

PROPOSED TOURIST ACCOMODATION DEVELOPMENT

Lot 33 DP 1073293 KIRKWOOD RD, TWEED HEADS SOUTH. NSW

ARCHITECTURAL DESIGN REPORT

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B2

ROOFED REFUSE STORE / PICK-UP

LOT Type	LOT no.s	Dwellings Per Lot	Total
Type A	71	2	142
Type B	32	2	64
Type C	16	2	32
Type D	5	1	5
Type RV-A	22	2	44
Type RV-B	7	2	14
Type E	9	6	54
TOTAL			355

RYTEK METAL ROOFING

RENDERED BLOCK WALLS

SKIP BINS x 2

SLAB DRAINED TO GULLY PIT

LOUVRED SCREEN SLIDING GATES

TYPICAL BIN ENCLOSURE

SITEPLAN

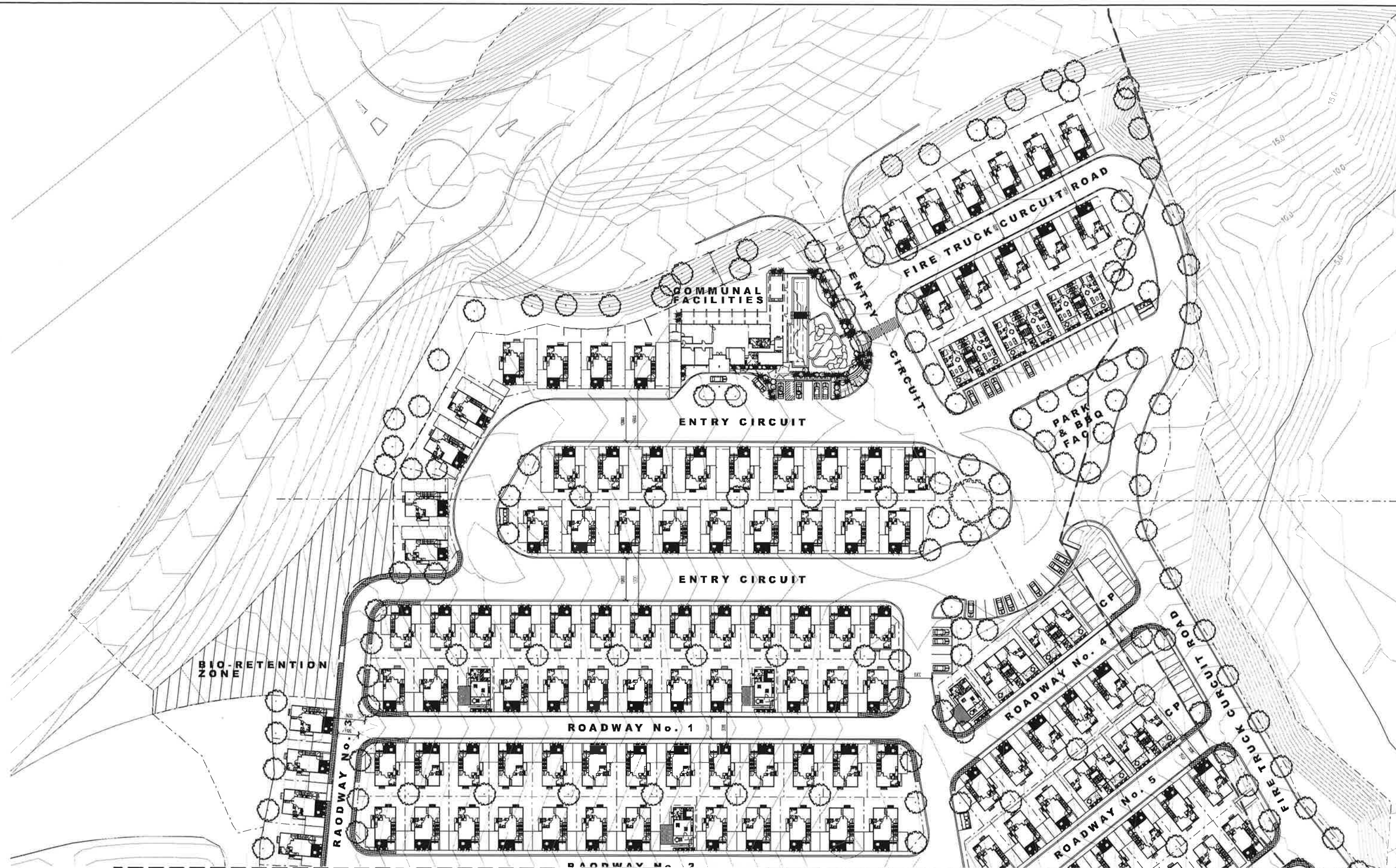
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JUNE 2013

Concept Design

SD - A01

09



REFER TO DWG A-03 FOR CONTINUANCE

RIVER HEIGHTS - TOURIST ACCOMODATION
KIRKWOOD RD, TWEED HEADS NSW

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PART SITEPLAN - PART 1

1:1000 @ A3	JUNE 2013	Concept Design	SD - A02	09
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PART SITEPLAN - PART 2

1:1000 @ A3

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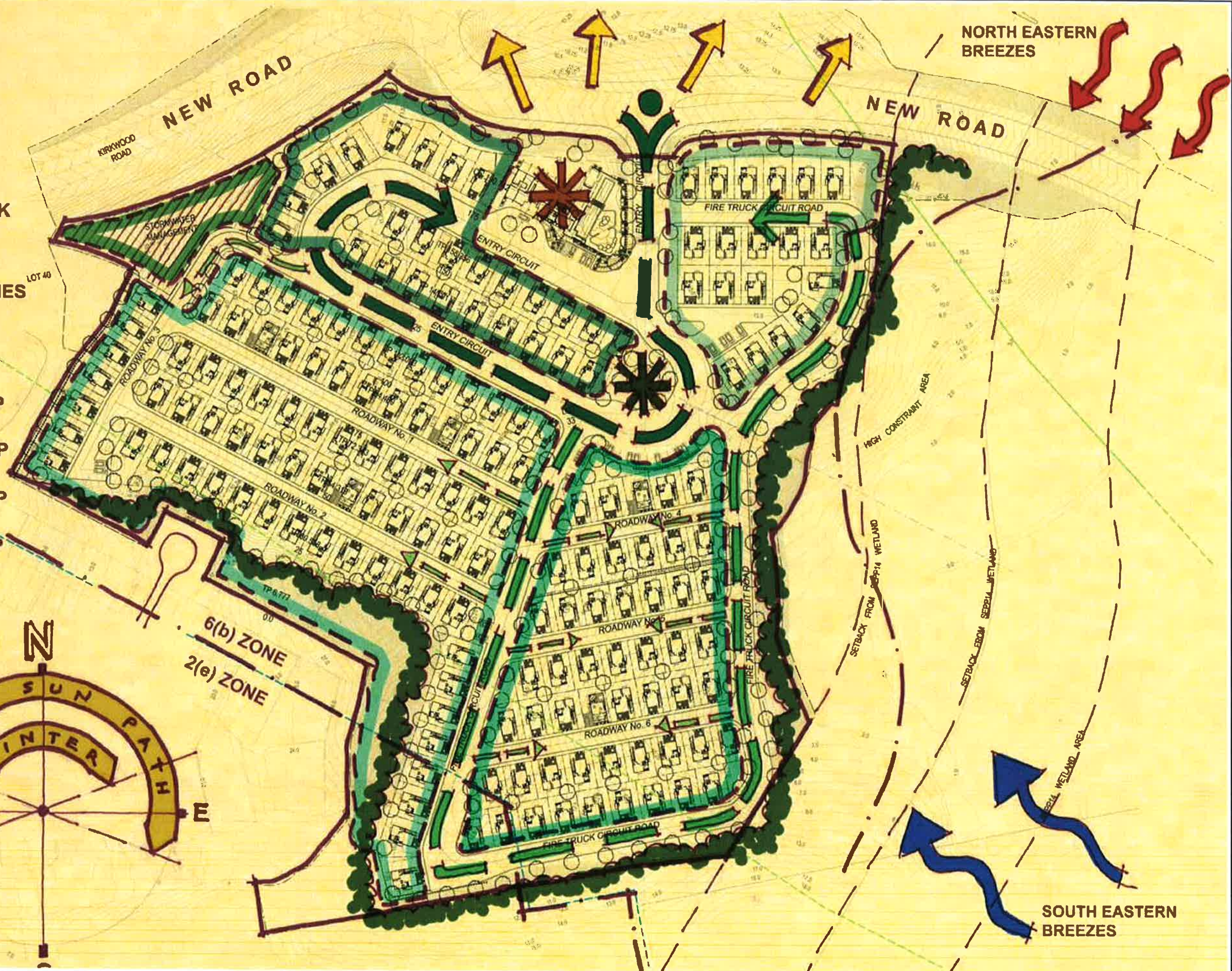
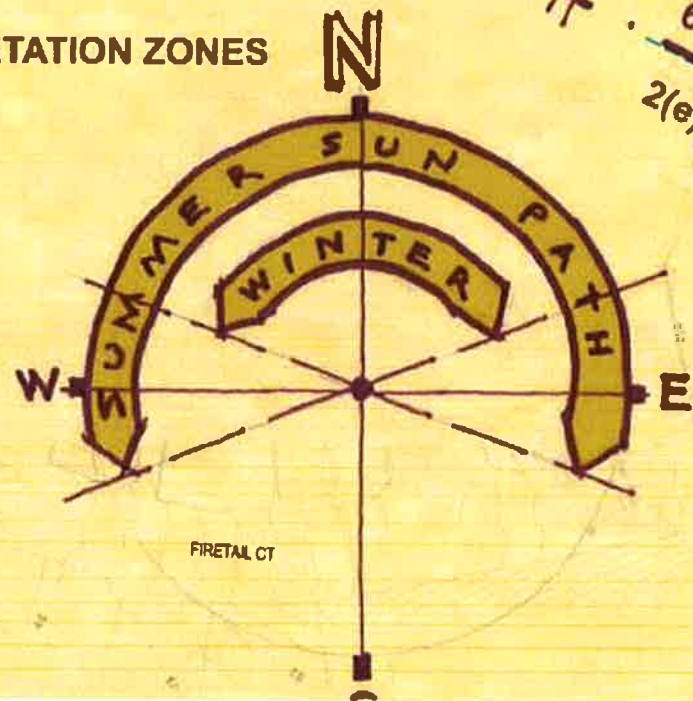
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SITE ANALYSIS

1:1500 @ A3 MAR 2012 Concept Design SD - S01 05

KEY

-  SITE ENTRY POINT
-  PRIMARY ROAD
-  SECONDARY ROAD
-  TERTIARY ROAD
-  FEATURE LANDMARK
-  COMMUNAL FACILITIES
-  NORTHERN VIEWS
-  NORTH EAST GROUP
-  NORTH WEST GROUP
-  SOUTH WEST GROUP
-  SOUTH EAST GROUP
-  BIO ZONE
-  VEGETATION ZONES



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SITE ANALYSIS

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Concept Design

SD - S02

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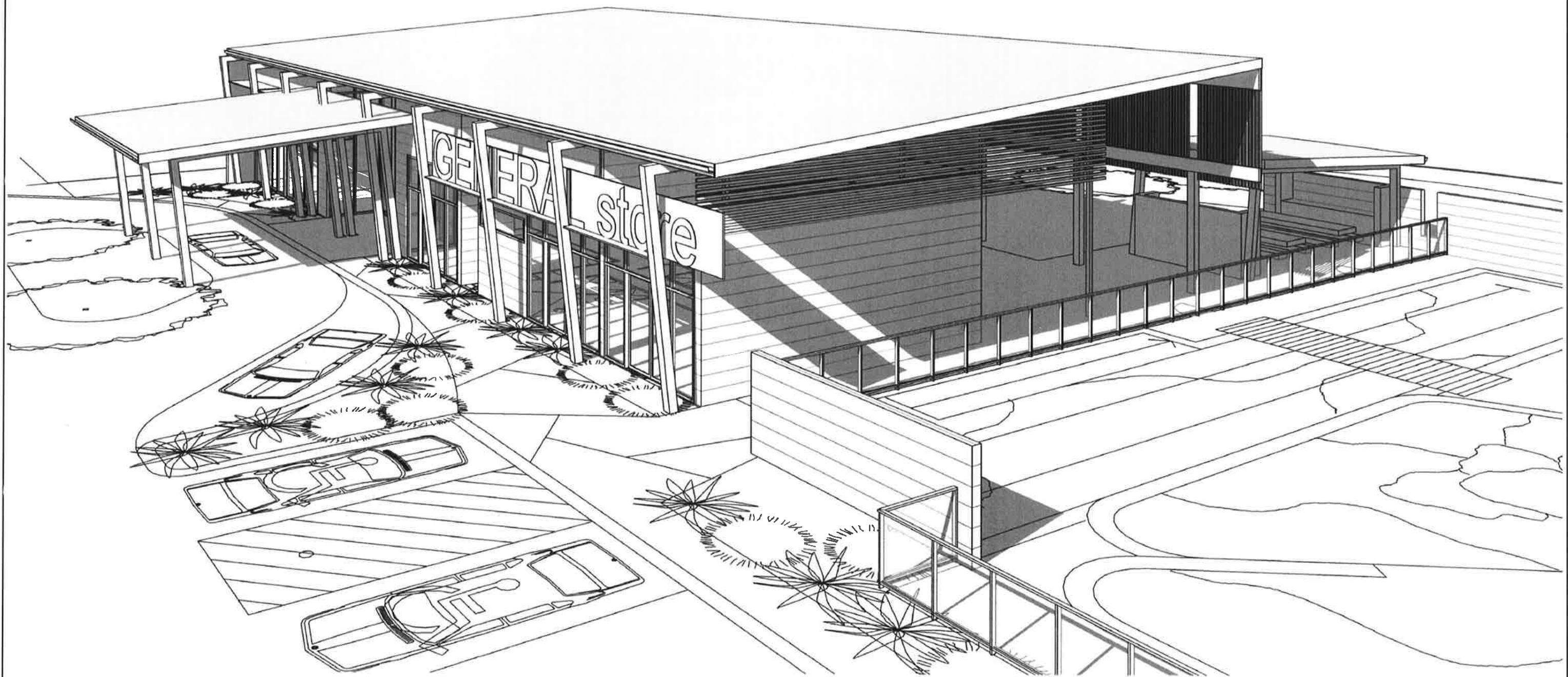
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PERSPECTIVE - STREET

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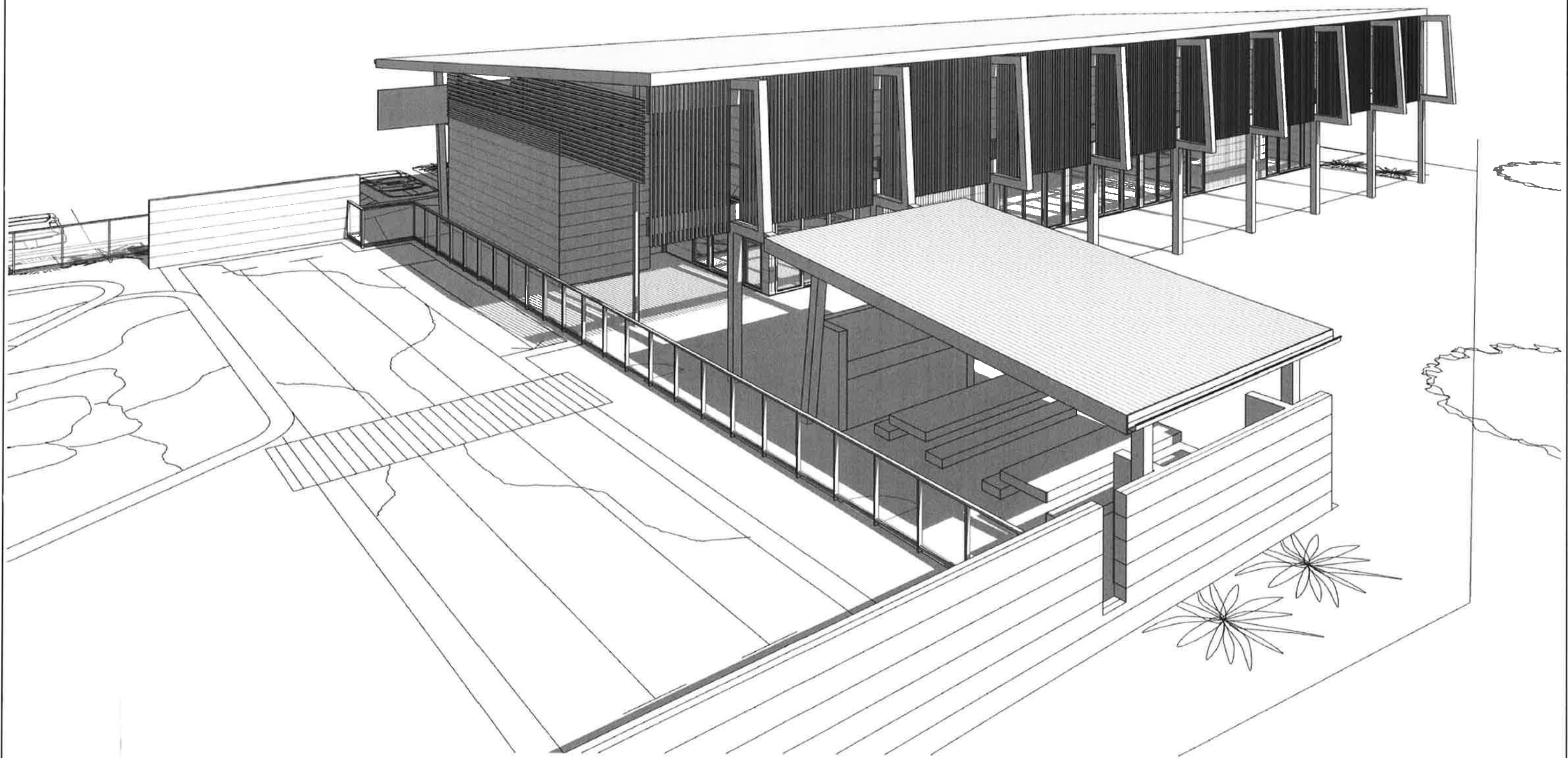
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PERSPECTIVE - COMM. FAC.

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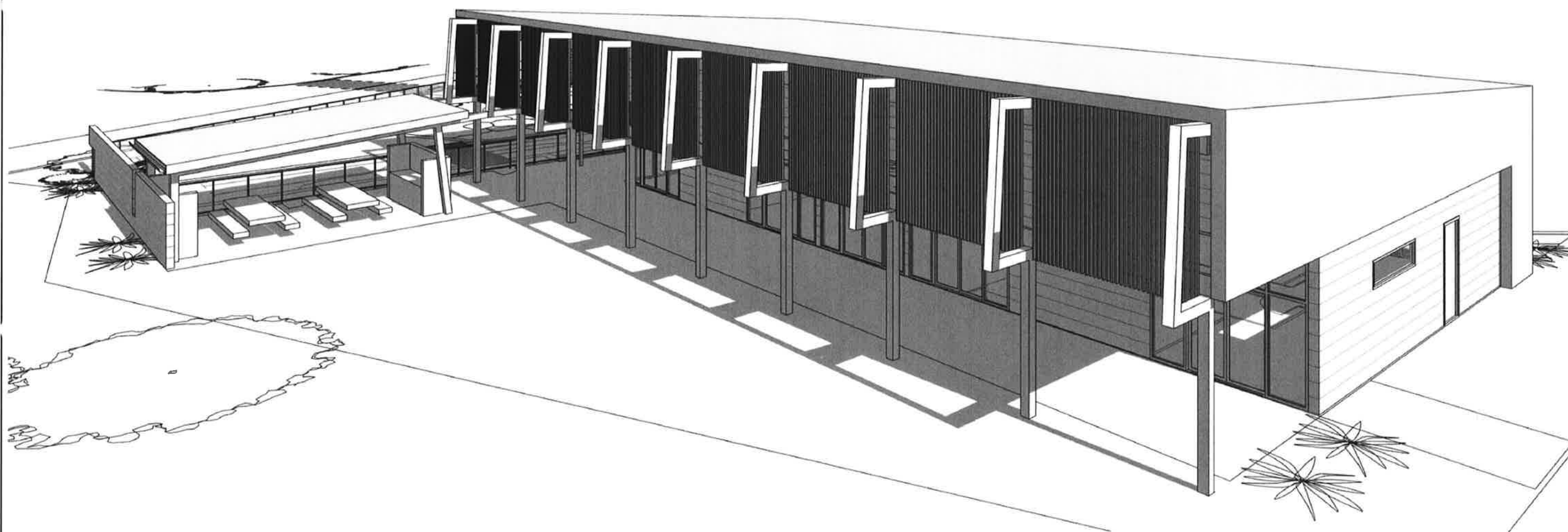
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PERSPECTIVE - COMM. FAC.

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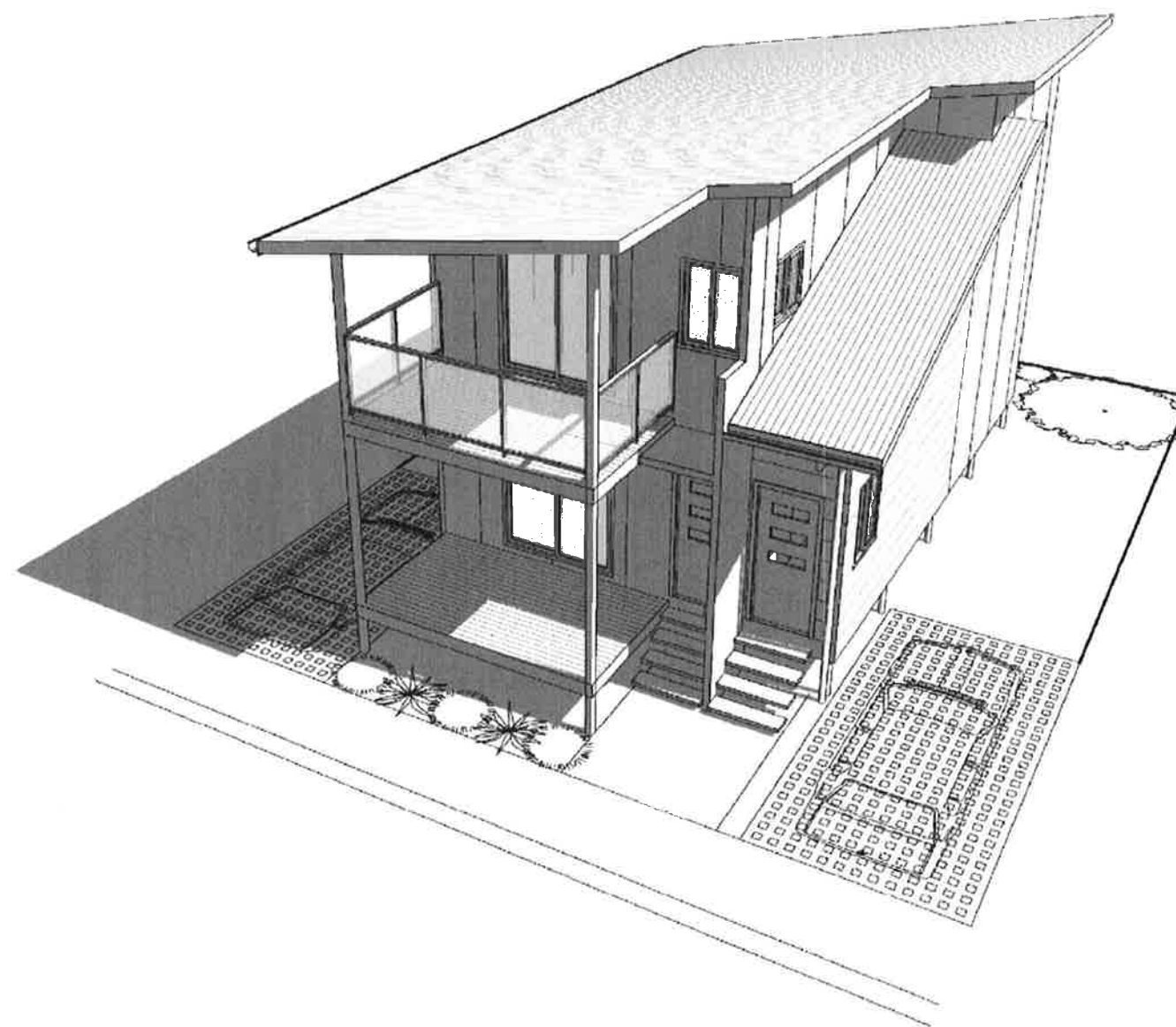
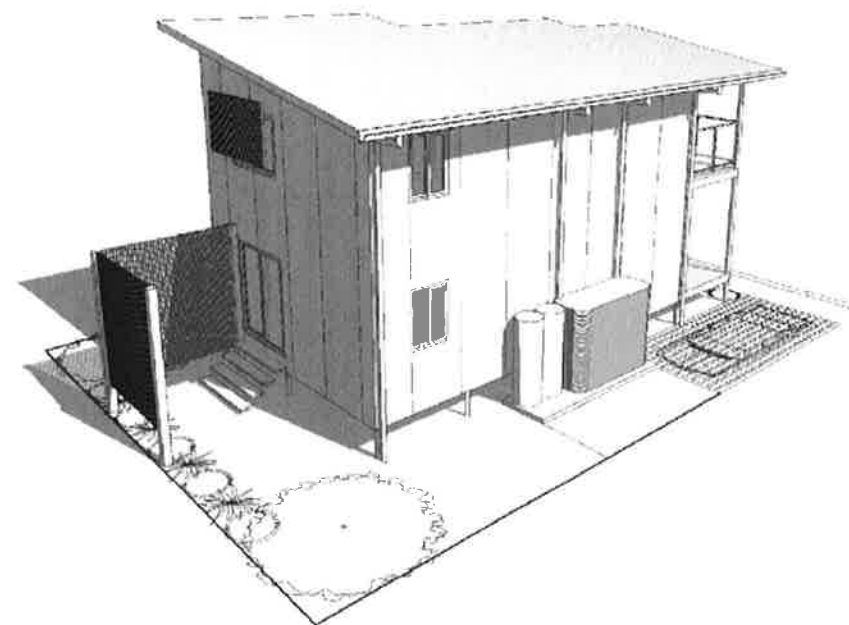
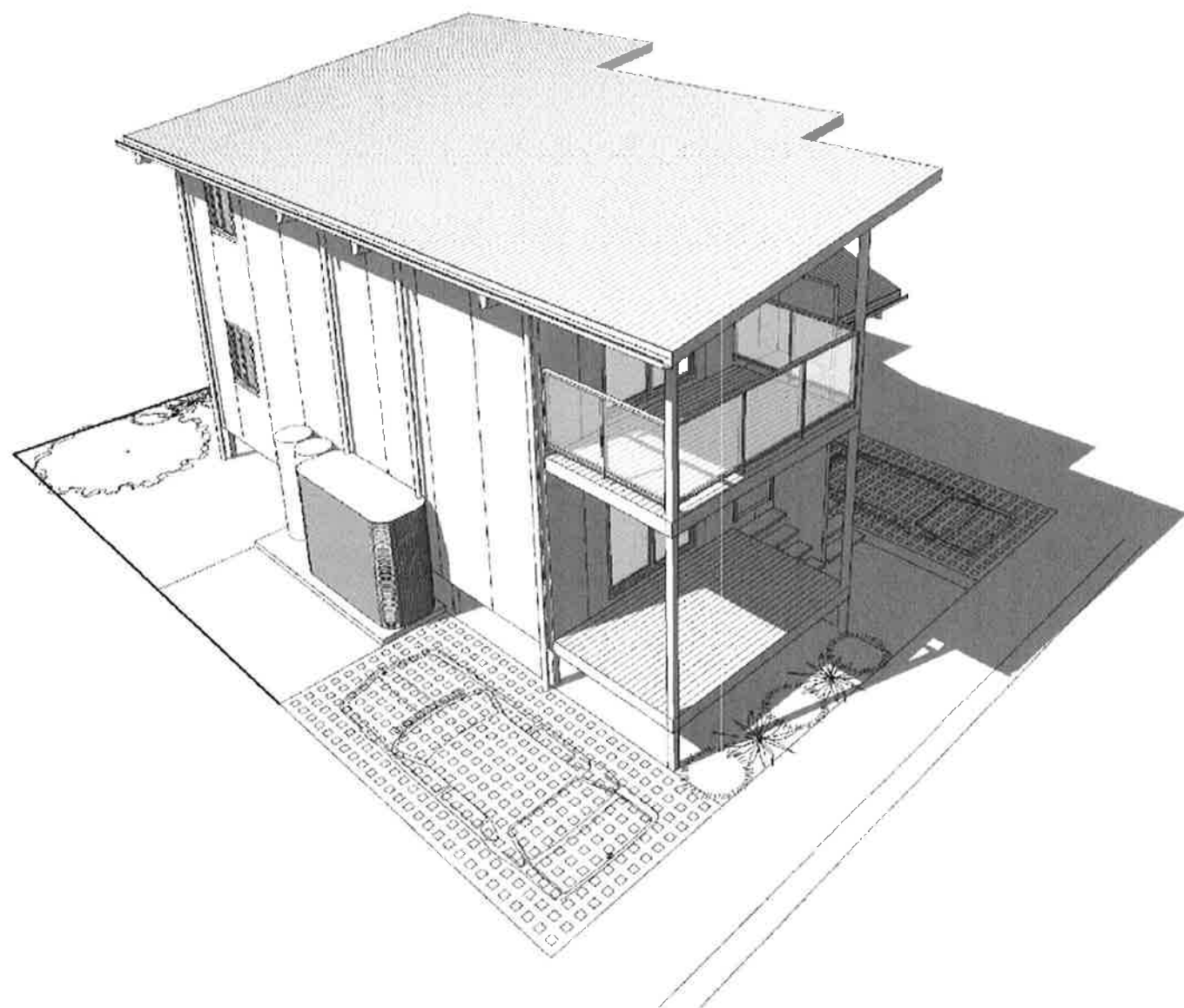
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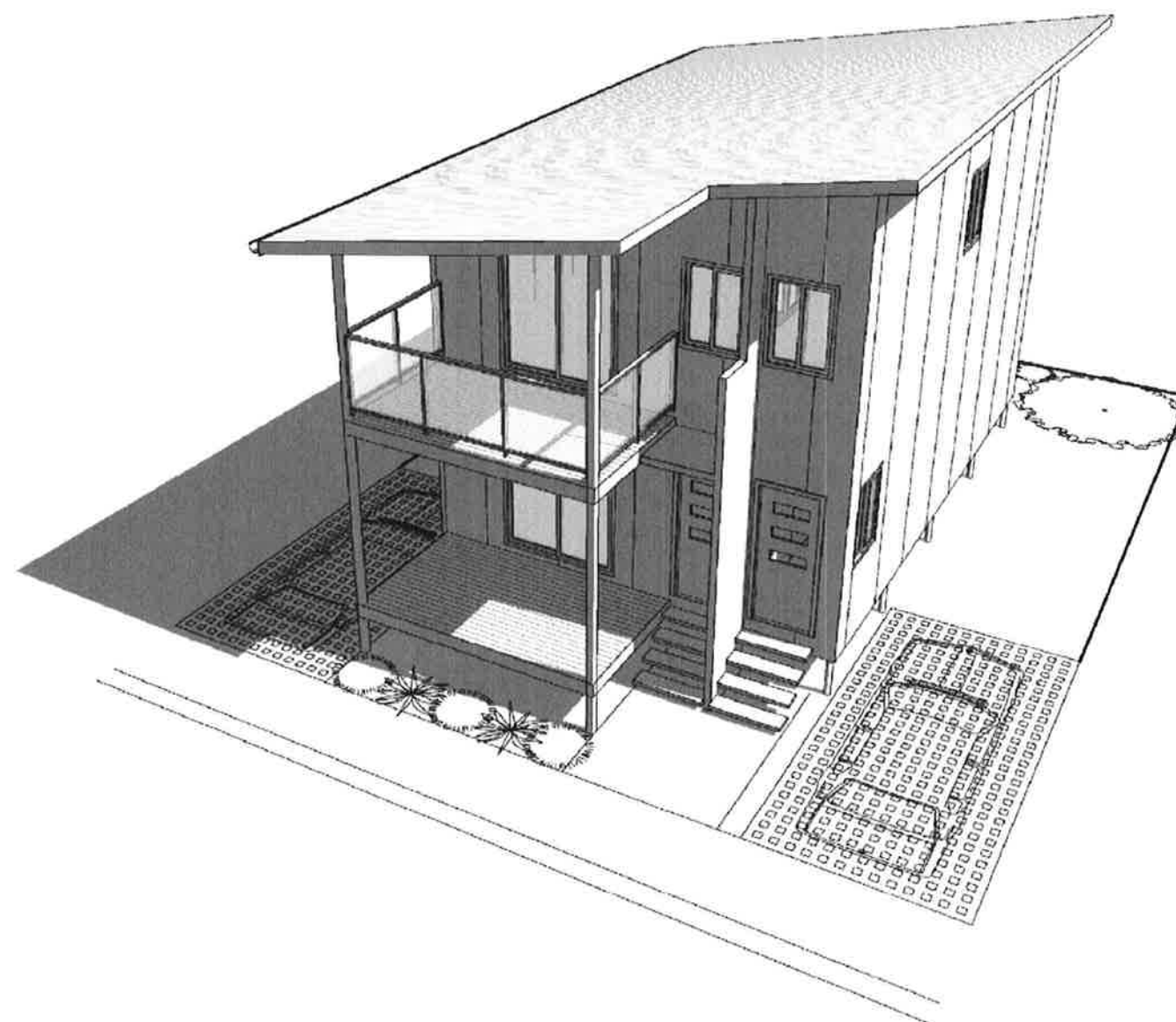
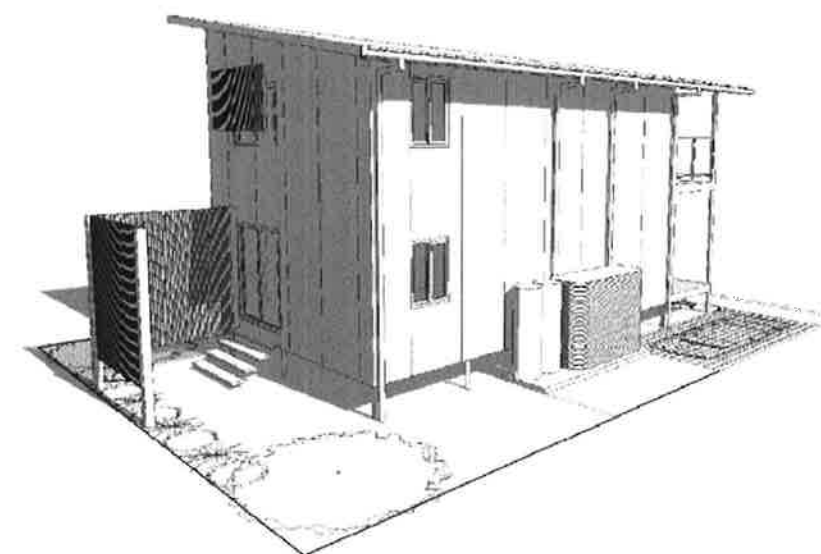
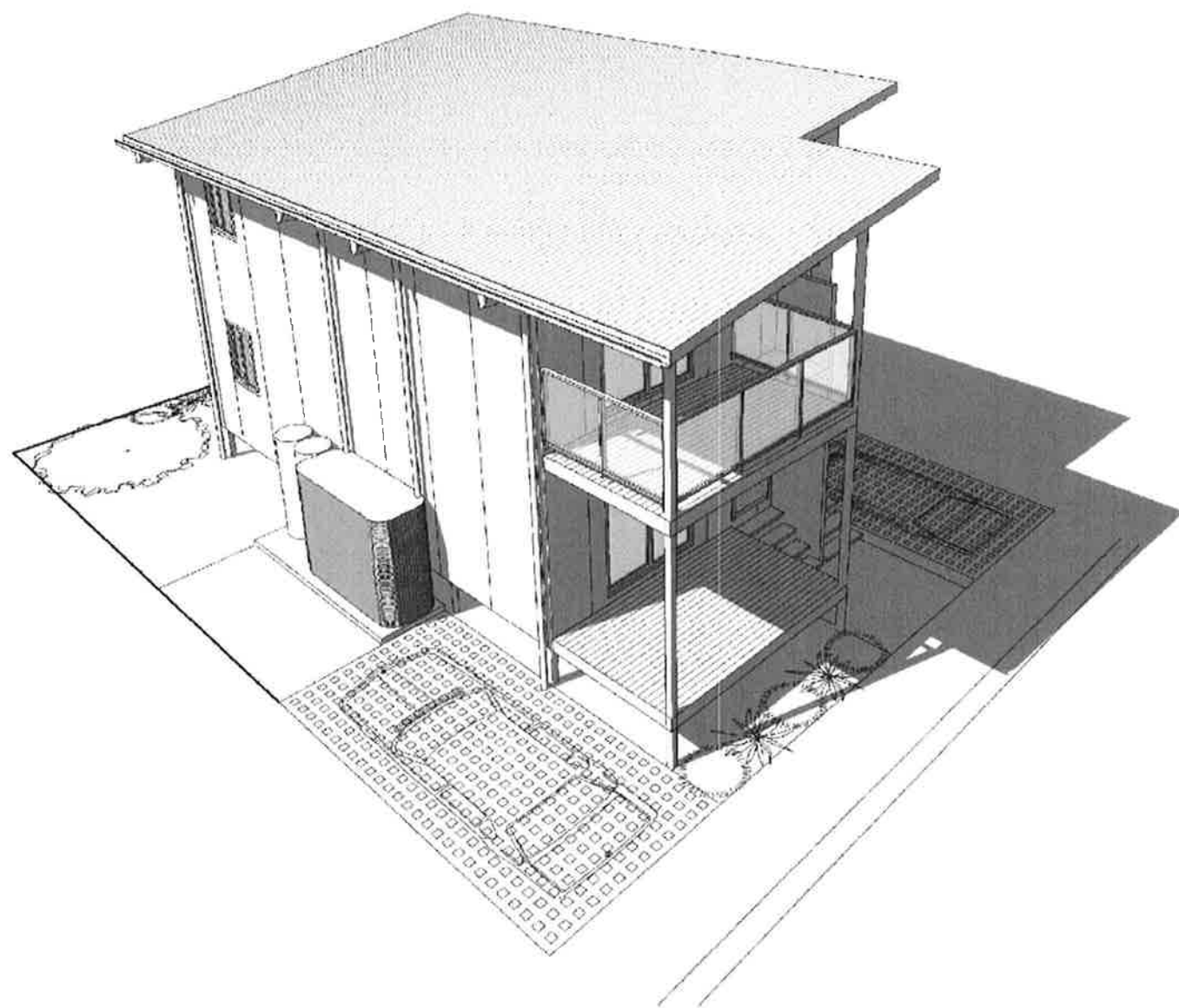
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TYPE A - PERSPECTIVE

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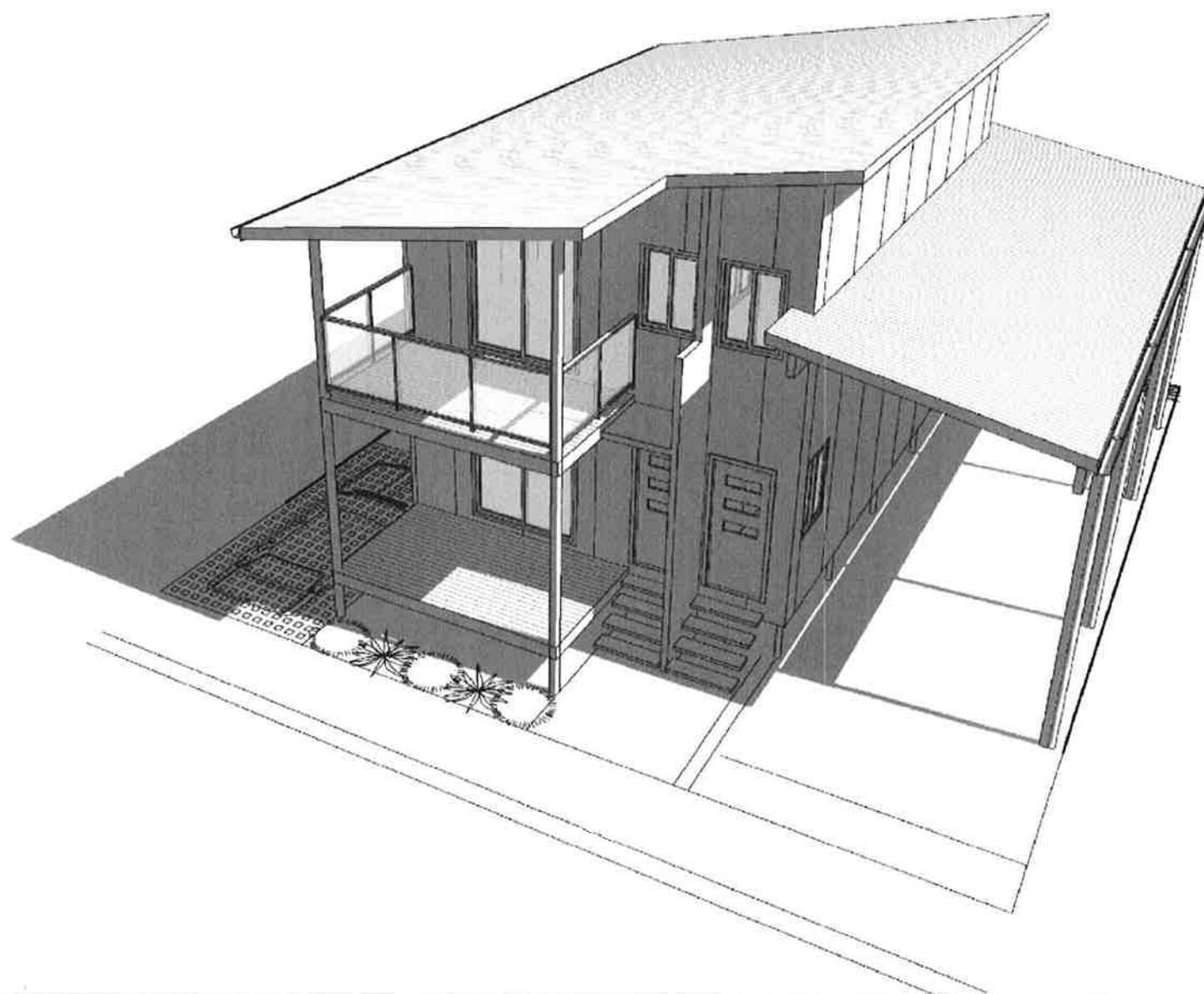
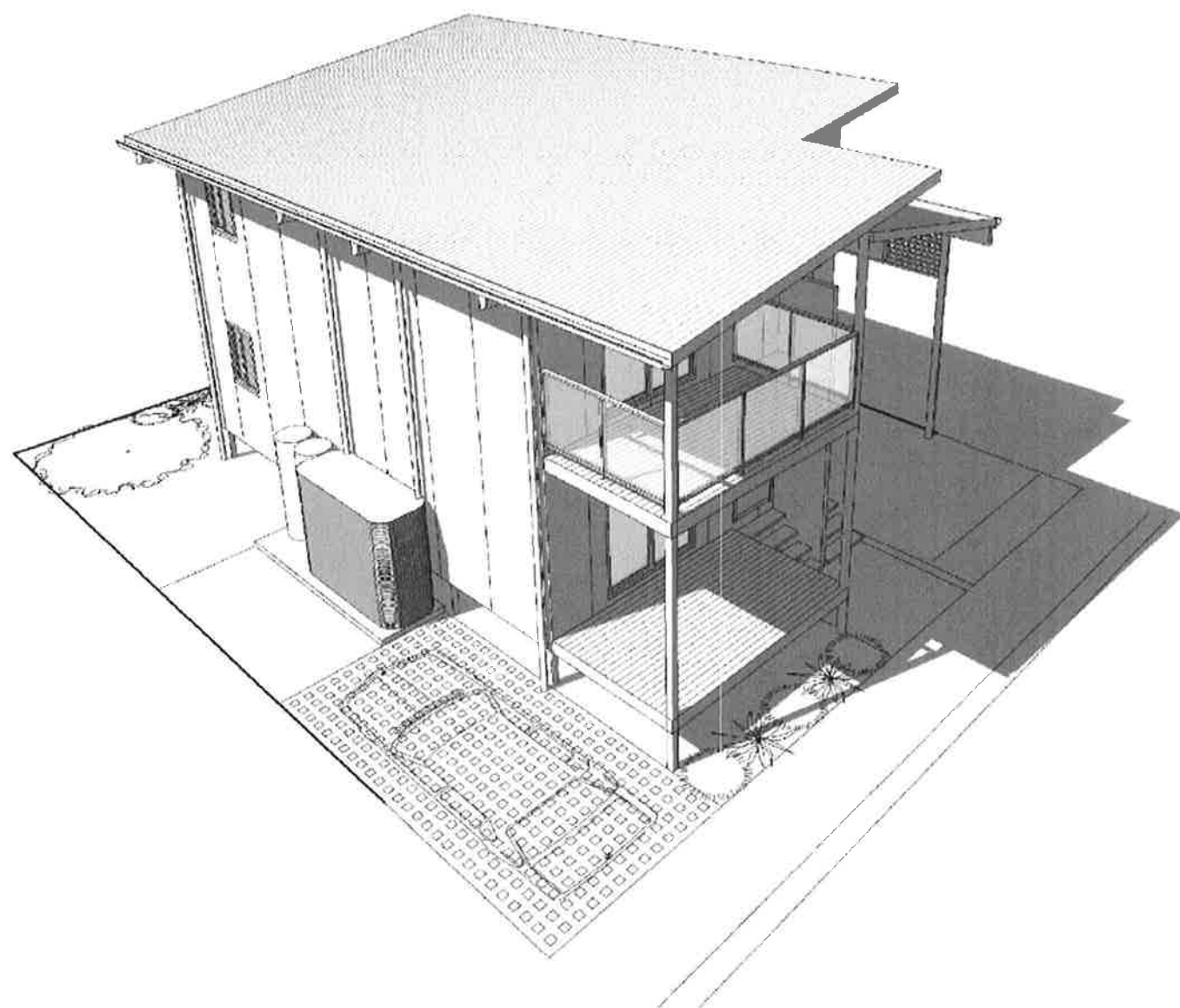
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TYPE A-2 - PERSPECTIVE

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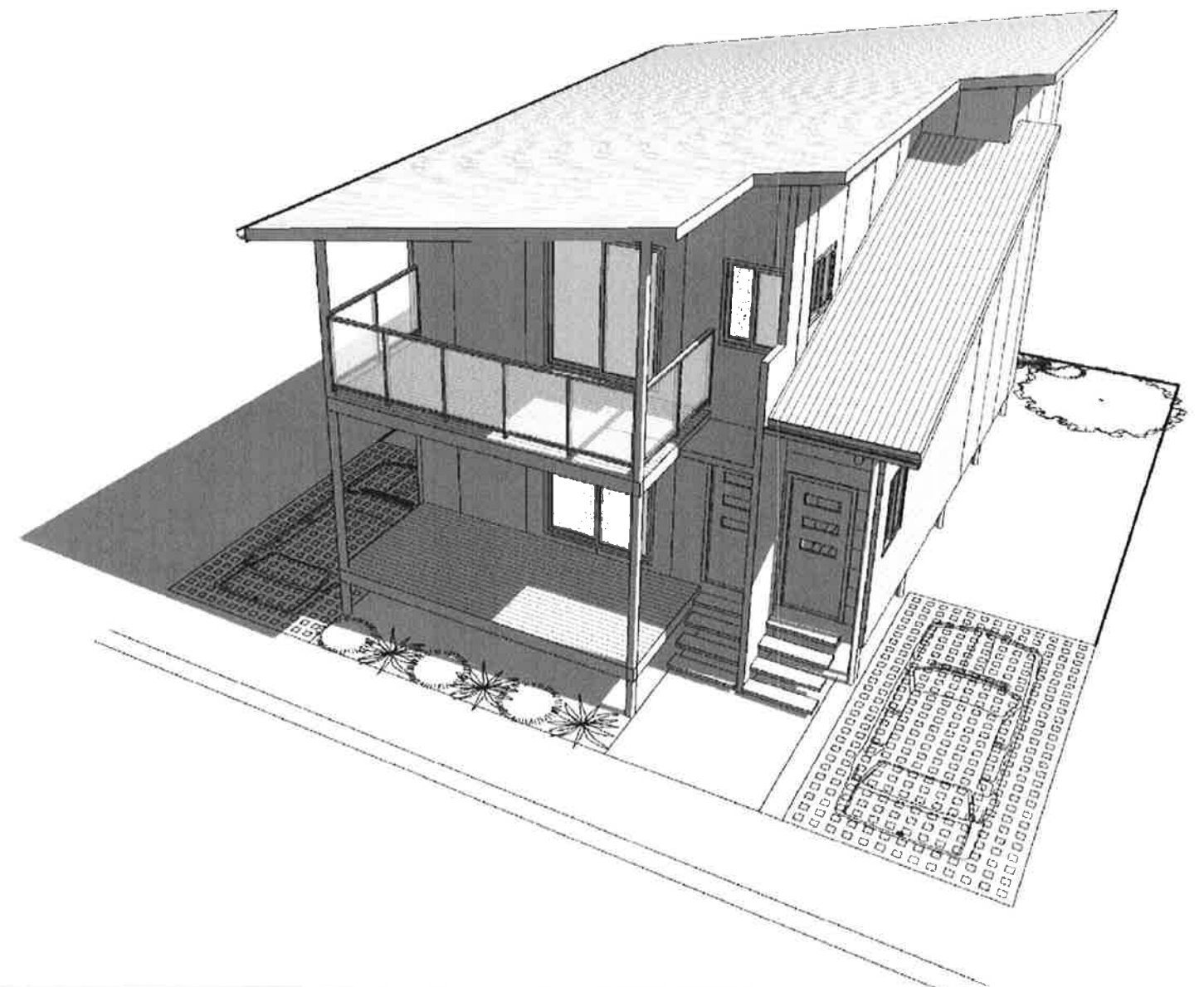
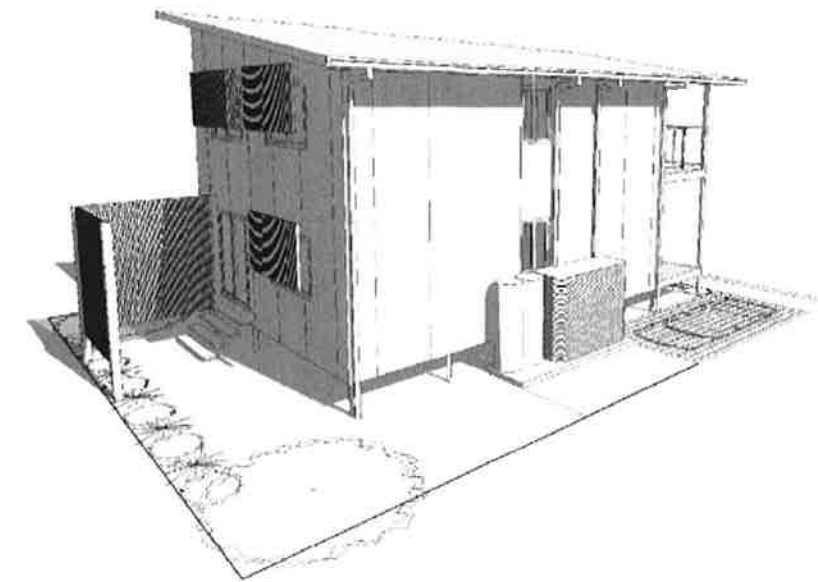
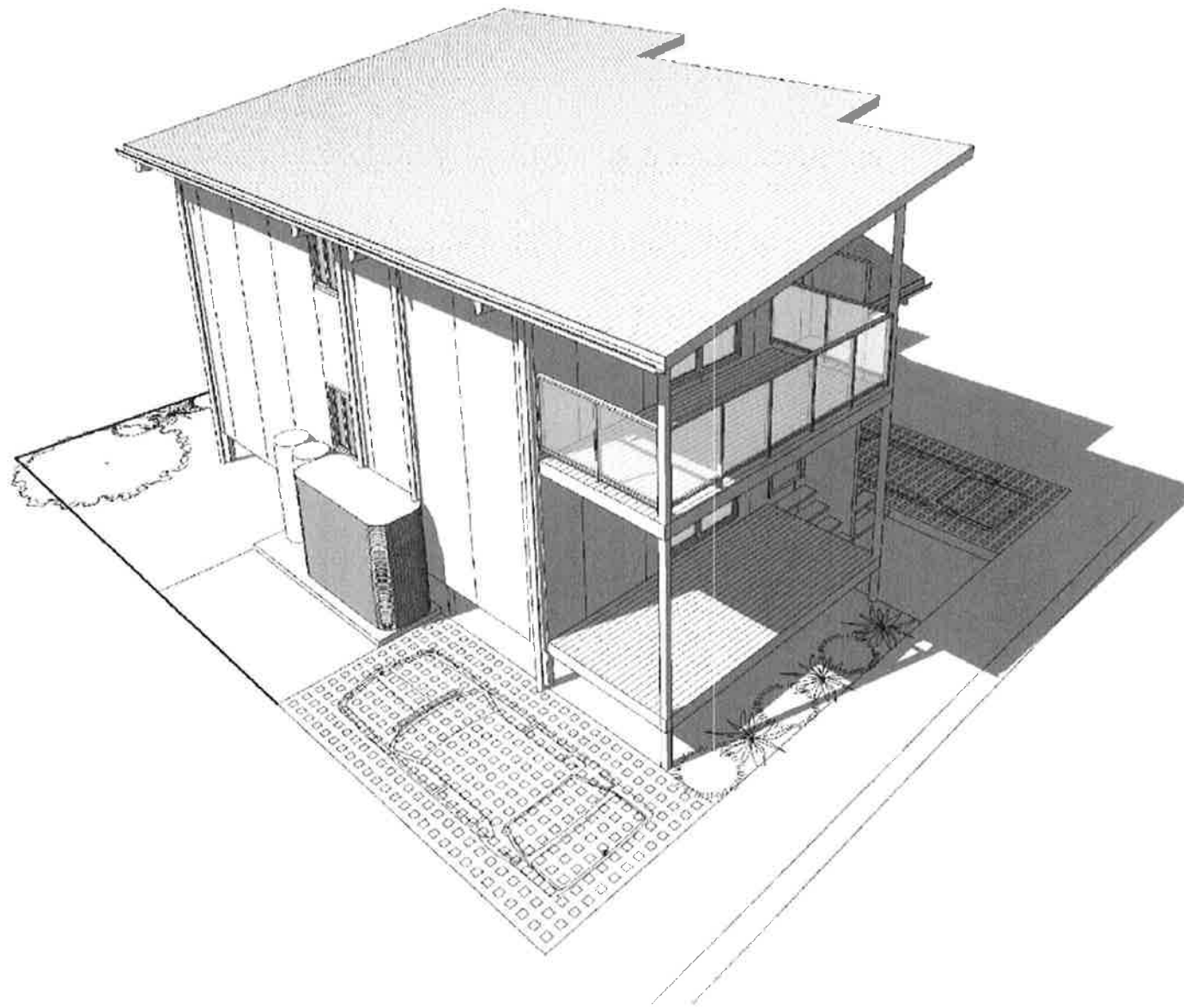
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TYPE A-RV - PERSPECTIVE

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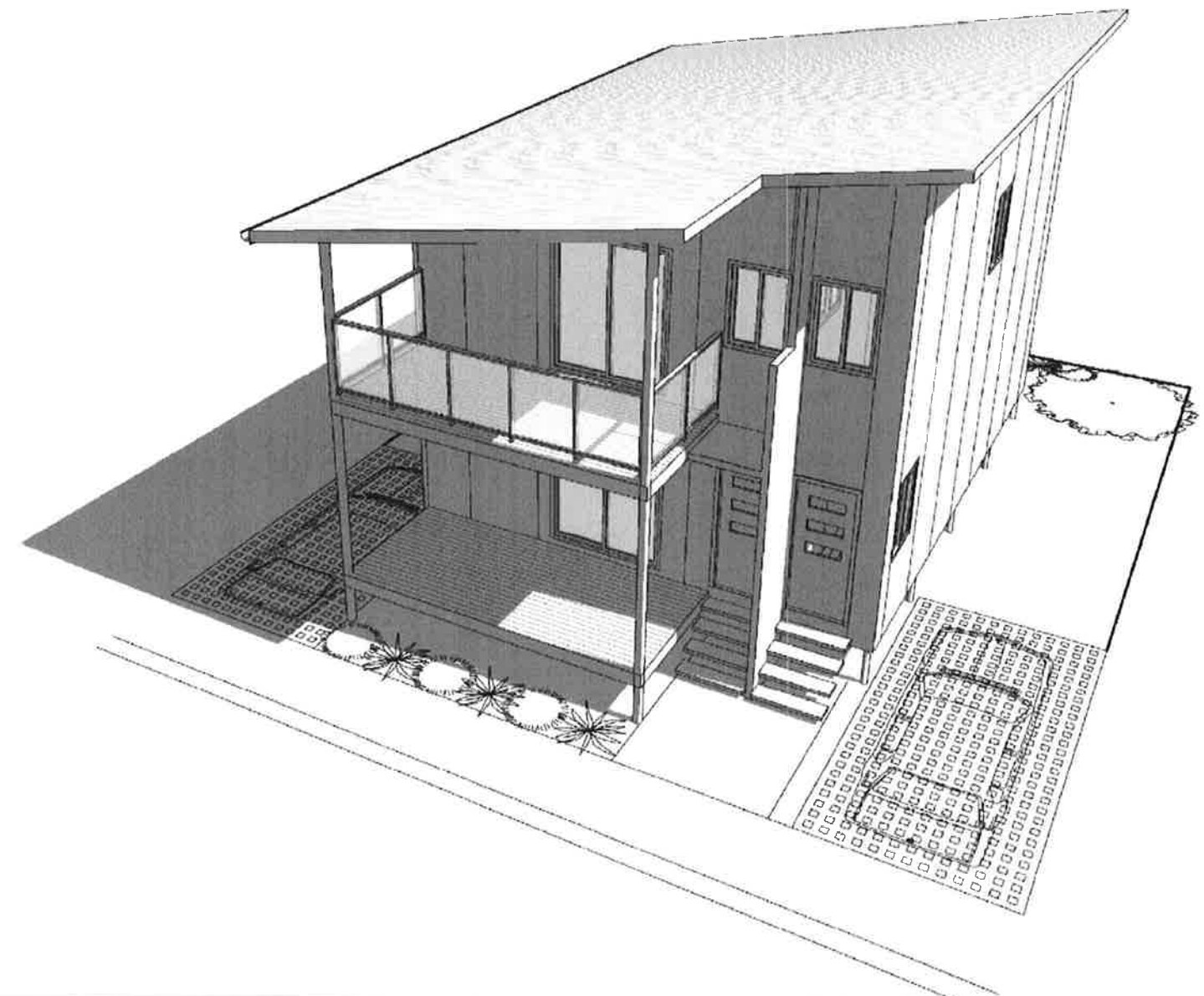
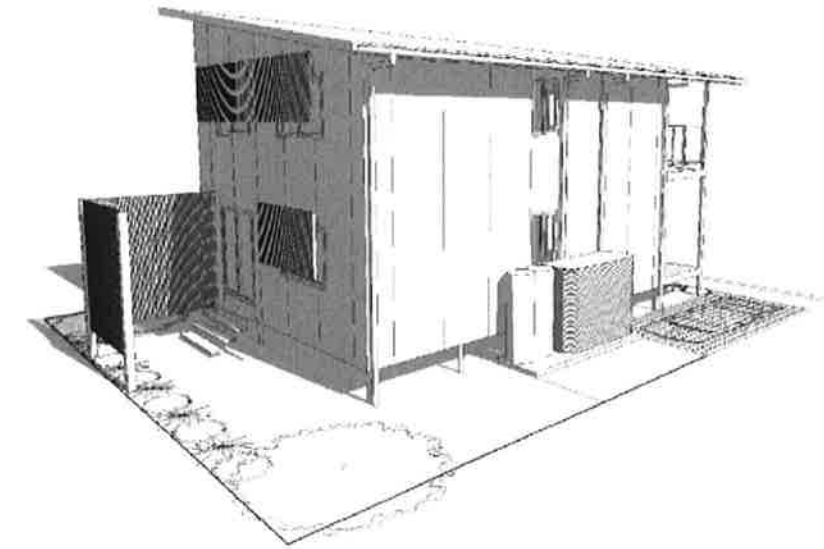
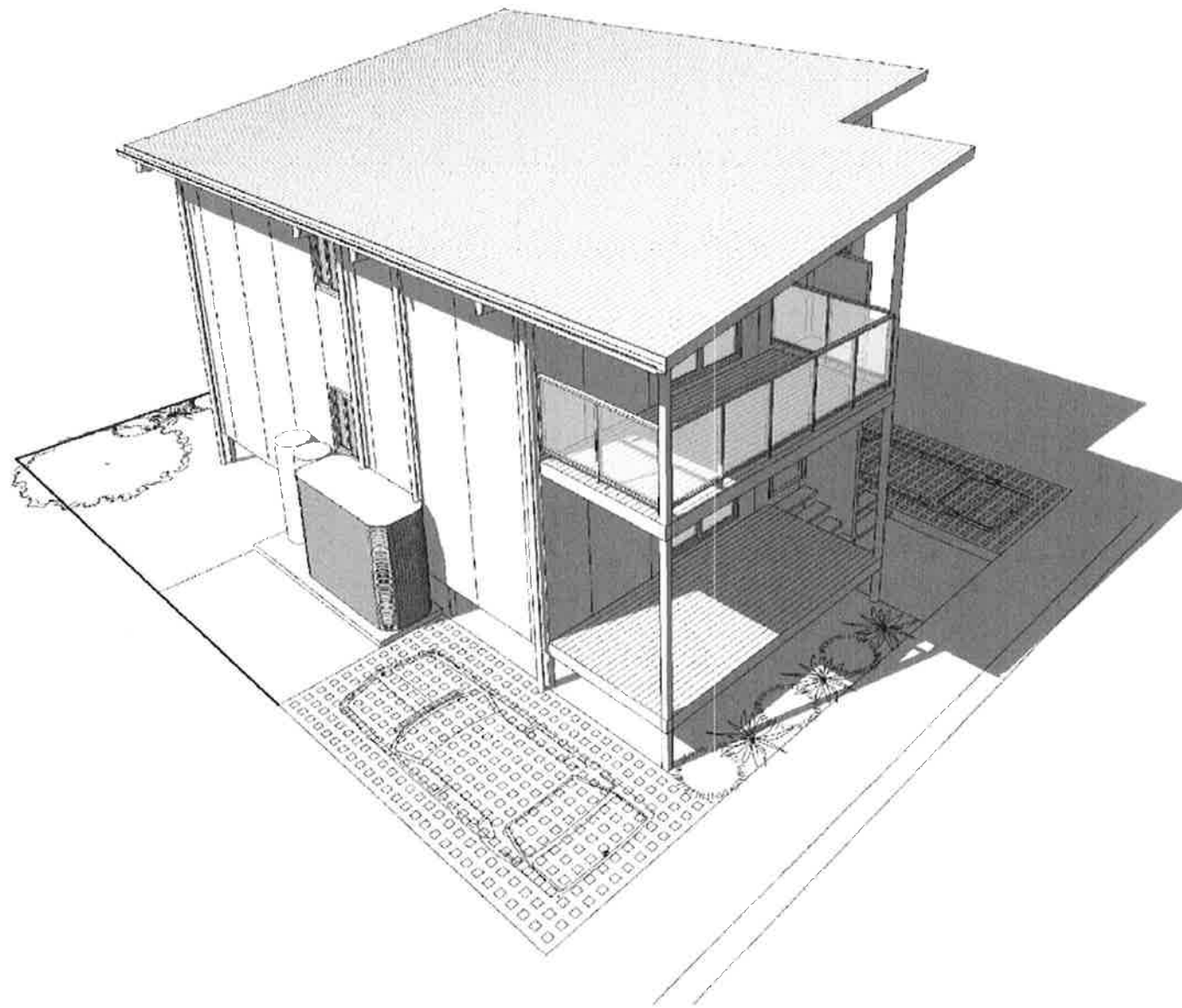


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TYPE B - PERSPECTIVE

APR 2011 | Concept Design | SD - P09 | 03

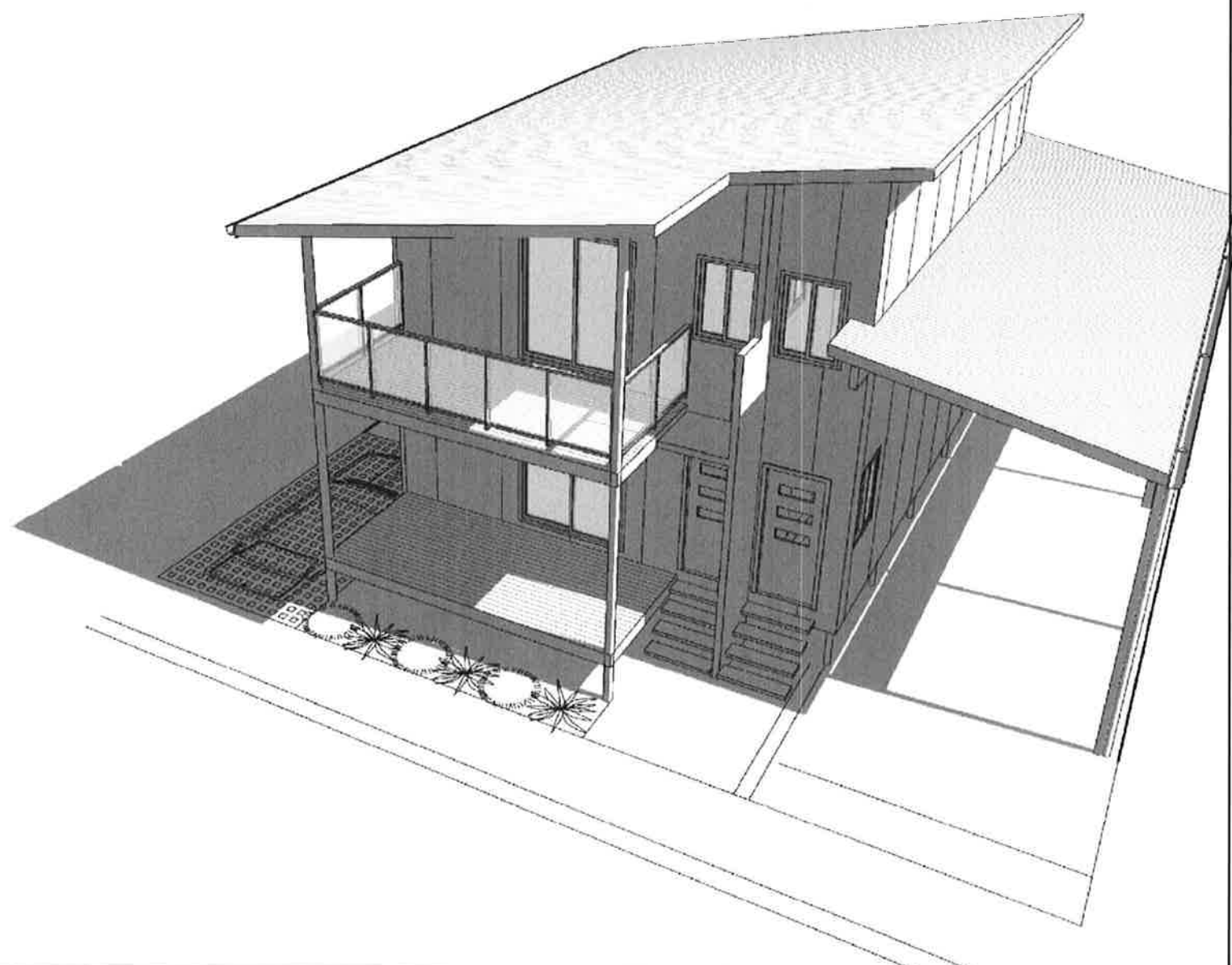
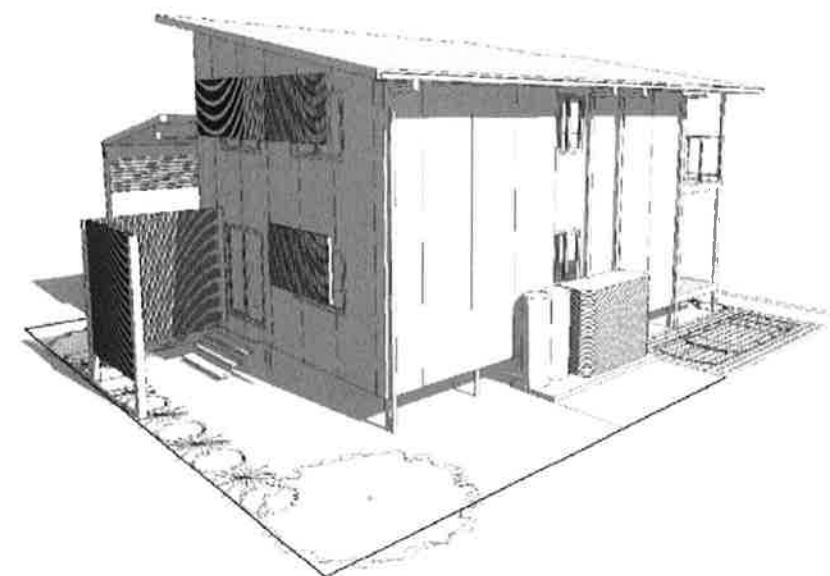
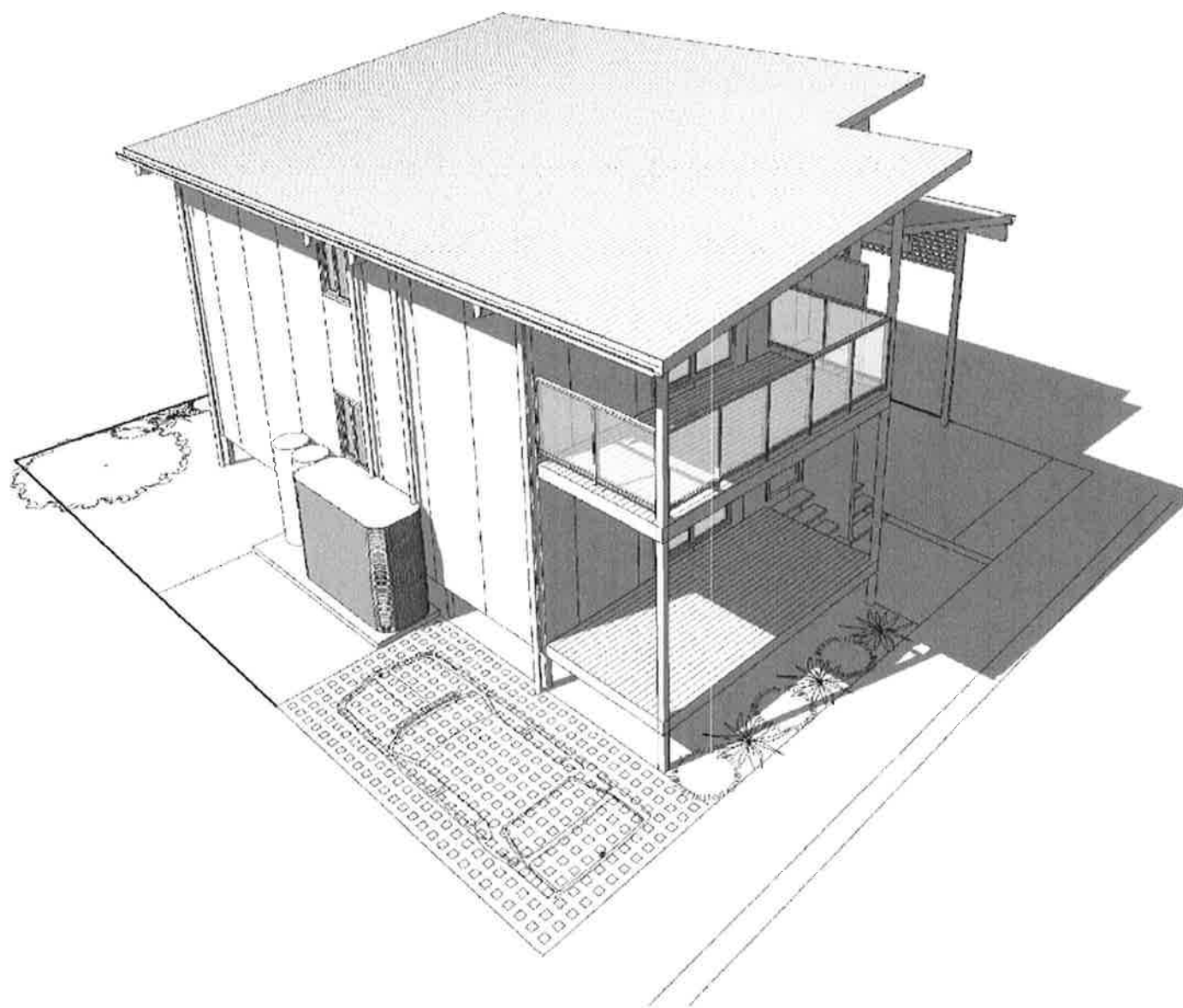


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TYPE B-2 - PERSPECTIVE

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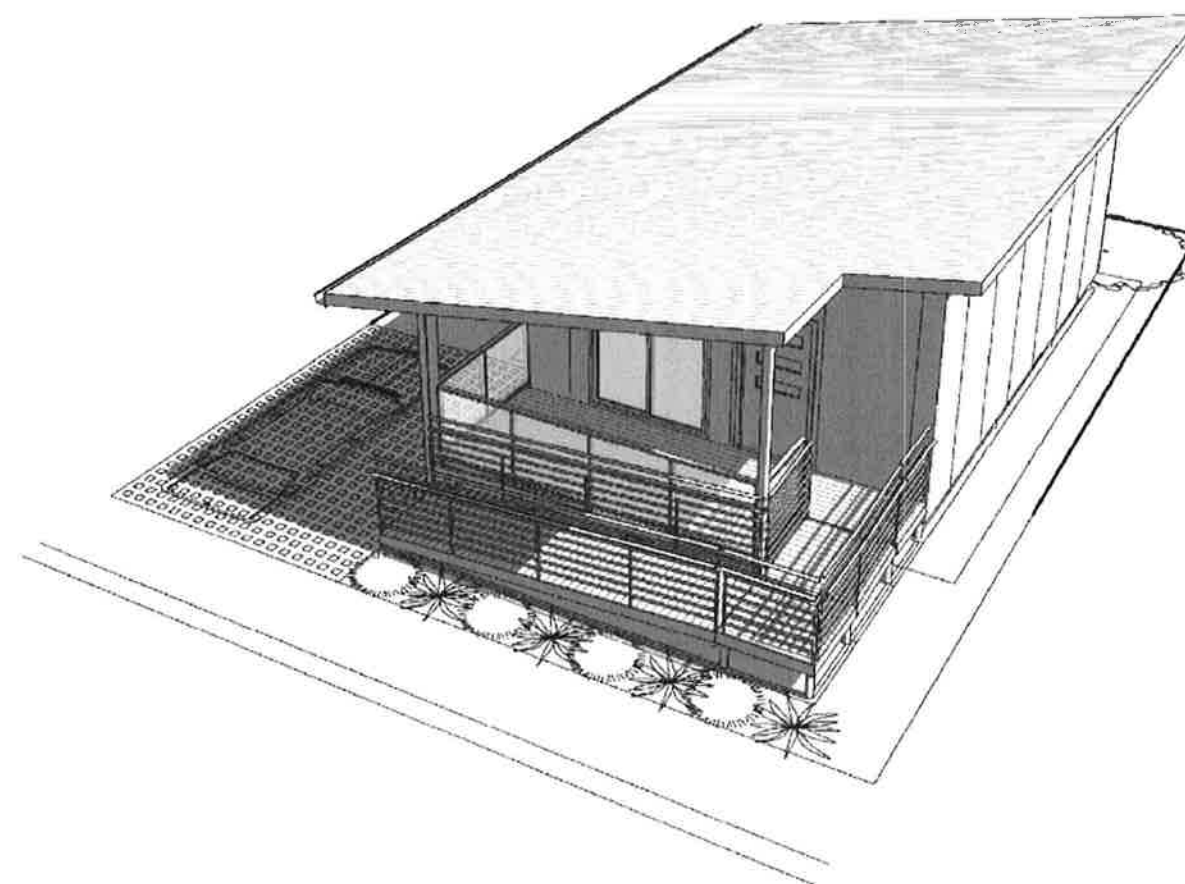
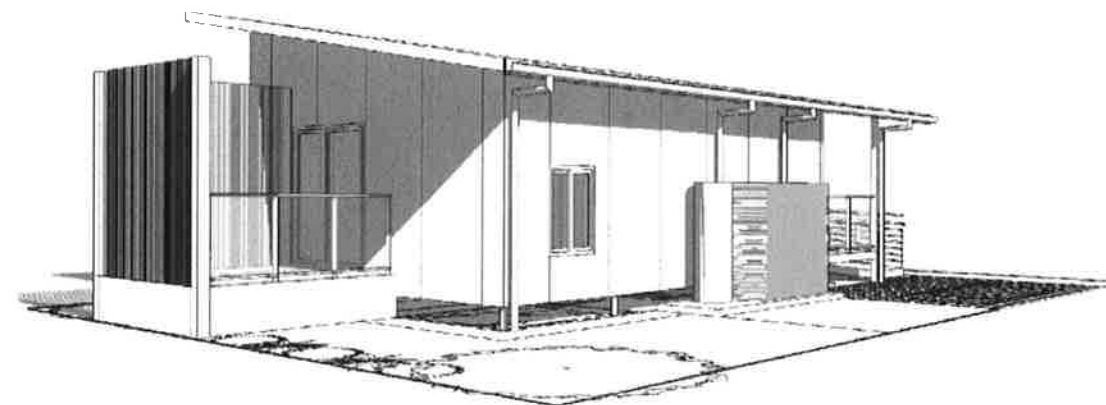
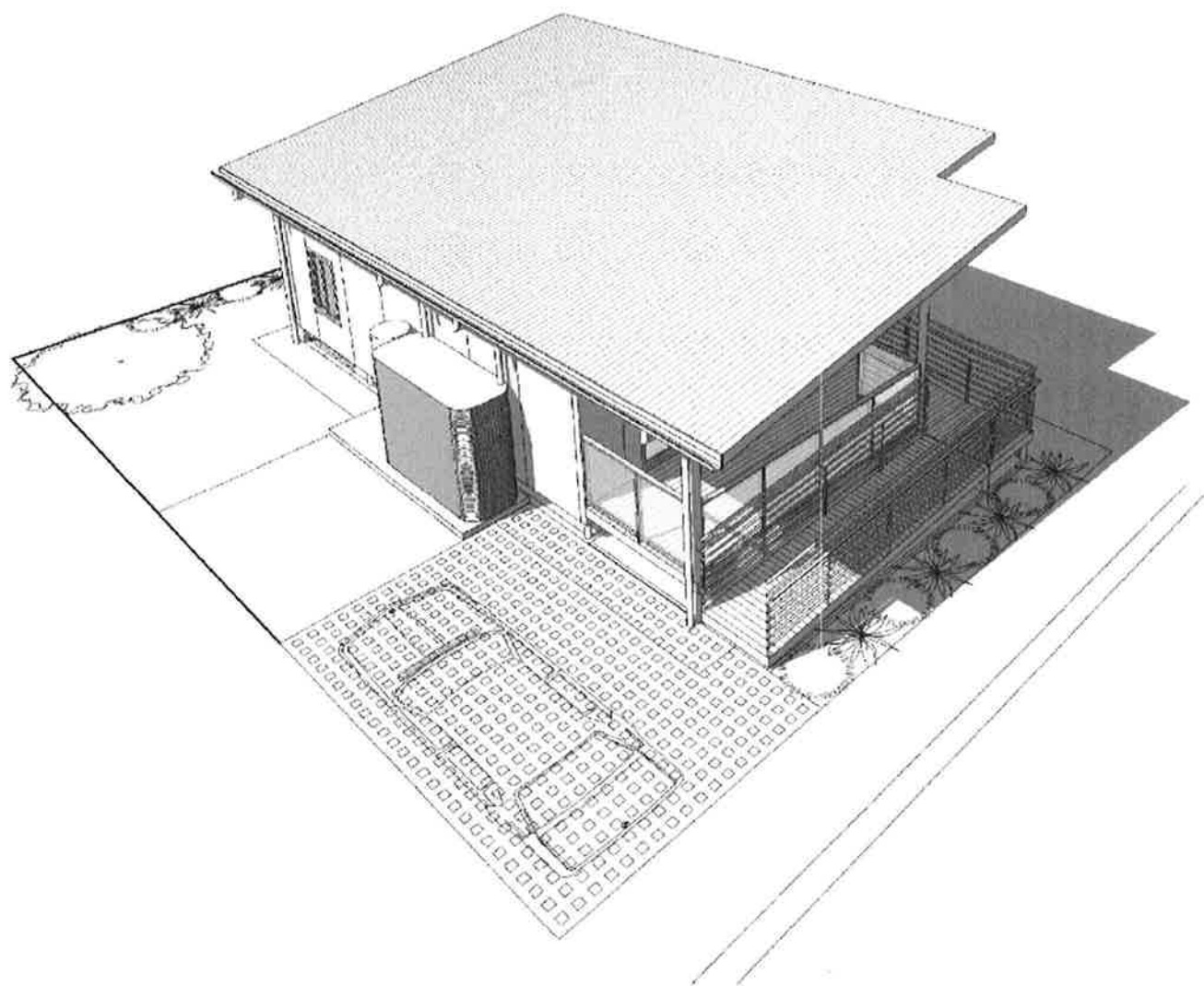
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TYPE B-RV - PERSPECTIVE

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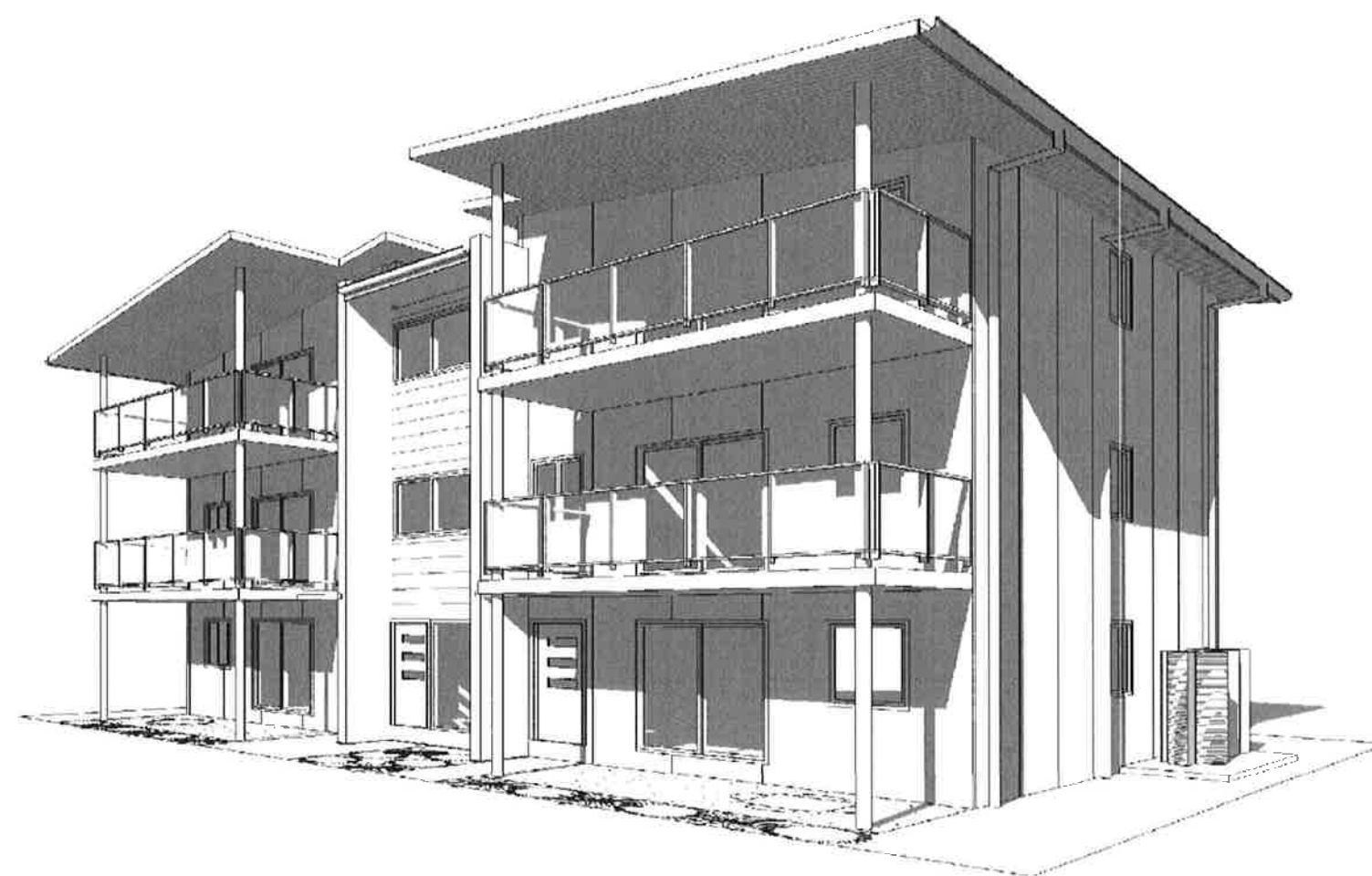
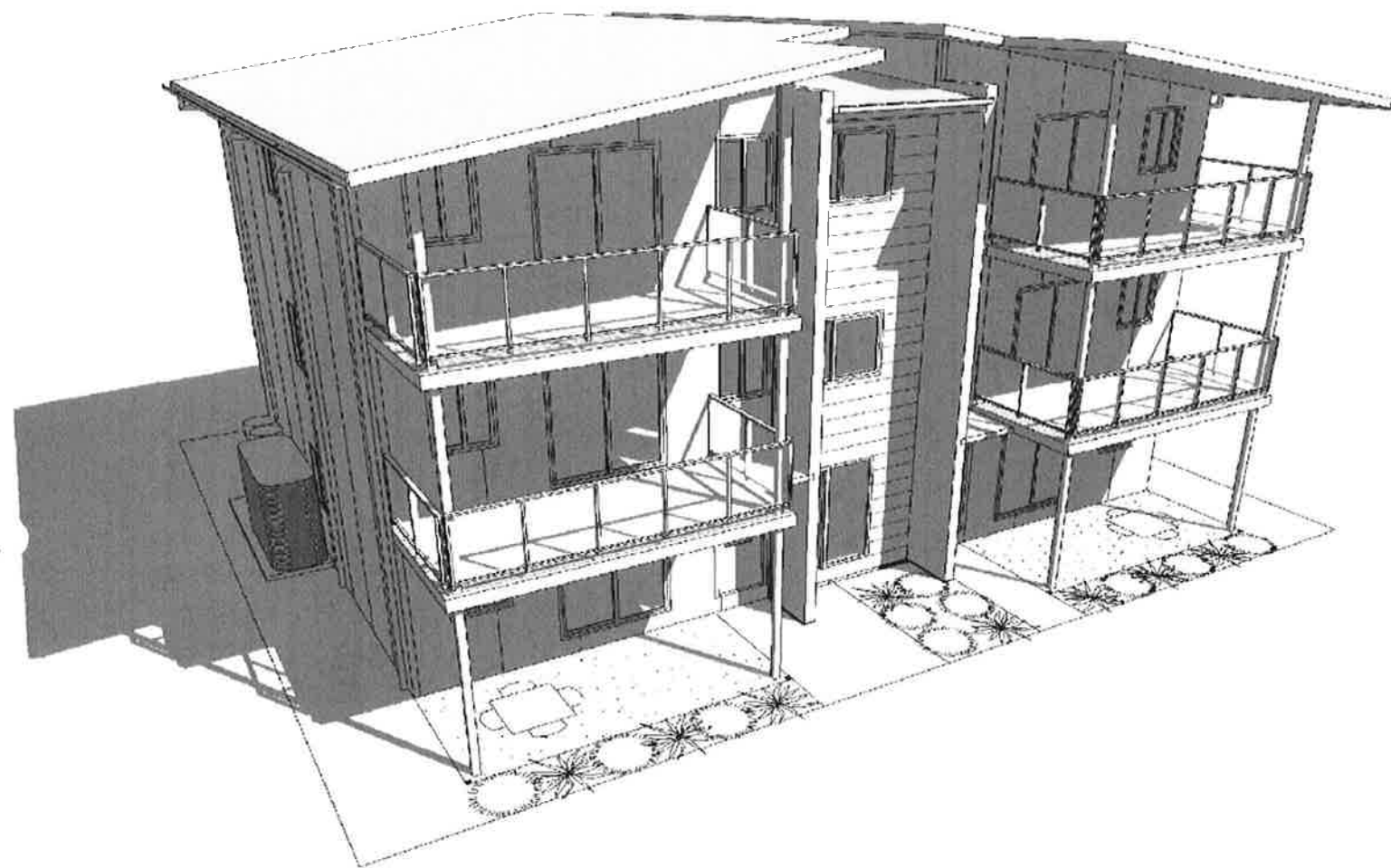
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TYPE D - PERSPECTIVE

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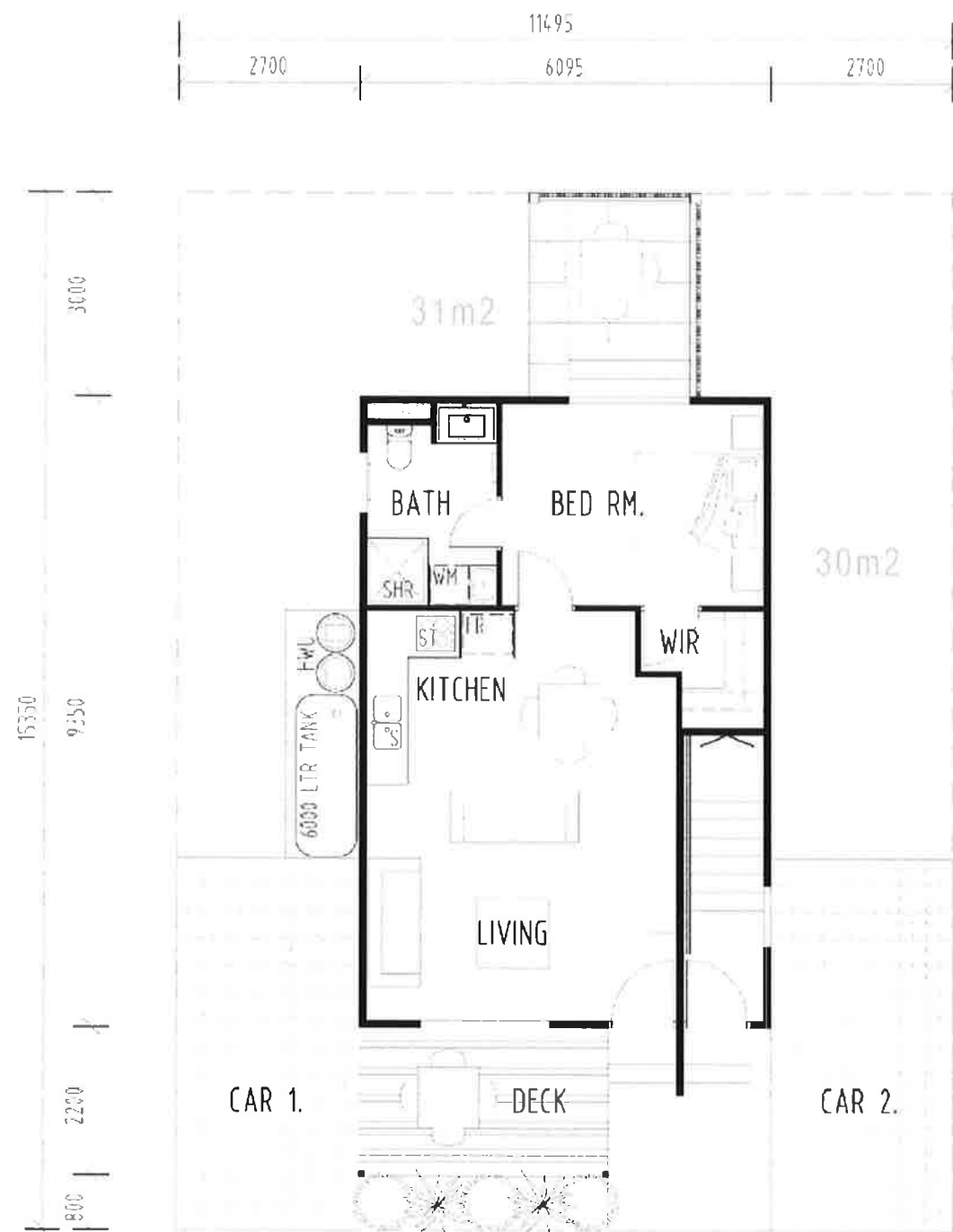
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TYPE E - PERSPECTIVE

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GROUND FLOOR PLAN



UPPER FLOOR PLAN

40m² PRIVATE OPEN SPACE

GROUND FLOOR

LIVING 50.7 m²
DECK 8.1 m²

UPPER FLOOR

LIVING 56.9 m²
DECK 8.1 m²

TOTAL 123.8 m²

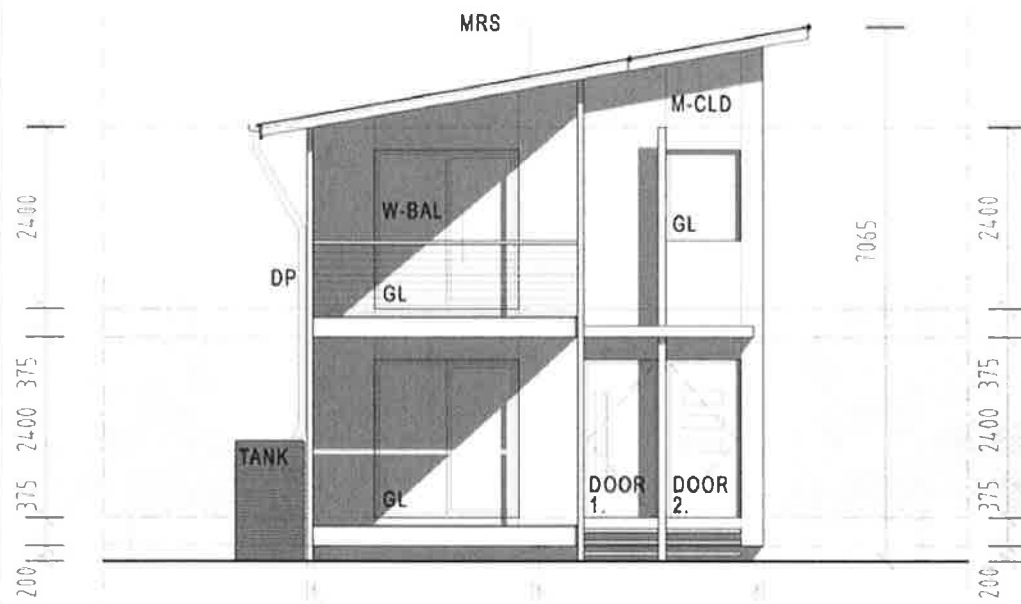
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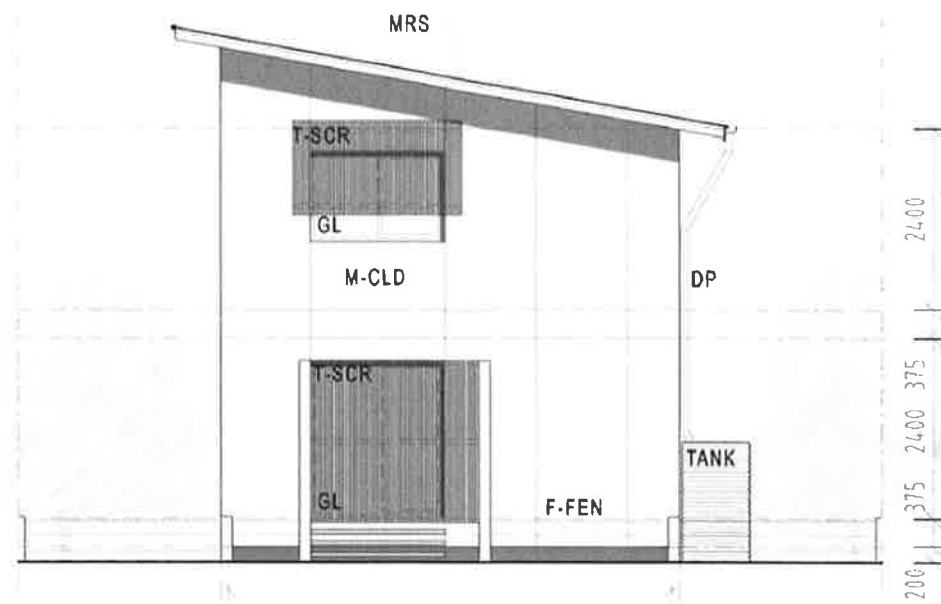
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TYPE A - 1 BED PLANS

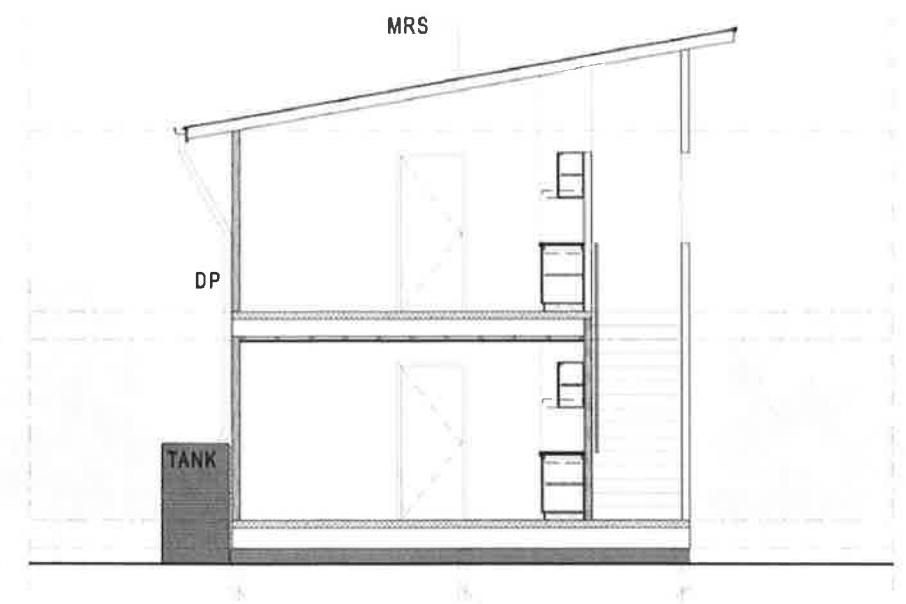
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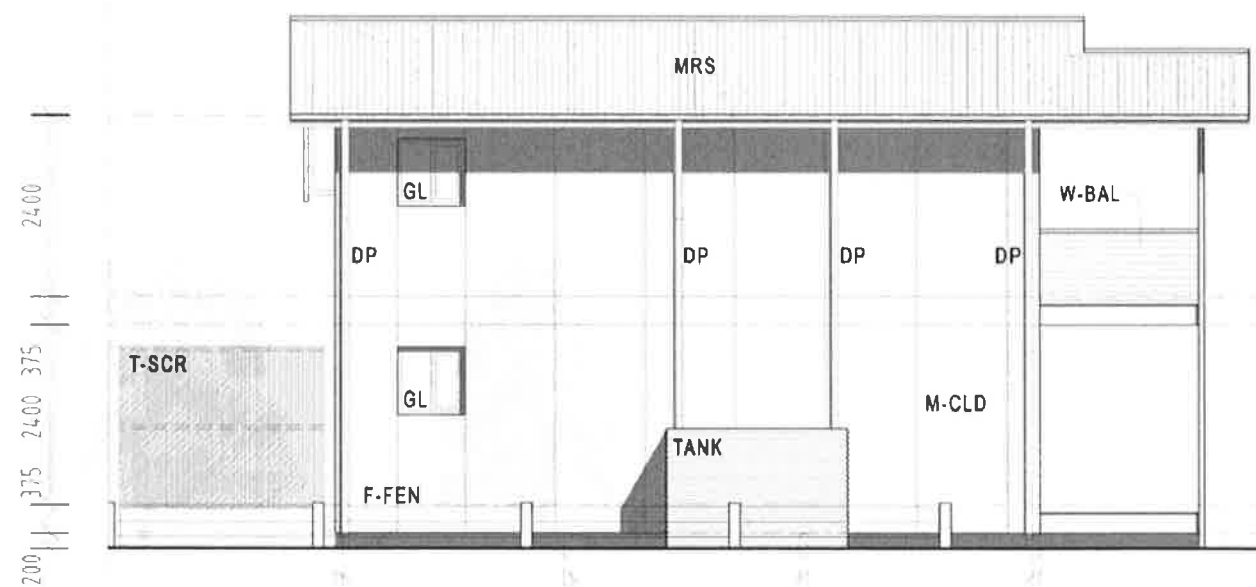
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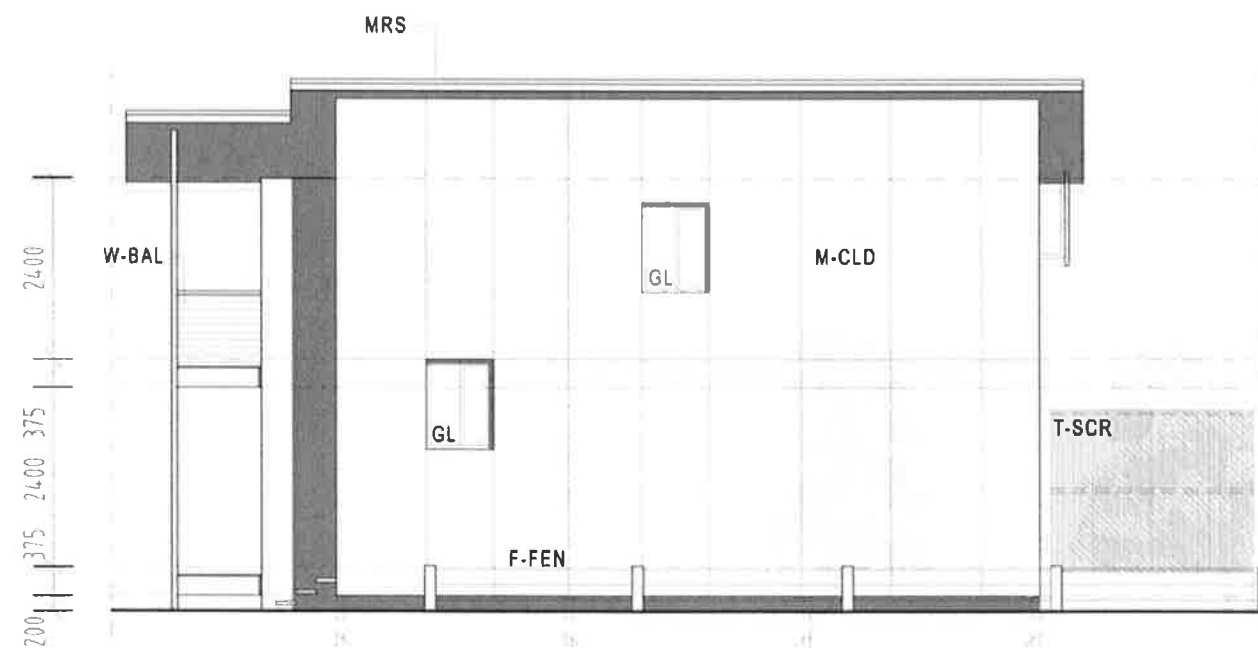
REAR ELEVATION



CROSS SECTION



SIDE ELEVATION



SIDE ELEVATION

LEGEND

DP DOWNPIPE - POWDERCOATED
B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
GL GLAZING - POWDERCOATED WINDOW FRAMES
T-SCR TIMBER SCREEN
M-CLD INSULATED FOAM METAL CLADDING

MRS INSULATED PANEL METAL ROOF SHEETING
TANK WATER HARVEST TANK
W-BAL WIRE BALUSTRADING
F-FEN FAUNA SAFE FENCE 600 HIGH WIRE
STR 300mm STRIA HORIZONTAL CLADDING

NOTE: GROUND LEVELS WILL VARY DEPENDING ON GRADE AND LOT LOCATION. DWELLINGS ARE TO BE ON ADJUSTABLE SCREW PIERS TO ACCOMMODATE FALLS OVER SITE.

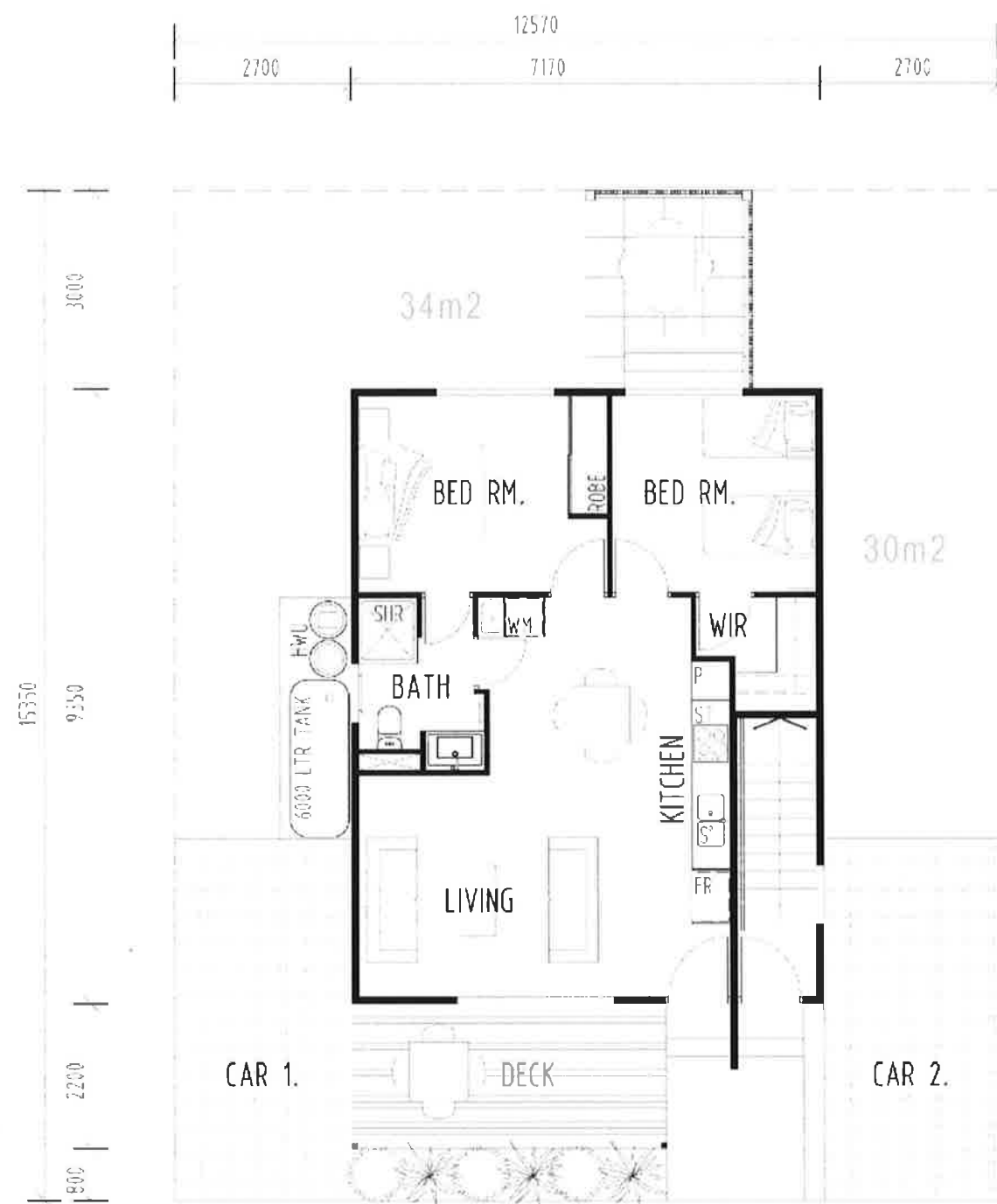
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TYPE A - 1 BED ELEVS

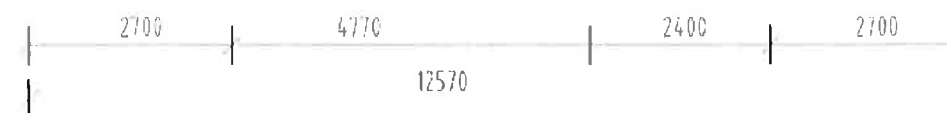
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GROUND FLOOR PLAN



UPPER FLOOR PLAN



GROUND FLOOR

LIVING 60.8 m²
DECK 10.5 m²

UPPER FLOOR

LIVING 67.1 m²
DECK 10.5 m²

TOTAL 148.9 m²

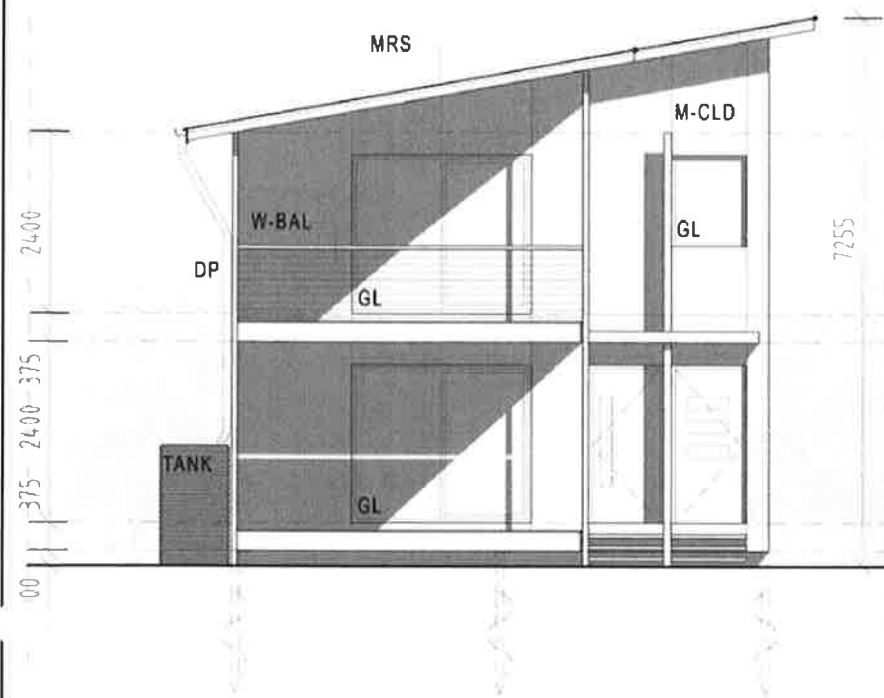
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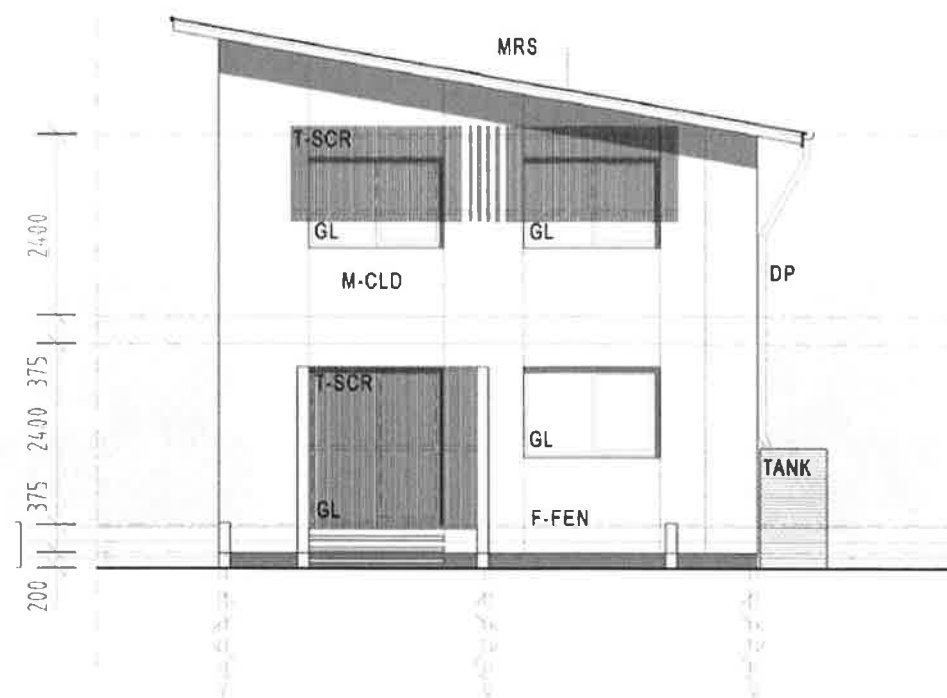
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TYPE B - 2 BED PLANS

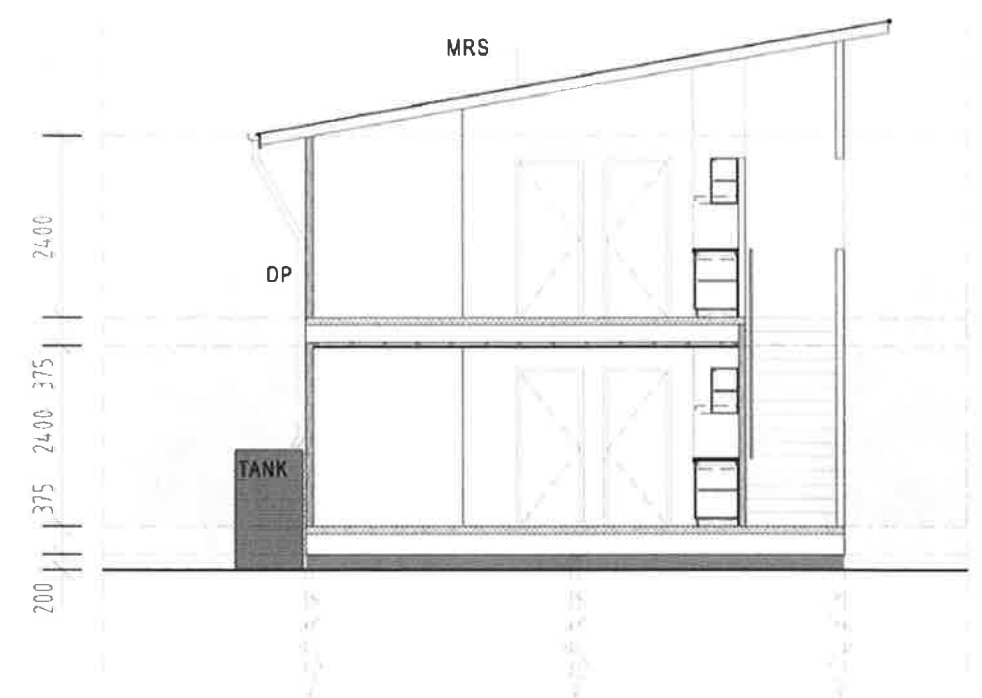
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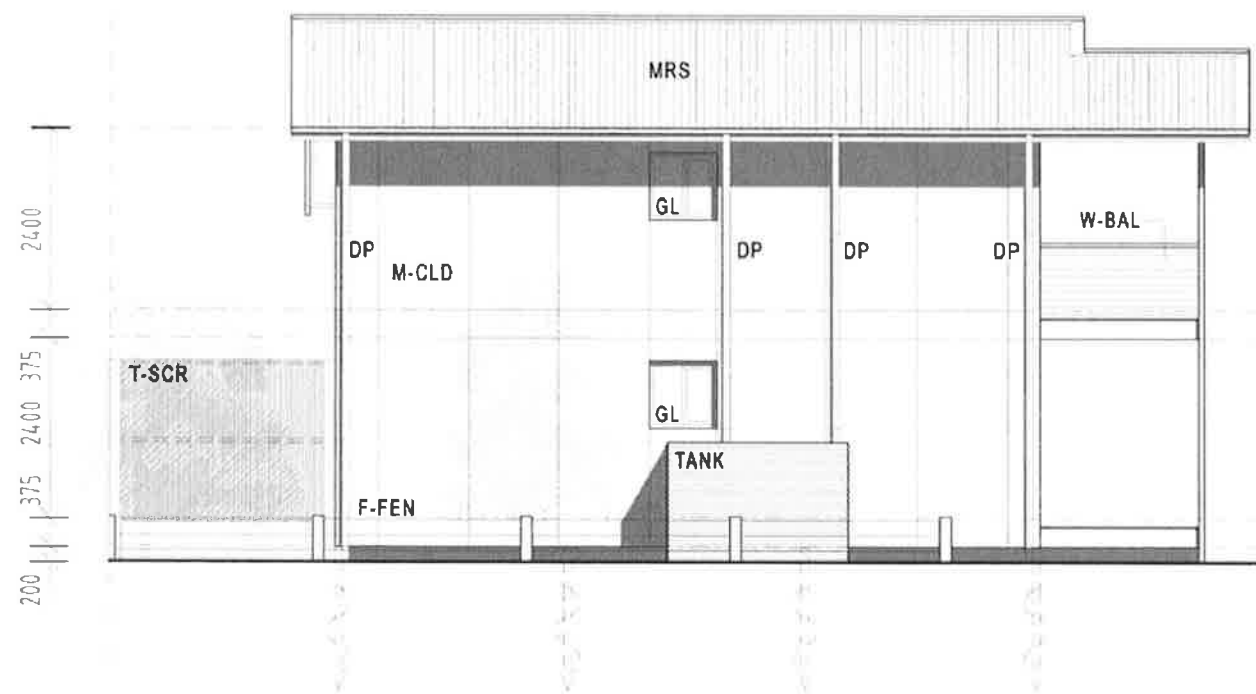
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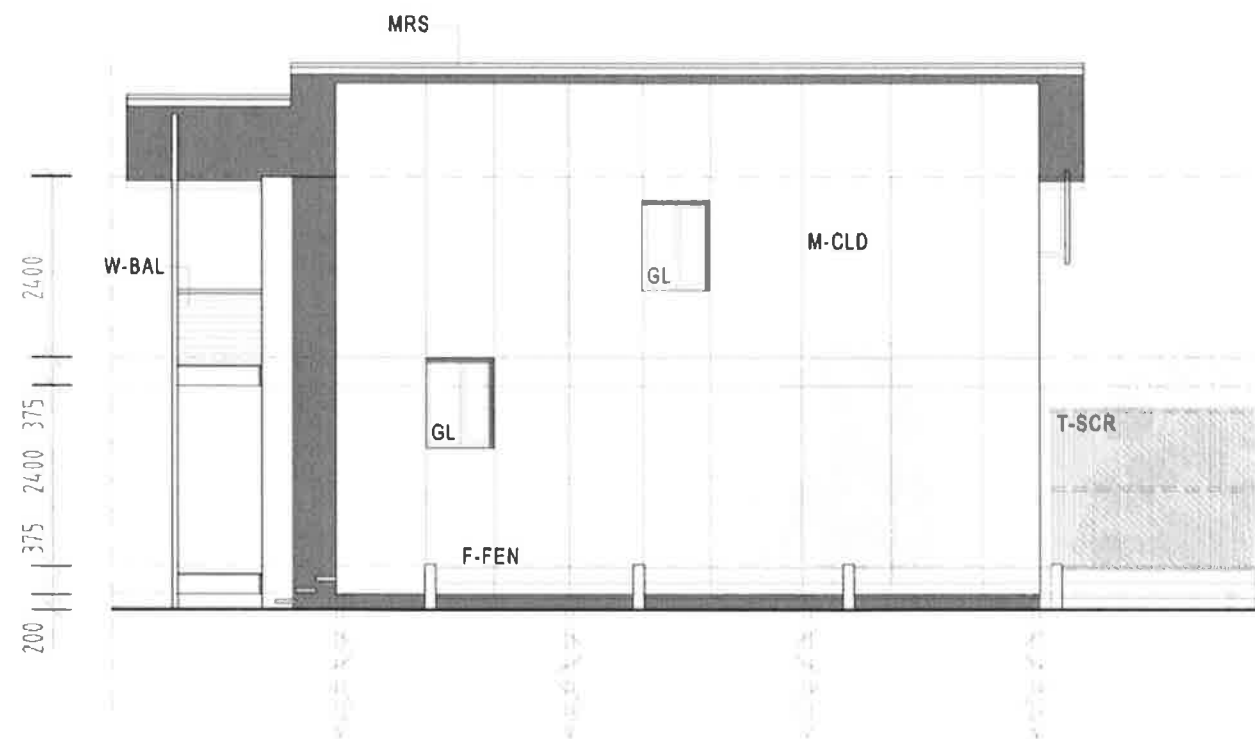
REAR ELEVATION



CROSS SECTION



SIDE ELEVATION



SIDE ELEVATION

LEGEND

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B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
GL GLAZING - POWDERCOATED WINDOW FRAMES
T-SCR TIMBER SCREEN
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STR 300mm STRIA HORIZONTAL CLADDING

NOTE: GROUND LEVELS WILL VARY DEPENDING ON GRADE AND LOT LOCATION. DWELLINGS ARE TO BE ON ADJUSTABLE SCREW PIERS TO ACCOMMODATE FALLS OVER SITE.

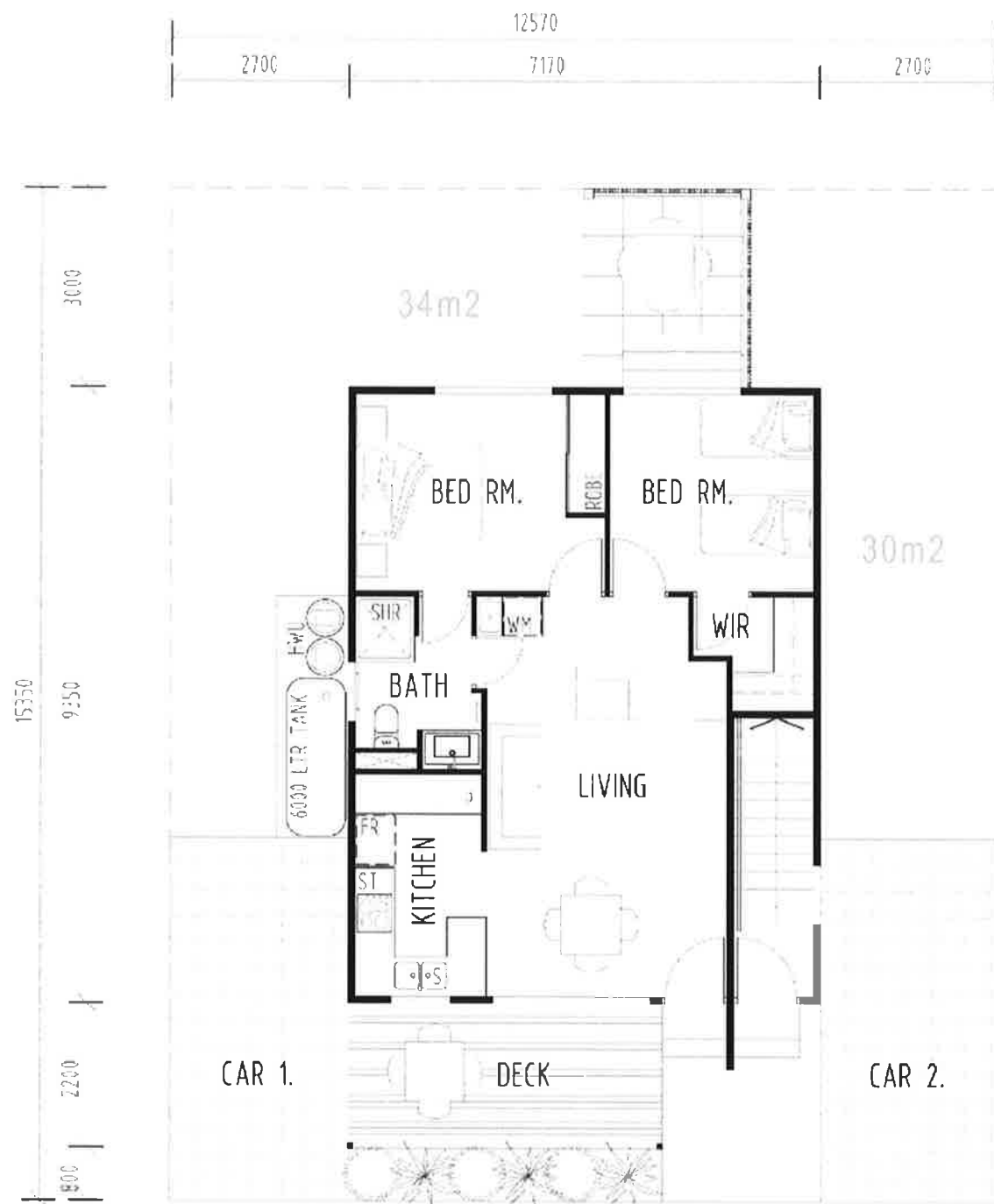
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TYPE B - 2 BED ELEVS

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GROUND FLOOR PLAN



UPPER FLOOR PLAN

40m² PRIVATE OPEN SPACE

GROUND FLOOR

LIVING 60.8 m²
DECK 10.5 m²

UPPER FLOOR

LIVING 67.1 m²
DECK 10.5 m²

TOTAL 148.9 m²

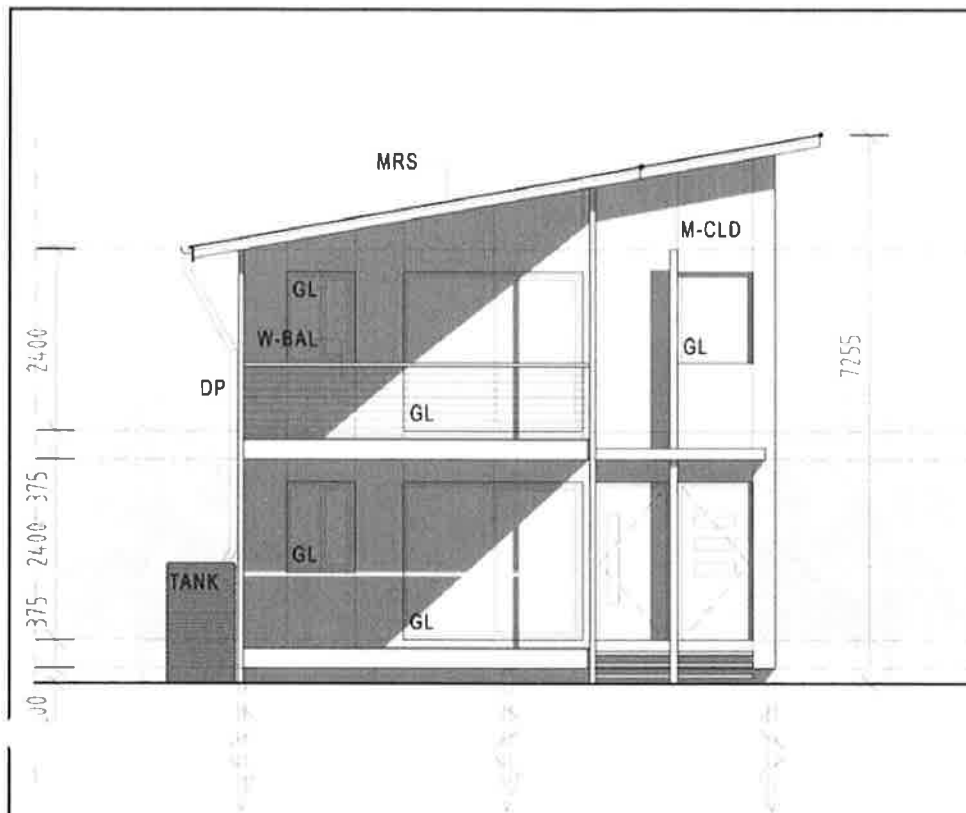
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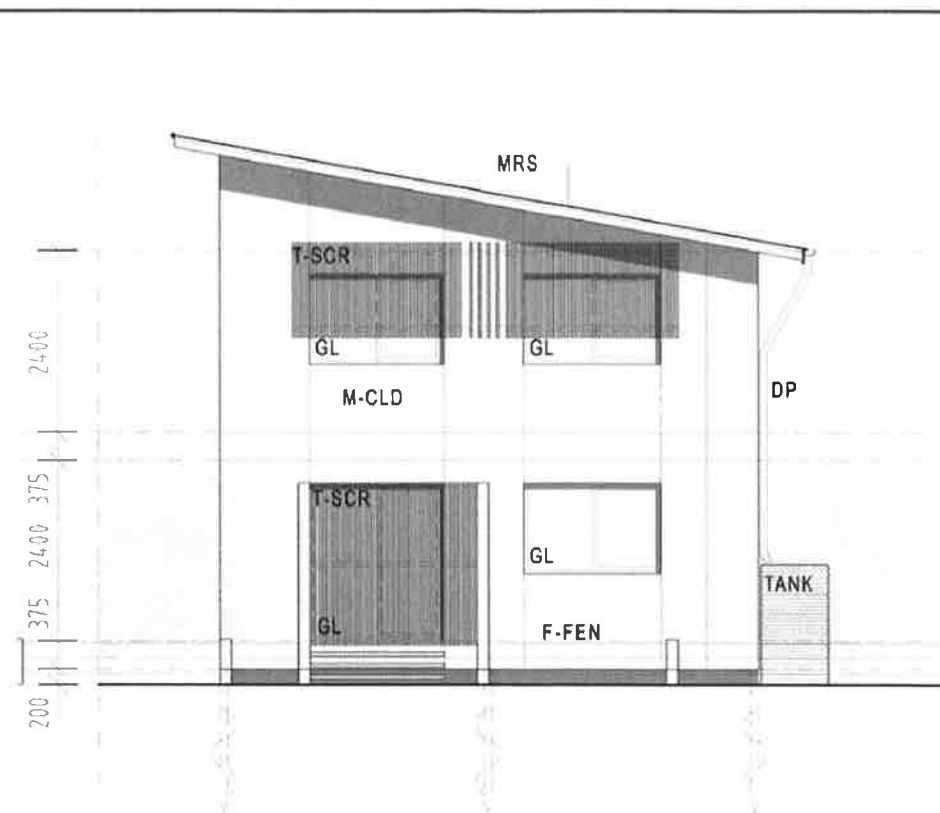
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TYPE C - 2 BED PLANS

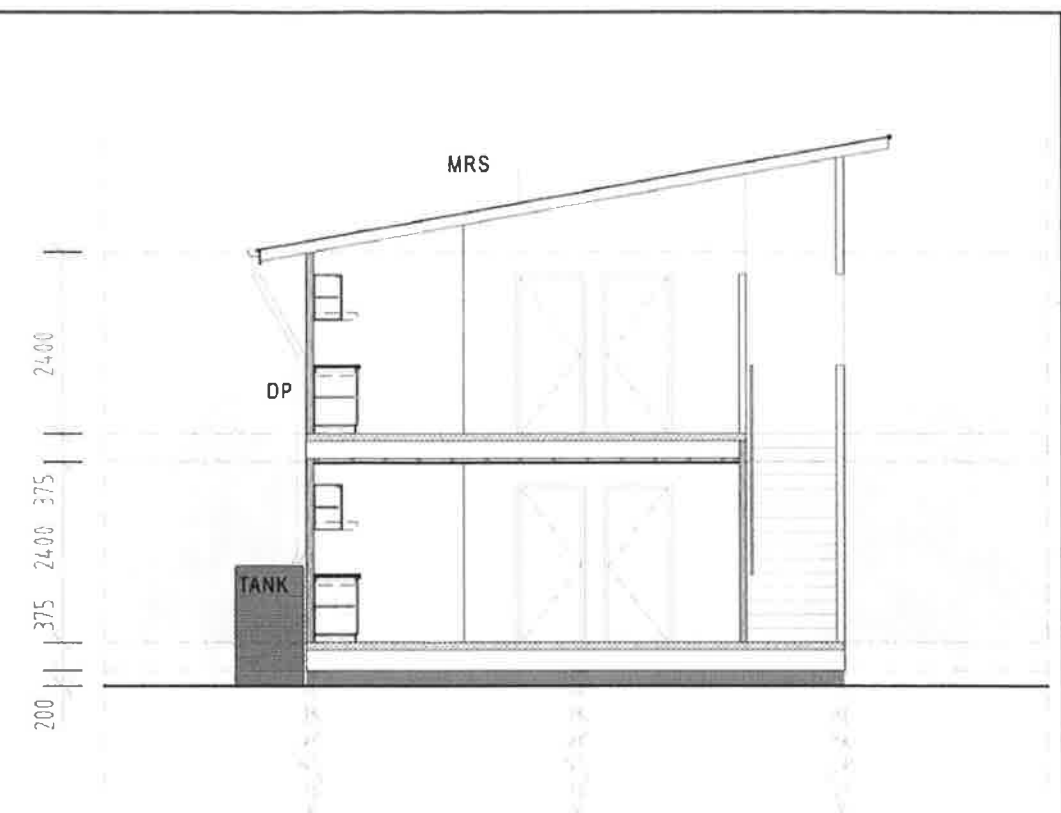
MAR 2012 Concept Design SD - U03-1 05



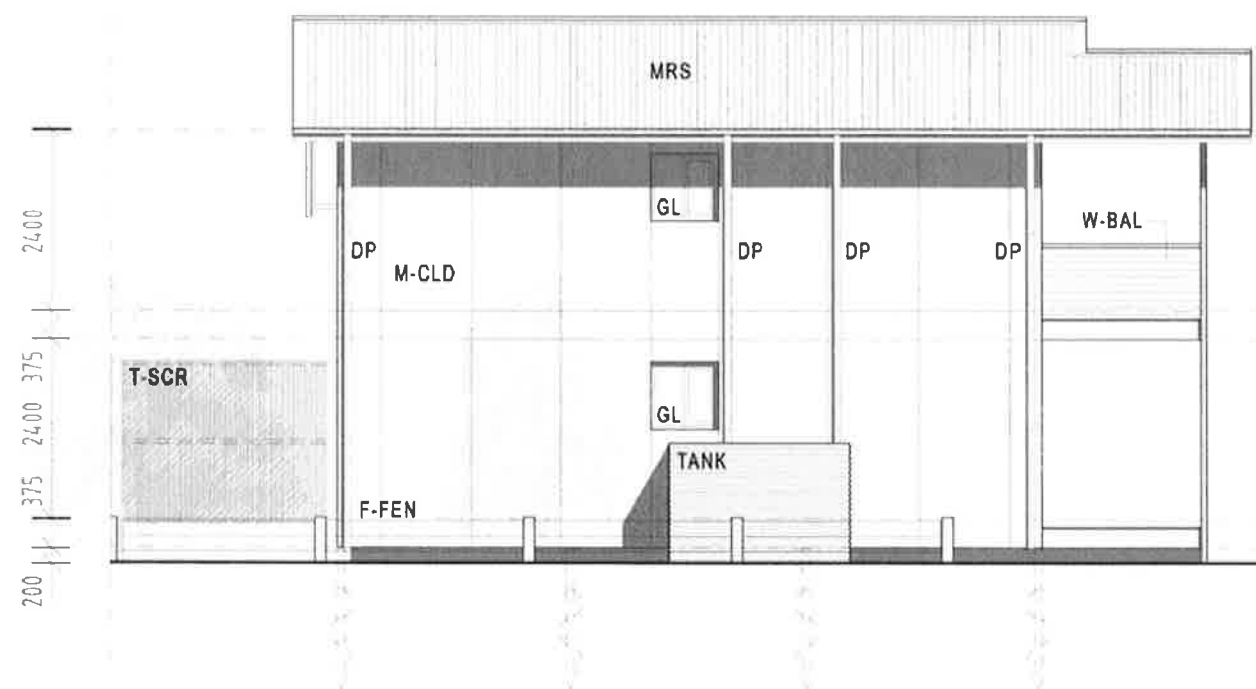
FRONT ELEVATION



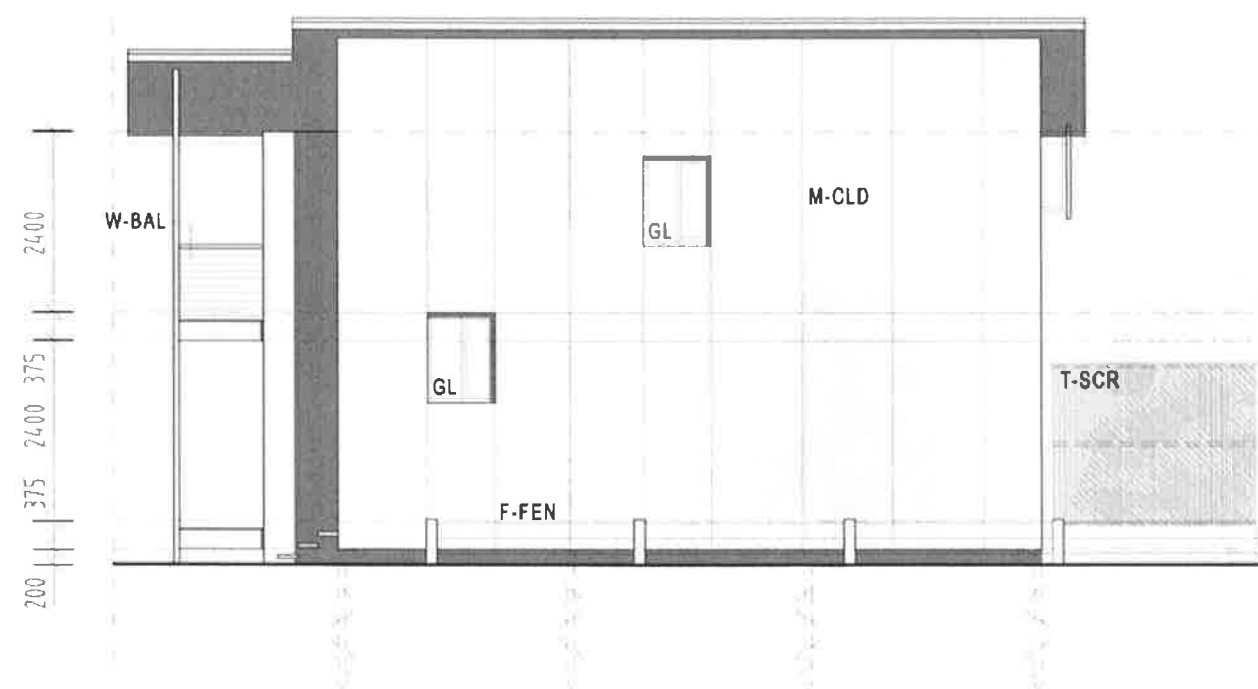
REAR ELEVATION



CROSS SECTION



SIDE ELEVATION



SIDE ELEVATION

LEGEND

DP DOWNPIPE - POWDERCOATED
B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
GL GLAZING - POWDERCOATED WINDOW FRAMES
T-SCR TIMBER SCREEN
M-CLD INSULATED FOAM METAL CLADDING

MRS INSULATED PANEL METAL ROOF SHEETING
TANK WATER HARVEST TANK
W-BAL WIRE BALUSTRADING
F-FEN FAUNA SAFE FENCE 600 HIGH WIRE
STR 300mm STRIA HORIZONTAL CLADDING

NOTE: GROUND LEVELS WILL VARY DEPENDING ON GRADE AND LOT LOCATION. DWELLINGS ARE TO BE ON ADJUSTABLE SCREW PIERS TO ACCOMMODATE FALLS OVER SITE.

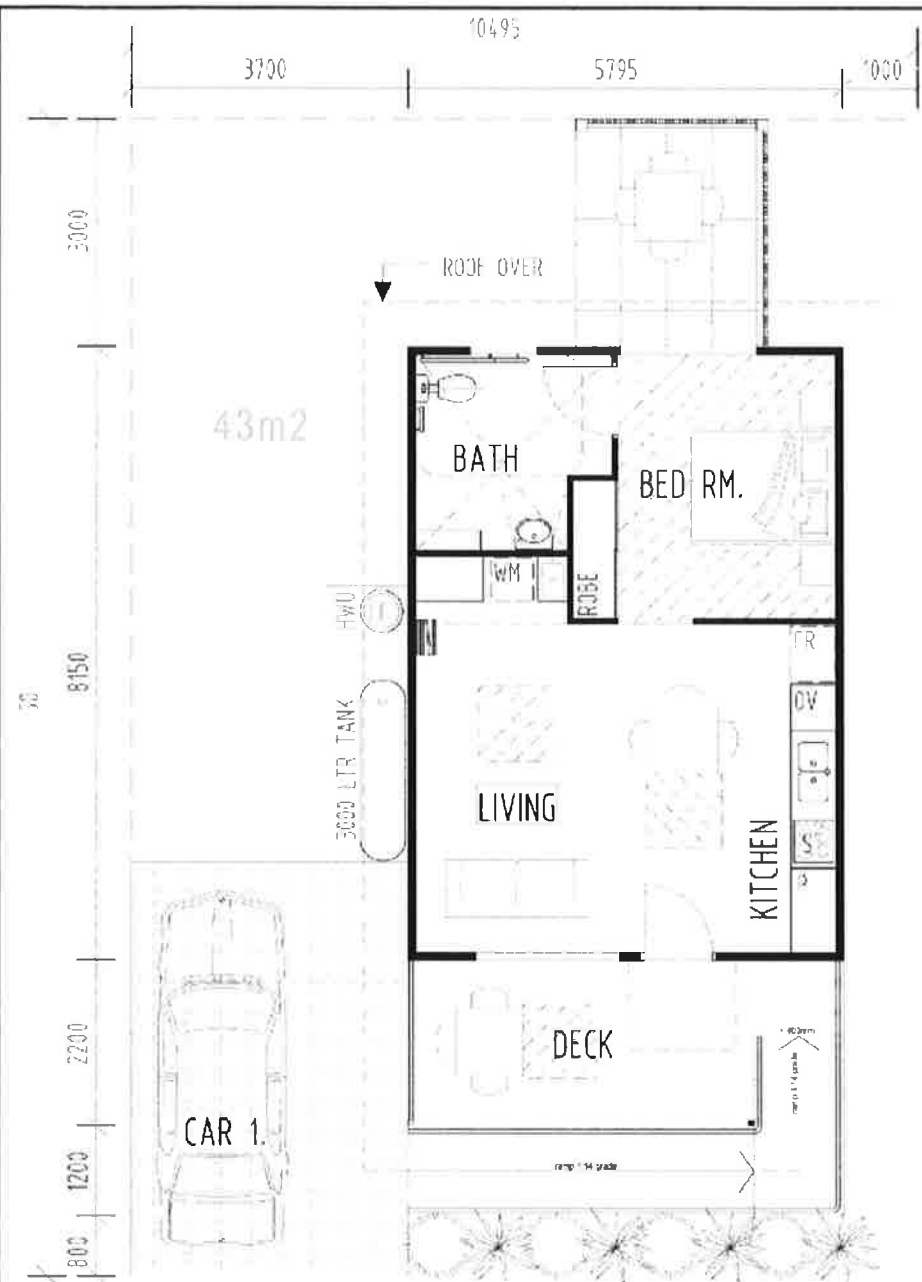
RIVER HEIGHTS - TOURIST ACCOMODATION
KIRKWOOD RD, TWEED HEADS NSW

Paul Ziukelis.architects

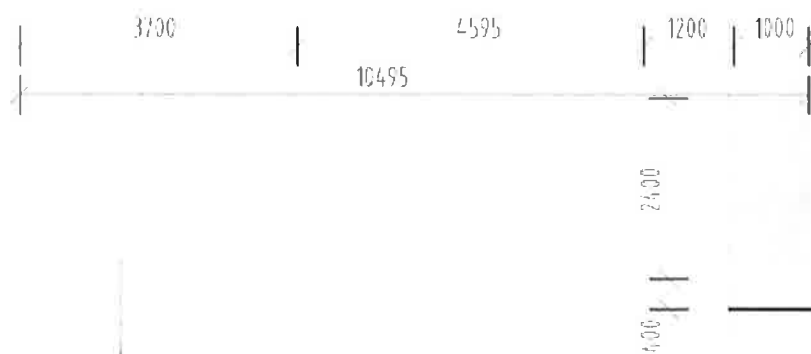
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TYPE C - 2 BED ELEVS

MAR 2012 Concept Design SD - U03-2 05



FLOOR PLAN

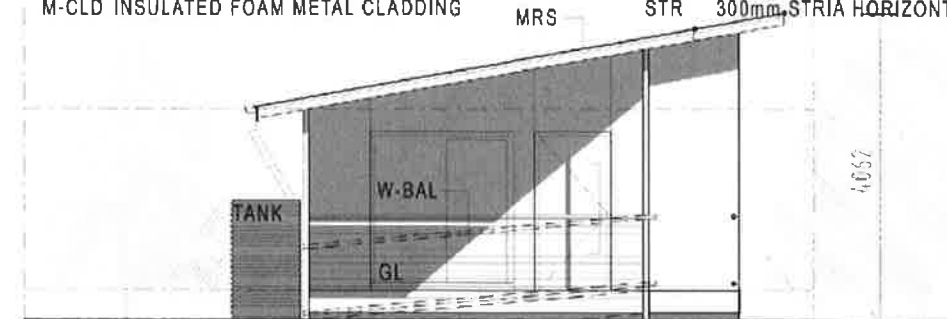


CROSS SECTION

LEGEND

DP DOWNPIPE - POWDERCOATED
B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
GL GLAZING - POWDERCOATED WINDOW FRAMES
T-SCR TIMBER SCREEN
M-CLD INSULATED FOAM METAL CLADDING

MRS INSULATED PANEL METAL ROOF SHEETING
TANK WATER HARVEST TANK
W-BAL WIRE BALUSTRADING
F-FEN FAUNA SAFE FENCE 600 HIGH WIRE
STR 300mm STRIA HORIZONTAL CLADDING



FRONT ELEVATION

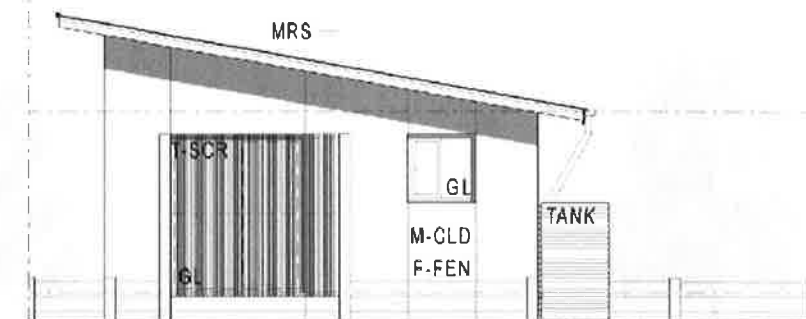
40m² PRIVATE OPEN SPACE

GROUND FLOOR

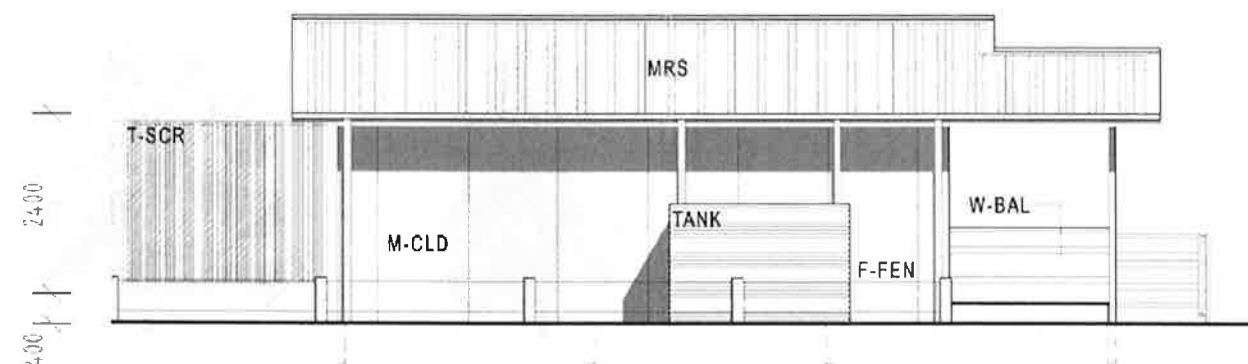
LIVING 47.2 m²
DECK & RAMP 19.7 m²

TOTAL 66.9 m²

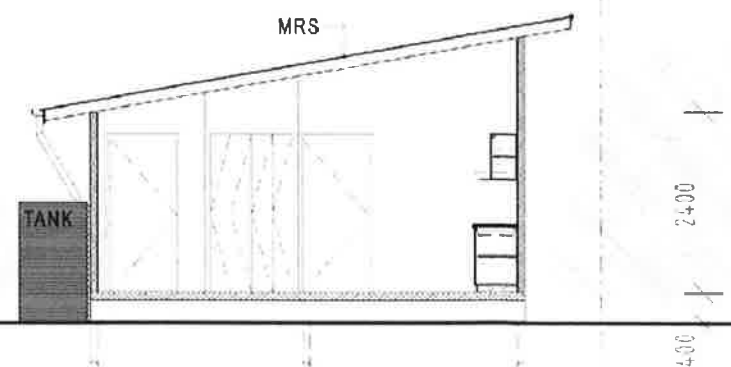
NOTE: GROUND LEVELS WILL VARY DEPENDING ON GRADE AND LOT LOCATION. DWELLINGS ARE TO BE ON ADJUSTABLE SCREW PIERS TO ACCOMMODATE FALLS OVER SITE.



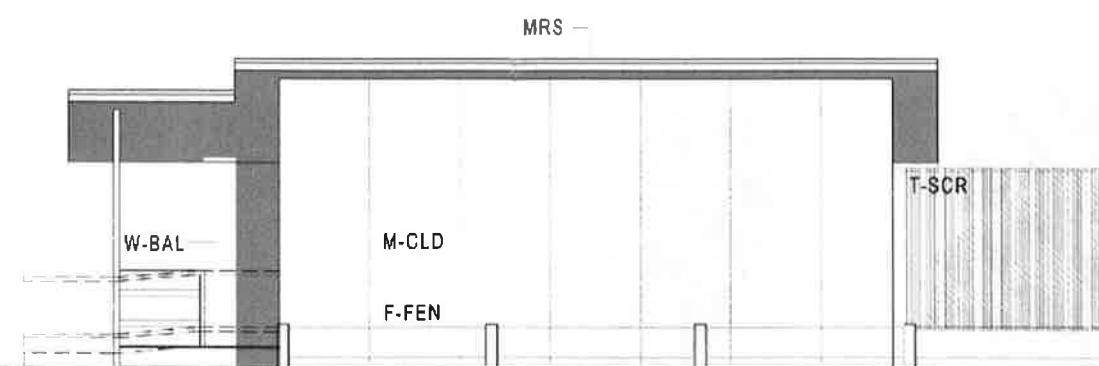
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



RIVER HEIGHTS - TOURIST ACCOMODATION

KIRKWOOD RD, TWEED HEADS NSW

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TYPE D - 1 BED DISABLED

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SD - U04-1 05



GROUND FLOOR PLAN

UPPER FLOOR PLAN



40m2 PRIVATE OPEN SPACE

GROUND FLOOR

LIVING 50.7 m2
DECK 8.1 m2

UPPER FLOOR

LIVING 56.9 m2
DECK 8.1 m2

TOTAL 123.8 m2

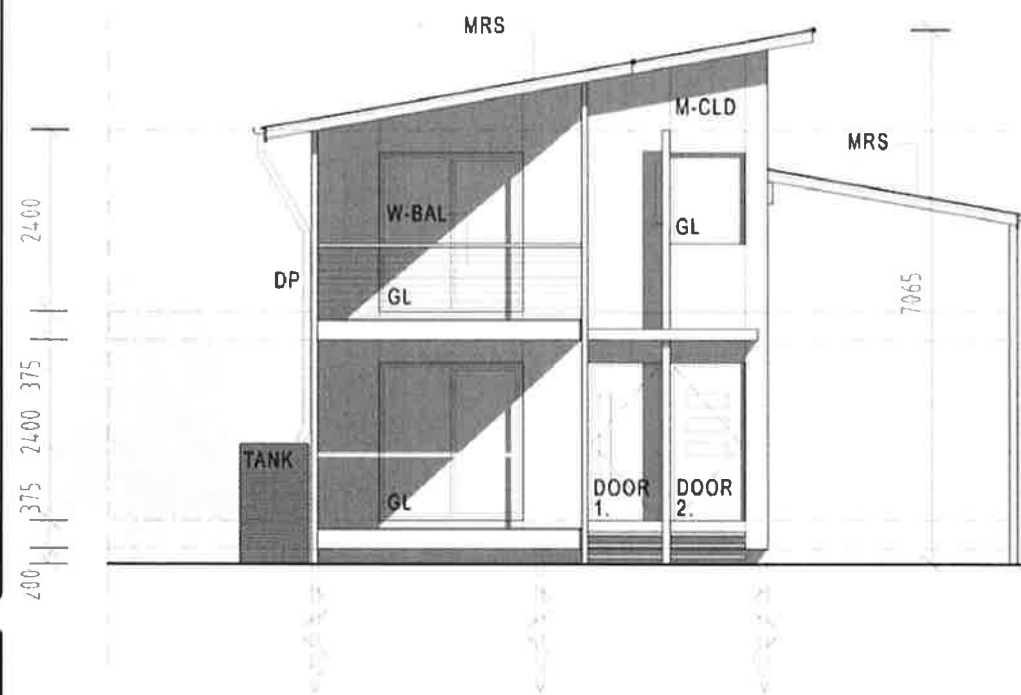
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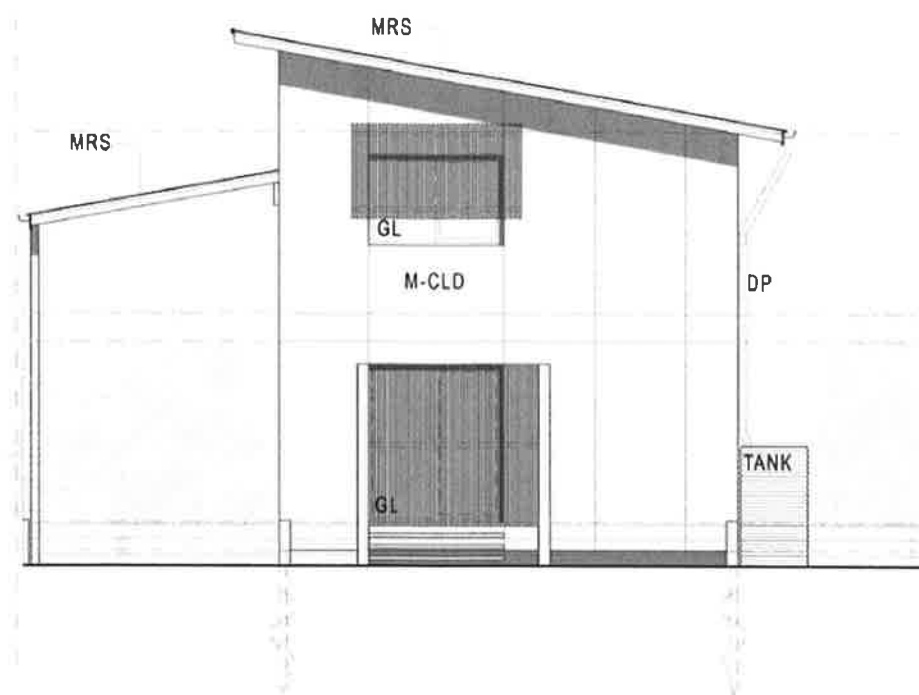
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TYPE A RV - 1 BED PLANS

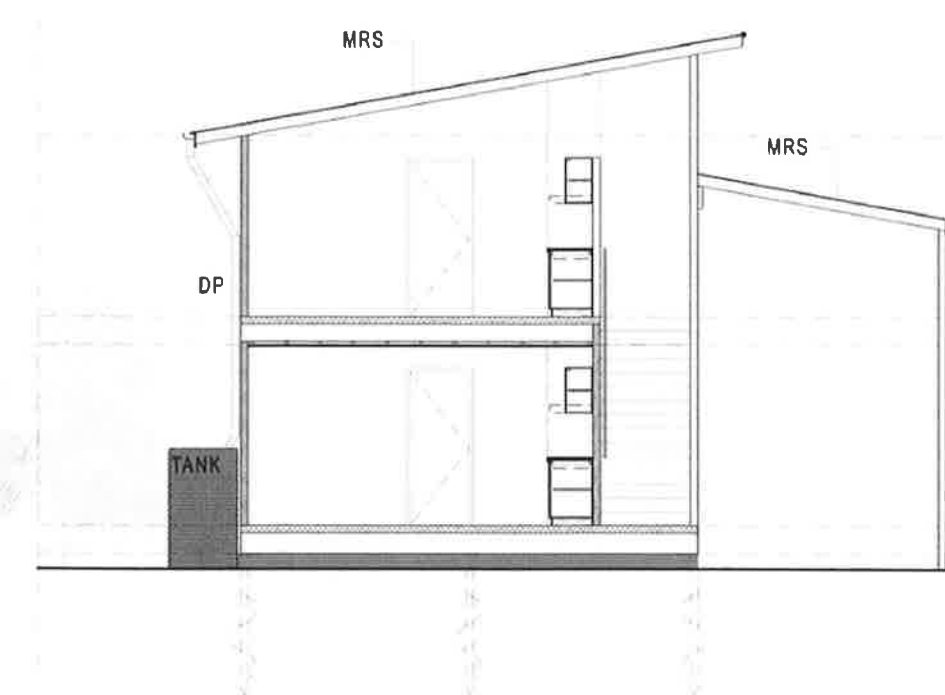
MAR 2012 Concept Design SD - U05-1 05



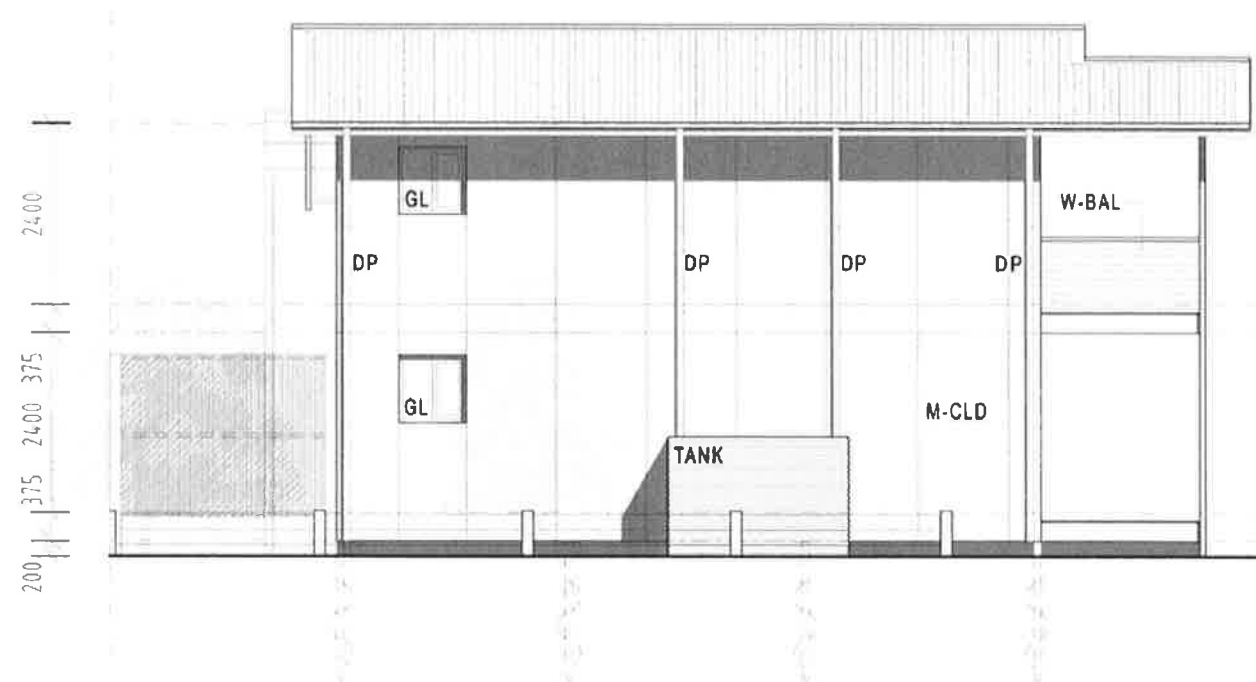
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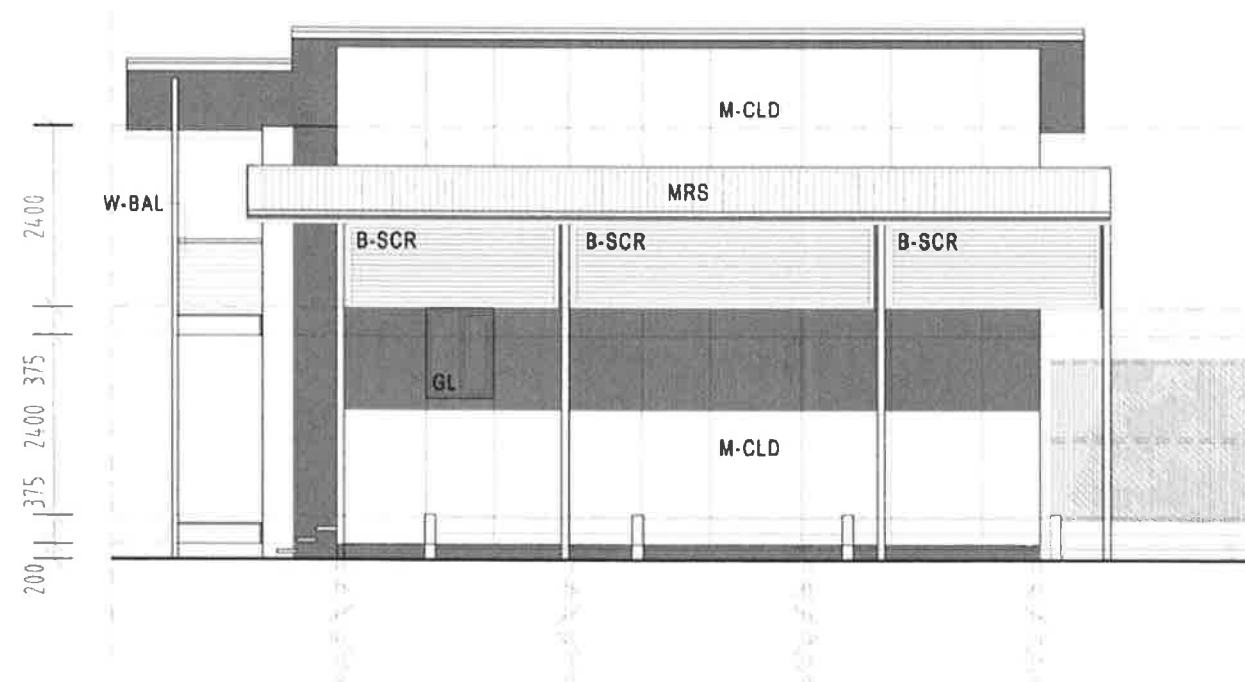
REAR ELEVATION



CROSS SECTION



SIDE ELEVATION



SIDE ELEVATION

LEGEND

DP DOWNPIPE - POWDERCOATED
B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
GL GLAZING - POWDERCOATED WINDOW FRAMES
T-SCR TIMBER SCREEN
M-CLD INSULATED FOAM METAL CLADDING

MRS INSULATED PANEL METAL ROOF SHEETING
TANK WATER HARVEST TANK
W-BAL WIRE BALUSTRADING
F-FEN FAUNA SAFE FENCE 600 HIGH WIRE
STR 300mm STRIA HORIZONTAL CLADDING

NOTE: GROUND LEVELS WILL VARY DEPENDING ON GRADE AND LOT LOCATION. DWELLINGS ARE TO BE ON ADJUSTABLE SCREW PIERS TO ACCOMMODATE FALLS OVER SITE.

RIVER HEIGHTS - TOURIST ACCOMODATION
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TYPE A RV - 1 BED ELEVS

MAR 2012 Concept Design SD - U05-2 05



40m² PRIVATE OPEN SPACE

GROUND FLOOR

LIVING 60.8 m²
DECK 10.5 m²

UPPER FLOOR

LIVING 67.1 m²
DECK 10.5 m²

TOTAL 148.9 m²

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TYPE B RV - 2 BED PLANS

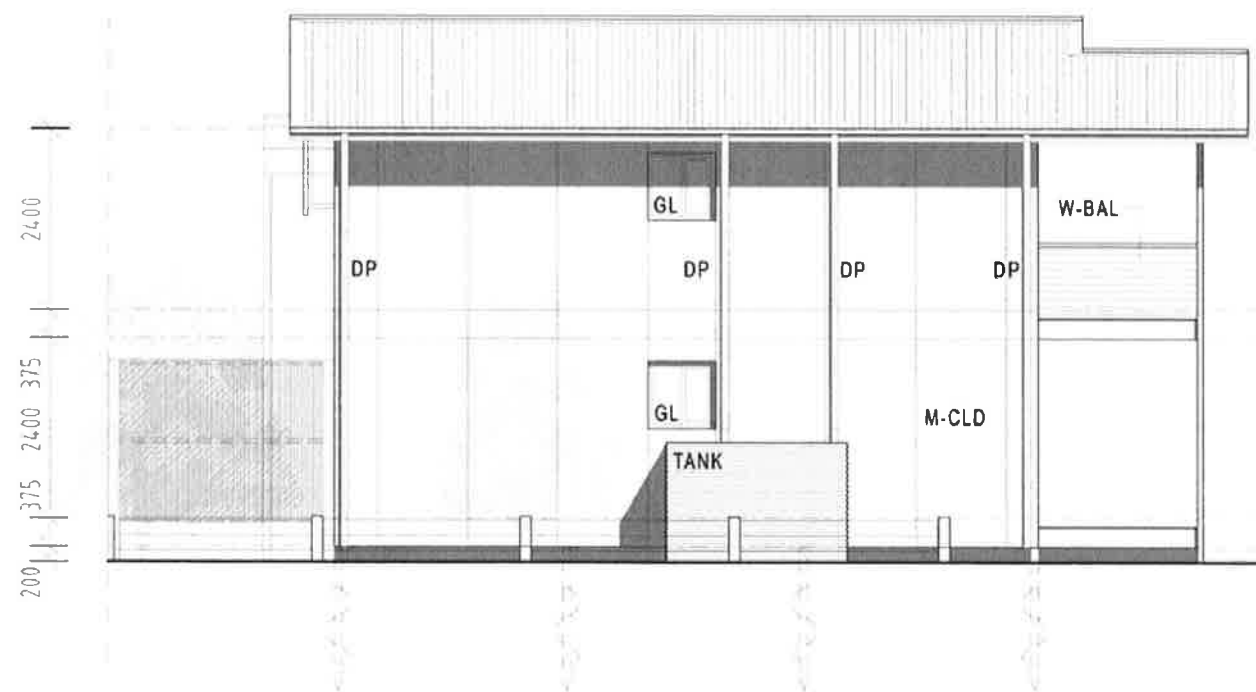
MAR 2012 Concept Design SD - U06-1 05



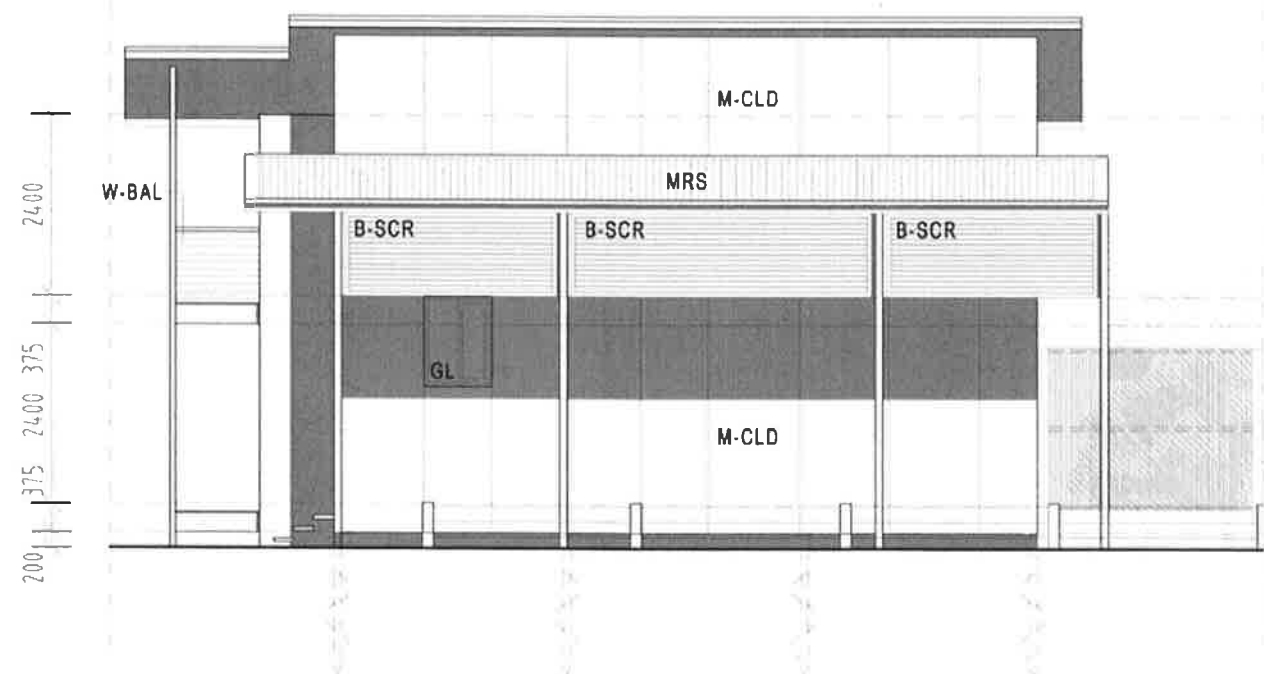
FRONT ELEVATION

REAR ELEVATION

CROSS SECTION



SIDE ELEVATION



SIDE ELEVATION

LEGEND

DP DOWNPIPE - POWDERCOATED
B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
GL GLAZING - POWDERCOATED WINDOW FRAMES
T-SCR TIMBER SCREEN
M-CLD INSULATED FOAM METAL CLADDING

MRS INSULATED PANEL METAL ROOF SHEETING
TANK WATER HARVEST TANK
W-BAL WIRE BALUSTRADING
F-FEN FAUNA SAFE FENCE 600 HIGH WIRE
STR 300mm STRIA HORIZONTAL CLADDING

NOTE: GROUND LEVELS WILL VARY DEPENDING ON GRADE AND LOT LOCATION. DWELLINGS ARE TO BE ON ADJUSTABLE SCREW PIERS TO ACCOMMODATE FALLS OVER SITE.

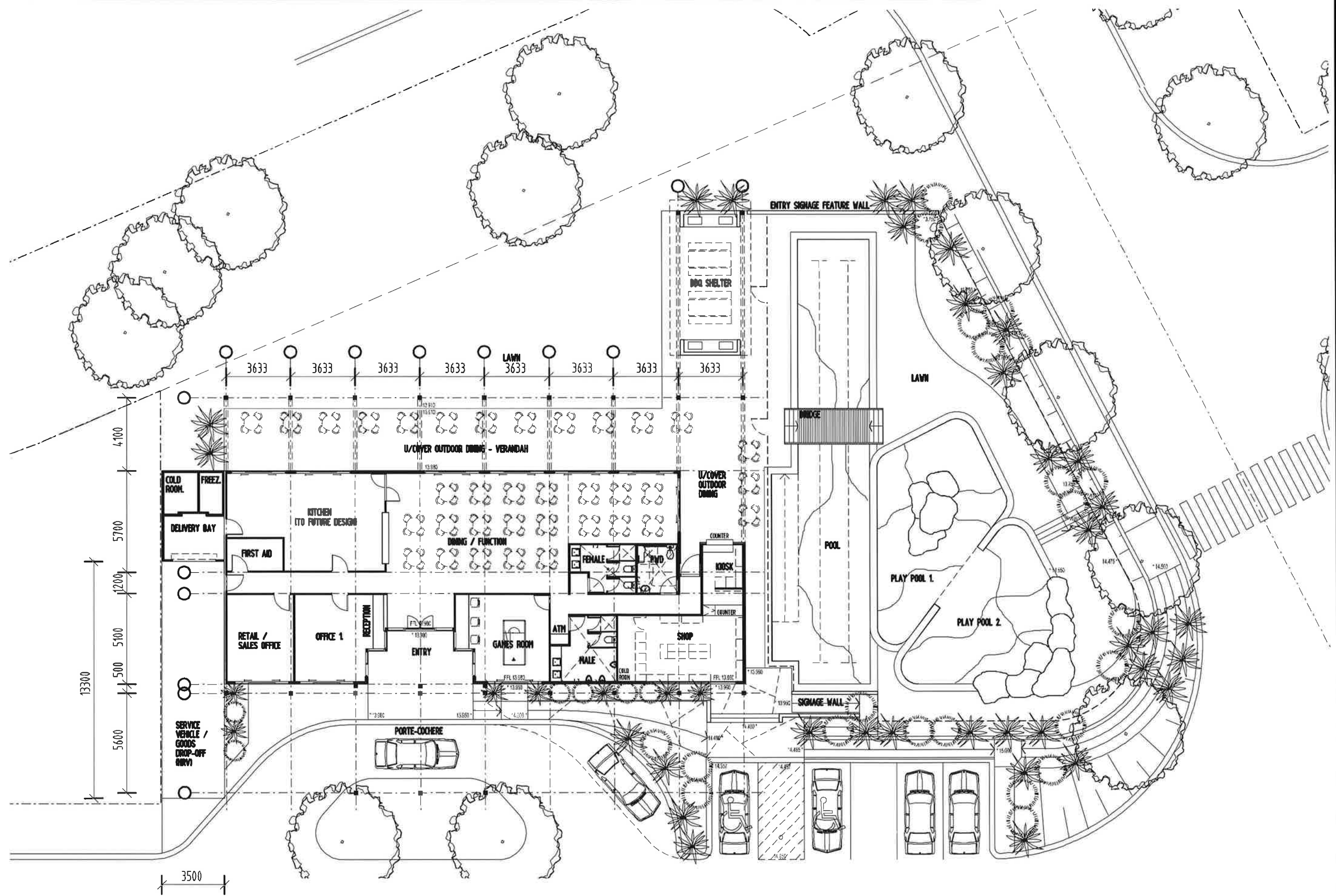
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TYPE B RV - 2 BED ELEVS

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COMMUNAL FACILITIES

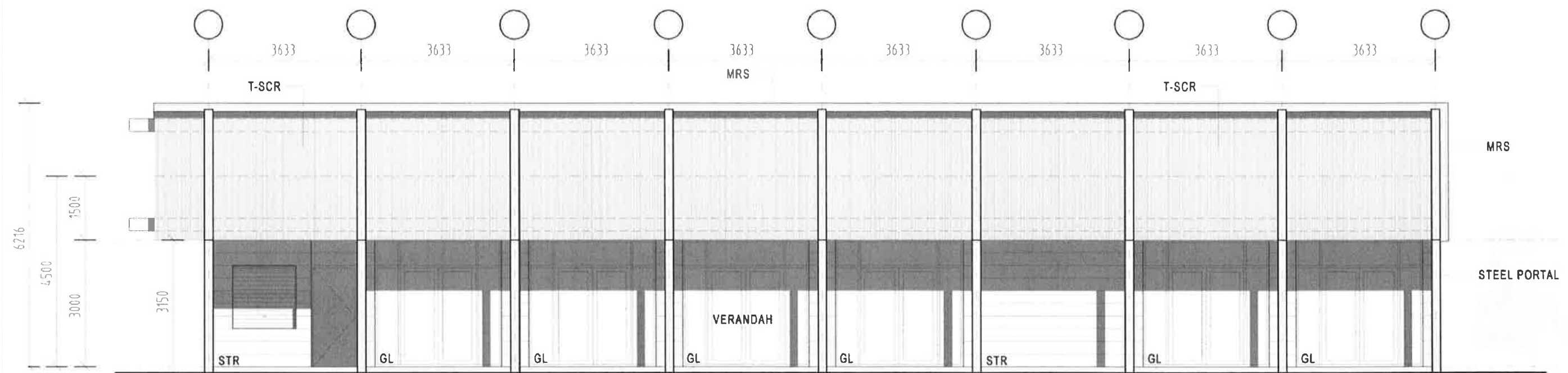
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JUNE 2013

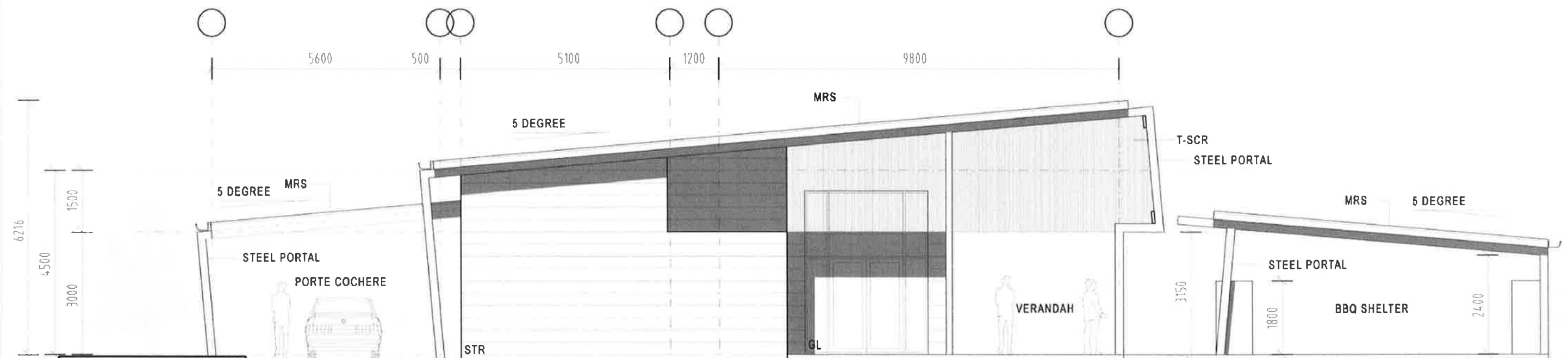
Concept Design

SD -U07-1 09





NORTH ELEVATION (VERANDAH / STREET FACING)



EAST ELEVATION (VERANDAH / POOL FACING)

LEGEND

DP DOWNPIPE - POWDERCOATED
B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
GL GLAZING - POWDERCOATED WINDOW FRAMES
T-SCR TIMBER SCREEN
M-CLD INSULATED FOAM METAL CLADDING

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TANK WATER HARVEST TANK
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STR 300mm STRIA HORIZONTAL CLADDING

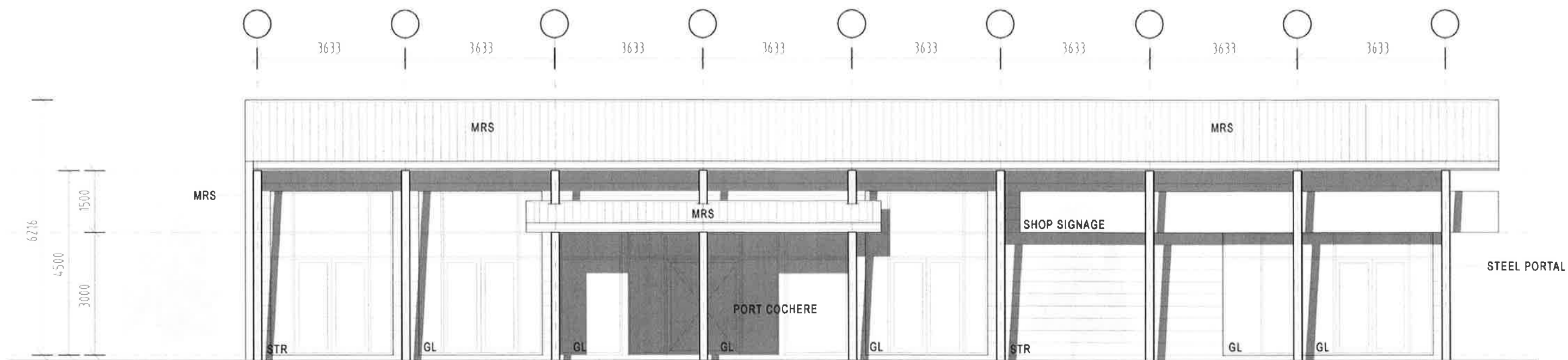
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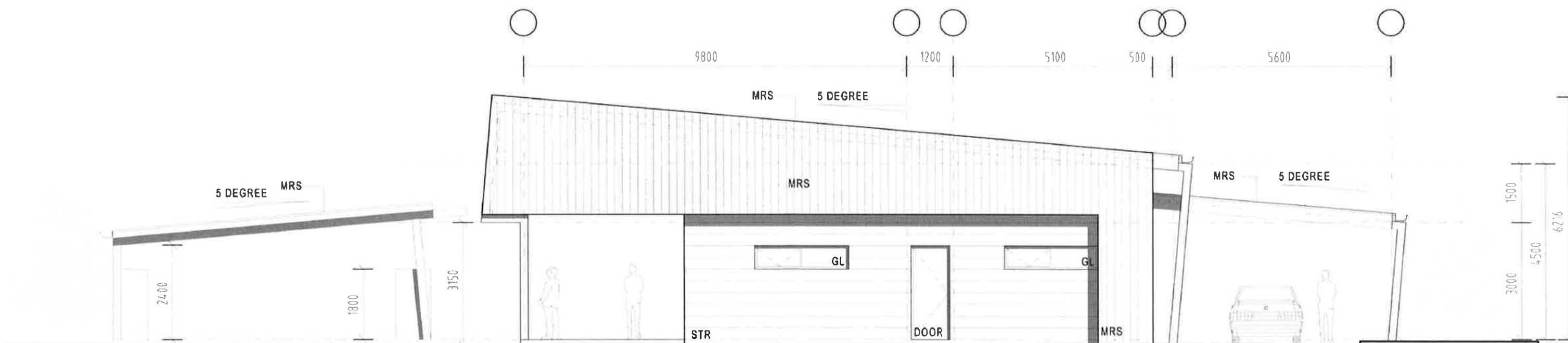
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COMMUNAL FACILITIES

1:100 @ A3 MAR 2012 Concept Design SD -U07-2 05



NORTH ELEVATION (VERANDAH / STREET FACING)



EAST ELEVATION (VERANDAH / POOL FACING)

LEGEND

DP DOWNPIPE - POWDERCOATED
B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
GL GLAZING - POWDERCOATED WINDOW FRAMES
T-SCR TIMBER SCREEN
M-CLD INSULATED FOAM METAL CLADDING

MRS INSULATED PANEL METAL ROOF SHEETING
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STR 300mm STRIA HORIZONTAL CLADDING

RIVER HEIGHTS - TOURIST ACCOMODATION
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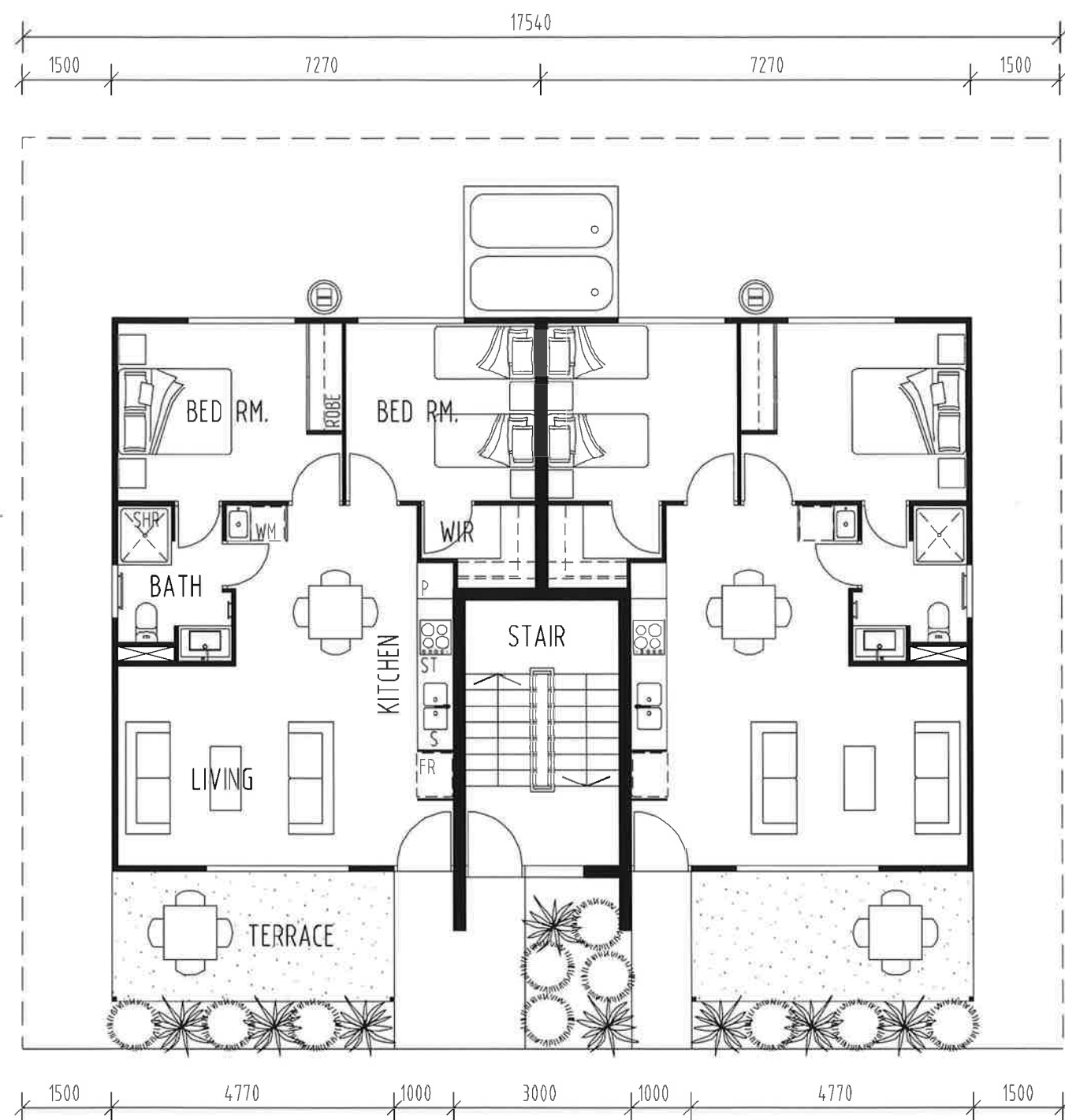
COMMUNAL FACILITIES

1:100 @ A3

MAR 2012

Concept Design

SD -U07-3 05



GROUND FLOOR PLAN



FIRST & SECOND FLOOR PLAN

GROUND FLOOR MID FLOOR UPPER FLOOR TOTAL 216 m²

LIVING 61.5 m²
DECK 10.5 m²

LIVING 61.5 m²
DECK 10.5 m²

LIVING 61.5 m²
DECK 10.5 m²

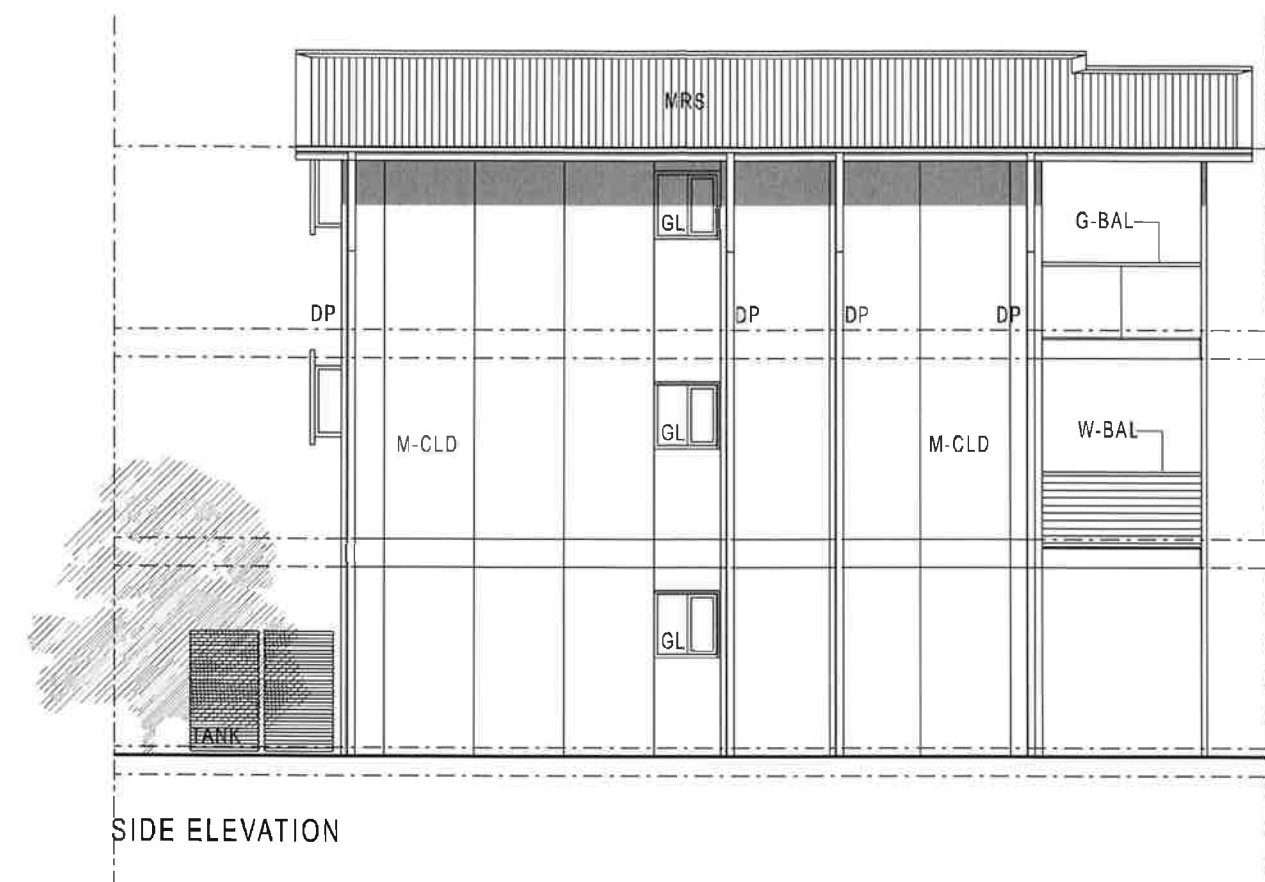
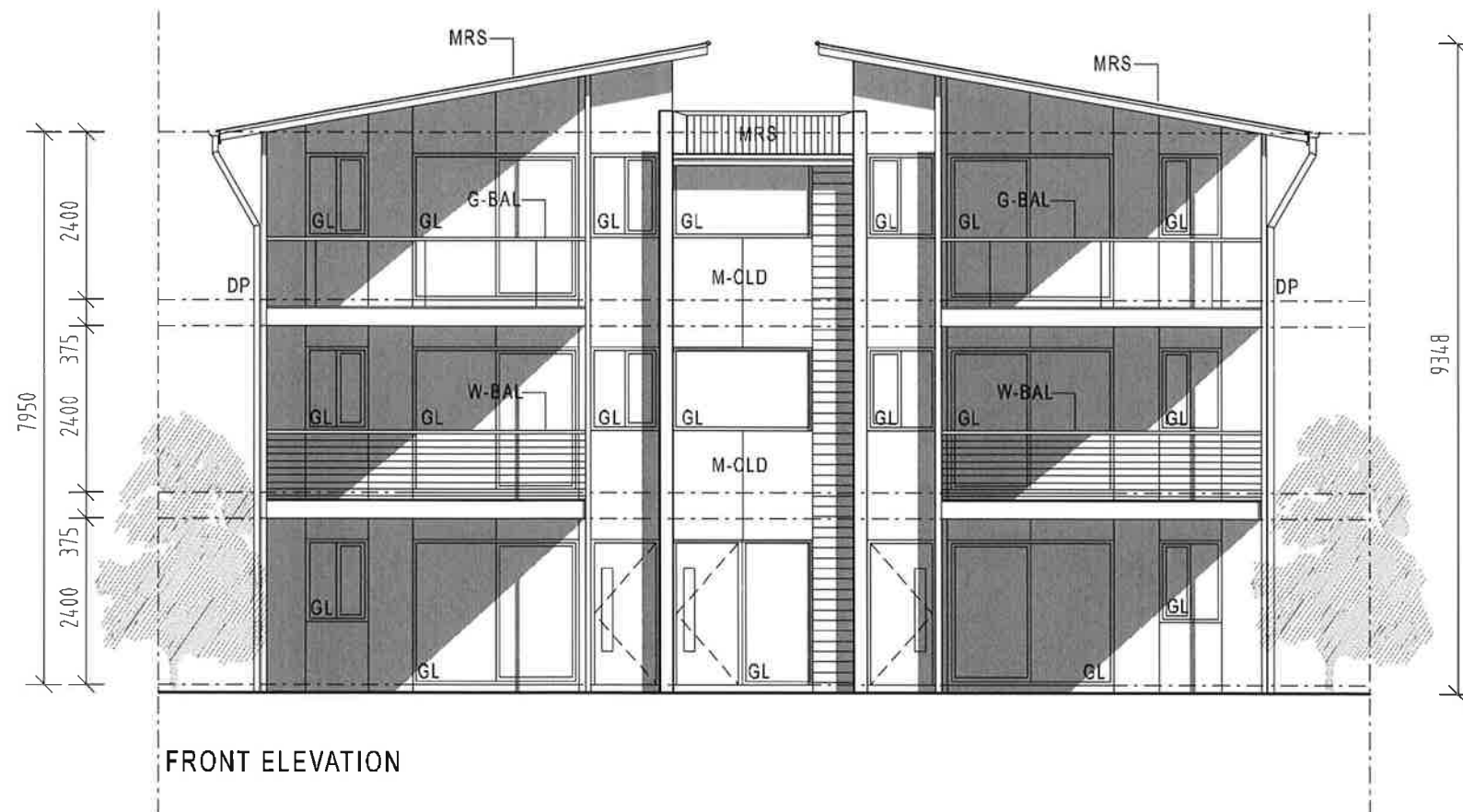
RIVER HEIGHTS - TOURIST ACCOMODATION
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TYPE E - 2 BED DUPLEX

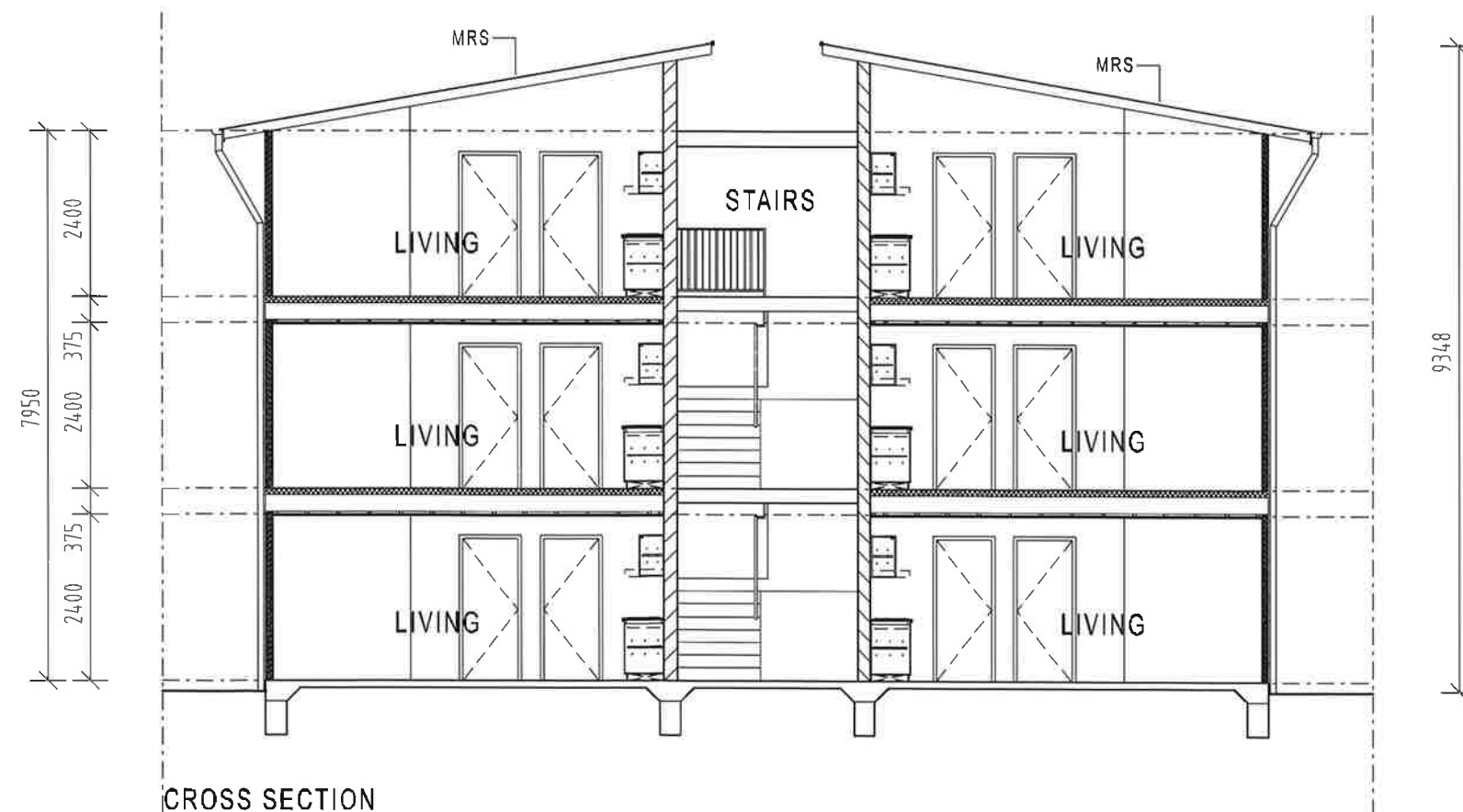
JULY 2012 Concept Design SD - U08-1 08



LEGEND

DP DOWNPIPE - POWDERCOATED
 B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
 GL GLAZING - POWDERCOATED WINDOW FRAMES
 T-SCR TIMBER SCREEN
 M-CLD INSULATED FOAM METAL CLADDING
 MRS INSULATED PANEL METAL ROOF SHEETING
 TANK WATER HARVEST TANK
 W-BAL WIRE BALUSTRADING
 G-BAL GLASS BALUSTRADING
 F-FEN FAUNA SAFE FENCE 600 HIGH WIRE
 STR 300mm STRIA HORIZONTAL CLADDING

NOTE: GROUND LEVELS WILL VARY DEPENDING ON
 GRADE AND LOT LOCATION. DWELLINGS ARE TO BE
 ON SLAB ON GROUND



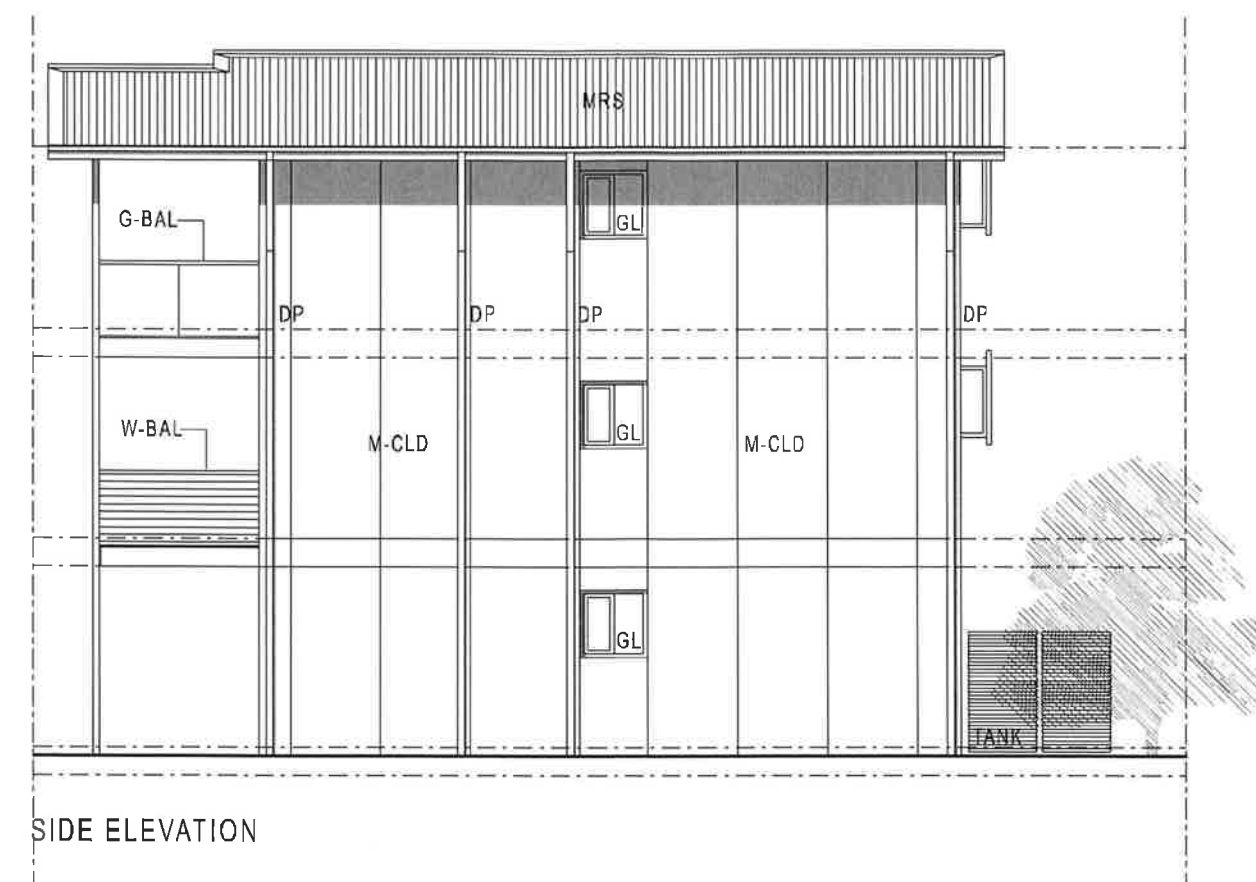
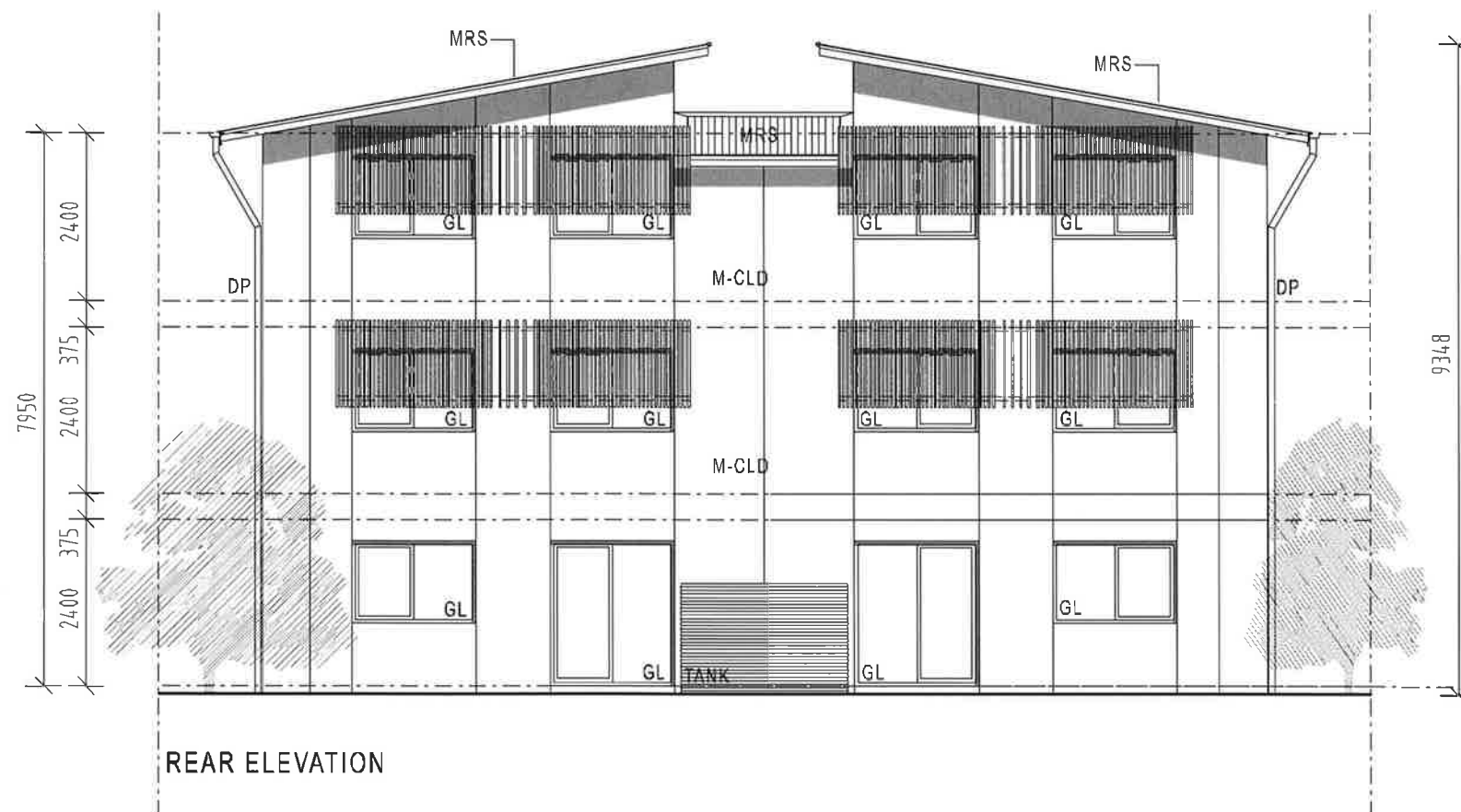
RIVER HEIGHTS - TOURIST ACCOMODATION
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TYPE E - 2 BED DUPLEX

JULY 2012 | Concept Design | SD - U08-2 | 08



LEGEND

DP DOWNPIPE - POWDERCOATED
 B-SCR POWDER COATED ALUMIN. BATTEN SCREEN
 GL GLAZING - POWDERCOATED WINDOW FRAMES
 T-SCR TIMBER SCREEN
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RIVER HEIGHTS - TOURIST ACCOMODATION
 KIRKWOOD RD, TWEED HEADS NSW

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TYPE E - 2 BED DUPLEX

JULY 2012 Concept Design SD - U08-3 08