

ANGAR ROAD

4500 WATERMAIN

THIRD COAST ROAD

PM 75902  
55973.738E  
68963.840N  
RL. 9.034 AHD

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

The Pocket - 40 Residential Lots


Land Area Subject to Mod 10

HOTEL

ROAD 7  
ROAD 8

ROAD 1  
ROAD 9

ROAD 2

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: 

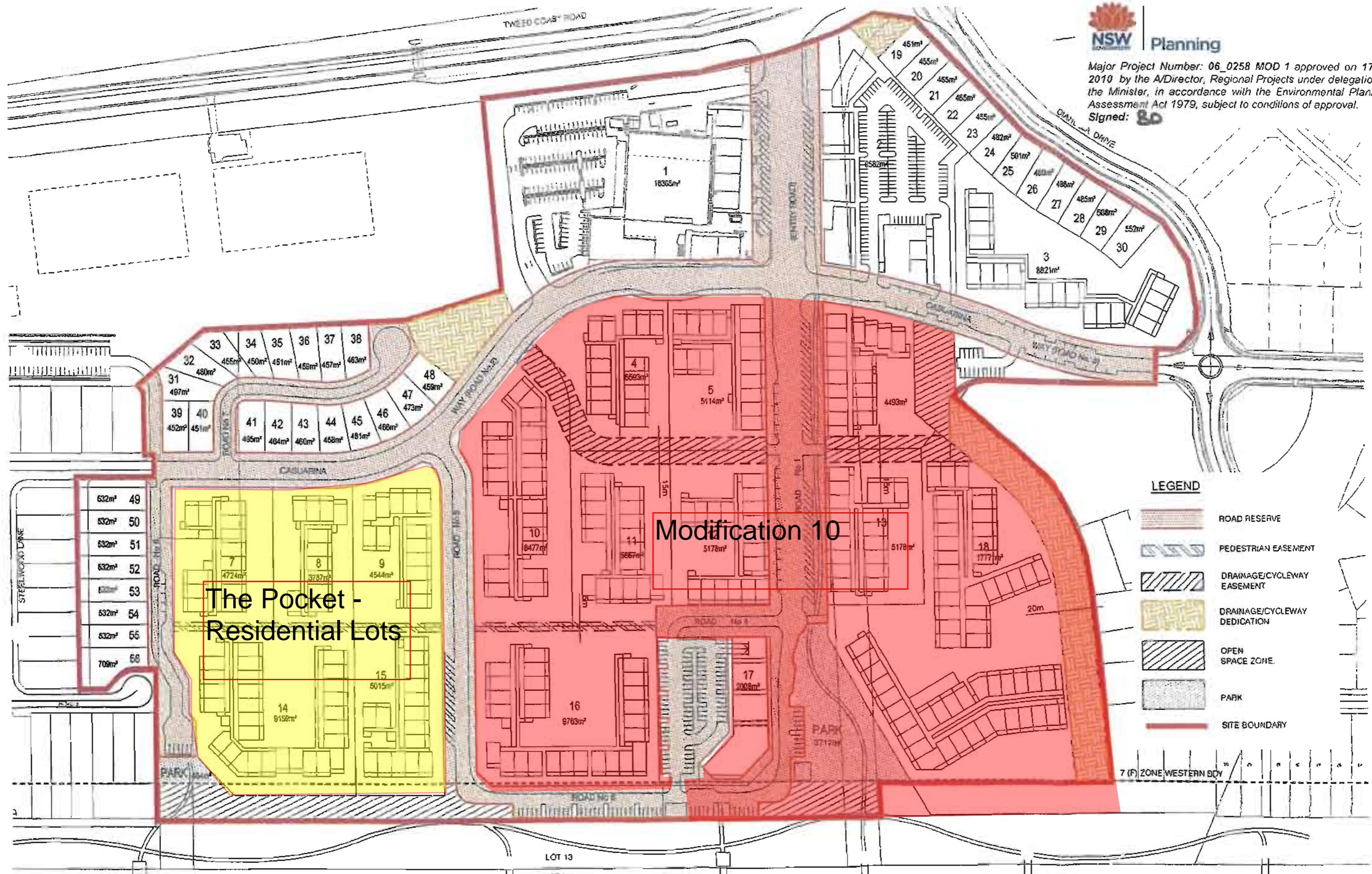
CONCEPT PLAN

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



CASUARINA TOWN CENTRE  
KINGS BEACH No.2 PTY LTD





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

The Pocket - Residential Lots

Modification 10

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

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KINGS BEACH (No. 2) PTY LTD  
CASUARINA BEACH  
TOWN CENTRE  
DA SUBMISSION

SCALE: 1:1000	A1
DATE: 17 DECEMBER 2009	REV. N
DRAWING No:	7079/4/1-FIG DA40

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



### LEGEND

- DESIGN CONTROL LINE
- LIMIT OF WORKS BOUNDARY
- PROPOSED ROAD GRADE
- PROPOSED LEVEL
- EXISTING LEVEL
- PROPOSED ROAD
- PROPOSED PATH
- PARKING BAYS - 0m TO 100m (134 TOTAL)
  - 71 EXISTING BLUE HORIZON DRIVE
  - 8 TRESTLES AVENUE
  - 55 PROPOSED BAYS
- PARKING BAYS - 100m TO 200m (32 TOTAL)
- PARKING BAYS - ADDITIONAL (24 TOTAL)

LOT AREA TABLE	
LOT No.	AREA (m <sup>2</sup> )
1	374.9
2	375.0
3	375.0
4	375.0
5	375.0
6	375.0
7	375.0
8	438.8
9	456.5
10	384.4
11	384.4
12	384.4
13	384.4
14	384.4
15	384.4
16	384.3
17	474.5
18	382.7
19	382.7
20	382.7
21	382.7
22	428.6
23	382.7
24	385.4
25	410.5
26	384.4
27	384.4
28	384.4
29	430.5
30	384.4
31	384.4
32	384.4
33	384.4
34	4615.5
35	1270.3
36	256.7
37	227.6
38	227.5
39	227.5
40	227.5
41	227.5
42	257.7
43	401.8
44	401.8
45	412.4
46	412.4
47	1545.3

LOT AREA TABLE	
LOT No.	AREA (m <sup>2</sup> )
48	2111.9
49	2219.3
50	7354.4
51	4084.7
52	1545.3
53	375.0
54	378.0
55	449.2
56	327.8
57	329.9
58	323.1
59	440.6
60	451.6
61	335.5
62	352.3
63	368.8
64	405.6
65	375.0
66	302.9
67	375.0
68	369.3
69	375.0
70	375.0
71	524.0
72	259.8
73	471.8
74	522.2
75	381.6
76	372.0
77	2481.0
78	207.8
79	207.8
80	207.8
81	207.8
82	207.8
83	259.6
84	3500
85	387.1
86	389.6
87	392.1
88	394.6
89	397.1
90	399.5
91	448.4
92	497.4
93	384.4

E

E

E

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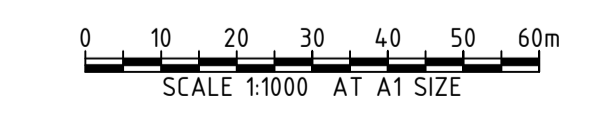
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REV	DATE	DESCRIPTION	RVD
E	01.02.18	LOT AREAS AMENDED	B.K.
D	09.08.17	ISSUED FOR DA APPROVAL	B.K.
C	08.06.17	ISSUED FOR DA APPROVAL	B.K.
B	25.05.17	ISSUED FOR DA APPROVAL	B.K.
A	09.05.17	ISSUED FOR DA APPROVAL	B.K.

CLARENCE PROPERTY

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 E / info@bgeeng.com  
 bgeeng.com



**CASUARINA BEACH**  
 TOWN CENTRE - STAGE 2  
 CASUARINA WAY, NSW 2487

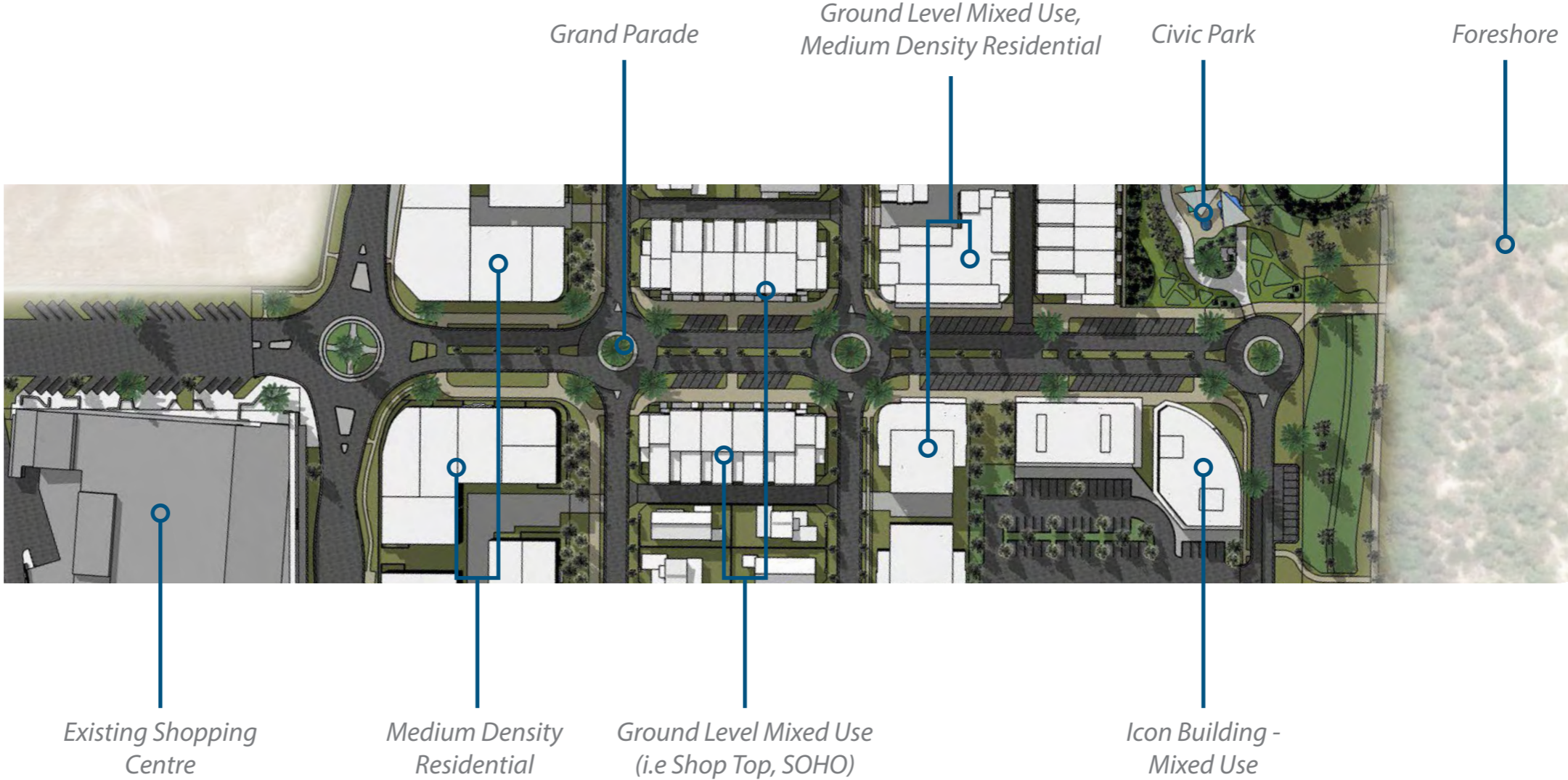
ISSUED FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
C.K.	B.J.	M.W.	B.K.

SITE LAYOUT PLAN		
PROJECT No.	DRAWING No.	REV
B16097	C-0003	E

# Casuarina Beach Concept



# Grand Parade



Example Grand Parade Imagery

# Density



# Built Form



# Built Form



*Medium Density  
& Mixed Use*



*Standard Allotments  
Front Loaded*

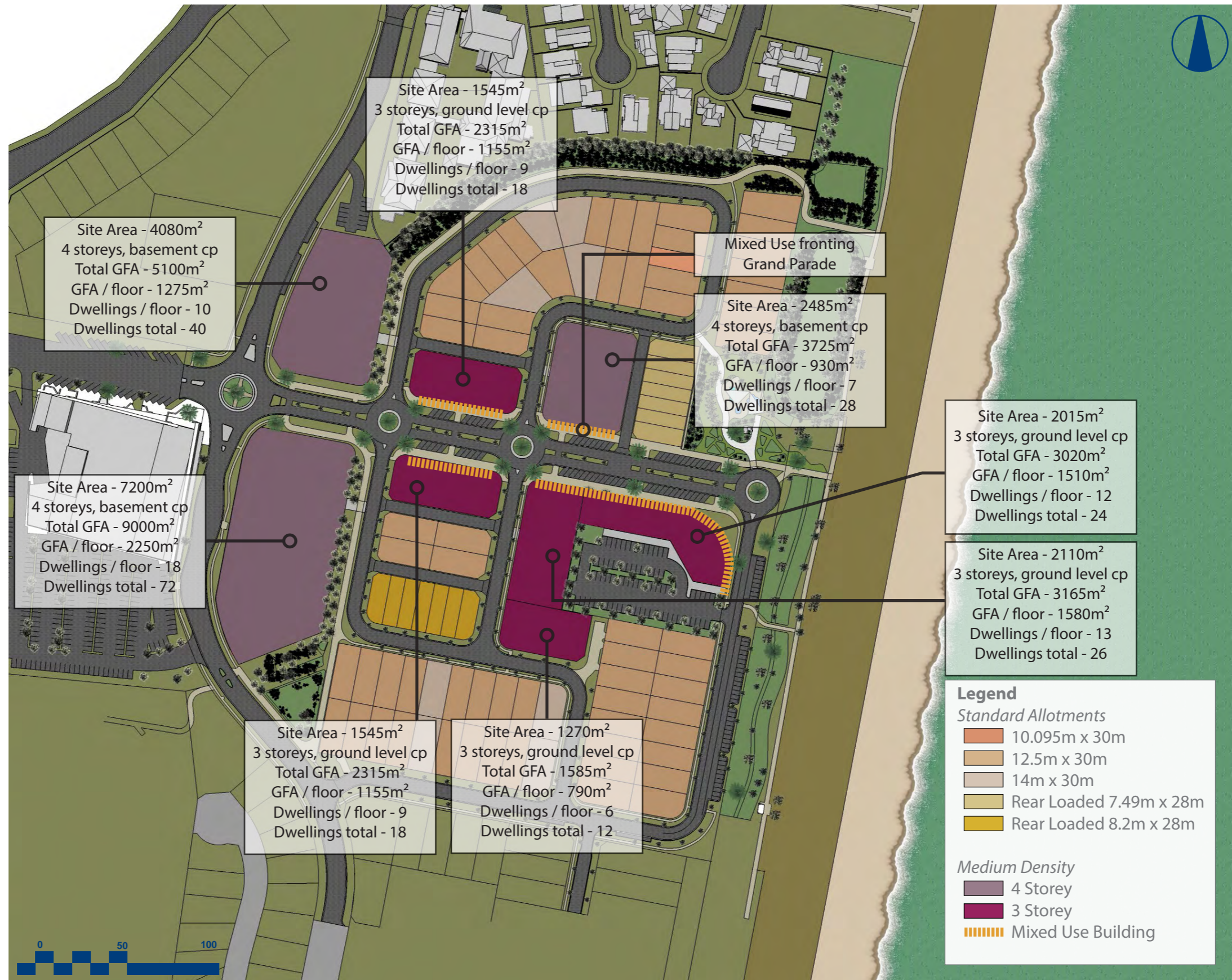


*Standard Allotments  
Rear Loaded*





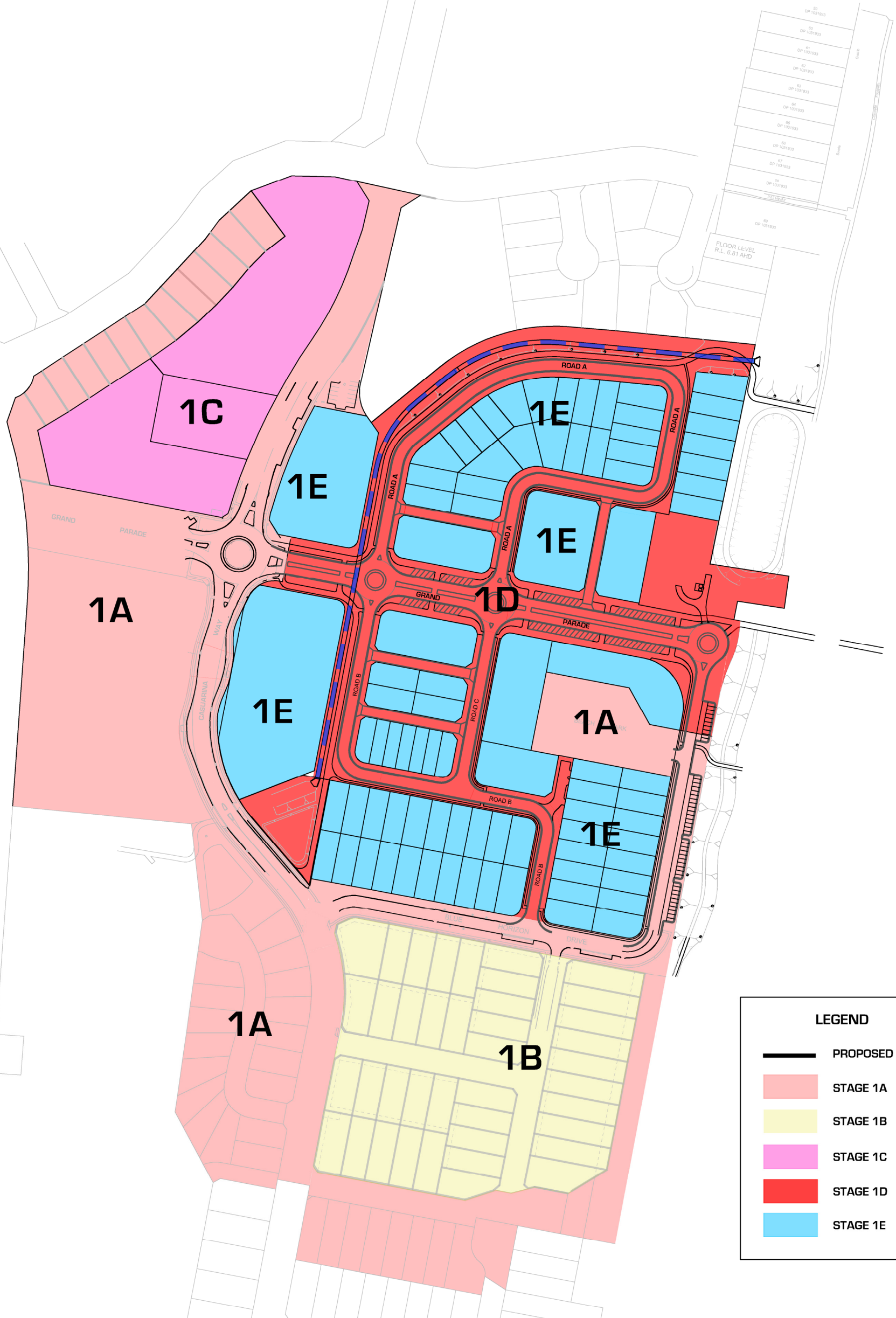
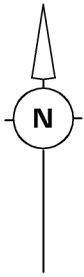
# Yield Estimate



# LANDSCAPE MASTERPLAN

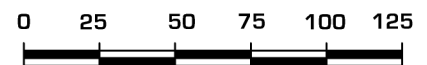
- 1 Revegetation to edges of swale to integrate device into existing dune landscape
- 2 Primary street trees in informal groupings to local residential streets provide a relaxed intimate streetscape
- 3 Secondary feature trees located at the end of view lines strength wayfinding, create interest in the streetscape and increase amenity
- 4 Feature pavement to laneways breakup expanse of hardscape and create interest within the streetscape
- 5 Buffer to rear of existing properties includes planted mounds, informal shrub and groundcover planting to achieve privacy for residents
- 6 Feature tree avenue to entrance road strengthens way-finding, achieves shade to carparking and pedestrian pathways, provides amenity and creates a signature approach to the beach
- 7 Planting to multi-storey residential surrounds to soften the built form and integrate the property fence into the streetscape
- 8 Beachfront park reinforces beach access and frames views of the ocean
- 9 Trees proposed to carpark provide shade, reduce glare and enhance amenity
- 10 Secondary street trees in a formal arrangement along Blue Horizon Drive strengthen road hierarchy within the development while assisting in wayfinding strategy
- 11 Planting to infiltration basin and surrounds to integrated the device into the landscape
- 12 Shared pedestrian/cycle path connecting residents to the Tweed Shire Council shared pedestrian/cycle path





**LEGEND**

- PROPOSED BOUNDARY
- STAGE 1A
- STAGE 1B
- STAGE 1C
- STAGE 1D
- STAGE 1E



1cm = 25m  
1:2500

**NOTE:**  
 This preliminary layout has been completed in accordance with the instructions provided by Clarence Property. In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a detailed survey & engineering plans. Accordingly, the conclusions reached within this report may be modified by the author upon the completion of the final design plans & site inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this report.

REV	DATE	AMENDMENT
B	22.07.16	BDY
C	17.08.17	BDY
D	11.09.18	OPEN SPACE FROM STAGE 1E TO STAGE 1D, CONTINUOUS MEDIAN STRIP EXTENDED BETWEEN ROADS C AND FORESHORE, LOTS 72 & 78-83 1 SINGLE LOT, LOT NOS 72 TO 84 CHANGED
E	26.09.18	INFRASTRUCTURE TO 1D (NEW LOT 88), LOT NO. CHANGE 92 & 93 TO 86 & 87

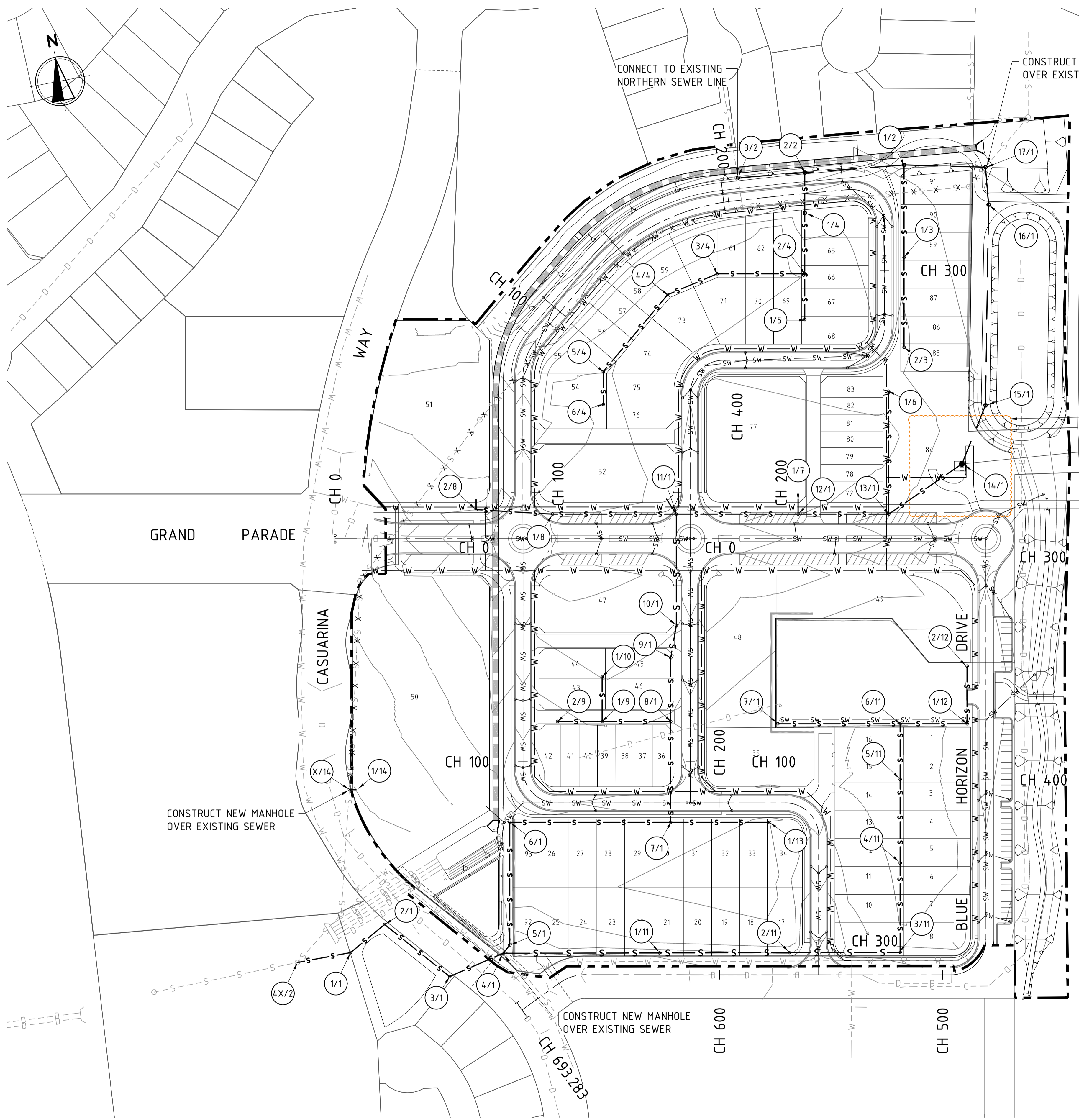
SOURCE PLAN: N/A  
 k:\jobs\2013\13054 - clarence property\masterfile\planning\planning plans\ndc plans\cad files\13054 - design rev e.dwg - p5 - sub staging plan

**NDC**  
**Newton Denny Chapelle**  
 Surveyors Planners Engineers  
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 LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011  
 CASINO 100 Barker St. Casino 2470  
 PH: 6662 5000  
 ABN: 86 220 045 469

**P5 - SUBDIVISION STAGING PLAN**  
 CLIENT: CLARENCE PROPERTY **REV E**  
 LOCATION: CASUARINA TOWN CENTRE  
 CASUARINA BEACH  
 DATE: 26.09.18 REF: 13/054  
 SCALE: 1 : 2500 @ A3 DRAWN: bk

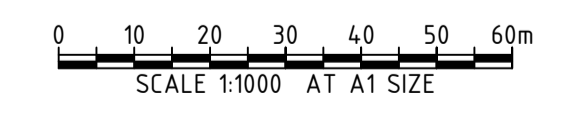
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- LEGEND**
- CH 100
  - + DESIGN CONTROL LINE
  - LIMIT OF WORKS BOUNDARY
  - PROPOSED LIP OF KERB
  - PROPOSED RETAINING WALL
  - S-S- PROPOSED TRUNK SEWER ALIGNMENT (3.0 - 5.0m DEEP)
  - PROPOSED SEWER ALIGNMENT (0 - 3.0m DEEP)
  - (4/F) PROPOSED SEWER STRUCTURE
  - W-W-W- PROPOSED WATER RETICULATION ALIGNMENT
  - SW-SW- PROPOSED INTERNAL STORMWATER
  - PROPOSED CULVERT AND HEADWALL
  - 29.00 PROPOSED CONTOUR
  - EXISTING WATER
  - EXISTING TRUNK SEWER ALIGNMENT
  - X-S-X-XS-X- EXISTING TRUNK SEWER TO BE REMOVED
  - 24.75 EXISTING CONTOURS

20m ODOUR BUFFER FROM PUMP STATION. REFER TO DRAWING C-0060  
 PROPOSED SEWER PUMP STATION MANHOLE IL 1.90 (APPROX.).



C	09.08.17	ISSUED FOR DA APPROVAL	B.K
B	08.06.17	ISSUED FOR DA APPROVAL	B.K
A	09.05.17	ISSUED FOR DA APPROVAL	B.K
REV	DATE	DESCRIPTION	RVD

REV	DATE	DESCRIPTION	RVD
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CLIENT

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PROJECT

**CASUARINA BEACH**  
 TOWN CENTRE - STAGE 2  
 CASUARINA WAY, NSW 2487

STATUS

**ISSUED FOR APPROVAL**  
 NOT TO BE USED FOR CONSTRUCTION

DRAWN	DESIGNED	CHECKED	APPROVED
C.K	B.J	M.W	B.K

DATUM: MGA94 GRID: AHD SCALE: 1:1000 AT SIZE

TITLE

**SERVICES PLAN SHEET 1**

PROJECT No.	DRAWING No.	REV
B16097	C-0050	C