



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



Donovan Hill

Telephone +61 7 3852 2525
Facsimile +61 7 3852 2544
www.bvm.com.au

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

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CLIENT

Kings Beach No. 2

PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN

BVM PROJECT NUMBER

B1210017

DRAWING KEY

GRAPHIC SCALE

SCALE

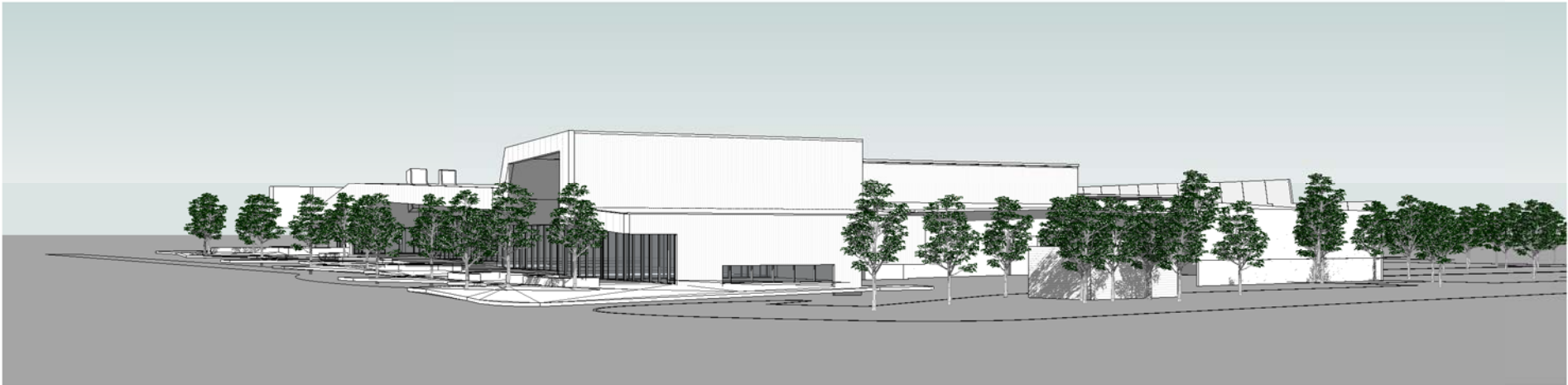
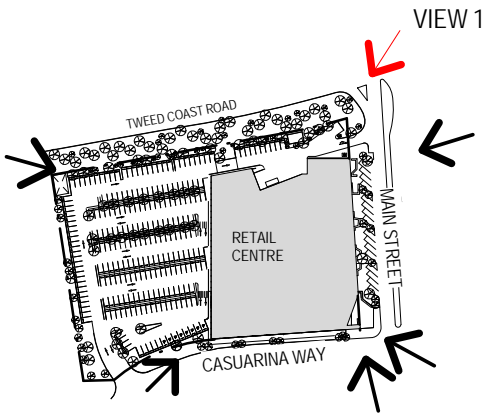
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DRAWING

COVER PAGE / CONTENTS

ISSUE
DA01
PA-4

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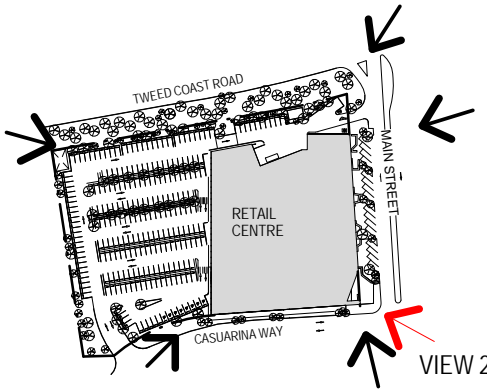


PERSPECTIVE VIEW 1 FROM TWEED COAST ROAD LOOKING SOUTH EAST TO SITE

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

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GRAPHIC SCALE

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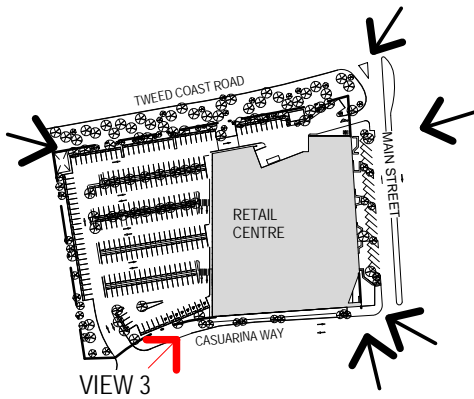
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Perspective Sketches

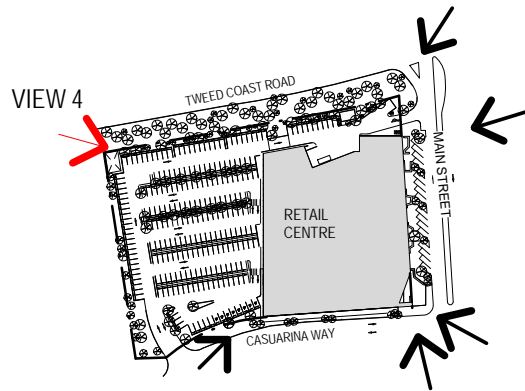
DA02
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ISSUE

PA-4



PERSPECTIVE VIEW 3 FROM CASUARINA WAY LOOKING NORTH WEST TO SITE



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

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GRAPHIC SCALE

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Perspective Sketches

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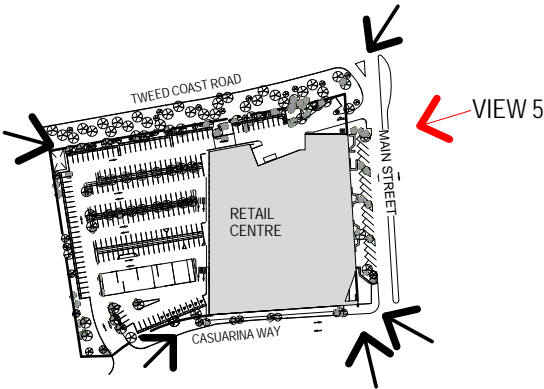
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ISSUE

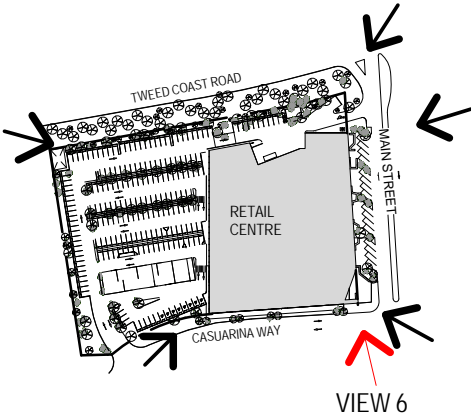
PA-4



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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TRUE NORTH PROJECT NORTH



GRAPHIC SCALE

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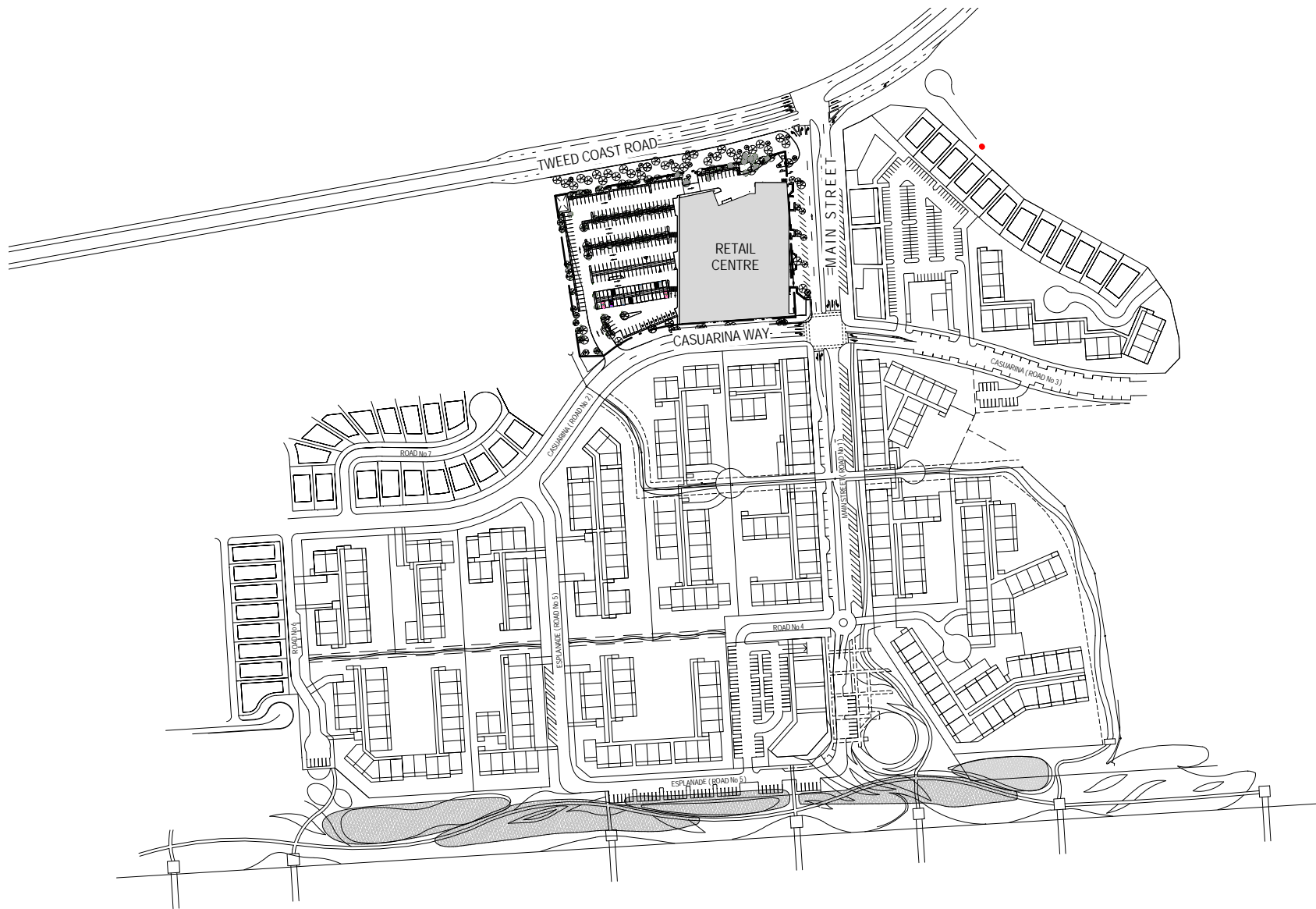
Locality Plan

DA04

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ISSUE

PA-4



1 LOCALITY PLAN
1 : 2000 DA06





- LEGEND
- SUPERMARKET
 - SHOPS
 - RESTAURANT

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 m² GFA	1 SPACE / 100 m² GFA	1 SPACE / 1500 m² GFA. MIN 1. MIN 2 FOR SUPERMARKETS (HRV)	2 SPACES / 100 m² GFA UP TO 100 m² GFA AND THEREAFTER AT 1 SPACE / 200 m² GFA	2300	101	23	124	
SHOPS	SHOP	4.4 SPACES / 100 m² GFA	1 SPACE / 100 m² GFA			1317	58	13	71	
STORAGE / AMENITIES	SHOP	4.4 SPACES / 100 m² GFA	1 SPACE / 100 m² 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 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
- PARKING RATES AS RECOMMENDED BY TWEED SHIRE COUNCIL



Donovan Hill

Telephone +61 7 3852 2525
Facsimile +61 7 3852 2544
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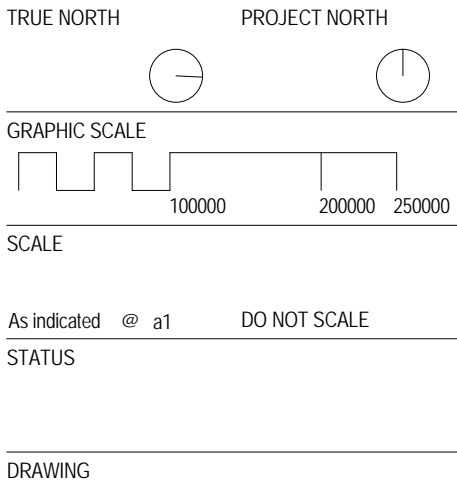
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PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN
BVN PROJECT NUMBER

B1210017
DRAWING KEY



Site Plan and Schedules
Stage 1

DA05-1

ISSUE

PA-4

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PROJECT CASUARINA VILLAGE - PROPOSED LEASING PLAN

SVN PROJECT NUMBER

31210017

DRAWING KEY

GRAPHIC SCALE



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STATUS

DRAWING

Elevations North and East

DA06	PA-4
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NOTE:
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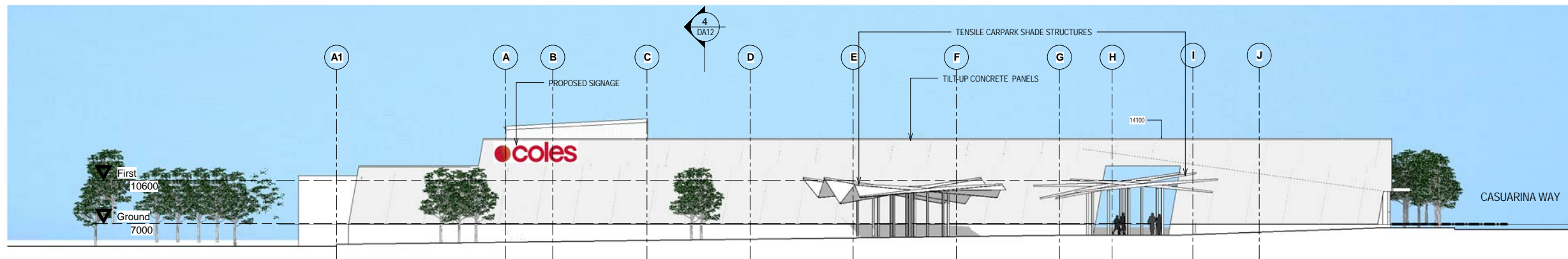
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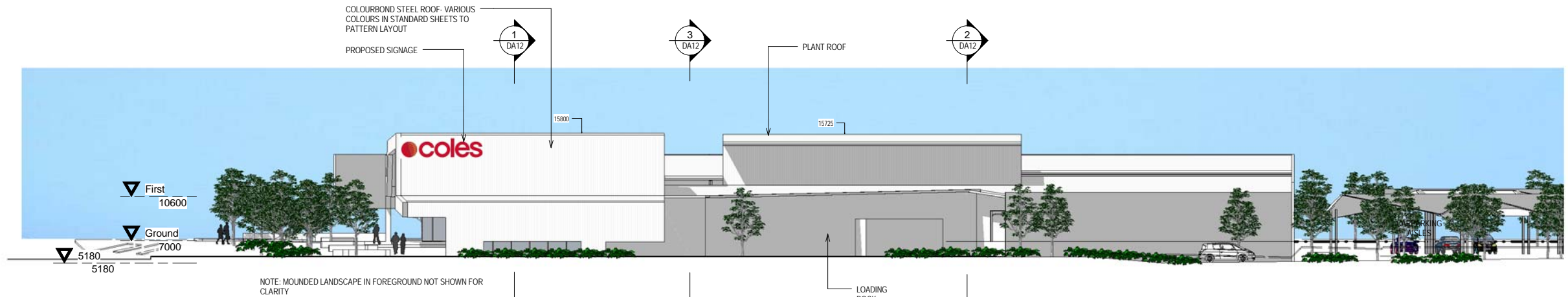
Elevations West and South

DA07 PA-4

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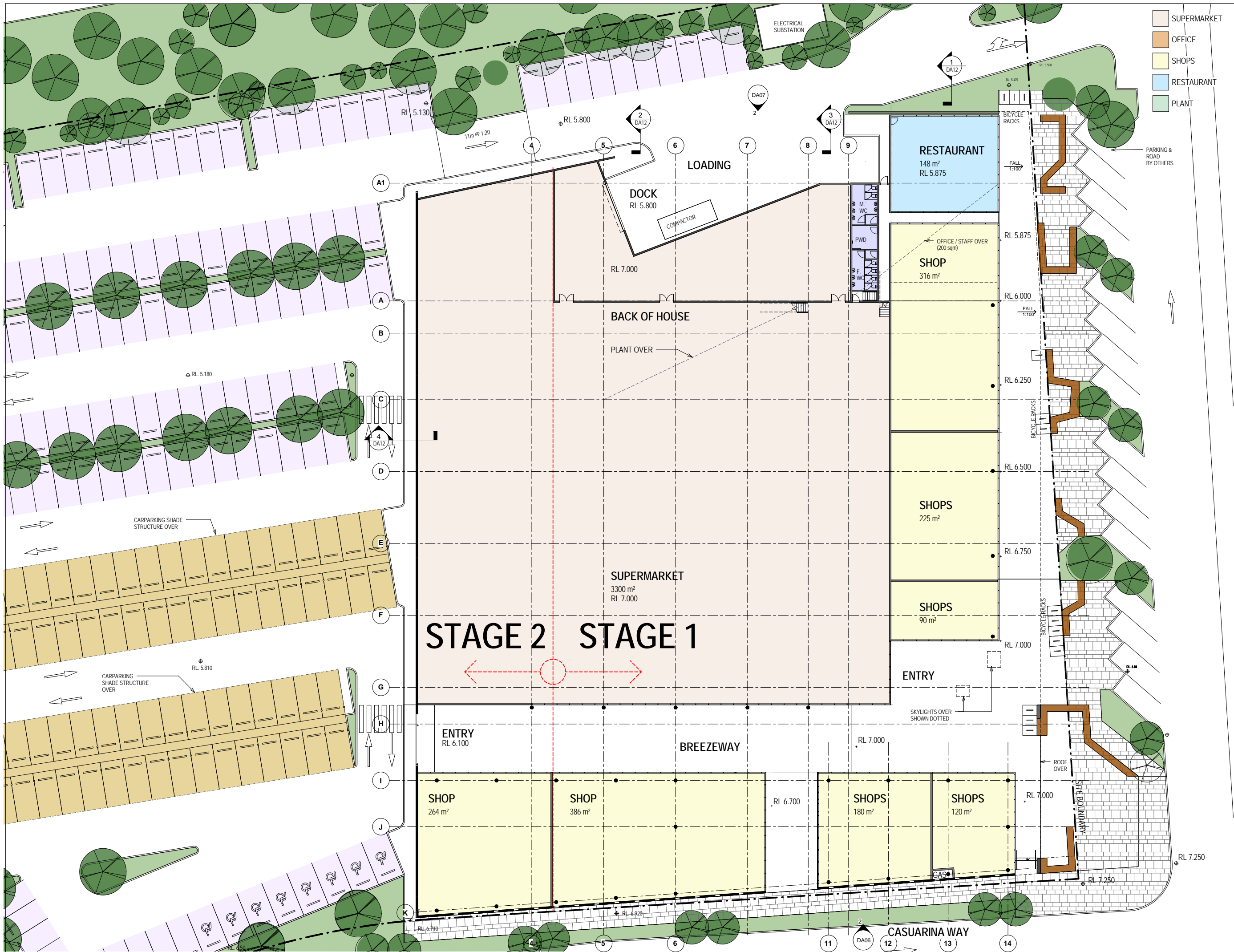


1 SOUTH ELEVATION
1 : 200 DA05



2 WEST ELEVATION
1 : 200 DA05

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TRUE NORTH PROJECT NORTH

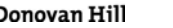
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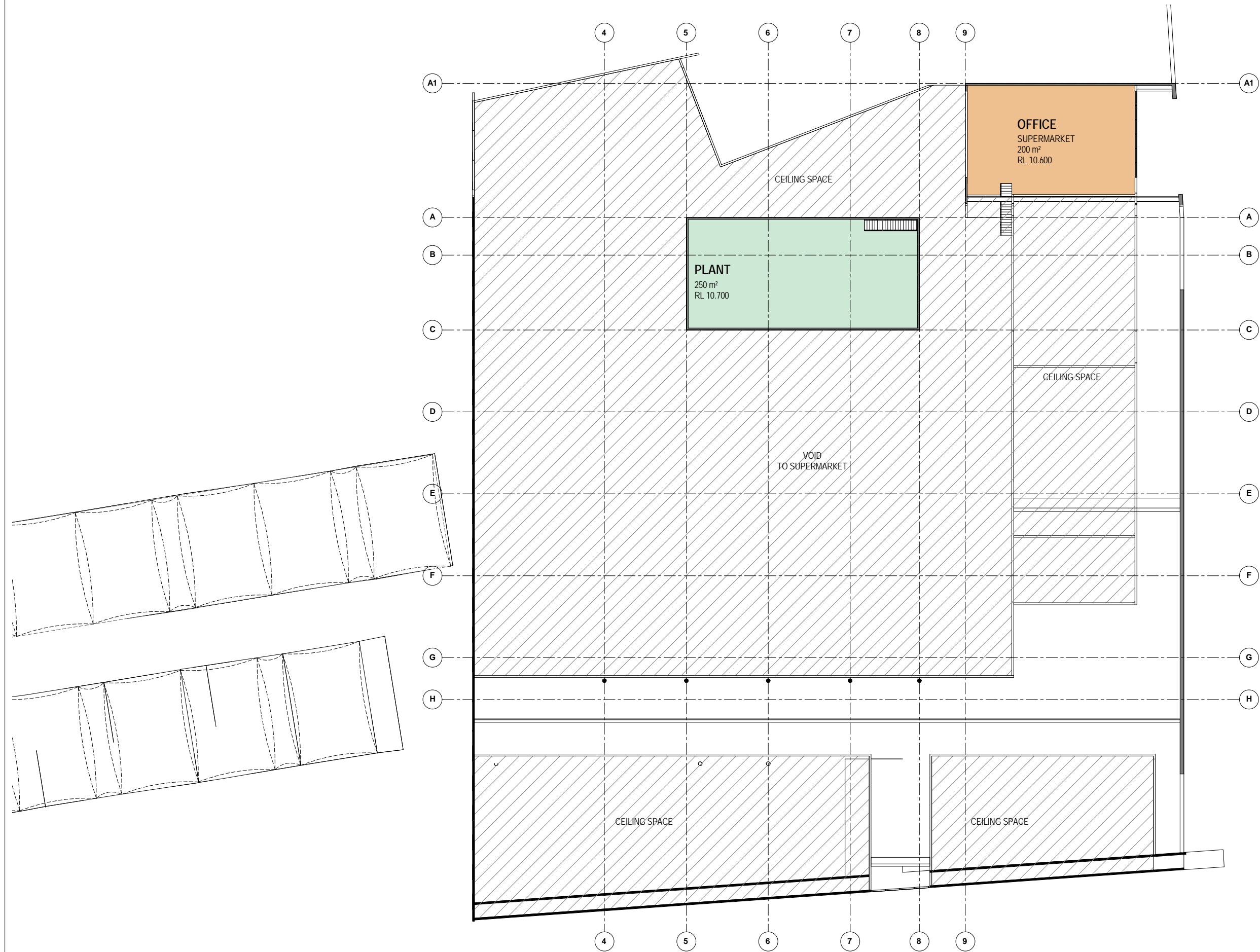
Ground Floor Plan

DA08 PA-4
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DA09	PA-4
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DRAWING KEY

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

SCALE

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Roof Plan

DA10 RA 4

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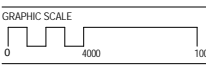
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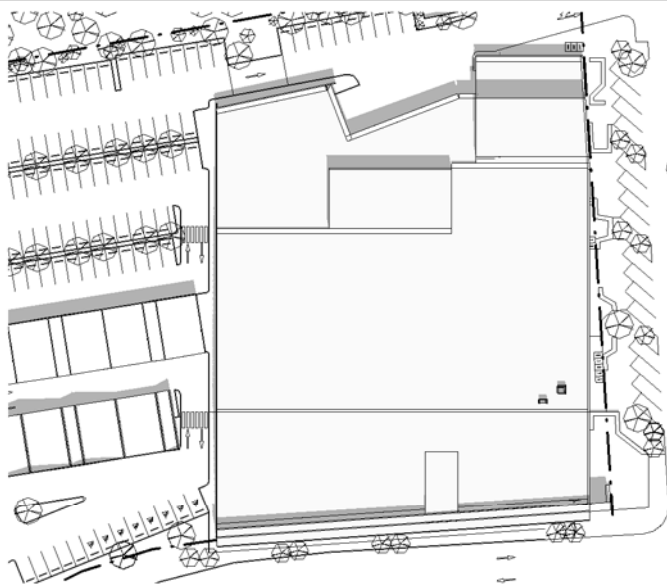
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Sections

DA12	PA-4
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DA12 PA-4
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1 Shadow Diagram Summer Solstice 9am
1: 750 DA06



2 Shadow Diagram Summer Solstice 12 noon
1: 750 DA06



3 Shadow Diagram Summer Solstice 3pm
1: 750 DA06



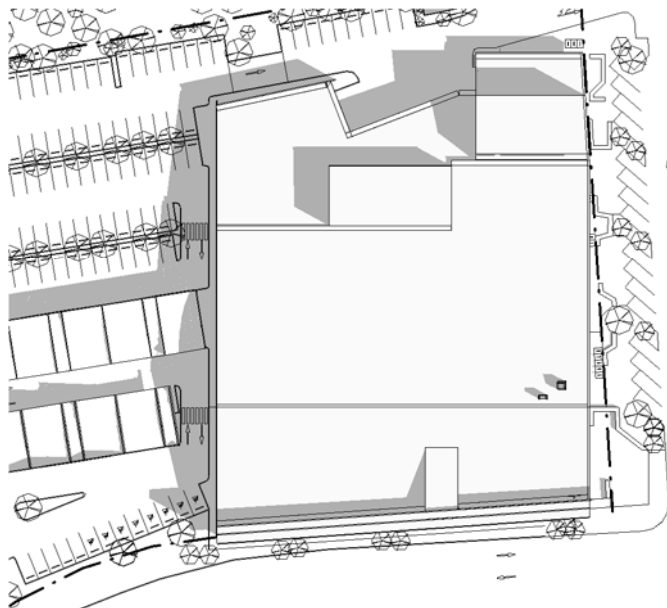
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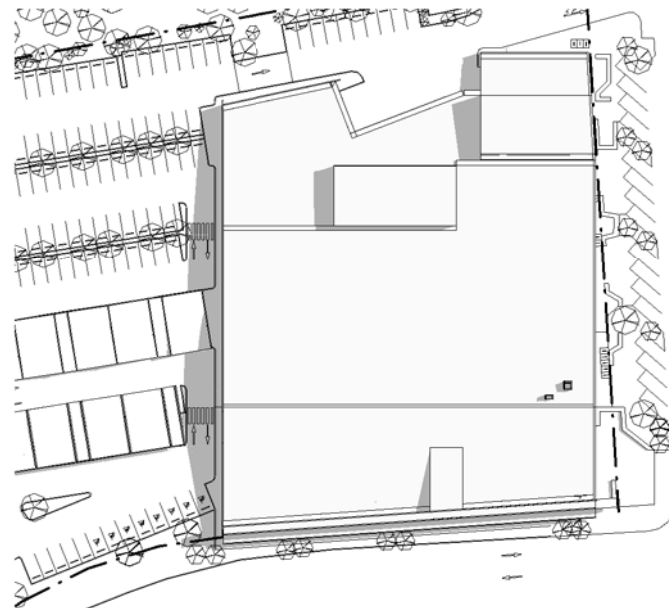
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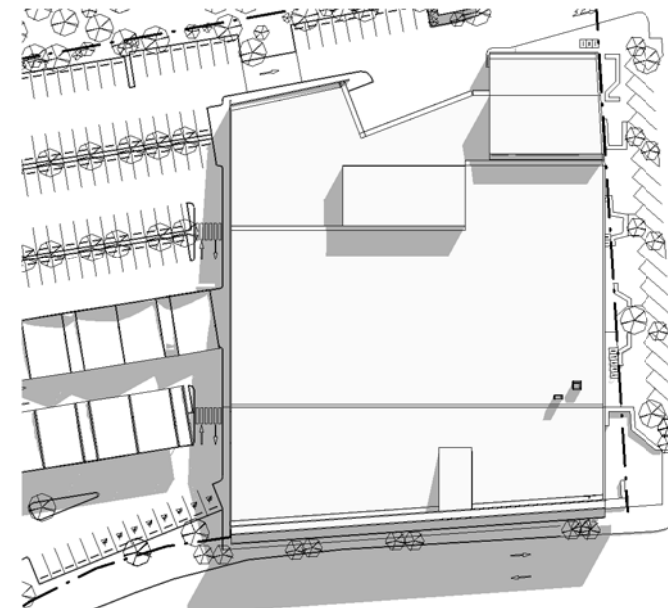
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1: 750 DA06



7 Shadow Diagram Winter Solstice 9am
1: 750 DA06



8 Shadow Diagram Winter Solstice 12 noon
1: 750 DA06



9 Shadow Diagram Winter Solstice 3pm
1: 750 DA06



Donovan Hill

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ISSUE	DATE	FOR
PA-3	16/11/2011	Rev. Planning Approval
PA-4	29/11/2013	Rev. Planning Approval

STRUCTURAL CONSULTANT

TOWN PLANNING CONSULTANT

MECHANICAL / HYDRAULIC / ENVIRONMENTAL / ELECTRICAL / LIFT CONSULTANT

LANDSCAPE CONSULTANT

CERTIFIER

TRAFFIC CONSULTANT
CARDNO HRP

ACOUSTIC CONSULTANT

QUANTITY SURVEYOR

PROJECT MANAGER

CLIENT

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

B1210017

DRAWING KEY

TRUE NORTH PROJECT NORTH
GRAPHIC SCALE

SCALE

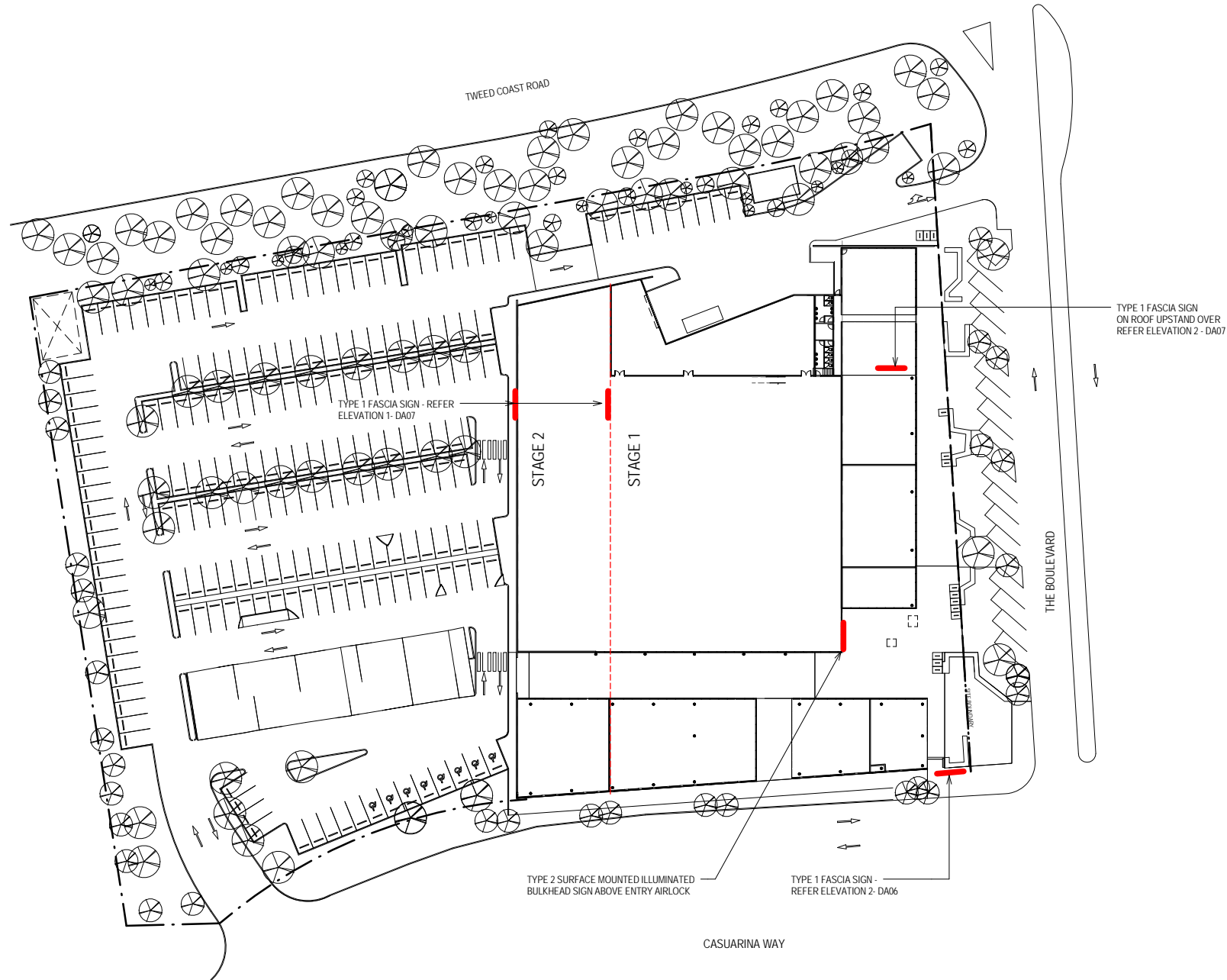
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STATUS

DRAWING

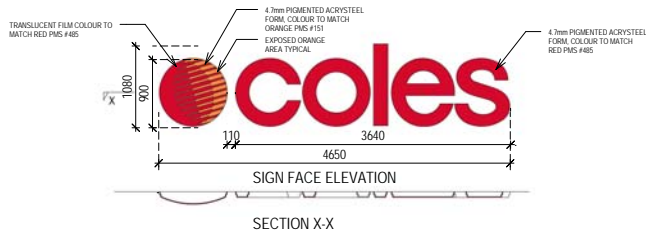
Building Signage Details

DA14 PA-4

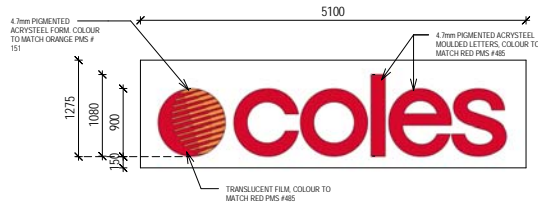
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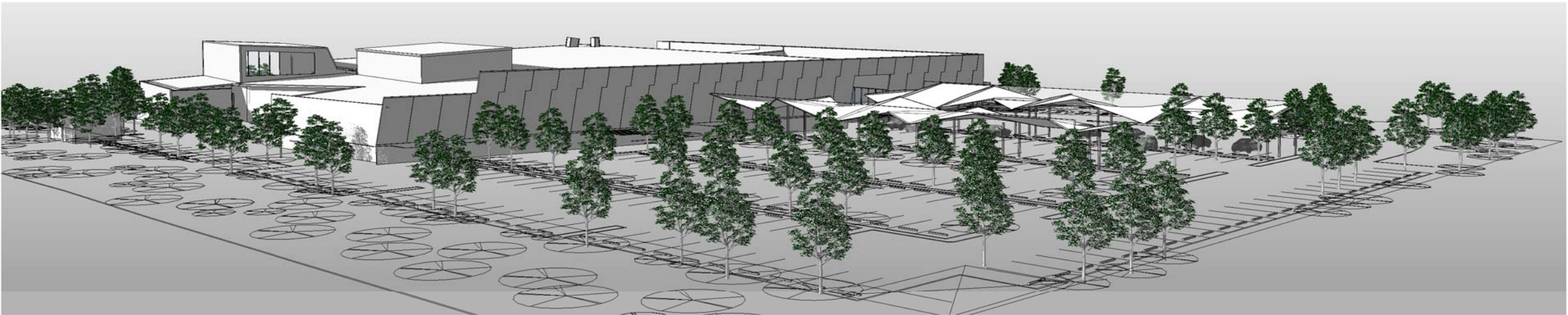


SIGNAGE TYPE 1- INTERNALLY ILLUMINATED SYMBOL/ LOGO
SIGN- FASCIA MOUNTED

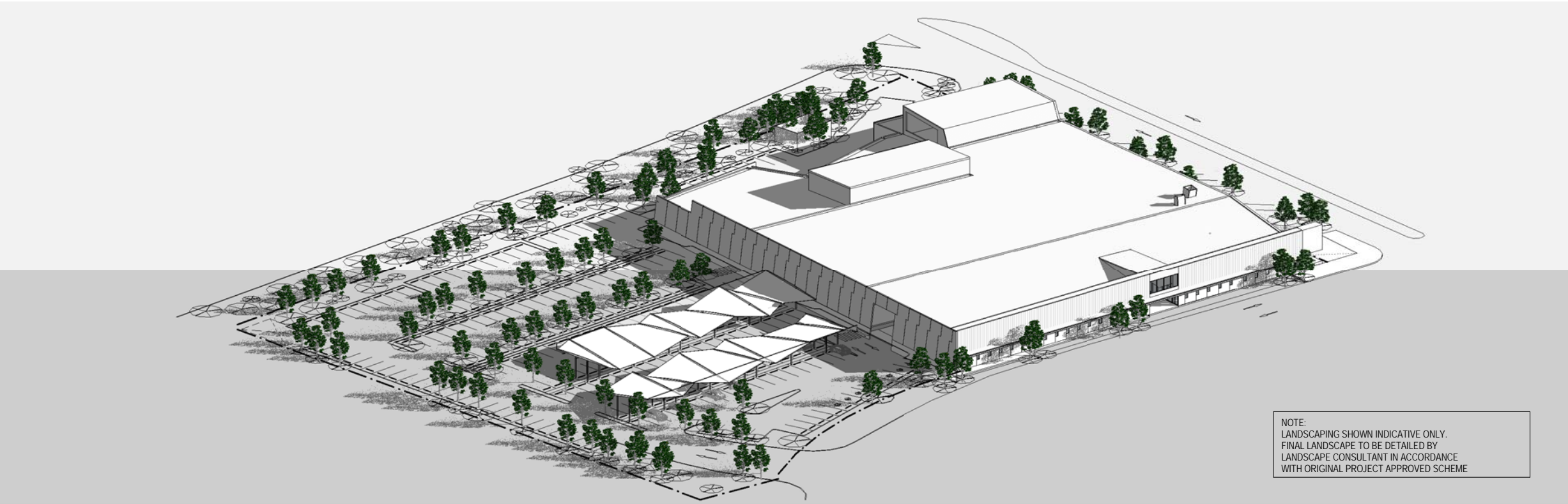


SIGNAGE TYPE 2- INTERNALLY ILLUMINATED BULKHEAD SIGN-
SURFACE MOUNTED

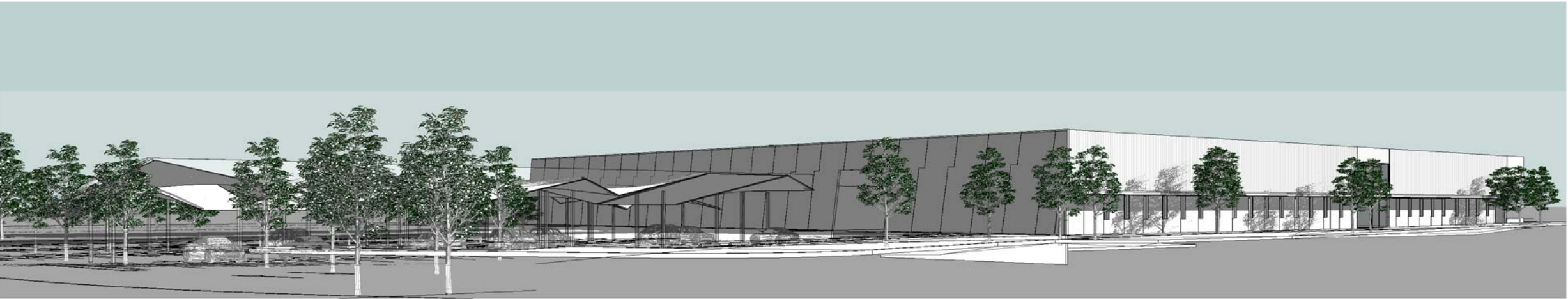
Signage details
1 : 50



PERSPECTIVE VIEW FROM TWEED COAST ROAD TOWARDS CARPARKING



AERIAL VIEW OF SITE CARPARKING



PERSPECTIVE VIEW FROM CASUARINA WAY ENTRY TOWARDS CARPARK



Donovan Hill

Telephone +61 7 3852 2525
Facsimile +61 7 3852 2544
www.bvn.com.au

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

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BVN PROJECT NUMBER

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DRAWING KEY

GRAPHIC SCALE

SCALE

@ a1 DO NOT SCALE

STATUS

DRAWING

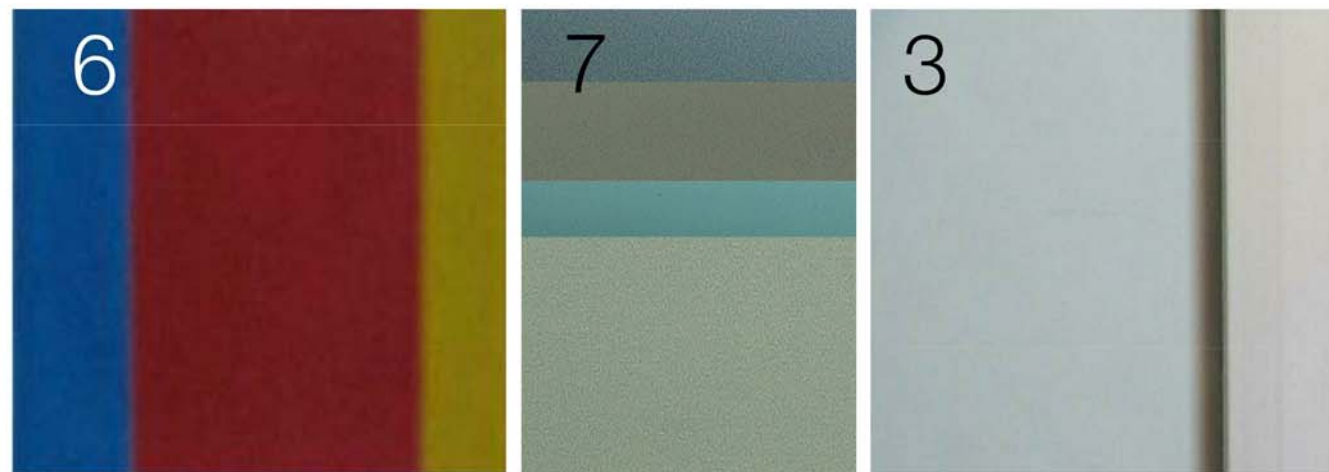
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DA15

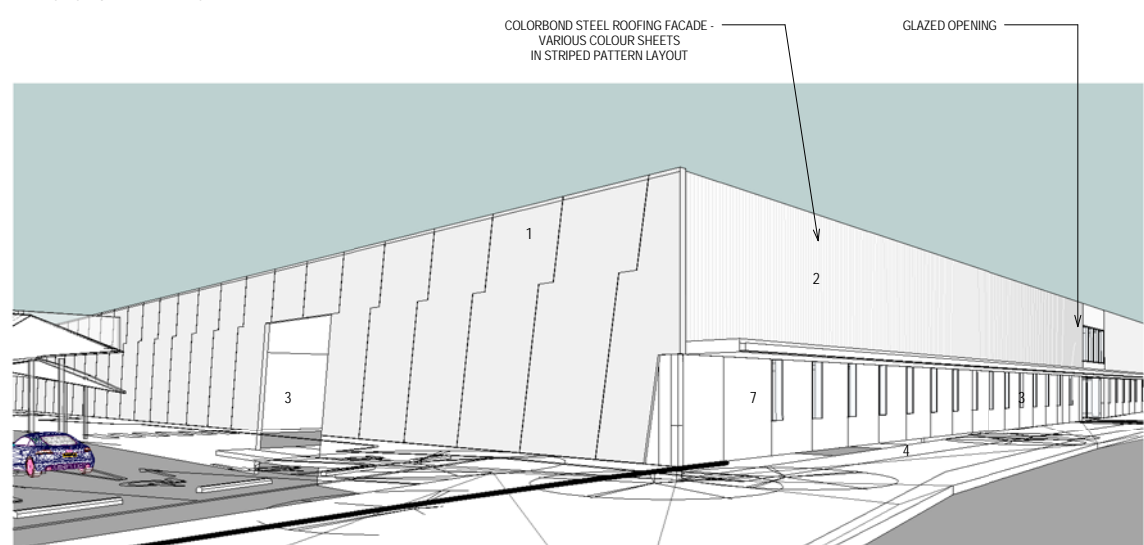
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ISSUE

PA-4



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



FINISHES LEGEND VIEW - CASUARINA WAY ENTRY

PA-4

