



**SECTION 75W MODIFICATION No. 8
(amended)
PROJECT APPROVAL MP 06_0258**

CASUARINA TOWN CENTRE

**Prepared for
Consolidated Properties Group**

**By
BBC Consulting Planners**

Job No. 10116C
Casuarina town centre Mod 8 EAR amended.docx
August 2014



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1. INTRODUCTION

1.1 Overview of Proposed Modifications

This report has been prepared to accompany a request to the Minister for Planning to further modify the Concept Approval and Project Approval (MP 06_0258) for the Casuarina Town Centre, pursuant to the provisions of Section 75W of the *Environmental Planning and Assessment Act 1979* ("the Act"). The primary purpose of the modifications is to facilitate design amendments to the approved retail shopping centre. The amendments are predominantly sought in order to improve the external appearance of the shopping centre.

In summary, the proposed modifications comprise an amended roof design and new design and finishes to all facades. The proposal does not seek to amend the overall building footprint, street front interface, carparking numbers and layout, driveway crossover locations, staging sequence, tenancy layouts, amenities location, loading areas or pedestrian entry locations to breezeway. There is a small change to the supermarket area by the provision of an enclosed dump yard and cleaners room near the loading dock.

Condition A4 of the Concept Plan Approval (referring to associated documents) and Conditions A2 (plans) and A3 (documents) of the Project Approval are required to be modified to reflect the amended design of the retail centre.

This report also seeks to delete Condition B3 of the Concept Plan Approval with reference to an approval for an amended design for the retail centre.

1.2 Current Approval Framework

1.2.1 Concept and Project Approvals (as originally granted)

Approval was granted on 20 September 2009 by the Minister for Planning to a Concept Plan and Project Application for the Casuarina Town Centre. Concept Plan approval was granted for:

- The subdivision of land into 61 lots including low and medium density residential, retail, commercial and mixed use lots;
- Construction of a retail centre comprising a supermarket, restaurants and shops;
- Construction of a hotel;
- Construction of the associated road network and car parking;
- Construction of all necessary services; and
- Landscaping and open space.

Separately, Stage 1 Project Approval was granted for:

- The subdivision of land into 61 lots;
- Construction of a retail centre comprising 2500m² supermarket, 1160m² of retail shops/restaurants, office space and car parking;
- Bulk earthworks and vegetation clearing;
- Construction of all roads;

- Closure of Dianella Drive;
- Provision of infrastructure and services; and
- Landscaping.

1.2.2 Concept and Project Approvals – Modification 1

Approval was granted on 17 June 2010 to modifications to the Concept Plan and Project Approval (Modification 1, referred to herein as “the first modifications”).

The first modifications involved:

- carrying out of stormwater infiltration works and landscaping within adjoining Lots 10 and 13;
- filling of the existing drainage easement within the site and relinquishing the easement rights that benefitted Council in exchange for dedication of these areas to Council (once landscape works were complete); and
- carrying out of works and landscaping to facilitate the construction of a cul-de-sac at the western end of Dianella Drive and subsequently closing the existing intersection of Dianella Drive and Tweed Coast Road.

Essentially, the first modifications were the result of Tweed Shire Council granting the Proponent land owner’s consent to undertake stormwater, sewerage and landscaping works on Council-owned land, such consent having previously been withheld during the original assessment of the Concept and Project Applications.

1.2.3 Concept and Project Approvals – Modification 2

Approval was granted on 1 July 2011 to further modifications to the Concept Plan and Project Approval (Modification 2).

Modification 2 had the effect of allowing Stage 1 of the development to be carried out in two stages: Stage 1A and the ‘balance of Stage 1’. The modified plans and conditions reflected the staging.

It is noted that the retail centre would be undertaken as part of the Stage 1A development, although the approvals as modified facilitate the issue of separate Construction Certificates for the retail centre and other Stage 1A works.

1.2.4 Concept and Project Approvals – Modification 3

Approval was granted on 7 March 2012 to further modifications to the Concept Plan and Project Approval (Modification 3). This modification related to the retail centre and had the effect of reducing the size of the centre.

1.2.5 Concept and Project Approvals – Modifications 4 to 6

Modifications 4, 5 and 6 relate to minor aspects of the approvals unrelated to the shopping centre.

1.2.6 Concept and Project Approvals – Modifications 7

Approval was granted on 18 June 2014 to further modifications to the Concept Plan and Project Approval (Modification 7). This modification related to the retail centre and allowed an increase in size with additional supermarket and specialty shop floor space. It also allowed the centre to be constructed in stages.

1.2.7 Rationale for requested further modification of the Concept and Project Approvals

The approved retail centre will be anchored by a Coles supermarket. The need for the modifications arises from detailed design development undertaken by the project architects in order to improve the appearance of the centre. The modification will result in a more contemporary look and feel for the supermarket and specialty shops.

1.3 Consistency with Concept and Project Approvals

The proposed modification is consistent with the Concept and Project Approvals, with the exception of the design of the retail centre. This is the subject of the proposed modification.

1.4 Documentation

This Section 75W report:

- describes and justifies the requested modifications to the Concept and Project Approvals;
- demonstrates support for the Statements of Commitment; and
- sets out how the information lodged addresses certain conditions of Approval, being Condition B3 of the Concept Plan Approval with reference to an approval for the design of the retail centre.

Appendix 1 contains a set of plans which comprise the modified plans for which approval is sought.

1.5 Consultation

The proposal to modify the Project Approval will be discussed the Council officers.

2. REQUESTED MODIFICATIONS TO PROJECT APPROVAL

2.1 Proposed Design Modifications to Retail Centre

Modified plans are contained in Appendix 1 and the changes are described in the architect's design statement contained in Appendix 2. Various design revisions are proposed to provide a contemporary look and feel for the major tenant, Coles. The overall bulk of the building is reduced through principal changes of lowering the ridge height, reducing the height of facades and incorporating modern skillion roof and awning influences. Building details are also slightly modified and include:

- A high level breezeway designed to capture and filter the eastern sun and natural breezes through the main pedestrian thoroughfare and supermarket shopfront.
- Raised breezeway entry statement extending through to Casuarina Way to introduce a visual beacon and nodal junction along the eastern wall.
- The profile of soffit and building façade to combine and maintain emphasis over the northern shopfronts.
- Introduction of a colonnade framed awning and landscape buffer along the northern façade to introduce an element of scale and seclusion to the vast walkway.
- Precast panels with designed recessed grooving and expressed profile joint impressions.
- Feature battens and lighting in abstract formation to the eastern and southern walls, reflecting on the coastal setting of the centre and providing a sense of movement and activity to the rear tenancy walls.
- Introduction of expressed picture windows at corners, with deep reveal settings, to allow the option of operable glazing and activation to capture the natural atmosphere and harmony of the surrounds.
- Bicycle parking has also been maintained and placed throughout the development.
- Raised roof form over restaurant tenancy to the north/west;
- Proposed ATM location at southern entry to Breezeway, in Stage 1;
- Change in the location of the plant room location over the supermarket;
- Change in the location of the mezzanine office over the supermarket;
- Proposed wind break addition to southern breezeway entry;
- Minor change to the location of signage on the building;
- A new pylon sign at the corner of Tweed Coast Road and Main Street; and
- Updated "look and feel" sheet with new colour and material palette selection.

Provision has been made for an enclosed dump yard and cleaners room adjacent to the loading dock to the rear of the proposed supermarket. This leads to a technical increase in floor area. In order to retain the same overall floor area, the size of the mezzanine office has been reduced.

There is no significant change to the overall building footprint, activated street front interface, carparking numbers and layout, driveway crossover locations, staging sequence, tenancy layouts, amenities location, loading areas or pedestrian entry locations to breezeway.

There is no change to the staging.

A list of the amended plans lodged with this S75W application is provided below, with approved revision numbers and dates struck out, and new revision numbers and dates.

Supermarket Architecture Drawings prepared by Thomas Adsett			
<i>Drawing No.</i>	<i>Revision</i>	<i>Name of Plan</i>	<i>Date</i>
DA01 A000	PA-4 B	Cover Page/Contents	29/11/2013 29/08/2014
DA02	PA-4	Perspective Sketches	29/11/2013
DA03	PA-4	Perspective Sketches	29/11/2013
DA04	PA-4	Locality Plan	29/11/2013
DA05 A001	PA-4 B	Site Plan and Schedules Stage 2	29/11/2013 29/08/2014
DA05-1 A002	PA-4 B	Site Plan and Schedules Stage 1	29/11/2013 29/08/2014
DA06	PA-4	Elevations	29/11/2013
DA07	PA-4	Elevations South and West	29/11/2013
DA08 A003	PA-4 B	Ground Floor Plan Stages 1 & 2	14/02/2012 29/08/2014
A004	B	Ground Floor Plan Stage 1	29/08/2014
DA09 A005	PA-4 B	First Floor Plan Stages 1 & 2	29/11/2013 29/08/2014
A006	B	First Floor Plan Stage 1	29/08/2014
DA10 A007	PA-4 B	Roof Plan	29/11/2013 29/08/2014
A008	B	Elevations	29/08/2014
DA12 A009	PA-4 B	Sections	29/11/2013 29/08/2014
A010	B	Perspective Sketches	29/08/2014
DA13 A011	PA-4 B	Shadow Diagrams	29/11/2013 29/08/2014
DA14 A012	PA-4 A	Building Signage Details	29/11/2013 30/07/2014
DA15	PA-4	Carpark Views	29/11/2013
DA16 A013	PA-4 A	Proposed Finishes	29/11/2013 30/07/2014

2.2 Proposed Modification to Conditions

2.2.1 Condition A2 - Project in Accordance with Plans

Condition A2 is sought to be modified by striking out certain approved drawing revision numbers and dates, and adding modified drawing revision numbers and dates, as set out in the table at Section 2.1

2.2.2 Condition A3 - Project in Accordance with Documents

Condition A3 is sought to be modified by introducing a reference to the subject Section 75W report, prepared by BBC Consulting Planners, in the list of approved documents forming part of the Project Approval.

2.2.3 Condition B3 of Concept Approval and B2 of Project Approval

When approval was originally granted, the retail centre plans were modified by way of a condition on the Project Approval (with an identical condition being placed on the Concept Plan Approval). The following condition was imposed on the Concept Plan Approval as modified (as Condition B2 of the Project Approval and B3 of the Concept Approval):

“The retail centre built form shall be modified to reduce the scale of the A frame element on the western side of the building. Modified plans are to be submitted to the Department for approval prior to the issue of a Construction Certificate for the retail centre”.

Modified plans were provided to the Department for approval as part of Modification 3 whereby the A frame element was substantially redesigned and rescaled to enclose the office space. This modification application removes the A frame element making this condition redundant. It is requested that this condition be deleted.

2.3 Support for Statement of Commitments – Project Approval

2.3.1 Project Component 20 – Urban Design

The Statement of Commitment includes an Environmental Outcome, which is:

“That the built form meets the best modern Australian coastal design standards.”

It is considered that the modified proposal, the subject of this application strongly supports this Environmental Outcome as set out in the Project Approval.

2.3.2 Project Component 20 - Urban Design (Height)

The Statement of Commitment includes an urban design commitment requiring the heights to remain the same as the approved development. Modification 7 (approved) indicates the highest point of the retail development to be RL15800. The proposed amendments to the roof have a maximum height of RL16036. There is negligible difference between these two heights, and it is considered that the commitment has been fulfilled.

3. ASSESSMENT AND CONCLUSION

This Section 75W report describes the proposed modifications to the design and to the conditions of approval.

The proposed modifications are minor and will result in substantially the same development, comprising a supermarket, retail and restaurant floor space, first floor office space and car parking, all to service the local community.

The proposed modifications mainly comprise an amended roof design, new design and finishes treatments to all facades, and will give the retail development a more modern appearance and will assist it to better fit in to the locality.

The amended building design does not change:

- the overall building footprint;
- the activated street front interface;
- carparking numbers and layout,
- driveway crossover locations,
- staging sequence,
- tenancy layouts (except for the inclusion of the dump yard and cleaners room and the reduction in size of office area,
- amenities location;
- loading areas; or
- pedestrian entry locations.

The dump yard and cleaners room is located in an area allocated for a compactor in the plans as approved. Thus there will be no impact on access to the loading dock.

Parking requirements will remain generally the same with the additional back of house supermarket space compensated by a reduction in office area leading to no overall change in floor area. Parking provision remains in excess of needs.

It is considered that the amended design improves the streetscape appearance of the proposed retail development from surrounding viewpoints. The roof form comprises a lighter visual element than the approved roof which gave a bulkier appearance to part of the development. The proposed raised roof elements over the restaurant and breezeway also assist in minimising potential visual bulk from such a large roof expanse. The proposal also includes improved façade treatments which will result in more a more varied and modern development more compatible with the character of Casuarina.

The site is zoned 2(e) Residential Tourist under the Tweed Local Environmental Plan 2000. The proposal for the purposes of retail is consistent with the zone objectives and is permissible with consent in this zone.

The Statement of Commitments in the Project Approval is supported by the proposed improved retail development design and retention of the approved height.

The proposed modification remains consistent with the relevant planning controls and with the Concept Plan approval for Casuarina Town centre. It is worthy of favourable determination.

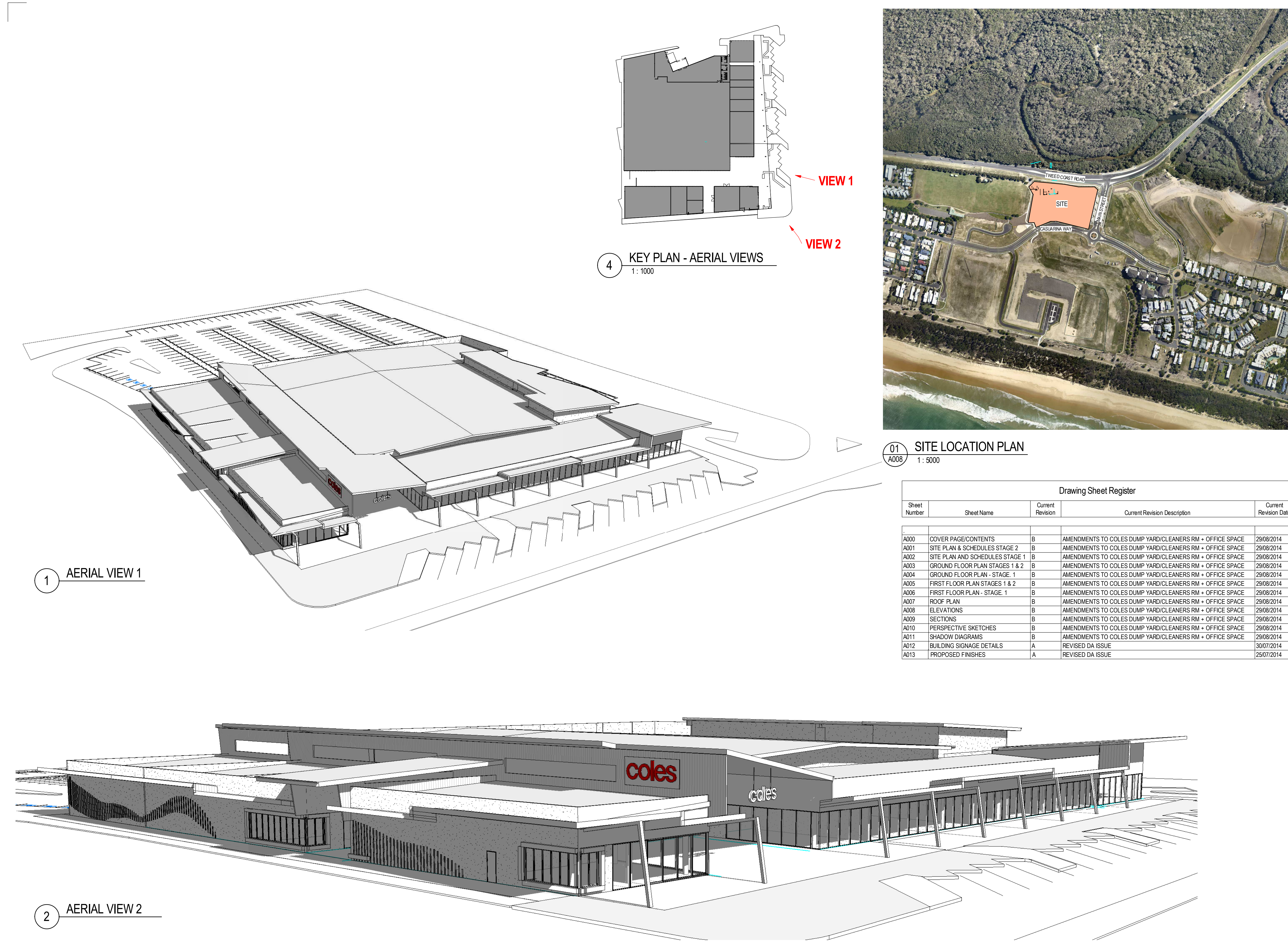
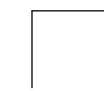


APPENDICES



APPENDIX 1

Amended Drawings



01 SITE LOCATION PLAN
A008 1 : 5000

Drawing Sheet Register				
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A000	COVER PAGE/CONTENTS	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A001	SITE PLAN & SCHEDULES STAGE 2	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A002	SITE PLAN AND SCHEDULES STAGE 1	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A003	GROUND FLOOR PLAN STAGES 1 & 2	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A004	GROUND FLOOR PLAN - STAGE 1	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A005	FIRST FLOOR PLAN STAGES 1 & 2	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A006	FIRST FLOOR PLAN - STAGE 1	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A007	ROOF PLAN	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A008	ELEVATIONS	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A009	SECTIONS	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A010	PERSPECTIVE SKETCHES	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A011	SHADOW DIAGRAMS	B	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	29/08/2014
A012	BUILDING SIGNAGE DETAILS	A	REVISED DA ISSUE	30/07/2014
A013	PROPOSED FINISHES	A	REVISED DA ISSUE	25/07/2014

rev.	date	details	pa.init
A	30/07/2014	REVISED DA ISSUE	CV
B	29/08/2014	AMENDMENTS TO COLES DUMP YARD/CLEANERS RM + OFFICE SPACE	CV

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Fortitude Valley Phone: (07) 3840 9999
PO Box 2195 Fax: (07) 3252 1201
Fortitude Valley BC Q 4006 Email: bne@thomsonadsett.com
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project
CASUARINA TOWN CENTRE
DEVELOPMENT APPLICATION

CASUARINA, NSW

CONSOLIDATED PROPERTIES GROUP
client

COVER PAGE/CONTENTS

sheet	date:	18/07/2014
	scale:	As indicated
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	checked:	CV
	verified:	Approver

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Original Sheet Size A1- 594 x 840

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FINAL SCOPE OF WORK
STAGE 1 & 2
FLOOR AREA SCHEDULE

	AREA (m²)
SUPERMARKET	3337
SHOPS	1581
RESTAURANT	148
OFFICE (SUPERMARKET)	163
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 REQUIREMENT WITH CONCESSION	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	3337	147	33	180		
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	163	included in staff parking	4	4		
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						5274	232	58	290	232	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											



- AMENITIES
- OFFICE
- PLANT ROOM
- RESTAURANT
- SHOP
- SUPERMARKET

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Fortitude Valley
PO Box 2195
Fortitude Valley BC Q 4006
Phone: (07) 3840 9999
Fax: (07) 3252 1201
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CASUARINA TOWN
CENTRE
DEVELOPMENT APPLICATION

CASUARINA, NSW

CONSOLIDATED PROPERTIES
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SITE PLAN & SCHEDULES
STAGE 2

sheet	date: 18/07/2014	scale: 1 : 500	drawn: RL	checked: CV	verified: Approver
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- AMENITIES
- OFFICE
- PLANT ROOM
- RESTAURANT
- SHOP
- SUPERMARKET

SCOPE OF WORK
STAGE 1
FLOOR AREA SCHEDULE

	AREA (m²)
SUPERMARKET	2337
SHOPS	1317
RESTAURANT	148
OFFICE (SUPERMARKET)	163
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 REQUIREMENT WITH CONCESSION	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	2337	102	23	125		
SHOPS / AMENITIES	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	163	included in staff parking	4	4		
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	175	45	220	175	237
*NOTES: - SERVICE VEHICLES AND TROLLEY BAYS ARE AS INDICATED ON DWGS. (AS PER SUPERMARKET OPERATORS SPECIFICATION / BRIEF) - TYPICAL AISLE WIDTH IS 6200 - PARKING RATES AS RECOMMENDED BY TWEED SHIRE COUNCIL											

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project
CASUARINA TOWN CENTRE
DEVELOPMENT APPLICATION

CASUARINA, NSW

CONSOLIDATED PROPERTIES GROUP
client

SITE PLAN AND SCHEDULES
STAGE 1

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- AMENITIES
- OFFICE
- PLANT ROOM
- RESTAURANT
- SHOP
- SUPERMARKET

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CASUARINA, NSW

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GROUND FLOOR PLAN
STAGES 1 & 2

sheet

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verified:	Approver

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- AMENITIES
- OFFICE
- PLANT ROOM
- RESTAURANT
- SHOP
- SUPERMARKET

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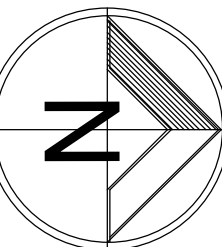
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CASUARINA TOWN CENTRE
DEVELOPMENT APPLICATION

CASUARINA, NSW

CONSOLIDATED PROPERTIES GROUP
client

GROUND FLOOR PLAN - STAGE. 1

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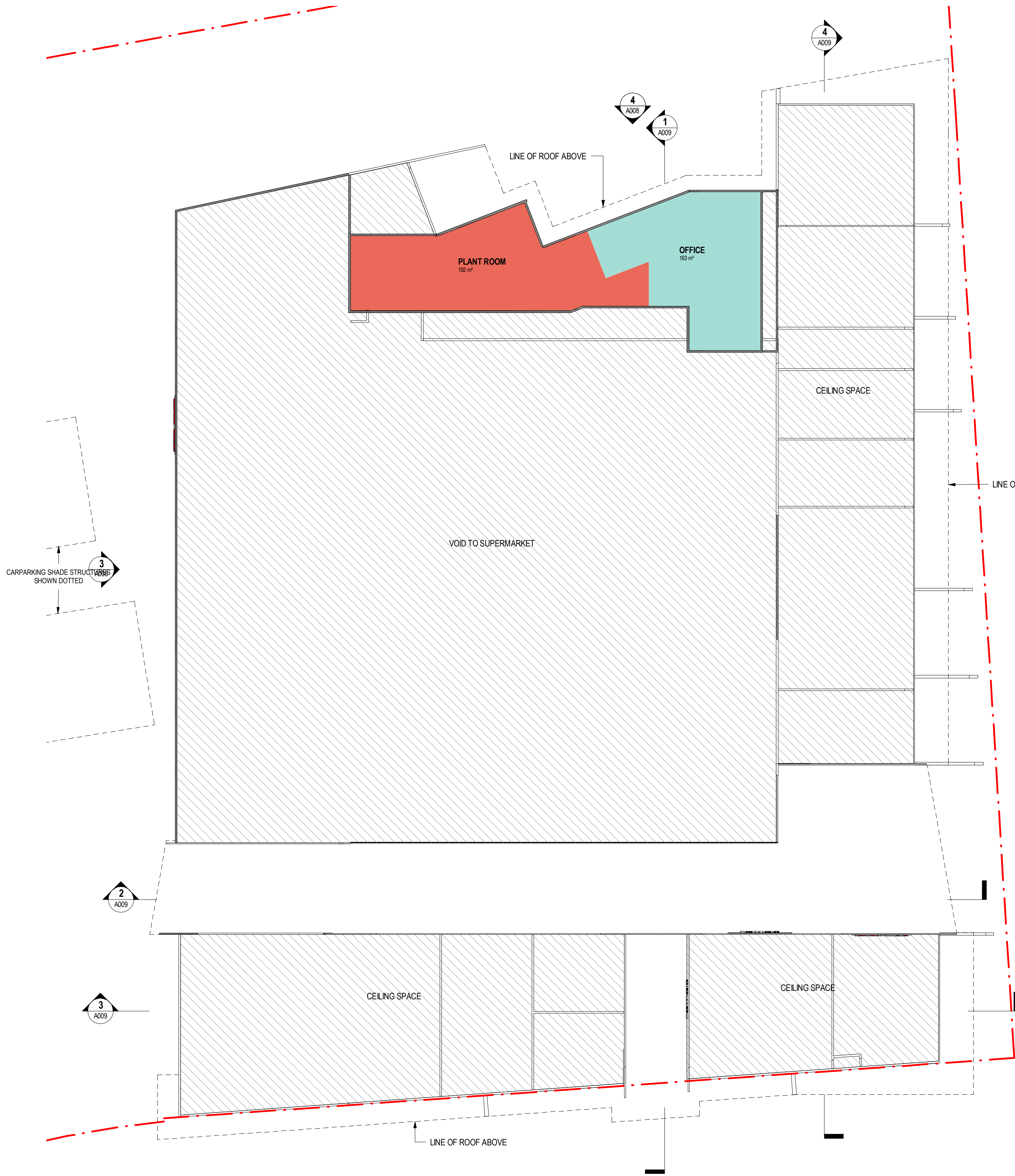


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- AMENITIES
- OFFICE
- PLANT ROOM
- RESTAURANT
- SHOP
- SUPERMARKET

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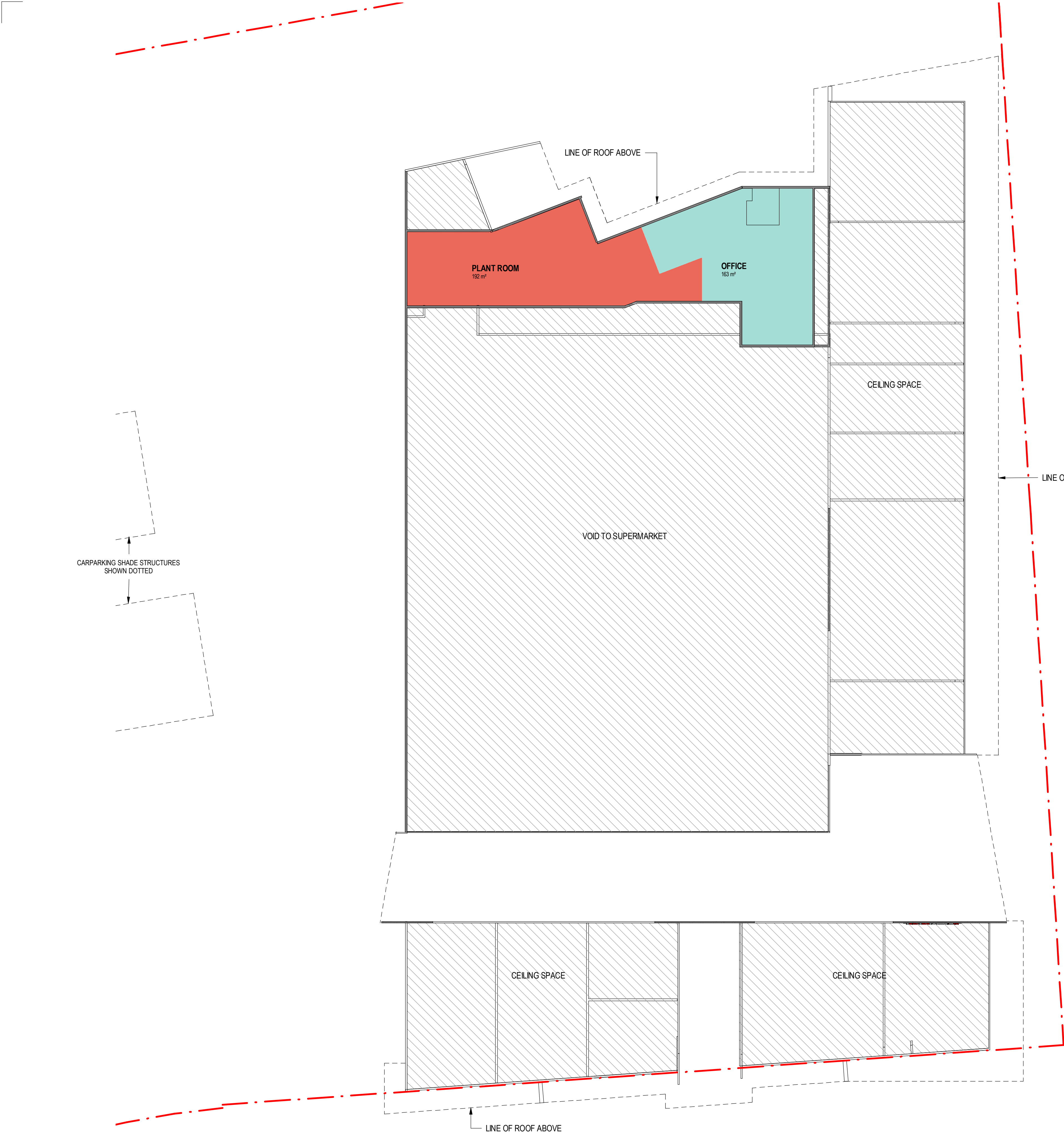
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FIRST FLOOR PLAN STAGES 1 & 2

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- SHOP
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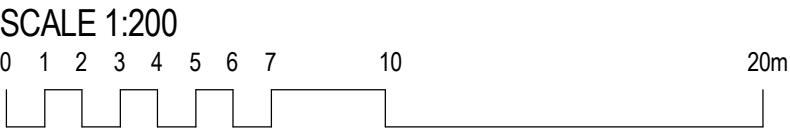
CARPARKING SHADE STRUCTURES
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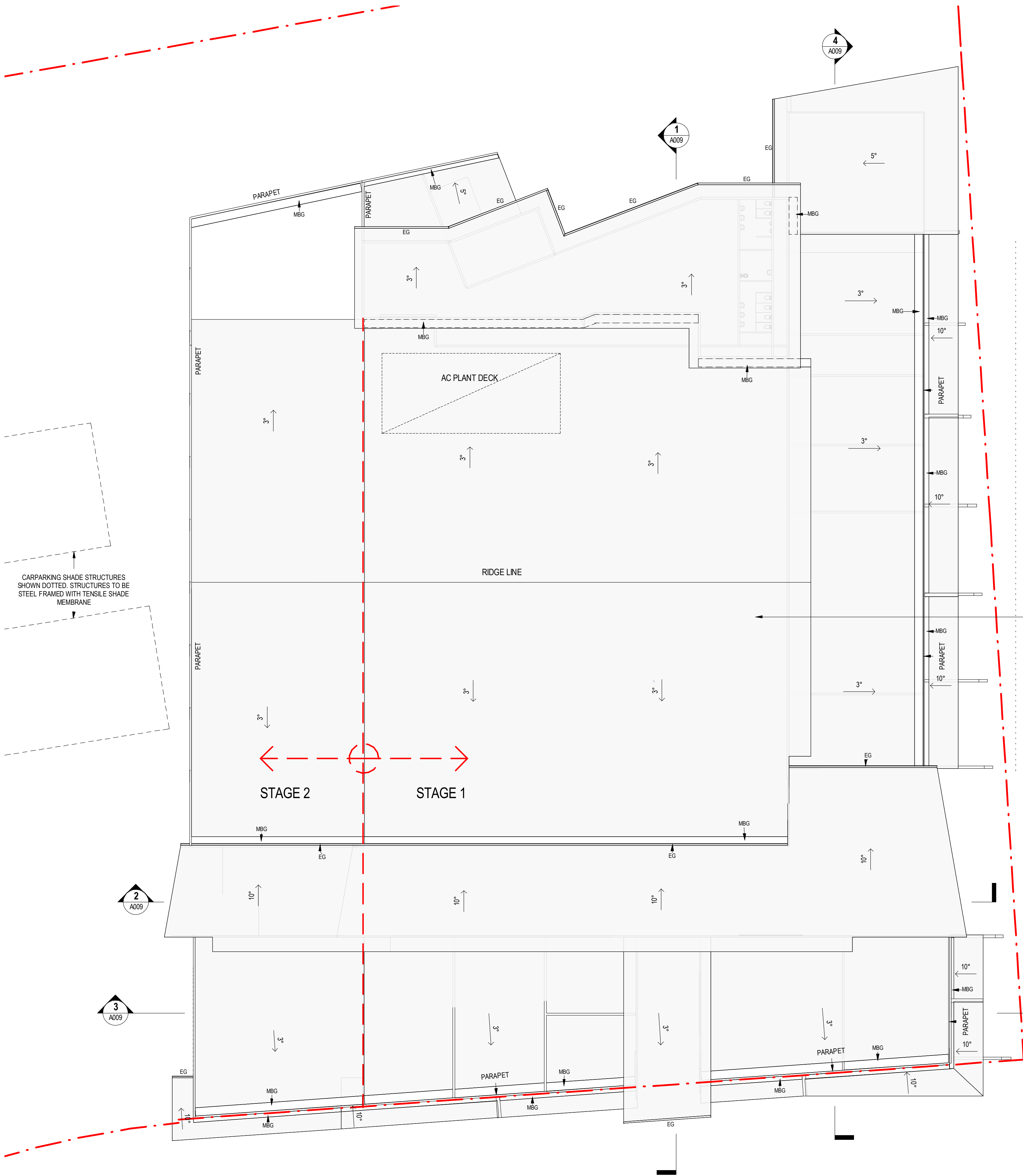
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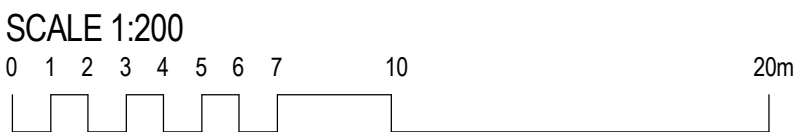
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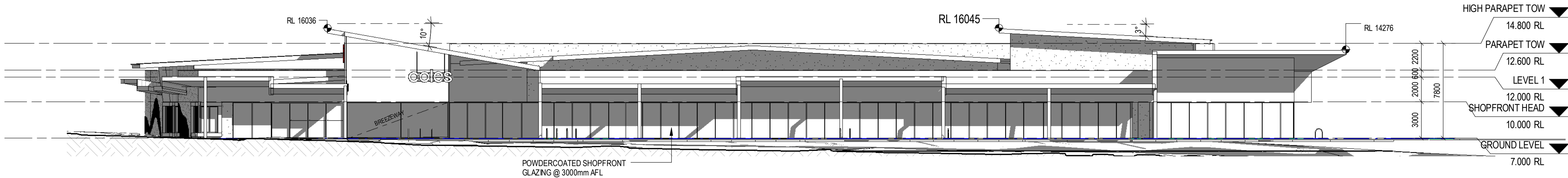
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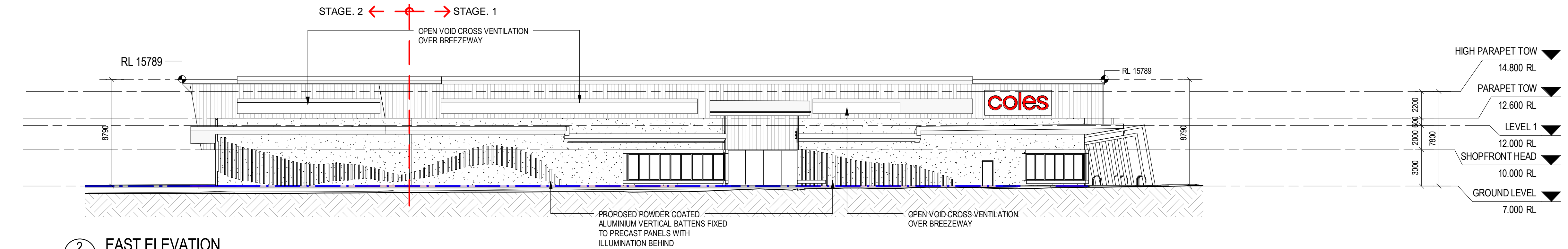
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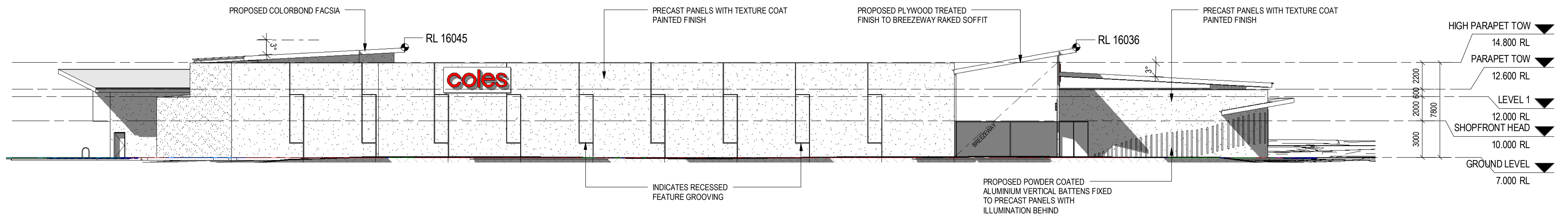




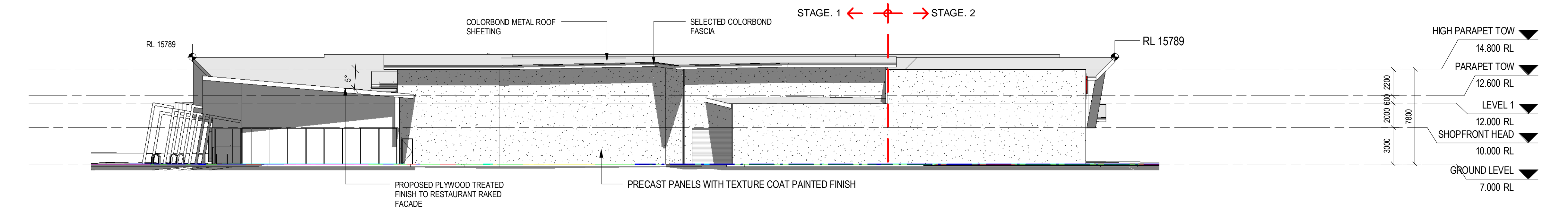
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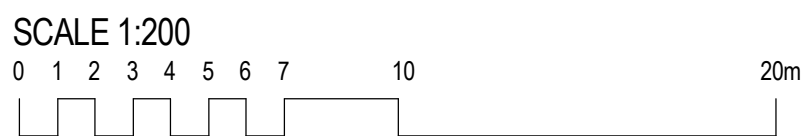
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A003 1: 200



3 SOUTH ELEVATION
A003 1: 200



4 WEST ELEVATION
A003 1: 200



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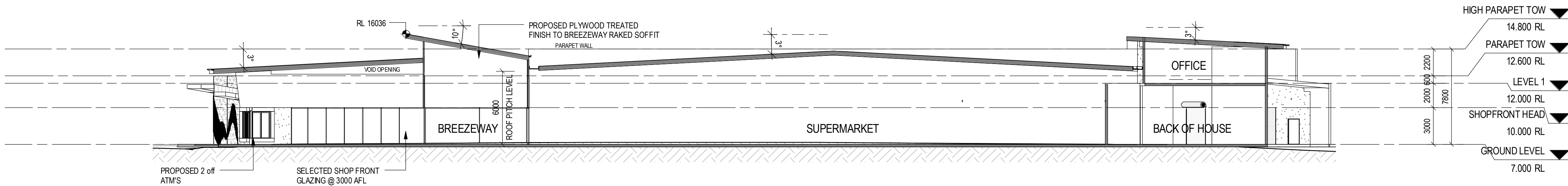
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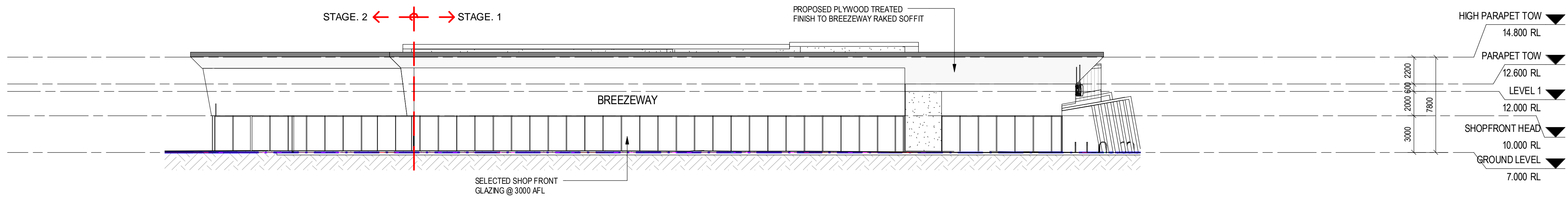
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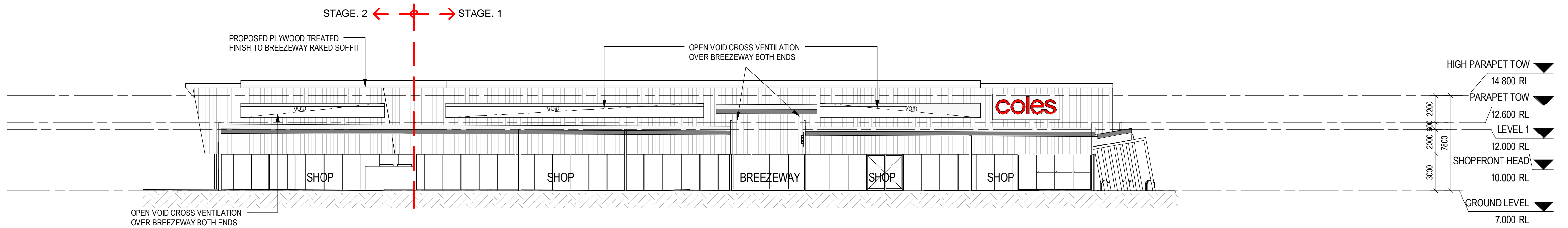
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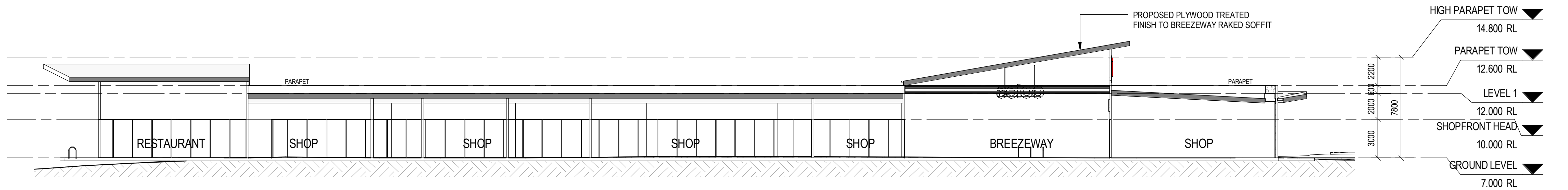
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2 NORTH / SOUTH - SUPERMARKET
A003 1: 200



3 NORTH / SOUTH THROUGH SHOPS
A003 1: 200



4 EAST / WEST - VIEW NORTH
A003 1: 200

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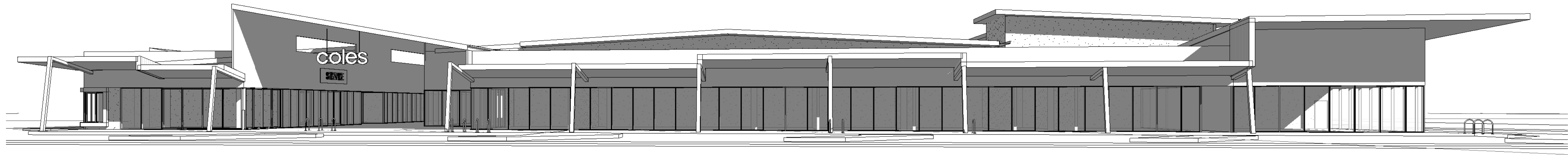
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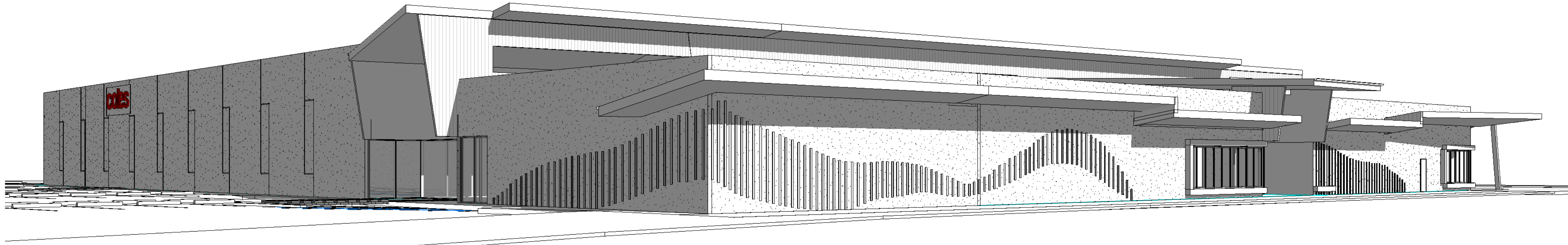
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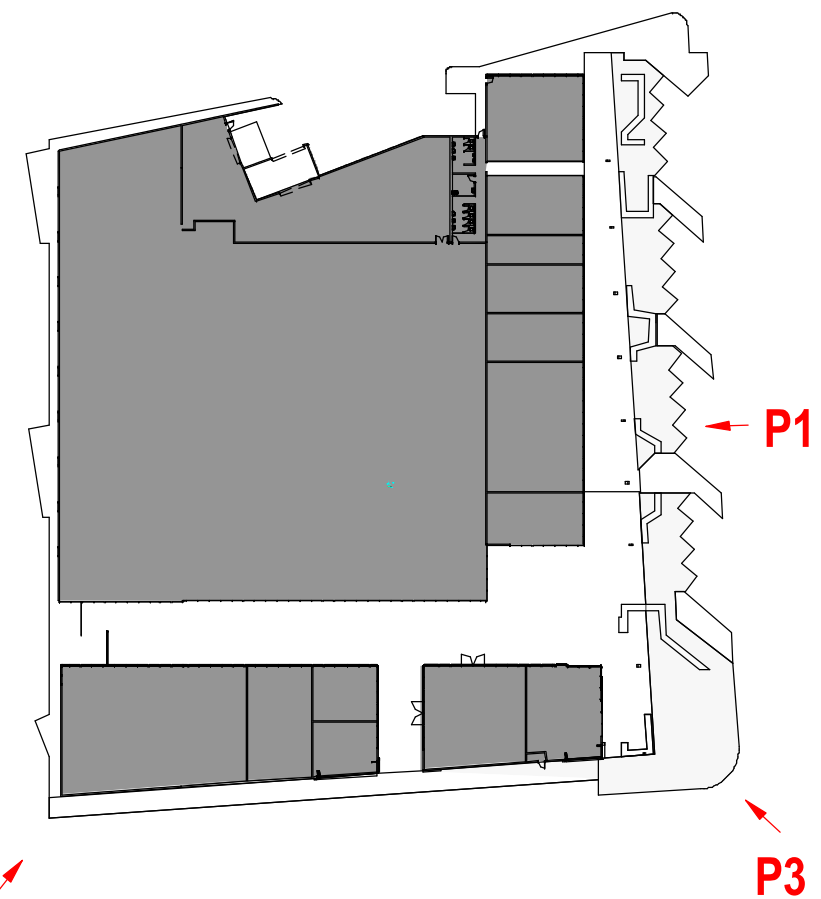
1 PERSPECTIVE 1



2 PERSPECTIVE 2



3 PERSPECTIVE 3



4 KEY PLAN - PERSPECTIVE VIEWS
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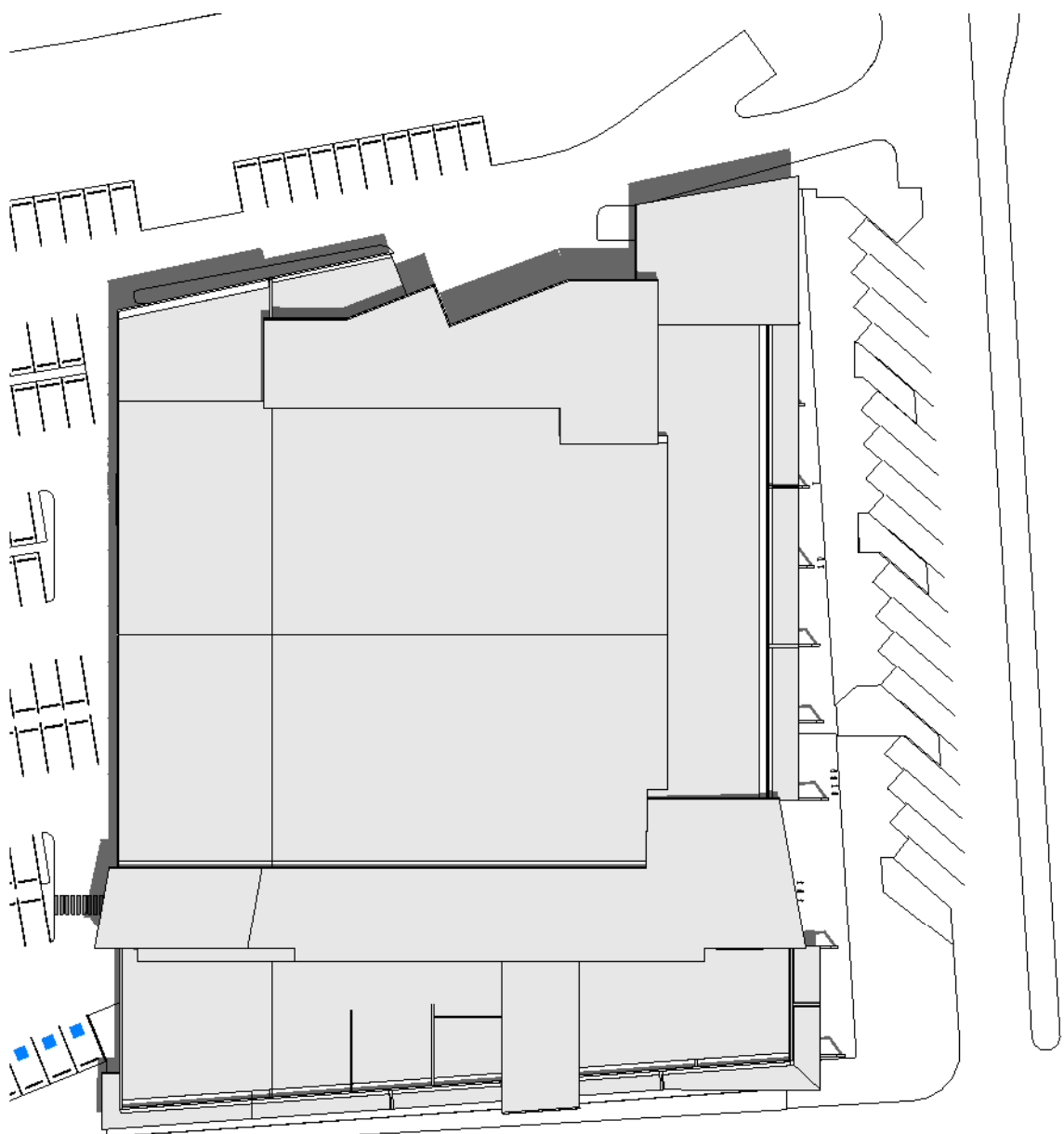
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PERSPECTIVE SKETCHES

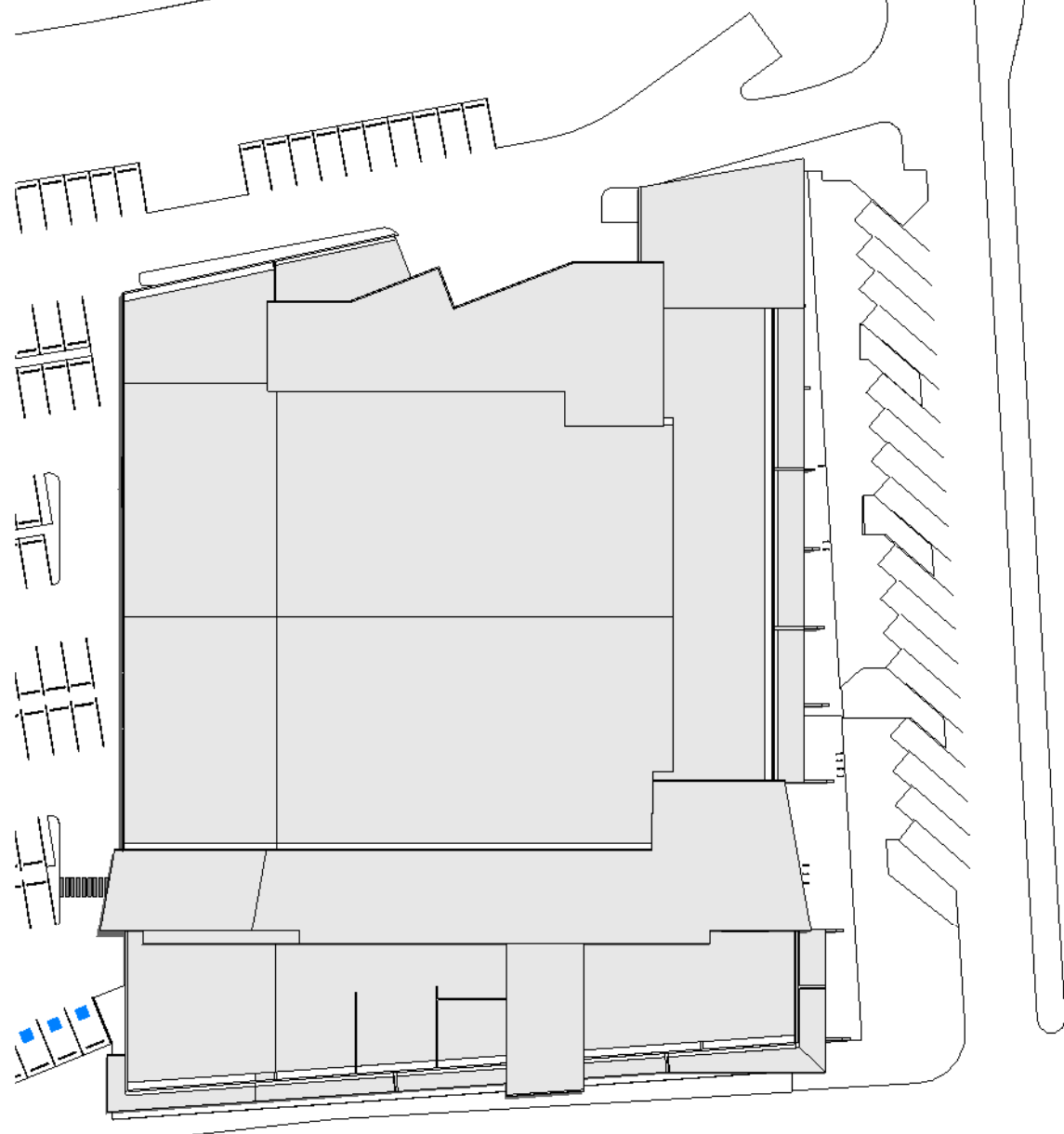
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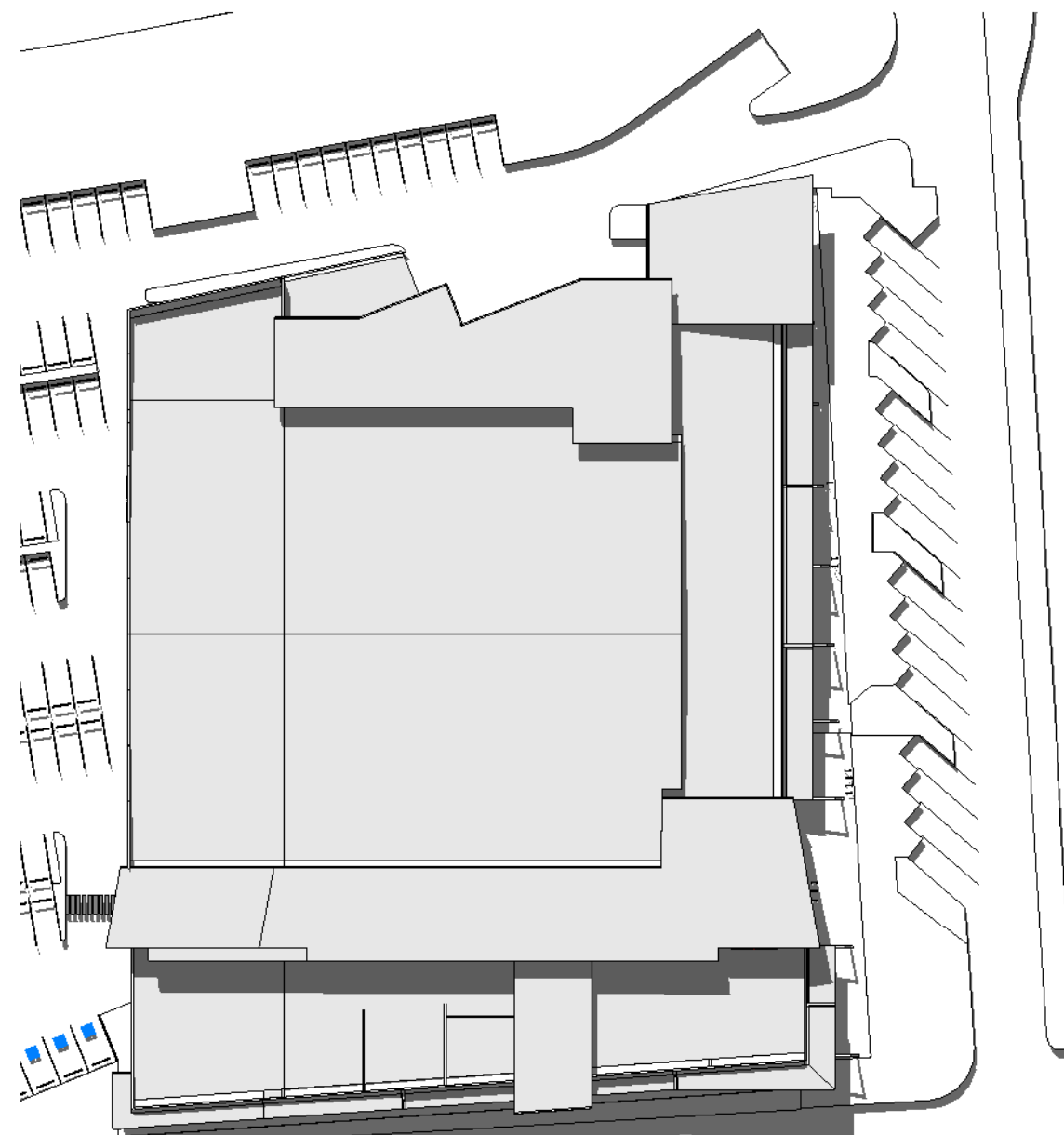
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SOSLTICE 10.00am

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A008
1 : 750



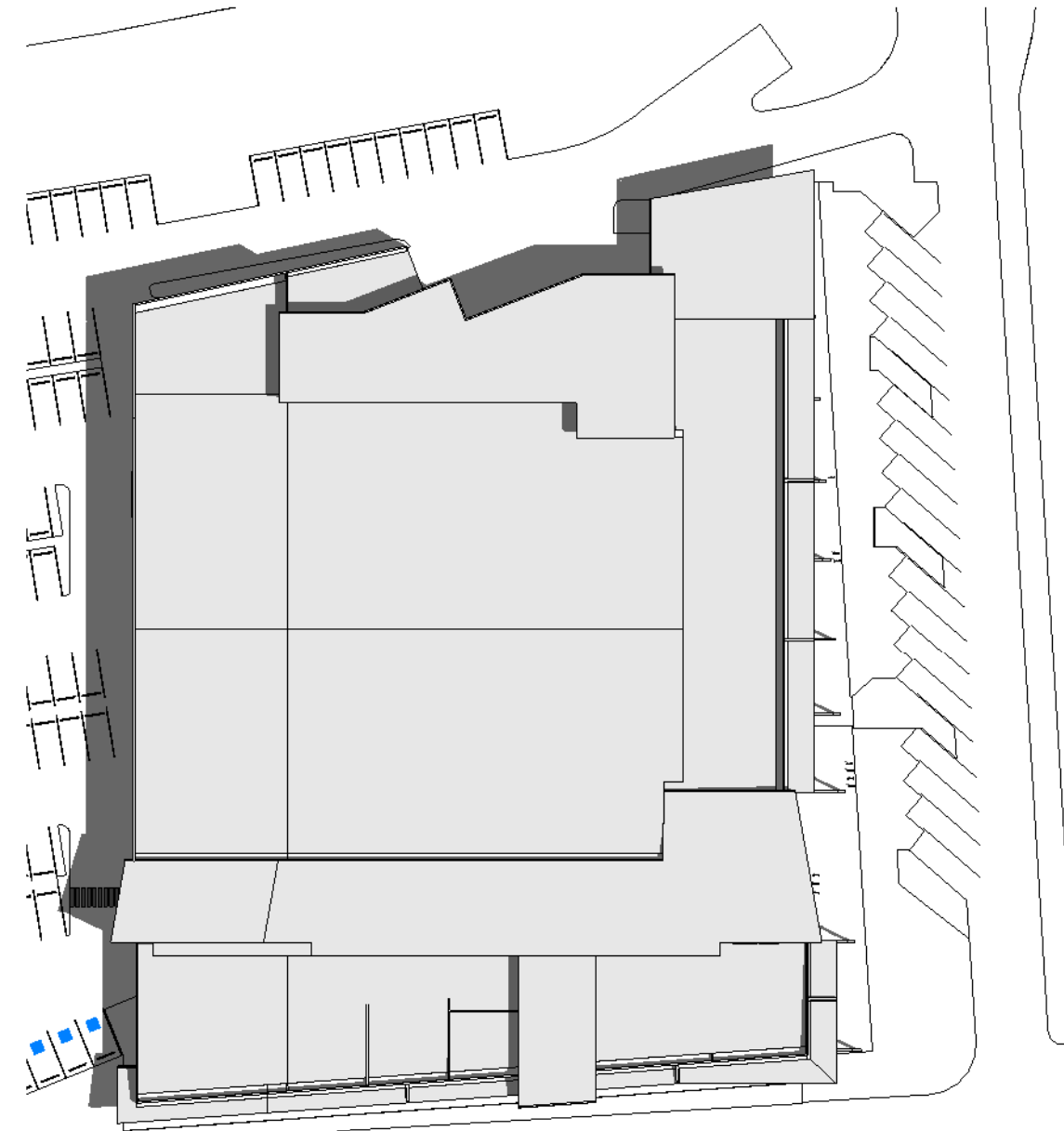
SHADOW DIAGRAM SUMMER
SOSLTICE 12.00 NOON

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A008
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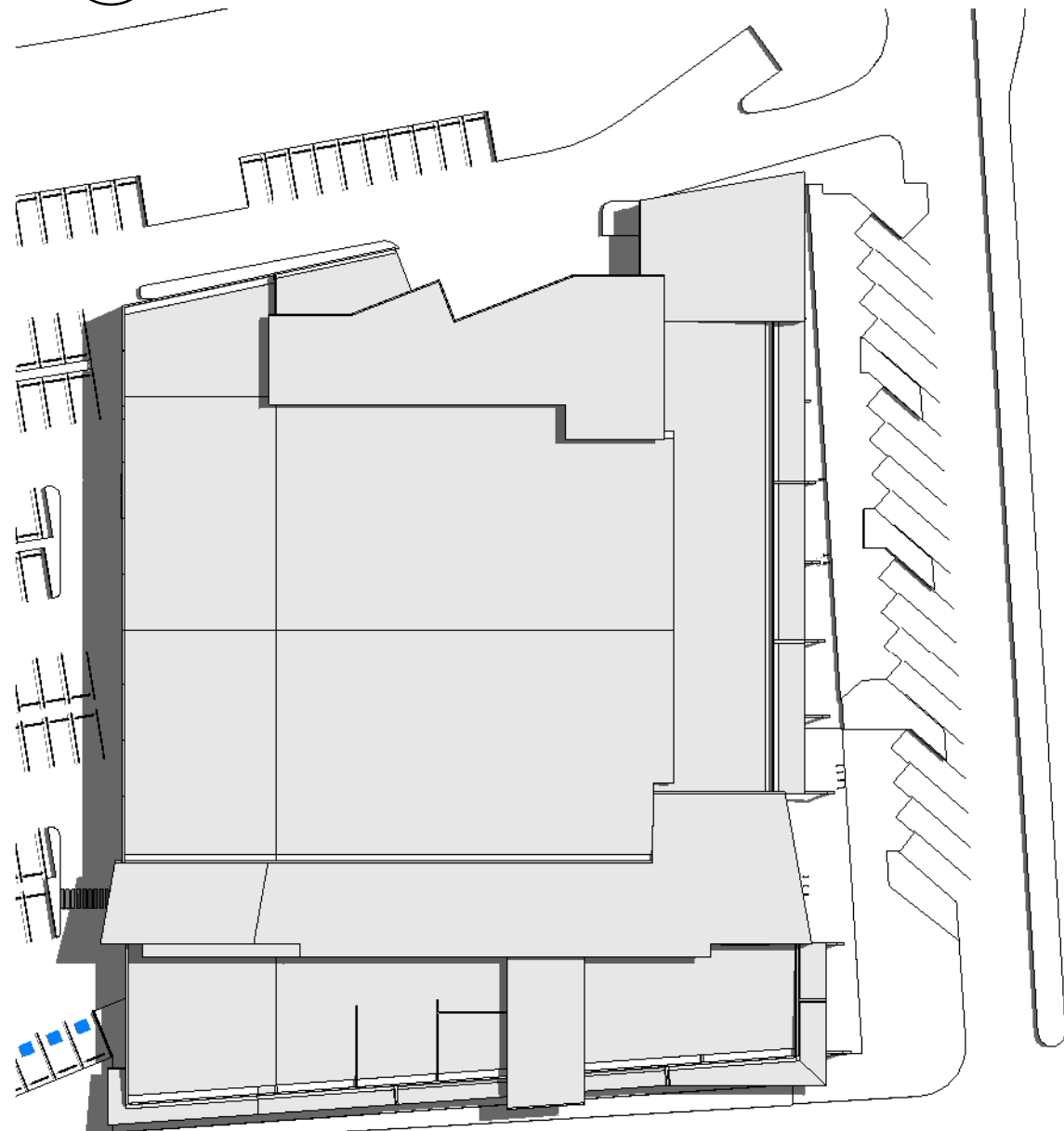
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A008
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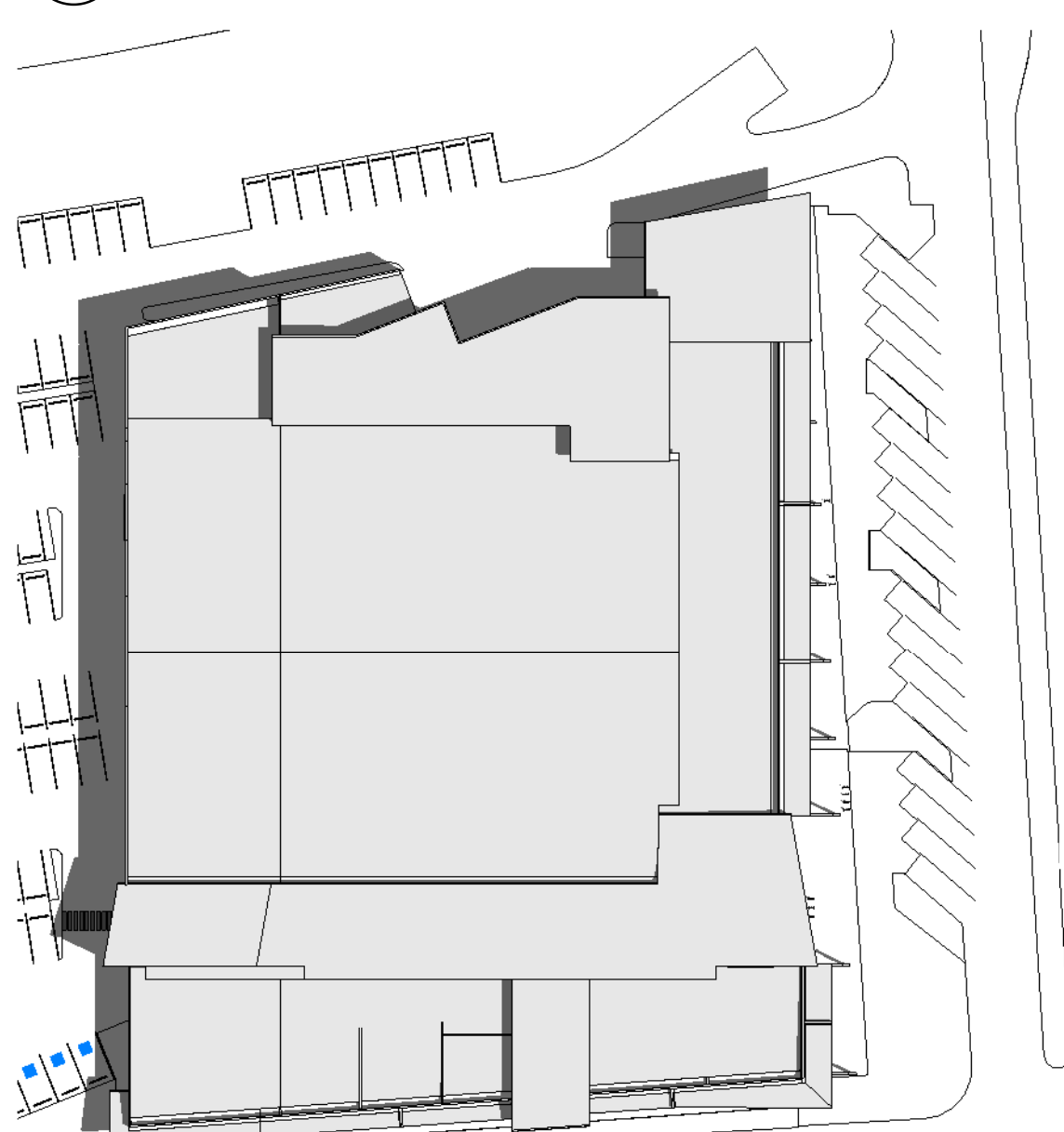
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EQUINOX 10.00am

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1 : 750



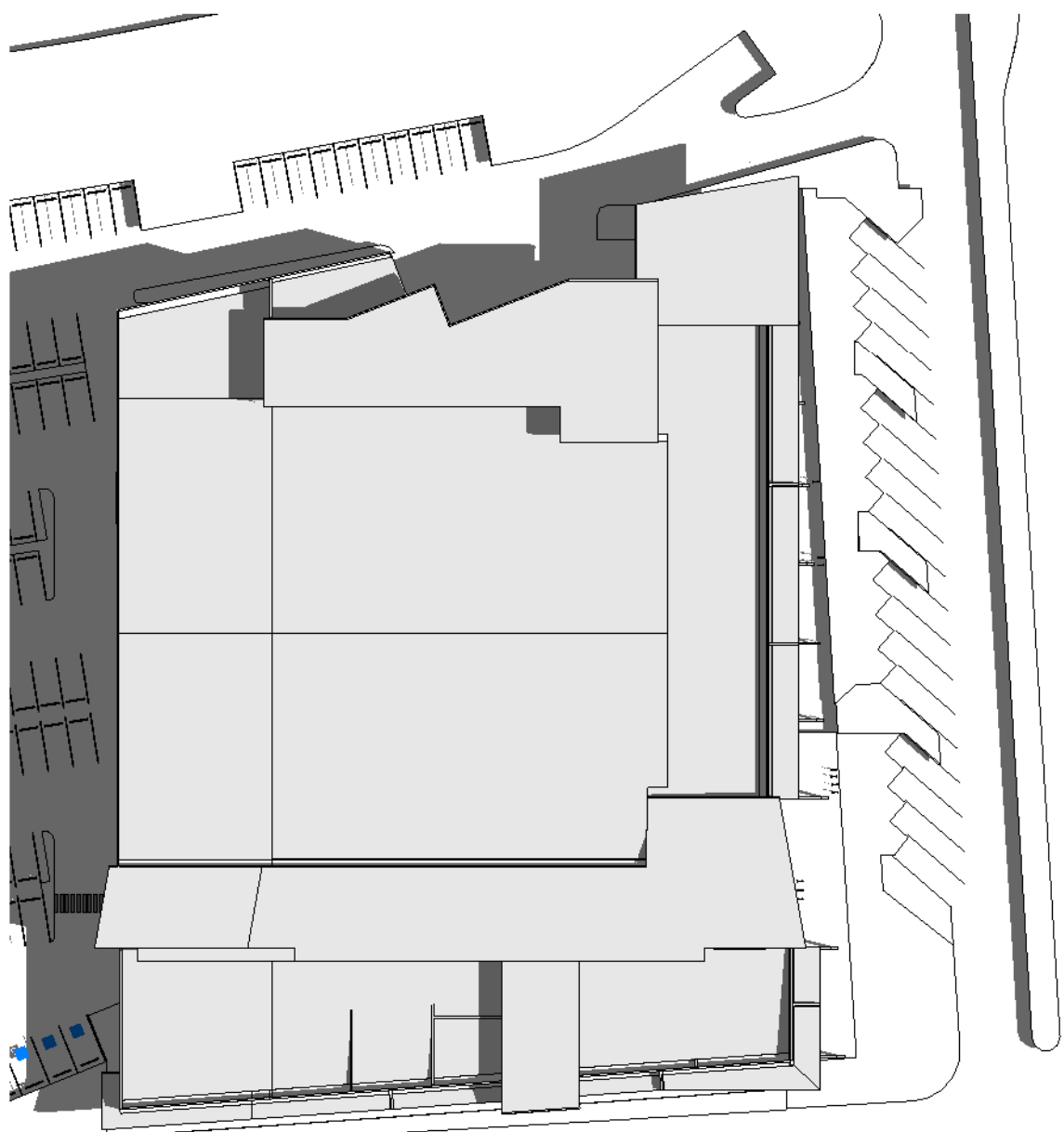
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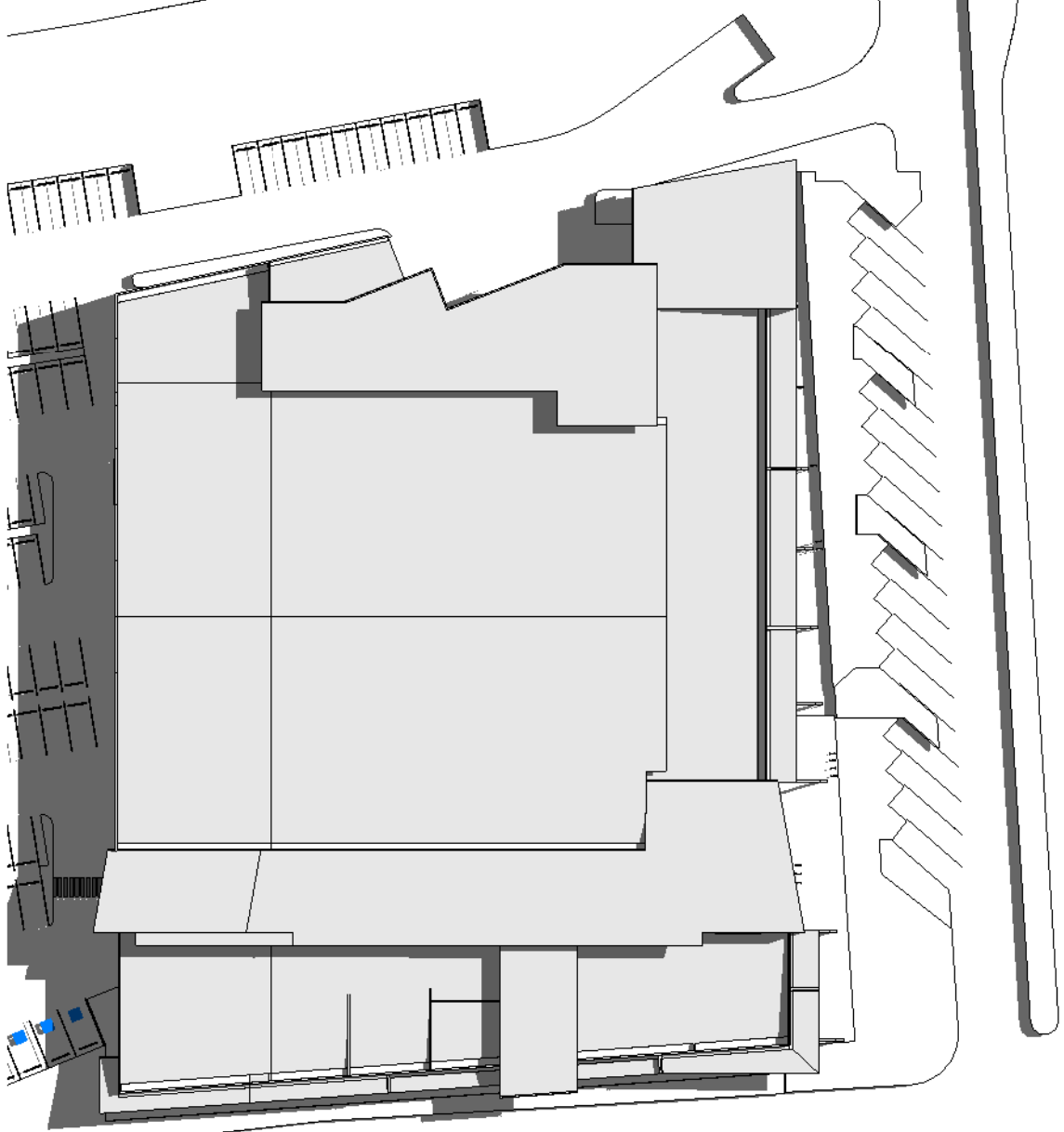
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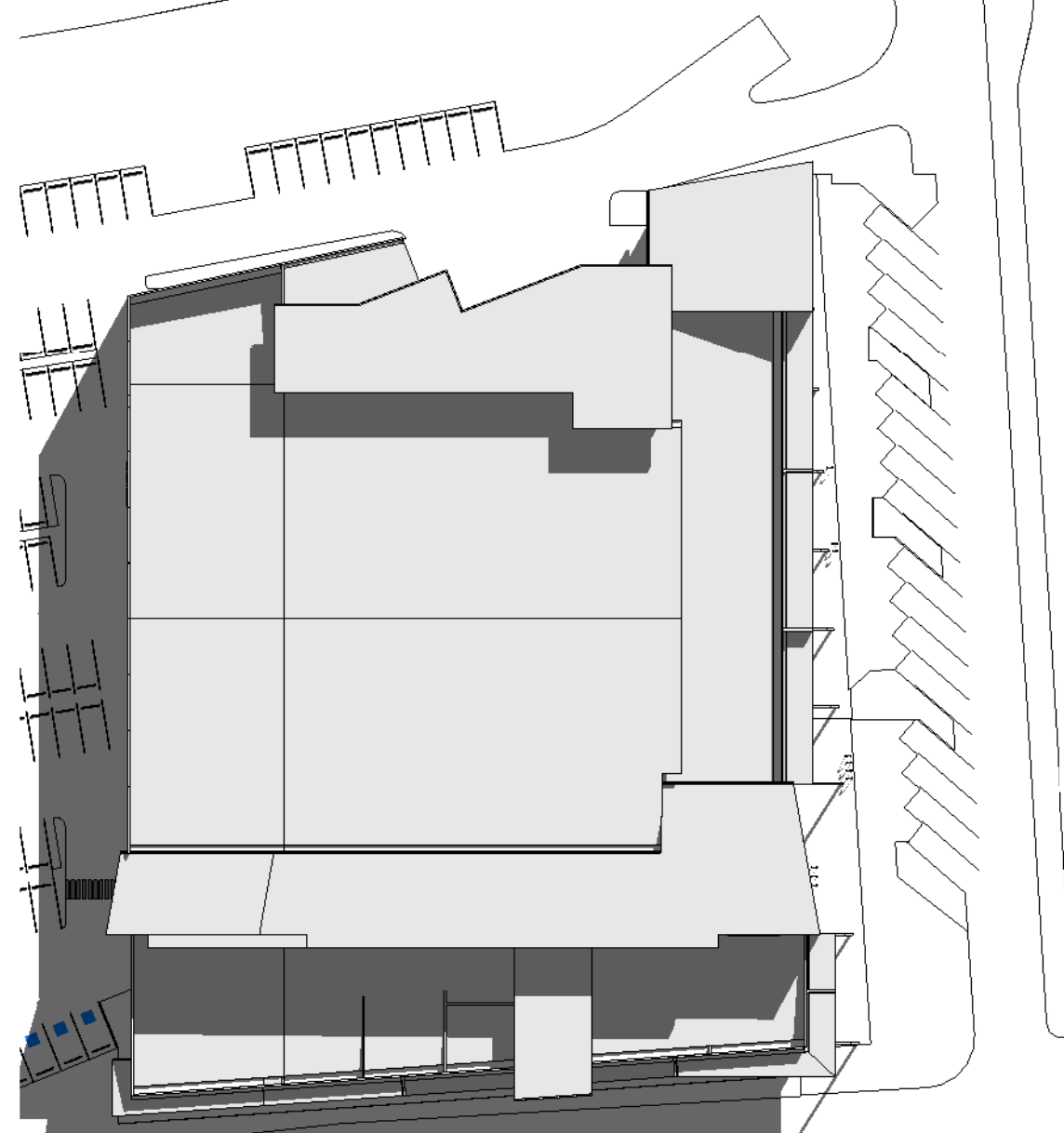
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10.00am

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A008
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SHADOW DIAGRAM WINTER SOLSTICE
12.00noon

8
A008
1 : 750



SHADOW DIAGRAM WINTER SOLSTICE
3.00pm

9
A008
1 : 750

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SHADOW DIAGRAMS

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1
A008
SIGNAGE LOCATION PLAN
1 : 500



SIGN SIZES AS PER COLES EXTERNAL SIGNAGE GUIDE.

2
COLES SIGNAGE - INTERNALLY ILLUMINATED BULKHEAD SIGN
1 : 50

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BUILDING SIGNAGE DETAILS

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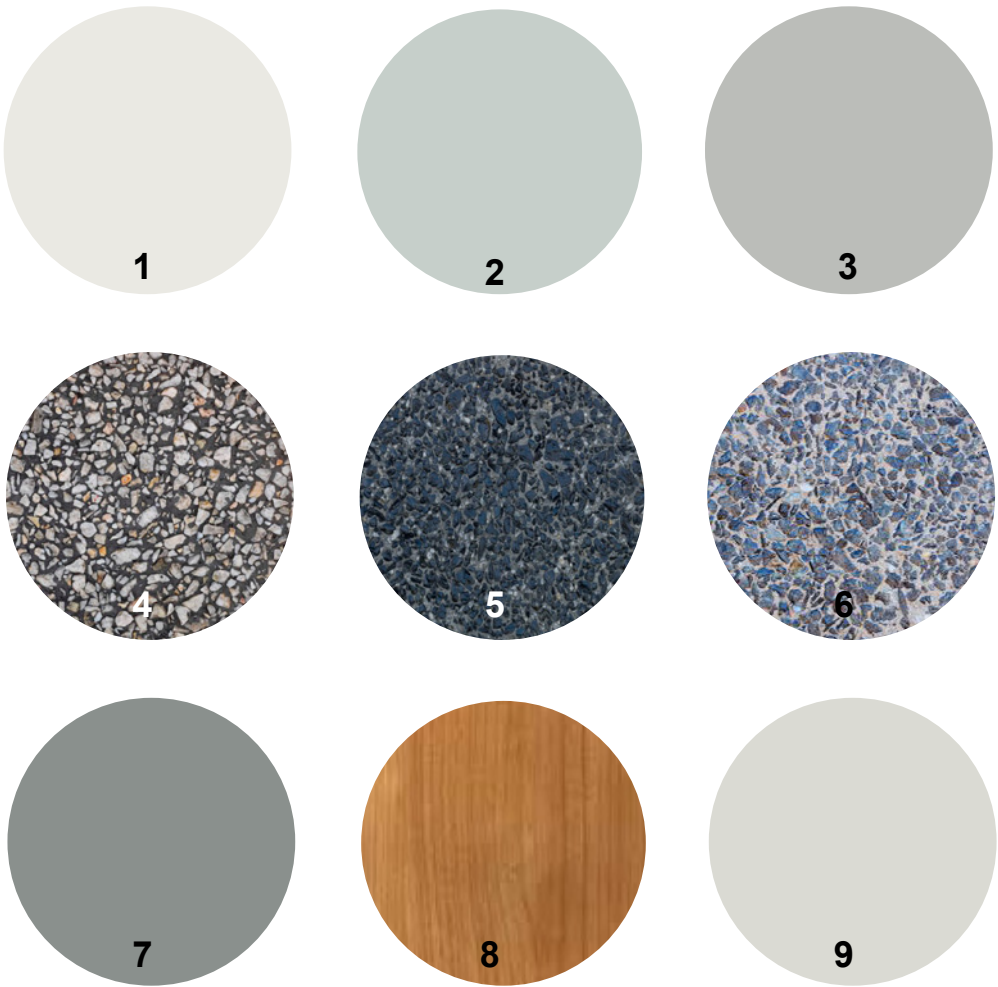
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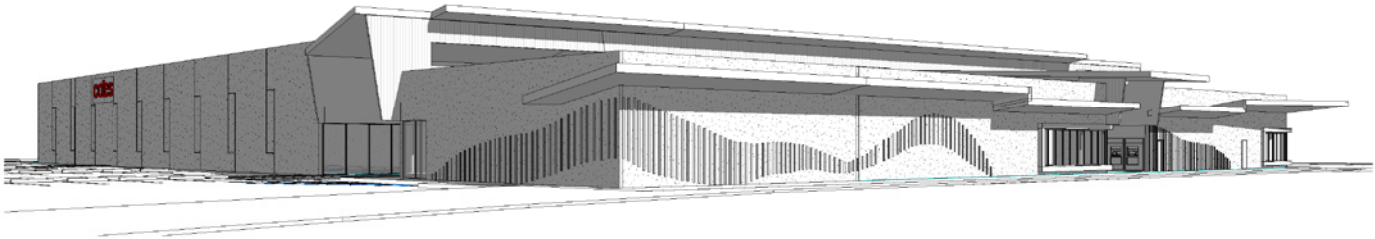
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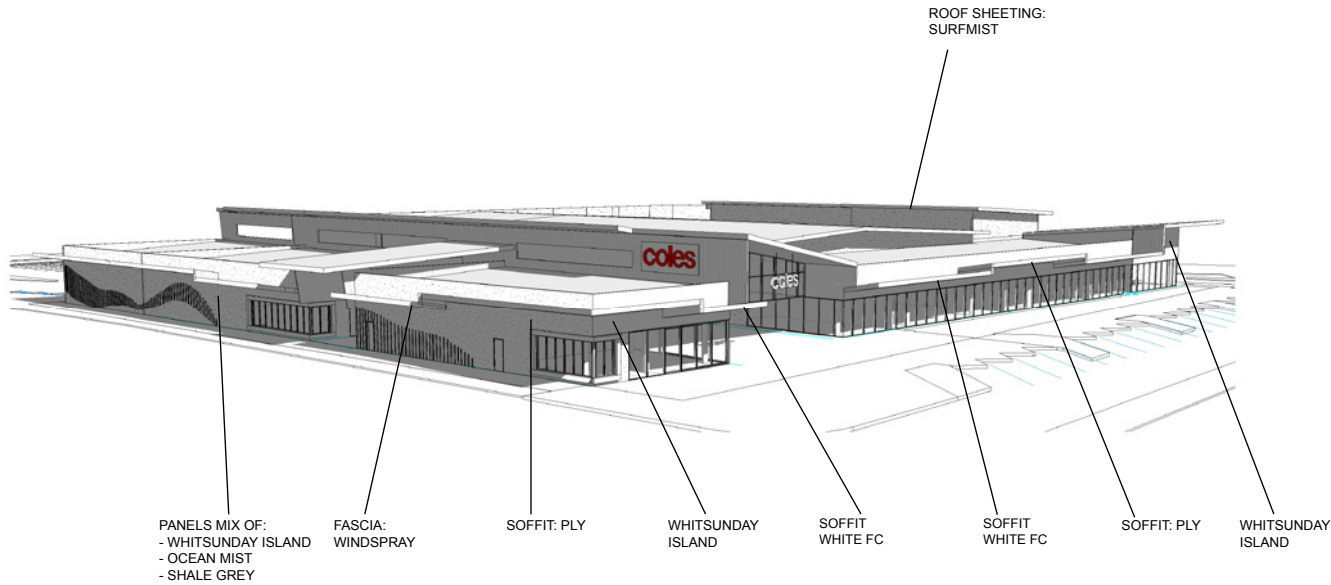
FINISHES



- 1 Exterior Panels - Whitsunday Island (Acratex Roll on Texture Coat Paint Finish to Precast Panels)
- 2 Exterior Panels - Ocean Mist (Acratex Roll on Texture Coat Paint Finish to Precast Panels)
- 3 Exterior Panels - Shale Grey (Acratex Roll on Texture Coat Paint Finish to Precast Panels)
- 4 Flooring - Blackstone (mixture of exposed aggregate in polished and unpolished finish)
- 5 Flooring - Blue Heeler (mixture of exposed aggregate in polished and unpolished finish)
- 6 Flooring - Charcoal (mixture of exposed aggregate in polished and unpolished finish)
- 7 Fascia Panels - Windspray (Satin Finish)
- 8 Soffit - Plywood: Exterior Hoop Pine - Grade A face with Dulux Intergrain Ultraclear UV non yellowing exterior water based polyurethane finish
- 9 Roof Sheeting - Surfmist



View 1



View 2 - Exterior Finishes Locations

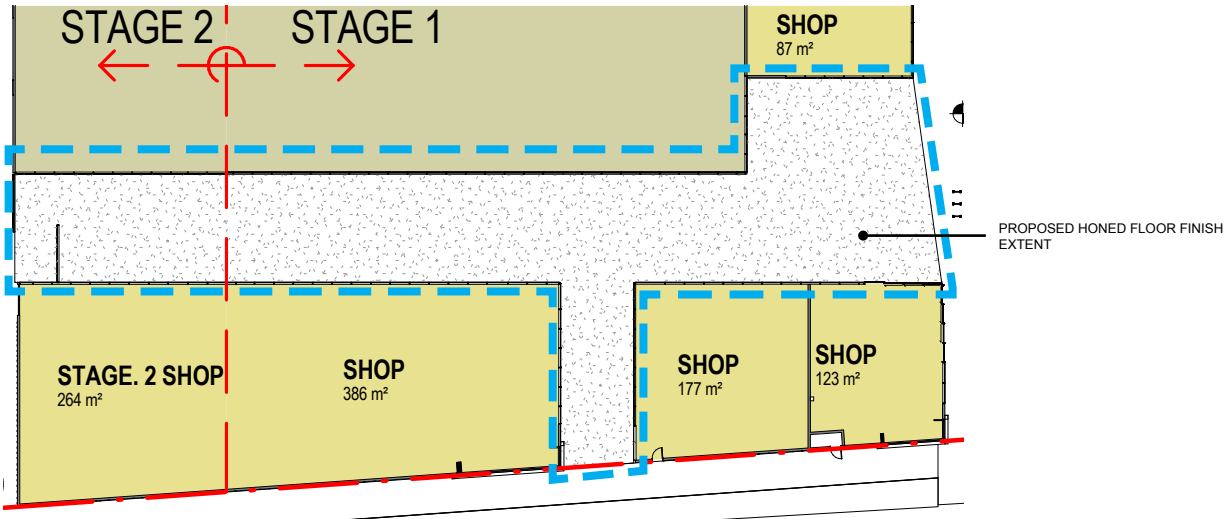


Image 1 - Proposed Honed Floor Finish

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CASUARINA, NSW			
CONSOLIDATED PROPERTIES GROUP client			
PROPOSED FINISHES			
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APPENDIX 2

Architects Design Statement

CASUARINA TOWN CENTRE

REVISED DEVELOPMENT APPLICATION SUBMISSION
DESIGN STATEMENT - 29 JULY 2014



The amended Development Application for Casuarina Town Centre maintains the focus of public realm and Architectural principles of the current approved scheme. The focus behind the design language and planning of the new centre is to create a local placemaker for the Casuarina Town region.

The proposed development maintains the general mix of supermarket, specialty retail shops and restaurant to provide the appropriate tenancy mix for the region. The design approaches adopted aim to ensure retail efficiency, urban integration and community interaction enabling the centre to become a natural hub of activity.

It is intended that the development be exemplary, thus demonstrating the values of the Town Centre and the Casuarina Beach region to the broader community. It does this by offering an engaging and interactive public province that is particular to the coastal climate, locale and community spirit. The development contributes a high standard of architectural design and appearance, with feature design elements extended from its coastal setting and proposed materials of both enduring and appropriate nature to its local built form.

SUMMARY OF AMENDMENTS

As per current Development Approval, this proposal is submitted in a staged development format and maintains current approved development areas and parking ratios:

Stage 1 - Provides for a 2,300sqm supermarket tenancy + 200sqm office component; 1,317sqm of shops and 148sqm of restaurant.

Stage 2 - Proposes an extension to the supermarket tenancy of an additional 1,000sqm and an addition of 264sqm in specialty shops. The covered breezeway leading to the on grade parking area will be extended accordingly and the carparking layout re-configured and expanded to accommodate the stage 2 expansion.

Car parking and associated landscaping is adjusted in the staged development as shown on the drawings.

The overall bulk of the building is reduced through principal changes of lowering the ridge height, reducing the height of facades and incorporating modern skillion roof and awning influences.

Building details are also slightly modified and include:

- A high level breezeway designed to capture and filter the eastern sun and natural breezes through the main pedestrian thoroughfare and supermarket shopfront.
- Raised breezeway entry statement extending through to Casuarina Way to introduce a visual beacon and nodal junction along the eastern wall.

- The profile of soffit and building façade to combine and maintain emphasis over the northern shopfronts.
- Introduction of a colonnade framed awning and landscape buffer along the northern façade to introduce an element of scale and seclusion to the vast walkway.
- Precast panels with designed recessed grooving and expressed profile joint impressions.
- Feature battens and lighting in abstract formation to the eastern and southern walls, reflecting on the coastal setting of the centre and providing a sense of movement and activity to the rear tenancy walls.
- Introduction of expressed picture windows at corners, with deep reveal settings, to allow the option of operable glazing and activation to capture the natural atmosphere and harmony of the surrounds.
- Bicycle parking has also been maintained and placed throughout the development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The development consists of a major supermarket and specialty shops, it maintains the principal orientation and address to the northern Main Street and a secondary address to Casuarina Way to the East. Car parking is on grade to the south with an identifiable entry into the complex from the south. Convenience parking is situated on these two street fronts ensuring active street edges both at night and day. The primary supermarket entry is situated past the specialty shops and recessed from the street creating a generous covered public space that also forms the entry to the breezeway that allows protected access to the car park, cross ventilation and natural surveillance of the public realms.

BUILT FORM AND CHARACTER

The built form and character of the development remains as approved. The built form is a response to the particular urban and landscape context of the site. It identifies itself to the Main Street via modeled form where the building articulates its scale and roof profile, providing a spatial and formal character specifically designed for the locality and the street. The awning roof profiled with its façade over the primary entry, shade the public with dappled light ensuring comfortable outdoor space. The articulation of the building in plan provides a range of scales and entries promoting a town centre environment that is conducive to the gathering of small and large groups. The public realm is further enhanced by the landscape and abundance of seating areas, providing a variety of gathering spaces to the three centre frontages.

The Eastern and Southern elevations, in contrast are characterised by patterned feature battens and lighting to provide differentiation and varying interest from Main Street which enhances its particular identity. The Southern supermarket walls are designed of profiled precast concrete employing modulation to add identity and rhythm.

LANDSCAPE AND ESD

The development has been designed in accordance with passive solar design principals and the planning of the centre has ensured that much of the development does not rely on air conditioning. The centre is based around the generous provisions of North facing covered public spaces which are protected from the undesirable winds however allow control of desired breezes. The large expanse of roof has the opportunity to catch a significant quantity of rainwater which can be used for landscape and cleaning.

As per landscape drawings, the site will be planted with appropriate coastal species that are not dependant on introduced water consumption. Regular planting of species with shading canopies will serve to shade and disguise the on grade car park and reduce microclimate 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.