

ANGAR ROAD

4500 WATERMAIN

THIRD COAST ROAD

PM 75902
55973.738E
68963.840N
RL 9.034 AHD

ROAD 7
ROAD 8

ROAD 2

ROAD 9

7(F) LINE
EXISTING PRIVATE
7(F) BOUNDARY
EXISTING PUBLIC
7(F) BOUNDARY

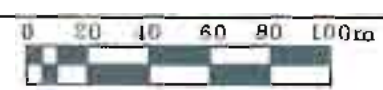


Department of
Planning

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:

CONCEPT PLAN

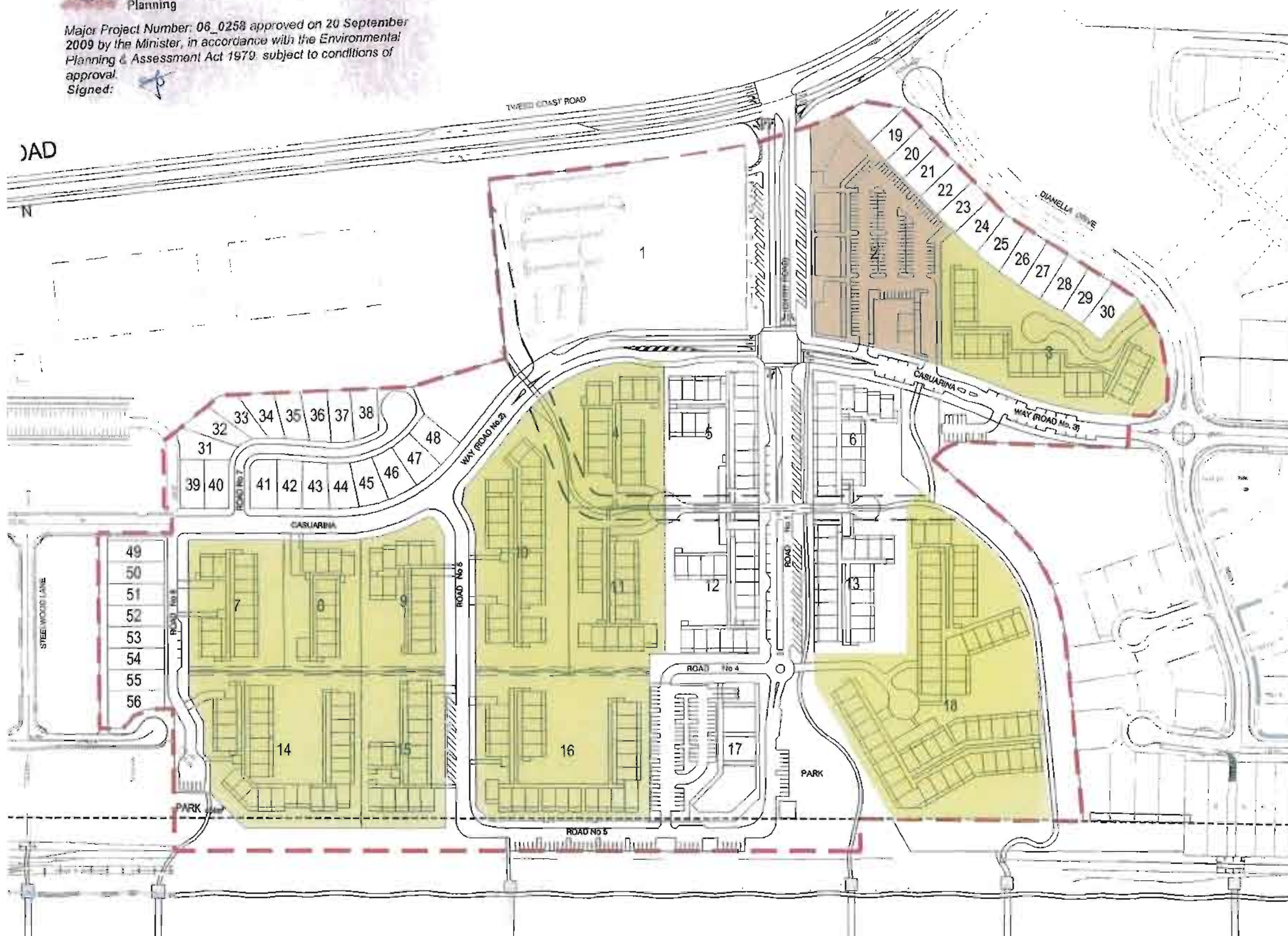
JOB NO: 1992-02-B 17/08/09 MP-31(N) SCALE: 1:2500 @ A3



CASUARINA TOWN CENTRE
KINGS BEACH No.2 PTY LTD



architecture | master planning | urban design | interior design



LEGEND

-  Site Boundary
-  Mixed Use
-  Medium Density Residential
-  Retail
-  Commercial
-  Hotel
-  Single Dwelling
-  Existing Beach Corridor

LAND USE PLAN

JOB NO. 1992-02-B

17/08/2009

MP - 19 (R)

1:2500 @ A3 SCALE:



CASUARINA BEACH TOWN CENTRE

Kings Beach No.2 Pty Ltd



LEGEND

- Site Boundary
- 7(f) Zoned land in public ownership.
18944m²
- 7(f) Zoned land in private ownership to be
dedicated for public open space.
4164m²
- 2(e) Zoned land in private ownership to be
dedicated for public open space.
10,204m²
- 7(f) Zoned land to be retained in private
ownership.
816m²
- Street landscaping
- Infiltration Basins
2121m²

Total area of land to be dedicated for public
open space (14,368m²)

OPEN SPACE PLAN

JOB NO: 1992-02-B 17/08/2009 MP - 30 (V) 1:2500 @ A3 SCALE



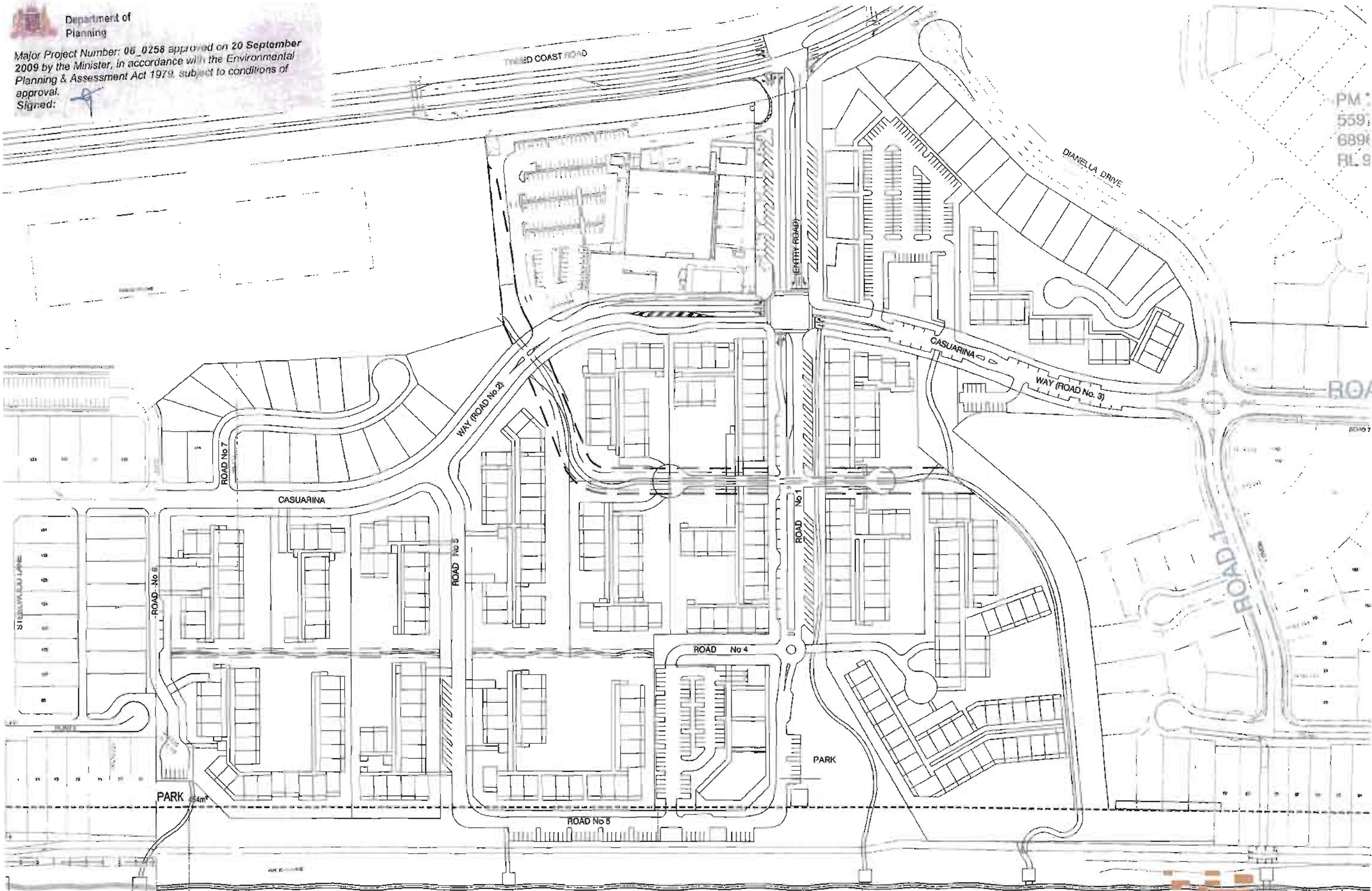
CASUARINA BEACH TOWN CENTRE

Kings Beach No.2 Pty Ltd



Department of
Planning

Major Project Number: 08_0258 approved on 20 September
2009 by the Minister, in accordance with the Environmental
Planning & Assessment Act 1979, subject to conditions of
approval.
Signed: 



Casuarina Beach Town Centre - Indicative Master Plan

JOB NO: 1992-02-B

17/08/2009

MP-01-04(U)

SCALE: 1:2000 @ A3



Casuarina Beach

Kings Beach No.2 Pty Ltd





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: 

Sun Study - Winter Solstice - June 21 - 3pm

JOB NO: 1992-02-B

17/08/2009

MP-01-13(G)

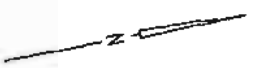
SCALE: AS SHOWN @ A3



Casuarina Beach Town Centre

Kings Beach No2 Pty Ltd





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]

LEGEND:
— EXISTING CONTOURS
— SITE BOUNDARY

20 10 0 10 40 60 80
SCALE BEFORE REDUCTION 1:2000

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Cardno
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KINGS BEACH (No. 2) PTY LTD
CASUARINA BEACH TOWN CENTRE
DA SUBMISSION
SCALE: 1:2000 A1
DATE: 10 JULY 2007 REV. 1
DRAWING NO: 7079/4/1-FIG DA22

FIGURE No. DA22I(10/08/09)
EXISTING CONTOURS PLAN



20 10 0 20 40 60 80m
SCALE BEFORE REDUCTION
1:1000

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Email: go@cardno.com.au

KINGS BEACH (No. 2) PTY LTD

CASUARINA BEACH
TOWN CENTRE
DA SUBMISSION

SCALE - 1:1000
DATE - 10 OCTOBER 2007
DRAWING No. 7079/4/1-FIG DA39

FIGURE No.DA39J(10/08/09)

SUBDIVISION
LAYOUT PLAN



Planning

Major Project Number: 06_0258 MOD 1 approved on 17 June 2010 by the A/Director, Regional Projects under delegation from the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed:



LEGEND

- ROAD RESERVE
- PEDESTRIAN EASEMENT
- DRAINAGE/CYCLEWAY EASEMENT
- DRAINAGE/CYCLEWAY DEDICATION
- OPEN SPACE ZONE
- PARK
- SITE BOUNDARY

20 10 0 20 40 60 80m
SCALE BEFORE REDUCTION 1:1000

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CASUARINA BEACH
TOWN CENTRE
DA SUBMISSION

SCALE: 1:1000 A1
DATE: 17 DECEMBER 2007 REV. N
DRAWING No: 7079/4/1-FIG DA40

FIGURE No.DA40N(21/12/09)
DEDICATION AND
EASEMENT PLAN



Planning

Major Project Number: 06_0258 MOD 1 approved on 17 June 2010 by the A/Director, Regional Projects under delegation from the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.

Signed:



LEGEND

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4

LOT BOUNDARY

SITE BOUNDARY

7 (F) ZONE WESTERN BUD

20 0 20 40 60 80m
SCALE RESPONSE REDUCED 1:1000

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KINGS BEACH (No. 2) PTY LTD

CASUARINA BEACH
TOWN CENTRE
DA SUBMISSION

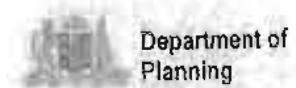
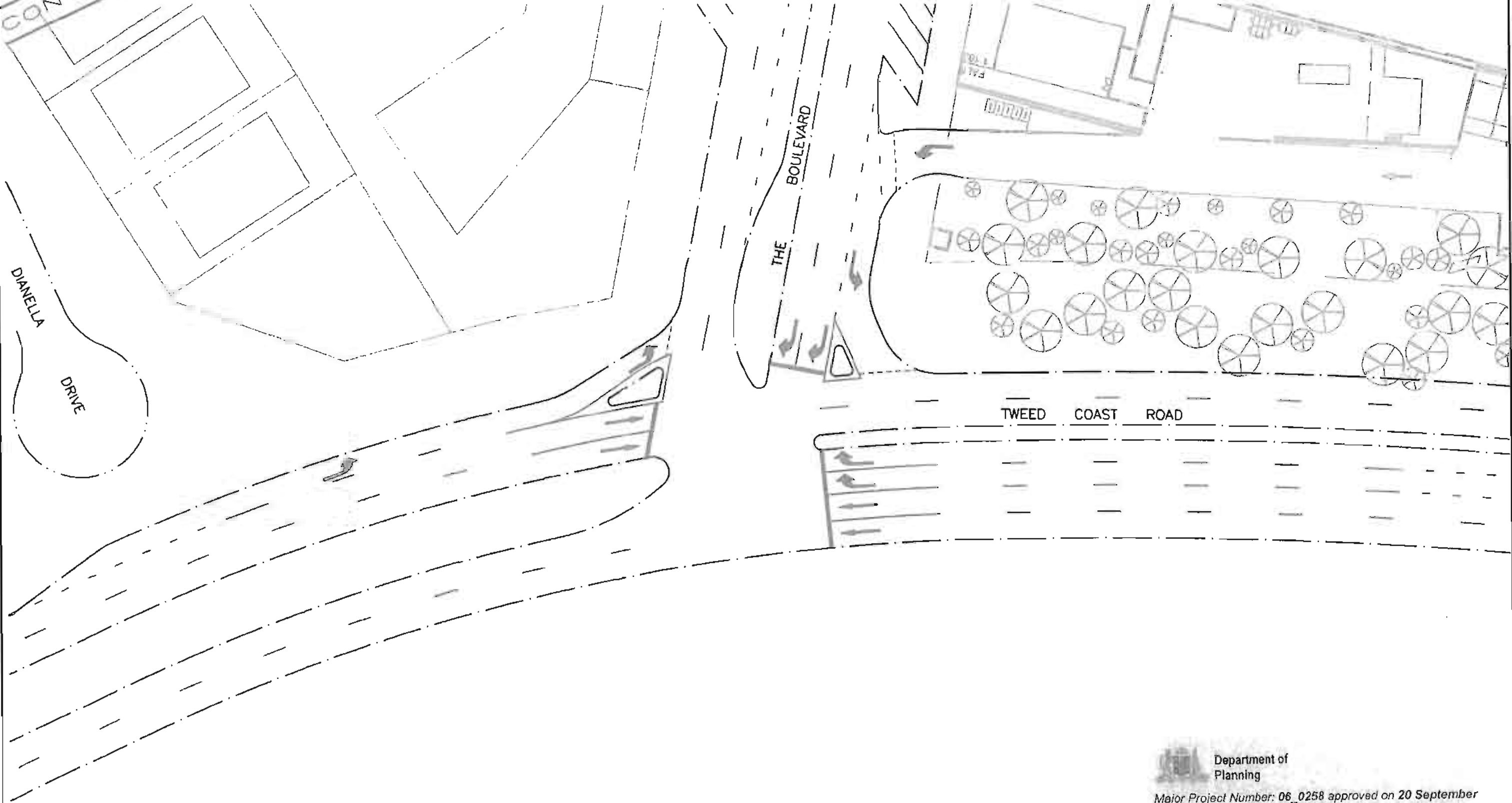
SCALE - 1:1000
DATE - 12 DECEMBER, 2009
DRAWING No.
7079/4/1-FIG DA41

FIGURE No. DA41K(21/12/09)

STAGING PLAN

CONCEPT ONLY

REFER TO DWG 8491-102 FOR CONTINUATION



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:



BRISBANE
Level 1, 9 Gardner Close
Milton Qld 4064
P.O. Box 358
Towong Qld 4065
Tel: (07) 3310 2401
Fax: (07) 3359 9722

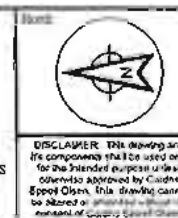
GOLD COAST
Suite 2, 20 Nerang Street
Nerang Qld 4211
P.O. Box 351
Tel: (07) 5502 1585
Fax: (07) 5502 1586

SYDNEY
910 Pacific Highway
Gordon NSW 2072
Tel: (02) 9496 7700
Fax: (02) 9496 3502

Issue	Description	Date	By
A	ISSUE FOR COMMENT	02.05.07	AX
B	TWEED COAST ROAD INTERSECTION AMENDED	10.07.07	AX
C	LAYOUT AMENDED	31.08.07	AX
D	LAYOUT AMENDED	19.12.07	JHL
E	SHOPPING CENTRE LAYOUT UPDATED	12.01.09	AX
F	LAYOUT AMENDED	23.01.09	AX
G	LEFT TURN LANE EXTENDED	03.07.09	AX

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



Base Information Supplied By
NIL

Design Drawn Checked
AX BM

Certified
RPEQ No.

Project Title
CASUARINA TOWN CENTRE

Client
CONSOLIDATED PROPERTIES

Drawing Title
TWEED COAST ROAD / TOWN CENTRE DRIVE INTERSECTION CONCEPT

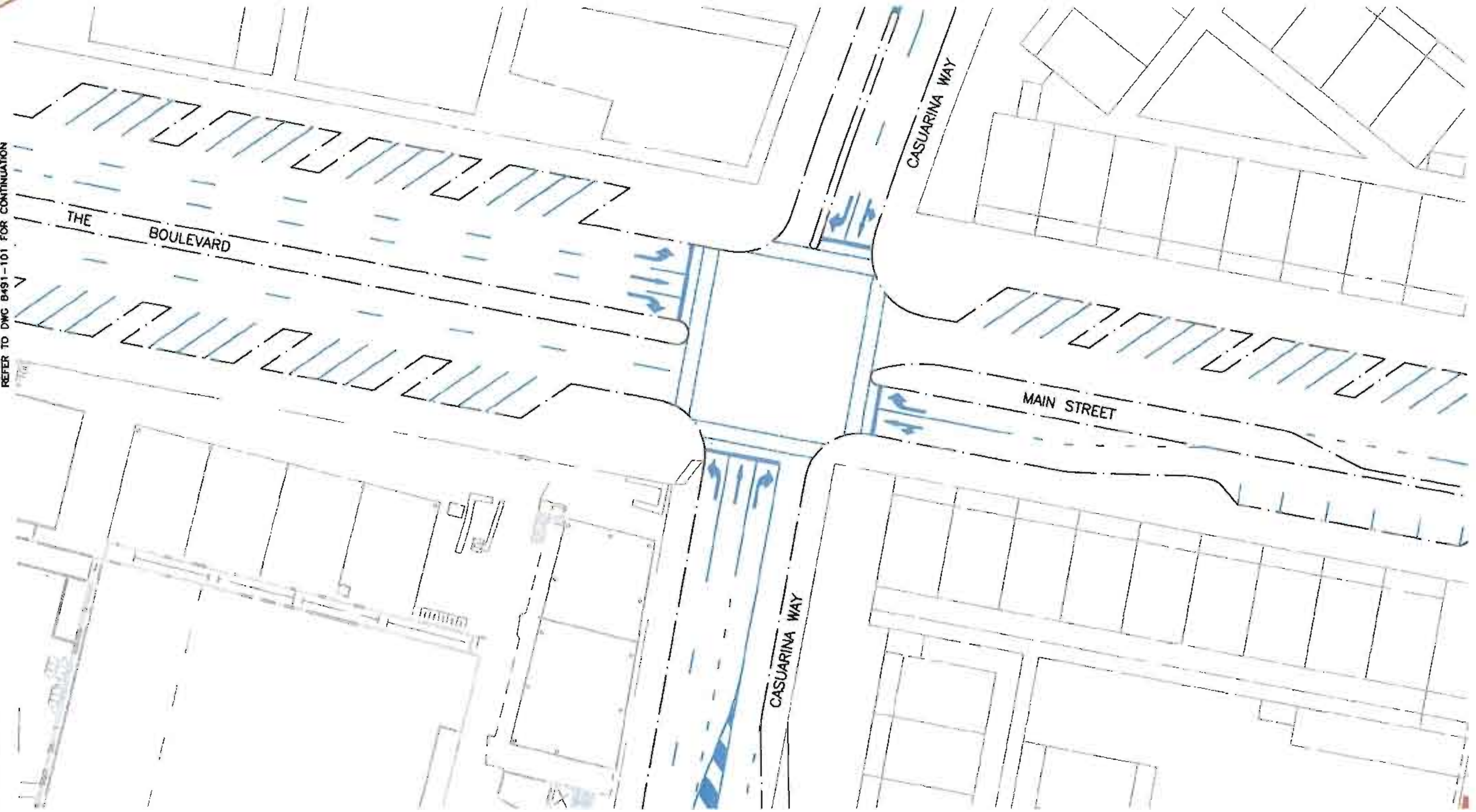
Drawing No.
8491-101

Sheet 1 of 1
Scale 1:250 at A1
Project CE008491
Xref NIL
ACAD No 8491-Base.dwg

CONCEPT ONLY

Department of Planning
Major Project Number: 06_0258 approved on 20 September 2005 by the Minister in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.
Signed: [Signature]

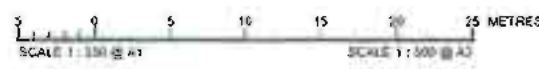
REFER TO DWG B491-101 FOR CONTINUATION



Cardno Eppell Olsen
BRISBANE: Level 1, 8 Gardner Close, Milton QLD 4064
P.O. Box 289, Stirling QLD 4068
Tel: (07) 3210 2444 Fax: (07) 3265 9722
GOLD COAST: Suite 2, 50 Heiring Street, Nerang QLD 4211
P.O. Box 391, Nerang QLD 4211
Tel: (07) 5502 1265 Fax: (07) 5562 1268
SYDNEY: 910 Pacific Highway, Gordon NSW 2172
Tel: (02) 8495 7700 Fax: (02) 9498 2862

Issue	Description	Date	By
A	ISSUE FOR COMMENT	10.05.07	AX
B	LAYOUT AMENDED	31.06.07	AX
C	SHOPPING CENTRE LAYOUT UPDATED	12.01.09	AX
D	LAYOUT AMENDED	23.01.09	AX

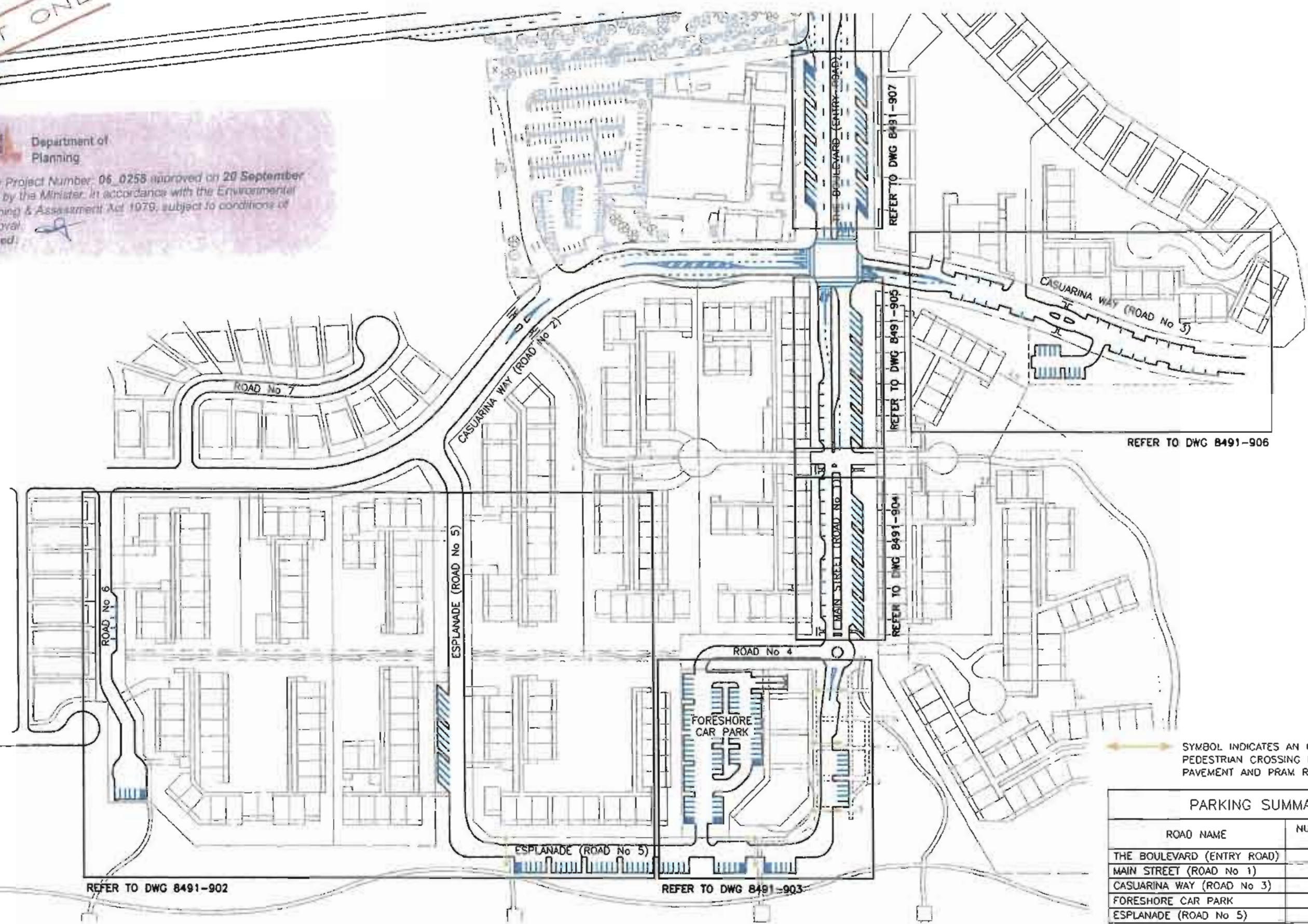
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Base Information Supplied By NIL	Project Title CASUARINA TOWN CENTRE	Drawing Title CASUARINA WAY / TOWN CENTRE DRIVE INTERSECTION CONCEPT OPTION 1	Drawing No. 8491-102
Design Drawn: AX Checked: BM	Client CONSOLIDATED PROPERTIES	Scale 1:250 at A1	Issue D
Certified RPEQ No.		Project CE008491	Author NIL
		ACAD File B491-102.dwg	

CONCEPT ONLY

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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]



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

PARKING SUMMARY	
ROAD NAME	NUMBER OF PUBLIC CAR SPACES
THE BOULEVARD (ENTRY ROAD)	32
MAIN STREET (ROAD No 1)	47
CASUARINA WAY (ROAD No 3)	26
FORESHORE CAR PARK	71
ESPLANADE (ROAD No 5)	64
ROAD No 6	11
TOTAL	251

Cardno Eppell Olsen
BRISBANE: Level 1, 9 Garden Close, Tel: (07) 3399 4888, Fax: (07) 3399 9722
GOLD COAST: Suite 2, 20 Nerang Street, Tel: (07) 5502 1505, Fax: (07) 5502 1506
SYDNEY: 910 Pacific Highway, Tel: (02) 9496 1700, Fax: (02) 9496 3002

Issue	Description	Date	By
A	ISSUE FOR COMMENT	17.04.08	AK
B	BASE UPDATED	03.12.08	AK
C	MINOR AMENDMENTS	07.01.09	AK
D	(PARKING) SUMMARY AND SHOPPING CENTRE LAYOUT UPDATED	12.01.09	AK
E	LAYOUT AMENDED	23.01.09	AK
F	INFORMAL PEDESTRIAN CROSSINGS ADDED	06.02.09	AK
G	NEW BAYS ADDED, CASUARINA WAY CROSS SECTION AMENDED	03.07.09	AK
H	SHOPPING CENTRE CAMPAIGN UPDATED	14.08.09	AK

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SCALE 1:1000 @ A1
SCALE 1:2000 @ A3

North

Design Information Provided By			Project Title
Design	Drawn	Checked	CASUARINA TOWN CENTRE
	AX	BM	
Certified			Client
RPEQ No.			CONSOLIDATED PROPERTIES

Drawing Title
PARKING BAY DIMENSIONS

Drawing No.
8491-901

Sheet 1 of 1
Scale 1:1000 at A1
Project CE008491
Xref: NIL
ACAD file: B491-Base.dwg

CONCEPT ONLY



PARKING SUMMARY	
ROAD NAME	NUMBER OF PUBLIC CAR SPACES
ESPLANADE (ROAD No 5)	36
ROAD No 6	11
TOTAL	47

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

Department of Planning
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Signed: [Signature]

Cardno Eppell Olsen
BRISBANE Level 1, 9 Gardner Close Milton Qld 4064 P.O. Box 368 Teewah Qld 4066 Tel: (07) 3310 2401 Fax: (07) 3369 9222
GOLD COAST Suite 2, 20 Nungate Street Haring Qld 4211 P.O. Box 391 Nungah Qld 4211 Tel: (07) 5502 1505 Fax: (07) 5503 1506
SYDNEY 910 Pacific Highway Gordon NSW 2072 Tel: (02) 9495 1700 Fax: (02) 9490 3062

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 AMENDMENTS	20.01.09	AX
F	INFORMAL PEDESTRIAN CROSSINGS ADDED	06.02.09	AX

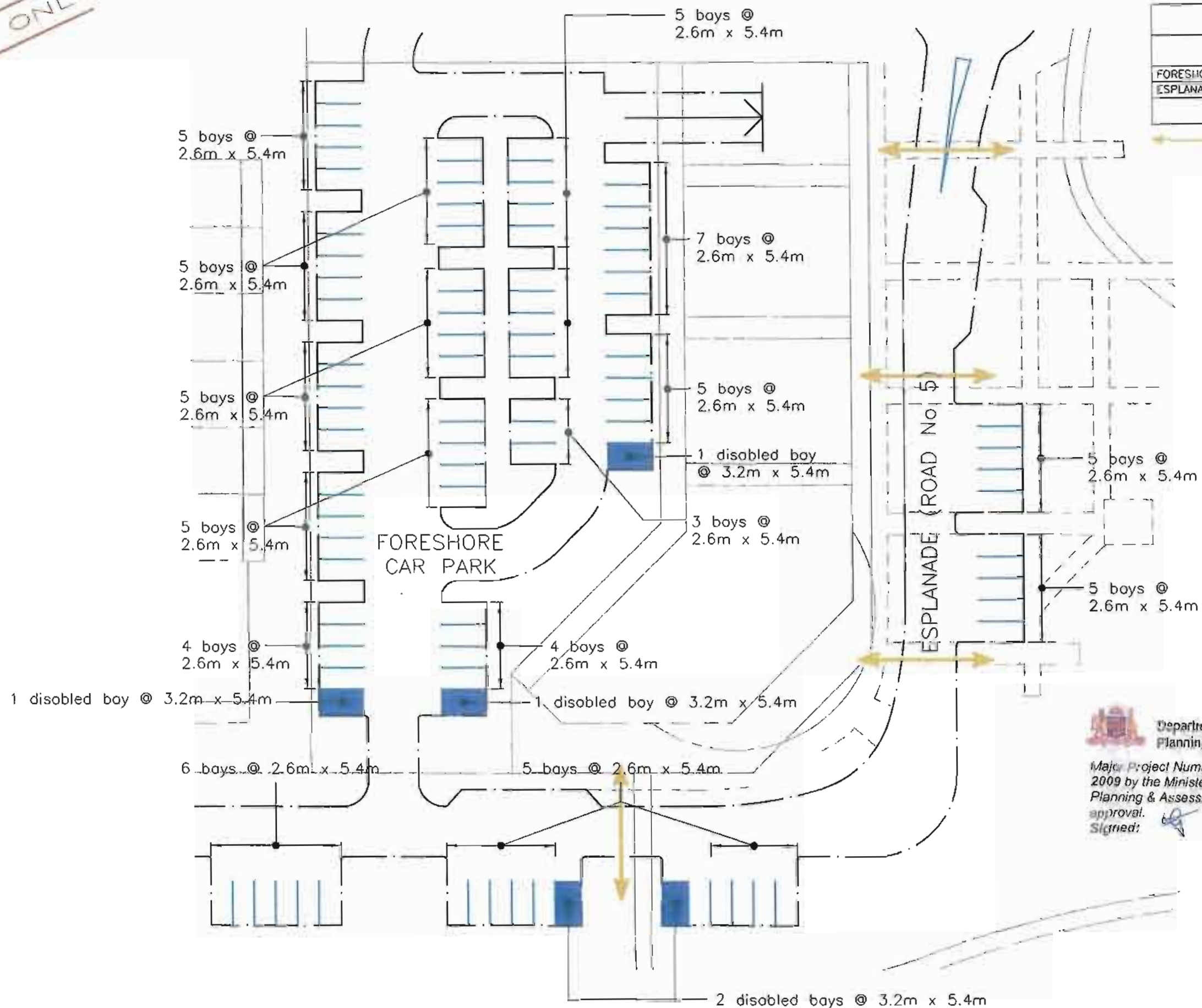
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SCALE 1:500 @ A1
SCALE 1:1000 @ A3

North
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Data Information Supplied by			Project Title
Design	Drawn	Checked	CASUARINA TOWN CENTRE
	AX	BM	
Certified	Client		CONSOLIDATED PROPERTIES
REF: No.			

Drawing Title		Drawing No.	
PARKING BAY DIMENSIONS		8491-902	
Sheet	1 of 1	Issue	F
Scale	1:500 at A1	Project	CE008491
Drawn	NIL	Client	
ACAD Ref.	8491-902-001		

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.)



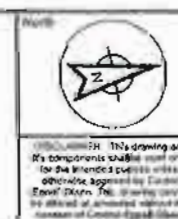
Department of Planning

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]

Issue	Description	Date	By
A	ISSUE FOR COMMENT	17.04.08	AX
B	BASE UPDATED	03.12.06	AX
C	MINOR AMENDMENTS	09.01.09	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

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SCALE 1:500 @ A3



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

Project Title	CASUARINA TOWN CENTRE
Client	CONSOLIDATED PROPERTIES

Drawing Title	PARKING BAY DIMENSIONS
---------------	------------------------

Sheet	1 of 1	Issue
Scale	1:250 at A1	
Project	CE008491	
Ref	NIL	
ACAD No	8491-903	

CONCEPT ONLY

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

1 bay @
5.5m x 2.5m

3 bays @
6m x 2.5m

1 bay @
5.5m x 2.5m

1 bay @
5.5m x 2.5m

3 bays @
6m x 2.5m

1 bay @
5.5m x 2.5m

MAIN STREET (ROAD No 1)

5.6

4 bays - 2.6m wide (45')

4 bays - 2.6m wide (45')

4 bays - 2.6m wide (45')

4 bays - 2.6m wide (45')

2.8

ROAD No 4



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

Level 1, 9 Gardner Close, Suite 2, 20 Haring Street, 910 Pacific Highway
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Toowoomba Qld 4368, Nering Qld 4211, Tel: (02) 9496 1349
Tel: (07) 3300 2400, Tel: (07) 3300 2400, Fax: (07) 3300 2400

Issue	Description	Date	By
A	ISSUE FOR COMMENT	17.04.08	AX
B	BASE UPDATED	05.12.08	AX
C	PARKING SUMMARY ADDED	12.01.09	AX
D	LAYOUT AMENDED	23.01.09	AX

PRELIMINARY PRINT
NOT FOR CONSTRUCTION

SCALE 1:250 @ A1

SCALE 1:500 @ A3

North

Base Information Supplied by: NIL

Design: Drawn: AX Checked: BM

Project Title: CASUARINA TOWN CENTRE

Client: CONSOLIDATED PROPERTIES

Drawing Title: PARKING BAY DIMENSIONS

Drawing No: 8491-904

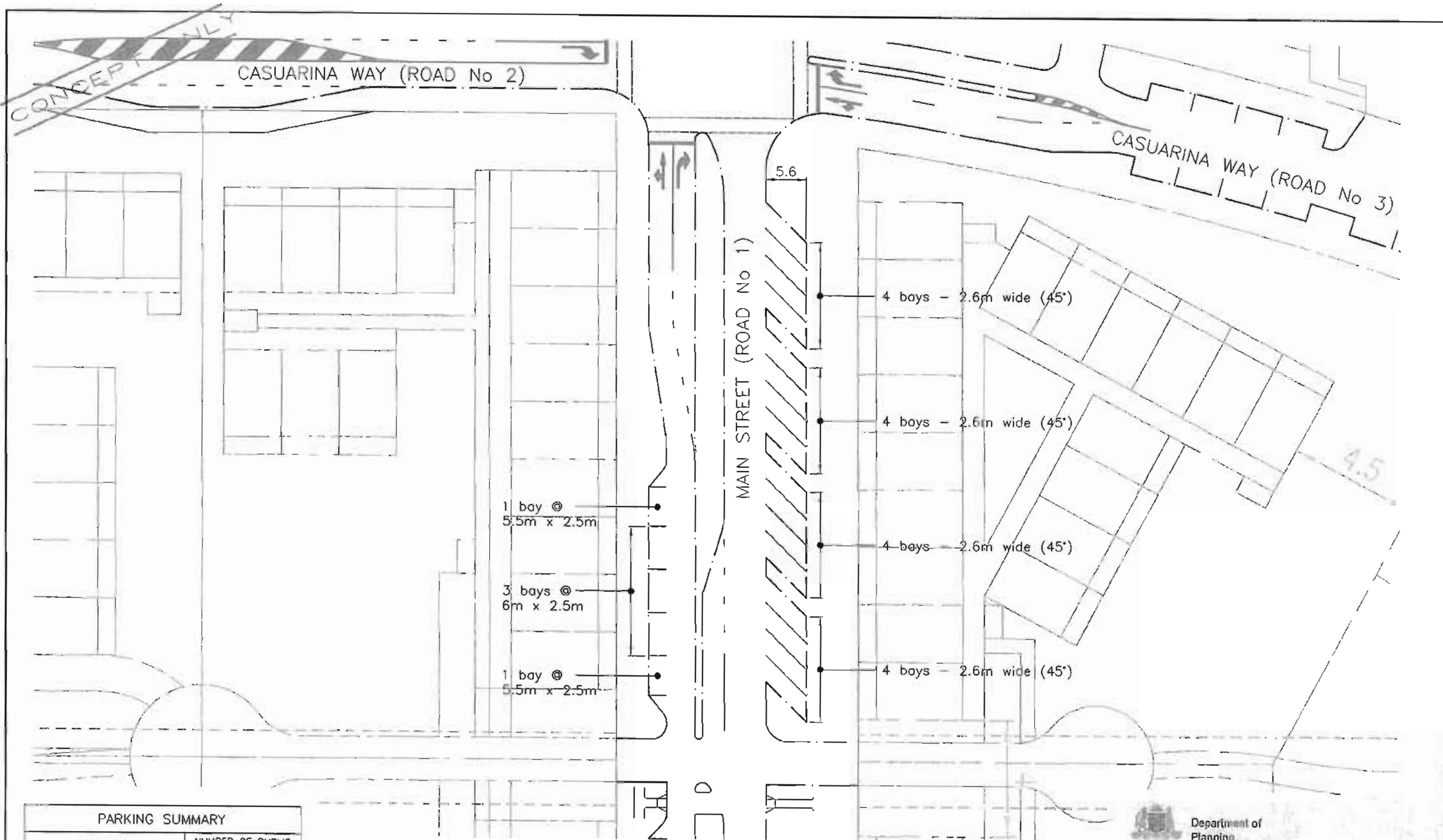
Sheet: 1 of 1 Issue: D

Scale: 1:250 at A1

Project: CE008491

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



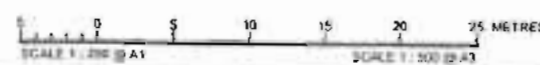
Department of
Planning

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
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Suite 2, 20 Nerang Street Nerang QLD 4211
P.O. Box 391 Nerang QLD 4211
Tel: (07) 5502 1505 Fax: (07) 5502 1505
910 Pacific Highway Gordon NSW 2312
Tel: (02) 9498 1700 Fax: (02) 9498 3202

Issue	Description	Date	By
A	ISSUE FOR COMMENT	17.04.08	AX
B	BASE UPDATE	03.12.08	AX
C	PARKING SUMMARY ADDED	12.01.09	AX
D	LAYOUT AMENDED	23.01.09	AX
E	CASUARINA WAY AMENDED	03.07.09	AX

PRELIMINARY PRINT
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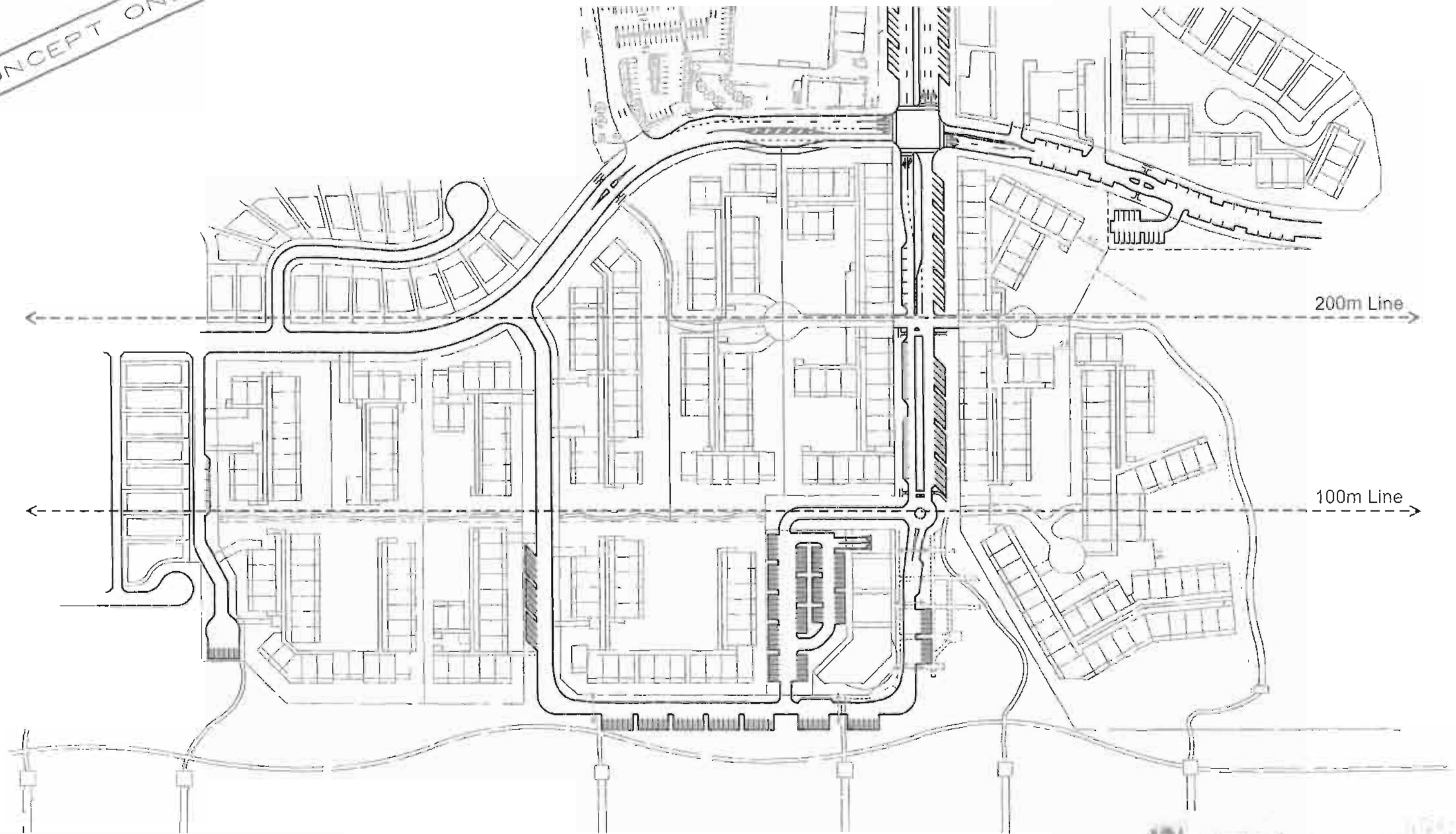
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Basic Information Supplied by		
Design	Drawn	Checked
	AX	BM
Client	CONSOLIDATED PROPERTIES	

Project Title	
CASUARINA TOWN CENTRE	

Drawing Title		Drawing No.	
PARKING BAY DIMENSIONS		8491-905	
Sheet	1 of 1	Issue	E
Scale	1:250 at A1	Project	CE008491
Drawn	NH	Client	
Approved		Drawn	

CONCEPT ONLY



LEGEND

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

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

Level 1, 5 Garden Gate, Suite 2, 20 Myring Road, 9/10 Pacific Highway
Address Unit 808, P.O. Box 281, P.O. Box 281
Tel: (07) 3310 3400 Tel: (07) 5500 1000 Tel: (02) 9499 3502
Fax: (07) 3310 3401 Fax: (07) 5500 1006 Fax: (02) 9499 3502

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	14/08/09	AX

PRELIMINARY PRINT
NOT FOR CONSTRUCTION

20 0 20 40 60 80 100 METRES

SCALE 1:1000 @ A1 SCALE 1:1000 @ A3

North

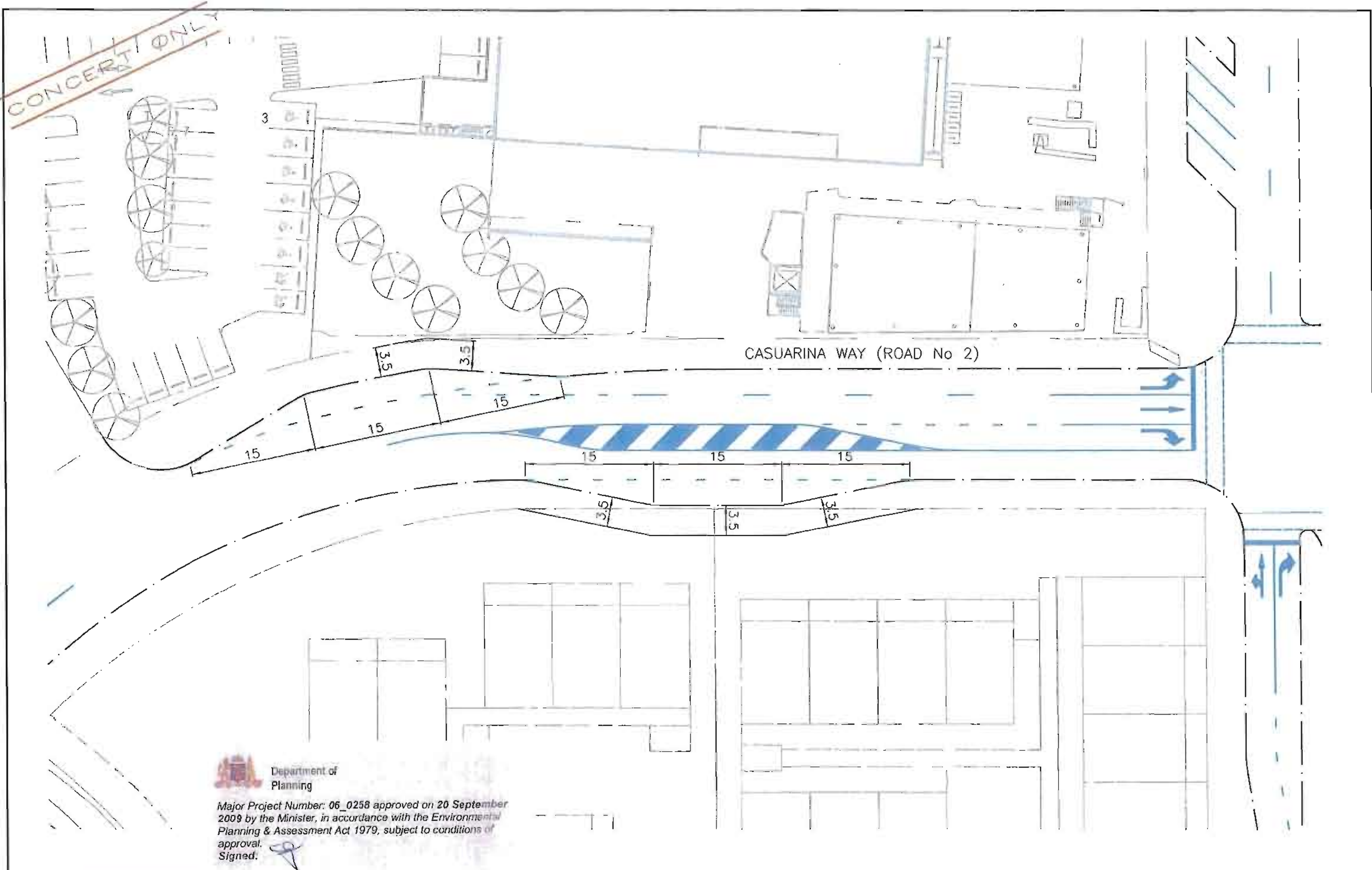
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Base Information Supplied By		
NIL		
Design	Drawn	Checked
	AX	BM
Certified		
RPEQ No.		

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
Issue	E
ACAD file	8491-Base.dwg

Issue	E
Project	CE008491
Scale	1:1000 at A1
Sheet	1 of 1
Drawing No.	8491-909



Cardno Eppell Olsen

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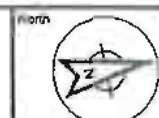
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Issue	Description	Date	By
A	ISSUE FOR COMMENT	07.07.09	AX

PRELIMINARY PRINT
NOT FOR CONSTRUCTION

SCALE 1:200 @ A1
SCALE 1:400 @ A3



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Data Information Supplied By		
Design	Drawn	Checked
	AX	BM
Certified	...	
HPEC No.	...	

Project Title
CASUARINA TOWN CENTRE
Client
CONSOLIDATED PROPERTIES

Drawing Title
BUS BAY SETOUT

Drawing No.
8491-910
Sheet 1 of 1
Scale 1:200 @ A1
Project CE008491
Xref: NIL
ACAD file: 8491-Base.dwg