

SECTION 3: PLANS



60 Dutton Street, Coolangatta

Proposed Development Plans



LIGHTWAVE
ARCHITECTURAL

PROPOSED
DEVELOPMENT

60 Dutton Street

60 Dutton Street Coolangatta QLD
4285
Lot 2 on RP86756



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Development Summary



NO. UNITS
5



CAR SPACES
10 Resident
2 Visitor



STORIES
4
GFA: 1313m²



HEIGHT
13.61m





SITE COLES SHOPPING CENTRE ANALYSIS





QUEENSLAND
NEW SOUTH WALES

GREENMOUNT BEACH

COOLANGATTA BEACH

KIRRA HILL LOOKOUT

10 min walk

THE STRAND

7 min walk

10 min walk

TWIN TOWNS

BEACH ACCESS

COLES
SHOPPING CENTRE

PROPOSED SITE
LOT 80 BLACK WATTLE COURT

PUBLIC
PARK

7 min walk

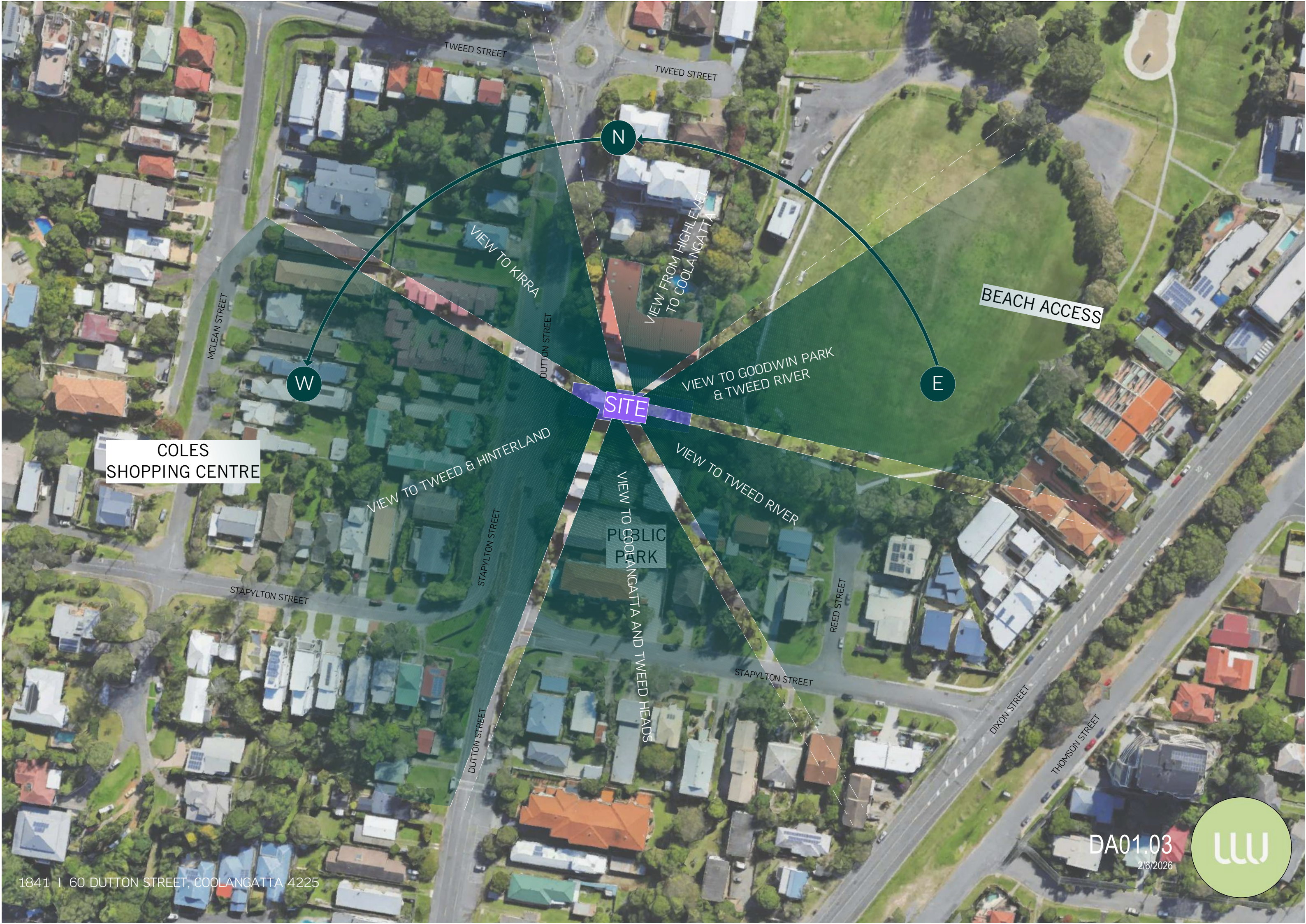
GOODWIN PARK

SITE
60 DUTTON
STREET

TWEED MALL

QUEENSLAND
NEW SOUTH WALES





COLES
SHOPPING CENTRE

1841 | 60 DUTTON STREET, COOLANGATTA 4225

DA01.03
2/6/2026





COMMUNAL BEACHES



GOODWIN PARK



KIRRA LOOKOUT



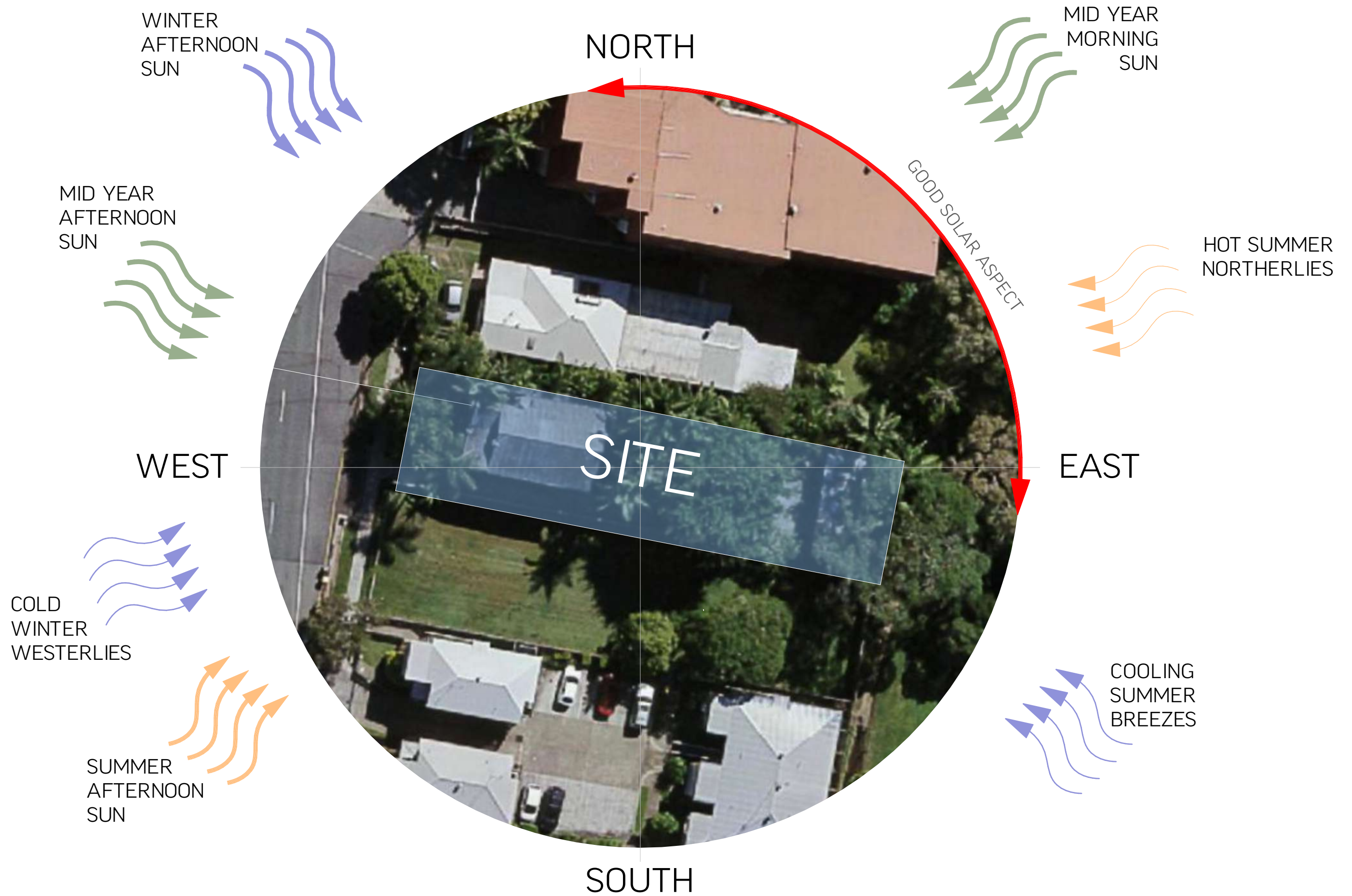
COOLANGATTA



SHOPPING CENTER

Local Character
@ A3







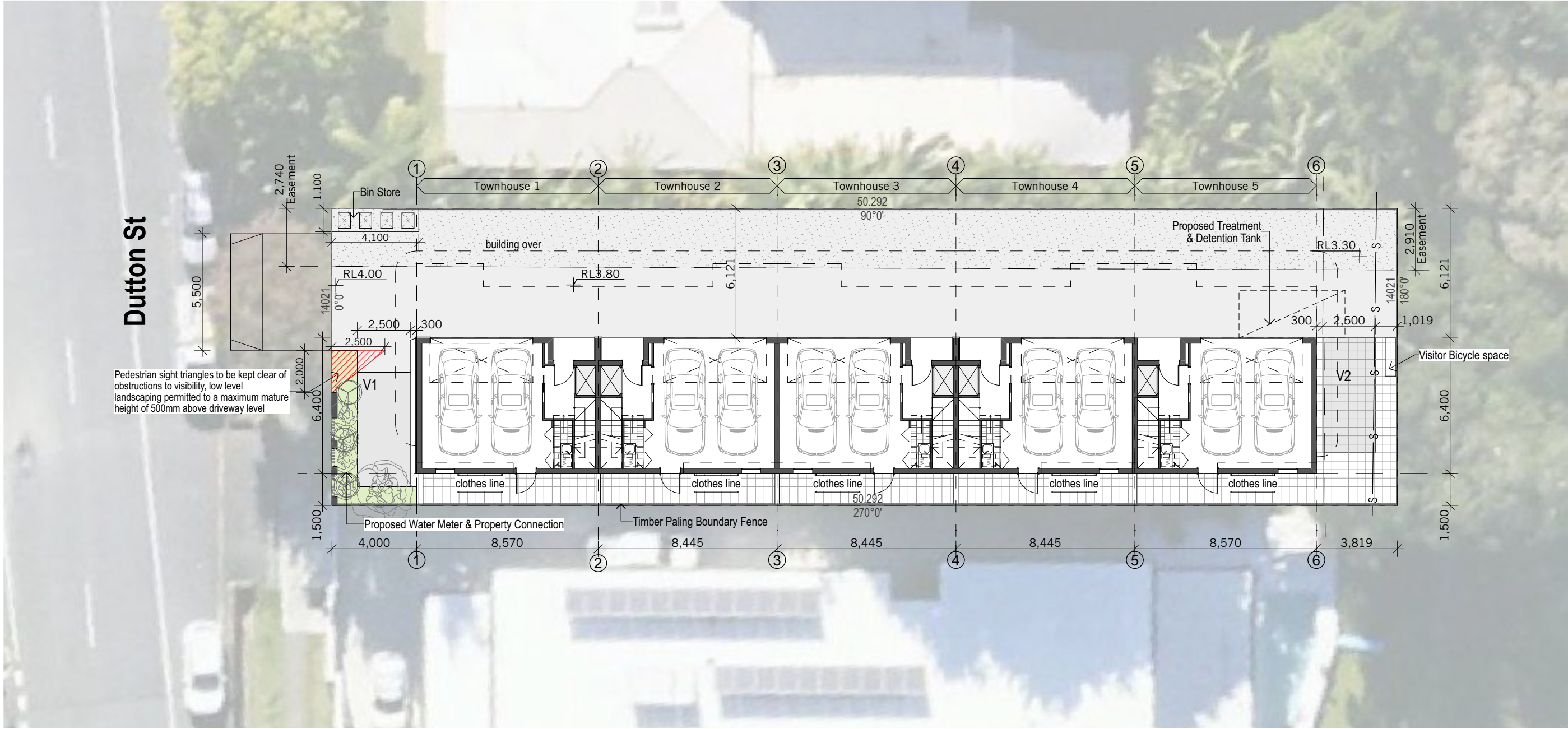
1:1.28 @ A3



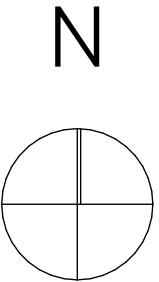
PROPOSED SITE

1:1.27 @ A3



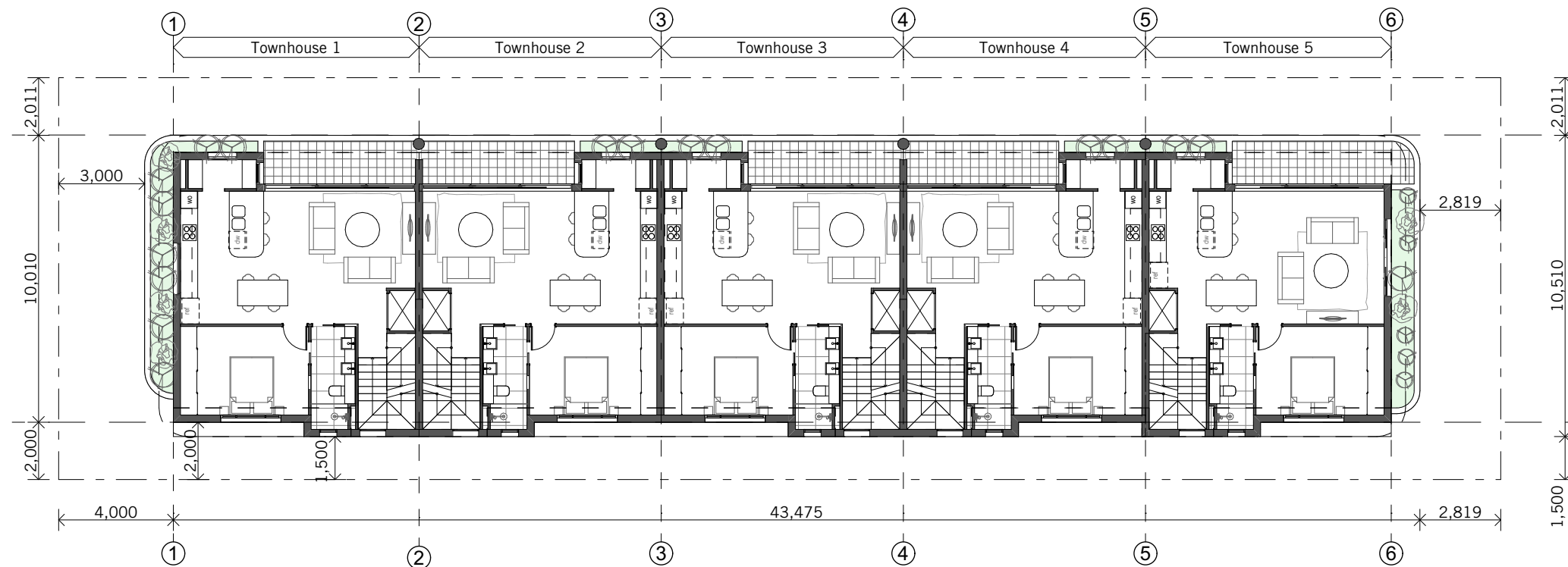


Floor Areas (Internal Townhouse 1-4)		Floor Areas (Internal Townhouse 5)	
	Area (sqM)		Area (sqM)
Ground Floor	46.57	Ground Floor	46.57
Level 2	69.78	Level 2	69.91
Level 2 Balcony	8.13	Level 2 Balcony	9.38
Level 3	72.10	Level 3	72.10
Level 4	36.86	Level 4	45.18
Lvl 4 Terrace	28.80	Lvl 4 Terrace	20.87
262.24 m²		264.01 m²	



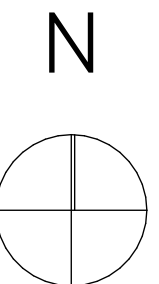
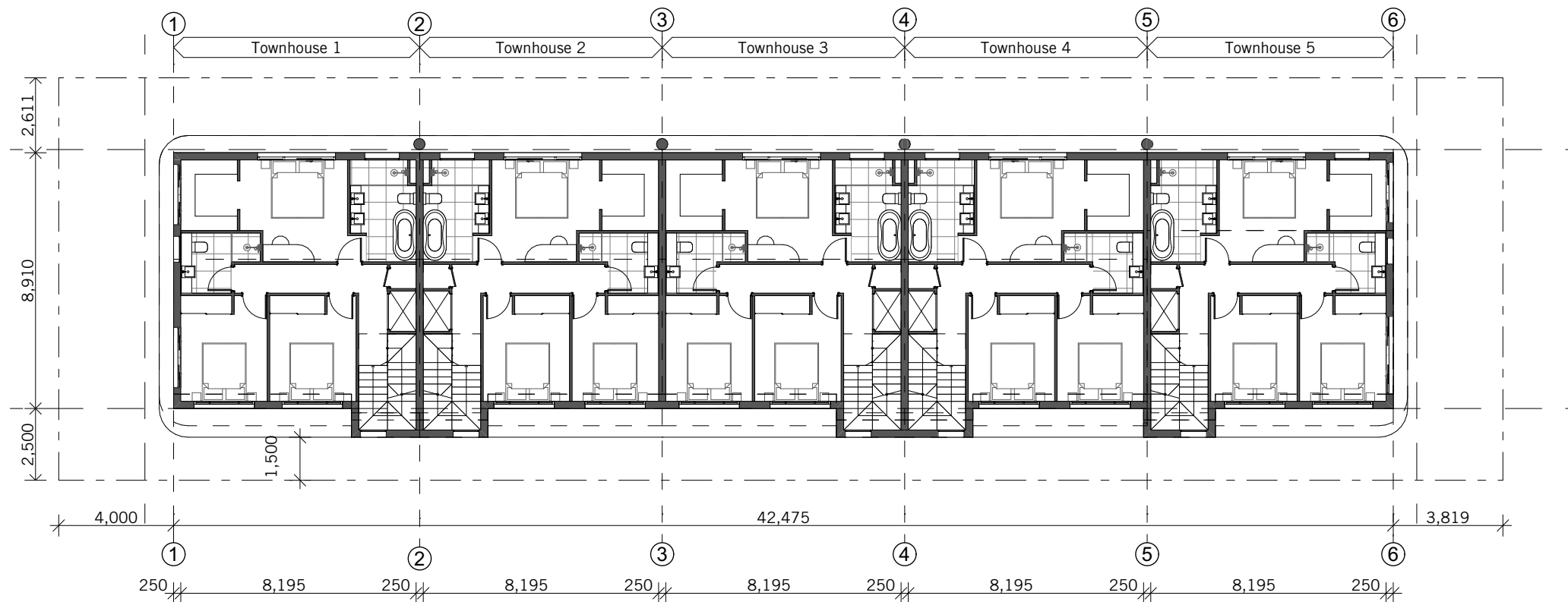
Site Plan
1:200, 1:1 @ A3





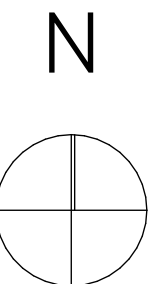
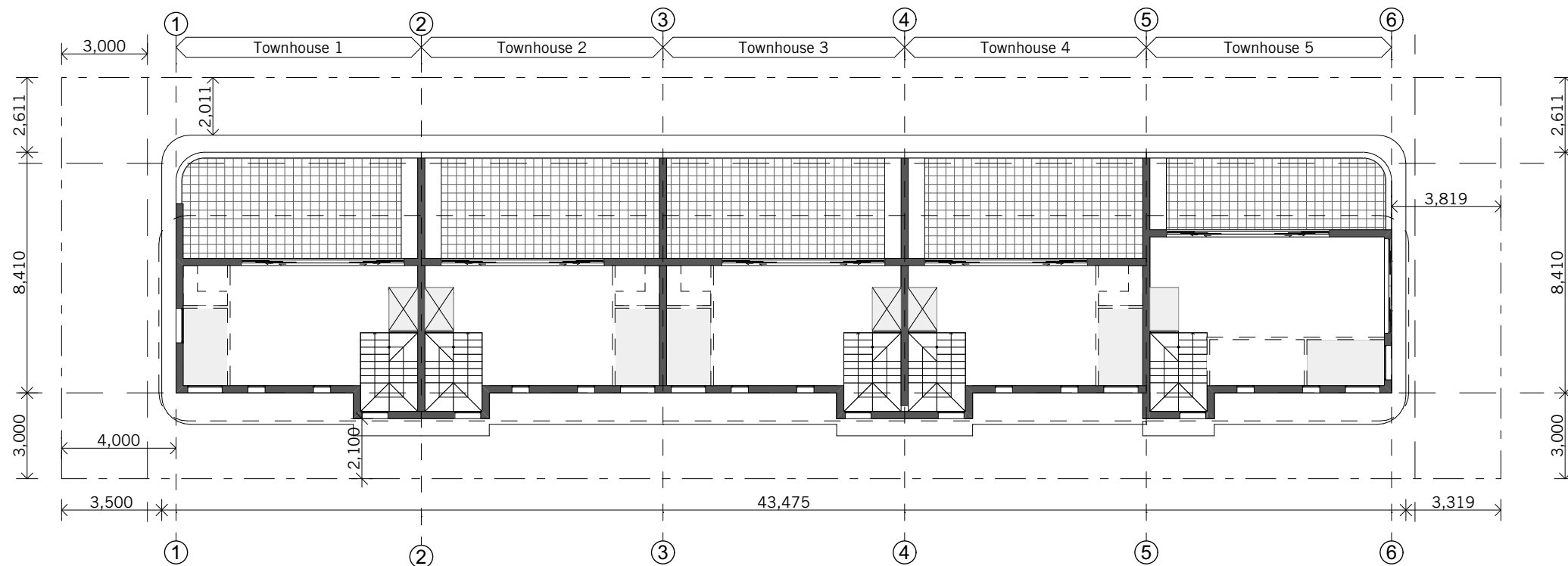
Level 2 Site Plan
1:200 @ A3





Levels 3 Site Plan
1:200 @ A3





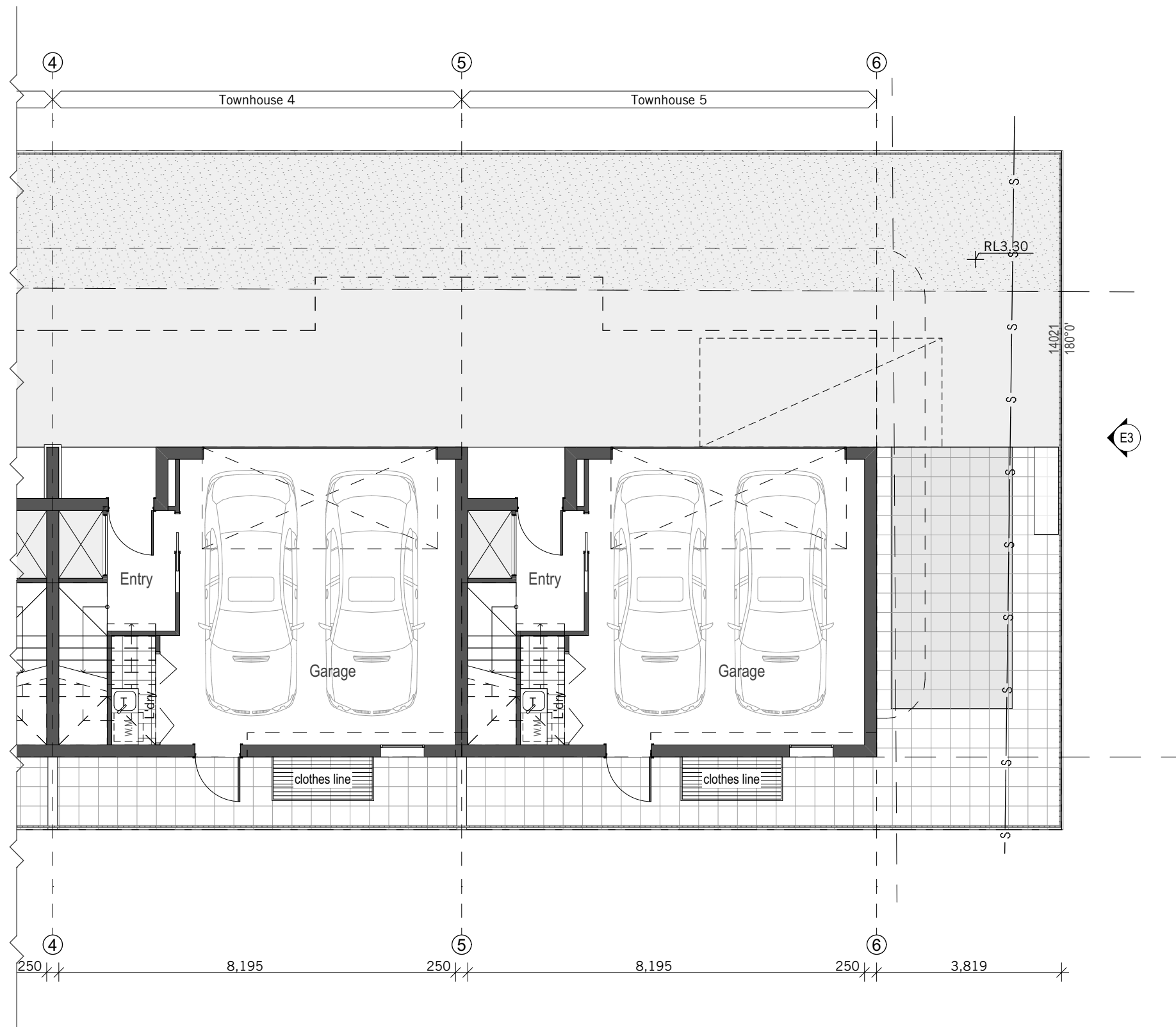
Level 4 Site Plan
1:200 @ A3





Ground Floor Plan 1:100





Ground Floor Plan 1:100

Ground Floor Plan 2 of 2
1:100 @ A3

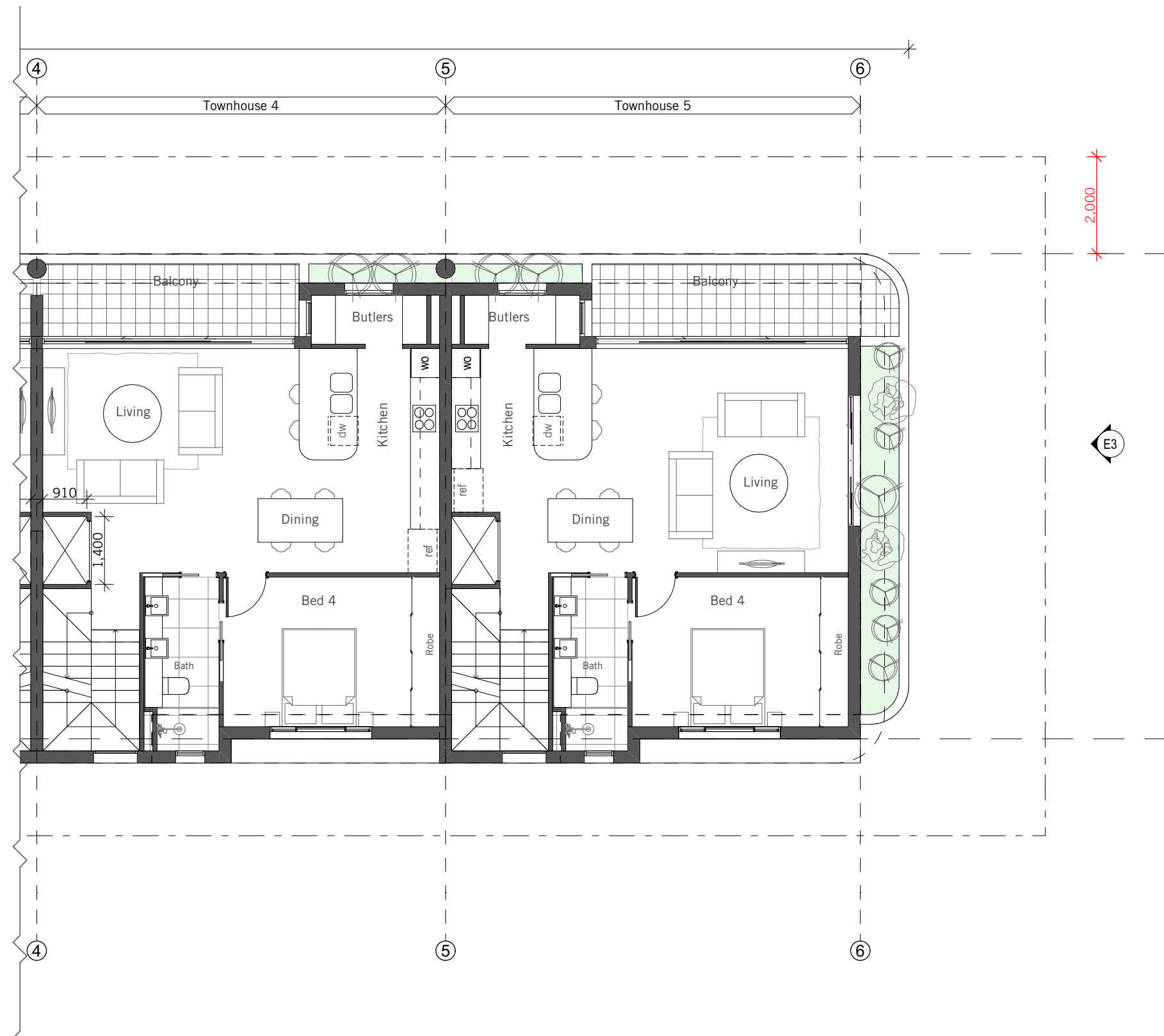




Levels 2 Floor Plan 1:100

Level 2 Floor Plan 1 of 2
1:100 @ A3

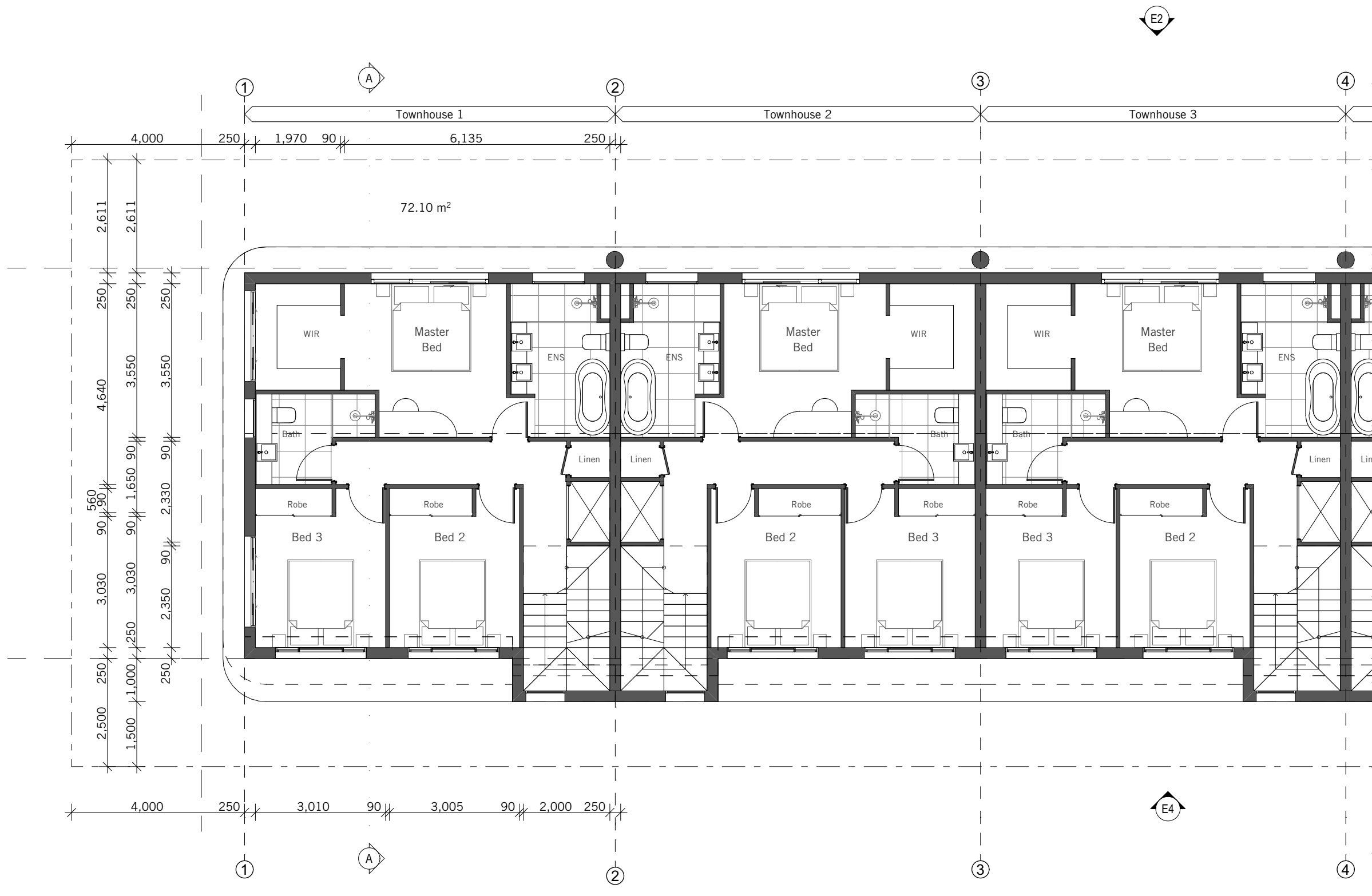




Levels 2 Floor Plan 1:100

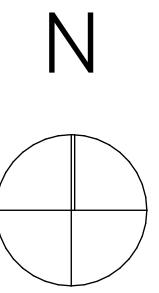
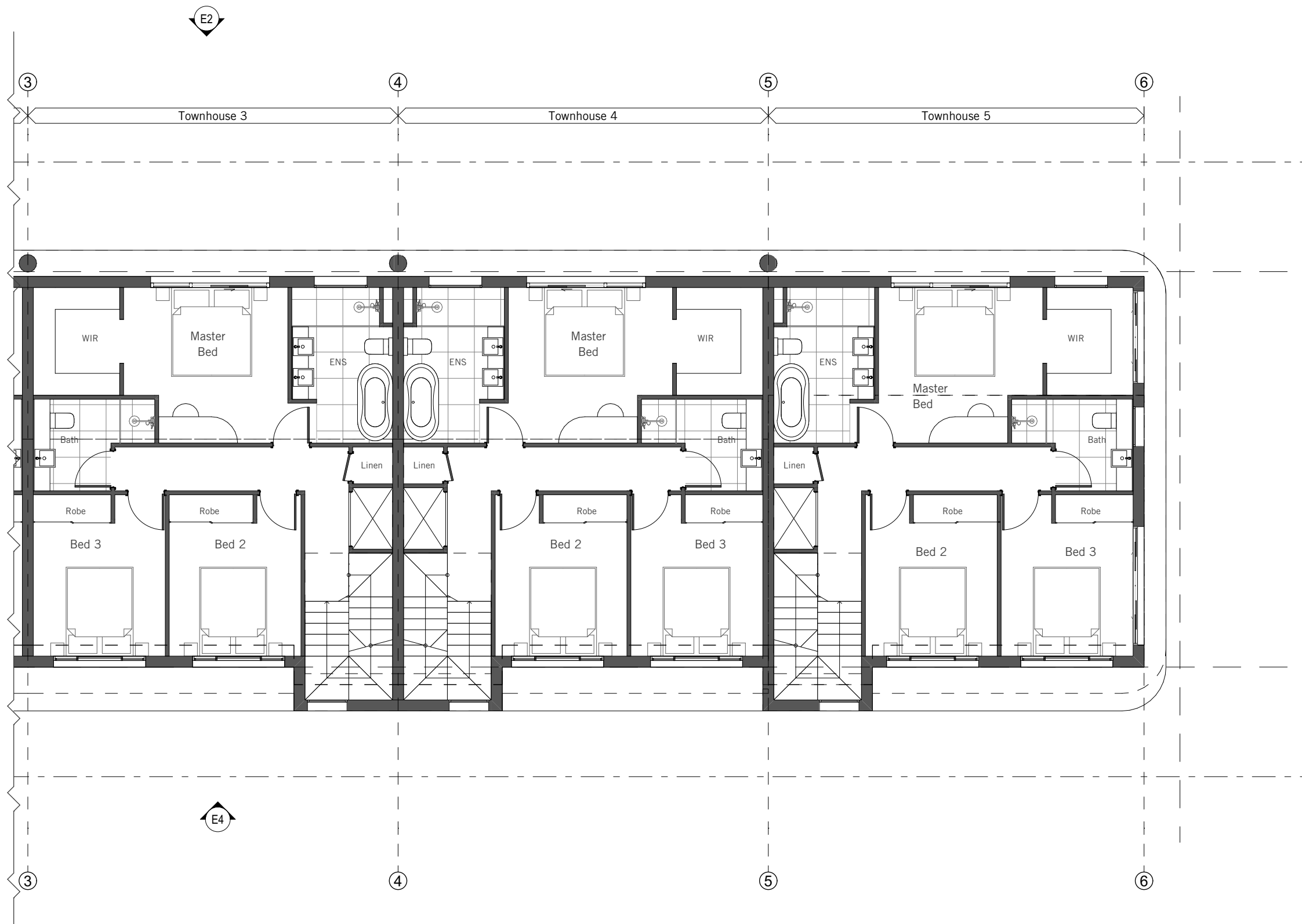
Level 2 Floor Plan 2 of 2
1:100 @ A3





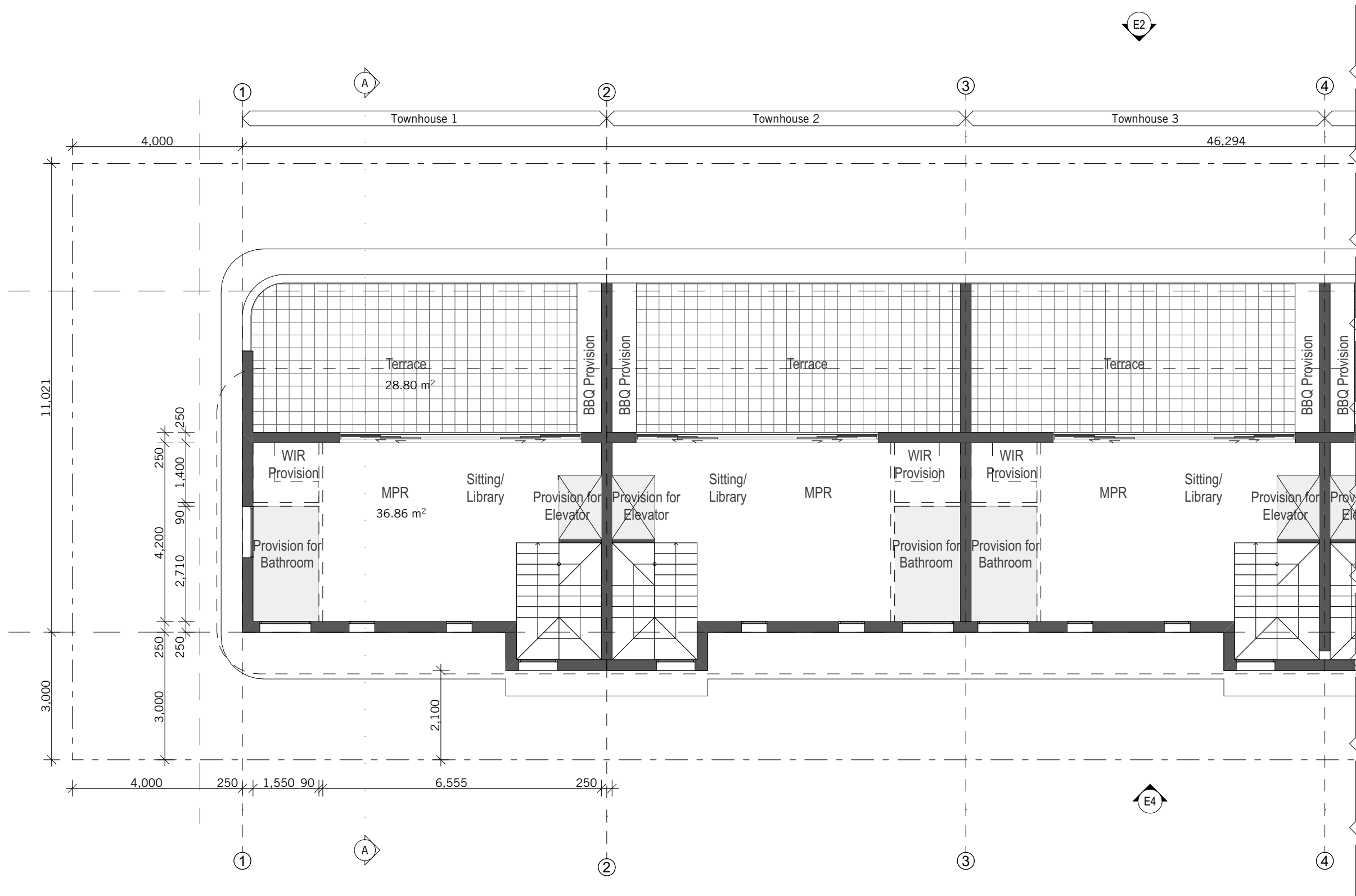
Level 3 Floor Plan 1:100





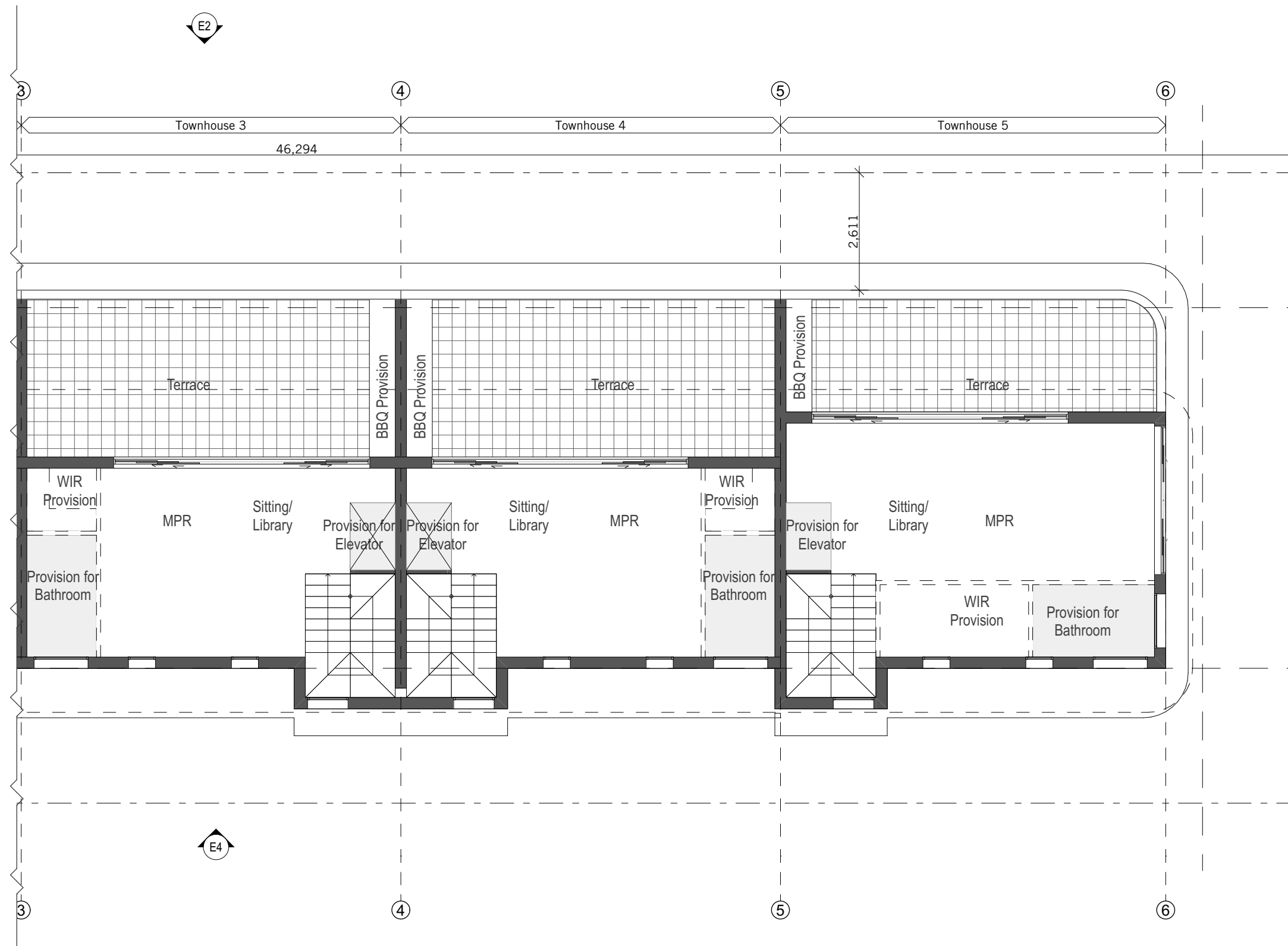
Level 3 Floor Plan 1:100





Level 4 Floor Plan 1:100





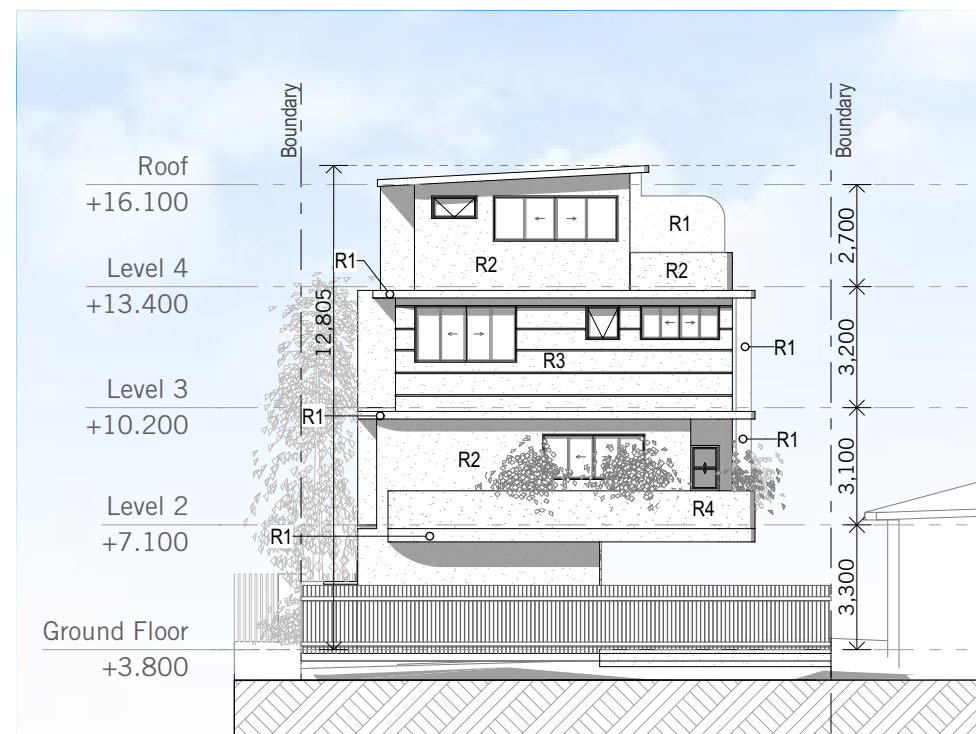
Level 4 Floor Plan 1:100





Legend

- R-1 Rendered Finish (Vivid White)
- R-2 Rendered Finish (Natural White)
- R-3 Textured Rendered Finish
with Ashlar Cut @600mm ctr (Vivid White)
- CT-2 Crazy Paver (Sandblasted Finish)
- Refer DA 20.05 Colour Pallet



East Elevation

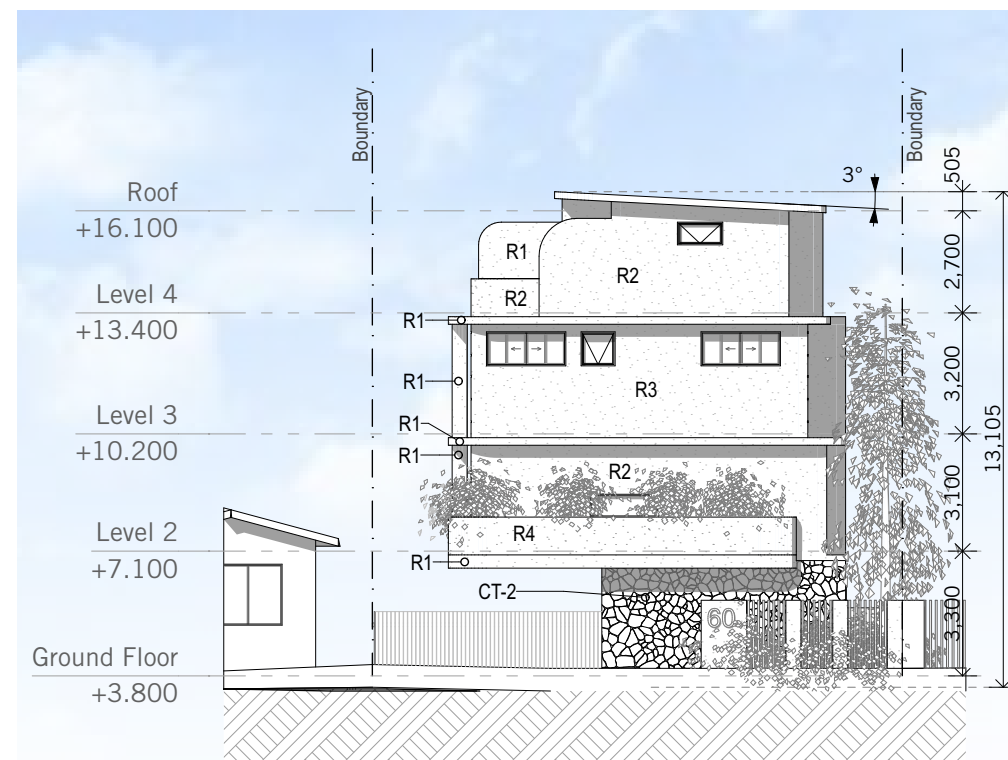
East Elevation
1:200, 1:100 @ A3





Legend

- R-1 Rendered Finish (Vivid White)
- R-2 Rendered Finish (Natural White)
- R-3 Textured Rendered Finish
with Ashlar Cut @600mm ctr (Vivid White)
- CT-2 Crazy Paver (Sandblasted Finish)
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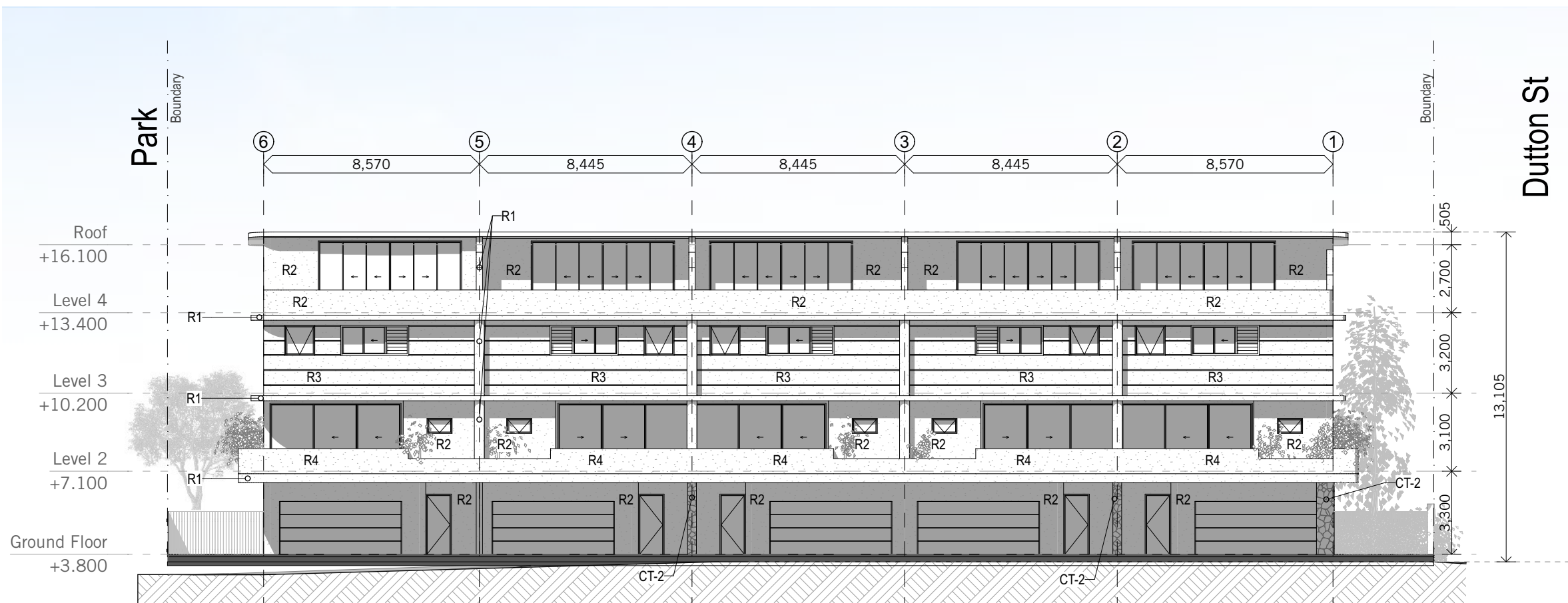


West Elevation

West Elevation

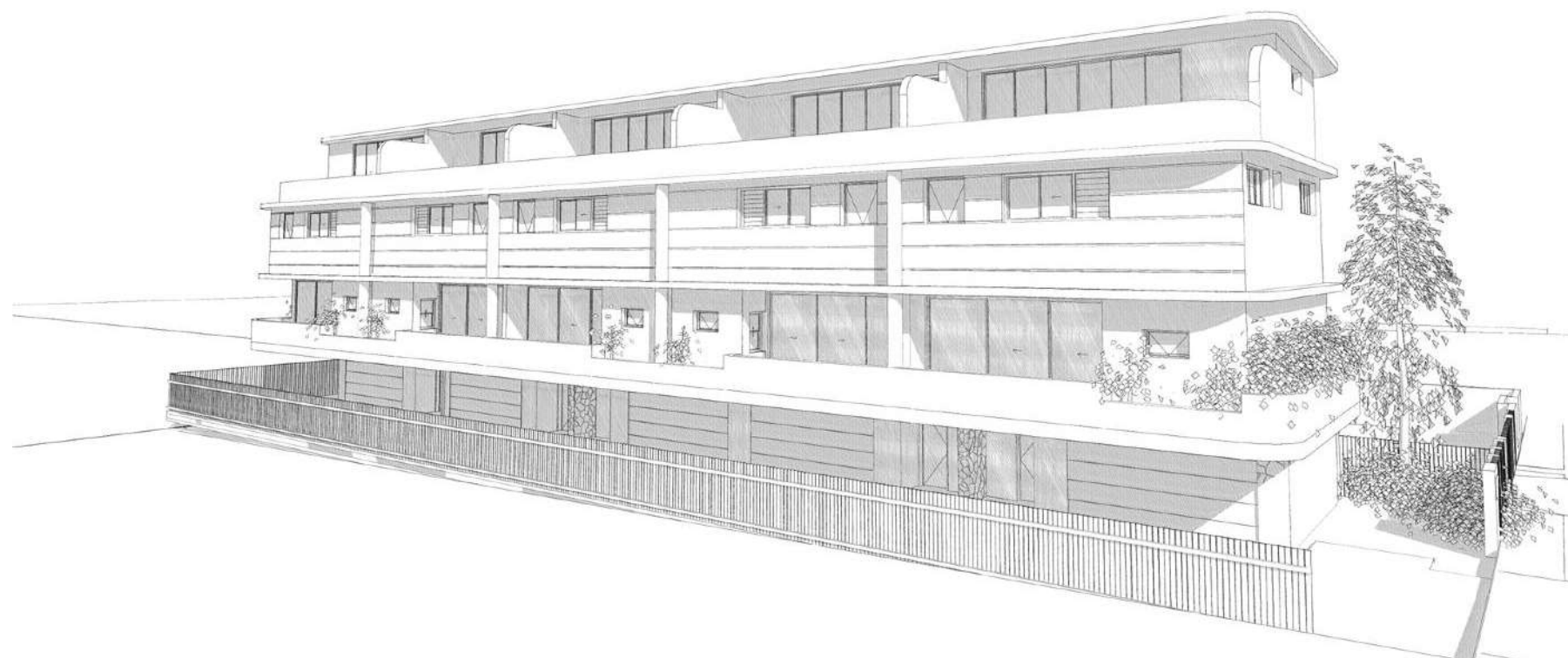
1:200, 1:100 @ A3





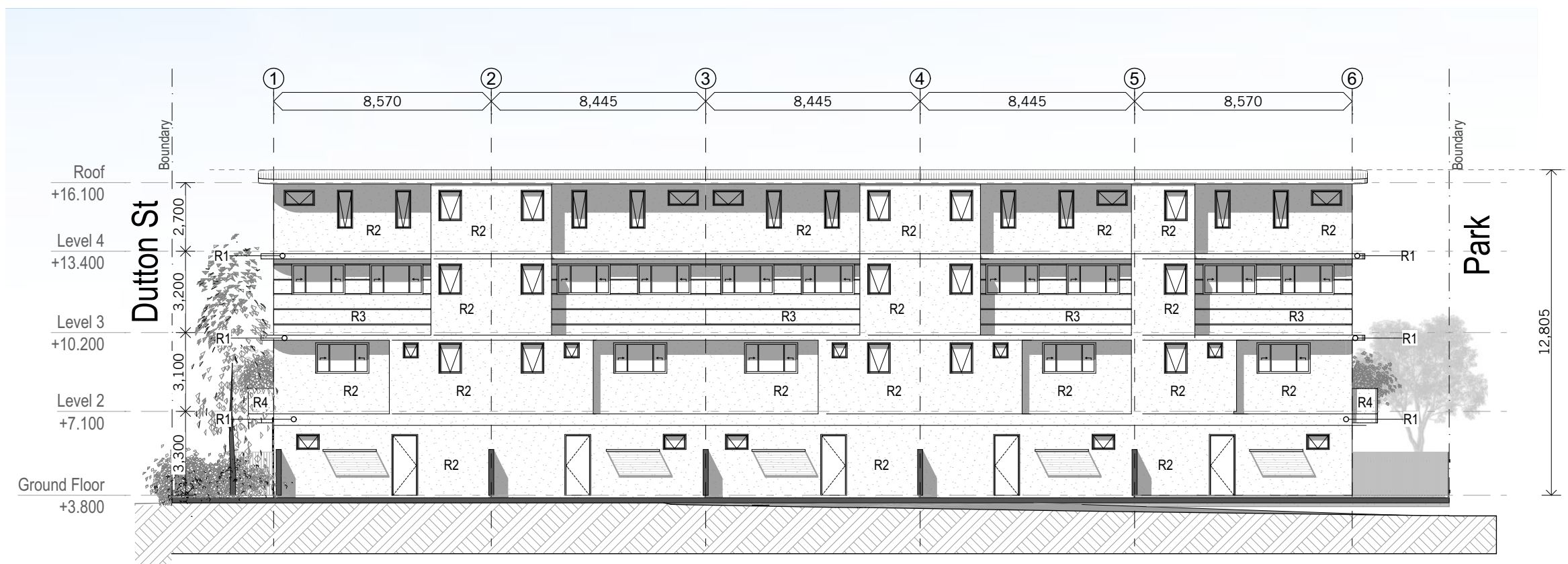
North Elevation

Legend	
R-1	Rendered Finish (Vivid White)
R-2	Rendered Finish (Natural White)
R-3	Textured Rendered Finish with Ashlar Cut @600mm ctr (Vivid White)
CT-2	Crazy Paver (Sandblasted Finish)
Refer DA 20.05 Colour Pallet	



North Elevation
1:200, 1:100 @ A3



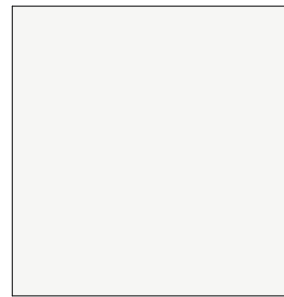


South Elevation

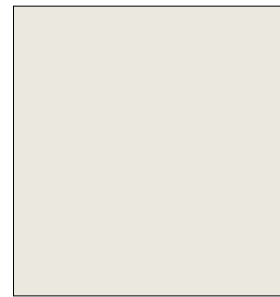


Legend	
R-1	Rendered Finish (Vivid White)
R-2	Rendered Finish (Natural White)
R-3	Textured Rendered Finish with Ashlar Cut @600mm ctr (Vivid White)
CT-2	Crazy Paver (Sandblasted Finish)
Refer DA 20.05 Colour Pallet	

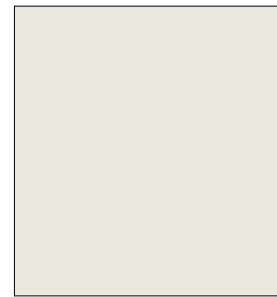
South Elevation
1:200, 1:100 @ A3



R-1 - RENDERED FINISHED
DULUX VIVID WHITE



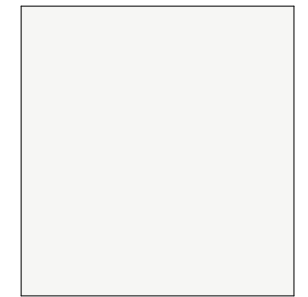
R-2 - RENDERED FINISHED
DULUX - NATURAL WHITE



R-3 - RENDERED FINISHED
DULUX - NATURAL WHITE
HORIZONTAL ASHLAR CUTS
@600CT



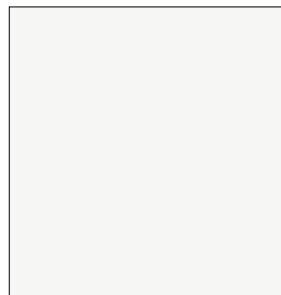
CT-2 - CRAZY PAVER
LIMESTONE BRUSHED -
SANDBLASTED FINISH



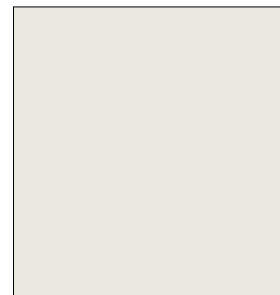
WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE

Colour Palette
@ A3

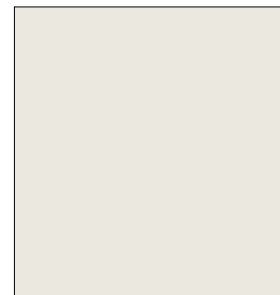




R-1 - RENDERED FINISHED
DULUX VIVID WHITE



R-2 - RENDERED FINISHED
DULUX - NATURAL WHITE



R-3 - RENDERED FINISHED
DULUX - NATURAL WHITE
HORIZONTAL ASHLAR CUTS
@600CT



CT-2 - CRAZY PAVER
LIMESTONE BRUSHED -
SANDBLASTED FINISH



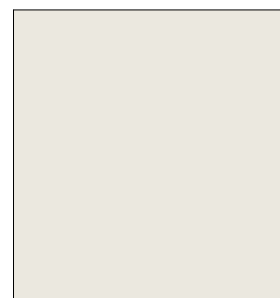
WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE

Colour Palette
@ A3

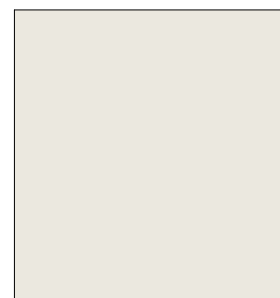




R-1 - RENDERED FINISHED
DULUX VIVID WHITE



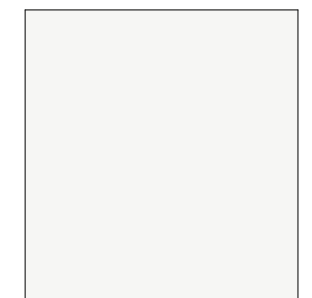
R-2 - RENDERED FINISHED
DULUX - NATURAL WHITE



R-3 - RENDERED FINISHED
DULUX - NATURAL WHITE
HORIZONTAL ASHLAR CUTS
@600CT



CT-2 - CRAZY PAVER
LIMESTONE BRUSHED -
SANDBLASTED FINISH



WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE

Colour Palette
1:166.67 @ A3





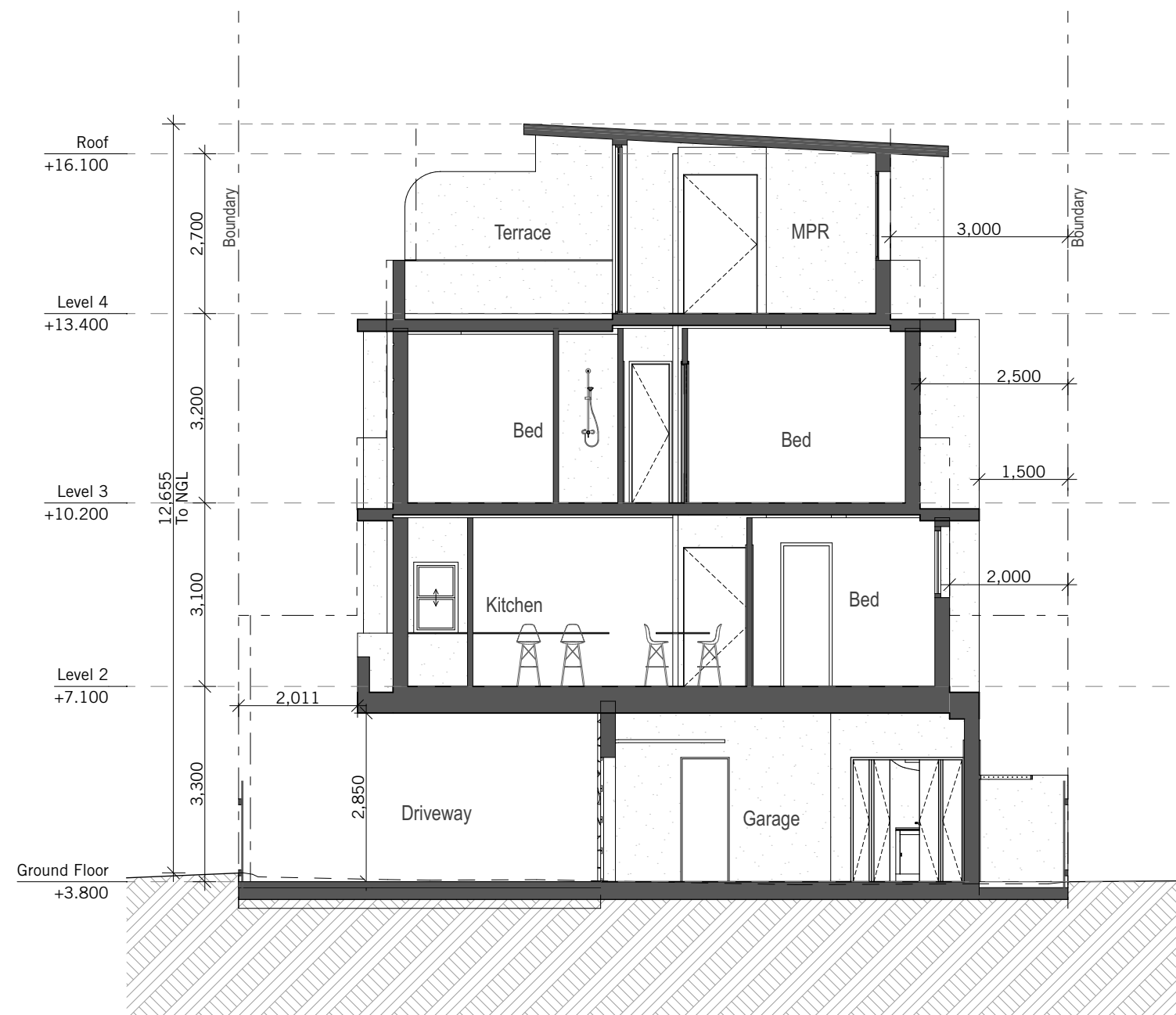
SW Perspective
@ A3



NW Perspective
@ A3

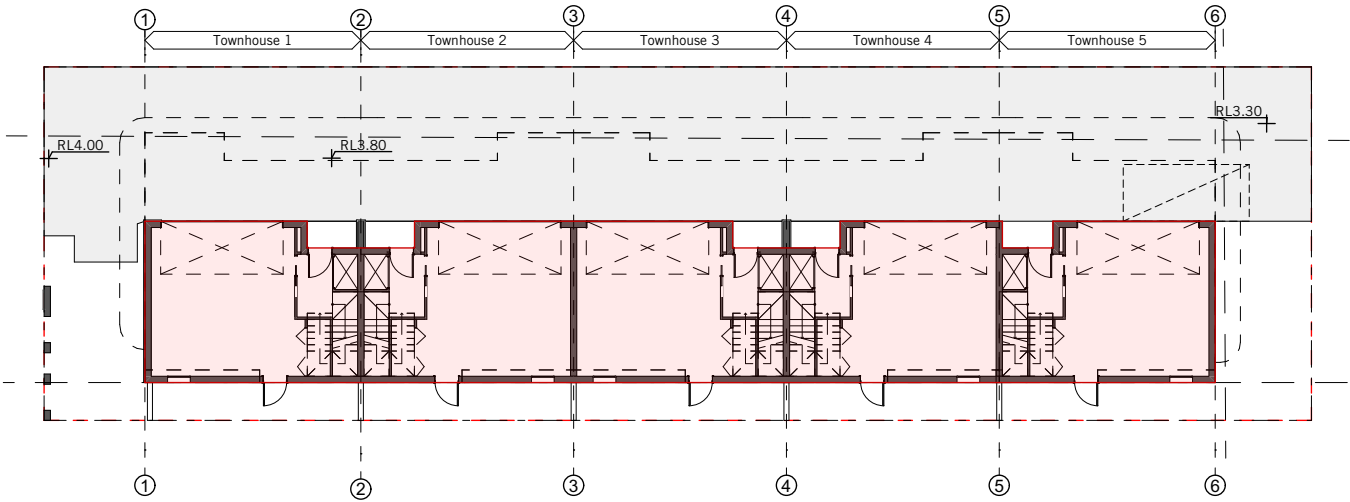


NW Perspective 2
@ A3

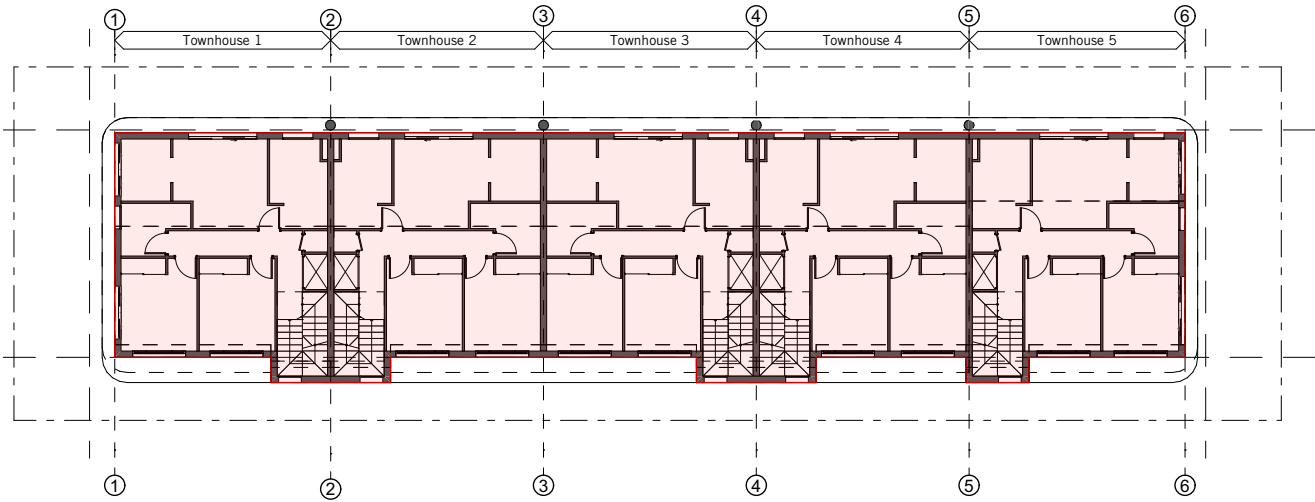


Section A
1:100 @ A3

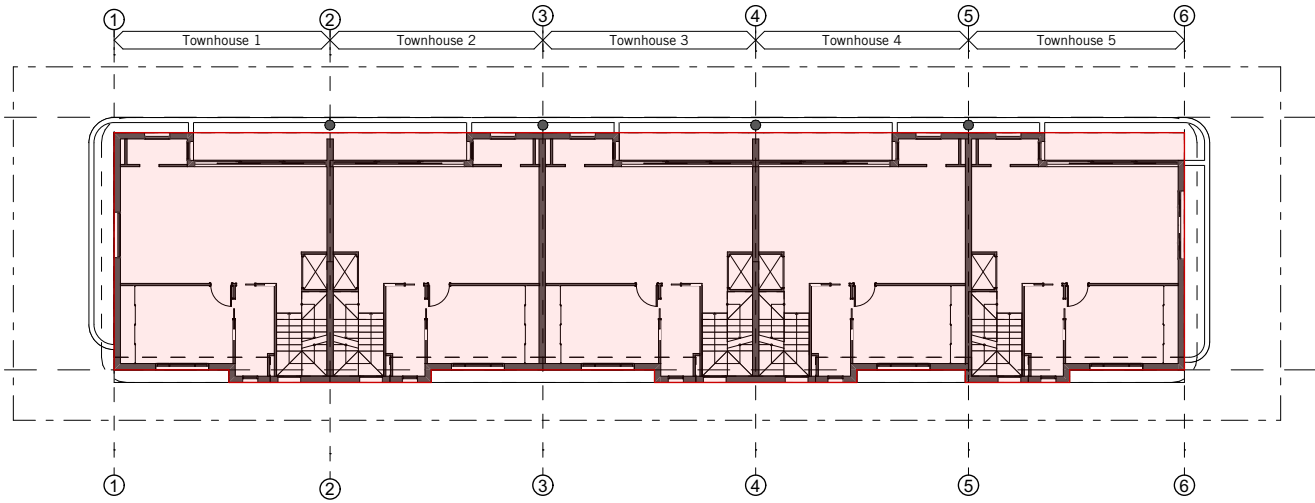
Site Cover		
	Area (sqM)	%
Site Area	705.16	
Ground Floor	260.68	36.9%
Level 2	409.79	58.1%
Level 3	390.45	55.3%
Level 4	274.14	38.8%



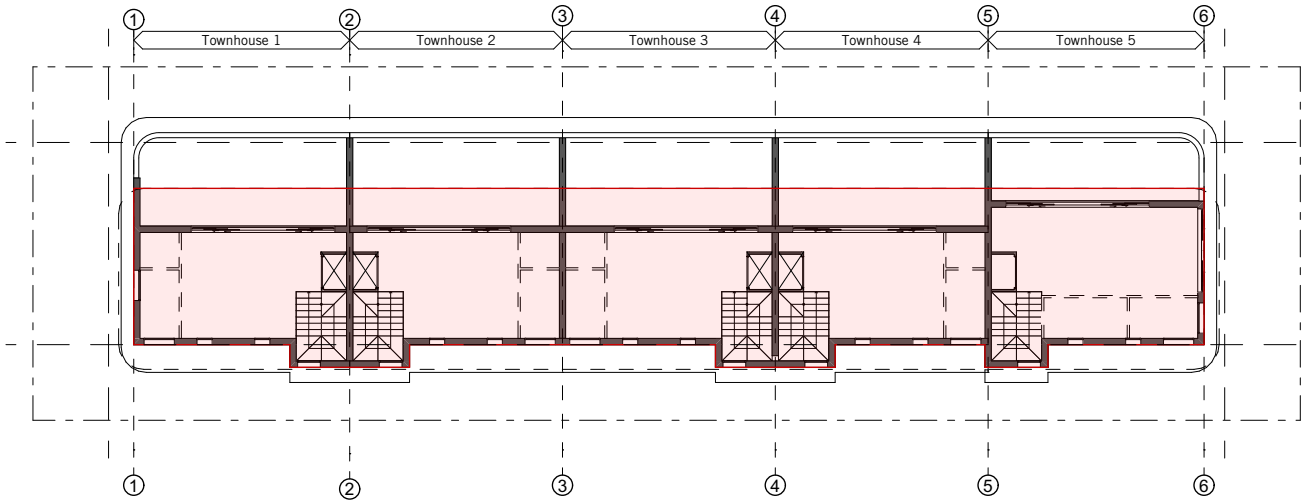
Ground Floor



Level 3



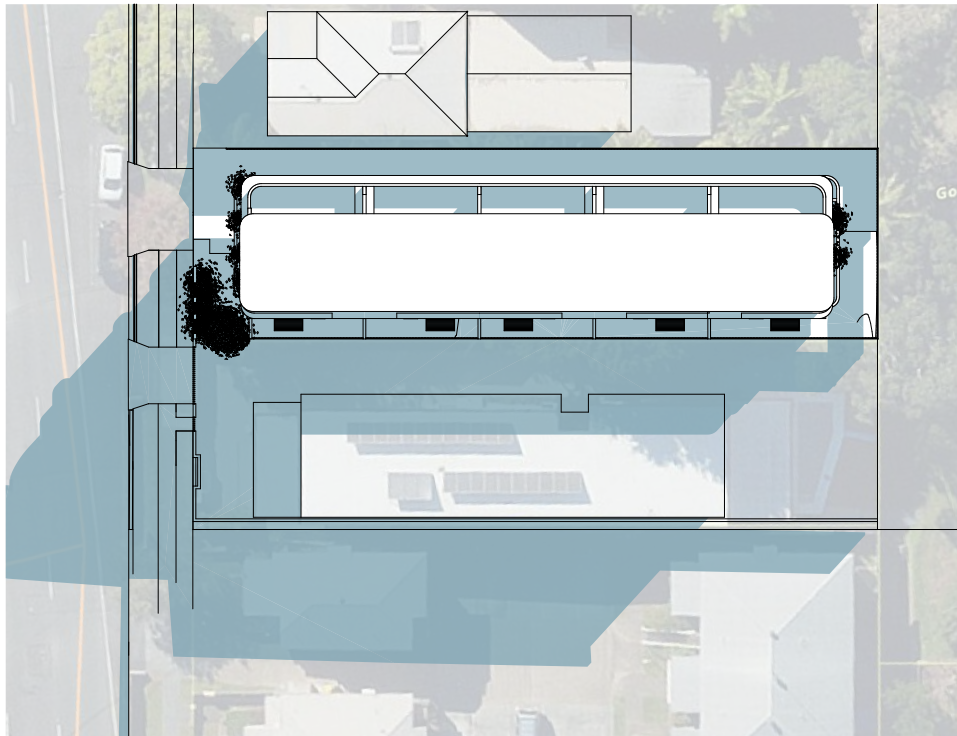
Level 2



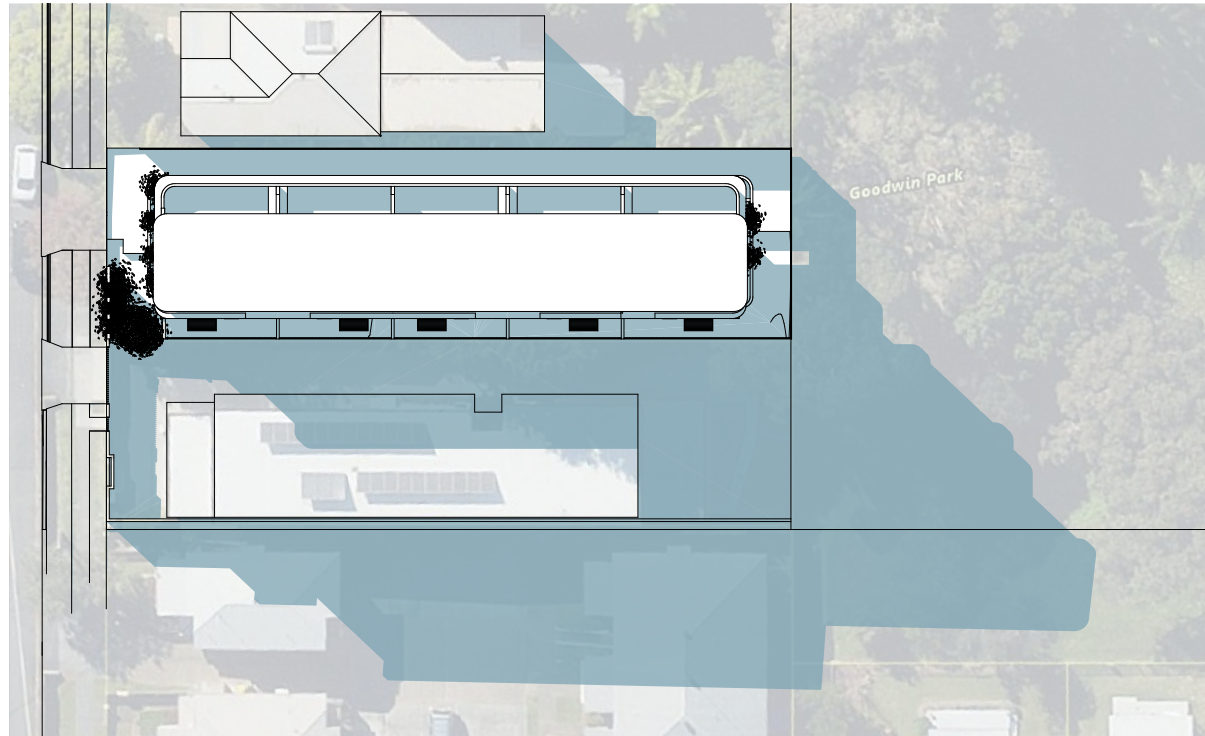
Level 4



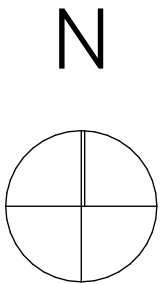
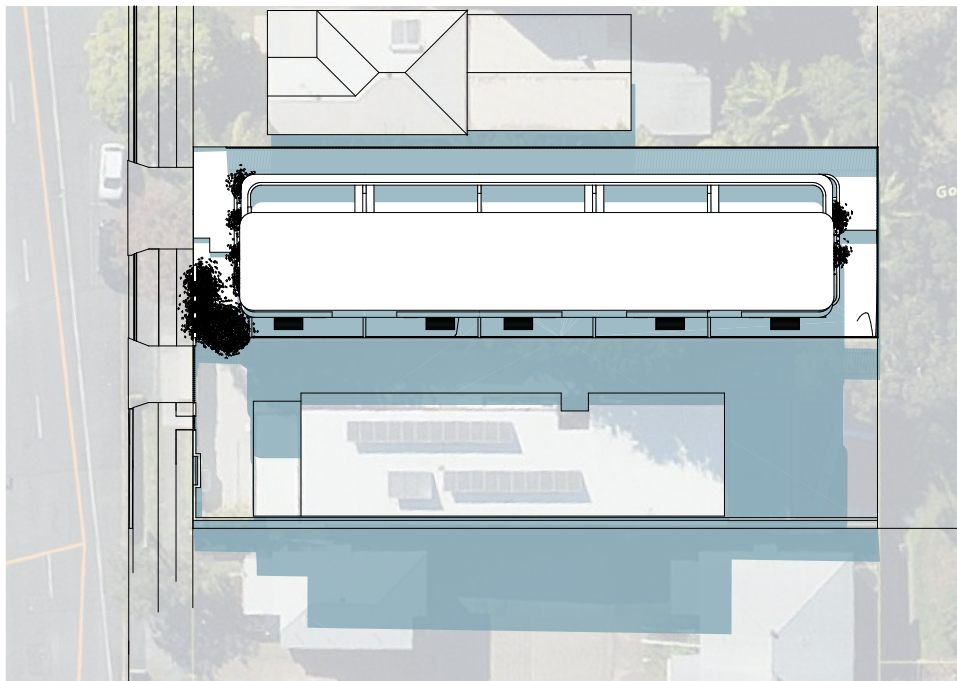
June 21 9am



June 21 3pm



June 21 12pm



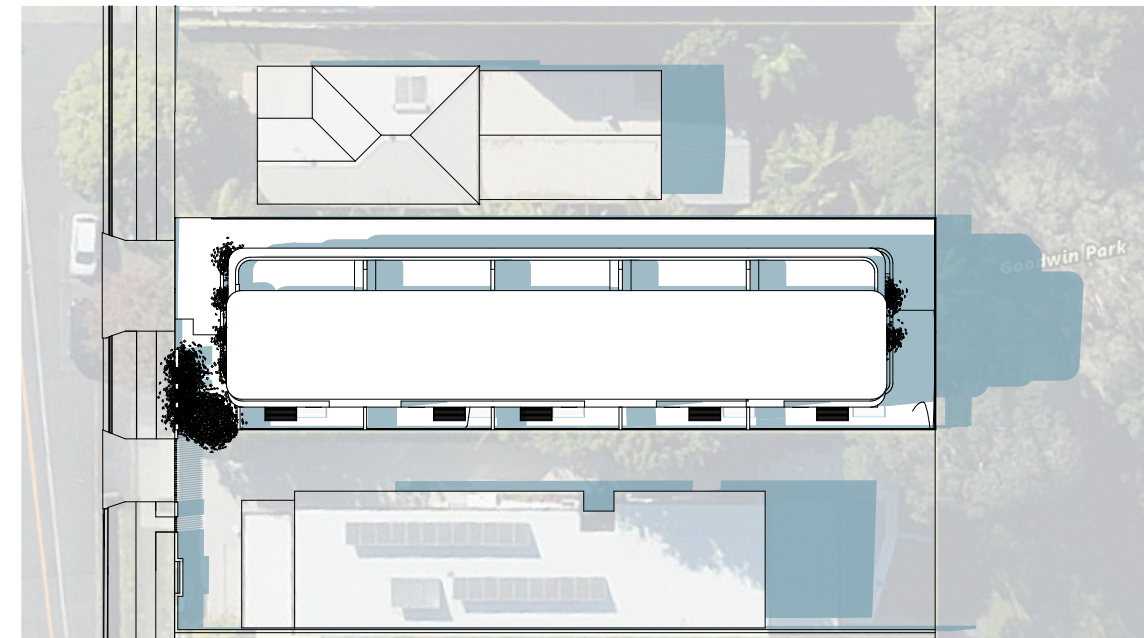
Overshadowing - Winter
@ A3



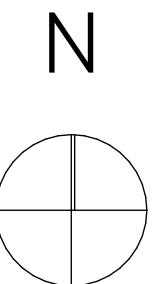
December 21 9am



December 21 3pm



December 21 12pm



Overshadowing - Summer
1:500 @ A3

