

DEVELOPMENT APPLICATION
OF
PROPOSED RETAIL DEVELOPMENT
AT
42 FULLERTON COVE RD., FULLERTON COVE
FOR
CANAAN PD 2 Pty Ltd

BY



PROJECT # 14311 - 27/06/2024 - REV. C

DRAWING SCHEDULE

A00	COVER SHEET	A11	PERSPECTIVE VIEW 02
A01	LOCATION PLAN	A12	PERSPECTIVE VIEW 03
A02	SITE ANALYSIS PLAN	A13	PERSPECTIVE VIEW 04
A03	OVERALL SITE PLAN	A14	PERSPECTIVE VIEW 05
A04	DEVELOPMENT SITE PLAN	A15	NOTIFICATION PLAN
A05	GROUND FLOOR PLAN	A15	PERSPECTIVE VIEW 06
A06	FIRST FLOOR PLAN	A16	PERSPECTIVE VIEW 07
A07	PROPOSED PYLON SIGNAGE PLAN	A17	PERSPECTIVE VIEW 08
A08	SITE ELEVATIONS	A18	PERSPECTIVE VIEW 09
A09	SITE SECTIONS	A19	PERSPECTIVE VIEW 10
A10	PERSPECTIVE VIEW 01	A20	BUILDING MATERIALS & FINISHES
		A21	GROSS FLOOR AREA PLAN

FULLERTON COVE

FULLERTON COVE ROAD

SUBJECT SITE

NELSON BAY ROAD

THE COVE VILLAGE

SEASIDE BLVD.

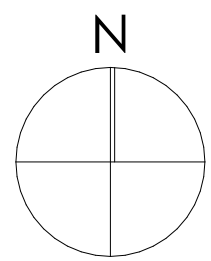
DEVELOPMENT APPLICATION

LOCATION PLAN
1:2000 @ A1

PROPOSED RETAIL DEVELOPMENT
42 FULLERTON COVE RD., FULLERTON COVE

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14311 - DA - A02 - 27/06/2024 - rev. C



OVERALL SITE PLAN
1:1000 @ A1

PROPOSED RETAIL DEVELOPMENT

42 FULLERTON COVE RD., FULLERTON COVE

- REVISIONS LEGEND**
- 01 NEW TREES & LANDSCAPING REMOVED FRO FLOOD ZONE
 - 02 CAR PARKING SPACES REMOVED
 - 03 CAR PARKING SPACES ADDED
 - 04 KERB & RETAINING WALL ALIGNMENT REVISED
 - 05 ACCESS GATES TO TELSTRA TOWER ADDED
 - 06 FUTURE EV PARKING ADDED
 - 07 KIOSK SUBSTATION RELOCATED & CAR SPACE REMOVED
 - 08 TROLLEY BAY RELOCATED & CAR SPACE ADDED



DEVELOPMENT SCHEDULE

BUILT FLOOR AREA (BFA)
6,992m²

LETTABLE / NET FLOOR AREA (NFA)
SUPERMARKET + LIQUOR STORE = 2,655m²
TENANCIES 01-05 = 2,343m²

TOTAL = 4,998m² (*REFER TO DRWG. A05)

GROSS FLOOR AREA (GFA)
TOTAL = 6,304m² (*REFER TO DRWG. A21)

CAR PARKING
12 x ACCESSIBLE SPACES (5.5 x 2.6m each)
5 x DIRECT to BOOT SPACES (5.5 x 3.0m each)
263 x STANDARD SPACES (5.5 x 2.6m each)

OVERALL TOTAL = 280 SPACES

16 x MOTORBIKE SPACES
10 x BICYCLES

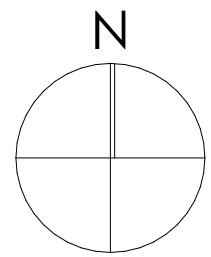
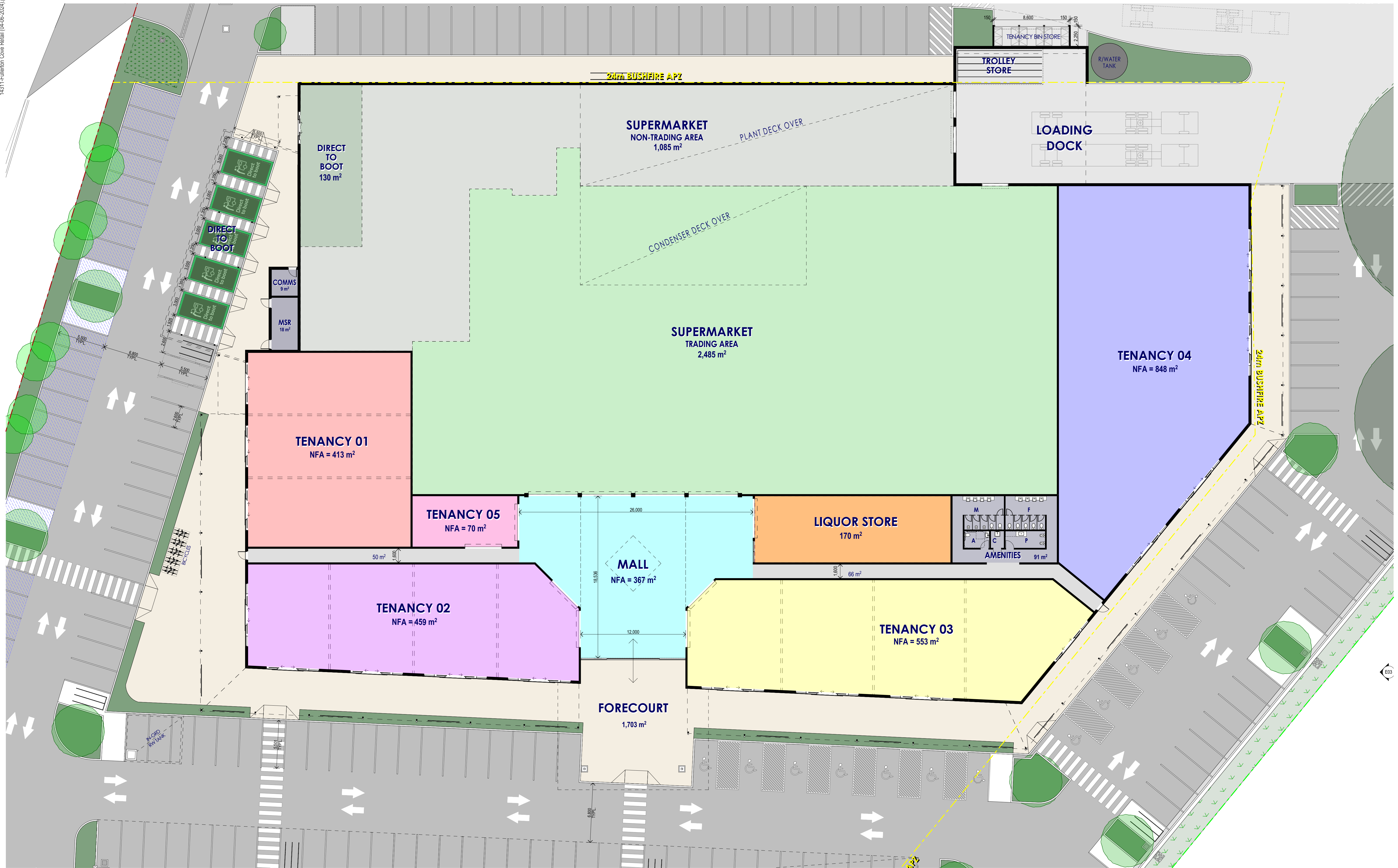
DEVELOPMENT SITE PLAN

1:500 @ A1

PROPOSED RETAIL DEVELOPMENT

42 FULLERTON COVE RD., FULLERTON COVE

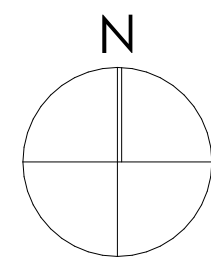
DEVELOPMENT APPLICATION



GROUND FLOOR PLAN
1:200 @ A1

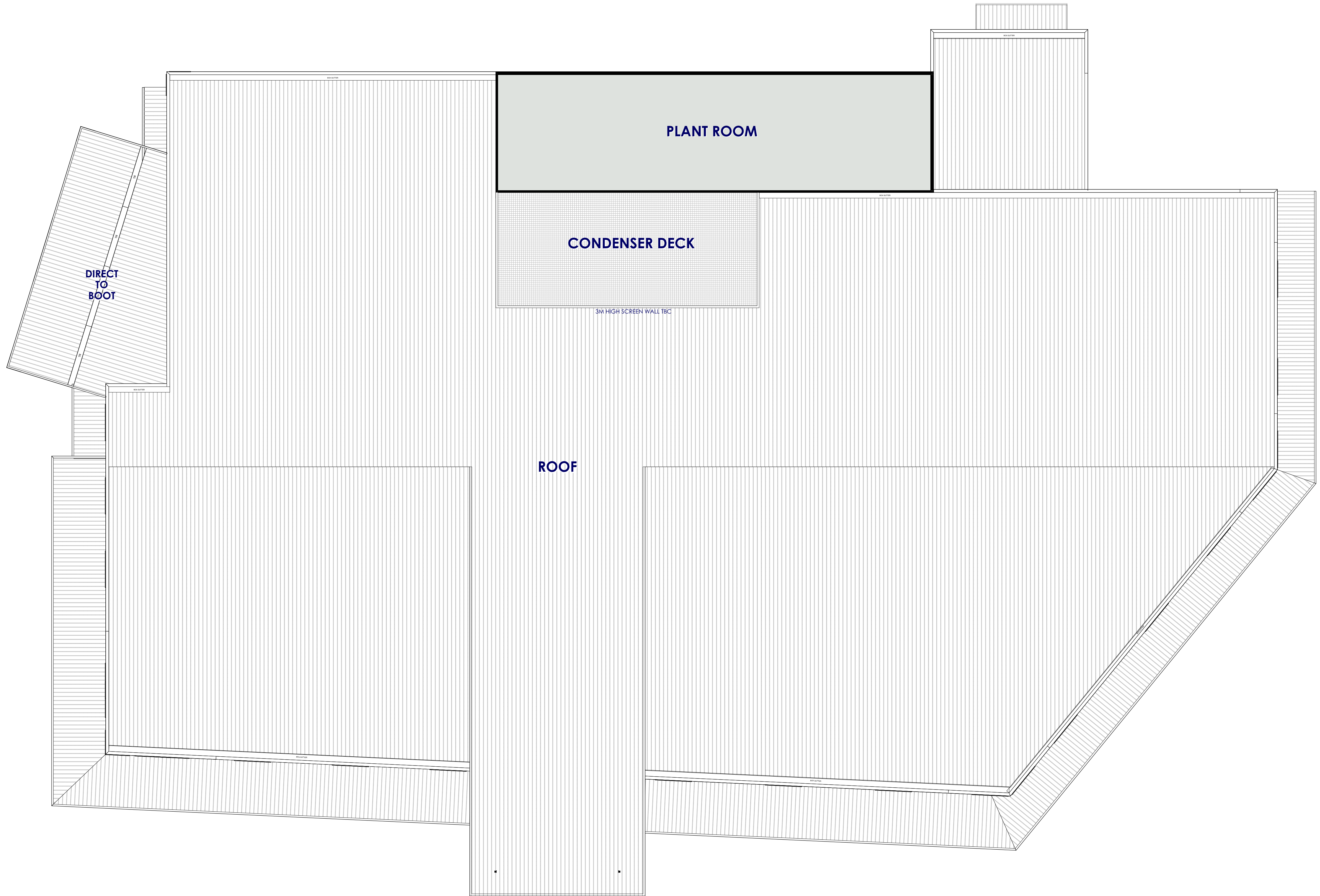
PROPOSED RETAIL DEVELOPMENT
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FIRST FLOOR PLAN
1:200 @ A1

PROPOSED RETAIL DEVELOPMENT
42 FULLERTON COVE RD., FULLERTON COVE

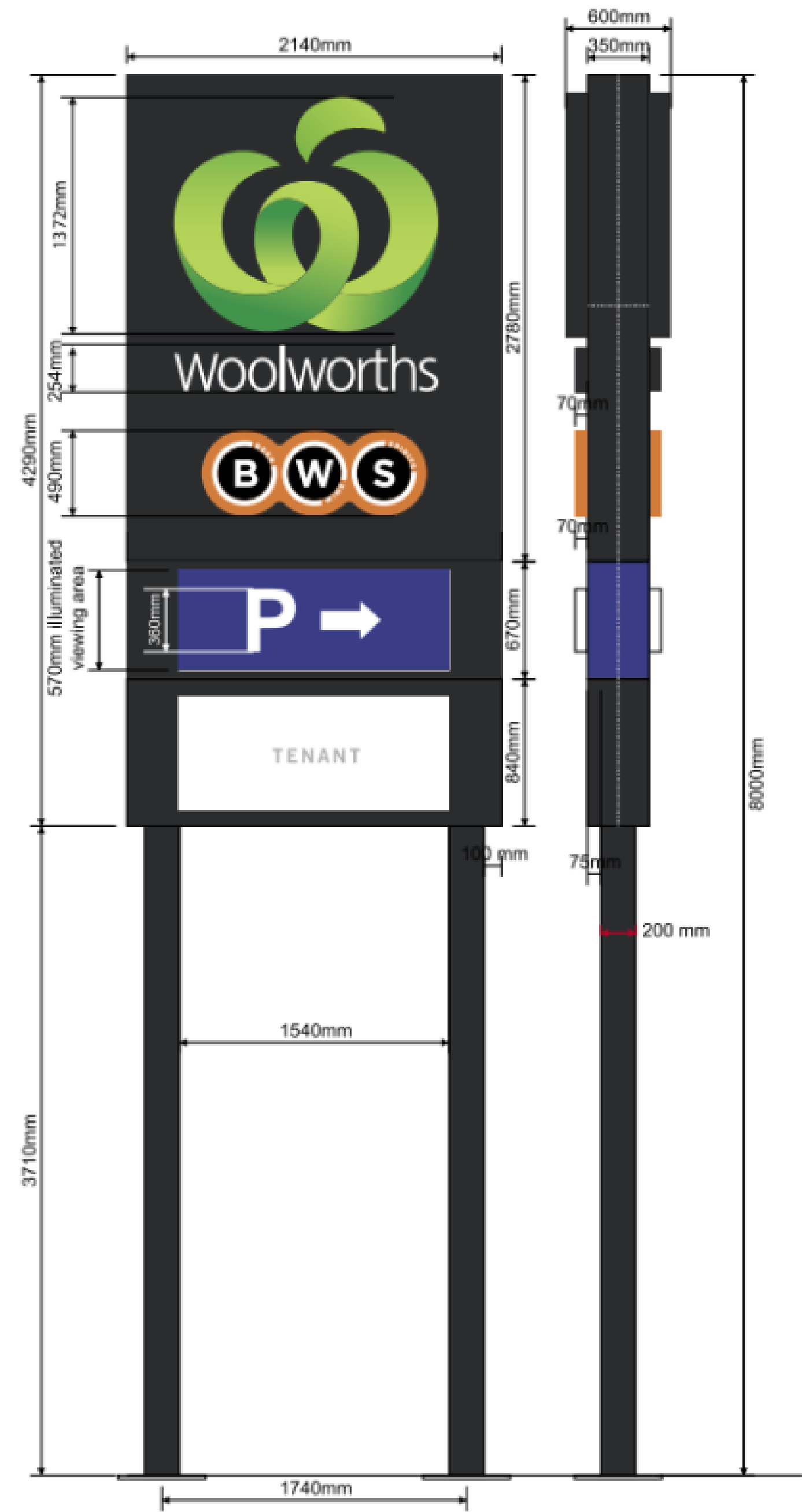




PROPOSED PYLON SIGN PHOTO-MONTAGE



PROPOSED PYLON SIGNAGE PLAN
1:200 @ A1

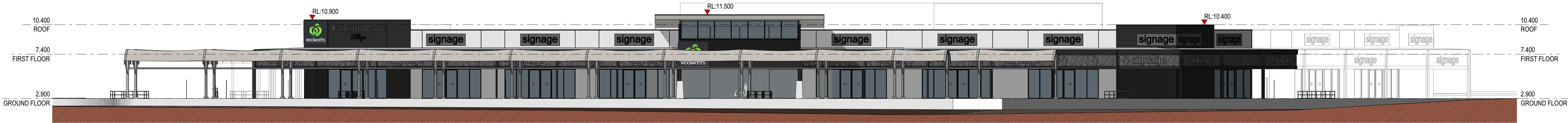


PYLON SIGN ELEVATION
1:25 @ A1

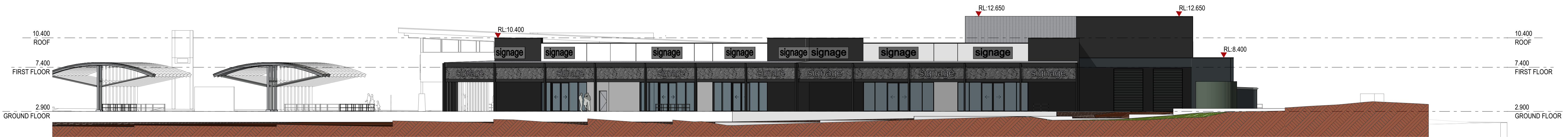
DEVELOPMENT APPLICATION



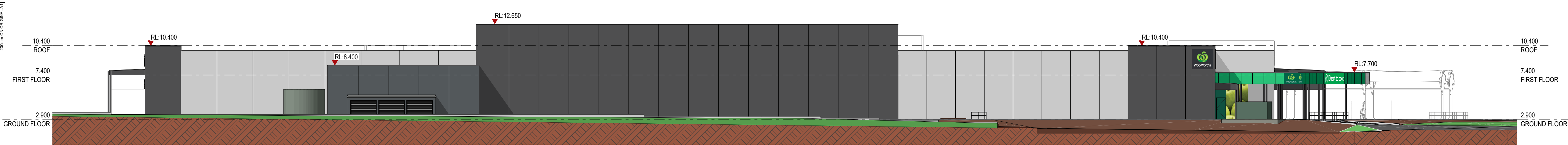
WEST / FULLERTON COVE ROAD ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

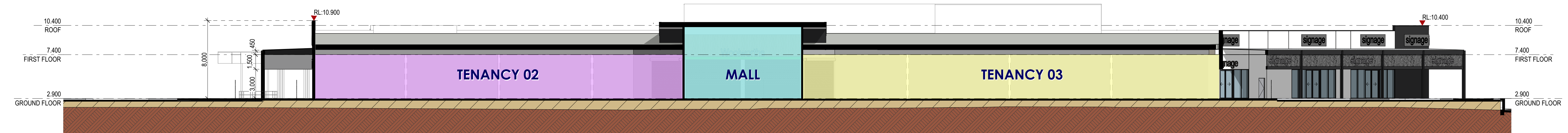
SITE ELEVATIONS

1:200 @ A1

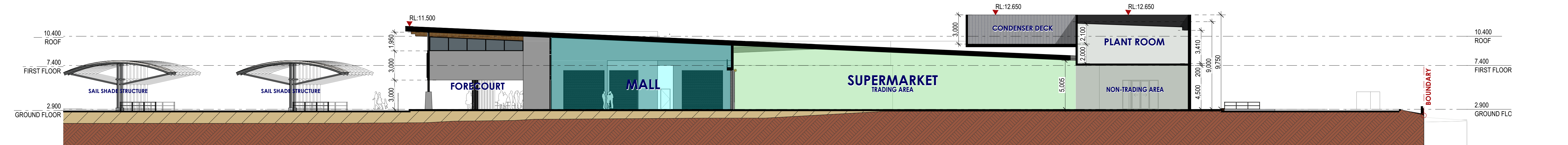
PROPOSED RETAIL DEVELOPMENT

42 FULLERTON COVE RD., FULLERTON COVE

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SECTION 02



SECTION 01

SITE SECTIONS
1:200 @ A1

PROPOSED RETAIL DEVELOPMENT
42 FULLERTON COVE RD., FULLERTON COVE

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SOUTH-WESTERN / FULLERTON COVE ROAD APPROACH VIEW

PERSPECTIVE VIEW 01
1:1 @ A1



WESTERN / FULLERTON COVE ROAD VIEW

PERSPECTIVE VIEW 02
1:1 @ A1



NORTHERN / FULLERTON COVE ROAD VIEW

PERSPECTIVE VIEW 03
1:1 @ A1



WESTERN / VERANDAH APPROACH VIEW

PERSPECTIVE VIEW 04
1:1 @ A1



SOUTH-WESTERN / VERANDAH APPROACH VIEW 1

PERSPECTIVE VIEW 05

1:1 @ A1

PROPOSED RETAIL DEVELOPMENT

42 FULLERTON COVE RD., FULLERTON COVE



SOUTH-WESTERN / VERANDAH APPROACH VIEW 2

PERSPECTIVE VIEW 06

1:1 @ A1

PROPOSED RETAIL DEVELOPMENT

42 FULLERTON COVE RD., FULLERTON COVE

PRE-DA CONCEPT DESIGN



SOUTH-EASTERN / FORECOURT VIEW

PERSPECTIVE VIEW 07

1:1 @ A1

PROPOSED RETAIL DEVELOPMENT

42 FULLERTON COVE RD., FULLERTON COVE

PRE-DA CONCEPT DESIGN

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SOUTH-EASTERN / VERANDAH VIEW

PERSPECTIVE VIEW 08
1:1 @ A1



SOUTH-WESTERN / AERIAL VIEW 1

PERSPECTIVE VIEW 09
1:1 @ A1

PROPOSED RETAIL DEVELOPMENT
42 FULLERTON COVE RD., FULLERTON COVE

DEVELOPMENT APPLICATION



SOUTH-WESTERN / AERIAL VIEW 2

PERSPECTIVE VIEW 10
1:1 @ A1

PROPOSED RETAIL DEVELOPMENT
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SOUTH-EASTERN / FORECOURT VIEW

BUILDING MATERIALS & FINISHES
1:1 @ A1

PROPOSED RETAIL DEVELOPMENT
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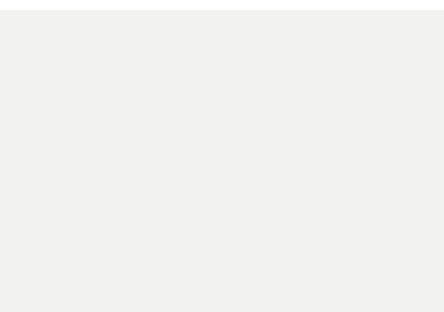
LEGEND - MATERIALS & FINISHES



01
RS1
COLOURBONDED STEEL ROOF SHEETING (RS).
COLBOND, 'SHALE GREY' OR SIMILAR.



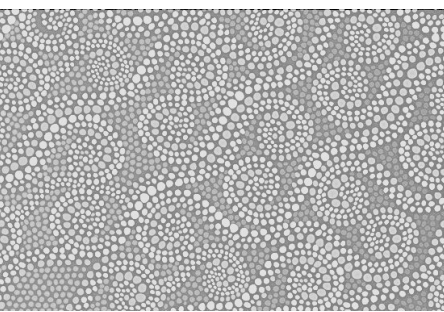
02
PT1
PAINT (PT) - EXTERNAL WALLS.
DULUX 'WOOLWORTHS DARKNESS' OR SIMILAR.



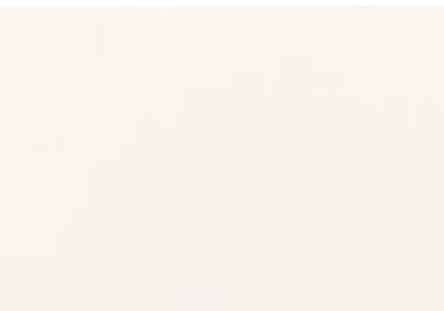
03
PT2
PAINT (PT) - EXTERNAL WALLS & CEILINGS/SOFFITS.
DULUX 'WOOLWORTHS WHITE' OR SIMILAR.



04
PT3
PAINT (PT) - EXTERNAL COLUMNS, BEAMS, GLAZING SUITE
FRAMES, GUTTERS, & DOWNPIPES.
DULUX 'MONUMENT' OR SIMILAR.

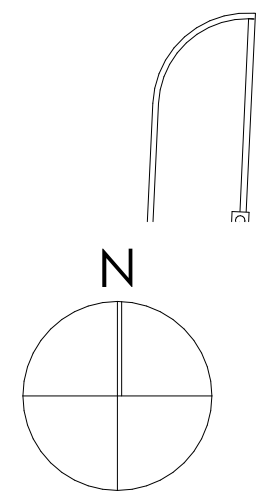


05
PMS
PERFORATED METAL SHEETING (PMS) - EXTERNAL
VERANDAH INFILL SPANDRLS.
PATTERNED PERFORATIONS - DETAILS TO BE DETERMINED.



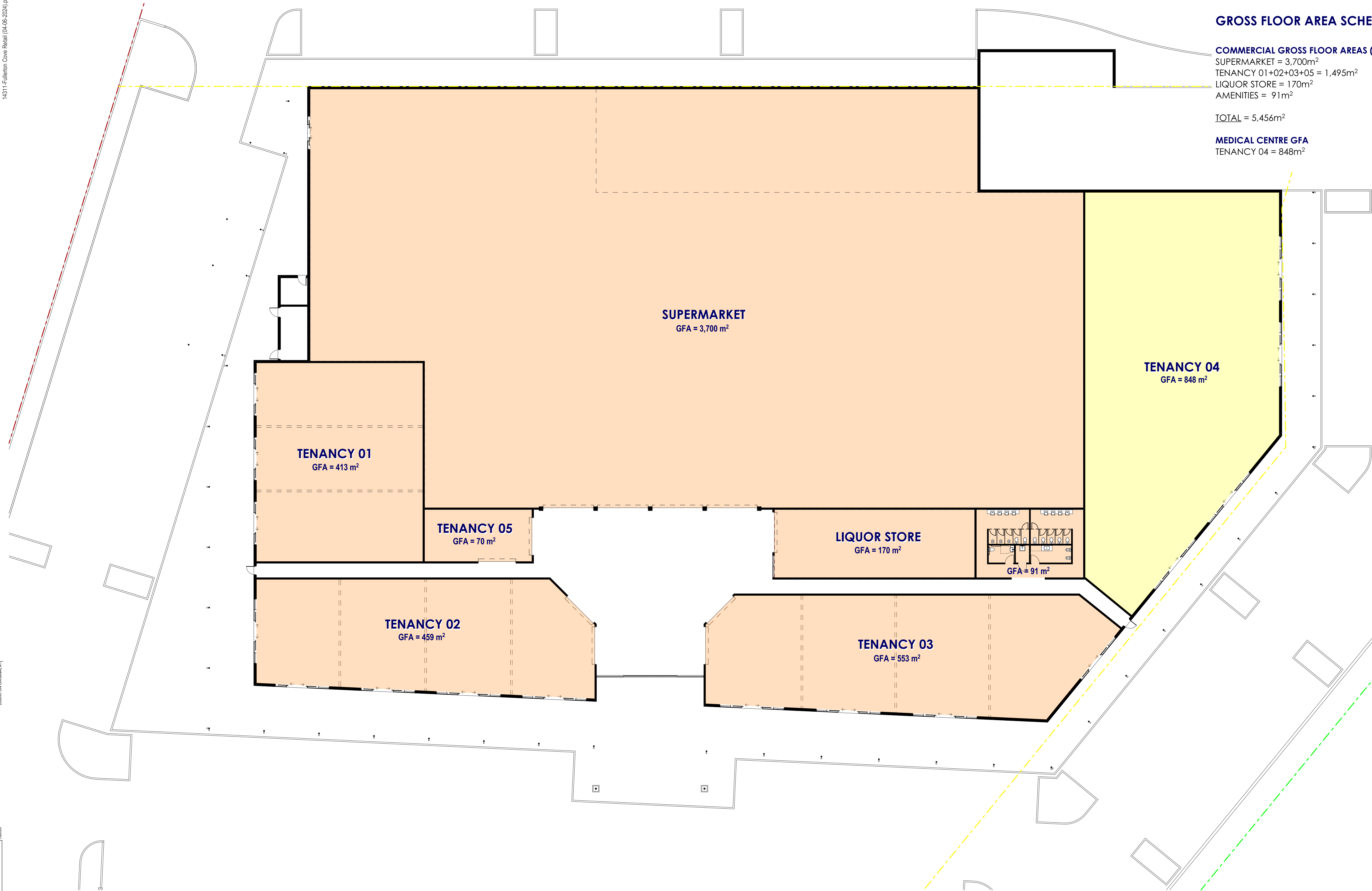
06
SSS
SAIL SHADE STRUCTURE (SSS) - EXTERNAL CARPARKS.
TENSIONED PVC MEMBRANE OVER GLAV. STEEL
STRUCTURE.

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GROSS FLOOR AREA PLAN
1:200 @ A1

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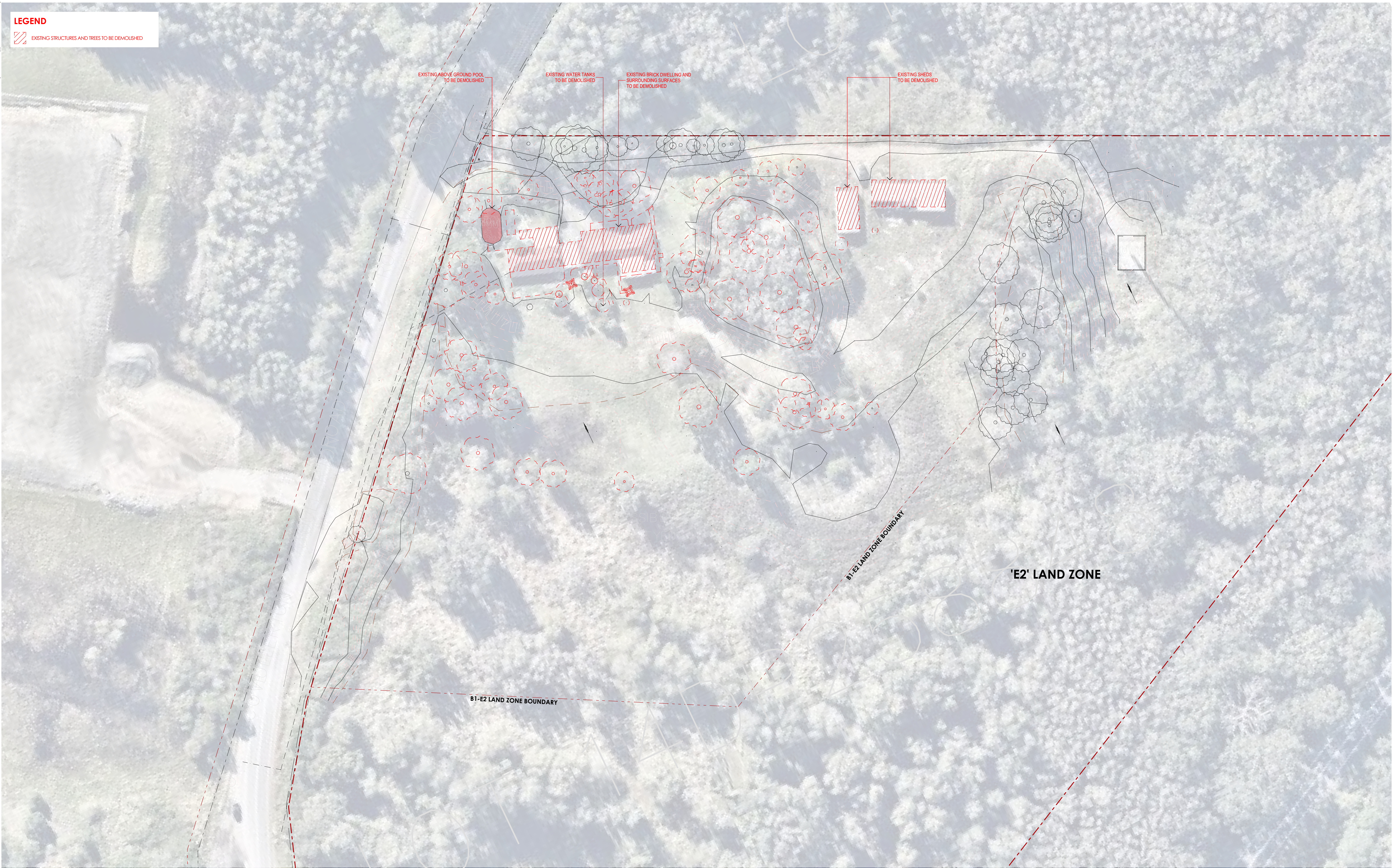


GROSS FLOOR AREA SCHEDULE

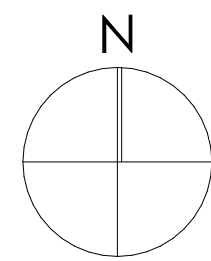
COMMERCIAL GROSS FLOOR AREAS (GFA)
SUPERMARKET = 3,700m²
TENANCY 01+02+03+05 = 1,495m²
LIQUOR STORE = 170m²
AMENITIES = 91m²

TOTAL = 5,456m²

MEDICAL CENTRE GFA
TENANCY 04 = 848m²



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DEMOLITION SITE PLAN

1:500 @ A1

PROPOSED RETAIL DEVELOPMENT

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14311 - DA - A23 - 29/10/2024 - rev. D