

SECTION 3: PLANS



60 Dutton Street, Coolangatta

Amended Development Plans



LIGHTWAVE
ARCHITECTURAL

PROPOSED
DEVELOPMENT

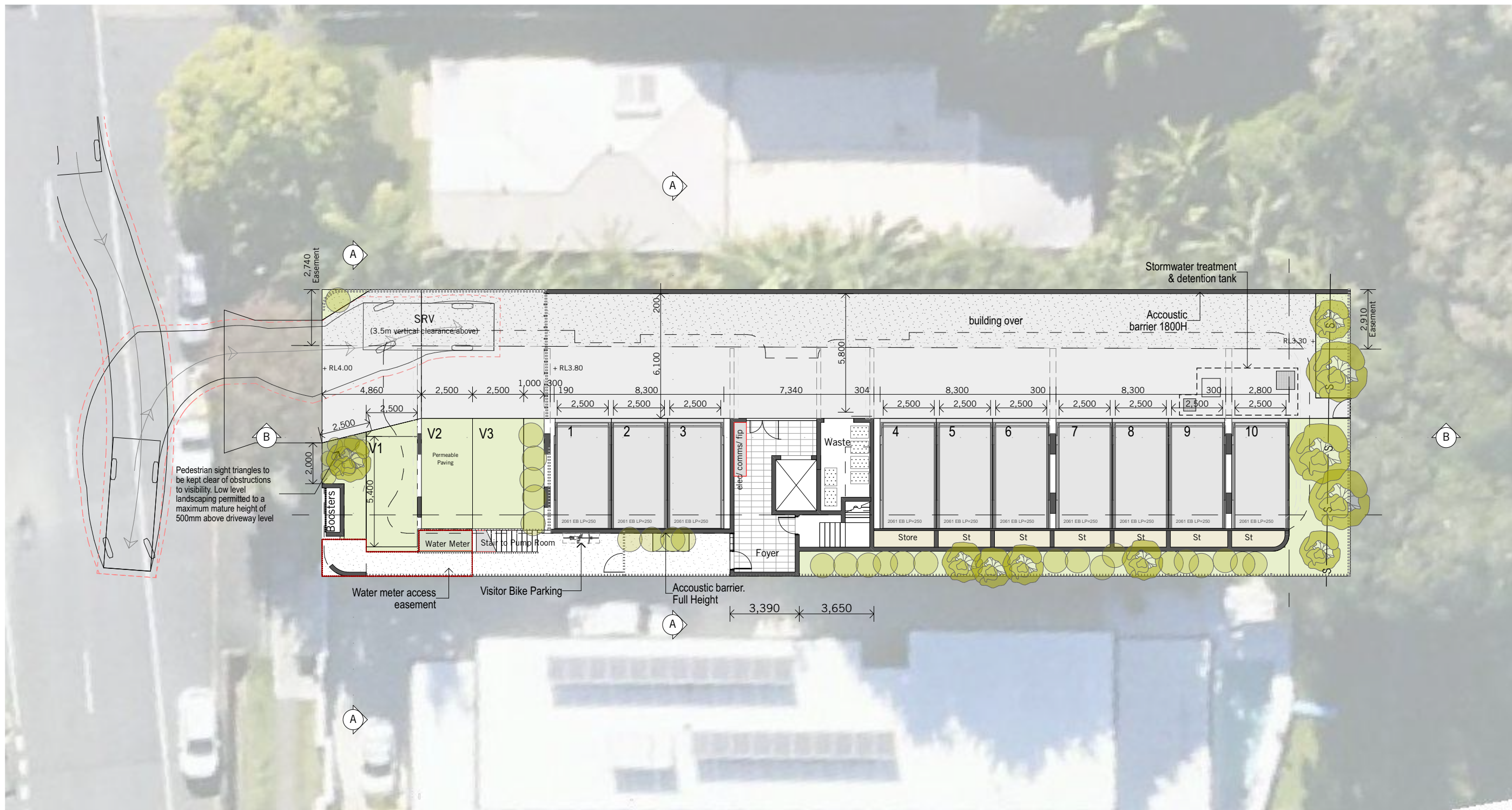
60 Dutton Street

60 Dutton Street Coolangatta QLD
4285
Lot 2 on RP86756



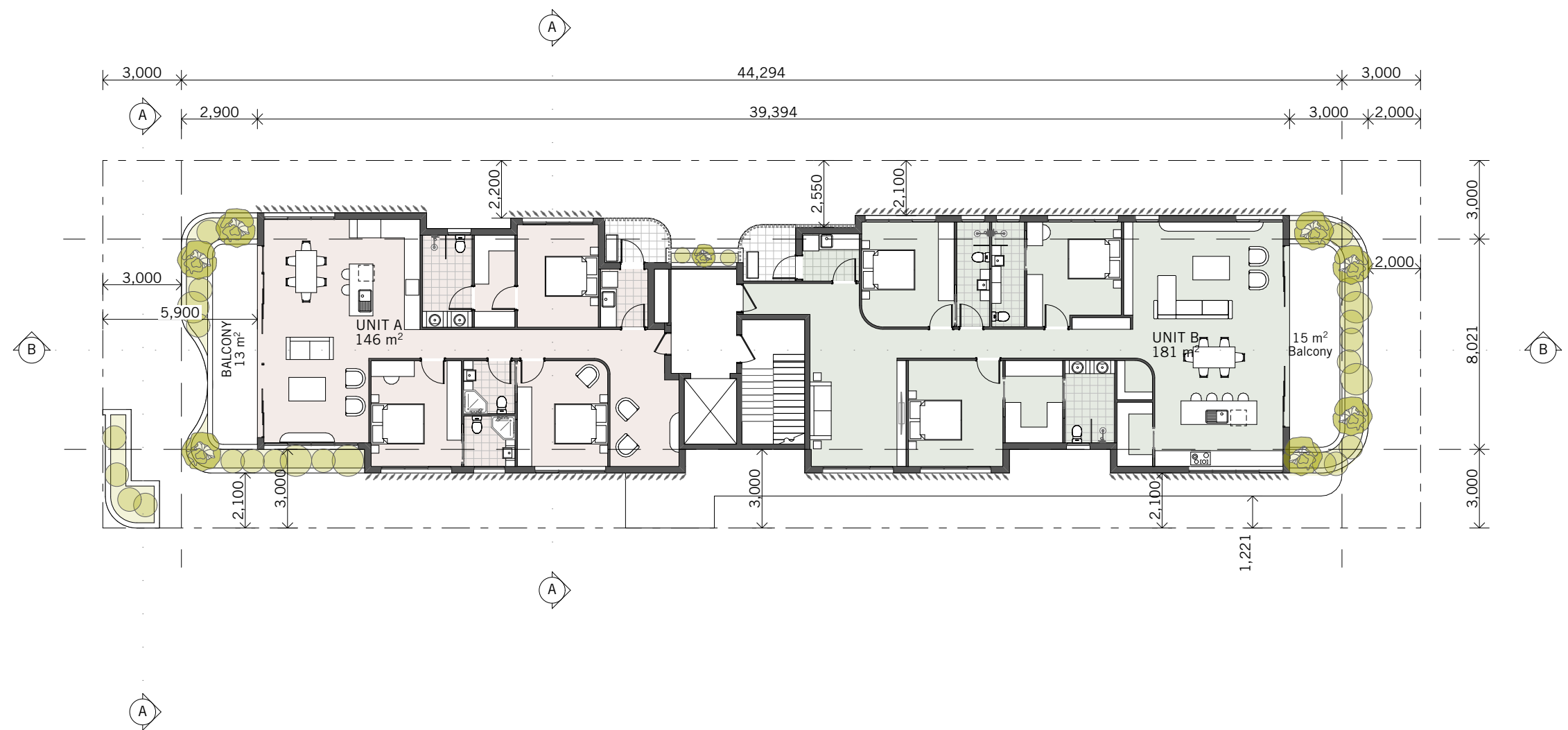
Development Summary





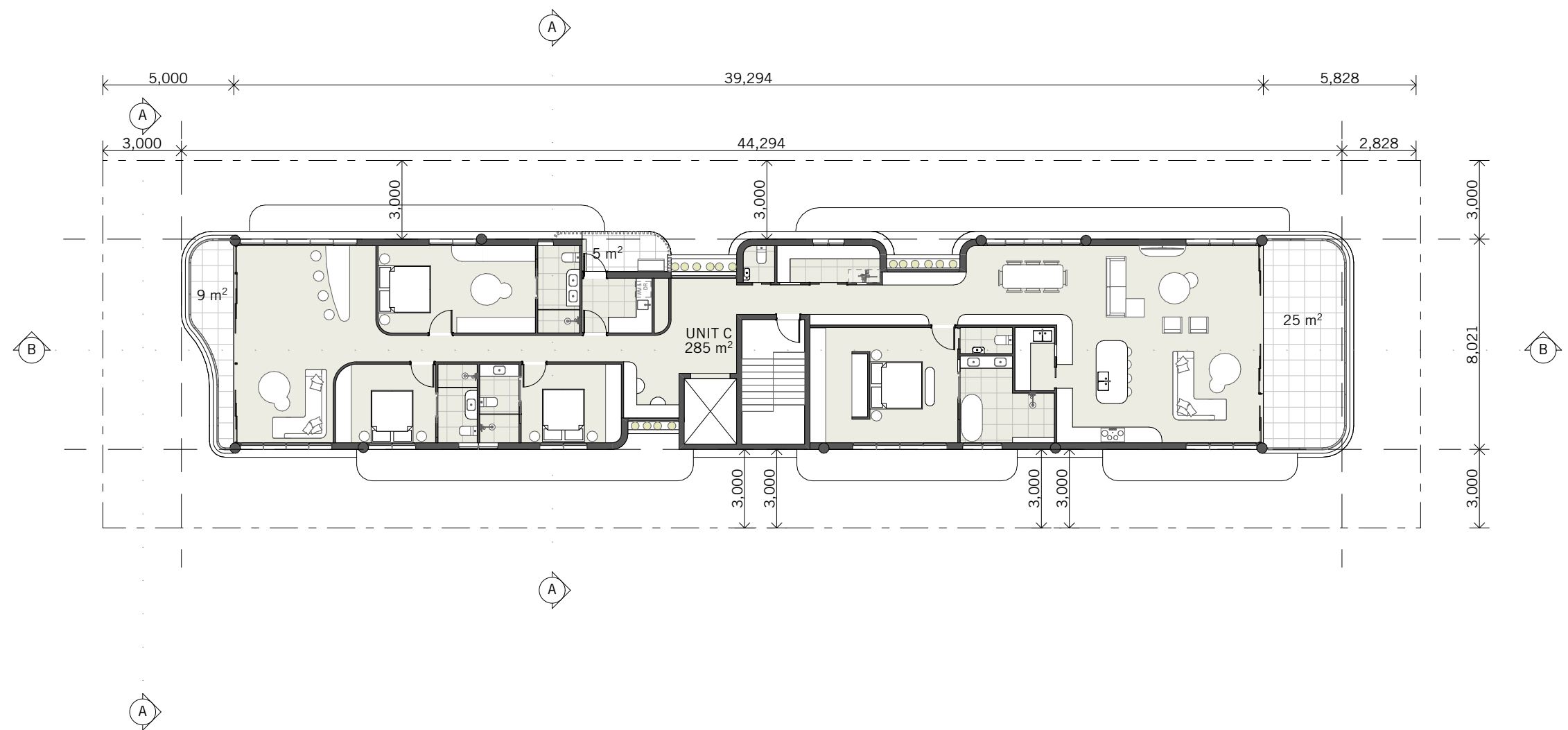
Site Plan
1:200 @ A3





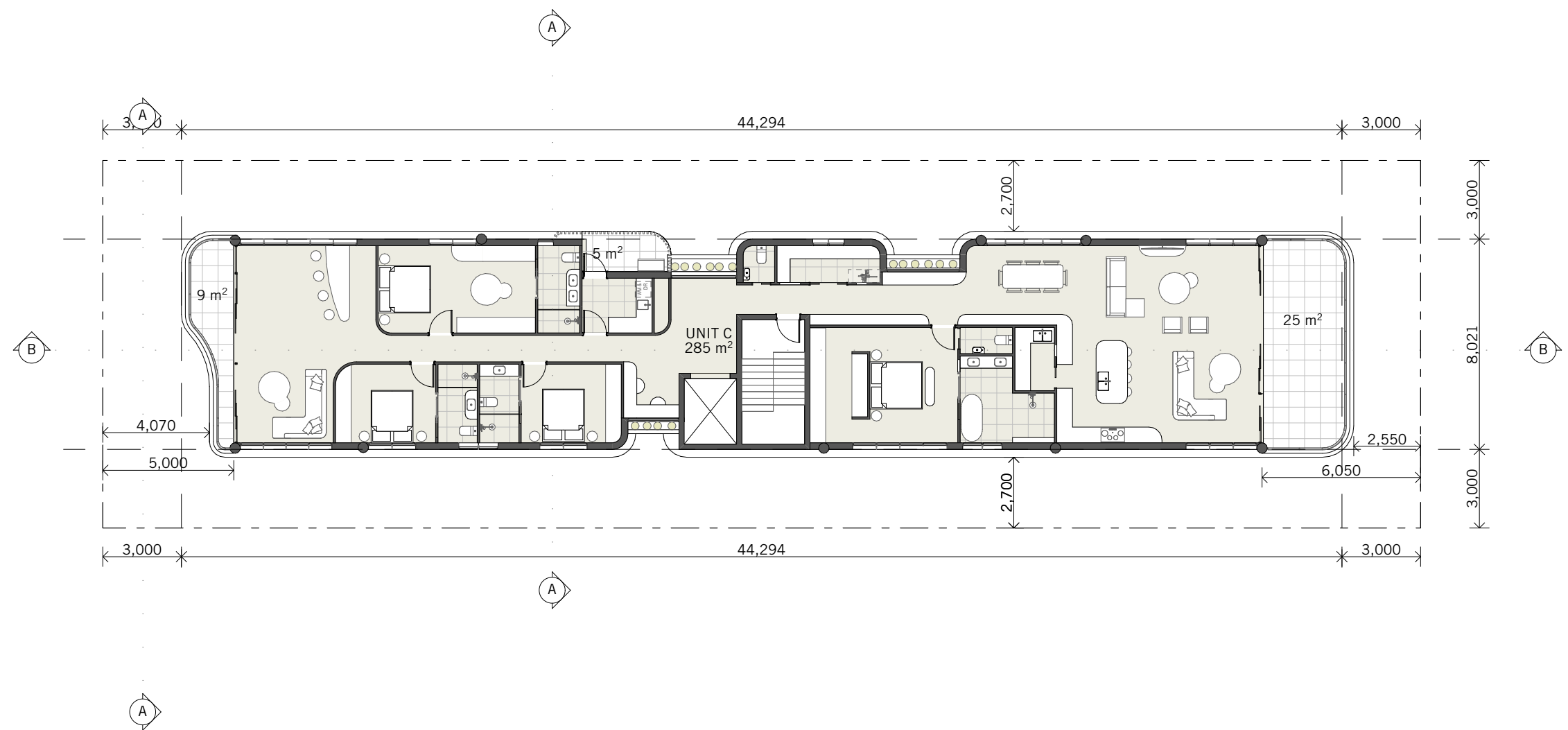
Level 2 Site Plan
1:200 @ A3





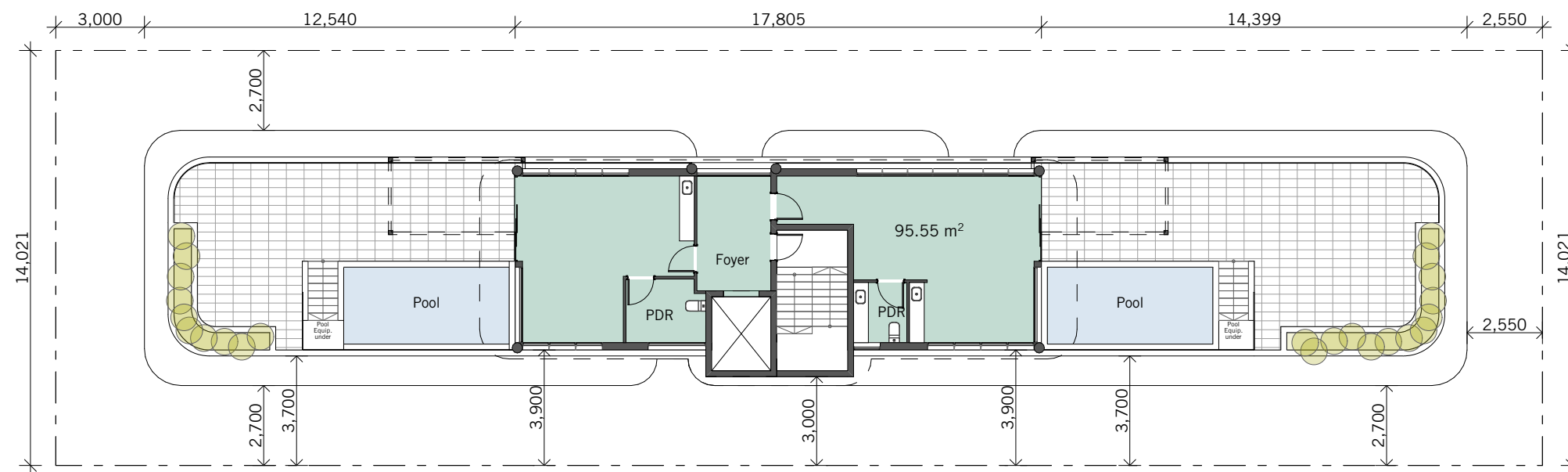
Levels 3 Site Plan
1:200 @ A3





Levels 4-6 Site Plan
1:200 @ A3





Roof - Site Plan
1:200 @ A3





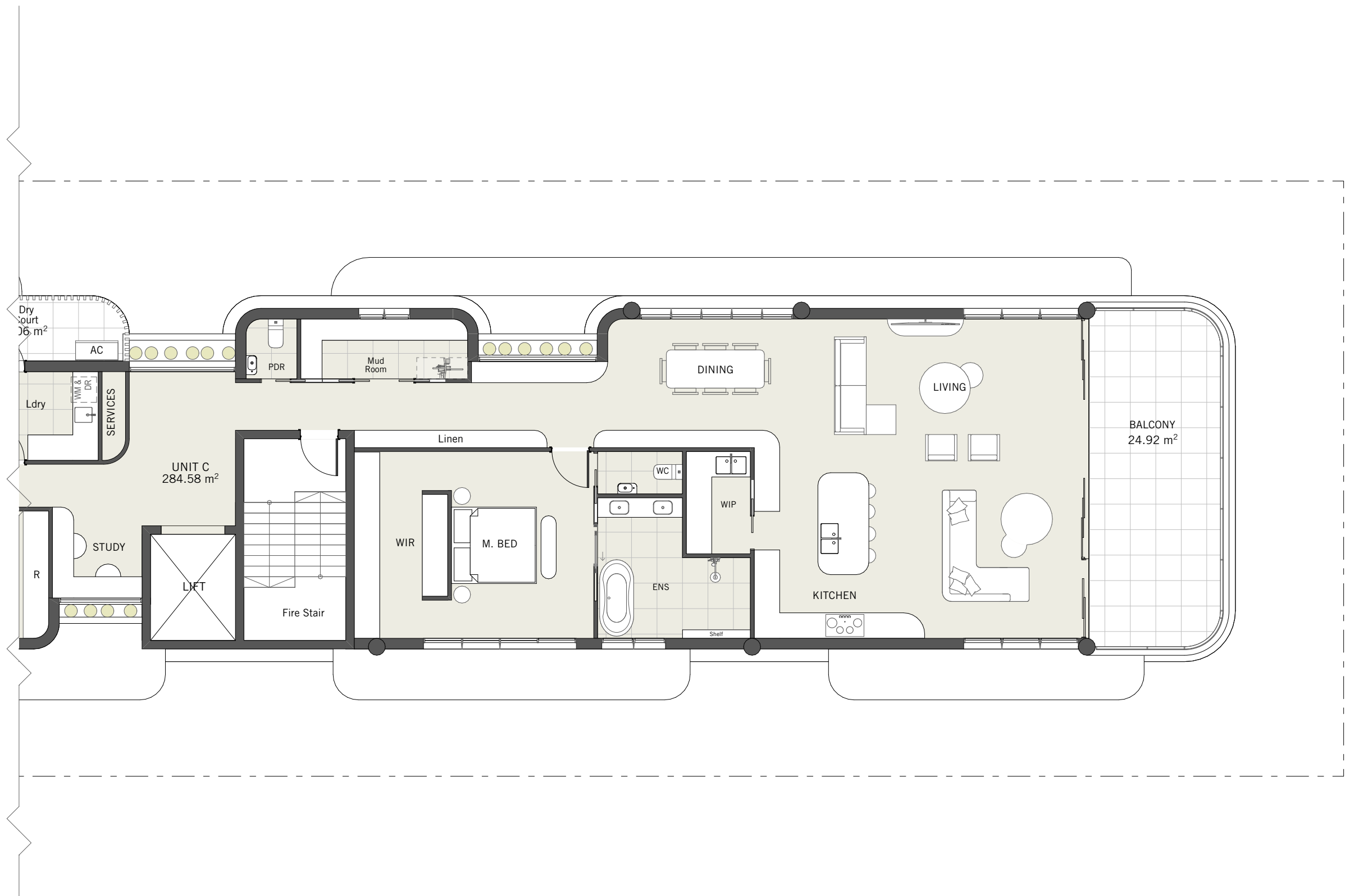
Level 2 Part 1
1:100 @ A3





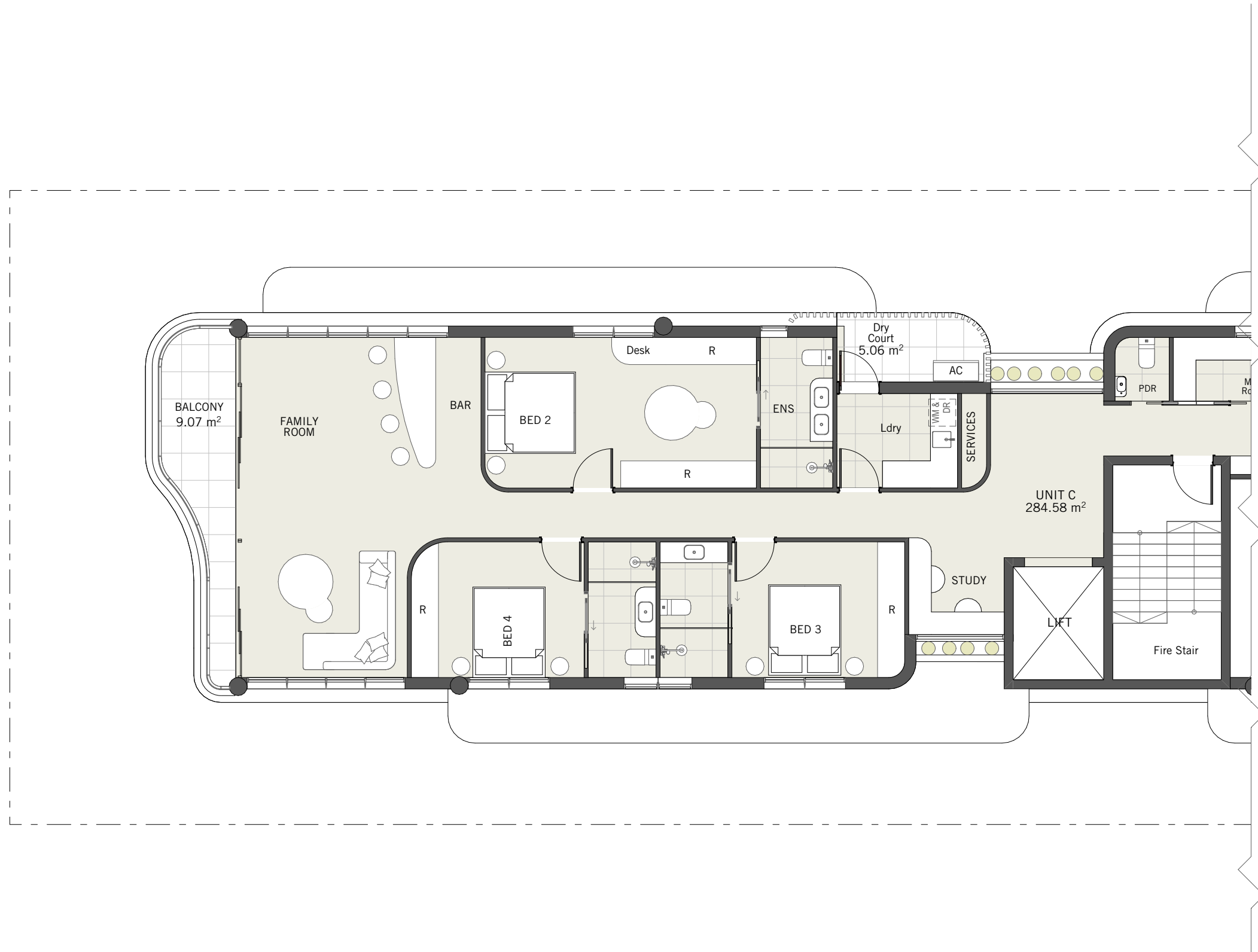
Level 2 Part 2
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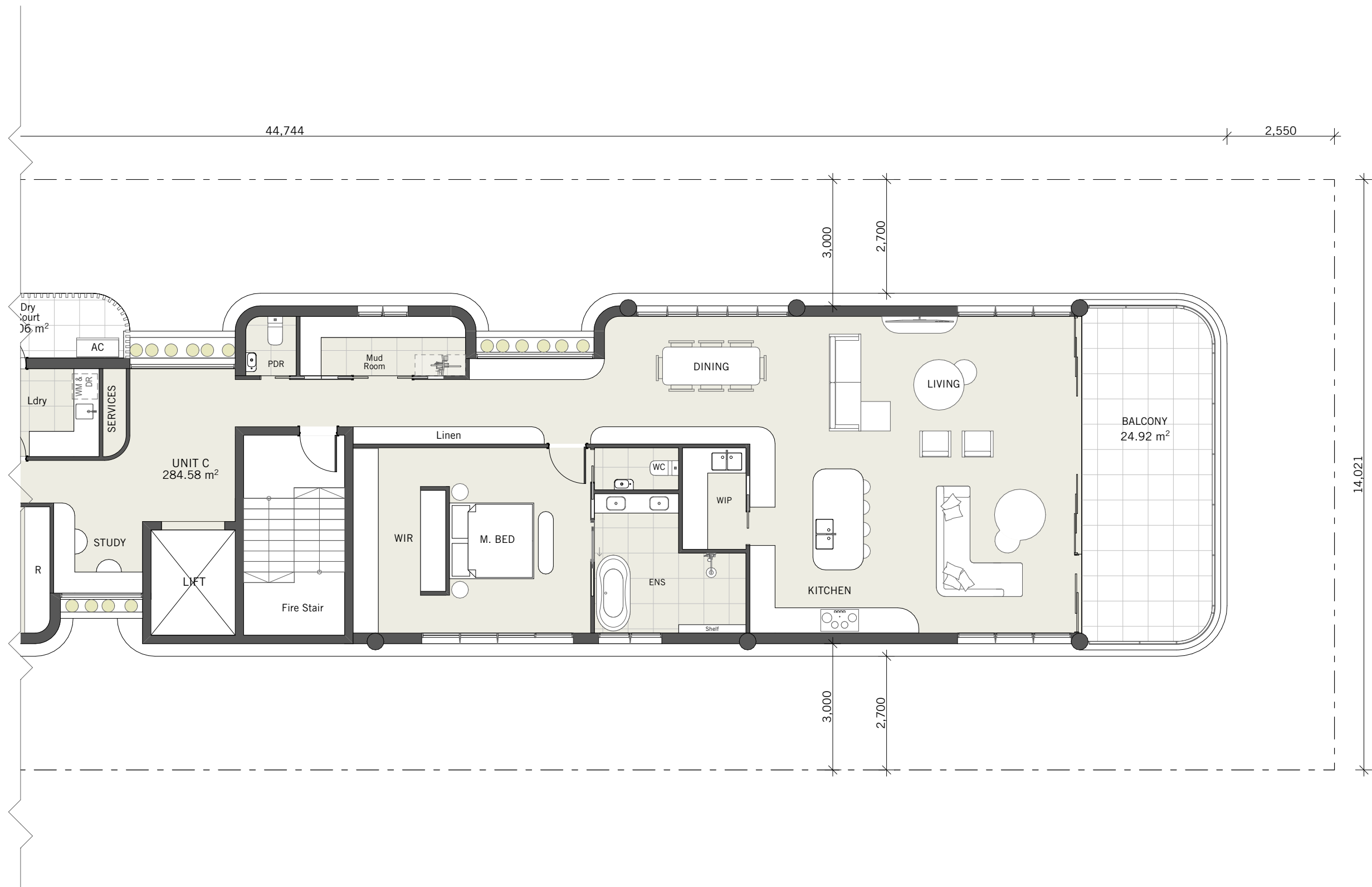
Levels 3 Part 1
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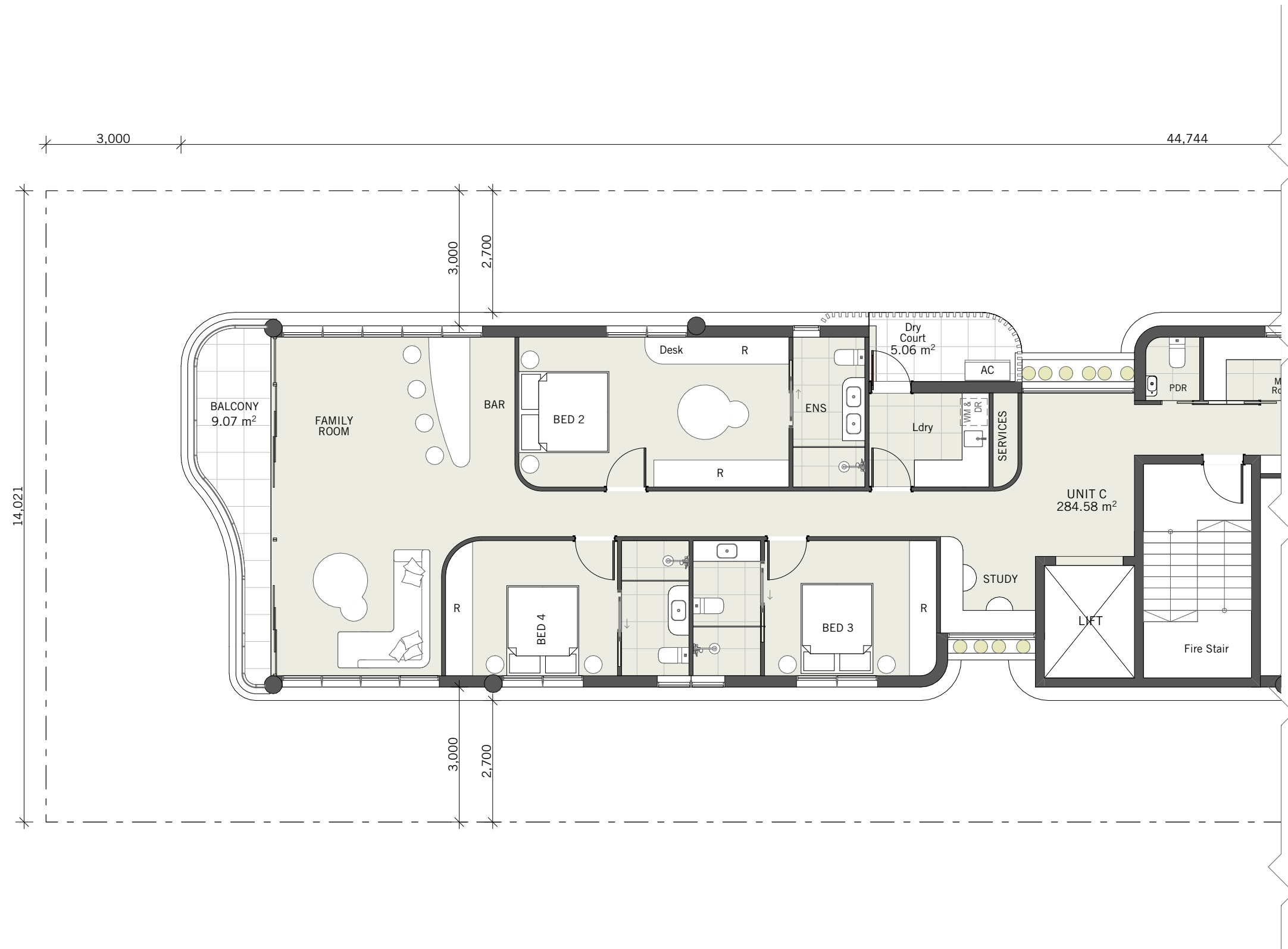
Levels 3 Part 2
1:100 @ A3





Levels 4-6 Part 1
1:100 @ A3





Levels 4-6 Part 2
1:100 @ A3





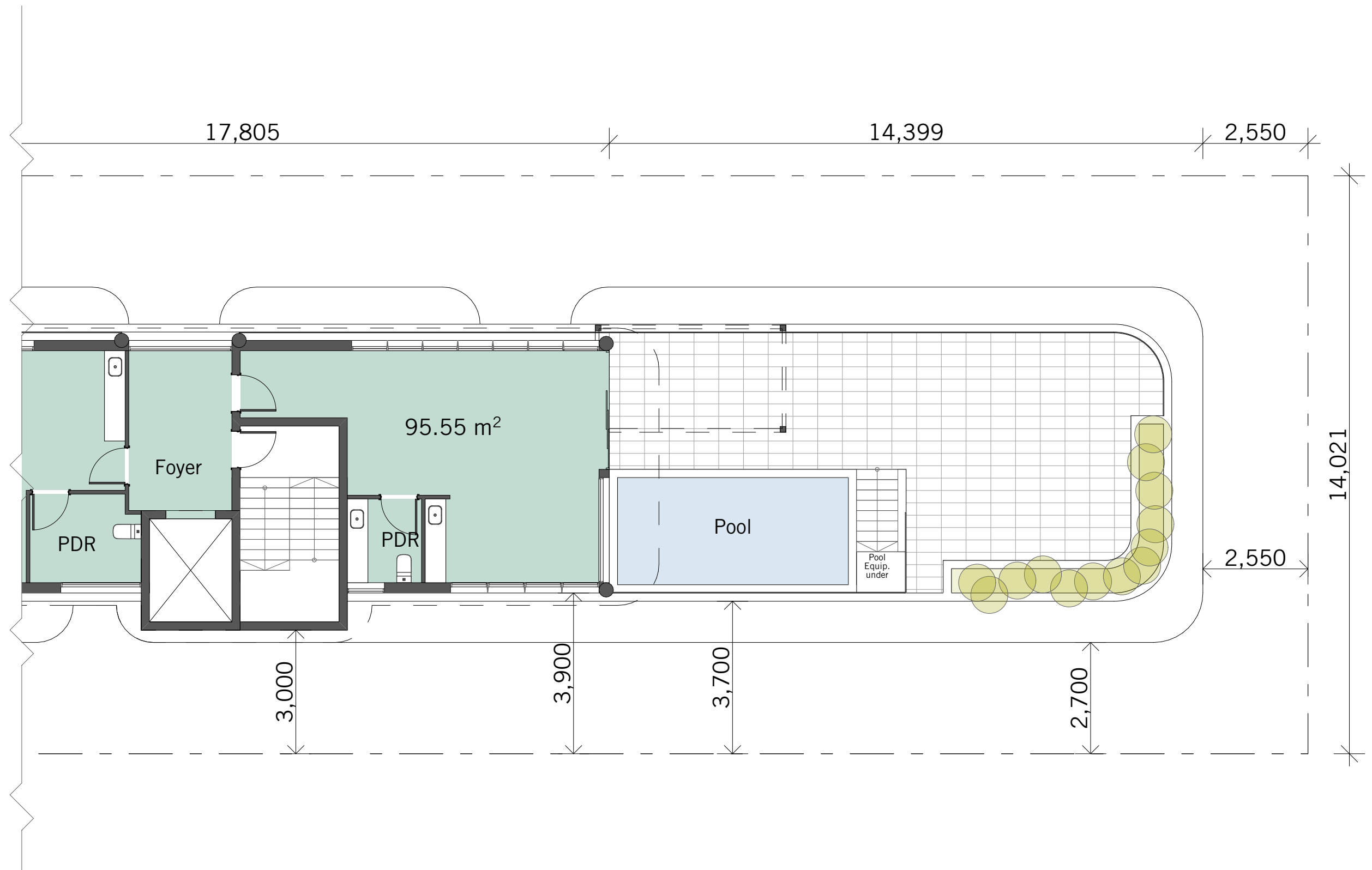
Levels 7-8 Part 1
1:100 @ A3





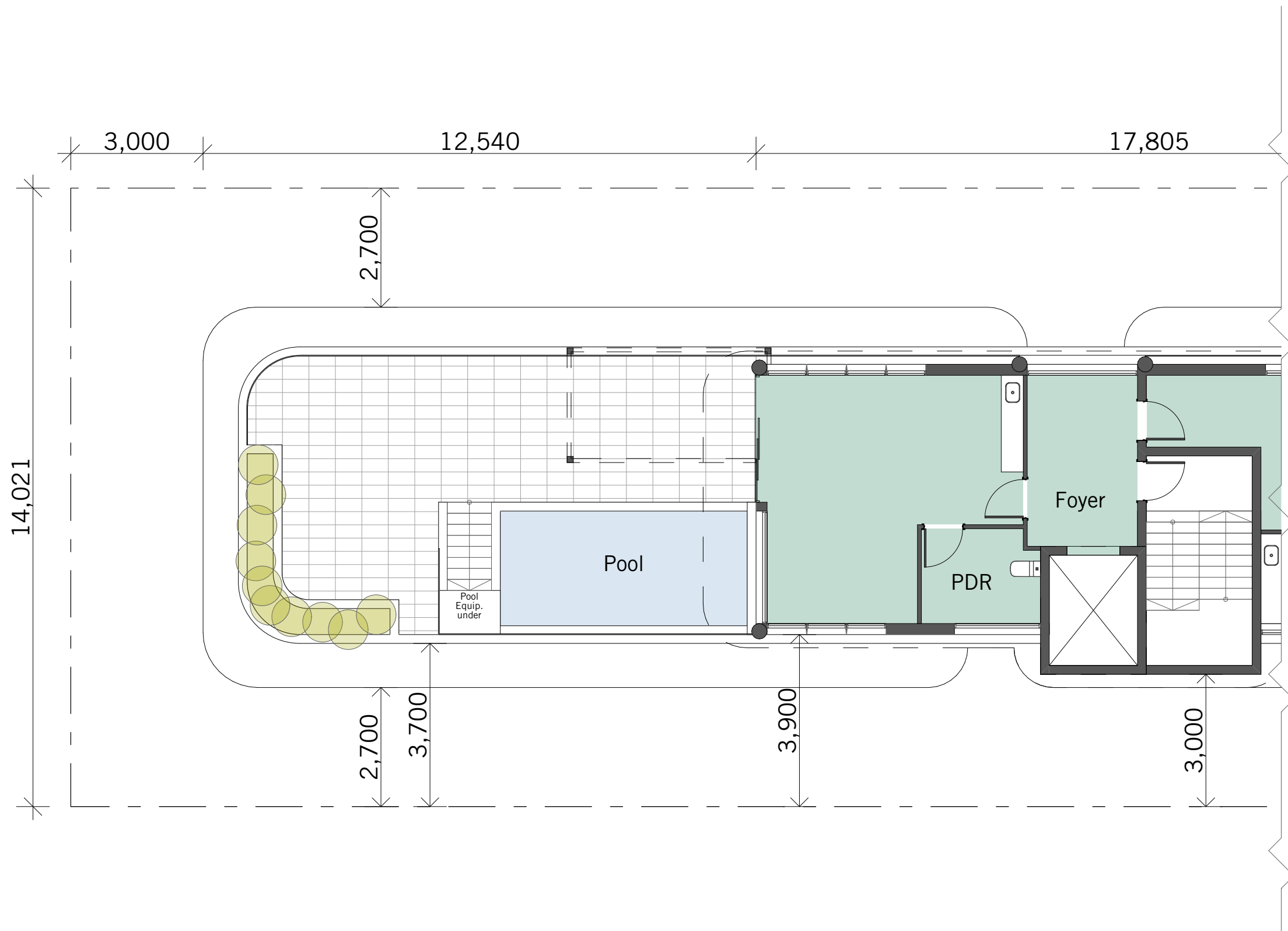
Levels 7-8 Part 2
1:100 @ A3





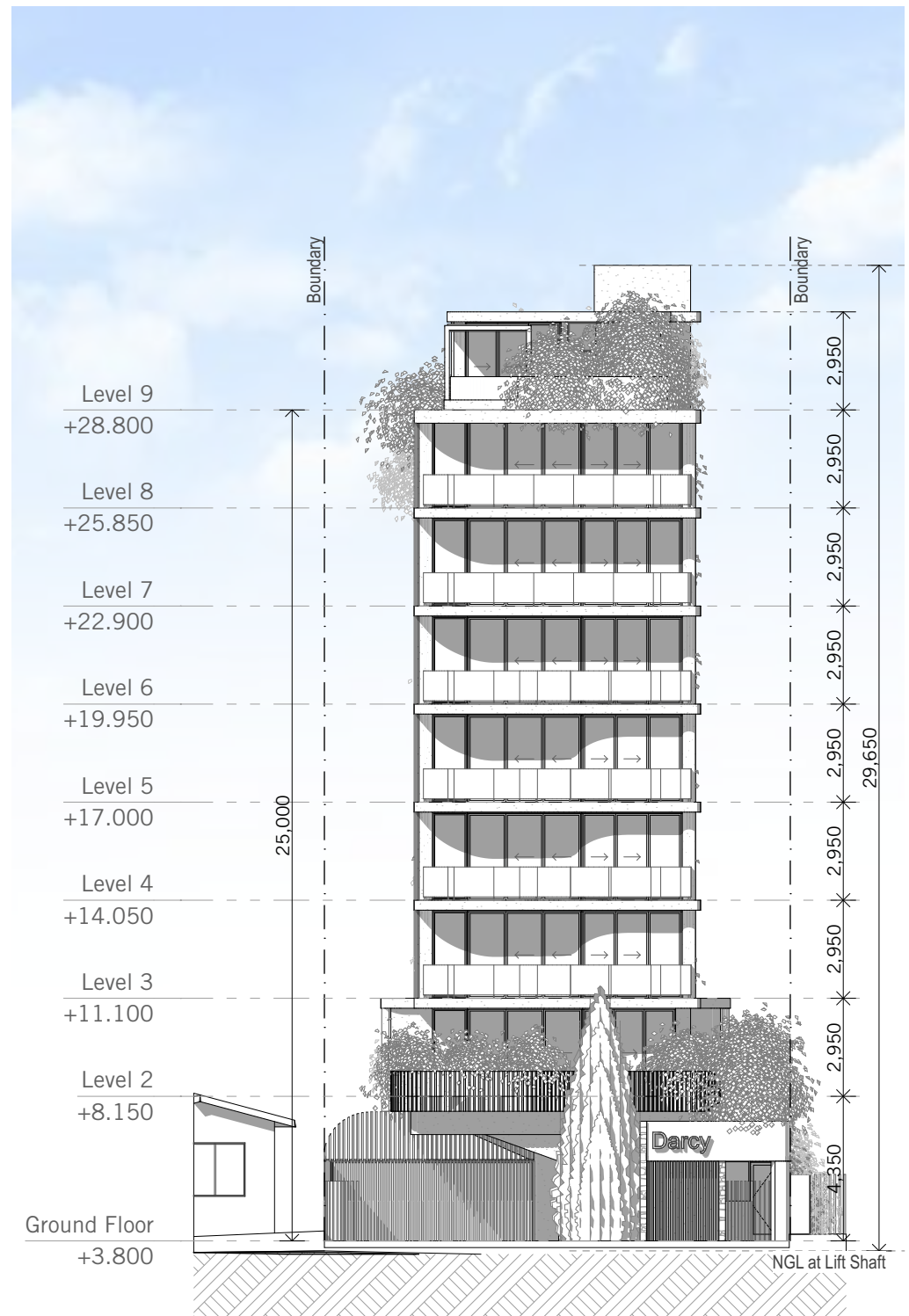
Roof Plan Part 1
1:100 @ A3



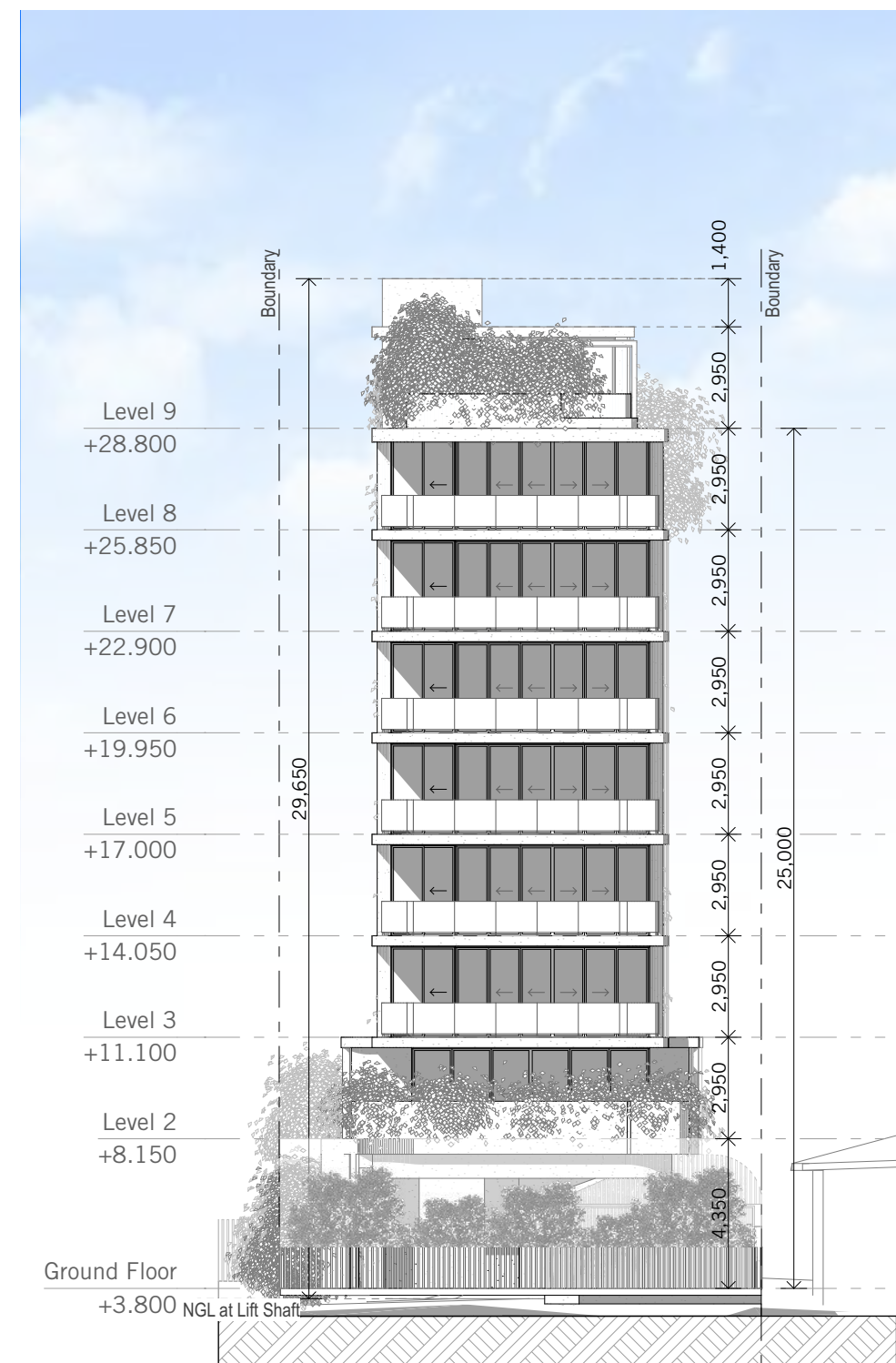


Roof Part 2
1:100 @ A3





West Elevation
1:200 @ A3

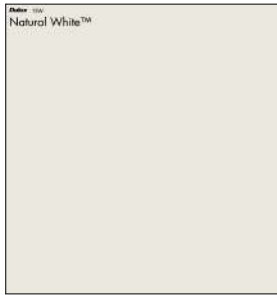


East Elevation
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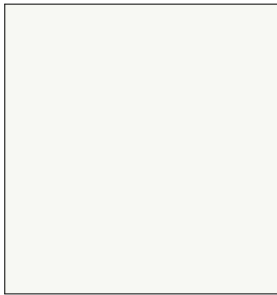


South Elevation
1:200 @ A3

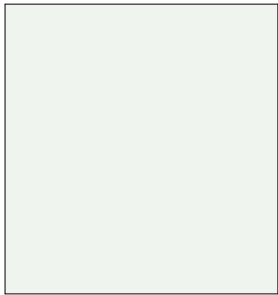




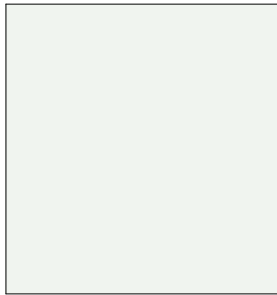
W01 - RENDERED FINISHED
DULUX - NATURAL WHITE



W02 - RENDERED FINISHED
DULUX VIVID WHITE



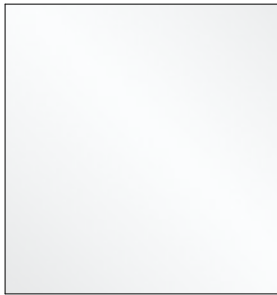
SC1 - ALUMINIUM SCREEN
BATTENS - 50X100, 100
SPACING
DURATEC WHITE MATT



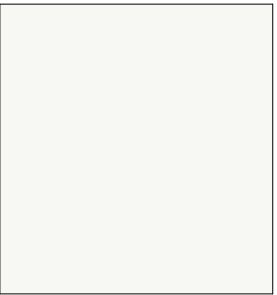
SC2 - ALUMINIUM LOUVRE
BLADE -
DURATEC WHITE MATT



FW - FEATURE WALL
FORMLINED CONCRETE -
VERTICAL
DULUX VIVID WHITE



BAL1 - FRAMELESS GLASS
BALUSTRADE



WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE



FS - FEATURE STONE
BASQUE



PRG - PERGOLA



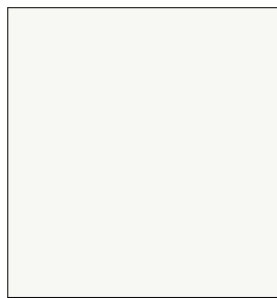
PAV - PAVING

Colour Palette
@ A3

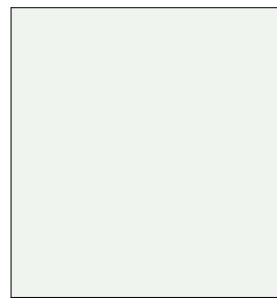




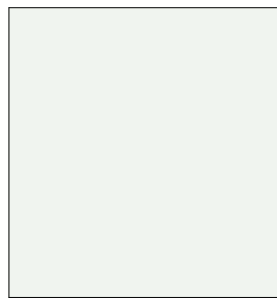
W01 - RENDERED FINISHED
DULUX - NATURAL WHITE



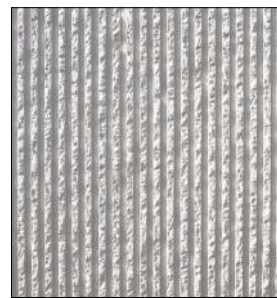
W02 - RENDERED FINISHED
DULUX VIVID WHITE



SC1 - ALUMINIUM SCREEN
BATTENS - 50X100, 100
SPACING
DURATEC WHITE MATT



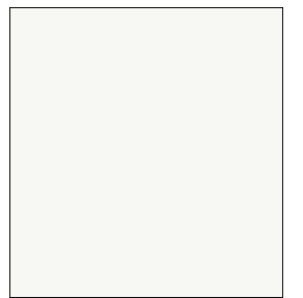
SC2 - ALUMINIUM LOUVRE
BLADE -
DURATEC WHITE MATT



FW - FEATURE WALL
FORMLINED CONCRETE -
VERTICAL
DULUX VIVID WHITE



BAL1 - FRAMELESS GLASS
BALUSTRADE



WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE



FS - FEATURE STONE
BASQUE



PRG - PERGOLA



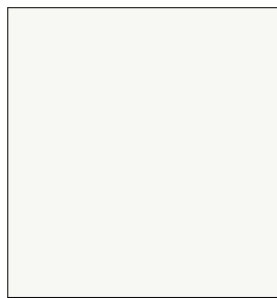
PAV - PAVING

Colour Palette
@ A3

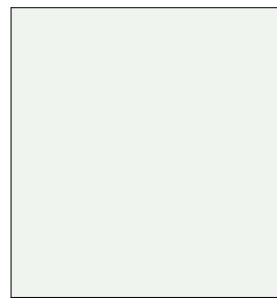




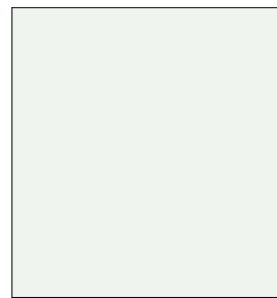
W01 - RENDERED FINISHED
DULUX - NATURAL WHITE



W02 - RENDERED FINISHED
DULUX VIVID WHITE



SC1 - ALUMINIUM SCREEN
BATTENS - 50X100, 100
SPACING
DURATEC WHITE MATT



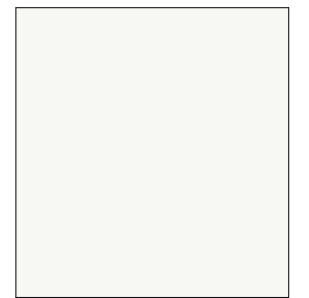
SC2 - ALUMINIUM LOUVRE
BLADE -
DURATEC WHITE MATT



FW - FEATURE WALL
FORMLINED CONCRETE -
VERTICAL
DULUX VIVID WHITE



BAL1 - FRAMELESS GLASS
BALUSTRADE



WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE



FS - FEATURE STONE
BASQUE



PRG - PERGOLA



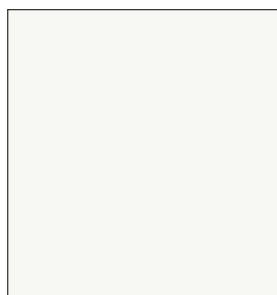
PAV - PAVING

Colour Palette
@ A3

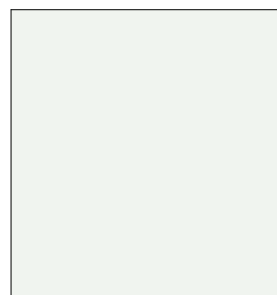




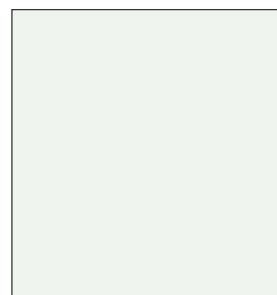
W01 - RENDERED FINISHED
DULUX - NATURAL WHITE



W02 - RENDERED FINISHED
DULUX VIVID WHITE



SC1 - ALUMINIUM SCREEN
BATTENS - 50X100, 100
SPACING
DURATEC WHITE MATT



SC2 - ALUMINIUM LOUVRE
BLADE -
DURATEC WHITE MATT



FW - FEATURE WALL
FORMLINED CONCRETE -
VERTICAL
DULUX VIVID WHITE



BAL1 - FRAMELESS GLASS
BALUSTRADE



WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE



FS - FEATURE STONE
BASQUE



PRG - PERGOLA



PAV - PAVING

Colour Palette
@ A3





Artist Impression 1
@ A3





Artist Impression 2
@ A3





Artist Impression 3
@ A3



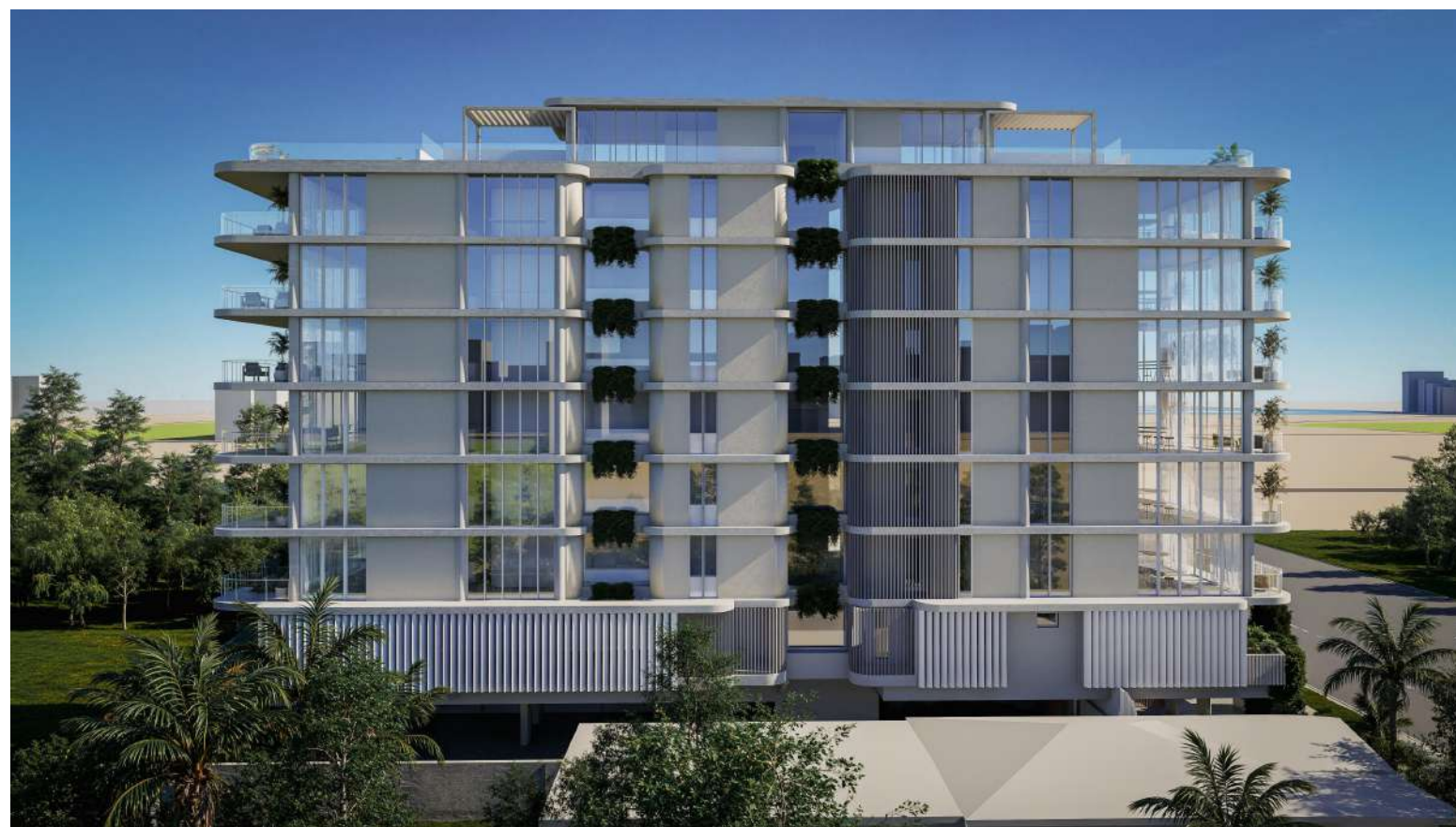


Artist Impression 4
@ A3



Artist Impression 5
@ A3





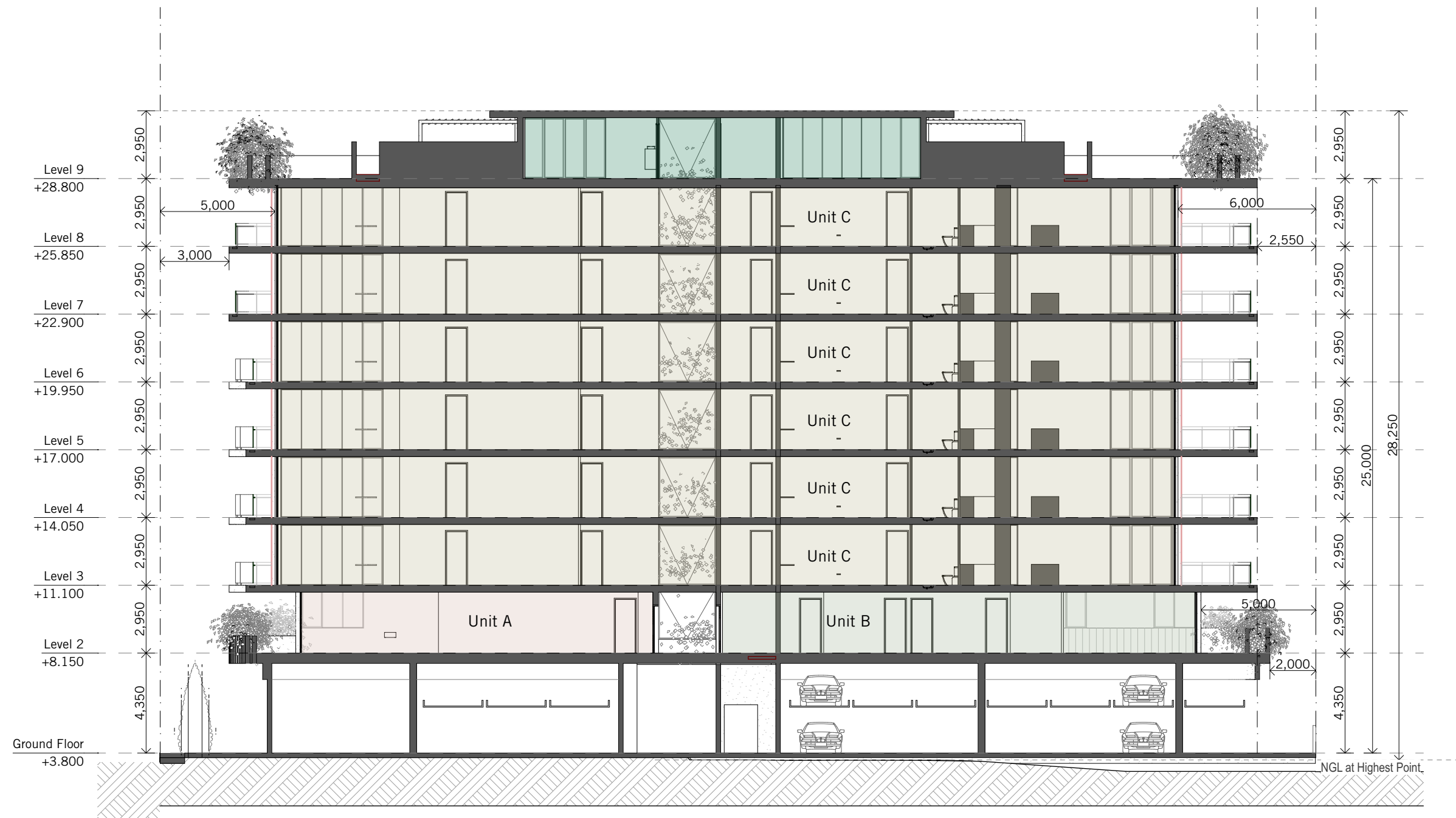
Artist Impression 6
@ A3





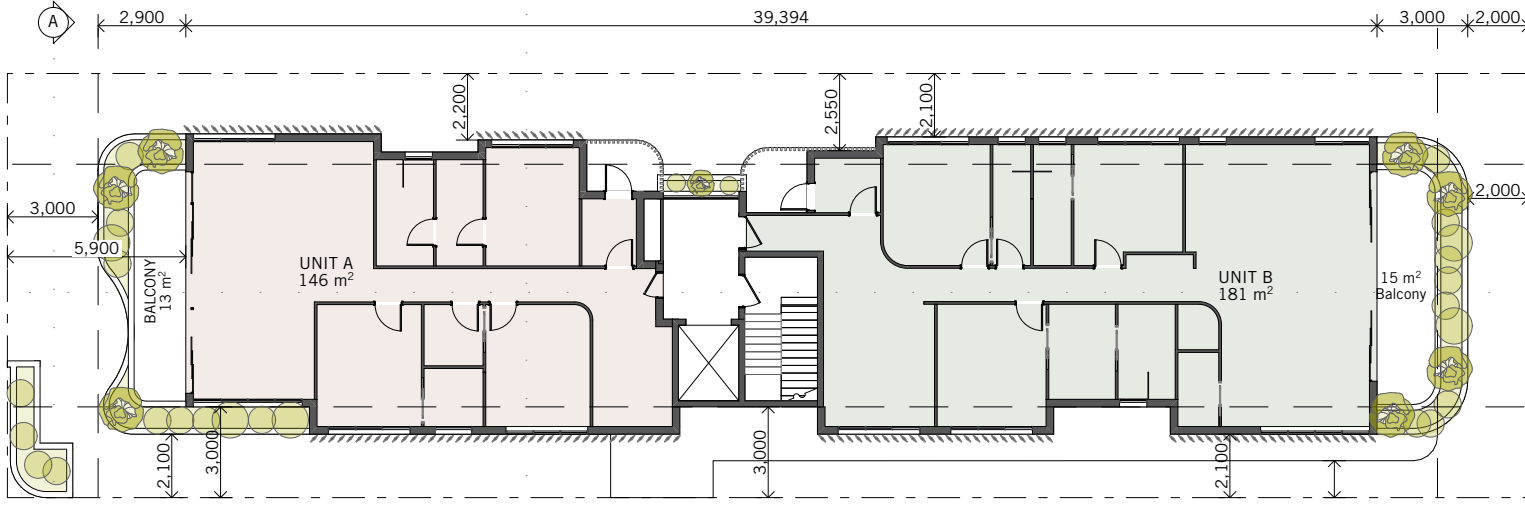
Section A
1:200 @ A3





Section B
1:200 @ A3





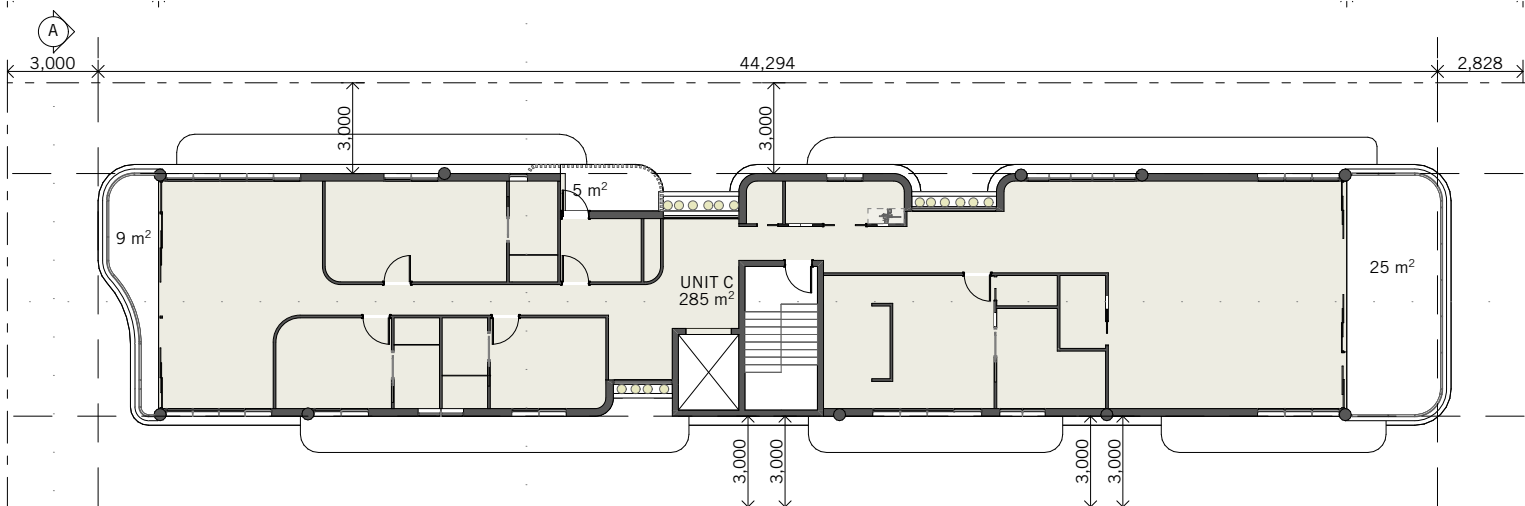
Gross Floor Area		
Level		Area (sqM)
Level 2	Unit A GFA	146.12
Level 2	Unit B GFA	181.42
Level 3	Unit C GFA	284.58
Level 4	Unit C GFA	284.58
Level 5	Unit C GFA	284.58
Level 6	Unit C GFA	284.58
Level 7	Unit C GFA	284.58
Level 8	Unit C GFA	284.58
Level 9	Roof Terrace GFA	95.55
		2,130.57 m²

Gross floor area

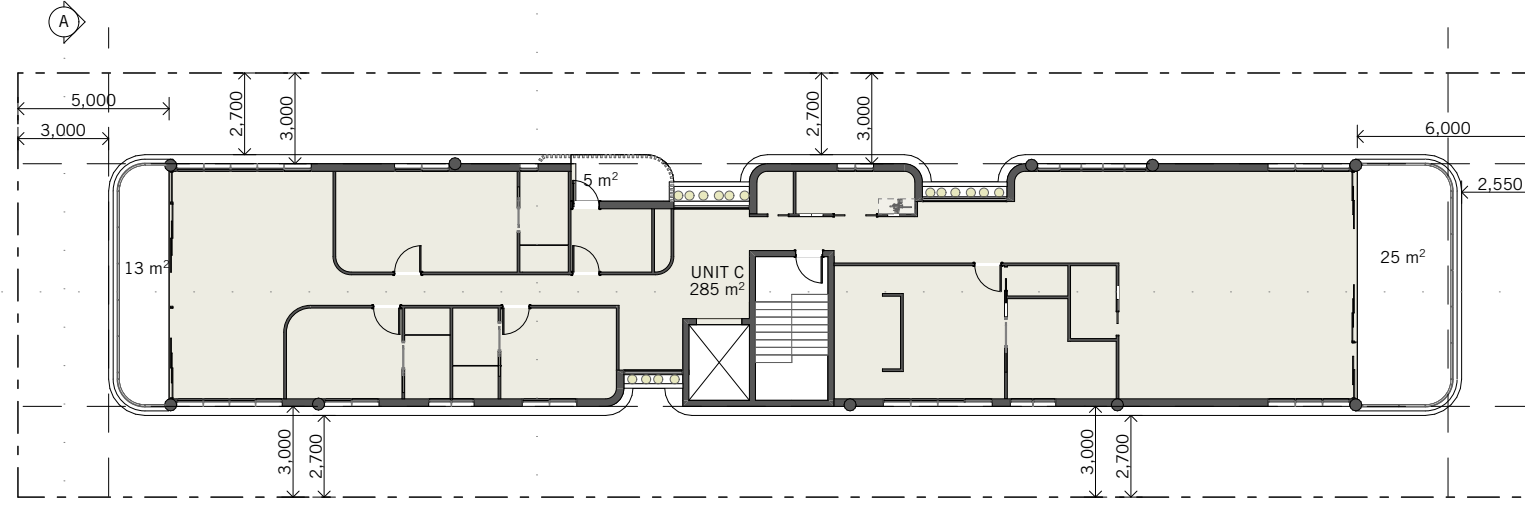
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:

- (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.

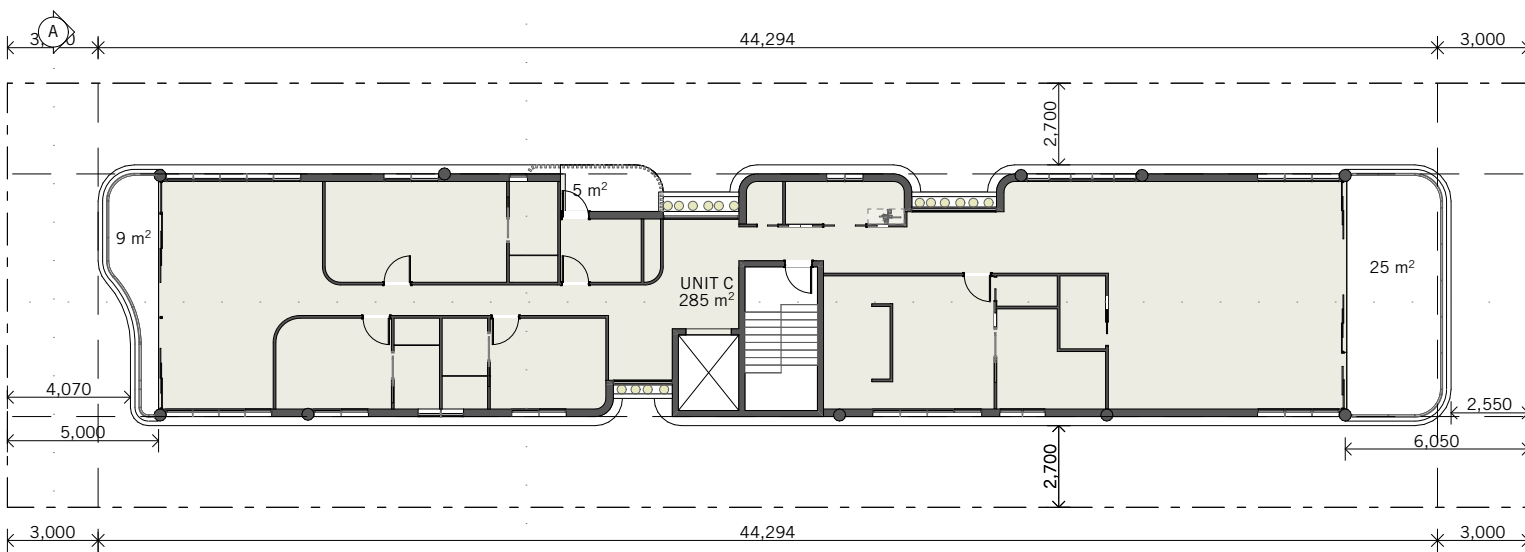
Level 2 - Site Plan



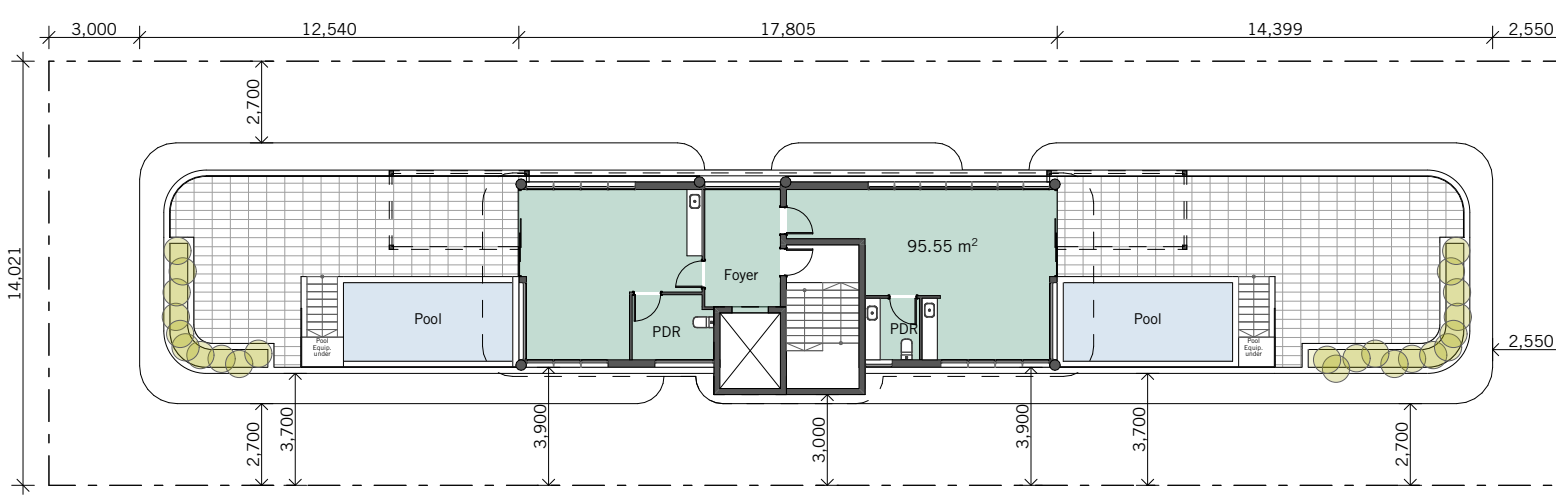
Level 3 - Site Plan



Level 7-8 site plan



Level 4-6 - Site Plan

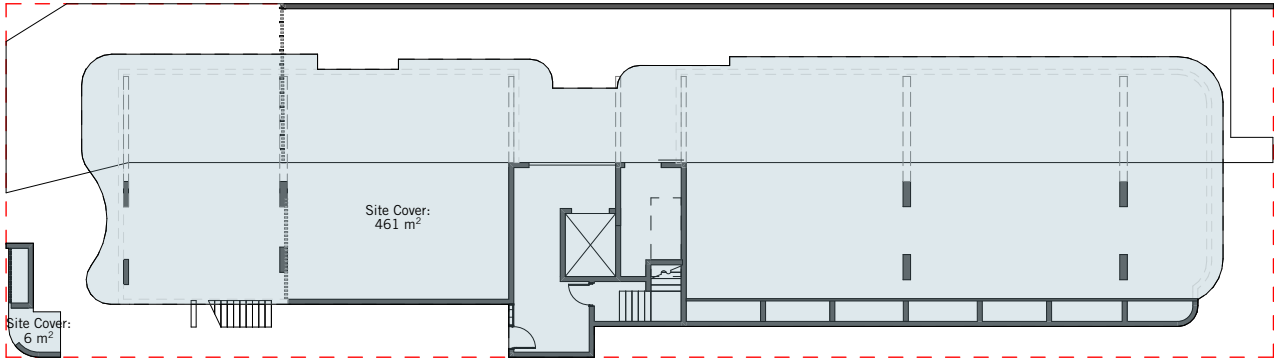


Roof Plan

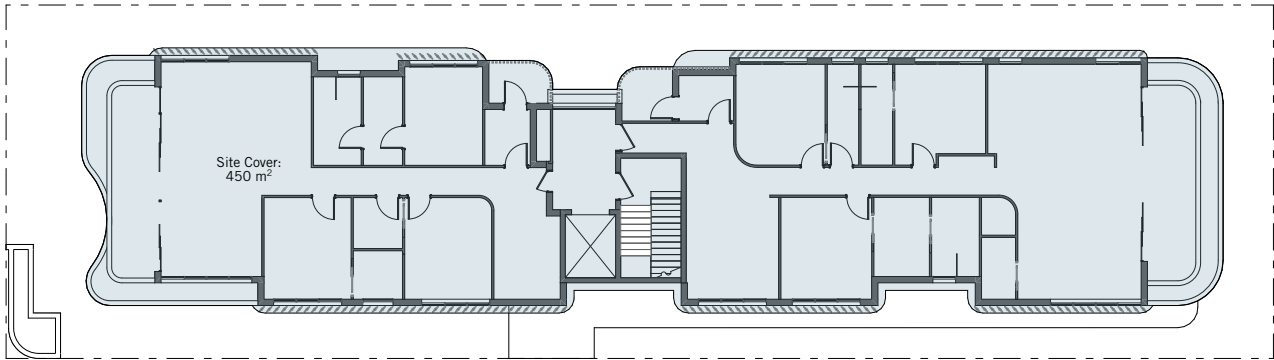
Gross Floor Area
1:250 @ A3



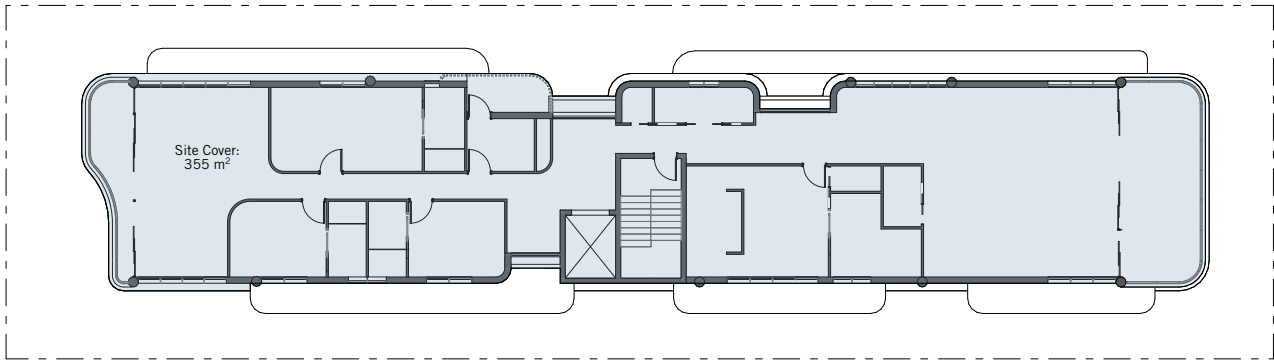
Site Cover		
	Area (sqM)	%
Site Area	705.16	
Ground Floor	467.36	66.3%
Lvl 2	449.76	63.7%
Lvl 3	354.58	50.2%
Lvl 4-6	353.53	50.1%
Lvl 7-8	353.53	50.1%
Roof Terrace	113.59	16.1%



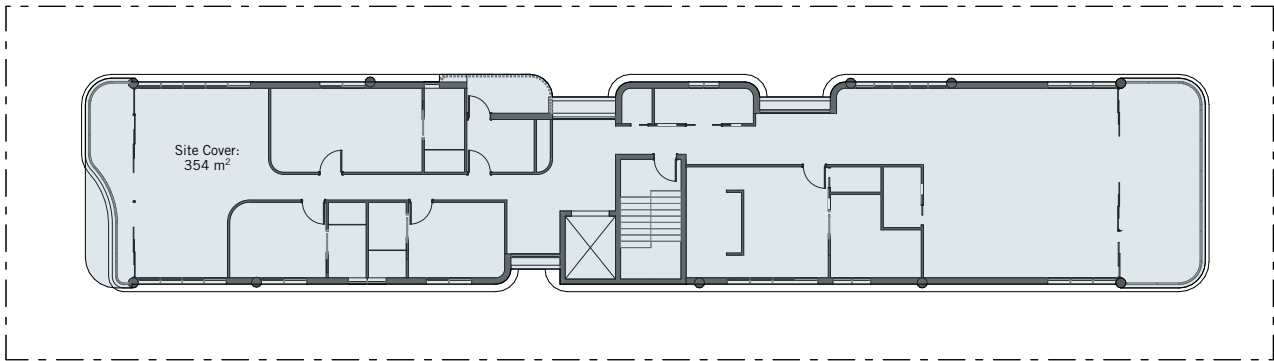
Ground Floor



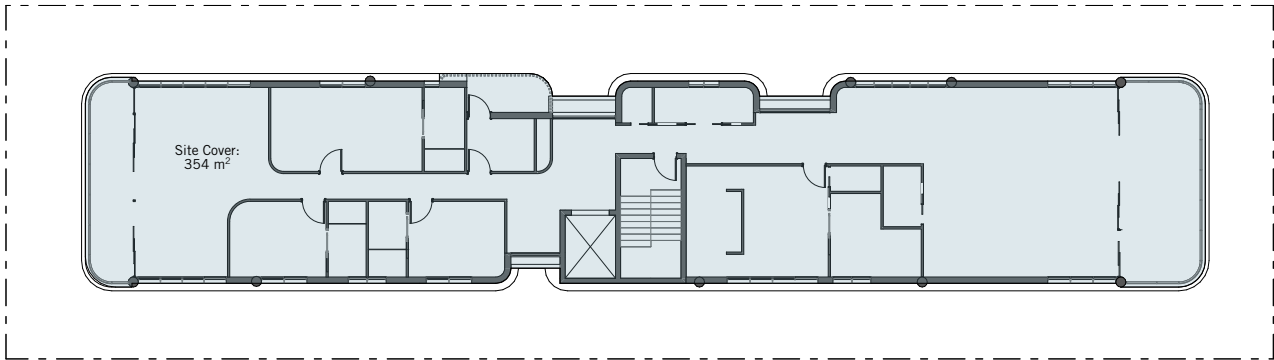
Level 2



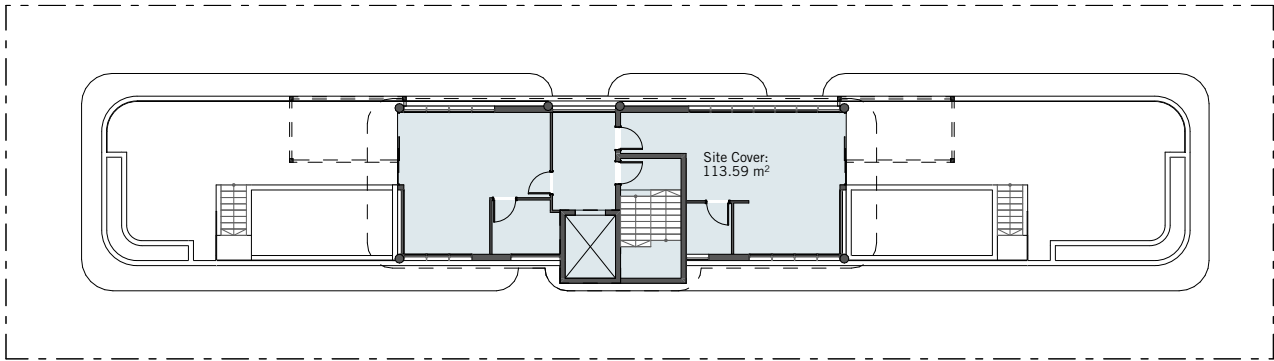
Level 3



Level 4-6



Level 7-8

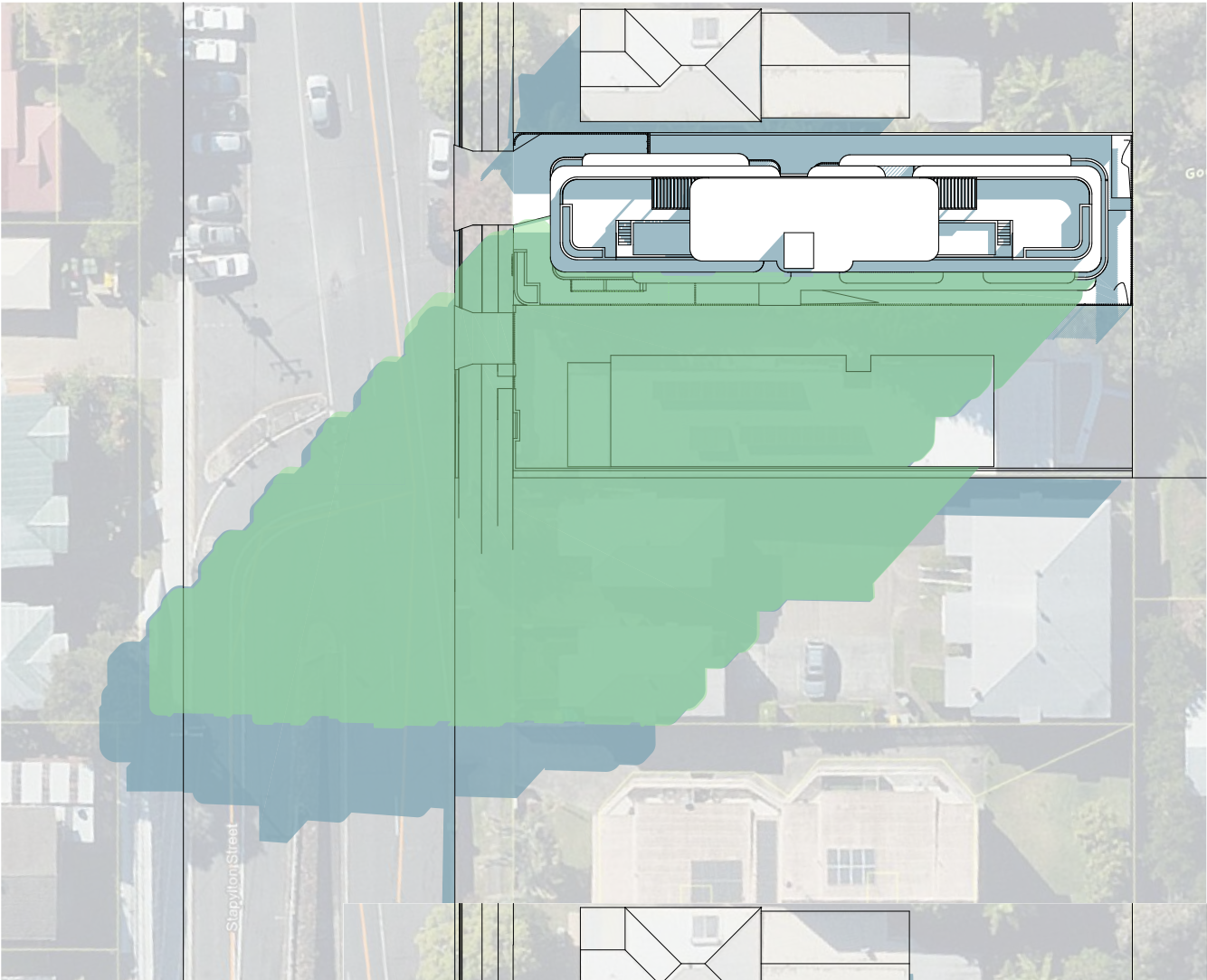


Roof Terrace

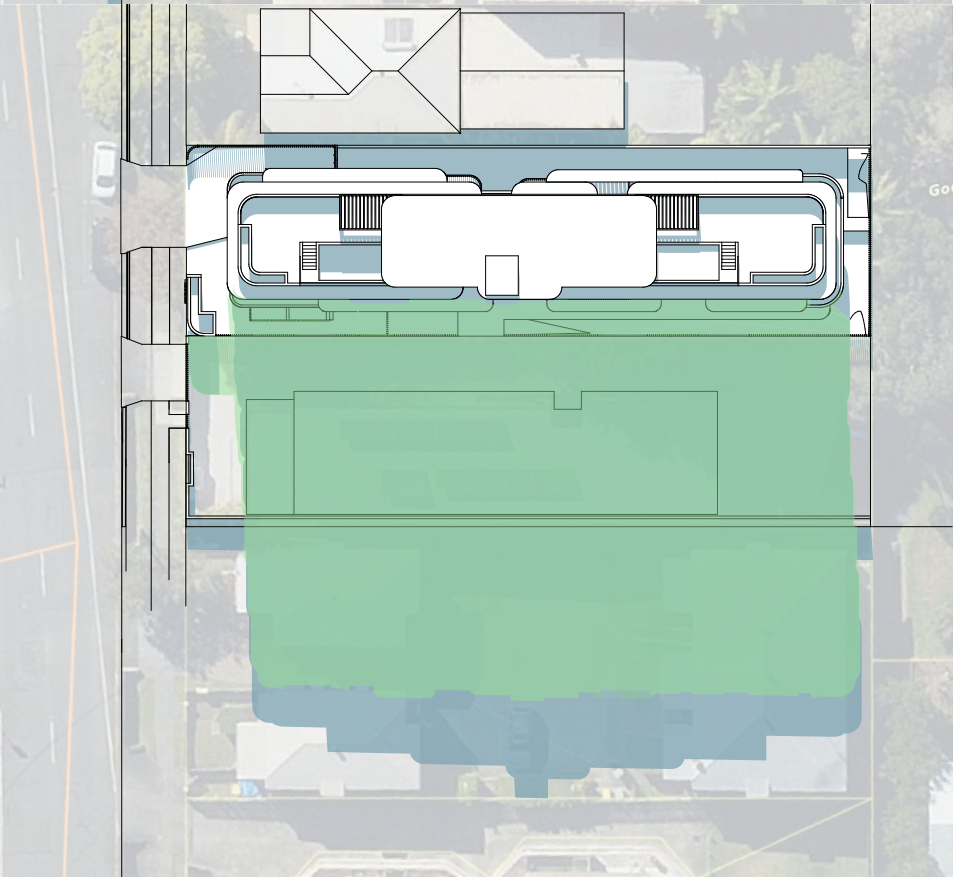
Site Coverage
1:300 @ A3



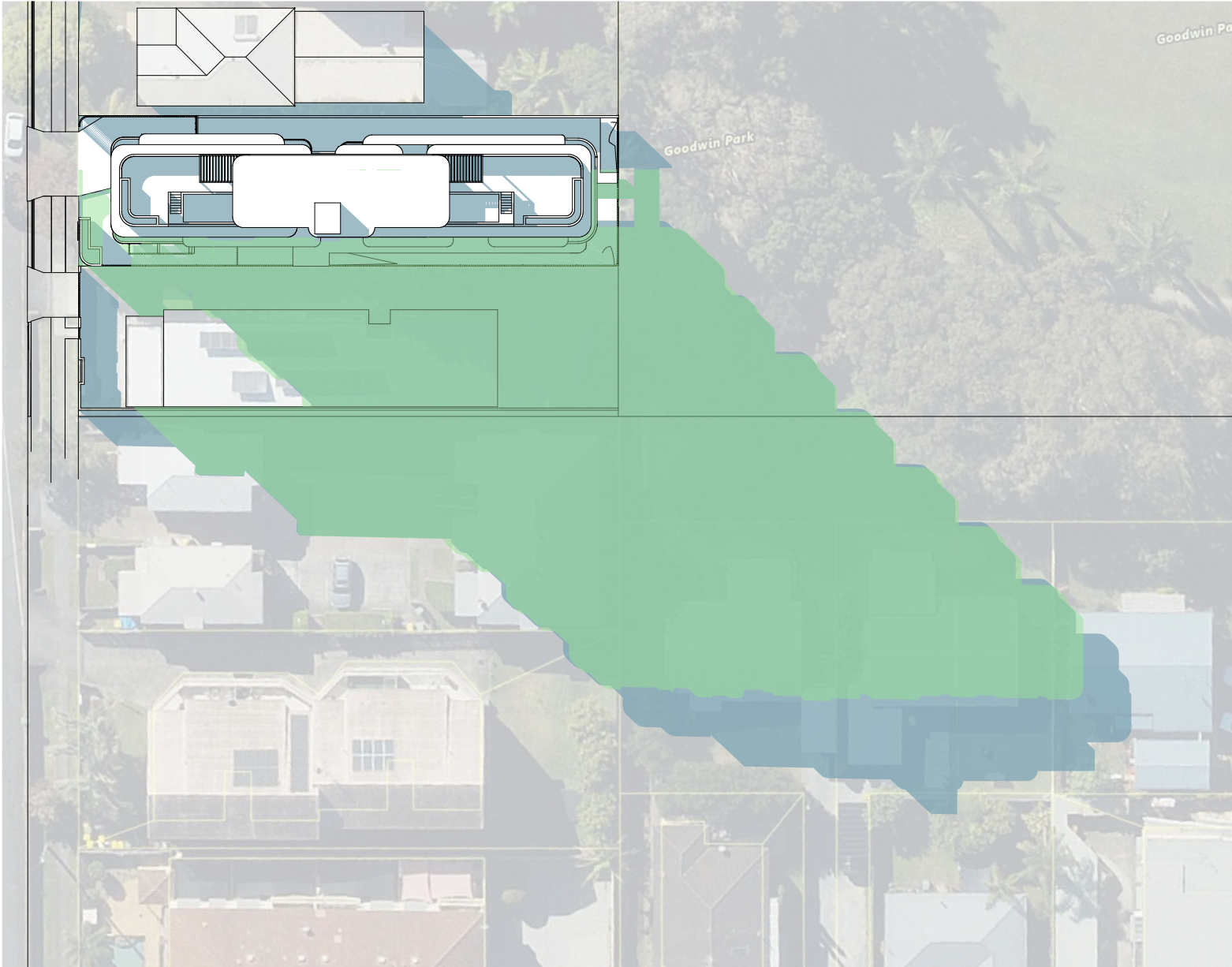
June 21 9am



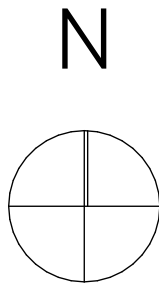
June 21 12pm



June 21 3pm



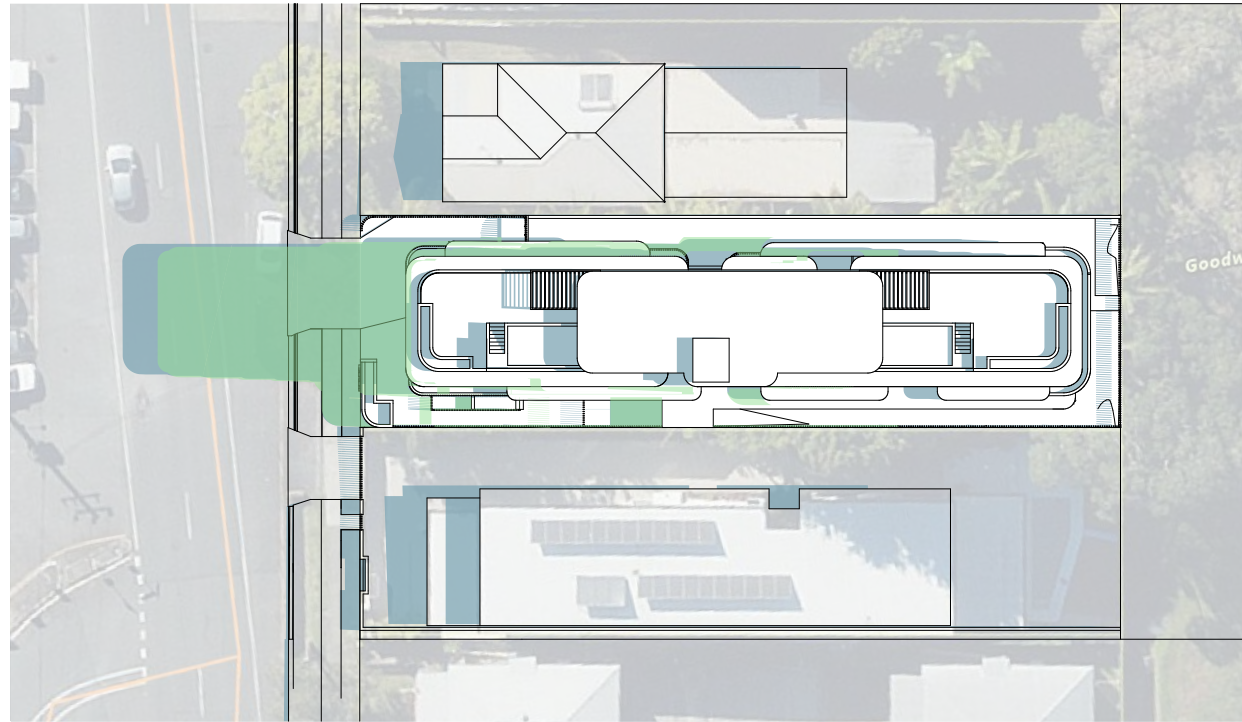
-  CODE ASSESSABLE FABRIC SHADOW (23m MAX HEIGHT)
-  PROPOSED SHADOW



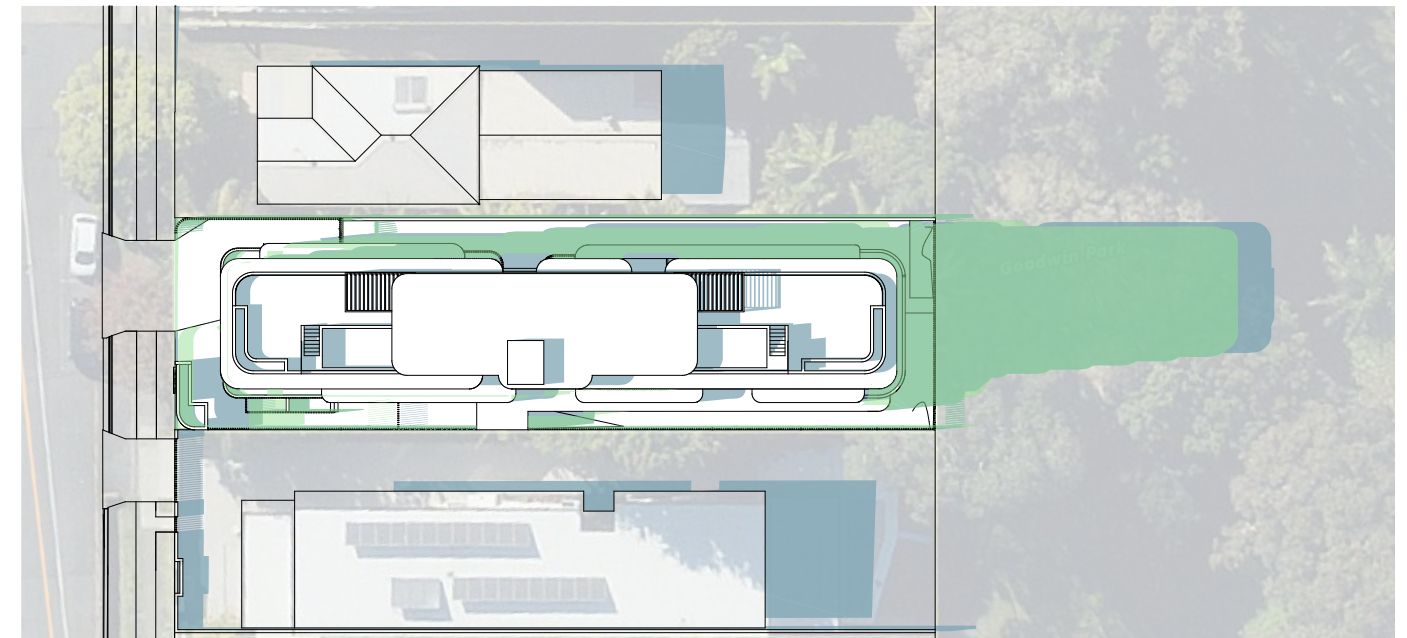
Overshadowing - Winter
@ A3



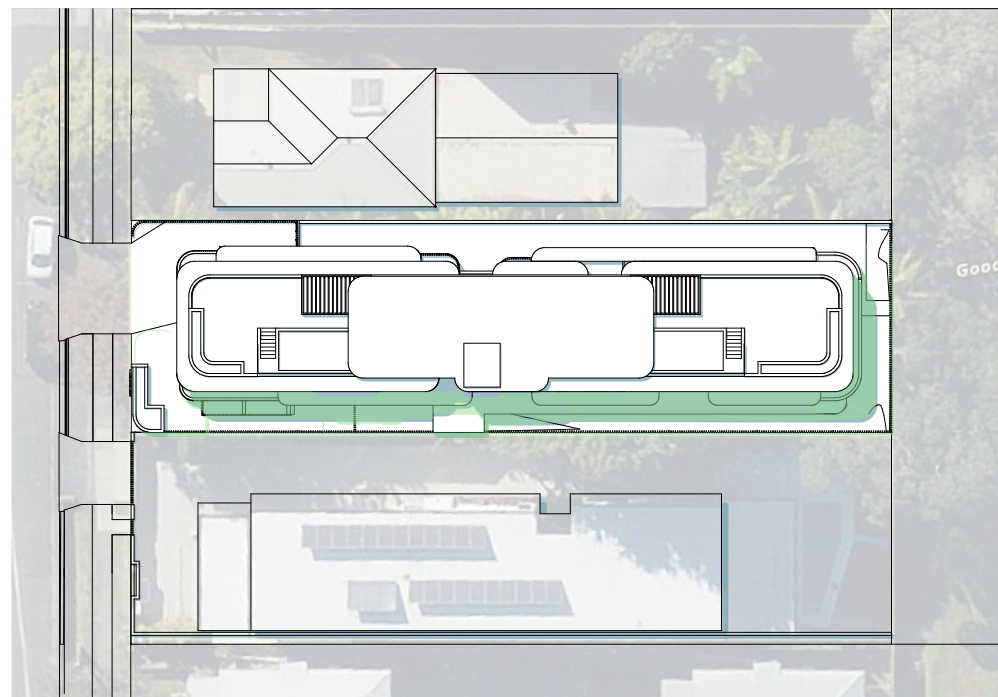
December 21 9am



December 21 3pm

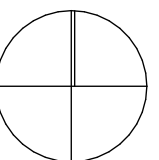


December 21 12pm



- CODE ASSESSABLE FABRIC SHADOW (23m MAX HEIGHT)
- PROPOSED SHADOW

N



Overshadowing - Summer
1:500 @ A3

