

MATERIAL PALETTE



CNR
Concrete, Polymer-modified or Acrylic Render applied to surface
White / Off-white

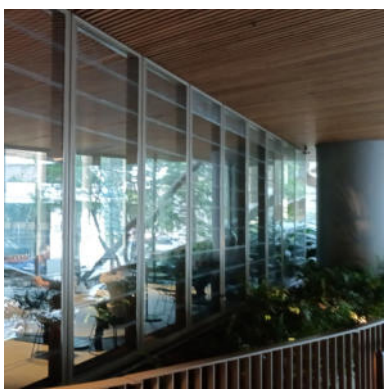


PT1
Limewash Paint Finish
All external Arches + L04 Soffit
Light Grey Tone or Similar

RF1
L04 Soffit Finish

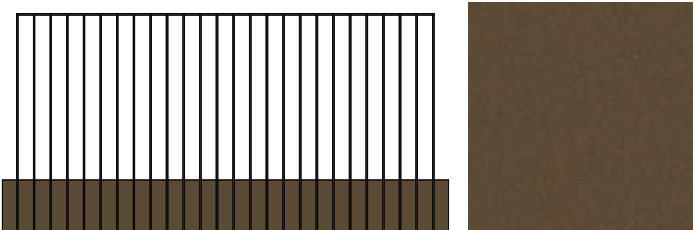


GL
Glazing Suite
Sliding / Awning / Fixed
Powdercoated Bronze or Similar

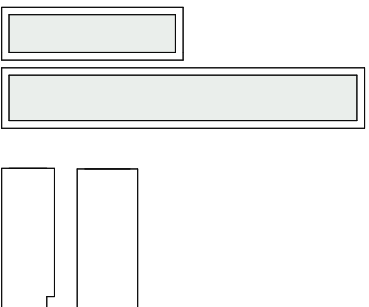


GLL
Glass Louvres
To naturally ventilated Lobbies and corridors
Powdercoated Bronze or Similar

NOTE
Refer Landscape Arch for all
Fences and Gates

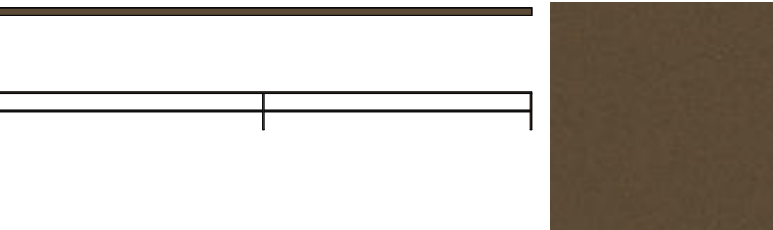
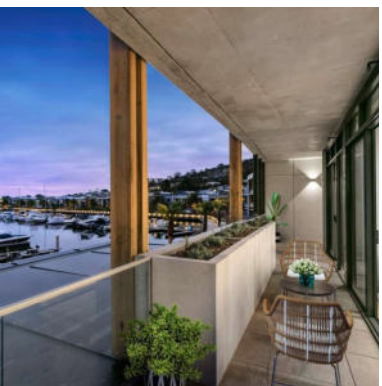


BAL1 | L02 / L03
Aluminium, Rectangular Sections
Powdercoated Bronze or Similar
Slab-edge Fixed



BAL2 | L02 / L04
Glass Reinforced Concrete (GRC) planter boxes
L02 BLDG A/B/C = Hob
L02 / L03 / L04 BLDG A/B/C Lobby = Rectangular
L02 BLDG D = Rectangular
L04 BLDG A/B/C = Rectangular

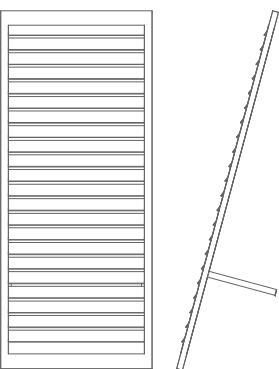
PT1 Limewash Paint, Light Grey Tone or Similar



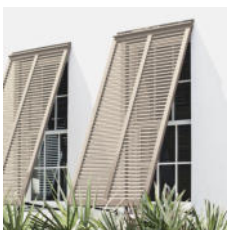
BAL3 | L04
Aluminium, Rectangular Sections
Powdercoated Bronze or Similar
Top-mounted



SCR1 | L04 Fixed Screen
Aluminium, Rectangular Sections
Pale Timber-look Finish



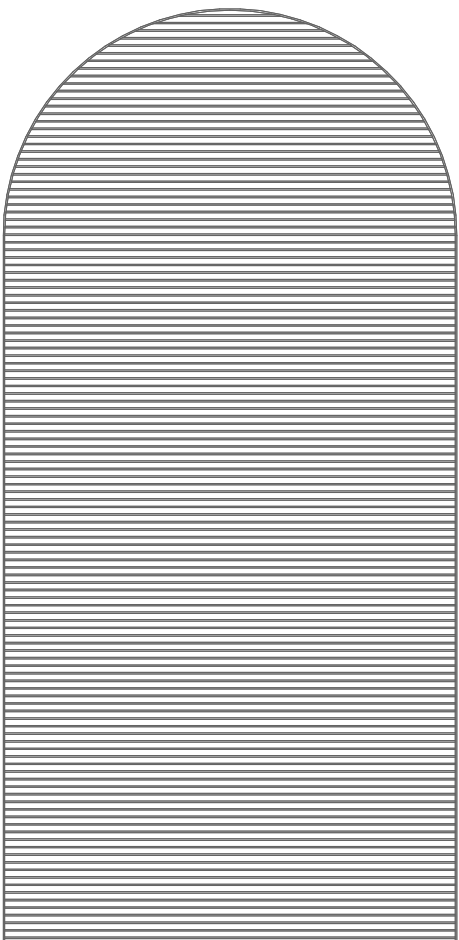
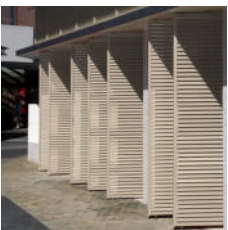
SCR2 | L01-L03 Fixed Screen, Bermuda Shutter Style
Aluminium, Rectangular Sections
Pale Timber-look Finish



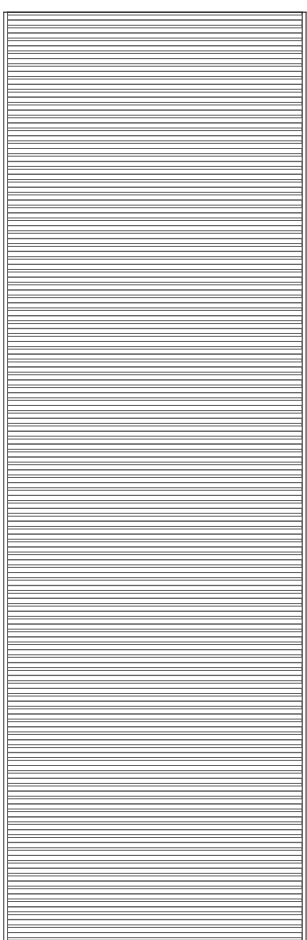
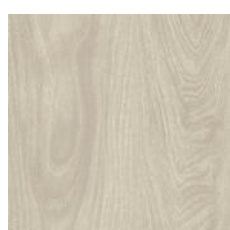
SCR3 | L04 Sliding Screen
Aluminium, Rectangular Sections
Pale Timber-look Finish



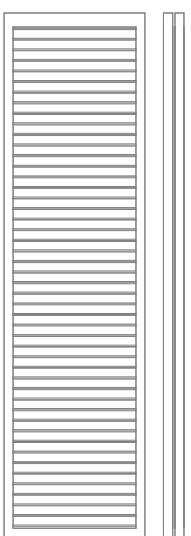
SCR4 | L02 BLDG D Fixed Rotated Screen
Aluminium, Rectangular Sections
Pale Timber-look Finish



SCR5 | BLDG B Fixed Arch Infill Screen
Aluminium, Rectangular Sections
Pale Timber-look Finish



SCR6 | BLDG A / C Fixed Fire Stair Screen
Aluminium, Rectangular Sections
Pale Timber-look Finish



SCR7 | L02 BLDG D Bifold Screen
Aluminium, Rectangular Sections
Pale Timber-look Finish



REVISION
mod-1 DA Mod Pack

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10.11.2025

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ISSUE PURPOSE
DA

QUALITY ASSURANCE
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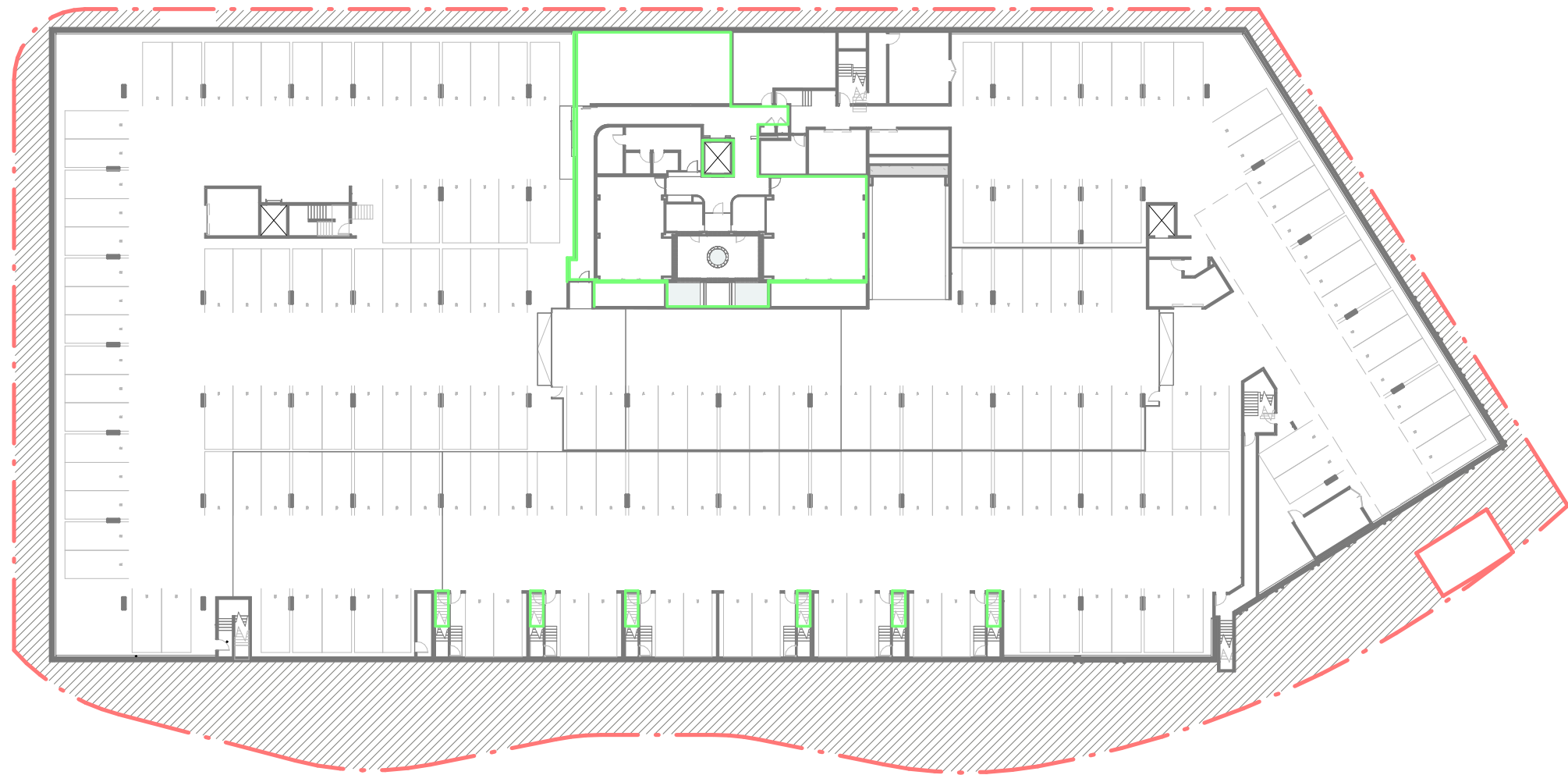
DRAWN DATE CHECKED JOB NO.
DF 10.11.2025 NJA 218504

SCALE
1 : 50 @ A1

PROJECT
6 GRAND PARADE
DRAWING TITLE
Material Palette

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REV. DRAWING NO.
mod-1 DA 220

1 BASEMENT
1:500



2 LEVEL 01
1:500



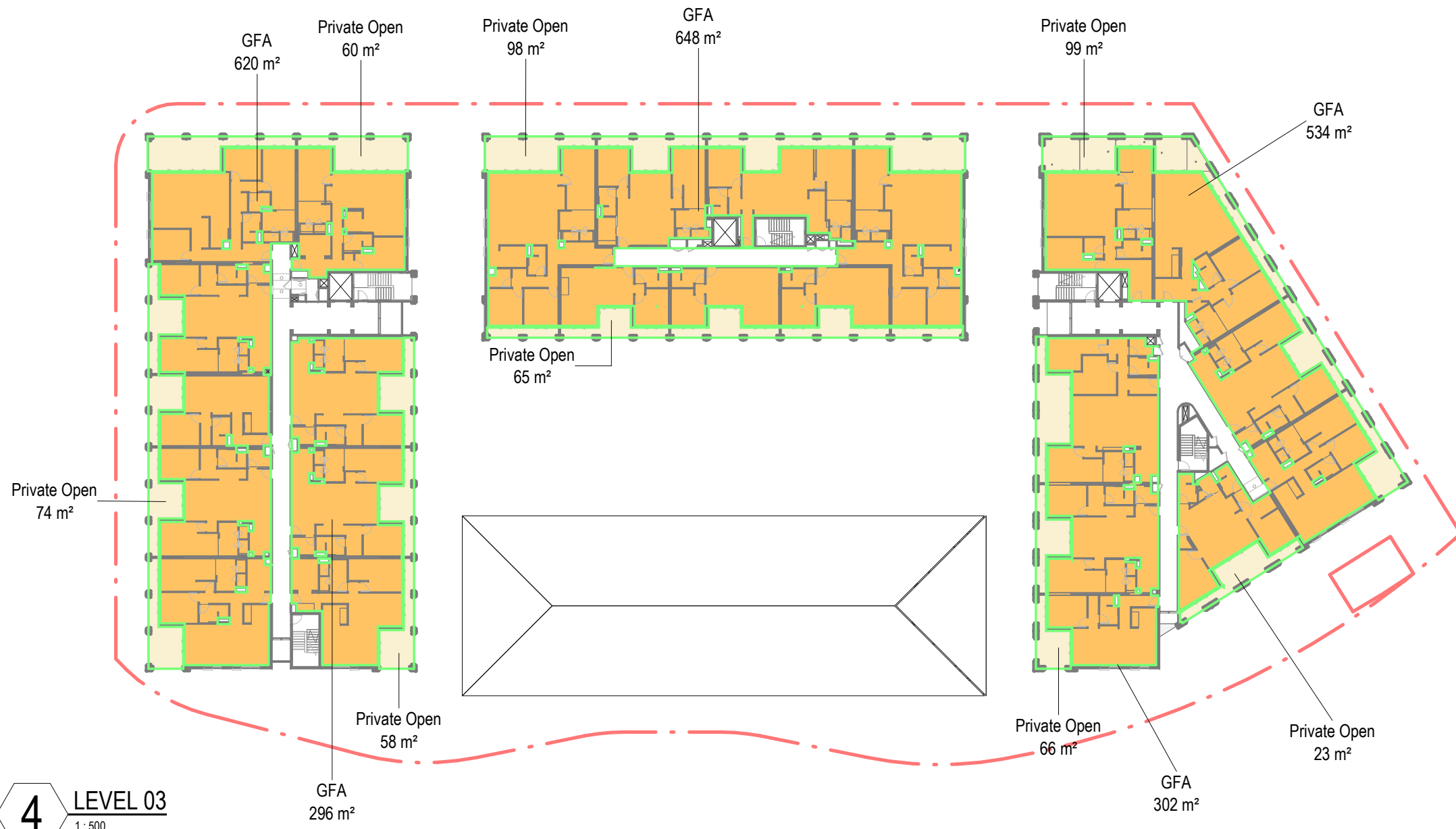
GFA & POS - Level 01		
Classification	Area	Gross Level %
GFA	2486 m²	71%
Private Open	1035 m²	29%
	3521 m²	

3 LEVEL 02
1:500



GFA & POS - Level 02		
Classification	Area	Gross Level %
GFA	2987 m²	83%
Private Open	601 m²	17%
	3588 m²	

4 LEVEL 03
1:500



GFA & POS - Level 03		
Classification	Area	Gross Level %
GFA	2400 m²	82%
Private Open	543 m²	18%
	2943 m²	

GFA & Private Open Space



GFA & Private Open Space



NSW GFA COVERAGE DEFINITION

GFA is calculated as per the NSW method of measurement.

GFA includes internally enclosed spaces such as circulation spaces, apartment areas, and communal areas including recreation spaces.

GFA excludes landscaped planters, balconies, vertical services, carparking, loading zones, naturally ventilated circulation spaces, plant, waste, and mechanical areas.

GFA is measured to the inside face of external walls.

GFA excludes all naturally ventilated corridors/breezeways.

GFA & POS - TOTAL		
Classification	Area	Gross Total %
GFA	10268 m²	79%
Private Open	2677 m²	21%
TOTAL	12945 m²	

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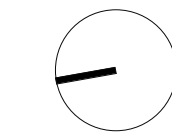
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SCALE
1 : 500 @ A1

PROJECT

6 GRAND PARADE

DRAWING TITLE
GFA - Basement to L03

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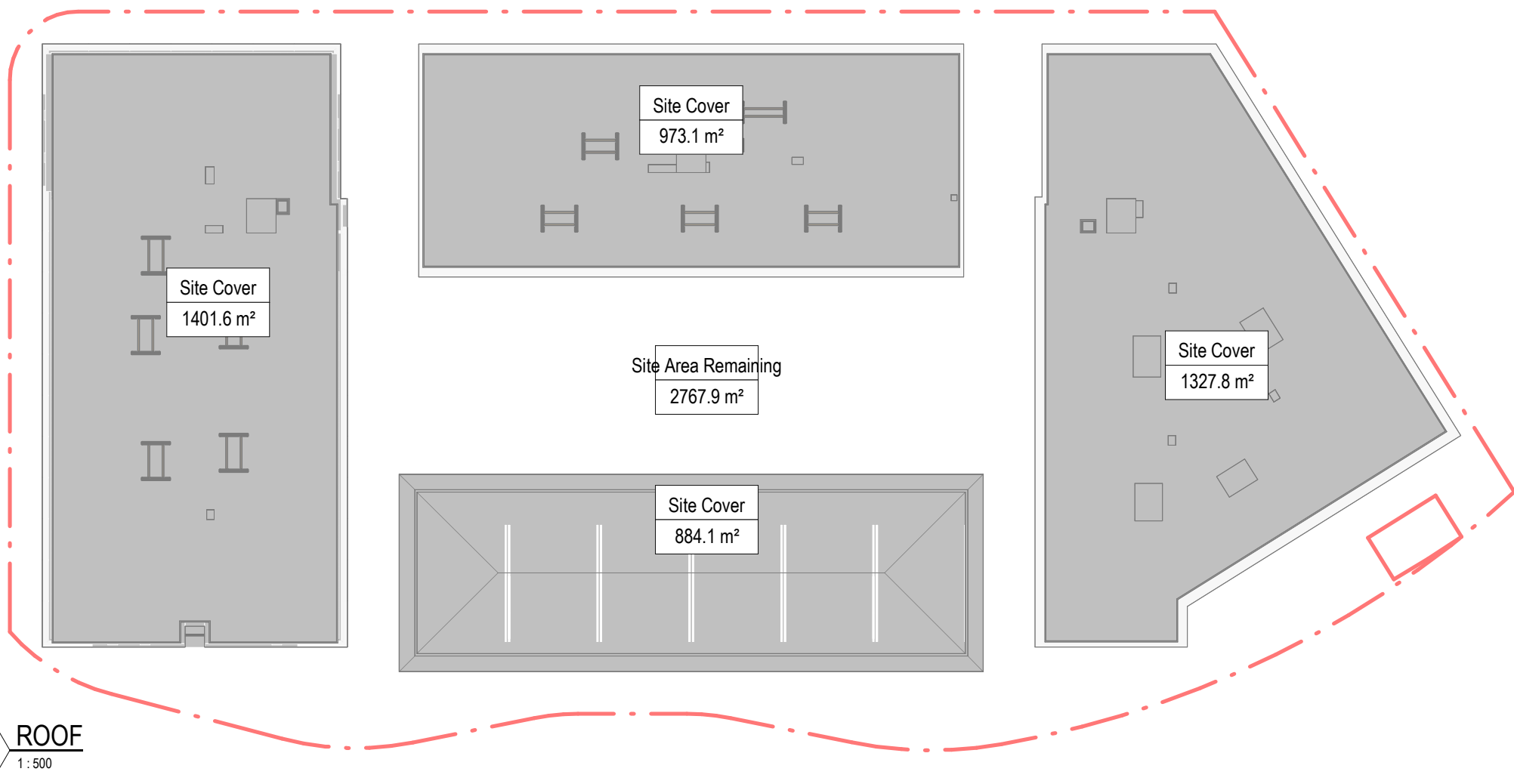


GFA & Private Open Space

- GFA
- Private Open

GFA & POS - Level 04		
Classification	Area	Gross Level %
GFA	2395 m²	83%
Private Open	498 m²	17%
	2893 m²	

GFA & POS - TOTAL		
Classification	Area	Gross Total %
GFA	10268 m²	79%
Private Open	2677 m²	21%
TOTAL	12945 m²	



Site Cover

- Site Area Remaining
- Site Cover

SITE COVER SCHEDULE

Classification	AREA	COVER %	Name
Site Area Remaining	2768 m²	38%	Site Area Remaining
Site Cover	4587 m²	62%	Site Cover
SITE AREA	7354 m²	100%	

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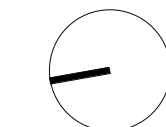
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SCALE
1 : 500 @ A1

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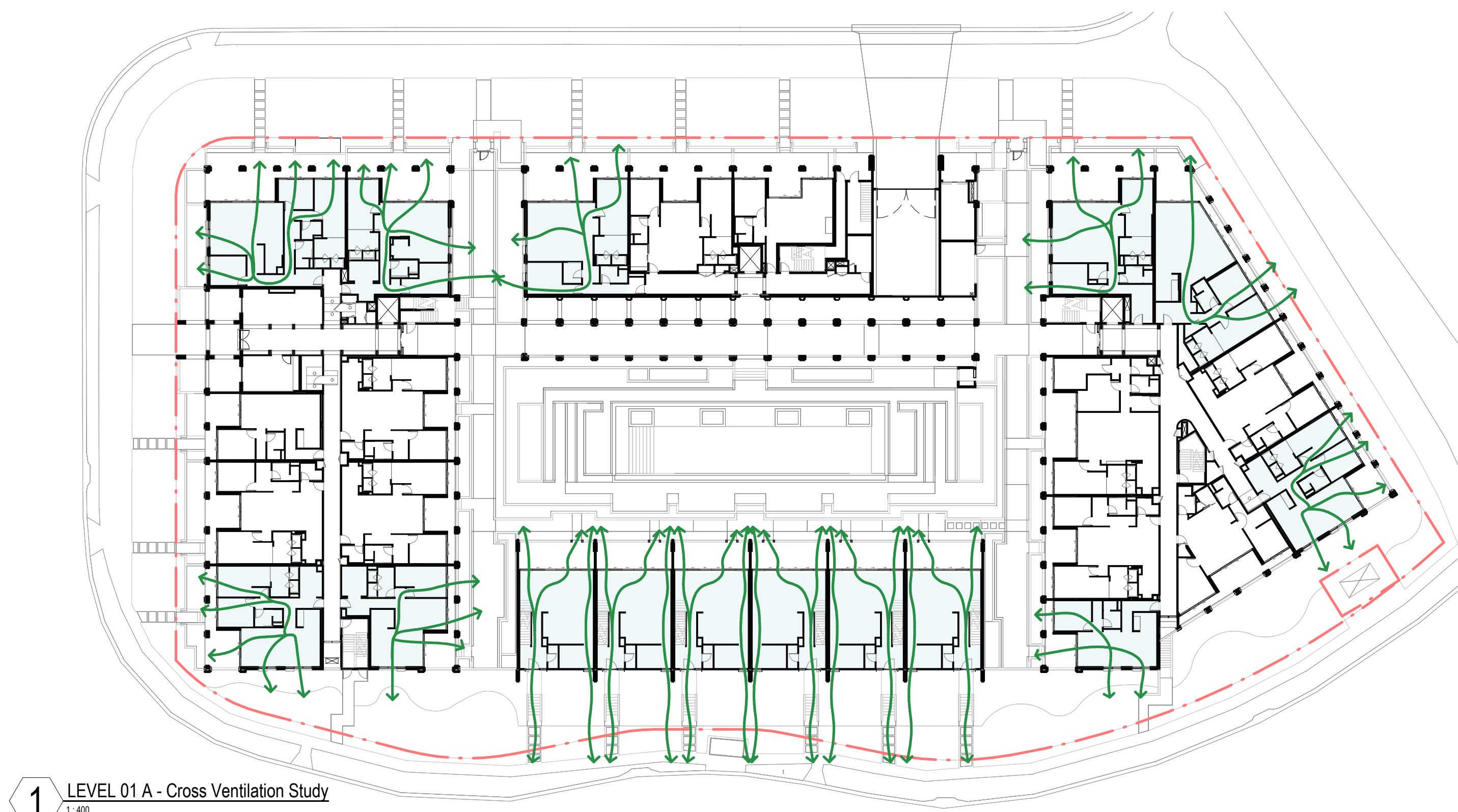
6 GRAND PARADE

DRAWING TITLE
GFA - L04 to Roof

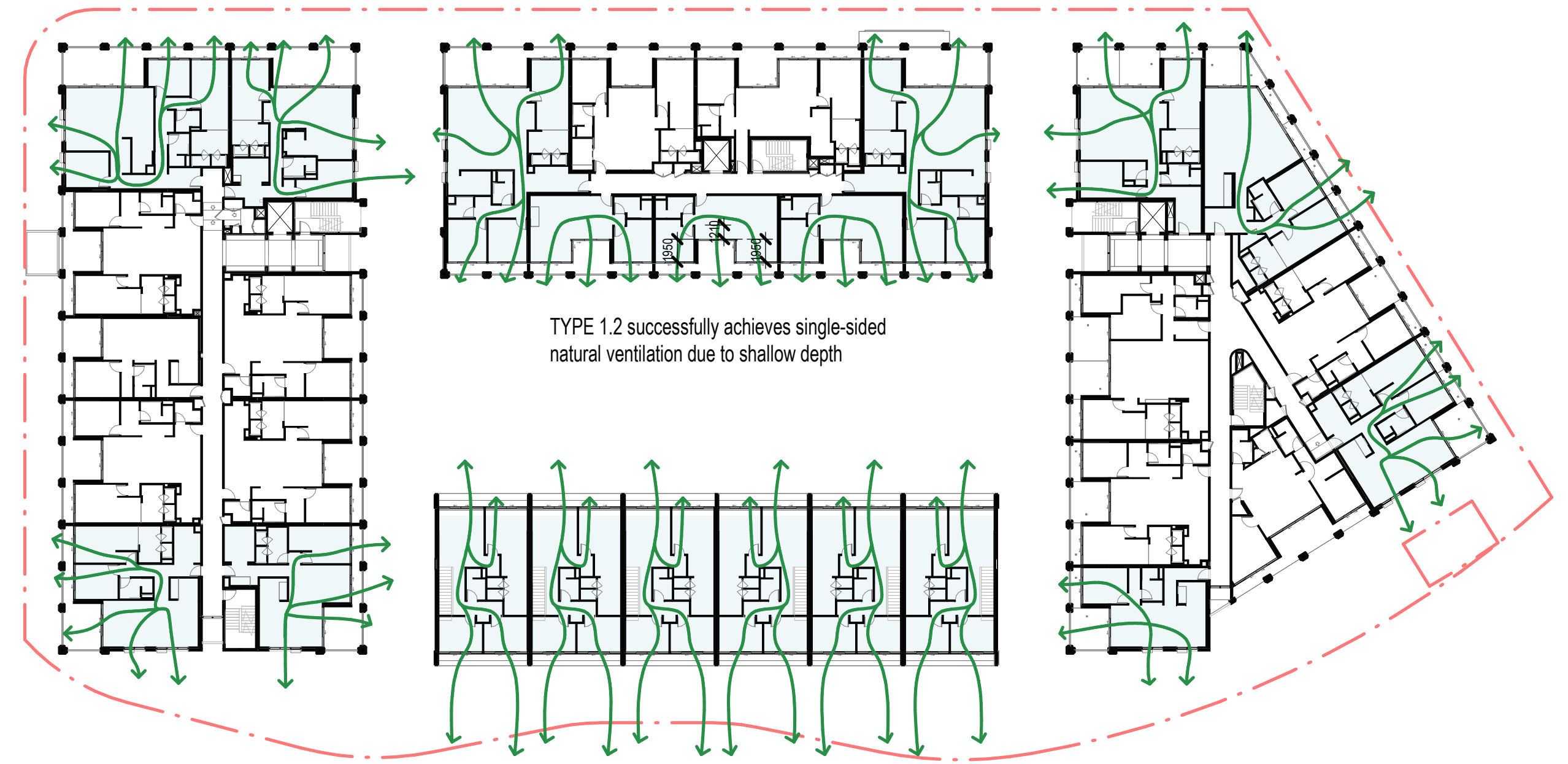
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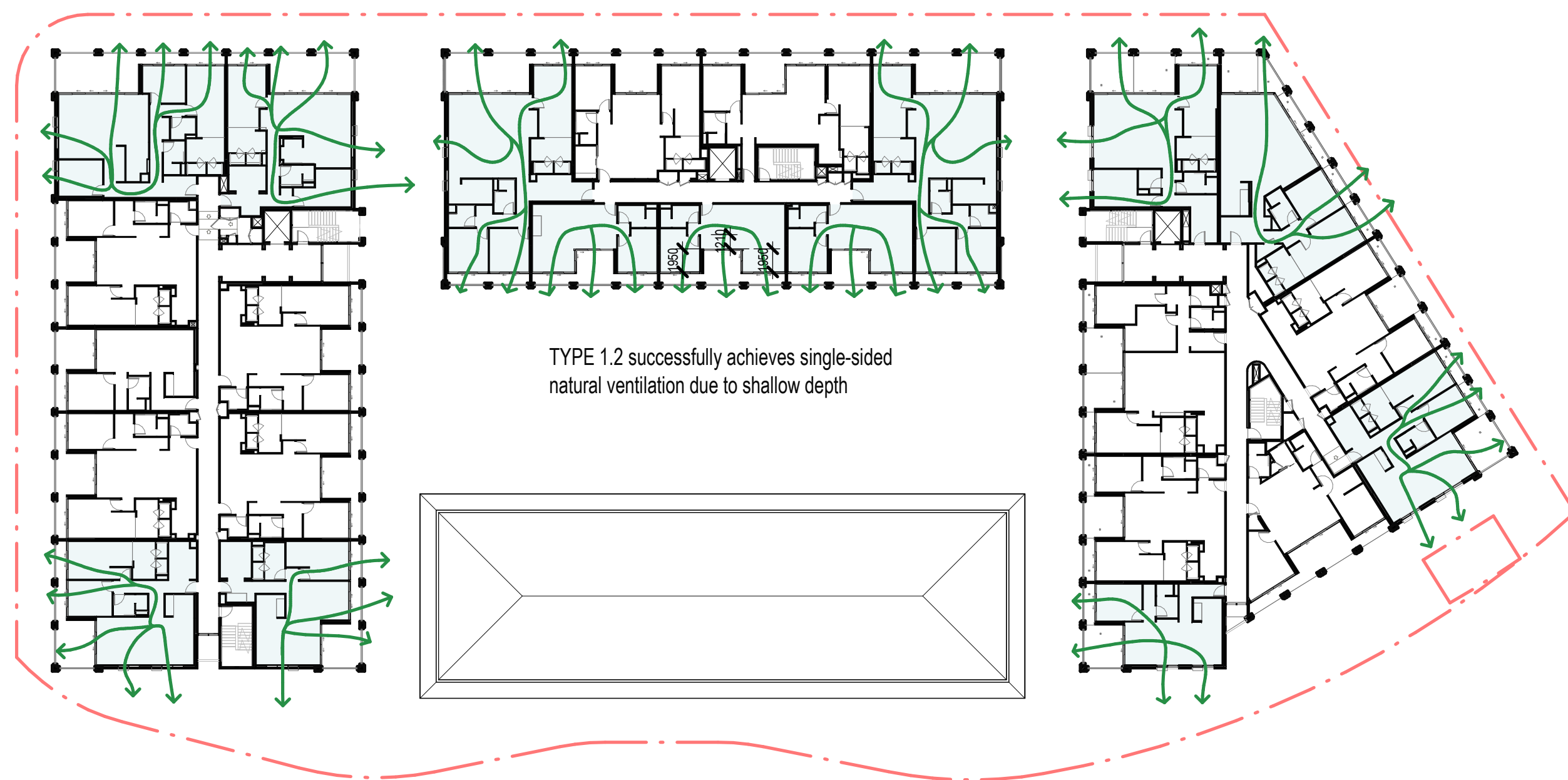
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mod-1 DA 321



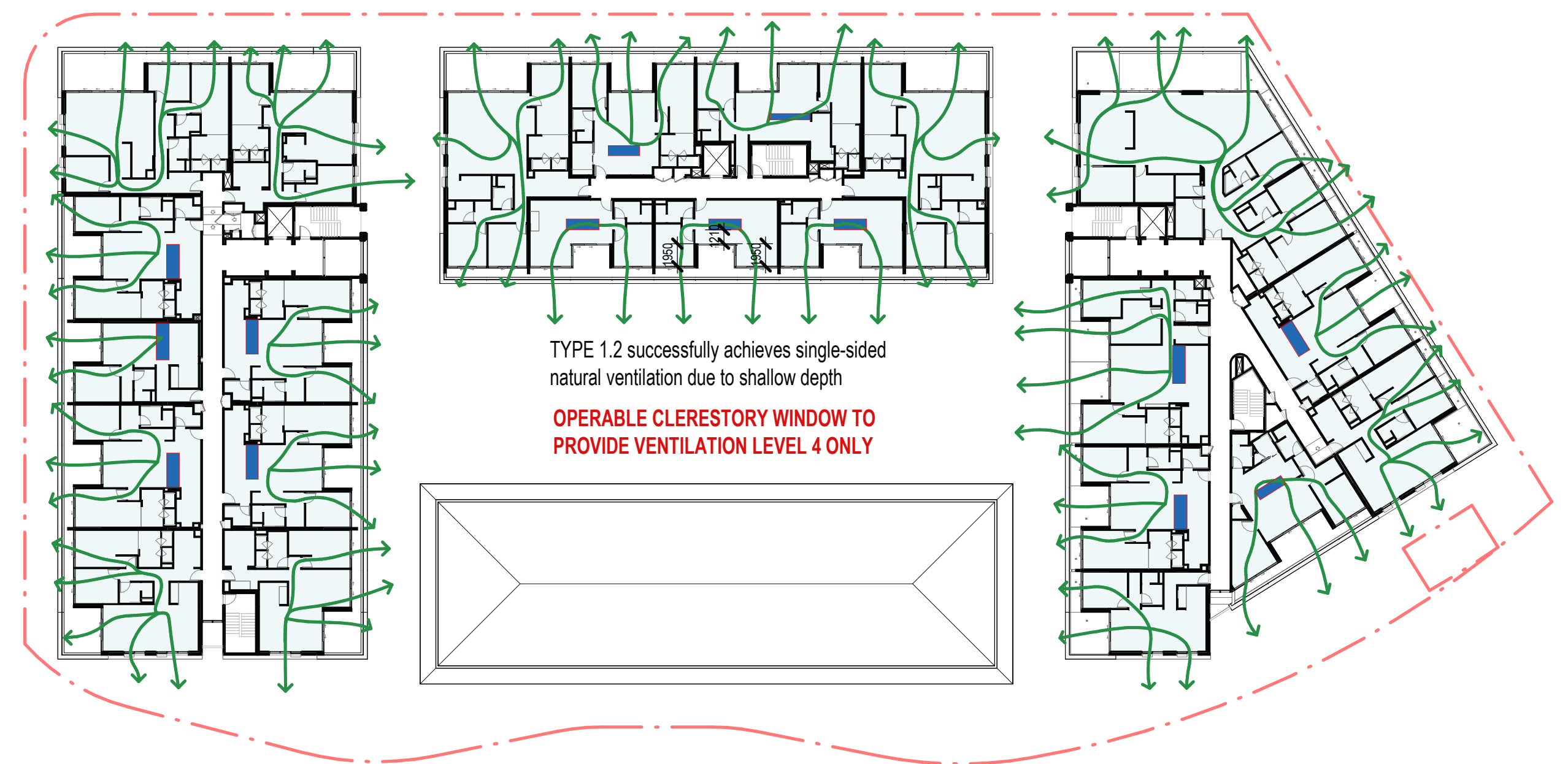
1 LEVEL 01 A - Cross Ventilation Study
1:400
Cross Ventilation: 15 of 25 units



2 LEVEL 02 A - Cross Ventilation Study
1:400
Cross Ventilation: 13 of 24 units (excluding Building D)

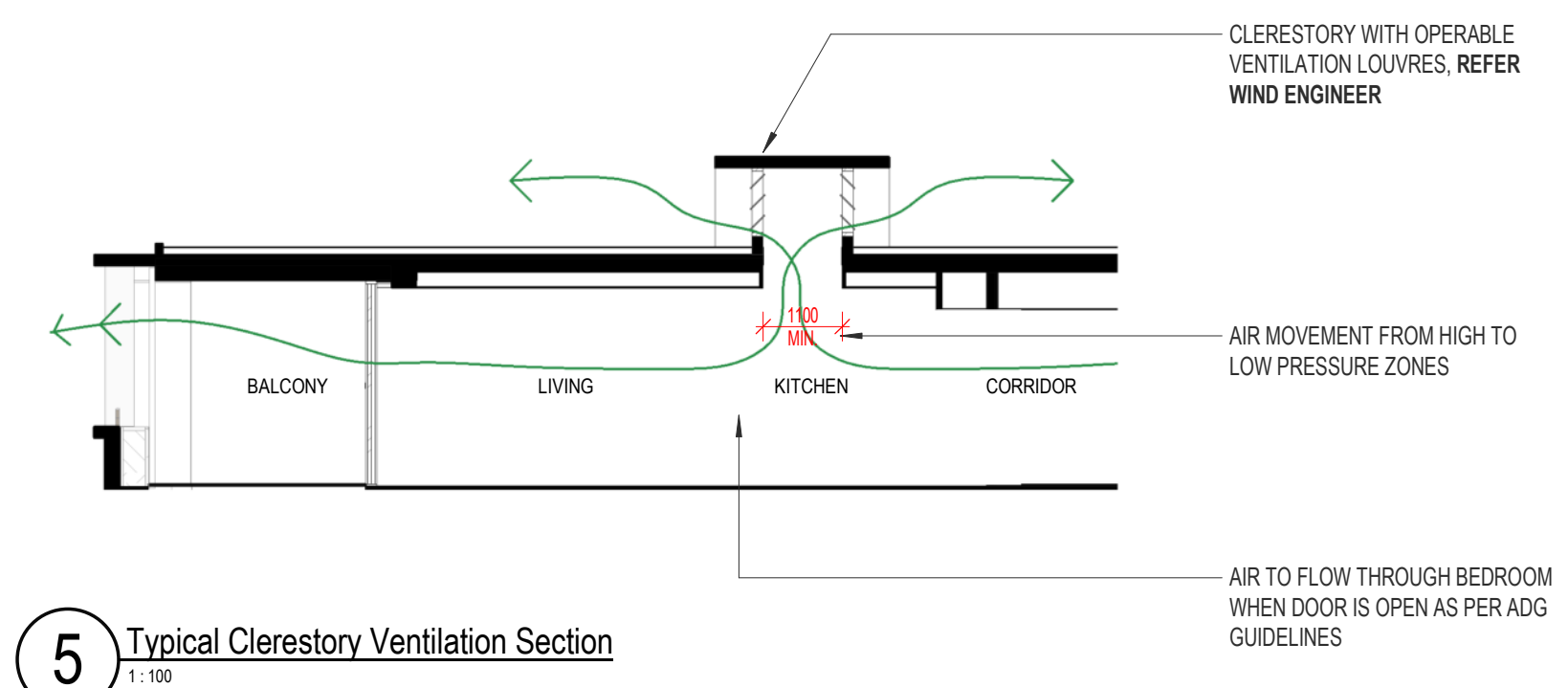


3 LEVEL 03 A - Cross Ventilation Study
1:400
Cross Ventilation: 13 of 24 units



4 LEVEL 04 A - Cross Ventilation Study
1:400
Cross Ventilation: 23 of 23 units

Single-Sided Cross Ventilation: 6 of 96 units / 6.25%
Dual-Aspect/Clerestory Cross Ventilation: 58 of 96 units / 60.42%
Total Cross Ventilation: 64 of 96 units / 66.66%



5 Typical Clerestory Ventilation Section
1:100

REVISION

mod-1 DA Mod Pack

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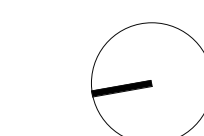
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SCALE
As indicated @ A1

PROJECT

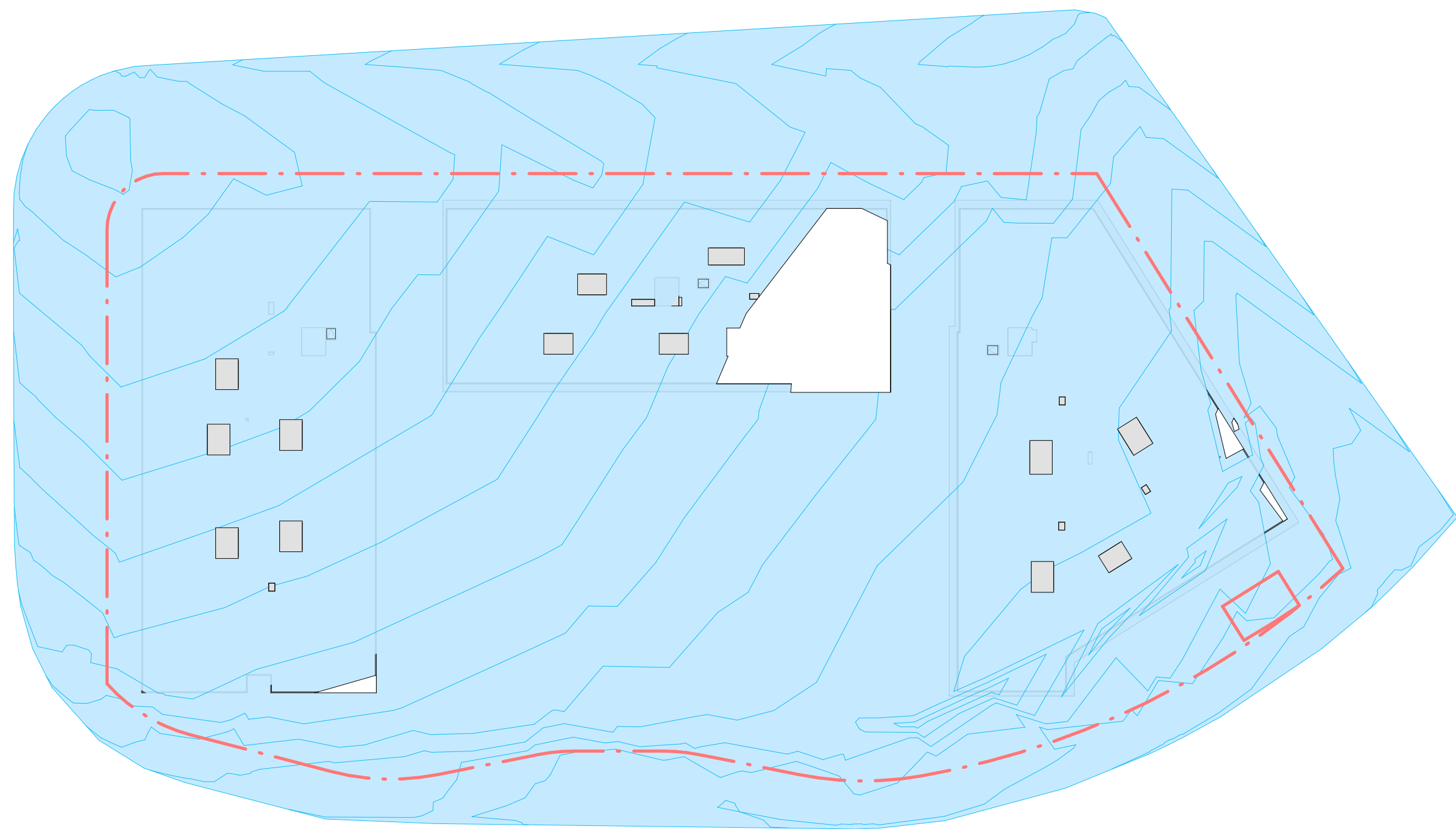
6 GRAND PARADE

DRAWING TITLE
Ventilation Diagram

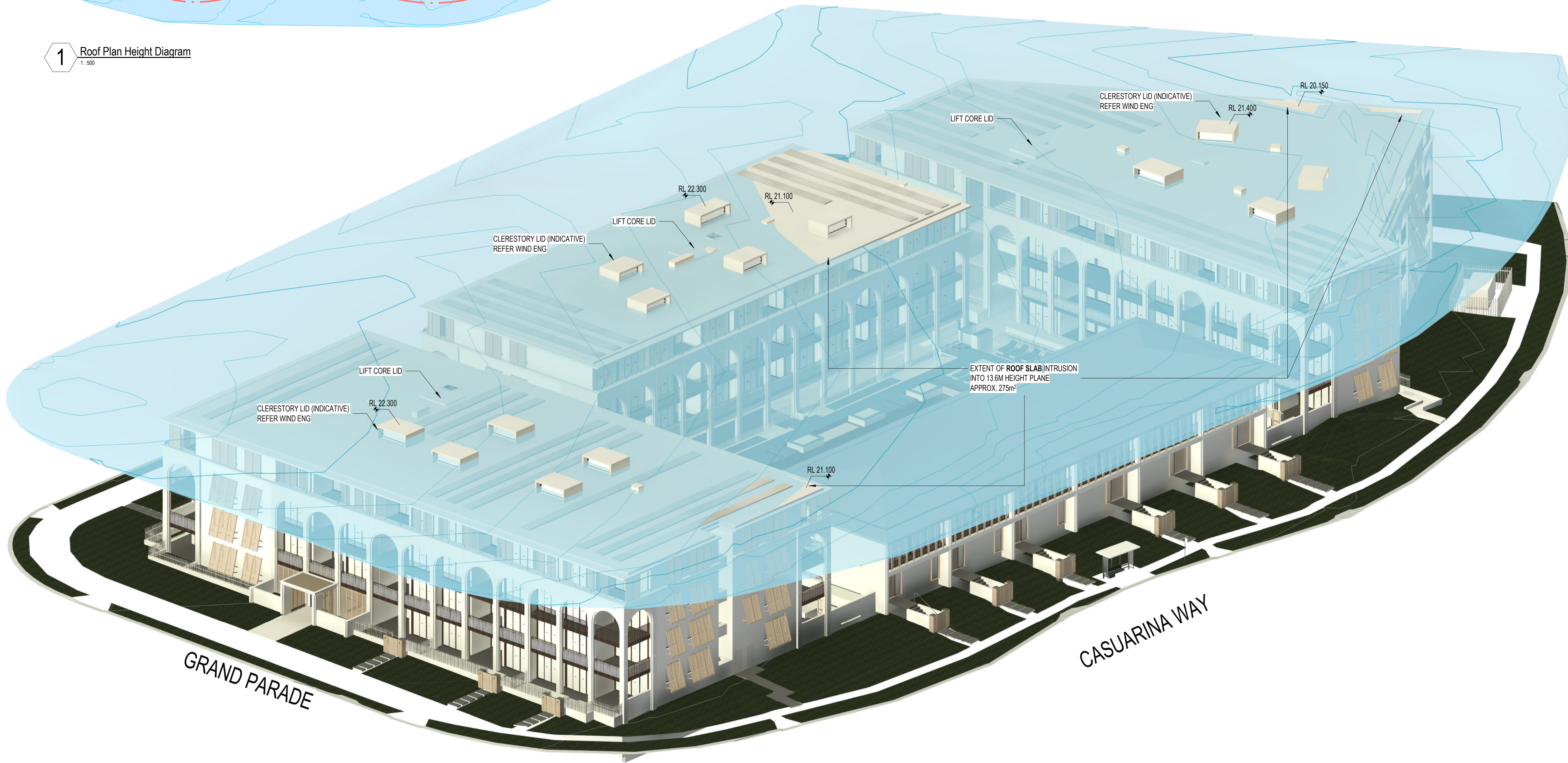
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REV. DRAWING NO.
mod-1 DA 323



1 Roof Plan Height Diagram
1:500



2 3D Height Diagram

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Height Diagram

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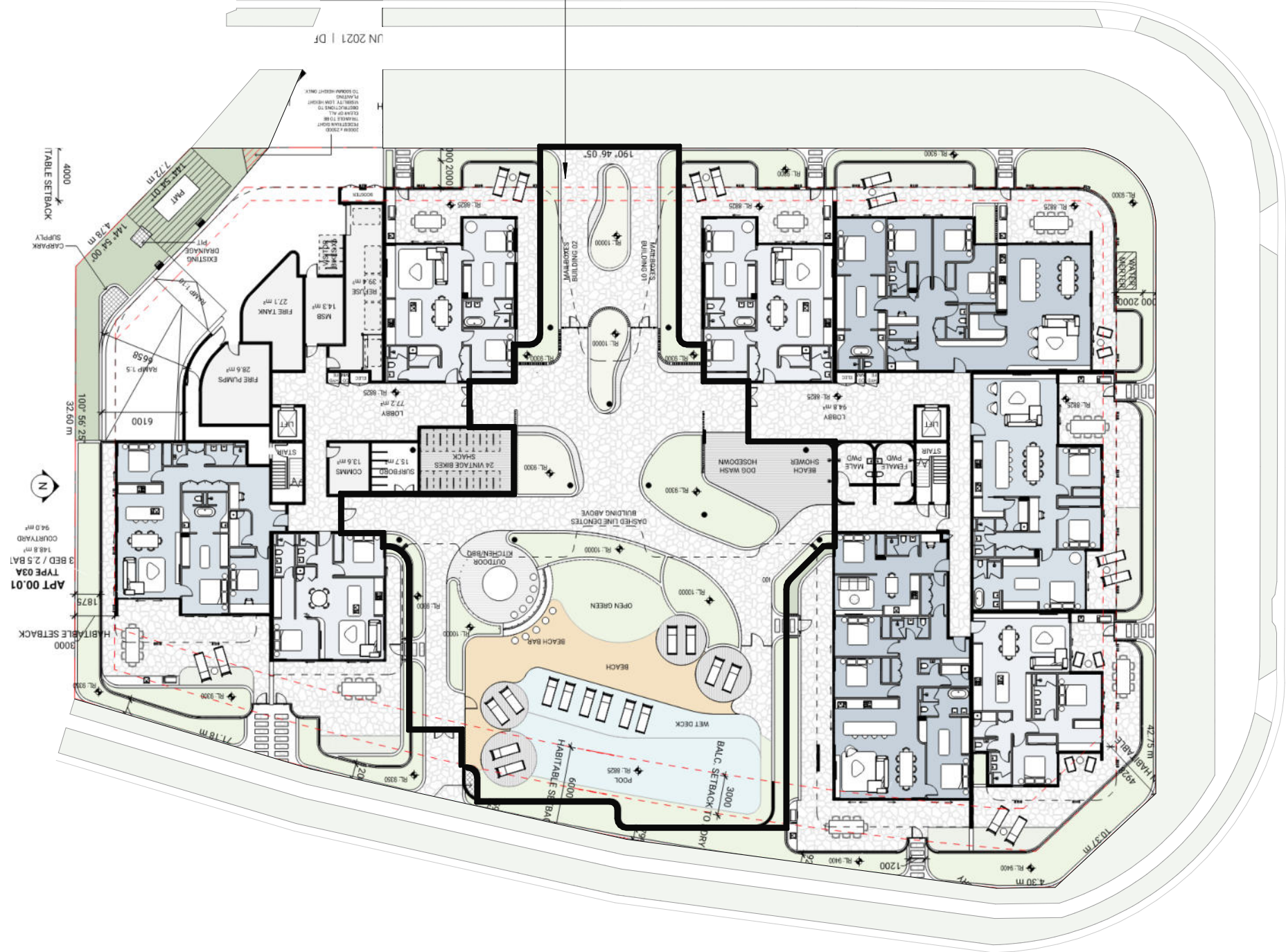
REV.

mod-1

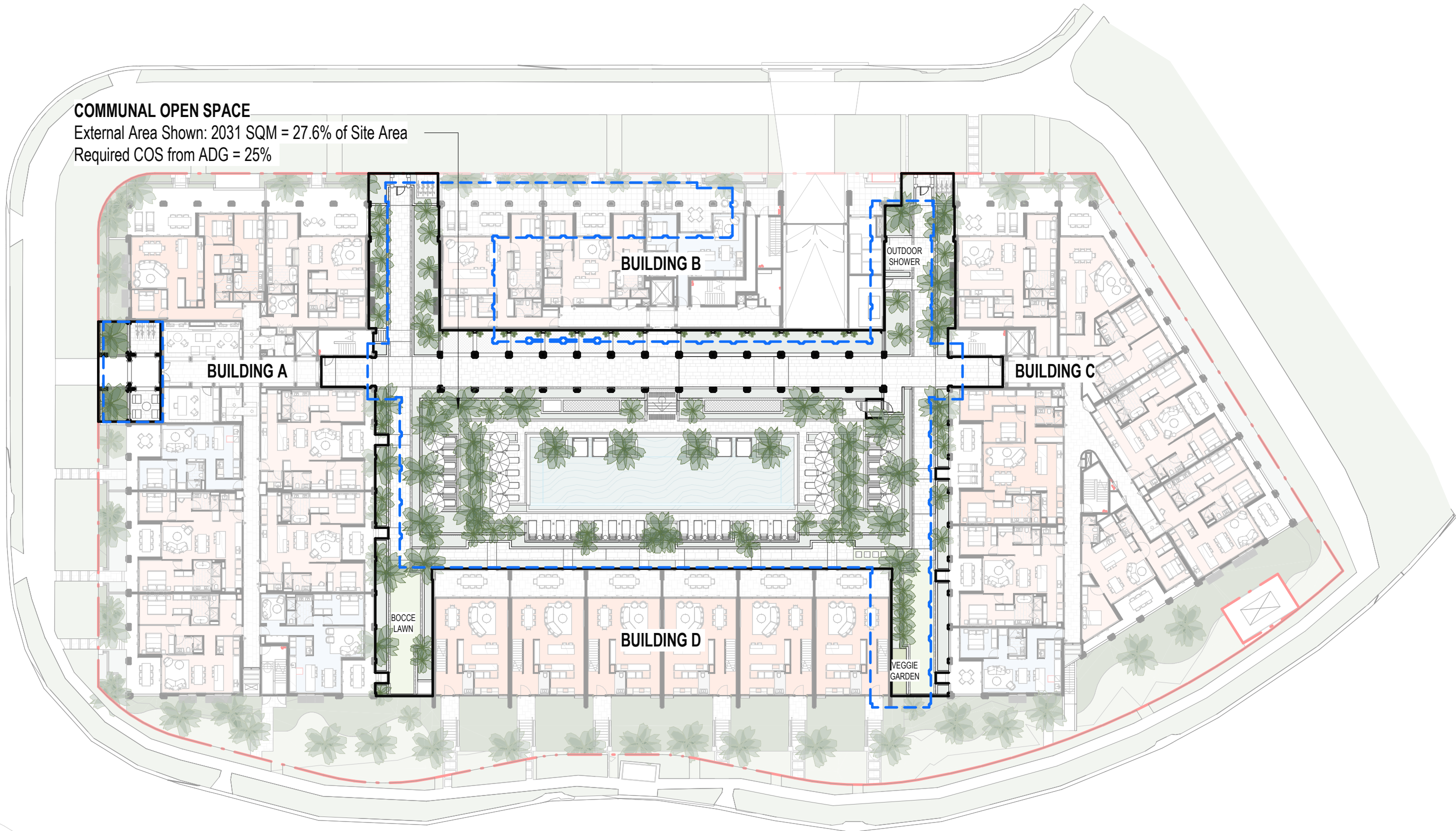
DRAWING NO.

DA 324

CONTEXT COMMUNAL OPEN SPACE



COMMUNAL OPEN SPACE
External Area Shown: 2031 SQM = 27.6% of Site Area
Required COS from ADG = 25%



1 COS Calculations with Context
1:400

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mod-1 DA Mod Pack

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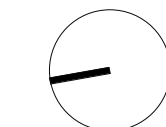
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SCALE
1:400 @ A1

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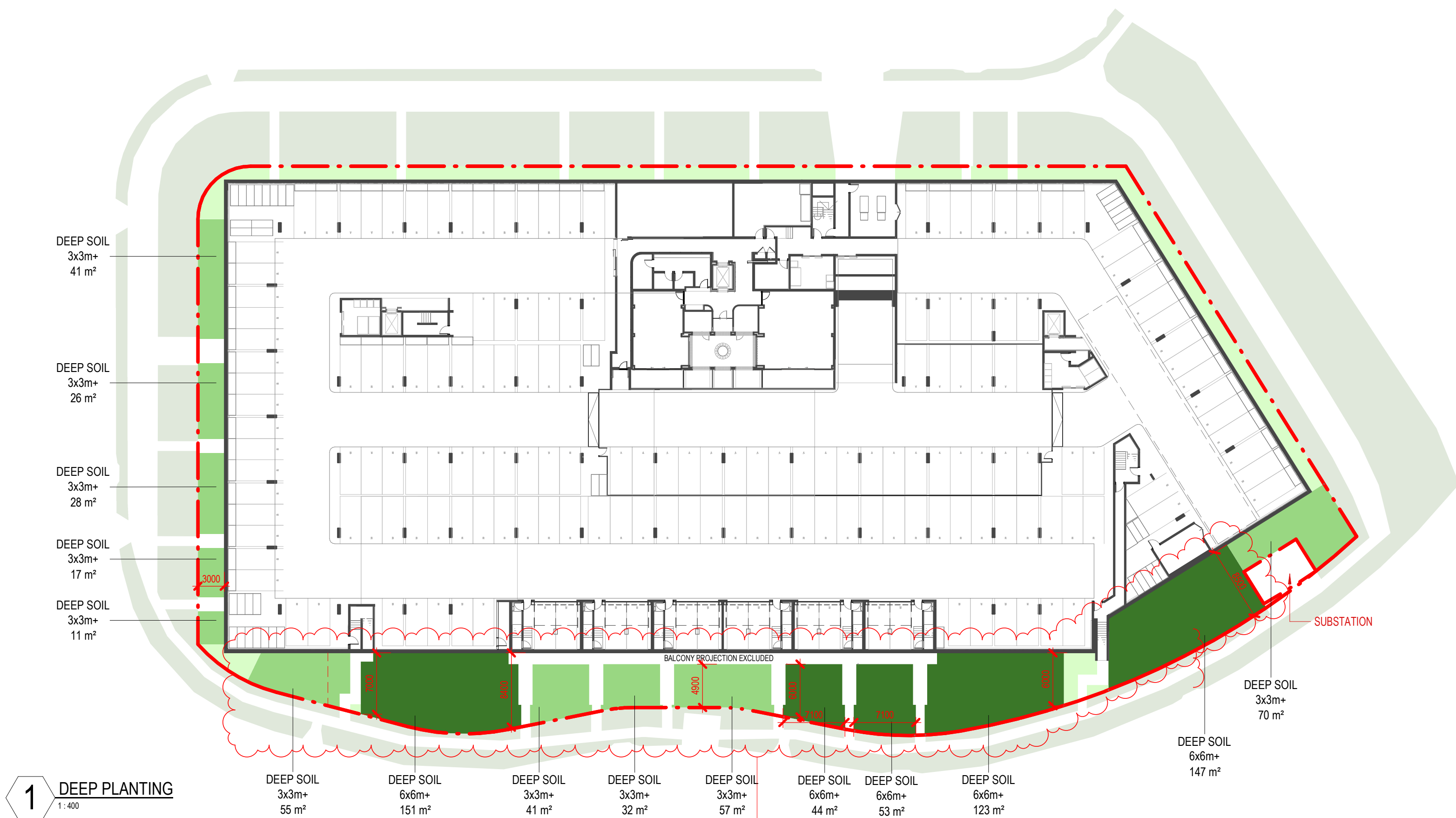
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DRAWING TITLE
COS Calculation

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REV. DRAWING NO.
mod-1 DA 325



1 DEEP PLANTING
1 : 400

MOD PROPOSED DEEP SOIL

DEEP SOIL ZONE AREA SCHEDULE			
AREA TYPE	AREA m2	% OF SITE AREA	COUNT
DEEP SOIL 6x6m+	519.6 m²	7.1%	6
DEEP SOIL 3x3m+	377.7 m²	5.1%	10
DEEP SOIL <3x3m	247.7 m²	3.4%	13

COMBINED SITE AREA DEEP SOIL 1145.0 m² 15.6%

AREA COLOR LEGEND

- DEEP SOIL 6x6m+
- DEEP SOIL 3x3m+
- DEEP SOIL <3x3m

6x6M DEEP SOIL mod-1 REVISED

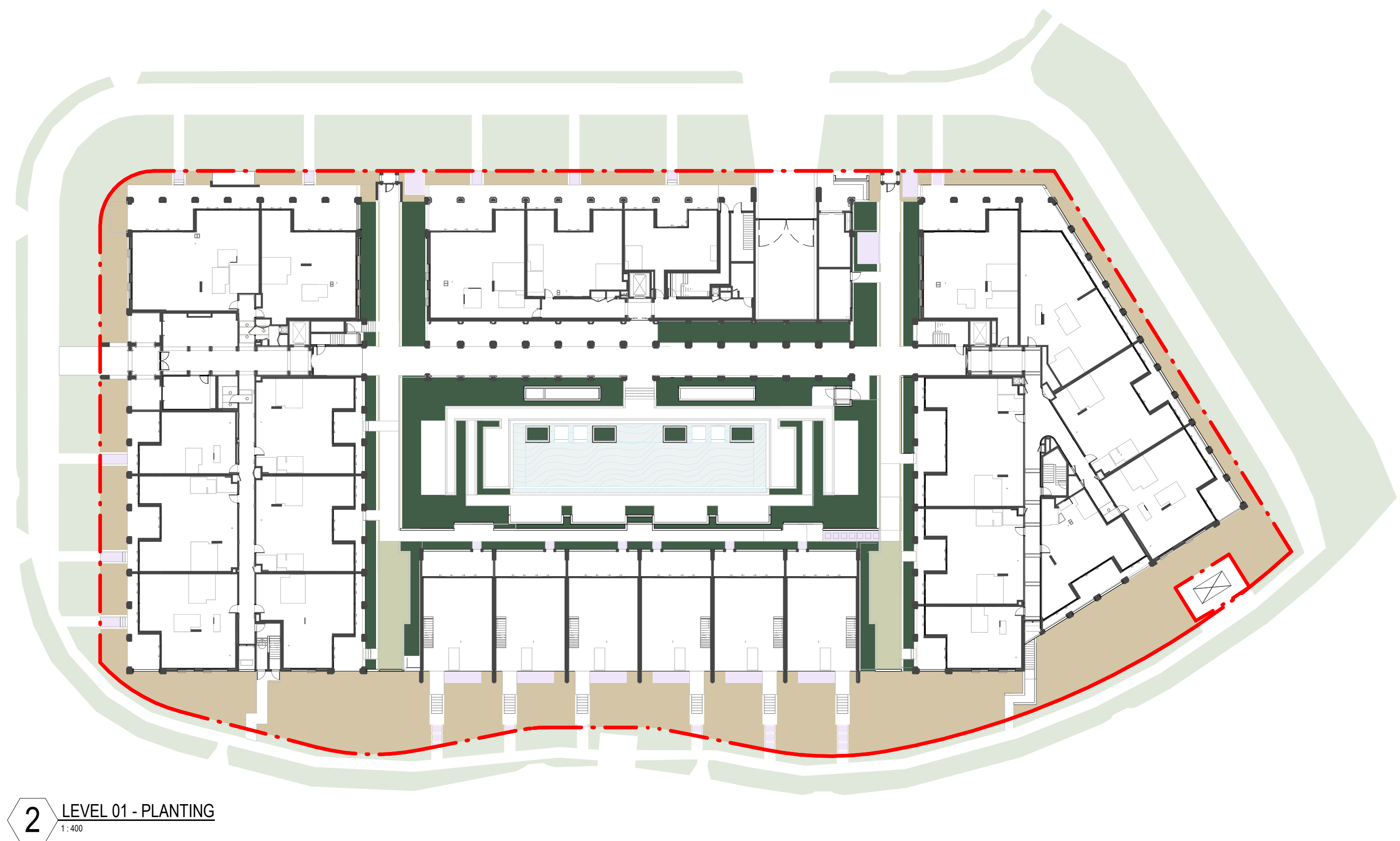
APPROVED DEEP SOIL

6x6m+ SITE AREA = 7.30 % SITE AREA
3x3m+ SITE AREA = 6.42% SITE AREA

TOTAL = 13.72 % SITE AREA

<3x3m SITE AREA = 2.51% SITE AREA

COMBINED SITE AREA DEEP SOIL = 16.23%



2 LEVEL 01 - PLANTING
1 : 400

PLANTING ZONE AREA SCHEDULE	
AREA TYPE	AREA m2
BOUNDARY PLANTING	1131 m²
LAWN	119 m²
PERMEABLE PAV.	32 m²
PLANTER	633 m²
	1974 m²

AREA COLOR LEGEND

- BOUNDARY PLANTING
- LAWN
- PERMEABLE PAV.
- PLANTER

TOTAL LANDSCAPED AREA = 26.7% SITE AREA + ELEVATED PLANTERS (L02 - L04)

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ISSUE PURPOSE

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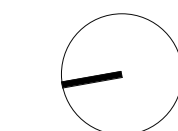
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PROJECT

6 GRAND PARADE

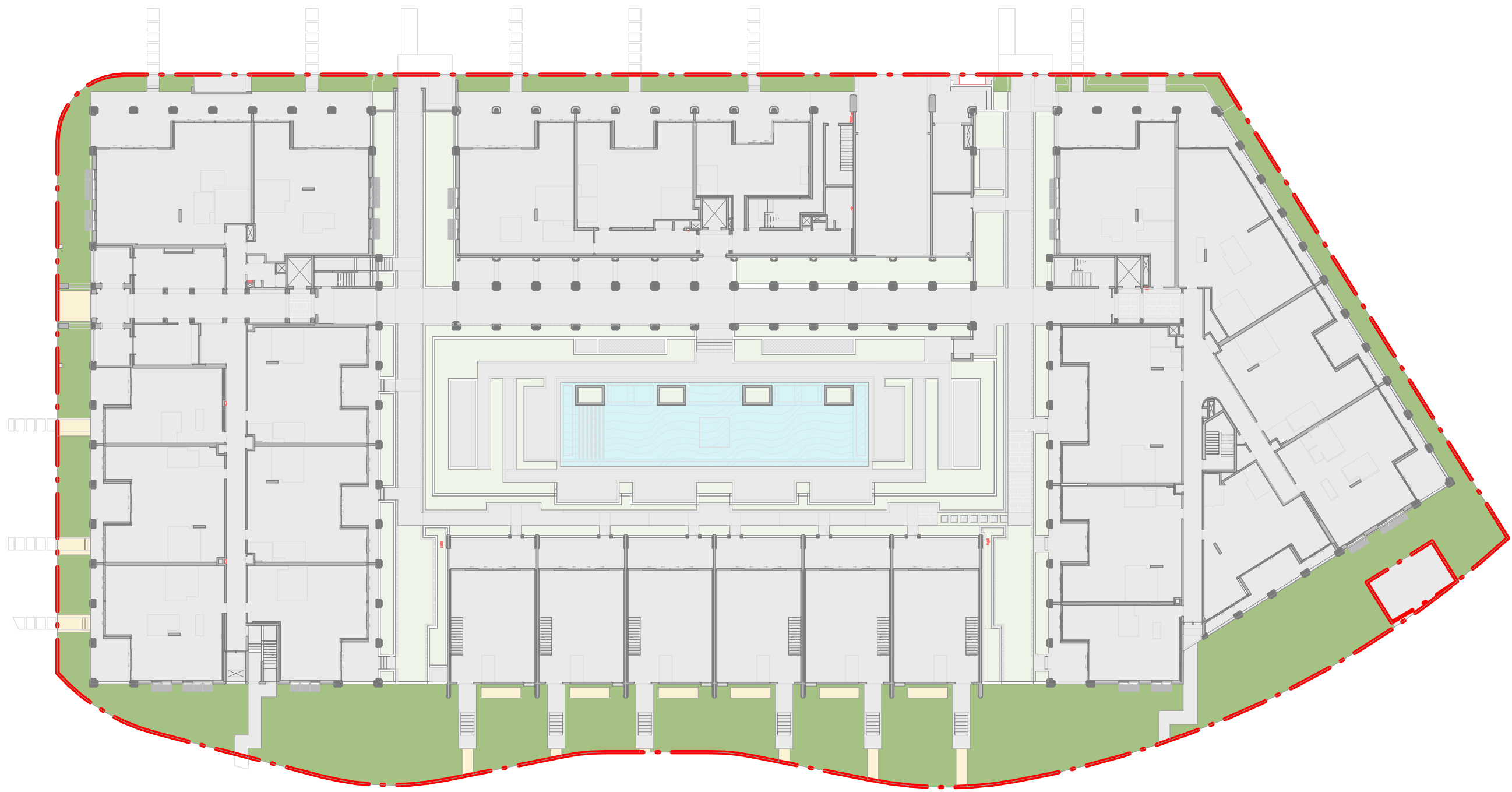
DRAWING TITLE

Deep Soil Zone / Planting Calculation

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REV.	DRAWING NO.
mod-1	DA 326



1 Permeable/Impermeable Calculation
1 : 400

Area Permeability		
Type	Impermeable Rating	Area
Concrete/Paving	1.0 IMPERMEABLE	5236.9 m²
Deep Soil Zones	0.0 IMPERMEABLE	1138.4 m²
Planting on Structures	1.0 IMPERMEABLE	718.3 m²
Porous Paving	0.5 IMPERMEABLE	54.8 m²
Swimming Pool	0.5 IMPERMEABLE	197.4 m²

Permeability Legend

- Concrete/Paving
- Deep Soil Zones
- Planting on Structures
- Porous Paving
- Swimming Pool

TOTAL IMPERMEABLE SITE AREA: 6081m²
TOTAL IMPERMEABLE %: 82.69%

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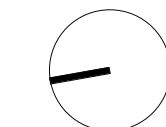
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DF	10.11.2025	NJA	218504



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1 : 400 @ A1

PROJECT

6 GRAND PARADE

DRAWING TITLE

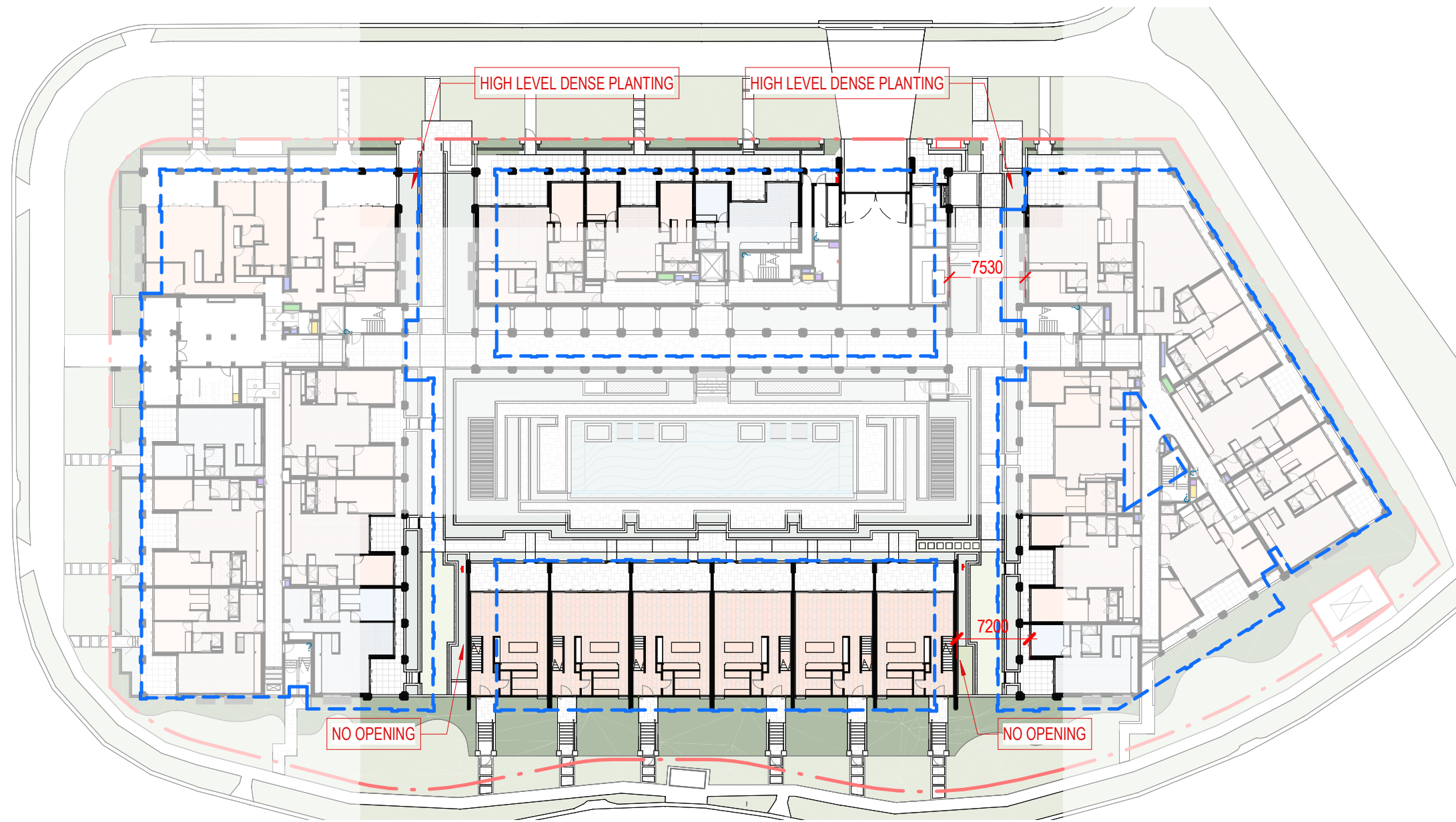
Permeable/Impermeable Calculation

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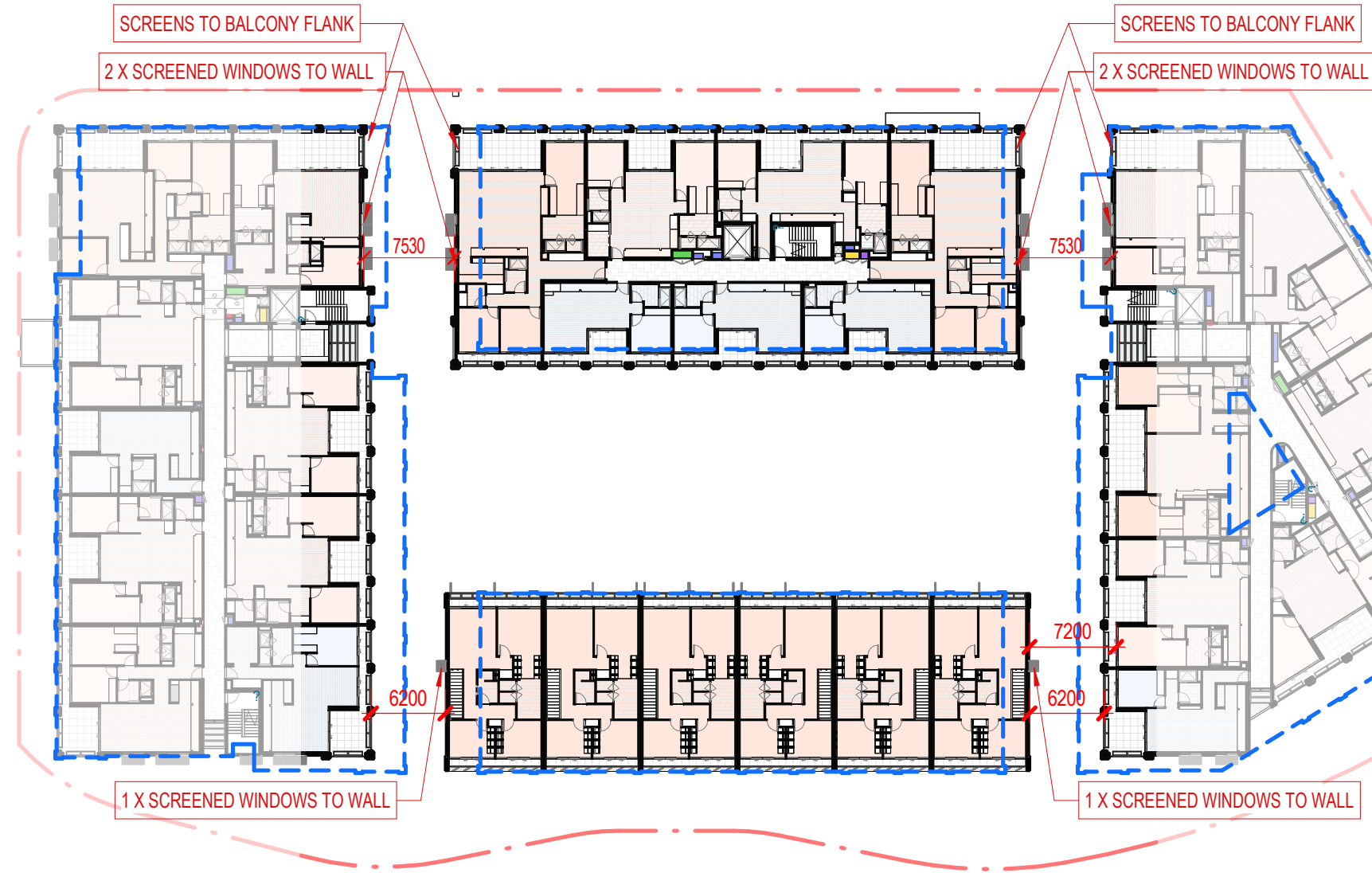
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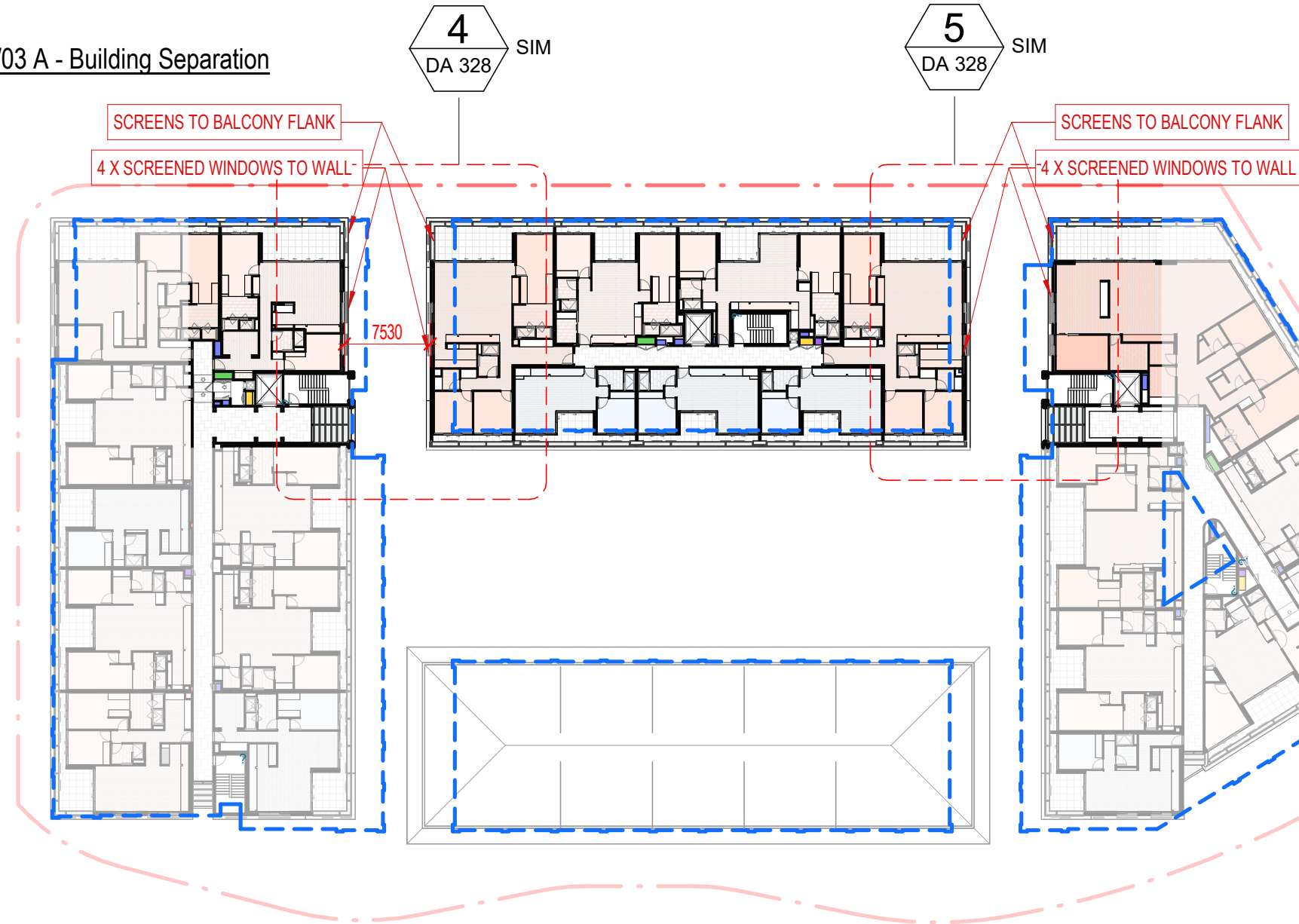
mod-1 DA 327



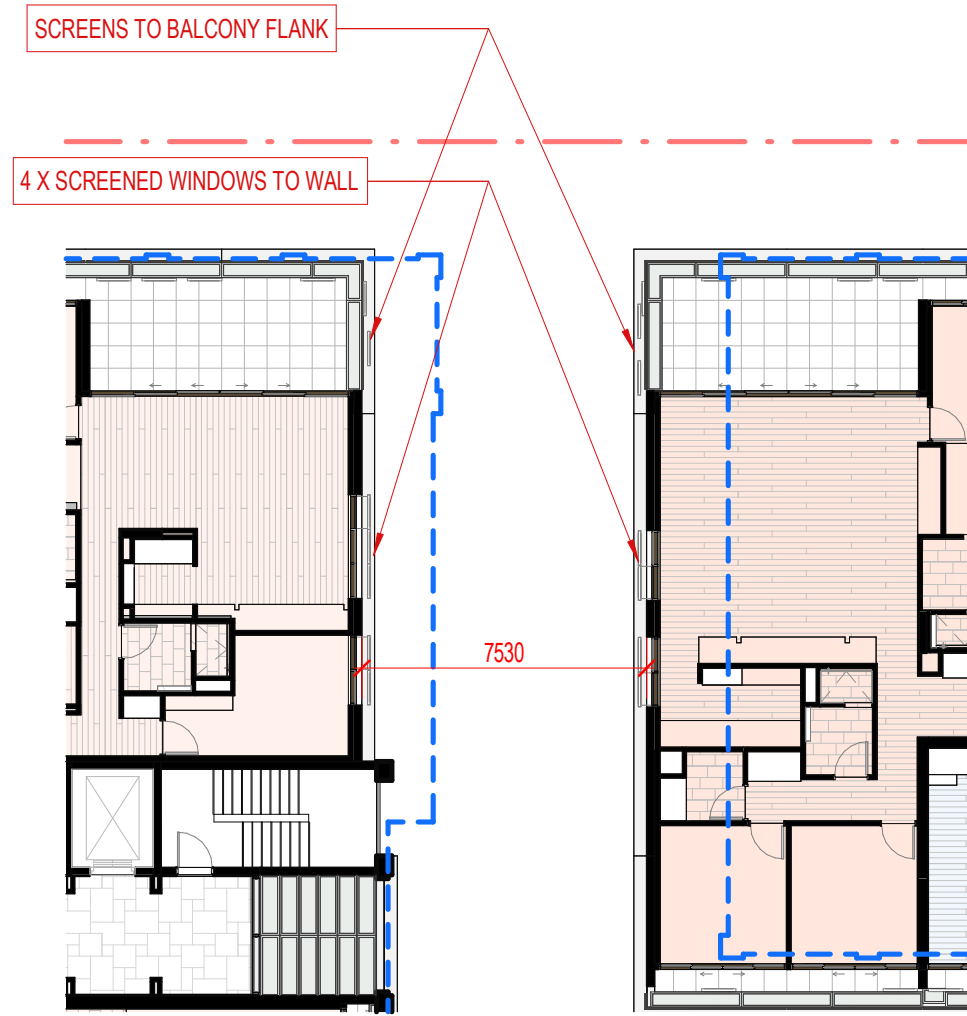
1 LEVEL 01 A - Building Separation
1:500



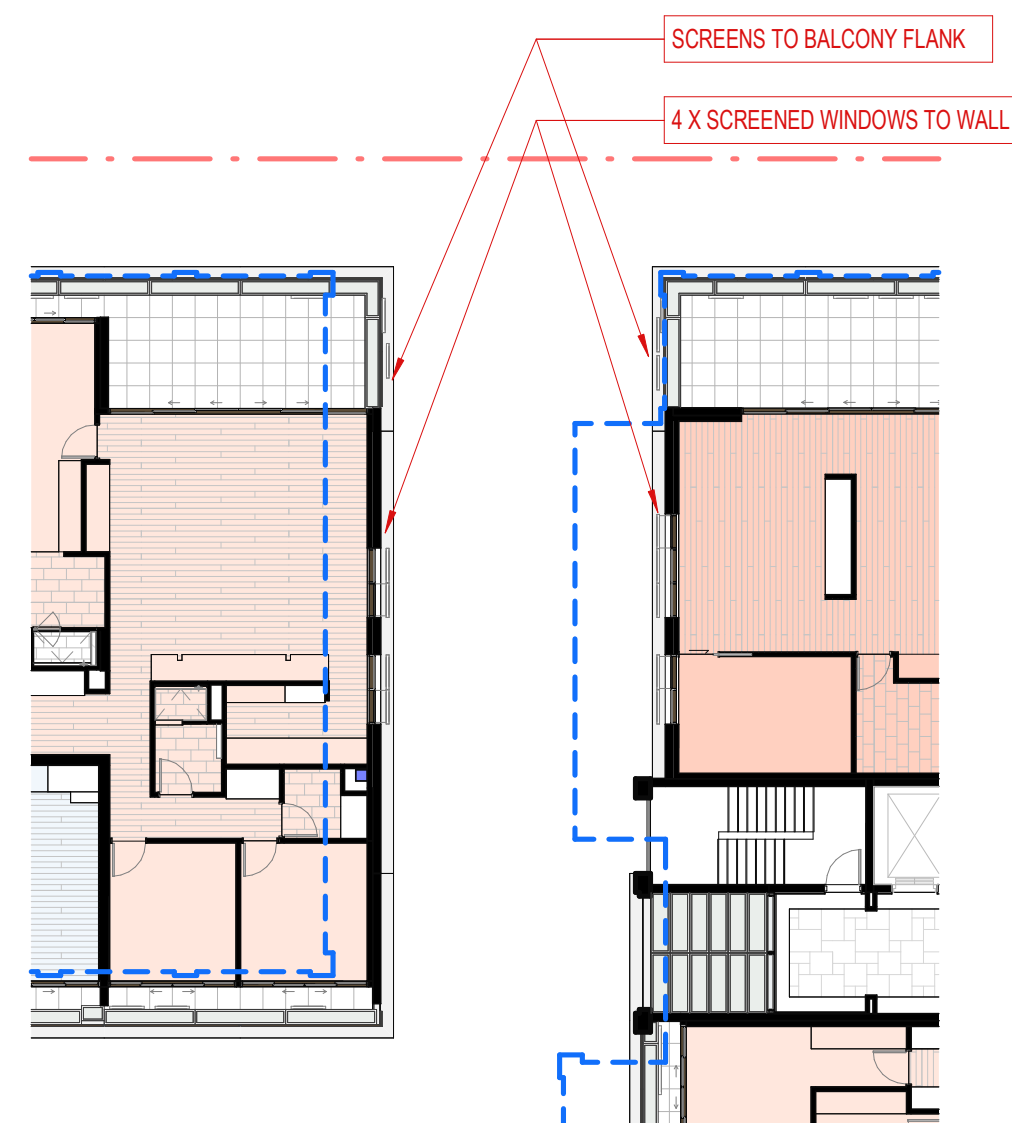
2 LEVEL 02/03 A - Building Separation
1:500



3 LEVEL 04 A - Building Separation
1:500



4 Level 04 - Building A & B Separation
1:200



5 Level 04 - Building B & C Separation
1:200

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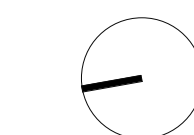
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SCALE
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PROJECT

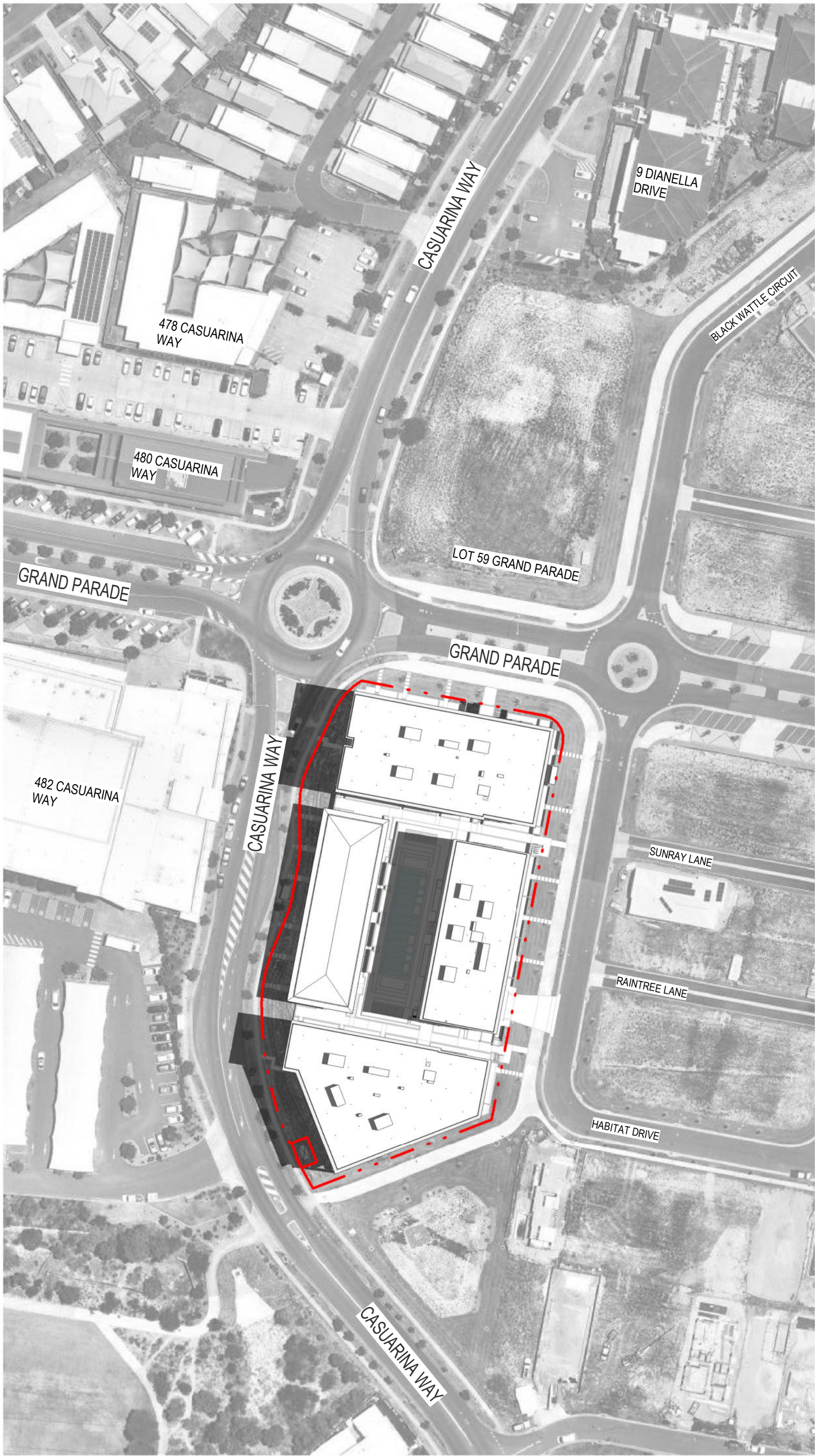
6 GRAND PARADE

DRAWING TITLE
Building Separation

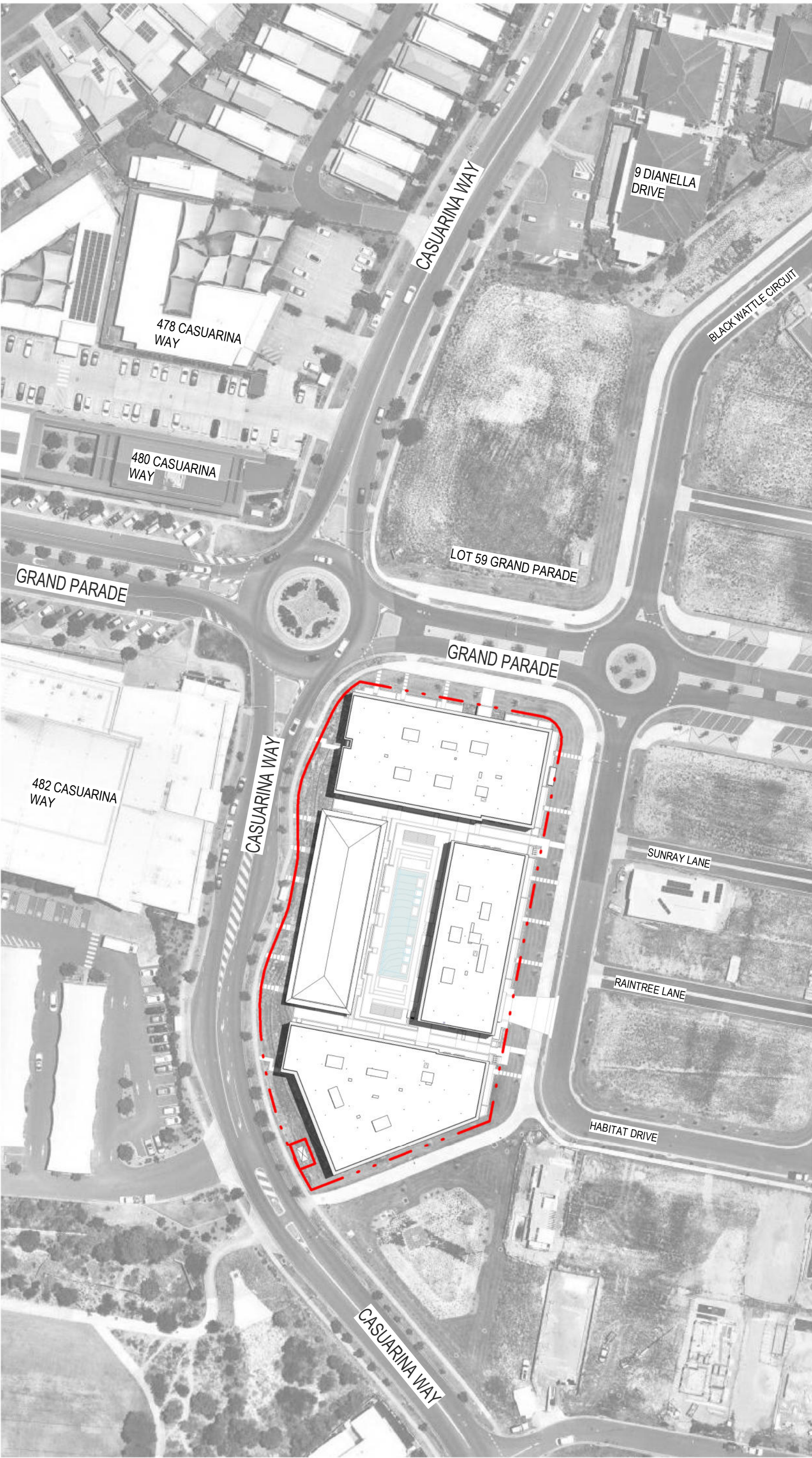
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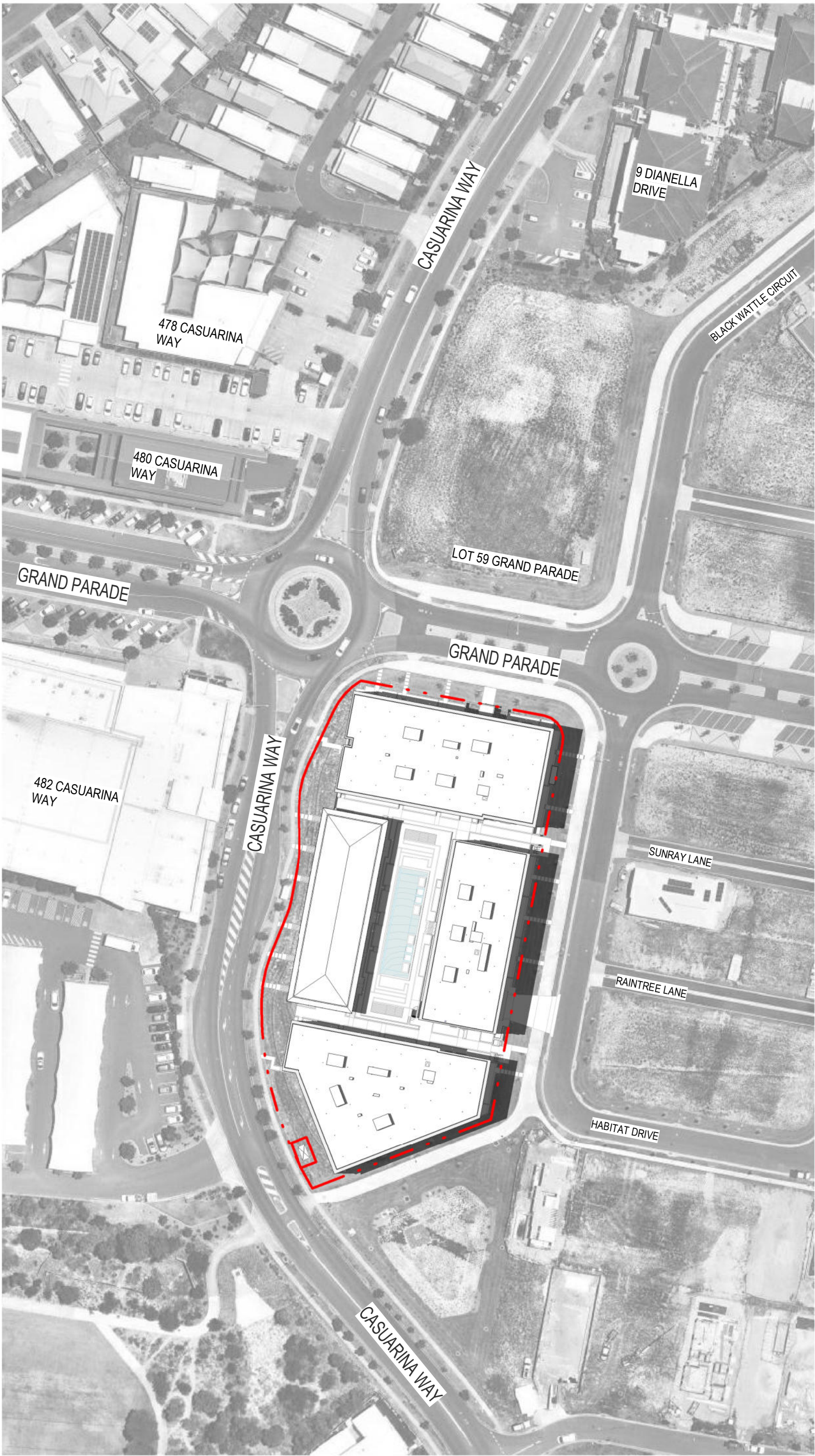
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mod-1 DA 328



22nd December 9am (Summer Solstice)



22nd December 12pm (Summer Solstice)



22nd December 3pm (Summer Solstice)

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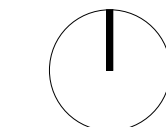
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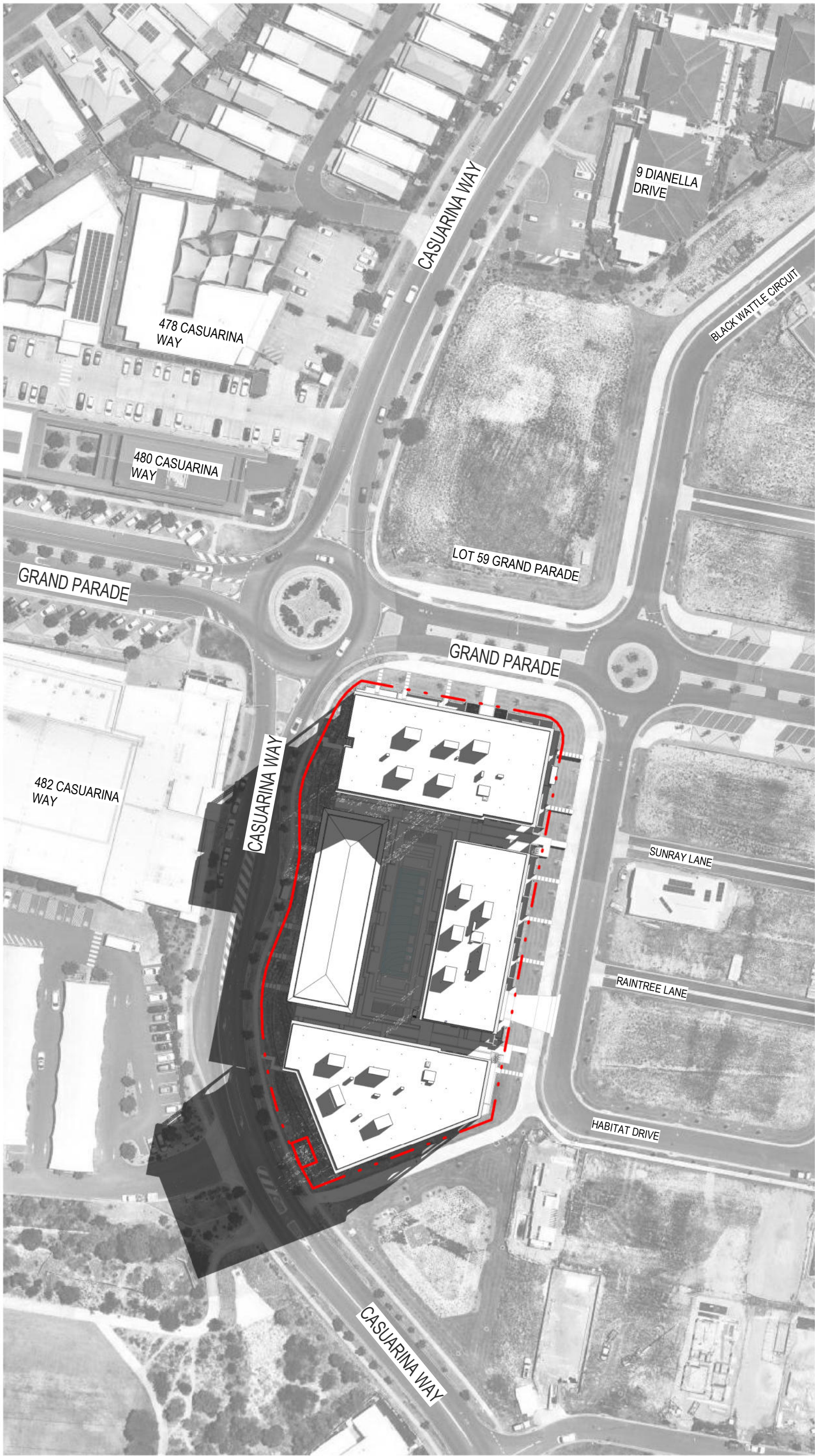
6 GRAND PARADE BY AZURE

DRAWING TITLE
Context Shadow Study - Summer Solstice

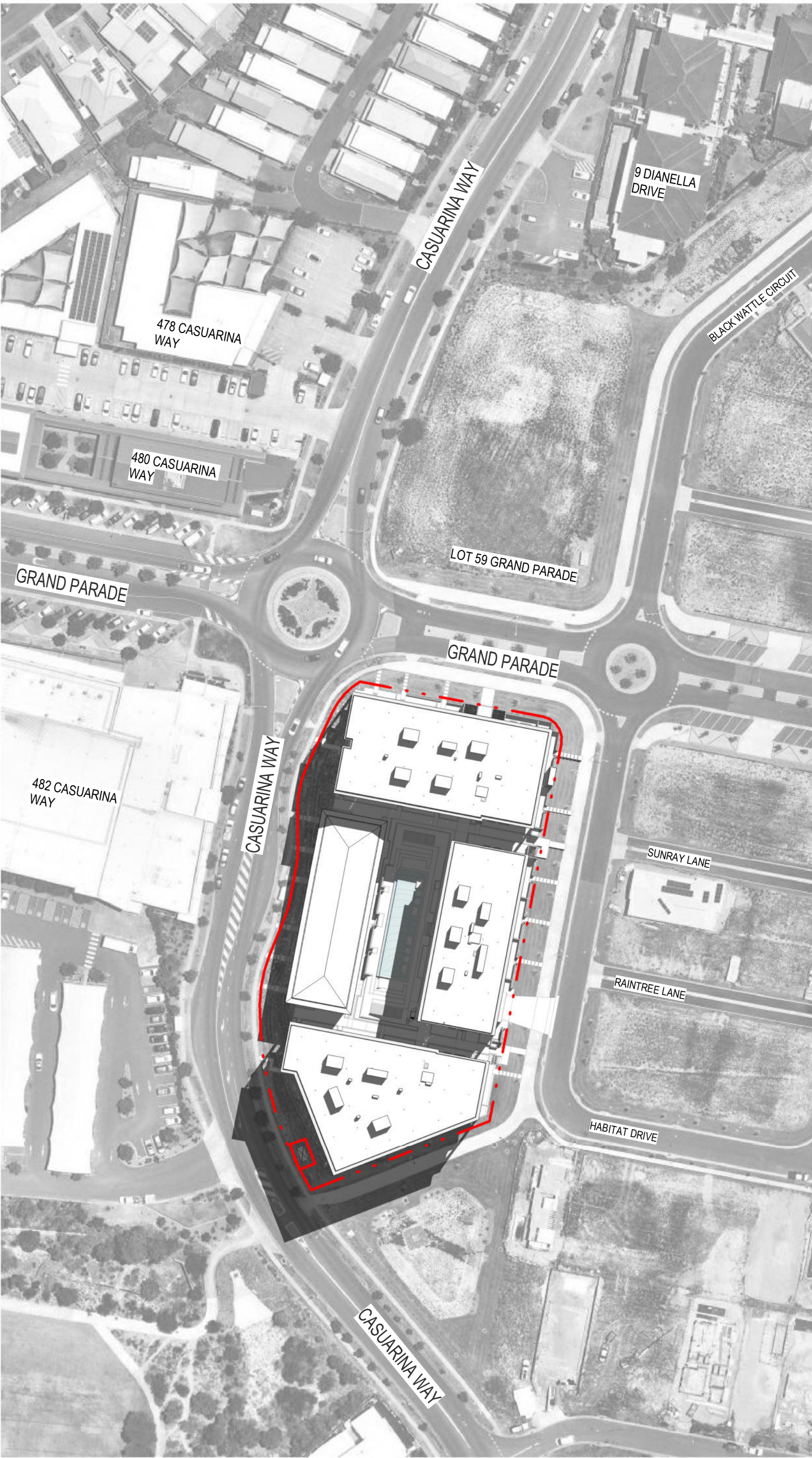
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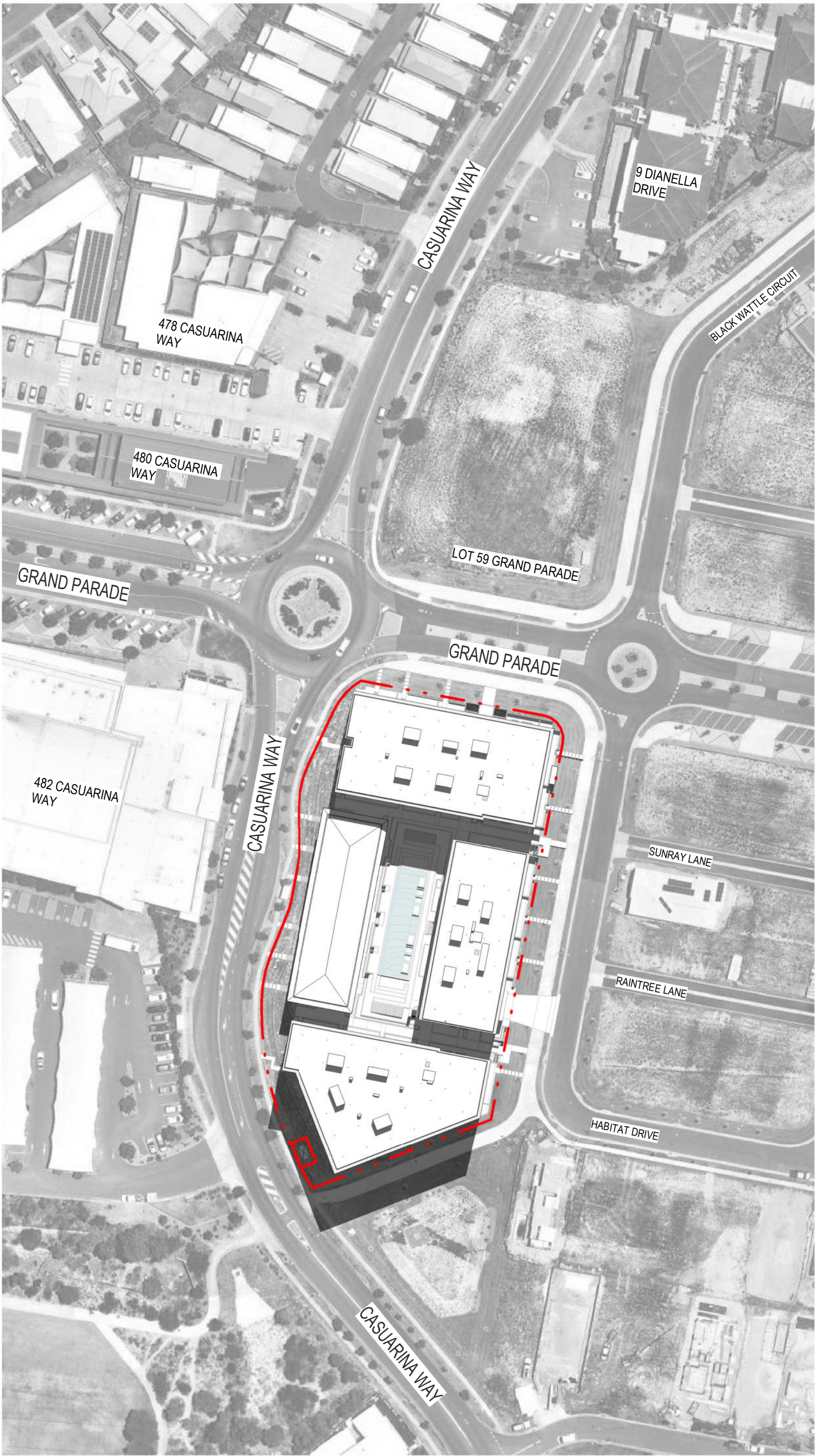
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21st June 9am (Winter Solstice)



21st June 10:30am (Winter Solstice)



21st June 12pm (Winter Solstice)

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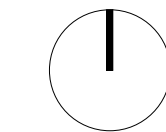
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6 GRAND PARADE BY AZURE

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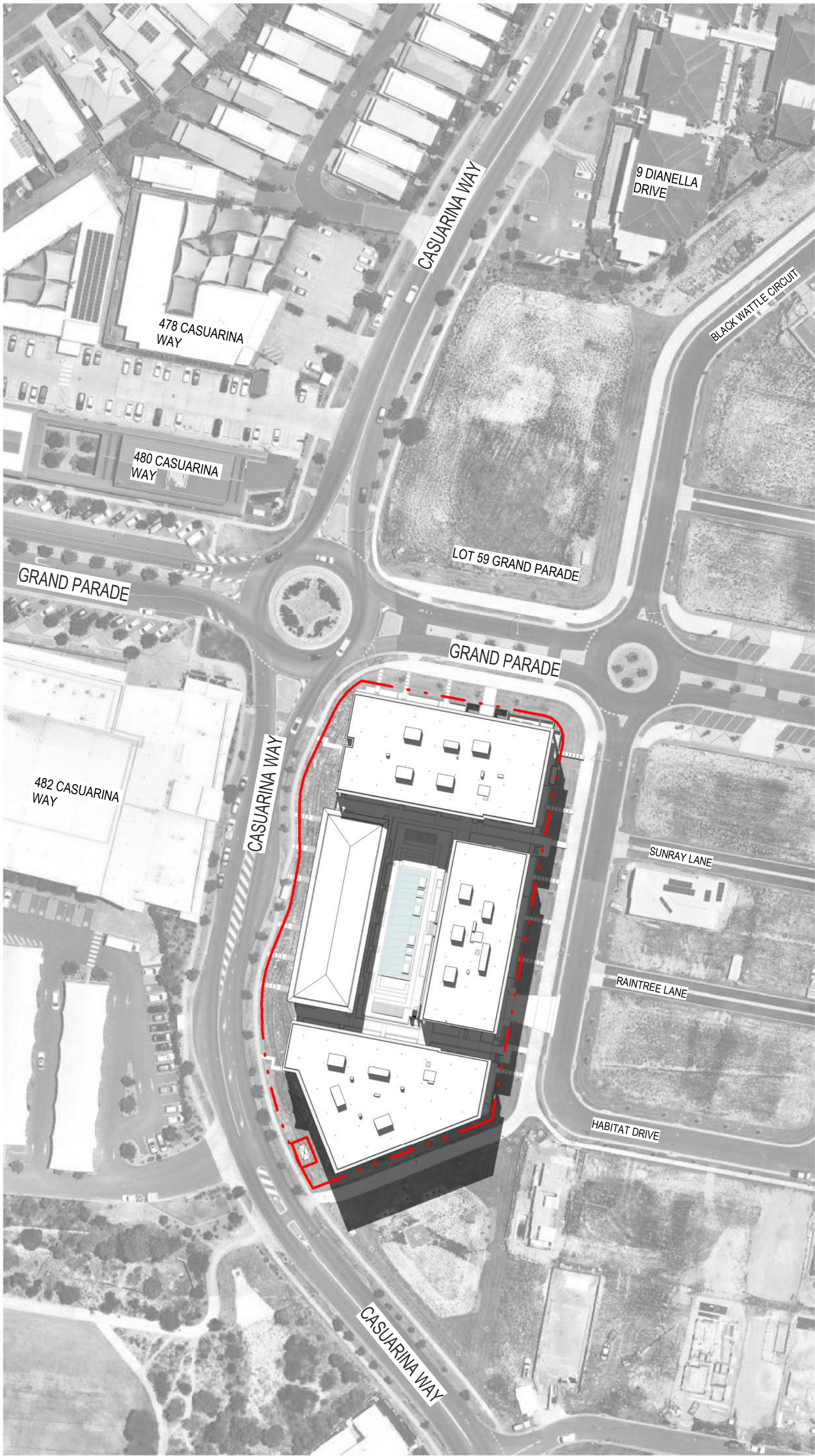
Context Shadow Study - Winter Solstice Morning

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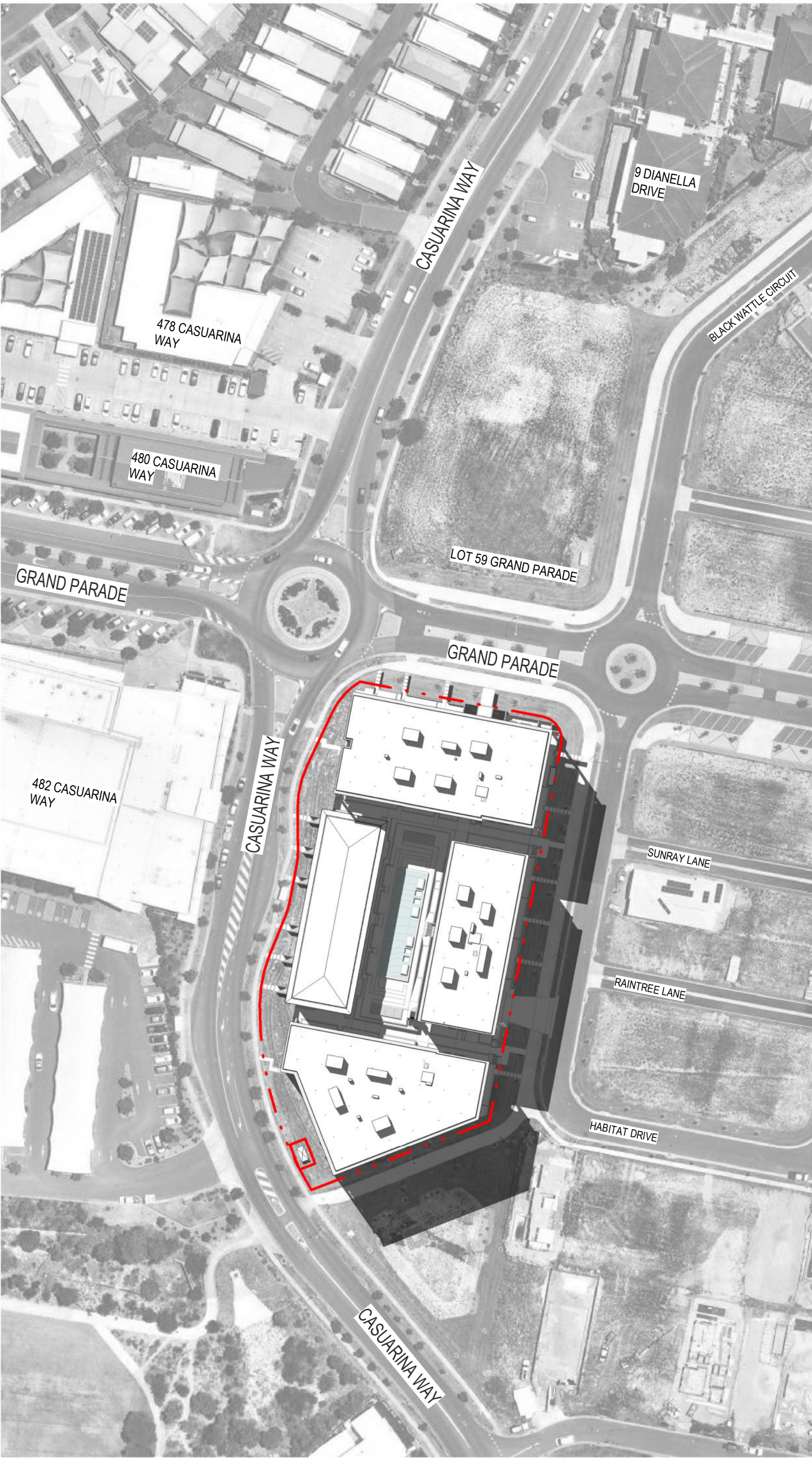
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mod-1 DA 331



21st June 1:30pm (Winter Solstice)



21st June 3pm (Winter Solstice)

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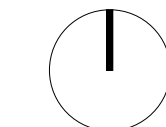
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6 GRAND PARADE BY AZURE

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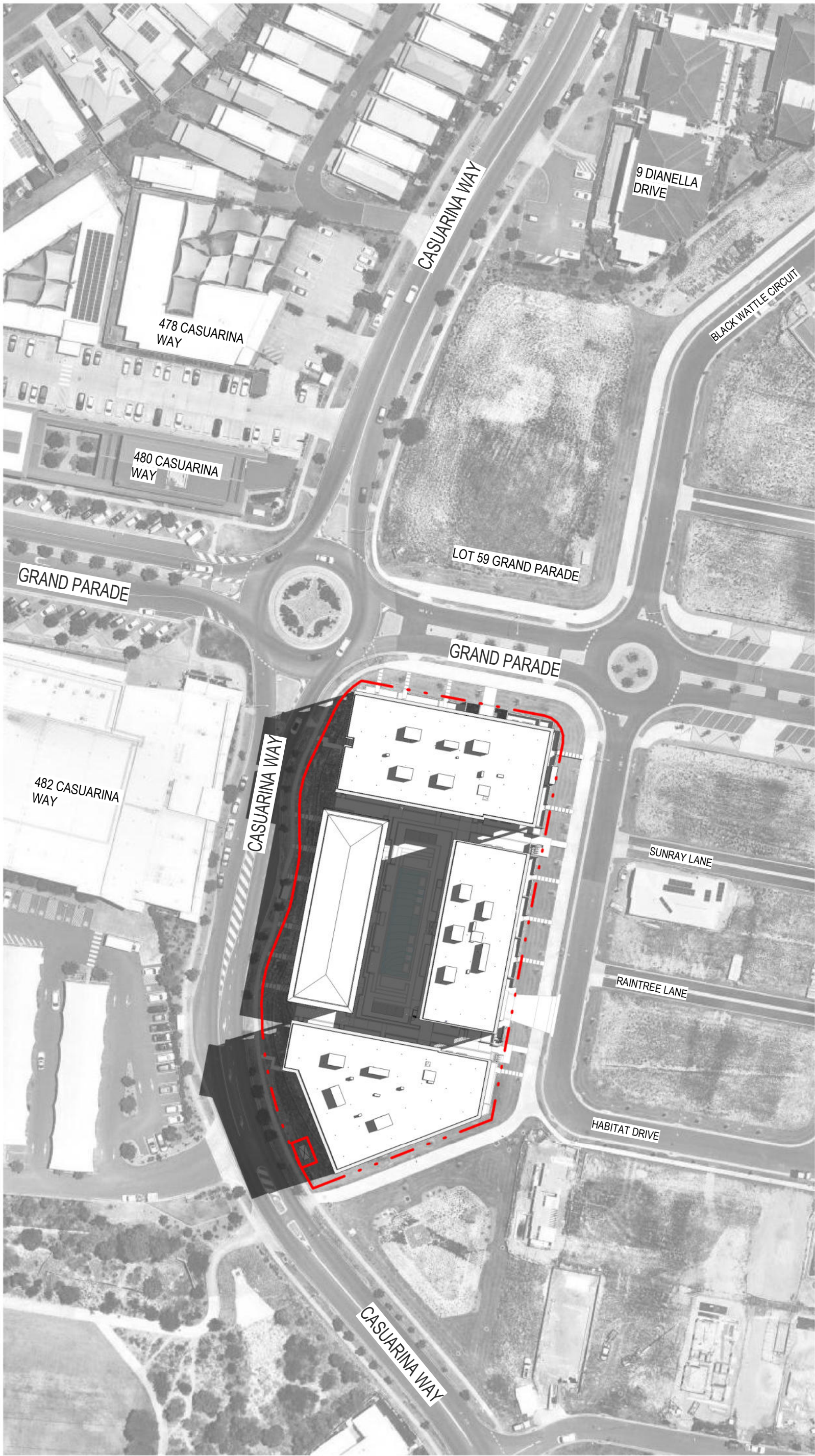
Context Shadow Study - Winter Solstice Afternoon

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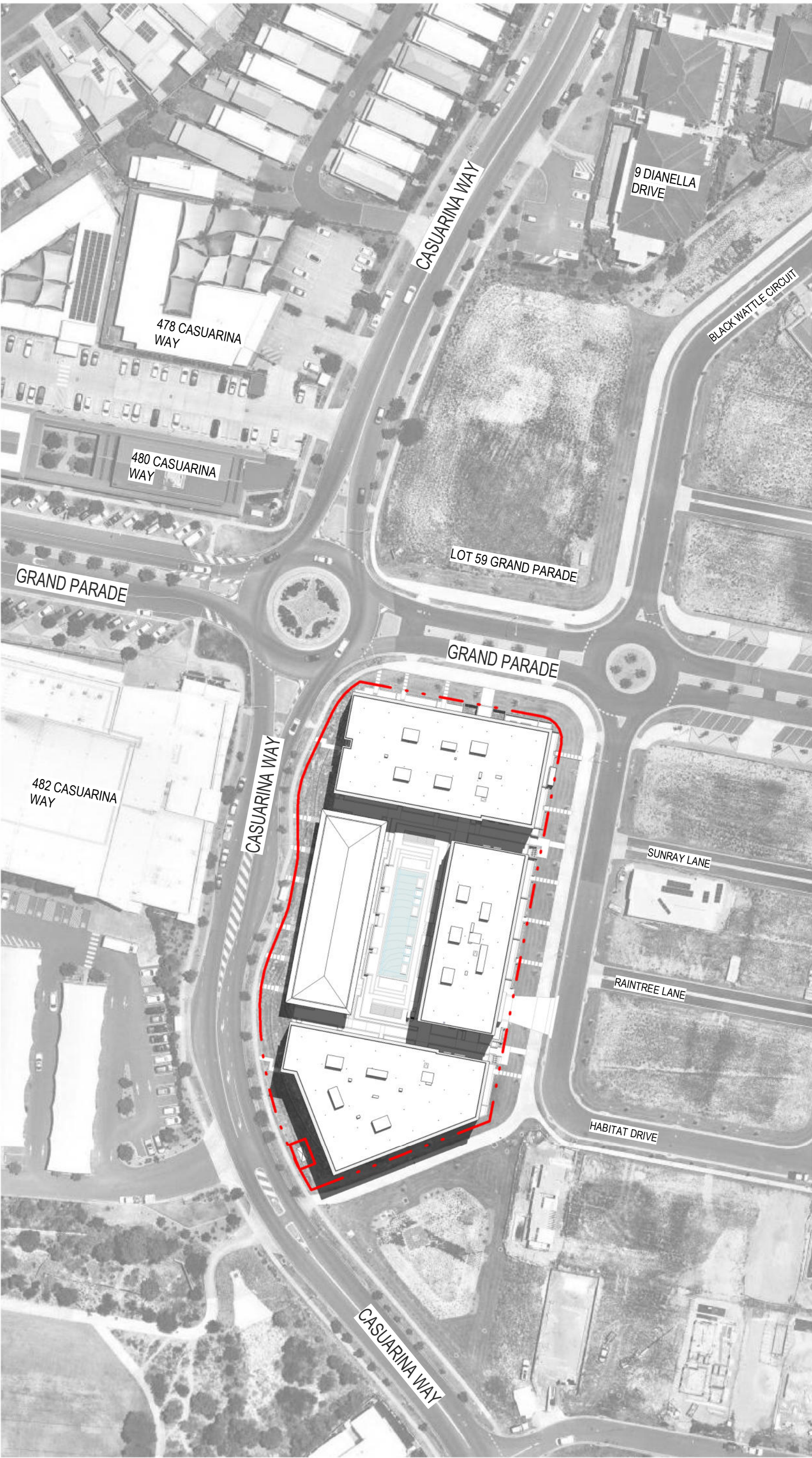
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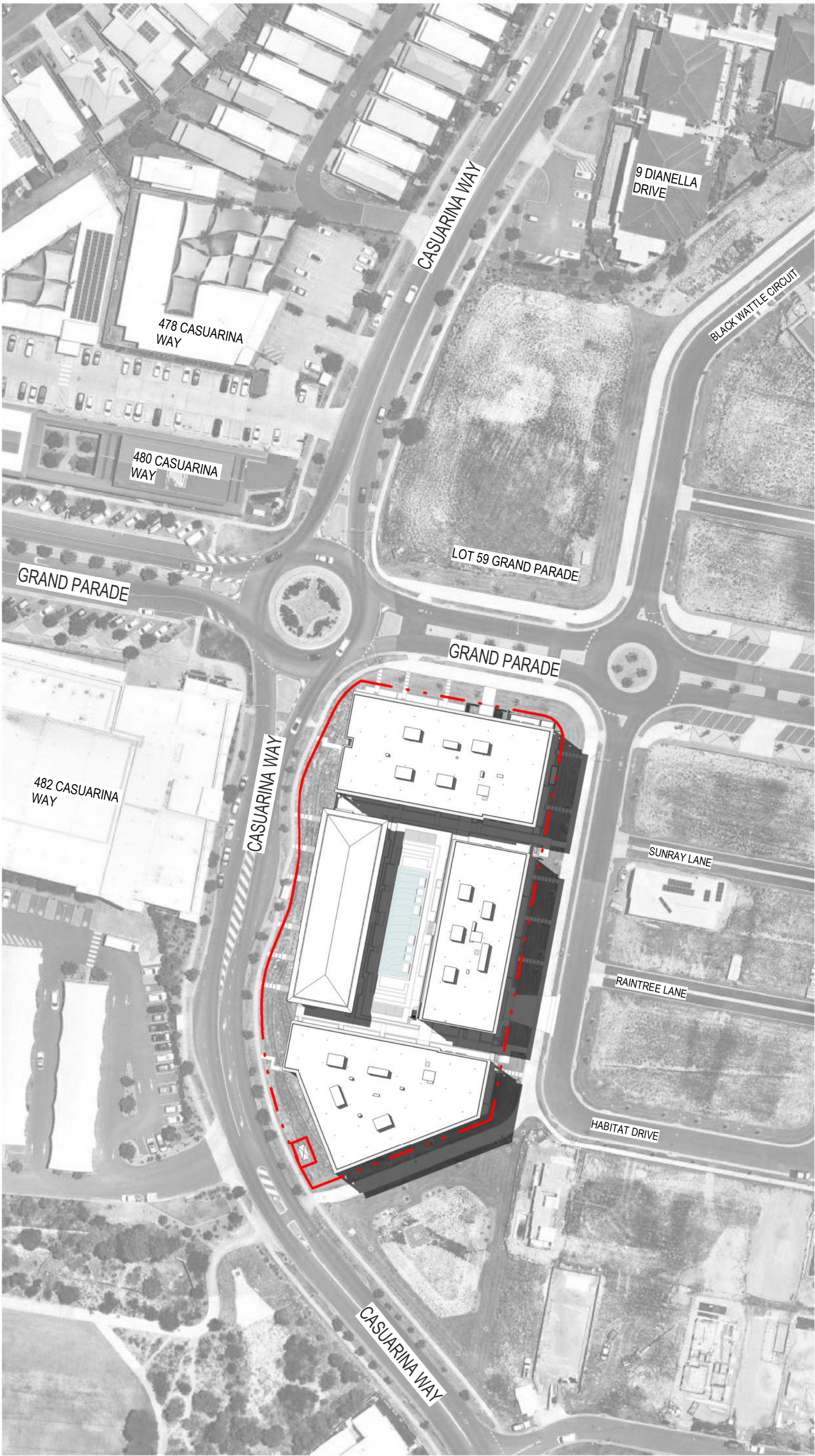
mod-1 DA 332



21st March 9am (Autumn Equinox)



21st March 12pm (Autumn Equinox)



21st March 3pm (Autumn Equinox)

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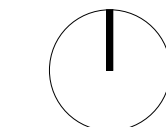
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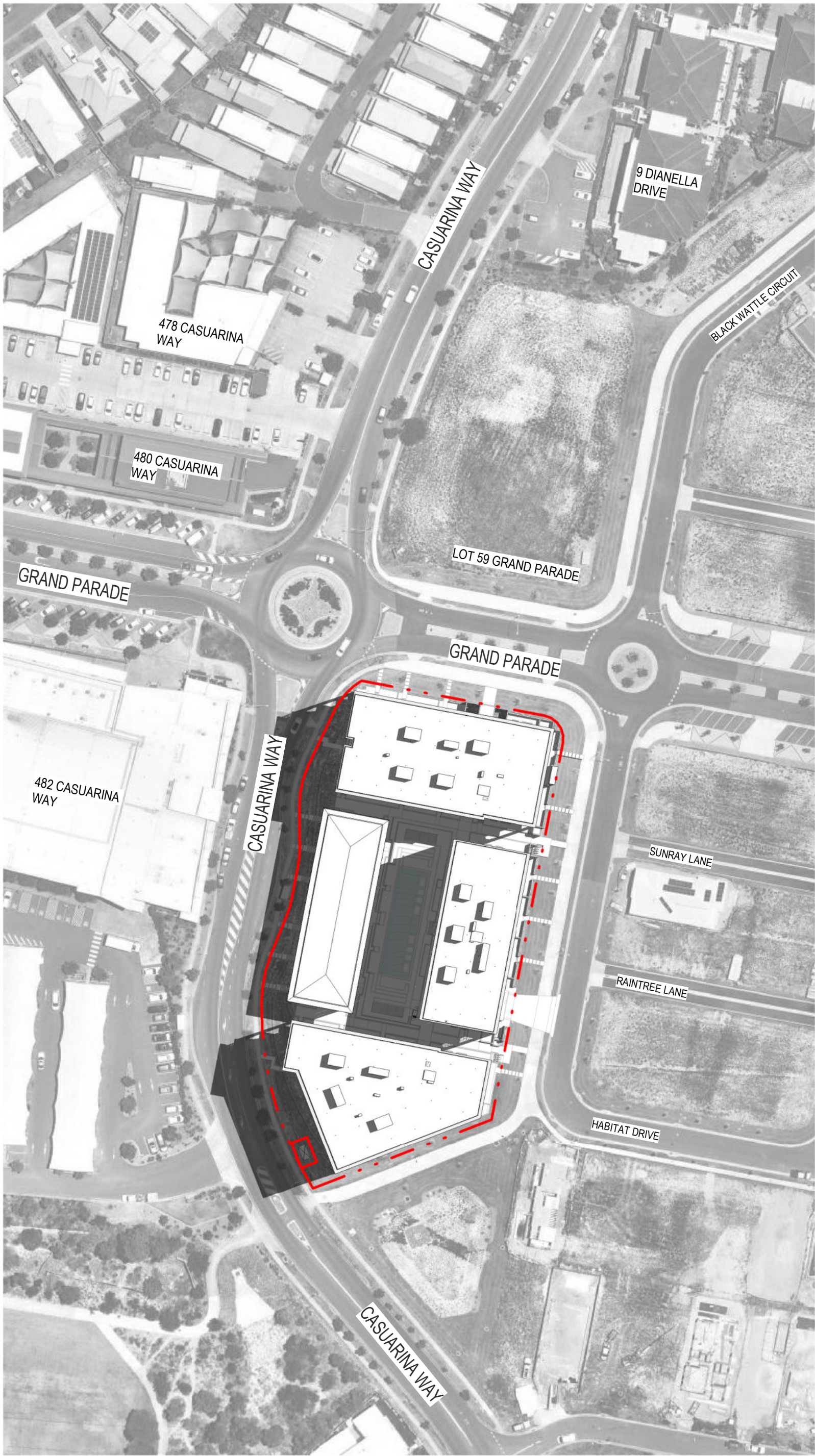
Context Shadow Study - Autumn Equinox

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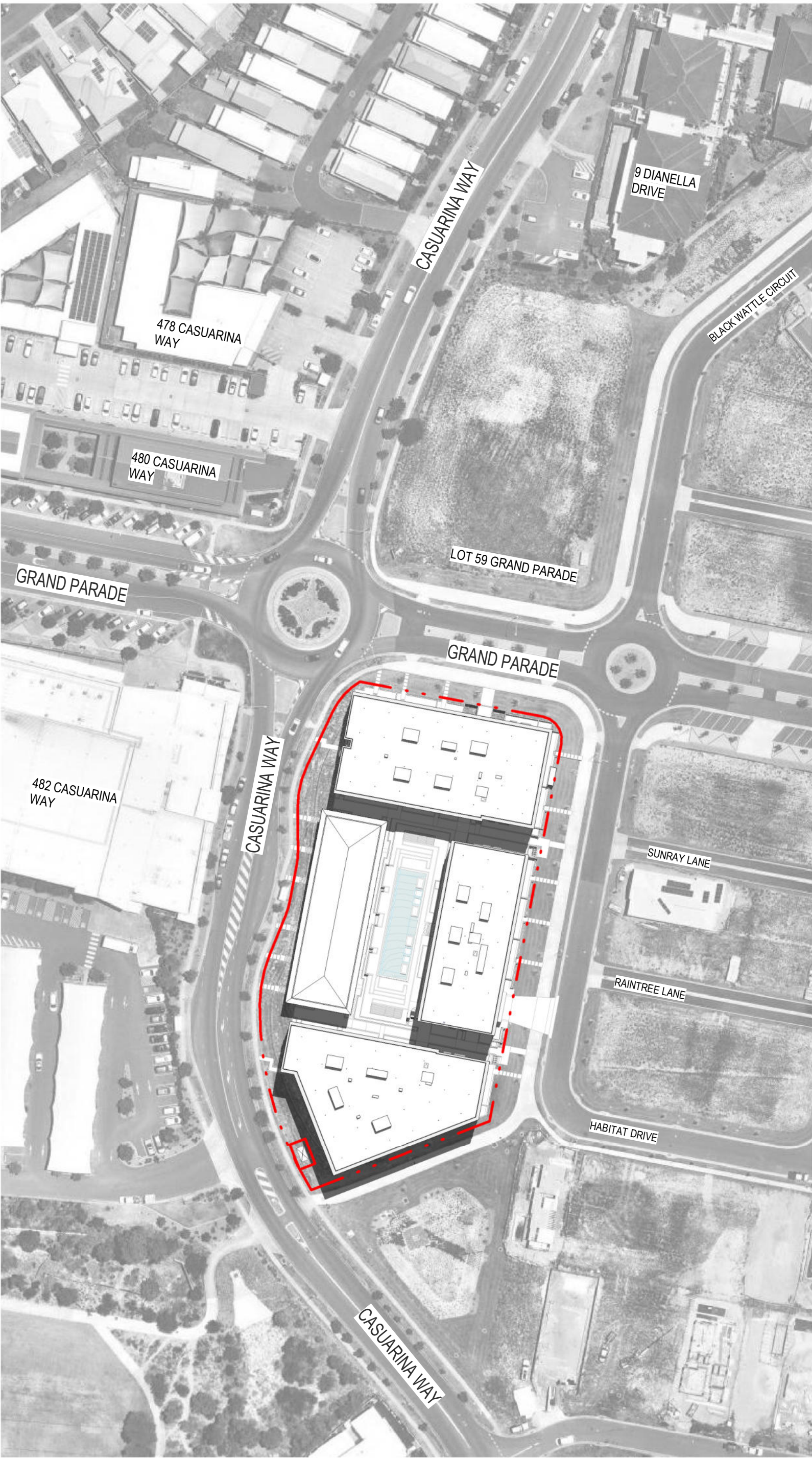
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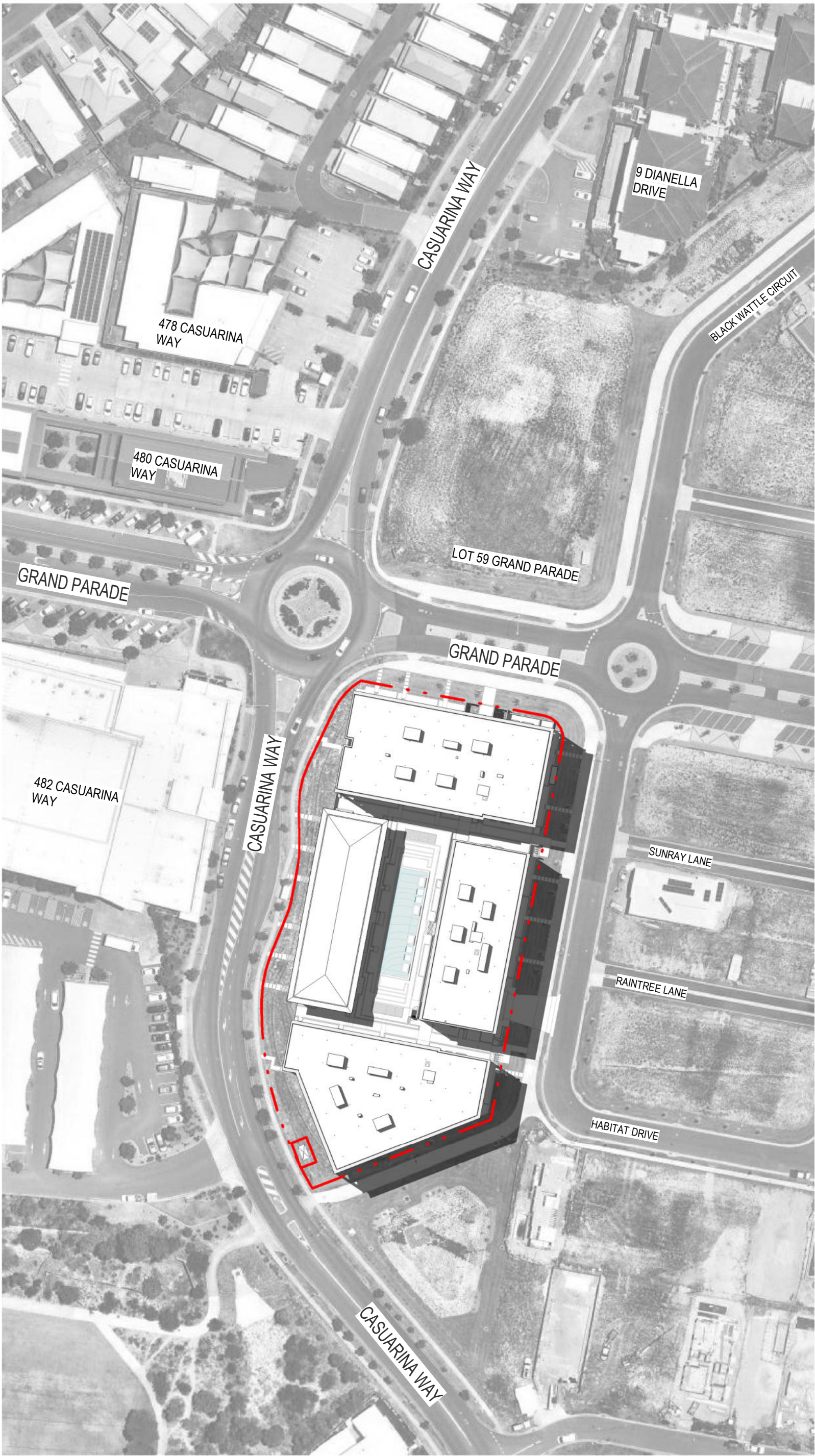
mod-1 DA 333



23rd September 9am (Spring Equinox)



23rd September 12pm (Spring Equinox)



23rd September 3pm (Spring Equinox)

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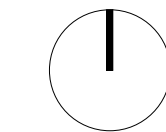
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PROJECT

6 GRAND PARADE BY AZURE

DRAWING TITLE

Context Shadow Study - Spring Equinox

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mod-1 DA 334

DEVELOPMENT SUMMARY

ADDRESS:
PLAN NUMBER:
LOT NUMBER:
ZONE:

LOCALITY PLAN:
LOCAL GOVERNMENT:
SITE AREA:
LAND USE:

6 GRAND PARADE CASUARINA, 2487
DP1264557
46
R1 GENERAL RESIDENTIAL ZONE/
B2 LOCAL CENTRE ZONE
CASUARINA BEACH
TWEED SHIRE COUNCIL
7,354m²
MULTIPLE DWELLING

	PROVISION	PROPOSED
BUILDING HEIGHT (ROOF PARAPET HOB):	13.6m	13.6m
FLOOR SPACE RATIO:	2:1	1.396:1

DEVELOPMENT SUMMARY AREAS

LEVEL	RES.INT (GFA)
LEVEL 01	2485.7 m²
LEVEL 02	2987.4 m²
LEVEL 03	2399.7 m²
LEVEL 04	2394.8 m²
AREA TOTALS	10267.6 m²

GFA is calculated as per the NSW method of measurement.

GFA includes internally enclosed spaces such as circulation spaces, apartment areas, and communal areas including recreation spaces.

GFA excludes landscaped planters, balconies, vertical services, carparking, loading zones, naturally ventilated circulation spaces, plant, waste, and mechanical areas.

GFA is measured to the inside face of external walls.

GFA excludes all naturally ventilated corridors/breezeways.

POS	INT PLANTING	AREA	DEEP SOIL TYPES	AREA
1035.0 m²	BOUNDARY PLANTING	1131.1 m²	DEEP SOIL	519.6 m²
600.8 m²	LAWN	118.5 m²	6x6m+	
543.3 m²	PLANTER	632.8 m²	DEEP SOIL	377.7 m²
498.1 m²		1862.4 m²	3x3m+	
2677.1 m²			DEEP SOIL	247.7 m²
			<3x3m	1145.0 m²

TOTAL DEEP SOIL PERCENTAGE: 15.6%

PRIVATE OPEN SPACE (POS) 2677m²

COMMUNAL OPEN SPACE (EXTERNAL): 2031m²
PERCENTAGE: 27.6%
COMMUNAL OPEN SPACE (INTERNAL, BASEMENT): 359m²
TOTAL COMMUNAL SPACE: 2390m²
PERCENTAGE: 32.5%

APARTMENT AREAS

TYPE	TOTAL APARTMENTS	APPROX %
TYPE 1.1 1B	8	8.33%
TYPE 1.2 1B	9	9.38%
TYPE 1.3 1B	1	1.04%
TYPE 1.4 1B	4	4.17%
TYPE 2.1 2B	23	23.96%
TYPE 2.3 2B+	8	8.33%
TYPE 2.4 2B+	4	4.17%
TYPE 2.5 2B	3	3.13%
TYPE 2.6 2B	4	4.17%
TYPE 2.7 2B	3	3.13%
TYPE 2.8 2B+	3	3.13%
TYPE 2.9 2B	4	4.17%
TYPE 2.10 2B	1	1.04%
TYPE 3.1 3B	4	4.17%
TYPE 3.3 3B	6	6.25%
TYPE 3.4 3B	4	4.17%
TYPE 4.1 4B	1	1.04%
TYPE TH_L01 3B	6	6.25%
96		100.00%

TYPE 2.1 | LIVABLE HOUSING DESIGN APARTMENT

APARTMENT MIX

APARTMENT TYPE	COUNT	BUILDING
1 BED		
1 BED	8	BUILDING A
1 BED	10	BUILDING B
1 BED	4	BUILDING C
22		
2 BED		
2 BED	23	BUILDING A
2 BED	8	BUILDING B
2 BED	22	BUILDING C
53		
3 BED		
3 BED	4	BUILDING A
3 BED	6	BUILDING B
3 BED	4	BUILDING C
14		
3 BED TH		
3 BED TH	6	BUILDING D
6		
4 BED		
4 BED	1	BUILDING C
1		
96		

CARPARKING PROVIDED

PARKING TYPE	PROVIDED
RESIDENT CARPARK	149
VISITOR CARPARK	24
TOTAL CARPARKS	173

1 BED RATE: 1 CARPARKS
2 BED RATE: 1.5 CARPARKS
3 BED RATE: 2 CARPARKS
4 BED RATE: 3 CARPARKS

VISITOR CARPARK RATE: 1 PER 4 DWELLINGS

BICYCLES PROVIDED

PARKING TYPE	PROVIDED
RESIDENT BICYCLE	96
VISITOR VISITOR	12
TOTAL BICYCLE	108

TOTAL 96
(including 2 storey + basement BLDG D)

LHD SILVER LEVEL COMPLIANCE: 23 OF 96 UNITS: 23.96%

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PROJECT

6 GRAND PARADE

DRAWING TITLE

Development Summary

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