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

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TOWN PLANNING CONSULTANT

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CERTIFIER

TRAFFIC CONSULTANT
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ACQUSTIC CONSULTANT

QUANTITY SURVEYOR

PROJECT MANAGER

CLIENT

Kings Beach No. 2

PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN

BVN PROJECT NUMBER

B1210017

DRAWING KEY

GRAPHIC SCALE

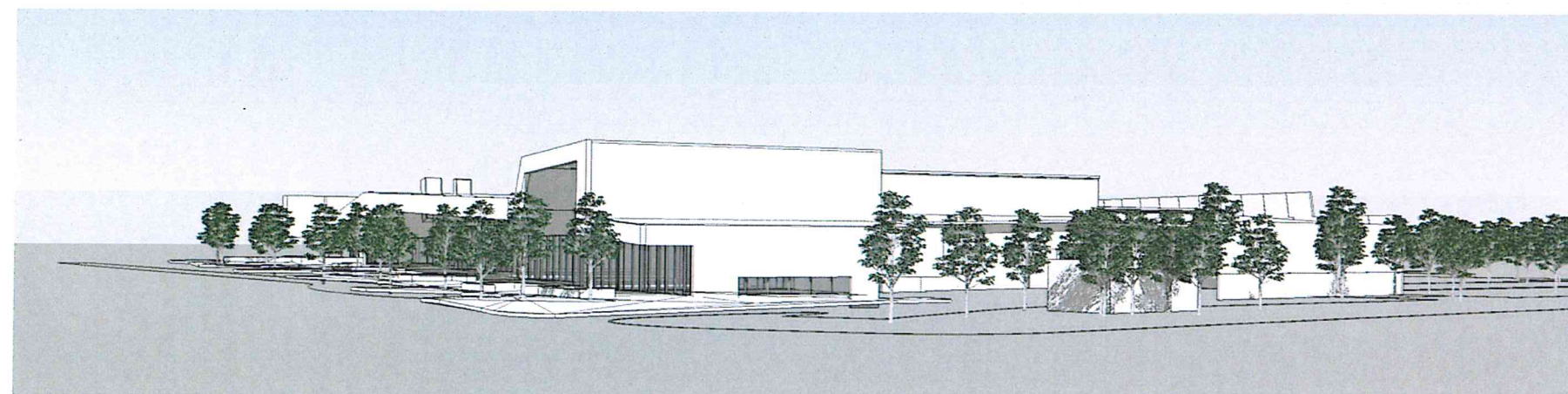
SCALE

As indicated @ a1 DO NOT SCALE

DRAWING

[COVER PAGE / CONTENTS](#)

DA01	ISSUE PA-4
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PERSPECTIVE VIEW 1 FROM TWEED COAST ROAD LOOKING SOUTH EAST TO SITE



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Approved Section 75W Modification Application

No. 7 granted on the 18/6/14

in respect to MP...06_0258

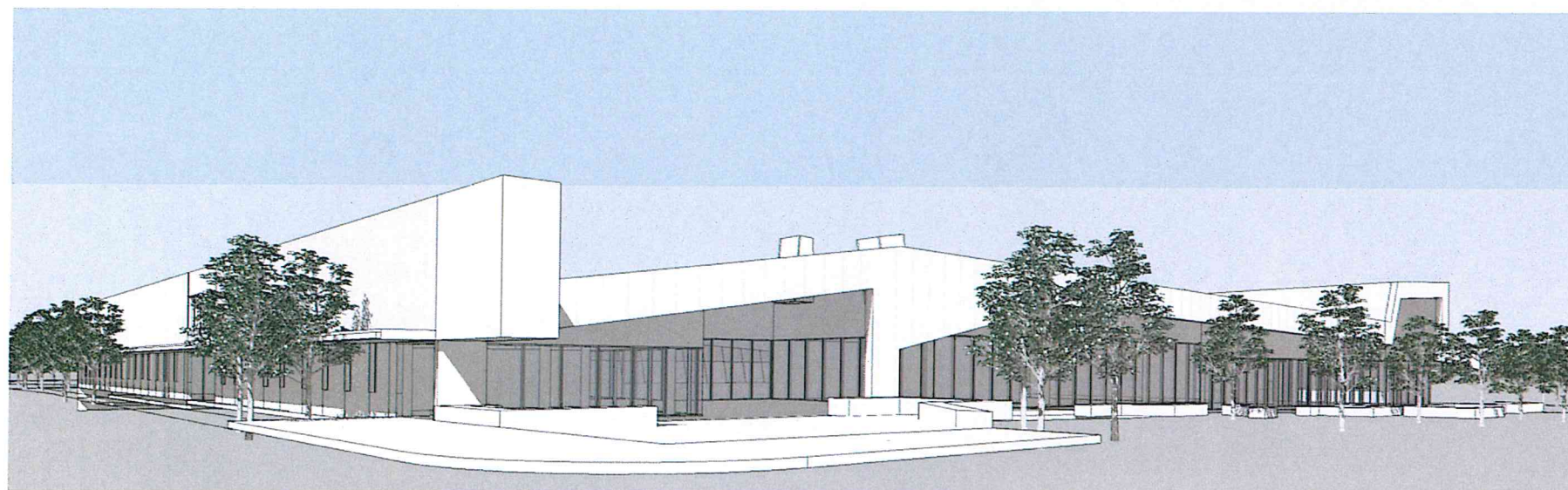
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Sheet No. 1 of 16

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

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ISSUE	DATE	FOR
PA-3	19/11/2011	Rev. Planning Approval
PA-3A	14/02/2012	Car park Structure Added
PA-4	29/11/2013	Rev. Planning Approval

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PROJECT
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LEASING PLAN
BVN PROJECT NUMBER
B1210017
DRAWING KEY

GRAPHIC SCALE

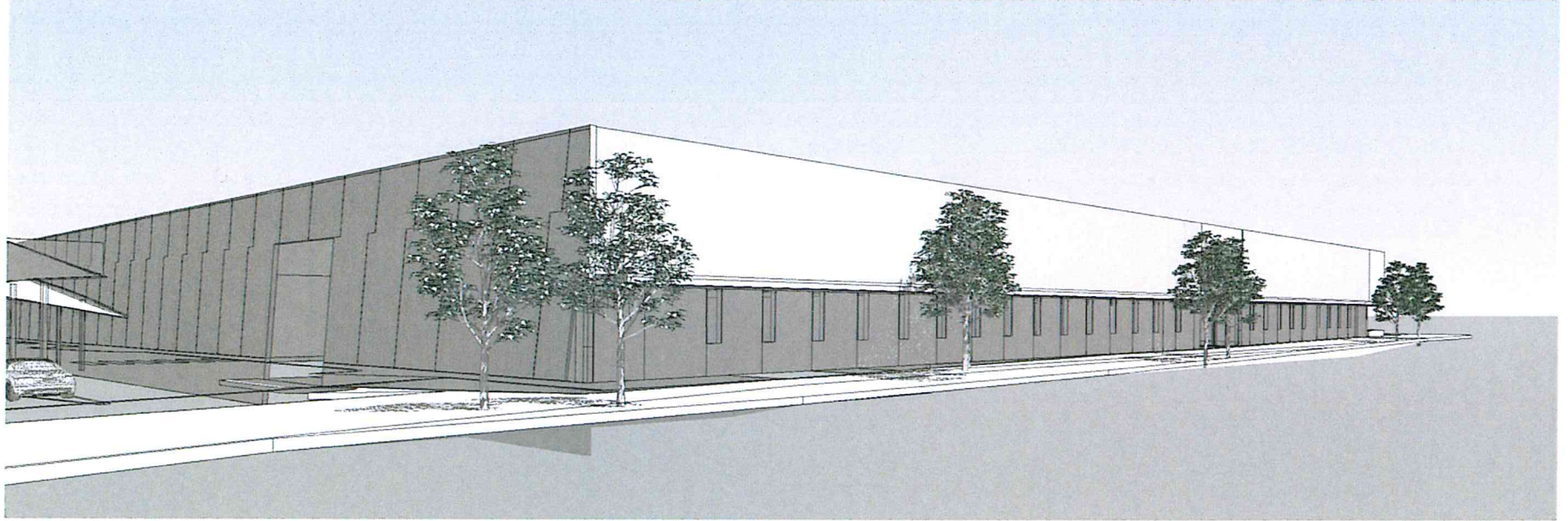
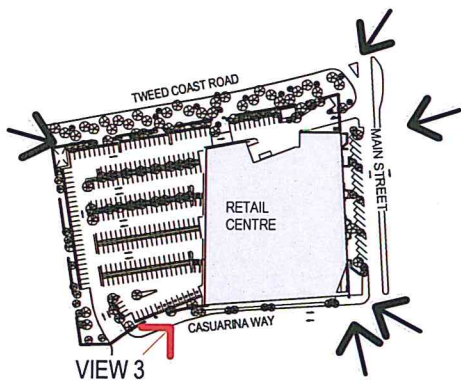
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STATUS

DRAWING

Perspective Sketches

DA02 ISSUE
PA-4



PERSPECTIVE VIEW 3 FROM CASUARINA WAY LOOKING NORTH WEST TO SITE



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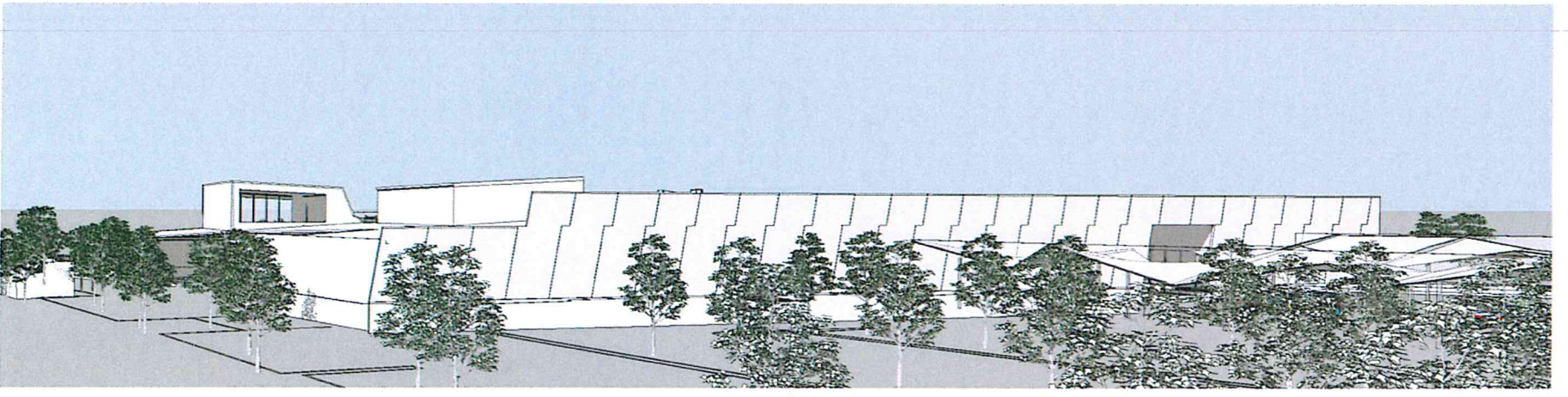
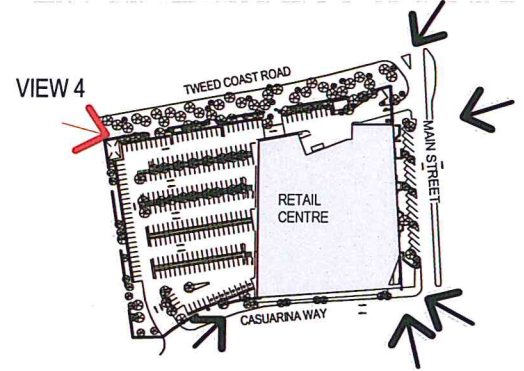
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in respect to MP 06-0258

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Sheet No. 2 of 16



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

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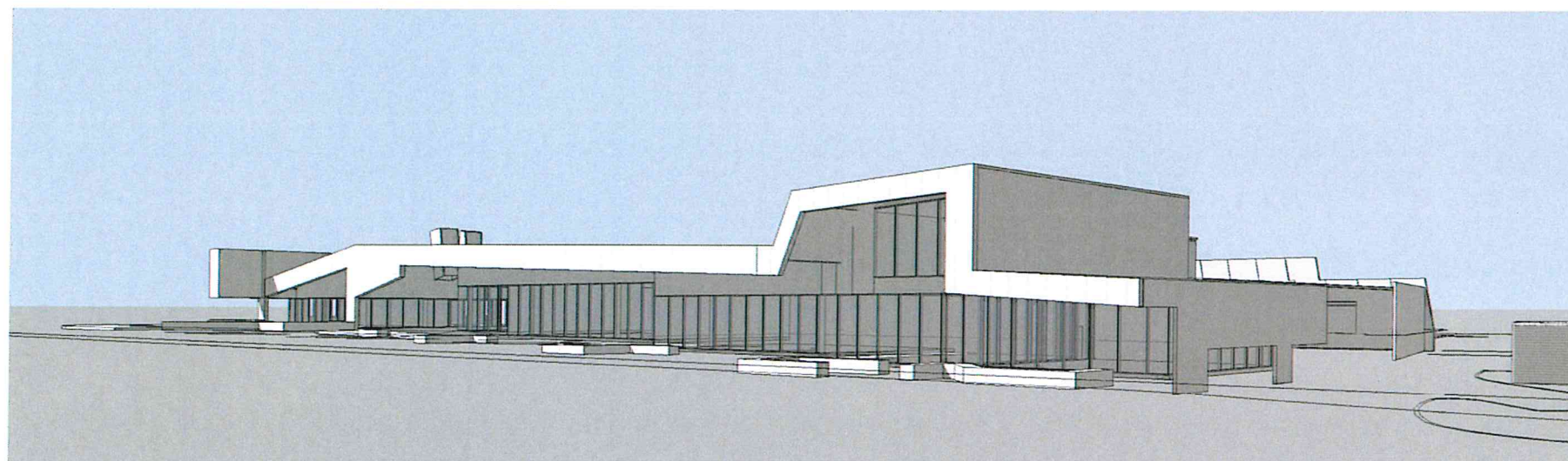
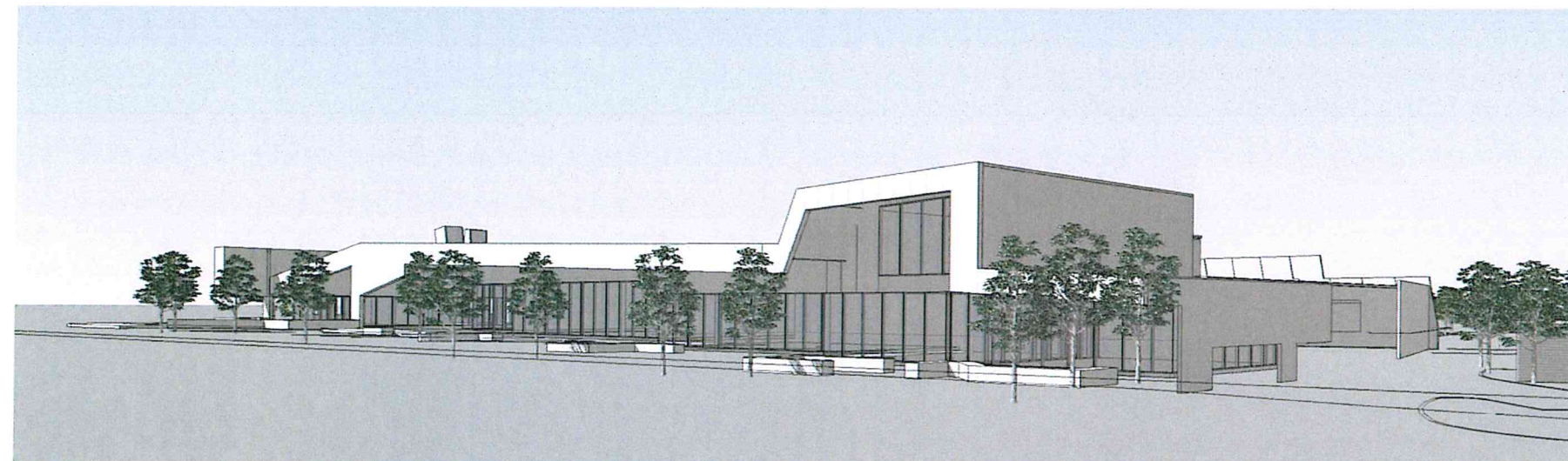
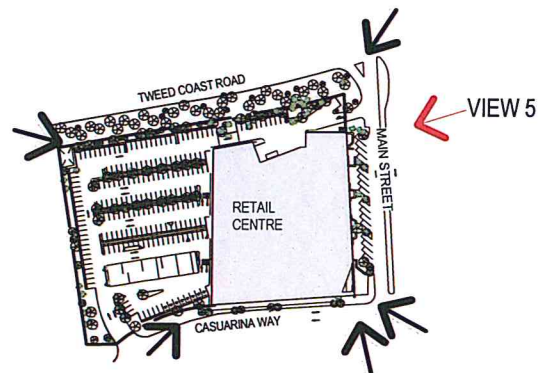
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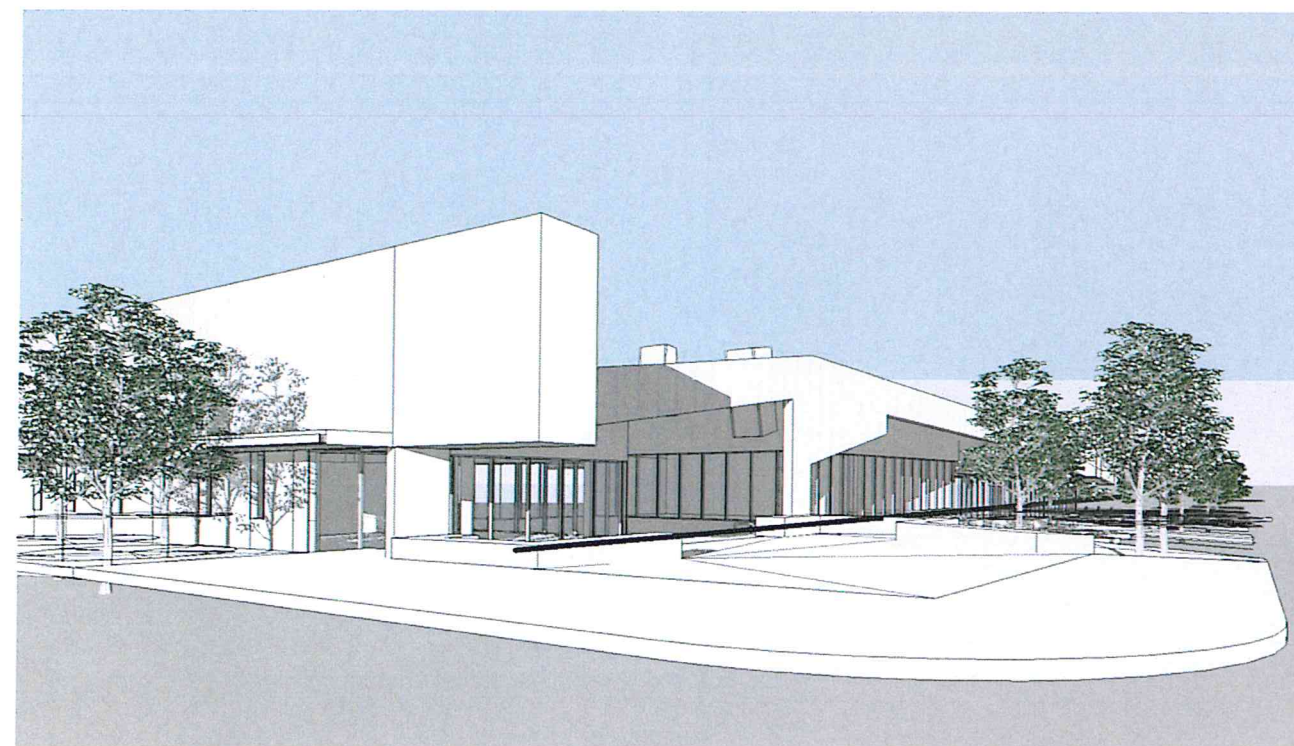
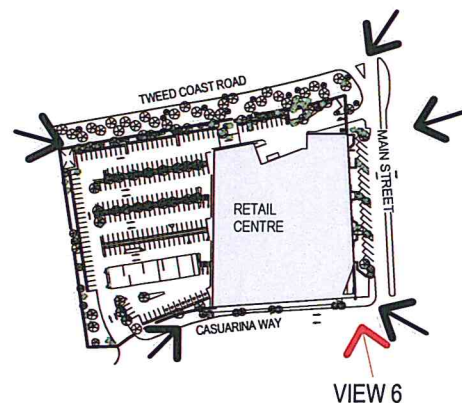
in respect to MP 06-0258

Signed J

Sheet No. 3 of 16



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

NOTE:
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PROJECT MANAGER

CLIENT

Kings Beach No. 2

PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN

BVM PROJECT NUMBER

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DRAWING KEY

GRAPHIC SCALE

SCALE

1: 2000 @ a1 DO NOT SCALE
STATUS

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Perspective Sketches

ISSUE
DA03
PA-4



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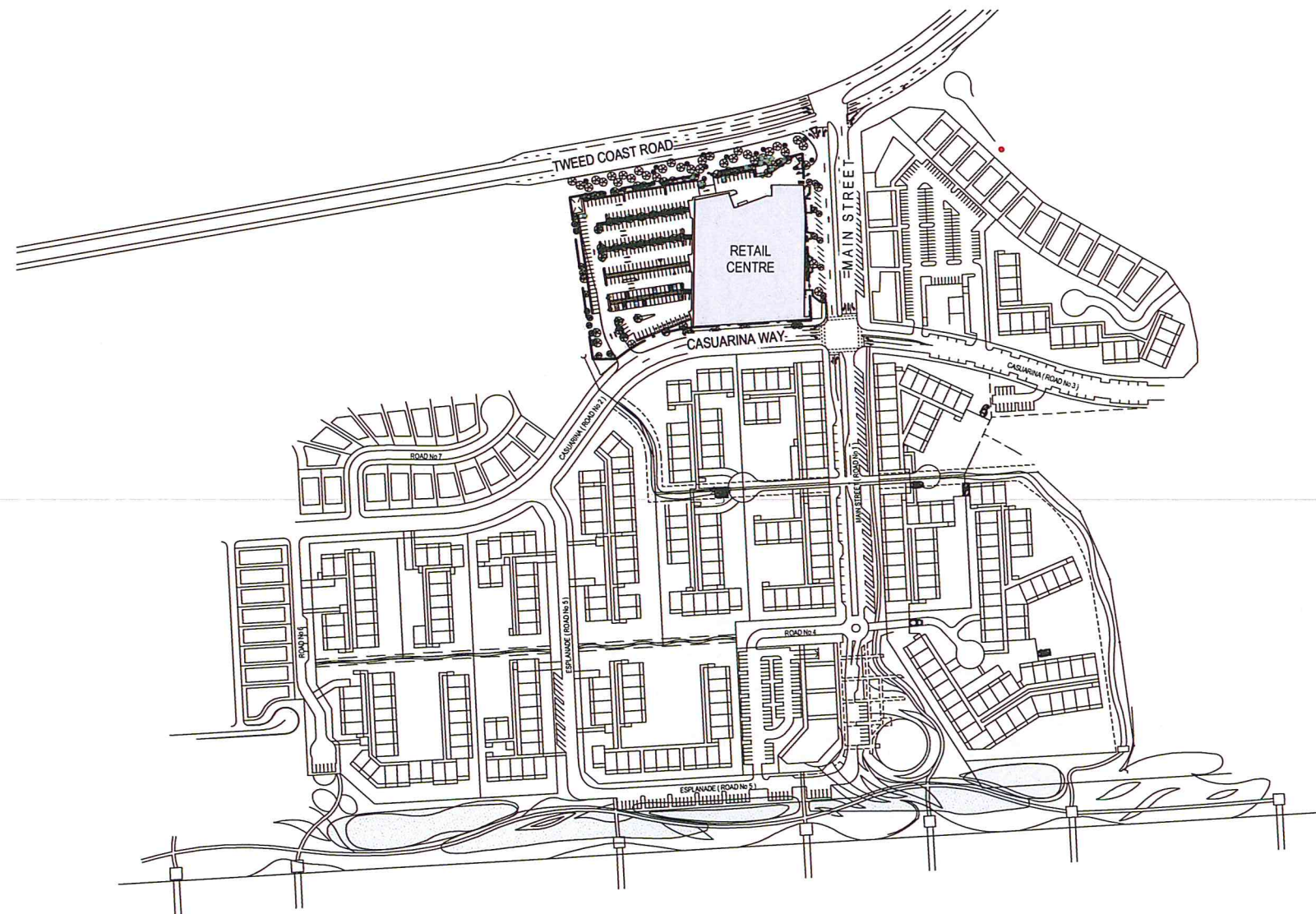
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Sheet No. 4 of 16



1 LOCALITY PLAN
1:2000 DA06



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PA-4	26/11/2013	Rev. Planning Approval

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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

4000 8000 10000

SCALE

1:2000 @ A1 DO NOT SCALE

STATUS

DRAWING

Locality Plan

DA04

ISSUE
PA-4

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2 SITE PLAN
1:500 DA06

INDICATIVE
FUTURE
DEVELOPMENTS

FINAL SCOPE OF WORK STAGE 1 & 2 FLOOR AREA SCHEDULE

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

CAR PARK SCHEDULE

	PARKING TYPE	PARKING RATES CUSTOMERS	PARKING RATES STAFF	PARKING RATES SERVICE VEHICLE	PARKING RATES BICYCLE	GFA (m²)	CUSTOMER PARKING	STAFF PARKING	TOTAL CUSTOMER + STAFF	PARKING PROVIDED
SUPERMARKET	SHOP	4.4 SPACES / 100 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	3300	146	33	179	
SHOPS	SHOP	4.4 SPACES / 100 m² GFA	1 SPACE / 100 m² GFA			1581	70	16	86	
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						5126	231	59	290	241

*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

- SUPERMARKET
- OFFICE
- SHOPS
- RESTAURANT
- PLANT



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

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PROJECT MANAGER

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Kings Beach No. 2

PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN

BVN PROJECT NUMBER

B1210017

DRAWING KEY

TRUE NORTH

PROJECT NORTH

GRAPHIC SCALE

10000 20000 25000

SCALE

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STATUS

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Site Plan and Schedules
Stage 2

DA05

ISSUE

PA-4

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CARPARKING SHADE
STRUCTURES
OVER SHOWN DOTTED
(74 CARS TOTAL)



INDICATIVE
FUTURE
DEVELOPMENTS

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

LEGEND

- SUPERMARKET
- SHOPS
- RESTAURANT



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

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PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN

BVM PROJECT NUMBER

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DRAWING KEY

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE
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SCALE

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STATUS

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Site Plan and Schedules
Stage 1

DA05-1

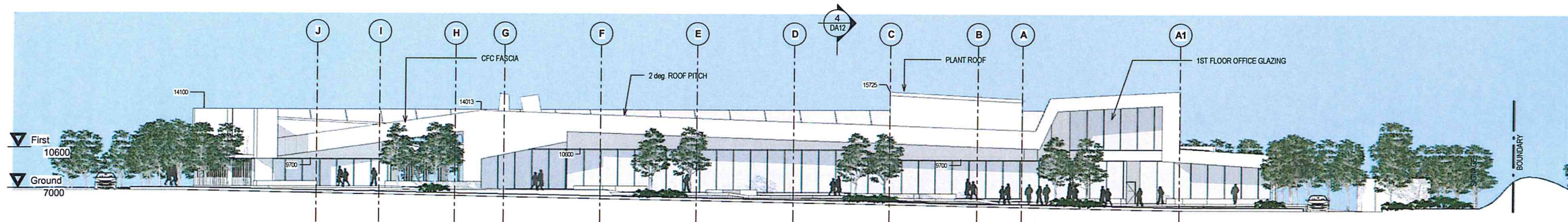
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ISSUE

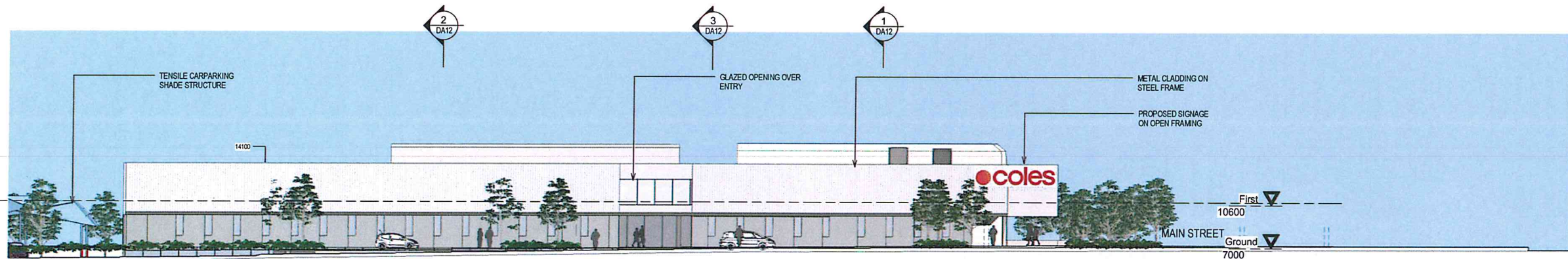
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ISSUE	DATE	FOR
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PA-4	25/11/2013	Rev. Planning Approval



1 NORTH ELEVATION
1:200 DA05



2 EAST ELEVATION
1:200 DA05



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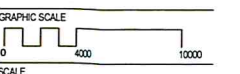
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Elevations North and East

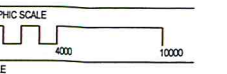
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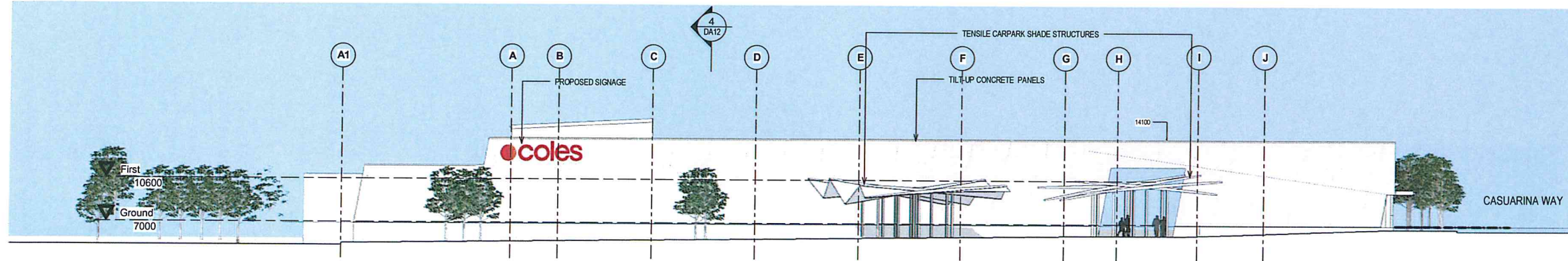
Kings Beach No. 2
PROJECT
CASUARINA VILLAGE - PROPOSED LEASING PLAN
BVN PROJECT NUMBER
B1210017
DRAWING KEY



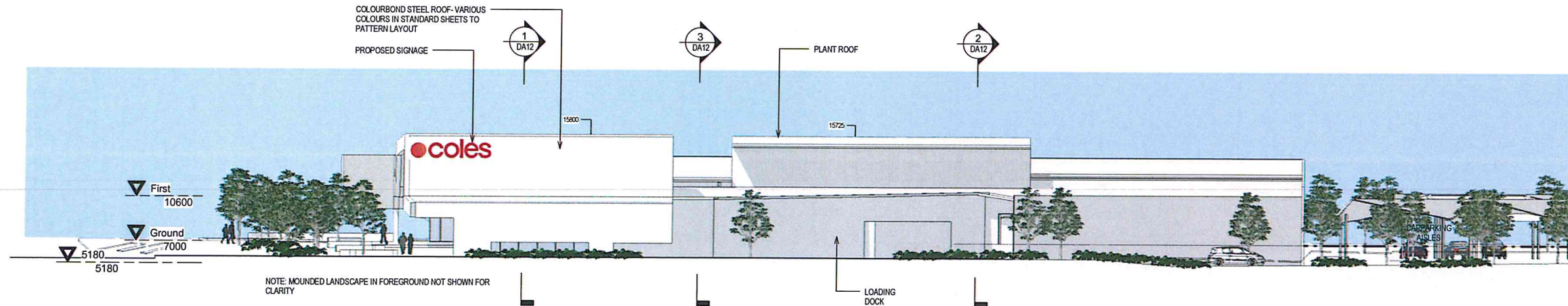
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STATUS

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Elevations West and South
ISSUE
DA07 PA-4
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1 SOUTH ELEVATION
1:200 DA05



2 WEST ELEVATION
1:200 DA05



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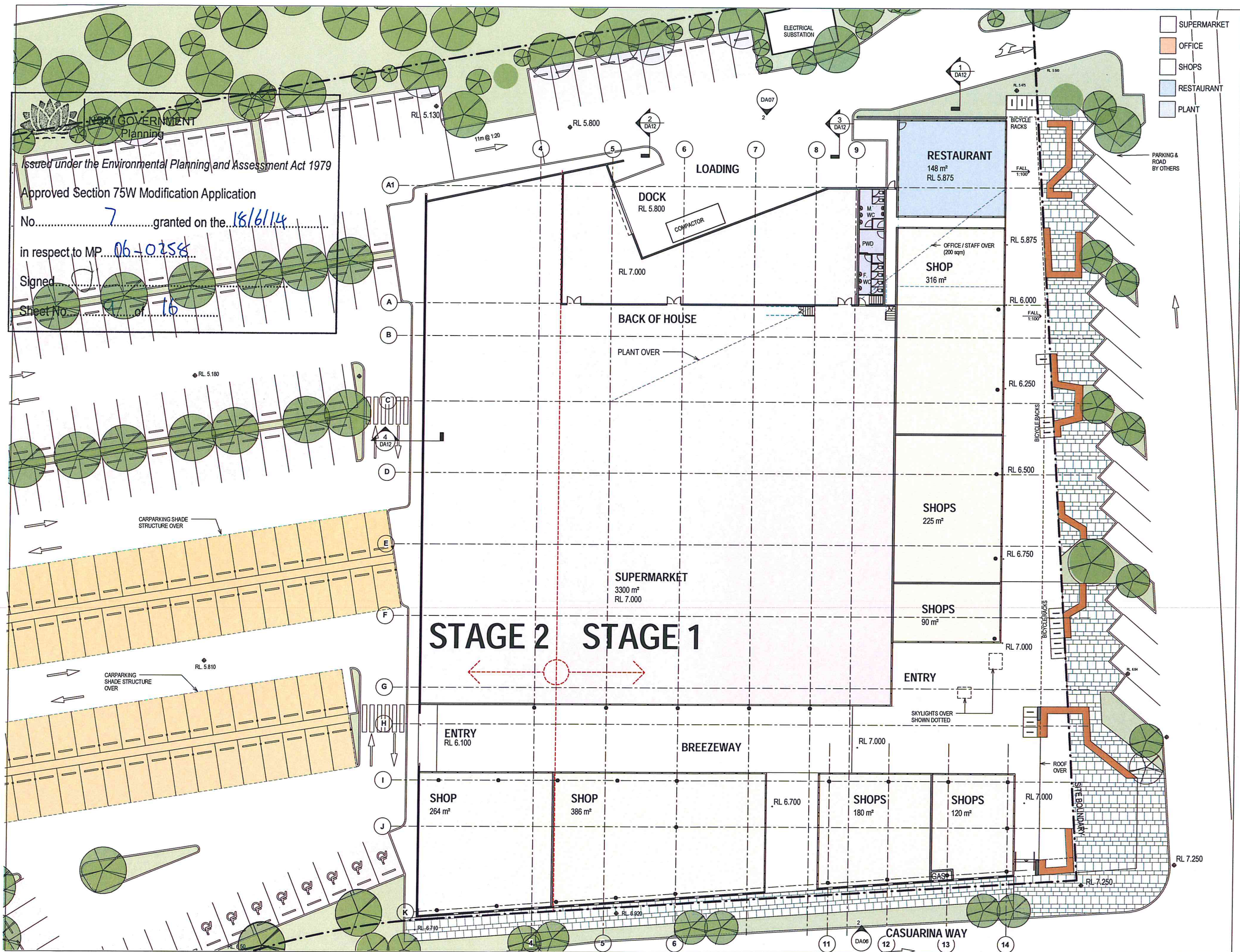
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PA-3	16/11/2011	Rev. Planning Approval
PA-3A	14/02/2012	Car park Structure Added
PA-4	25/11/2013	Rev. Planning Approval

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LANDSCAPE CONSULTANT

CERTIFIER

TRAFFIC CONSULTANT

CARDNO HRP

ACOUSTIC CONSULTANT

QUANTITY SURVEYOR

PROJECT MANAGER

CLIENT

Kings Beach No. 2

PROJECT

CASUARINA VILLAGE - PROPOSED

LEASING PLAN

BWN PROJECT NUMBER

B1210017

DRAWING KEY

TRUE NORTH

PROJECT NORTH

GRAPHIC SCALE
0 4000 10000
SCALE

1:300 @ A1 DO NOT SCALE

STATUS

DRAWING

Ground Floor Plan

DA08

PROJECT LOCALISATION: 2013/01/01 - 2013/01/01

ISSUE

PA-4

2013/01/01 12:25:17 PM



NSW GOVERNMENT
Planning

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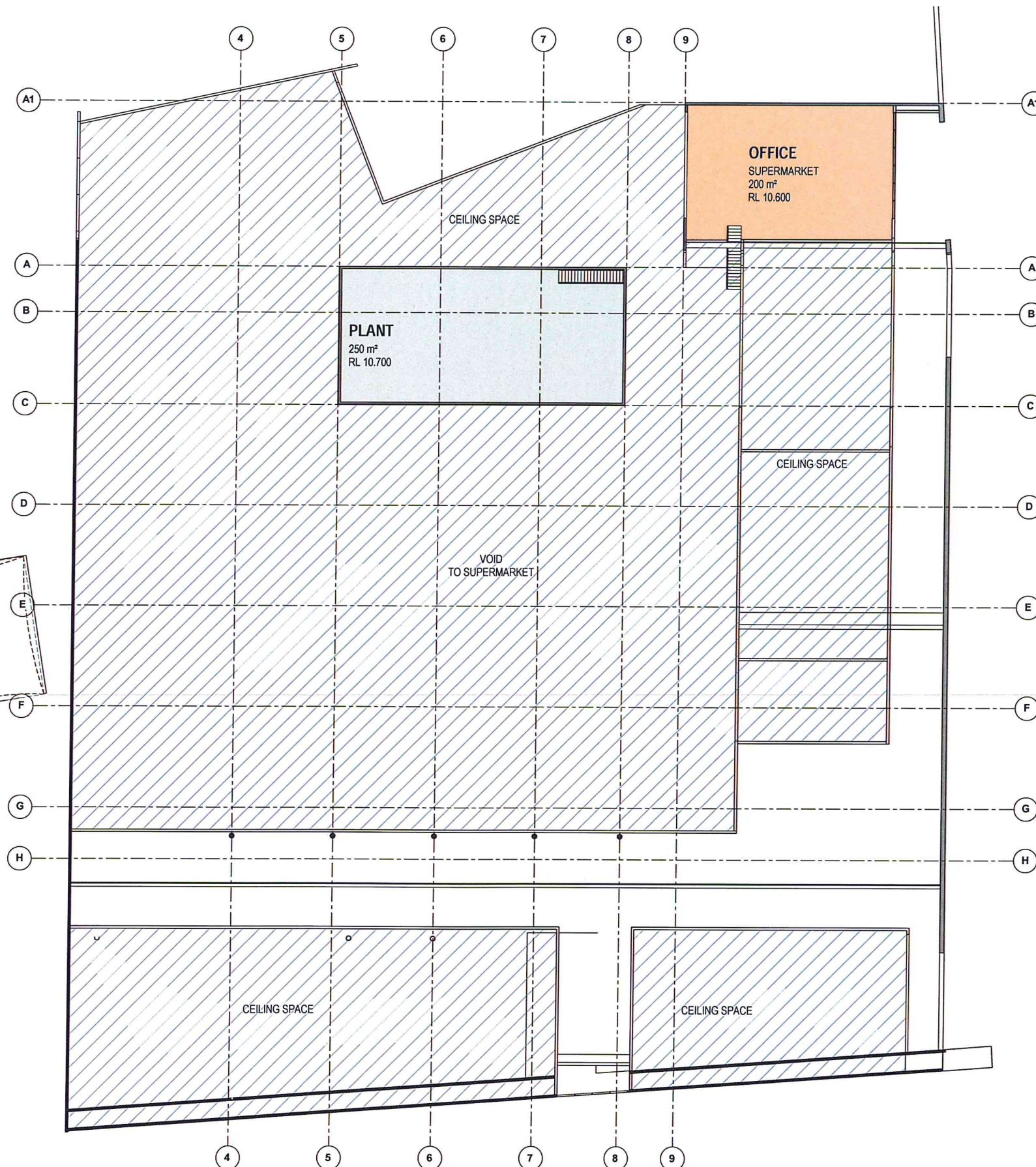
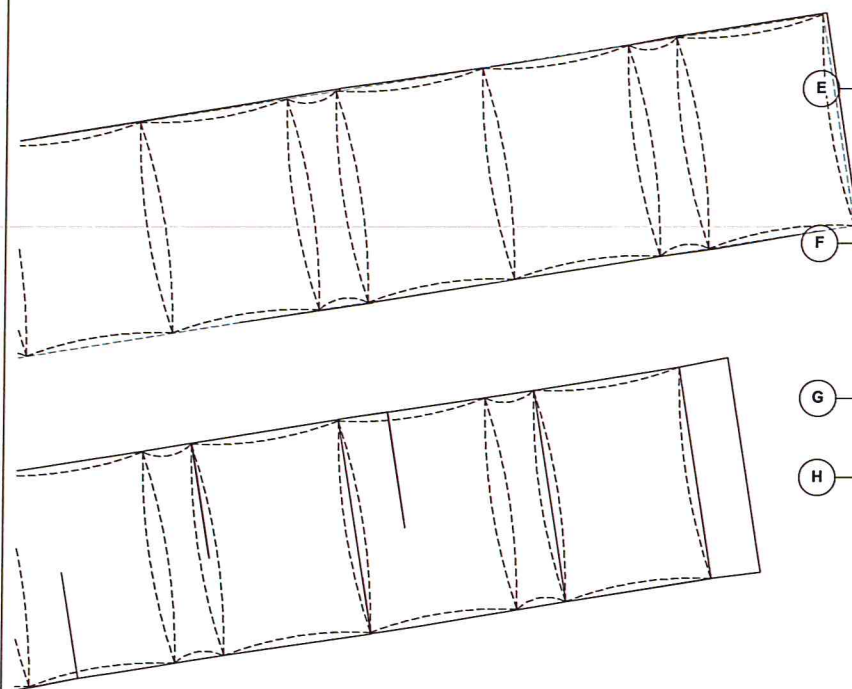
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No. 7 granted on the 18/6/14

in respect to MP 06-0258

Signed [Signature]

Sheet No. 10 of 16



- ☐ SUPERMARKET
- ☐ OFFICE
- ☐ SHOPS
- ☐ RESTAURANT
- ☐ PLANT



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Kings Beach No. 2

PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN
BUN PROJECT NUMBER

B1210017

DRAWING KEY

TRUE NORTH

PROJECT NORTH

GRAPHIC SCALE

0 4000 10000

SCALE

1:200 @ A1

STATUS

DRAWING

First Floor Plan

DA09

REVISED LOCALITY MAP

ISSUE

PA-4

25/11/2013 12:28:59 PM



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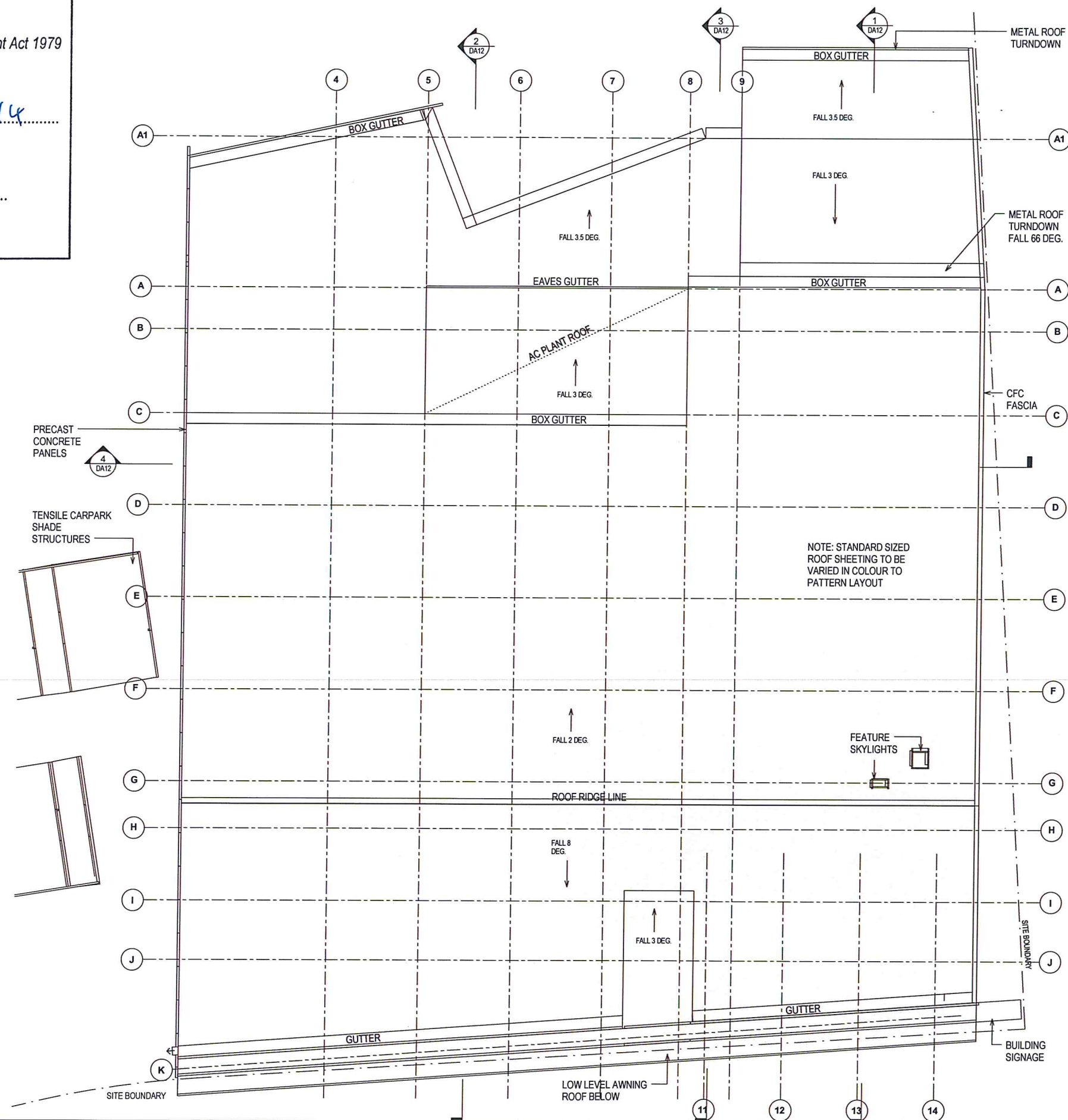
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PROJECT MANAGER

CLIENT

Kings Beach No. 2

PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN

BVN PROJECT NUMBER

B1210017

DRAWING KEY

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

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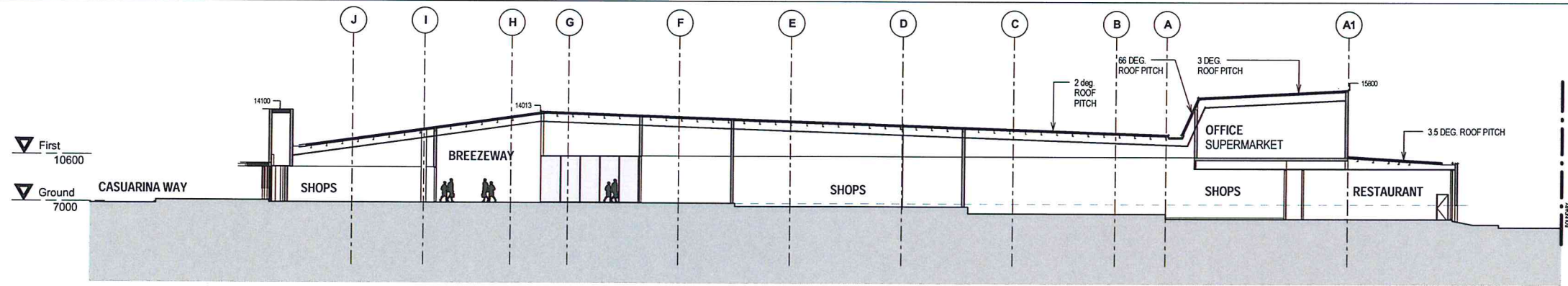
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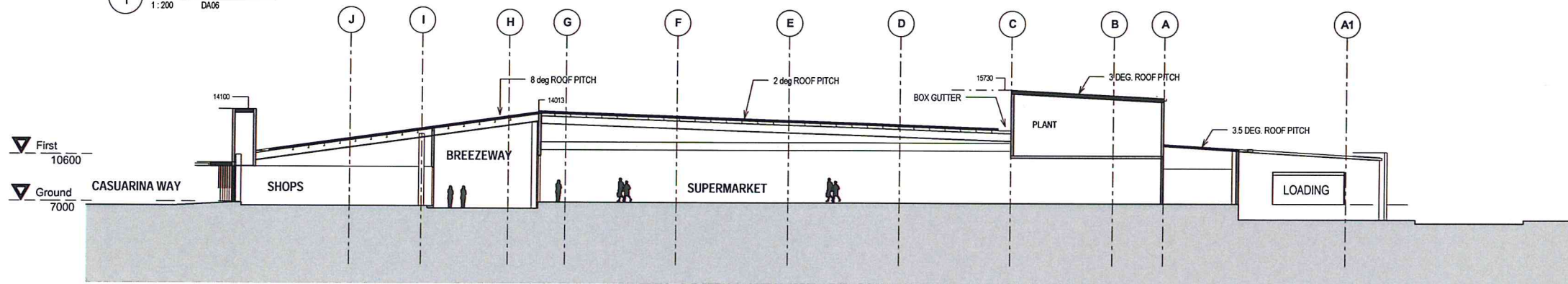
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Roof Plan

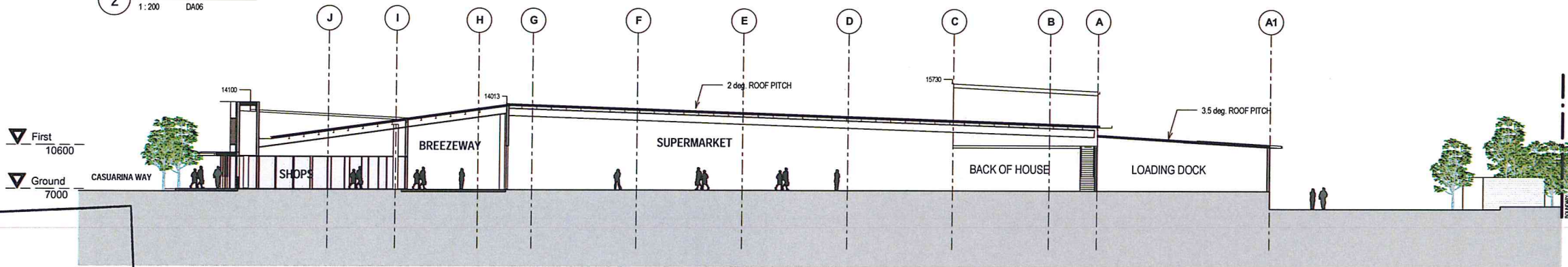
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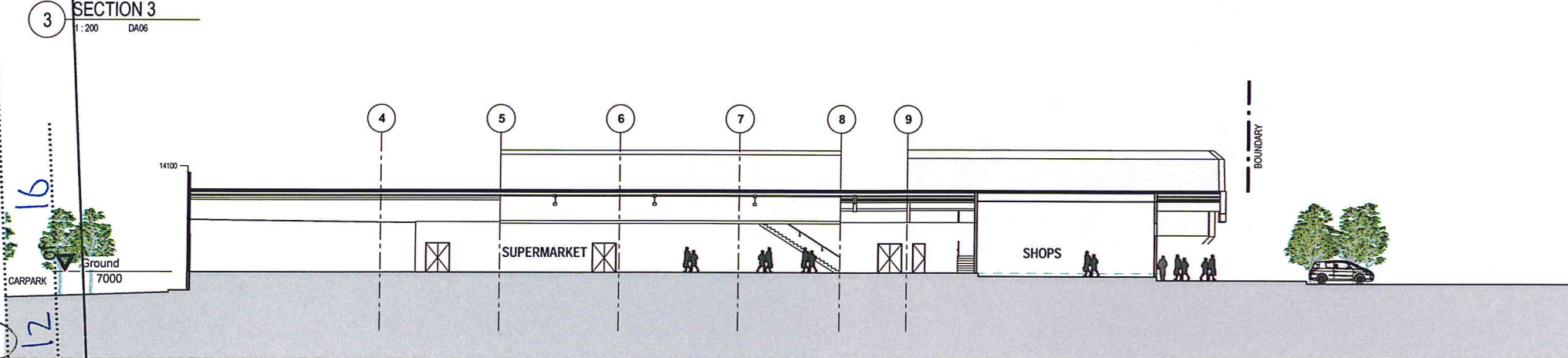
1 SECTION 1
1:200 DA06



2 SECTION 2
1:200 DA06



3 SECTION 3
1:200 DA06



4 SECTION 4
1:200 DA06



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PA-4	25/11/2013	Rev. Planning Approval

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QUANTITY SURVEYOR
—
PROJECT MANAGER
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Kings Beach No. 2
PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN
BWN PROJECT NUMBER
B1210017
DRAWING KEY

GRAPHIC SCALE
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SCALE
1:200 @ A1 DO NOT SCALE
STATUS

DRAWING

Sections
DA12
ISSUE
PA-4
25/11/2013 2:17:13 PM



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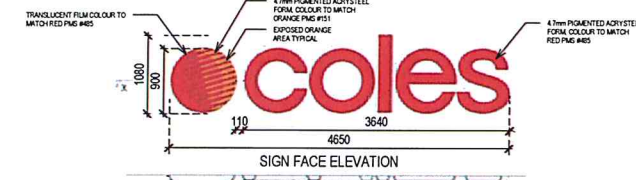
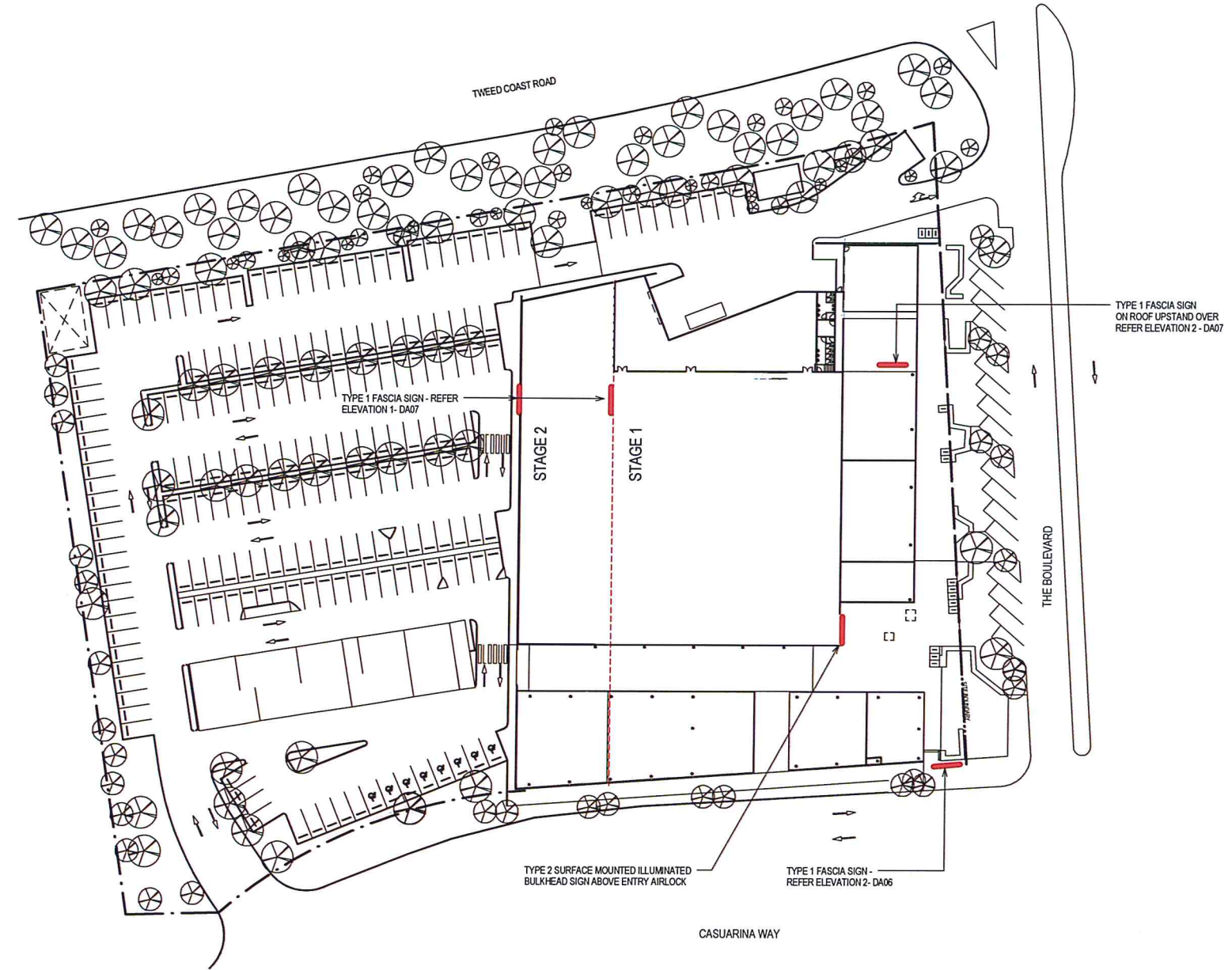
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PA-4	29/11/2013	Rev. Planning Approval

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Kings Beach No. 2
PROJECT
CASUARINA VILLAGE - PROPOSED LEASING PLAN
BVN PROJECT NUMBER
B1210017
DRAWING KEY

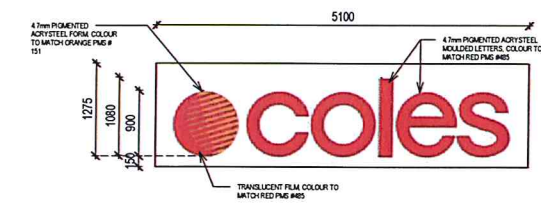
TRUE NORTH PROJECT NORTH
GRAPHIC SCALE
SCALE
As indicated @ a1 DO NOT SCALE
STATUS
DRAWING

Building Signage Details
DA14
PA-4



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

1 Signage Location Plan
1:500 DA06



SIGNAGE TYPE 2- INTERNALLY ILLUMINATED BULKHEAD SIGN- SURFACE MOUNTED

Signage details
1:50

NSW GOVERNMENT Planning

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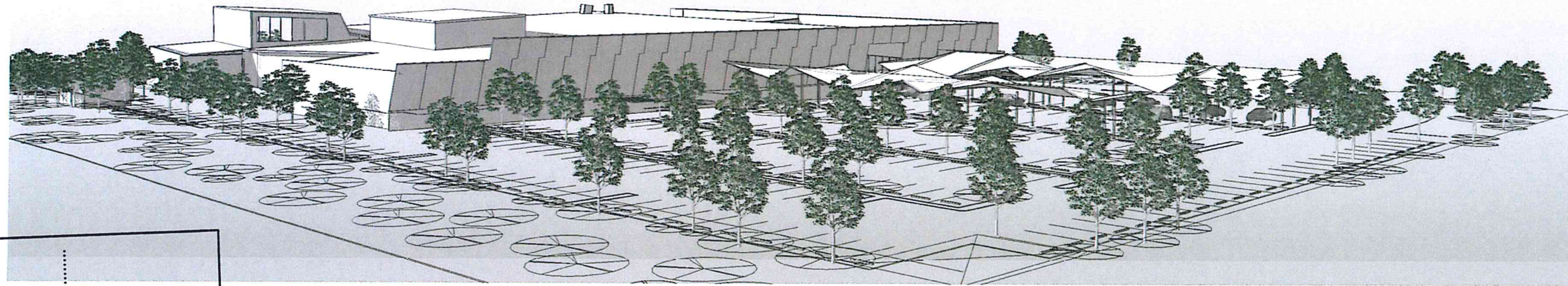
Approved Section 75W Modification Application

No. 7 granted on the 18/6/14

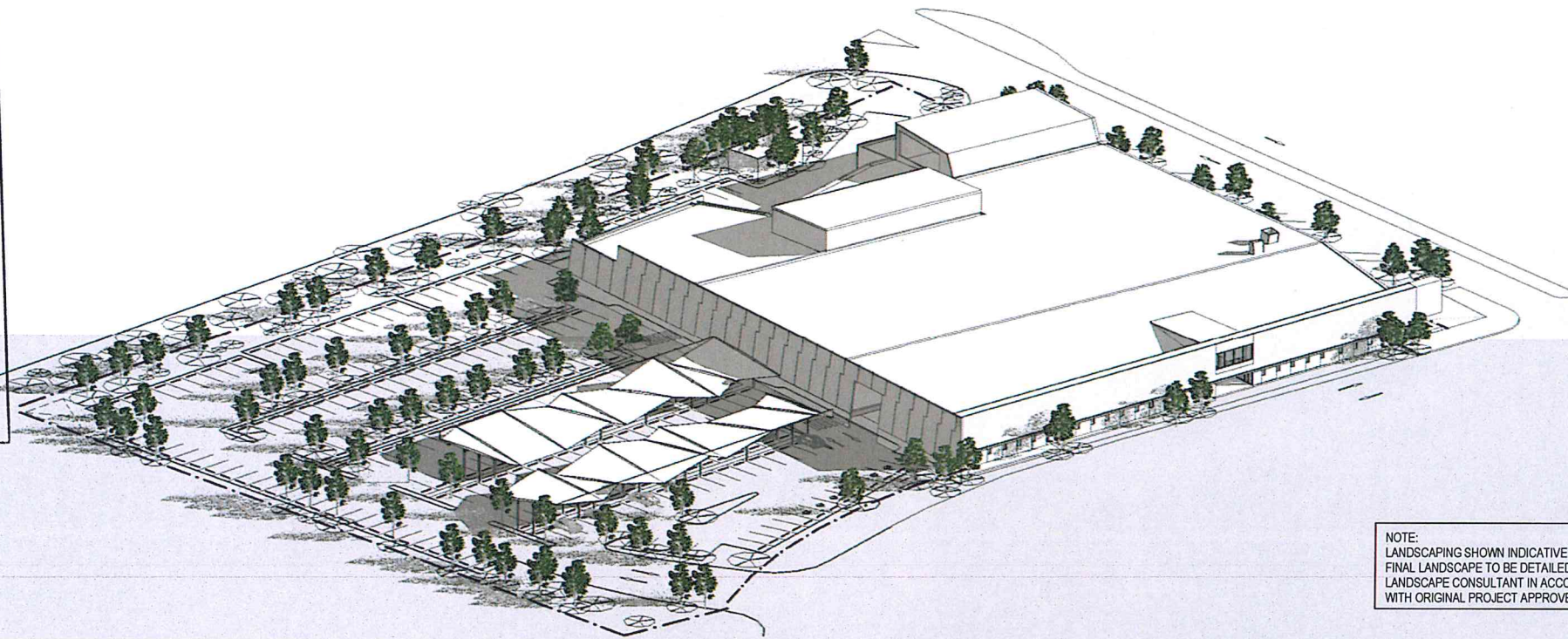
in respect to MP 06-0258

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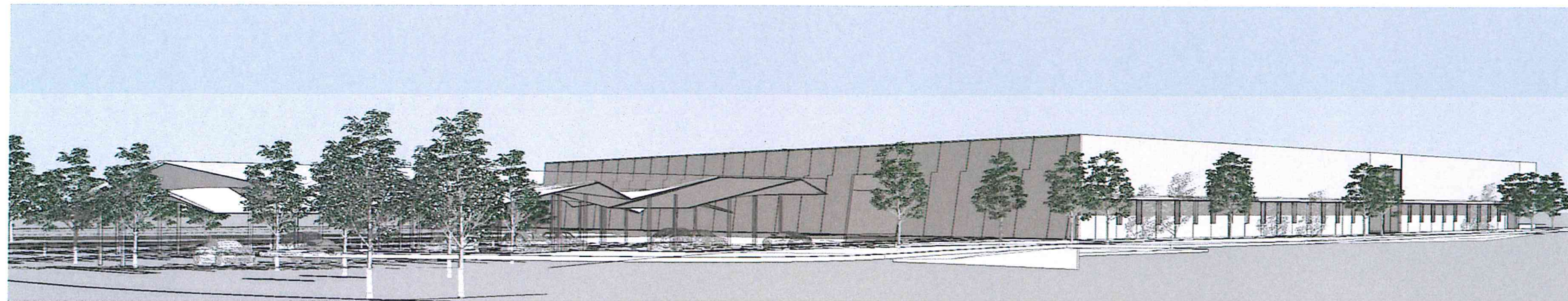
Sheet No. 14 of 16



PERSPECTIVE VIEW FROM TWEED COAST ROAD TOWARDS CARPARKING



AERIAL VIEW OF SITE CARPARKING



PERSPECTIVE VIEW FROM CASUARINA WAY ENTRY TOWARDS CARPARK

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

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CLIENT

Kings Beach No. 2

PROJECT
CASUARINA VILLAGE - PROPOSED
LEASING PLAN

BVN PROJECT NUMBER

B1210017

DRAWING KEY

GRAPHIC SCALE

SCALE

@ 1:1 DO NOT SCALE

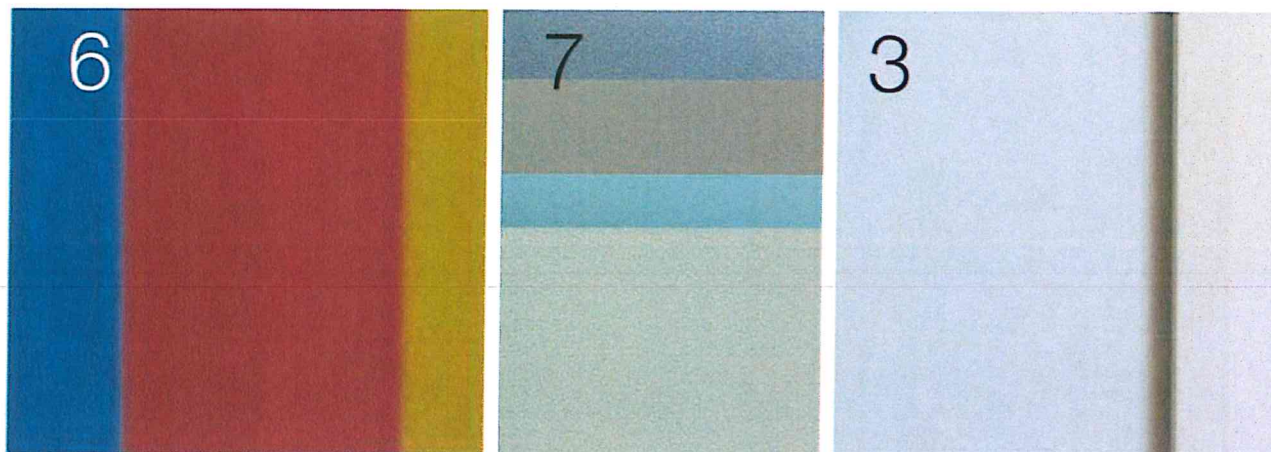
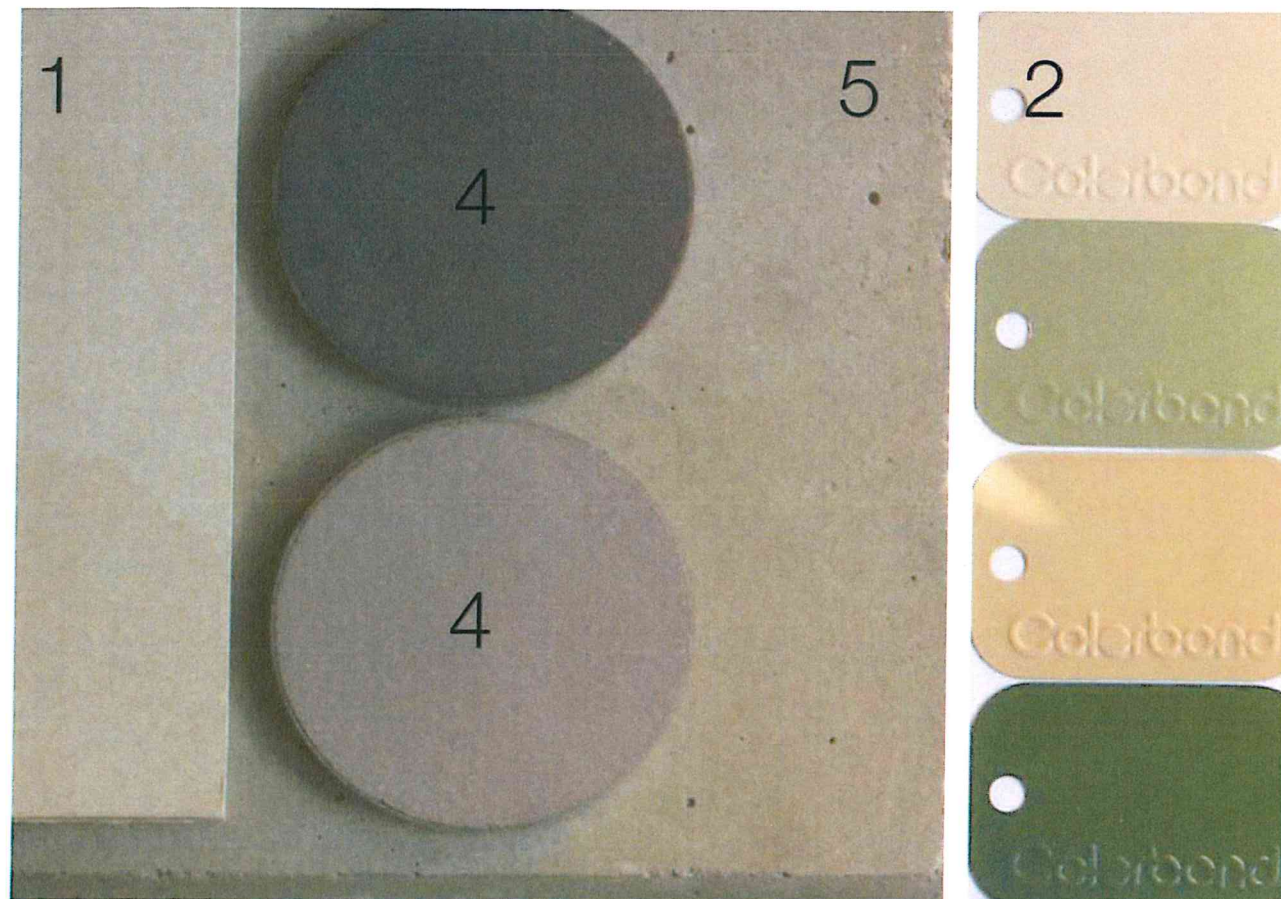
STATUS

DRAWING

Carpark Views

DA15

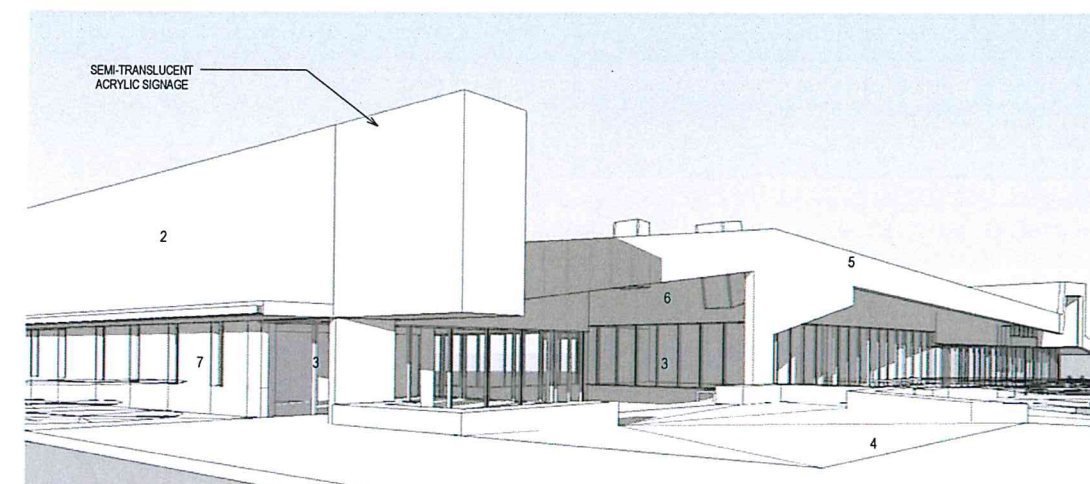
ISSUE
PA-4



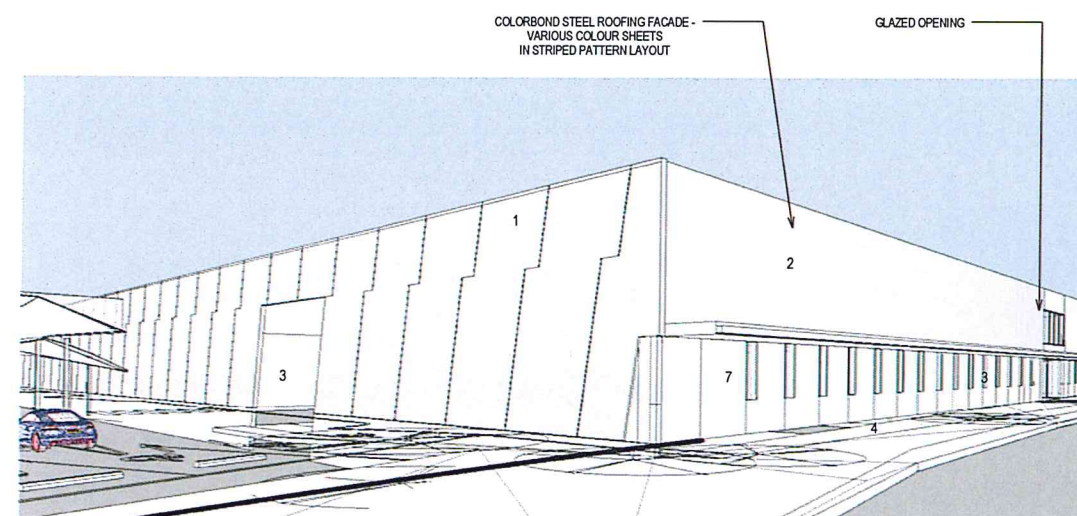
Casuarina Town Centre Exterior Finishes Board

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

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



FINISHES LEGEND VIEW - MAIN STREET ENTRY



FINISHES LEGEND VIEW - CASUARINA WAY ENTRY

 **NSW GOVERNMENT Planning**

Issued under the Environmental Planning and Assessment Act 1979

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No.7..... granted on the 16/6/14

in respect to MP. 06-0258

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QUANTITY SURVEYOR

PROJECT MANAGER

CLIENT

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PROJECT
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LEASING PLAN
BVM PROJECT NUMBER

B1210017
DRAWING KEY

GRAPHIC SCALE

SCALE

1:100 @ A1 DO NOT SCALE
STATUS

DRAWING

Proposed Finishes

DA16	ISSUE
DA16	PA-4