

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



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Development Summary





SITE ANALYSIS





QUEENSLAND
NEW SOUTH WALES

GREENMOUNT BEACH

COOLANGATTA BEACH

KIRRA HILL LOOKOUT

10 min walk

THE STRAND

7 min walk

COLES
SHOPPING CENTRE

SITE
60 DUTTON
STREET

GOODWIN PARK

PUBLIC
PARK

7 min walk

PROPOSED SITE
LOT 80 BLACK WATTLE COURT

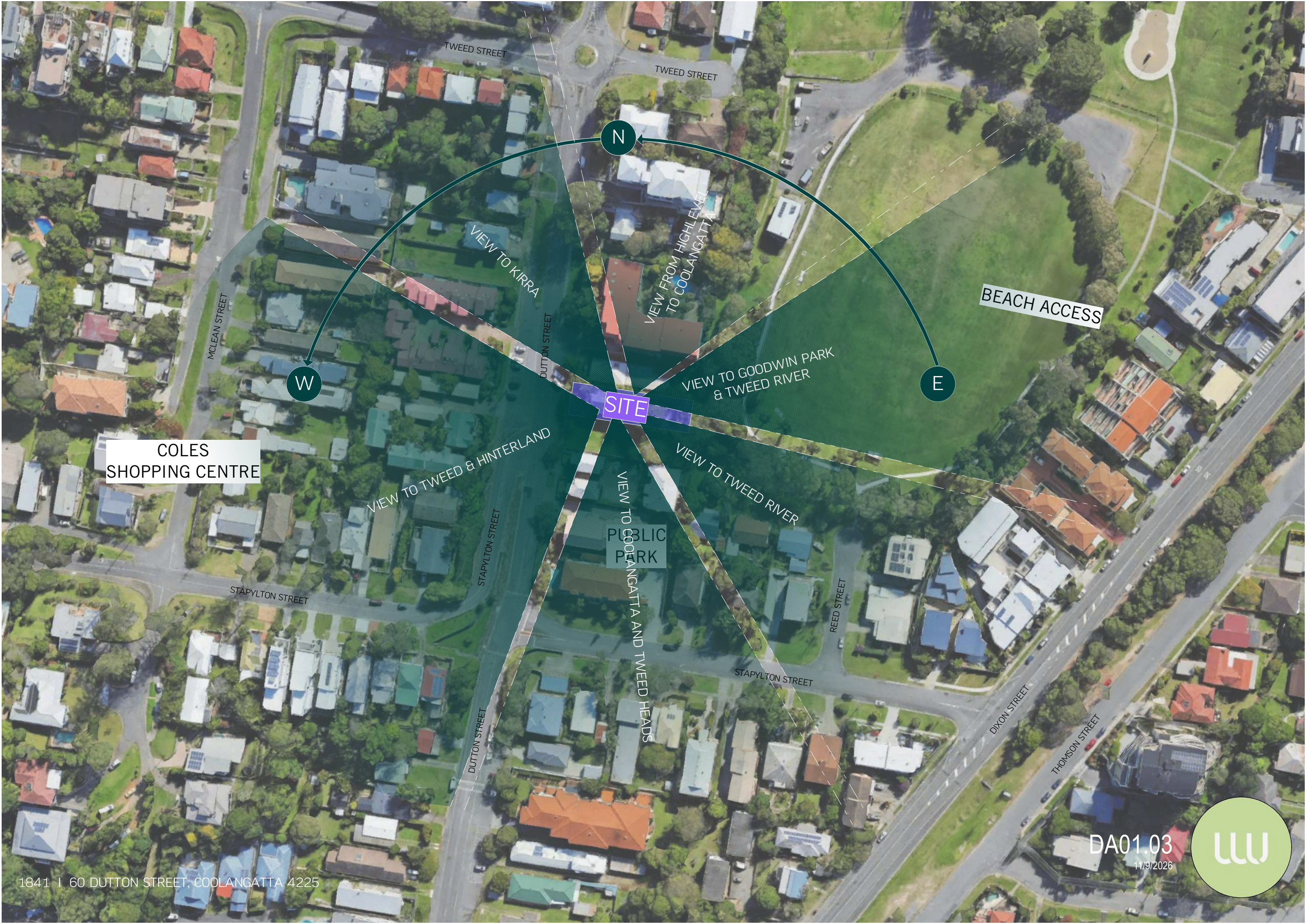
10 min walk

TWIN TOWNS
BEACH ACCESS

TWEED MALL

QUEENSLAND
NEW SOUTH WALES





SITE

BEACH ACCESS

COLES
SHOPPING CENTRE

PUBLIC
PARK





COMMUNAL BEACHES



GOODWIN PARK



KIRRA LOOKOUT



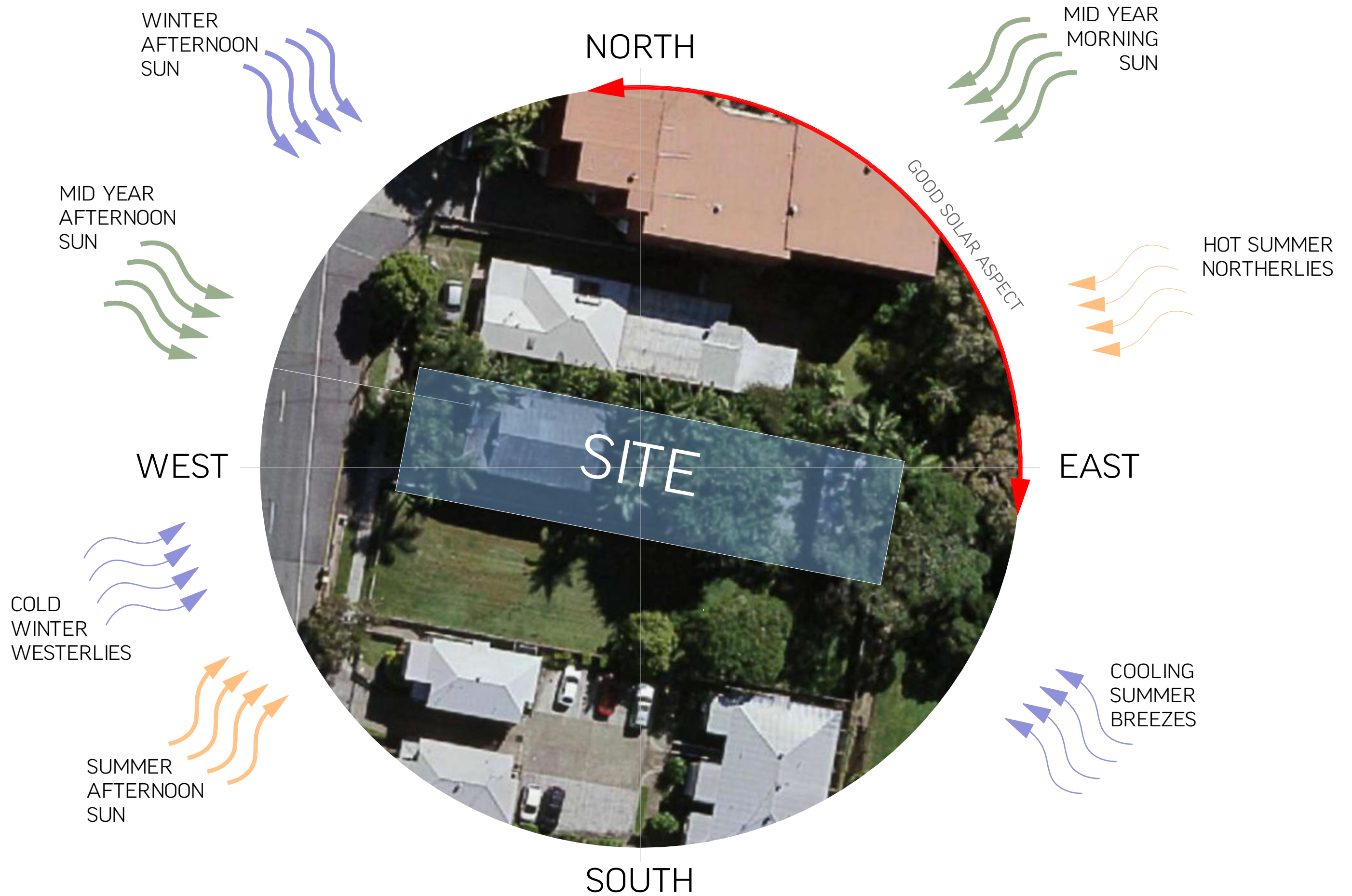
COOLANGATTA



SHOPPING CENTER

Local Character
@ A3







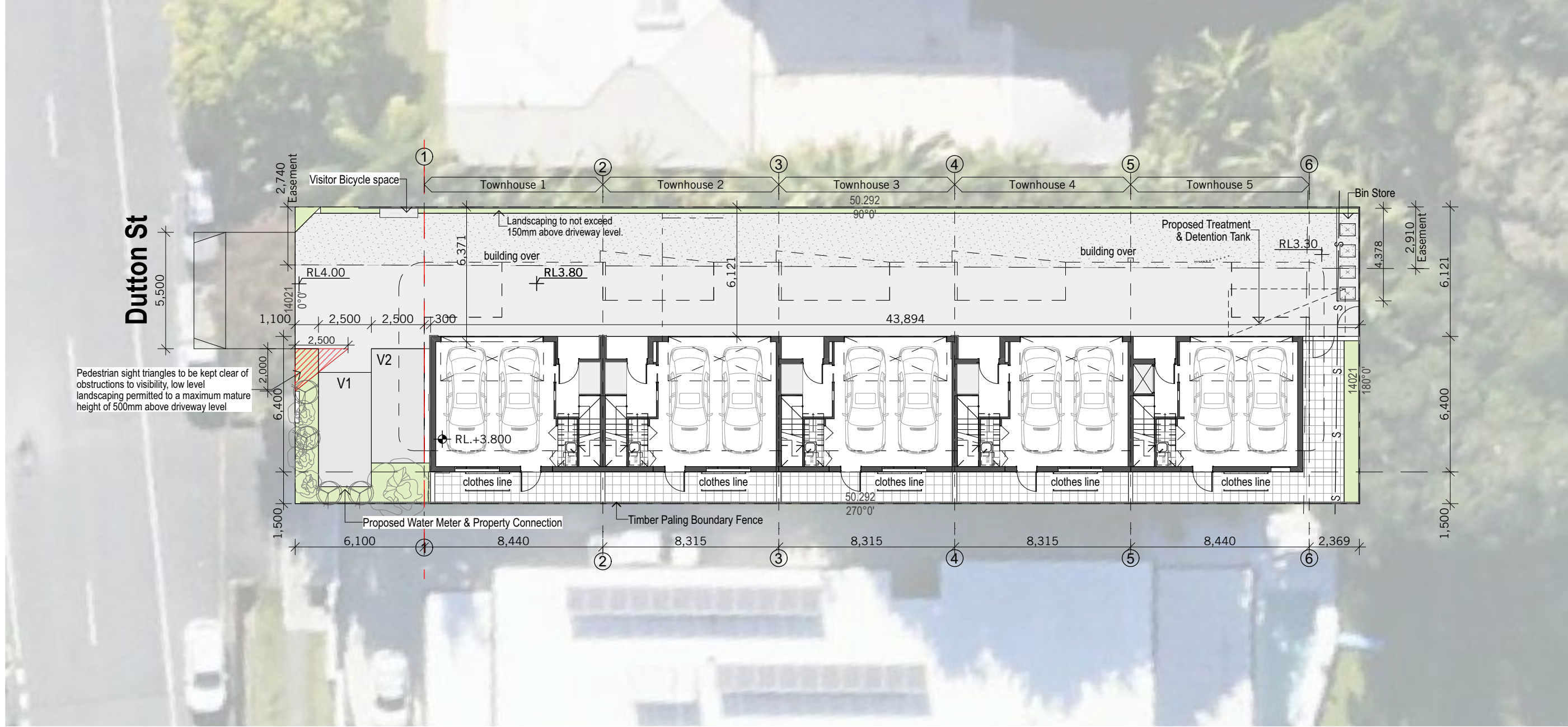
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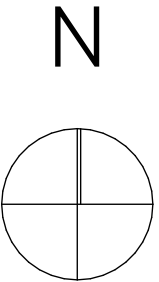


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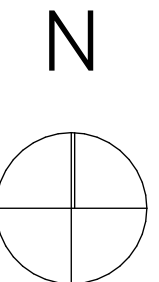
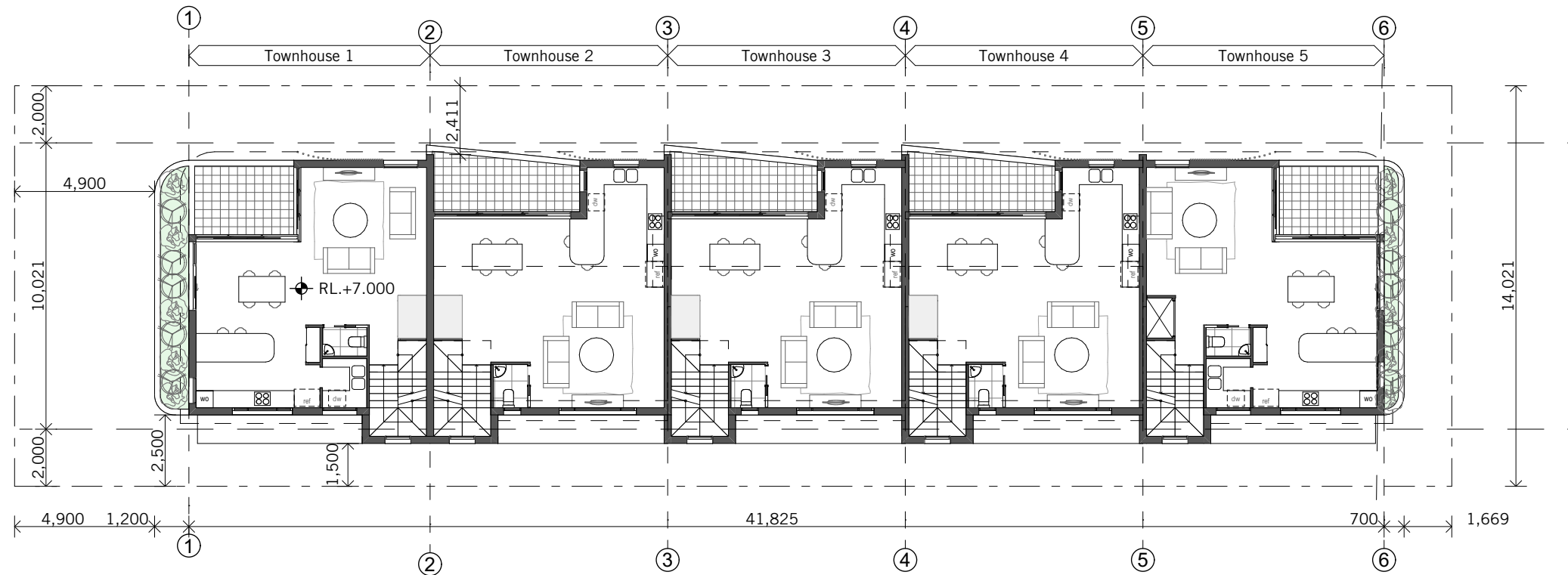


Floor Areas (Internal Townhouse 1&5)		Floor Areas (Internal Townhouse 2-4)	
	Area (sqM)		Area (sqM)
Ground Floor	49.84	Ground Floor	50.96
Level 2	68.03	Level 2	67.03
Level 2 Balcony	9.54	Level 2 Balcony	10.81
Level 3	77.40	Level 3	76.46
Level 4	48.23	Level 4	41.22
Lvl 4 Terrace	22.67	Lvl 4 Terrace	30.85
275.71 m ²		277.33 m ²	



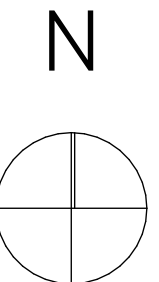
Site Plan
1:200, 1:1 @ A3





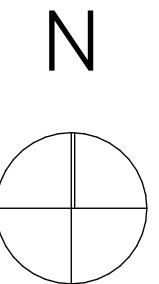
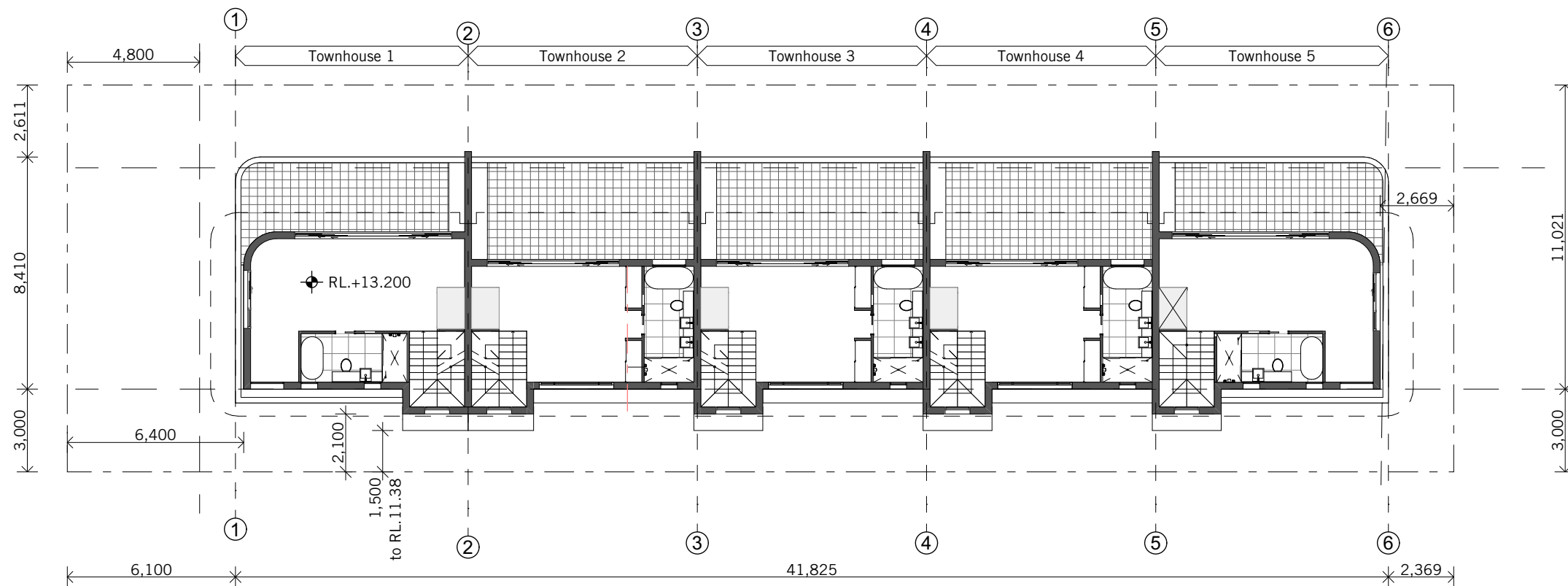
Level 2 Site Plan
1:200 @ A3





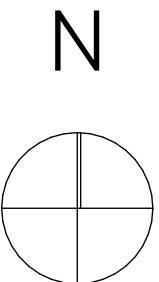
Levels 3 Site Plan
1:200 @ A3



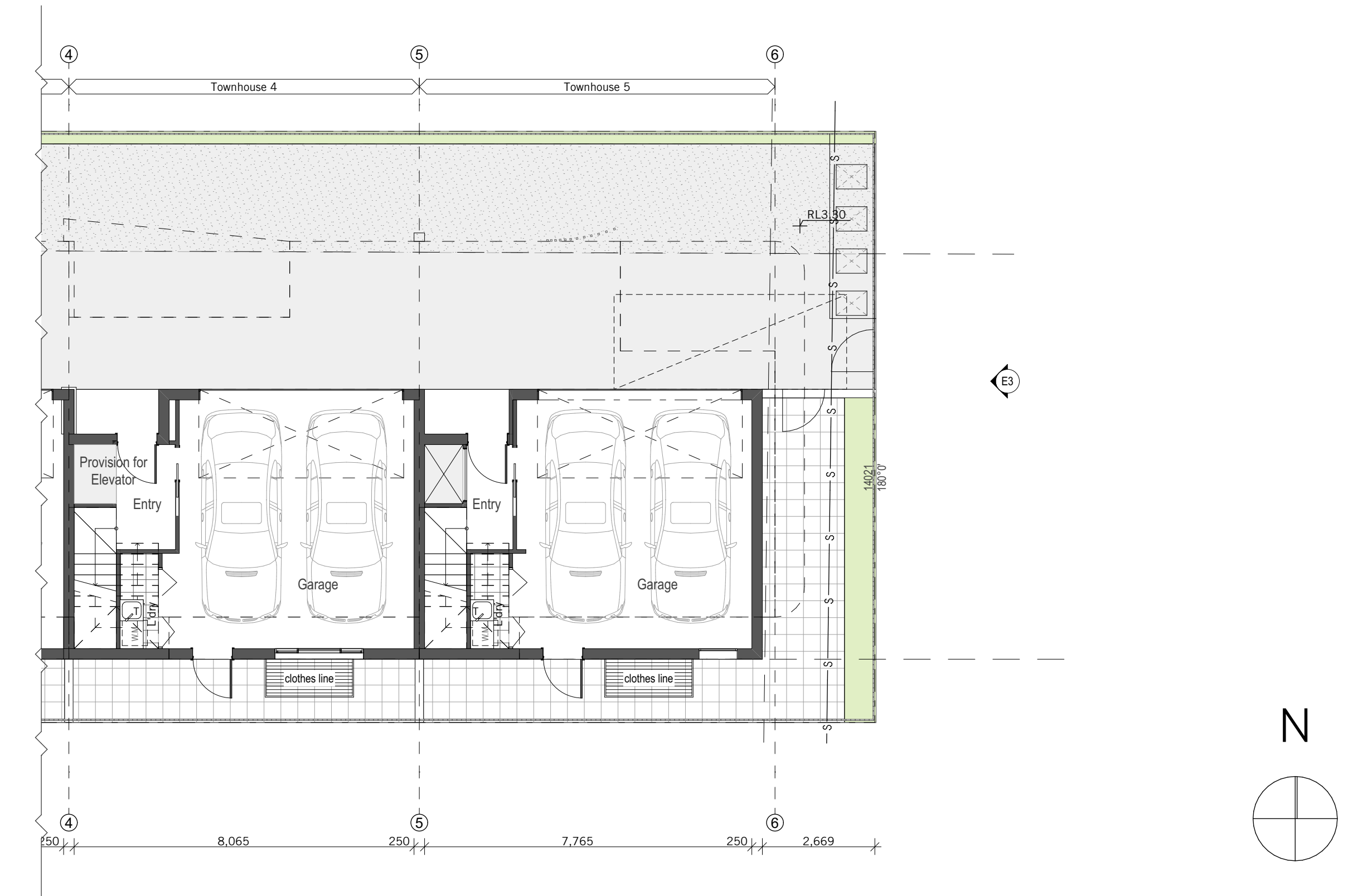


Level 4 Site Plan
1:200 @ A3





Ground Floor Plan 1 of 2
1:100 @ A3



Ground Floor Plan 1:100

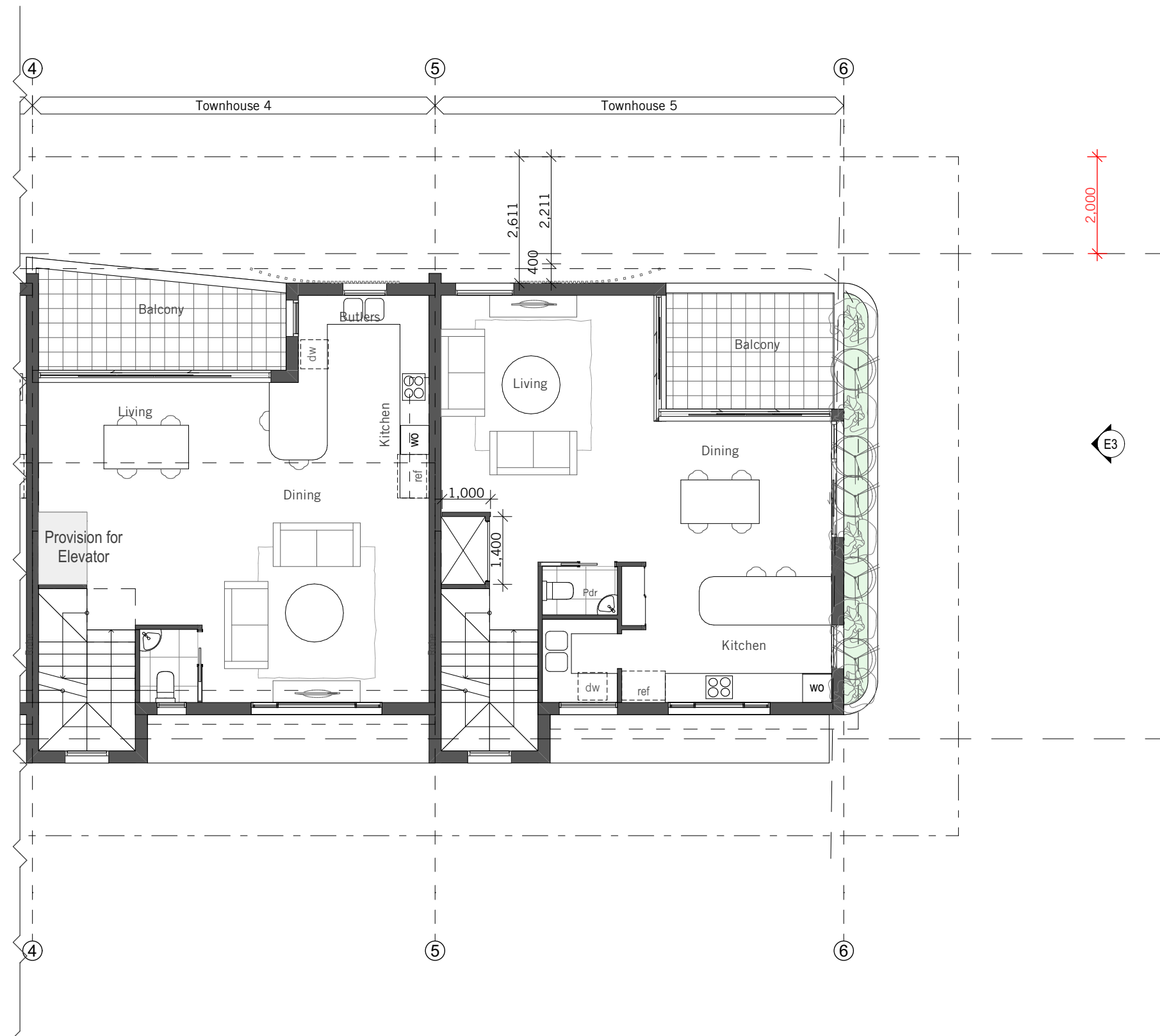




Levels 2 Floor Plan 1:100

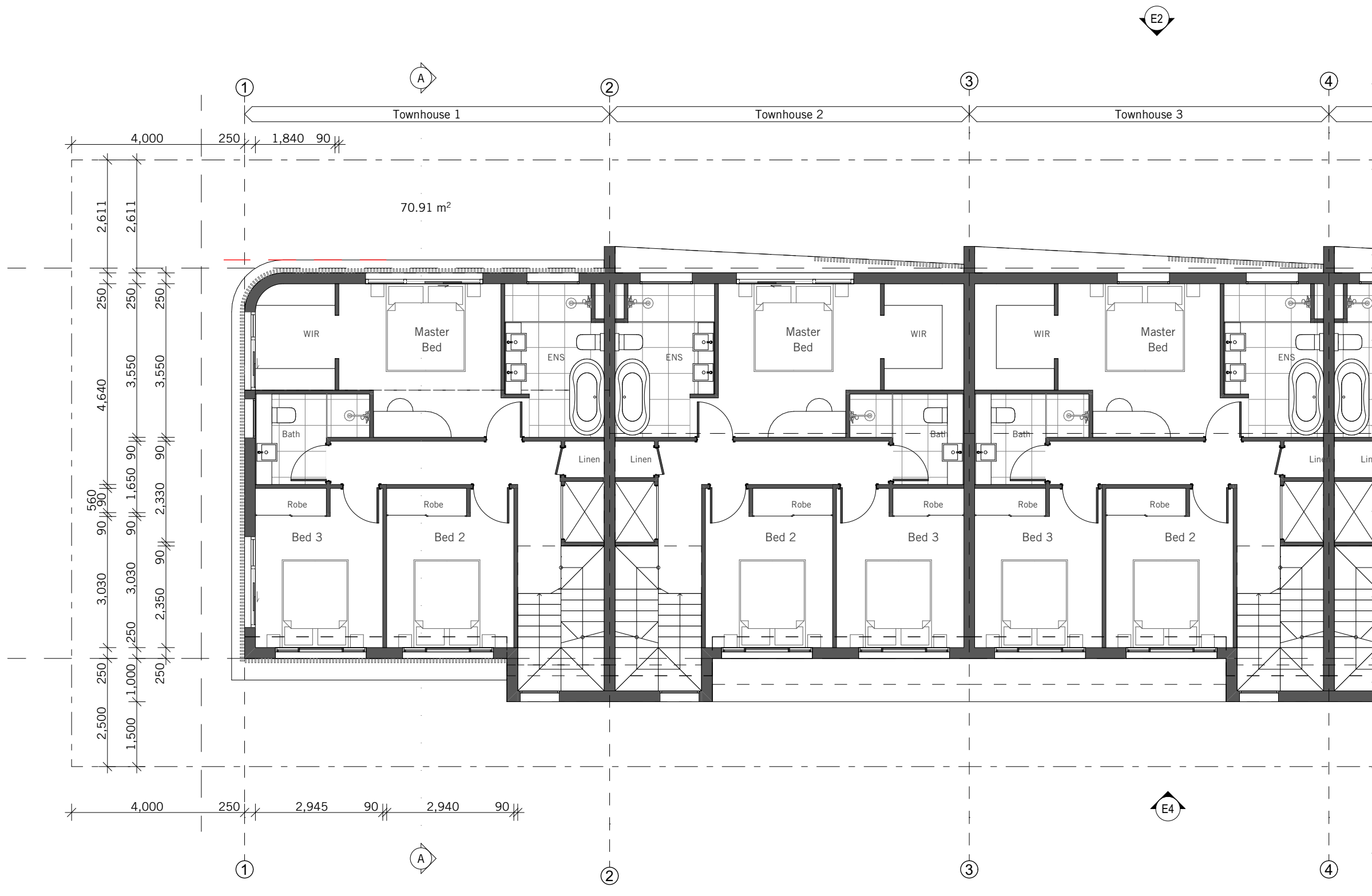
Level 2 Floor Plan 1 of 2
1:100 @ A3





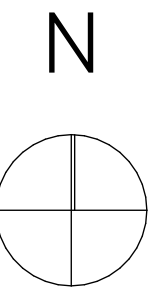
Levels 2 Floor Plan 1:100





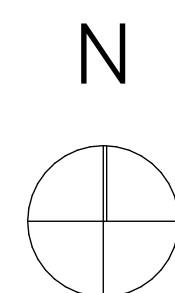
Level 3 Floor Plan 1:100



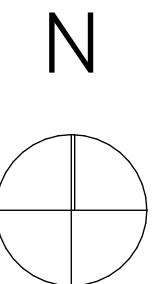
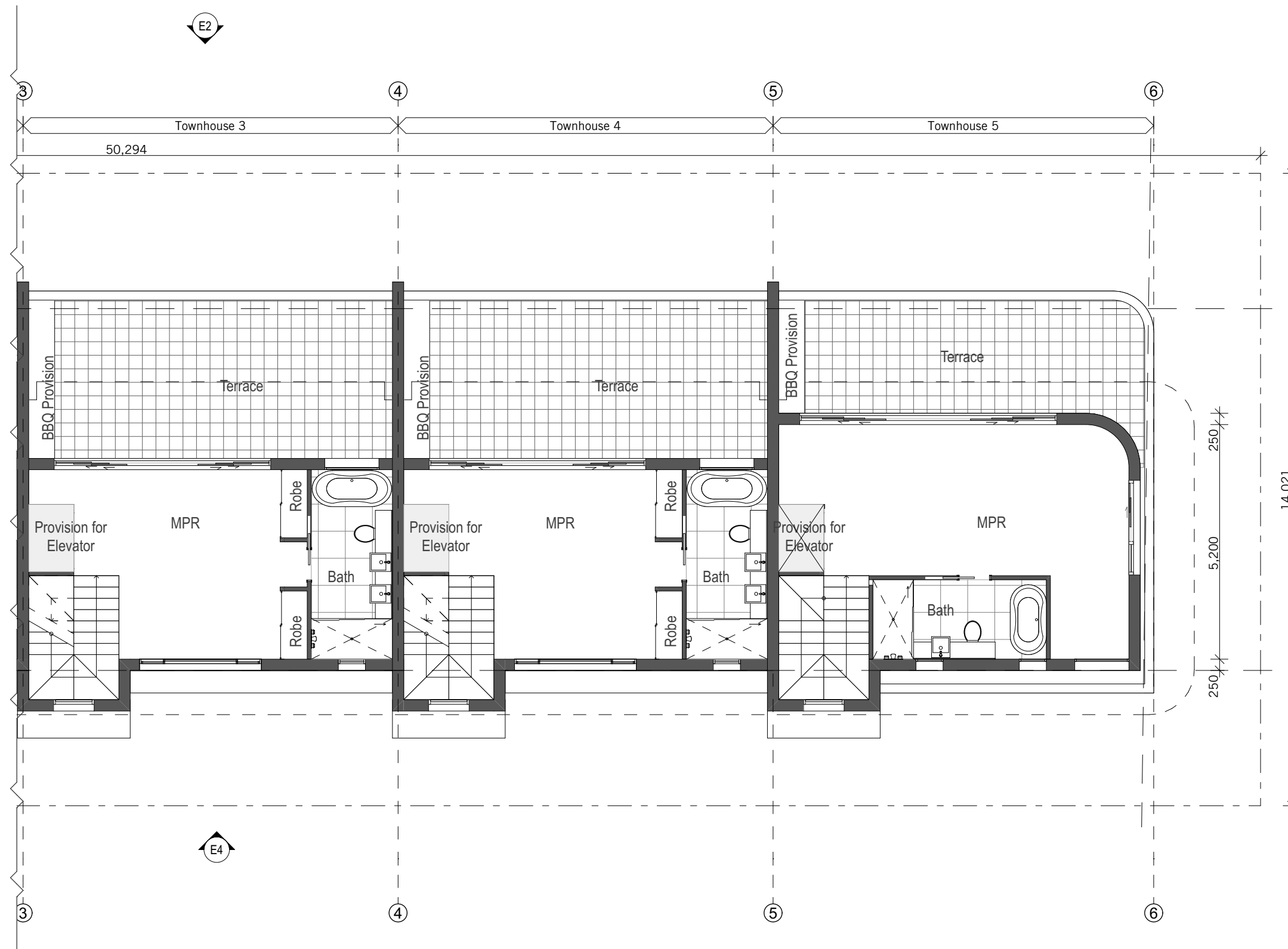


Level 3 Floor Plan 1:100





Level 4 Floor Plan 1 of 2
1:100 @ A3



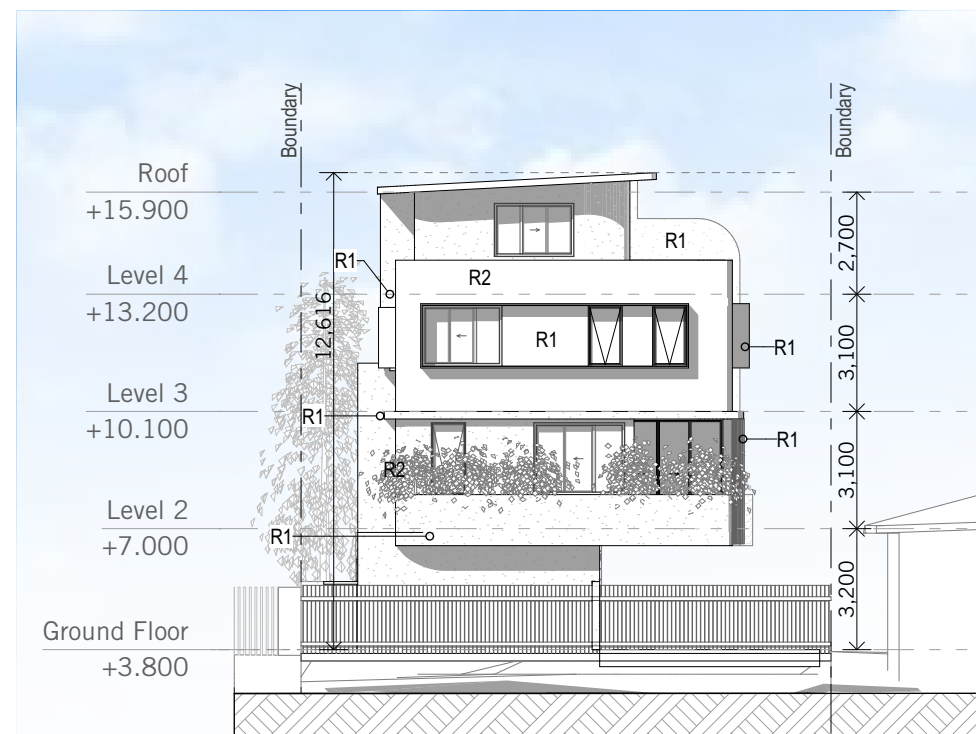
Level 4 Floor Plan 1:100





Legend

- R-1 Rendered Finish (Dulux Vivid White)
- R-2 Rendered Finish (Dulux Hog Bristle Half)
- R-3 Textured Rendered Finish with Ashlar Cut
@600mm ctr (Vivid White/ Hog Bristle Half)
- CT-2 Crazy Paver (Sandblasted Finish)
- Refer DA 20.05 Colour Palette



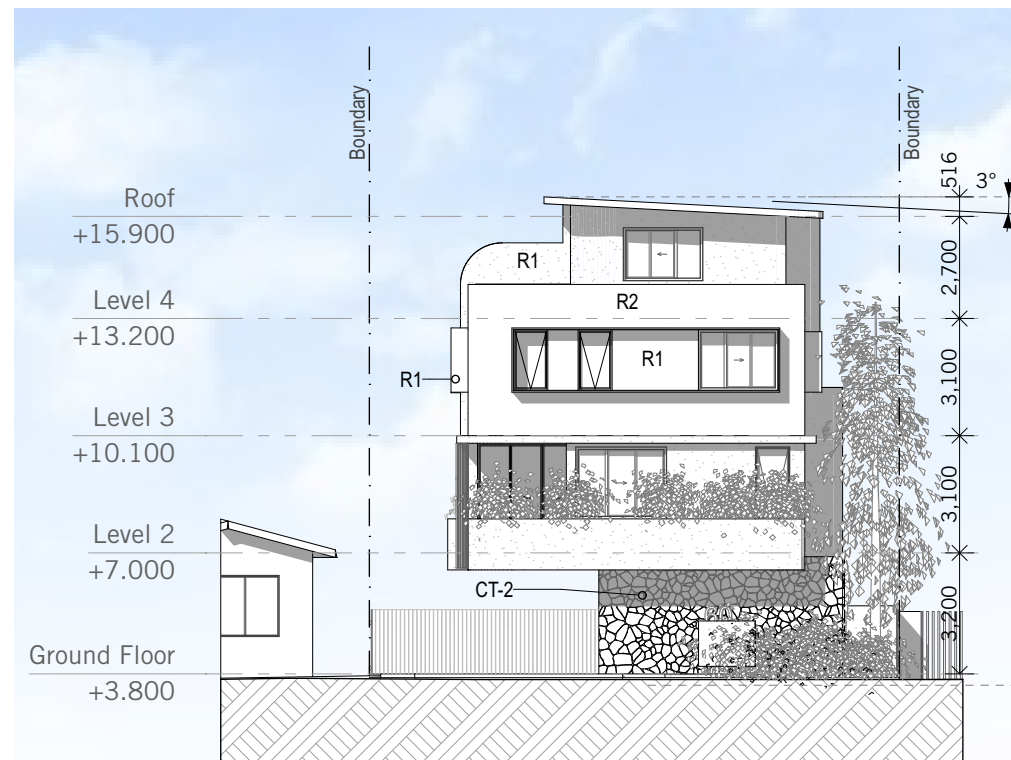
East Elevation

East Elevation
1:200, 1:100 @ A3





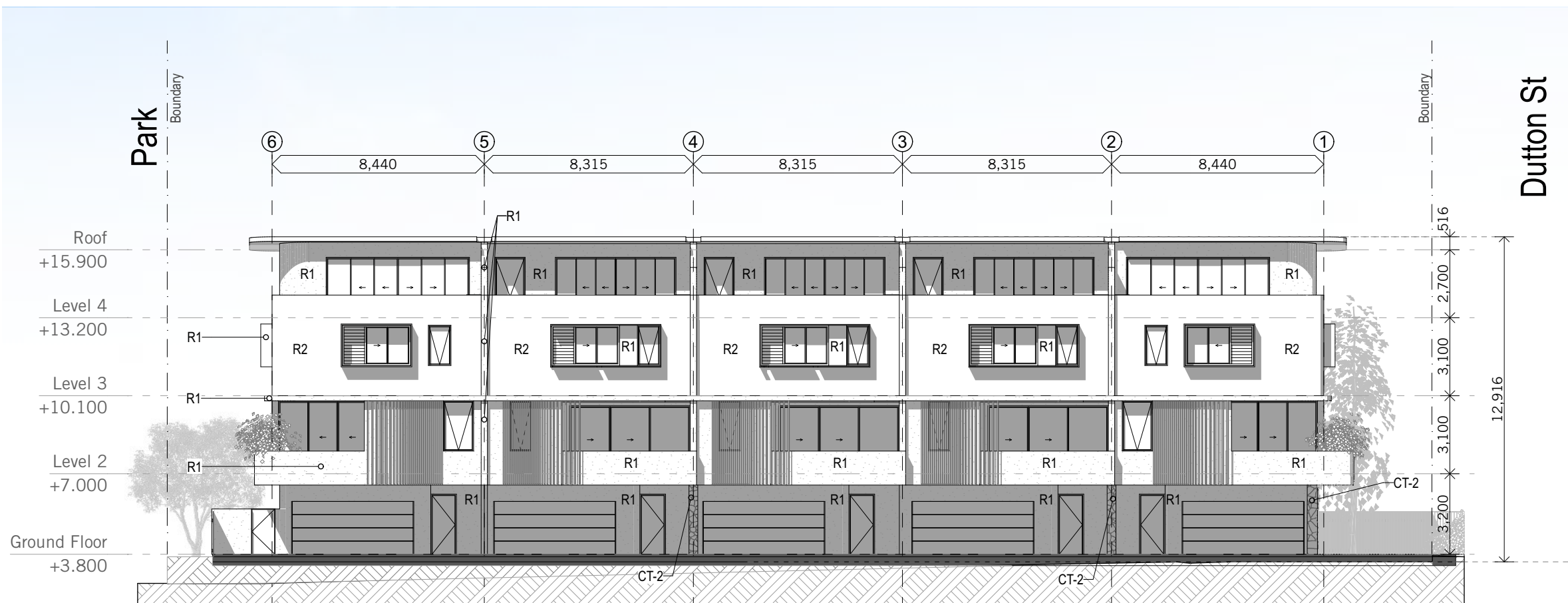
Legend	
R-1	Rendered Finish (Dulux Vivid White)
R-2	Rendered Finish (Dulux Hog Bristle Half)
R-3	Textured Rendered Finish with Ashlar Cut @600mm ctr (Vivid White/ Hog Bristle Half)
CT-2	Crazy Paver (Sandblasted Finish)
Refer DA 20.05 Colour Pallete	



West Elevation

West Elevation
1:200, 1:100 @ A3





North Elevation

Legend	
R-1	Rendered Finish (Dulux Vivid White)
R-2	Rendered Finish (Dulux Hog Bristle Half)
R-3	Textured Rendered Finish with Ashlar Cut @600mm ctr (Vivid White/ Hog Bristle Half)
CT-2	Crazy Paver (Sandblasted Finish)
Refer DA 20.05 Colour Palette	



North Elevation
1:200, 1:100 @ A3



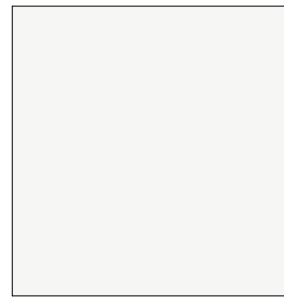


South Elevation

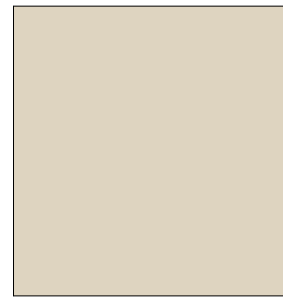


South Elevation
1:200, 1:100 @ A3

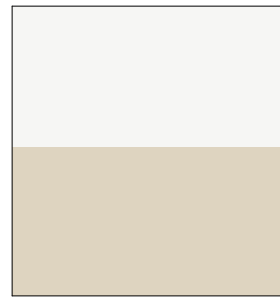




R-1 - RENDERED FINISHED
DULUX VIVID WHITE



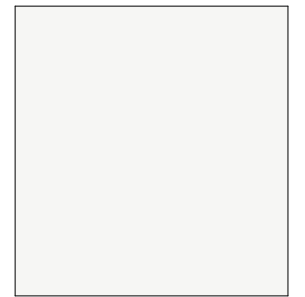
R-2 - RENDERED FINISHED
DULUX - HOG BRISTLE HALF



R-3 - RENDERED FINISHED
DULUX - VIVID WHITE/
HOG BRISTLE HALF -
HORIZONTAL ASHLAR CUTS
@300CT



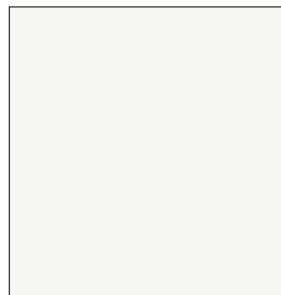
CT-2 - CRAZY PAVER
LIMESTONE BRUSHED -
SANDBLASTED FINISH



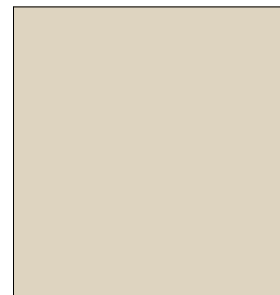
WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE

Colour Palette
@ A3





R-1 - RENDERED FINISHED
DULUX VIVID WHITE



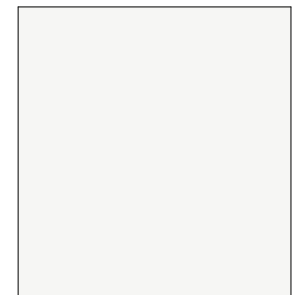
R-2 - RENDERED FINISHED
DULUX - HOG BRISTLE HALF



R-3 - RENDERED FINISHED
DULUX - VIVID WHITE/
HOG BRISTLE HALF -
HORIZONTAL ASHLAR CUTS
@300CT



CT-2 - CRAZY PAVER
LIMESTONE BRUSHED -
SANDBLASTED FINISH



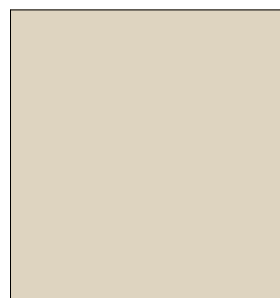
WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE

Colour Palette
@ A3





R-1 - RENDERED FINISHED
DULUX VIVID WHITE



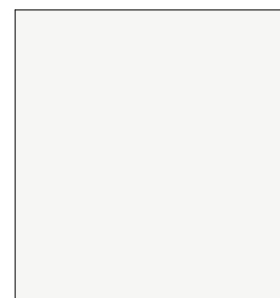
R-2 - RENDERED FINISHED
DULUX - HOG BRISTLE HALF



R-3 - RENDERED FINISHED
DULUX - VIVID WHITE/
HOG BRISTLE HALF -
HORIZONTAL ASHLAR CUTS
@300CT



CT-2 - CRAZY PAVER
LIMESTONE BRUSHED -
SANDBLASTED FINISH



WD - POWDER COAT
WINDOW FRAME -
TEXTURA WHITE

Colour Palette
1:166.67 @ A3





SW Perspective
@ A3



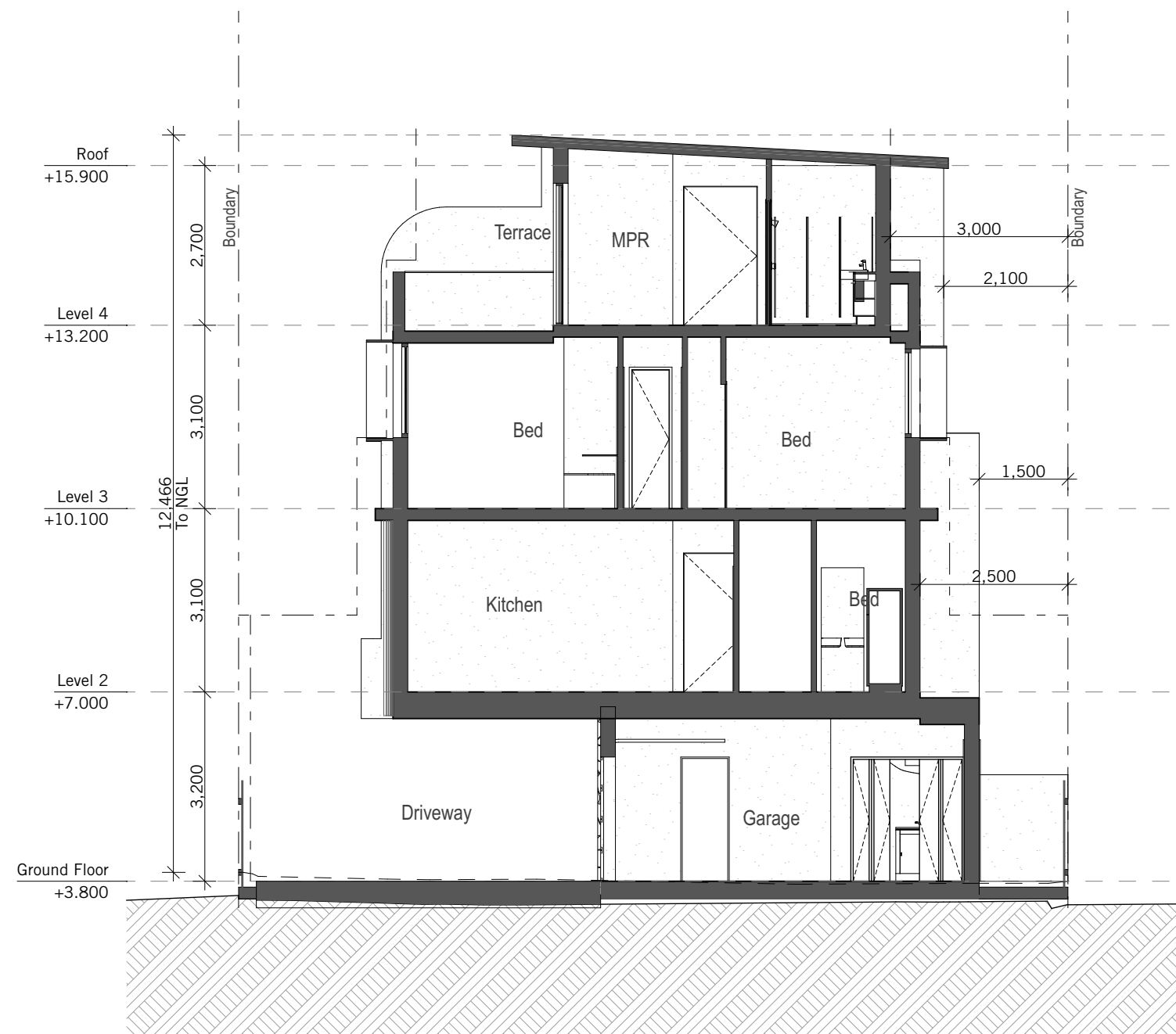


NW Perspective
@ A3



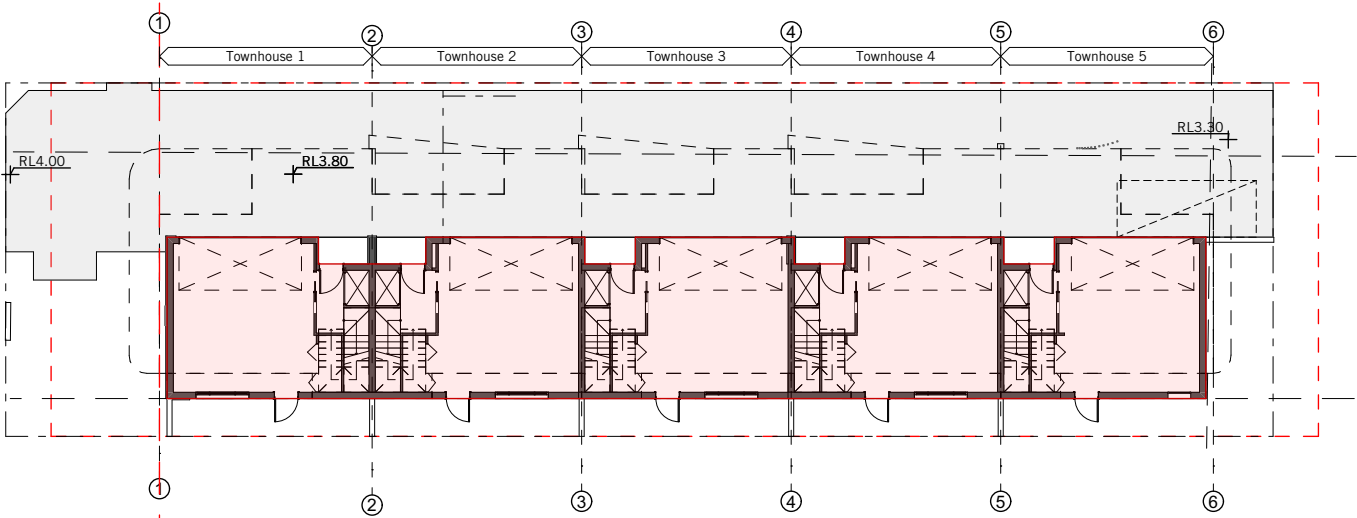


NW Perspective 2
@ A3

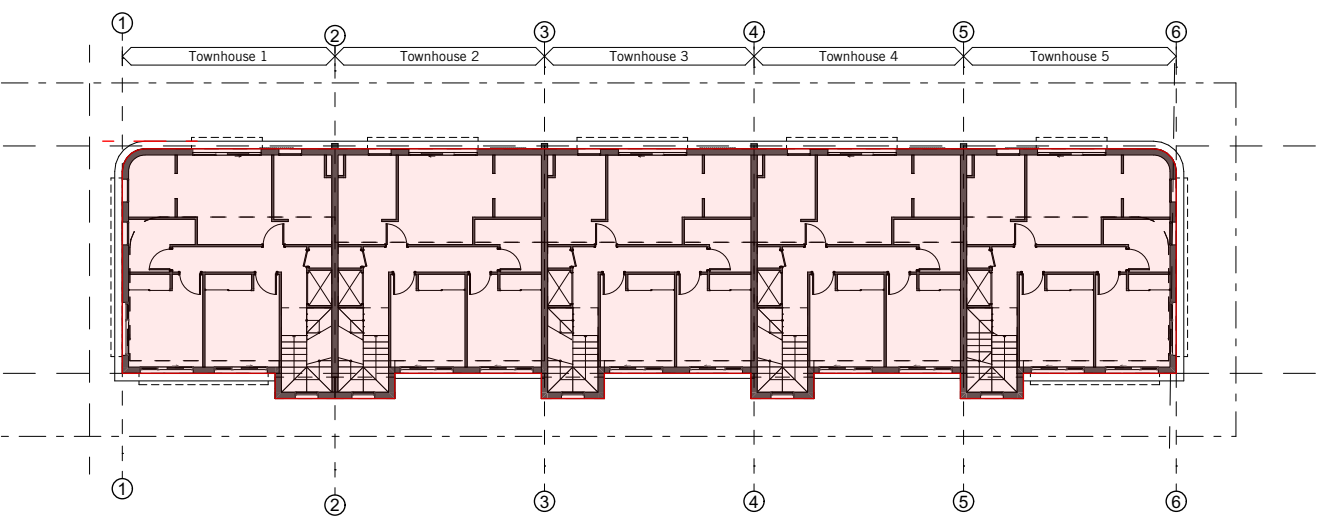


Section A
1:100 @ A3

Site Cover		
	Area (sqM)	%
Site Area	705.16	
Ground Floor	252.95	35.8%
Level 2	384.98	54.6%
Level 3	384.56	54.5%
Level 4	220.69	31.3%



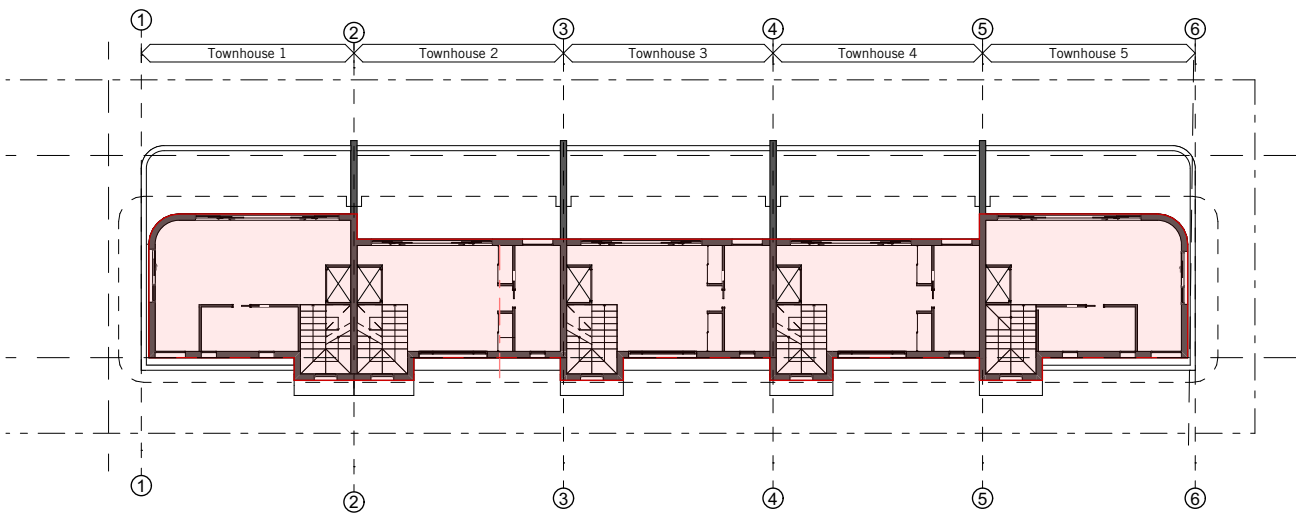
Ground Floor



Level 3



Level 2

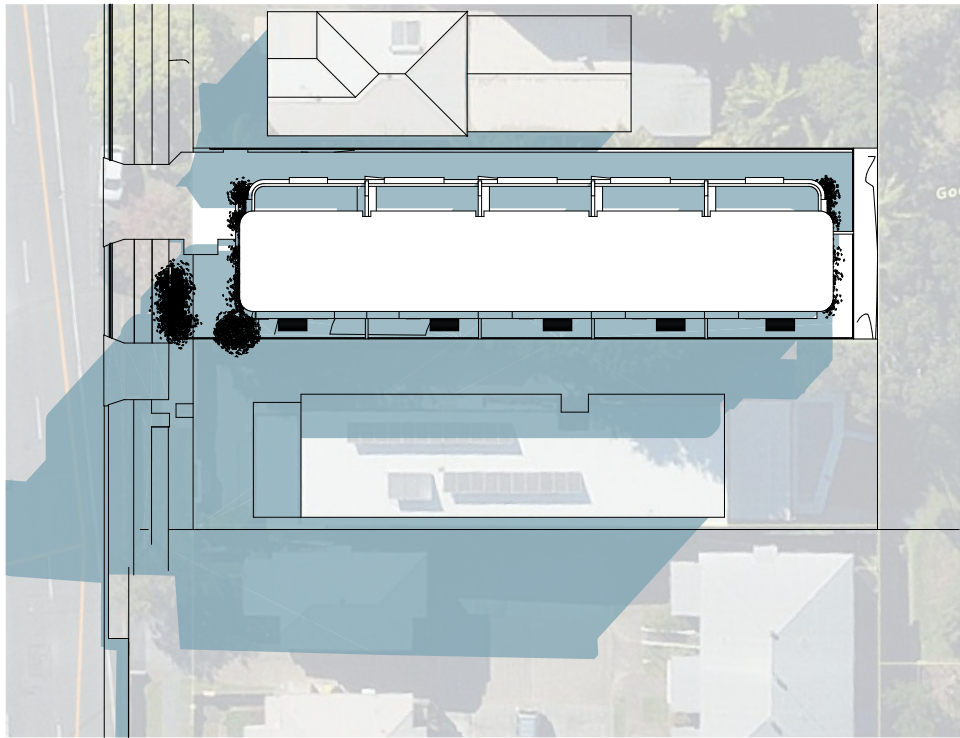


Level 4

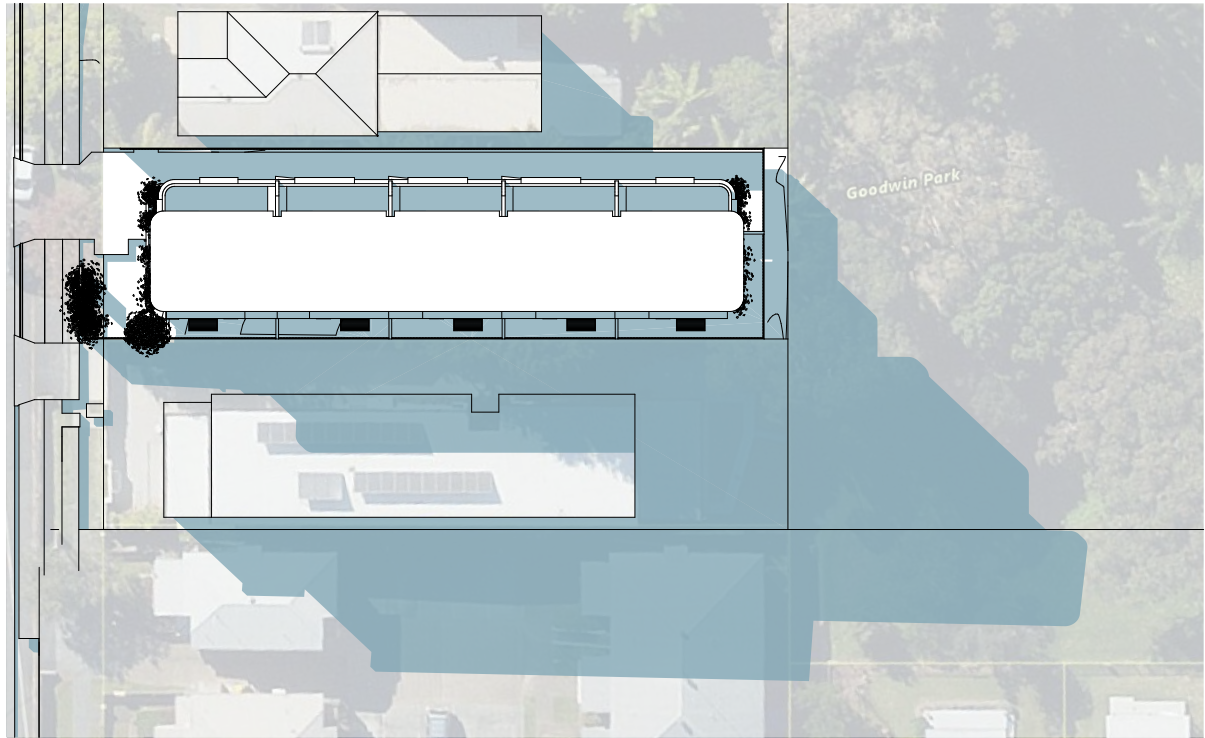
Site Coverage
1:300 @ A3



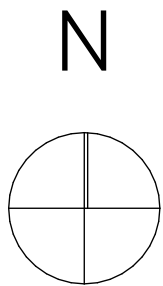
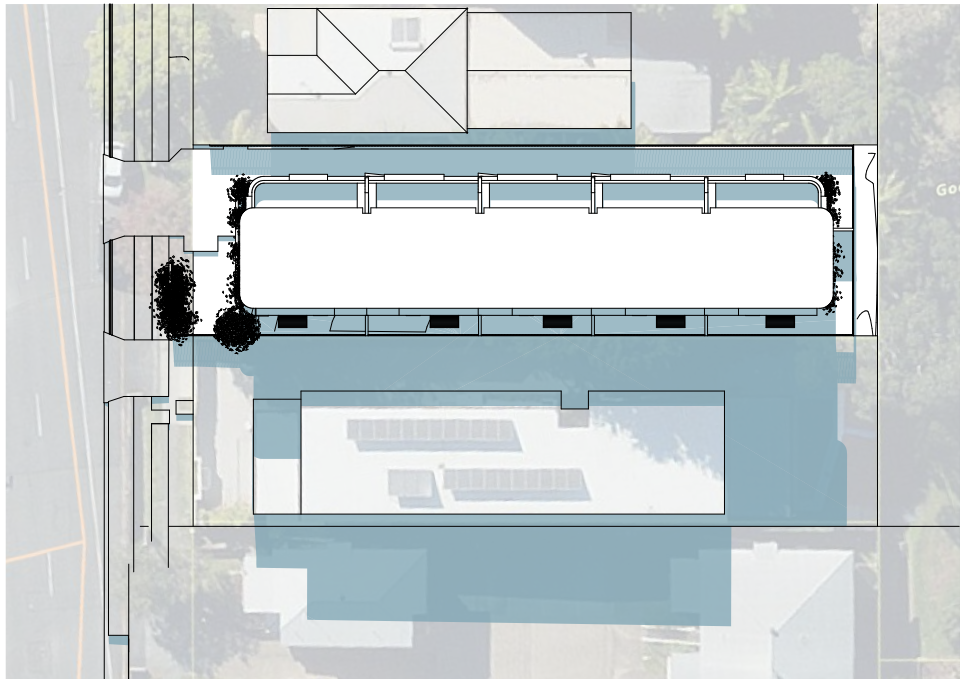
June 21 9am



June 21 3pm



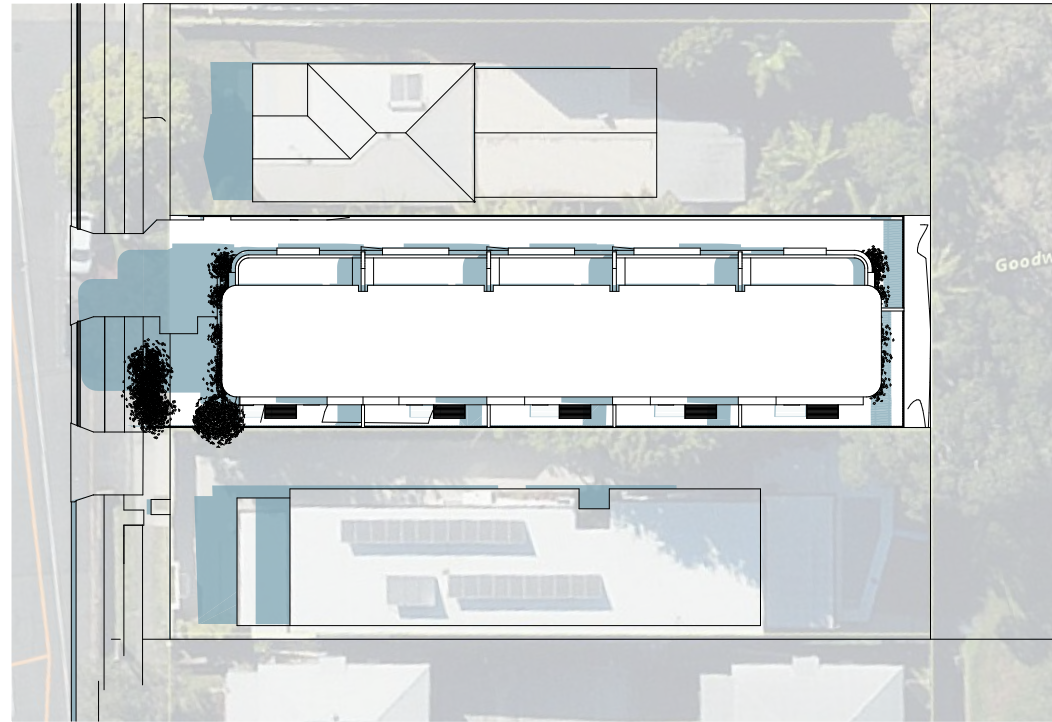
June 21 12pm



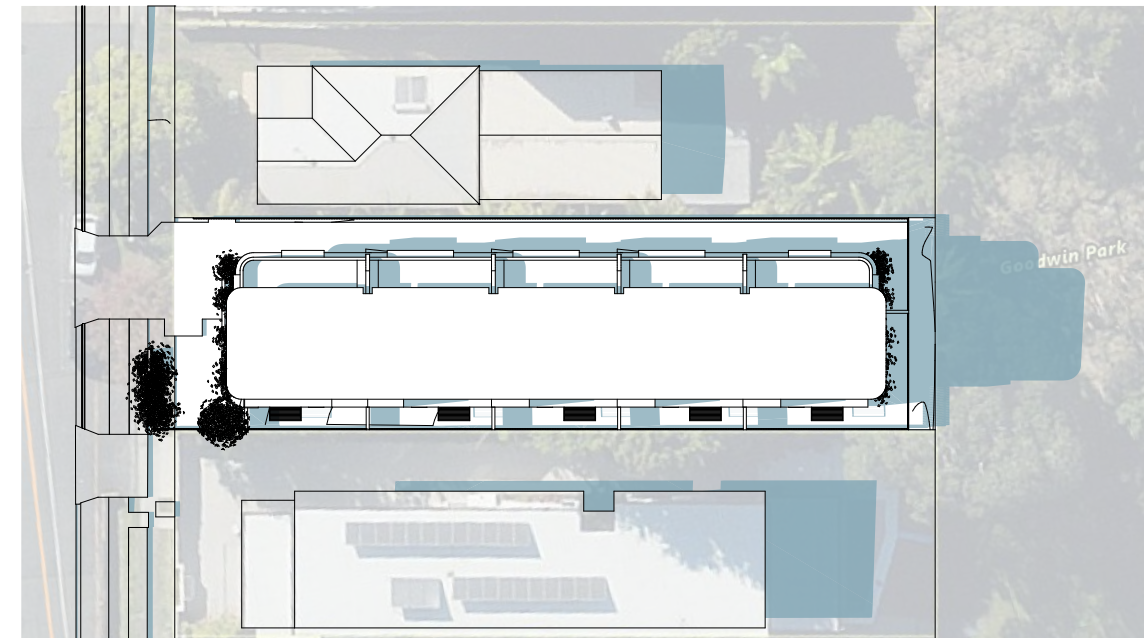
Overshadowing - Winter
@ A3



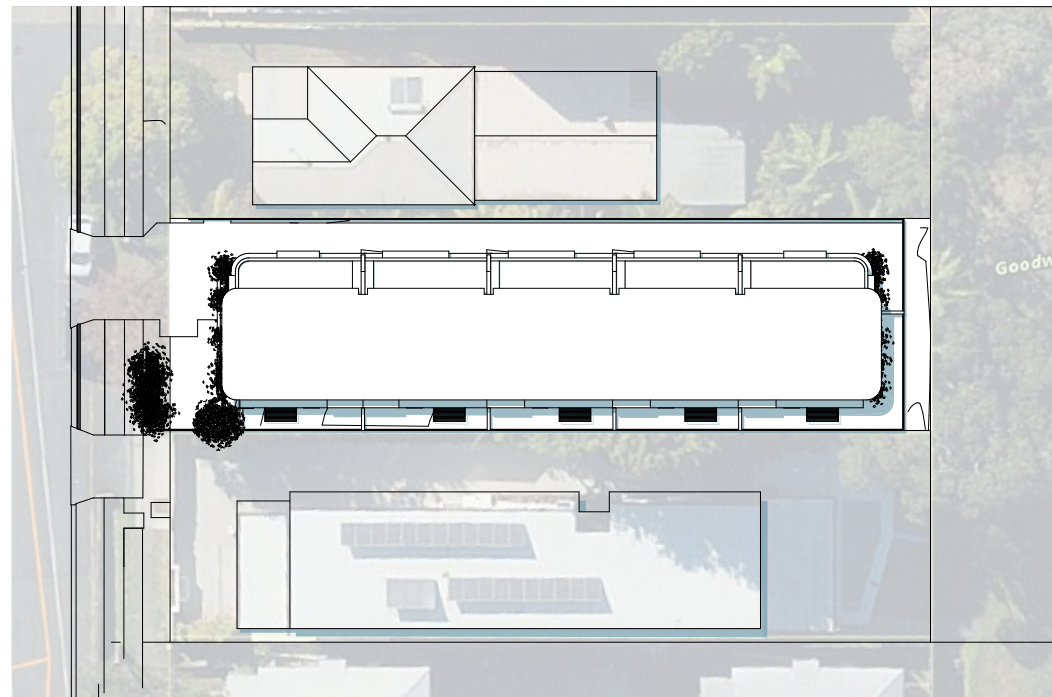
December 21 9am



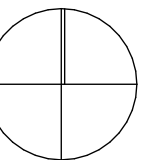
December 21 3pm



December 21 12pm



N



Overshadowing - Summer
1:500 @ A3

