

CONCEPT ONLY



PARKING SUMMARY	
ROAD NAME	NUMBER OF PUBLIC CAR SPACES
FORESHORE CAR PARK	71
ESPLANADE (ROAD No 5)	28
TOTAL	99

SYMBOL INDICATES AN INFORMAL PEDESTRIAN CROSSING POINT (CONTRASTING PAVEMENT AND PRAM RAMP ON KERB.)

Department of Planning
Major Project Number: 06_0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed: [Signature]

Cardno Eppell Olsen
BRISBANE Level 1, 9 Gardner Close Milton Qld 4054 P.O. Box 388 Toowong Qld 4066 Tel: (07) 3310 2401 Fax: (07) 3359 9722
GOLD COAST Suite 2, 20 Nerang Street Nerang Qld 4211 P.O. Box 391 Nerang Qld 4211 Tel: (07) 5502 1585 Fax: (07) 5502 1586
SYDNEY 910 Pacific Highway Gordon NSW 2072 Tel: (02) 9496 7700 Fax: (02) 9499 3902

Issue	Description	Date	By
A	ISSUE FOR COMMENT	17.04.08	AX
B	BASE UPDATED	03.12.08	AX
C	MINOR AMENDMENTS	06.01.09	AX
D	PARKING SUMMARY ADDED	12.01.09	AX
E	LAYOUT AMENDED	23.01.09	AX
F	INFORMAL PEDESTRIAN CROSSINGS ADDED	06.02.09	AX

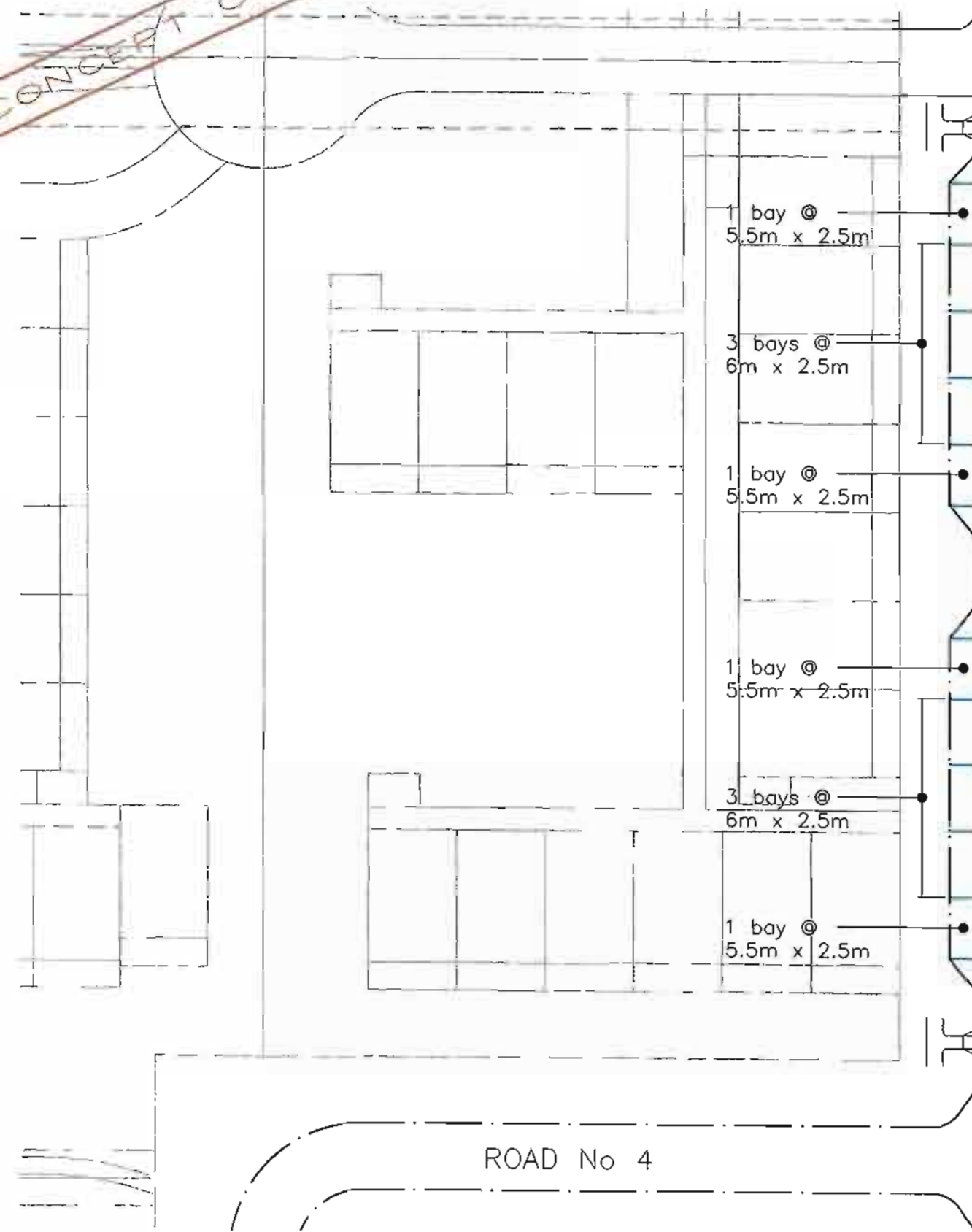
PRELIMINARY PRINT
NOT FOR CONSTRUCTION

SCALE 1:250 @ A1
SCALE 1:500 @ A3

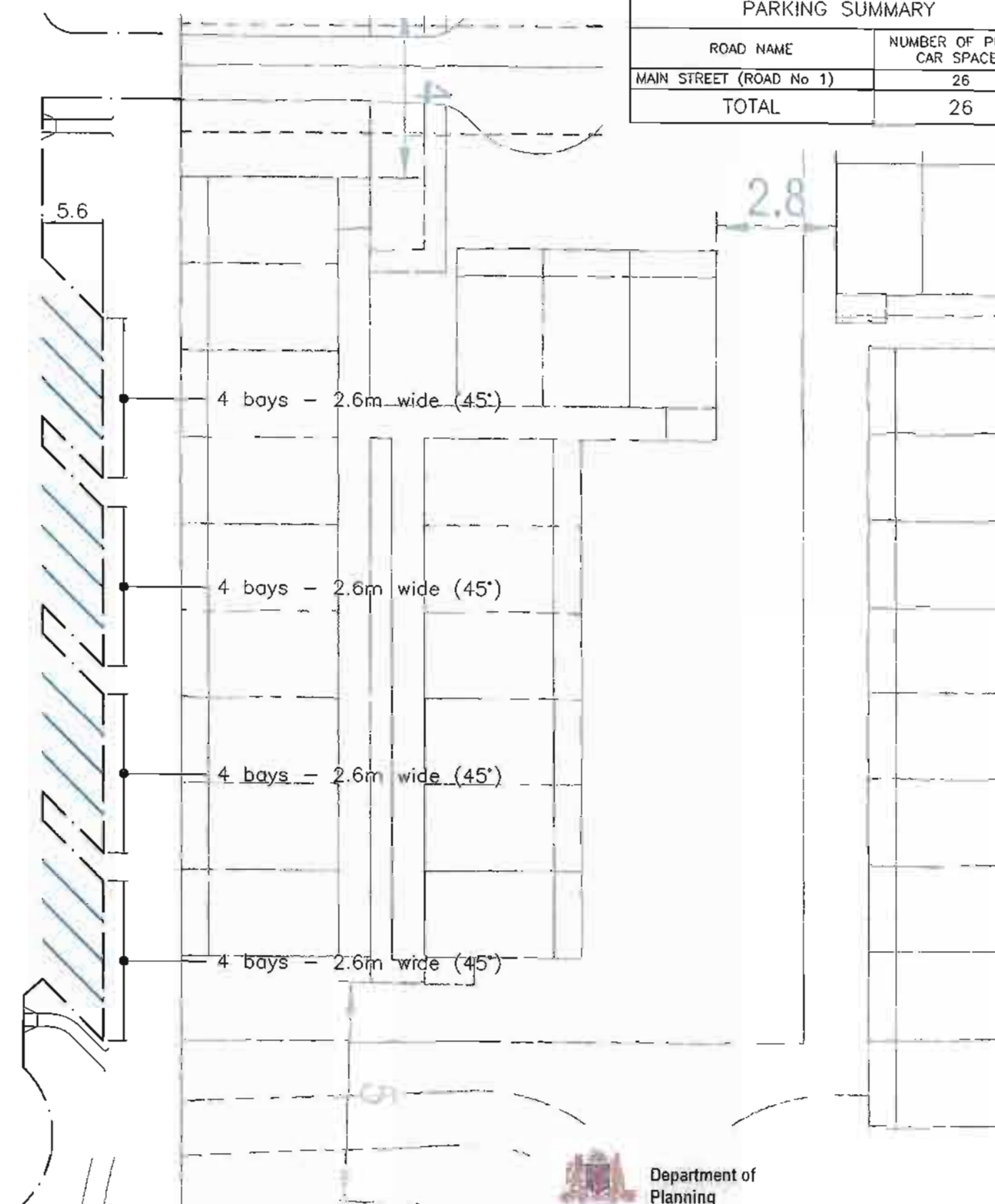
North	Base Information Supplied by NIL	Project Title CASUARINA TOWN CENTRE	Drawing Title PARKING BAY DIMENSIONS	Drawing No. 8491-903
Design Drawn AX	Checked BM	Client CONSOLIDATED PROPERTIES	Sheet 1 of 1	Issue F
Certified RPEQ No.			Scale 1:250 at A1	Project CE008491
			Xref NIL	ACAD file 8491-Base.dwg

CONCEPT ONLY

PARKING SUMMARY	
ROAD NAME	NUMBER OF PUBLIC CAR SPACES
MAIN STREET (ROAD No 1)	26
TOTAL	26



U
D
MAIN STREET (ROAD No 1)



Department of
Planning

Major Project Number: 06_0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed: 

Cardno Eppell Olsen

BRISBANE GOLD COAST SYDNEY

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Tel: (07) 3310 8801 Tel: (07) 5502 1585

Fax: (07) 3385 0702 Fax: (07) 5502 1586

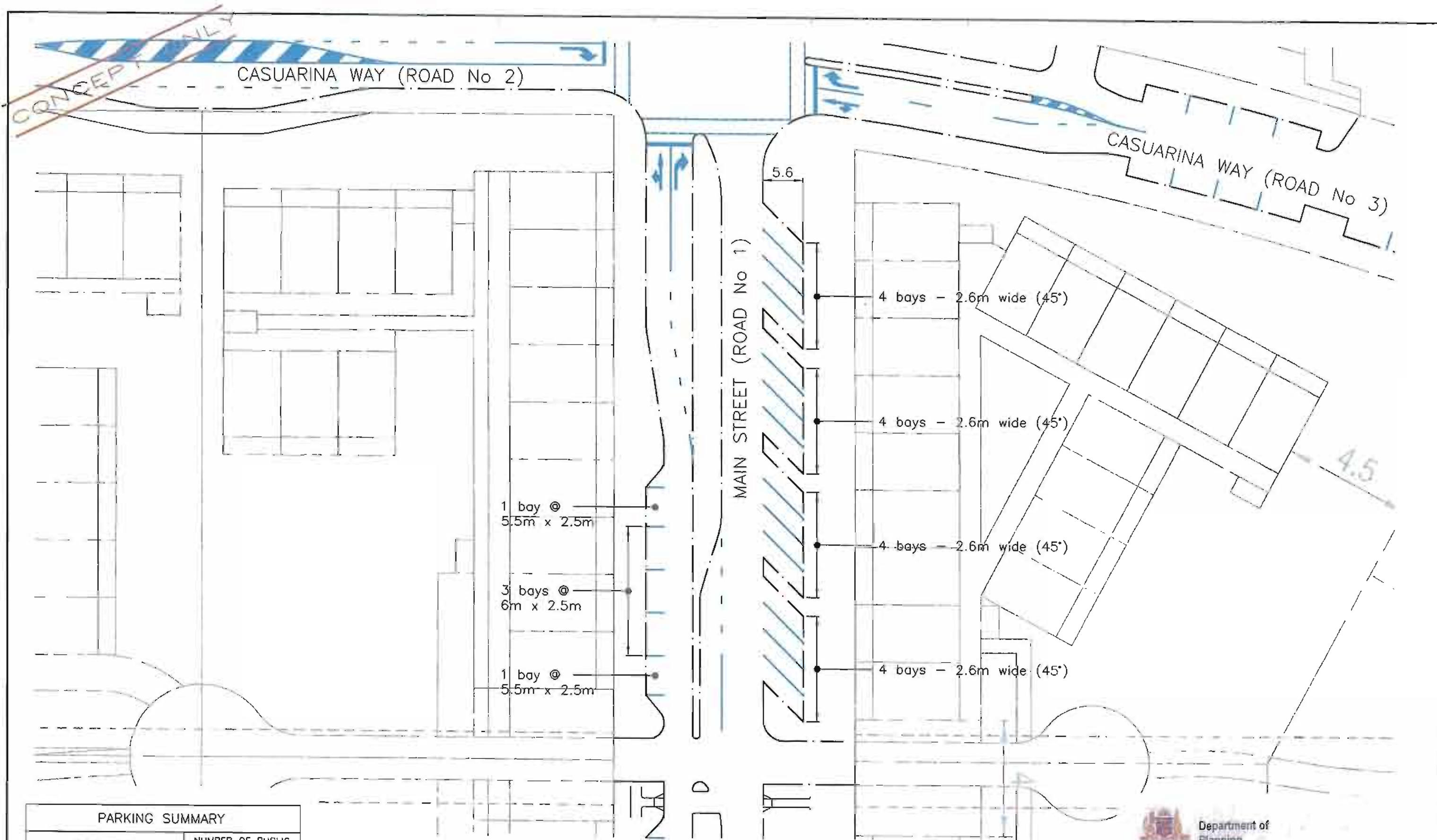
Issue	Description	Date	By
A	ISSUE FOR COMMENT	17.04.08	AX
B	BASE UPDATED	03.12.08	AX
C	PARKING SUMMARY ADDED	12.01.09	AX
D	LAYOUT AMENDED	23.01.09	AX

PRELIMINARY PRINT
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5 0 5 10 15 20 25 METRES

SCALE 1:250 @ A1 SCALE 1:500 @ A3

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	Design Drawn AX Checked BM	Client CONSOLIDATED PROPERTIES	Sheet 1 of 1	Issue D	Project CE008491
Certified RPEQ No			Xref NIL	ACAD file 8491-Base.dwg	



PARKING SUMMARY	
ROAD NAME	NUMBER OF PUBLIC CAR SPACES
MAIN STREET (ROAD No 1)	21
CASUARINA WAY (ROAD No 3)	9
TOTAL	30



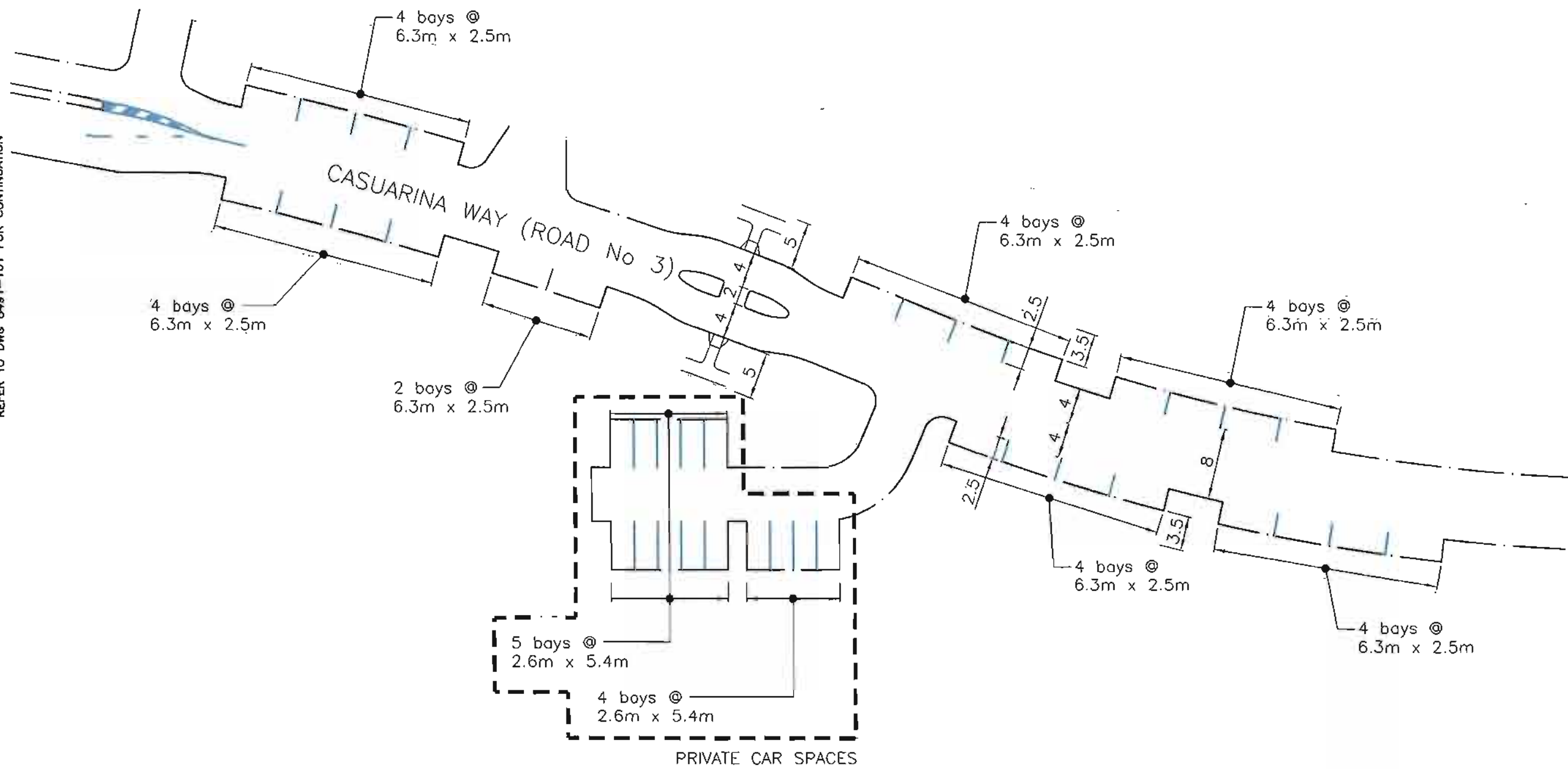
Department of
Planning

Major Project Number: 06_0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed:

Cardno Eppell Olsen BRISBANE Level 1, 9 Garden Close, Milton QLD 4064 P.O. Box 308, Toowoomba QLD 4300 Tel: (07) 3315 3401 Fax: (07) 3359 9172 GOLD COAST Suite 2, 20 Newing Street, Nerang QLD 4211 P.O. Box 331, Nerang QLD 4211 Tel: (07) 5585 1580 Fax: (07) 5585 1586 SYDNEY 919 Pacific Highway, Garden NSW 2012 Tel: (02) 9485 1700 Fax: (02) 9499 3902			Issue: 17.04.05 A: ISSUE FOR COMMENT B: BASIC UPDATE C: PARKING SUMMARY ADDED D: LAYOUT AMENDED E: CASUARINA WAY AMENDED Date: 05.12.05 12.01.05 23.01.05 03.07.09 By: AX AX AX AX AX		PRELIMINARY PRINT NOT FOR CONSTRUCTION Scale: 1:250 @ A1 Scale: 1:500 @ A3		North	Base Information Supplied by: NIL Design: AX Drawn: AX Checked: BM	Project Title: CASUARINA TOWN CENTRE Client: CONSOLIDATED PROPERTIES	Drawing Title: PARKING BAY DIMENSIONS	Drawing No: 8491-905 Sheet: 1 of 1 Scale: 1:250 at A1 Project: CE008491 Xref: NIL ACAD file: 8491-Base.dwg
---	--	--	--	--	--	--	--------------	--	--	--	--

CONCEPT ONLY

REFER TO DWG 8491-101 FOR CONTINUATION



PARKING SUMMARY	
ROAD NAME	NUMBER OF PUBLIC CAR SPACES
CASUARINA WAY (ROAD No 3)	26
TOTAL	26



Major Project Number: 06_0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.

Signed:

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GOLD COAST
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F 07 5542 1185

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910 Pacific Highway
Gordon NSW 2072
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Issue	Description	Date	By
A	ISSUE FOR COMMENT	17.04.08	AX
B	BASE UPDATED	03.12.08	AX
C	PARKING SUMMARY ADDED	12.01.09	AX
D	LAYOUT AMENDED	23.01.09	AX
E	CROSS SECTION AMENDED	03.07.09	AX

PRELIMINARY PRINT
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SCALE 1:250 @ A1

SCALE 1:500 @ A3

North 	Base Information Supplied By NIL			Project Title CASUARINA TOWN CENTRE	Drawing Title PARKING BAY DIMENSIONS	Drawing No. 8491-906
	Design	Drawn AX	Checked BM			
DISCLAIMER: This drawing and its contents shall be used only for the purpose of the project. It is not to be used for any other purpose without the written approval of Cardno Eppell Olsen. This drawing cannot be otherwise extracted without the consent of Cardno Eppell Olsen.				Client CONSOLIDATED PROPERTIES		Sheet 1 of 1 Scale 1:250 at A1 Project CE008491 Xref NIL ACAD File 8491-906.dwg
Cardno EPP ELL O L S E N						Issue E

CONCEPT ONLY

1 disabled bay = 3.2m wide (45°)

3 bays = 2.6m wide (45°)

4 bays = 2.6m wide (45°)

4 bays = 2.6m wide (45°)

3 bays = 2.6m wide (45°)

1 disabled bay = 3.2m wide (45°)

1 disabled bay = 3.2m wide (45°)

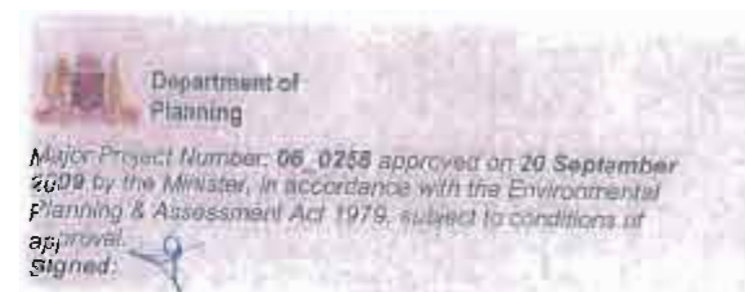
3 bays = 2.6m wide (45°)

4 bays = 2.6m wide (45°)

4 bays = 2.6m wide (45°)

4 bays = 2.6m wide (45°)

THE BOULEVARD (ENTRY ROAD)



PARKING SUMMARY	
ROAD NAME	NUMBER OF PUBLIC CAR SPACES
THE BOULEVARD (ENTRY ROAD)	32
TOTAL	32

Cardno Eppell Olsen
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 Tel: (07) 5545 9999 Fax: (07) 5545 9999

Rev	Description	Date	By
A	ISSUE FOR COMMENT	17/01/08	AX
B	ISSUE FOR COMMENT	05/12/08	AX
C	PARKING SUMMARY ADDED, SHOPPING CENTRE LAYOUT UPDATED	11/01/08	AX
D	LAYOUT AMENDED	2/03/08	AX

PRELIMINARY PRINT
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SCALE 1:250 @ A1
 SCALE 1:500 @ A2



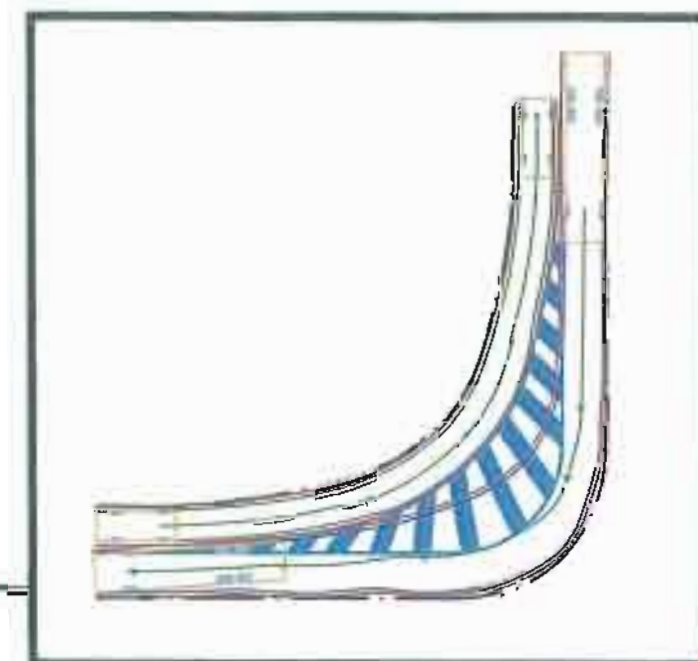
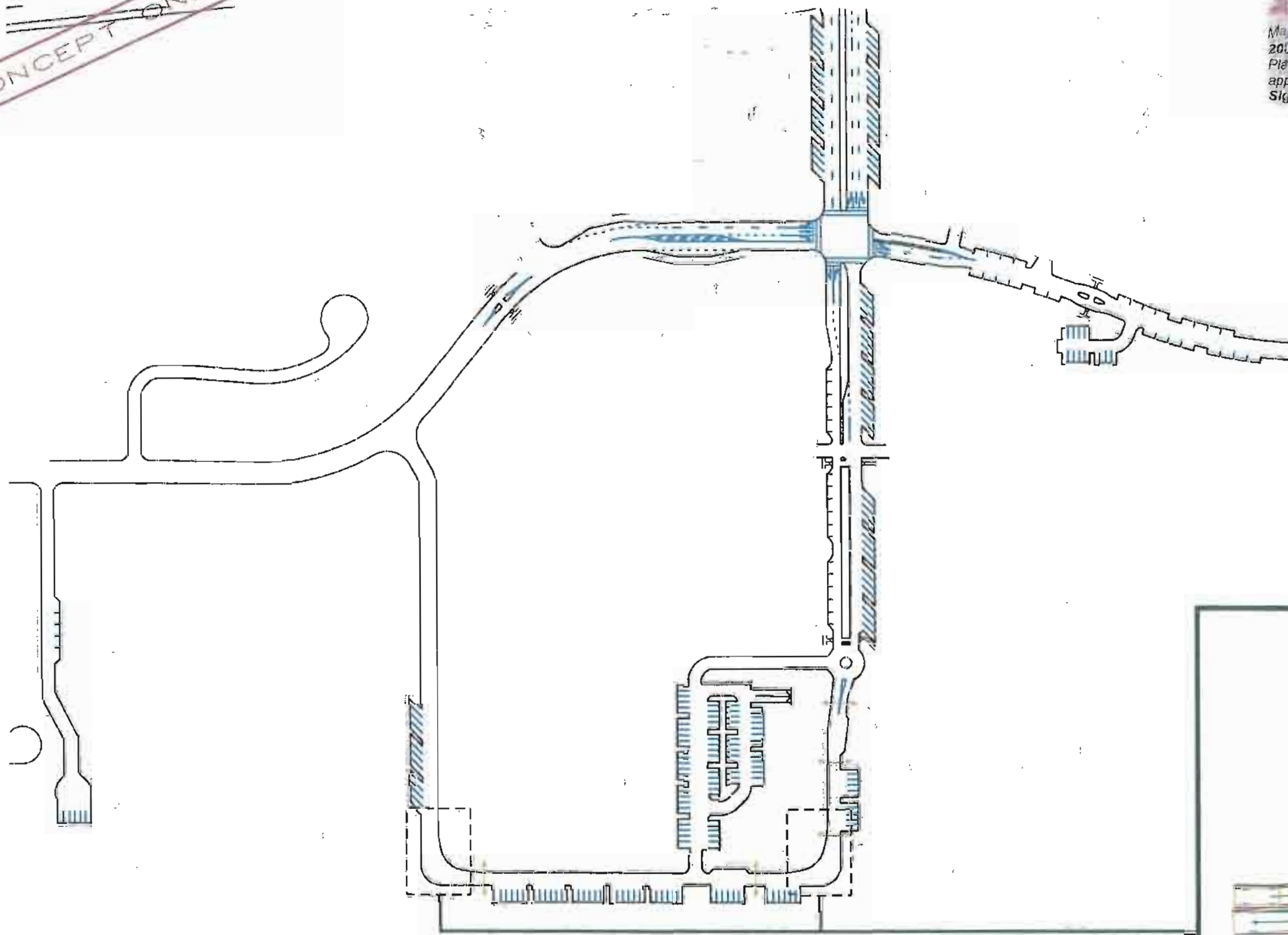
Drawn	AX
Checked	BM

Project Title: CASUARINA TOWN CENTRE
 Client: CONSOLIDATED PROPERTIES

Drawing Title: PARKING BAY DIMENSIONS	Drawing No: 8491-907
Sheet: 1 of 1	Scale: 1:250 at A1
Project: CE008491	Client: CONSOLIDATED PROPERTIES
Author: [Name]	Checker: [Name]
ACAD No: [Number]	Sheet: [Number]

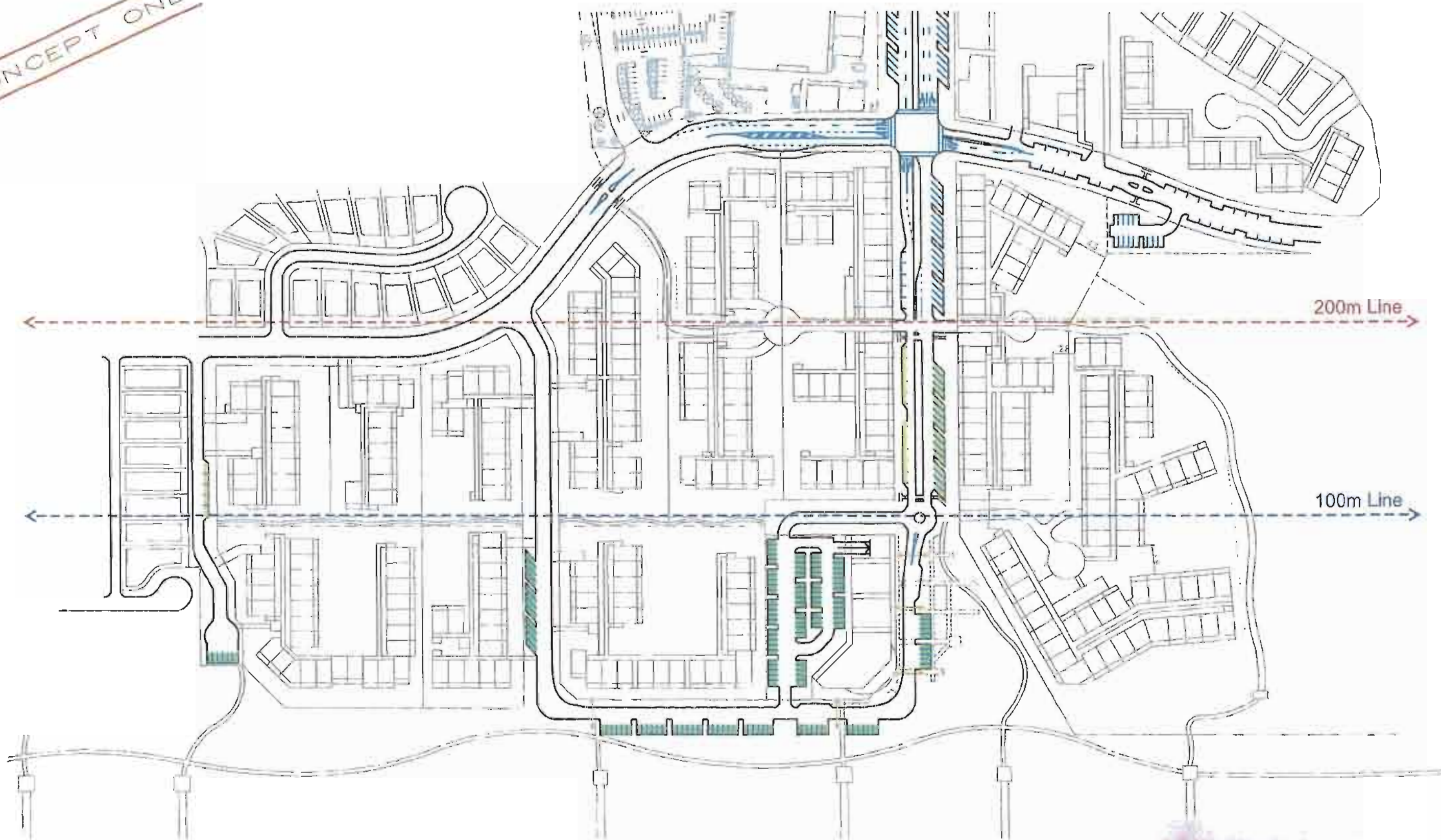
CONCEPT ONLY

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Major Project Number 05_0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed: 



Bus and Car Swept Paths
Scale 1:500

CONCEPT ONLY



LEGEND

- 141 Cars in 100m Zone
- 172 Cars in 200m Zone



Department of
Planning

Major Project Number: 05_0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed:



BRISBANE
Level 1, 9 Garden City
Millen Qld 4004
P.O. Box 358
Telephone 044 4066
Fax (07) 3369 9722

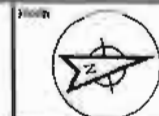
GOLD COAST
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Merang Qld 4211
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Merang Qld 4351
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Fax: (07) 5502 1006

SYDNEY
910 Pacific Highway
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Fax: (02) 9499 2902

Issue	Description	Date	By
A	ISSUE FOR COMMENT	06.01.09	AX
B	SHOPPING CENTRE LAYOUT UPDATED	12.01.09	AX
C	BASE UPDATED	23.01.09	AX
D	BASE UPDATED	03.07.09	AX
E	SHOPPING CENTRE CARPARK UPDATED	14.09.09	AX

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20 0 20 40 60 80 100 METRES
SCALE 1:1000 @ A1
SCALE 1:2000 @ A3



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Base Information Supplied by NIL		
Design	Drawn	Checked
	AX	BM
Certified		
RPEQ No.		

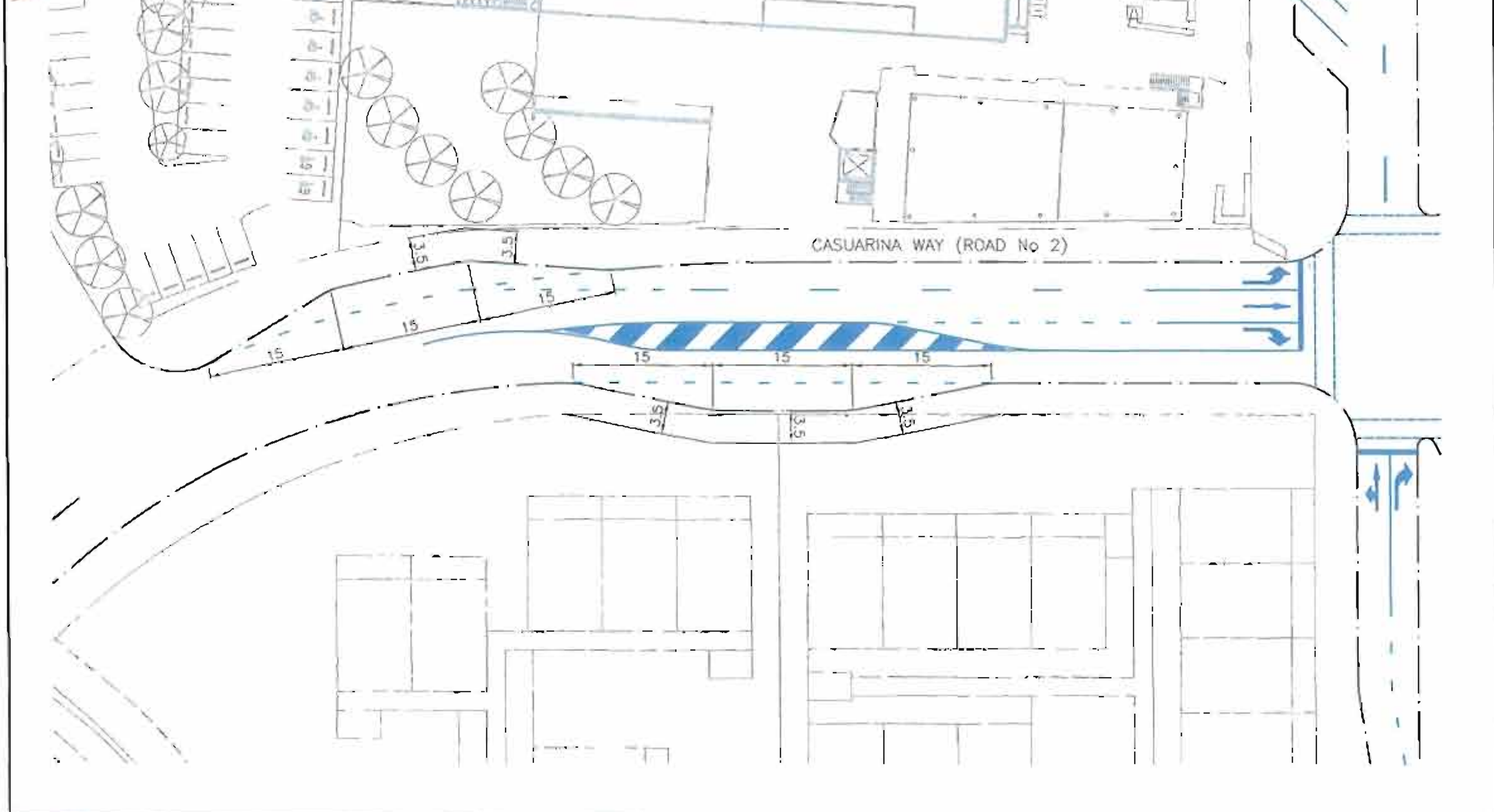
Project Title	CASUARINA TOWN CENTRE
Client	CONSOLIDATED PROPERTIES

Drawing Title	PUBLIC PARKING
---------------	----------------

Drawing No.	8491-909
Sheet	1 of 1
Scale	1:1000 at A1
Project	CE008491
Xref	NIL
ACAD file	8491-909.dwg

CONCERT ONLY

Department of Planning
Major Project Number 06_0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed: [Signature]



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Use liquid measuring system to verify.

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CONSULTANTS

CLIENT
Kings Beach No. 2

PROJECT
Casuarina Town
Centre Project
Application Drawings
LOCATION
Casuarina Beach

Contents

Drawings	
Cover Page/ Contents	DA01
Perspective Sketches	DA02
Perspective Sketches	DA03
Site Locality Plan	DA04
Site Context Plan/ Schedules	DA05
Elevations North and East	DA06
Elevations South and West	DA07
Ground Floor Plan	DA08
First Floor Plan	DA09
Roof Plan	DA10
Basement Plan	DA11
Sections	DA12
Shadow Diagrams	DA13
Building Signage Details	DA14

I	13.08.09	REVISED DA ISSUE
H	30.01.09	REVISED DA ISSUE
II	05.06.09	REVISED DA ISSUE
F	16.05.08	REVISED DA ISSUE
E	29.02.09	DA ISSUE
O	11.02.09	REVISED FINAL REVIEW
C	11.01.09	REVISED FINAL REVIEW
B	18.01.09	FINAL REVIEW
A	16.01.08	AMENDMENT A
DA02	15.01.08	DA AMENDMENT 2
ISSUE	DATE	DESCRIPTION

PROJECT No: 874

SCALE: 1:100 As indicated

CAD FILE:

DRAWN BY: JS

CHECKED BY: MD

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SHEET TITLE

COVER PAGE

DA01

SUBMITTED- FOR PROJECT APPROVAL

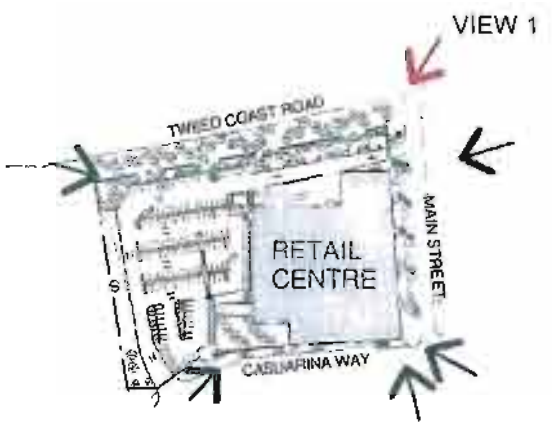
PLOT DATE: 15/08/2009 5:10:08 AM



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



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





Department of
Planning

Major Project Number: 06-0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed: [Signature]

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PROJECT
**Casuarina Town
Centre Project
Application Drawings**
LOCATION
Casuarina Beach

I	13.08.09	REVISED DA ISSUE
H	30.01.09	REVISED DA ISSUE
G	05.08.08	REVISED DA ISSUE
F	16.05.08	REVISED DA ISSUE
E	09.02.08	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	AMENDMENT A
DA2	15.01.08	DA AMENDMENT 2
ISSUE	DATE	DESCRIPTION

PROJECT No: 874

SCALE @ A1: 1 : 2000

CAD FILE

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SHEET TITLE

Perspective Sketches

DA02

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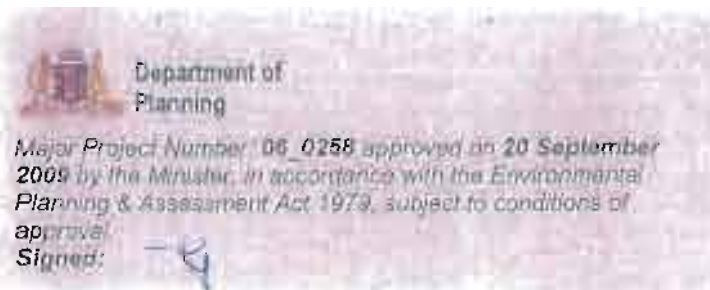
PLOT DATE 13/06/2009 9:19:29 AM



PERSPECTIVE VIEW 3 FROM CASUARINA WAY LOOKING NORTH WEST TO SITE



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



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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CLIENT
Kings Beach No. 2

PROJECT
Casuarina Town
Centre Project
Application Drawings
LOCATION
Casuarina Beach

	0	1	2	4	
1:100					
I	11.08.09	REVISED DA ISSUE			
H	00.01.09	REVISED DA ISSUE			
G	00.06.08	REVISED DA ISSUE			
F	16.05.06	REVISED DA ISSUE			
ISSUE	DATE	DESCRIPTION			

PROJECT No: 073

SCALE @ 10' = 1000'

CAD FILE

DRAWN BY: Author

CHECKED BY: [Signature]

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SHEET NO. 6

Perspective Sketches

DA03

SUBMITTED- FOR PROJECT APPROVAL

PLOT DATE 12/28/2019 9:15:47 AM

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Signed: 

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CLIENT
Kings Beach No. 2

PROJECT
**Casuarina Town
Centre Project
Application Drawings**
LOCATION
Casuarina Beach



1 Locality Plan
1:2000 DA04

ISSUE	DATE	DESCRIPTION
I	18.08.09	REVISED DA ISSUE
H	30.01.09	REVISED DA ISSUE
G	05.08.08	REVISED DA ISSUE
F	15.05.08	REVISED DA ISSUE
E	29.02.08	DA ISSUE
D	11.02.06	REVISED FINAL REVIEW
C	31.01.06	REVISED FINAL REVIEW
PROJECT No: 879		
SCALE @ A1: 1:2000		
CAD FILE:		
DRAWN BY: JS		
CHECKED BY: BD		
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SHEET TITLE		

Locality Plan

DA04

SUBMITTED- FOR PROJECT APPROVAL

PLOT DATE 13/04/2009 3:19:34 AM

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PROJECT
Casuarina Town
Centre Project
Application Drawings
LOCATION
Casuarina Beach



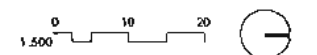
FLOOR AREA SCHEDULE	
	AREA (m2)
SUPERMARKET	2500
SPECIALITY	850
RESTAURANT	318
OFFICE	990
TOTAL	4660
(AMENITIES)	(50)
(STORAGE)	(100)

CAR PARK SCHEDULE STAGE 1

	AREA (m2)	RATE	CAR No. REQD.	CAR No. PROVIDED
SUPERMARKET	2500	@ 1:1 / 100 m2	135	
SPECIALITY	850	@ 1:1 / 100 m2	58	
RESTAURANT	318	X 60m2 / 17 m2	28	
OFFICE	400	@ 1:1 / 40 m2	15	
STAFF			43	
TOTAL	4060		225	224

*NOTE: SERVICE VEHICLES AND TROLLEY BAYS ARE AS INDICATED ON DWG05
TYPICAL AISLE WIDTH IS 5.20M

1 Site Plan
1:500 DA05



ISSUE	DATE	DESCRIPTION
J	10.08.09	REVISED DA ISSUE
I	20.01.09	REVISED DA ISSUE
H	02.12.08	FOR REVIEW
G	15.08.08	REVISED DA ISSUE
F	16.05.08	REVISED DA ISSUE
E	15.02.08	DA ISSUE

PROJECT No: 874

SCALE: @ A1: As indicated

CAD FILE:

DRAWN BY: JS

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SHEET TITLE

Site Plan and
Schedules

DA05

SUBMITTED FOR PROJECT APPROVAL

PLOT DATE: 15/08/2009 9:13:30 AM



Department of
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approval
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CONSULTANTS

CLIENT
Kings Beach No. 2
PROJECT
**Casuarina Town
Centre Project
Application Drawings**
LOCATION
Casuarina Beach

1 North Elevation
1:200

2 East Elevation
1:200

0 2 6
1:200

ISSUE	DATE	DESCRIPTION
H	28.01.09	REVISED DA ISSUE
G	05.09.09	REVISED DA ISSUE
F	18.05.09	REVISED DA ISSUE
E	29.07.09	DA ISSUE
D	11.02.09	REVISED FINAL REVIEW
C	11.01.09	REVISED FINAL REVIEW
B	15.01.09	FINAL REVIEW
A	15.01.09	AMENDMENT A
DA-2	15.01.09	DA AMENDMENT 2

PROJECT No: 074

SCALE OF A1: 1:200

CAD FILE

DRAWN BY: JS

CHECKED BY: SD

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SHEET TITLE

Elevations North and
East

DA06

SUBMITTED- FOR PROJECT APPROVAL

PLOT DATE: 13/09/2009 9:15:47 AM

Department of Planning
 Major Project Number: 06_0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979 - subject to conditions of approval.
 Signed: [Signature]

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CHECK ALL DIMENSIONS ON SITE
 BEFORE FABRICATION OR SET OUT.
 Use liquid level for reference to level.

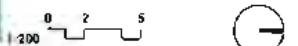
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CONSULTANTS

CLIENT
Kings Beach No. 2

PROJECT
Casuarina Town Centre Project
Application Drawings

LOCATION
 Casuarina Beach



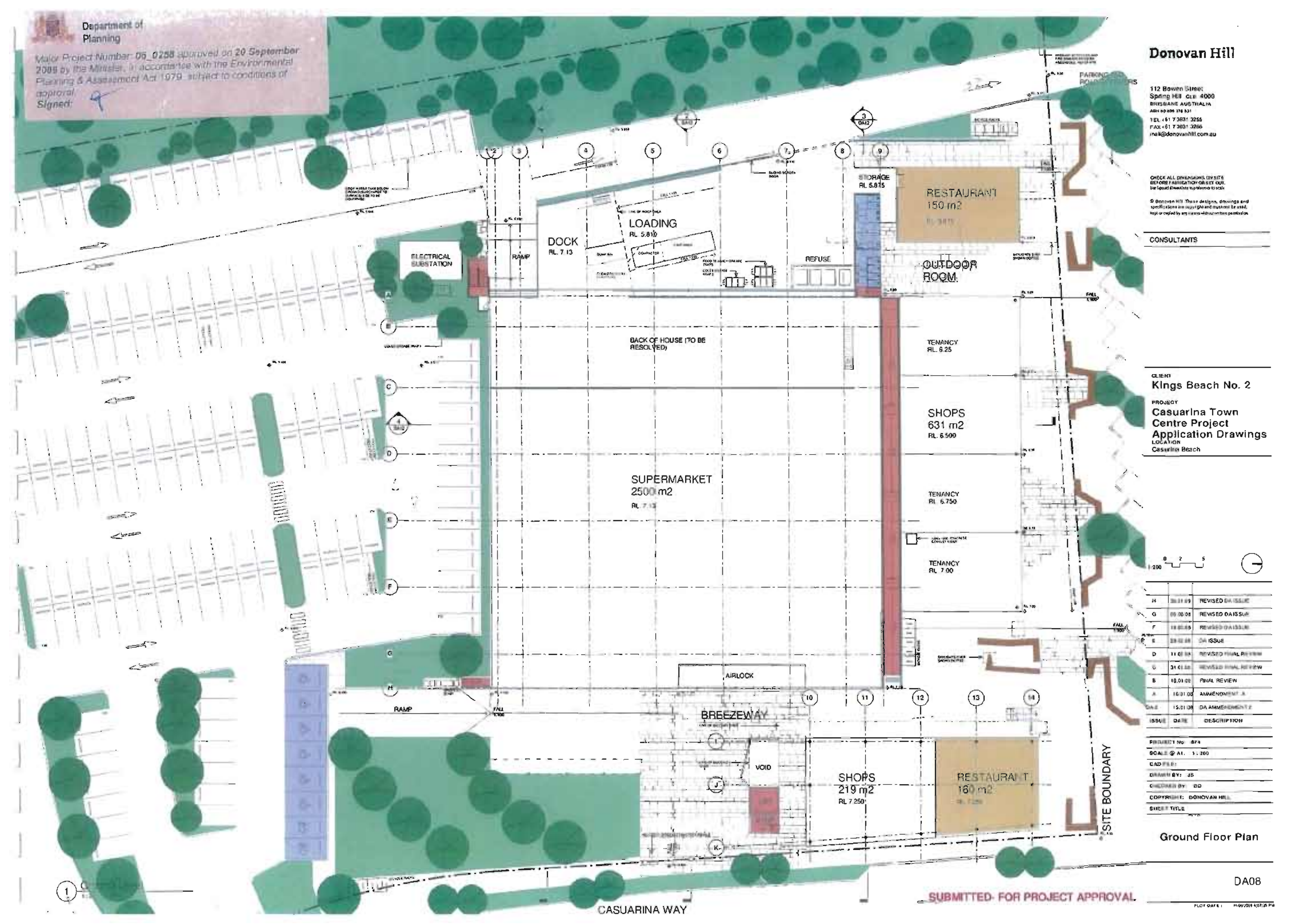
ISSUE	DATE	DESCRIPTION
H	20.11.09	REVISED DA ISSUE
G	09.08.08	REVISED DA ISSUE
F	18.05.08	REVISED DA ISSUE
E	28.02.08	DA ISSUE
D	11.01.08	REVISED FINAL REVIEW
C	31.01.08	REVISED FINAL REVIEW
B	16.01.08	FINAL REVIEW
A	16.01.08	AMENDMENT A
DAE	15.01.08	DA AMENDMENT E

PROJECT NO: 874
 SCALE @ A1: 1:200
 CAD FILE:
 DRAWN BY: JS
 CHECKED BY: BD
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 SHEET TITLE

Ground Floor Plan

DA08

SUBMITTED FOR PROJECT APPROVAL



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Spring Hill, MD 20783
OFFICIAL MAILING ADDRESS
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TEL: 410-738-1122
FAX: 410-738-1290
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CONSULTANTS

Kings Beach No. 2

**Casuarina Town
Centre Project
Application Drawings**



10	06/01/20	REMOVED ON REQUEST
11	06/08/20	REMOVED ON REQUEST
12	06/08/20	REMOVED ON REQUEST
13	06/08/20	ON REQUEST
14	11/20/20	REMOVED-FINAL REVIEW
15	01/01/20	REMOVED-FINAL REVIEW
16	08/01/20	FINAL REVIEW
17	10/01/20	AWARDMENT A
18 A	10/01/20	ON AWARDMENT B
19 A B	06/01	ON AWARDMENT C

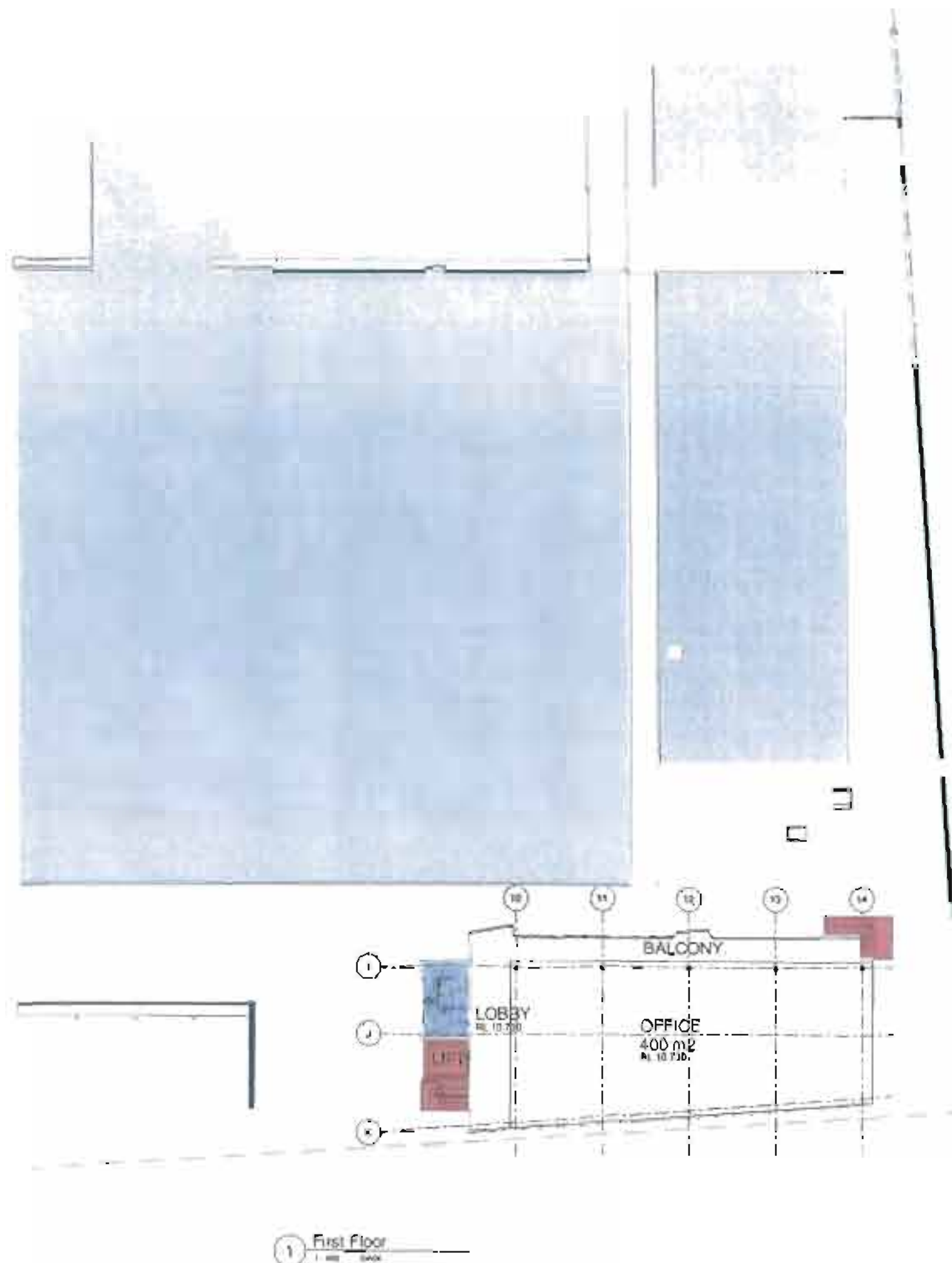
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 CAD FILE
 DRAWING: A
 PROJECT NO. 82
 CONTRACT NUMBER 0000000000
 SHEET 1 OF 2

First Floor Plan

DA09

SUBMITTED FOR PROJECT APPROVAL

Page 111 of 111



112 Bow Spring Road, QLD 4000
BRISBANE, AUSTRALIA
ABN 80 666 123 456
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mail@donovanhill.com.au

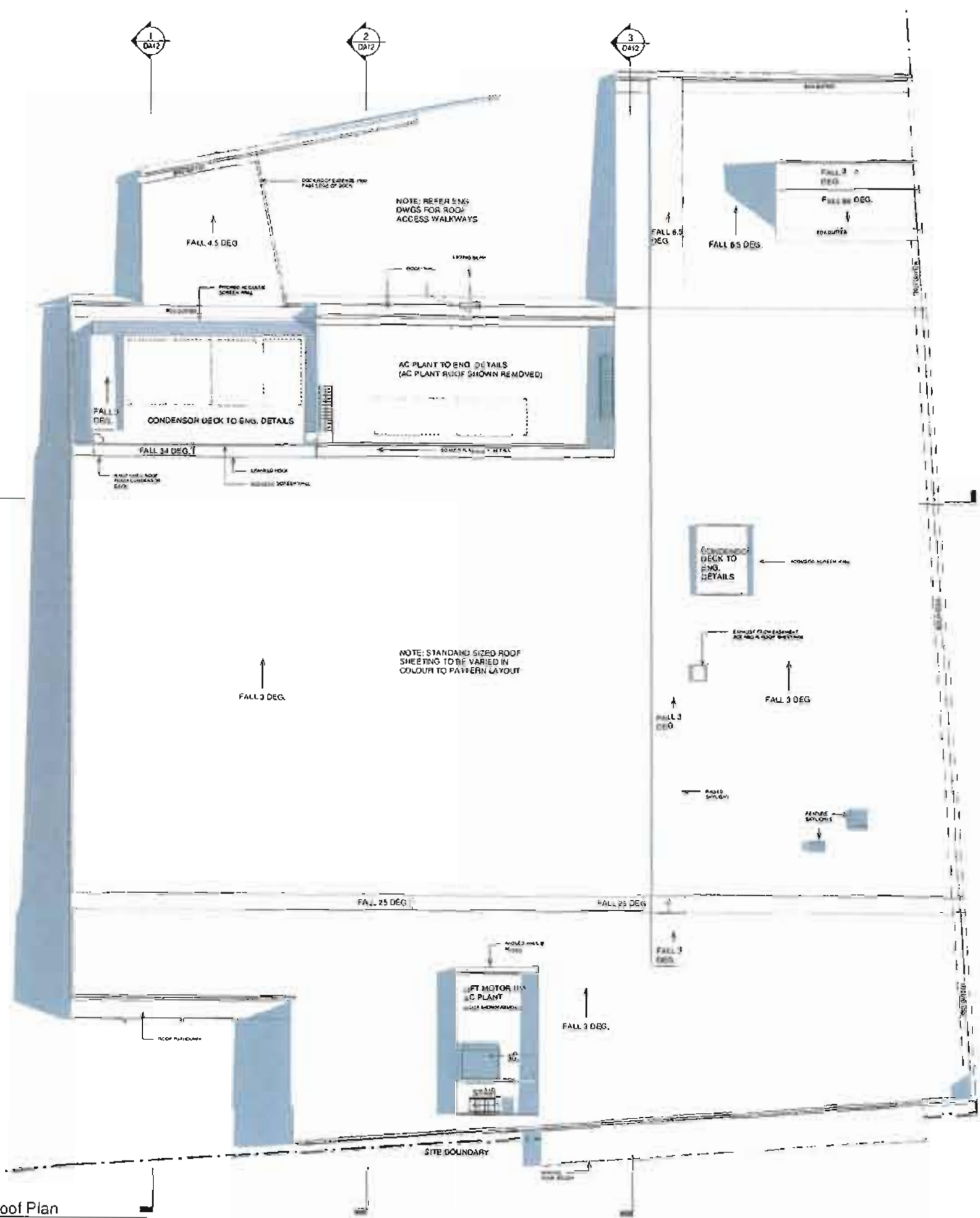
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CLIENT
Kings Beach No. 2

PROJECT
Casuarina Town
Centre Project
Application Drawings
LOCATION
Casuarina Beach

Major Project Number: 06_0258 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed: 



1 Roof Plan
1:200 PA06

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G	25.08.08	REVISED DA ISSUE	
F	12.05.08	REVISED DA ISSUE	
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D	11.02.08	REVISED FINAL REVIEW	
C	31.01.08	REVISED FINAL REVIEW	
B	1.01.08	FINAL REVIEW	
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DA	15.01.08	DA AMENDMENT 2	
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DRAWN BY			
CHECKED BY: B0			
COPY: 10/11/08			
SHEET 1 OF 1			

DA10

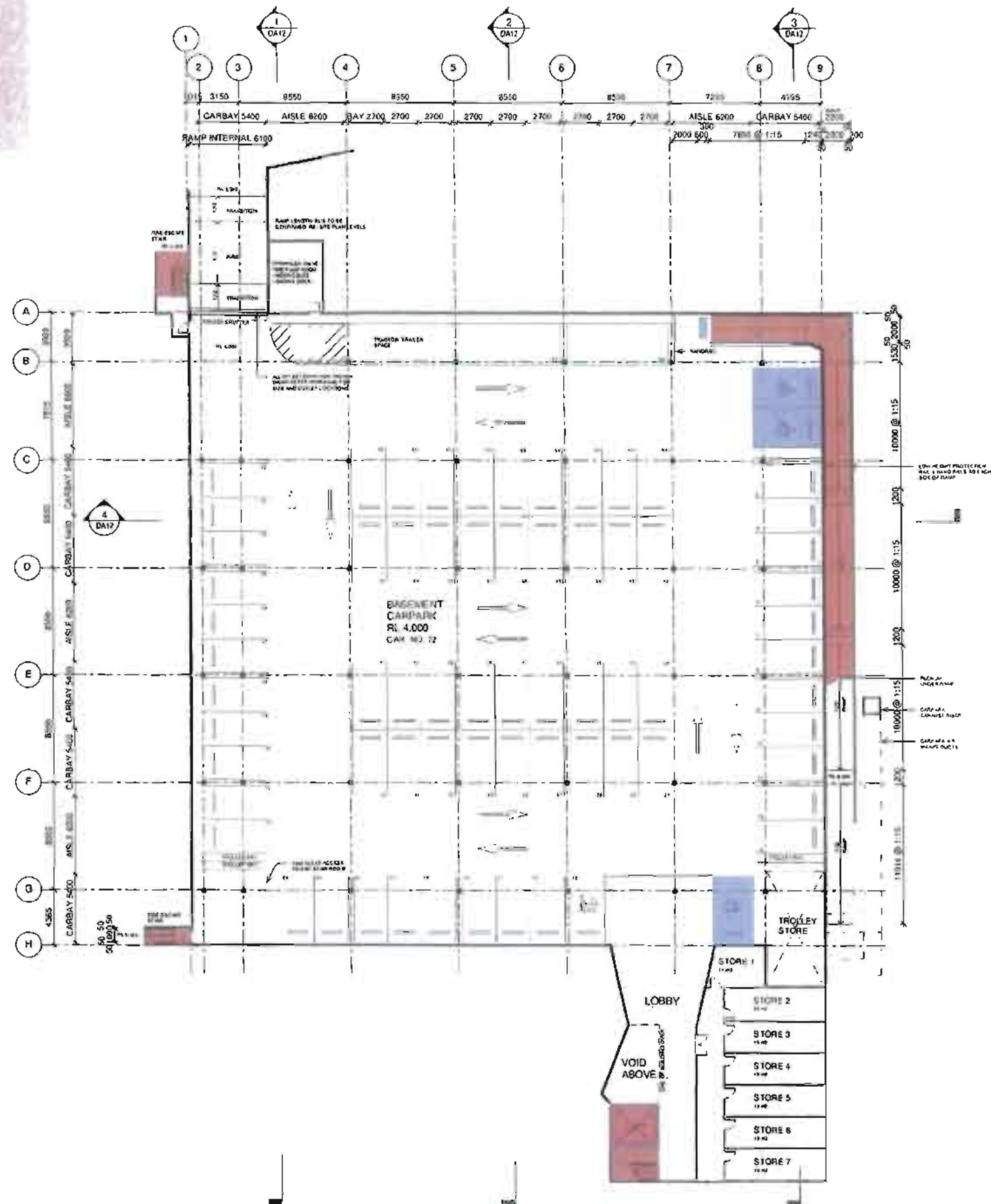
SUBMITTED- FOR PROJECT APPROVAL

PLAY DATE: 11/09/2013 10:00 AM



Major Project Number: 05_0256 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.

Signed:



1 Basement Level Stage 1
1:200 DA06

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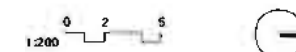
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CONSULTANTS

CLIENT
Kings Beach No. 2

PROJECT
Casuarina Town
Centre Project
Application Drawings
LOCATION
Casuarina Beach



ISSUE	DATE	DESCRIPTION
H	30.07.05	REVISED DA ISSUE
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	01.01.08	REVISED FINAL REVIEW
B	18.01.08	FINAL REVIEW
A	18.01.08	AMMENDMENT A
DA/2	15.01.08	DA AMMENDMENT 2

PROJECT No: 874

SCALE @ A1: 1:200

CAD FILE

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SHEET TITLE

Basement Plan

DA11

SUBMITTED- FOR PROJECT APPROVAL

PLOT DATE: 11/08/2009 10:01 PM

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CONSULTANTS

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Kings Beach No. 2

PROJECT
**Casuarina Town
Centre Project
Application Drawings**
LOCATION
Casuarina Beach

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E	29.02.08	DA ISSUE
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C	31.01.08	REVISED FINAL REVIEW
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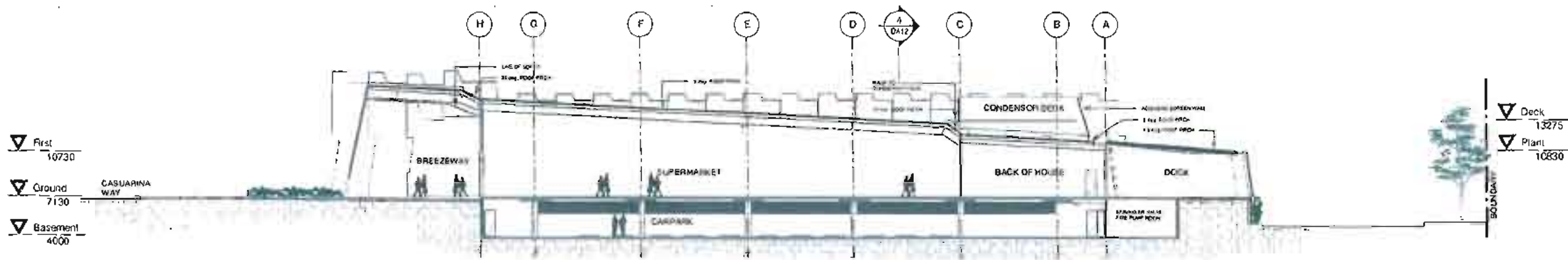
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CAD FILE:
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Sections

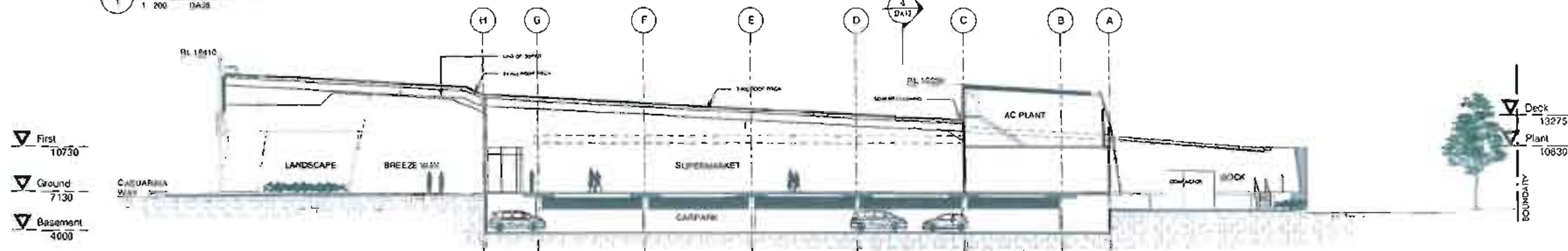
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SUBMITTED- FOR PROJECT APPROVAL

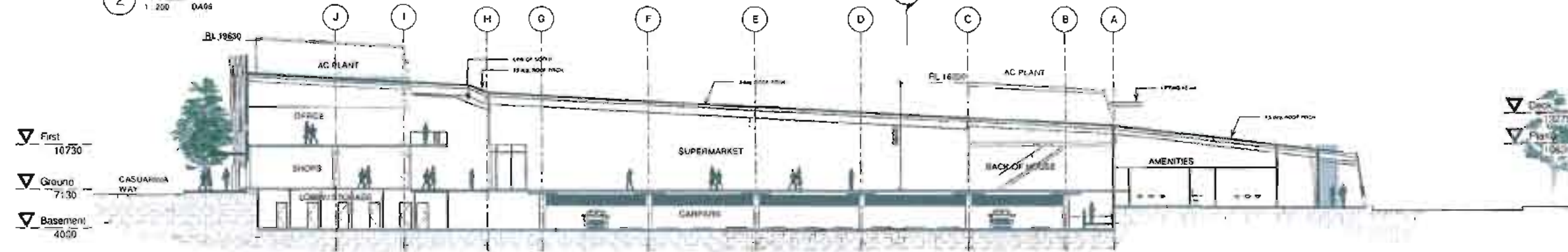
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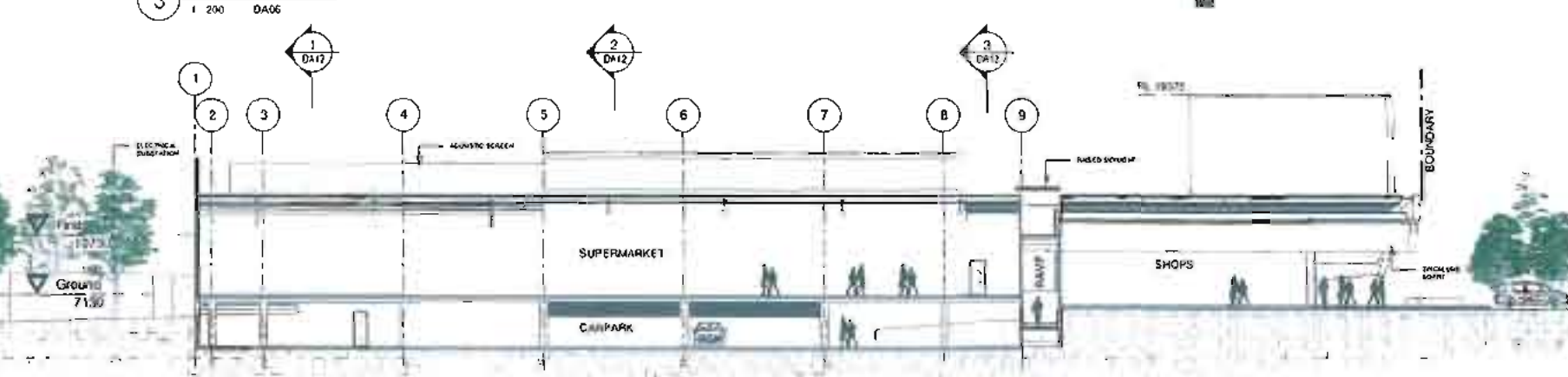
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2 Section 2
1:200 DA25



3 Section 3
1:200 DA06



4 Section 4
1:200 DA06

Department of
Planning

Major Project Number: 06_0258 approved on 20 September
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Signed: [Signature]

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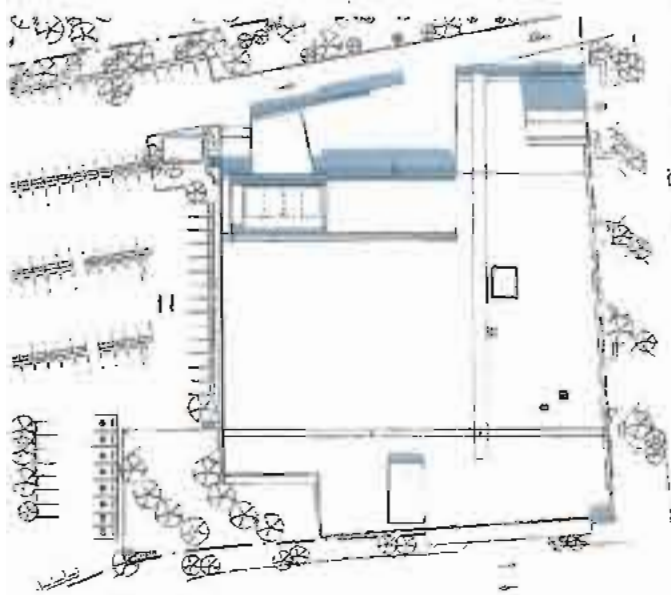
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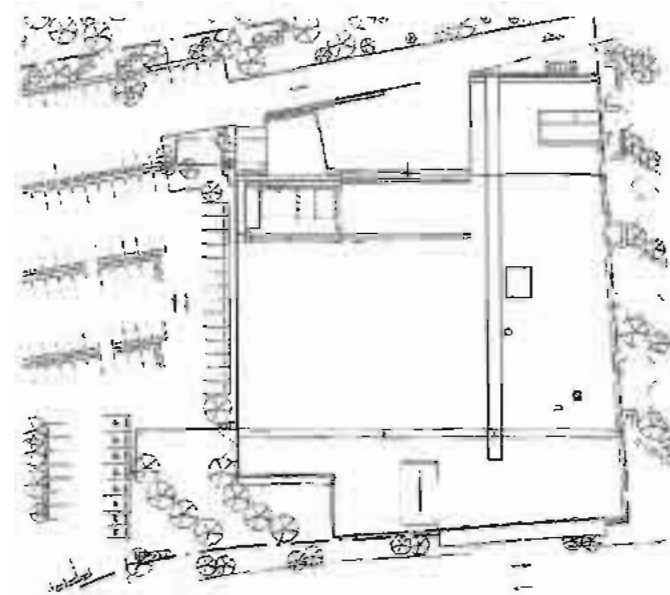
Department of
Planning

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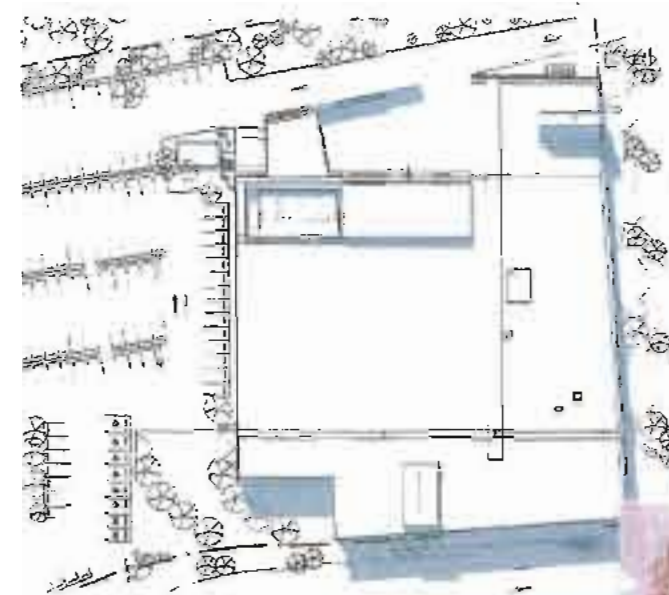
CLIENT
Kings Beach No. 2
PROJECT
**Casuarina Town
Centre Project**
LOCATION
Casuarina Beach



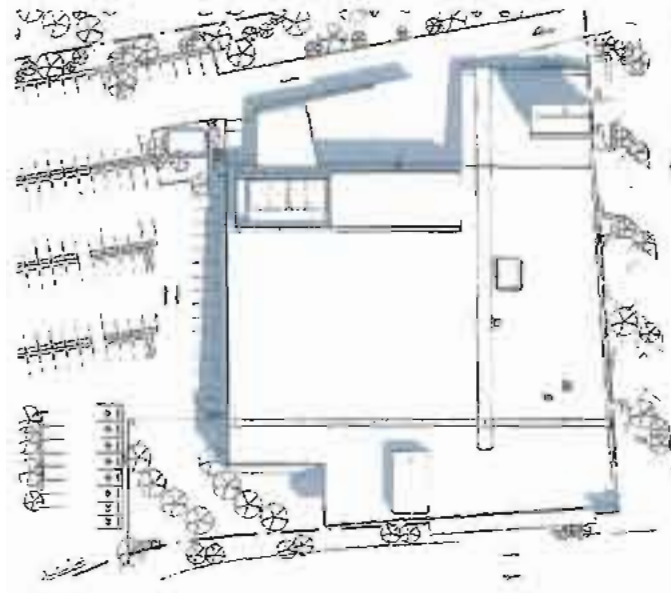
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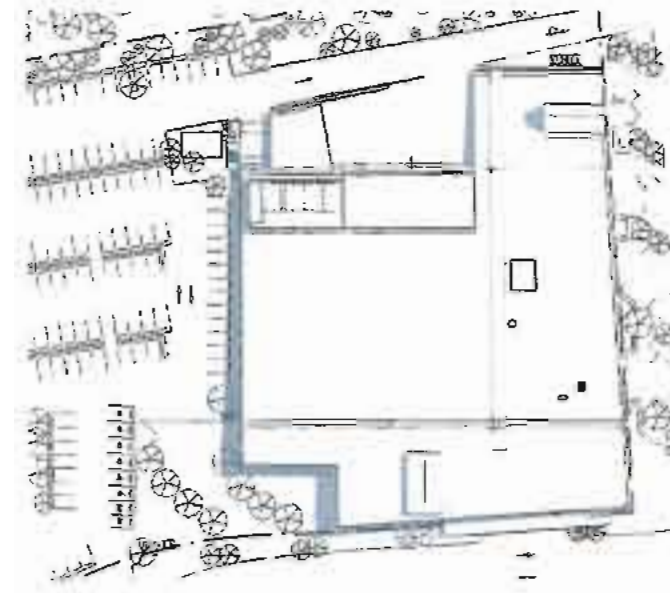
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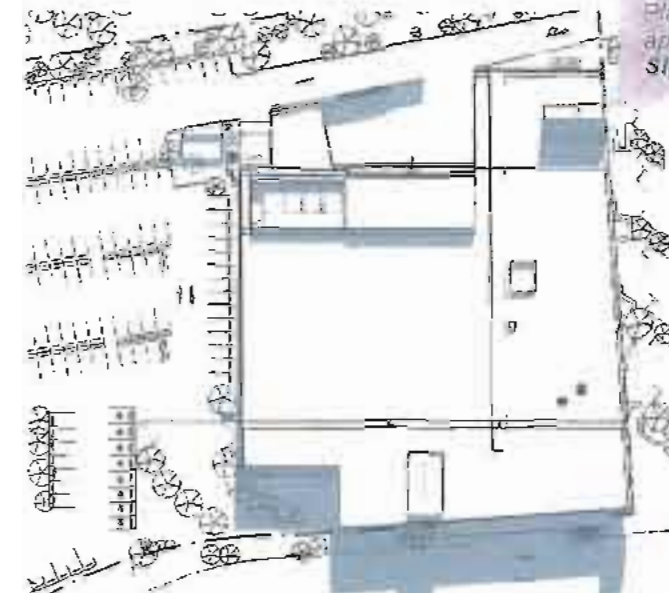
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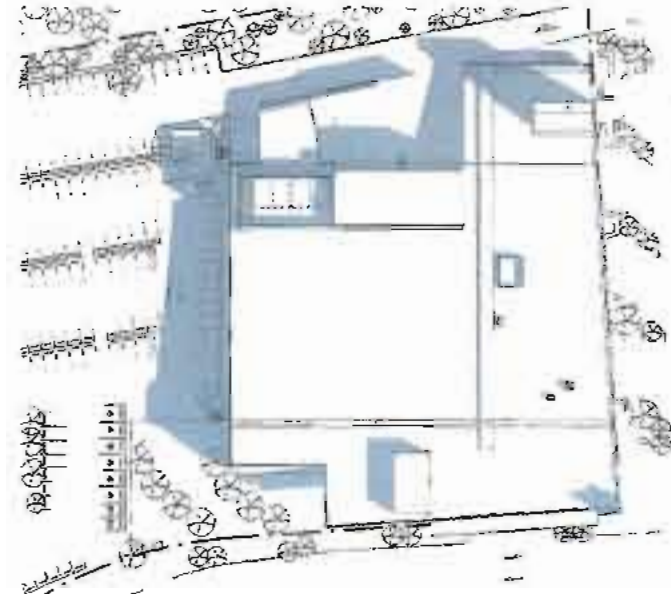
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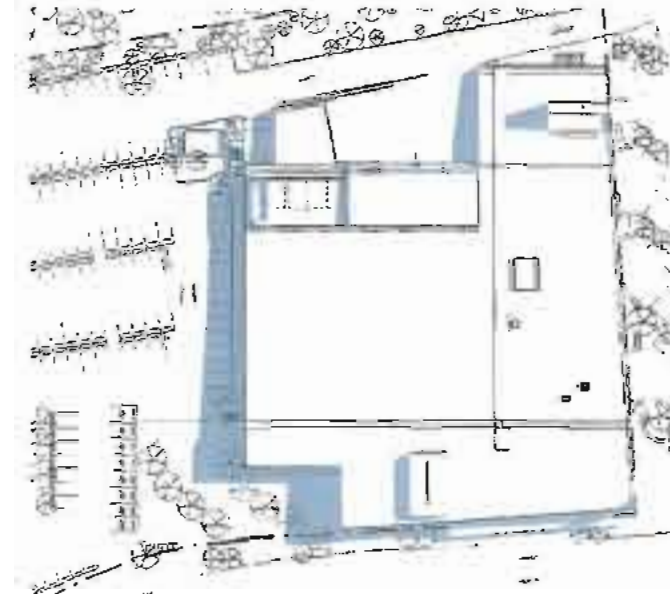
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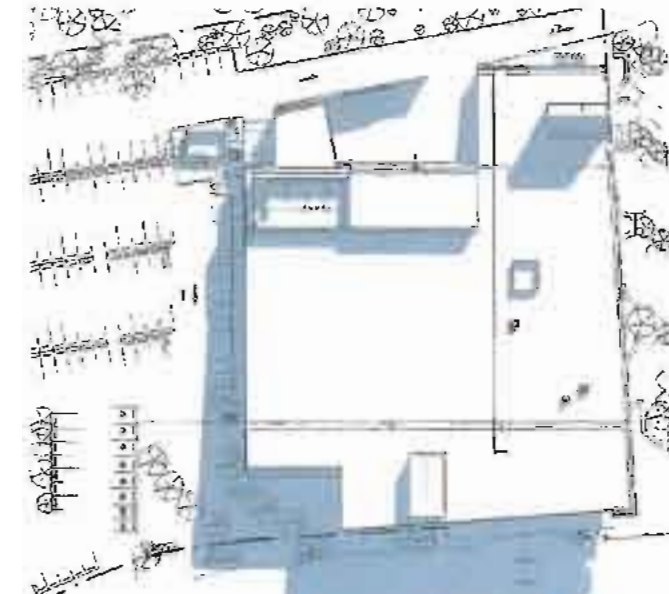
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7 Shadow Diagram Winter Solstice 9am
1:750



8 Shadow Diagram Winter Solstice 12 noon
1:750



9 Shadow Diagram Winter Solstice 3pm
1:750 DA05

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100	16.05.09	REVISED DRAWING

Shadow Diagrams

DA13

SUBMITTED- FOR PROJECT APPROVAL

PLOT DATE: 11/06/2009 4:10:25 PM

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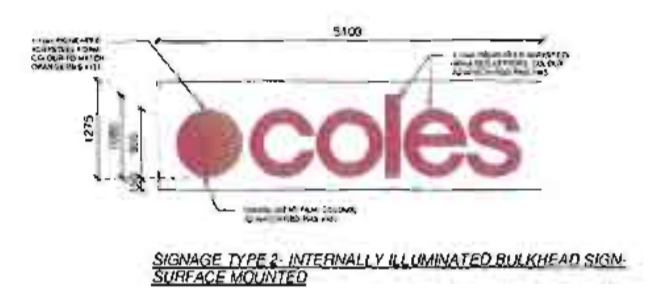
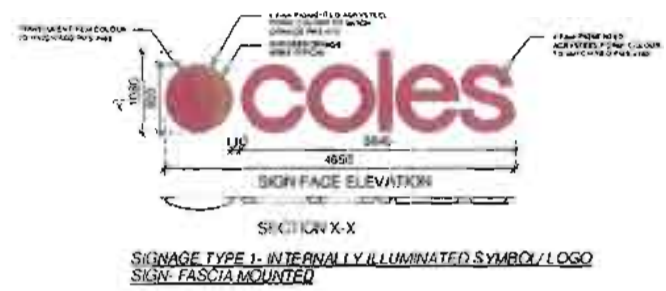
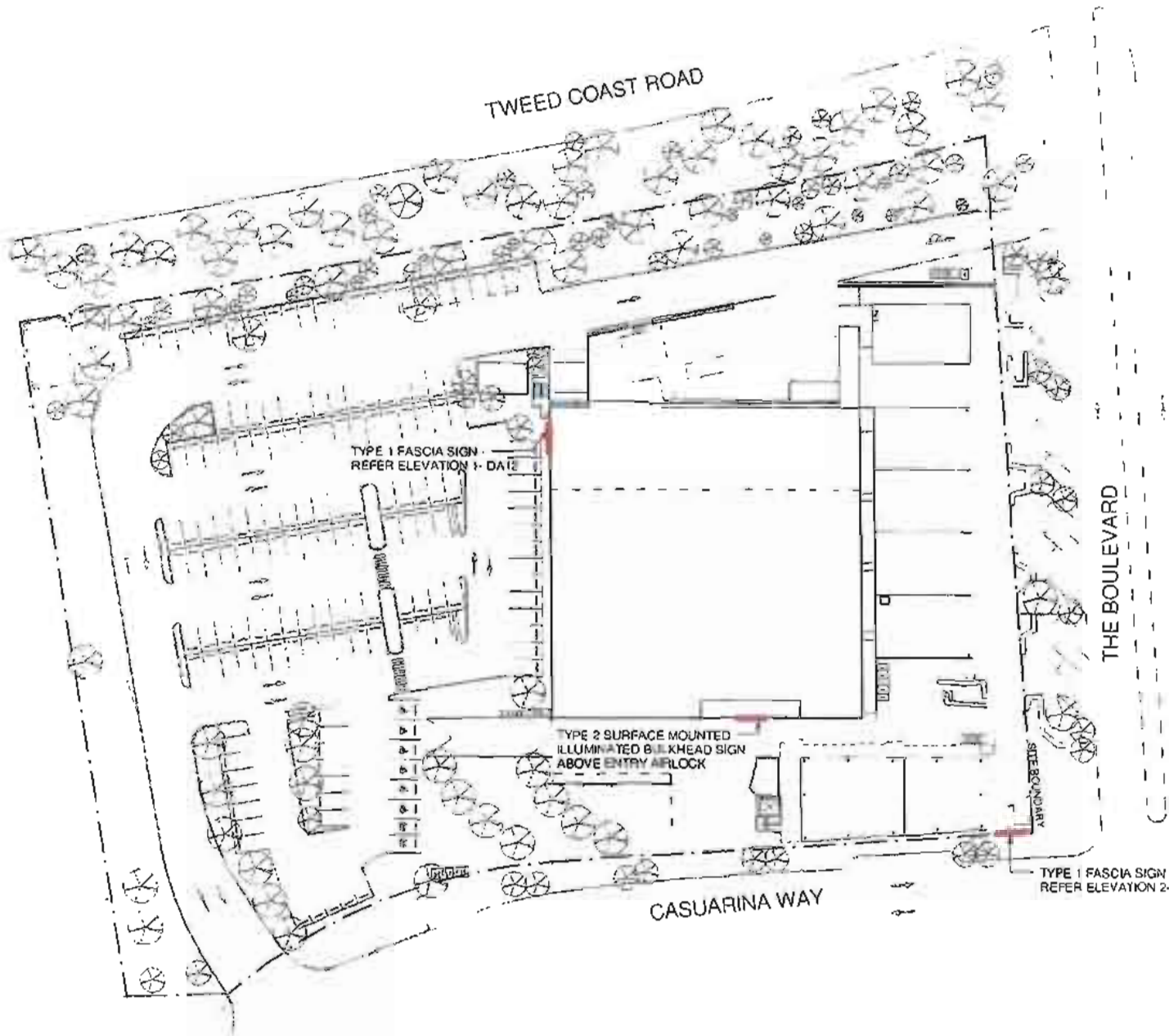
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CONSULTANTS

CLIENT
Kings Beach No. 2

PROJECT
**Casuarina Town
Centre Project
Application Drawings**

LOCATION
Casuarina Beach

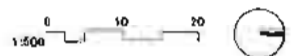


○ Signage details
1:50

① Signage Location Plan
1:500 DA06

Department of
Planning

Major Project Number: 06_0258 approved on 20 September
2009 by the Minister, in accordance with the Environmental
Planning & Assessment Act 1979, subject to conditions of
approval.
Signed: [Signature]



I	13.08.09	REVISED DA ISSUE
H	20.01.09	REVISED DA ISSUE
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	15.01.08	AMENDMENT A

ISSUE	DATE	DESCRIPTION
PROJECT No:	874	
SCALE @ A1:	A4 in 1:1000	
CAD FILE:		
DRAWN BY:		
CHECKED BY:	BD	
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SHEET TITLE		

Building Signage Details

SUBMITTED- FOR PROJECT APPROVAL

Donovan Hill

FINISHES SCHEDULE

NO.	ELEMENT		FLOOR	INTERNAL WALLS	EXTERNAL WALLS	CEILING	ROOF
1	Public Realm (foot-paths, arcade)		Two tone Pigmented stamped concrete (to custom pattern)	-	-	Profiled zincalume steel sheeting	Colourbond Steel Profiled Facia- CFC expressed vertical joints (unpainted, ss screws)
2	Public Realm (furniture / seats)		Integral pigmented insitu concrete	-	-	-	-
3	Basement carpark		Concrete broom finish	Columns – painted concrete Carpark walls – unpainted concrete Ramp / lobby – painted concrete	Conc. Tilt-up Precast conc. where visible externally (eg. south wall)	Off-form concrete	-
4	Dock		Heavy duty concrete	-	Colorbond steel	Colorbond steel	Colorbond Steel
5	Supermarket	Selling area	Vinyl	(Refer Coles brief)	Pre-cast concrete / Colorbond steel Aluminum joinery / Clear laminate glass	Exposed structure + AC services	Kingspan insulated roof panels
		Back of house	(Refer Coles brief)	(Refer Coles brief)	Pre-cast concrete / Colorbond steel		
6	Shops		Ceramic tiles	Plasterboard / clear glazing Allow G James 150 on expressed galv structural steel frame, powdercoat finish.	Pre-cast concrete	By Lessee	Colorbond steel
7	Restaurant	Dining	Ceramic tile	Plasterboard / clear glazing Allow G James 150 on expressed galv structural steel frame, powdercoat finish.	Aluminum joinery / Clear laminate glass	Profiled zincalume steel sheeting	Colorbond steel
		Back of house	Ceramic tile	Ceramic tile	Pre-cast concrete	By Lessee	Colorbond steel
8	Office		Carpet	Plasterboard	Pre-cast concrete Aluminum joinery Solar laminated glass Verosol window blinds	Plasterboard	Colorbond steel
9	Office lobby		Ceramic tile	Pre-cast concrete Aluminum joinery Solar laminated glass	-	Profiled zincalume steel sheeting	Colorbond steel
10	Amenities / toilets		Ceramic tile	MDF / Laminate	Pre-cast concrete	Plasterboard	Colorbond steel
11	Plant / Lift motor room		Concrete Broom finish	Colorbond steel	Colorbond steel	Exposed structure	Colorbond steel

Donovan Hill

Issue: C_30.01.09

NO.	ELEMENT	FLOOR	INTERNAL WALLS	EXTERNAL WALLS	CEILING	ROOF
12	Condensers	Condenser deck	-	Acoustic louvers	-	Acoustic louvers
13	Skylights	-	Painted fibre cement	Colorbond steel	-	Standard skylight
14	Carpark @ grade	Asphalt pavement	-	-	-	-
	NOTES:	(1) Colorbond steel ("Kingspan"): various colours / standard sheets / to pattern layout – spec to suit marine conditions (2) Pre-cast concrete panels: Integral colour / varying depth / profiles to detail (3) Coles brief: refer Coles design brief for detailed finishes schedule to specific rooms				



CASUARINA TOWN CENTRE EXTERIOR FINISHES BOARD

- 1. PRECAST CONCRETE PANELS
- 2. CONCRETE BLOCK SHEETING
- 3. SHORHQRY GLAZING AND MULLIONS
- 4. GLAZED CONCRETE FLOOR
- 5. TERRAZZO - CLEAR FINISH
- 6. ZONE 4118 COLLOURED STORAGE



 Department of Planning
 Murrumbidgee Project Number 06_0254 approved on 20 September 2009 by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
 Signed: 



Department of
Planning

Major Project Number 06_0258 approved on 20 September
2009 by the Minister, in accordance with the Environmental
Planning & Assessment Act 1979, subject to conditions of
approval.
Signed: 

landscape concept plan

--- PROJECT EXTENT



0 100 200 400 600 800 1000

06

Casuarina Beach Town Centre



stage 1 landscape works

- PROJECT EXTENT
- FUTURE DEVELOPMENT



Landscape works Stage 1 will include:

1. Streetscape works to all public road reserves, including hard and soft landscape works.
2. Open space areas – central park and linear park to eastern frontage of site park adjacent to Retail Centre.
3. Public carparking areas, north and south of icon building and in local streets as indicated.
4. Retail Centre - surroundings and carpark areas.





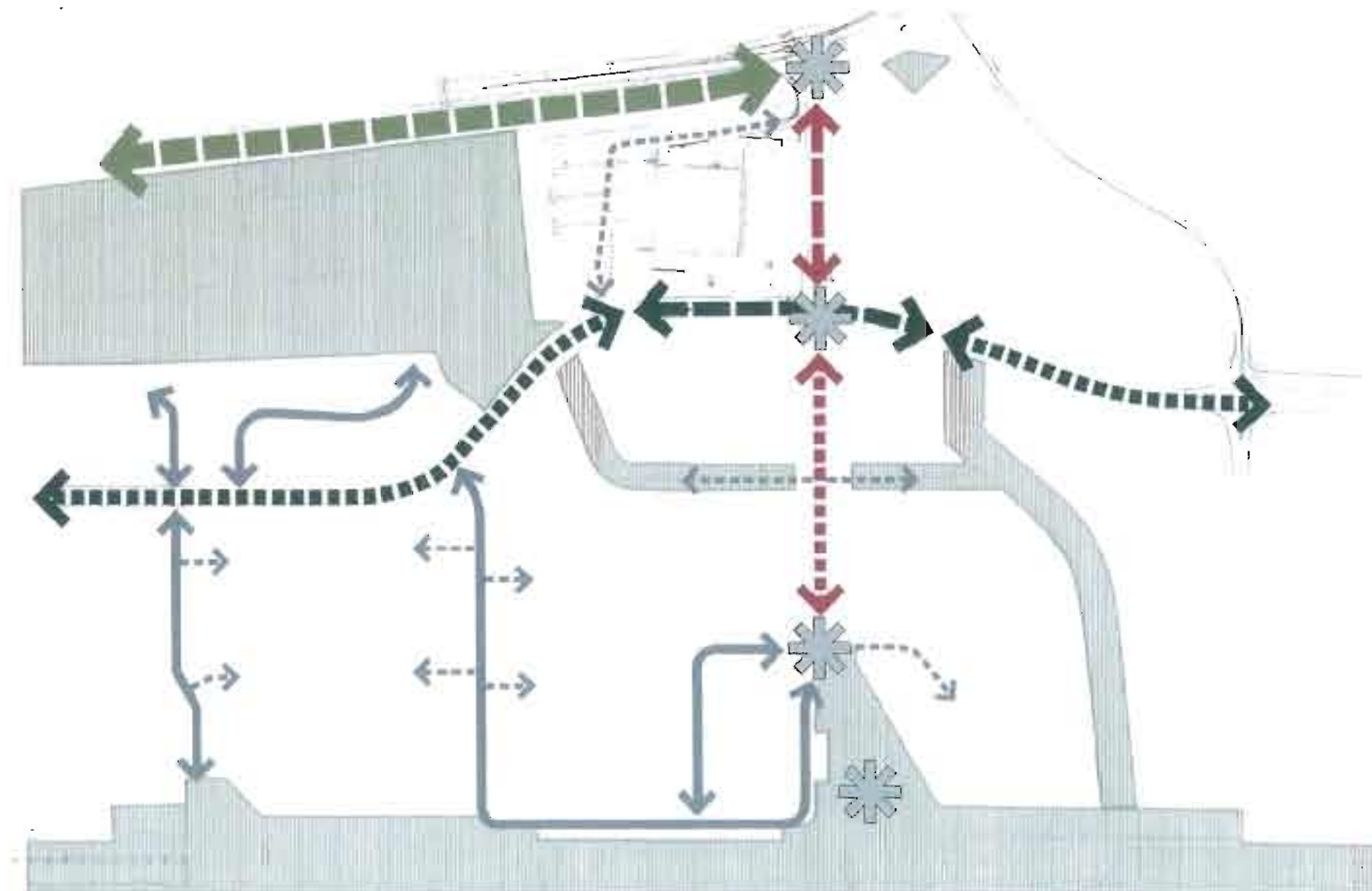
vehicular Street Hierarchy

The Town Centre precinct incorporates a variety of streets and roads designed to reflect the level of activity and importance for both vehicular and pedestrian circulation, as well as their contribution to the network of open space within the precinct. The scale of the main entry Boulevard / Main Street and related trees, pathways and planting elements reflects the significant nature of this corridor, while the 'lower' connecting roads (Casuarina Way) and local streets are developed with a scale to plantings, planting and pedestrian facilities appropriate to the nature. As well as creating a sense of hierarchy and legibility, this approach also emphasises the beachfront nature of the centre and accessibility through a network of 'green' streets rather than an emphasis on vehicular traffic and cars.

The local streets in the Master Plan are intended to also act as pedestrian and cycle corridors, and opportunities to collect and treat stormwater within the public realm and to infiltrate water back into the site. Flush kerbs to roadways and grassed or planted swales are proposed to integrate drainage into the landscape where possible, linking ultimately with the stormwater drainage system described in the Civil Engineers report, including the linear open space corridor of the 71 zone and other open space areas which incorporate stormwater infiltration basins.

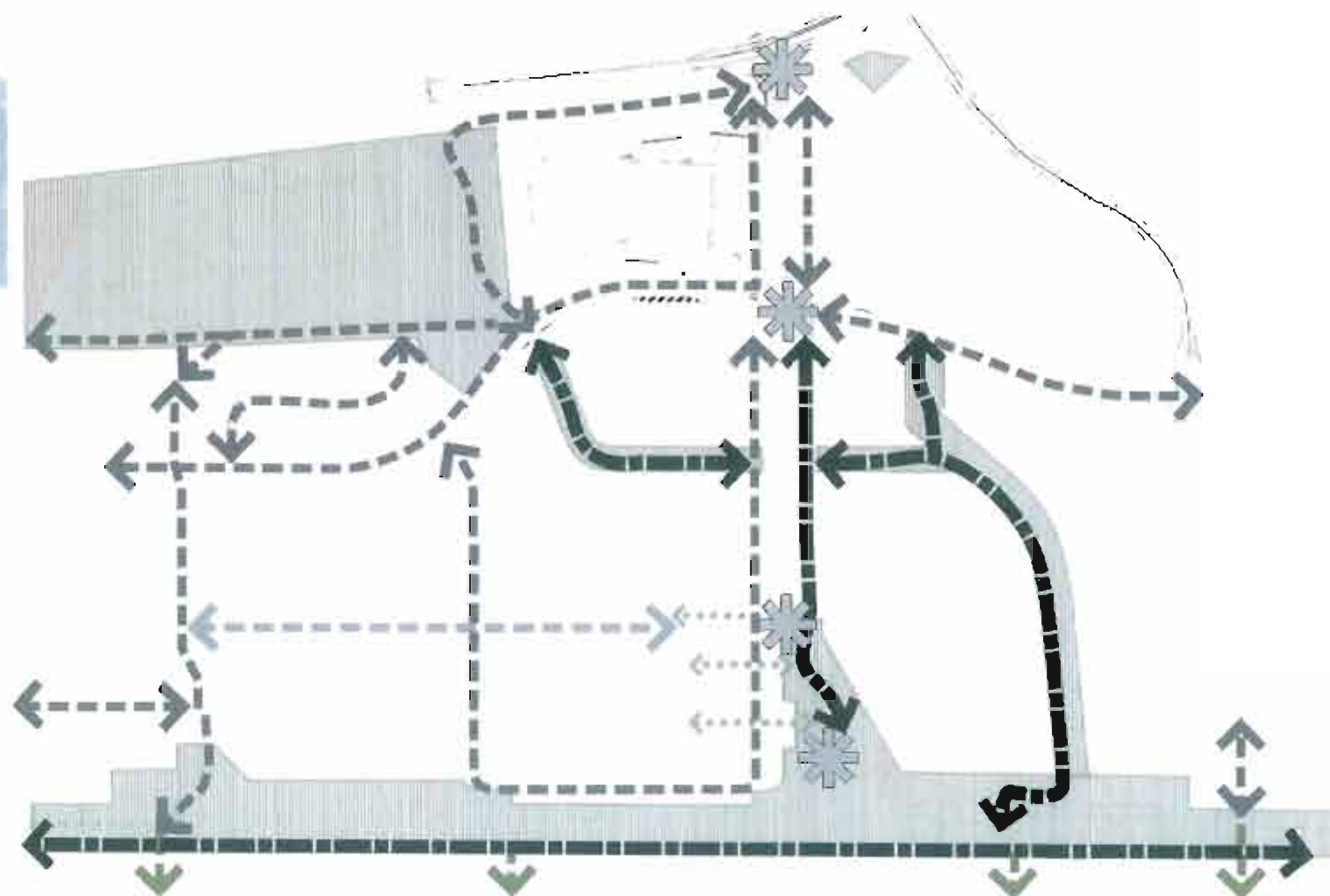
public access to foreshore

An integrated open space and public access network is proposed via streets, footpaths and parks within the development to link with the existing linear park and public access way. The network will provide a more usable and functional pedestrian environment and will improve access to the beachfront zone and, through nominated links, to the beach itself. The location and treatment of public carparks and major open space areas, including the proposed Civic Park at the end of Main Street, will provide a more cohesive extension of the public circulation network and improve the integration of the foreshore to the Town Centre.



vehicular access

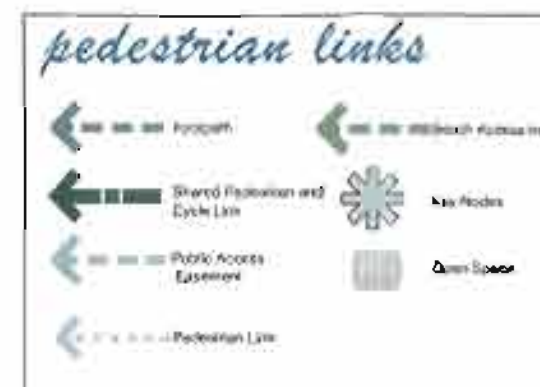




pedestrian links

Pathways are provided throughout the development, linking the street network, carparks and public areas to the beach access points and the public walkway / cycle path along the entire frontage of Casuarina. Pedestrian and cycle access is accommodated within the street and open space network in the Concept Plan as either defined footpaths, on road cycleways and as shared paths. A plan of the access and circulation network has been provided as part of the response to DGR.

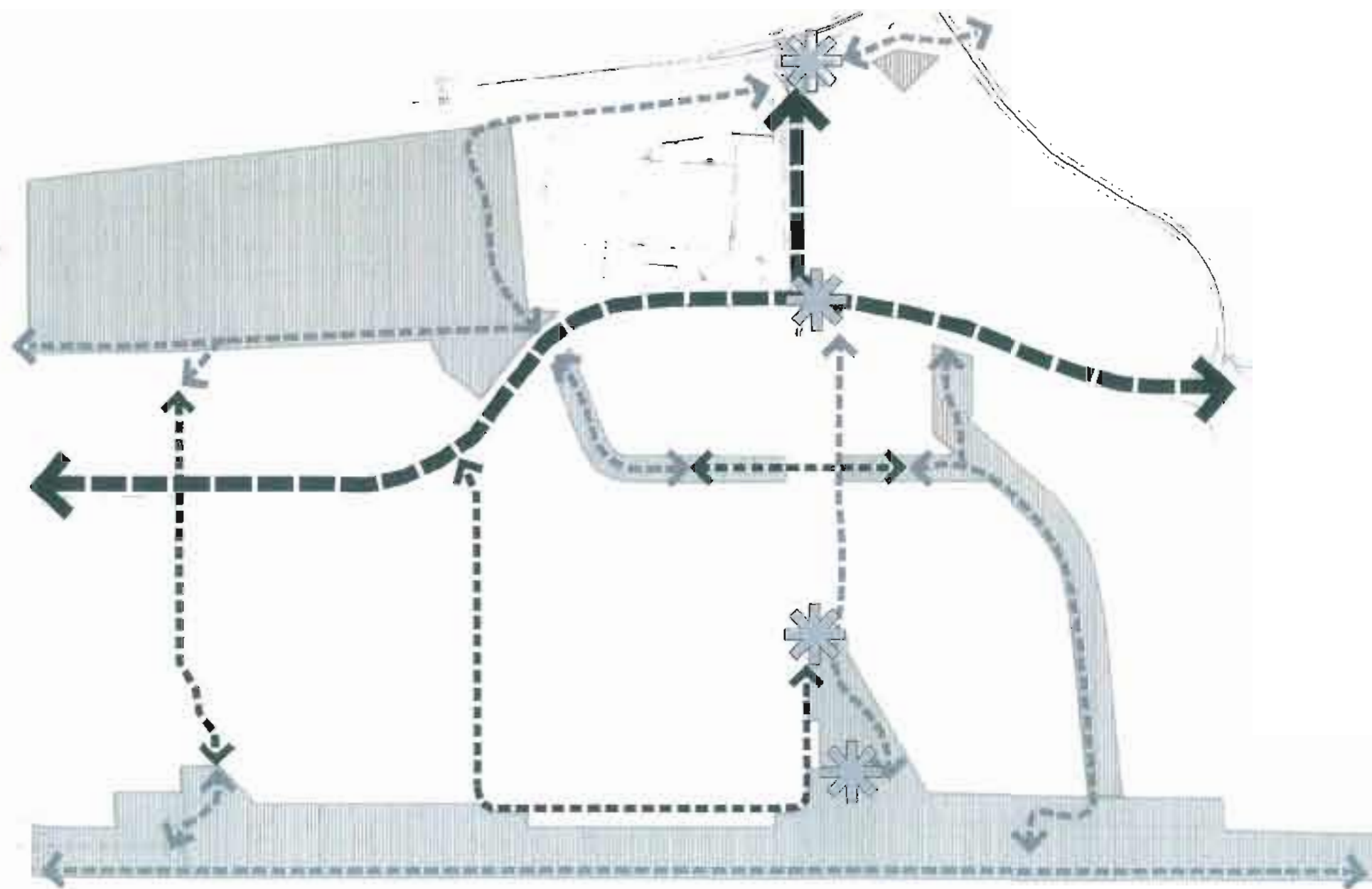
Opportunities for mid-block pedestrian links are also envisaged under the Concept Plan to enhance the permeability of the Town Centre Precinct and these will provide increased access to facilities, eg retail centre and parks as each lot is developed over time.



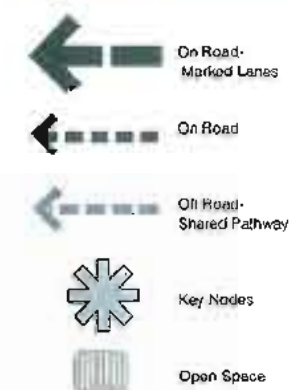


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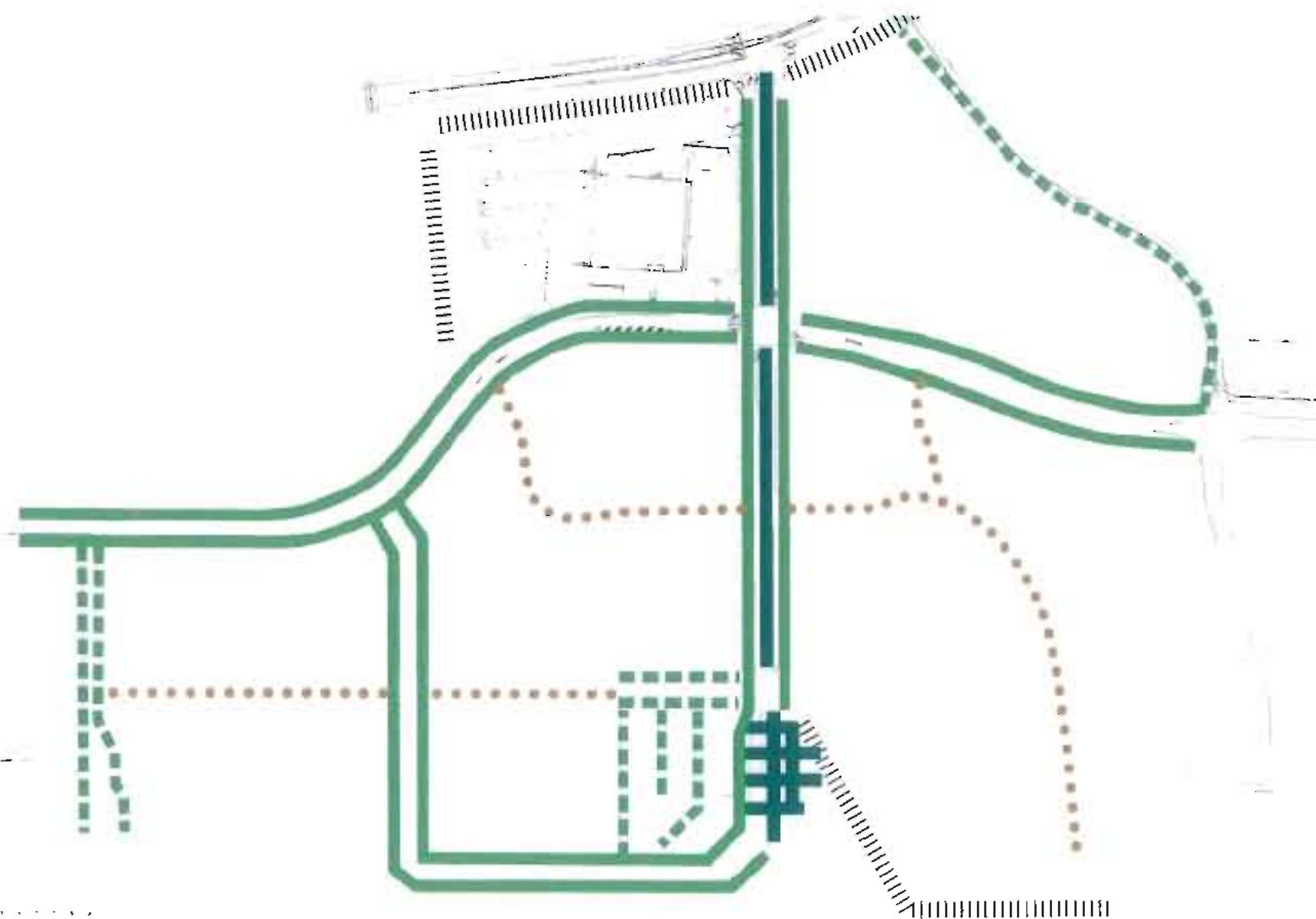


cycle circulation





street tree strategy



Legend | Plant List

	Feature Trees			Informal Shade Trees & Palms
	Aracuna heterophylla			Pandanus tectorius
	Ficus macrophylla			Livistona decipiens
	Ficus platypoda			Casuarina equisetifolia
	Ficus rugubinos			Melaleuca quinquenervia
	Pandanus tectorius			Piuraria obtusa
	Livistona decipiens			Acmena hemilampra
	Signature street trees			Banksia integrifolia
	Cupaniopsis anacardioides			Archontophoenix cunninghamii
	Harpullia pendula			Buffer Planting
	Lophostemon confertus			Casuarina equisetifolia
	Local Street trees			Commersonia bartramiana
	Casuarina equisetifolia			Melaleuca quinquenervia
	Melaleuca quinquenervia			Metrosideros excelsa
	Banksia integrifolia			Baccharis citrodora
	Cupaniopsis anacardioides			Syzygium oleosum
	Glochidion ferdinandii			Acmena hemilampra
				Glochidion ferdinandii
				Banksia integrifolia

Street tree planting and treatment within the road reserve enhances the theme of native shade trees and understorey planting flanking the road and pedestrian access paths within the road reserve. Each public road is contained within a vegetated zone which relates to individual lot landscape treatment and extends the native beachside landscape through the site. Landmark species (eg. Norfolk Pines) are to be used in specific locations to reinforce gateways or landmarks within the site. Endemic feature plants such as Pandanus are also proposed to be used as highlights or features within public and private landscapes.

Native plant species (eg. Banksia and Casuarina) are used generally through the streetscape and open space development to blend with and extend the established beachfront landscape throughout the Town Centre. (Refer to Proposed Plant Schedule for comprehensive list of plant species)

entrance statement

Key Plan



— EXISTING SCREEN PLANTING TO
TWEED COAST ROAD

— SCREEN PLANTING AND
MOUNDING TO TWEED COAST
ROAD FRONTAGE

— STREET TREE PLANTING
WITH SIGNATURE
TREES TO CENTRAL MEDIAN
AND SHADE TREES TO EXTEND
FROM ENTRY GATEWAY TO
CIVIC PARK

the entrance

Landscape treatment to the Boulevard and adjacent screen planting within the Retail Centre site will contribute to the definition of the entry to the Town Centre and establish the character of the development.



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the boulevard

Key Plan

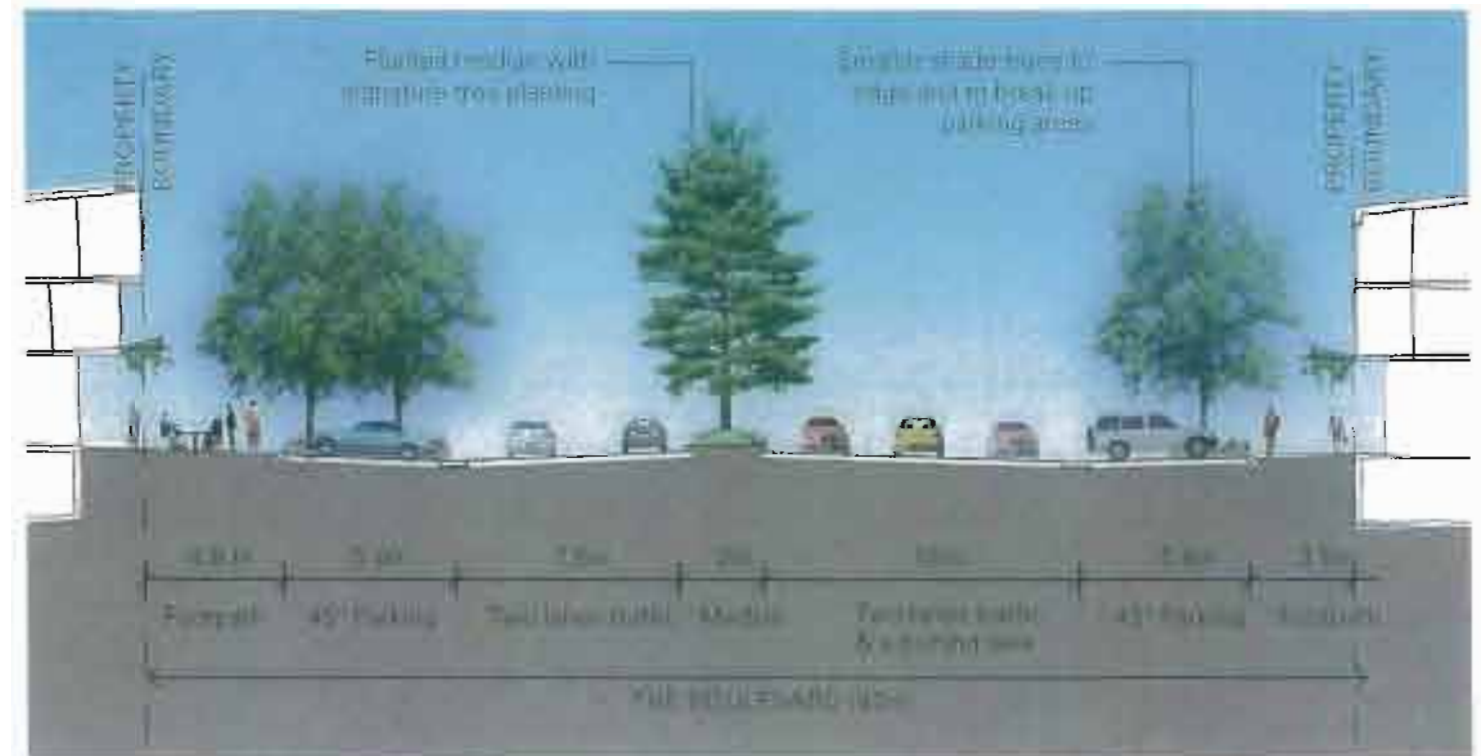


ON STREET ANGLE
PARKING

MEDIAN PLANTING
WITH SIGNATURE TREES
Araucaria heterophylla

SHADE TREES TO
PARKING BAYS
Cupaniopsis anacardioides

plan



section 1:250 @ A3

The Boulevard and Main Street

The Concept Plan introduces an east-west boulevard that links the Tweed Coast Road across Casuarina Way to the eastern edge of the site, creating a "Main Street" boulevard that links the commercial core directly to the beachside open space. This "main street" corridor will be wider than other Casuarina Beach streets, to allow for on street car parking in the commercial core. The boulevard also includes extensive planting along the length of the street including a generous median with signature shade trees and wide footpaths for pedestrian access and activities associated with retail and commercial uses. The character of pedestrian zones vary with the concentration of activities and solar access, with outdoor dining and a more generous pedestrian zone on the southern (north facing) side. This area is proposed to incorporate shaded arcades associated with future built form facing the street. A lower key pedestrian path and cycle way is proposed on the northern side, meandering within the generous verge.

(Refer Architectural report for built form and elevational treatments)



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main street

Key Plan



plan

CONTRAST PAVING INSETS
IN ROADWAY

90° PARKING AND LEFTY
PARKING TO MAIN STREET

2.5M SHARED PEDESTRIAN /
CYCLE PATHWAY

FORMAL STREET
TREES
Backhousia citriodora
Cupaniopsis anacardioides
Harpullia pendula
Lophostemon confertus



section 1:250@ A3



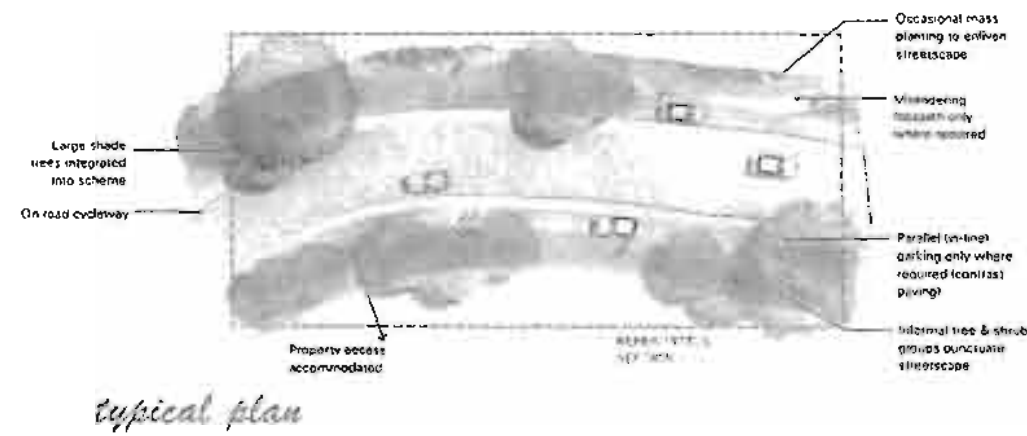
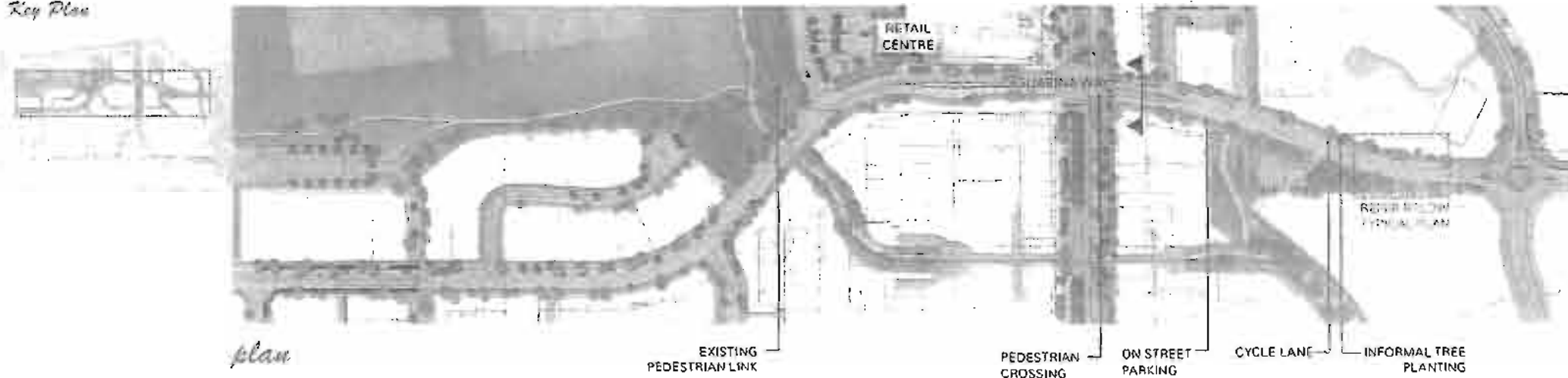


Planning

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Signed: **80**

casuarina way

Key Plan



section 1:250 @ A3

local roads

Key Plan



INFORMAL TREE PLANTING

Pandanus tectorius
Livistona decipiens
Casuarina equisetifolia
Melaleuca quinquenervia
Eucalyptus intermedia
Eucalyptus tessellaris
Plumeria obtusa



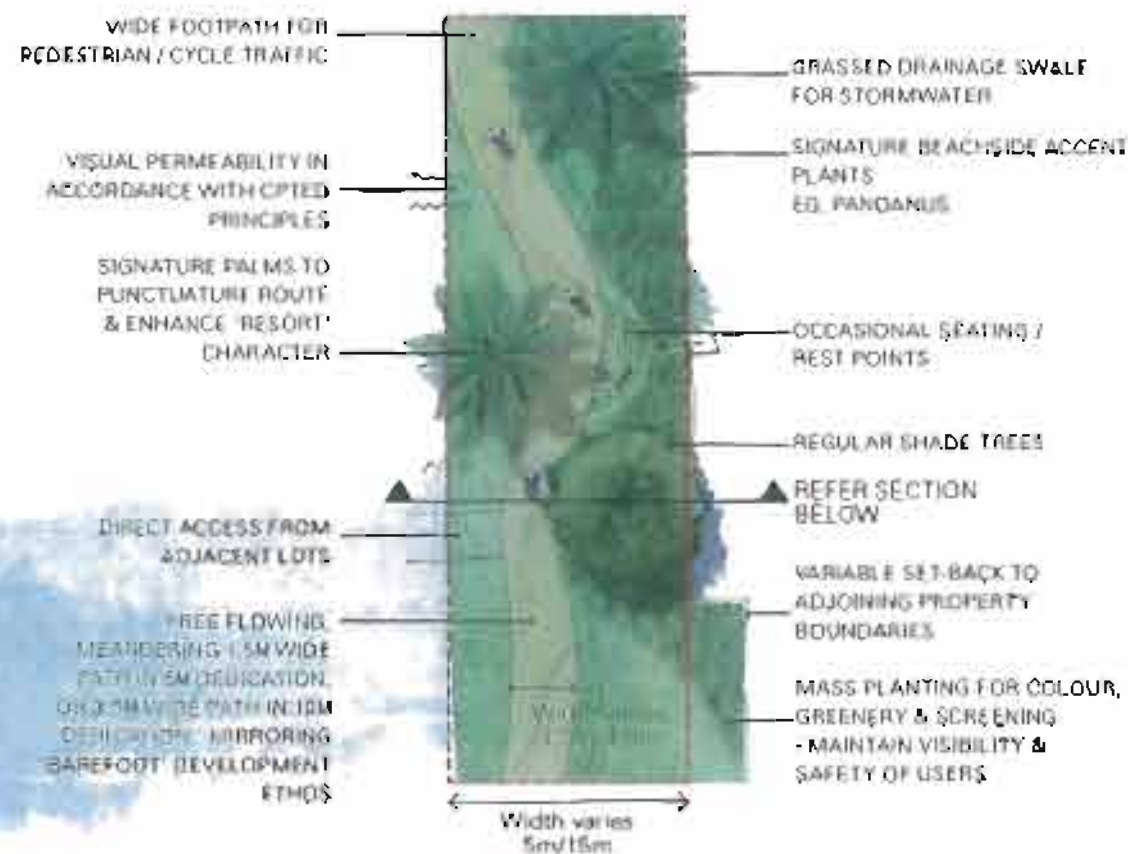
plan



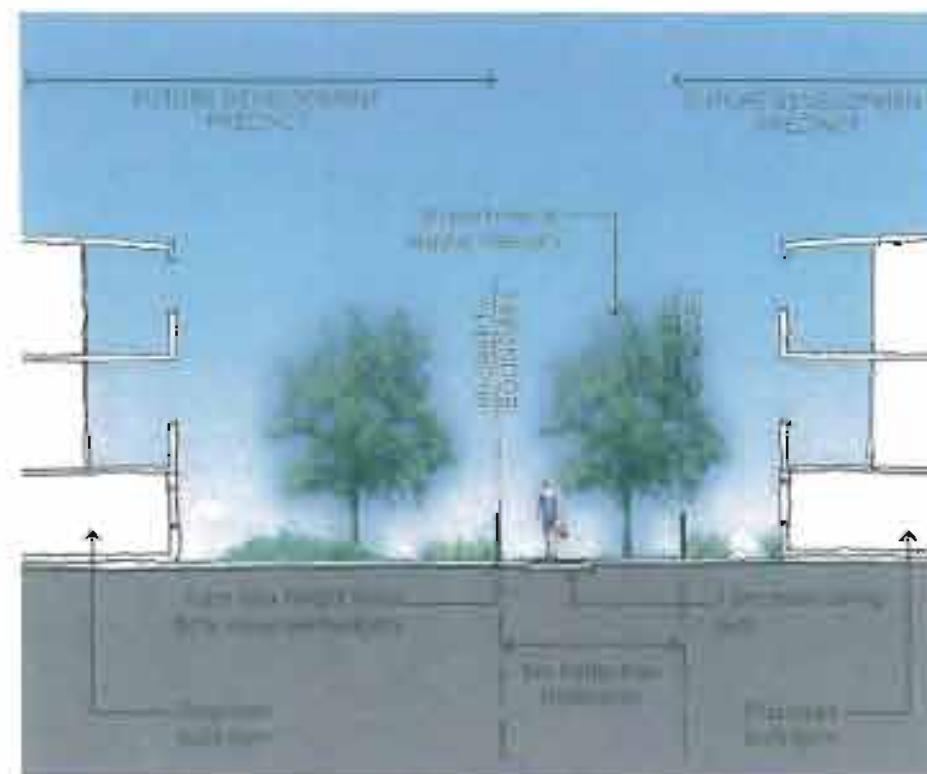
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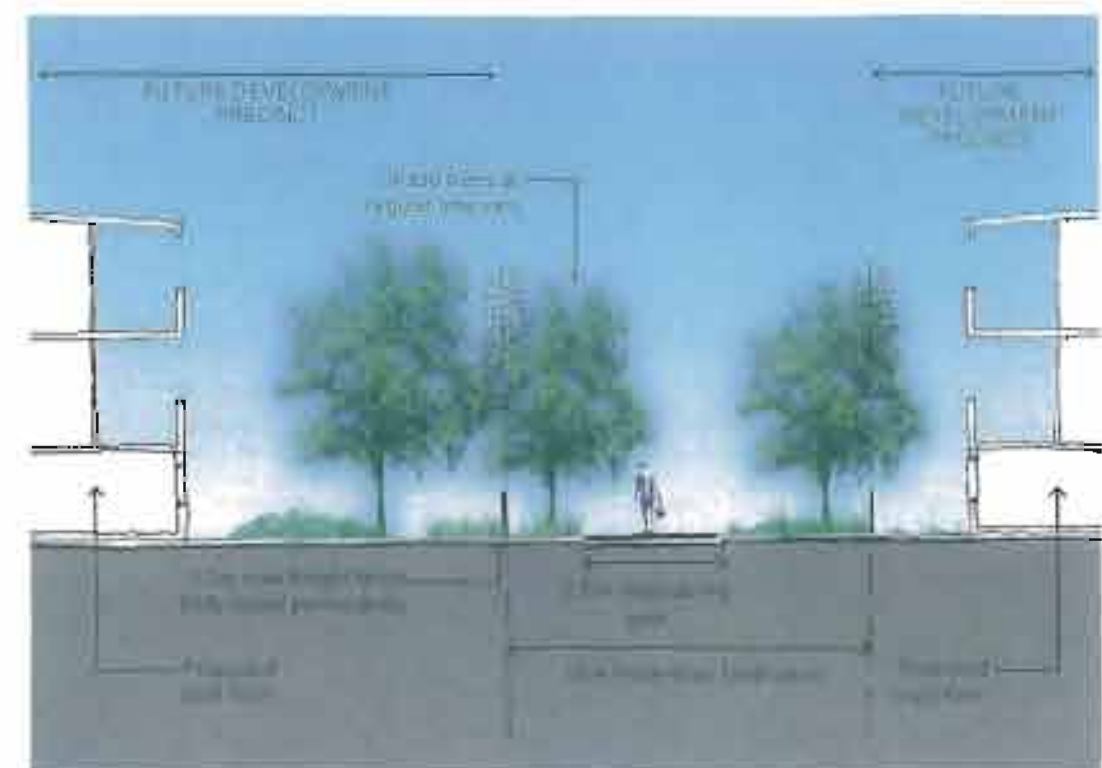
Key Plan



typical plan 5m/15m dedication



section: pedestrian access path
(5m width)



section: shared access path
(15m width)

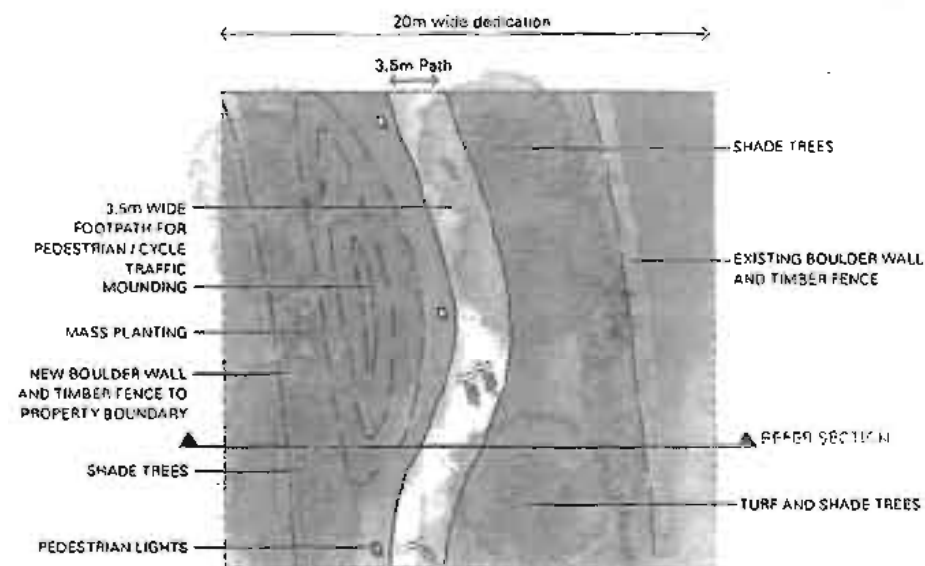


Planning

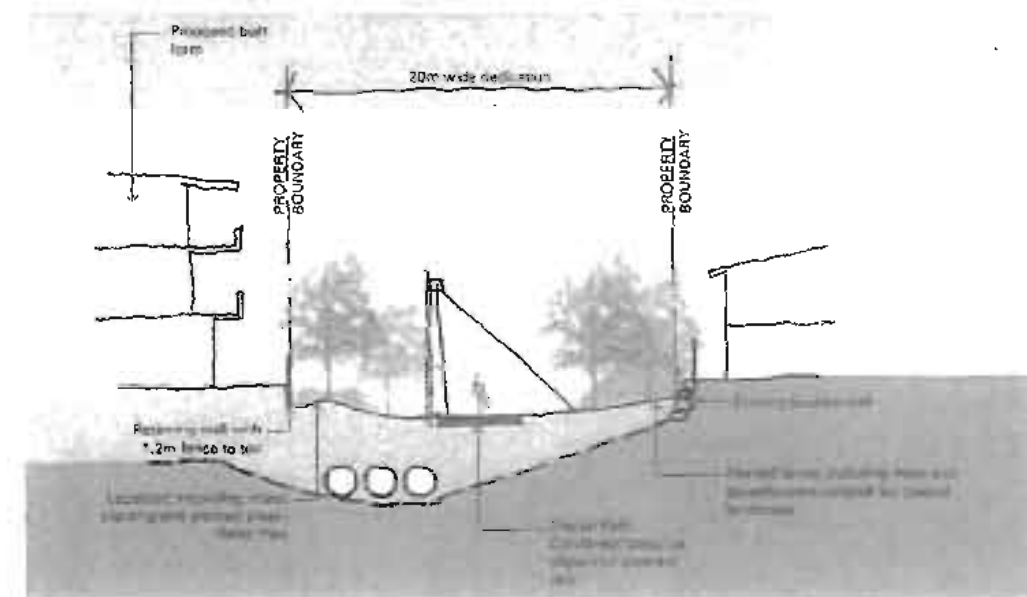
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Signed: *ED*

pedestrian links

Key Plan



typical plan: 20m pedestrian dedication



typical section: 20m wide pedestrian/cycleway dedication



site frontage to foreshore reserve

77 30th STAGE 1



Key Plan



foreshore reserve management area

The site has a direct relationship to the beach and adjoins the Environmental Protection (7F) zone, which incorporates the continuous pedestrian and cycle access path along the 3.5 kms of beach frontage. Plant species used adjoining this zone will reflect the predominantly native theme throughout the development, and developed in accordance with the guidelines established by Tweed Shire Council. Park facilities will be provided in conjunction with public access from carparks to increase public ownership and ease of access to the beach and foreshore zone, and degree of connectivity for residents and visitors to the public open space and beachfront.



Overlooking stormwater catchment



Foreshore path and beach access



Foreshore boardwalk

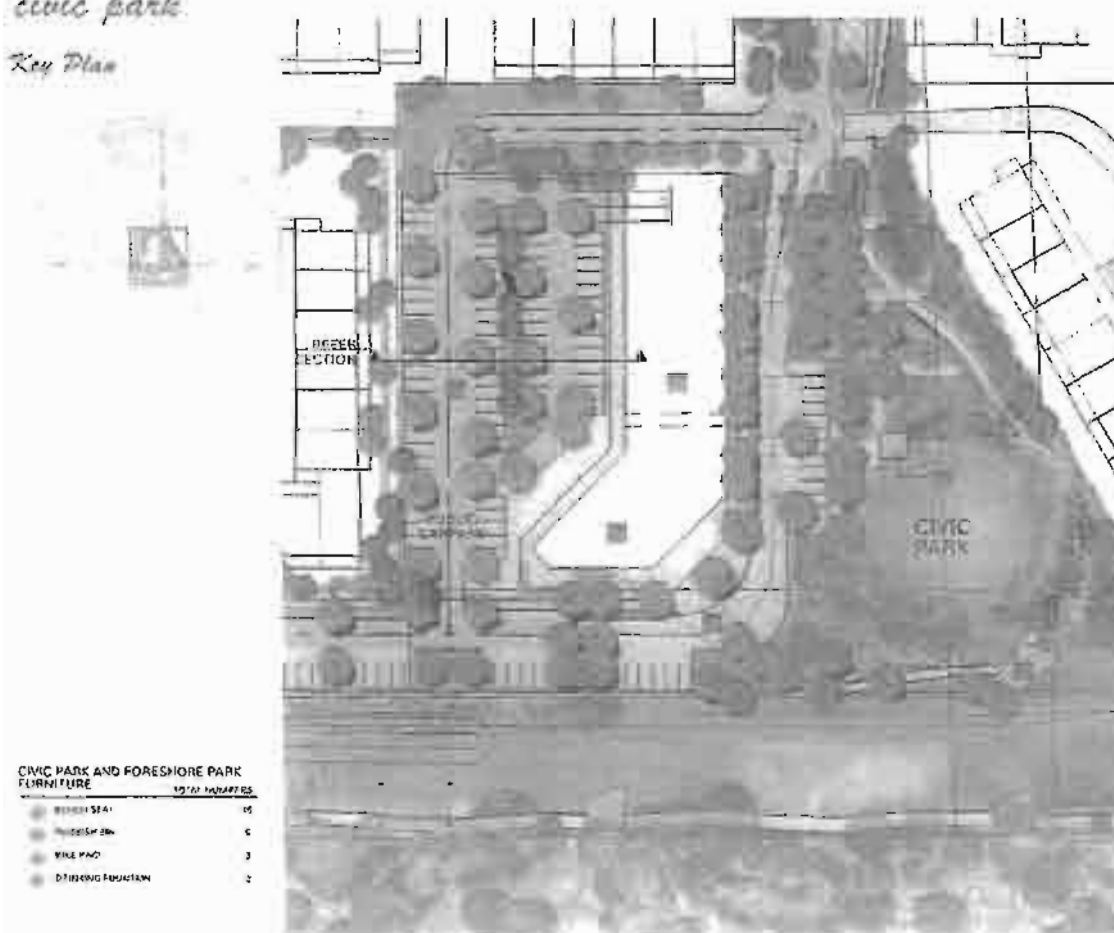




Planning

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civic park Key Plan



CIVIC PARK AND FORESHORE PARK FURNITURE	
	TOTAL QUANTITIES
BEACH SEAT	15
WHEELCHAIR	5
WHEELchair	3
DRINKING FOUNTAIN	2

- SHARED ROAD PAVEMENT TO DEFINE ENTRY AND PEDESTRIAN CROSSING
- NORMAL TREE PLANTING
- SIGNATURE TREE TO FRAME CIVIC PARK AND PROVIDE SHADE
- MOVING TO CREATE CATHEDRAL SEATING & 'GATHERING' THE PARK
- BUFFER PLANTING BETWEEN BUILDING AND PUBLIC OPEN SPACE
- INFORMAL RECREATION OPEN SPACE
- INTERSECTION NODE
- EXISTING PEDESTRIAN / CYCLE SHARED PATH
- MOUNDED LANDFORMS TURF & BEACH VEGETATION TO 7F ZONE
- EXISTING BEACH ACCESS TRACK
- SHADE SHELTER WITH BBQ AND PICNIC TABLE
- PUBLIC PARKING WITH FEATURE SWALE AND SHADE TREES TO PARKING MEDIAN
- ICON BUILDING
- SURF LIFE SAVING BUILDING
- SHARED ZONE PEDESTRIAN AND VEHICULAR AS INTERFACE BETWEEN ACTIVITY ZONES IN ICON BUILDING AND OPEN SPACE CONNECTIONS
- FUTURE LANDMARK SCULPTURAL ELEMENT
- PROPOSED ACCESS TRACK TO BEACH
- GRAVEL AND PLANTED SWALE TO CENTRE OF PARKING BAYS

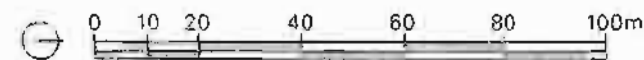
Civic Park

The "main street" corridor is terminated by a large Civic Park, which links the streetscape of the Town Centre to the linear open space (7f zone) containing the shared walkway that forms a major north-south pedestrian/cycle spine for the whole Tweed Coast.

Site settlements and drainage strategy provides a strong visual link between a high point in the centre of the site, looking towards the beach and Tweed Coast Way.

The configuration of the Civic Park allows the space to frame and provide the 'cathedral' effect, providing a sense of enclosure and a sense of place. The park is designed to be a 'gathering' space, providing a strong sense of place and a sense of enclosure. The park is designed to be a 'gathering' space, providing a strong sense of place and a sense of enclosure. The park is designed to be a 'gathering' space, providing a strong sense of place and a sense of enclosure.

The detailed design of the Civic Park will reflect the unique beach setting by incorporating natural mounded landforms and indigenous planting to emulate the beachside topography, dunes and broad swathes of coastal planting. This park occupies the 7f zone which incorporates linear infiltration basins, informal swathes of planting and grassed areas and curvilinear sheltering landforms with a shared cycle / pedestrian path and connecting links to the beach through the revegetation zone.

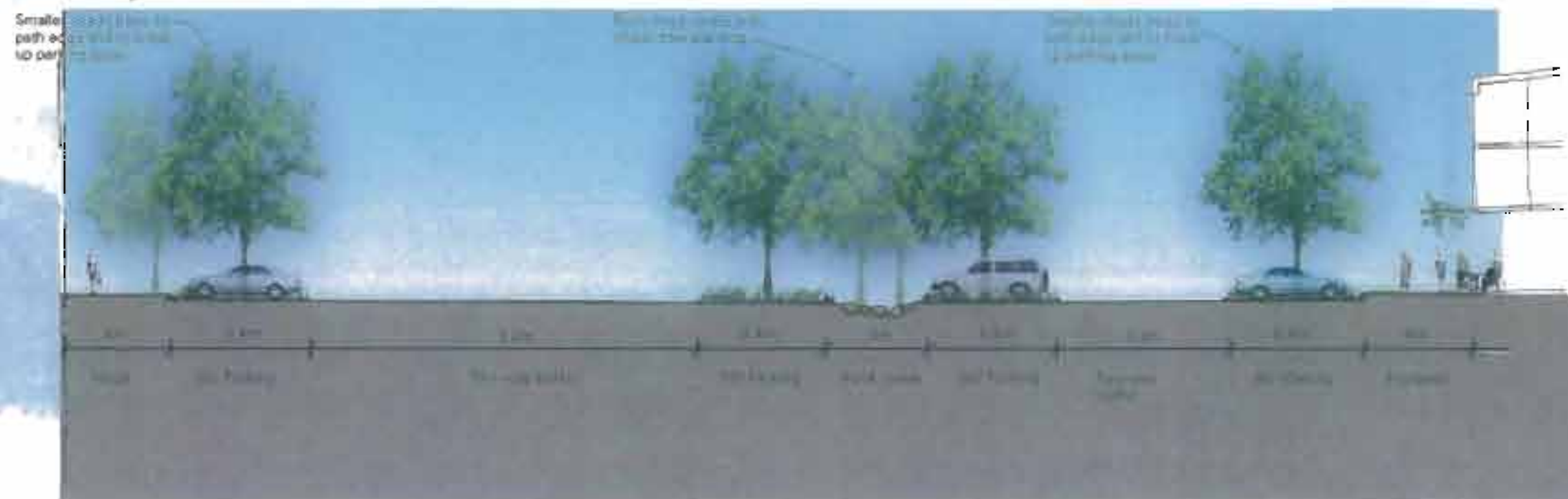


0 10 20 40 60 80 100m

0 10 20 40 60 80 100m



public Carpark section



It is proposed to demolish the existing temporary shared path link through the site and replace with a curvilinear path which relates to the proposed connections into the town centre, incorporates revised infiltration basins and creates a more interesting and integrated series of outdoor spaces in keeping with the shared path through the remained of Casuarina.

The park will provide an aesthetic landscape, allowing for passive recreation and a venue for multi-purpose events. Subtle ground forming within the park will provide a variety of spaces for various uses and facilitate capture and infiltration of stormwater as a major catchment point within the centre precinct. Mounding and filling will provide viewing points for improved view of the beach front zone and contain viewing areas for activities and events.



The beachfront mixed use building directly to the south of the park will incorporate a surf lifesaving post, providing an operations base and public amenities. The north-facing outdoor dining terraces are sheltered from the south-easterly winds, shaded by a line of major trees as the southern edge to the Civic Park, creating a promenade space to this edge of the public open space.

A landmark feature or sculptural element is proposed as termination of The Boulevard vista, providing a focal point and way finding landmark as well as a sculptural feature in the landmark.

A smaller public park off Casuarina Way terminates the visual axis of the local road, providing an open space opportunity to overlook the sports activities on the ovals, and a physical and visual link between open space areas. This area also functions as an infiltration basin for stormwater management - refer Civil Engineering report.



20



NOTE
FOR DETAIL,
REFER ARCHITECTURAL REPORT

