

30.05.08

CLIENT: Kings Beach No. 2

PROJECT: Casuarina Town Centre Project Application Drawings

Design Report.

Background.

The Casuarina Town Centre Shopping Centre and Supermarket development will form a significant contribution to the Casuarina Town Centre. The proposed development consists of a supermarket, specialty retail shops, restaurants and offices. In the context of the surrounding community, it will be a relatively high concentration of retail facilities and therefore will become a natural hub of activity. As such it is intended that the development be exemplary, by demonstrating the values of the Town Centre and the wider Casuarina Beach area to the community. It does this by offering an engaging and interactive public realm that is particular to the coastal climate and locale, and by contributing a high standard of architecture that is constructed of enduring and appropriate materials. The development is intended to be of an architectural quality that establishes a new benchmark for retail development not only locally, but nationally. To achieve this, the development budget exceeds that which would be considered typical for this building type, and also provides a dedicated amount for the construction of the public realm.

The Site.

The site for the proposed development is bounded by the Tweed Coast Road (connecting Kingscliff and Bogangar), The Main Street and Casuarina Way - refer to the attached Siteplan. Tweed Coast Road forms the edge to the West and is the primary road providing access to the site from the wider region, as such it carries a considerable volume of high speed traffic. The Main Street to the North is the principal frontage to the site and is also the address for the Town Centre. Being at the beginning of The Main Street, the proposed development sets a precedent for a north facing interactive and vibrant streetscape that continues along its full length, ensuring a sequential experience to the beach. To the East and South of the site along Casuarina Way is predominantly residential.

Description of the Proposed Development.

The development consists of a major supermarket of 2500m², 850 m² of specialty shops, 310 m² of restaurants, 400m² of offices, and a combination of basement and on-grade car parking to service the centre's requirements. The development provides its principal orientation and address to the Main Street and a secondary address to

Casuarina Way to the East. Convenience parking is situated on these two streets, ensuring active street edges both night and day. Speciality shops, restaurants and the office space provide the immediate frontage to the Main Street and Casuarina Way. The supermarket entry is recessed from the shops creating a generous covered public space that also forms the entry to the 'lane' that allows protected access to the on-grade car parking at the South of the site.

Basement car parking is provided beneath the supermarket and is accessed from the West of the site, where service vehicles and the loading dock are also situated. A lift and stair are located adjacent to the Main Street and Casuarina Way entries, serving the basement car park, and the first floor office space. In addition, a ramp is provided from the basement and is accessed from the Main Street. A series of 'outdoor rooms' punctuate the street frontages, which provide shaded public space and identifiable entry points to the centre and access to the centre's amenities.

Built Form and Character.

Built form is a response to the particular urban and landscape context of the site. The building identifies itself to the Main Street via a 'modelled' form, where the building articulates its scale and roof profile, providing a spatial and formal character specific to the locale and the street. The oversailing roof with its profiled edges and multiple skylights shade the public realm with dappled light, ensuring a comfortable outdoor space. The articulation of the building in plan provides a range of scales and entries to the public realm on the Main Street, promoting a 'town centre' environment that is conducive to the gathering of both small and large groups. The public realm is enhanced by the landscape, providing a variety of spaces on the footpath. The North elevation is also open and inviting, with the generous oversailing roof responding to the different uses that address the Main Street, and marking key entry points recognisable via the deep shade of the 'outdoor rooms'.

The Eastern and Southern elevations, in contrast, are characterised by a patterned wall, providing differentiation from the Main Street and thus enhancing its own identity. The walls are made of profiled precast concrete, employing modulation that is light reactive in the changing sun. The openings in this wall are characterised by a composition of solid and void, rather than the oversailing roof, though an awning is provided for protection to Casuarina Way. The walls are protective, sheltering the public gathering spaces from the dominant South Easterly winds. The single large opening to Casuarina Way readily identifies the entry to the lane, and the windows to this elevation are deep silled openings at seat height that can be occupied by diners and can be controlled according to the seasonal desirability of South Easterly breezes. The profiled parapet wall adds to the building's identity, giving a characteristic silhouette when viewed from afar and casting distinctive shadows onto Casuarina Way and the ground plane to the South.

The Western elevation responds to the Tweed Coast Road, where the roof folds down to become a wall, allowing the scale of the building to be reconciled against the road, ensuring that the bulk of the building does not dominate the centre's presentation to the road. Here the roof becomes an important mode of the building's expression, with a strong use of variable roof colours and folded planes that contribute to the building's memorable character. In addition, the western part of the site is densely landscaped, providing a buffer to the Tweed Coast Road, and protection from the afternoon sun. A 'dune' between the building and the Tweed Coast Road also conceals the loading dock and service bays, and is a memory of the natural landscape of the dune foreshores. The

building rises discreetly from behind the dune, its roof folding gently for the majority of its surface, with the exception of the a steeply inclined segment at the North West corner that provides an identifying marker for the centre that is appropriately integrated with building as a double height space to the tenancy.

Landscape and ESD.

The development has been designed in accordance with passive solar design principles and the strategic planning of the centre has ensured that much of the development does not rely on air conditioning. The centre is based around the generous provision of North facing covered public spaces which are protected from the undesirable winds but allow control of desirable breezes. The large expanse of roof has the opportunity to catch a significant quantity of rainwater, which can be used for landscaping and cleaning. The basement car park as a planning initiative allows for more landscape by reducing the demand for on-grade parking and reduces the footprint of the overall development. It also keeps cars cool and reduces load on subsequent private vehicle air conditioning.

The site will be planted densely with appropriate coastal species that are not dependant on introduced water consumption. The Landscape will be very dense toward the west of the site so as to naturally protect the site, in conjunction with the 'dune' as described above. Regular planting of species with shading canopies will serve to shade and disguise the on grade car park and reduce microclimatic heat load on hard surfaces. Strategically located trees and shrubs will be planted on the Main Street and Casuarina Way so as to shade the footpath and public realm without diminishing visibility or safety. Coastal ground covers and 'dune' like mounds will be included to contribute to an informal and locally responsive landscape that is appropriate to the local environs.

Development Statistics:

The development is proposed to be implemented in one stage which provides the key infrastructure and facilities.

The Development consists of:

• Supermarket	2500m2
• Speciality shops	850m2
• Restaurant	310 m2
• Office	400 m2
• Amenities	58m2
• Cars – Basement	72
• Cars – On grade	154

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Kings Beach No. 2

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Casuarina Town

Centre Project

Application Drawings

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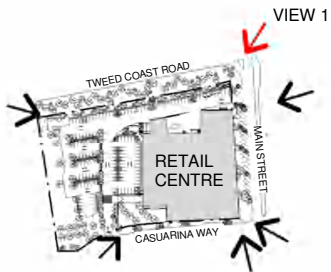
Casurina Beach

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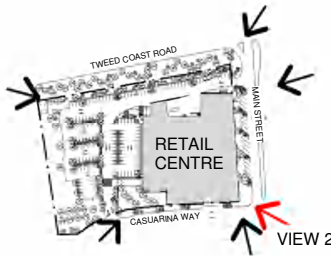
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VIEW 1



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



VIEW 2



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

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Perspective Sketches

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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

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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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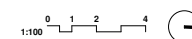
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Perspective Sketches

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1 Locality Plan
1 : 2000 DA06

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Locality Plan

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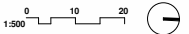
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Site Plan and
Schedules

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FLOOR AREA SCHEDULE	
	AREA (m ²)
SUPERMARKET	2500
SPECIALITY	850
RESTAURANT	310
OFFICE	400
TOTAL	4060
(AMENITIES)	(56)
(STORAGE)	(183)

CAR PARK SCHEDULE STAGE 1

	AREA (m ²)	RATE	CAR No. REQ'D	CAR No. PROVIDED
SUPERMARKET	2500	@4.4 / 100 m ²	110	
SPECIALITY	850	@4.4 / 100 m ²	38	
RESTAURANT	310	X 65% @ 1/7 m ²	28	
OFFICE	400	@ 1 / 40 m ²	10	
STAFF			40	
TOTAL	4060		226	226 (100% SPACE = 100% AVAILABLE)

*NOTE: SERVICE VEHICLES AND TROLLEY BAYS ARE AS INDICATED ON DWGS.
TYPICAL AISLE WIDTH IS 6200

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Elevations North and
East

DA06

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1 North Elevation
1 : 200

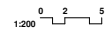


2 East Elevation
1 : 200



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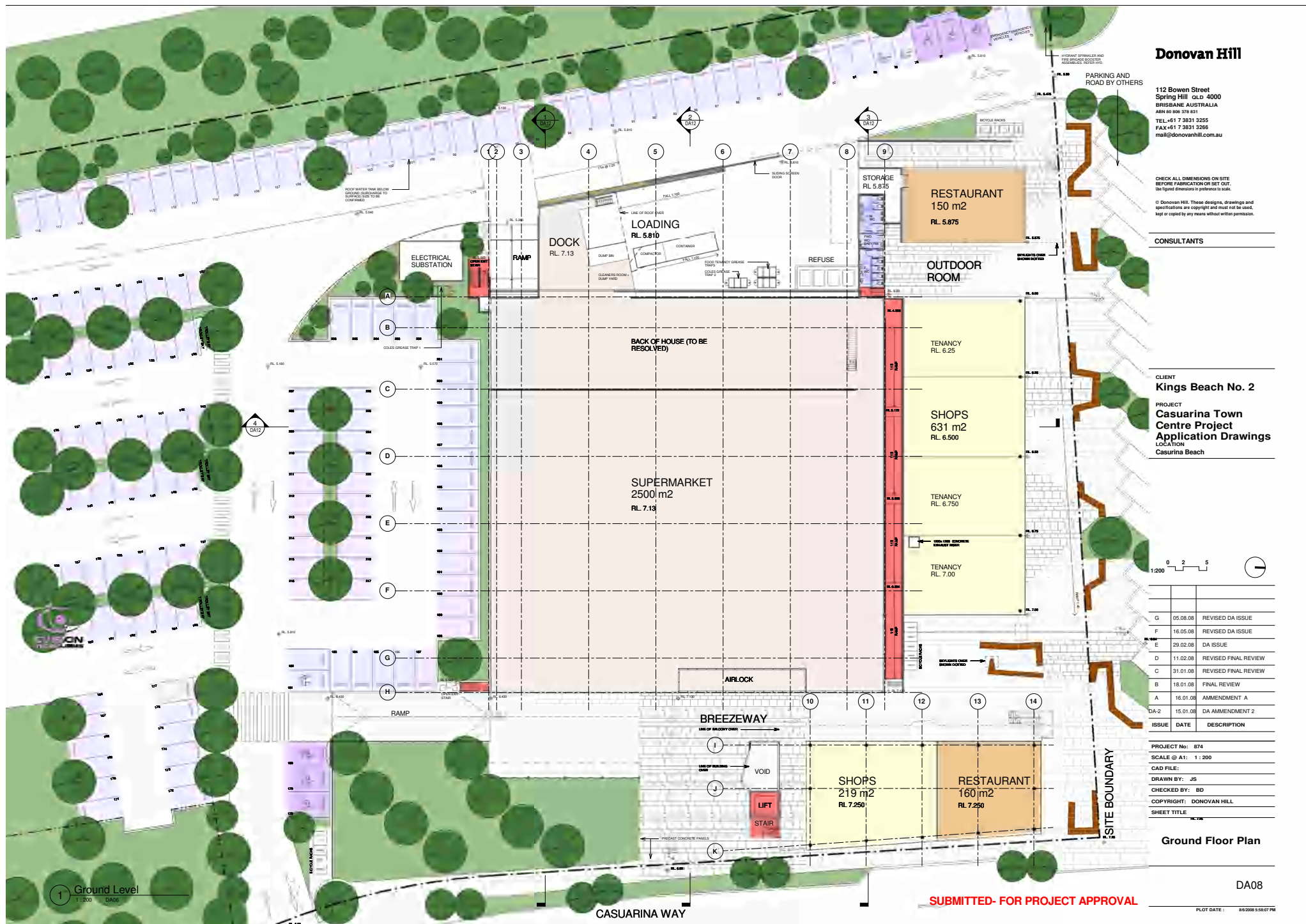
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Elevations West and South

DA07

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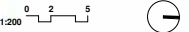
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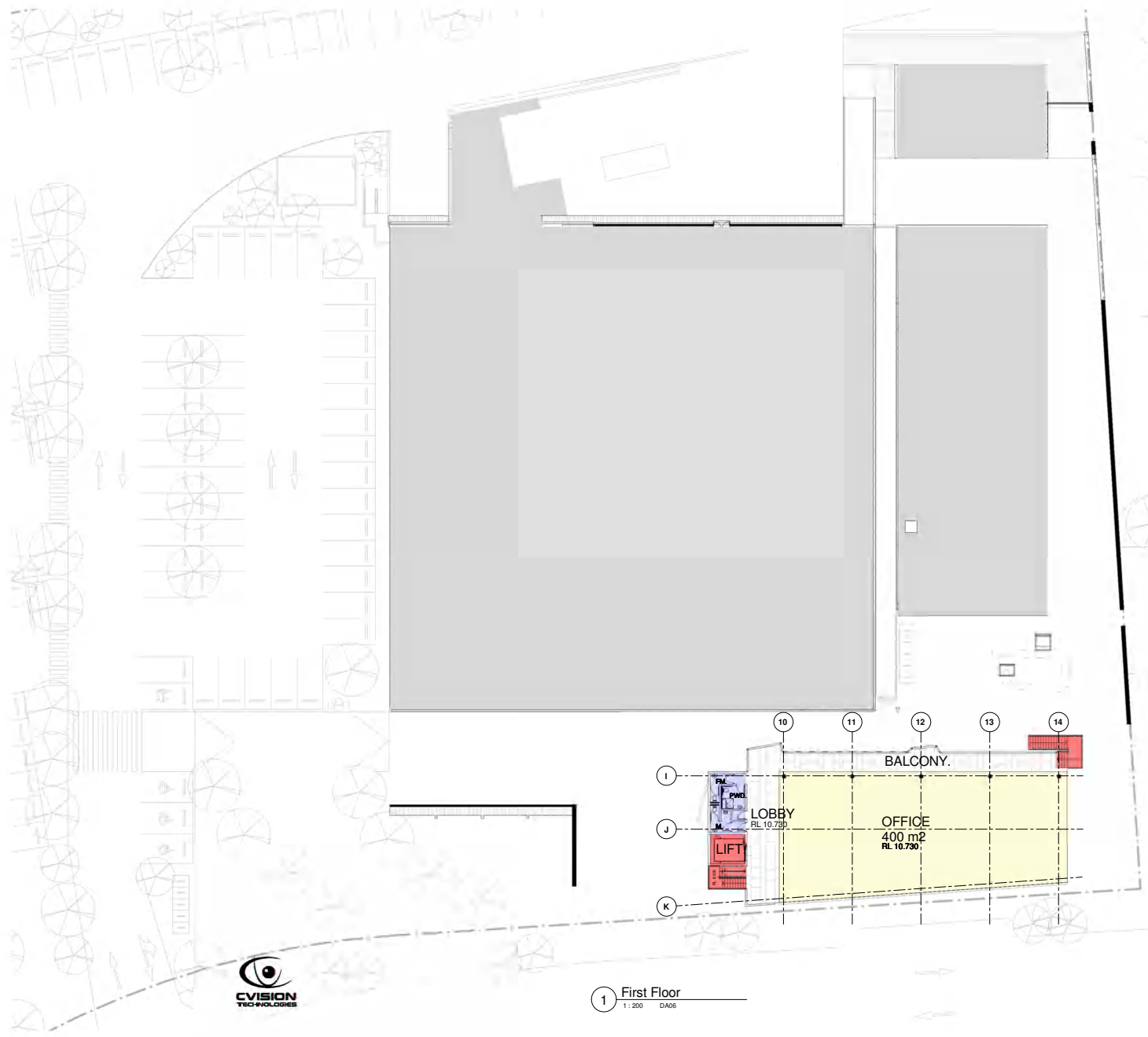
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Ground Floor Plan

DA08

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1 First Floor
1:200 DA06

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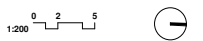
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First Floor Plan

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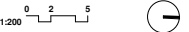
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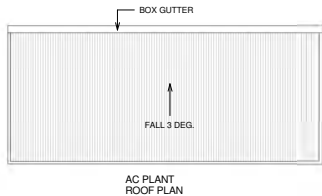
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Roof Plan

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1 Roof Plan
1 : 200
DA06

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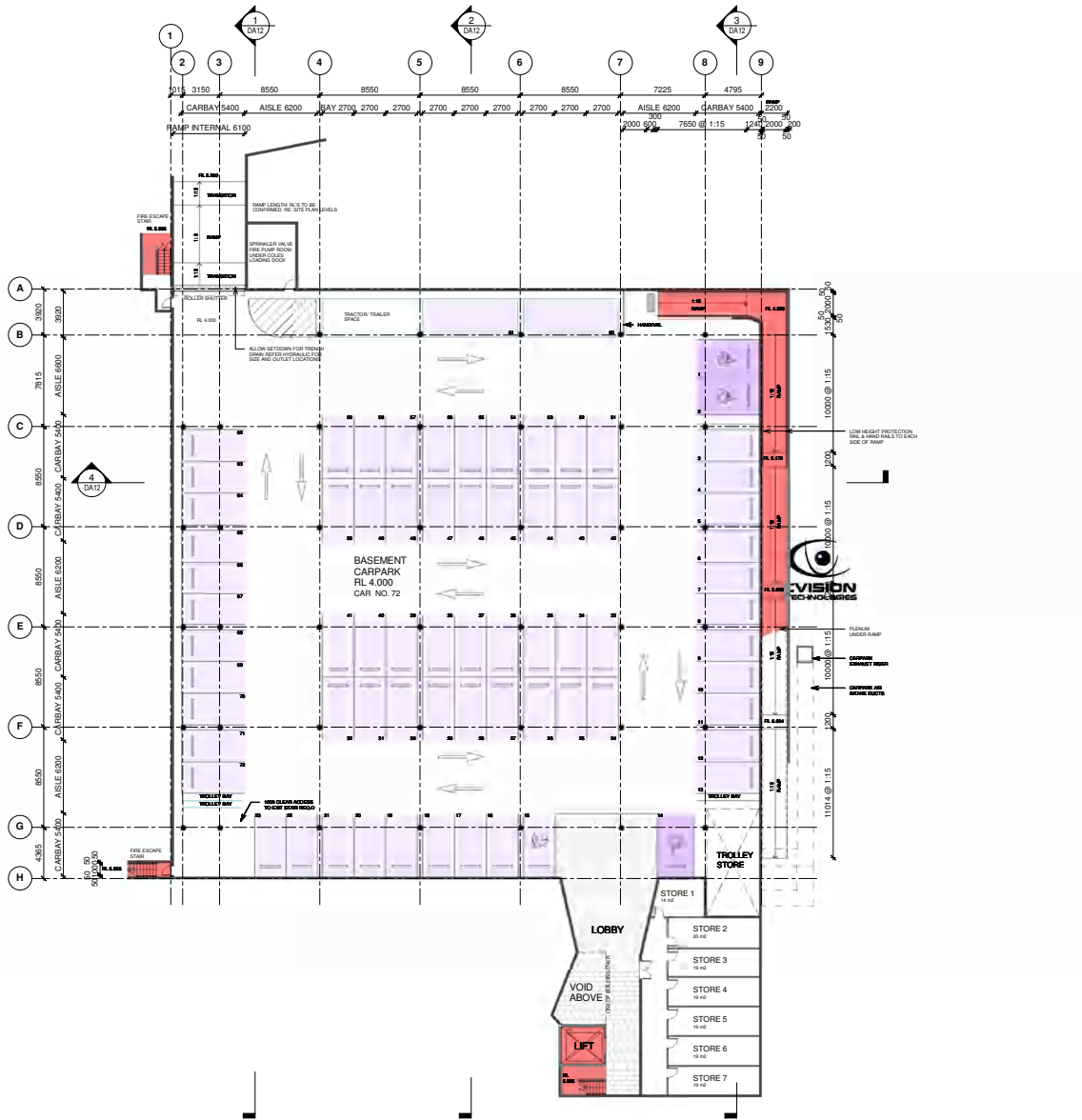
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Basement Plan

DA11

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1 Basement Level Stage 1
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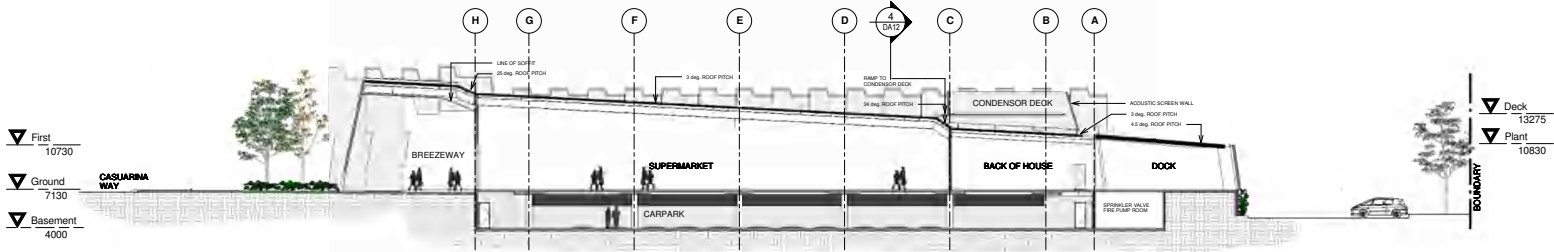
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Sections

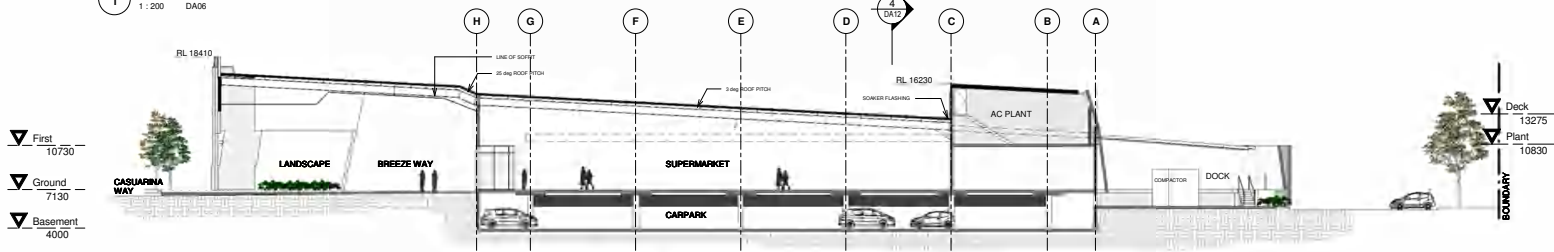
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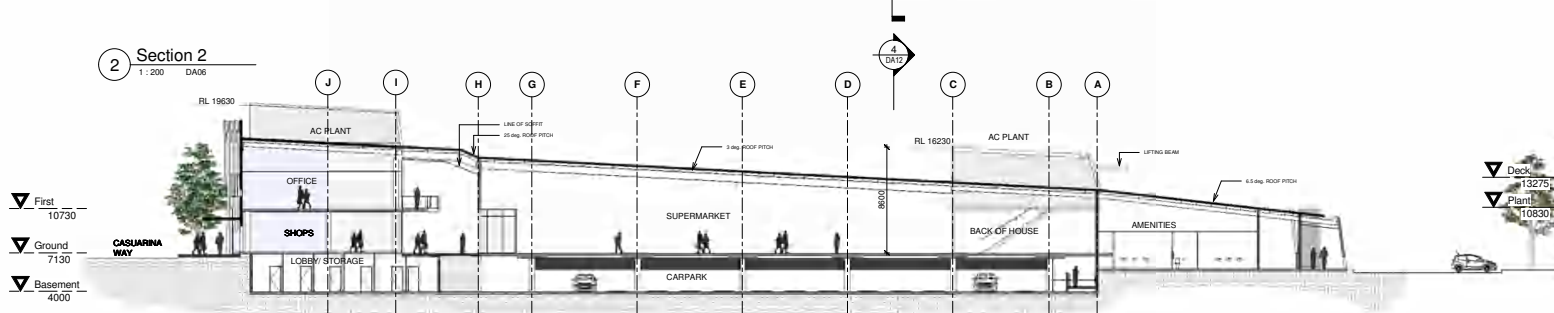
SUBMITTED- FOR PROJECT APPROVAL



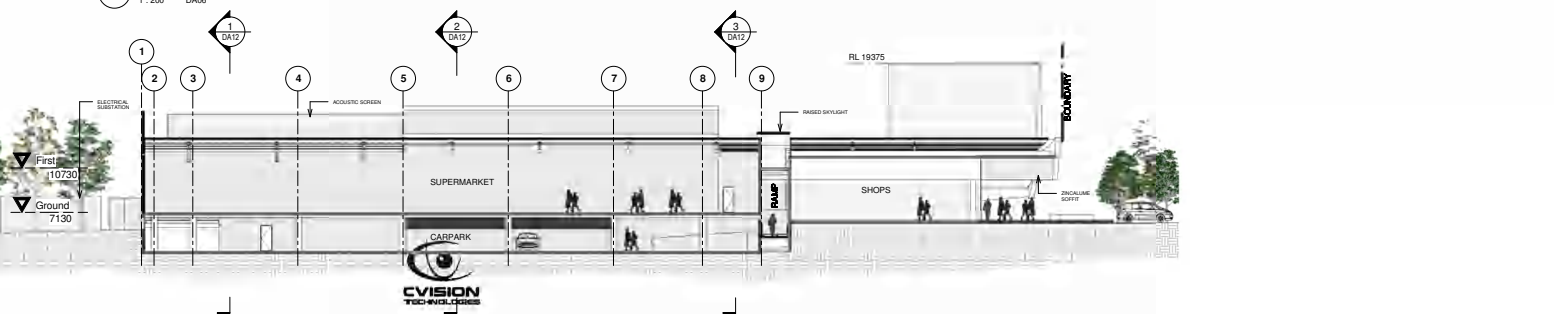
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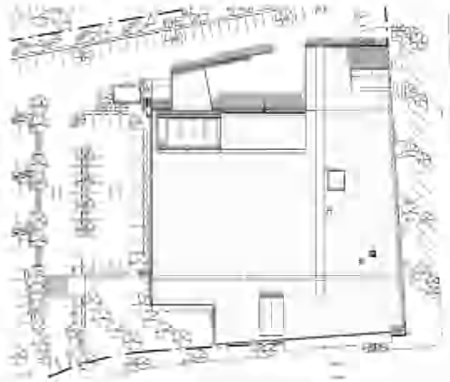
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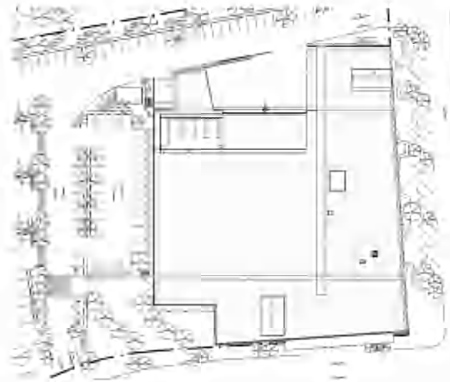
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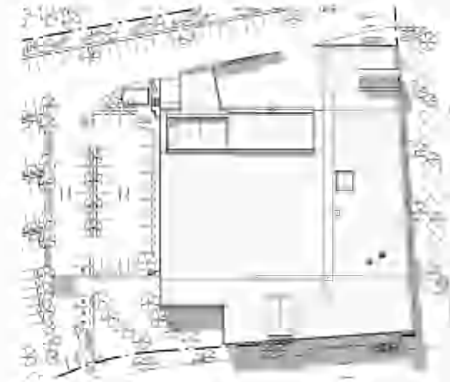
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1 Shadow Diagram Summer Solstice 9am
1:750 DA06



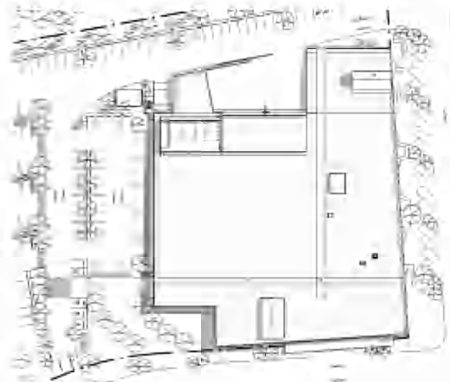
2 Shadow Diagram Summer Solstice 12 noon
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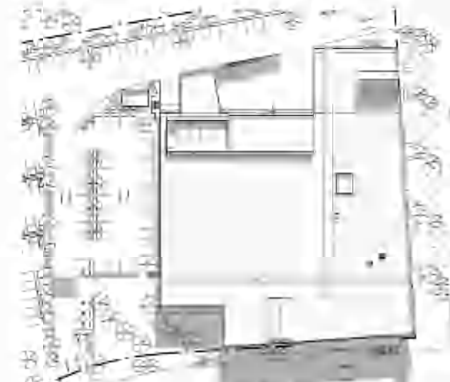
3 Shadow Diagram Summer Solstice 3pm
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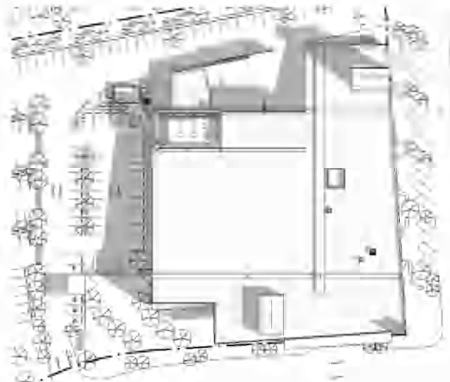
4 Shadow Diagram Spring/Autumn Equinox 9am
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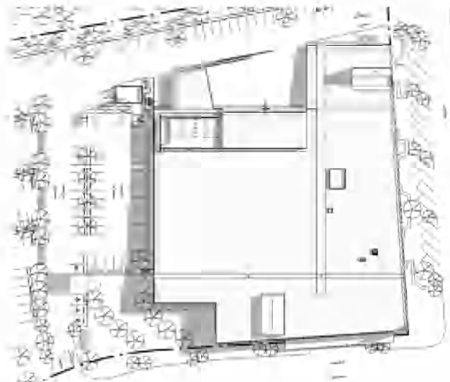
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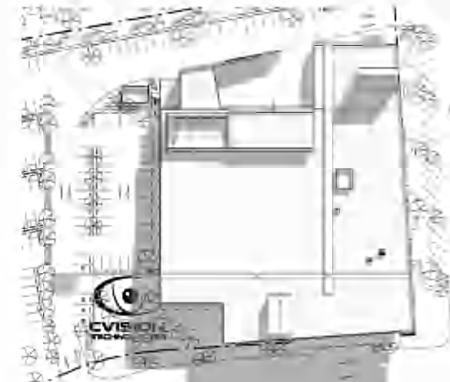
6 Shadow Diagram Spring/Autumn Equinox 3pm
1:750 DA06



7 Shadow Diagram Winter Solstice 9am
1:750



8 Shadow Diagram Winter Solstice 12 noon
1:750



9 Shadow Diagram Winter Solstice 3pm
1:750 DA06

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CONSULTANTS

CLIENT

Kings Beach No. 2

PROJECT

Casuarina Town

Centre Project

Application Drawings

LOCATION

Casuarina Beach



G	05.08.08	REVISED DA ISSUE
F	16.05.08	REVISED DA ISSUE

ISSUE	DATE	DESCRIPTION
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PROJECT No: 874

SCALE @ A1: 1:750

CAD FILE:

DRAWN BY: Author

CHECKED BY: Checker

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SHEET TITLE

Shadow Diagrams

DA13

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PLOT DATE: 8/6/2008 5:59:12 PM

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PROJECT

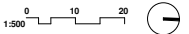
Casuarina Town

Centre Project

Application Drawings

LOCATION

Casuarina Beach



ISSUE	DATE	DESCRIPTION
G	05.08.08	REVISED DA ISSUE
F	16.05.08	REVISED DA ISSUE
E	29.02.08	DA ISSUE
D	11.02.08	REVISED FINAL REVIEW
C	31.01.08	REVISED FINAL REVIEW
B	18.01.08	FINAL REVIEW
A	16.01.08	AMMENDMENT A

PROJECT No: 874

SCALE @ A1: As indicated

CAD FILE:

DRAWN BY: JS

CHECKED BY: BD

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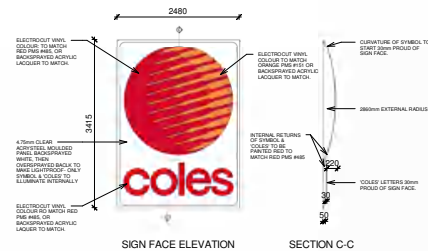
SHEET TITLE

Building Signage
Details

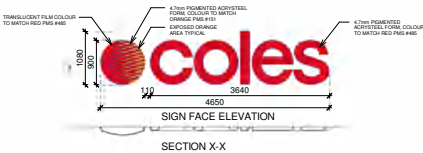
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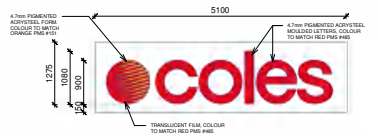
SUBMITTED- FOR PROJECT APPROVAL



SIGNAGE TYPE 1: COLES PYLON SIGN



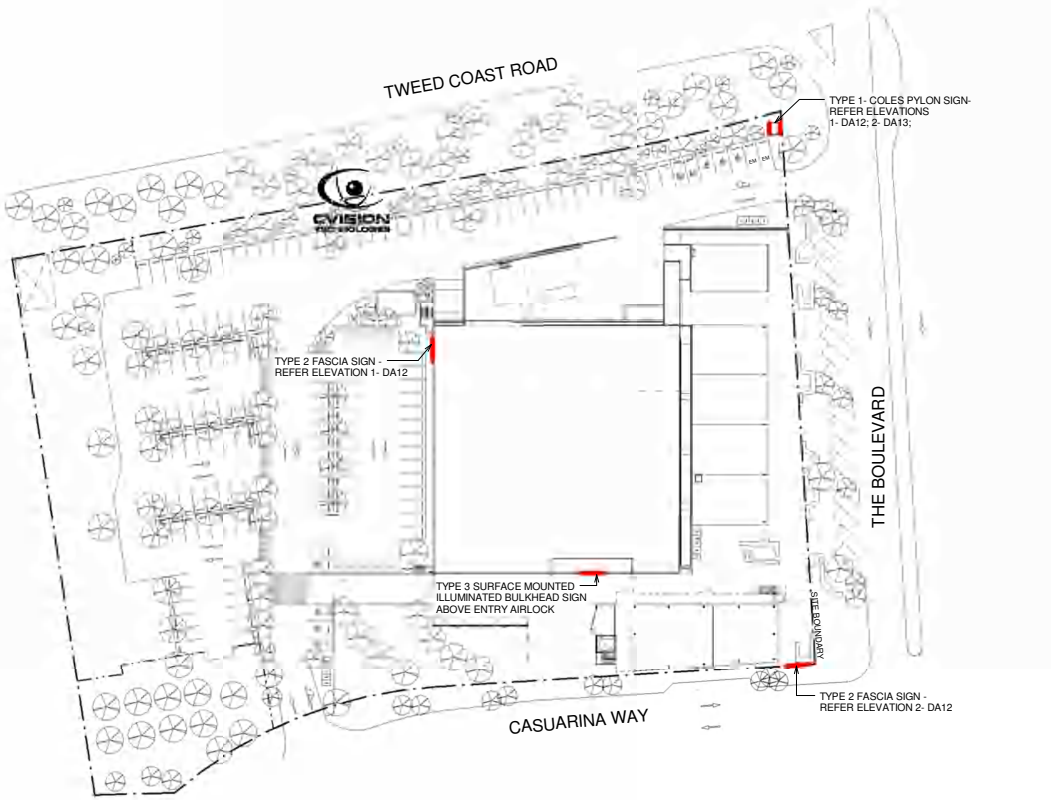
SIGNAGE TYPE 2: INTERNALLY ILLUMINATED SYMBOL/LOGO
SIGN- FASCIA MOUNTED



SIGNAGE TYPE 3: INTERNALLY ILLUMINATED BULKHEAD SIGN-
SURFACE MOUNTED

Signage details
1 : 50

1 Signage Location Plan
1 : 500 DA06



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CLIENT
Kings Beach No. 2

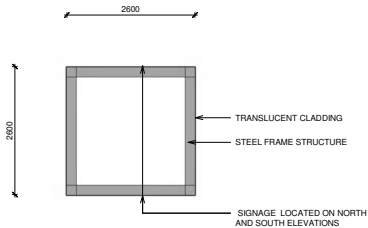
PROJECT
Casuarina Town
Centre Project
Application Drawings
LOCATION
Casuarina Beach

G	05.08.08	REVISED DA ISSUE
F	16.05.08	REVISED DA ISSUE
E	29.02.08	DA ISSUE
D	11.02.08	REVISED FINAL REVIEW
C	31.01.08	REVISED FINAL REVIEW
ISSUE	DATE	DESCRIPTION
PROJECT No: 874		
SCALE @ A1: 1 : 50		
CAD FILE:		
DRAWN BY: JS		
CHECKED BY: BD		
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SHEET TITLE		

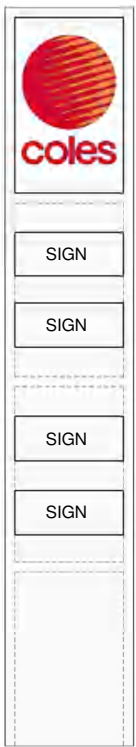
Pylon Signage Details

DA15

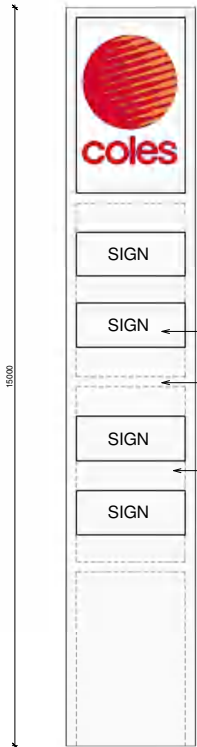
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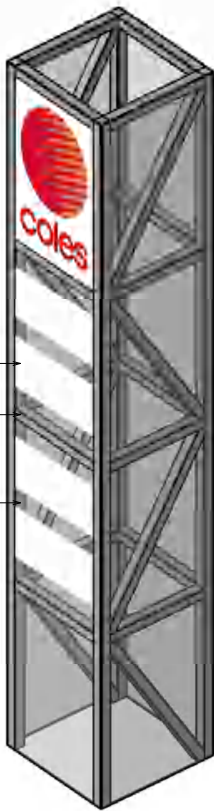
PLAN



NORTH ELEVATION



SOUTH ELEVATION



AXONOMETRIC VIEW

Pylon Sign Details
1 : 50

SUBMITTED- FOR PROJECT APPROVAL

30.05.08

CLIENT: Kings Beach No. 2

PROJECT: Casuarina Town Centre Project Application Drawings

Perspective Descriptions.

Perspective View 1- From Tweed Coast Road looking South-East to site.

The image shows the dense landscape and “dune” to the west of the site which ensures the centre is not dominant in its presentation to the road. The main roof of the development climbs gradually from behind the dune while the characteristic steeply inclined roof segment in the North West corner of the building provides an identifying marker for the centre.

Perspective View 2- From the Main Street and Casuarina Way Intersection looking to the South- West corner of the site.

The profiled and modelled form of the over sailing roof climbs to its most generous scale at the corner of Casuarina way providing shade and dappled light to the open public realm presented to the Main Street. This area is punctuated the entry to the protected lane and provides a variety of gathering spaces which are open and inviting.

Perspective View 3- From Casuarina Way Intersection looking North- West to site.

The profiled precast concrete facade on Casuarina Way and the carpark elevation provides differentiation from the Main Street thus enhancing its own character. The walls protect, sheltering the public gathering spaces from the dominant South Easterly breezes, while providing a distinctive character to the development.

Perspective View 4- From Tweed Coast road looking North- East to site.

The image looks across the dense dune landscaping on Tweed Coast road to the profiled southern facade of the building. The carpark and building will be integrated with the coastal setting through the regular planting of coastal species trees.

Perspective View 5- From the Main Street looking South East to site.

The principal frontage for the town centre sets a precedent for an interactive main street that continues down its entire length. The large public realm is inviting and generous and is activated by retail and restaurant frontage promoting a town centre environment. The elevation is characterised by a series of “outdoor rooms” along with the climbing and profiled roof form.

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Perspective View 6- From the Cnr of Casuarina Way and the Main Street looking West.

Al Fresco dining is provided under the canopy of coastal species landscaping and the protection of the profiled oversailing roof. Coloured signage above the shopfronts respond to the requirements of the users while the insitu seating integrates the design of the public realm with tenancy and community requirements.