

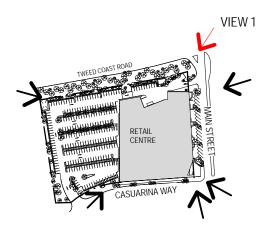
SECTION 75W MODIFICATION No. 7 CONCEPT AND PROJECT APPROVAL, MP 06_0258 CASUARINA TOWN CENTRE

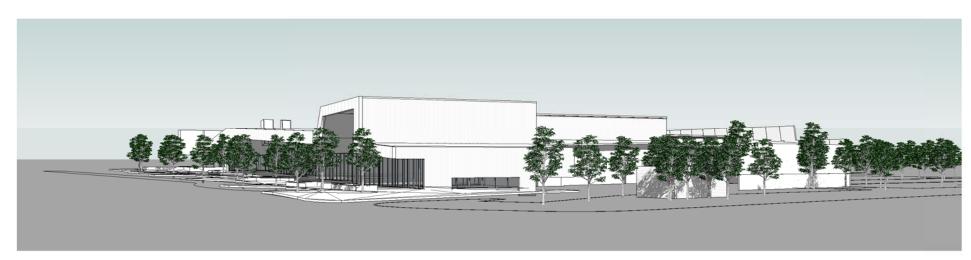
DRAWINGS

Prepared for Consolidated Properties Group

By BBC Consulting Planners

Job No. 10116B Report Final Vol 2.doc February 2014



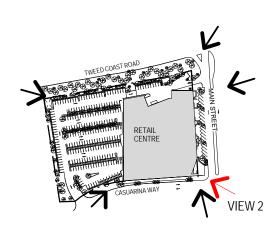


PERSPECTIVE VIEW 1 FROM TWEED COAST ROAD LOOKING SOUTH EAST TO SITE

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NOTE: LANDSCAPING SHOWN INDICATIVE ONLY. FINAL LANDSCAPE TO BE DETAILED BY LANDSCAPE CONSULTANT IN ACCORDANCE WITH ORIGINAL PROJECT APPROVED SCHEME





PERSPECTIVE VIEW 2 FROM THE MAIN STREET + CASUARINA WAY INTERSECTION LOOKING TO SOUTHWEST CORNER OF SITE



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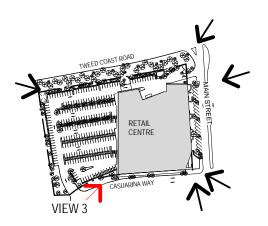
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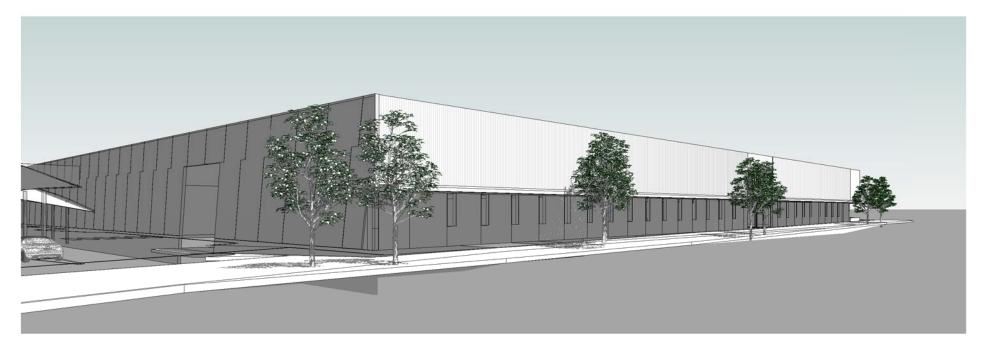
CLIENT Kings Beach No. 2

PROJECT CASUARINA VILLAGE - PROPOSED LEASING PLAN

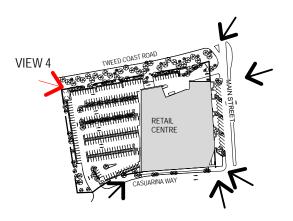
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PERSPECTIVE VIEW 3 FROM CASUARINA WAY LOOKING NORTH WEST TO SITE





PERSPECTIVE VIEW 4 FROM TWEED COAST ROAD LOOKING NORTH EAST TO SITE

NOTE:
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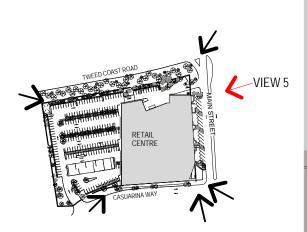
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ELECTRICAL / LIFT CONSULTANT	ELECTRICAL / LIFT CONSULTANT LANDSCAPE CONSULTANT CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROFILEASING PLAN BUN PROJECT NUMBER B1210017	ELECTRICAL / LIFT CONSULTANT LANDSCAPE CONSULTANT CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT KINGS Beach No. 2 PROJECT LEASING PLAN BUN PROJECT NUMBER BUN PROJECT NUMBER B1210017	ELECTRICAL / LIFT CONSULTANT LANDSCAPE CONSULTANT CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER
ELECTRICAL / LIFT CONSULTANT	ELECTRICAL / LIFT CONSULTANT LANDSCAPE CONSULTANT CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROFILEASING PLAN BUN PROJECT NUMBER B1210017	ELECTRICAL / LIFT CONSULTANT LANDSCAPE CONSULTANT CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT KINGS Beach No. 2 PROJECT LEASING PLAN BUN PROJECT NUMBER BUN PROJECT NUMBER B1210017	ELECTRICAL / LIFT CONSULTANT LANDSCAPE CONSULTANT CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER
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CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROFILEASING PLAN BWN PROJECT NUMBER	CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROFILEASING PLAN BUN PROJECT NUMBER B1210017	CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT KINGS Beach No. 2 PROJECT CASUARINA VILLAGE - PRI LEASING PLAN BUN PROJECT NUMBER B1210017	CERTIFIER - TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT
CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROFILEASING PLAN BWN PROJECT NUMBER	CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROFILEASING PLAN BUN PROJECT NUMBER B1210017	CERTIFIER TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CLIENT KINGS Beach No. 2 PROJECT CASUARINA VILLAGE - PRI LEASING PLAN BUN PROJECT NUMBER B1210017	CERTIFIER - TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT
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TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT OUANTITY SURVEYOR PROJECT MANAGER CUENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROFILEASING PLAN BWN PROJECT NUMBER	TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT GUANTITY SURVEYOR CULENT KINGS Beach No. 2 PROJECT PROJEC	TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT GUANTITY SURVEYOR CULENT KINGS Beach No. 2 PROJECT PROJ	TRAFFIC CONSULTANT CARDNO HRP ACOUSTIC CONSULTANT — OUANTITY SURVEYOR — PROJECT MANAGER
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PROJECT MANAGER - CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROF LEASING PLAN BUN PROJECT NUMBER	PROJECT MANAGER CLIENT KINGS Beach No. 2 PROJECT PROJECT LEASING PLAN BWN PROJECT NUMBER B1210017	PROJECT MANAGER CLIENT KINGS Beach No. 2 PROJECT CASUARINA VILLAGE - PRI LEASING PLAN BWW PROJECT NUMBER B1210017	 PROJECT MANAGER
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CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROF LEASING PLAN BWN PROJECT NUMBER	CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROF LEASING PLAN BUN PROJECT NUMBER B1210017	CLIENT Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PRI LEASING PLAN BUN PROJECT NUMBER B1210017	=
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PROJECT CASUARINA VILLAGE - PROF LEASING PLAN BWN PROJECT NUMBER	PROJECT CASUARINA VILLAGE - PROF LEASING PLAN BVN PROJECT NUMBER B1210017	PROJECT CASUARINA VILLAGE - PRI LEASING PLAN BVN PROJECT NUMBER B1210017	CLIENT
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B1210017			
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DRAWING KEY			
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Perspective Sketches

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VIEW 6



PERSPECTIVE VIEW 5 FROM THE MAIN STREET LOOKING SOUTH EAST TO SITE



PERSPECTIVE VIEW 6 FROM CNR CASUARINA WAY AND THE MAIN STREET LOOKING WEST



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PA-3	16/11/2011	Rev. Planning Appro
PA.4	29/11/2013	Rev. Planning Appro

ISSUE	DATE	
PA-3	16/11/2011	Rev. Pla
PA-4	29/11/2013	Rev. Pla
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ACOUSTIC	CONSULTANT	

BVN PROJECT NUMBER
B1210017
DRAWING KEY

PROJECT CASUARINA VILLAGE - PROPOSED LEASING PLAN

Kings Beach No. 2

GRAPHIC SCALE		

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STATUS		

DRAWING

NOTE:
LANDSCAPING SHOWN INDICATIVE ONLY.
FINAL LANDSCAPE TO BE DETAILED BY
LANDSCAPE CONSULTANT IN ACCORDANCE
WITH ORIGINAL PROJECT APPROVED SCHEME

Perspective Sketches

DA03 PA-4









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PA-3 16/11/2011 | Rev. Planning Approval |
PA-4 29/11/2013 | Rev. Planning Approval |

STRUCTURAL CONSULTA

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TOWN PLANNING CONSULTANT

MECHANICAL / HYDRAULIC / ENVIRONMENTAL FLECTRICAL / LIFT CONSULTANT

LANDSCAPE CONSULTANT

CERTIFIER

TRAFFIC CONSULTANT CARDNO HRP

ACOUSTIC CONSULTA

QUANTITY SURVEYOR

CLIENT

Kings Beach No. 2

PROJECT CASUARINA VILLAGE - PROPOSED LEASING PLAN

BVN PROJECT NUMBER

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ORTH PROJECT NORTH

GRAPHIC SCALE

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DRAWING

Locality Plan

DA04 PA-4



FINAL SCOPE OF WORK STAGE 1 & 2 FLOOR AREA SCHEDULE

	AREA (m²)
SUPERMARKET	3300
SHOPS	1581
RESTAURANT	148
OFFICE (SUPERMARKET)	200
TOTAL	5229
(AMENITIES)	(45)

CAR PARK SCHEDULE

	PARKING TYPE	PARKING RATES CUSTOMERS	PARKING RATES STAFF	PARKING RATES SERVICE VEHICLE	PARKING RATES BICYCLE	GFA (m²)	CUSTOMER PARKING	STAFF PARKING	TOTAL CUSTOMER + STAFF	PARKING PROVIDED
SUPERMARKET	SHOP	4.4 SPACES / 100 m ² GFA	1 SPACE / 100 m ² GFA	1 SPACE / 1500 m ² GFA. MIN 1, MIN 2 FOR SUPERMARKETS (HRV)	2 SPACES / 100 m ² GFA UP TO 100 m ² GFA AND THEREAFTER AT 1 SPACE / 200 m ² GFA	3300	146	33	179	
SHOPS	SHOP	4.4 SPACES / 100 m ² GFA	1 SPACE / 100 m ² GFA			1581	70	16	86	
STORAGE / AMENITIES	SHOP	4.4 SPACES / 100 m² GFA	1 SPACE / 100 m ² GFA			45	-	-	-	
RESTAURANT	RESTAURANT	1 SPACE / 7 m² DINING AREA	1 SPACE / STAFF AT PEAK OPERATING HOUR	1 HRV	1 SPACE / 5 CAR PARKING SPACES	148	15	5*	20	
OFFICE (SUPERMARKET)	OFFICE	INCLUDED IN STAFF PARKING	1 SPACE / 40 m² GFA	1 SPACE / 200 m ² GFA (SRV)	1 SPACE / 100 m² GFA	200	included in staff parking	5	5	
DISABLED PARKING		NOT LESS THAN ONE CAR PARKING MINIMUM OF 1 FOR AN ALLOTMENT SPACES								
TOTAL						5126	231	59	290	241

- TYPICAL AISLE WIDTH IS 6200 - PARKING RATES AS RECOMMENDED BY TWEED SHIRE COUNCIL

BW Donovan Hill

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ISSUE	DATE	FOR				
PA-3	16/11/2011	Rev. Planning Approval				
PA-3A	14/02/2012	Car park Structure Added				
PA-4	29/11/2013	Rev. Planning Approval				

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LANDSCAPE CONSULTANT

CERTIFIER

TRAFFIC CONSULTANT CARDNO HRP

ACOUSTIC CONSULTANT

QUANTITY SURVEYOR

PROJECT MANAGER

Kings Beach No. 2 PROJECT CASUARINA VILLAGE - PROPOSED LEASING PLAN

BVN PROJECT NUMBER

B1210017 DRAWING KEY

> TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

As indicated @ a1 DO NOT SCALE

Site Plan and Schedules

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LEGEND

SHOPS

SUPERMARKET

RESTAURANT

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PA-4 29/11/2013 Rev. Planning Approval

STRUCTURAL CONSULTANT

TOWN PLANNING CONSULTANT

MECHANICAL / HYDRAULIC / ENVIRONMENTAL / ELECTRICAL / LIFT CONSULTANT

LANDSCAPE CONSULTANT

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CERTIFIER

CARDNO HRP

ACOUSTIC CONSULTANT

TRAFFIC CONSULTANT

QUANTITY SURVEYOR

PROJECT MANAGER

–

CLIENT

Kings Beach No. 2

PROJECT CASUARINA VILLAGE - PROPOSED LEASING PLAN

BVN PROJECT NUMBER

B1210017
DRAWING KEY

TRUE NORTH	PROJECT NORTH
GRAPHIC SCALE	

GRAPHIC SCALE

100000 200000 2

SCALE

As indicated @ a1 DO NOT SCALE
STATUS

DRAWING

Site Plan and Schedules

Stage 1

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SCOPE OF WORK STAGE 1 FLOOR AREA SCHEDULE

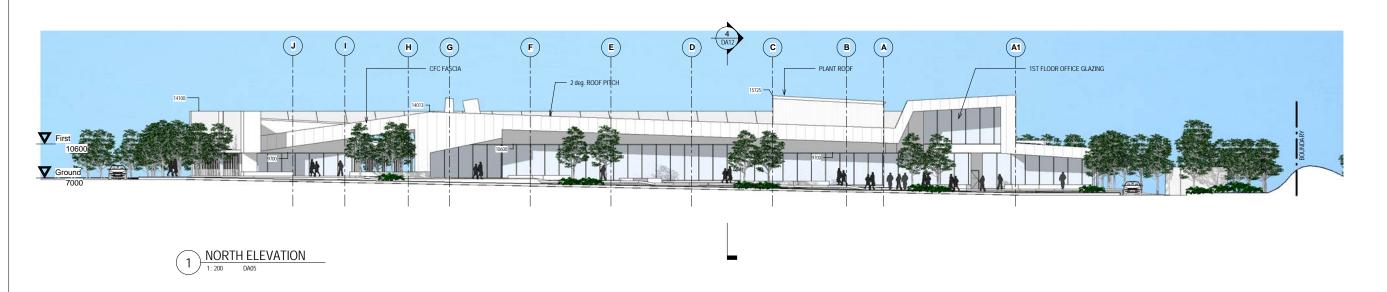
	AREA (m²)
SUPERMARKET	2300
SHOPS	1317
RESTAURANT	148
OFFICE (SUPERMARKET)	200
TOTAL	3965
(AMENITIES)	(45)

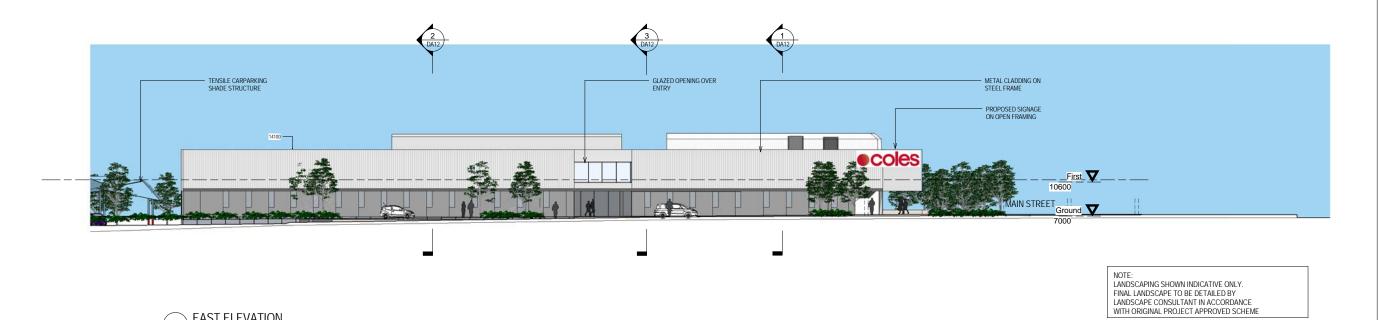
CAR PARK SCHEDULE

	PARKING TYPE	PARKING RATES CUSTOMERS	PARKING RATES STAFF	PARKING RATES SERVICE VEHICLE	PARKING RATES BICYCLE	GFA (m²)	CUSTOMER PARKING	STAFF PARKING	TOTAL CUSTOMER + STAFF	PARKING PROVIDED
SUPERMARKET	SHOP	4.4 SPACES / 100 m ² GFA	1 SPACE / 100 m² GFA	1 SPACE / 1500 m ² GFA. MIN 1, MIN 2 FOR SUPERMARKETS (HRV)	2 SPACES / 100 m ² GFA UP TO 100 m ² GFA AND THEREAFTER AT 1 SPACE / 200 m ² GFA	2300	101	23	124	
SHOPS	SHOP	4.4 SPACES / 100 m ² GFA	1 SPACE / 100 m ² GFA			1317	58	13	71	
STORAGE / AMENITIES	SHOP	4.4 SPACES / 100 m ² GFA	1 SPACE / 100 m ² GFA			45	-	-	-	
RESTAURANT	RESTAURANT	1 SPACE / 7 m² DINING AREA	1 SPACE / STAFF AT PEAK OPERATING HOUR	1 HRV	1 SPACE / 5 CAR PARKING SPACES	148	15	5*	20	
OFFICE (SUPERMARKET)	OFFICE	INCLUDED IN STAFF PARKING	1 SPACE / 40 m ² GFA	1 SPACE / 200 m² GFA (SRV)	1 SPACE / 100 m² GFA	200	included in staff parking	5	5	
DISABLED PARKING		NOT LESS THAN ONE CAR PARKING SPACE FOR EACH 30 SPACES, MINIMUM OF 1 FOR AN ALLOTMENT WITH MORE THAN 10 PARKING SPACES								
TOTAL						4010	174	46	220	237
*NOTES:	•	•		•	•	•	•	•	•	•

- SERVICE VEHICLES AND TROLLEY BAYS ARE AS INDICATED ON DWGS. (AS PER SUPERMARKET OPERATORS SPECIFICATION / BRIEF)
- TYPICAL AISLE WIDTH IS 6200

- TYPICAL AISLE WIDTH IS 6200 - PARKING RATES AS RECOMMENDED BY TWEED SHIRE COUNCIL





2 EAST ELEVATION

1:200 DA05

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QUANTITY SURVEYOR

PROJECT MANAGER

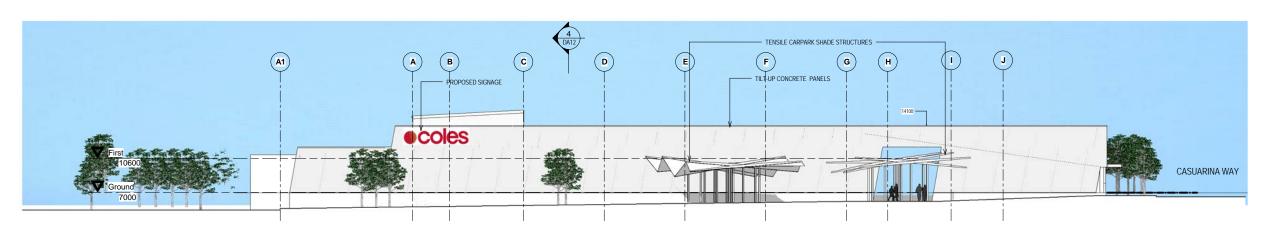
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Kings Beach No. 2

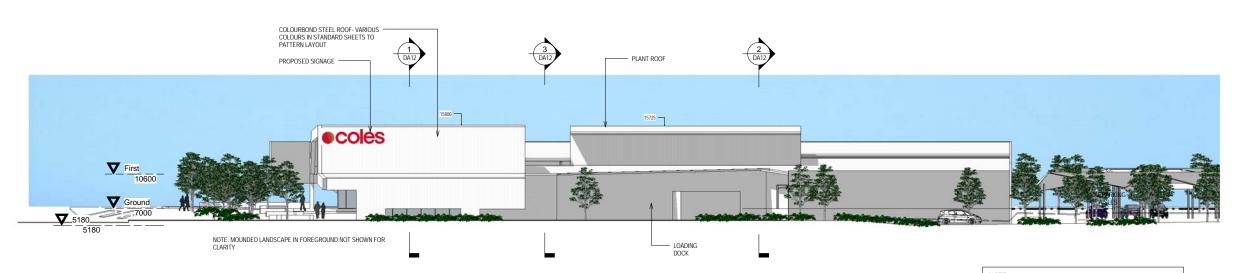
PROJECT CASUARINA VILLAGE - PROPOSED LEASING PLAN

Elevations North and East

DA06 PA-4







2 WEST ELEVATION

1: 200 DA05

NOTE:
LANDSCAPING SHOWN INDICATIVE ONLY.
FINAL LANDSCAPE TO BE DETAILED BY
LANDSCAPE CONSULTANT IN ACCORDANCE
WITH ORIGINAL PROJECT APPROVED SCHEME



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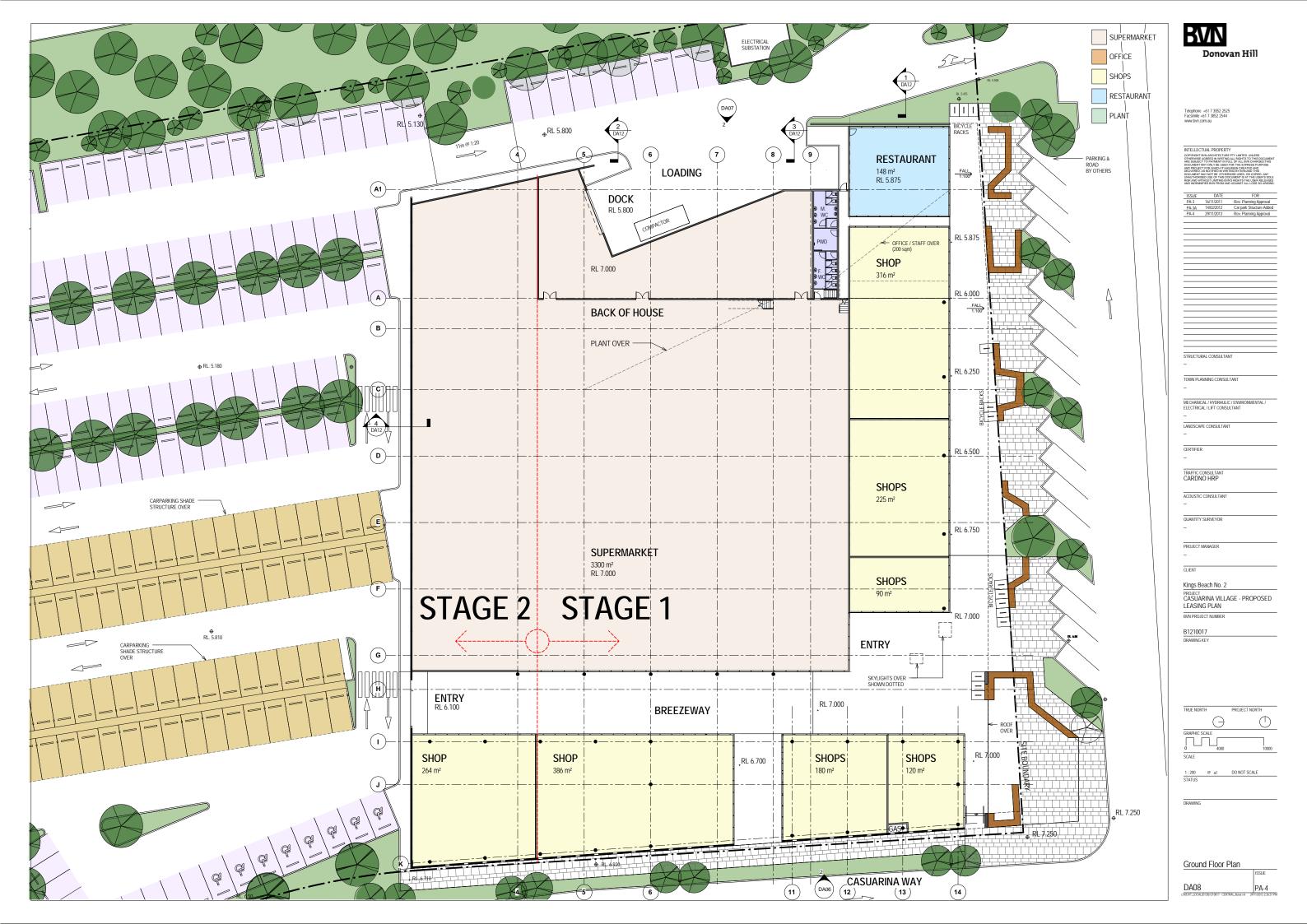
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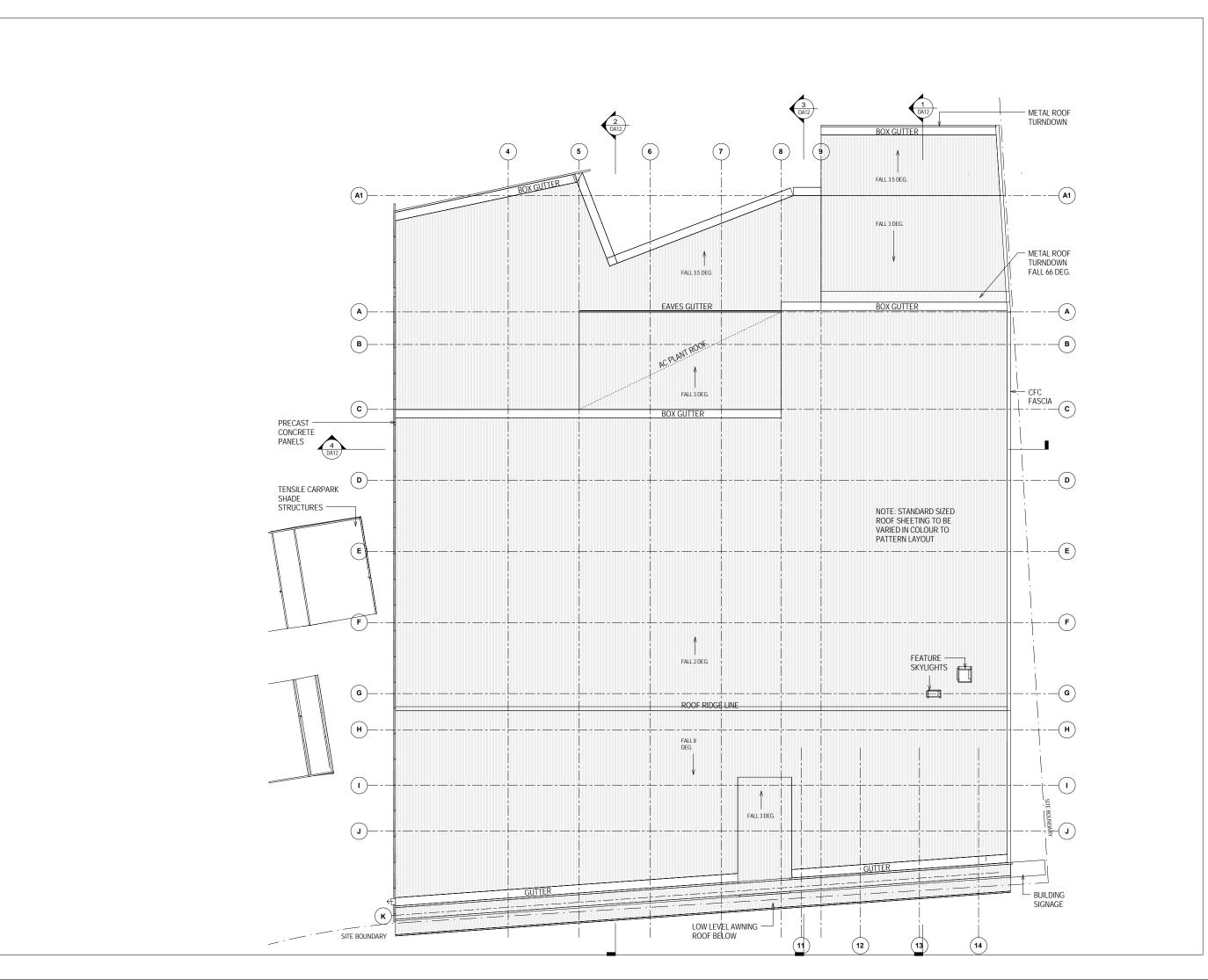
CLIENT Kings Beach No. 2

PROJECT CASUARINA VILLAGE - PROPOSED LEASING PLAN BVN PROJECT NUMBER

Elevations West and South









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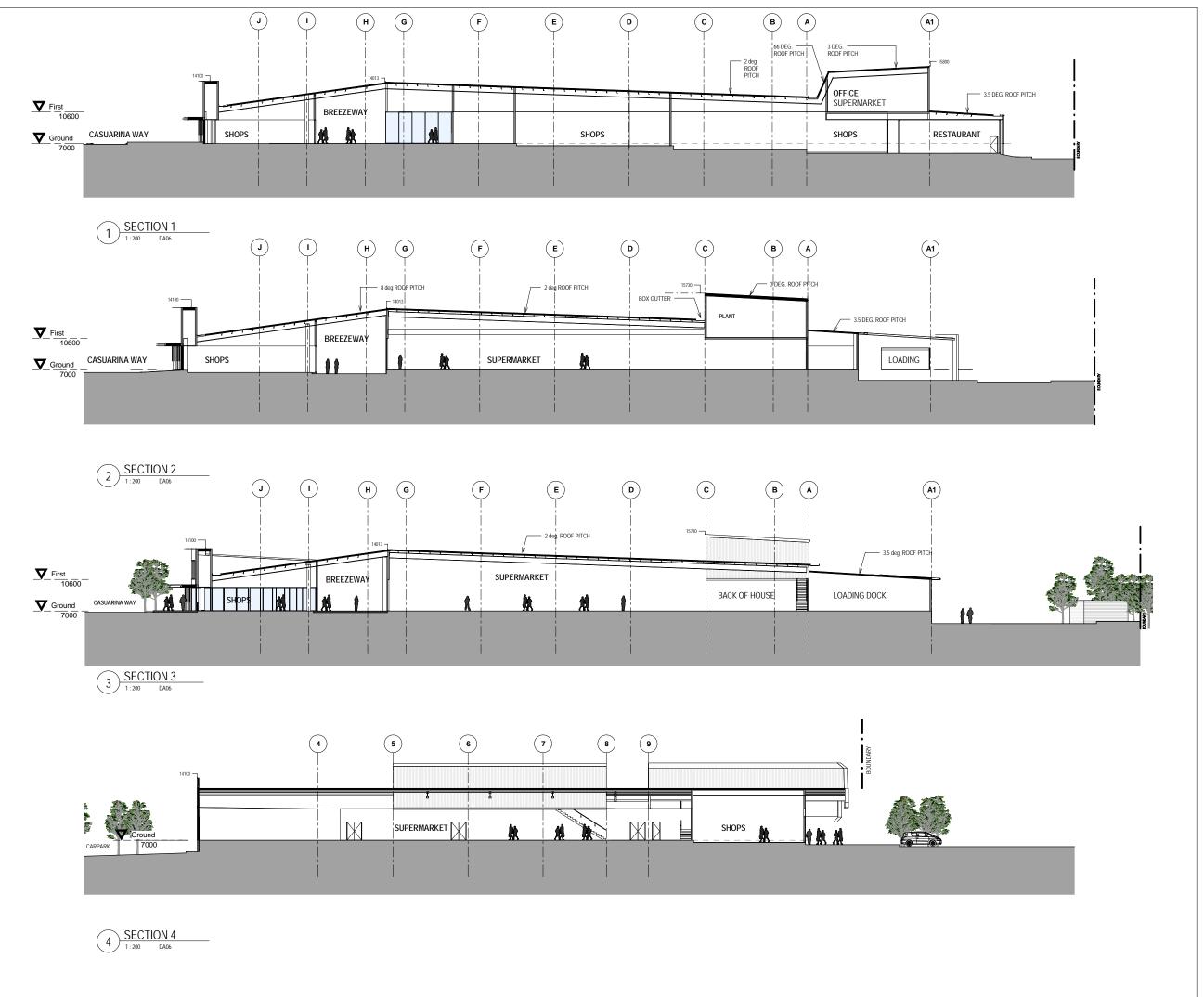
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Roof Plan

DA10 PA-4





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PROJECT MANAGE

CLIENT

Kings Beach No. 2

PROJECT CASUARINA VILLAGE - PROPOSED LEASING PLAN

BVN PROJECT NUMBER

B1210017

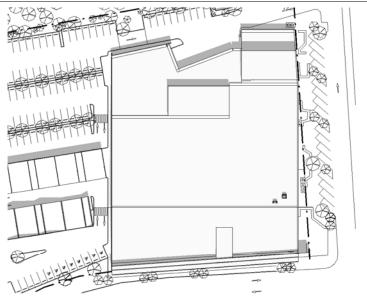
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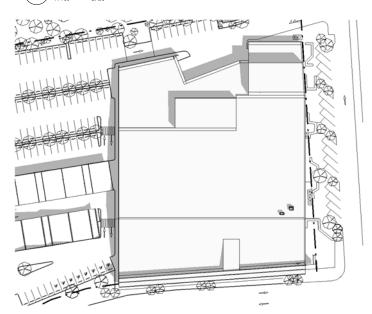
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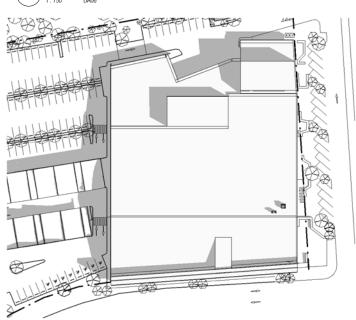
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Shadow Diagram Summer Sosltice 9am



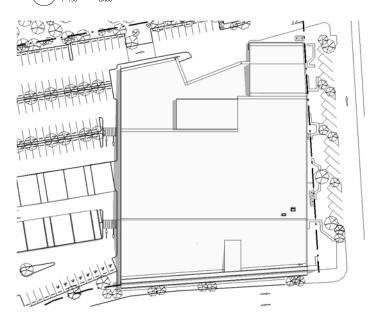
Shadow Diagram Spring/Autumn Equinox 9am



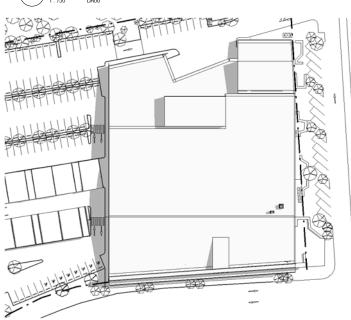
7 Shadow Diagram Winter Solstice 9am



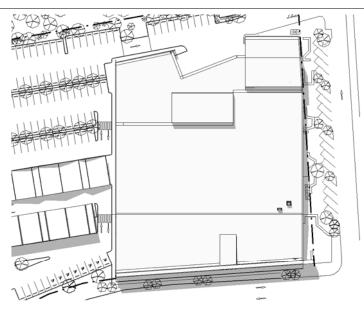
Shadow Diagram Summer Sosltice 12 noon



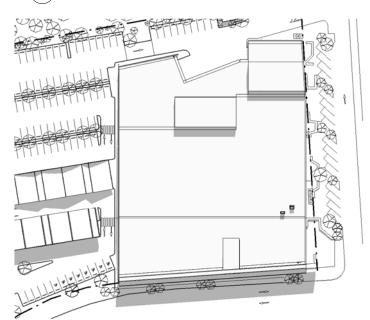
5 Shadow Diagram Spring/Autumn Equinox 12 noon



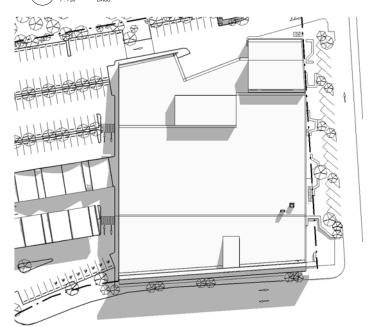
8 Shadow Diagram Winter Solstice 12 noon



3 Shadow Diagram Summer SosItice 3pm



6 Shadow Diagram Spring/Autumn Equinox 3pm



9 Shadow Diagram Winter Solstice 3pm

1:750 DA06



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Kings Beach No. 2

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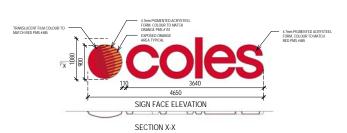
PROJECT CASUARINA VILLAGE - PROPOSED

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Shadow Diagrams

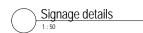
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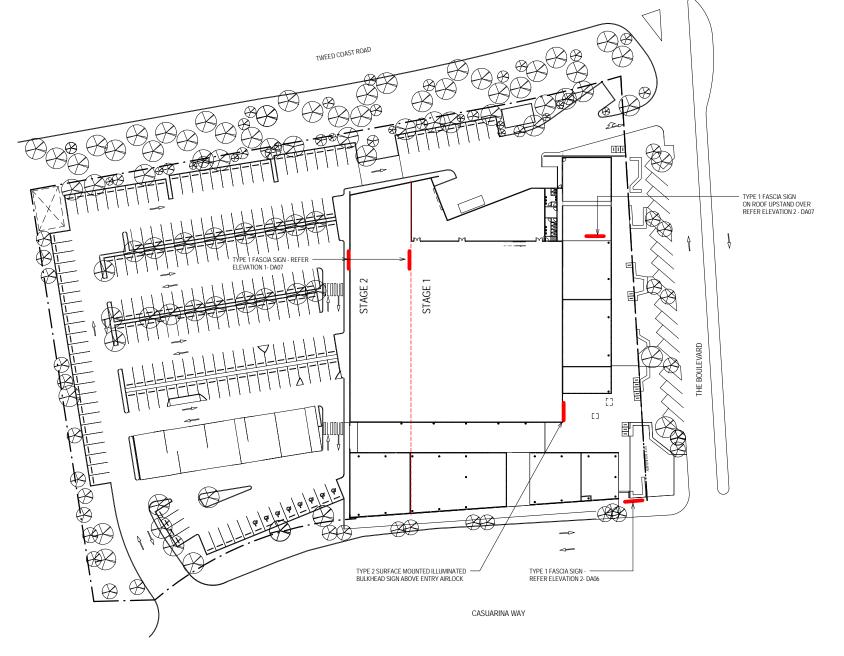


SIGNAGE TYPE 1- INTERNALLY ILLUMINATED SYMBOL/ LOGO SIGN- FASCIA MOUNTED



SIGNAGE TYPE 2- INTERNALLY ILLUMINATED BULKHEAD SIGN-SURFACE MOUNTED





Signage Location Plan



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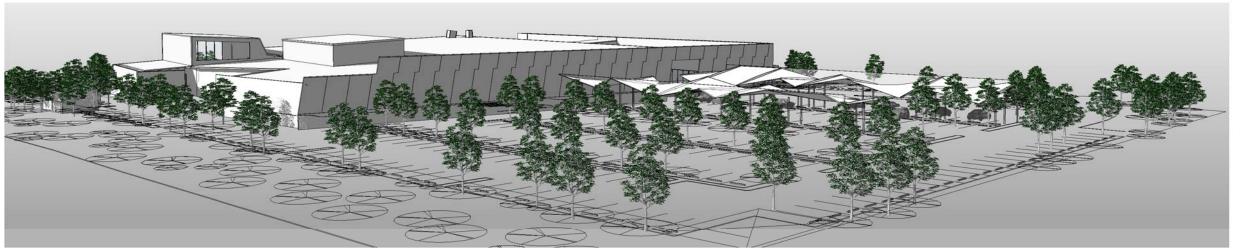
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Building Signage Details



PERSPECTIVE VIEW FROM TWEED COAST ROAD TOWARDS CARPARKING



AERIAL VIEW OF SITE CARPARKING



PERSPECTIVE VIEW FROM CASUARINA WAY ENTRY TOWARDS CARPARK



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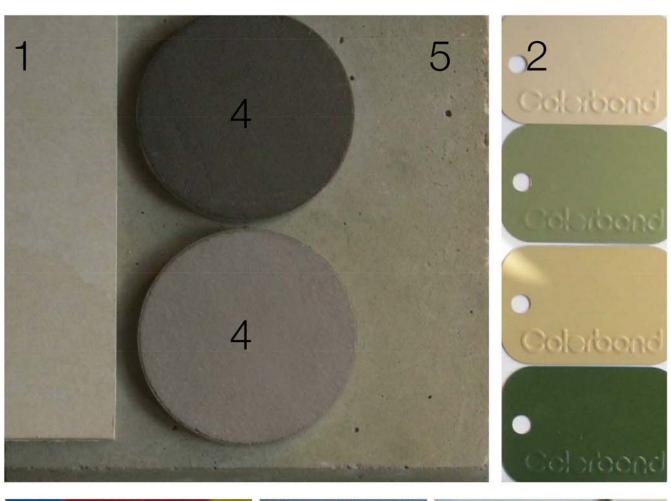
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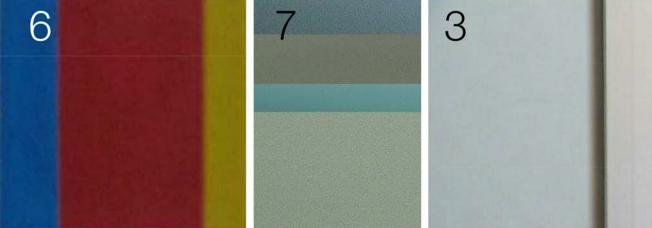
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Carpark Views

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Casuarina Town Centre Exterior Finishes Board

- 1. Tilt Up Concrete Panels
- 2. Colorbond Roof Sheeting
- 3. Shopfront Glazing and Mullions
- 4. Coloured Concrete Floor
- 5. CFC Fascia Clear Finish
- 6. Zone for Coloured Signage
- 7. CFC Painted with Windows

NOTE: FINISHES PALETTE OF MATERIALS IN ACCORDANCE WITH ORIGINAL PROJECT APPROVAL





FINISHES LEGEND VIEW - CASUARINA WAY ENTRY



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