

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

BY



PROJECT # 14311 - 28/11/2024 - REV. E

DRAWING SCHEDULE

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FULLERTON COVE

FULLERTON COVE ROAD

SUBJECT SITE

NELSON BAY ROAD

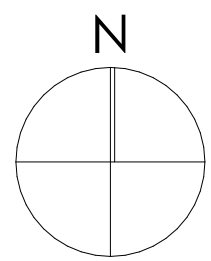
THE COVE VILLAGE

SEASIDE BLVD.

DEVELOPMENT APPLICATION

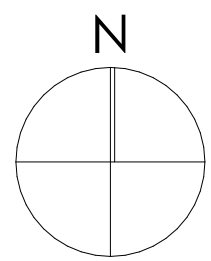
LOCATION PLAN
1:2000 @ A1

PROPOSED RETAIL DEVELOPMENT
42 FULLERTON COVE RD., FULLERTON COVE



SITE ANALYSIS PLAN
1:1000 @ A1

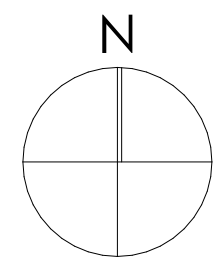
PROPOSED RETAIL DEVELOPMENT
42 FULLERTON COVE RD., FULLERTON COVE



OVERALL SITE PLAN
1:1000 @ A1

PROPOSED RETAIL DEVELOPMENT

42 FULLERTON COVE RD., FULLERTON COVE



DEVELOPMENT SITE PLAN
1:500 @ A1

PROPOSED RETAIL DEVELOPMENT
42 FULLERTON COVE RD., FULLERTON COVE



DEVELOPMENT SCHEDULE

BUILT FLOOR AREA (BFA)
6,992m²

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

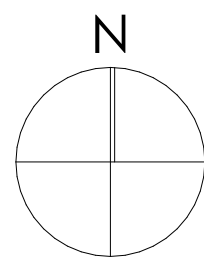
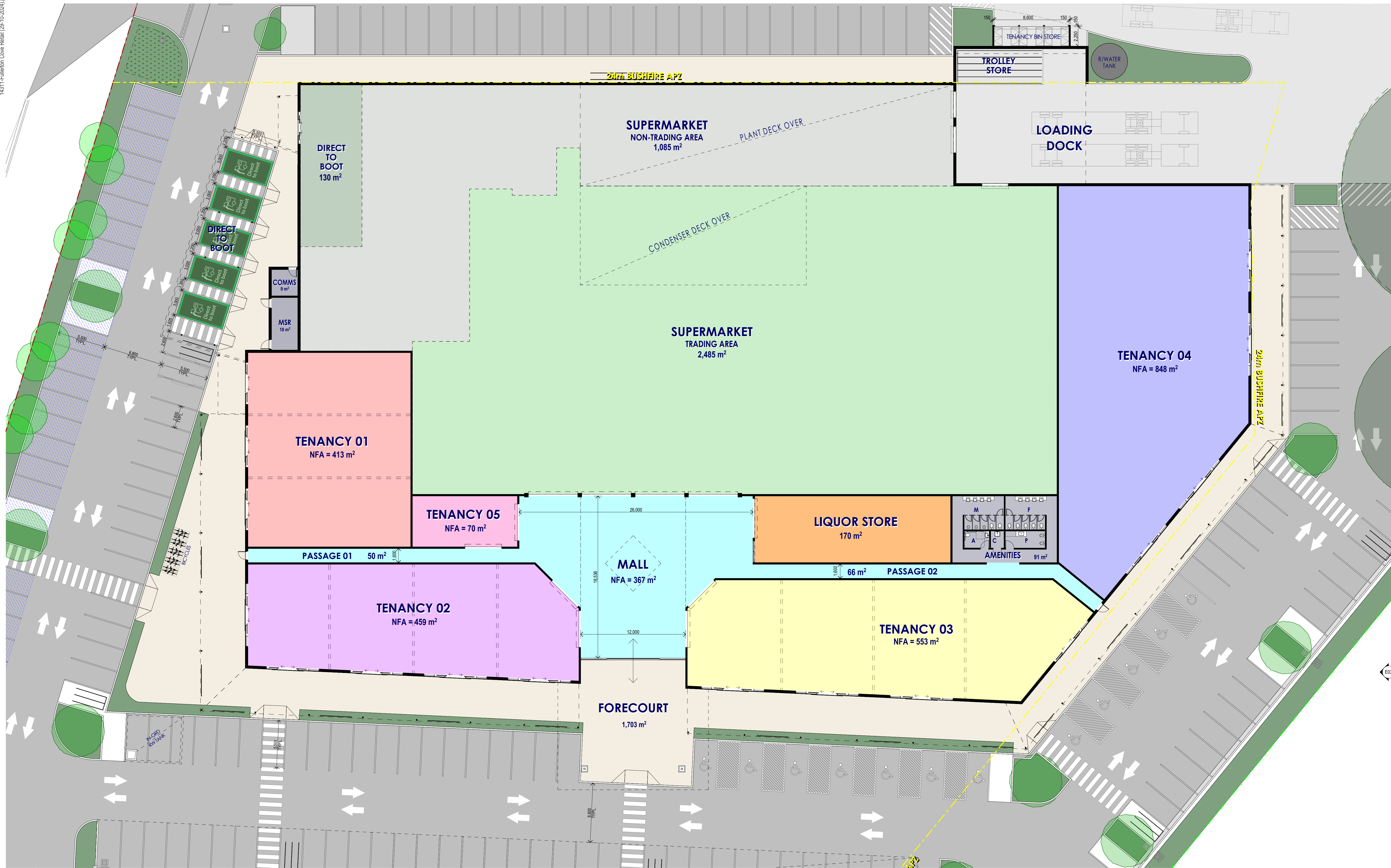
TOTAL = 4,998m² (*REFER TO DRWG. A05)

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

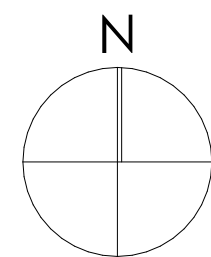
16 x MOTORBIKE SPACES
10 x BICYCLES



GROUND FLOOR PLAN
1:200 @ A1

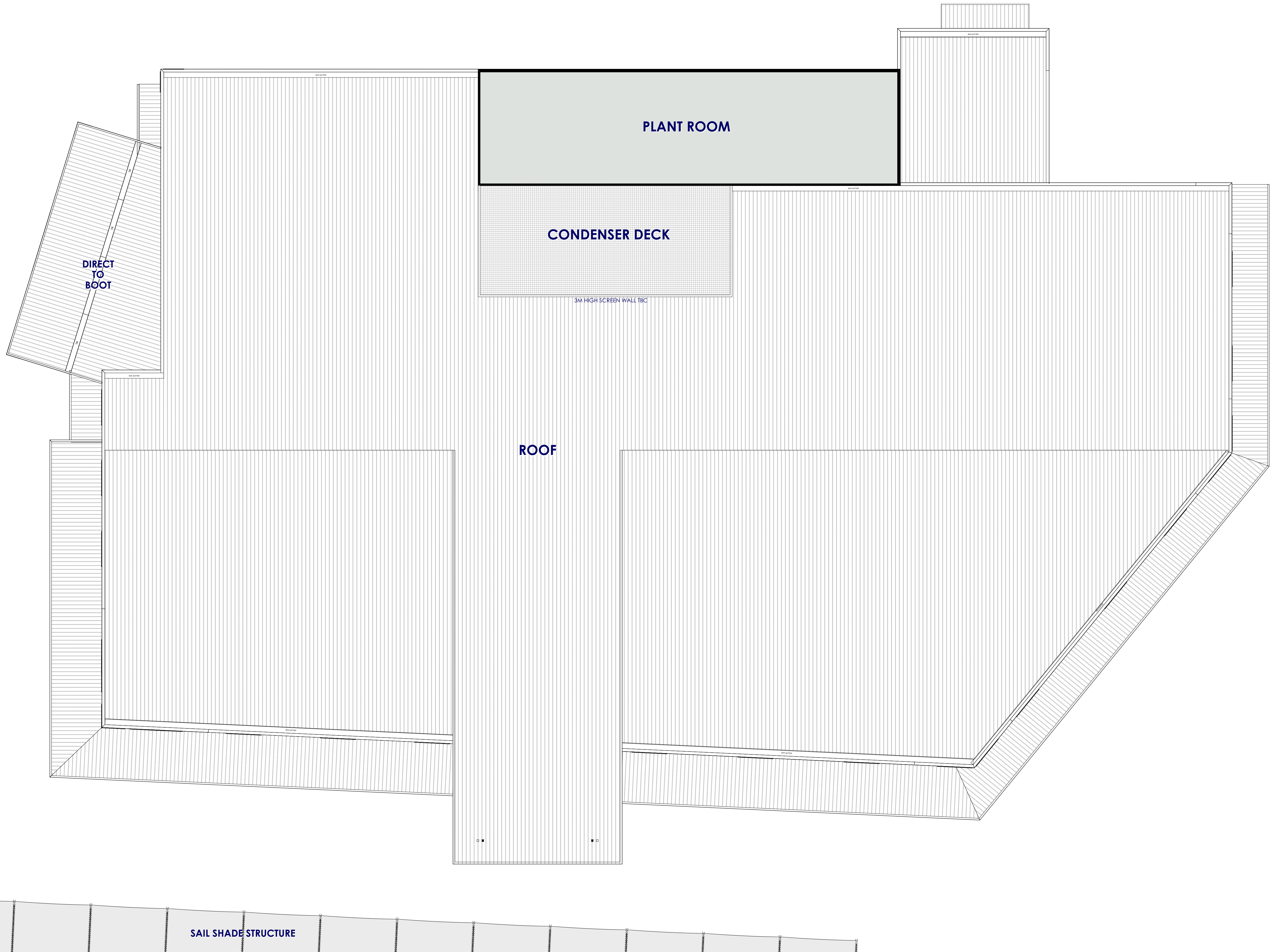
PROPOSED RETAIL DEVELOPMENT
42 FULLERTON COVE RD., FULLERTON COVE

DEVELOPMENT APPLICATION



FIRST FLOOR PLAN
1:200 @ A1

PROPOSED RETAIL DEVELOPMENT
42 FULLERTON COVE RD., FULLERTON COVE

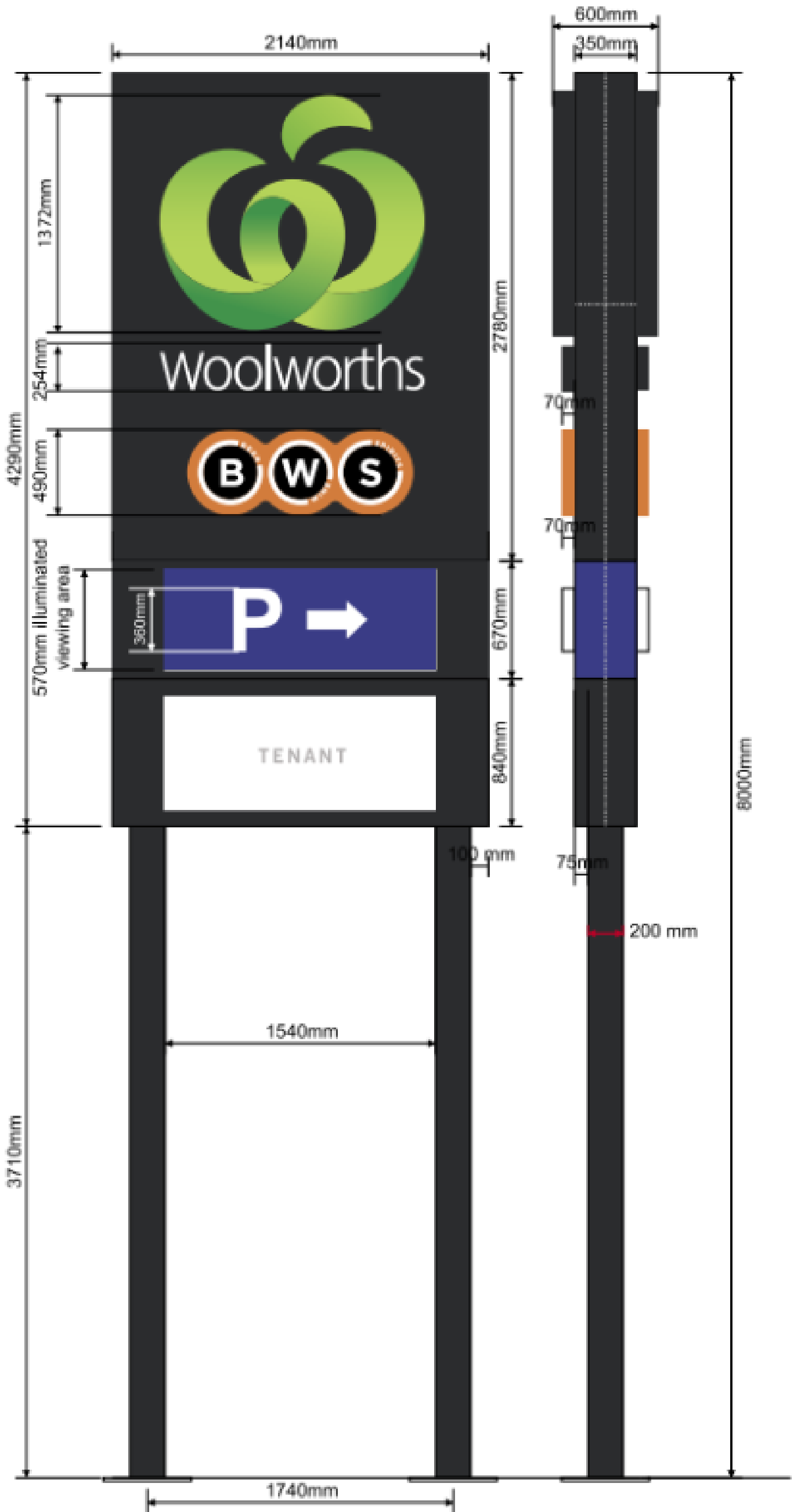




PROPOSED PYLON SIGN PHOTO-MONTAGE



PROPOSED PYLON SIGNAGE PLAN
1:200 @ A1

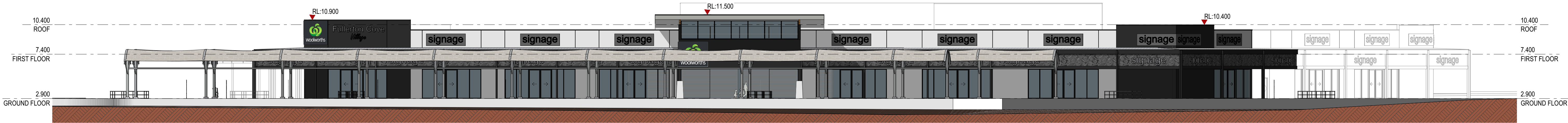


PYLON SIGN ELEVATION
1:25 @ A1

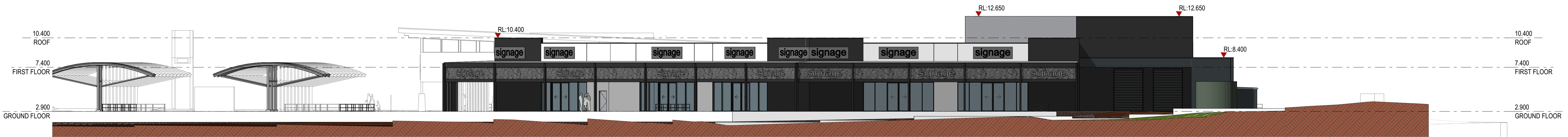
DEVELOPMENT APPLICATION



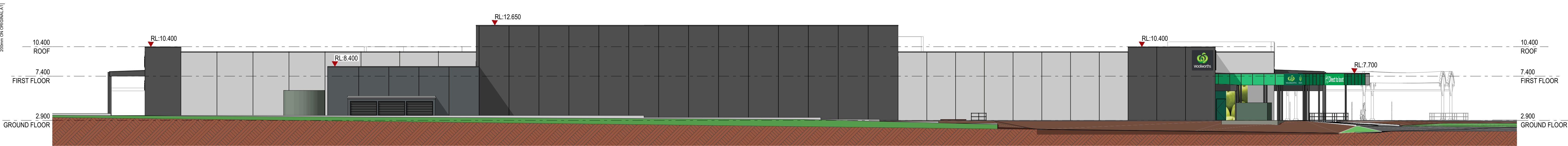
WEST / FULLERTON COVE ROAD ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

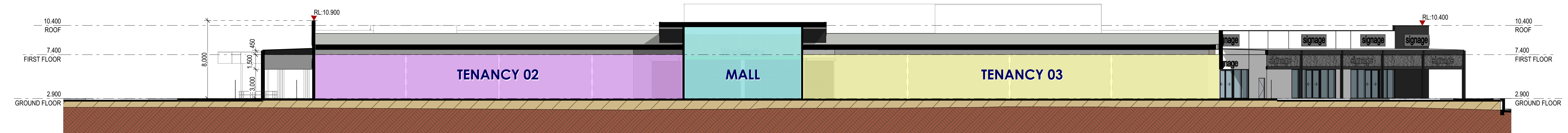
SITE ELEVATIONS

1:200 @ A1

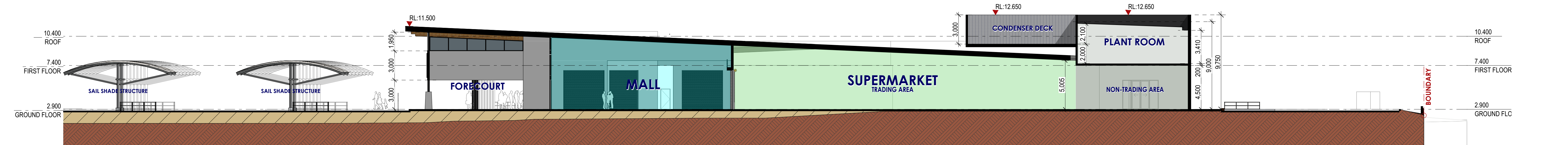
PROPOSED RETAIL DEVELOPMENT

42 FULLERTON COVE RD., FULLERTON COVE

DEVELOPMENT APPLICATION



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

PROPOSED RETAIL DEVELOPMENT

42 FULLERTON COVE RD., FULLERTON COVE



SOUTH-WESTERN / VERANDAH APPROACH VIEW 1

PERSPECTIVE VIEW 05

1:1 @ A1

PROPOSED RETAIL DEVELOPMENT

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SOUTH-WESTERN / VERANDAH APPROACH VIEW 2

PERSPECTIVE VIEW 06

1:1 @ A1

PROPOSED RETAIL DEVELOPMENT

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PRE-DA CONCEPT DESIGN



SOUTH-EASTERN / FORECOURT VIEW

PERSPECTIVE VIEW 07
1:1 @ A1



SOUTH-EASTERN / VERANDAH VIEW

PERSPECTIVE VIEW 08
1:1 @ A1



SOUTH-WESTERN / AERIAL VIEW 1

PERSPECTIVE VIEW 09
1:1 @ A1

PROPOSED RETAIL DEVELOPMENT
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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
42 FULLERTON COVE RD., FULLERTON COVE

LEGEND - MATERIALS & FINISHES

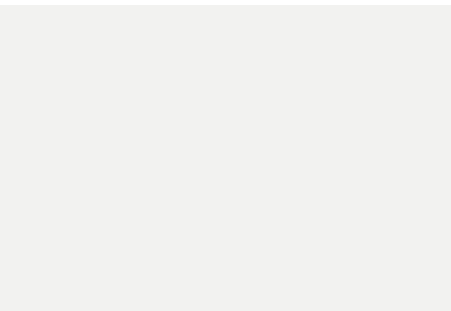
- 01



RS1
COLOURBONDED STEEL ROOF SHEETING (RS).
COLBOND, 'SHALE GREY' OR SIMILAR.
- 02



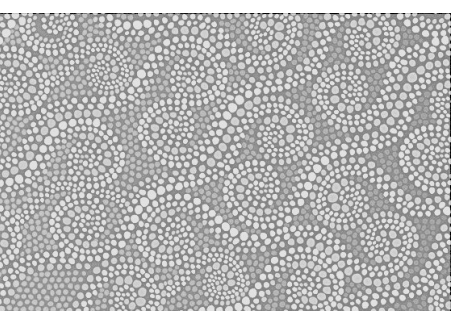
PT1
PAINT (PT) - EXTERNAL WALLS.
DULUX 'WOOLWORTHS DARKNESS' OR SIMILAR.
- 03



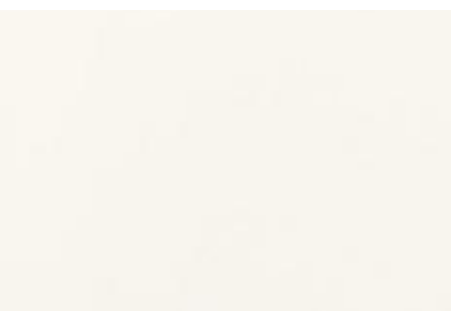
PT2
PAINT (PT) - EXTERNAL WALLS & CEILINGS/SOFFITS.
DULUX 'WOOLWORTHS WHITE' OR SIMILAR.
- 04



PT3
PAINT (PT) - EXTERNAL COLUMNS, BEAMS, GLAZING SUITE
FRAMES, GUTTERS, & DOWNPIPES.
DULUX 'MONUMENT' OR SIMILAR.
- 05

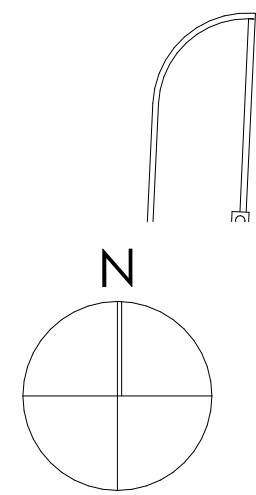


PMS
PERFORATED METAL SHEETING (PMS) - EXTERNAL
VERANDAH INFILL SPANDRLS.
PATTERNED PERFORATIONS - DETAILS TO BE DETERMINED.
- 06



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

DEVELOPMENT APPLICATION

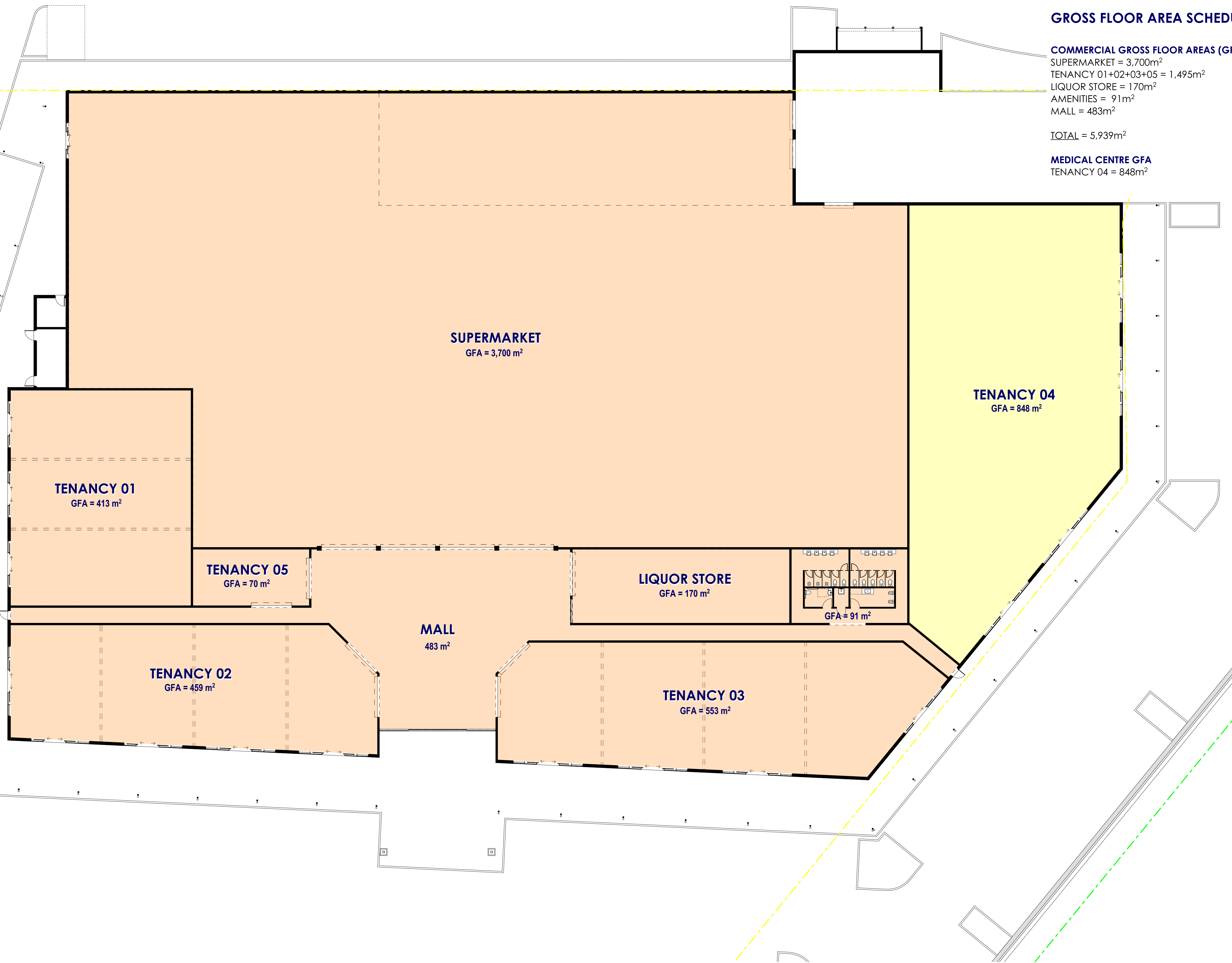


GROSS FLOOR AREA PLAN

1:200 @ A1

PROPOSED RETAIL DEVELOPMENT

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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
MALL = 483m²

TOTAL = 5,939m²

MEDICAL CENTRE GFA

TENANCY 04 = 848m²

DEVELOPMENT APPLICATION

 EXISTING STRUCTURES AND TREES TO BE DEMOLISHED

EXISTING ABOVE GROUND POOL
TO BE DEMOLISHED

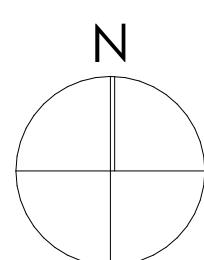
EXISTING WATER TANKS
TO BE DEMOLISHED

EXISTING BRICK DWELLING AND
— SURROUNDING SURFACES
TO BE DEMOLISHED

EXISTING SHEDS
TO BE DEMOLISHED

F1-C2 LAND ZONE BOUNDARY

'C2' LAND ZONE



1:500 @ A1

42 FULLERTON COVE RD., FULLERTON COVE

14311 - DA - A23 - 28/11/2024 - rev. E

EJE Integrity
Innovation
Inspiration

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