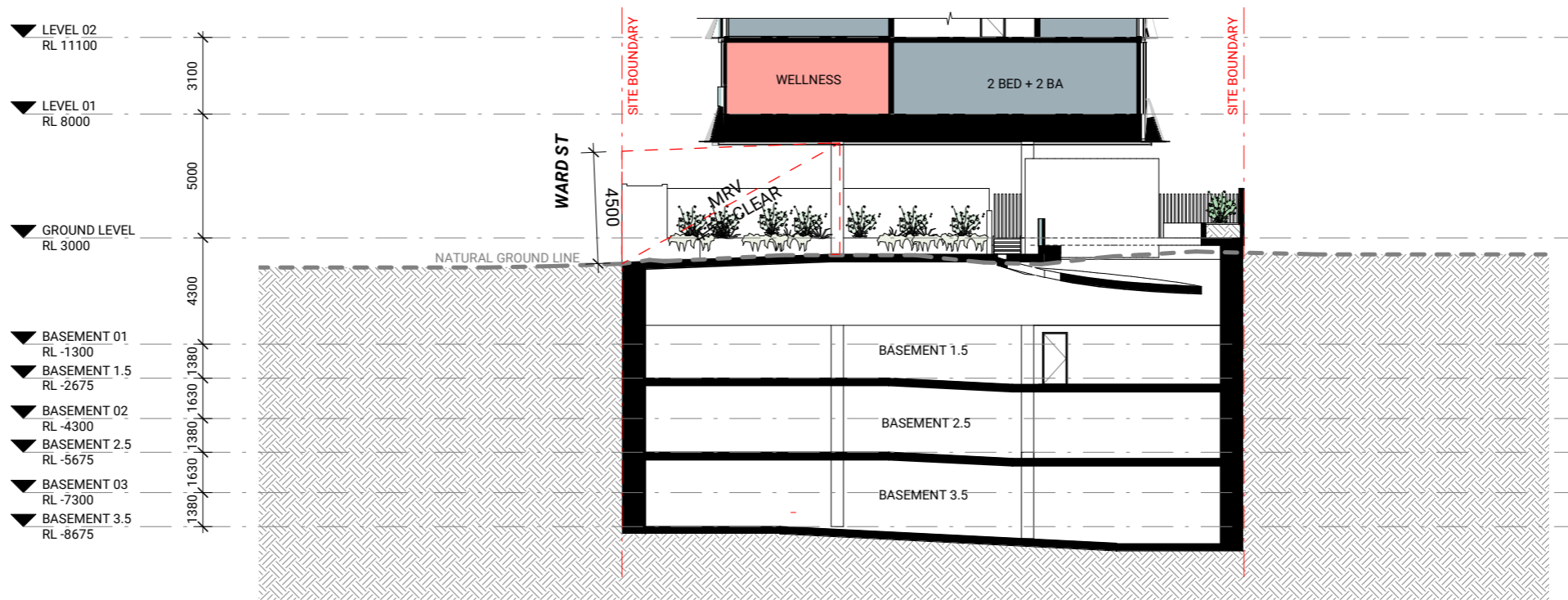
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Date of Issue | 23.11.2023



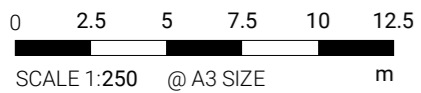
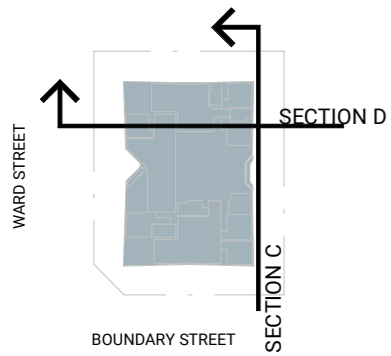
DA302
BUILDING SECTION C & D



SECTION C



SECTION D



ISSUE 1
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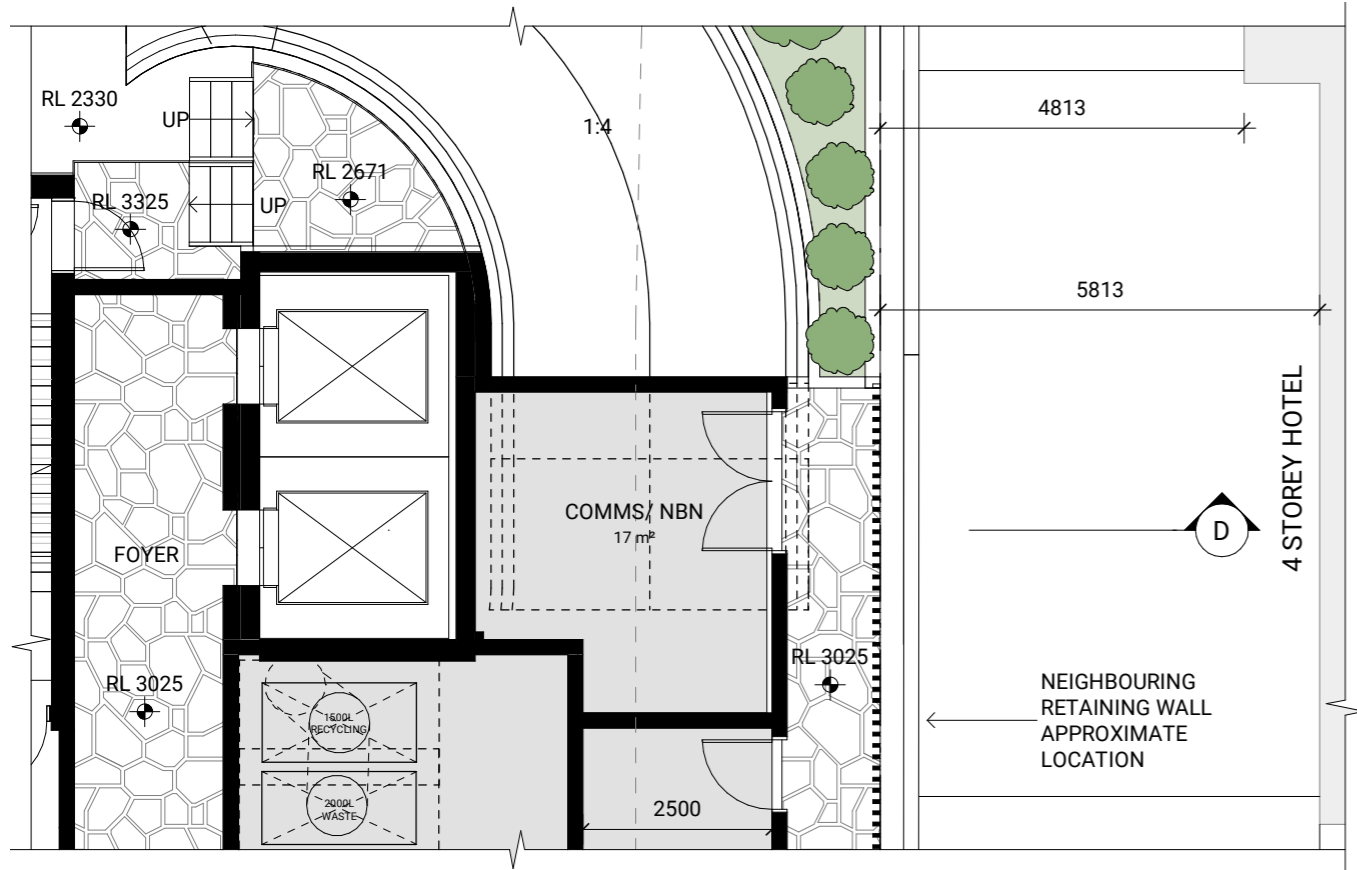


THE ANALYSIS

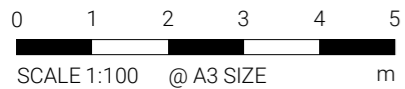
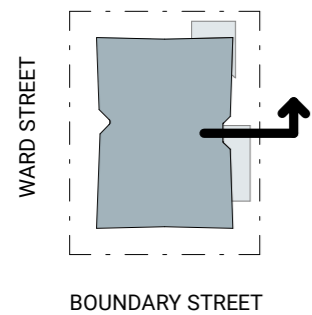
chapter 07



DA350
NORTH EASTERN BOUNDARY INTERFACE

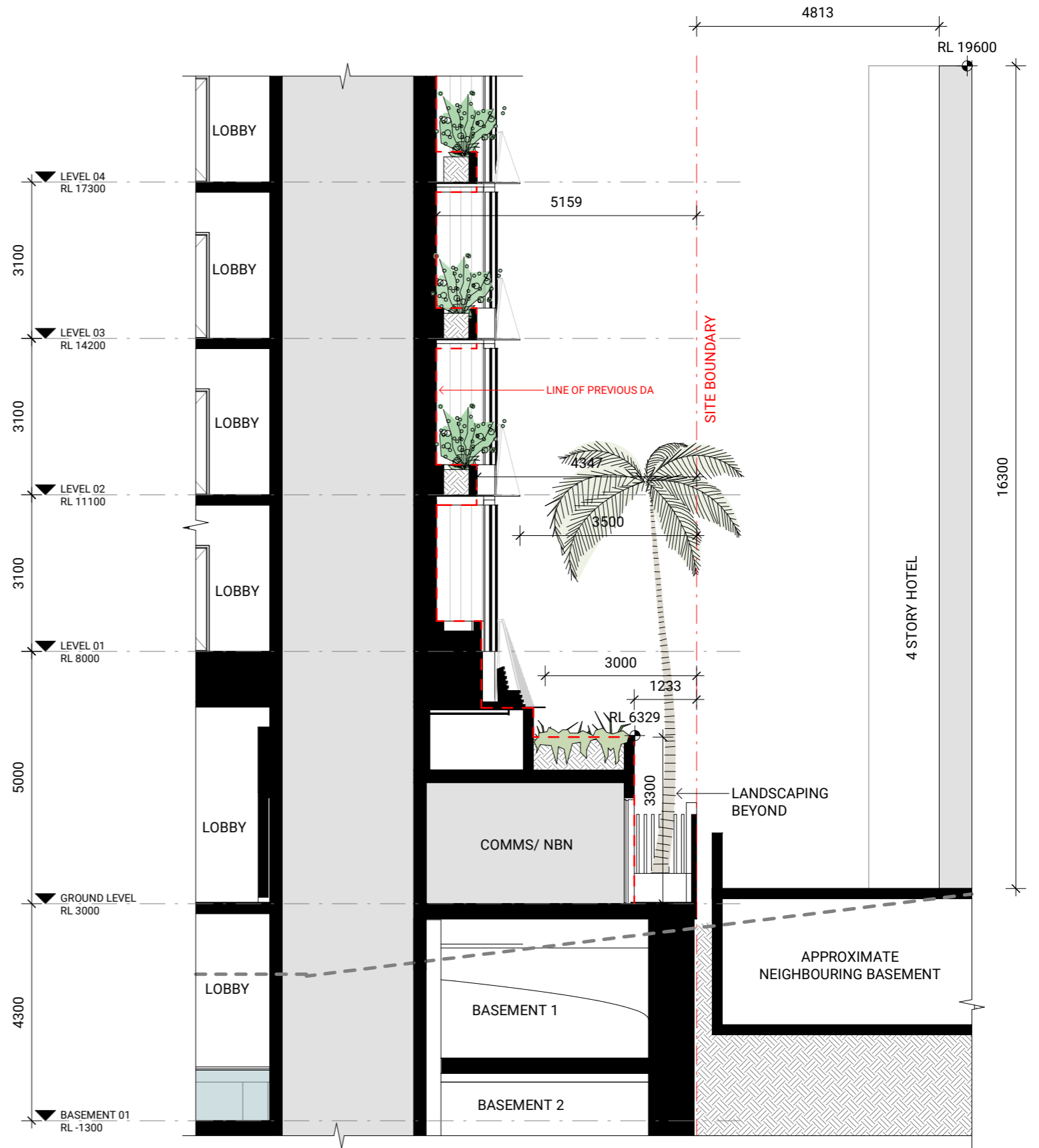


NORTH EASTERN BOUNDARY INTERFACE SECTION
 GROUND FLOOR



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SECTION D

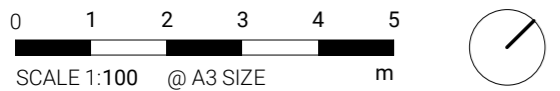
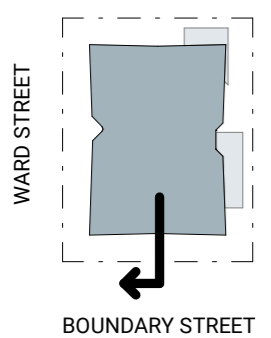
| PLUS ARCHITECTURE



DA352
SOUTH EASTERN BOUNDARY INTERFACE

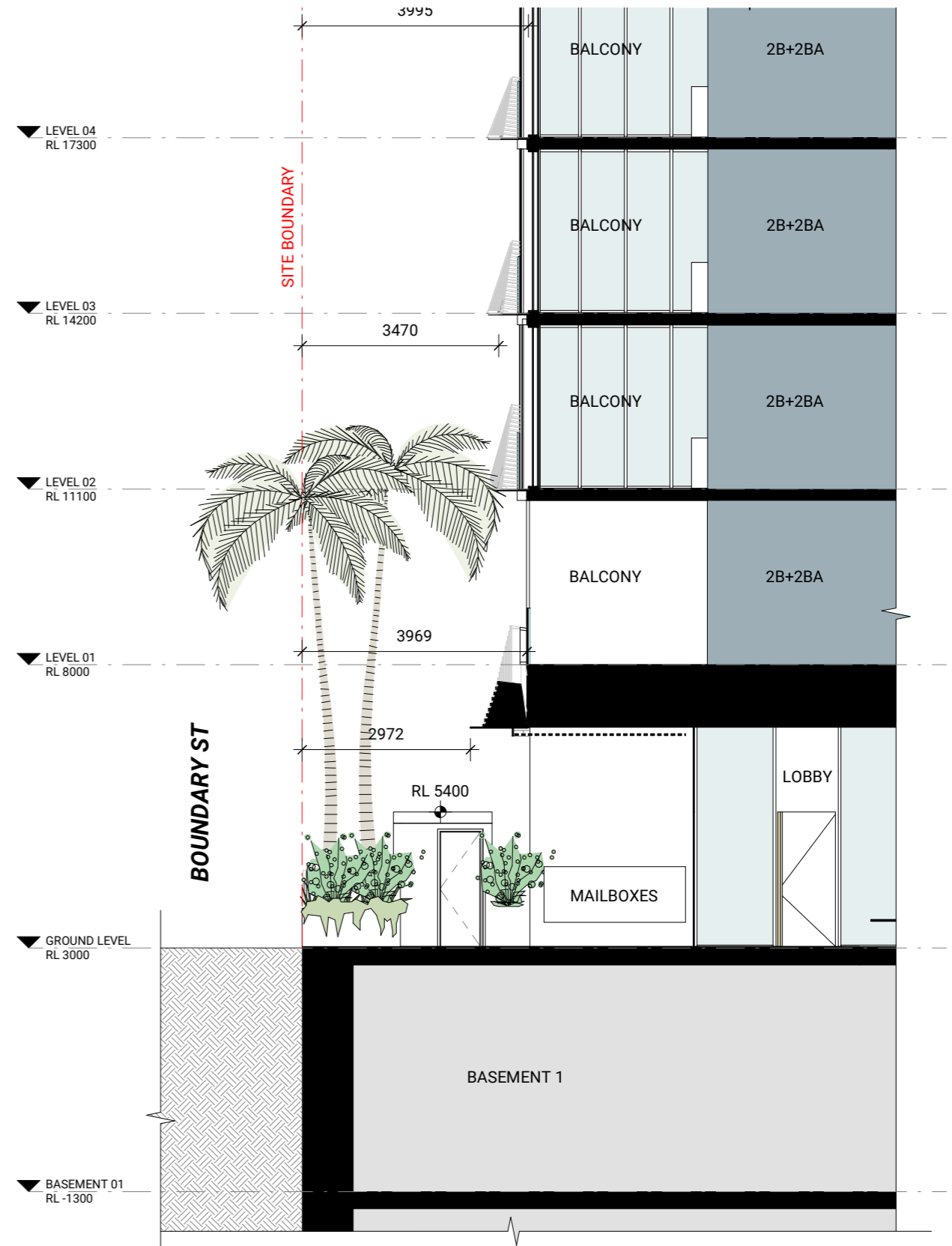


SOUTH EASTERN BOUNDARY INTERFACE SECTION
 GROUND FLOOR



ISSUE 1
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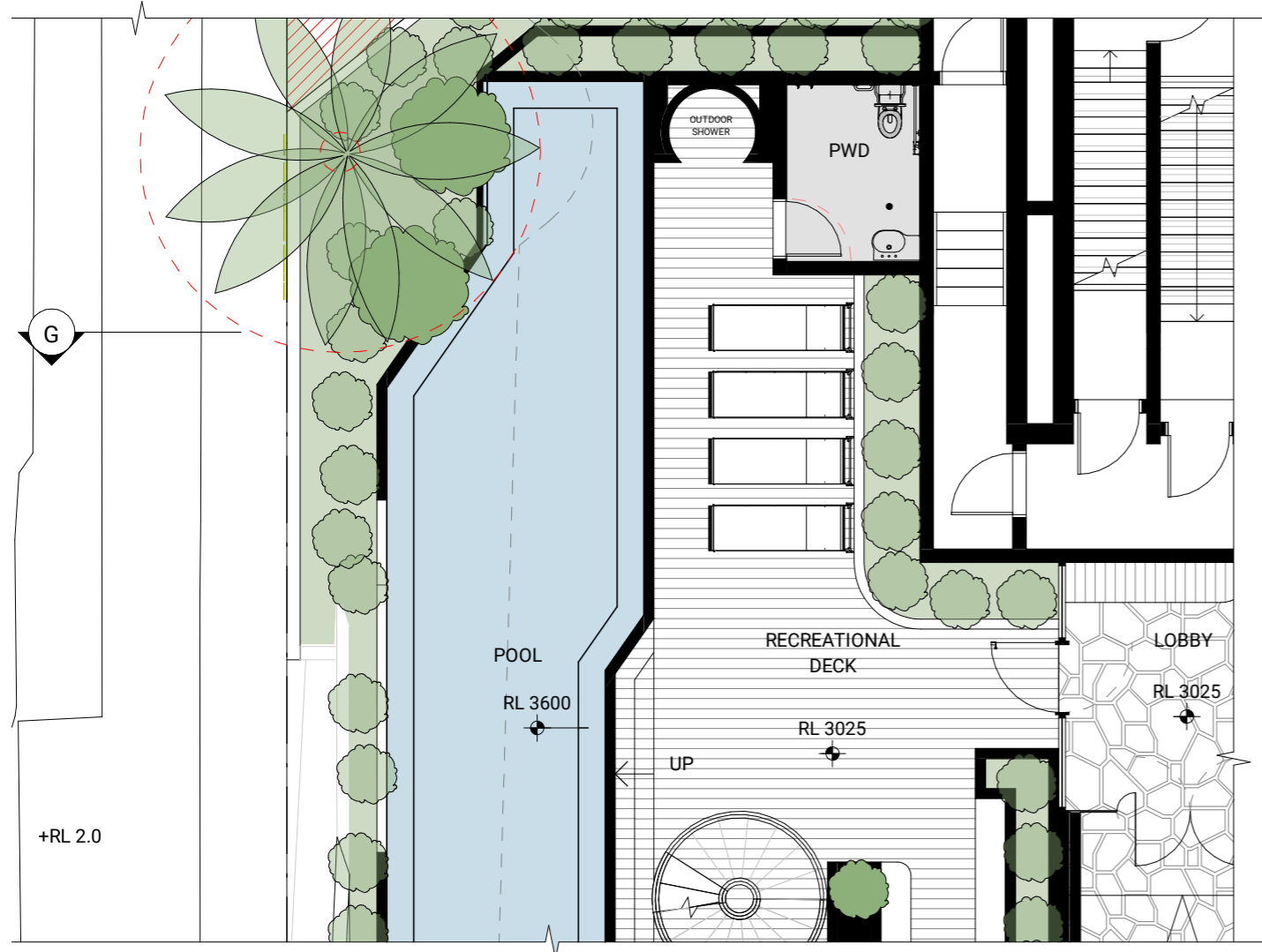
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225



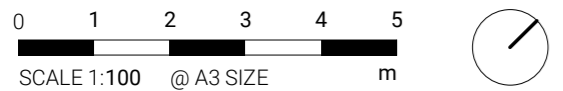
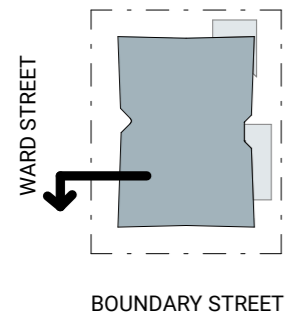
SECTION F



DA353
SOUTH WESTERN BOUNDARY INTERFACE



SOUTH WESTERN BOUNDARY INTERFACE SECTION
GROUND FLOOR



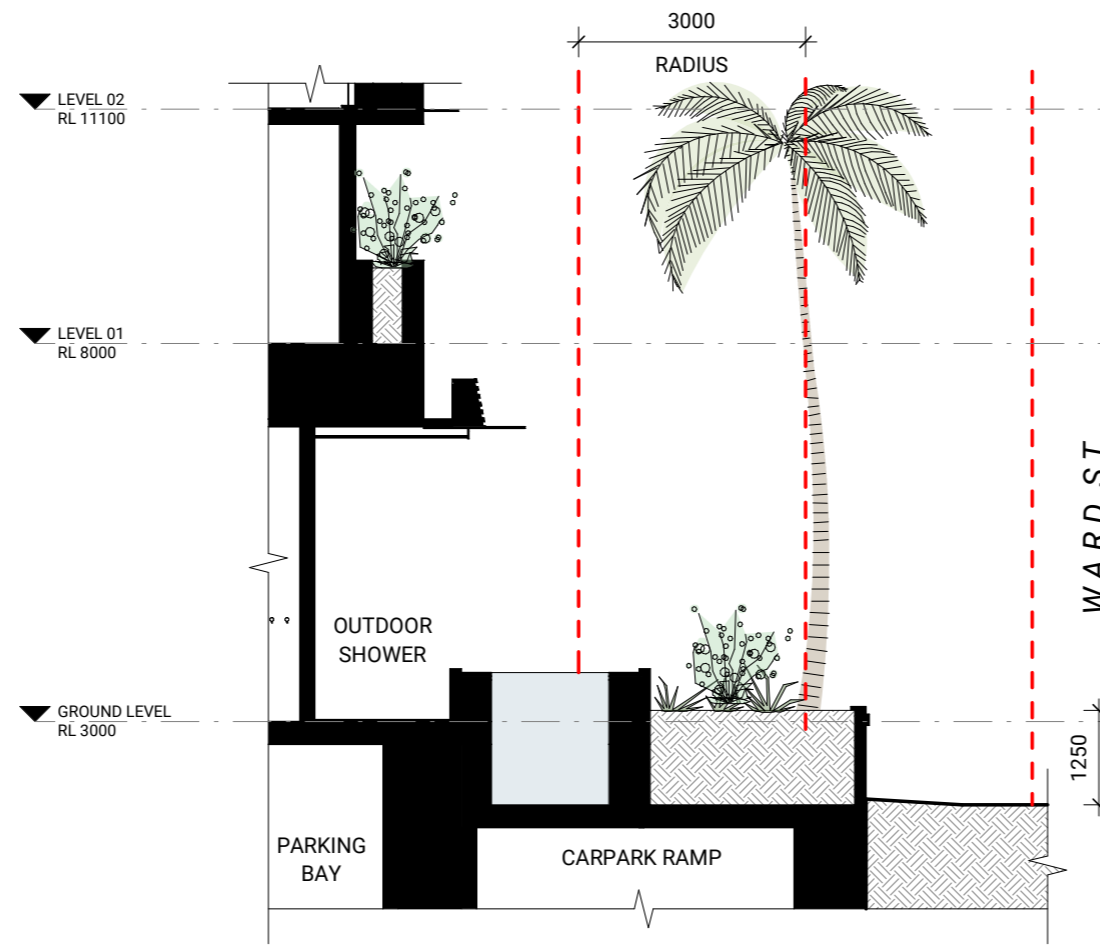
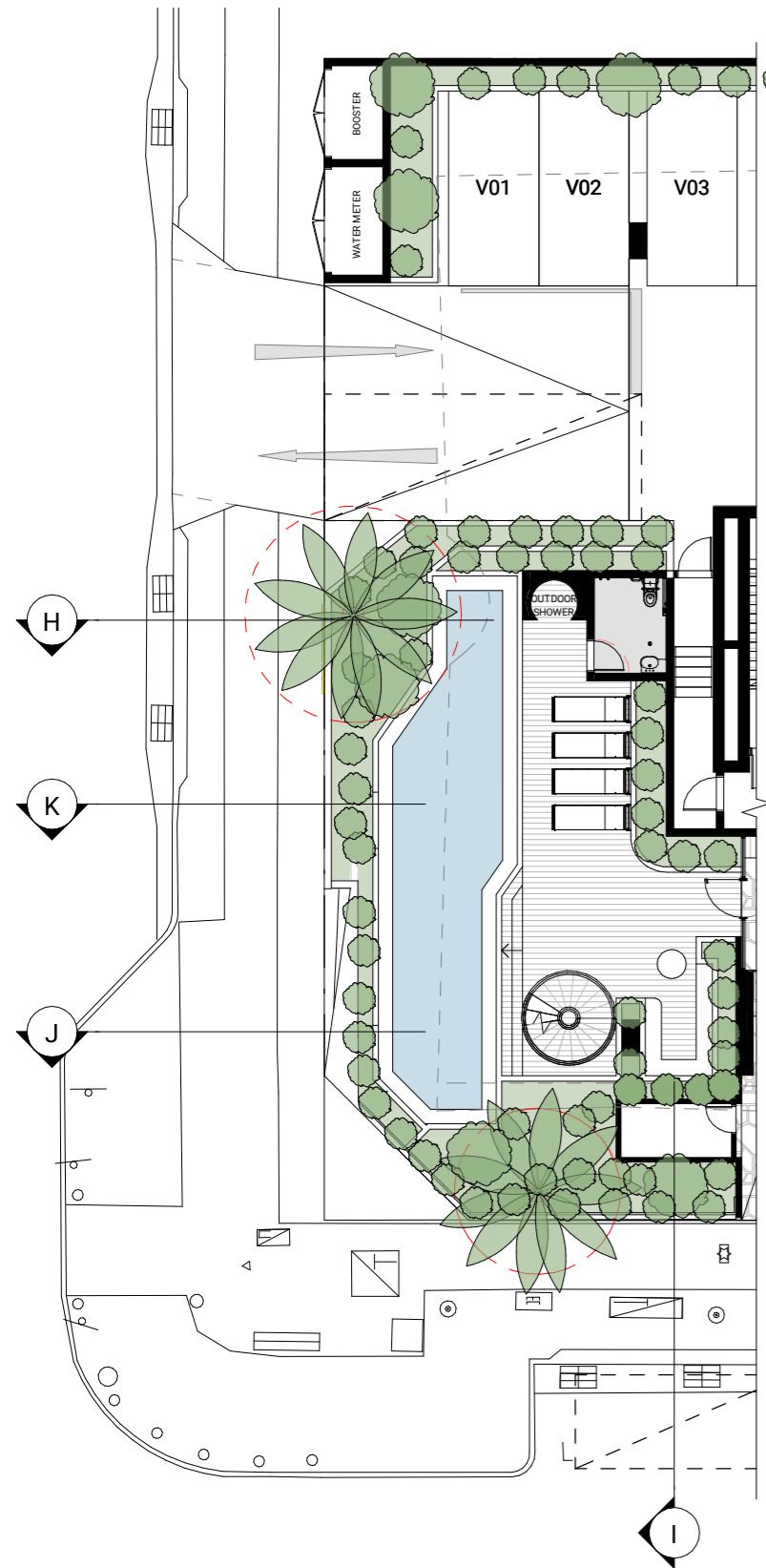
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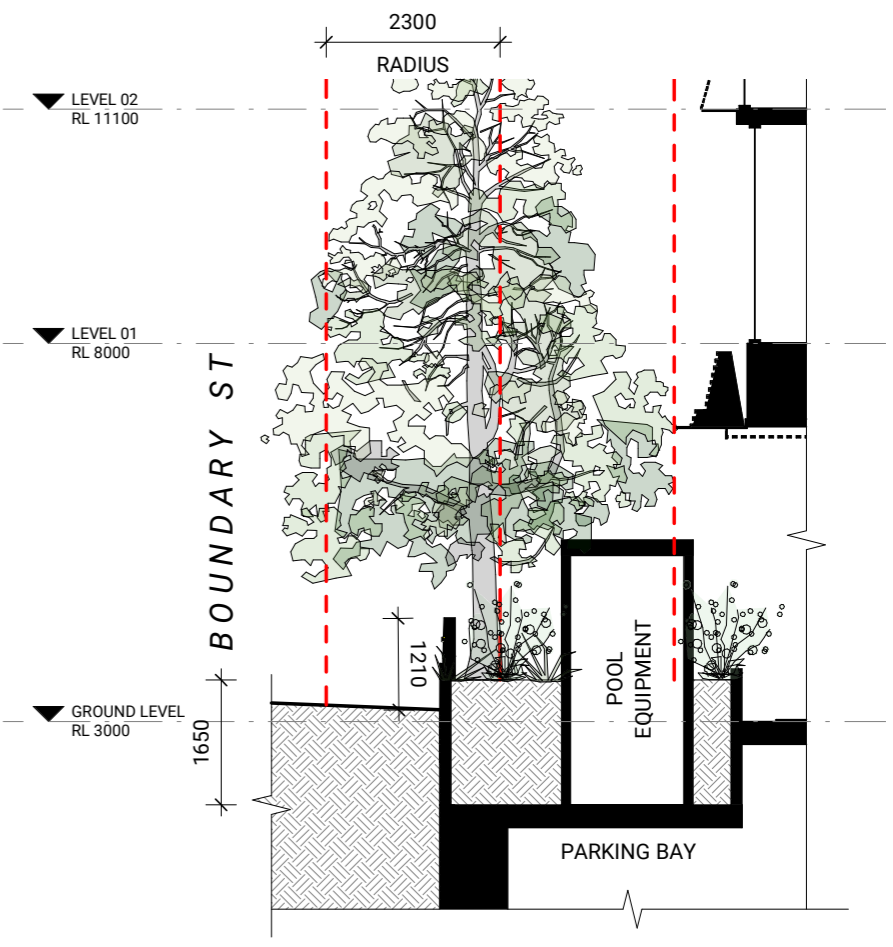


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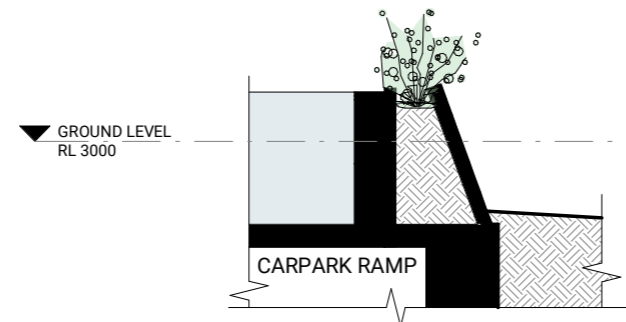
DA354 LANDSCAPING INTERFACES



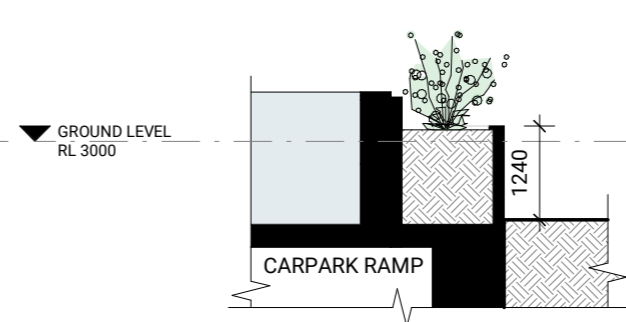
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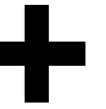
Section I



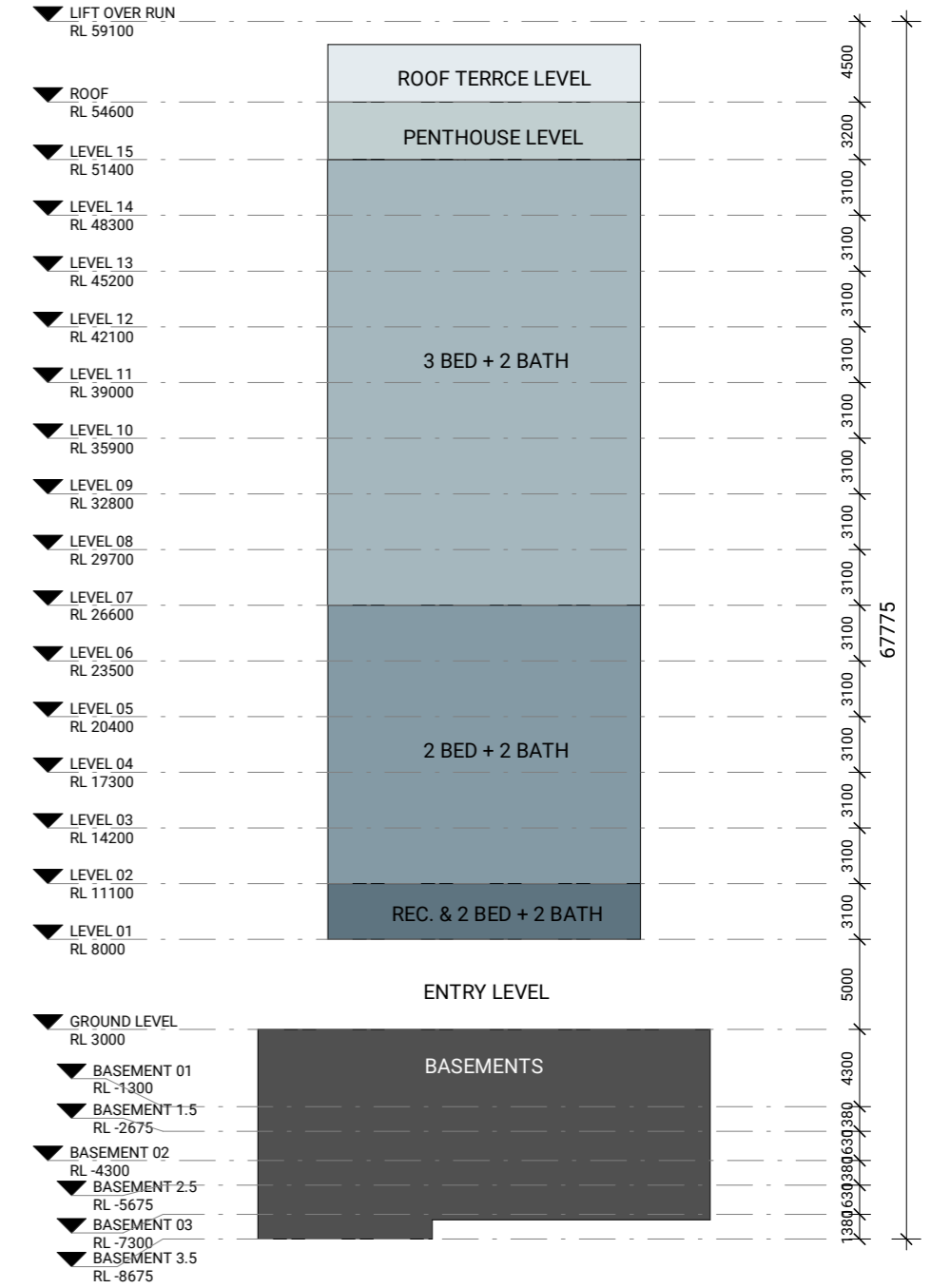
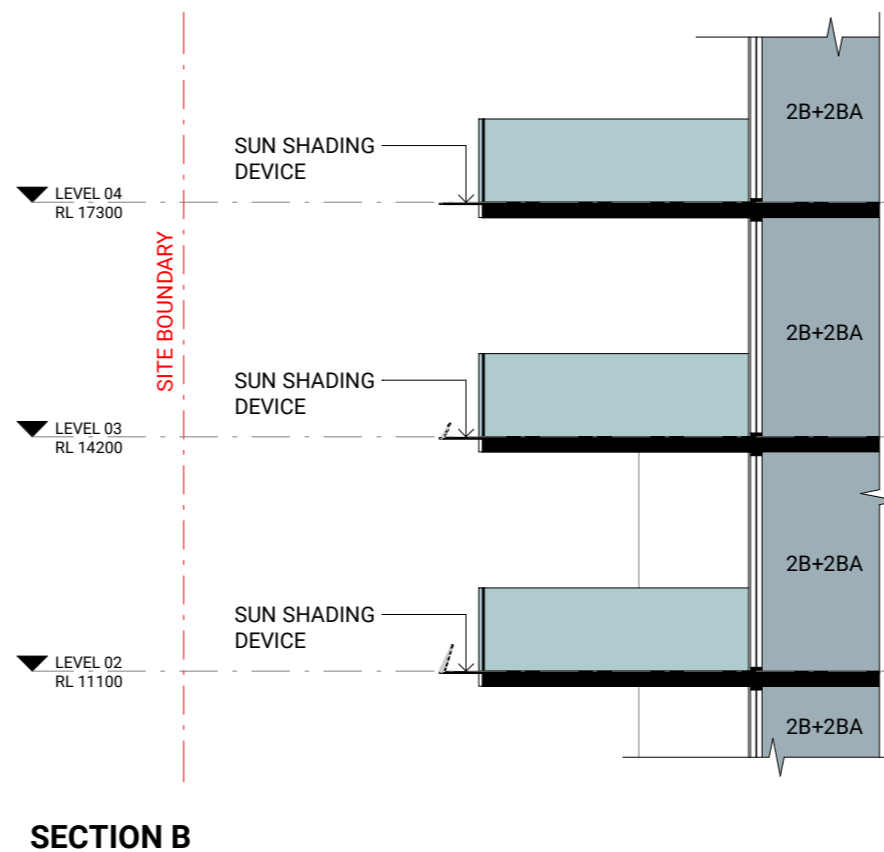
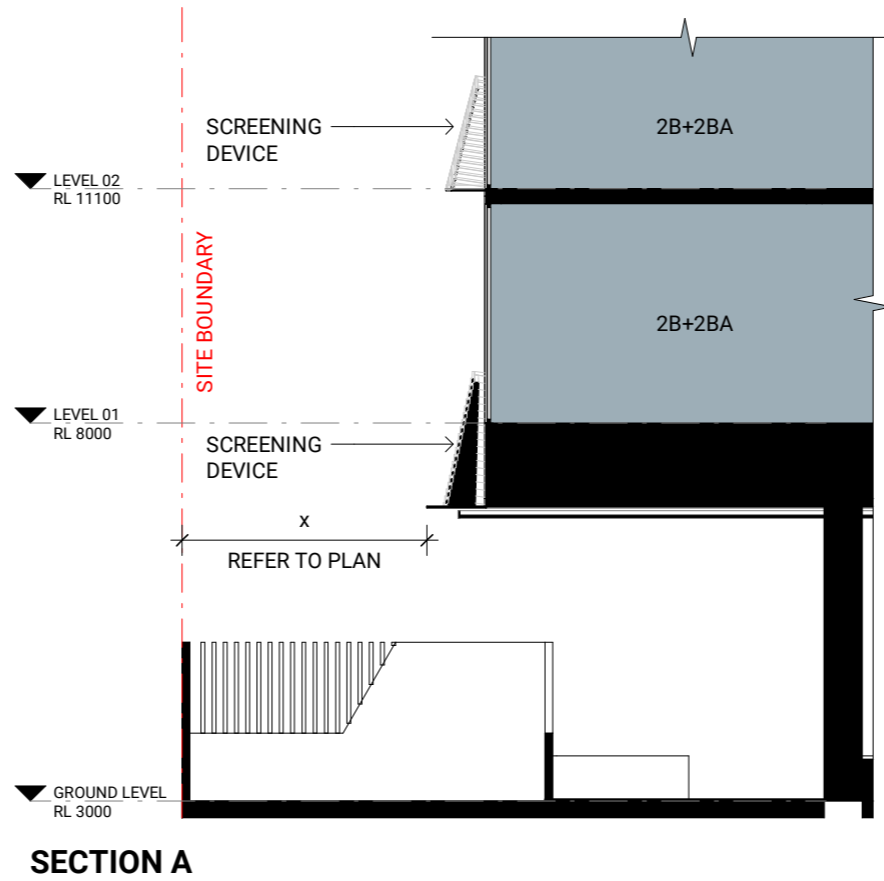
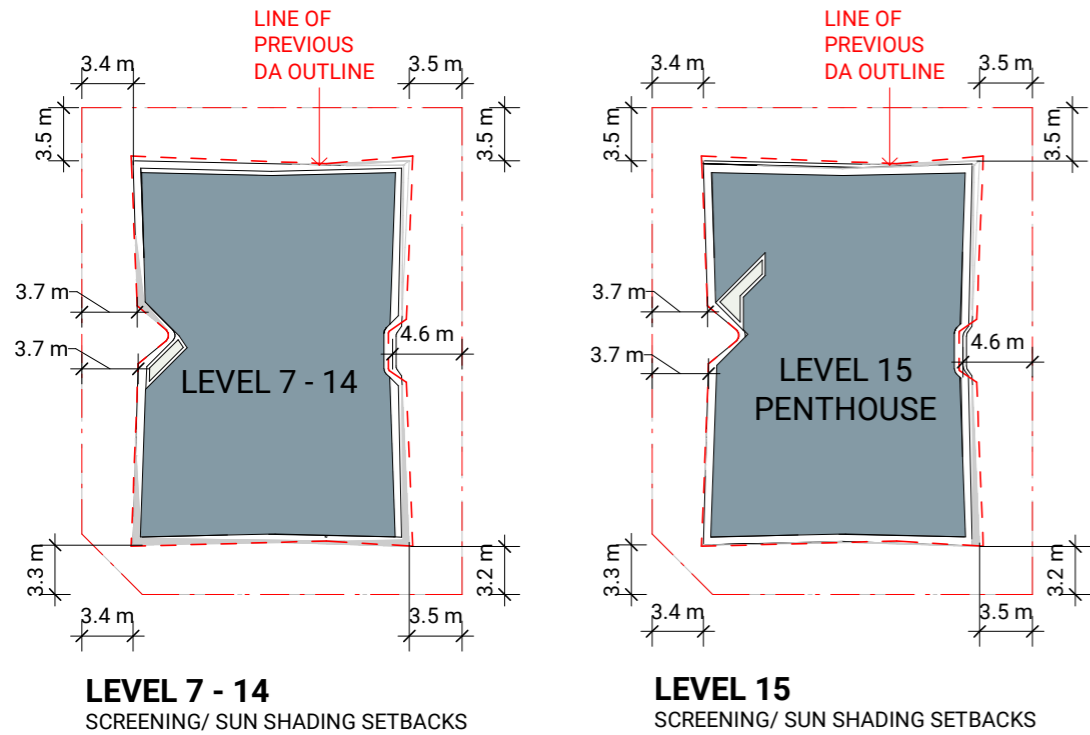
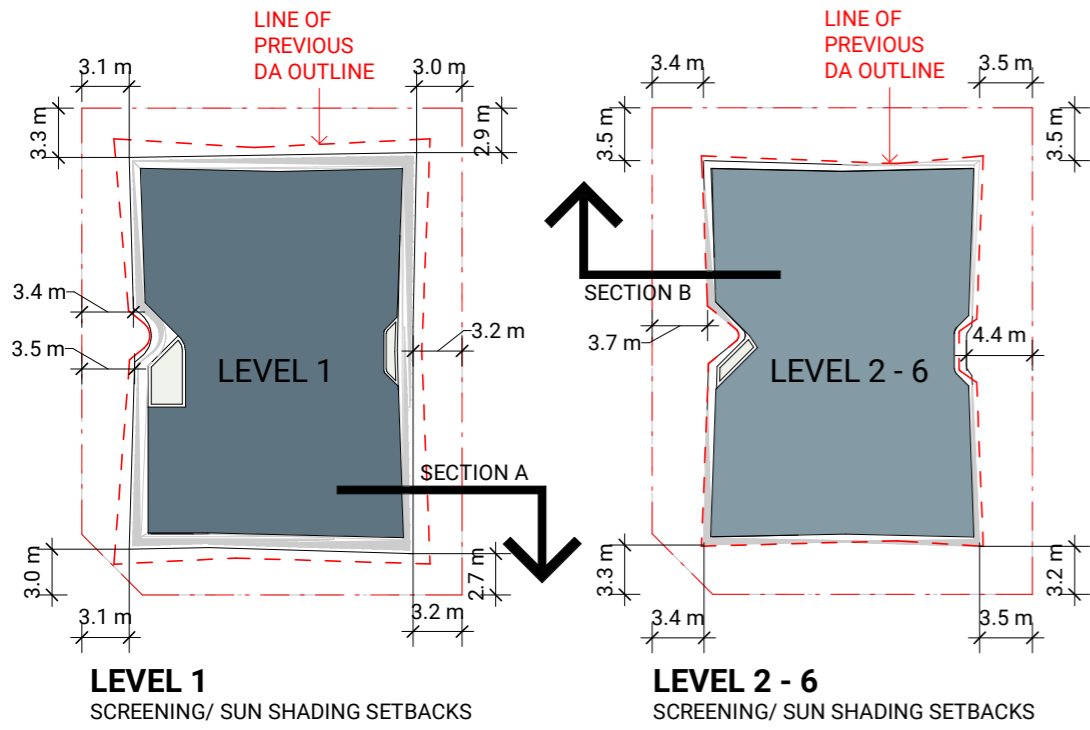
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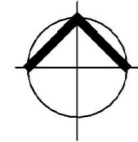


Section K



DA401 SETBACK ANALYSIS





NORTH
(Meridian MGA zone 56
vide SP315428)



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

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

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

Legend

- Buildings
Located building
- Project Site

TRILOGY
Trilogy
Survey Solutions
Over 30 years experience

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

DETAIL SURVEY
239-241 Boundary St
Coolangatta

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

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

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

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

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Revision	Notes

Notes

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

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

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

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

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

DA403 HEIGHT DIAGRAM

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

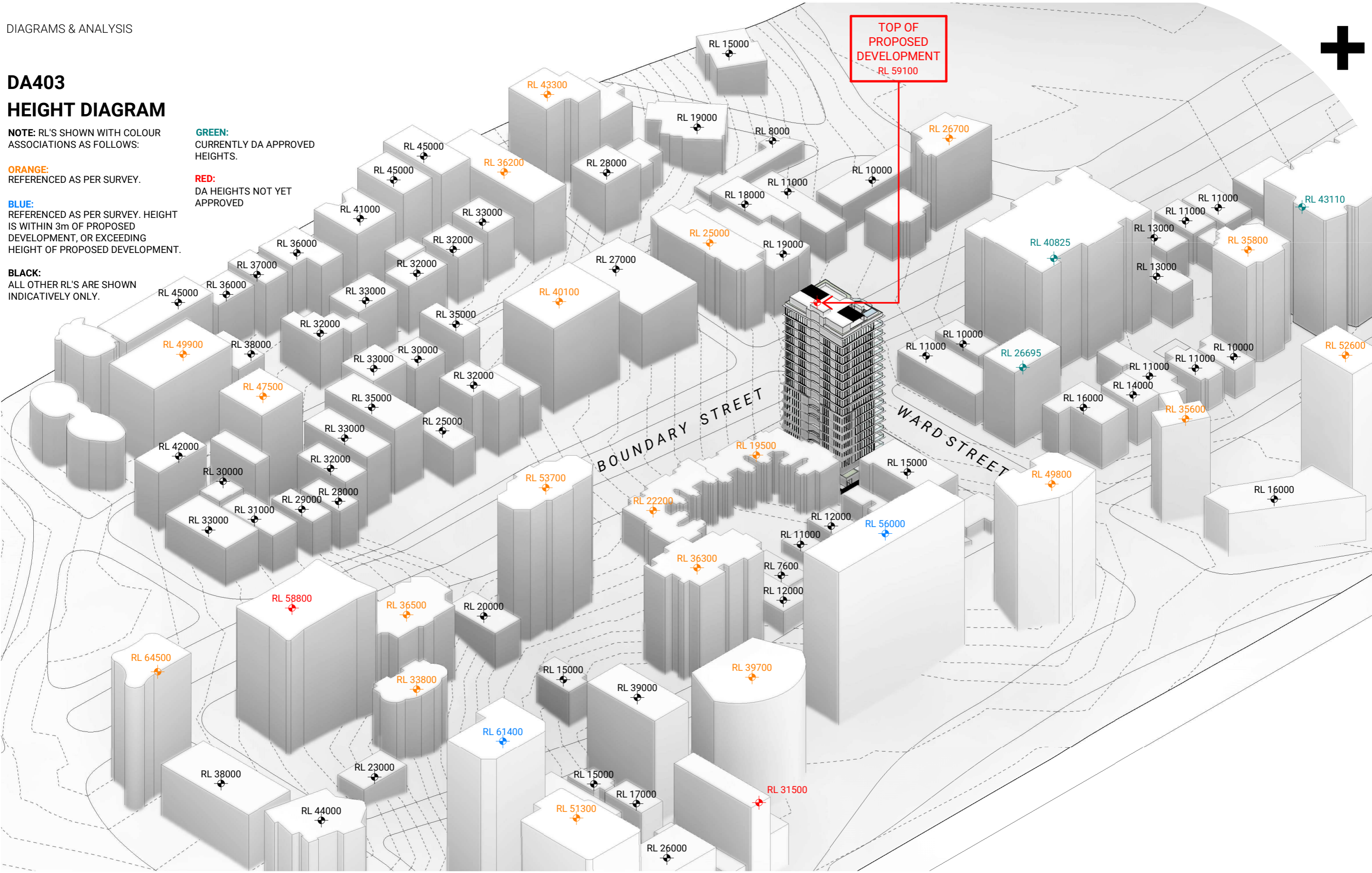
ORANGE: REFERENCED AS PER SURVEY.

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

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

GREEN: CURRENTLY DA APPROVED HEIGHTS.

RED: DA HEIGHTS NOT YET APPROVED





CORNER OF BOUNDARY AND WARD STREET LOOKING EAST



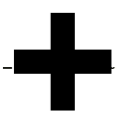
CORNER OF BOUNDARY AND WARD STREET LOOKING EAST






JUNCTION OF MARINE PARADE AND WARD STREET LOOKING SOUTH

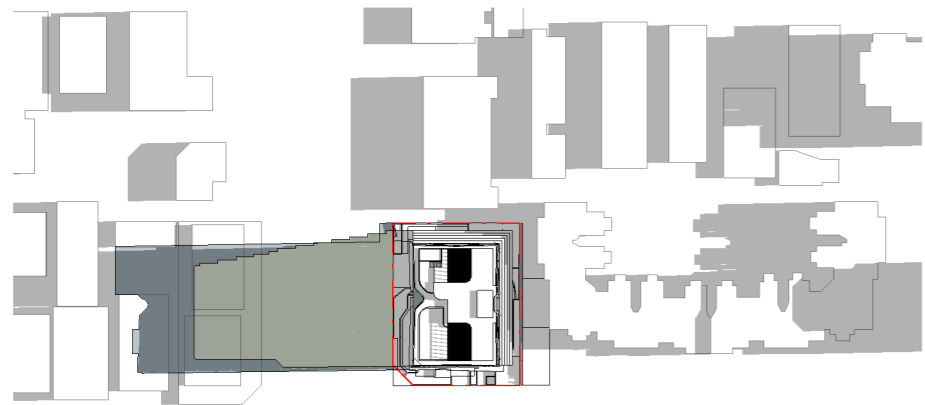


CORNER OF BOUNDARY AND CLARKE STREET LOOKING EAST

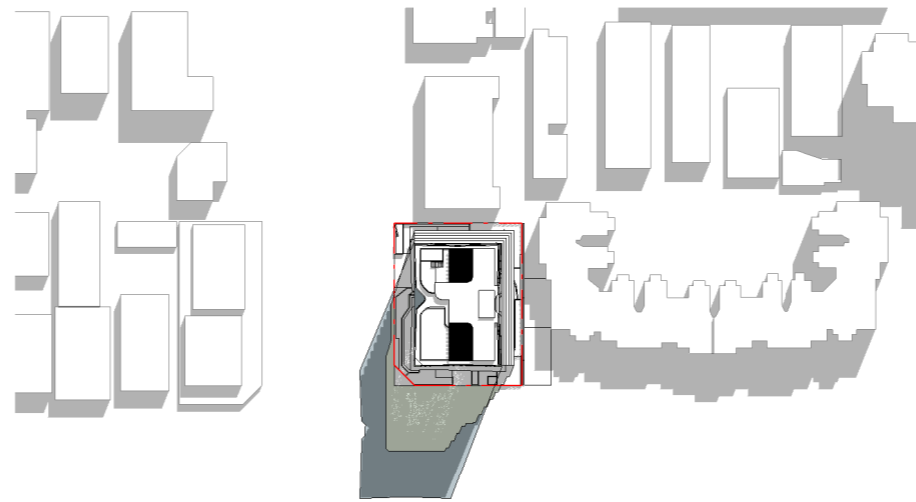


DA450 SHADOW STUDY - AUTUMN EQUINOX

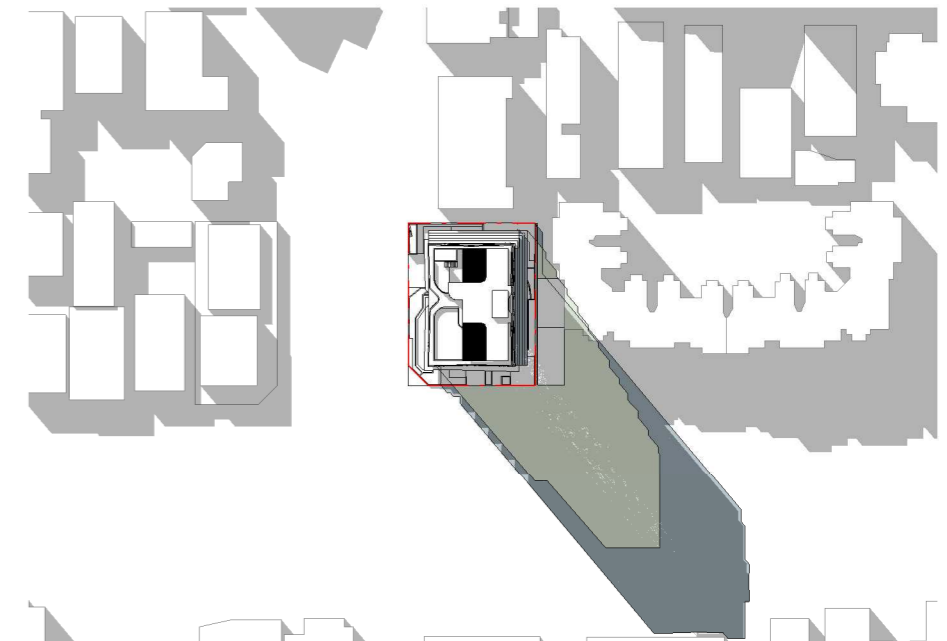
-  PROPOSED SHADOW
-  CODE ASSESSABLE FABRIC SHADOW (38m MAX HEIGHT)
-  NEIGHBOURING SHADOWS



AUTUMN EQUINOX | 9 AM
21 MARCH 2022



AUTUMN EQUINOX | 12 PM
21 MARCH 2022



AUTUMN EQUINOX | 3 PM
21 MARCH 2022



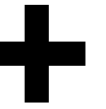
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SCALE 1:1500 @ A3 SIZE m






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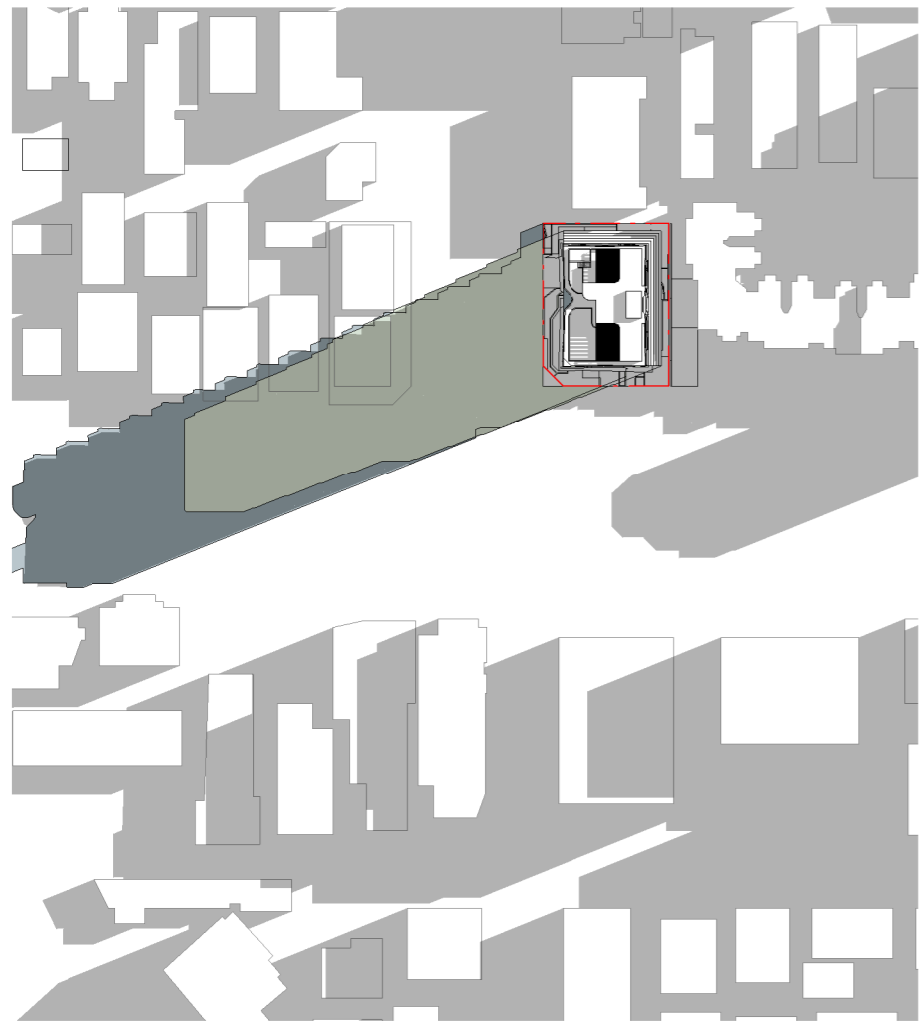
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

| PLUS ARCHITECTURE



DA460 SHADOW STUDY - WINTER SOLSTICE

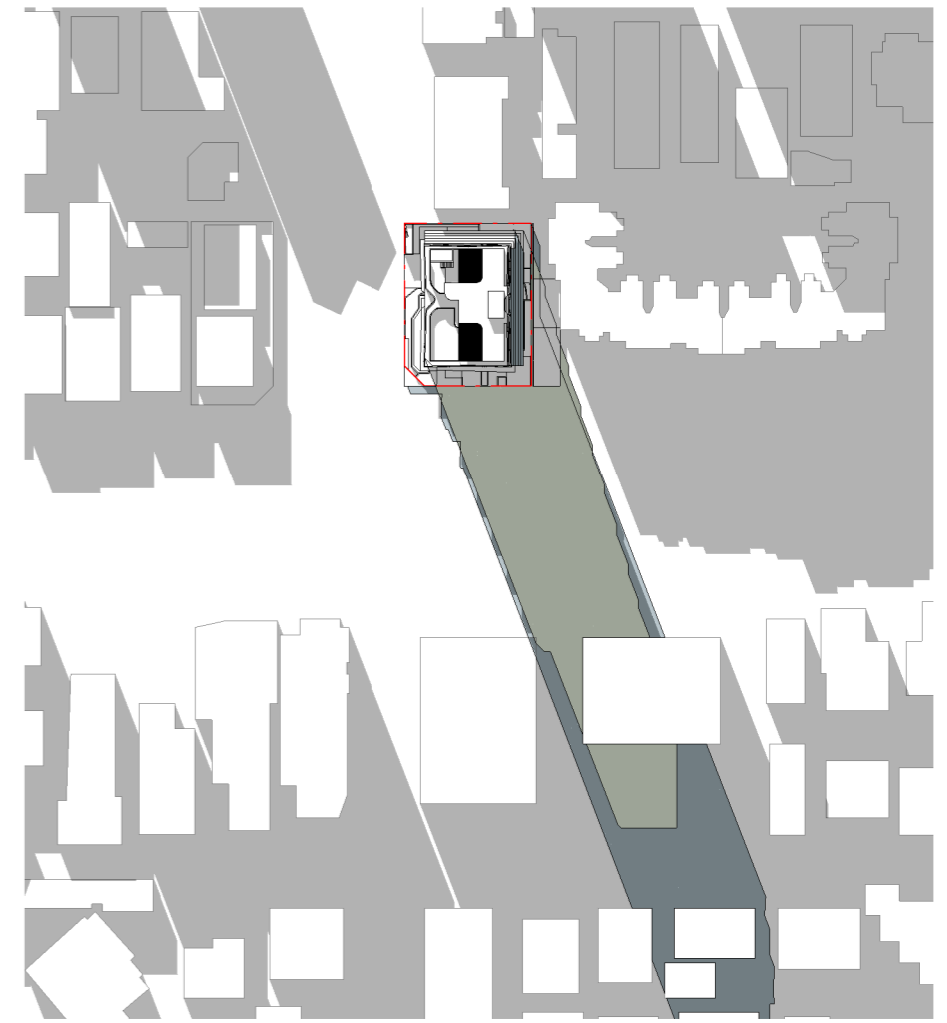
-  PROPOSED SHADOW
-  CODE ASSESSABLE FABRIC SHADOW (38m MAX HEIGHT)
-  NEIGHBOURING SHADOWS



WINTER SOLSTICE | 9 AM
21 JUNE 2022



WINTER SOLSTICE | 12 PM
21 JUNE 2022






WINTER SOLSTICE | 3 PM
21 JUNE 2022

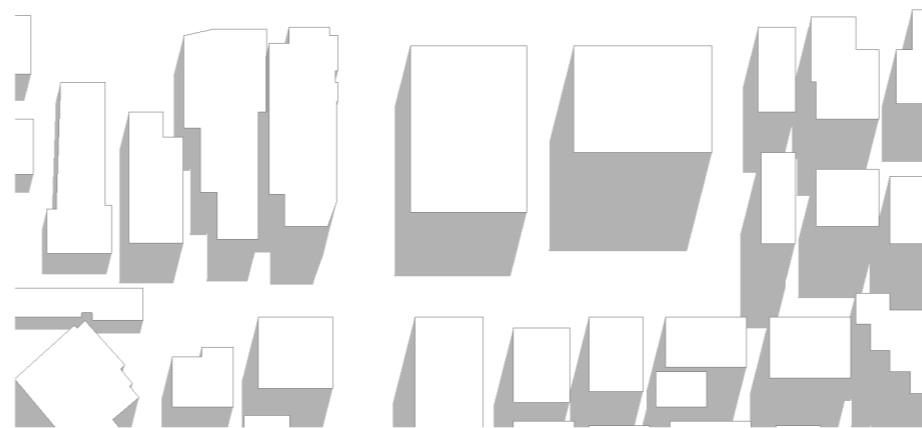
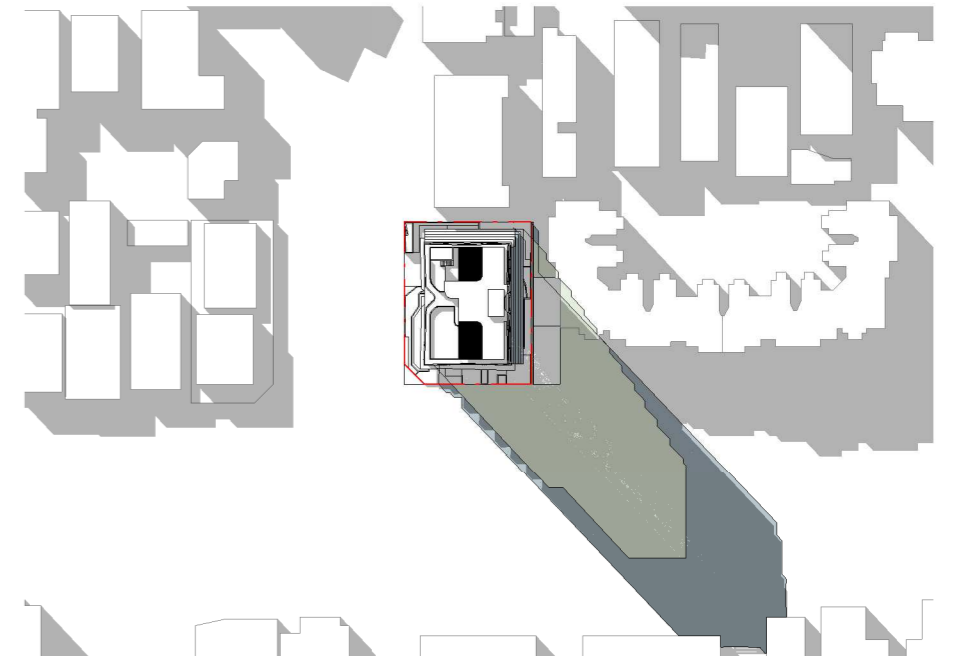
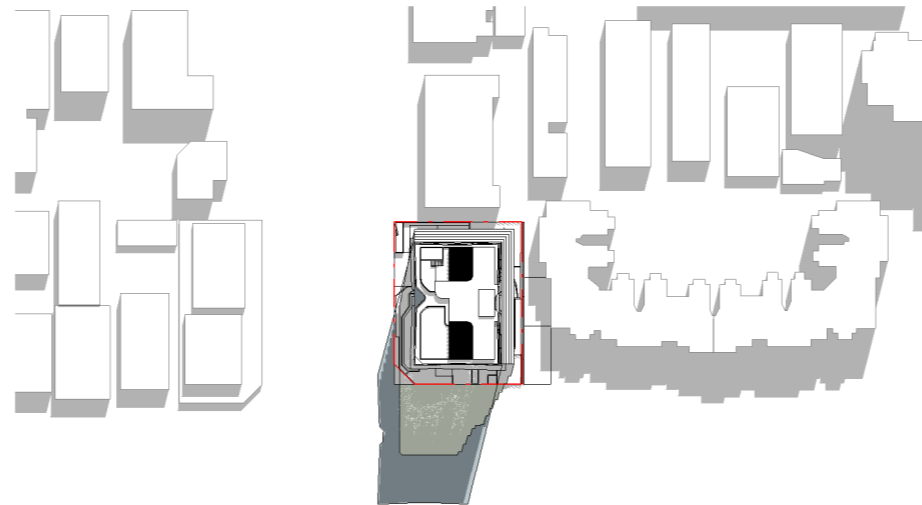
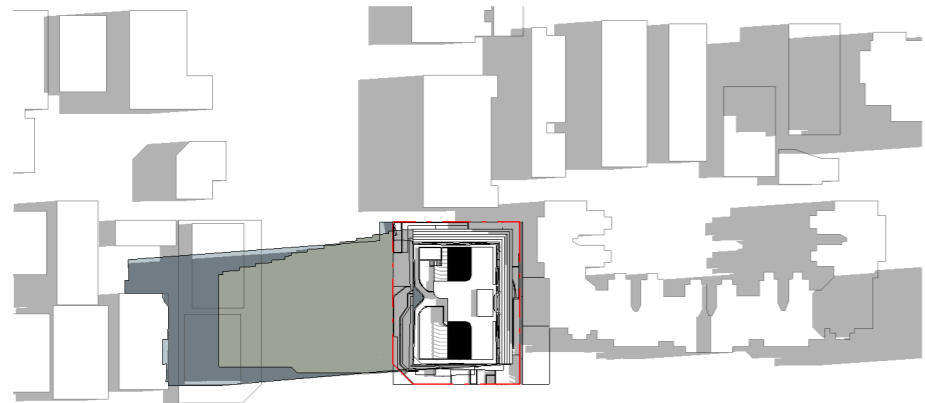
0 15 30 45 60 75
SCALE 1:1500 @ A3 SIZE m





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

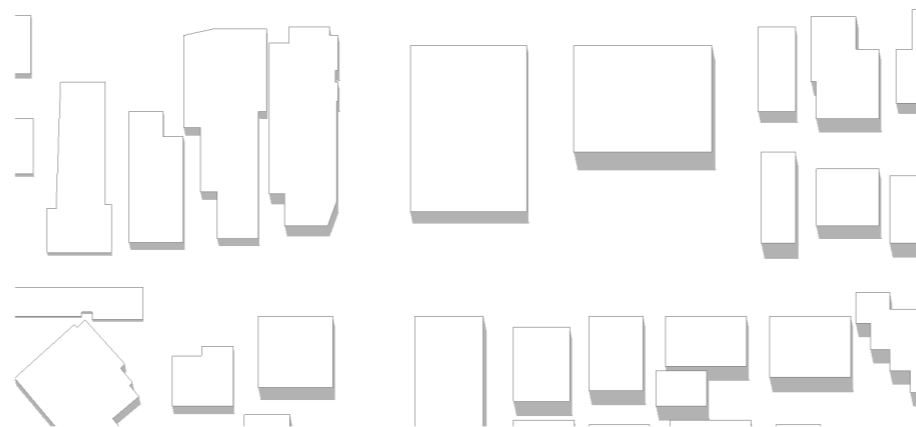
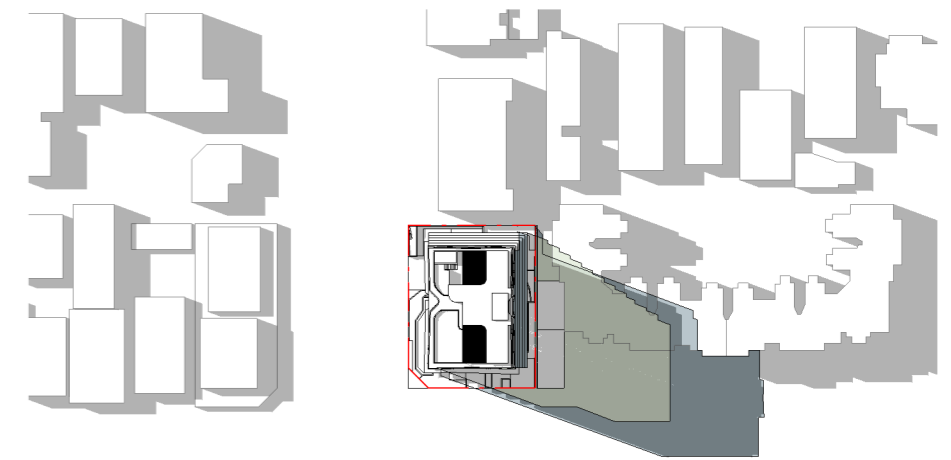
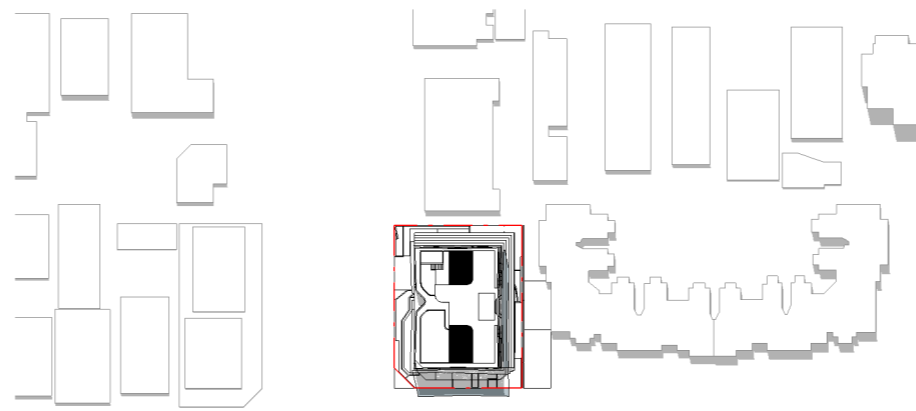
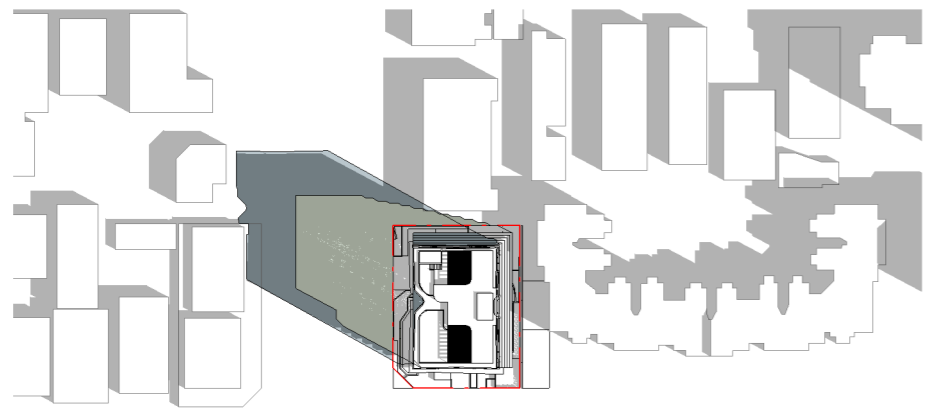
0 15 30 45 60 75
SCALE 1:1500 @ A3 SIZE m





DA480
SHADOW STUDY - SUMMER SOLSTICE

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



SUMMER SOLSTICE | 9 AM
22 DECEMBER 2022

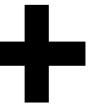
SUMMER SOLSTICE | 12 PM
22 DECEMBER 2022

SUMMER SOLSTICE | 3 PM
22 DECEMBER 2022

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SCALE 1:1500 @ A3 SIZE m






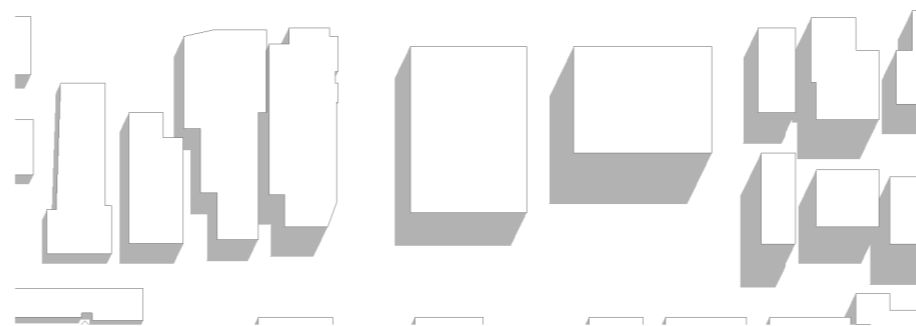
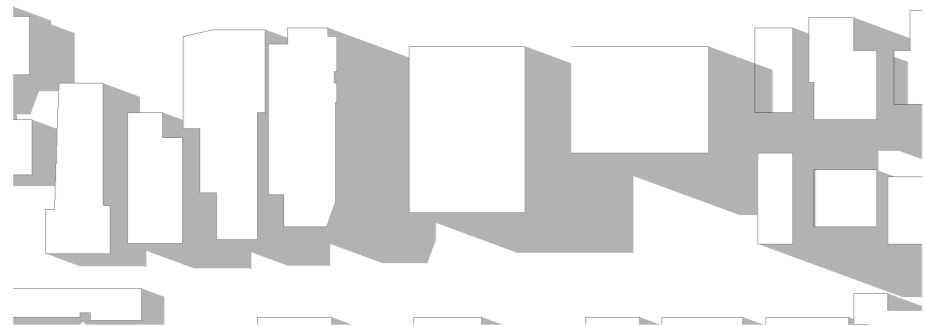
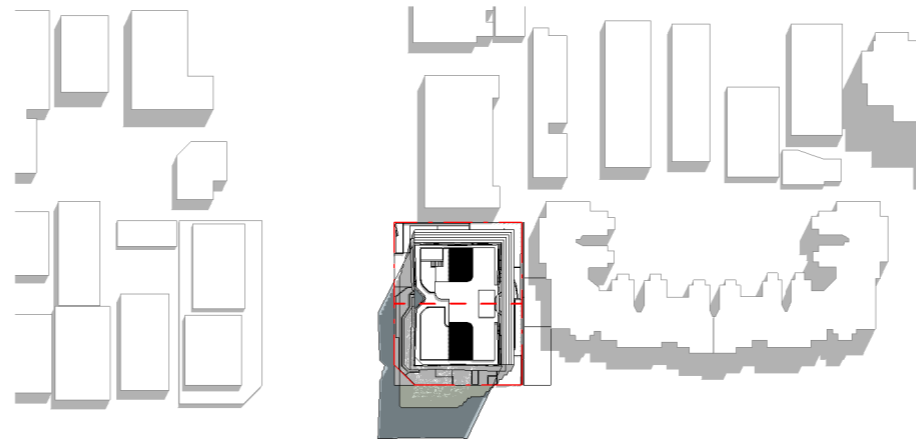
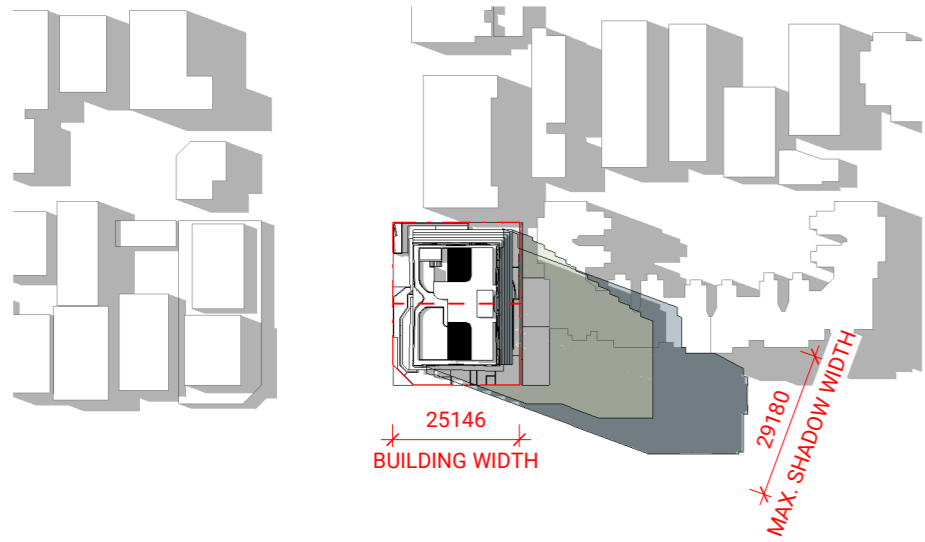
ISSUE 1
Date of Issue | 23.11.2023



DA490

SHADOW STUDY - IMPACTS

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



SHADOW WIDTH RATIO

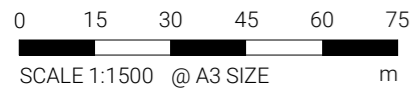
RATIO 1.16:1

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



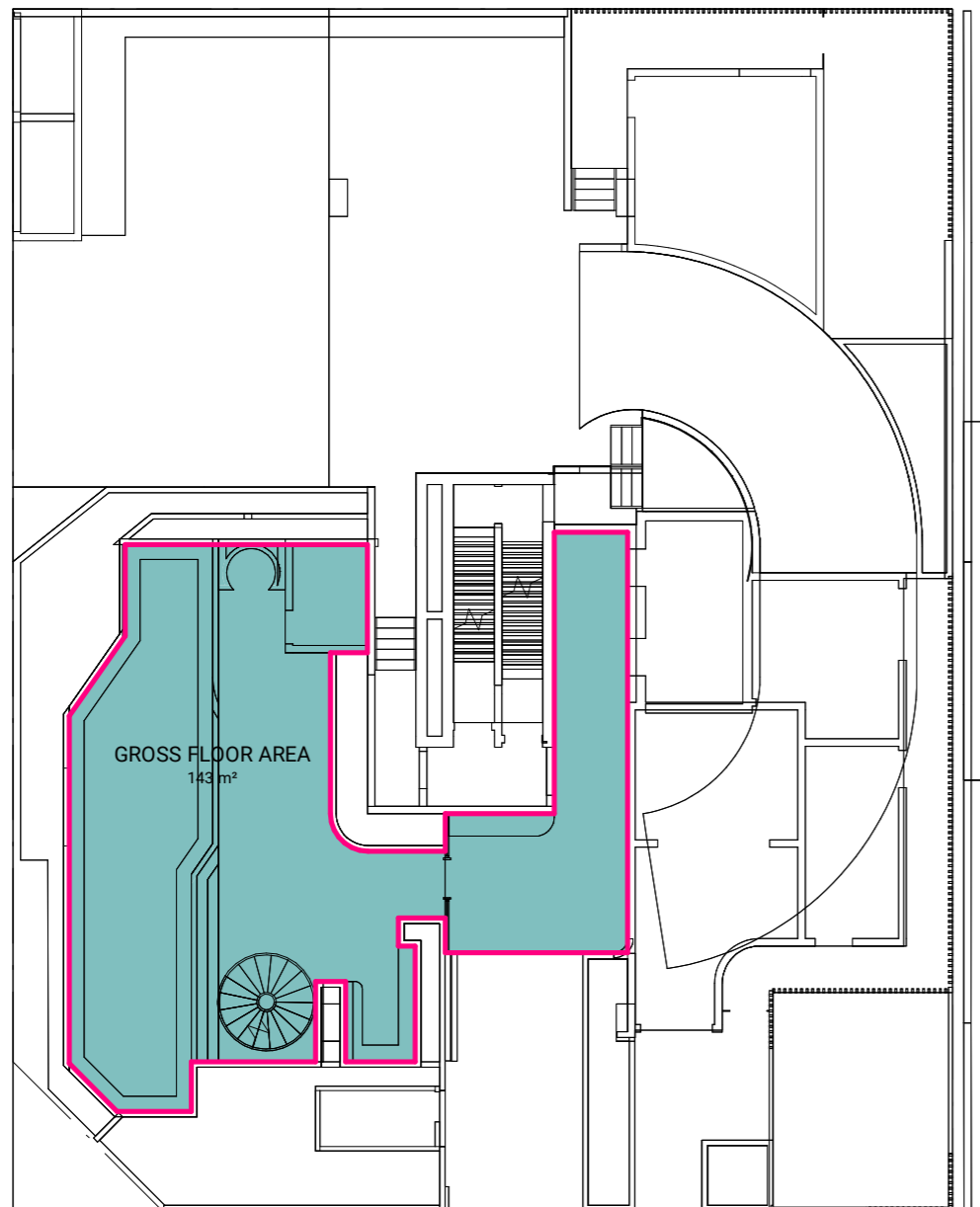
ISSUE 1

Date of Issue | 23.11.2023

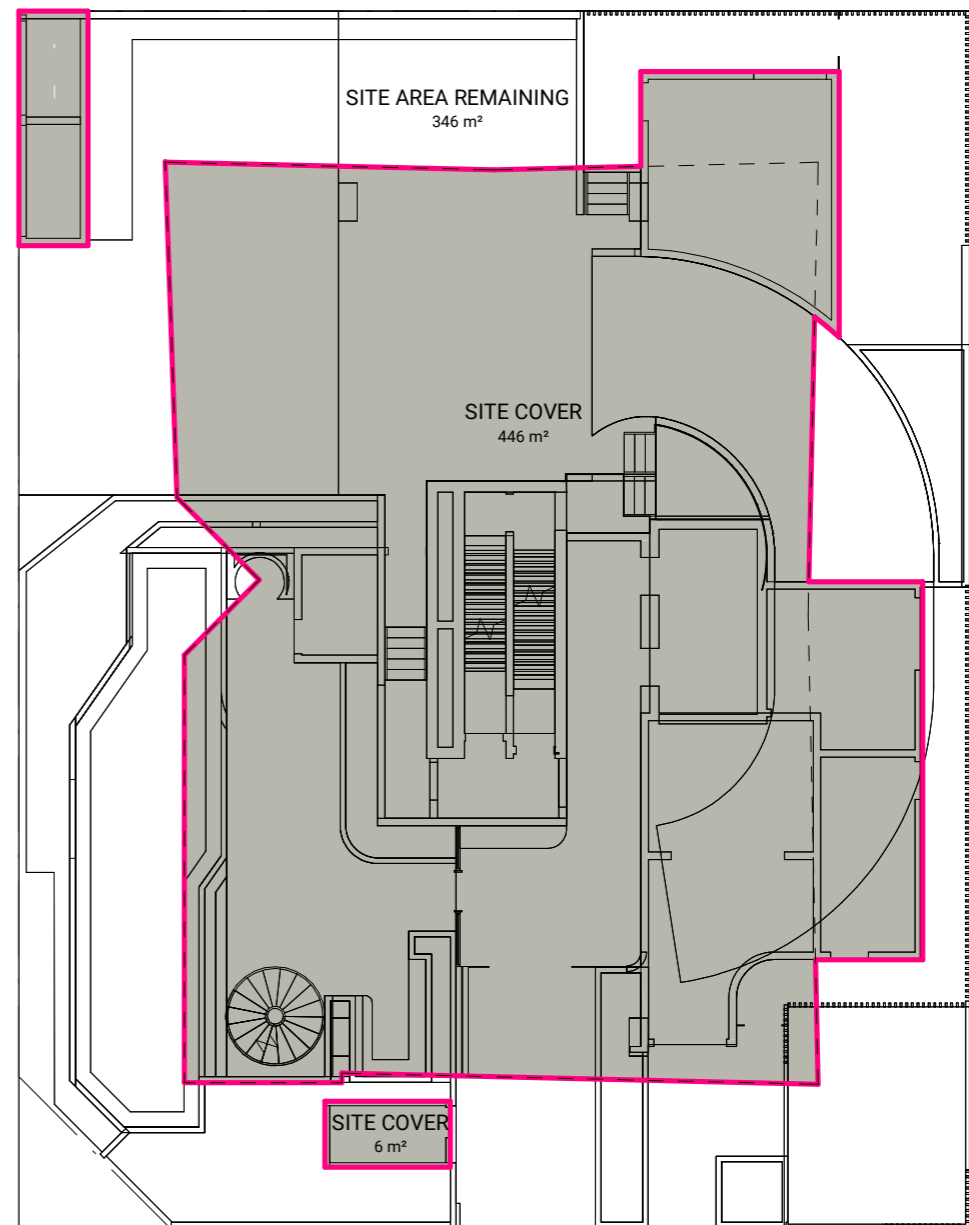


DA510

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

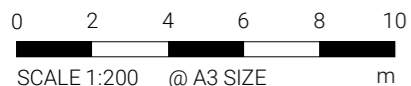
IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.

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.



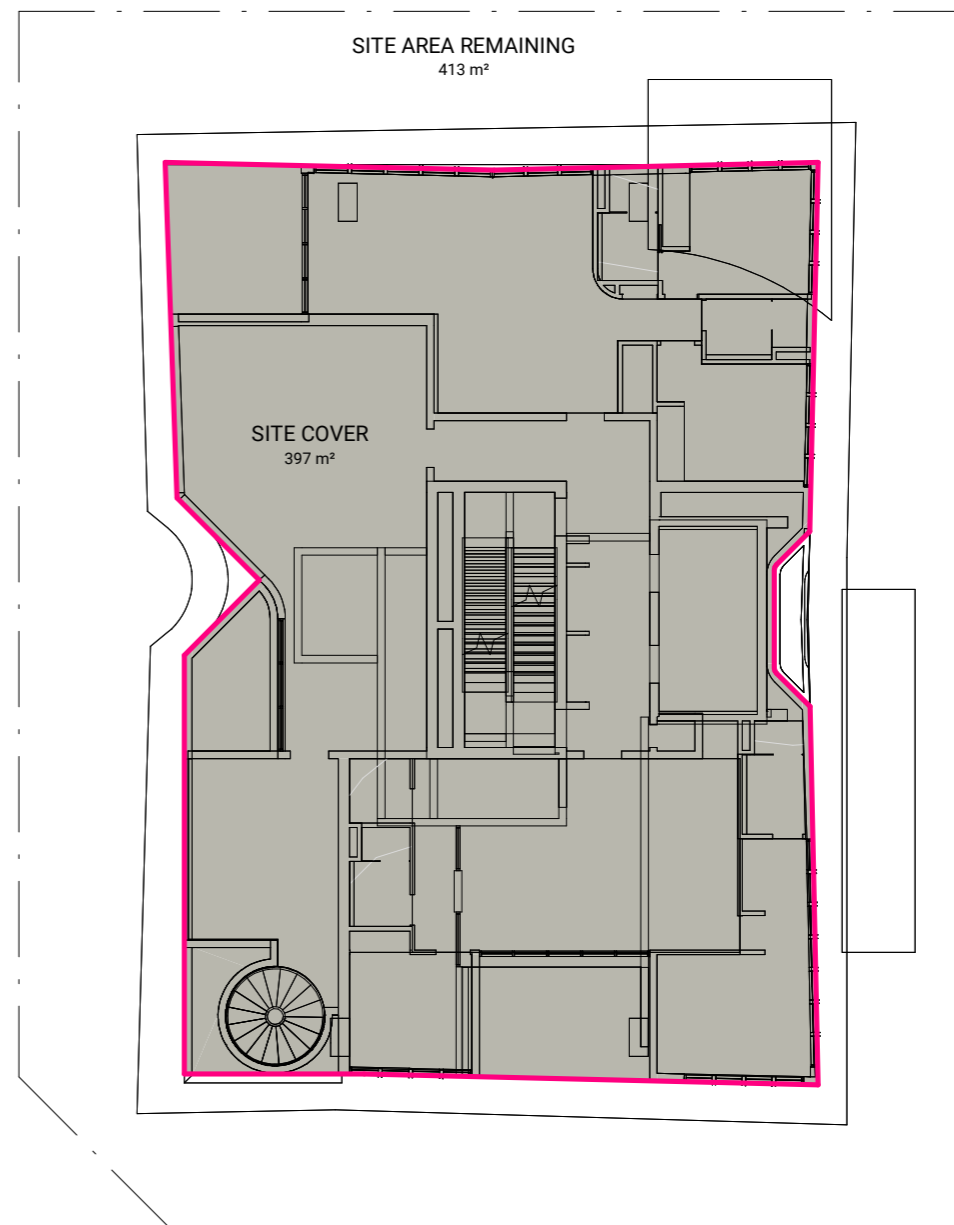
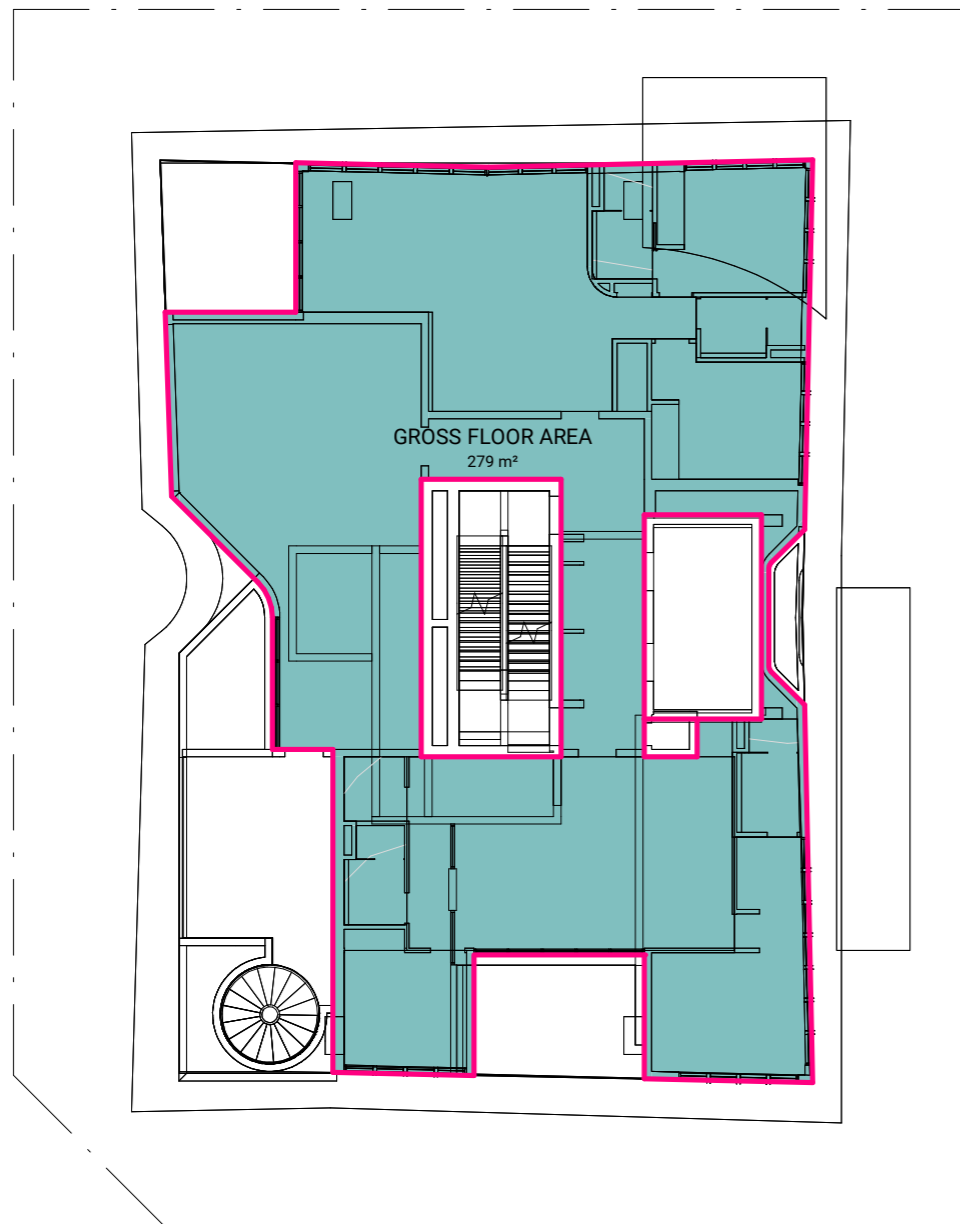
ISSUE 2

Date of Issue | 23.11.2023



DA511

GFA + SITE COVER - LOWER TYPICAL LEVEL 01



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

***GROSS FLOOR AREA (GFA)**

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

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**

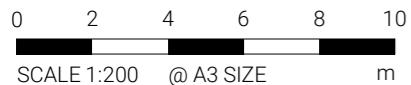
IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.

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

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- EAVES UP TO A MAXIMUM OF 600 MILLIMETRES IN WIDTH.
- UNENCLOSED PEDESTRIAN DECKS ADJOINING THE STREET FRONTAGE; AND
- TRANSPARENT OR TRANSLUCENT ROOF STRUCTURES.

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ISSUE 2

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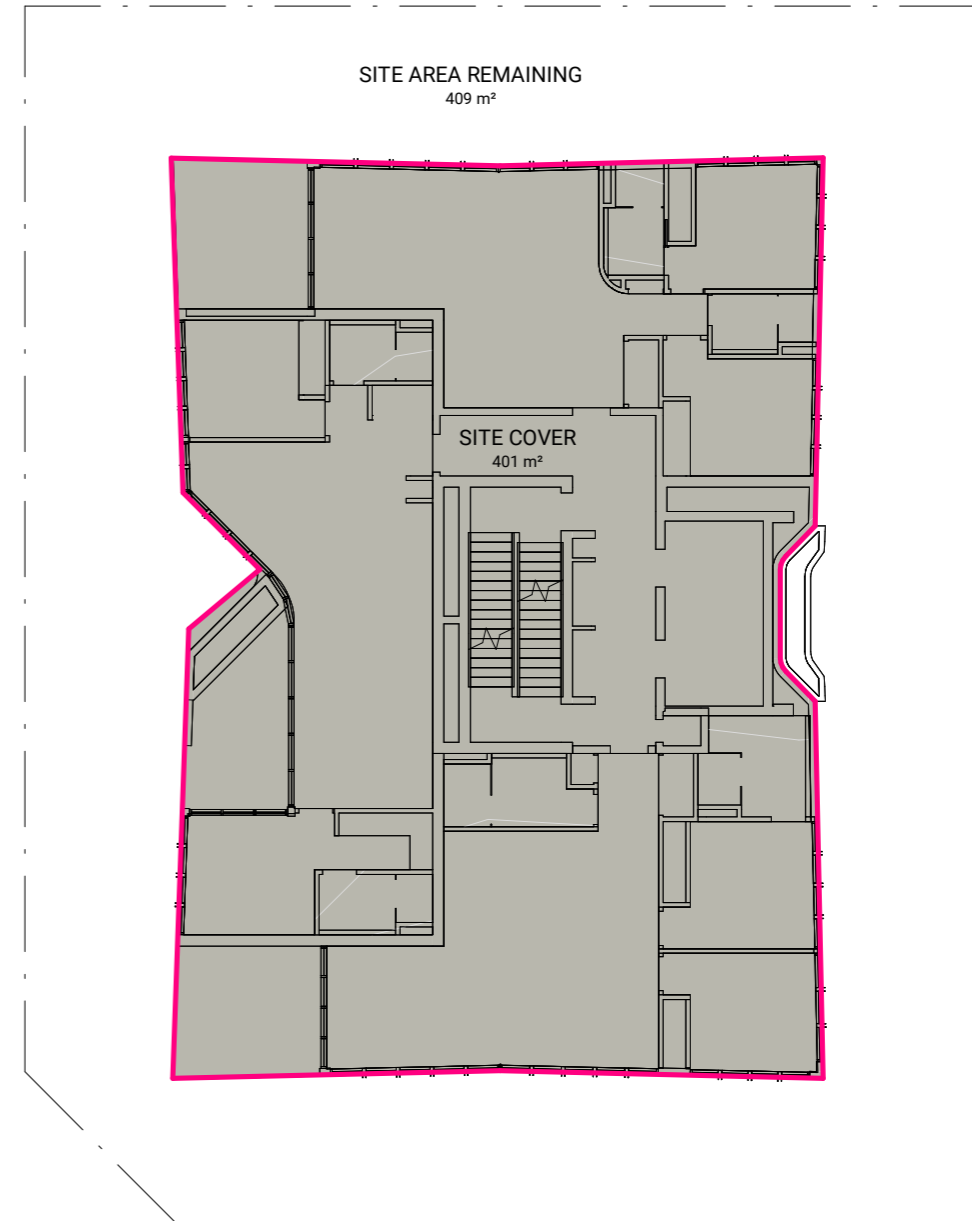
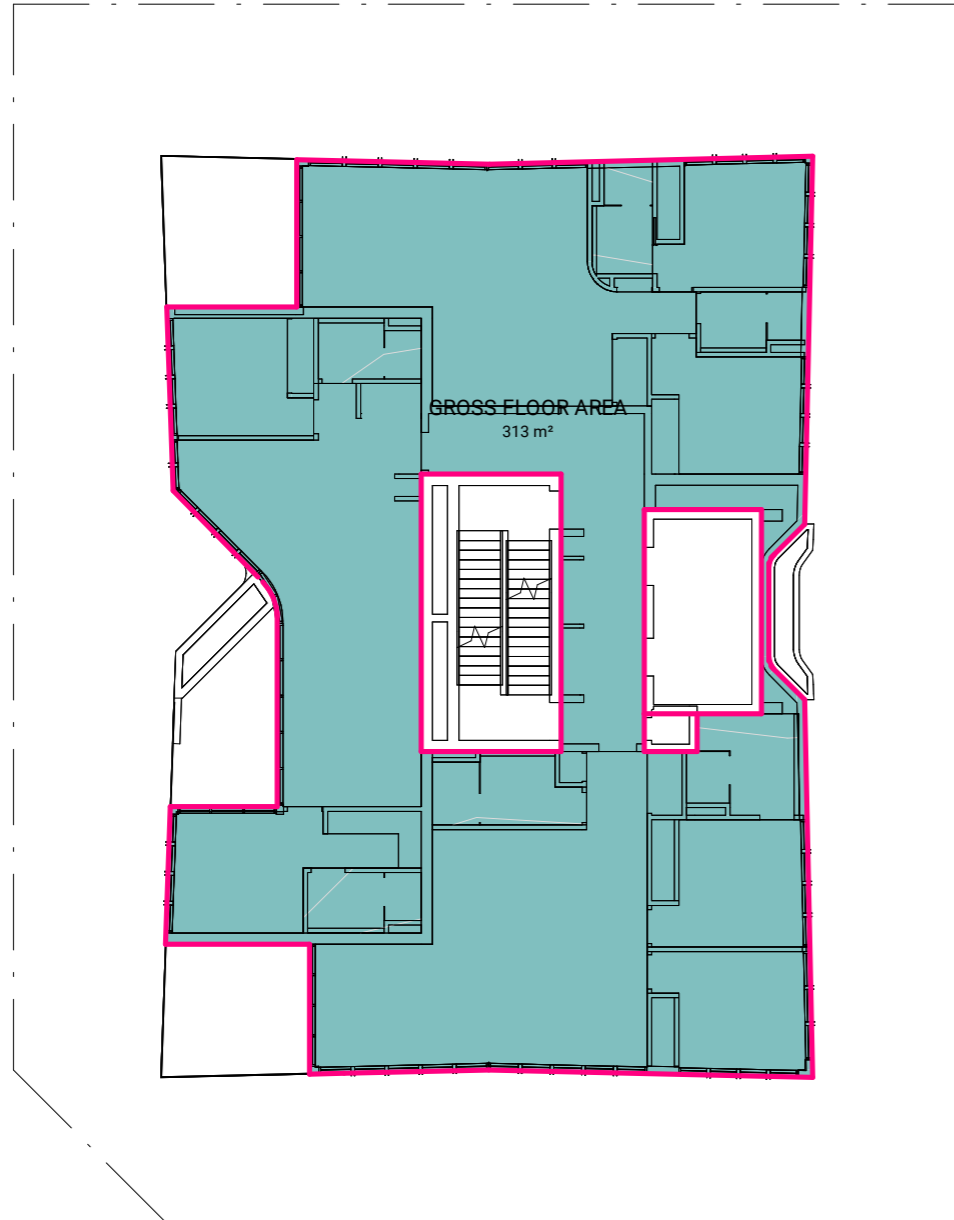
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

| PLUS ARCHITECTURE



DA512

GFA + SITE COVER - TYPICAL LEVEL 02 - 06



SITE COVER	AREA	%
SITE COVER	401 m ²	49%
SITE AREA REMAINING	409 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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**THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.

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

***SITE COVER**

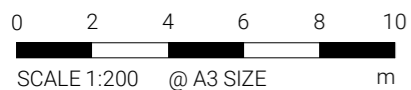
IS CALCULATED AS PER THE GOLD COAST CITY COUNCIL (GCCC) METHOD OF MEASUREMENT, AS OUTLINED IN THE GOLD COAST PLANNING SCHEME. SITE COVER IS DEFINED AS THE PORTION OF NET SITE AREA OF SITE COVERED BY A BUILDING, FIXED STRUCTURE OR OUTDOOR STORAGE AREA, BUT NOT INCLUDING UNROOFED PARKING AREAS.

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- TRANSPARENT OR TRANSLUCENT ROOF STRUCTURES.

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

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

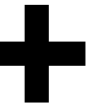


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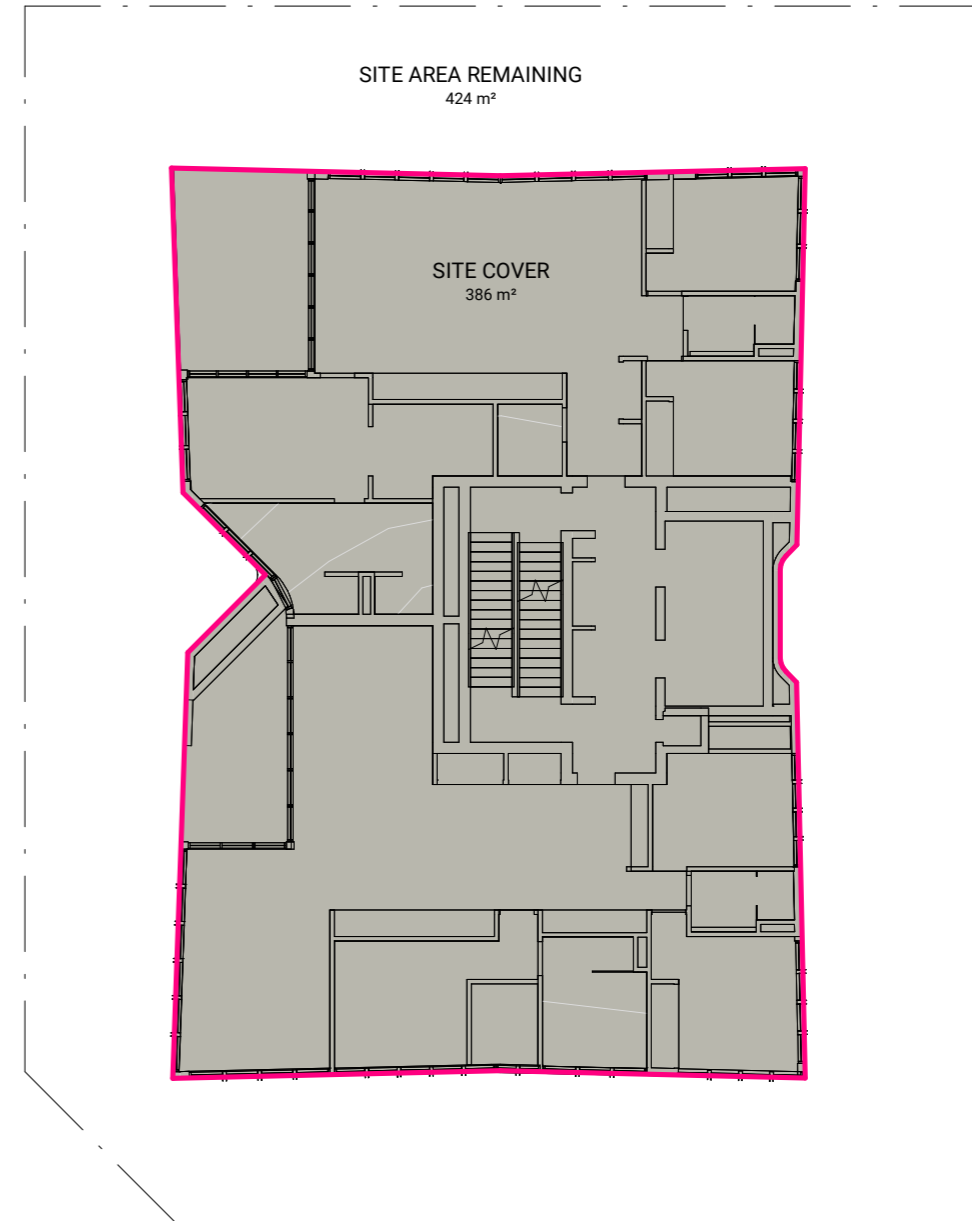
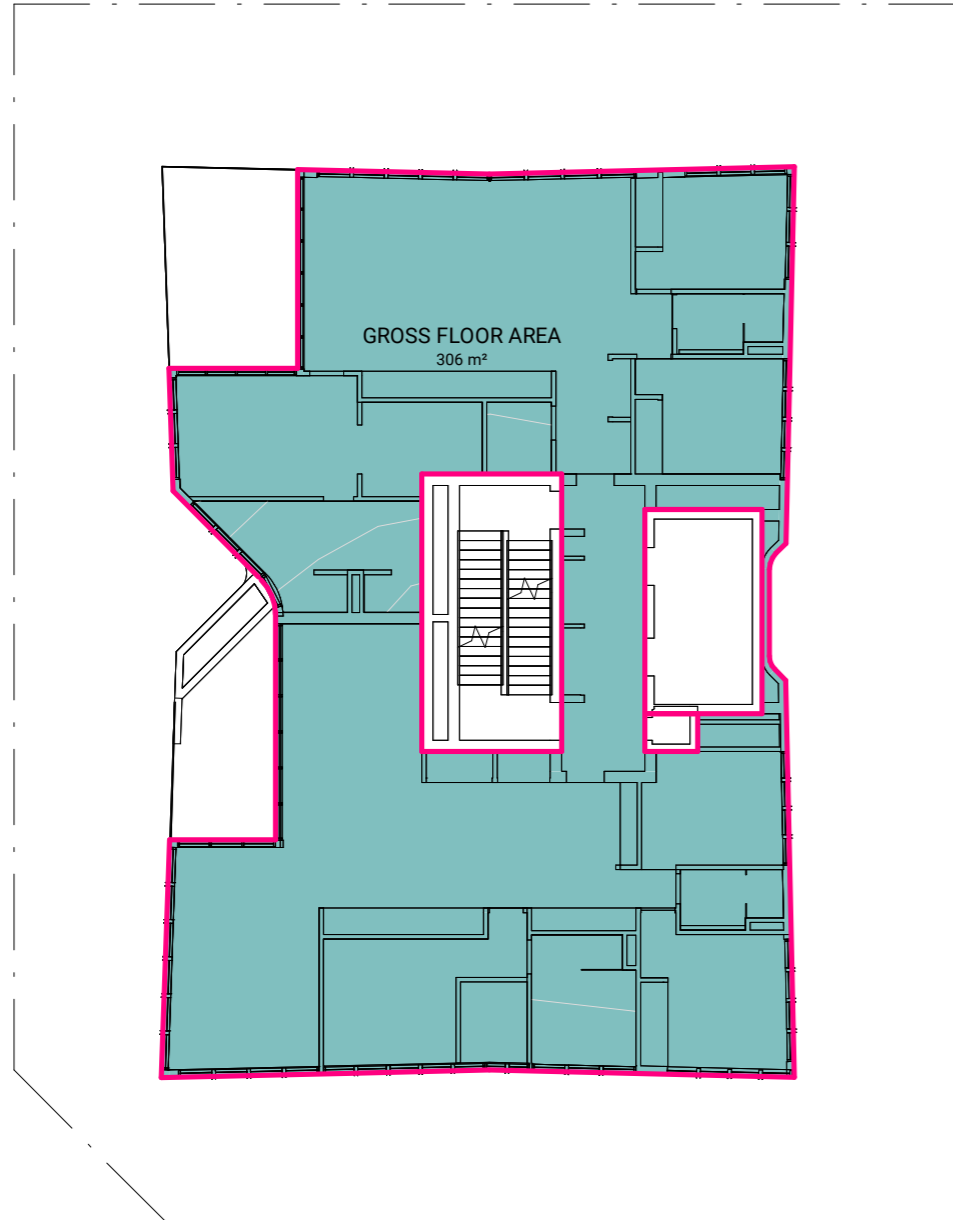
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

| 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)**

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

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

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

***SITE COVER**

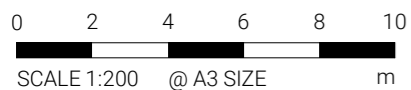
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THE FOLLOWING ARE NOT INCLUDED FOR THE PURPOSE OF CALCULATING SITE COVERAGE:

- 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.



ISSUE 2

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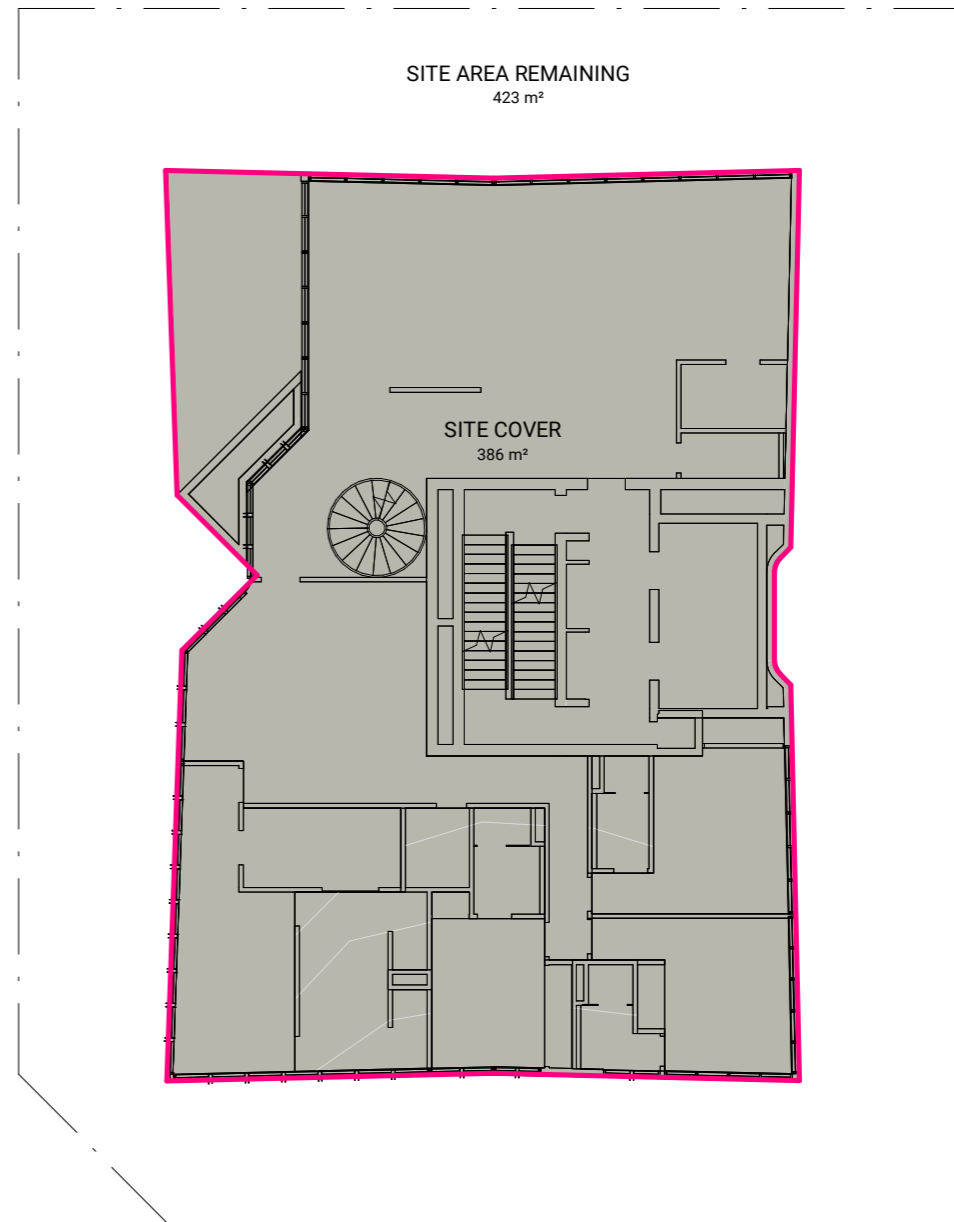
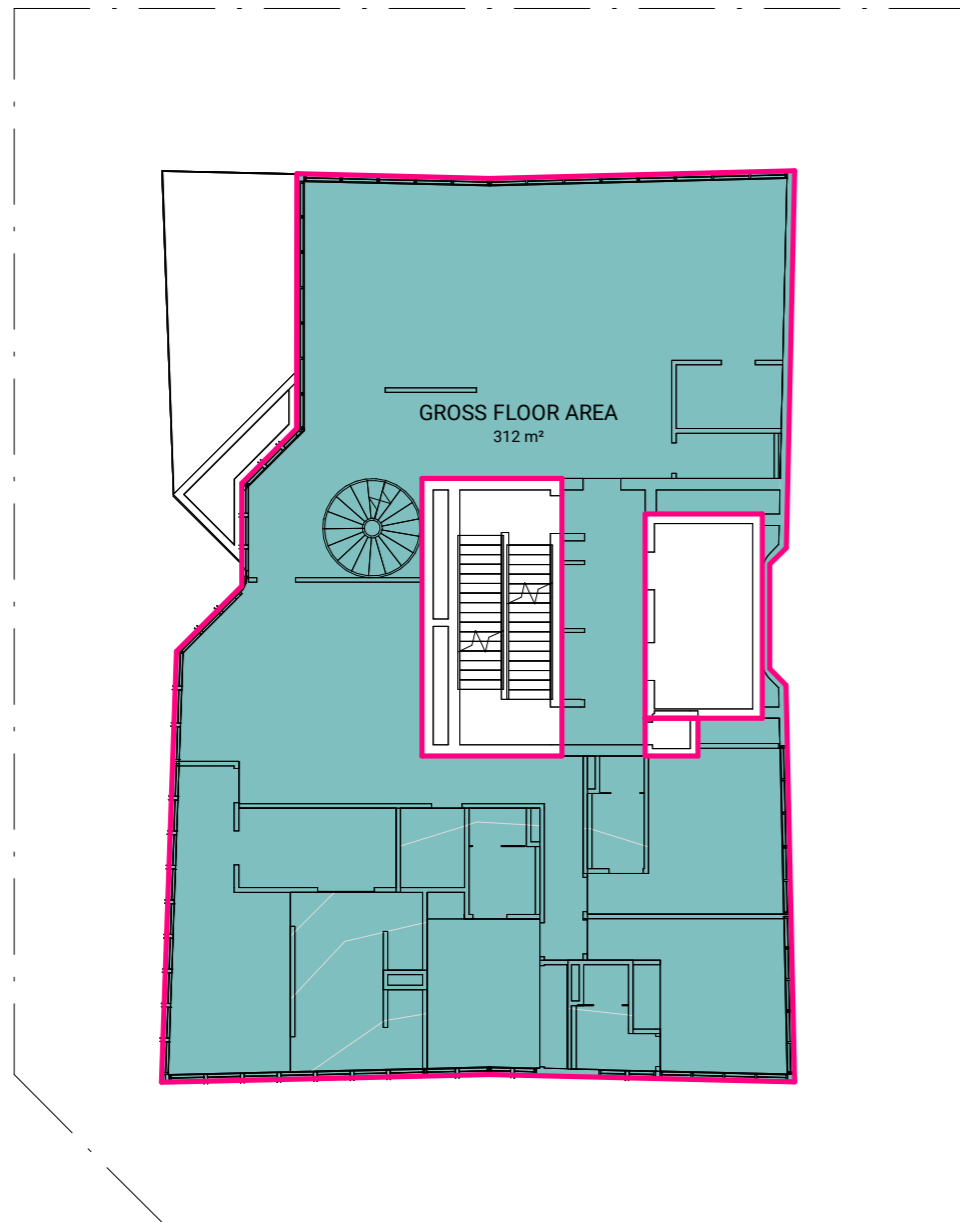
70684 | 239 - 241 BOUNDARY STREET, COOLANGATTA QLD 4225

| 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%

***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.

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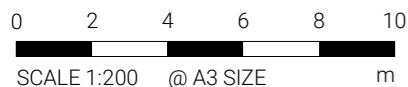
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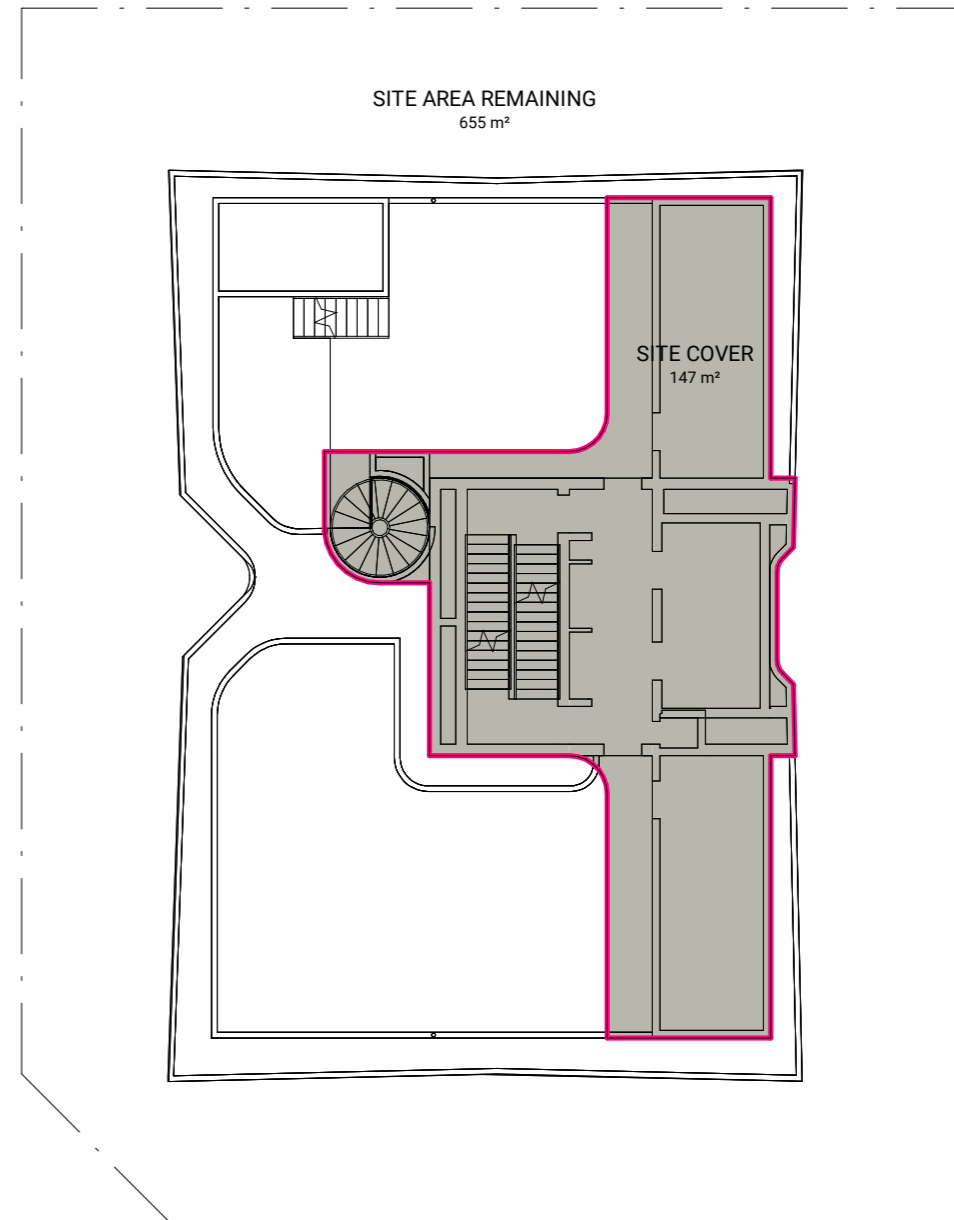
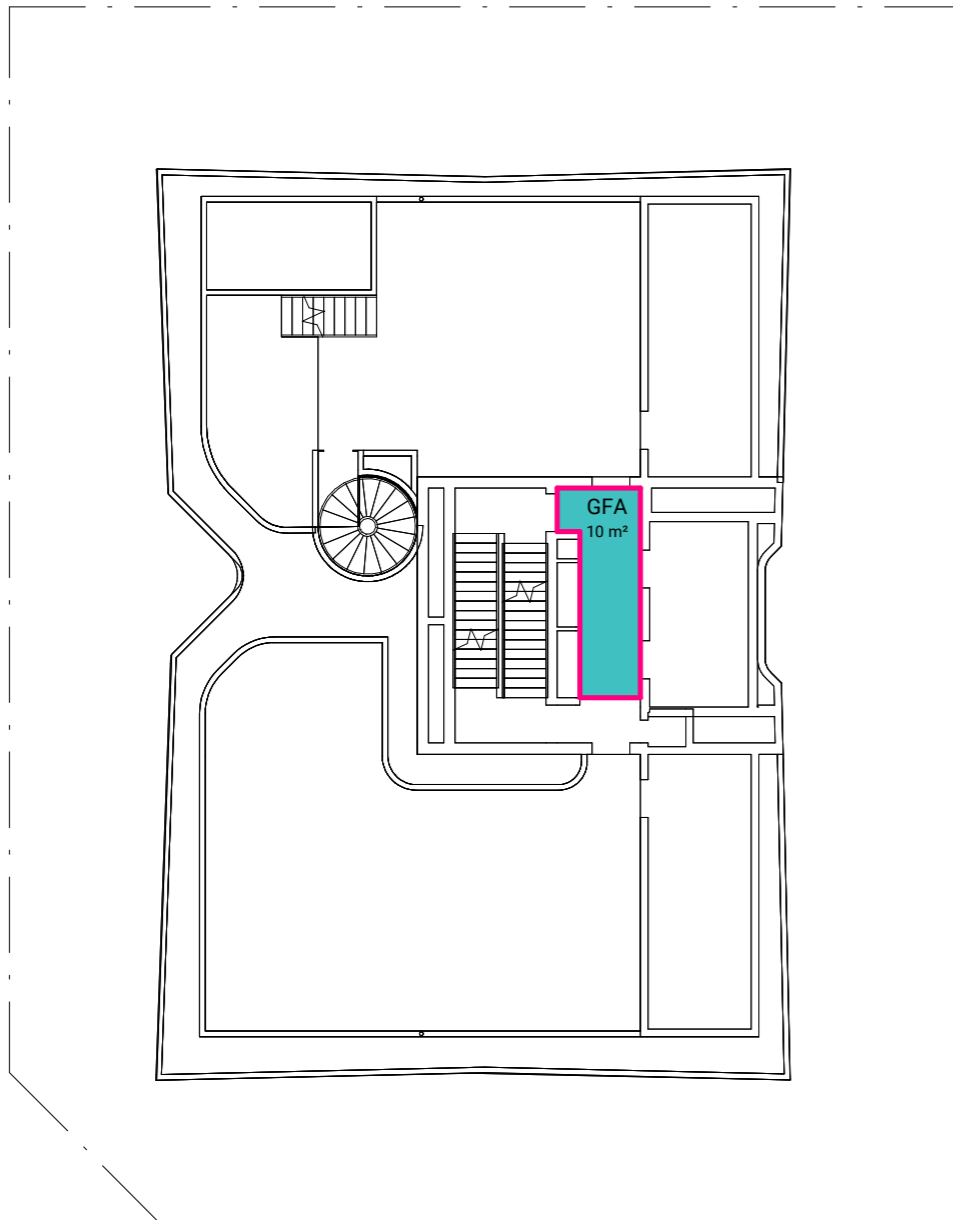
ISSUE 2

Date of Issue | 23.11.2023



DA515

GFA + SITE COVER - ROOF



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

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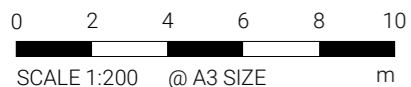
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ISSUE 1

Date of Issue | 23.11.2023



DEVELOPMENT SUMMARY

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

*Incl. lift overrun

*MRV 4500 clear

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

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

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

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

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

Disclaimer: This document has been prepared as a preliminary yield study for ideas only. It is subject to town planning approval. The information contained should be verified by the recipient to satisfy themselves of its accuracy and viability. The recipient of this document should verify this document with Plus Architecture if received from a third party or indirectly. The recipient should not rely on this document for any reason without seeking expert advice. Plus Architecture accepts no responsibility for how this information is interpreted. Plus Architecture reserves all copyright contained in this document.



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GOLD COAST



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BROADBEACH, QLD 4218
AUSTRALIA
TEL 07 3067 3590

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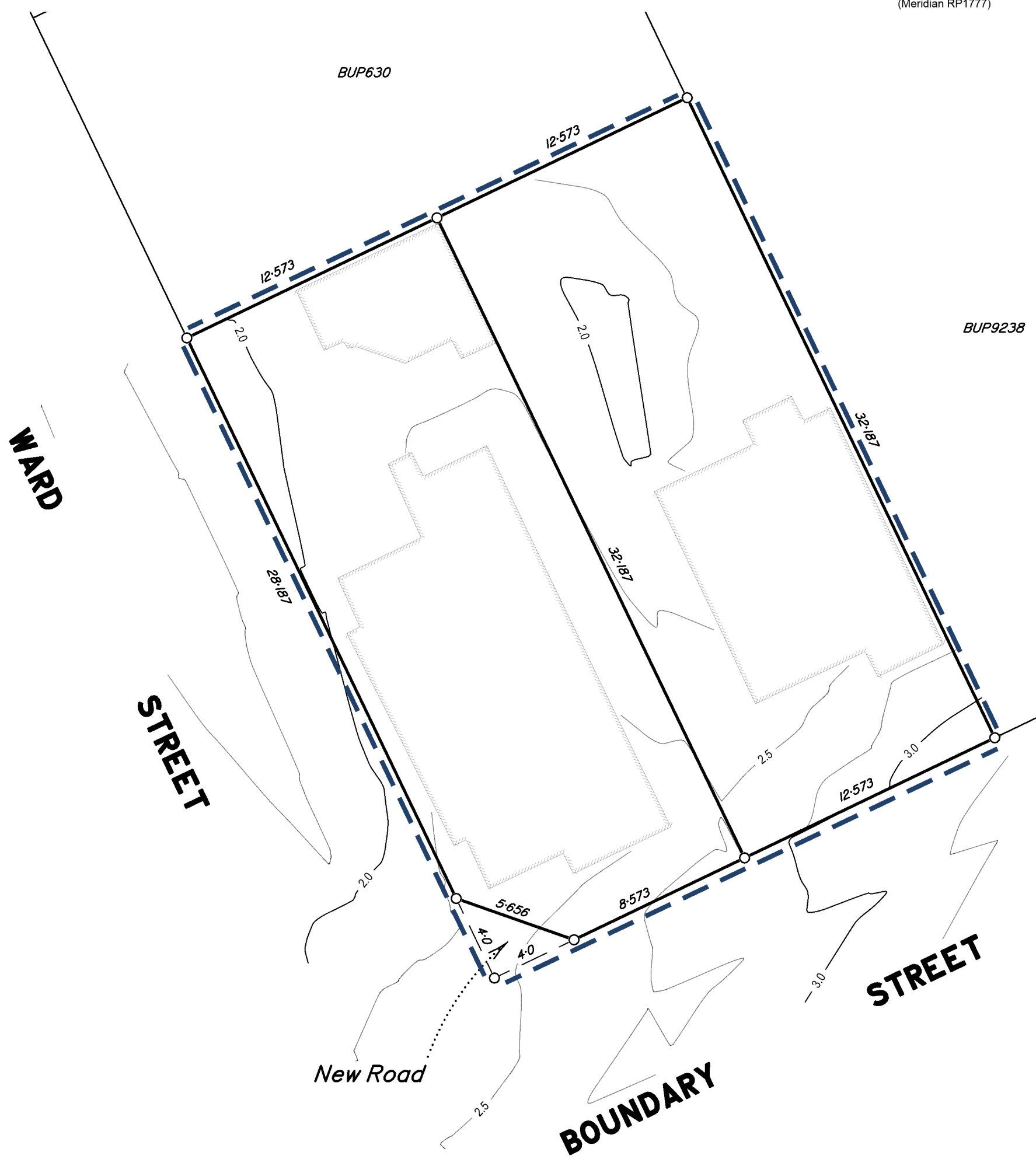
BRISBANE

LEVEL 20
12 CREEK STREET,
BRISBANE, QLD 4000
AUSTRALIA
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Legend	
	Subject Site Boundary
	Surveyed Contours

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



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

Notes

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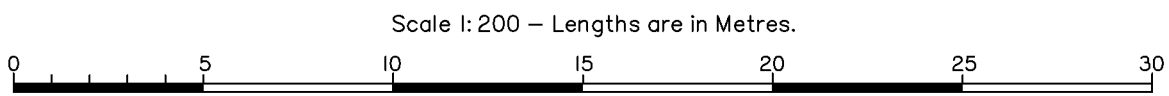
Design is subject to Local Authority approval and detailed engineering design requirements. Areas and dimensions are approximate only and are subject to final survey.

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

Revision:	Notes:



CONSULTING SURVEYORS
 MERMAID WATERS | GOLD COAST
 0431 400 670
 wayneg@trilogys.com.au

Proposal Plan
 239 - 241 Boundary Street
 Coolangatta

Drawing No: TSS-221006-002-A
 Date: 15/3/2023
 Client: Intrepid Developments (Qld) P/L