

Appendix

# A

## Development Plans

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# TWEED COAST ROAD - CABARITA BEACH - NSW - 2488

## PROPOSED MIXED USE DEVELOPMENT

### DRAWING SCHEDULE

DA.01	COVER SHEET
DA.02	SITE PLAN
DA.03	LOWER GROUND PLAN
DA.04	MEZZANINE LEVEL PLAN
DA.05	UPPER GROUND LEVEL PLAN
DA.06	LEVEL 1 PLAN
DA.07	LEVEL 2 PLAN
DA.08	LEVEL 3/ ROOF PLAN
DA.09	ELEVATION - TWEED COAST ROAD
DA.10	ELEVATION - HASTINGS ROAD
DA.11	SECTIONS

DA.12	SECTIONS
DA.13	SECTIONS
DA.14	UNIT PLANS
DA.15	SHADOW DIAGRAMME 1
DA.16	SHADOW DIAGRAMME 2
DA.17	SHADOW DIAGRAMME 3
DA.18	COLOURED ELEVATIONS
DA.19	3D PERSPECTIVE VIEWS 1

### SITE DETAILS

Lot 184 DP 259164	365.70m <sup>2</sup>
Lot 185 DP 259164	365.70m <sup>2</sup>
Lot 186 DP 259164	365.70m <sup>2</sup>
Lot 187 DP 259164	365.70m <sup>2</sup>
Lot 191 DP 259164	335.40m <sup>2</sup>
Lot 192 DP 259164	335.40m <sup>2</sup>
Lot 193 DP 259164	335.40m <sup>2</sup>
Lot 194 DP 259164	335.40m <sup>2</sup>

Lot 20 DP 31208	841m <sup>2</sup>
Lot 21 DP 31208	613.16m <sup>2</sup>
Lot 22 DP 31208	613.16m <sup>2</sup>
Lot 23 DP 31208	613.16m <sup>2</sup>

TOTAL SITE AREA	5484.88m <sup>2</sup>
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### GFA

RESIDENTIAL	
23 x 2 BED. UNITS - TOTAL INTERNAL AREA	2196 m <sup>2</sup>
- TOTAL BALCONY/ TERRACE AREA	602 m <sup>2</sup>

RETAIL	
SUPERMARKET	2404 m <sup>2</sup>
SPECIALTY RETAIL	1008 m <sup>2</sup>
KIOSK	72 m <sup>2</sup>

PARKING	TOTAL 214 CARPARK SPACES
RESIDENTS	37 SPACES
CUSTOMER/ STAFF	177 SPACES
PLUS LOADING BAYS, RES VEHICLE WASHDOWN AND BICYCLE PARKING	

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13.12.07  
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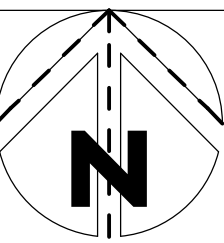
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PROJECT:			
PROPOSED MIXED USE DEVELOPMENT			
TWEED COAST ROAD, CABARITA BEACH, NSW, 2488			
DRAWING TITLE:			
COVER SHEET			
SCALE:	DATE:	CHECKED:	
1:200 @A1	10.12.07	AP	
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:	
07-040	DA.01	C	

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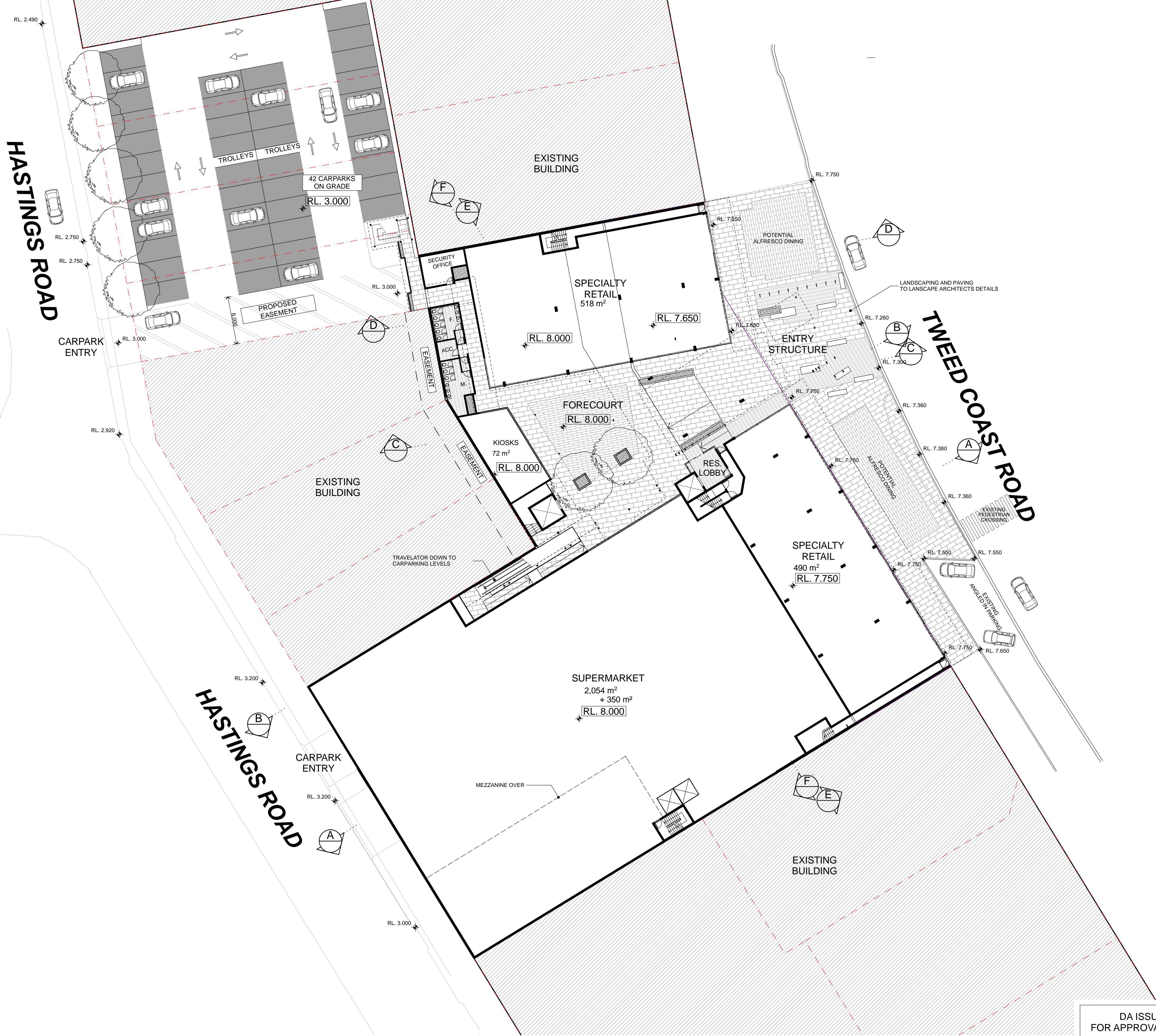
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HASTINGS ROAD

TWEED COAST ROAD

HASTINGS ROAD



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A	21.11.07	PRELIMINARY ISSUE	

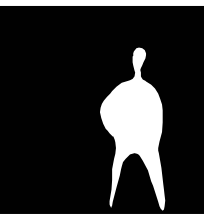
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rice daubney trading trust - abn: 56 880 304 993

PROJECT:

**PROPOSED MIXED USE  
DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:

**SITE PLAN**

SCALE:	DATE:	CHECKED:
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PROJECT:

**PROPOSED MIXED USE DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

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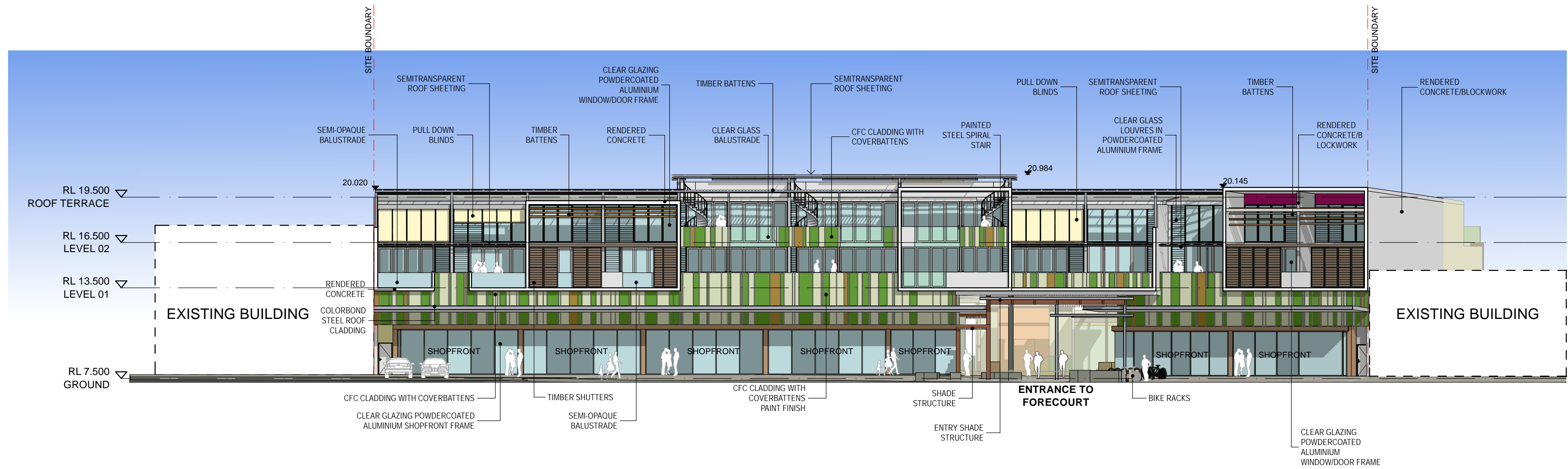
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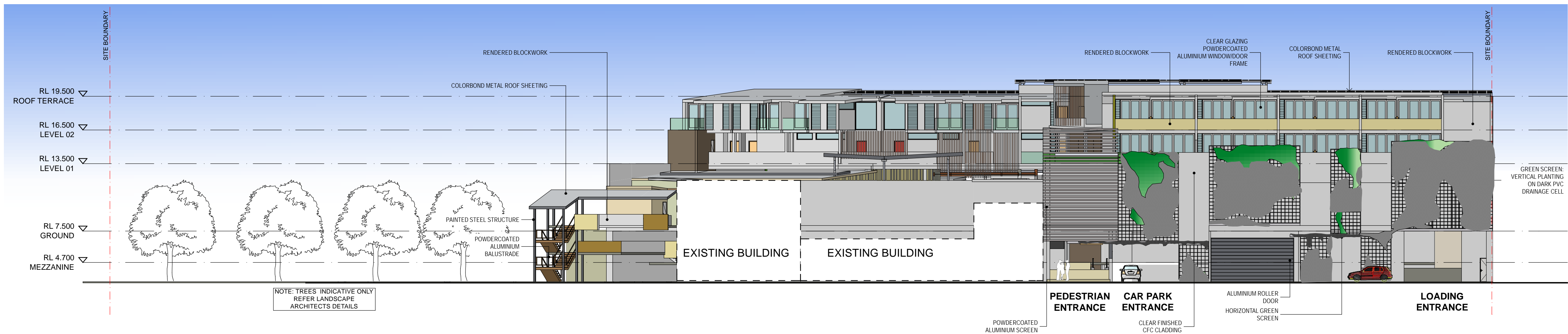


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TWEED COAST ROAD ELEVATION

1:200



HASTINGS ROAD ELEVATION

1:200

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PROJECT:

**PROPOSED MIXED USE  
DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

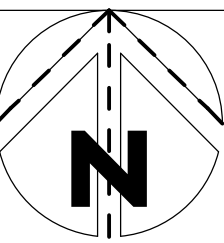
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**COLOURED ELEVATIONS**

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07-040	DA.18	A

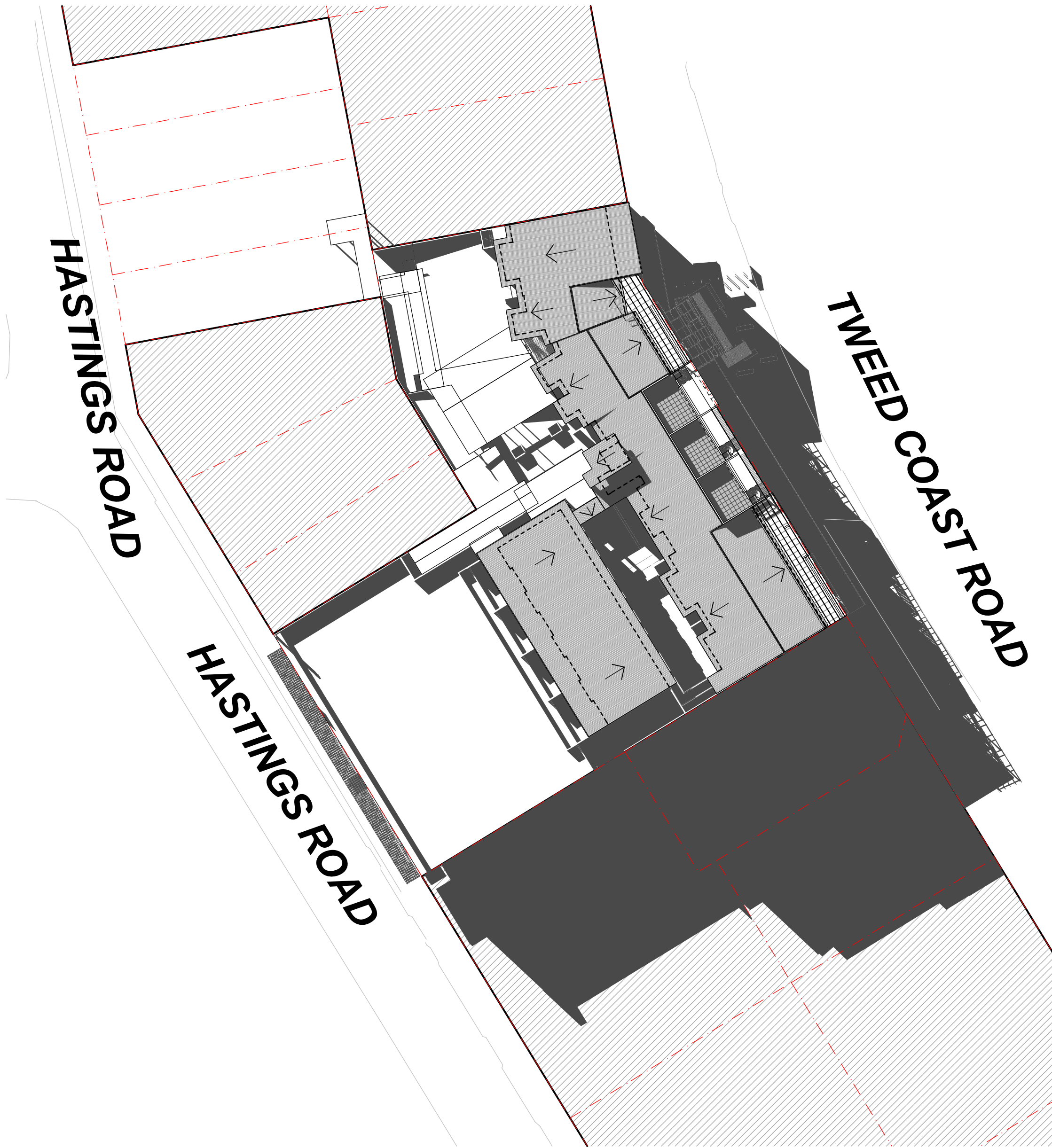
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3PM JUNE 21

1:500



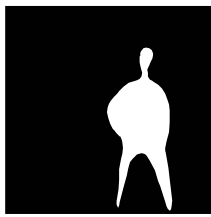
3PM DECEMBER 22

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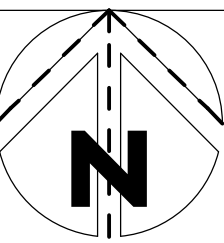
PROJECT:  
**PROPOSED MIXED USE  
DEVELOPMENT**  
TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:  
**SHADOW DIAGRAMME 3**

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12 NOON JUNE 21

1:500



12 NOON DECEMBER 22

1:500

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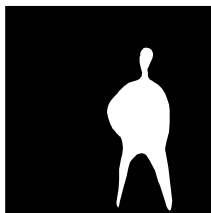
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PROJECT:

**PROPOSED MIXED USE  
DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

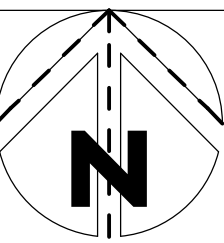
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**SHADOW DIAGRAMME 2**

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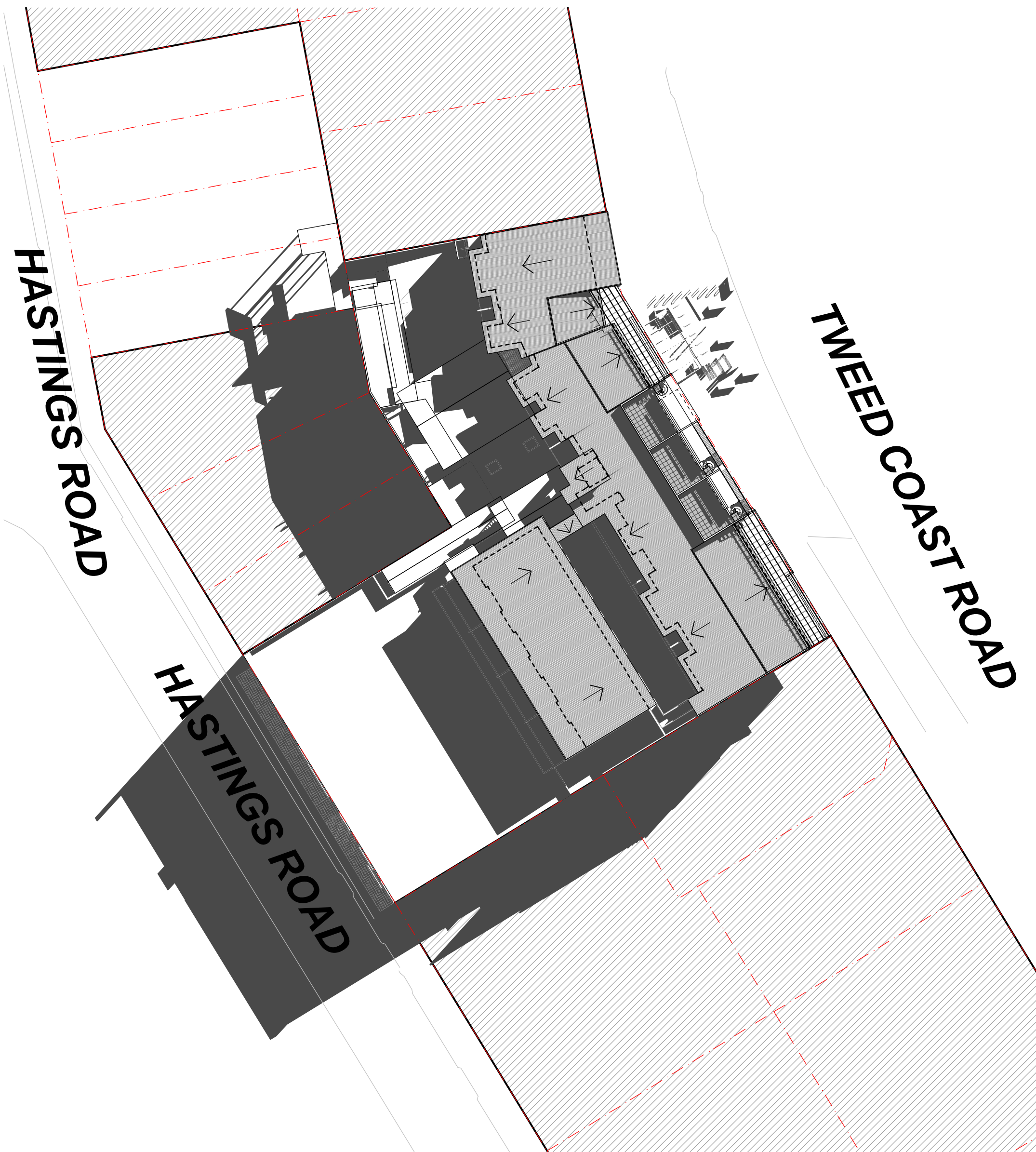
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9AM JUNE 21

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9AM DECEMBER 22

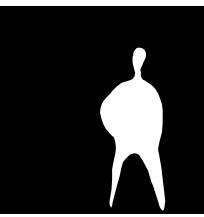
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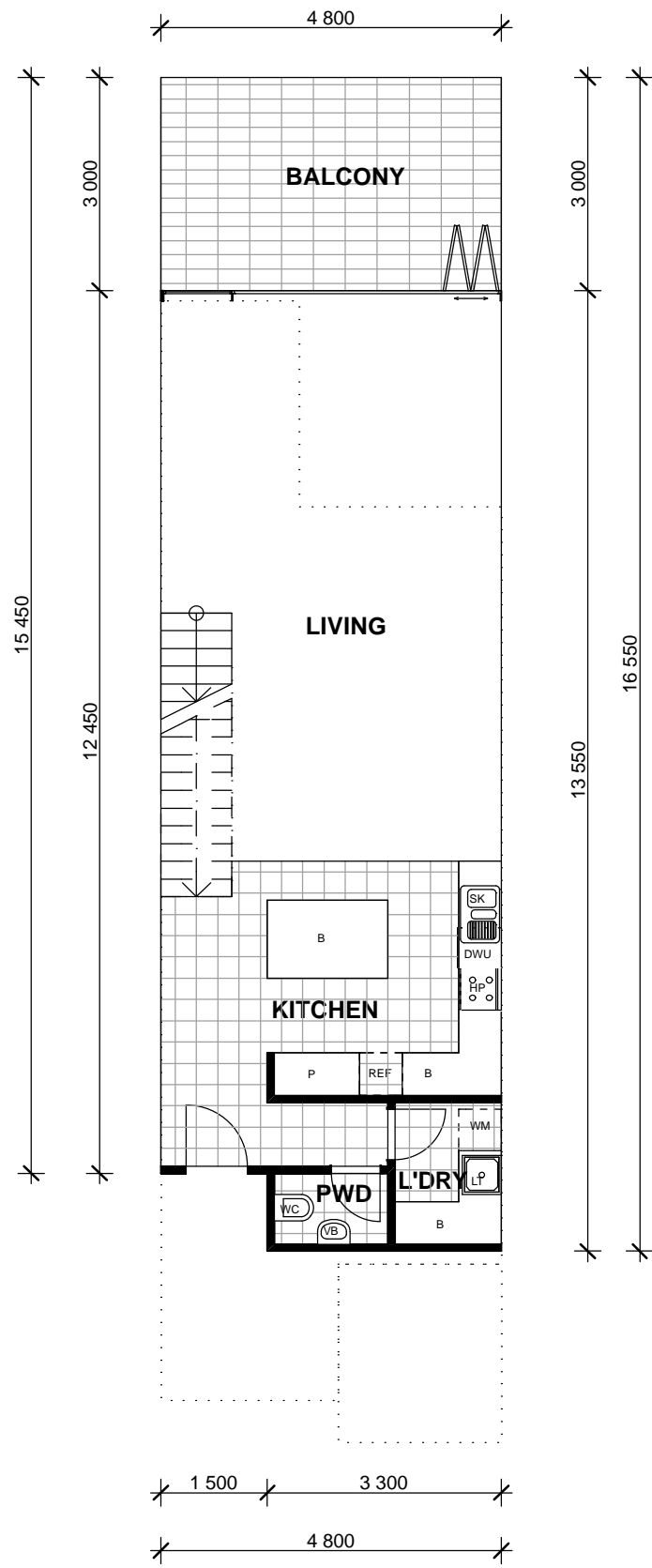
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DEVELOPMENT**  
TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:  
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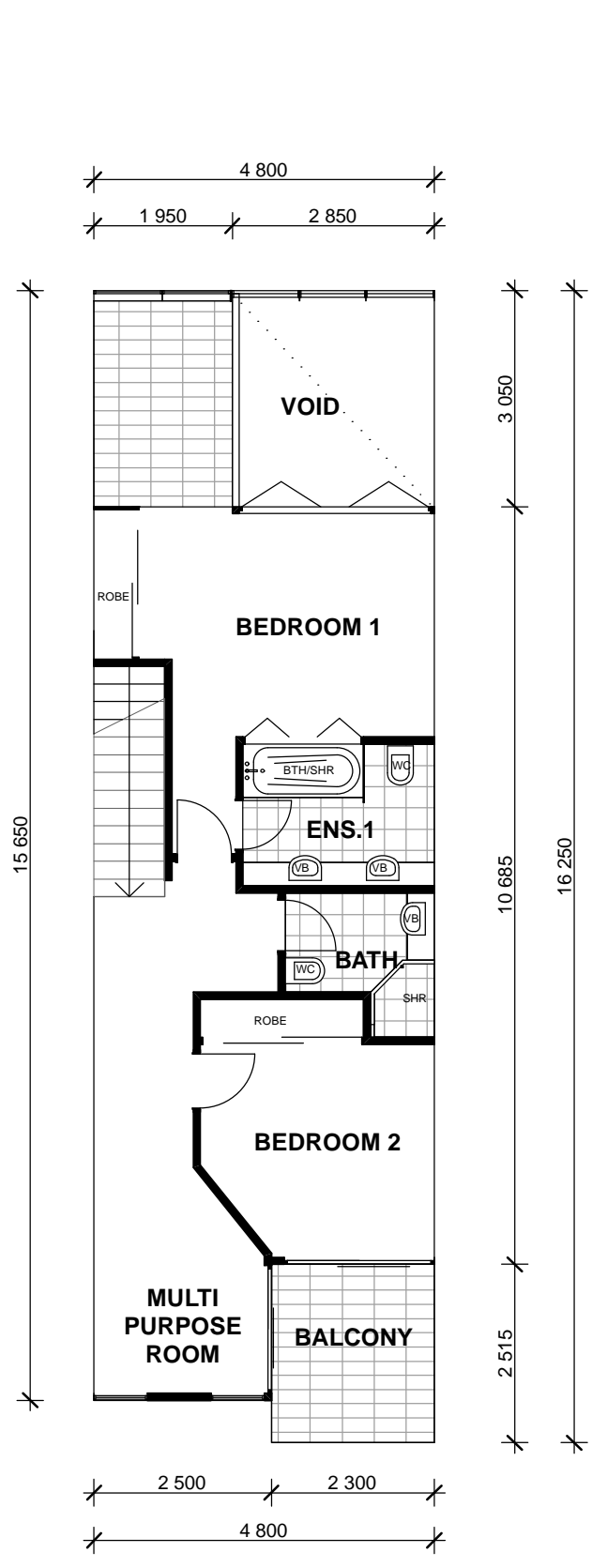
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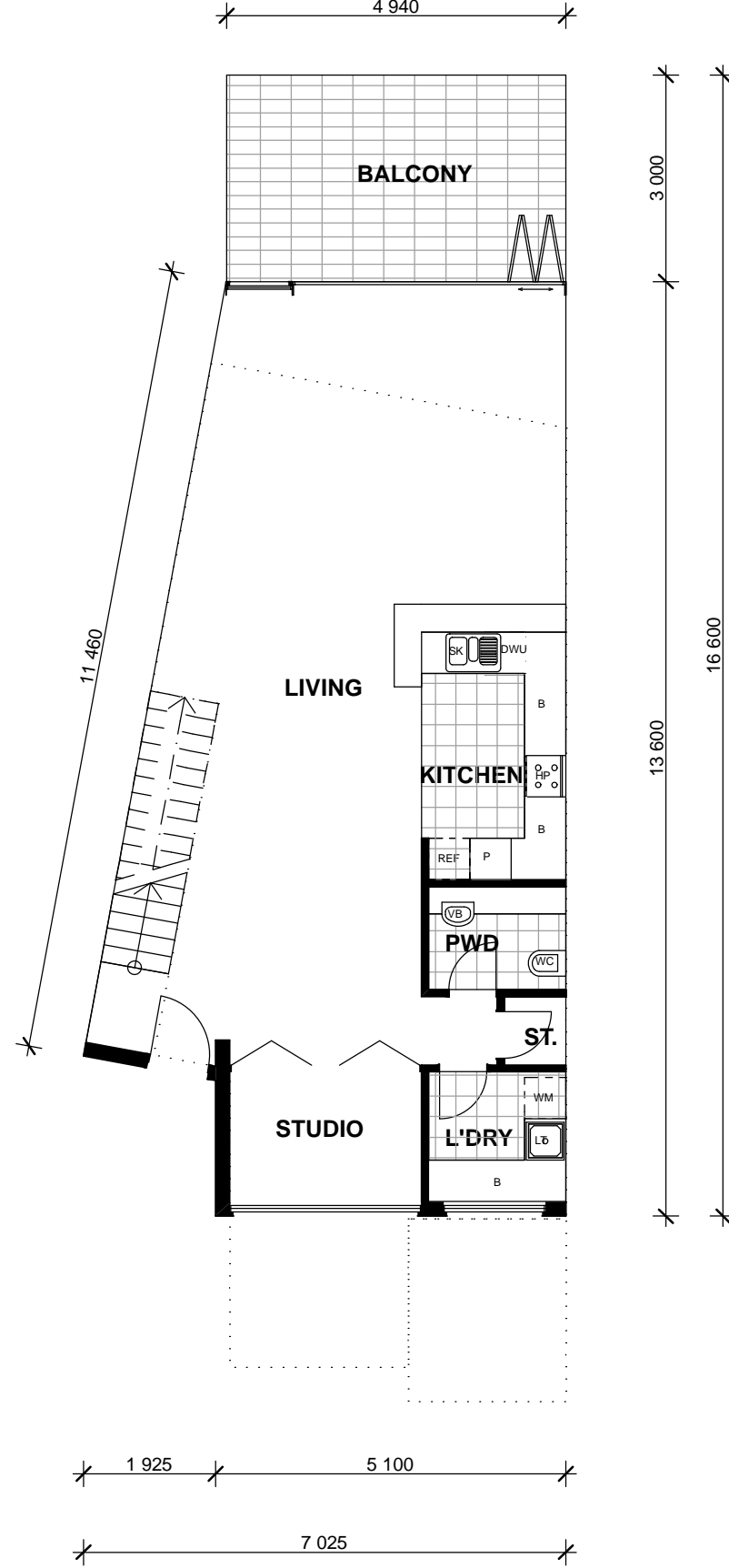




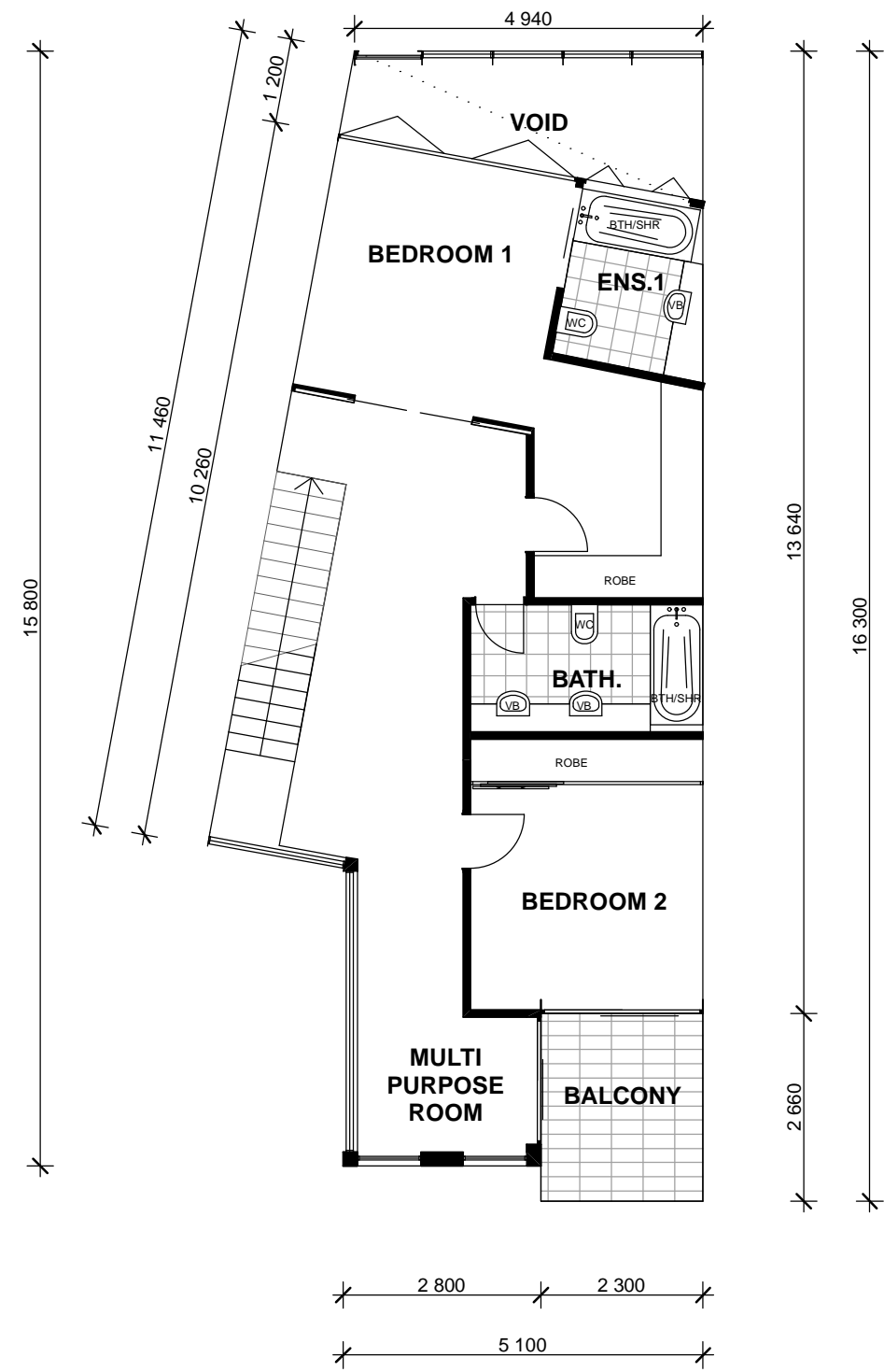
TYPE A - LEVEL 1 1:100



TYPE A - LEVEL 2 1:100



TYPE A1 - LEVEL 1 1:100

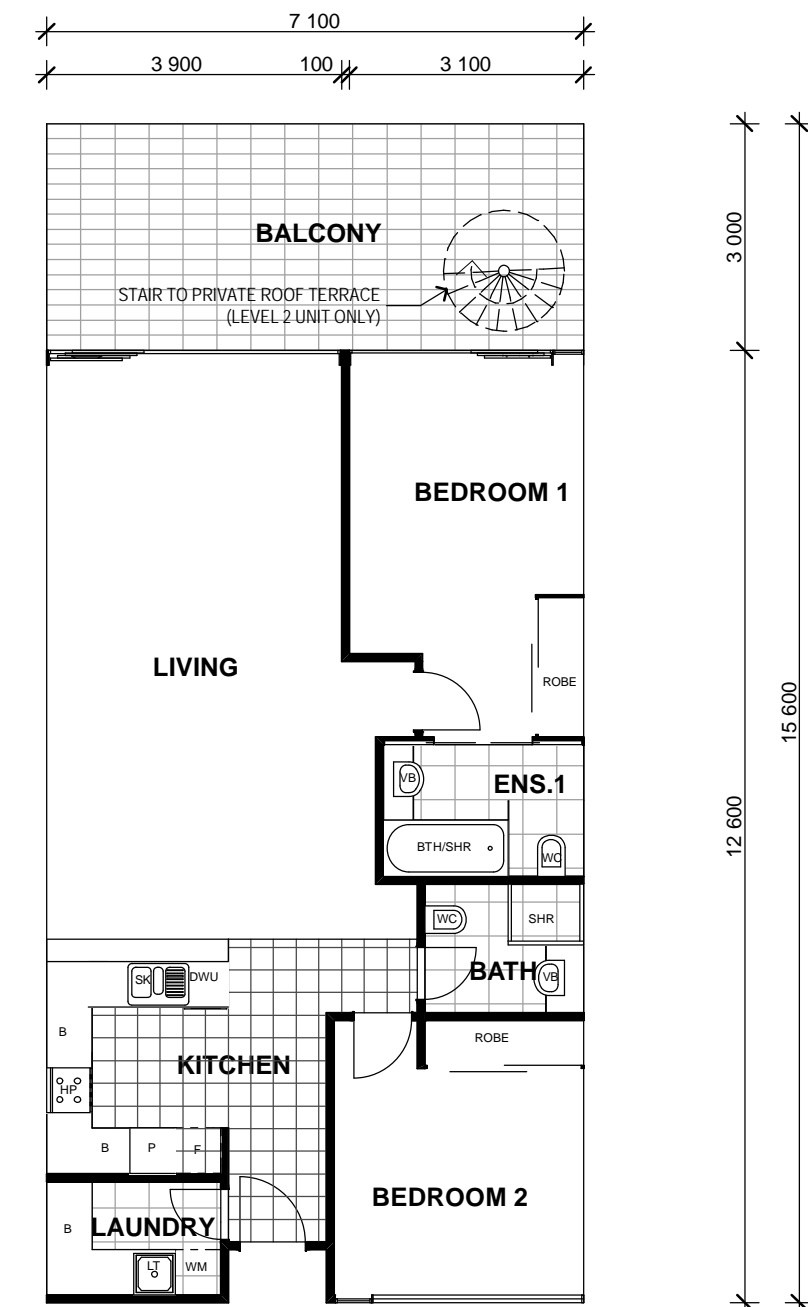


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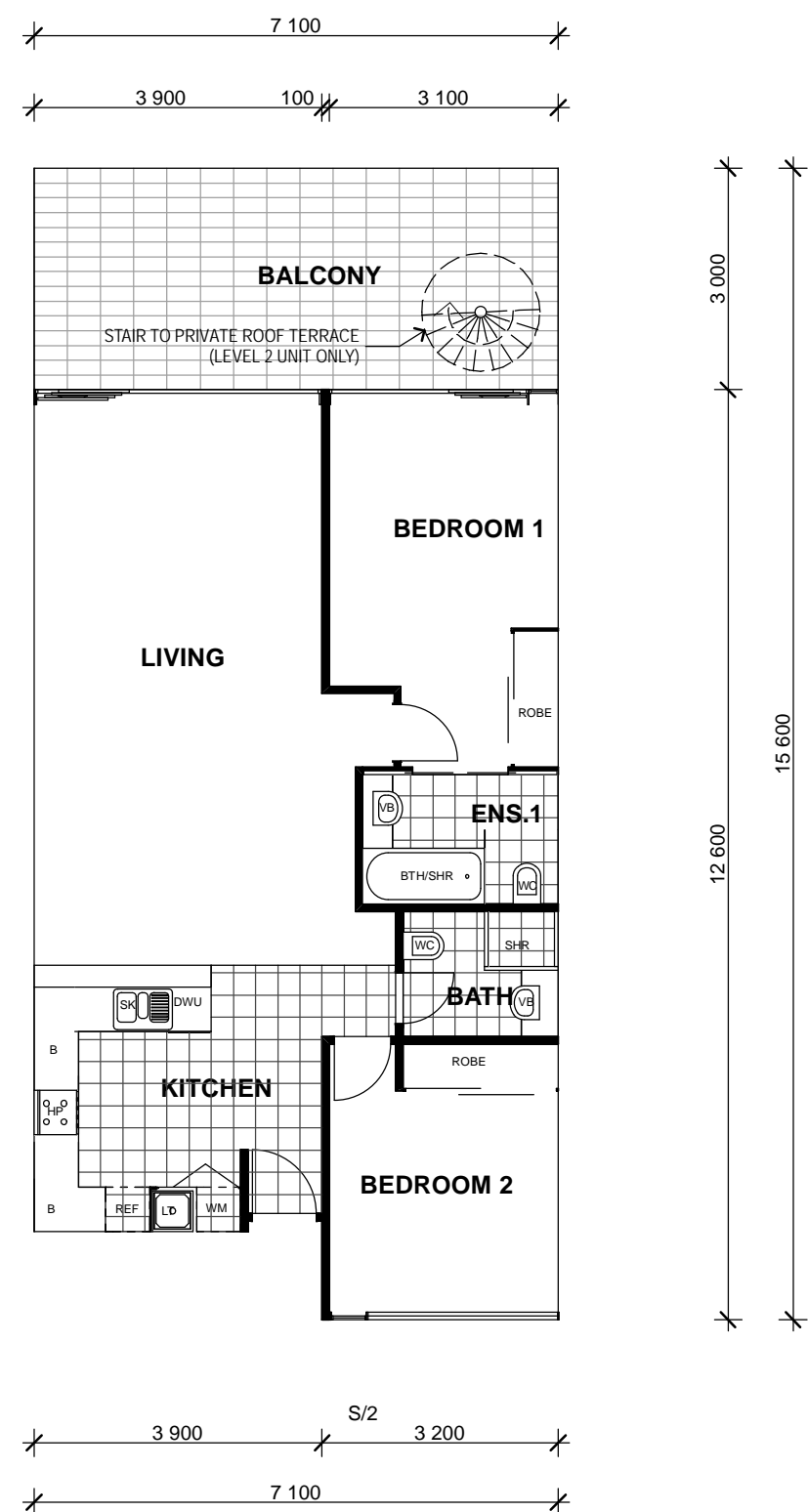
## LEGEND

B	BENCH
BTH/SHW	BATH/SHOWER
DWU	DISH WASHER UNDER BY OTHERS
HP	HOTPLATE
P	PANTRY
REF	REFRIGERATOR BY OTHERS
SK	SINK
SHR	SHOWER
LT	LAUNDRY TUB
VB	VANITY BASIN
WM	WASHING MACHINE

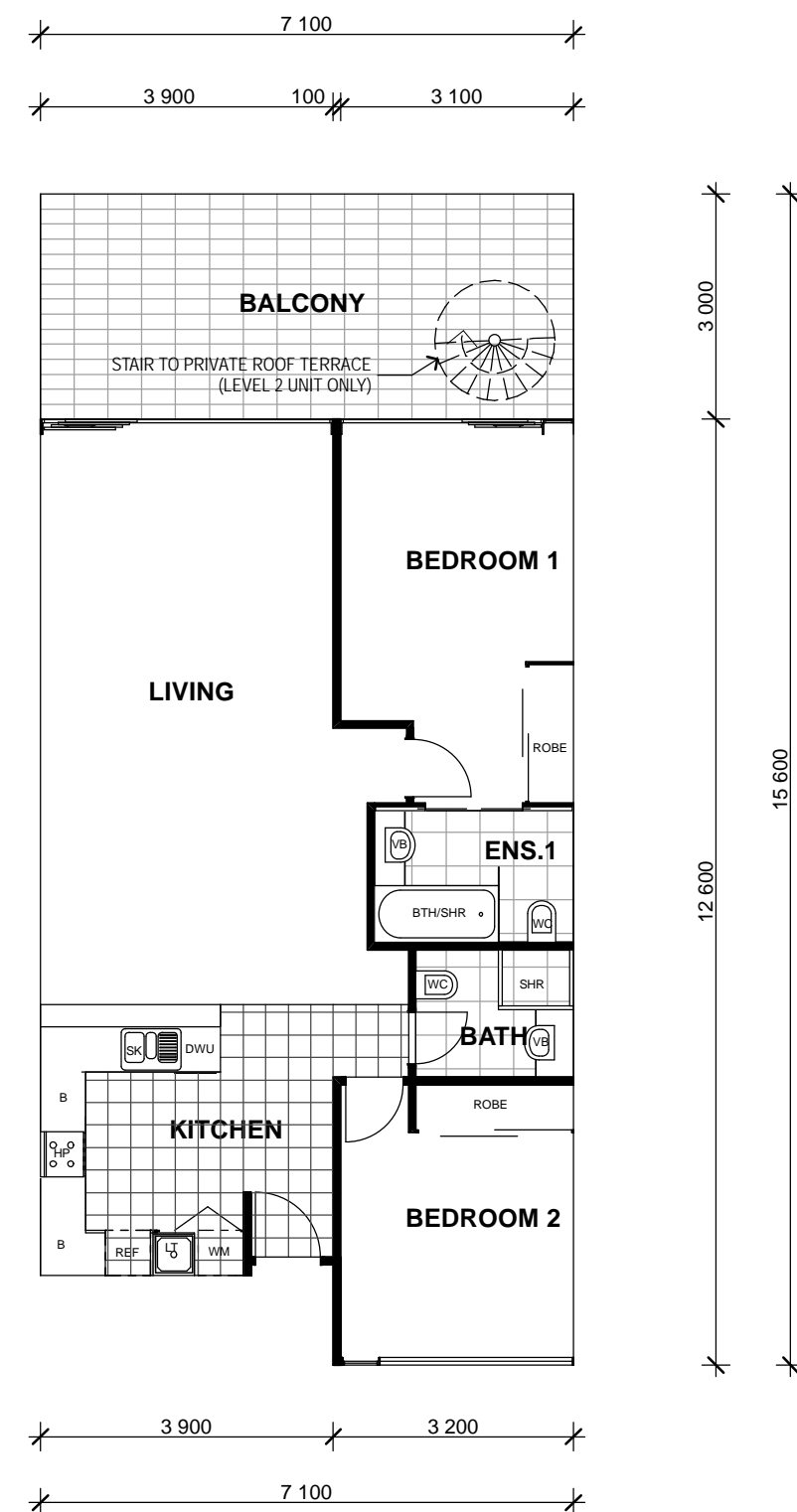
Assessor #	40207	Certificate #	30162368	Issued:	12-Dec-07
Thermal Performance Specifications					
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is selected for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and/or clearly indicated on reference documents.					
Windows	Product ID	Glass	Frame	U value	SHGC Area M <sup>2</sup> Detail
Generic	Single Clear	Aluminum		4.63	As per plans
Generic	Single Clear Low-E	Aluminum		4.7 0.63	201 As per plans
Skylights	Product ID	Glass	Frame	U value	SHGC Area M <sup>2</sup> Detail
None					
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is not less than, nor the U and SHGC values of the product specified above.					
External walls	Construction	Insulation	Colour - solar abs.	Detail	
Concrete Block 190mm	R1.0	Medium - SA 0.475 - 0.7	All External Walls		
Internal walls	Construction	Insulation	Detail		
Plasterboard on Studs	None	Partition Walls - Internal			
Concrete Block 190mm	None	Partition Walls - Adjoining Unit			
Floors	Construction	Insulation	Covering	Detail	
Concrete	None	Various	As per plans (Units 1-6, 10-23)		
Concrete	R0.5	Various	As per plans (Units 7-9)		
Ceilings	Construction	Insulation	Detail		
Concrete	None	Internal Ceiling (All Units)			
Plasterboard	R0.0	Ceiling to Roof Space (All Units)			
Roof	Construction	Insulation	Colour - solar abs.	Detail	
Metal Deck	Double Sided Foil	Medium - SA 0.475 - 0.7	All Units		
Window cover	Internal (curtains)	External (awnings, shutters, etc)			
None		Pull Down Blinds / Timber Battens - As per plans			
Fixed shading	Eaves (width - inc. gutters, R7 above windows)	Verandahs, Pergolas (type, description)			
1200	200	As per plans	Balcony - As per plans		
700	0	As per plans	Balcony Soffits Over - As per plans		
300	200	As per plans	Building Overhangs - As per plans		
Overshading	Overshading structures	Overshading trees			
No		No			
Orientation, Exposure, Ventilation and Infiltration					
Orientation of nominal north	58/282	Living area open to entry	Yes	Ventilated skylights	No
Terrain category	Suburban	Doors separate living areas	No	Open fire, unflued gas heat	No
Roof ventilation	Unventilated	Stair open to heated areas	Yes	Vented downlights	No
Cross ventilation	Standard	Seals to windows and doors	Yes	Wall and ceiling vents	No
Subfloor	Retail Below/Elevated > 1m	Exhaust fans without dampers	No		



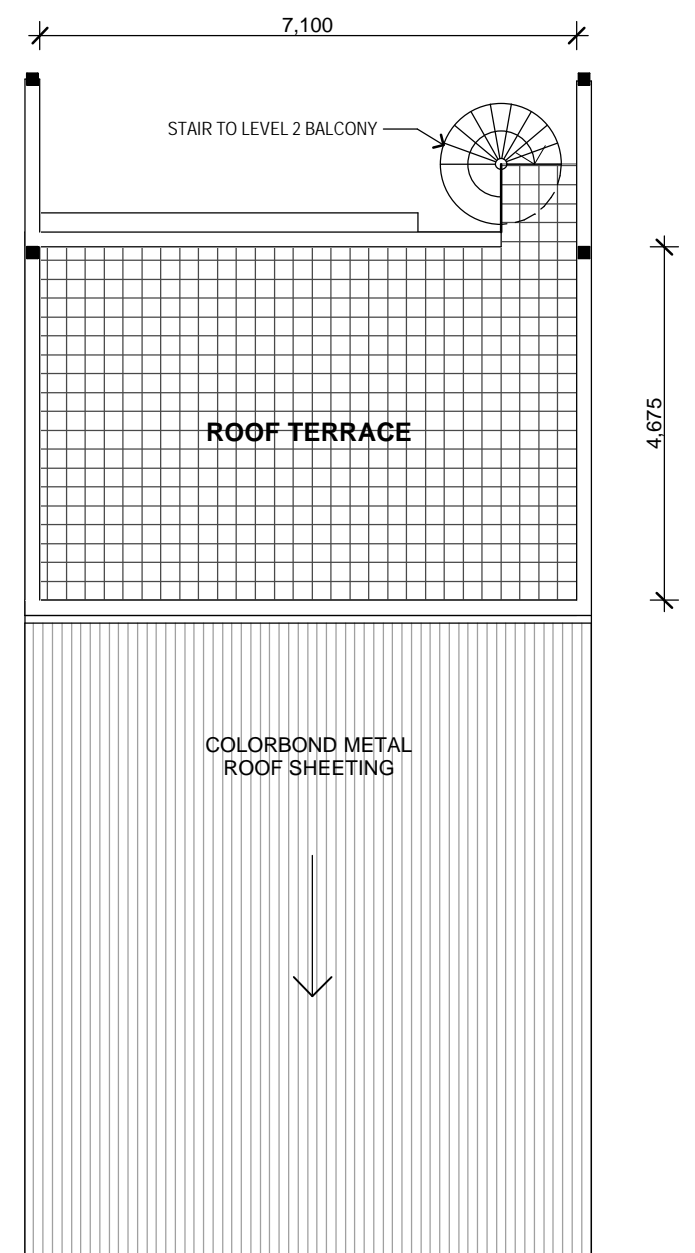
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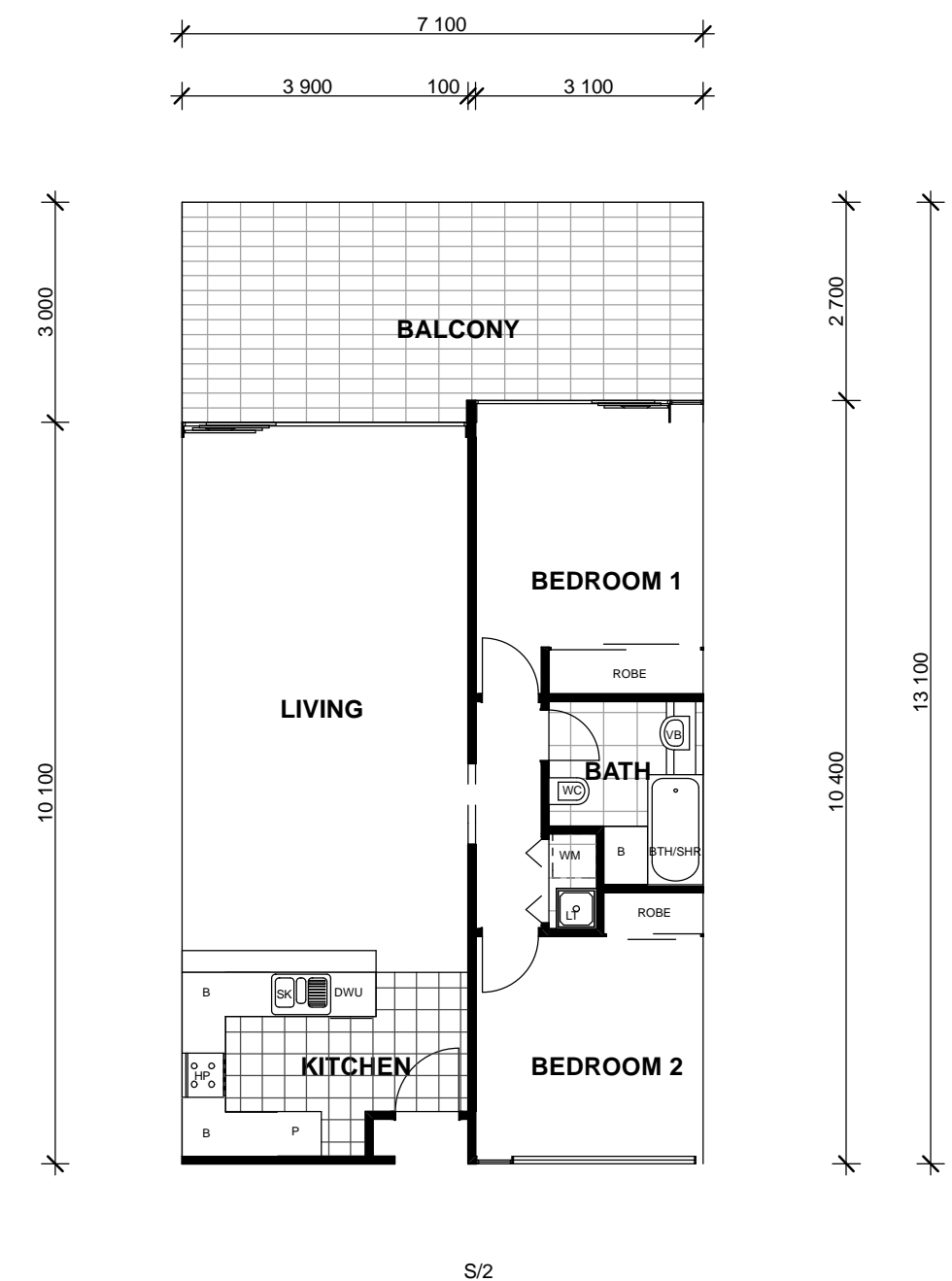
TYPE B1 1:100



TYPE B2 1:100



ROOF TERRACE 1:100



TYPE C 1:100

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rice daubney trading trust - abn: 56 880 304 983

PROJECT:

**PROPOSED MIXED USE  
DEVELOPMENT**

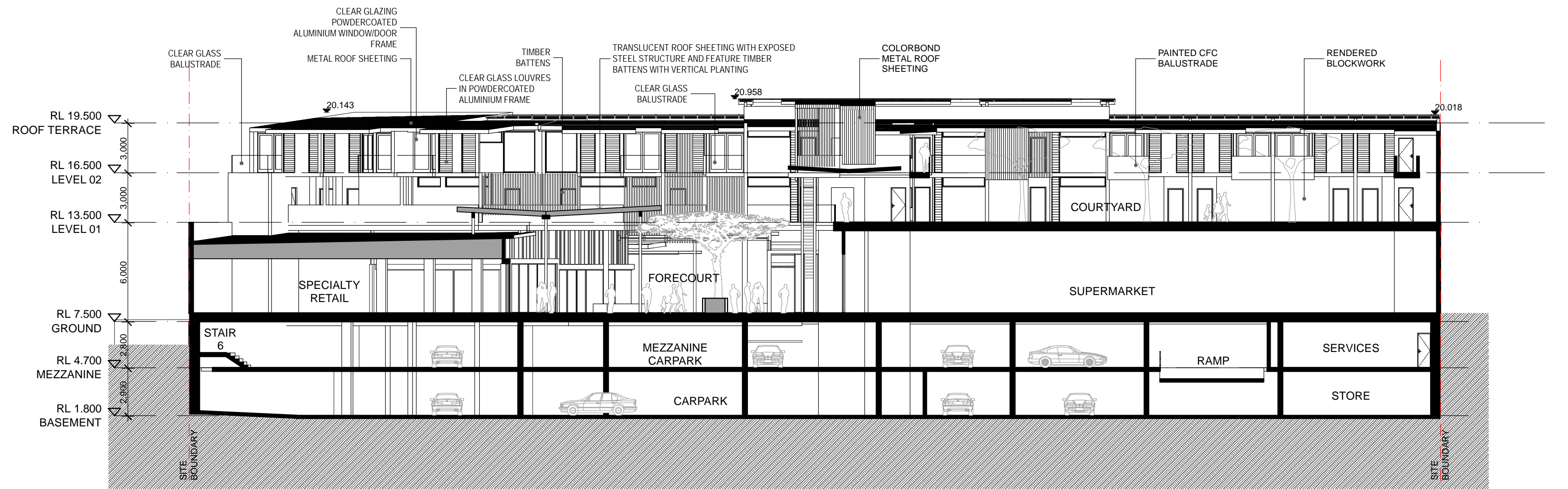
TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:  
**UNIT PLANS**

SCALE:	DATE:	CHECKED:
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PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
07-040	DA.14	D

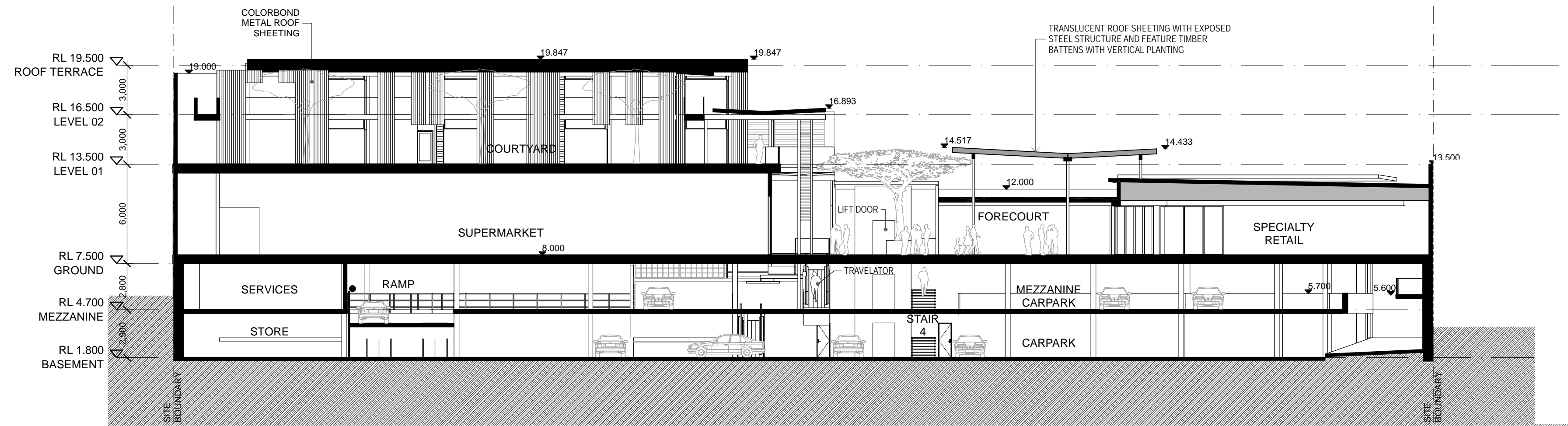


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SECTION E

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SECTION F

1:200

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the rice daubney group (trading as) rice daubney trading trust - abn 56 880 304 983

PROJECT:

**PROPOSED MIXED USE  
DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:

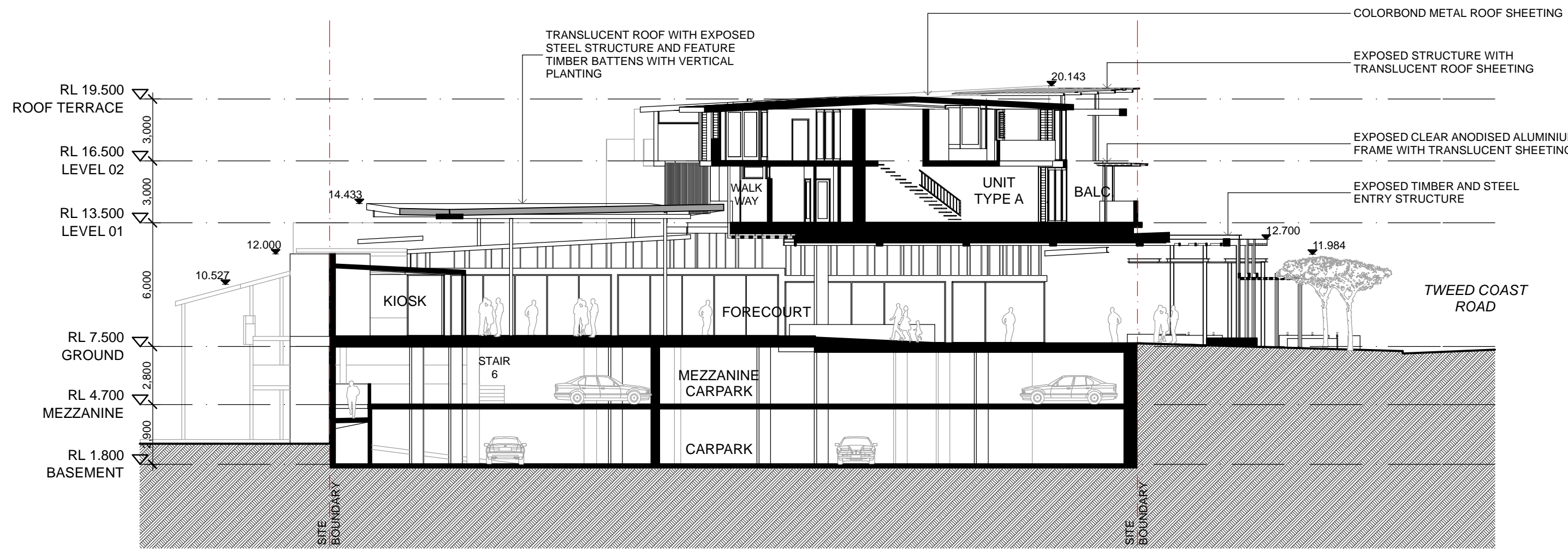
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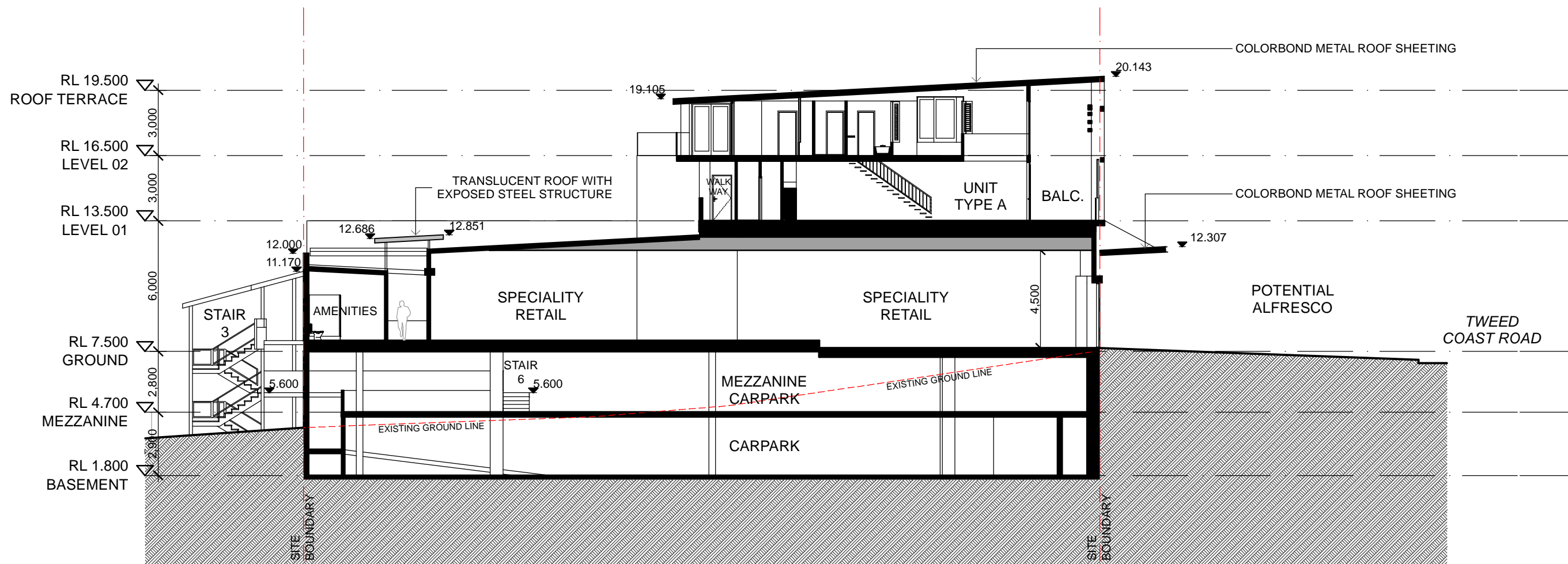


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SECTION C

1:200



SECTION D

1:200

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rice daubney trading trust - abn: 56 880 304 983

PROJECT:

**PROPOSED MIXED USE  
DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

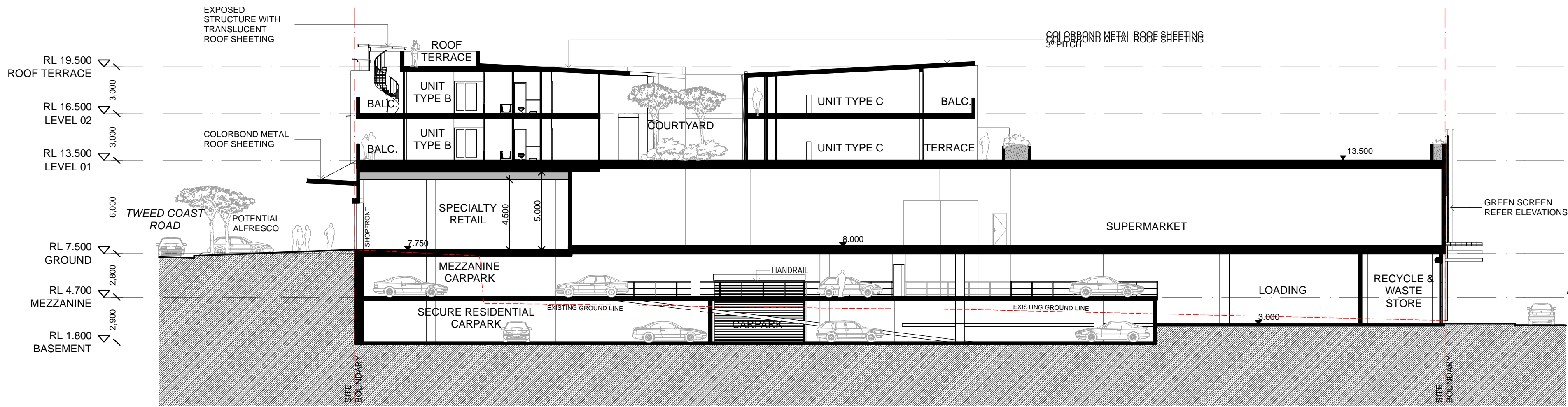
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07-040	DA.12	C

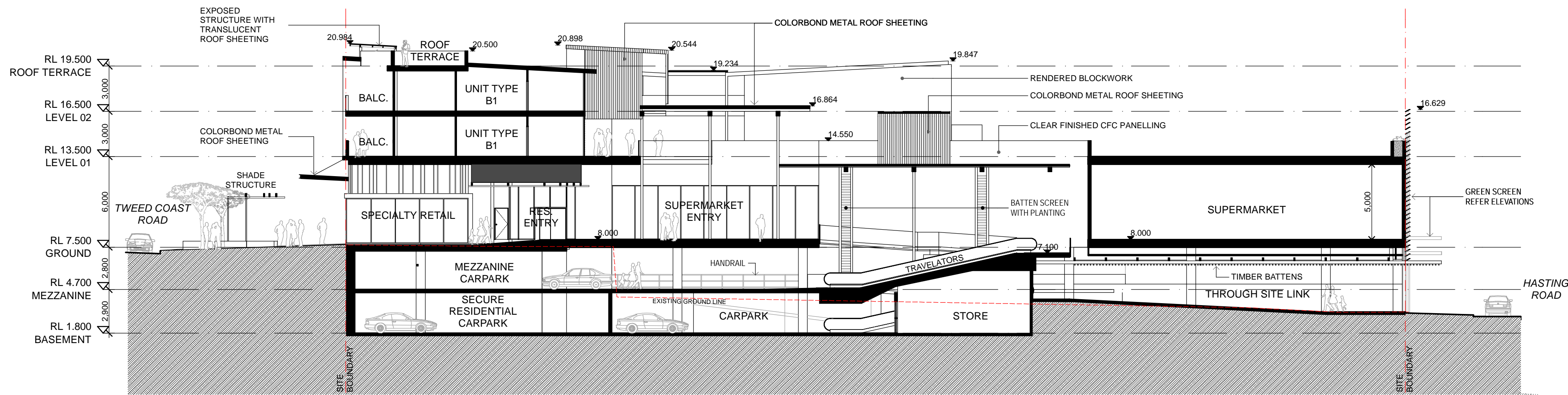
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SECTION A

1:200



SECTION B

1:200

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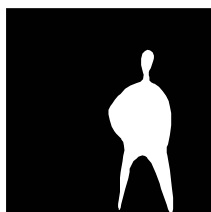
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PROJECT:

**PROPOSED MIXED USE  
DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

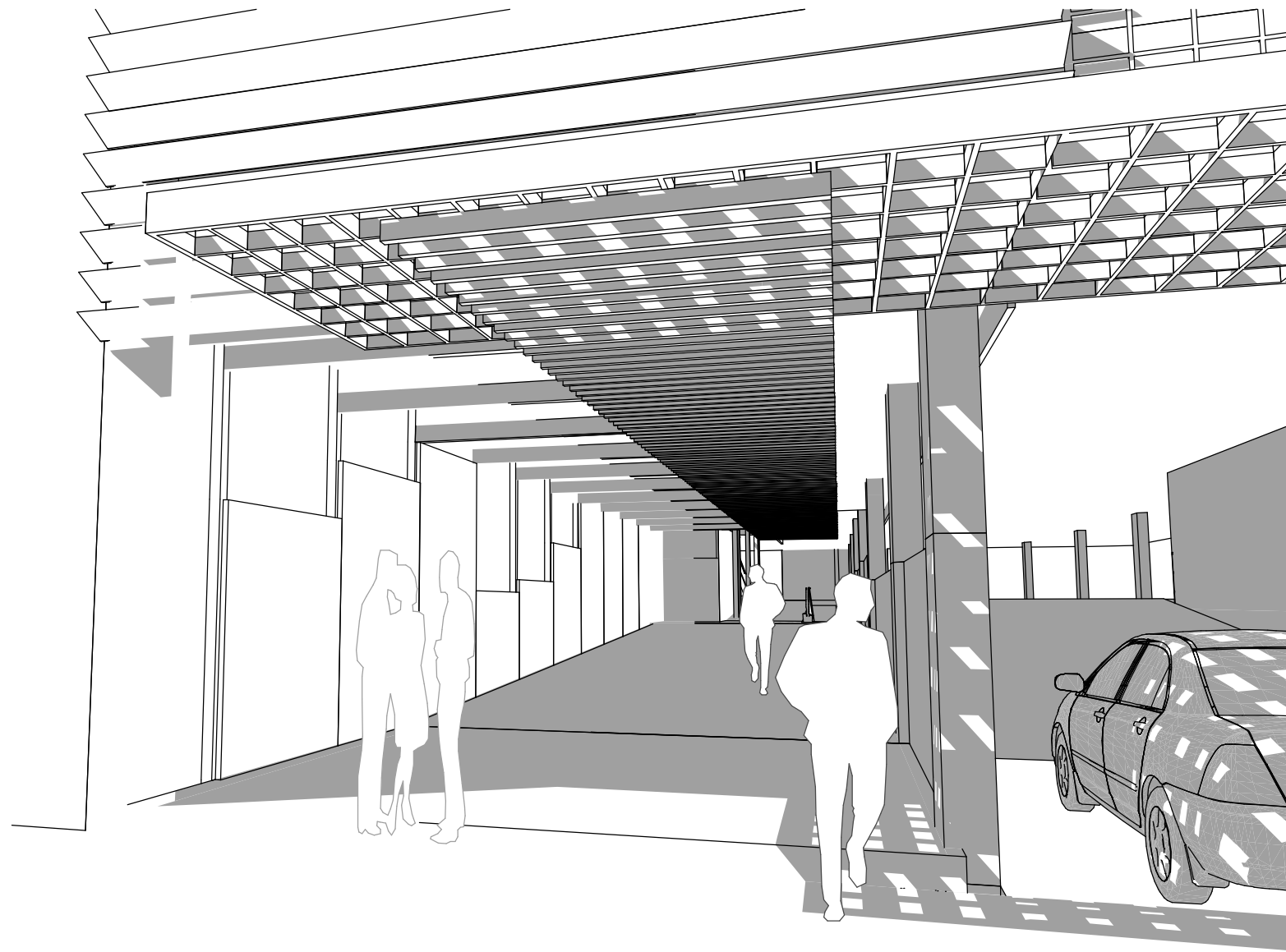
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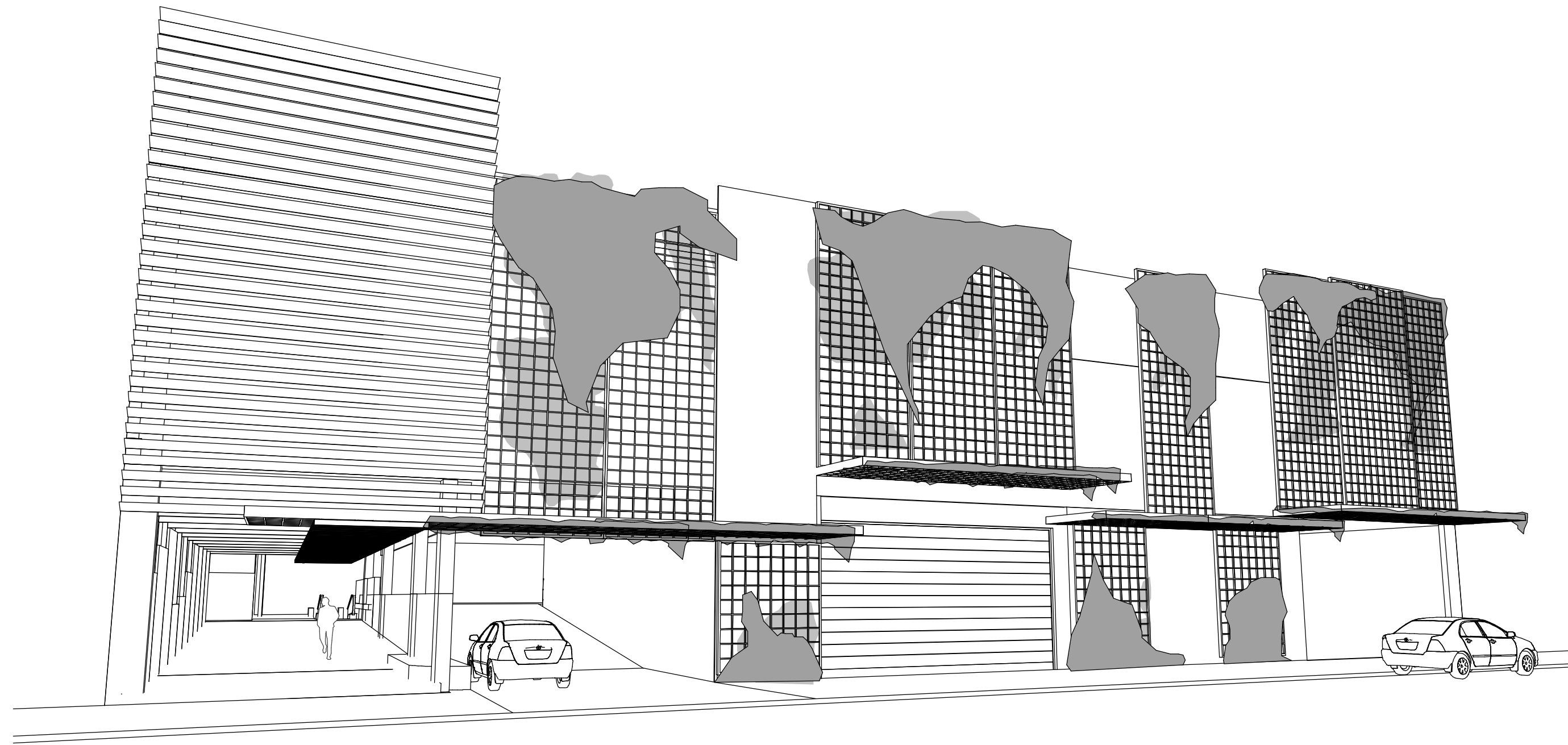
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07-040	DA.11	C

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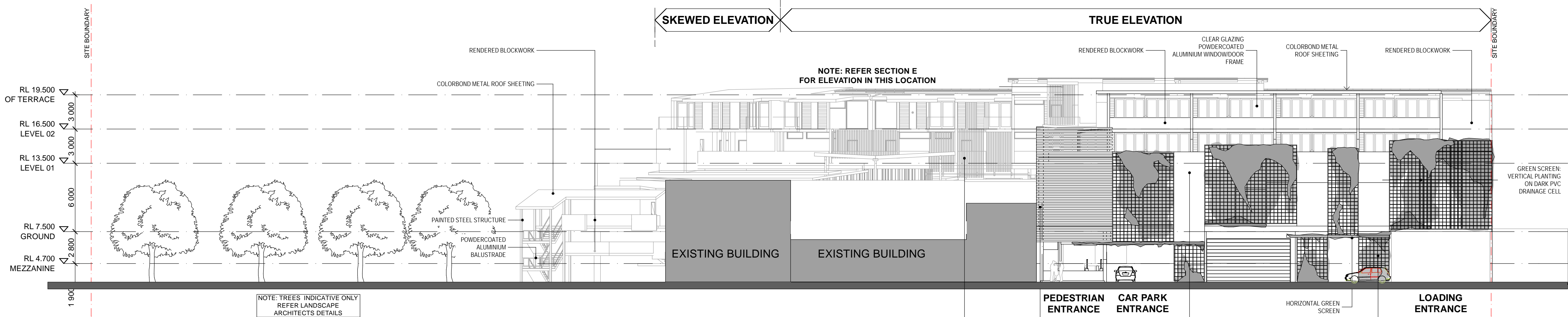




SITE THROUGH LINK ENTRY



HASTINGS ROAD PERSECTIVE



HASTINGS ROAD ELEVATION

1:200

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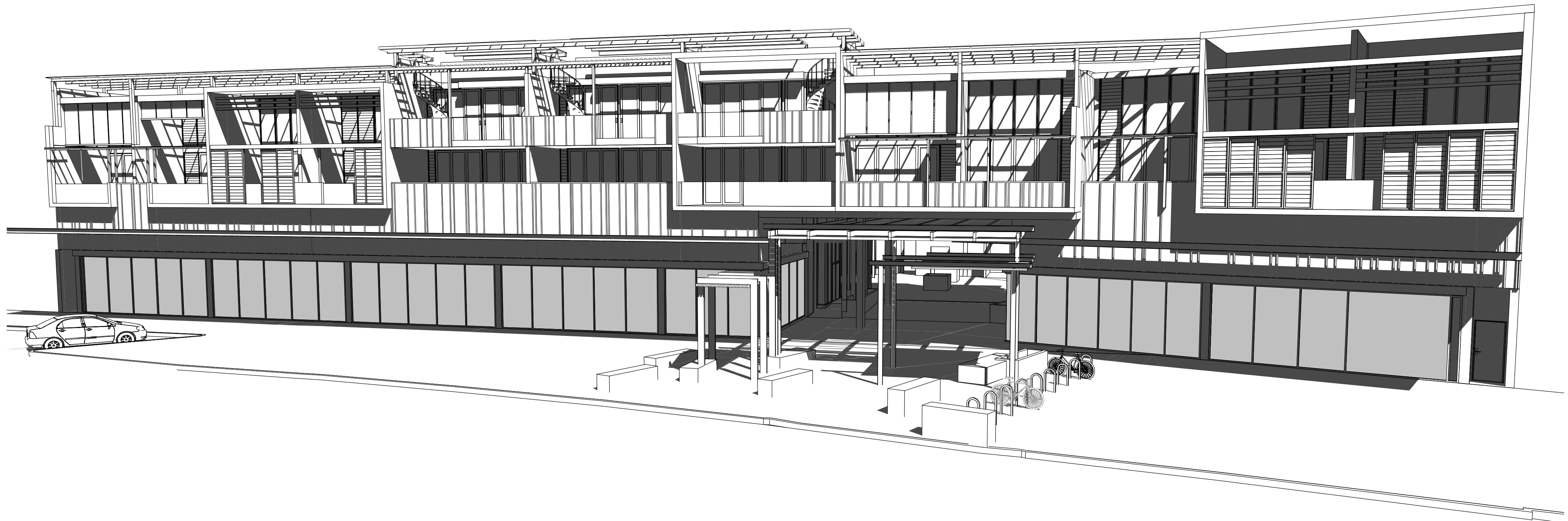
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**PROPOSED MIXED USE  
DEVELOPMENT**

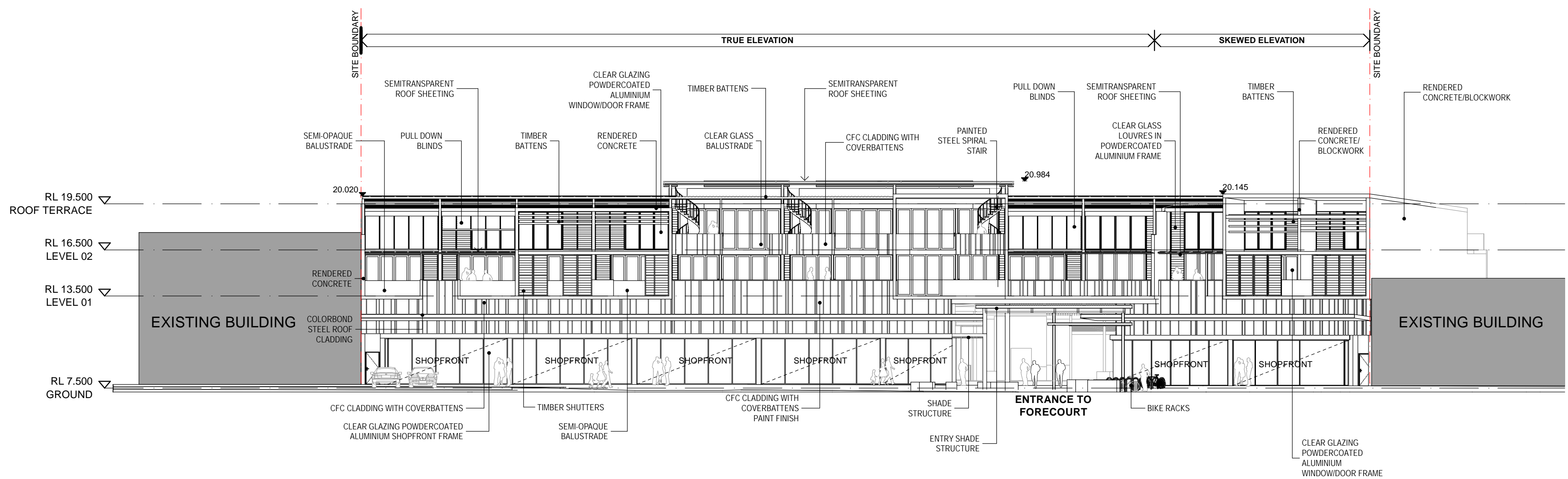
TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:	ELEVATION - HASTINGS ROAD		
SCALE:	DATE:	CHECKED:	
1:200 @A1	10.12.07	AP	
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:	
07-040	DA.10	C	





TWEED COAST ROAD PERSPECTIVE



TWEED COAST ROAD ELEVATION

1:200

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PROJECT:

PROPOSED MIXED USE  
DEVELOPMENT

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:

ELEVATION - TWEED COAST ROAD

SCALE:	DATE:	CHECKED:
1:200 @A1	26.11.07	AP
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HASTINGS ROAD

HASTINGS ROAD

TWEED COAST ROAD

EXISTING BUILDING

COLORBOND METAL ROOF SHEETING

NOTE REFER LEVEL 1 PLAN FOR INFORMATION IN THIS AREA

EXISTING BUILDING

COLORBOND METAL ROOF SHEETING

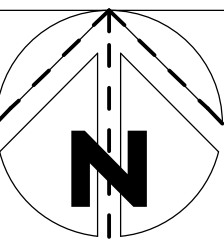
EXPOSED STRUCTURE WITH TRANSLUCENT ROOF SHEETING

TIMBER BATTEN SHADE STRUCTURE

EXPOSED STRUCTURE WITH TRANSLUCENT ROOF SHEETING

COLORBOND METAL ROOF SHEETING

EXISTING BUILDING



PROJECT NORTH

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rice daubney trading trust - abn: 56 580 354 993



PROJECT:

**PROPOSED MIXED USE DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:

**LEVEL 3/ ROOF PLAN**

SCALE: 1:200 @A1 DATE: 26.11.07 CHECKED: AP

PROJECT NUMBER: 07-040 DRAWING NUMBER: DA.08 ISSUE: D

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PROJECT:

**PROPOSED MIXED USE DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:

**LEVEL 2 PLAN**

SCALE:	DATE:	CHECKED:
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PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
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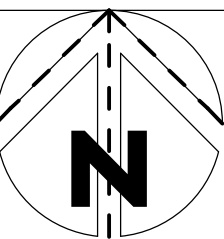
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HASTINGS ROAD

HASTINGS ROAD

TWEED COAST ROAD



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FOR UNIT LAYOUTS

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PROJECT:  
**PROPOSED MIXED USE  
DEVELOPMENT**  
TWEED COAST ROAD, CABARITA BEACH, NSW, 2488  
DRAWING TITLE:  
**LEVEL 1 PLAN**

SCALE:	DATE:	CHECKED:
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HASTINGS ROAD

TROLLEYS

NOTE REFER SITE  
PLAN FOR  
INFORMATION IN  
THIS AREA

PROPOSED  
EASEMENT

FOOTPATH

EXISTING  
BUILDING

HASTINGS ROAD

SCREEN WITH  
VERTICAL PLANTING  
REFER ELEVATIONS

SCREEN WITH  
VERTICAL PLANTING  
REFER ELEVATIONS

EXISTING  
BUILDING

STAIR 5 UP TO  
RESIDENTIAL UNITS

SPECIALTY  
RETAIL  
518 m<sup>2</sup>

RL. 8.000

RL. 7.650

FORECOURT

RL. 8.000

LANDSCAPING AND  
SEATING TO  
FUTURE DETAILS

PLANTER FOR  
MATURE TREE

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MATURE TREE

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MATURE TREE

SUPERMARKET  
2,054 m<sup>2</sup>  
+ 350 m<sup>2</sup>  
RL. 8.000

MEZZANINE OVER

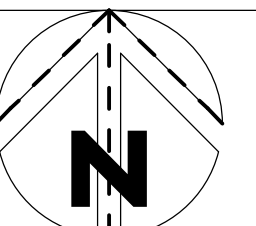
GOODS HOISTS

STAIR 1 TO  
LOADING DOCK

EXISTING  
BUILDING

NOTE:  
PAVING AND LANDSCAPING  
TO LANDSCAPE ARCHITECTS  
DETAILS

TWEED COAST ROAD



PROJECT NORTH

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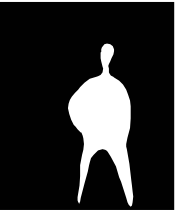
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rice daubney trading trust - abn: 56 580 354 993



PROJECT:

**PROPOSED MIXED USE  
DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:

**UPPER GROUND LEVEL PLAN**

SCALE:	DATE:	CHECKED:
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PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
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HASTINGS ROAD

HASTINGS ROAD

ON GRADE CARPARK  
(REFER SITE PLAN)

EXISTING BUILDING

EXISTING BUILDING

79 CARPARKS  
THIS LEVEL

VOID TO  
LOADING AREA

VOID TO  
LOADING DOCK

EXISTING BUILDING

SERVICES

TROLLEY STORE

GOODS HOISTS

STAIR 1 UP TO  
SUPERMARKET LEVEL

STAIR 3 UP TO  
SUPERMARKET LEVEL

VOID

PUBLIC LIFT

RES LIFT

STAIR 2 UP TO  
GROUND LEVEL

RAMP 1:14

RAMP 1:14

STAIR 1 UP TO  
SUPERMARKET LEVEL

TRAVELATOR

TRAVELATOR

RAMP 1:8

RAMP 1:8

RAMP 1:8

RAMP 1:8

RAMP 1:8

RAMP 1:8

RAMP 1:8

RAMP 1:8

RAMP 1:8

RAMP 1:8

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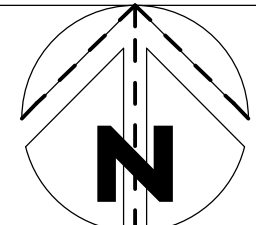
RAMP 1:8

RAMP 1:8

RAMP 1:8

RAMP 1:8

RAMP 1:8



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PROJECT:

**PROPOSED MIXED USE DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:

**MEZZANINE LEVEL PLAN**

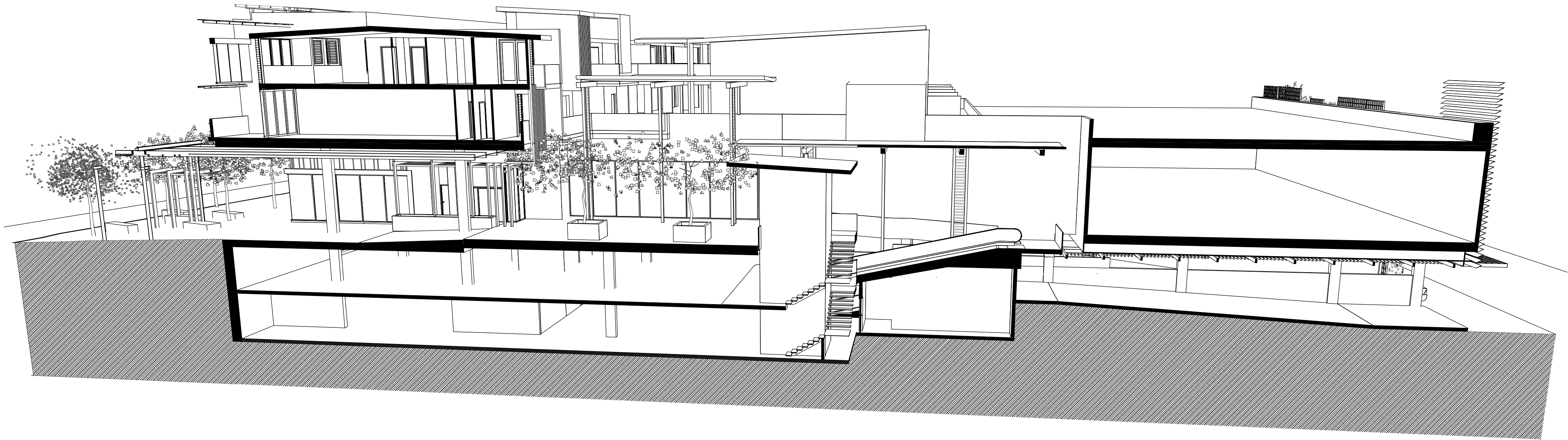
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SECTIONAL PERSPECTIVE  
THROUGH SITE LINK



NOTE:  
LANDSCAPING SHOWN INDICATIVELY ONLY  
PLEASE REFER LANDSCAPE ARCHITECTS  
DETAILS

ENTRY SHADE STRUCTURE

A	19.12.07	ISSUED FOR APPROVAL	PM
NO.	DATE	REVISION / ISSUE DETAILS	CHECKED

CLIENT

**STOCKWELL**  
10/ 211 MONTAGUE ROAD  
WEST END, QLD 4101.  
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stockwell@stockwells.com

ARCHITECTS

**RICE DAUBNEY**  
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IMPLEMENTING ARCHITECTURE  
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the rice daubney group (trading as) rdg, abn: 77 093 320 789  
rice daubney trading trust - abn: 56 880 304 983

PROJECT:

**PROPOSED MIXED USE  
DEVELOPMENT**

TWEED COAST ROAD, CABARITA BEACH, NSW, 2488

DRAWING TITLE:

**3D PERSPECTIVE VIEWS 1**

SCALE:	DATE:	CHECKED:
1:500 @A1	18.12.07	AP
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
07-040	DA.19	A

DA ISSUE  
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Lot 187 in DP 259164

Lot 188 in DP 259164

Proposed ROW (6 wide)  
Burdens Lot 187 and benefits Lot 188



HASTINGS ROAD

