

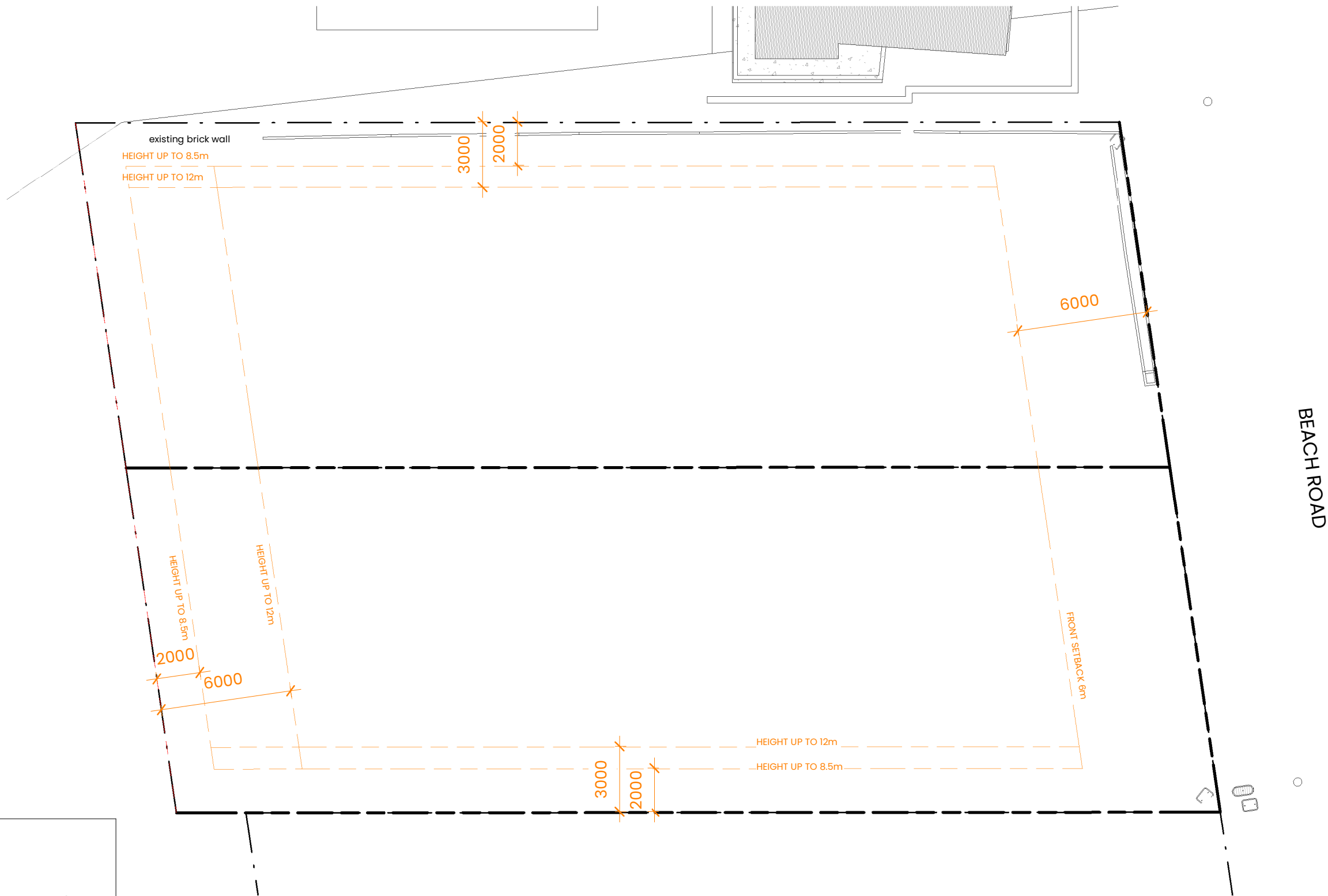
ARCHITECTURAL DRAWINGS FOR DEVELOPMENT APPLICATION

COOLUM MULTI-RES

19-21 BEACH RD, COOLUM BEACH

DRAWING REGISTER			
NO.	DRAWING	REVISION	DATE
0.00	COVER PAGE	1	14.10.2022
0.01	EXISTING SITE PLAN	1	14.10.2022
0.02	PROPOSED SITE PLAN	1	14.10.2022
0.04	PROPOSED SITE COVER DIAGRAMS	1	14.10.2022
0.05	PROPOSED LANDSCAPING AREAS	1	14.10.2022
1.00	GENERAL ARRANGEMENT - BASEMENT	8	14.10.2022
1.01	GENERAL ARRANGEMENT - GROUND	8	14.10.2022
1.02	GENERAL ARRANGEMENT - LEVEL 1	4	14.10.2022
1.03	GENERAL ARRANGEMENT - LEVEL 2	4	14.10.2022
1.04	ROOF PLAN	1	14.10.2022
2.00	ELEVATION - STREET/SOUTH	2	14.10.2022
2.01	ELEVATION - LEFT/WEST	2	14.10.2022
2.02	ELEVATION - REAR/NORTH	2	14.10.2022
2.03	ELEVATION - RIGHT/EAST	2	14.10.2022
3.00	SHORT SITE SECTIONS	2	14.10.2022
3.01	SHORT SITE SECTIONS	2	14.10.2022
3.02	LONG SITE SECTIONS	4	14.10.2022
3.03	LONG SITE SECTIONS	3	14.10.2022
3.04	SECTIONS -DRIVEWAY & BASEMENT	4	14.10.2022





SITE DATA:	
LOT: 1 & 2	PLAN: RP130048
SITE AREA:	756 m ² & 759m ² (1515m ² TOTAL)
LOCAL AUTHORITY:	SUNSHINE COAST COUNCIL

GROSS FLOOR AREA (GFA) DEFINITION:

The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) building services, plant and equipment
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall;
- (e) the parking, loading and maneuvering of motor vehicles;
- (f) unenclosed private balconies whether roofed or not

Sunshine Coast Planning Scheme 2014, Schedule 1 Definitions

SITE COVER DEFINITION:

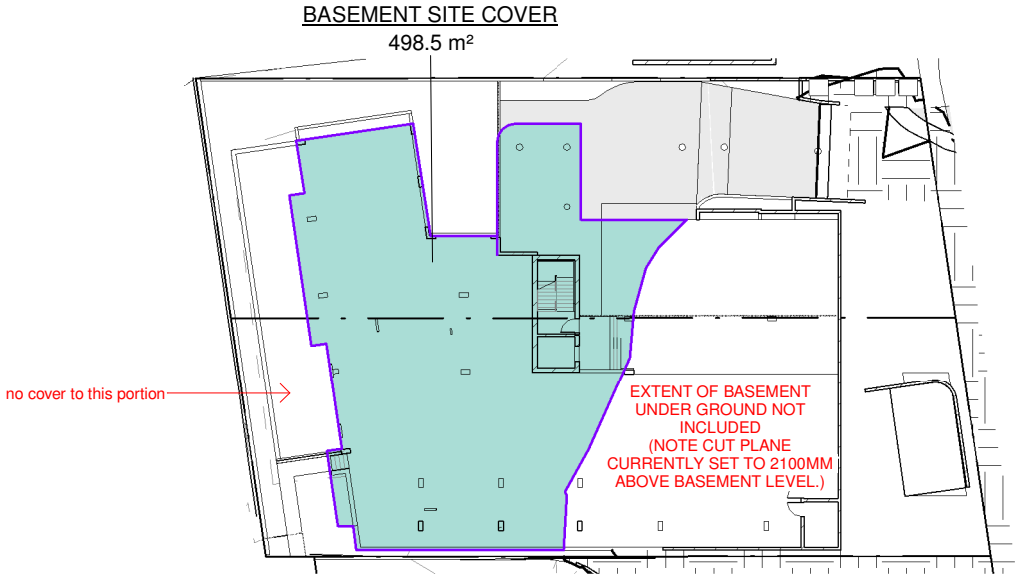
The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage. The term does not include:-

- (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- (b) basement car parking areas located wholly below ground level;
- (c) eaves and sun shading devices.

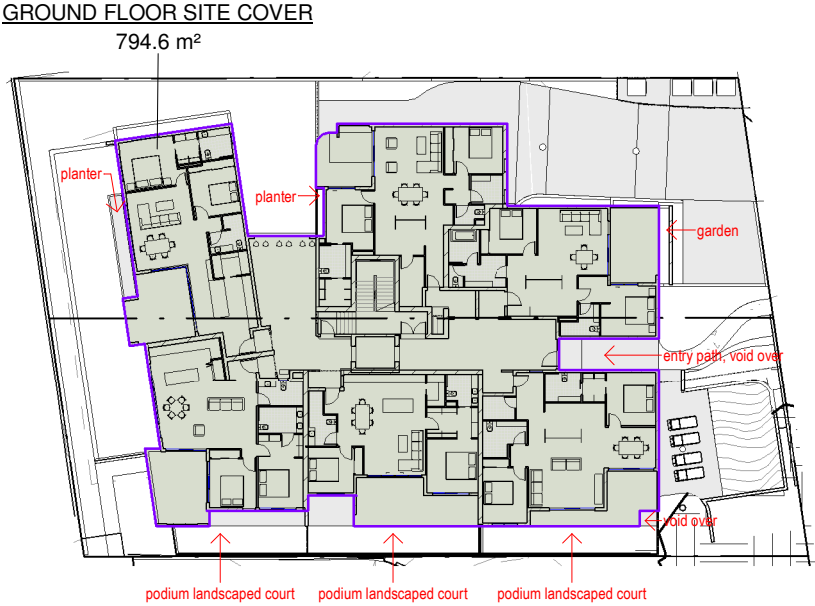
Sunshine Coast Planning Scheme 2014, Schedule 1 Definitions

SITE COVER CALCULATIONS	
NAME	AREA

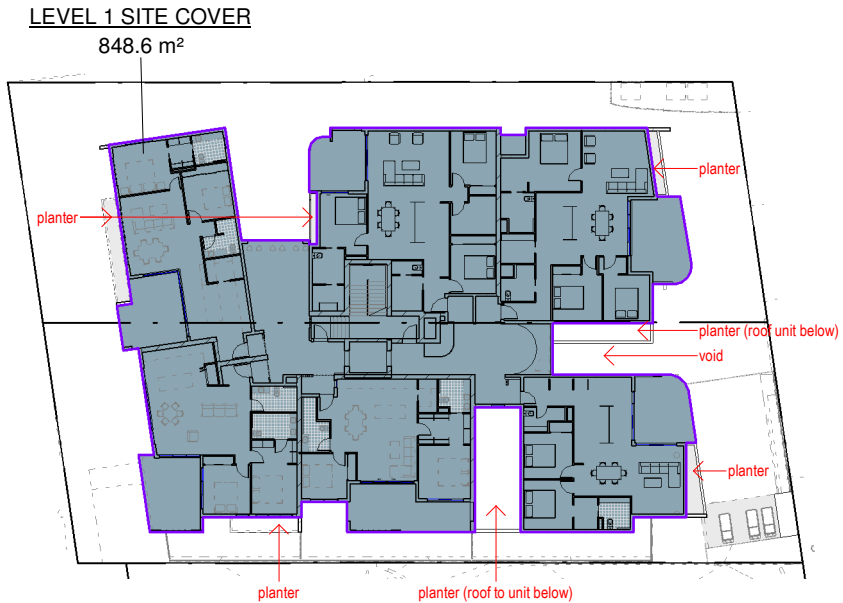
BASEMENT SITE COVER	498.5 m² = 32.9 %
GROUND FLOOR SITE COVER	794.6 m² = 52.4 %
LEVEL 1 SITE COVER	848.6 m² = 56.0 %
LEVEL 2 SITE COVER	838.5 m² = 55.3%
(TOTAL SITE AREA = 1515 m²)	



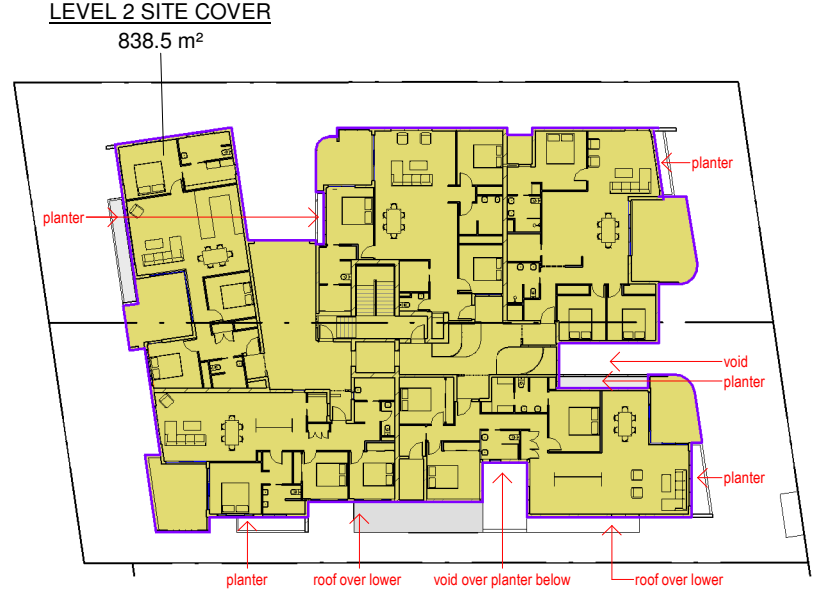
5 FLOOR PLAN
BASMENT LOWER 1 : 500



2 FLOOR PLAN
GROUND 1 : 500



3 FLOOR PLAN
FLOOR PLAN - LEVEL 1 1 : 500



4 FLOOR PLAN
LEVEL 2 1 : 500

BASEMENT LANDSCAPE (m ²)	
planter boxes	10
podium planting	-
deep planting	170



1 FLOOR PLAN
LANDSCAPE PLAN - BASEMENT 1 : 400

GROUND LANDSCAPE (m ²)	
planter boxes	10
podium planting	65
deep planting	62



2 FLOOR PLAN
LANDSCAPE PLAN - GROUND 1 : 400

LEVEL 1 LANDSCAPE (m ²)	
planter boxes	48
podium planting	-
deep planting	-



3 FLOOR PLAN
LANDSCAPE PLAN - LEVEL 1 1 : 400

LEVEL 2 LANDSCAPE (m ²)	
planter boxes	20
podium planting	-
deep planting	-



4 FLOOR PLAN
LANDSCAPE PLAN - LEVEL 2 1 : 400

LANDSCAPING LEGEND

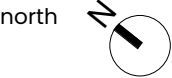
landscape - planter boxes landscape - podium planting landscape - deep planting

DEVELOPMENT LANDSCAPING TOTALS (m²)

planter boxes	88
podium planting	65
deep planting	232

PROPOSED LANDSCAPING AREAS

sheet number 0.05
scale (A3) 1 : 400



status SD
date 14.10.2022
issue 1



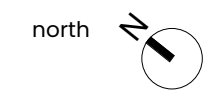
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jha

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new multi-residential build
19 & 21 Beach Rd, Coolum Beach
project number

GENERAL ARRANGEMENT - BASEMENT

sheet number 1.00
scale (A3) 1:150



status SD
date 14.10.2022
issue 8



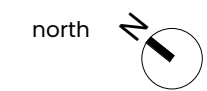
jessica hardwick architecture
jah

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GENERAL ARRANGEMENT - GROUND

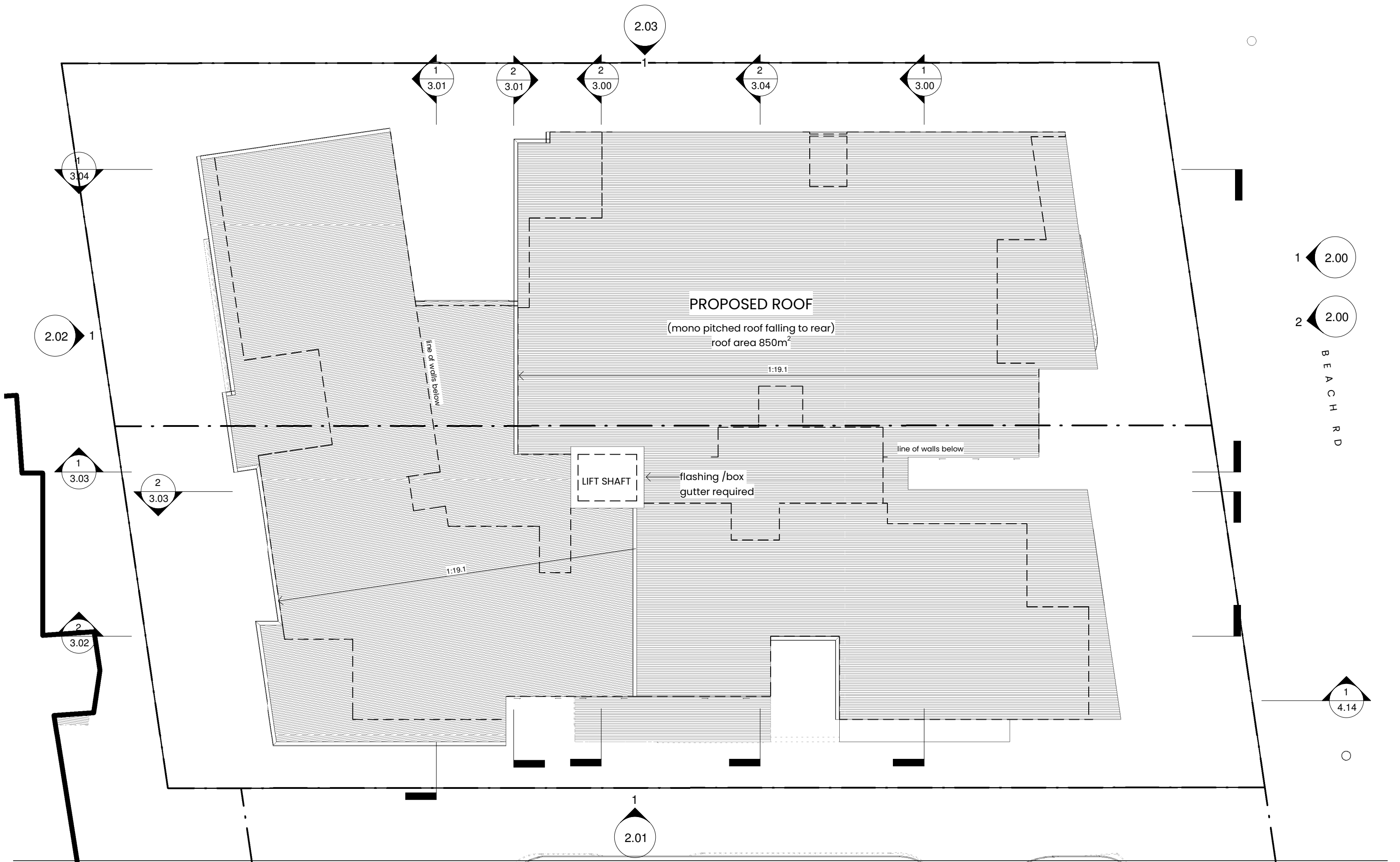
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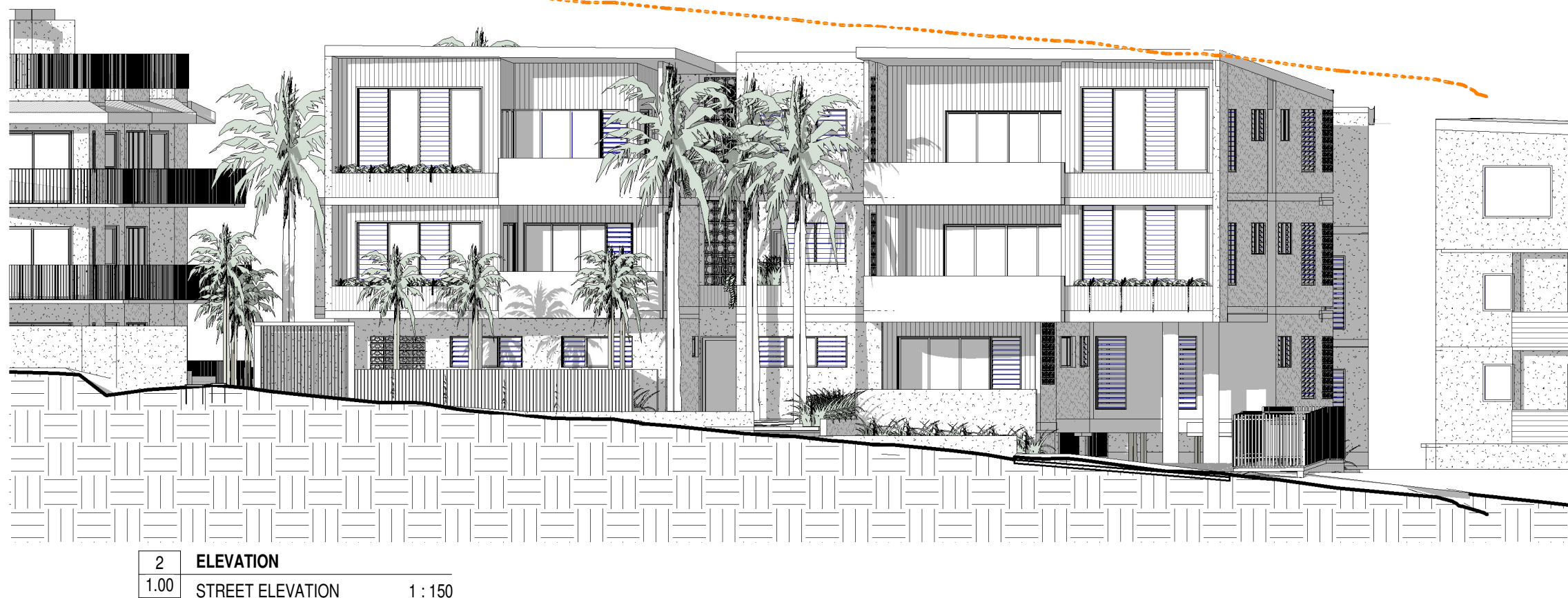


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19 & 21 Beach Rd, Coolum Beach

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SHORT SITE SECTIONS

sheet number

3.00

north

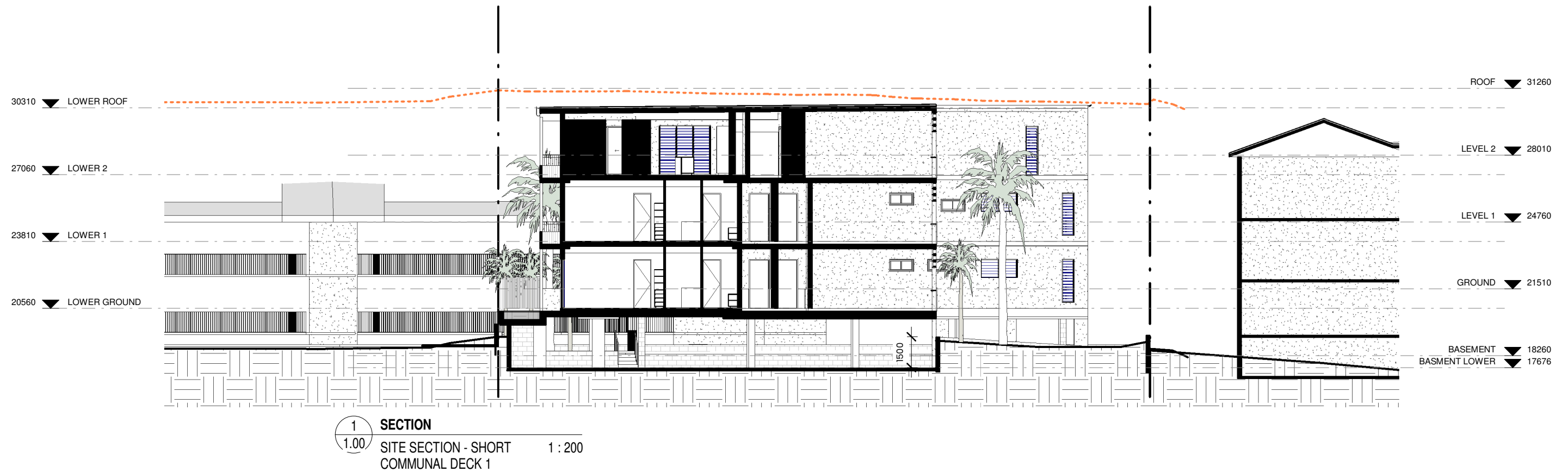
scale (A3)

1 : 200

status SD

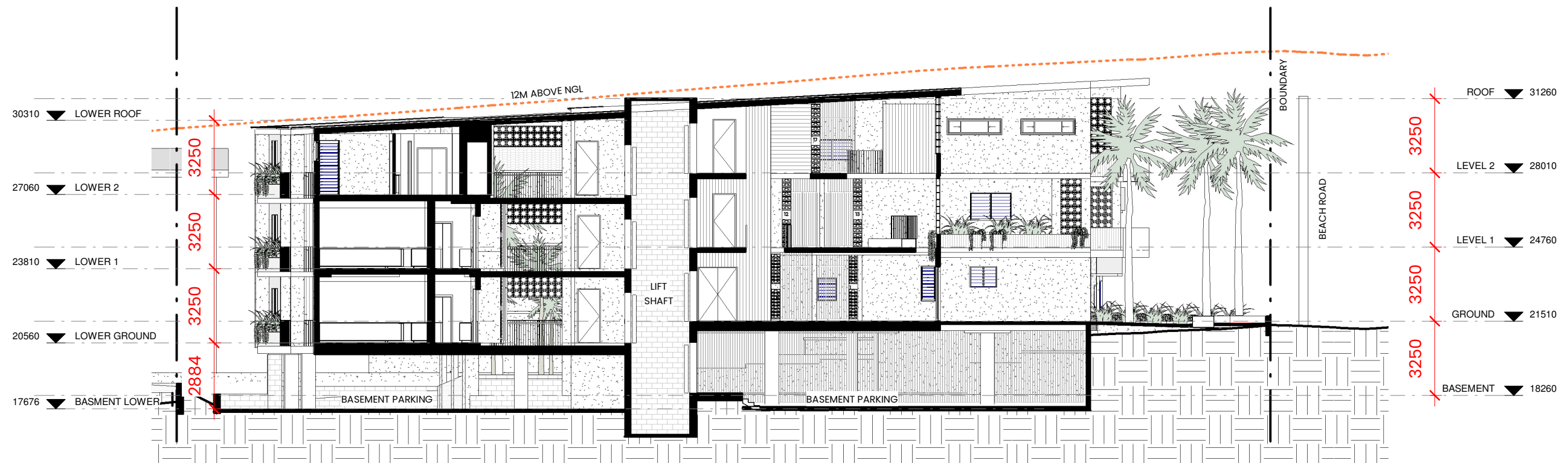
date 14.10.2022

issue 2

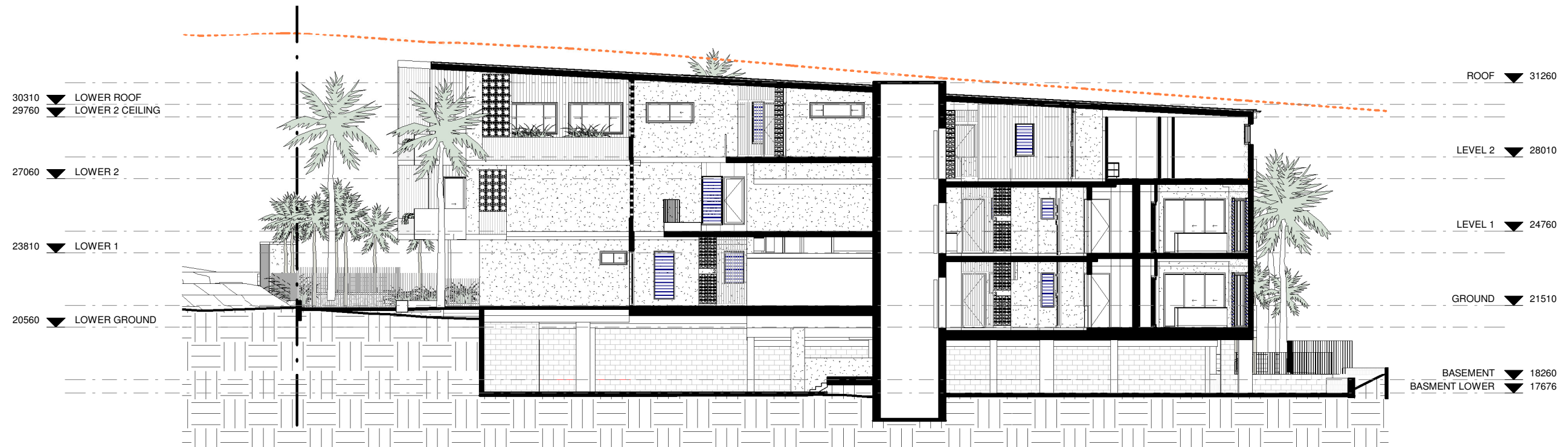




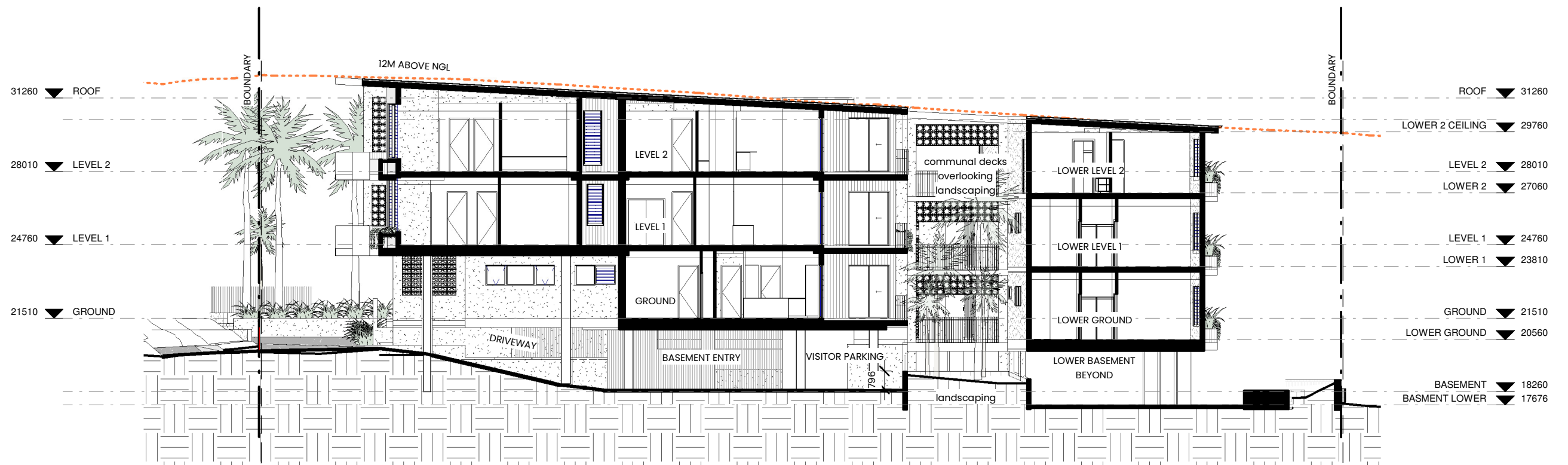
2 SECTION
1.00 SECTION - LONG SW 1 : 200



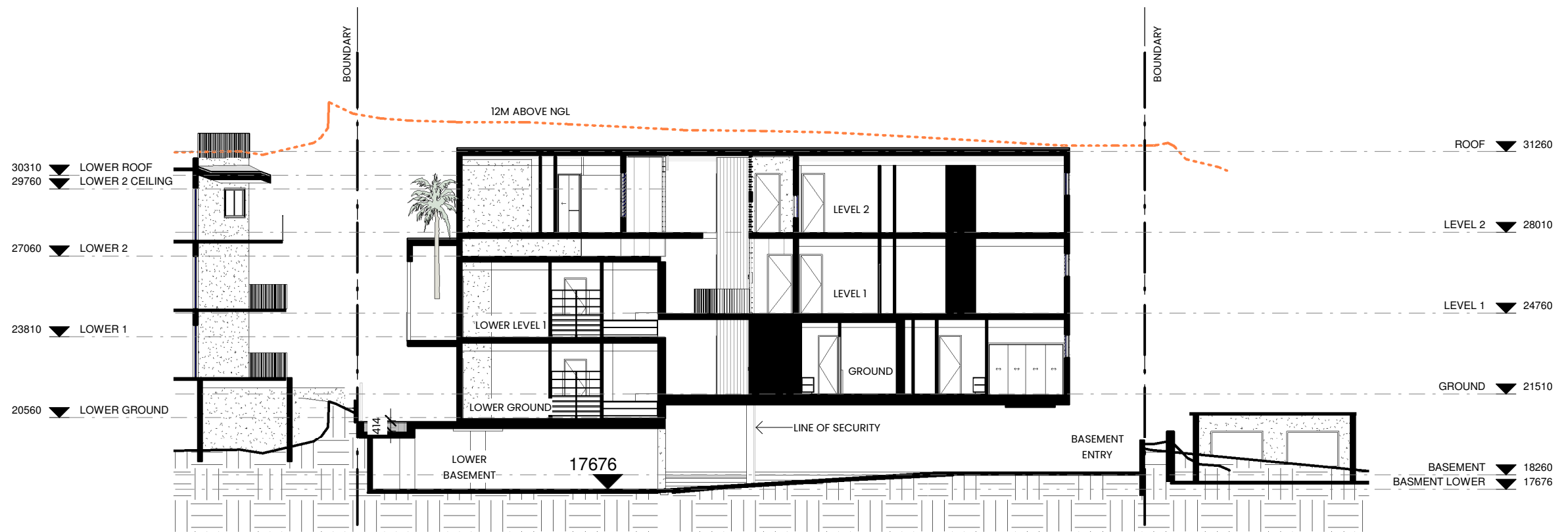
1
1.00 SECTION
SECTION - LONG LIFT
CORE & ENTRIES 1 : 200



2
1.00 SECTION
SECTION - LONG LIFT
CORE & ENTRIES 2 1 : 200



1
1.00
SECTION
SITE SECTION -
DRIVEWAY
1 : 200



2
1.00
SECTION
SITE SECTION -
BASEMENT ENTRY
1 : 200