

MATERIAL PALETTE



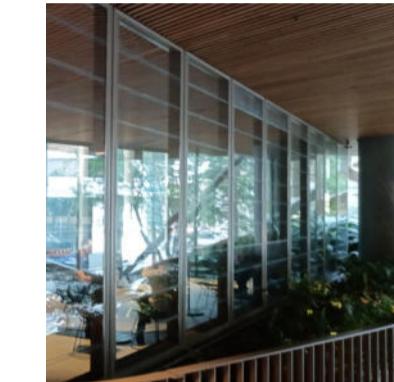
CNR
Concrete, Polymer-modified or Acrylic Render applied to surface
White / Off-white



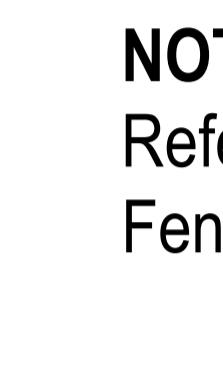
PT1
Limewash Paint Finish
All external Arches + L04 Soffit
Light Grey Tone or Similar



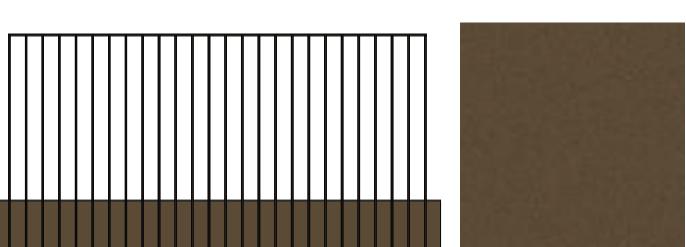
GL
Glazing Suite
Sliding / Awning / Fixed
Powdercoated Bronze or Similar



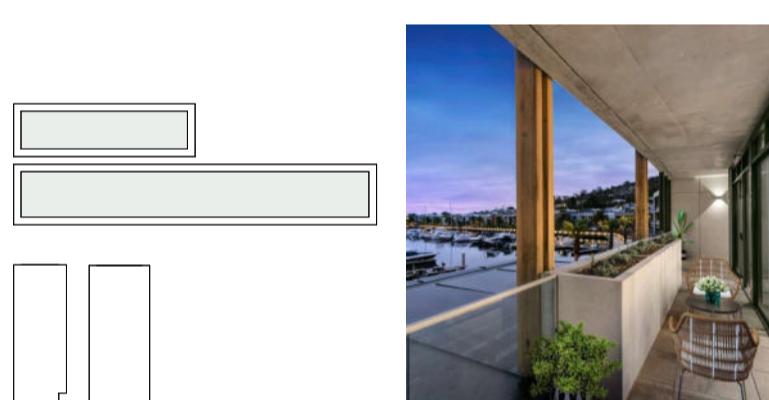
GLL
Glass Louvres
To naturally ventilated Lobbies and corridors
Powdercoated Bronze or Similar



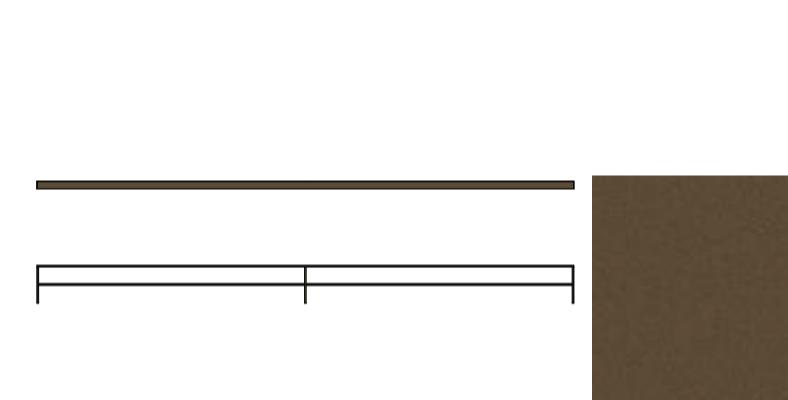
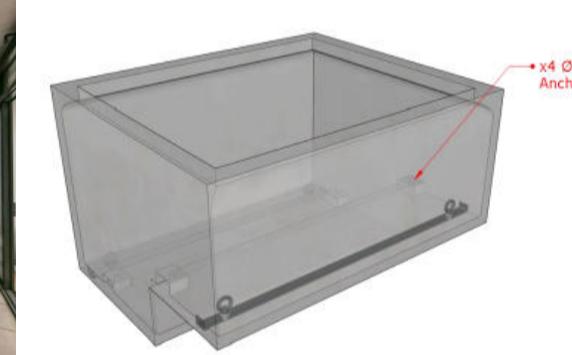
NOTE
Refer Landscape Arch for all Fences and Gates



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



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

PT1 Limewash Paint, Light Grey Tone or Similar



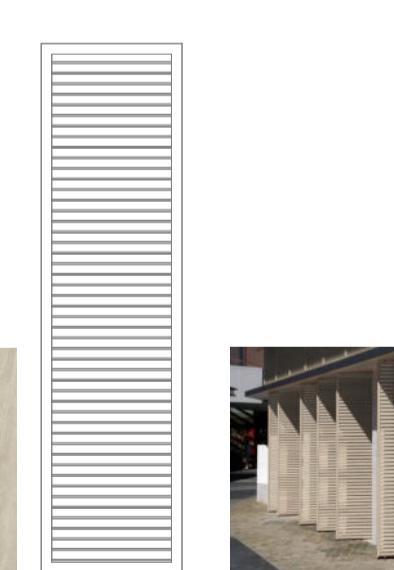
SCR1 | L04 Fixed Screen
Aluminium, Rectangular Sections
Pale Timber-look Finish



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



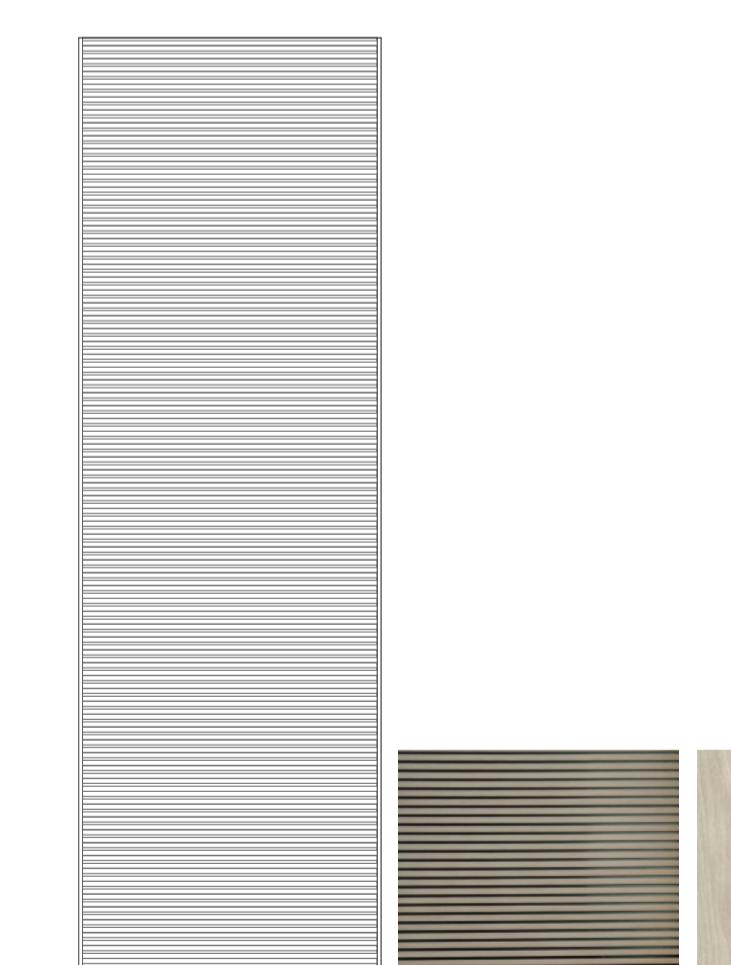
SCR3 | L04 Sliding Screen
Aluminium, Rectangular Sections
Pale Timber-look Finish



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

10.11.2025

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DRAWN DATE CHECKED JOB NO. SCALE DRAWING TITLE
DF 10.11.2025 NJA 218504 1 : 50 @ A1 Material Palette

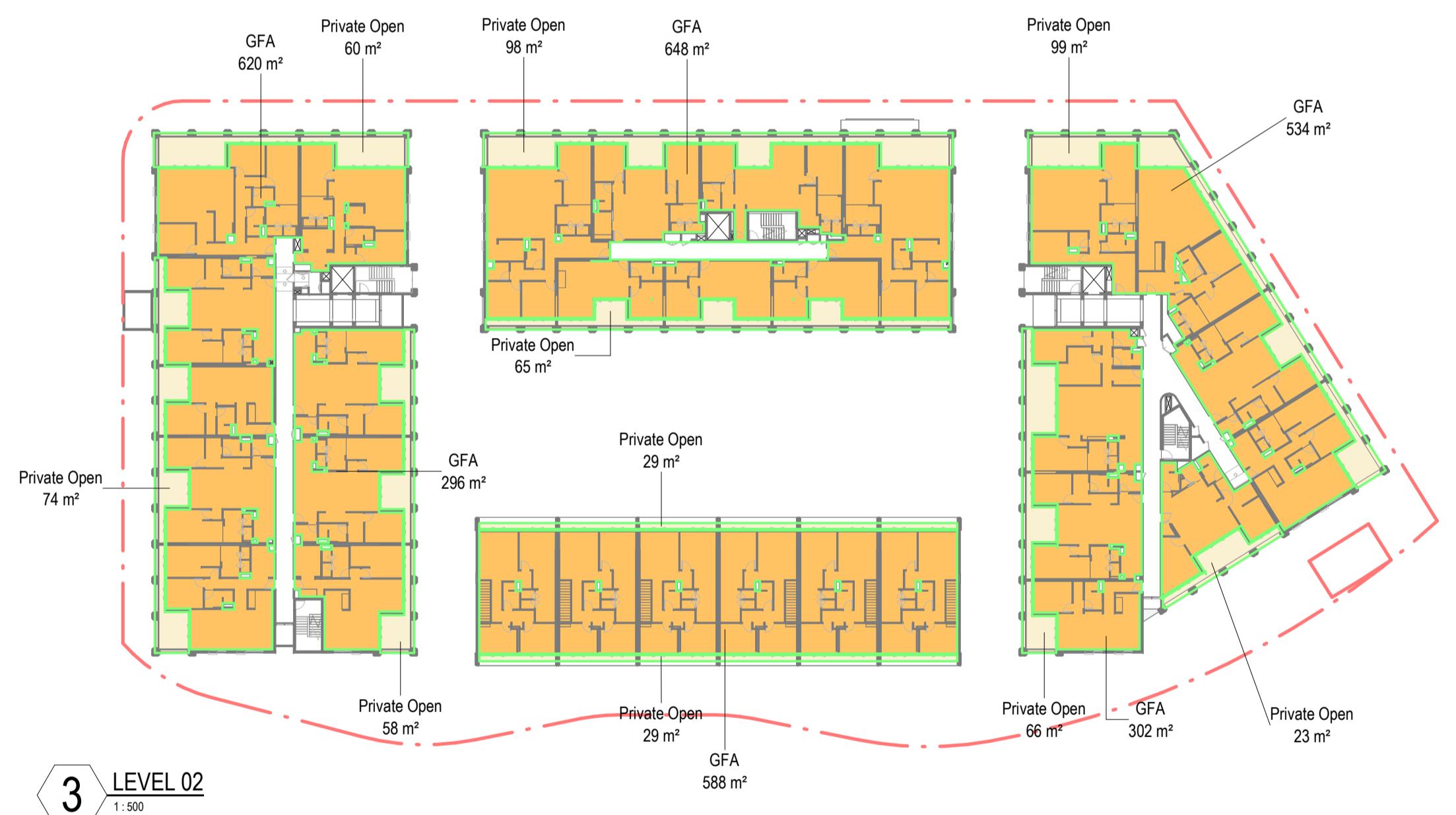
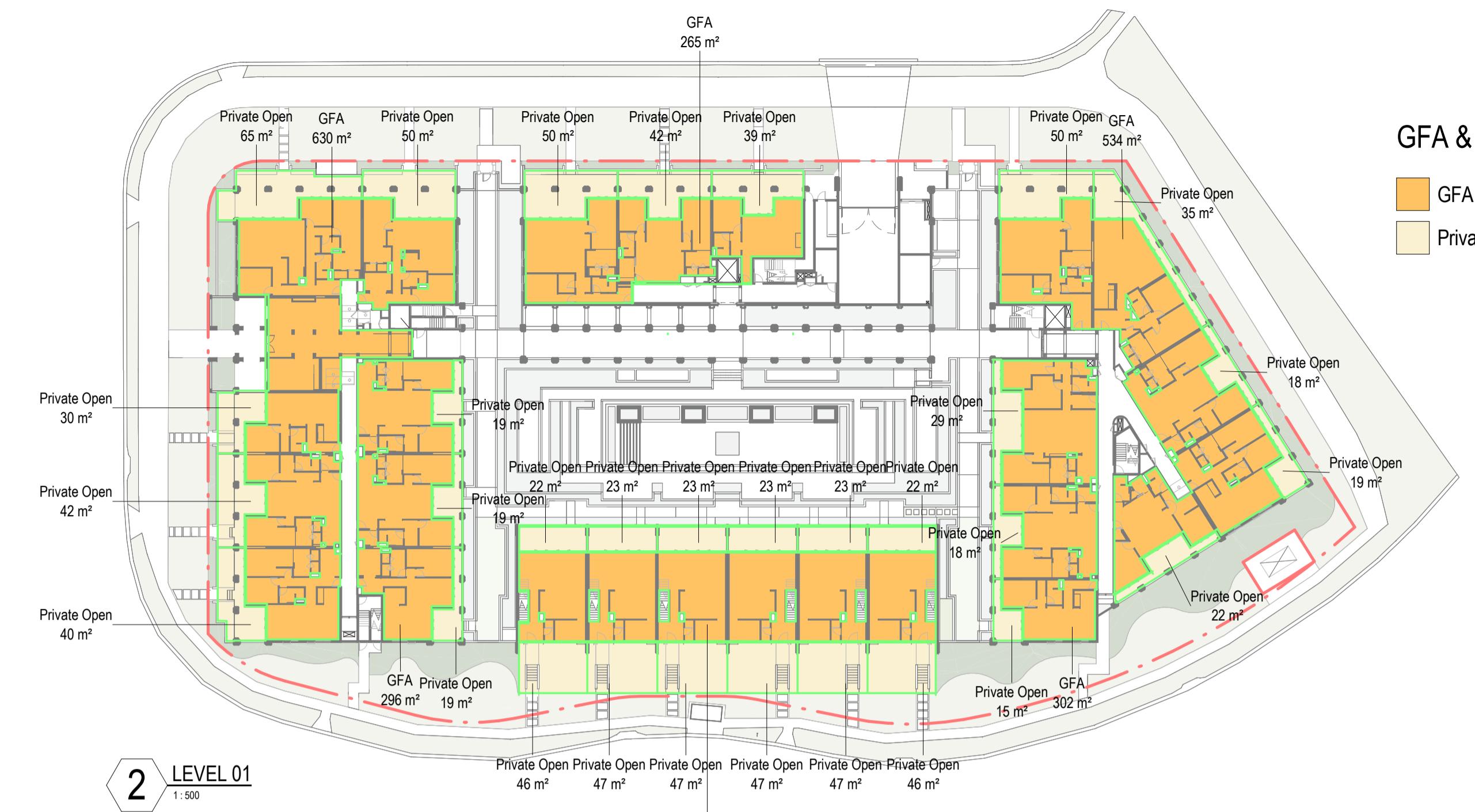
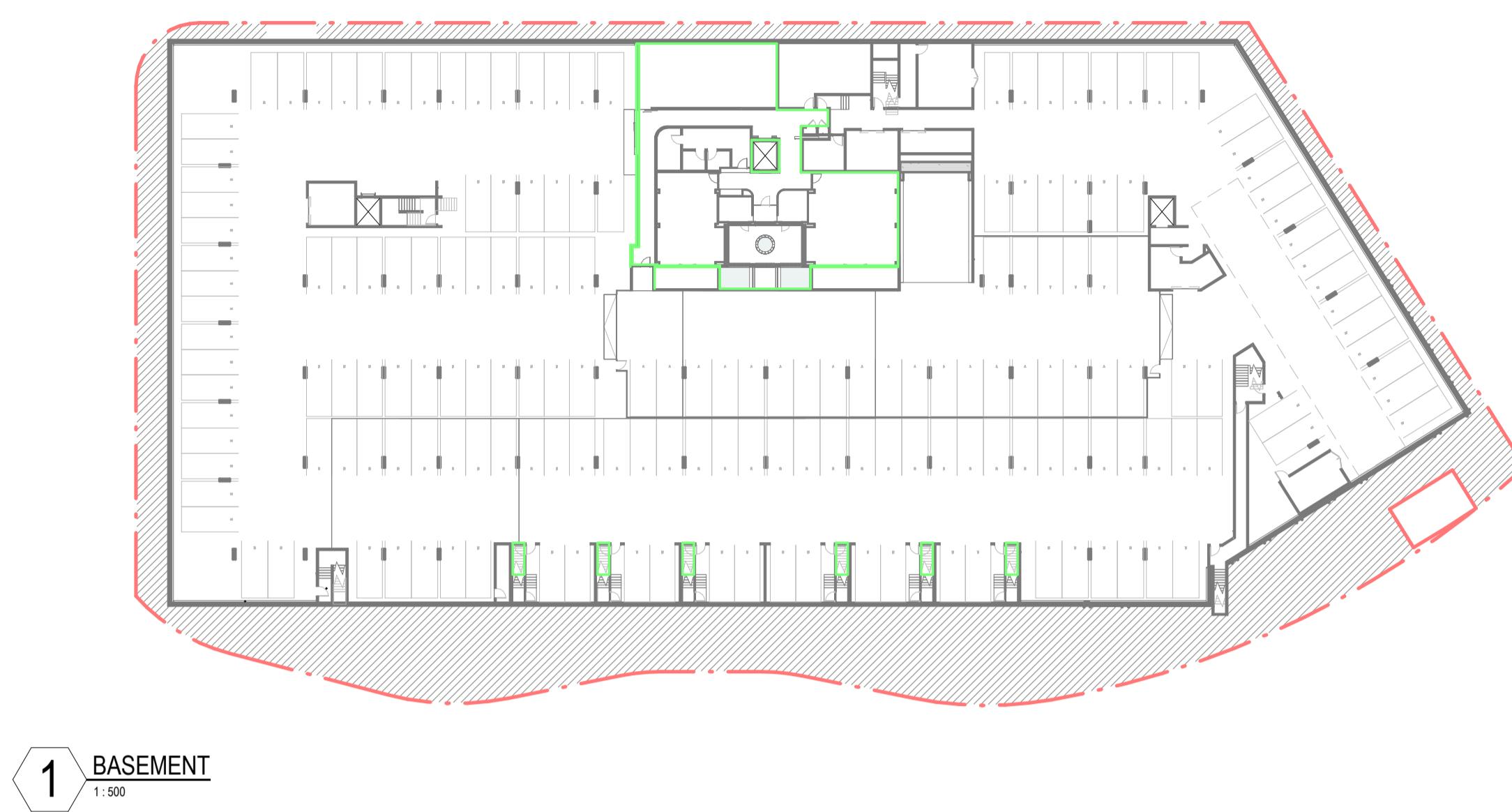
PROJECT

6 GRAND PARADE

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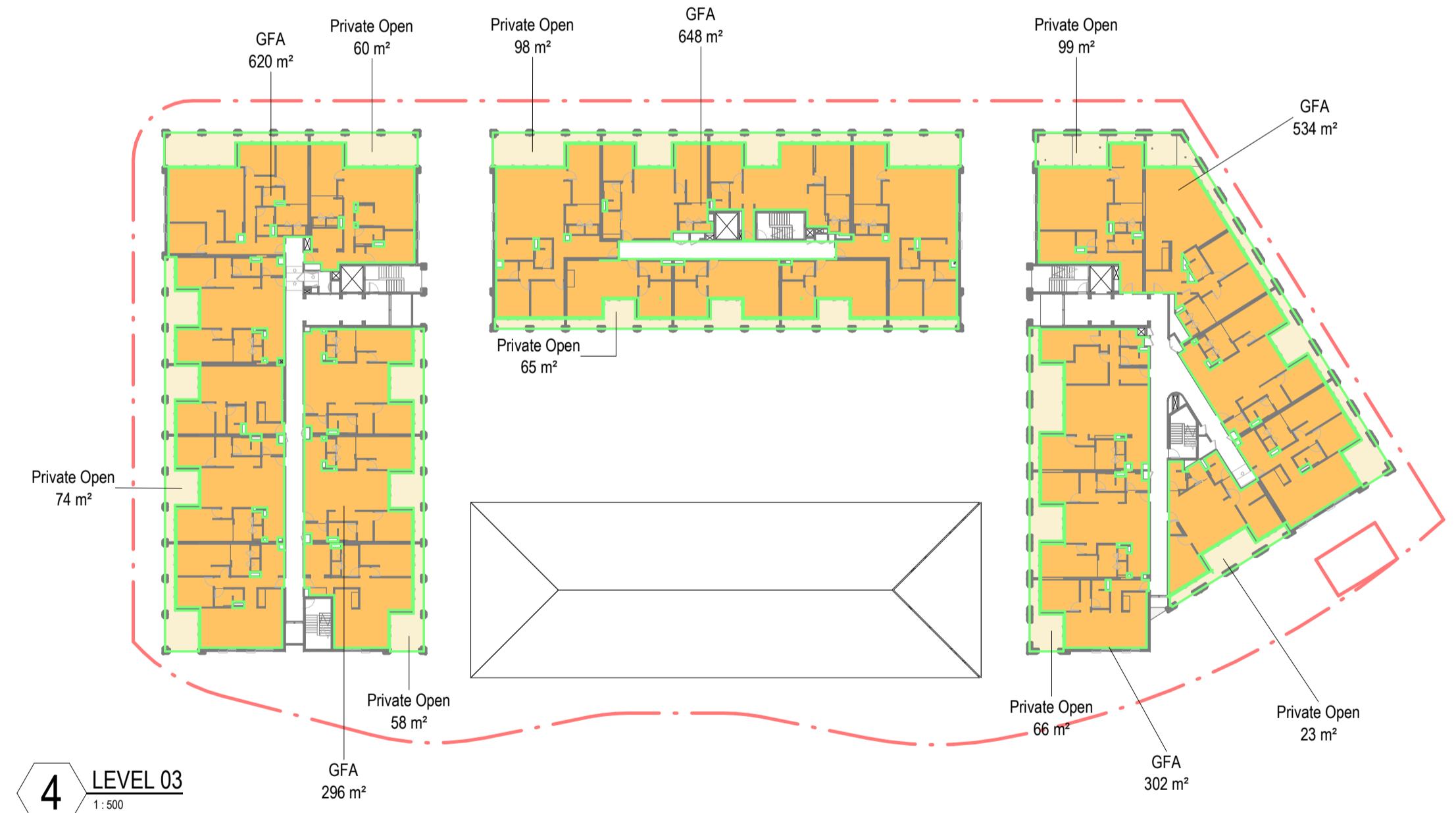
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REV. DRAWING NO.
mod-1 DA 220



GFA & POS - Level 02		
Classification	Area	Gross Level %
GFA	2987 m ²	83%
Private Open	601 m ²	17%

3588 m²



GFA & POS - Level 03		
Classification	Area	Gross Level %
GFA	2400 m ²	82%
Private Open	543 m ²	18%

2943 m²

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 m ²	79%
Private Open	2677 m ²	21%
TOTAL	12945 m²	

REVISION

mod-1 DA Mod Pack 10.11.2025

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SCALE

DRAWING TITLE

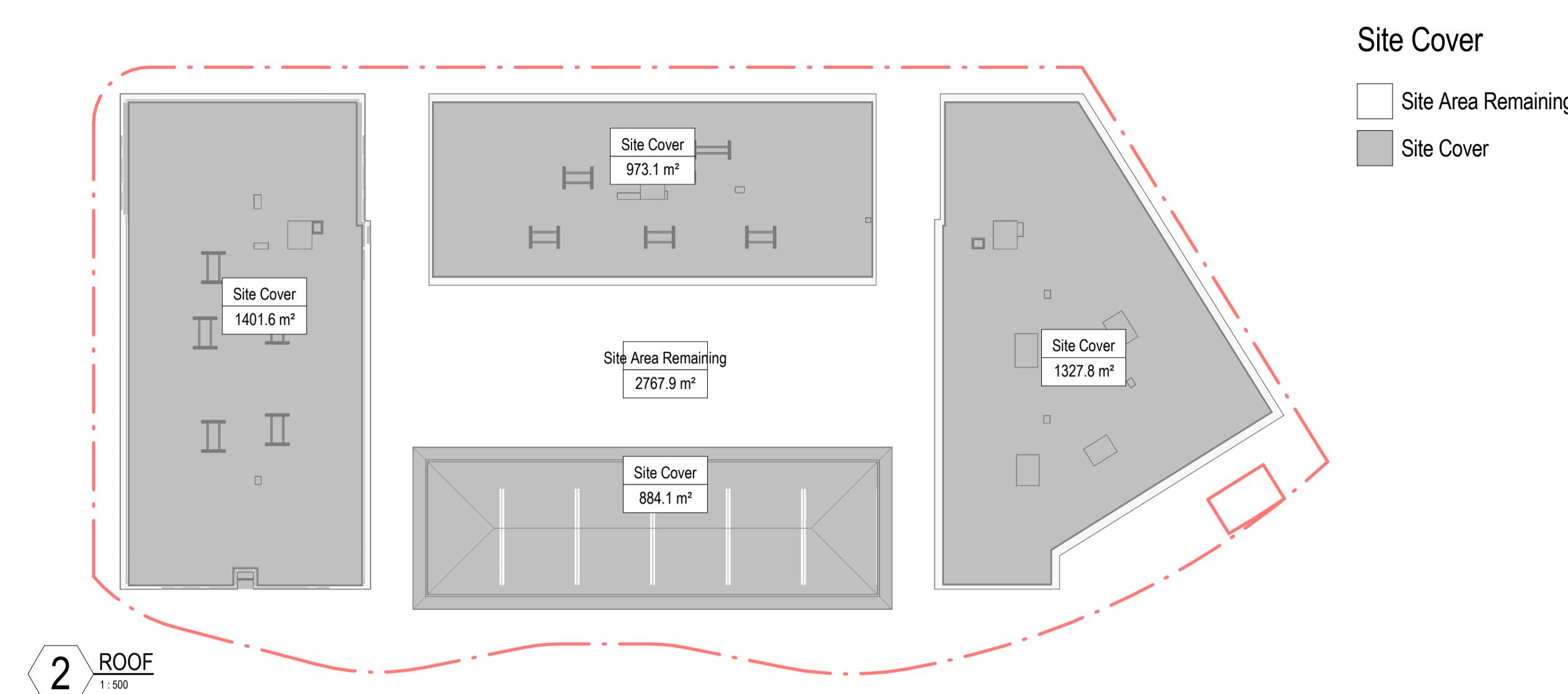
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GFA & POS - TOTAL

Classification	Area	Gross Total %
GFA	10268 m ²	79%
Private Open	2677 m ²	21%
TOTAL	12945 m²	

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.

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GFA excludes all naturally ventilated corridors/breezeways.

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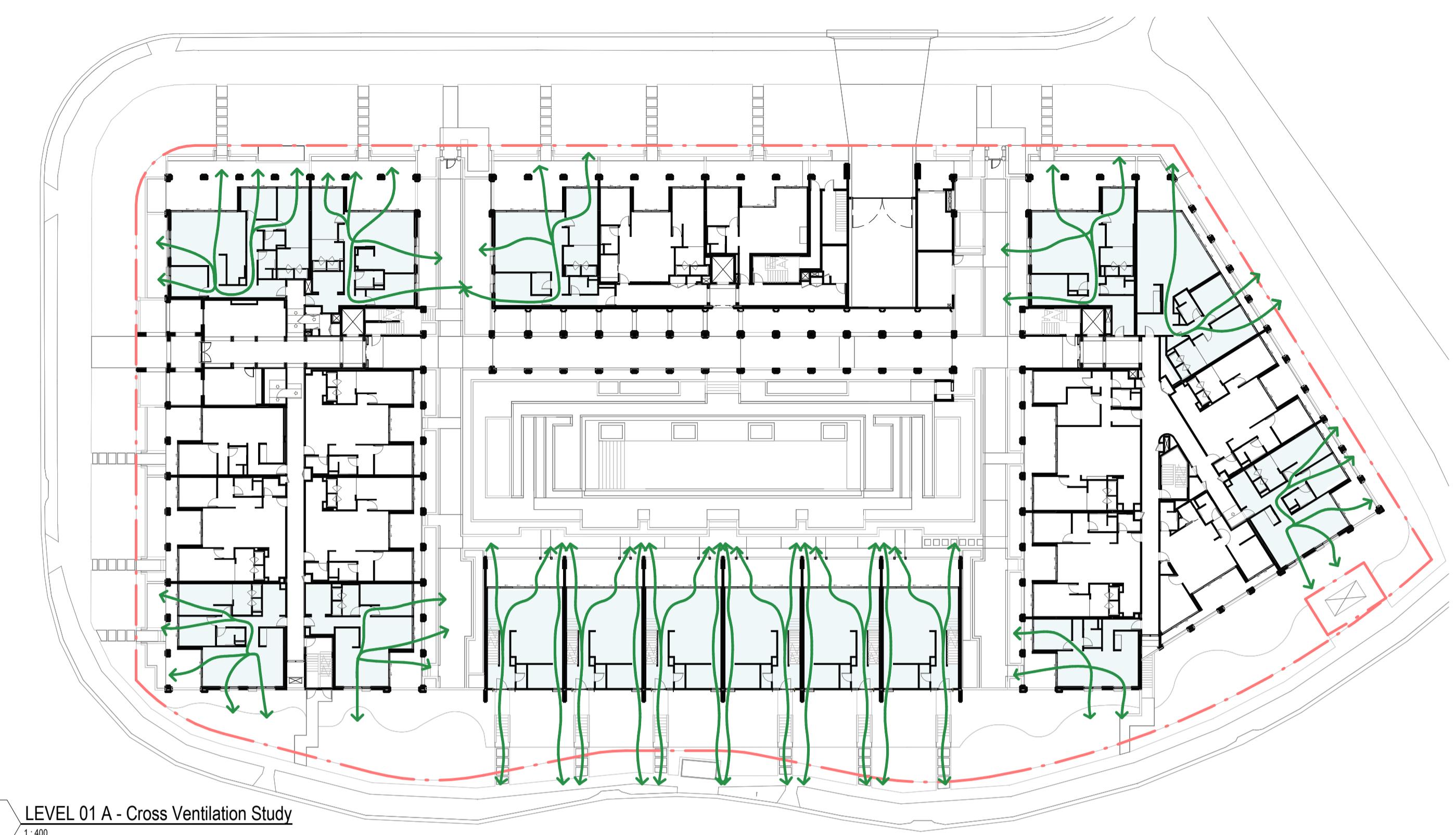
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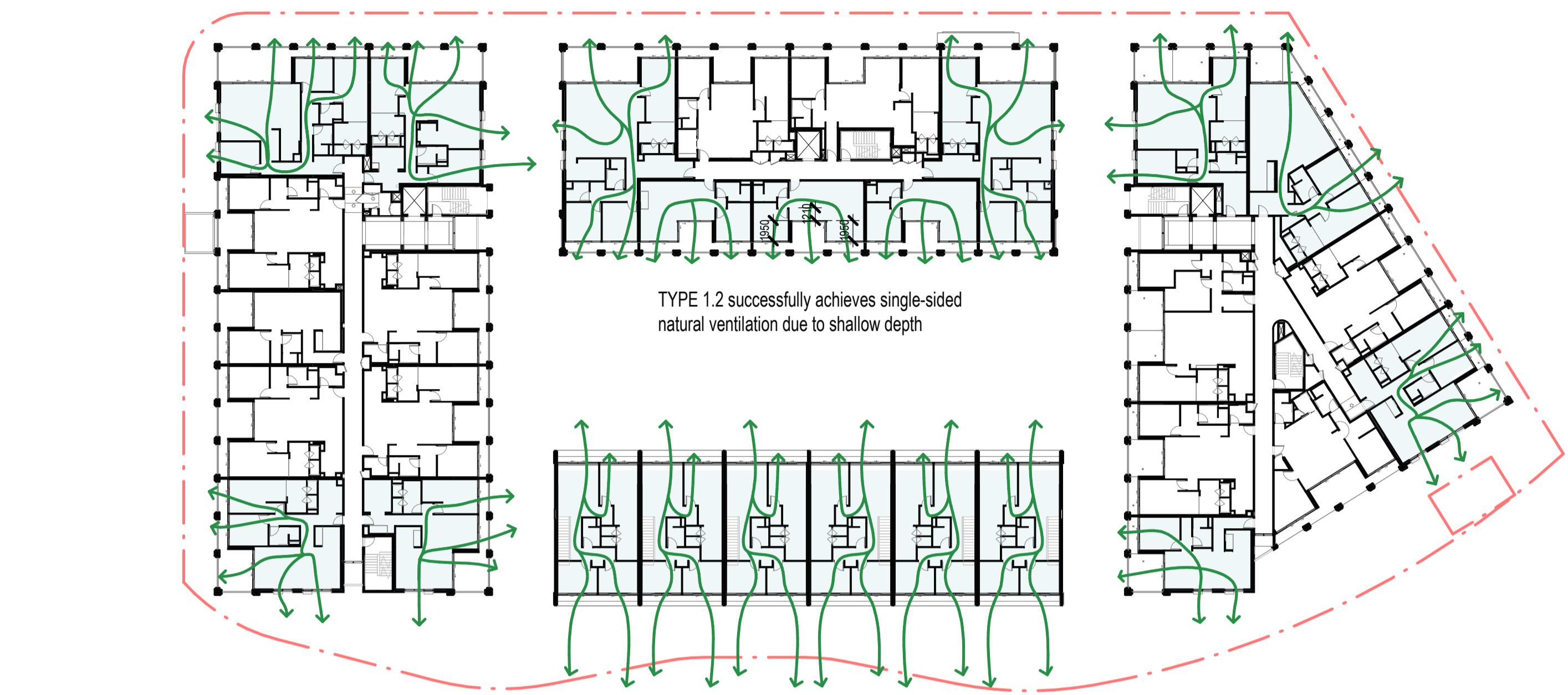
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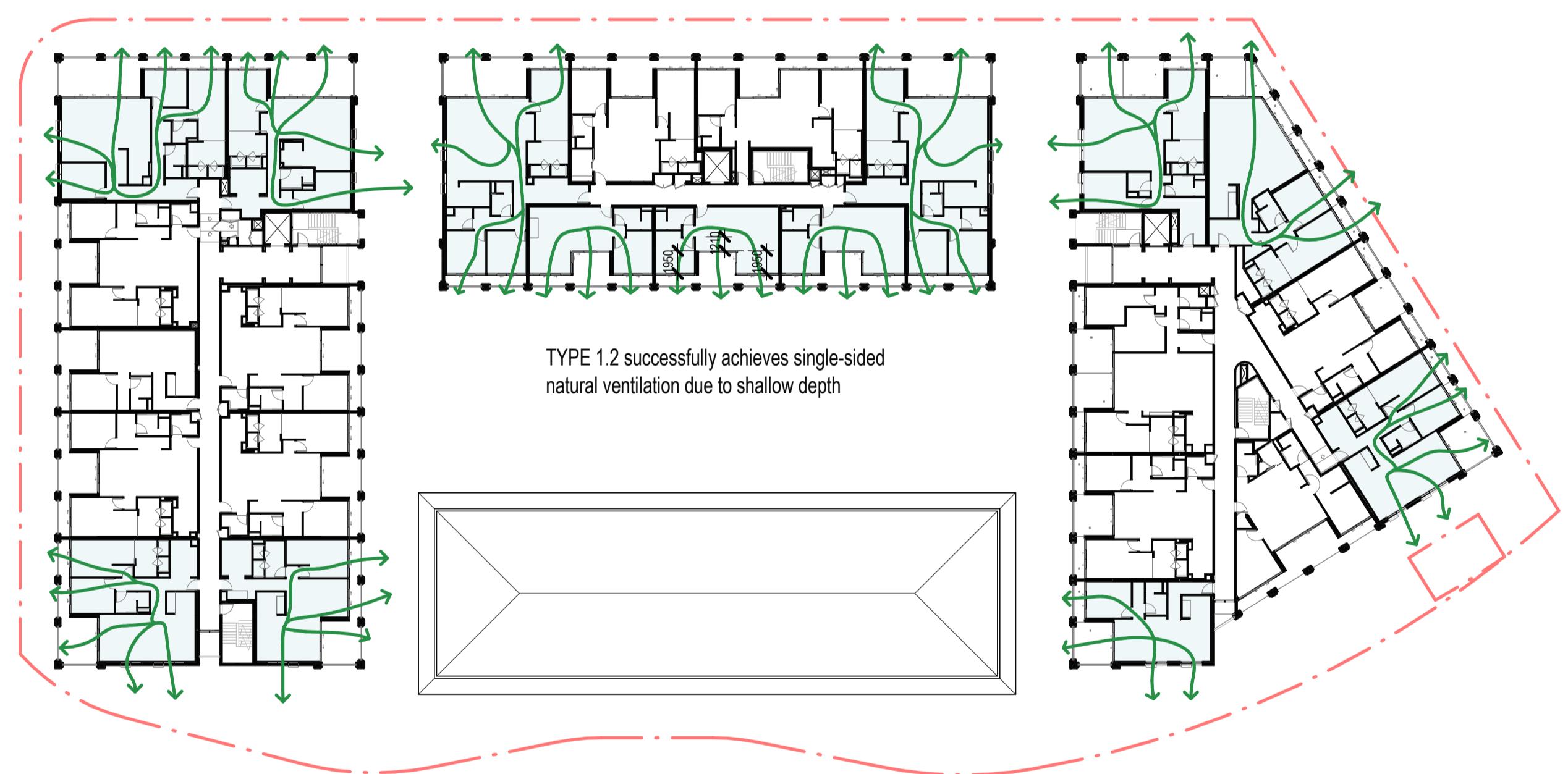
1 LEVEL 01 A - Cross Ventilation Study

Cross Ventilation: 15 of 25 units



2 LEVEL 02 A - Cross Ventilation Study

Cross Ventilation: 13 of 24 units
(excluding Building D)



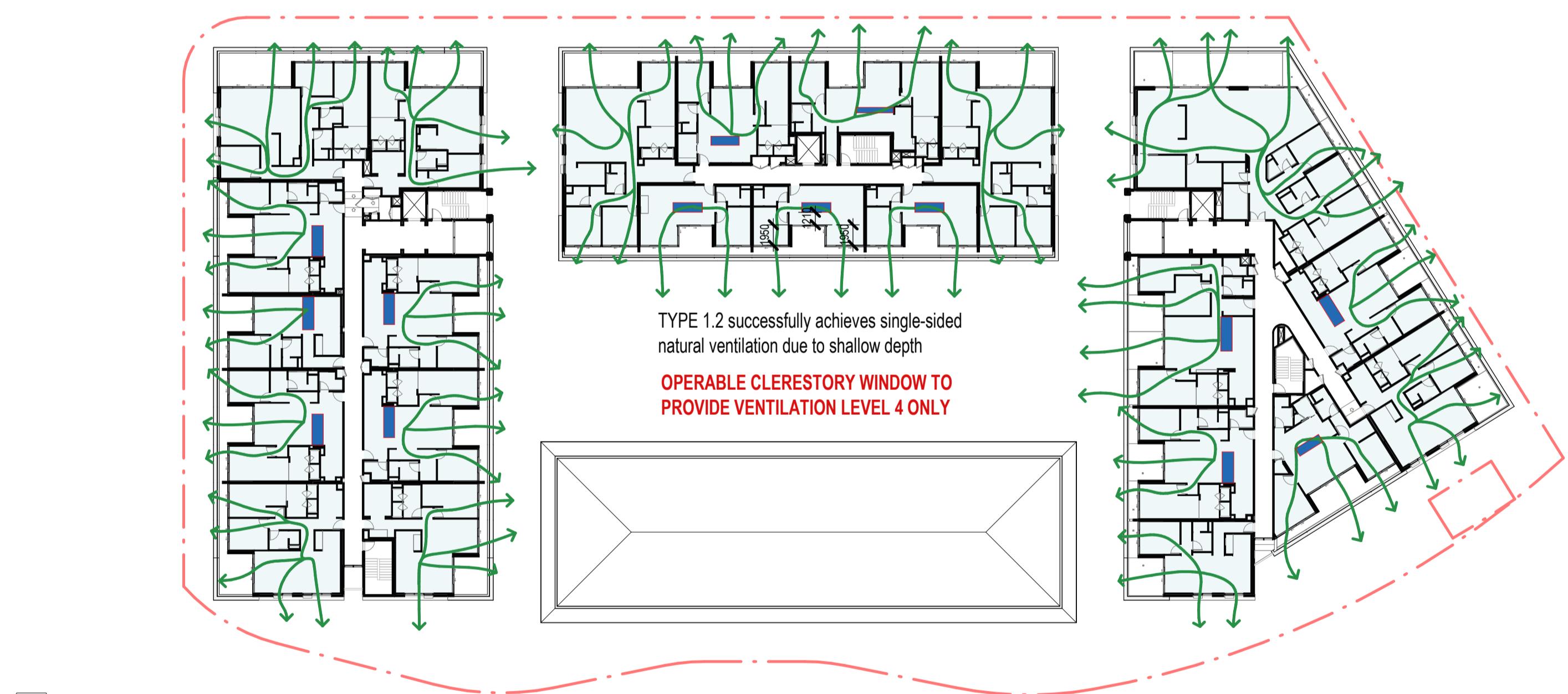
3 LEVEL 03 A - Cross Ventilation Study

Cross Ventilation: 13 of 24 units

Single-Sided Cross Ventilation: 6 of 96 units / 6.25%

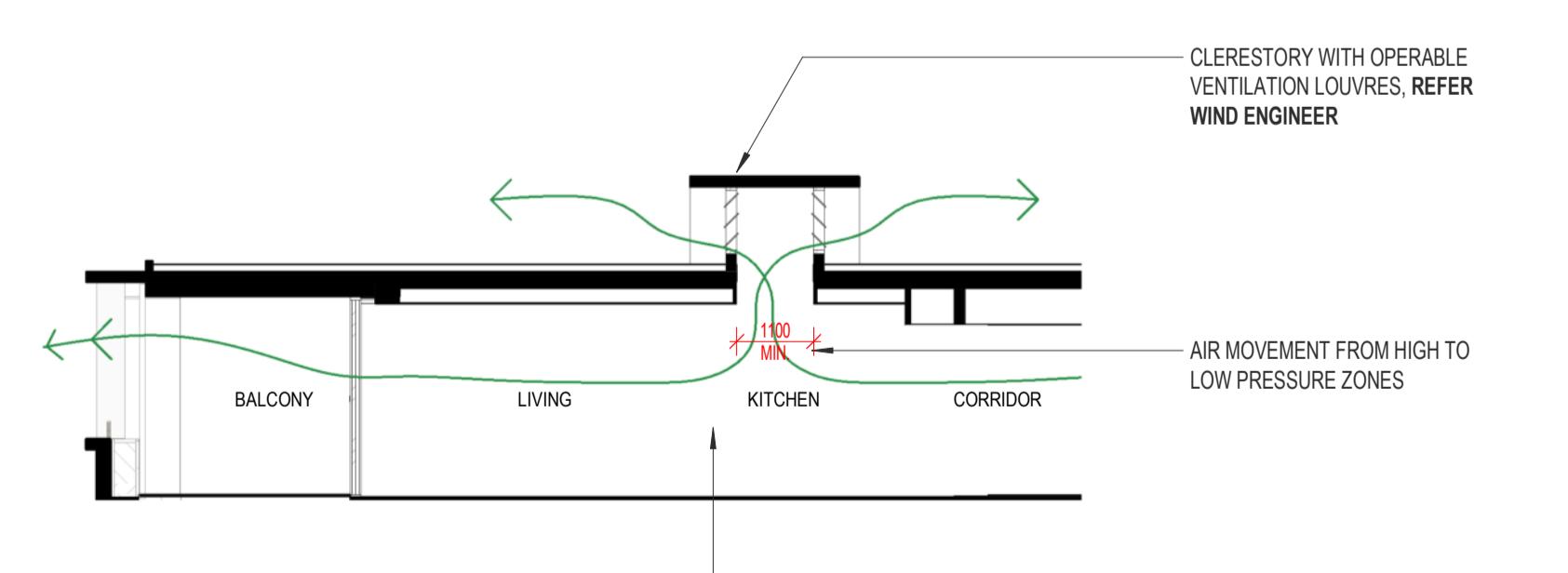
Dual-Aspect/Clerestory Cross Ventilation: 58 of 96 units / 60.42%

Total Cross Ventilation: 64 of 96 units / 66.66%



4 LEVEL 04 A - Cross Ventilation Study

Cross Ventilation: 23 of 23 units



5 Typical Clerestory Ventilation Section

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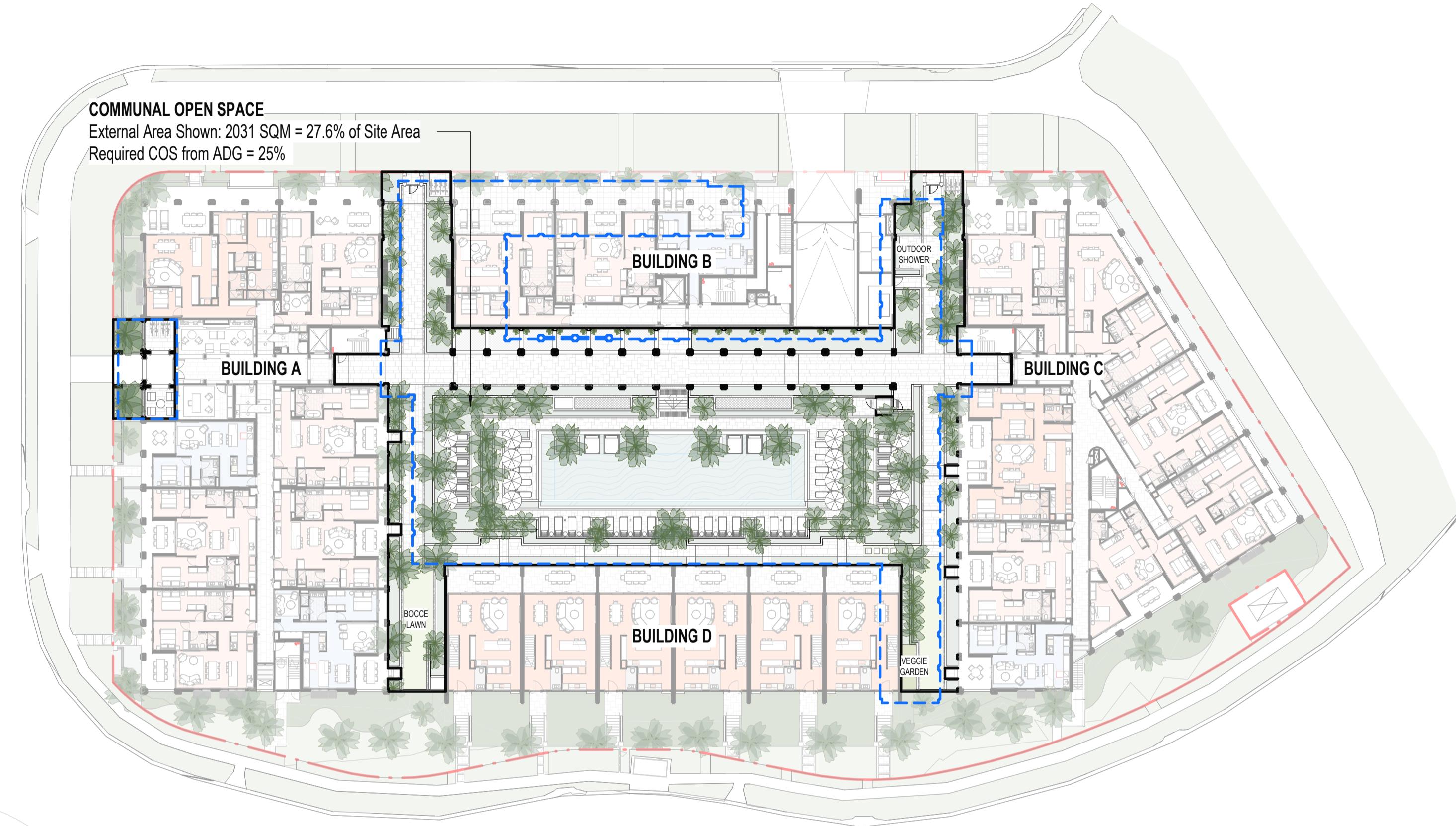
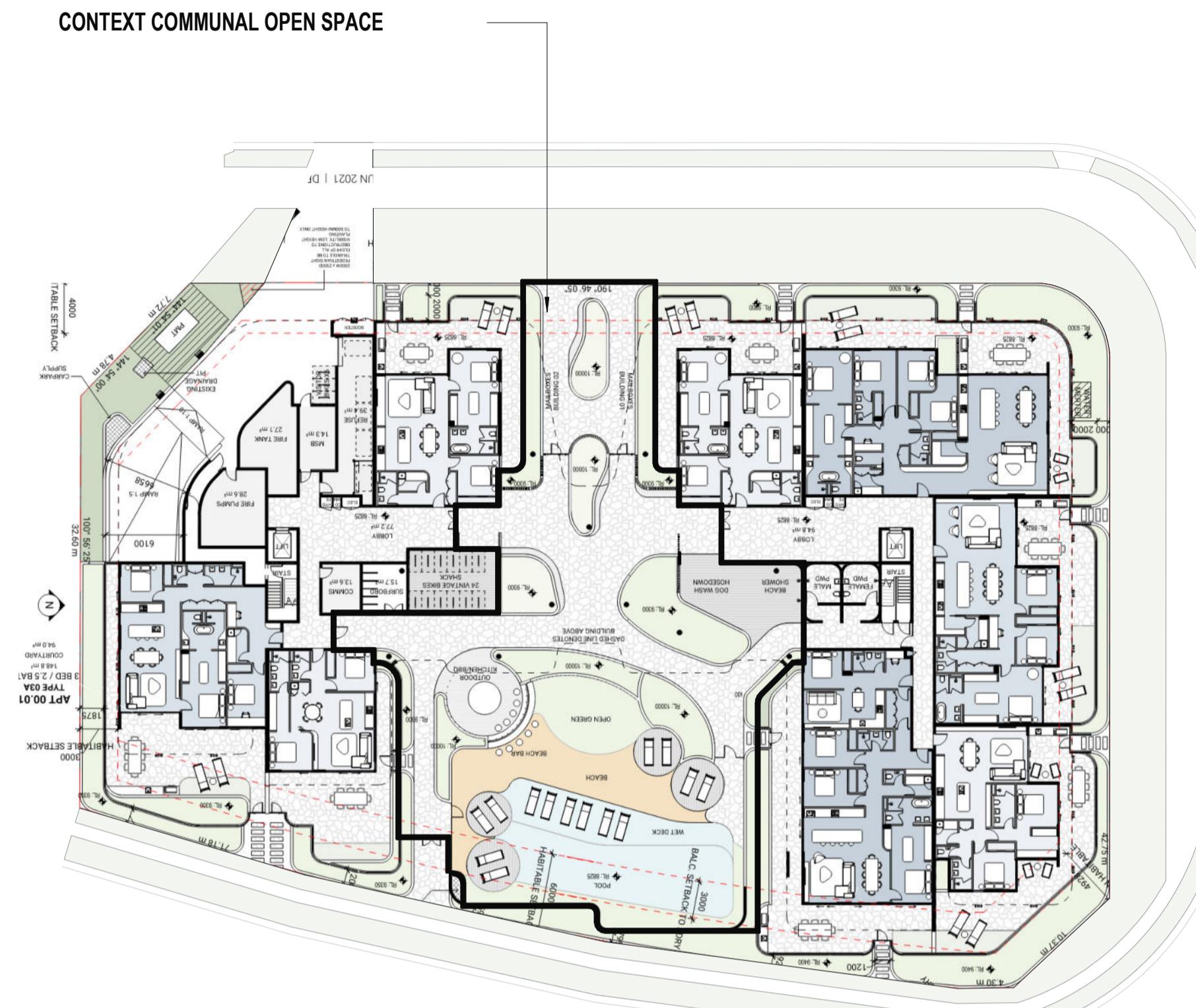
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PROJECT
6 GRAND PARADE

DRAWING TITLE
Ventilation Diagram

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DRAWING NO. DA 323

CONTEXT COMMUNAL OPEN SPACE



1 COS Calculations with Context
1:400

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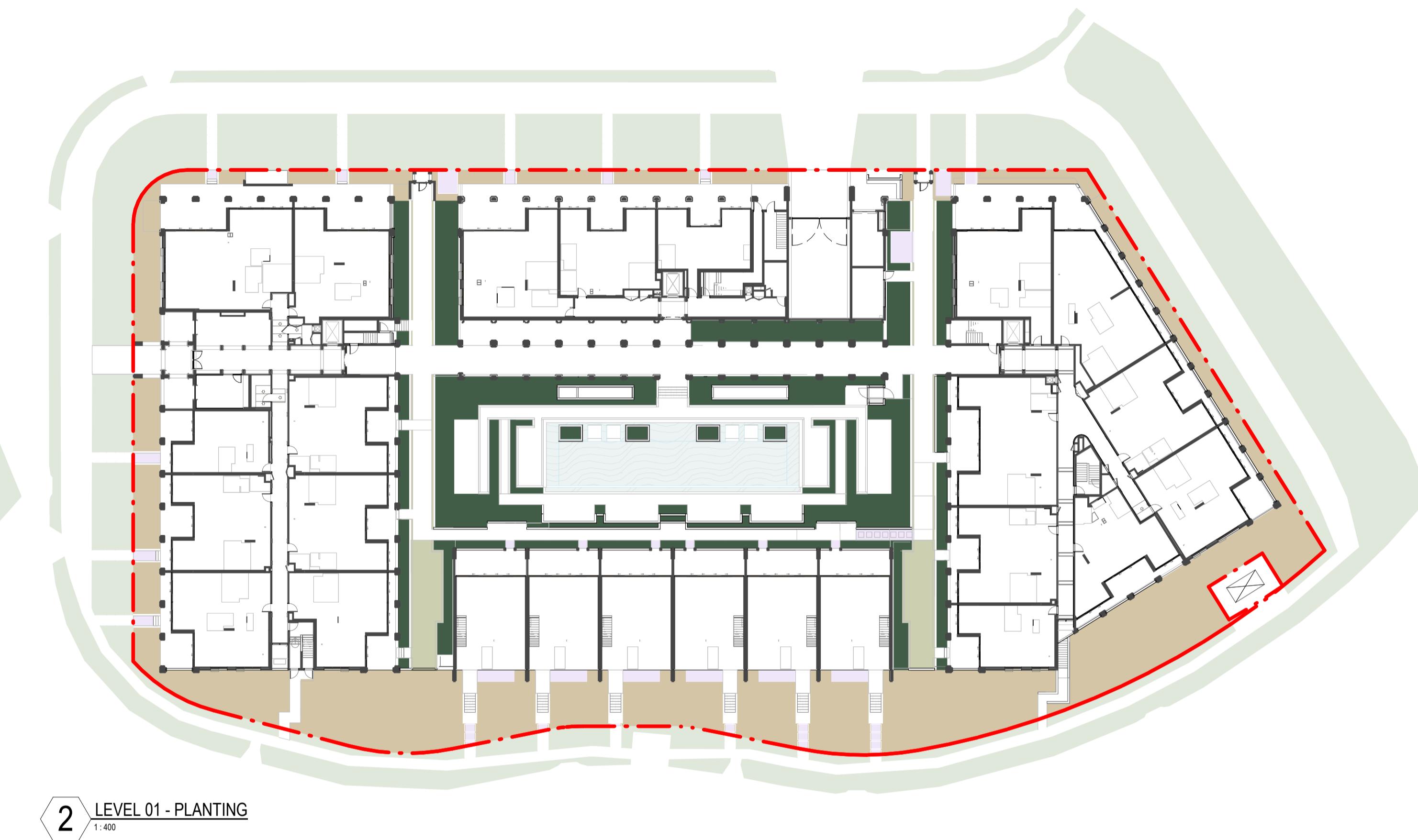
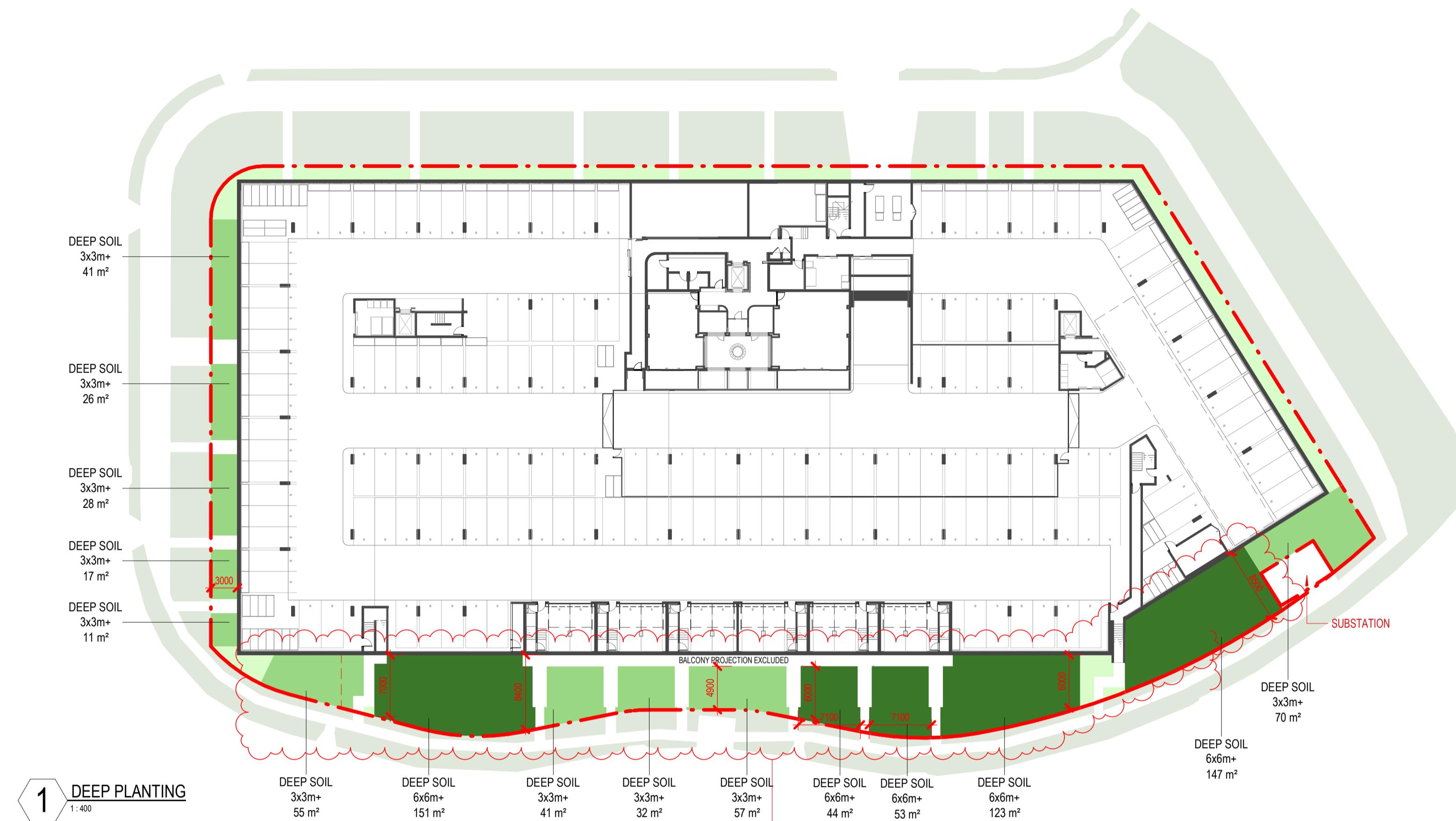
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PROJECT
6 GRAND PARADE

SCALE 1:400 @ A1
DRAWING TITLE COS Calculation

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REV. DA 325
mod-1



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%

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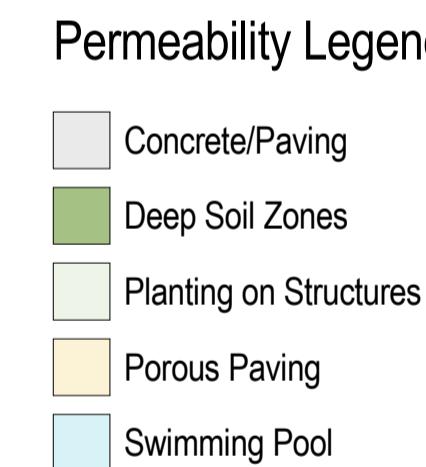
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PROJECT
6 GRAND PARADE
DRAWING TITLE
Deep Soil Zone / Planting Calculation
SCALE 1:400 @ A1

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REV. DA 326
mod-1 DA 326



Area Permeability		
Type	Impervious Rating	Area
Concrete/Paving	1.0 IMPERMEABLE	5236.9 m ²
Deep Soil Zones	0.0 IMPERMEABLE	1138.4 m ²
Planting on Structures	1.0 IMPERMEABLE	718.3 m ²
Porous Paving	0.5 IMPERMEABLE	54.8 m ²
Swimming Pool	0.5 IMPERMEABLE	197.4 m ²



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

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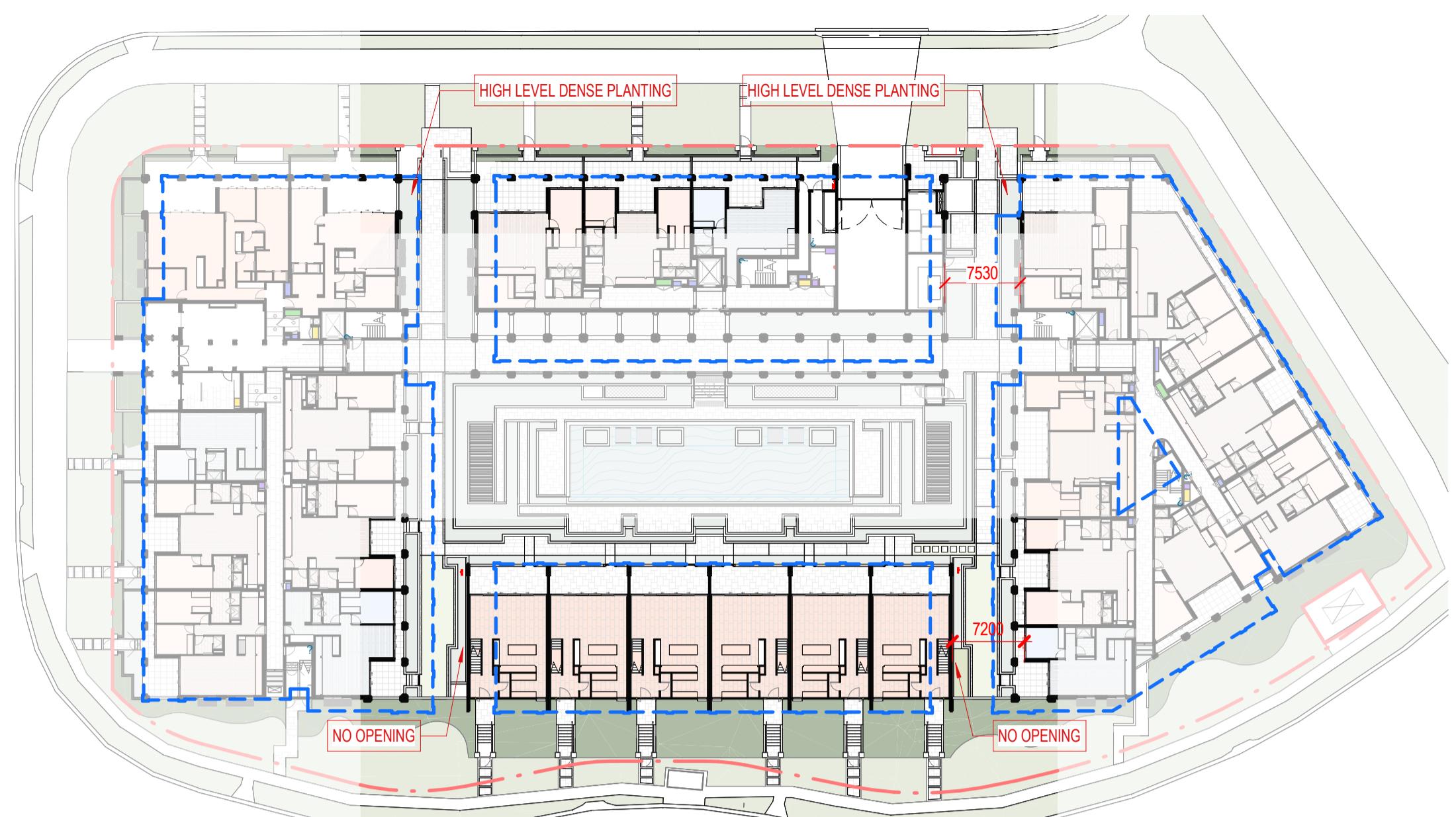
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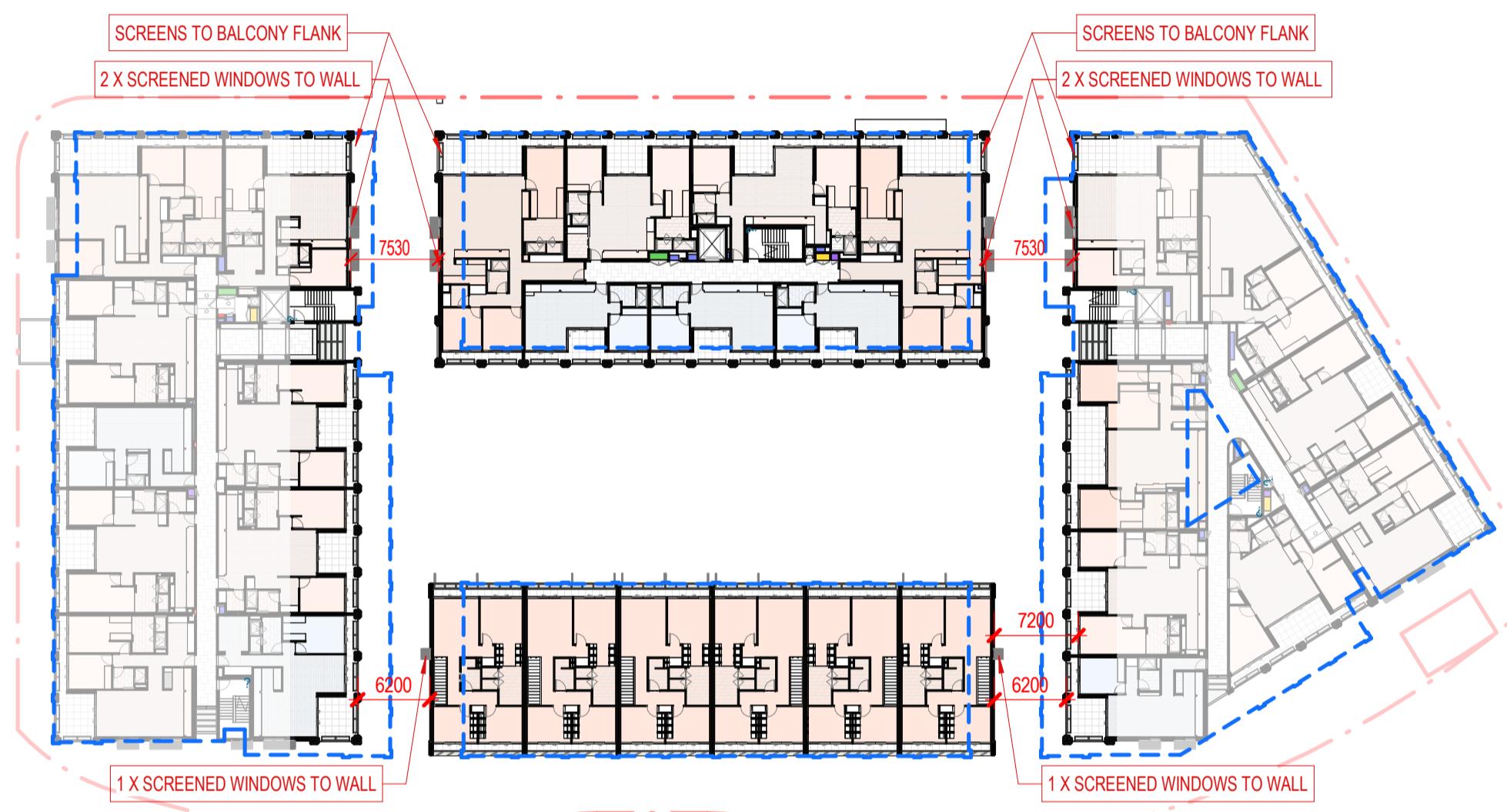
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DRAWING TITLE
Permeable/Impermeable Calculation

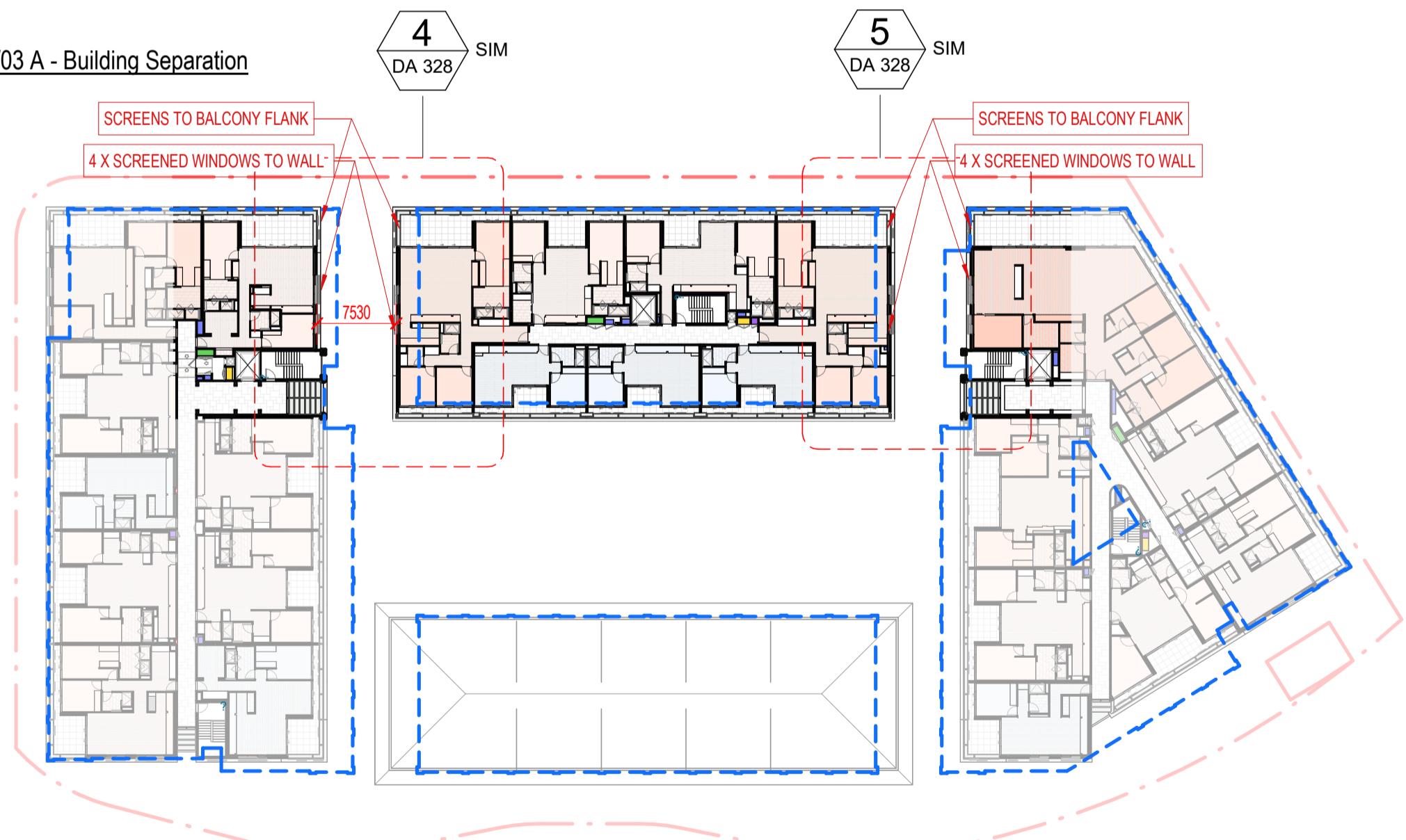
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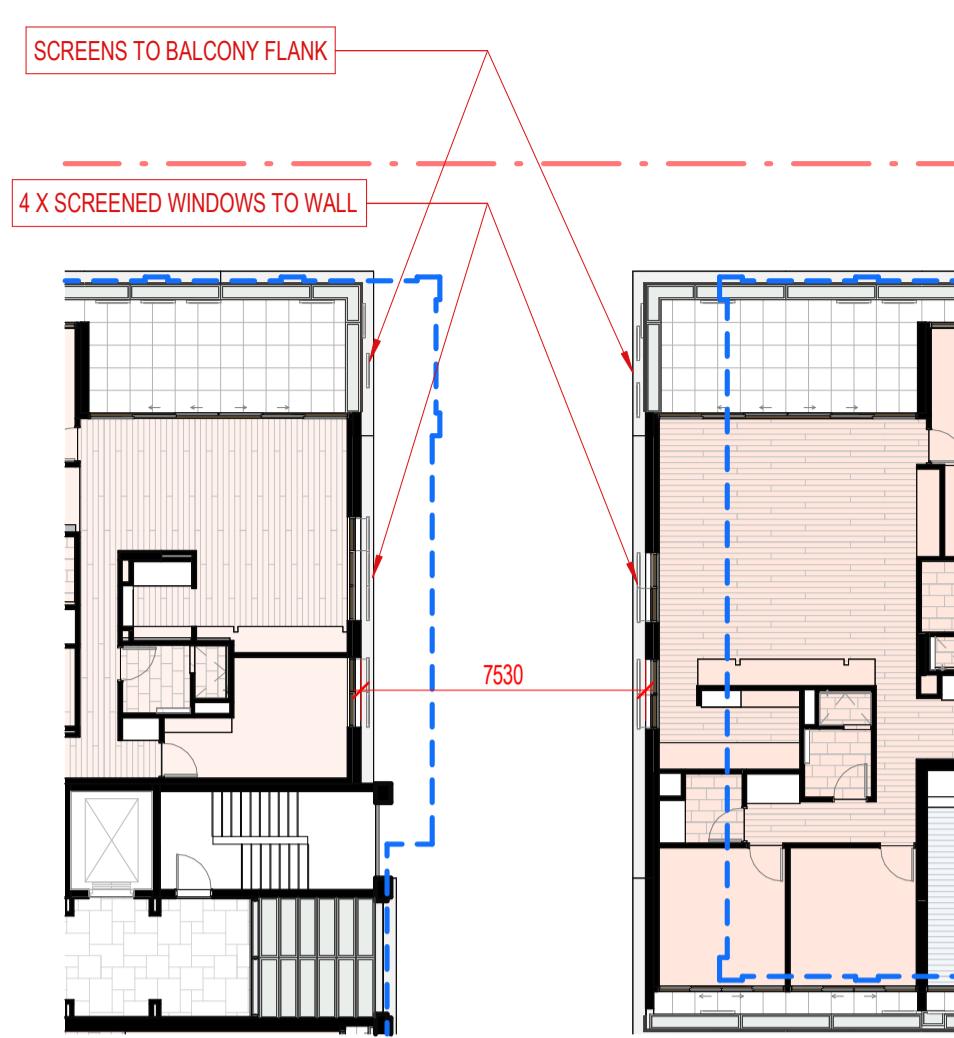
1 LEVEL 01 A - Building Separation
1:500



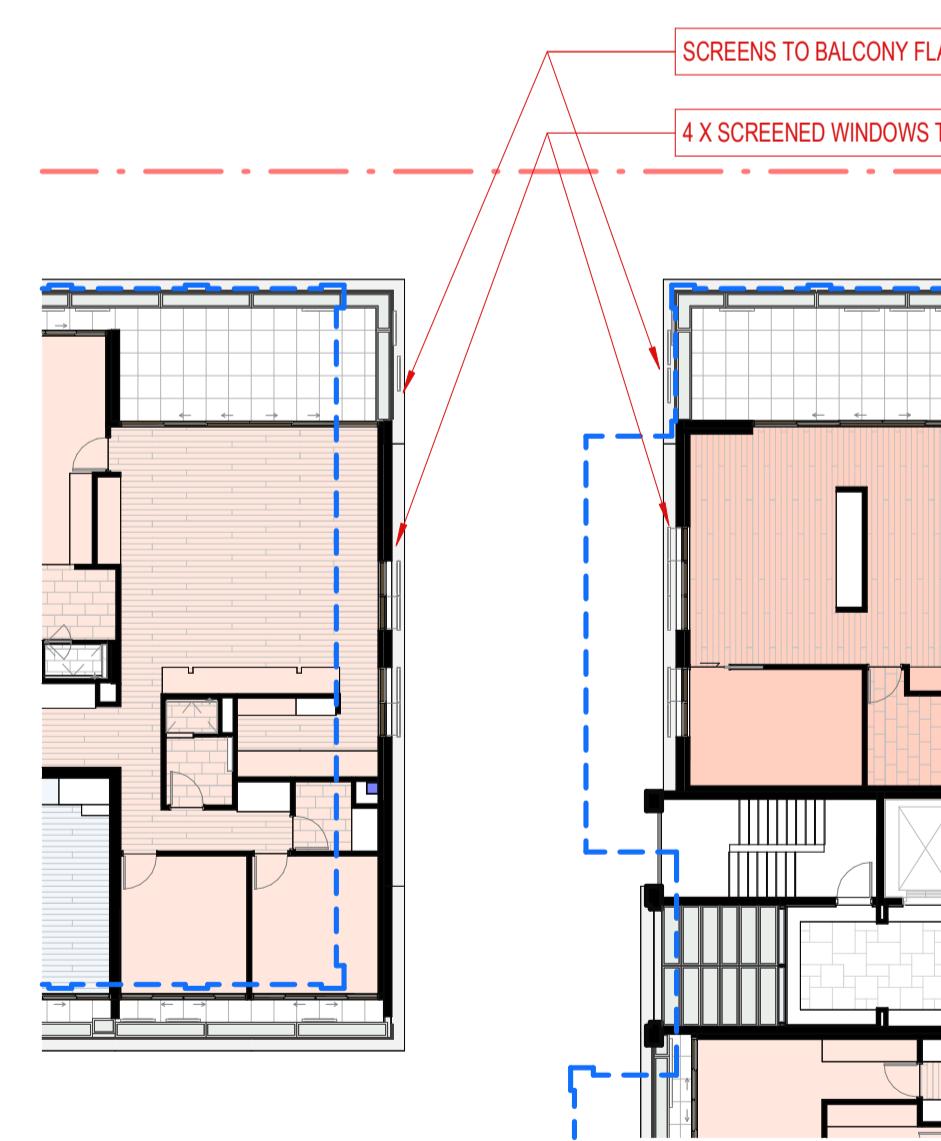
2 LEVEL 02/03 A - Building Separation
1:500



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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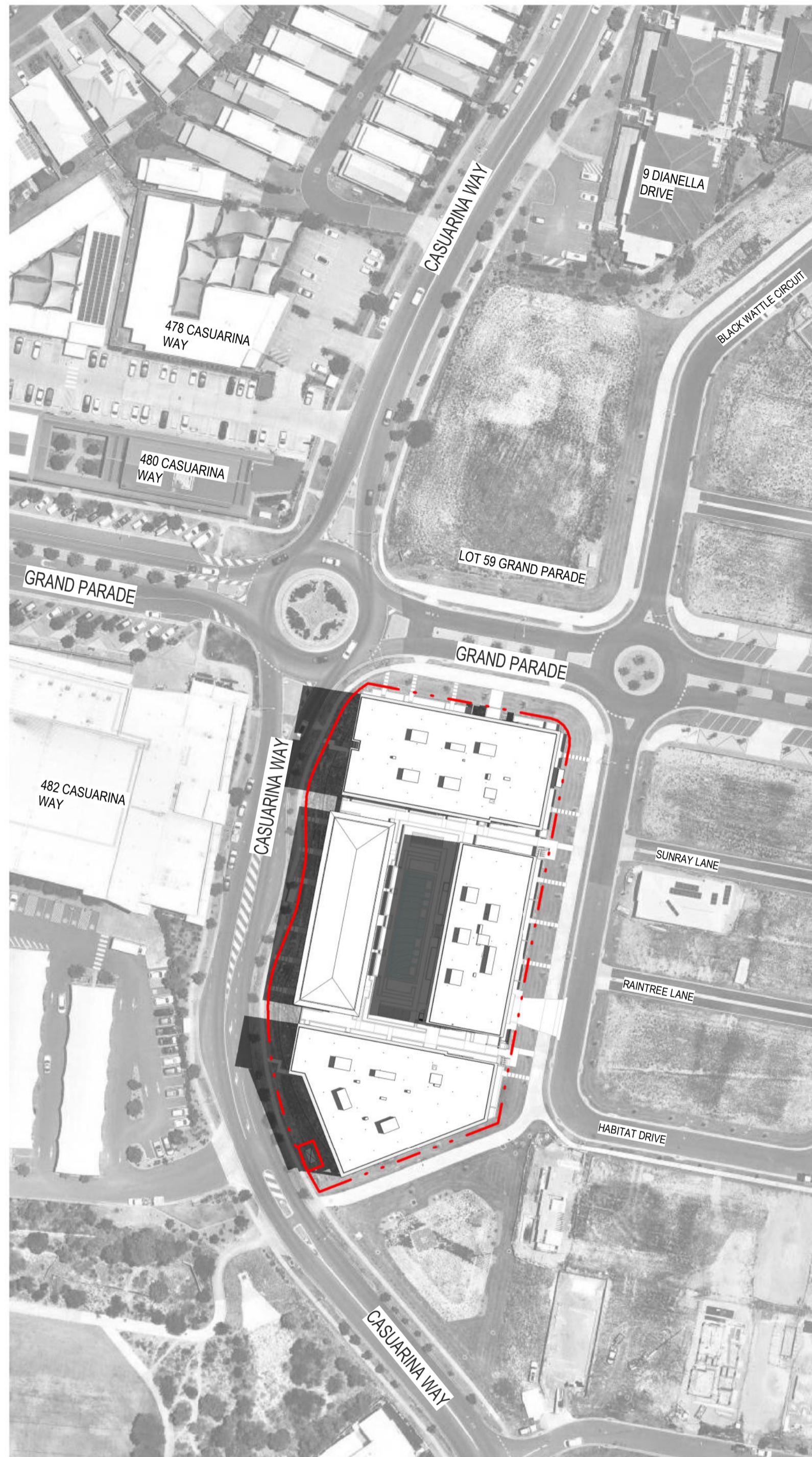
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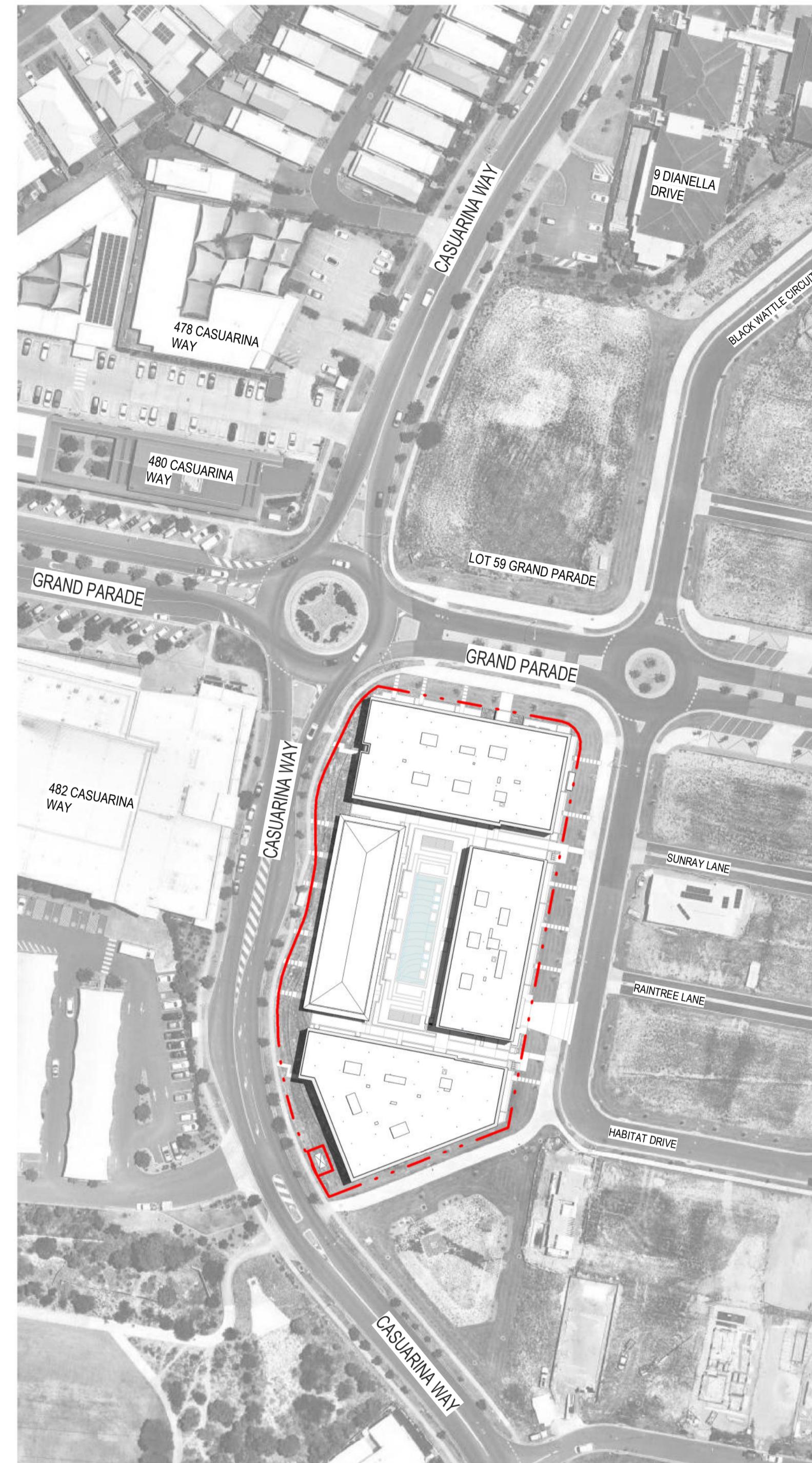
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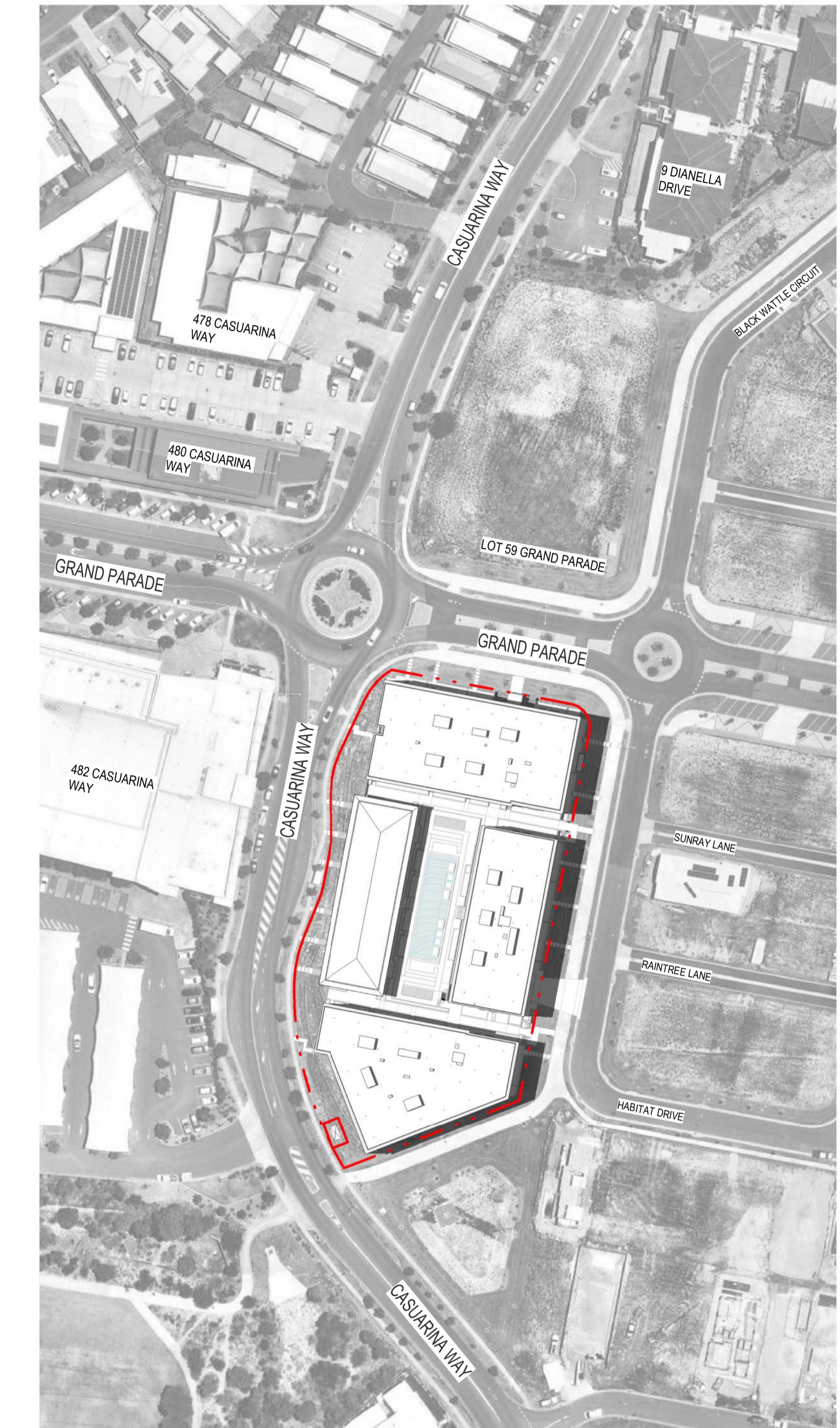
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DRAWING NO.
DA 328



22nd December 9am (Summer Solstice)



22nd December 12pm (Summer Solstice)



22nd December 3pm (Summer Solstice)

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mod-1 DA Mod Pack

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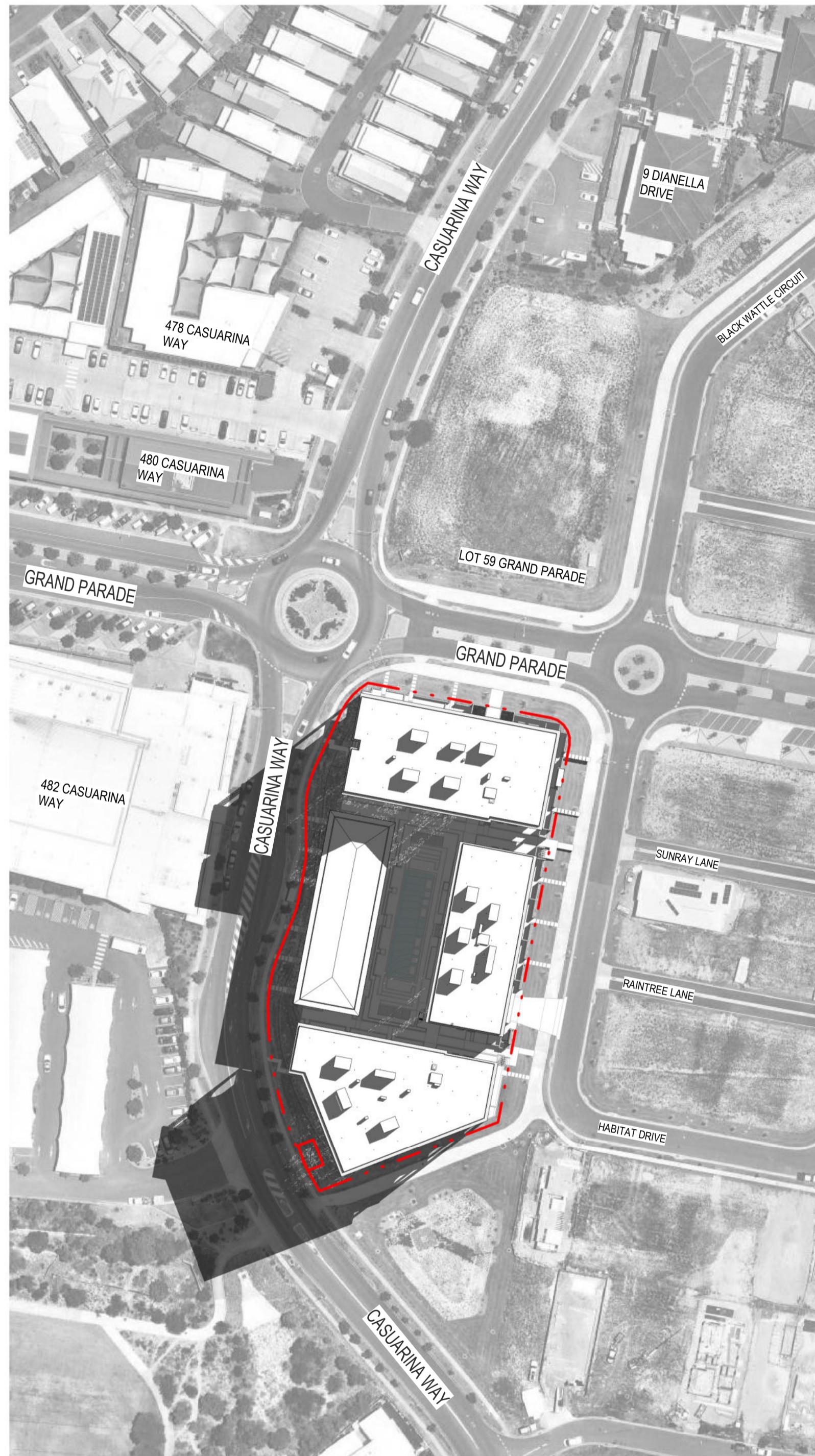
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PROJECT
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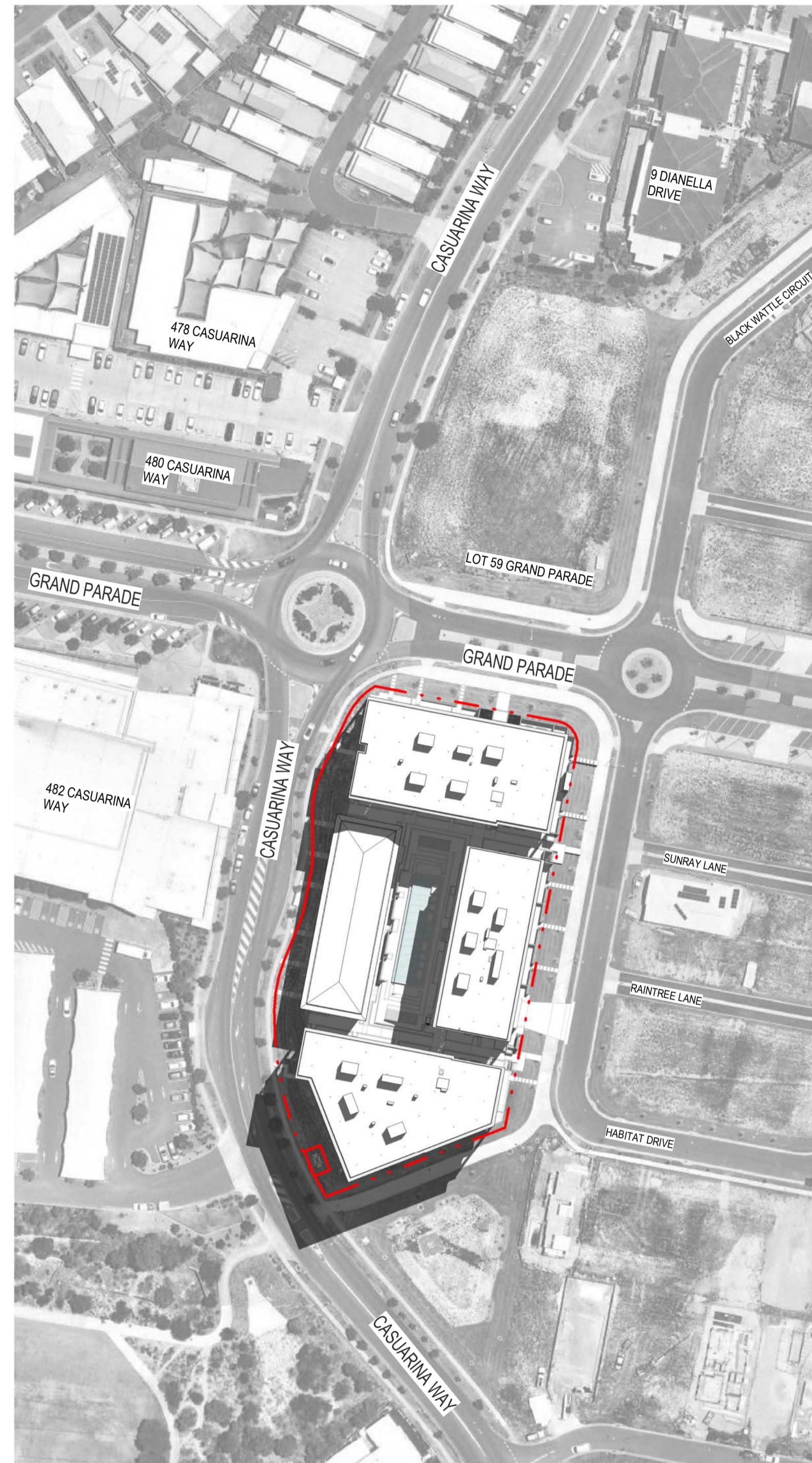
SCALE 1 : 1000 @ A1
DRAWING TITLE Context Shadow Study - Summer Solstice

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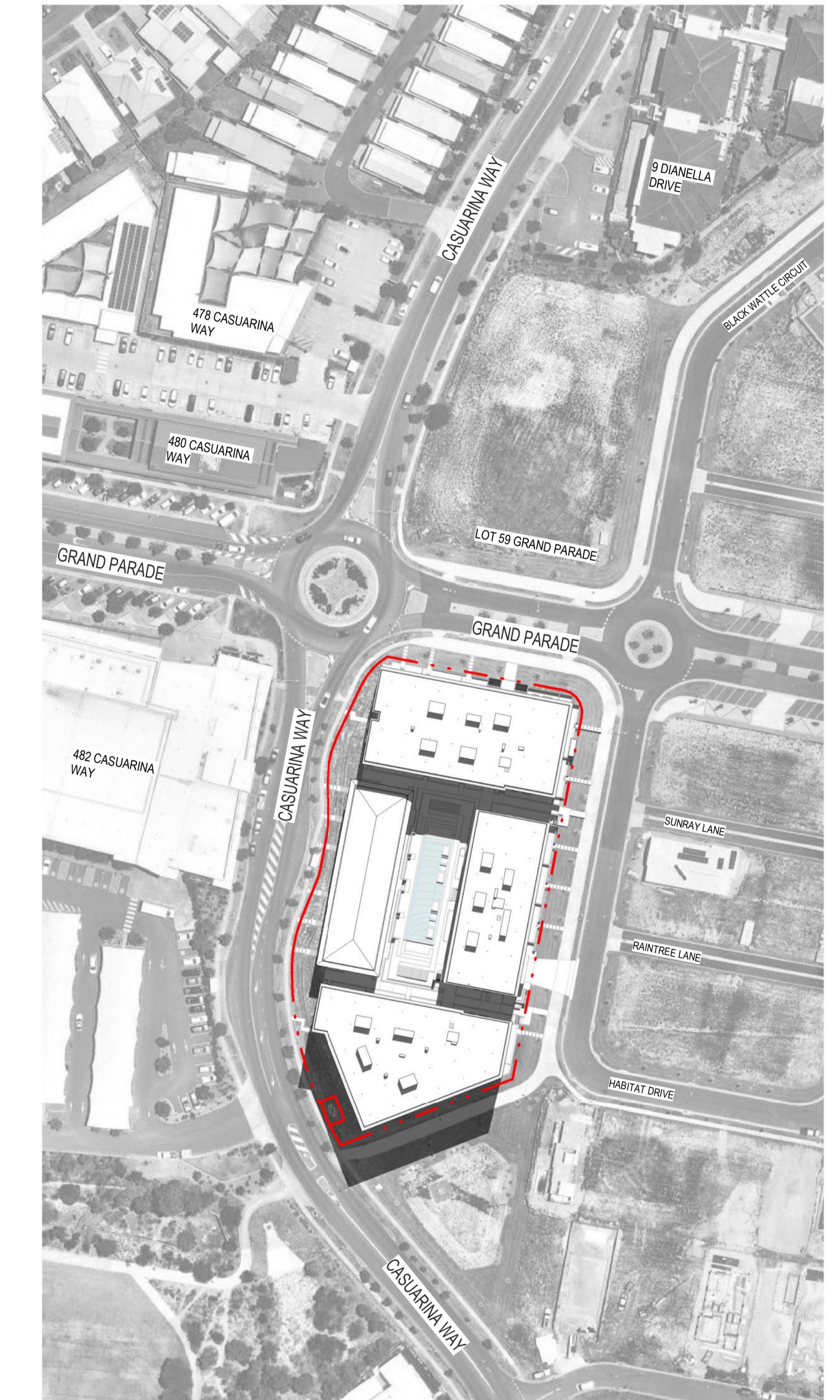
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REV. DRAWING NO.
mod-1 DA 330



21st June 9am (Winter Solstice)



21st June 10:30am (Winter Solstice)



21st June 12pm (Winter Solstice)

REVISION
mod-1 DA Mod Pack

10.11.2025

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 DESIGN DEVELOPMENT REVIEW
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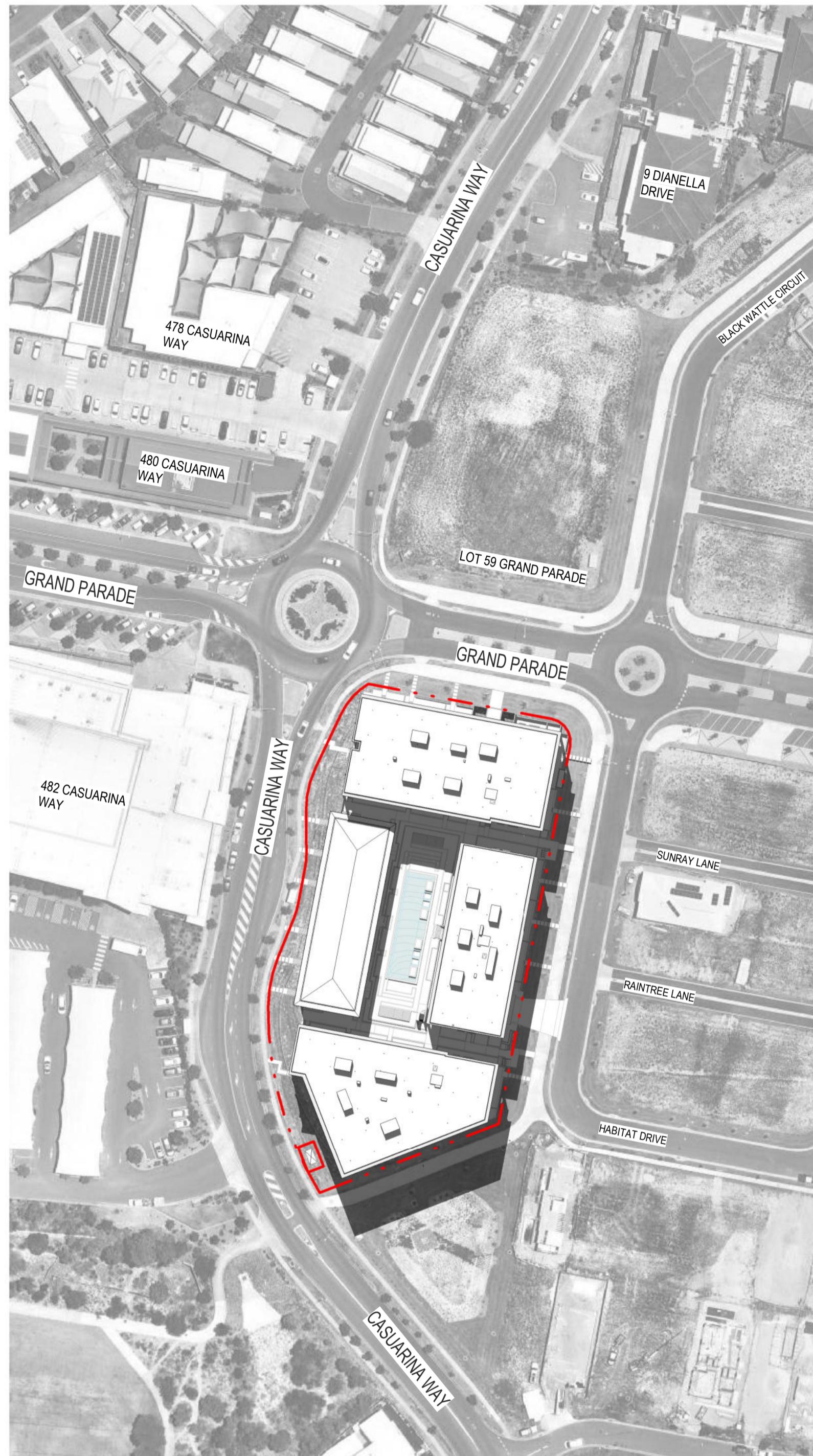
DRAWN DATE CHECKED JOB NO.
GS 10.11.2025 NJA 218504

PROJECT
6 GRAND PARADE BY AZURE

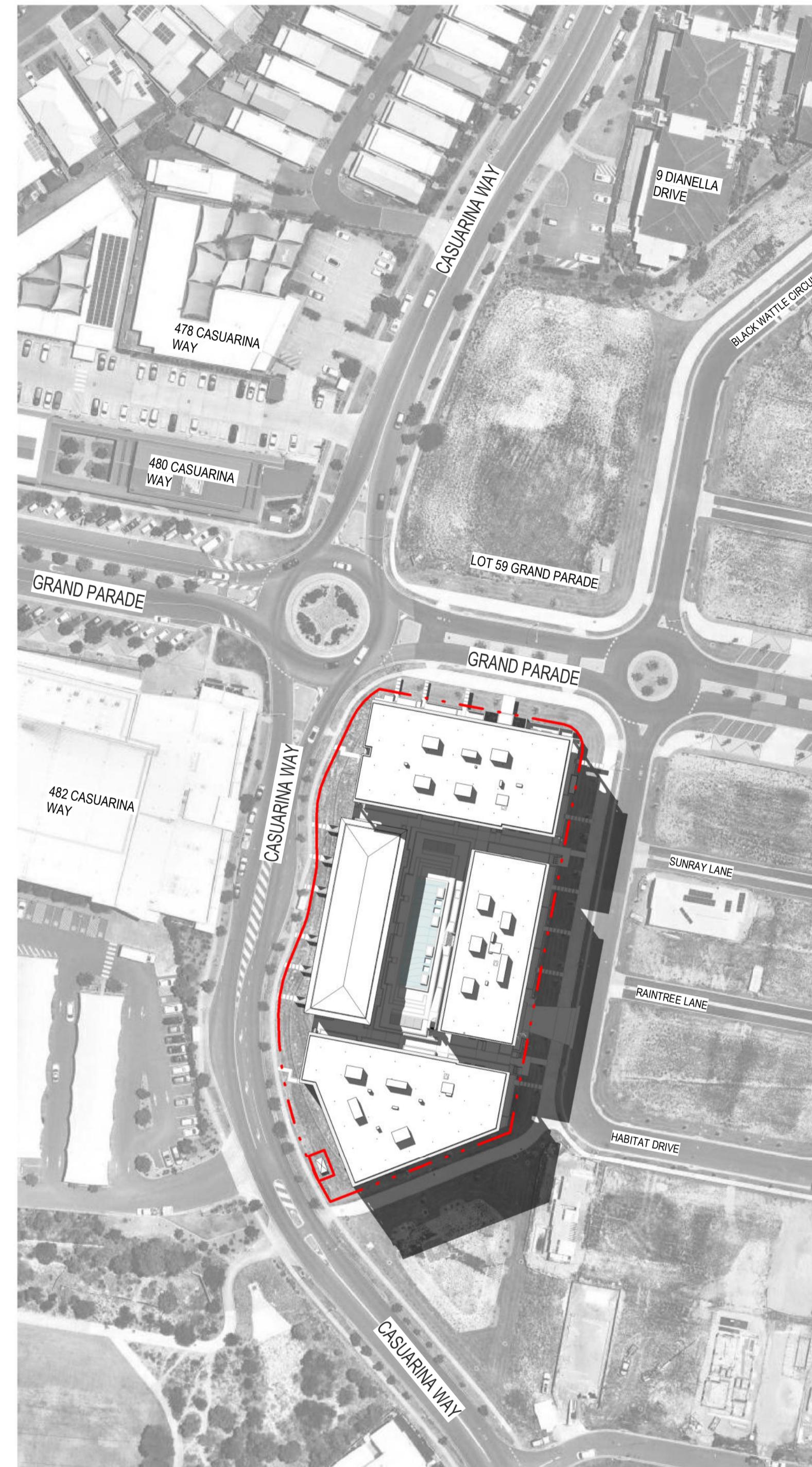
DRAWING TITLE
Context Shadow Study - Winter Solstice Morning

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mod-1 DA 331



21st June 1:30pm (Winter Solstice)



21st June 3pm (Winter Solstice)

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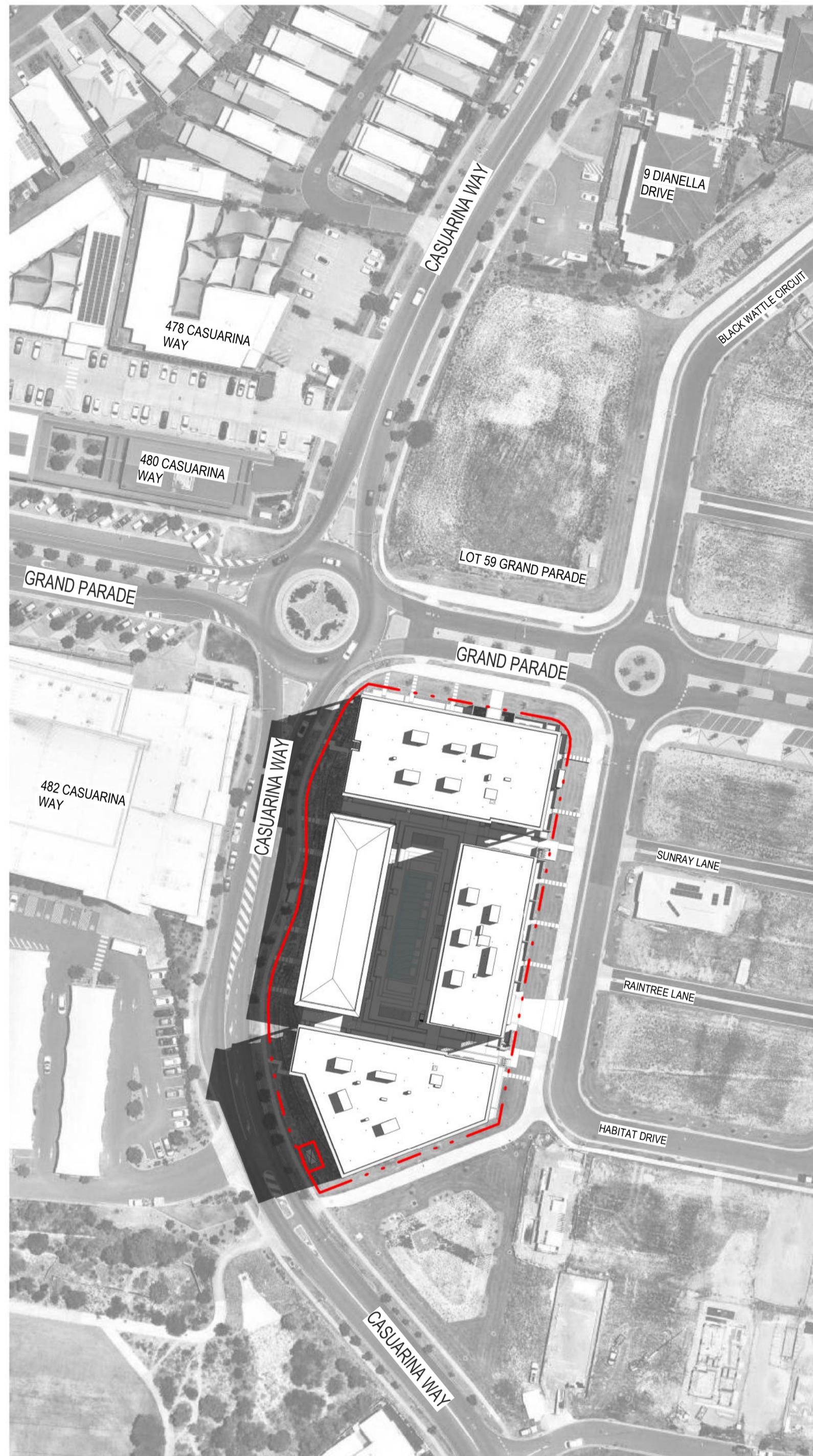
PROJECT
6 GRAND PARADE BY AZURE

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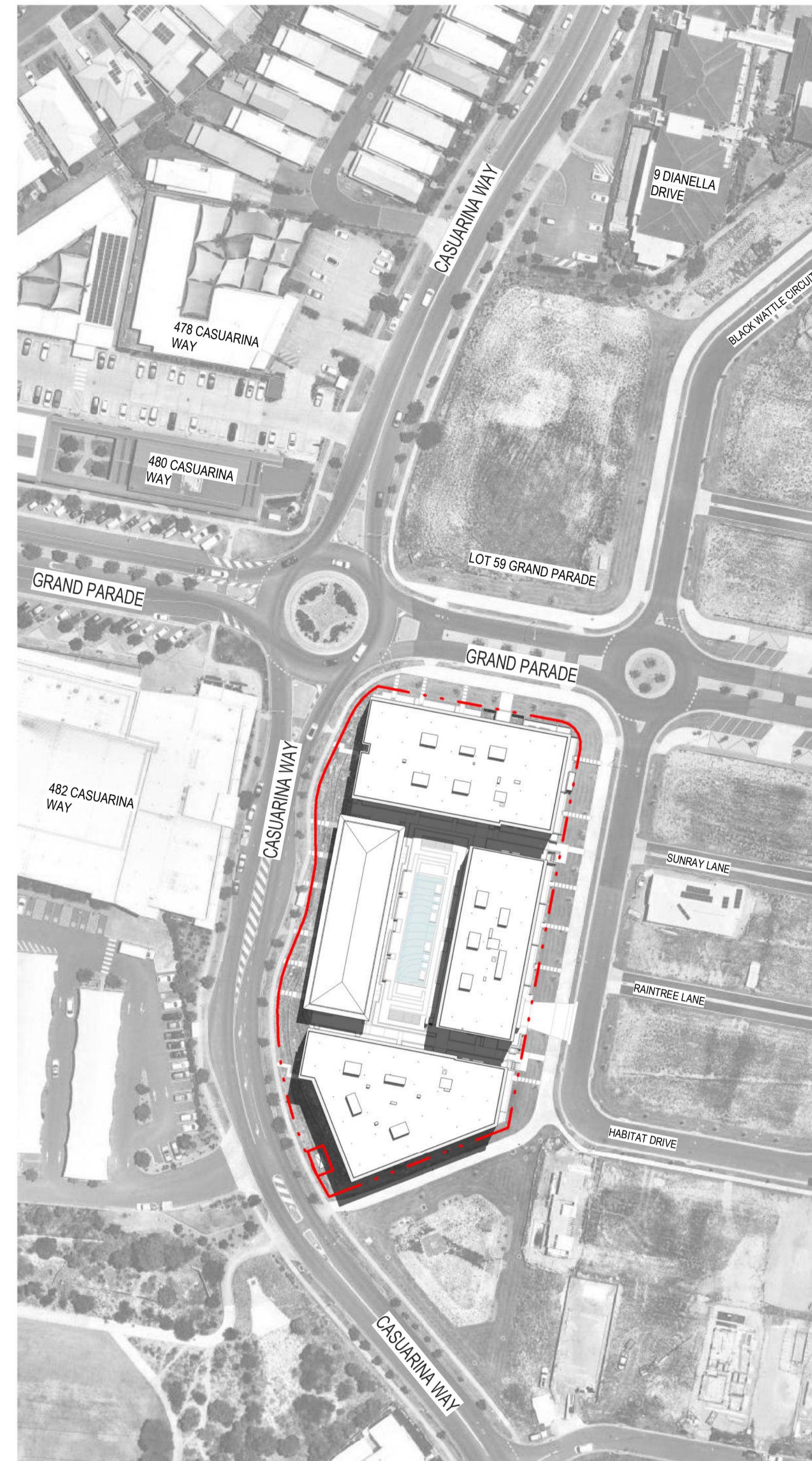
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DRAWING TITLE
Context Shadow Study - Winter Solstice Afternoon

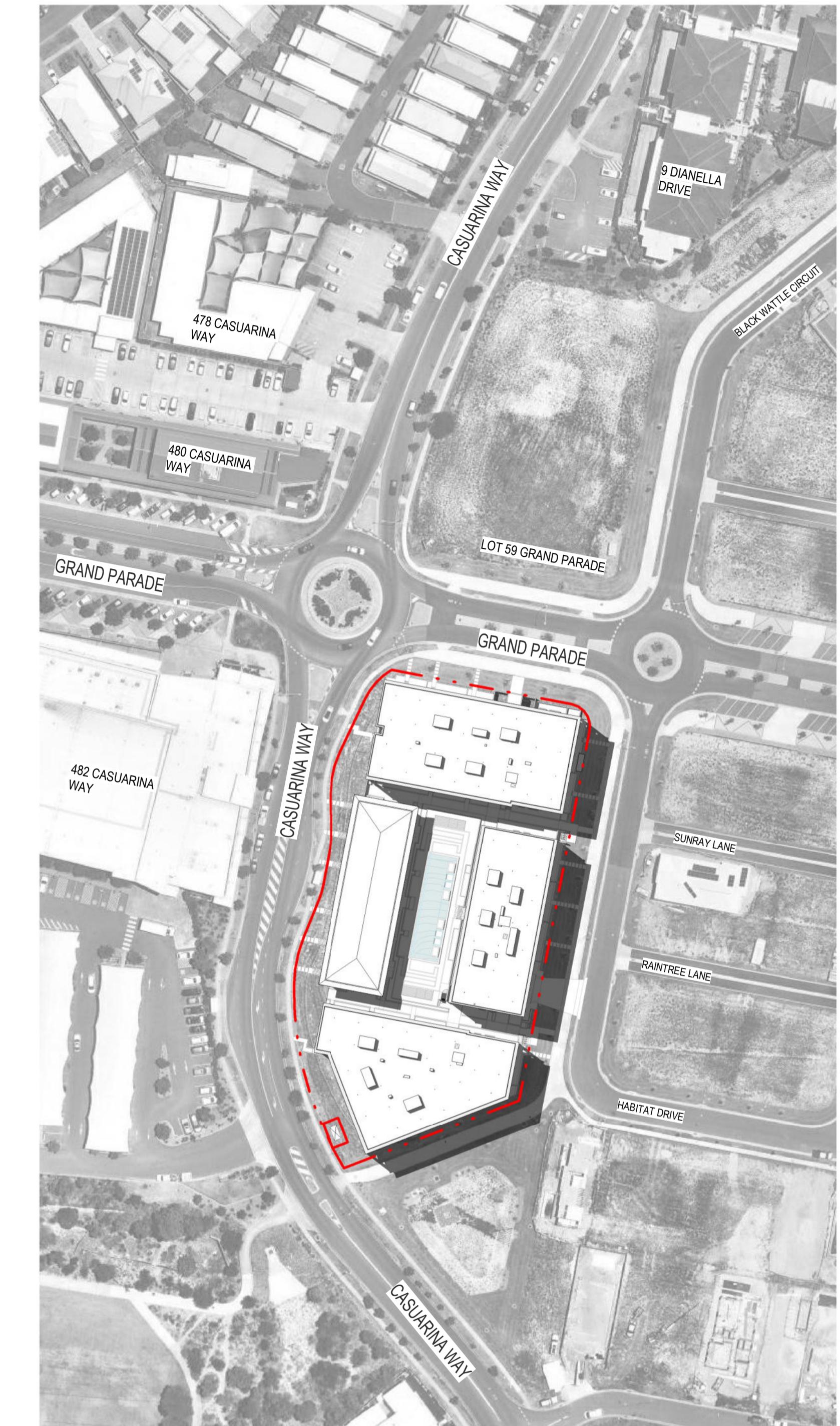
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mod-1 DA 332



21st March 9am (Autumn Equinox)



21st March 12pm (Autumn Equinox)



21st March 3pm (Autumn Equinox)

REVISION
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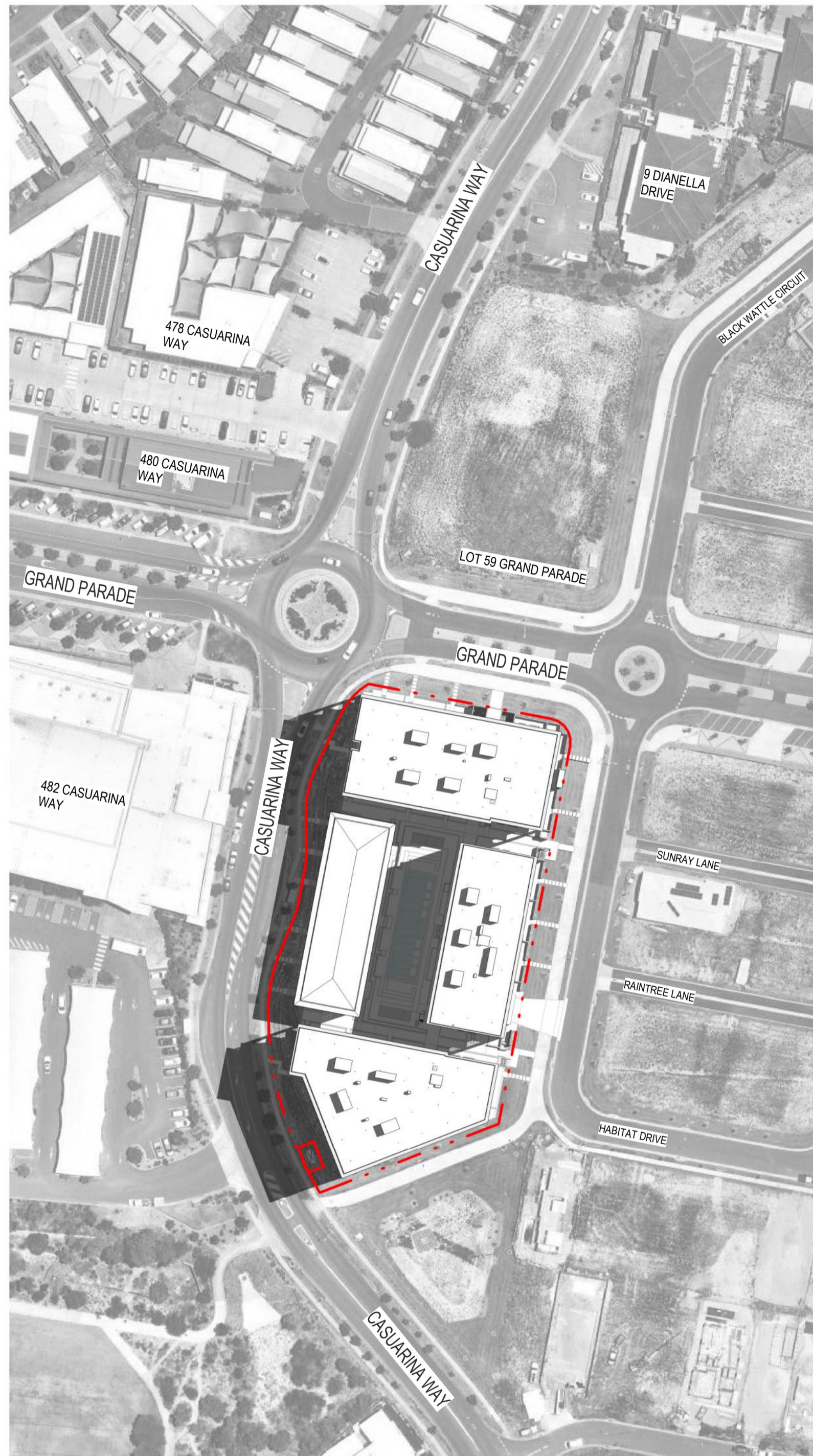
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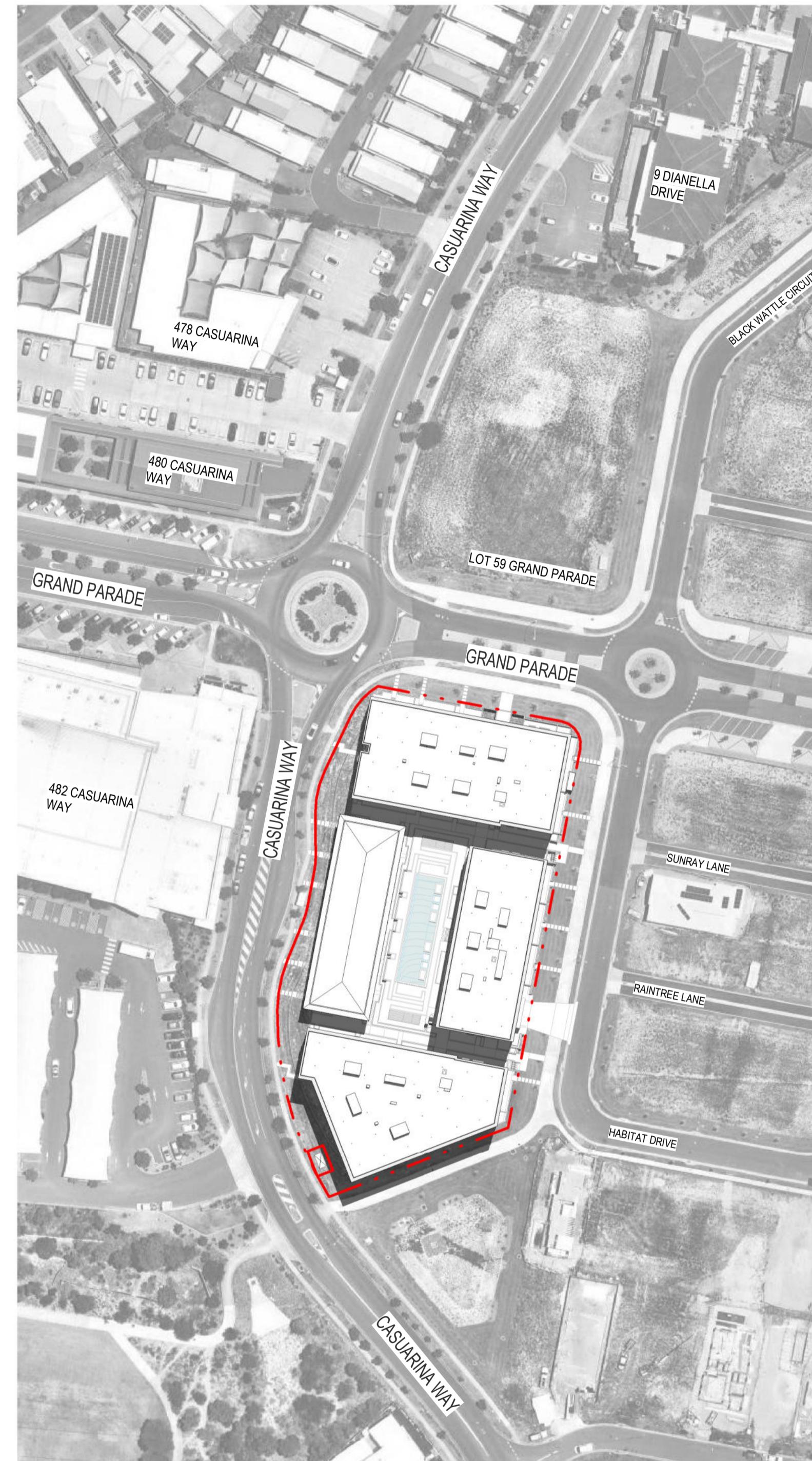
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PROJECT
6 GRAND PARADE BY AZURE
DRAWING TITLE
Context Shadow Study - Autumn Equinox
SCALE
1 : 1000 @ A1

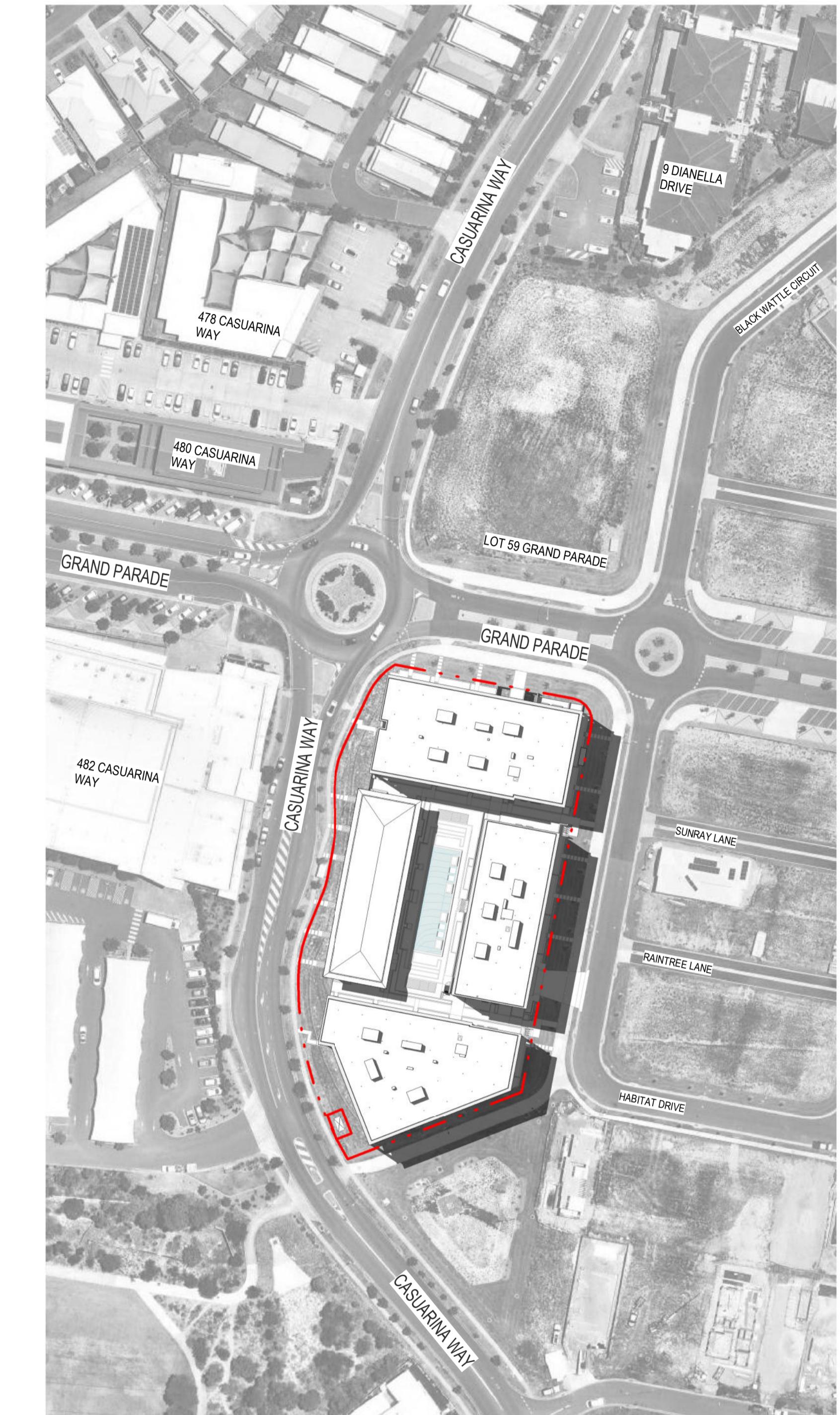
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REV. DRAWING NO.
mod-1 DA 333



23rd September 9am (Spring Equinox)



23rd September 12pm (Spring Equinox)



23rd September 3pm (Spring Equinox)

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mod-1 DA Mod Pack

10.11.2025

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SCALE
1 : 1000 @ A1

PROJECT

6 GRAND PARADE BY AZURE
 Context Shadow Study - Spring Equinox

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 mod-1 DA 334

DEVELOPMENT SUMMARY

ADDRESS: 6 GRAND PARADE CASUARINA, 2487
PLAN NUMBER: DP1264557
LOT NUMBER: 46
ZONE: R1 GENERAL RESIDENTIAL ZONE/
B2 LOCAL CENTRE ZONE
LOCALITY PLAN: CASUARINA BEACH
LOCAL GOVERNMENT: TWEED SHIRE COUNCIL
SITE AREA: 7,354m²
LAND USE: MULTIPLE DWELLING

PROVISION 13.6m
FLOOR SPACE RATIO: 2:1

PROPOSED 13.6m
1.396:1

DEVELOPMENT SUMMARY AREAS

LEVEL	RES INT (GFA)
LEVEL 01	2485.7 m ²
LEVEL 02	2987.4 m ²
LEVEL 03	2399.7 m ²
LEVEL 04	2394.8 m ²
AREA TOTALS	10267.6 m ²

POS	INT PLANTING	AREA	DEEP SOIL TYPES	AREA
1035.0 m ²	BOUNDARY PLANTING	1131.1 m ²	DEEP SOIL 6x6m+	519.6 m ²
600.8 m ²	LAWN	118.5 m ²		
543.3 m ²	PLANTER	632.8 m ²	DEEP SOIL 3x3m+	377.7 m ²
498.1 m ²		1882.4 m ²		
		2677.1 m ²		
				1145.0 m ²

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.

TOTAL DEEP SOIL PERCENTAGE:

15.6%

PRIVATE OPEN SPACE (POS)

2677m²

COMMUNAL OPEN SPACE (EXTERNAL):

2031m²

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

TOTAL 96
(including 2 storey + basement BLDG D)

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

APARTMENT MIX

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

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10.11.2025

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PROJECT
6 GRAND PARADE
DRAWN DATE CHECKED JOB NO. SCALE DRAWING TITLE
DF 10.11.2025 NJA 218504 @ A1 Development Summary

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