

TORAKINA ROAD

TORAKINA ROAD

FOOTPATH

PUBLIC RESERVE

PLAYGROUND

OUTDOOR  
PLAY AREA

DRIVEWAY

PRESCHOOL  
BUILDING

KINGSFORD DRIVE

GROUND FLOOR & SITE PLAN  
SCALE 1:200

CAR PARKING SCHEDULE		
Use	Required	Provided
Ground Floor	246 m2	
Retail	@ 1 space/ 20m2	16 spaces
Boarding House	36 x 0.5 = 19	23 spaces
Shop Top Housing	1 space / dwelling	8 spaces
Visitors	@ 1/4 dwellings	2 spaces
Total car spaces required	42 spaces	49spaces

BIKE PARKING SCHEDULE		
Boarding House	1 motor bike/ 5 rooms	8 spaces
Boarding House	1 bicycle/ 5 rooms	10 spaces
Commercial Use	9 bicycle spaces	9 spaces

FLOOR SPACE RATIO SCHEDULE	
BOARDING HOUSE	
WEST FORKION	21.2 m2
Retail	40m2
Common Rm / Laundry	43m2
First Floor	277 m2
Total floor	572 m2
BOARDING HOUSE	
SOUTH FORKION	363 m2
Ground Floor	383 m2
Total floor area	766 m2
EAST BLOCK	
Ground Floor	220 m2
Retail	
First Floor Shop	592m2
Top Housing	
Total floor area	812 m2

TOTAL AREA FOR FSR = 2150m2  
AREA OF SITE = 4300m2  
FSR = 0.50:1

#### FUTURE MEDIUM DENSITY

- cat park schedule amended 04/04/21  
retail D added in place of 29/03/21  
2 rooms. Rooms re numbered  
room 1 changed to disabled  
loading bay & carparking  
amendments  
fence added to corso  
Room 12, gym room  
Commercial car parking  
dimension changes & screen added  
General store size reduction  
Bin room screens added  
Entry path adjusted  
Entry path to loading bay  
B Prelim  
A Prelim  
amendment

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Proposed Mixed Use  
Development " The Corso"  
At 94 Kingsford Drive  
BRUNSWICK HEADS

THE  
CORSO

PROPOSED  
GROUND FLOOR &  
SITE PLAN

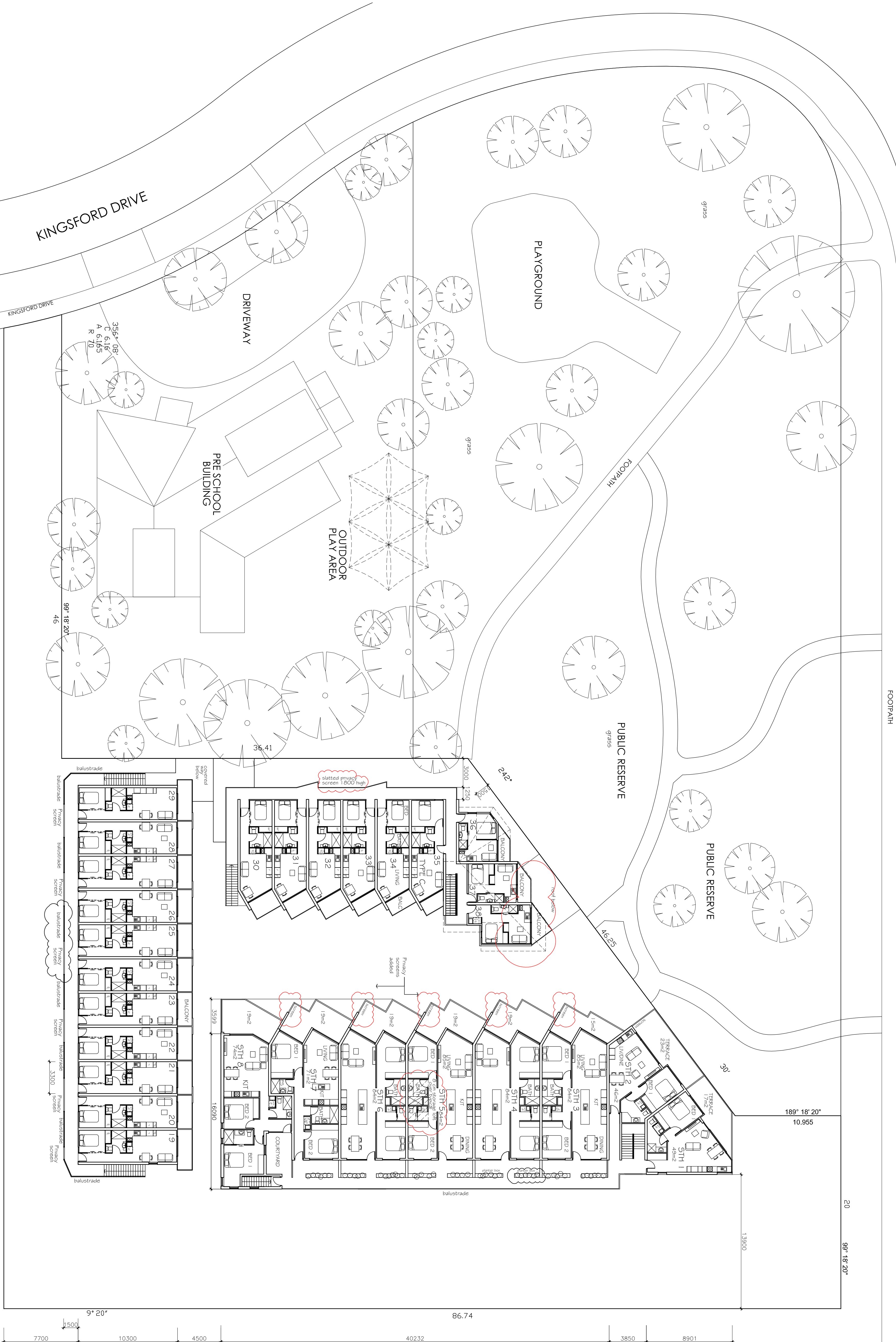
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1:400 at A3

Job no 2023  
drawn AL  
dwg no 02

date 05/20

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## FIRST FLOOR PLAN

SCALE 1:200

# PROPOSED FIRST FLOOR PLAN

THE  
CORSSO

Development" The Corso'  
At 94 Kingsford Drive  
BRUNSWICK HEADS

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G	Storage left to STH shown	06/04/21
F	Rooms relinquished Balcognes to 37, 38 revised 156 to 157, 158 revised 156 to 157, 158 revised 156 to 157, 158 revised	29/03/21
E	Revisions to west block one room deleted & room numbers changed	29/03/21
E	Screen's & Polutodes planned moves to STH added	15/02/21
D	Privacy Screens Added	3/12/20
C	Prelim	6/10/20
A	Prelim	29/07/20
	amendment	date

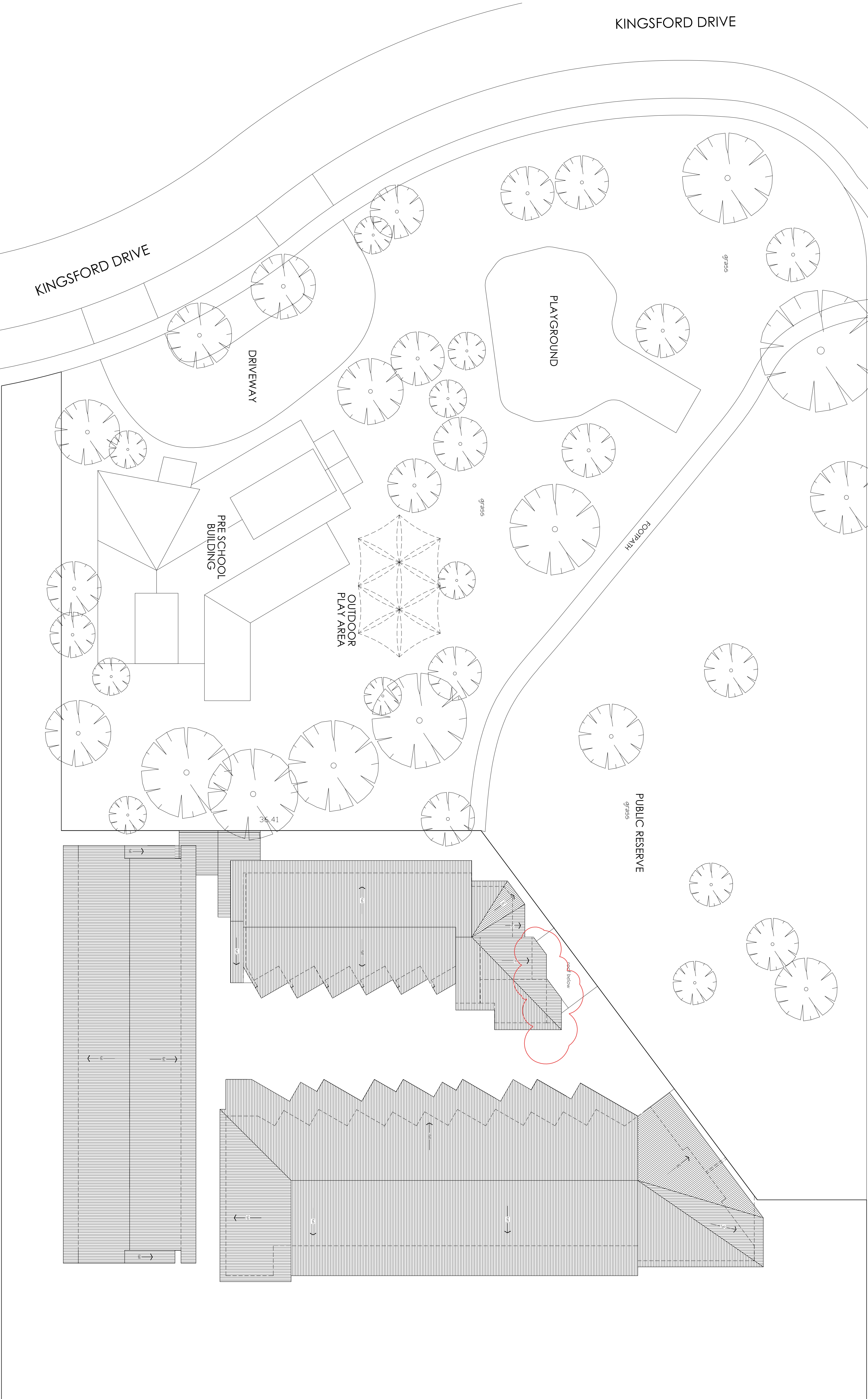
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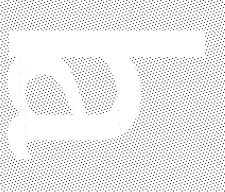
TORAKINA ROAD

TORAKINA ROAD

FOOTPATH



D	West block roof revision	29/03/21
C	North end revisions	26/02/21
B	Prelim	6/10/20
no	amendment	date



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**Proposed Mixed Use Development "The Corso"**  
At 94 Kingsford Drive  
BRUNSWICK HEADS



**PROPOSED  
ROOF PLAN**

scale	1:200 of A1	date	09/20
	1:400 of A3		
job no	2023	drawn	AL
		dwg no	05
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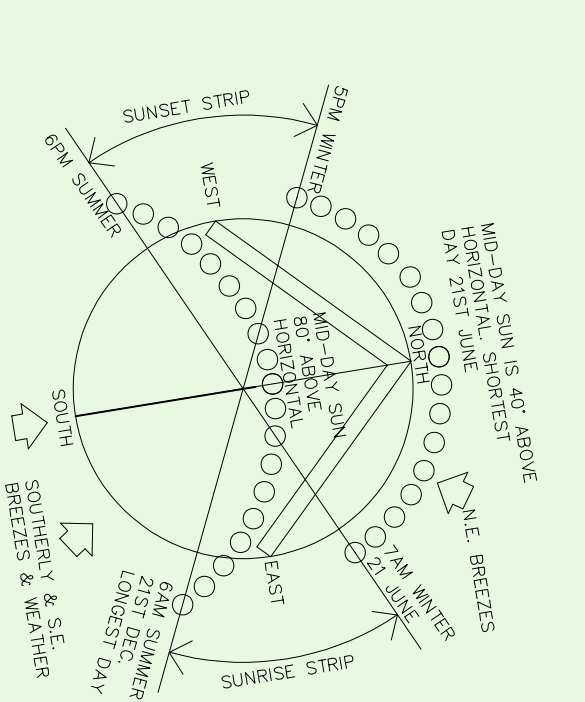
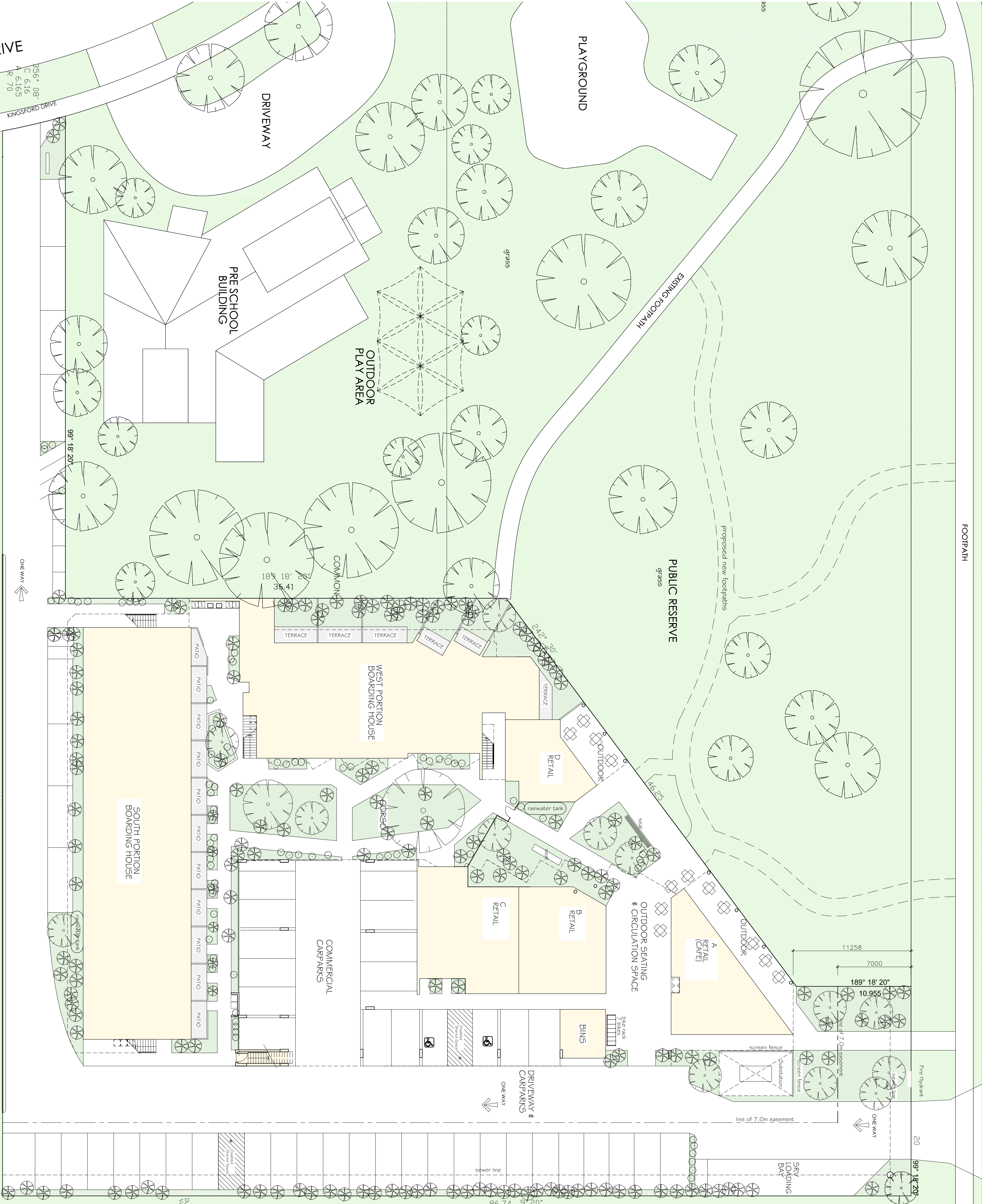
**ROOF PLAN**

SCALE 1:200



TORAKINA ROAD

TORAKINA ROAD



OPEN SPACE SCHEDULE

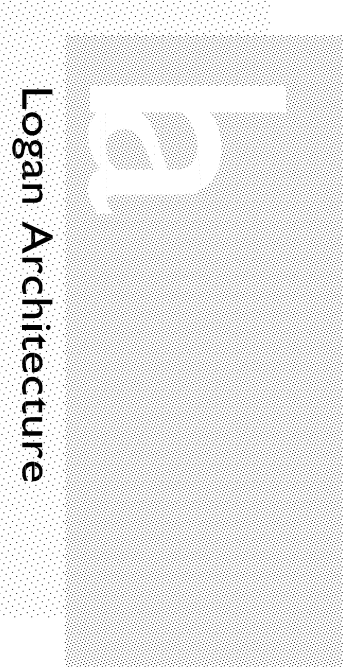
Area of site	4300m <sup>2</sup>
Area of Buildings	1049m <sup>2</sup>
Area of Driveway and Parking	1808m <sup>2</sup>
Service Area (bikes, bins & substation)	67m <sup>2</sup>
Balance of site as open space	1376m <sup>2</sup>
Percentage of site as open space	32%

PLANTING SCHEDULE

TREES & PALMS			
BOTANICAL NAME	COMMON NAME	POI SIZE	MATURE HT. SPREAD
Archonophoenix	Bangalow Palm	200 mm	10m 4.0m
Cycas	Coastal Tuckeroo	300 mm	6m 6.0m
Podocarpus	Screw Pine	300 mm	8m 4.0m
Podocarpus	Weeping	300 mm	8m 3.0m
Podocarpus	Royal	300 mm	8m 8.0m
Podocarpus	Poliochroa	300 mm	8m 8.0m
SHRUBS			
BOTANICAL NAME	COMMON NAME	POI SIZE	MATURE HT. SPREAD
Boronia	Swamp Boronia	200 mm	2m 2.0m
Callistemon	Bottlebrush	200 mm	4m 2.0m
Callistemon	Native Hibiscus	200 mm	4m 3.0m
Callistemon	Myrtle	150 mm	1.5m 1.0m
Callistemon	Native	100 mm	2m 1.5m
Callistemon	Ullie	200 mm	2-3m 2-3m
Callistemon	Coastal	100 mm	1.6m 1.4m

GROUNDCOVERS & ACCENT PLANTS:

BOTANICAL NAME	COMMON NAME	POI SIZE	MATURE HT. SPREAD
Alpinia	Native Ginger	75 mm	1.2m 1.0m
Alpinia	Bird Nest Fern	100 mm	1m 1.5m
Alpinia	Native Hibiscus	100 mm	0.5m 0.8m
Alpinia	Coastal	100 mm	3m 0.6m
Alpinia	Coastal	100 mm	0.75m 0.3m
Alpinia	Small Red Bush	100 mm	0.8m 0.8m
Alpinia	Native Violet	100 mm	0.1m 0.6m



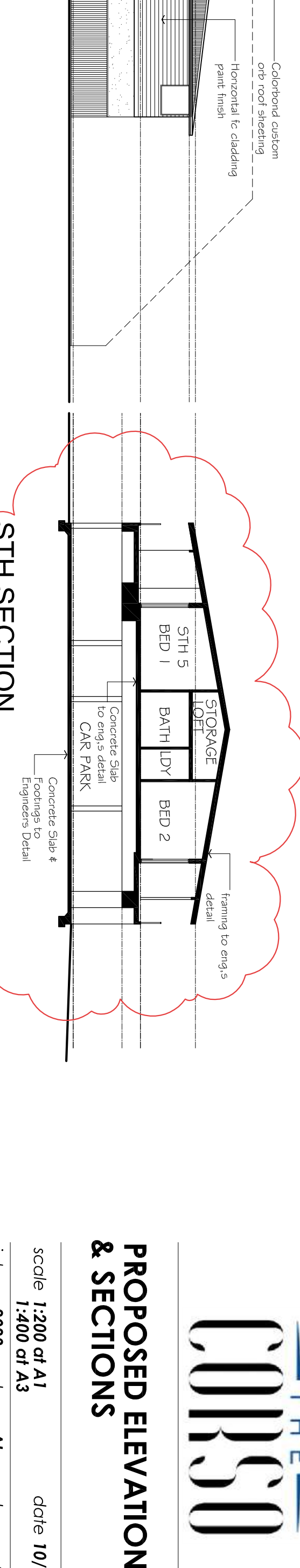
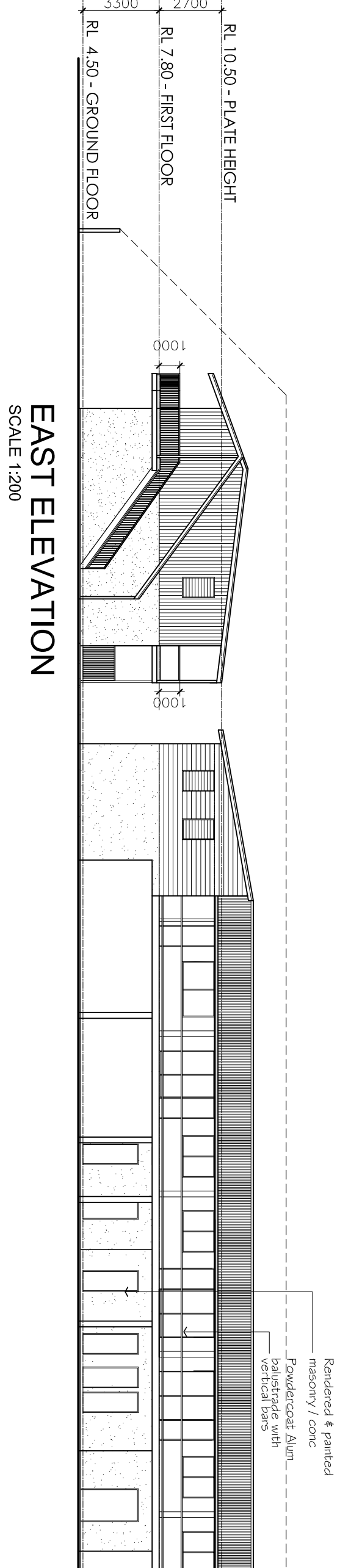
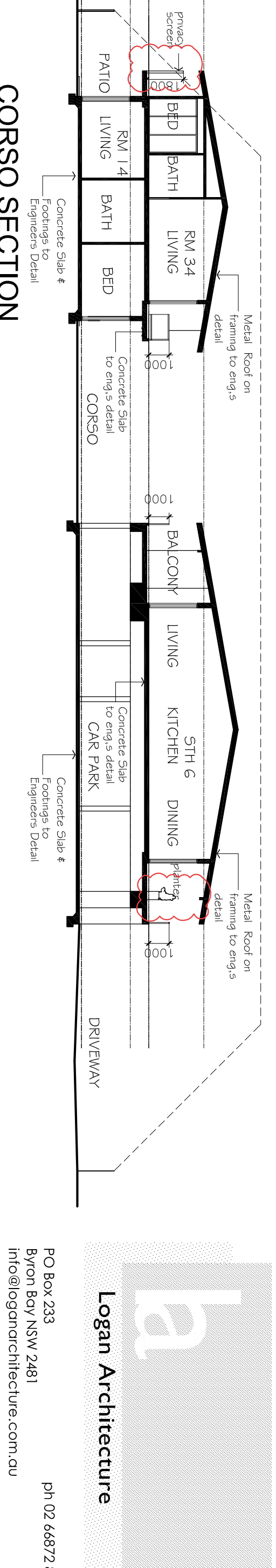
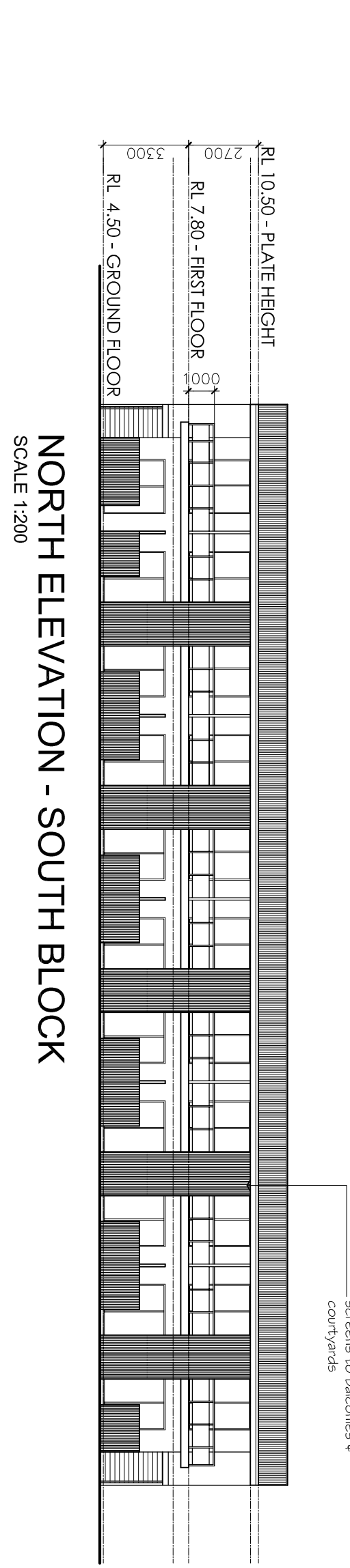
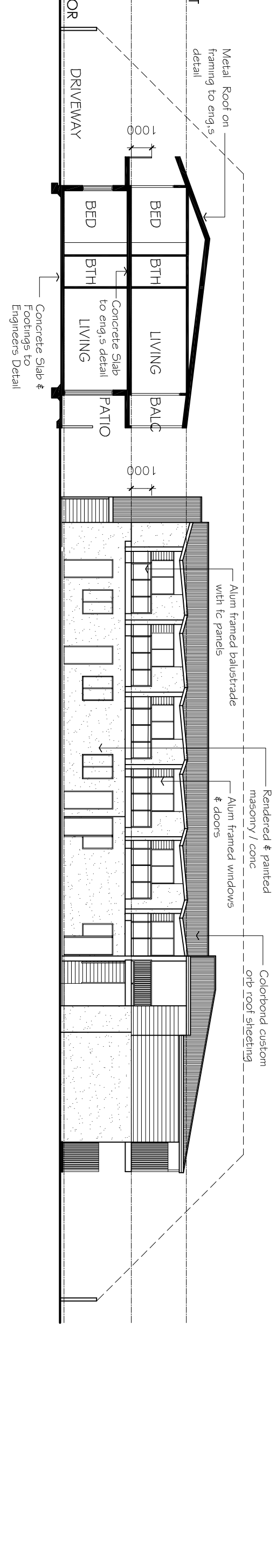
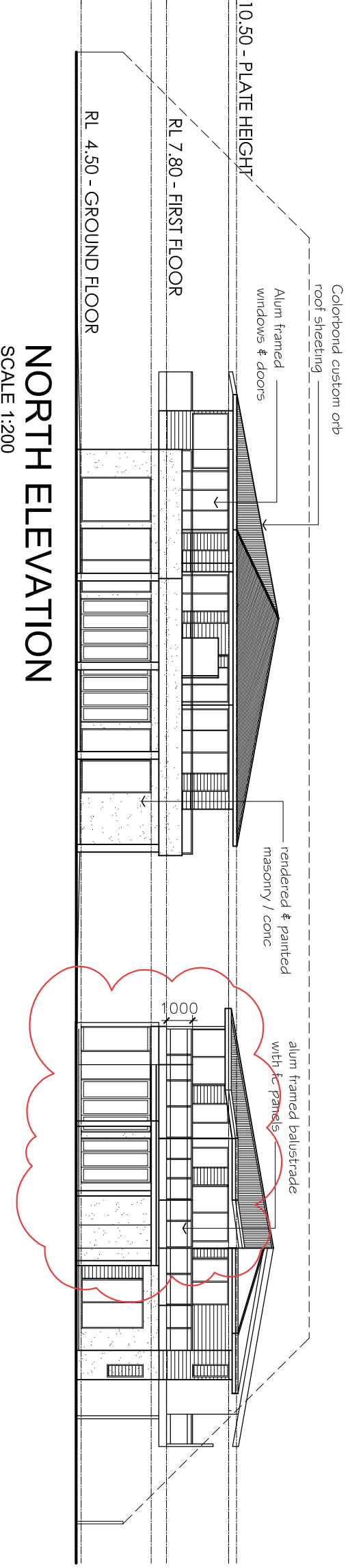
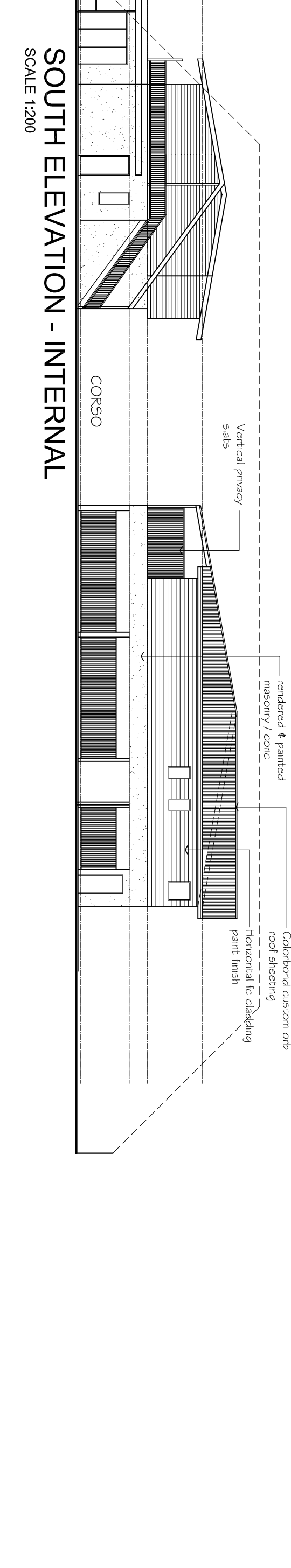
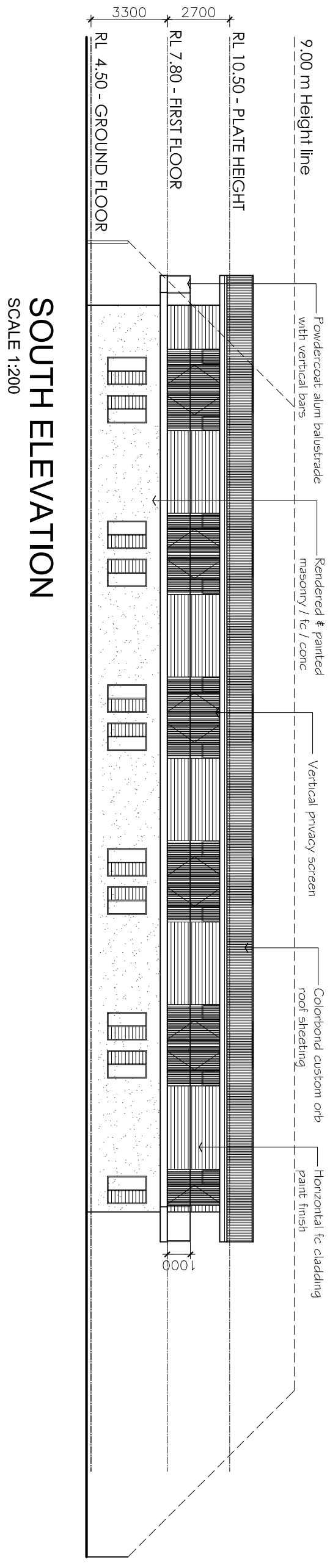
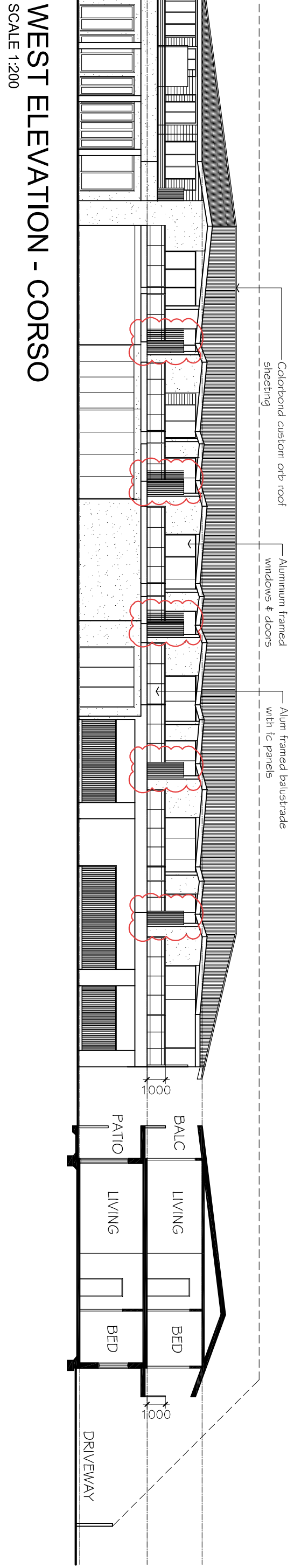
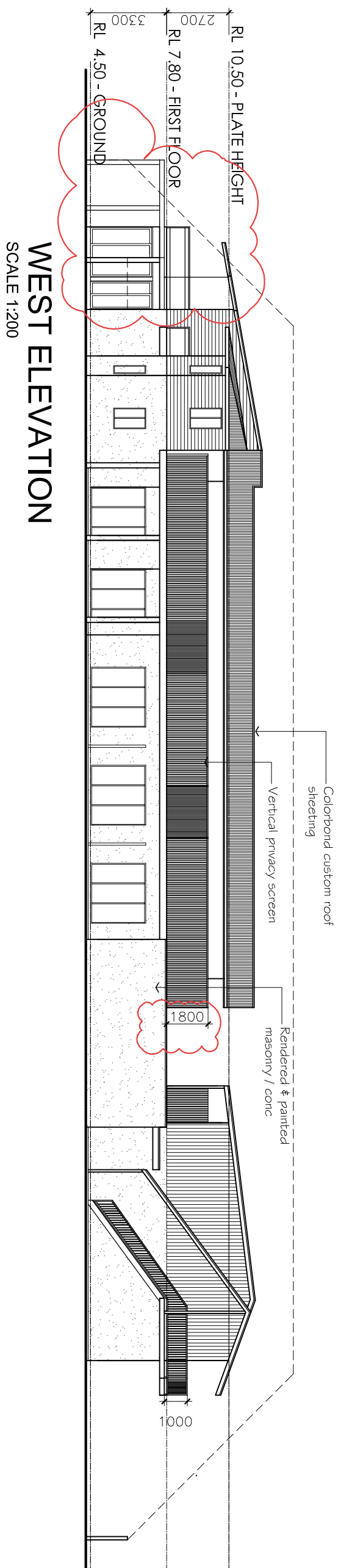
Proposed Mixed Use Development "The Corso" At 94 Kingsford Drive BRUNSWICK HEADS



OPEN SPACE & LANDSCAPE PLAN

SCALE 1:200 at A1 1:400 at A3	date 05/20
Job no 2023	dwn AL
dwg no 04	
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G	STH section added	06/04/21
F	North & west elev revised.	29/03/21
E	revisions to match plans	15/02/21
D	Privacy Screens Added	3/12/20
B	Prelim	6/10/20
no	amendment	date



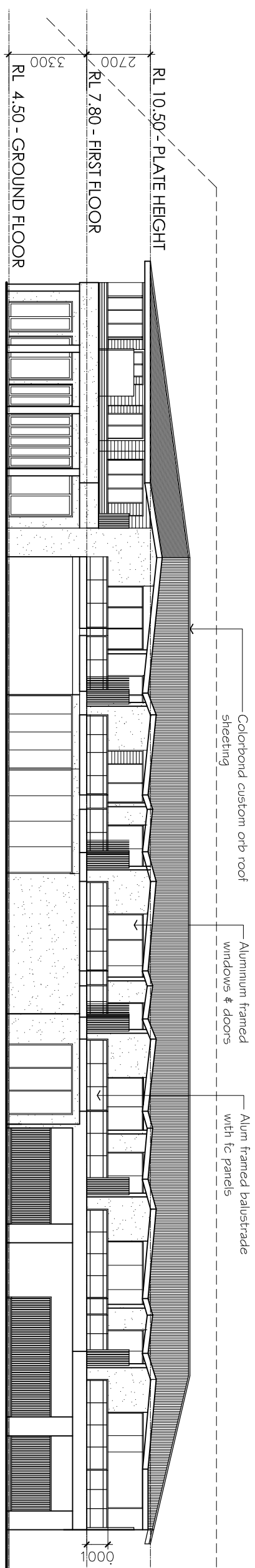
Proposed Mixed Use  
Development "The Corso"  
At 94 Kingsford Drive  
BRUNSWICK HEADS



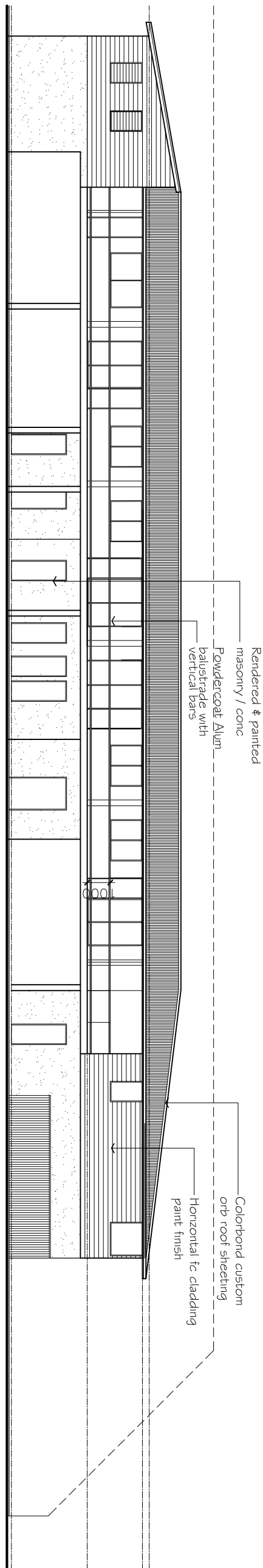
## PROPOSED ELEVATIONS & SECTIONS

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job no	2023	dwn AL	dwg no 05
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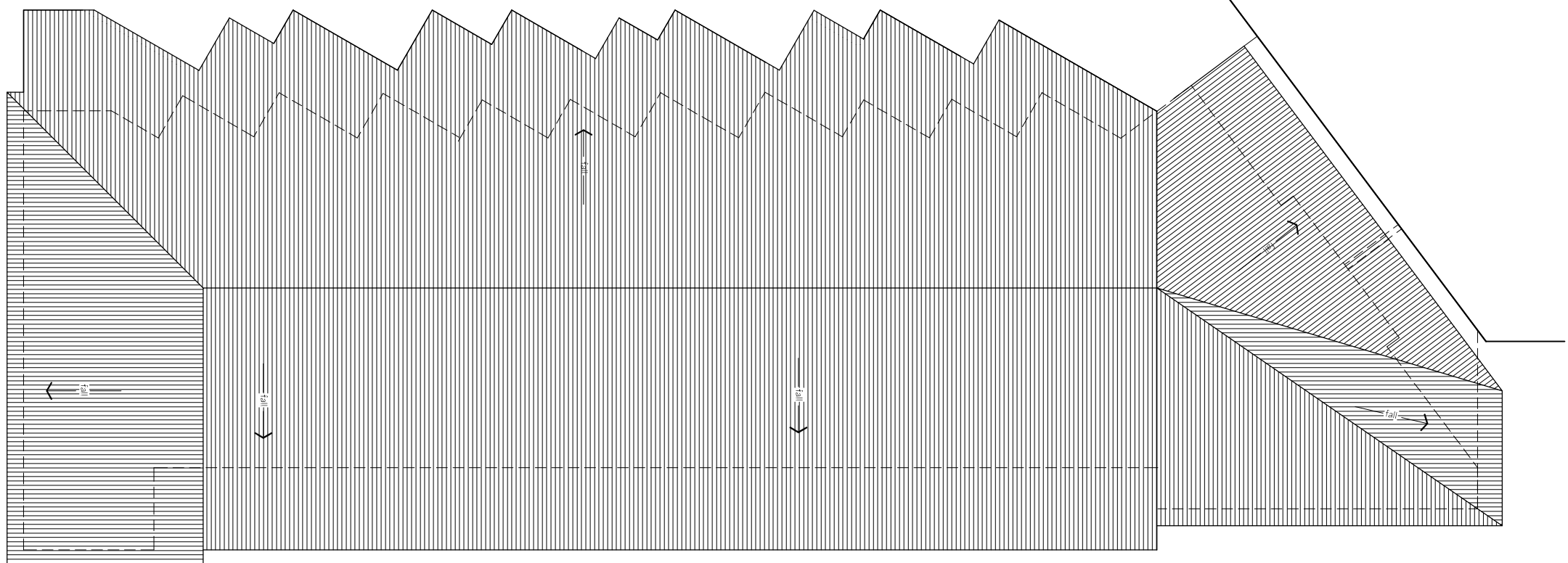




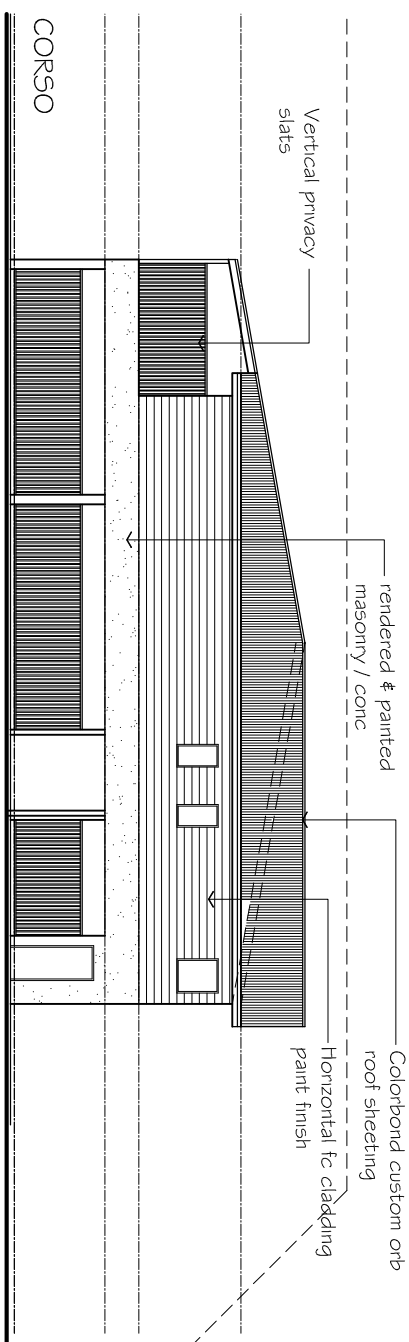
WEST ELEVATION - CORSO  
SCALE 4:2000



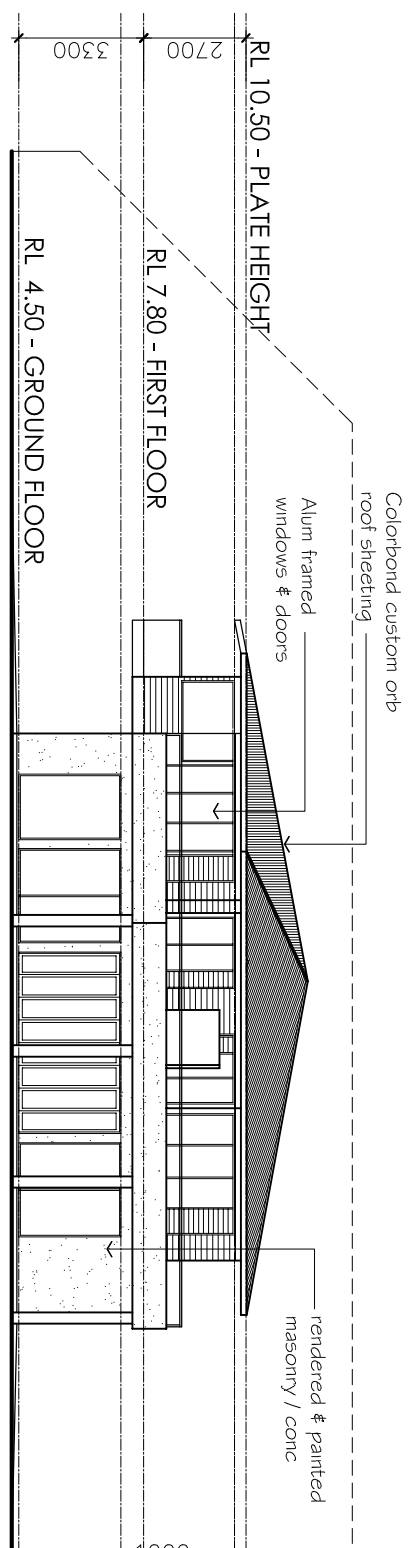
EAST ELEVATION  
SCALE 1:200



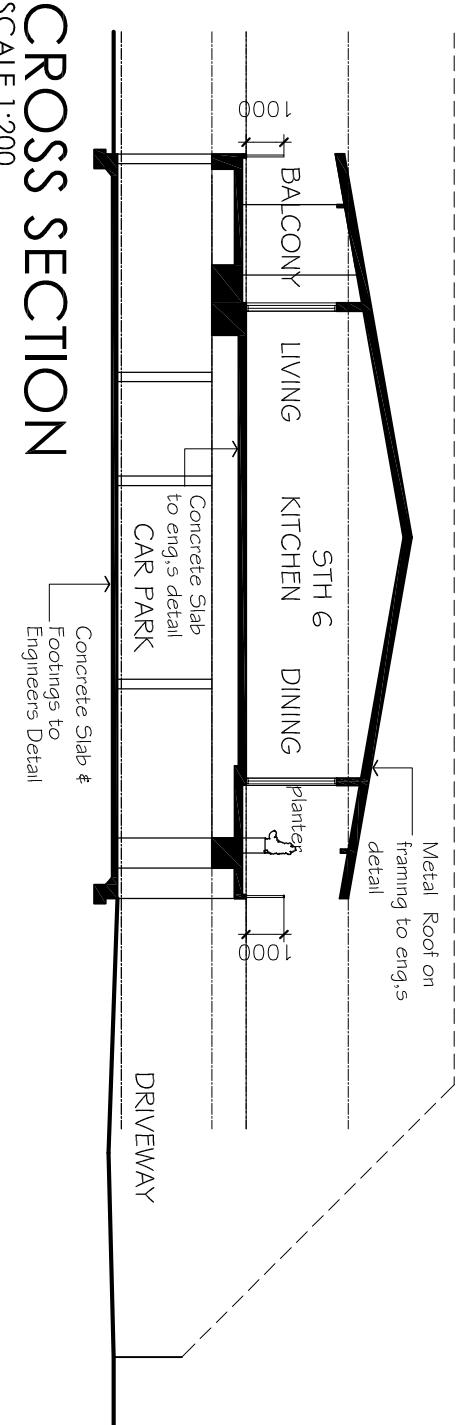
ROOF PLAN  
SCALE 1:200



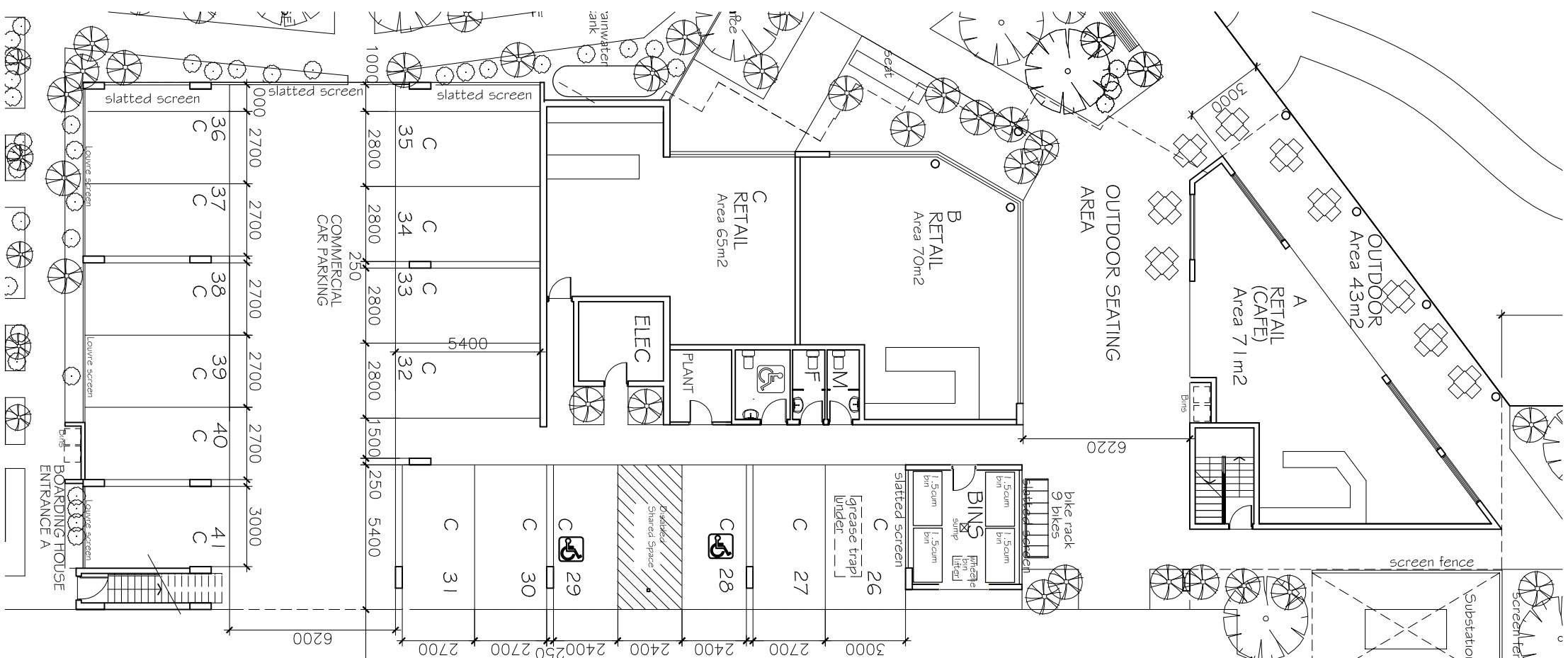
**SOUTH ELEVATION**  
SCALE 1:200



**NORTH ELEVATION**  
SCALE 1:200

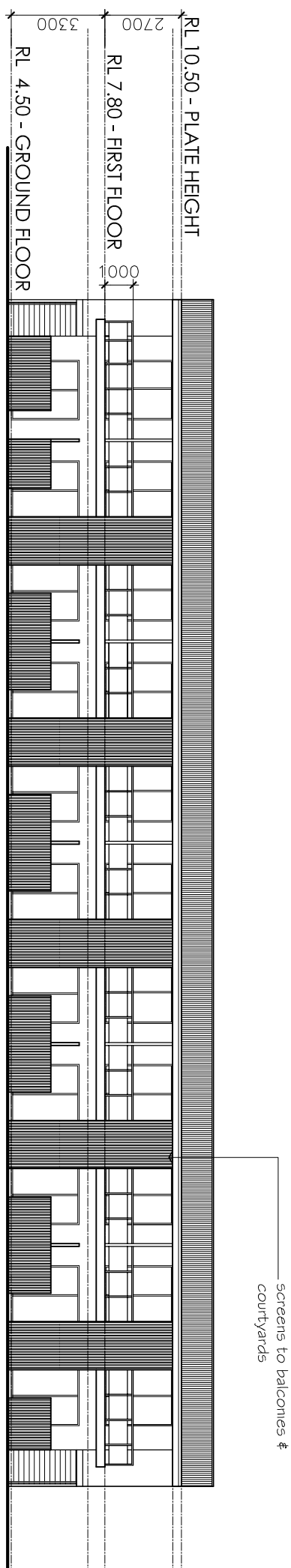


CROSS SECTION  
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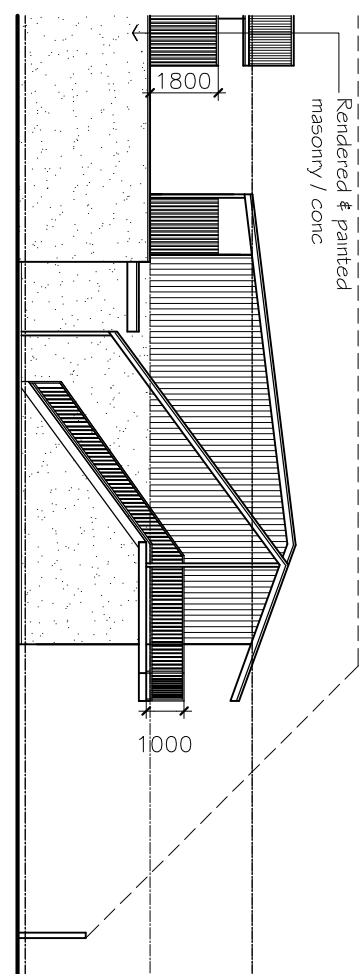


GROUND FLOOR PLAN  
SCALE 1:200

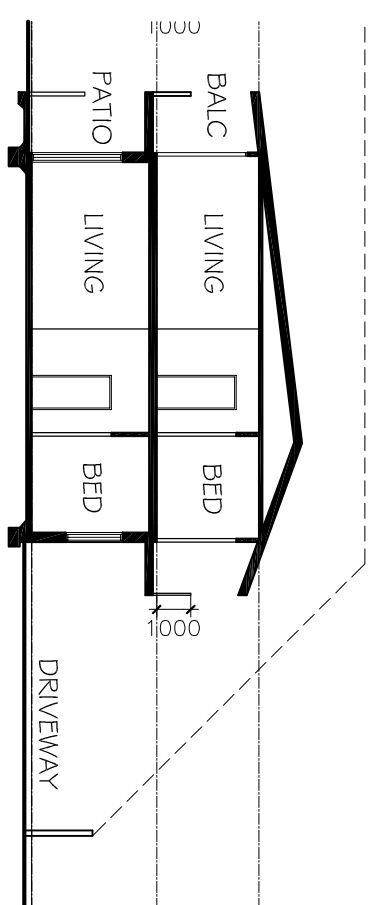




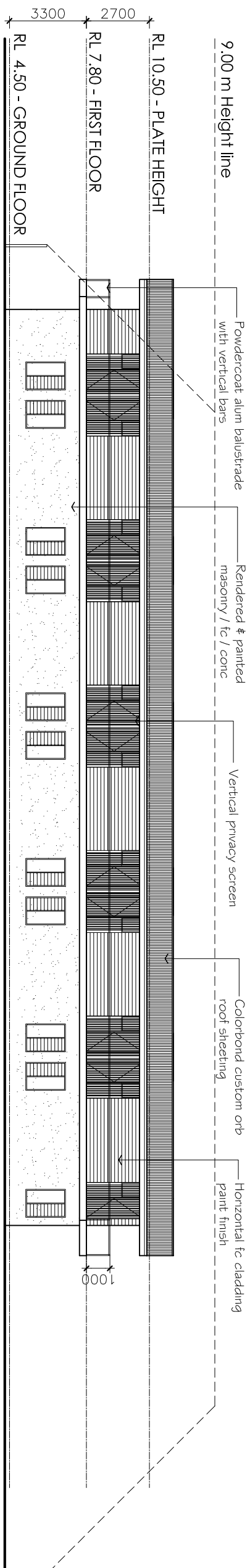
NORTH ELEVATION  
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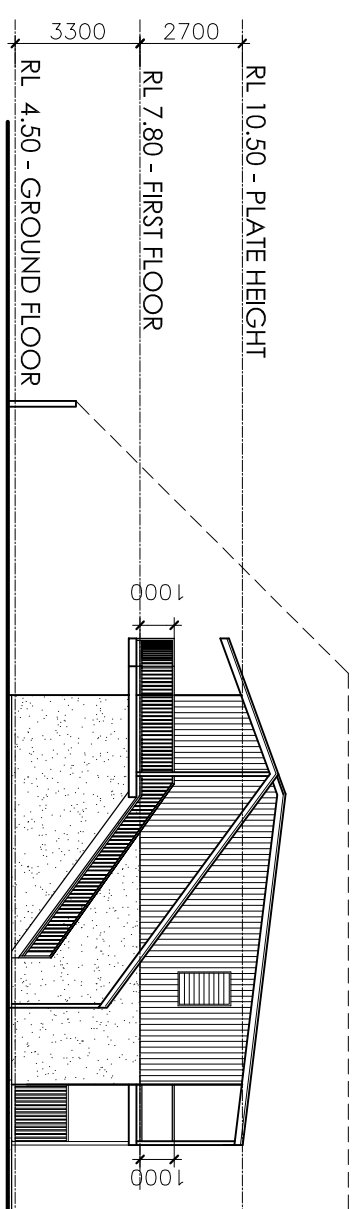
WEST ELEVATION  
SCALE 1:200



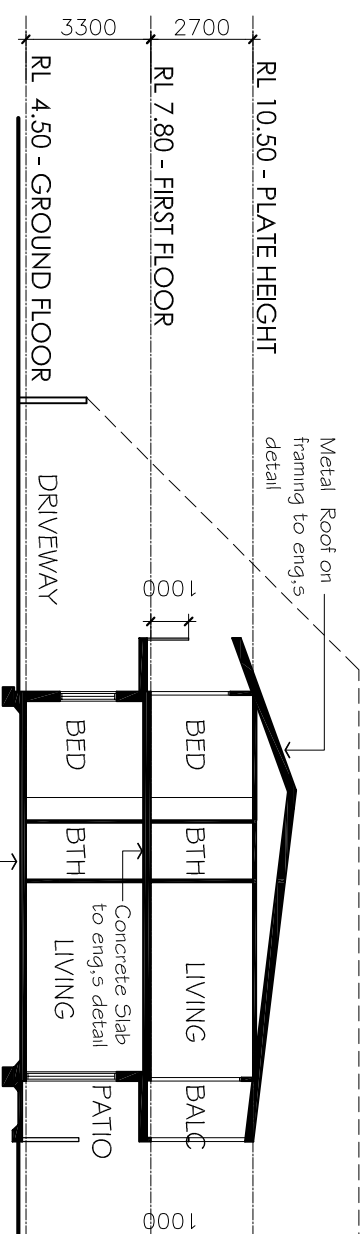
CROSS SECTION  
SCALE 1:200



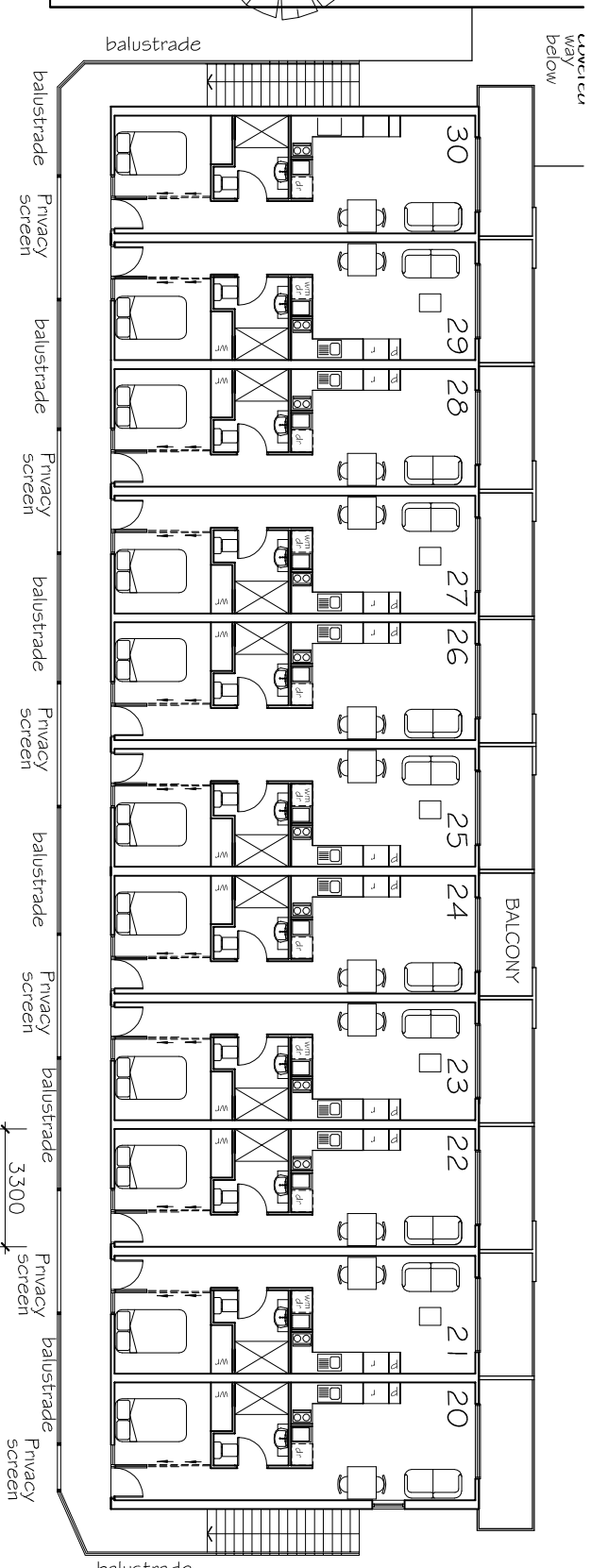
**SOUTH ELEVATION**  
SCALE 1:200



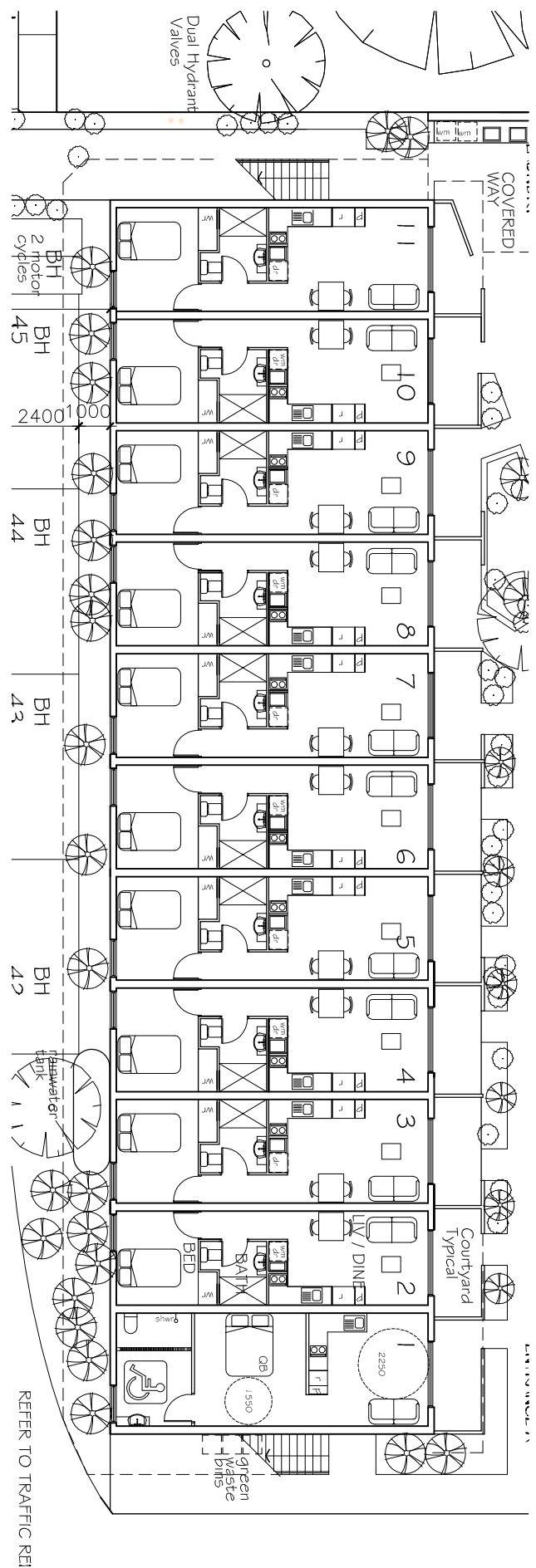
EAST ELEVATION  
SCALE 1:200



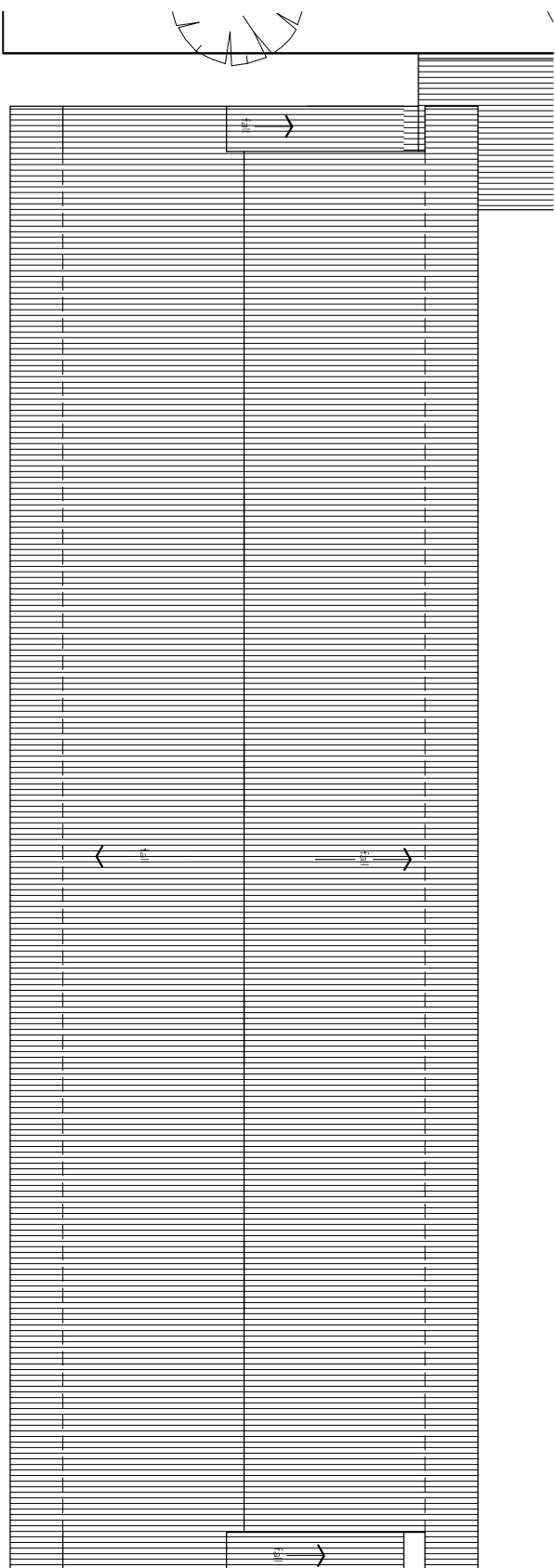
CROSS SECTION  
SCALE 1:200



**FIRST FLOOR**  
SCALE 1:200



GROUND FLOOR  
SCALE 1:200



# ROOF PLAN

SCALE 1:200

C	Building Sections Added	2/12/20
B	Prelim	6/10/20
no	amendment	date

## Logan Architecture

Proposed Mixed Use  
Development "The Corso"  
At 94 Kingsford Drive  
BRUNSWICK HEADS

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# BOARDING HOUSE SOUTH SECTION PLANS, SECTIONS & ELEVATIONS

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1:400 at A3

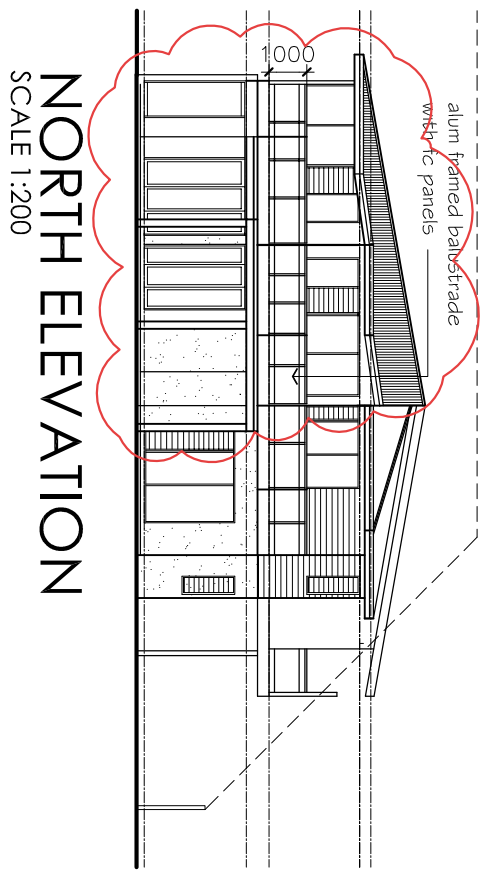
date 10/20

job no **2023** drawn **AL** dwg no **08**

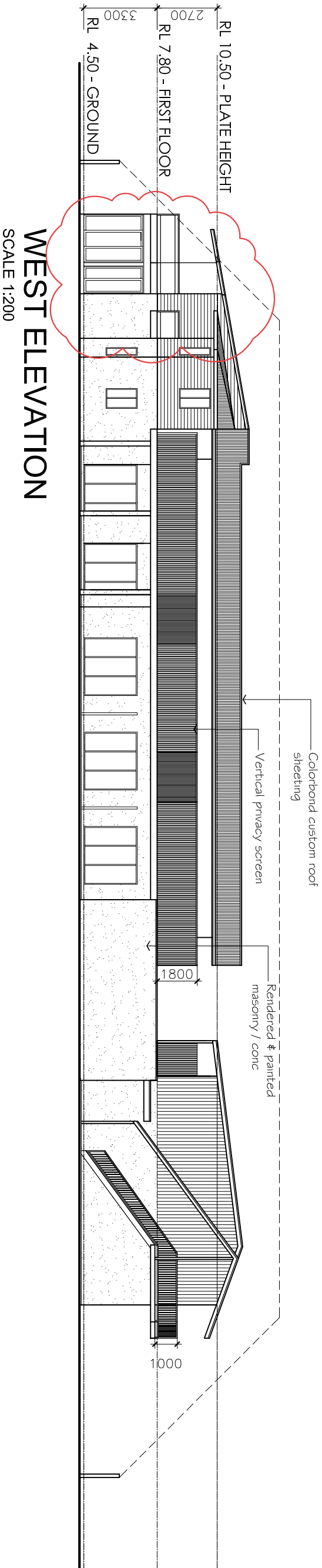
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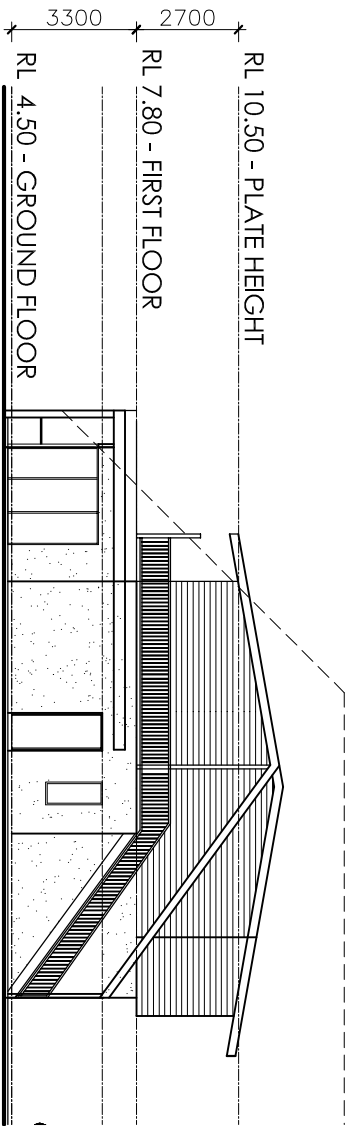




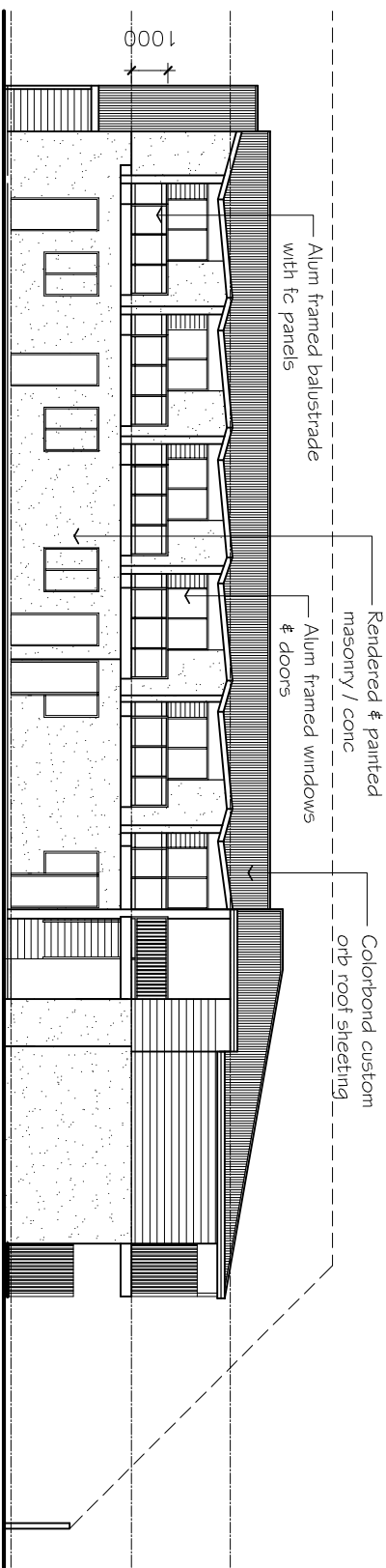
NORTH ELEVATION  
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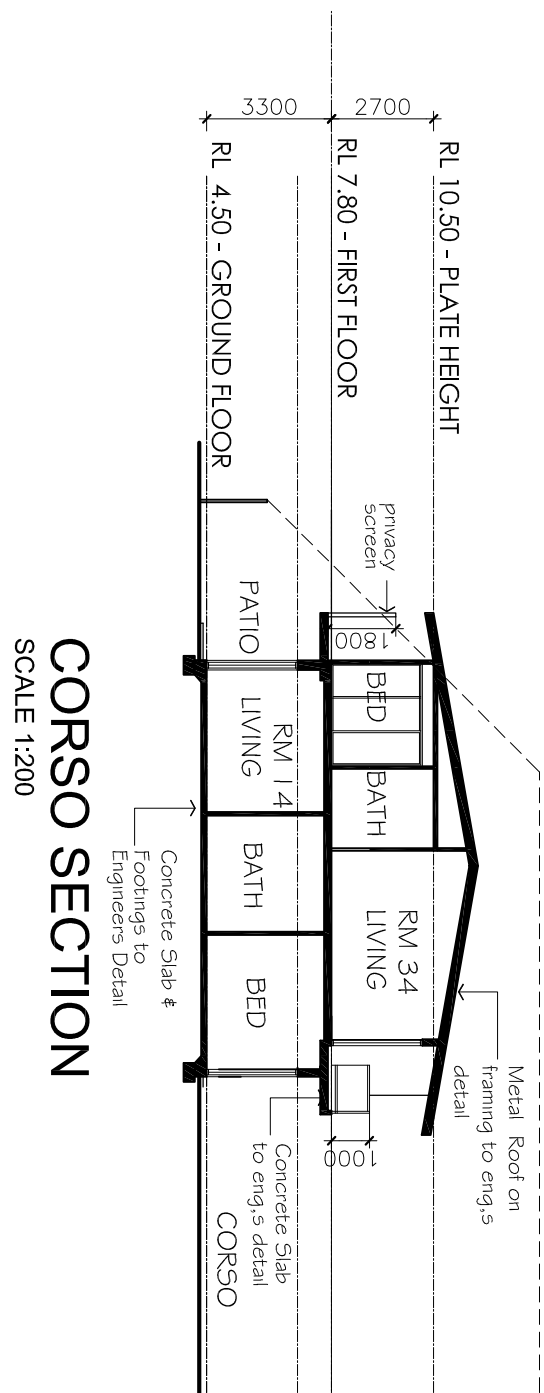
WEST ELEVATION  
SCALE 1:200



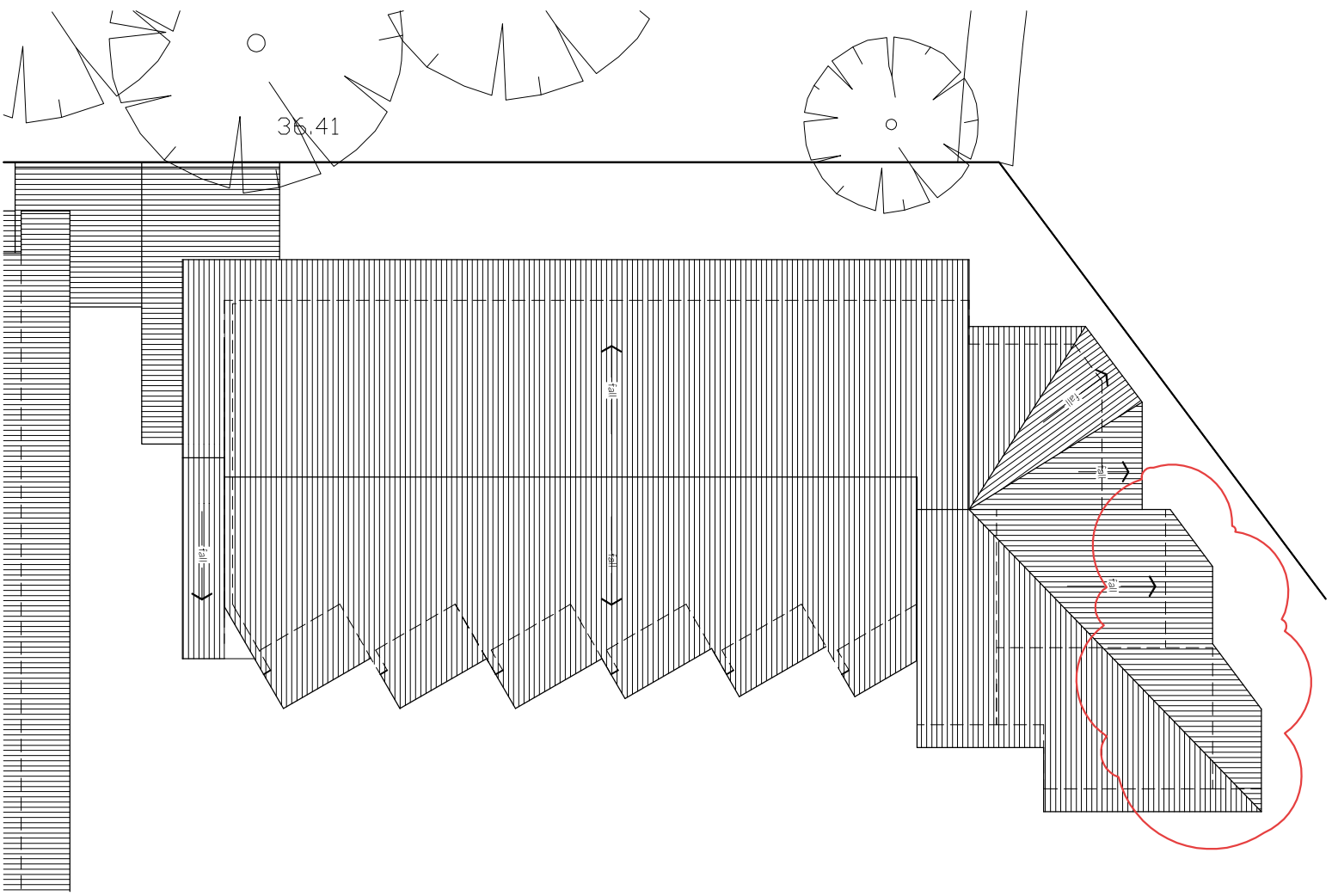
SOUTH ELEVATION  
SCALE 1:200



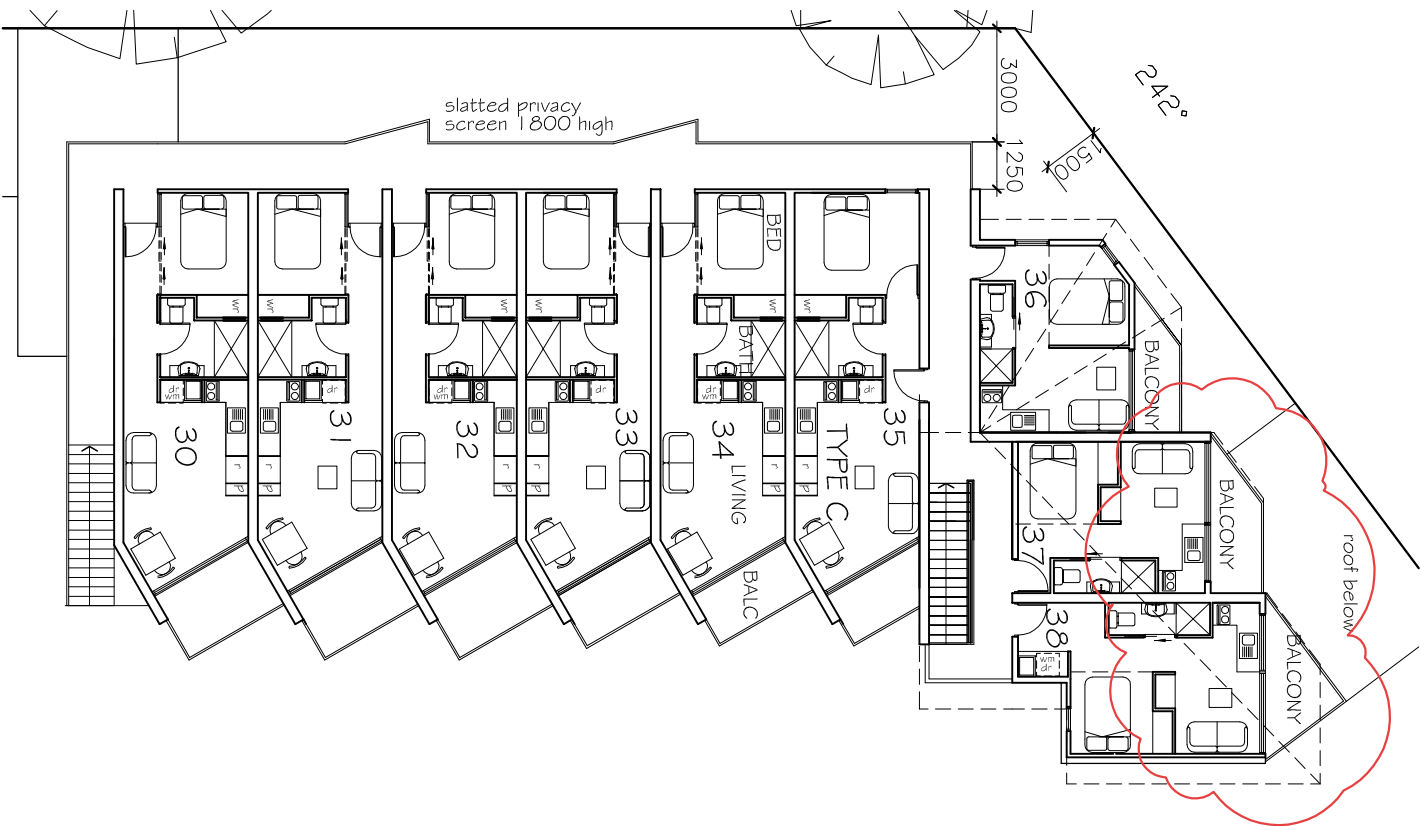
EAST ELEVATION  
SCALE 1:200



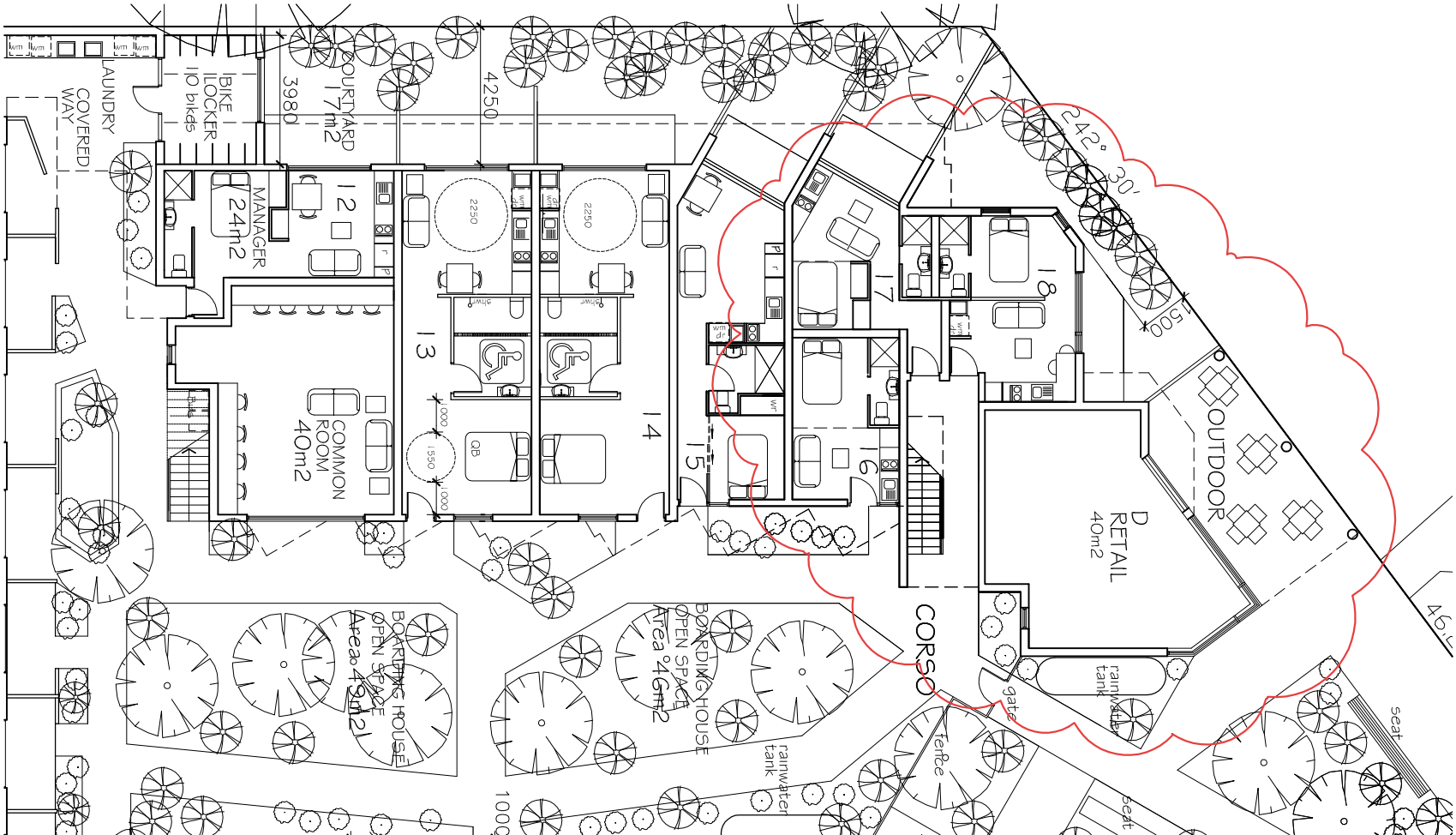
CORSO SECTION  
SCALE 1:200



ROOF PLAN  
SCALE 1:200

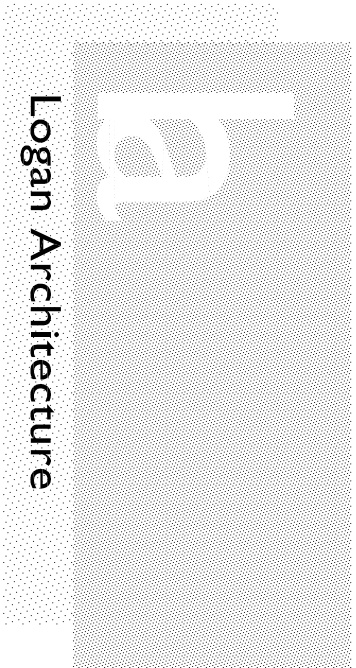


FIRST FLOOR  
SCALE 1:200



GROUND FLOOR  
SCALE 1:200

D	Revisions to plans & elev.s 29/03/21
C	Building Sections Added 2/12/20
B	Prelim 6/10/20
no	amendment
no	amendment



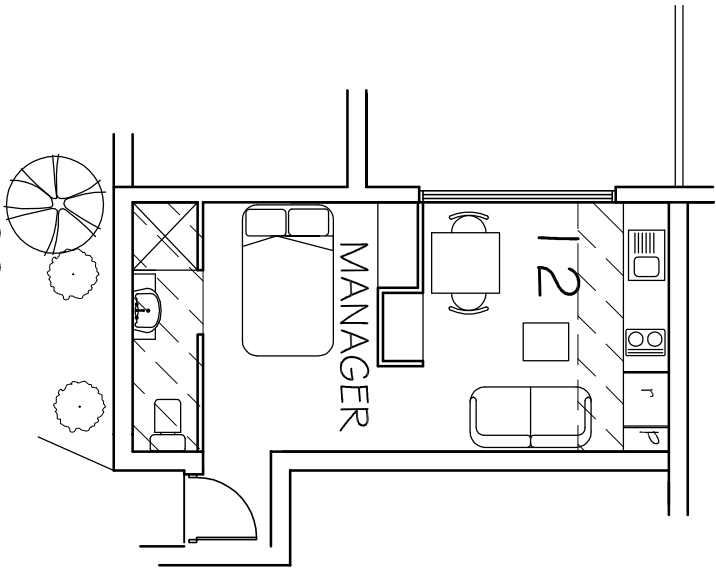
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BOARDING HOUSE  
WEST SECTION  
PLANS, SECTIONS  
& ELEVATIONS

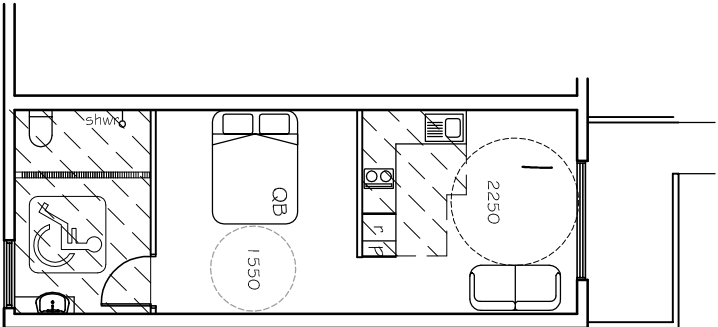
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Job no 2023	dwn AL
dwg no 07	
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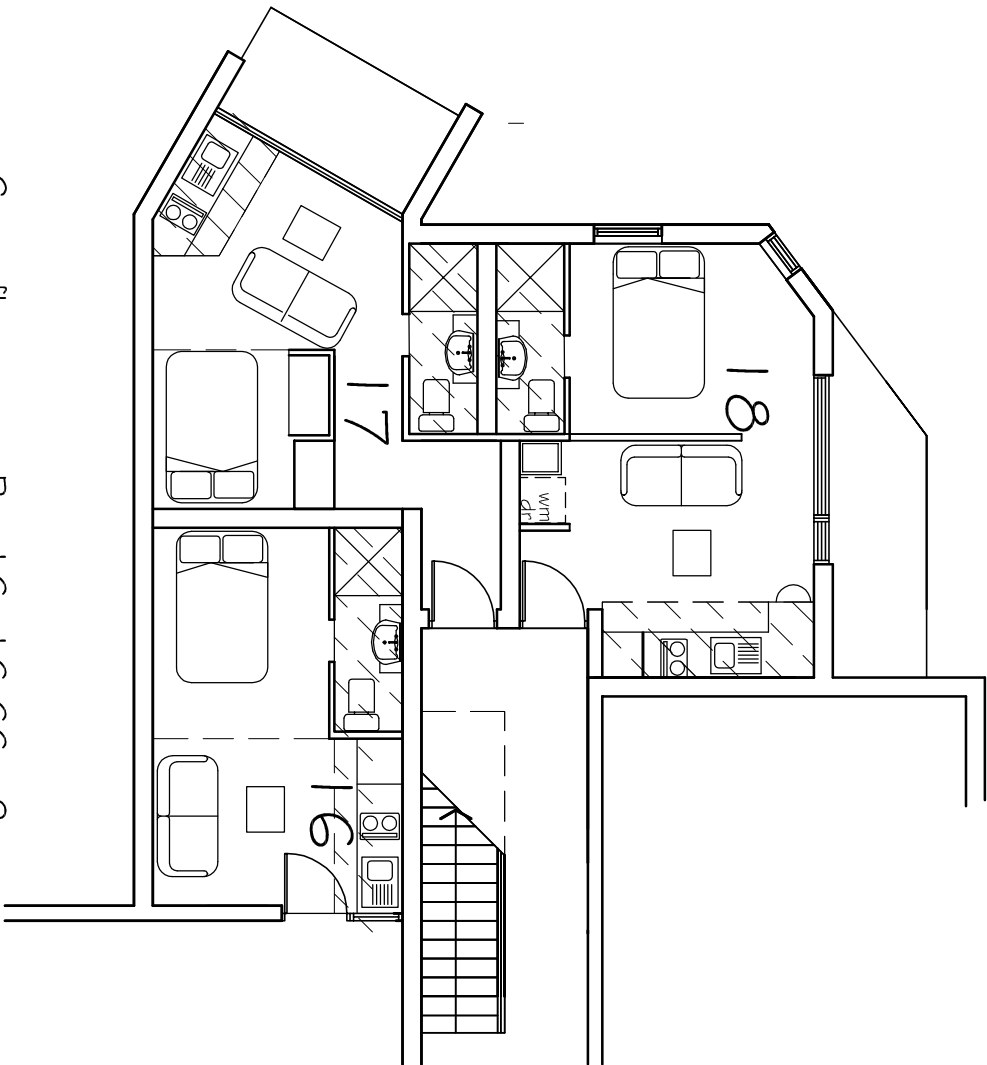
ROOM PLAN

Grossfloor area 24.52 m2  
Minus Kitchen & Bathroom ( 6.79m2)  
Adjusted Gross floor area 17.73 m2



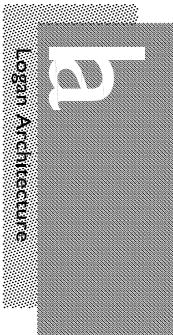
ROOM PLAN

Grossfloor area 35.71 m2  
Minus Kitchen & Bathroom ( 13.1 m2)  
Adjusted Gross floor area 22.61 m2



Grossfloor area Rm 16 16.66 m2  
Minus Kitchen & Bathroom ( 4.59m2)  
Adjusted Gross floor area 12.07 m2

Grossfloor area Rm 17 20.18 m2  
Minus Kitchen & Bathroom ( 4.08m2)  
Adjusted Gross floor area 16.10 m2  
  
Grossfloor area Rm 18 21.77 m2  
Minus Kitchen & Bathroom ( 5.06m2)  
Adjusted Gross floor area 16.71 m2

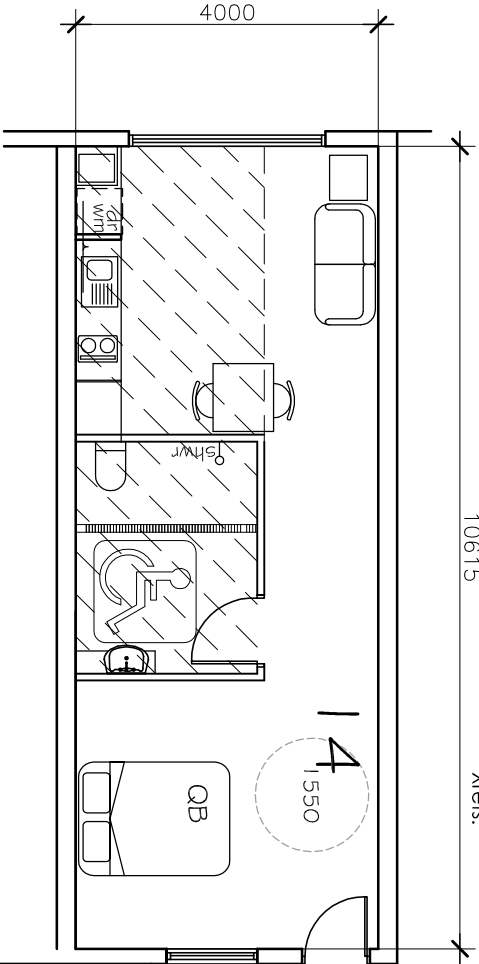
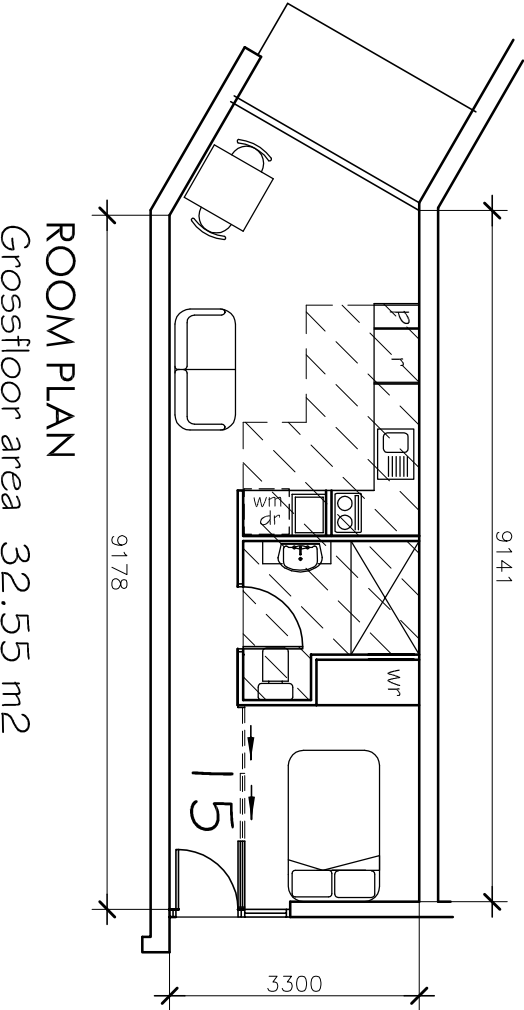


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Proposed Mixed Use  
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TYPICAL ROOM  
PLANS

scale 1:100	date 09/20
job no 2023	drawn AL dwg no 02A
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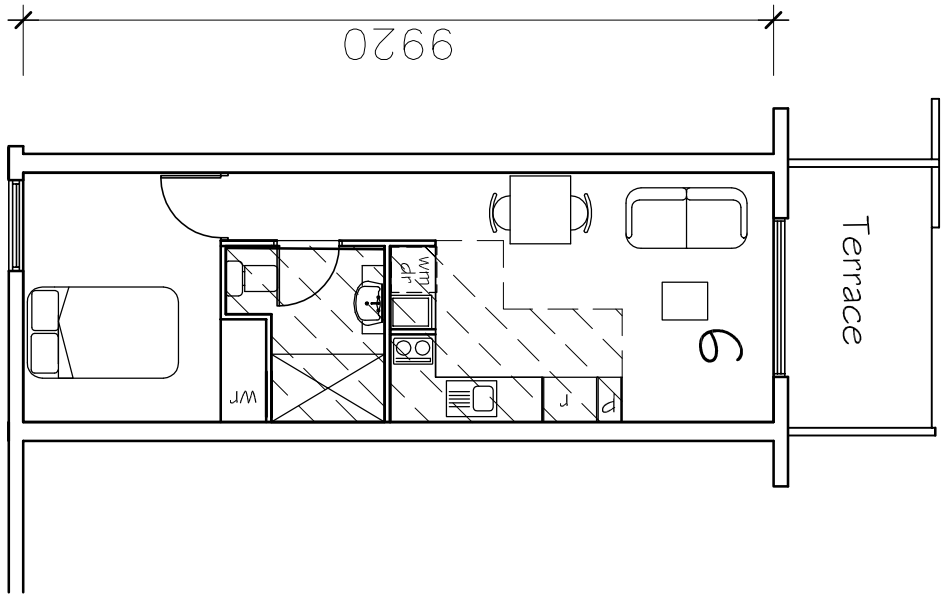


ROOM PLAN

Grossfloor area 32.55 m<sup>2</sup>  
Minus Kitchen & Bathroom ( 10.00m<sup>2</sup>)  
Adjusted Gross floor area 22.55 m<sup>2</sup>

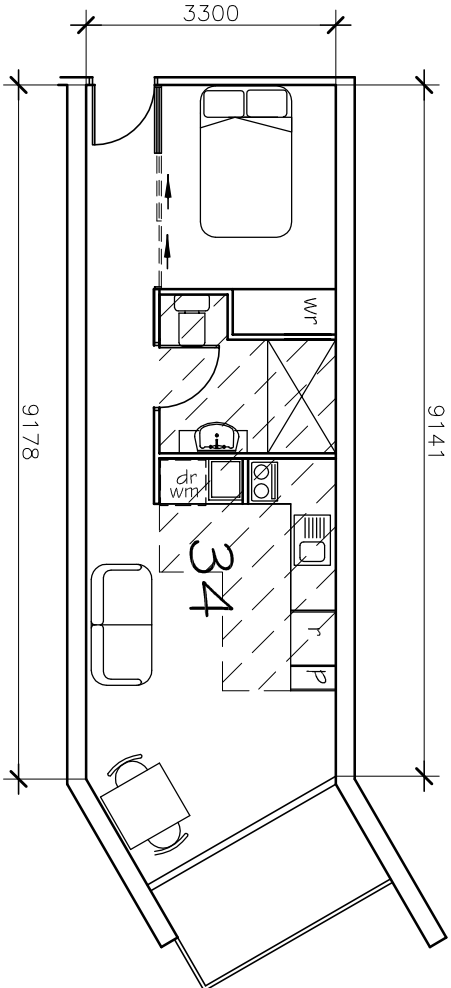
ROOM PLAN

Grossfloor area 42.46 m<sup>2</sup>  
Minus Kitchen & Bathroom ( 17.59m<sup>2</sup>)  
Adjusted Gross floor area 24.87 m<sup>2</sup>  
Compliance with SEPP ARH 2009  
achieved



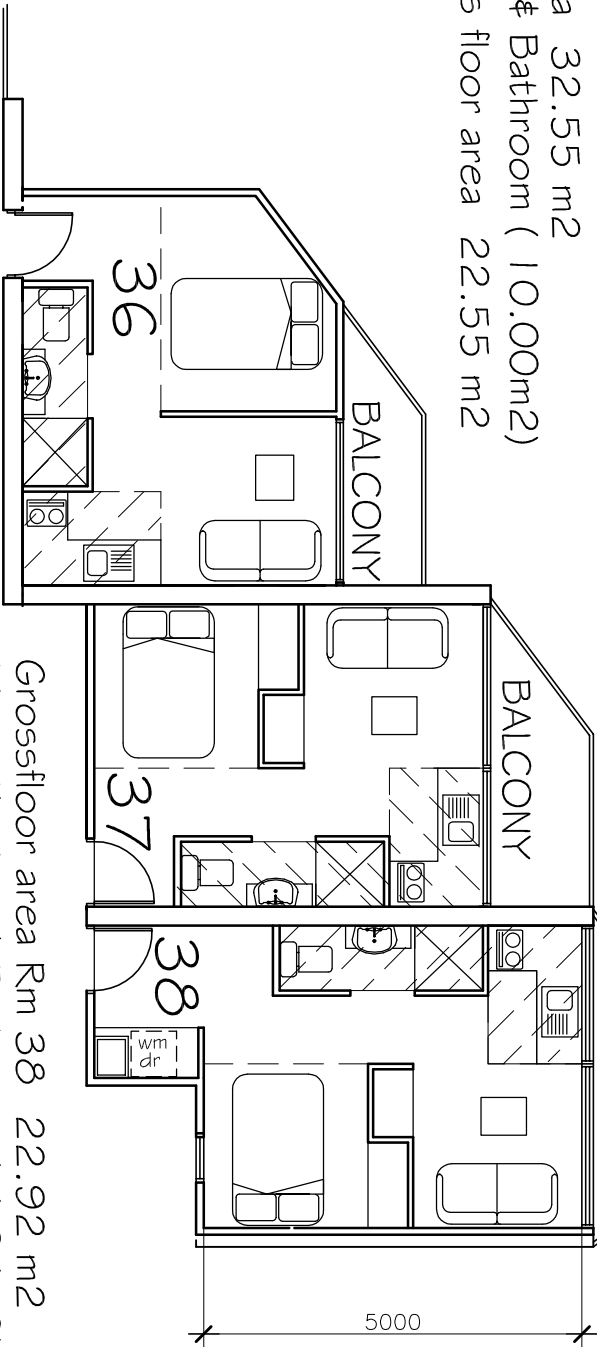
ROOM PLAN

Grossfloor area 32.73 m<sup>2</sup>  
Minus Kitchen & Bathroom ( 10.00m<sup>2</sup>)  
Adjusted Grossfloor area 22.73 m<sup>2</sup>



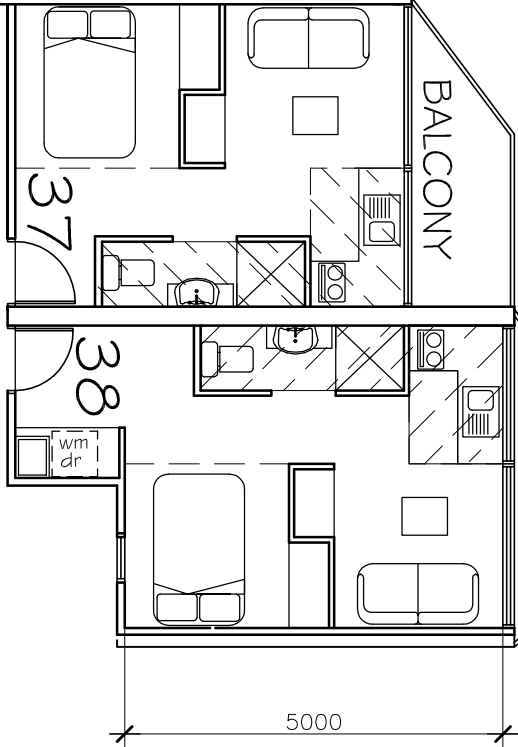
ROOM PLAN

Grossfloor area 32.55 m<sup>2</sup>  
Minus Kitchen & Bathroom ( 10.00m<sup>2</sup>)  
Adjusted Gross floor area 22.55 m<sup>2</sup>

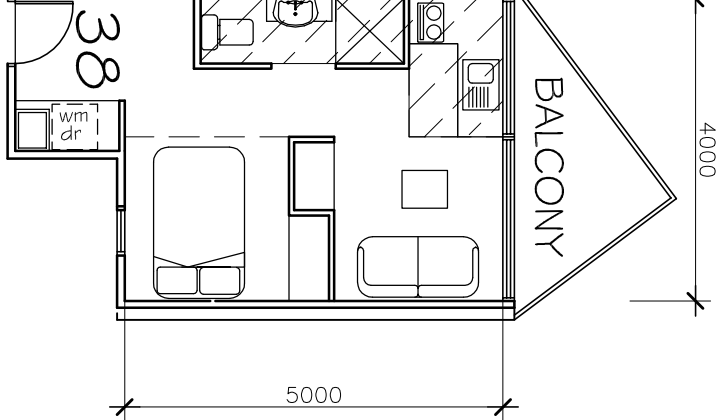


ROOM PLAN

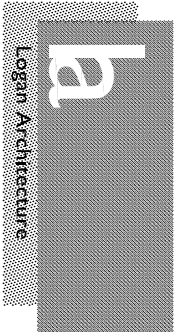
Grossfloor area Rm 36 20.56 m<sup>2</sup>  
Minus Kitchen & Bathroom ( 4.56m<sup>2</sup>)  
Adjusted Gross floor area 16.00 m<sup>2</sup>



Grossfloor area Rm 38 22.92 m<sup>2</sup>  
Minus Kitchen & Bathroom ( 4.34m<sup>2</sup>)  
Adjusted Gross floor area 18.58 m<sup>2</sup>



TYPICAL ROOM  
PLANS



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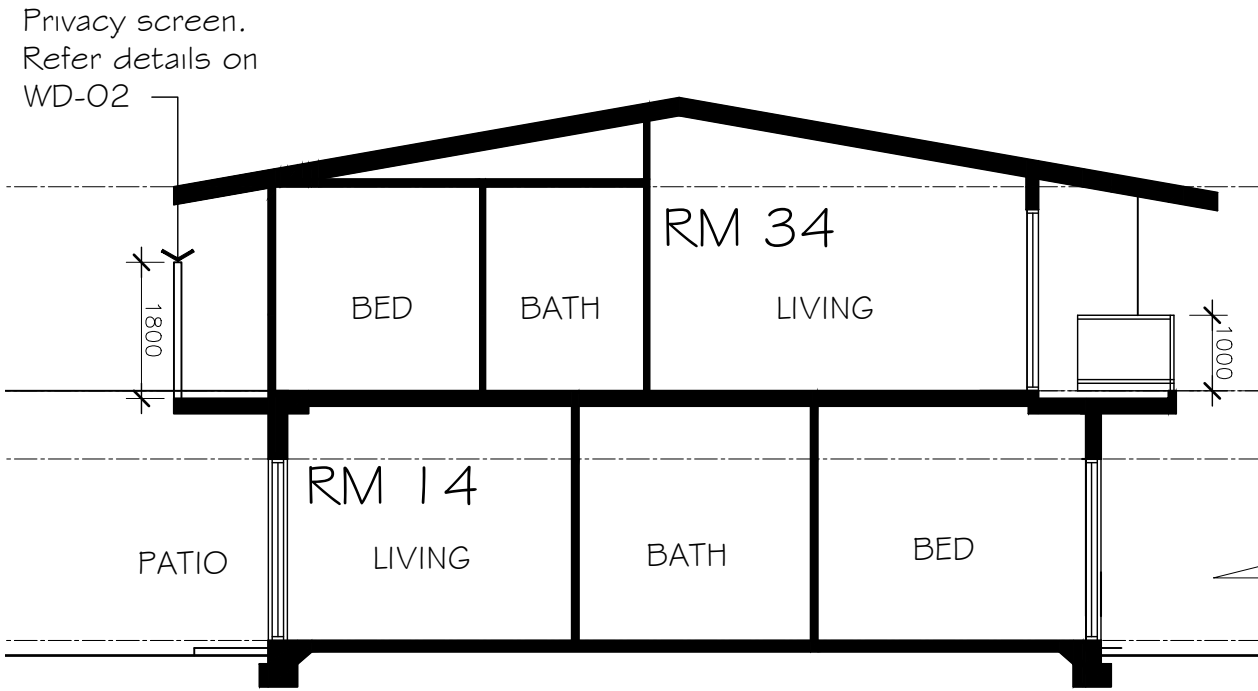
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job no 2023 drawn AL dwg no 01B

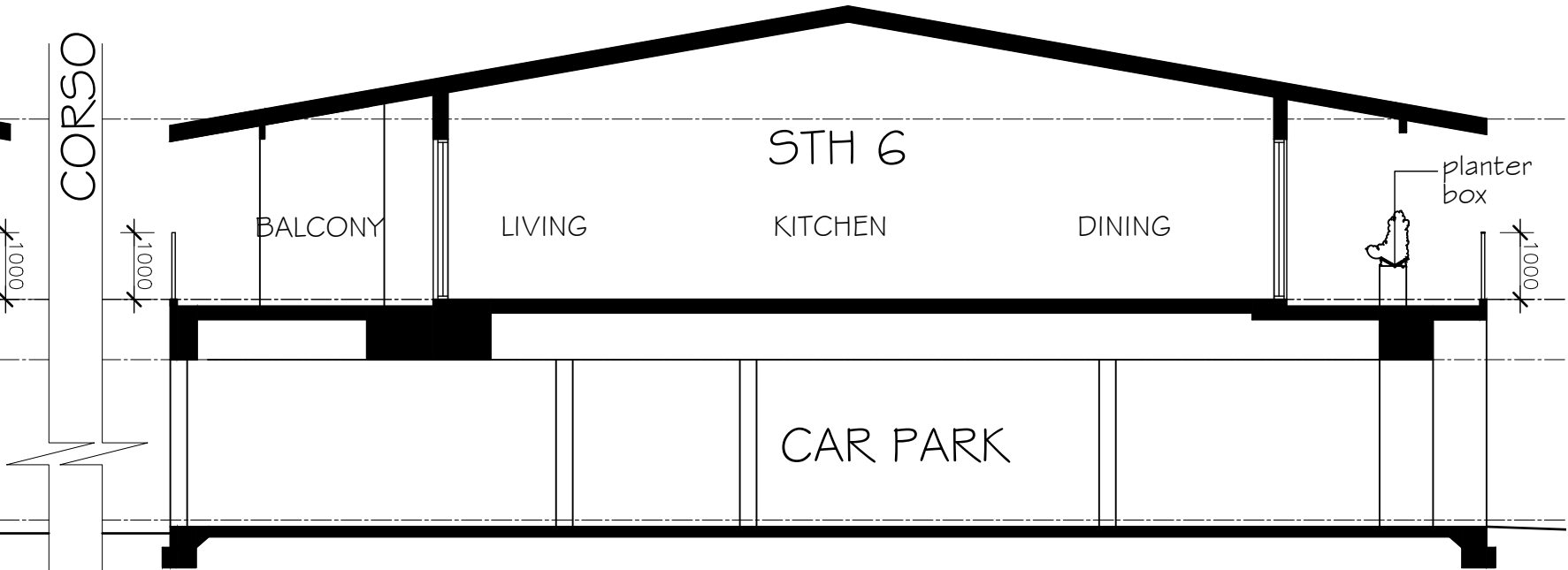
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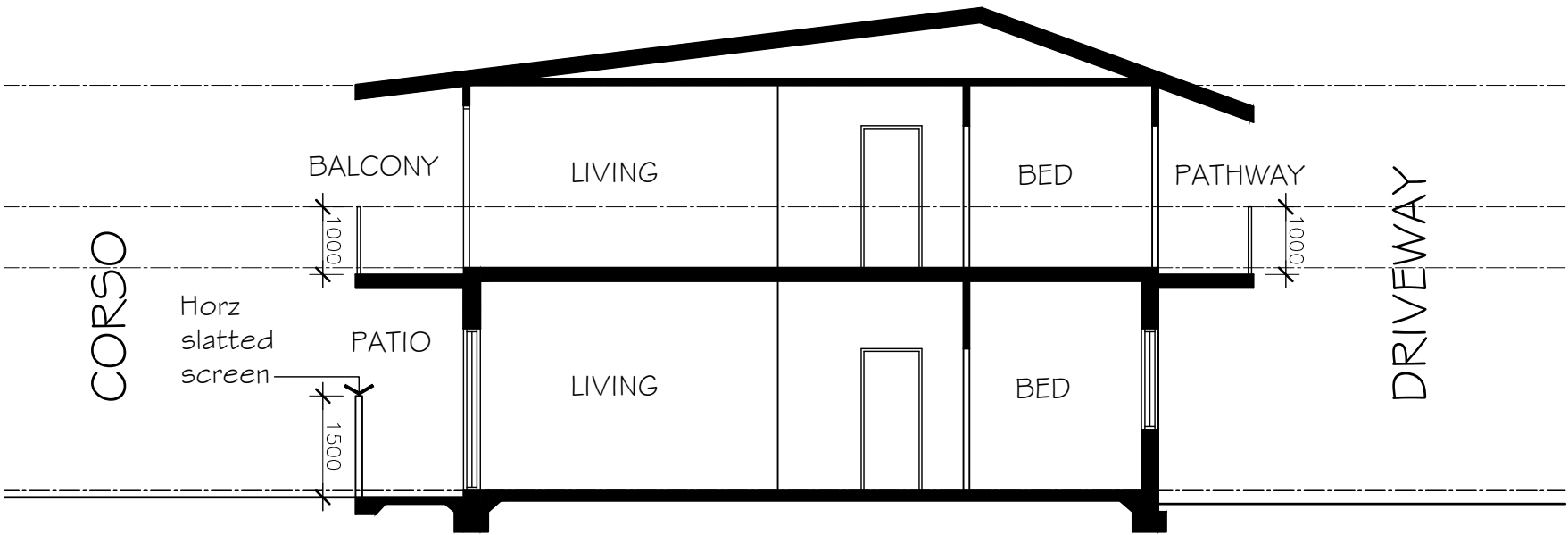




WEST BLOCK -  
NORTH FACING SECTION  
SCALE 1:100

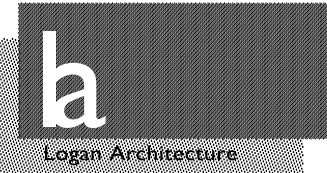


EAST BLOCK -  
NORTH FACING SECTION  
SCALE 1:100



SOUTH BLOCK -  
EAST FACING SECTION  
SCALE 1:100

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no	amendment	date



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**BALUSTRADE &  
PRIVACY SCREEN**

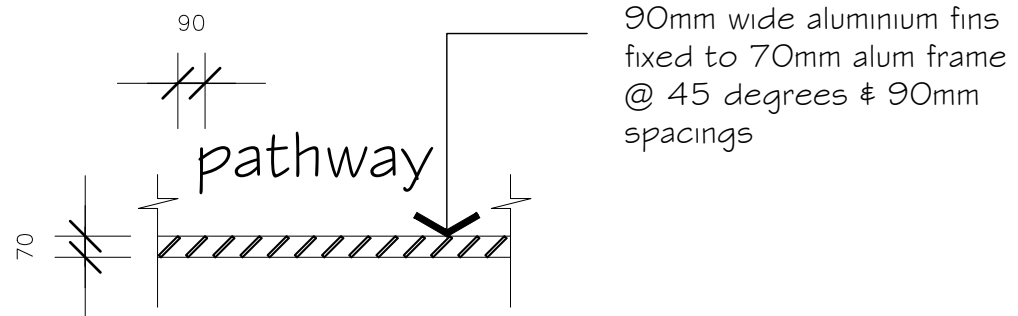
scale **As Shown** date **02/21**

job no **2023** drawn **AL** dwg no **AD-01**

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PRIVACY SCREEN -  
PLAN DETAIL

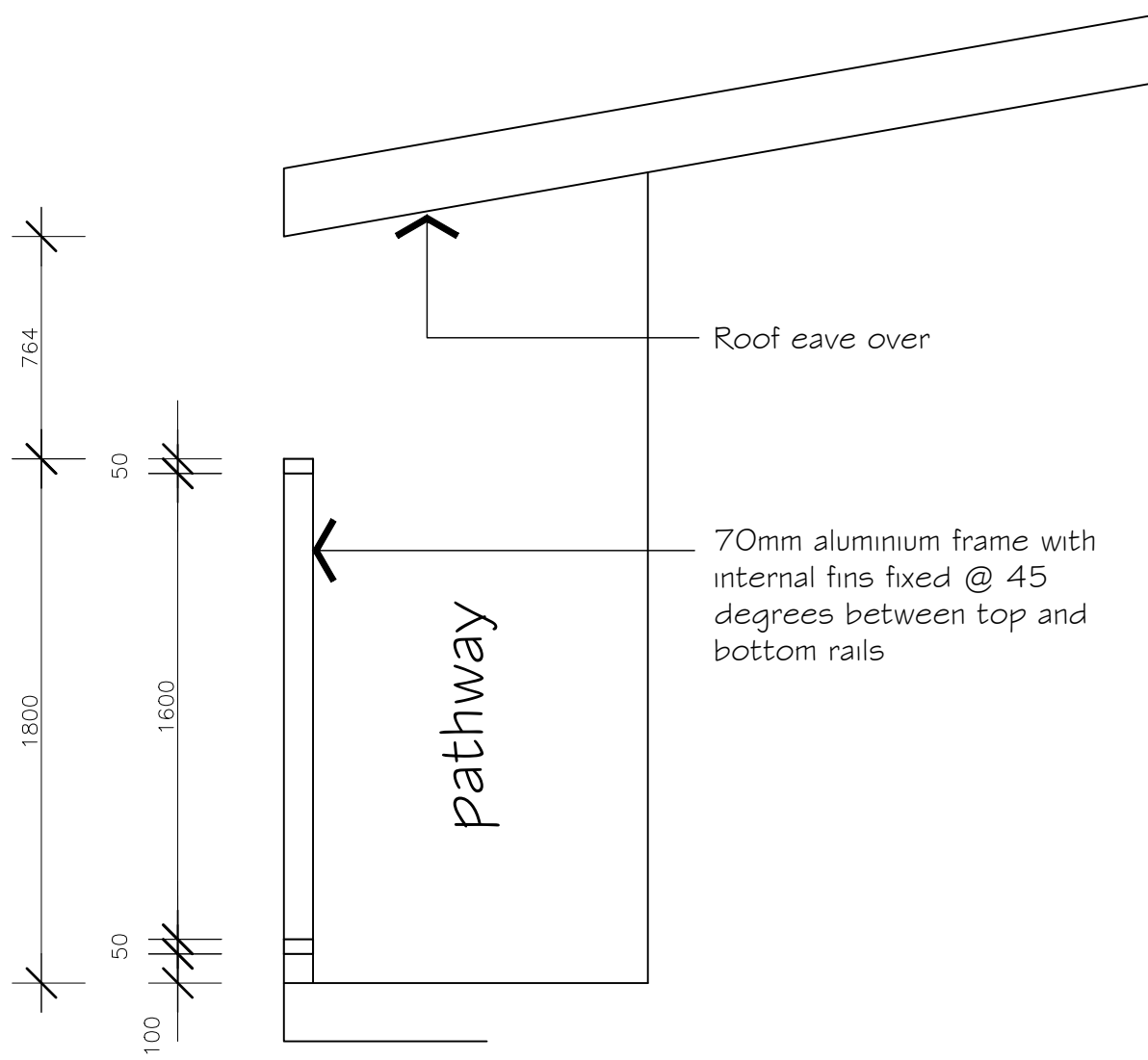
SCALE 1:25



PRIVACY SCREEN - SOUTH EAST VIEW



PRIVACY SCREEN - NORTH EAST VIEW



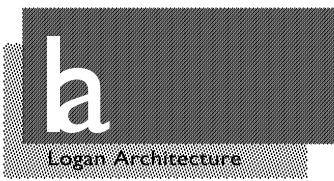
PRIVACY SCREEN -  
SECTION DETAIL

SCALE 1:25



PRIVACY SCREEN - PATHWAY VIEW

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no	amendment	date



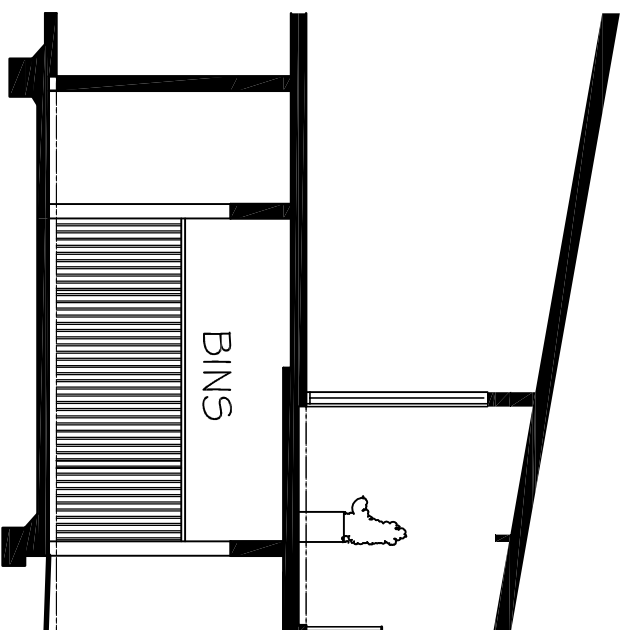
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PRIVACY SCREEN  
DETAILS & IMAGES

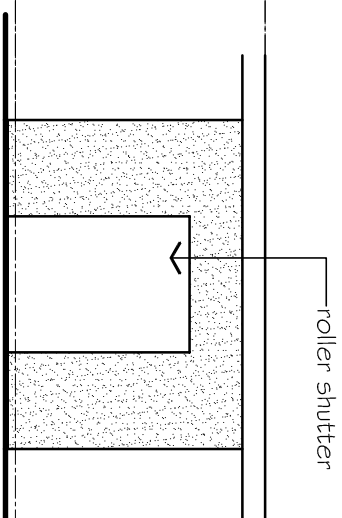
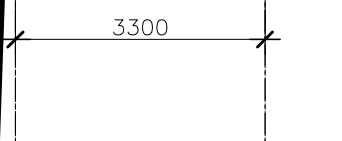
scale	As Shown	date	02/21
job no	2023	drawn	AL
dwg no	AD-02		

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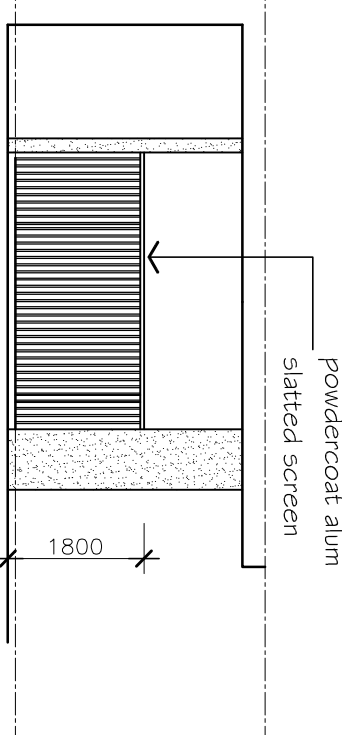




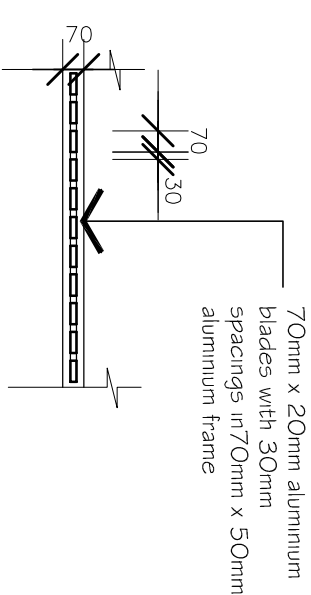
BIN STORE SECTION



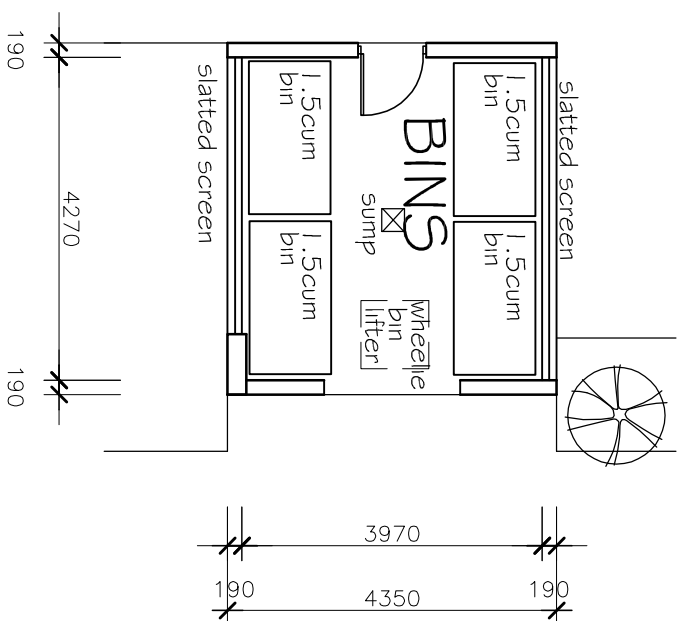
## EAST ELEVATION



SOUTH ELEVATION



**BIN STORE SCREEN  
PLAN DETAIL**  
SCALE 1:25



# BIN STORE PLAN

REFER TO GROUND FLOOR & SITE PLAN  
FOR LOCATION



## SLATTED SCREEN EXAMPLE

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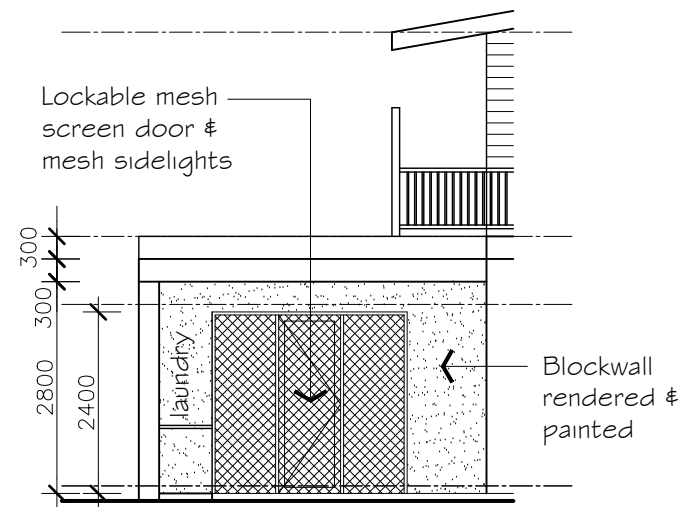
## BIN STORE

scale 1:100@A3	date 02/21
job no. 2023	drawn AL
	dwg no. AD-03

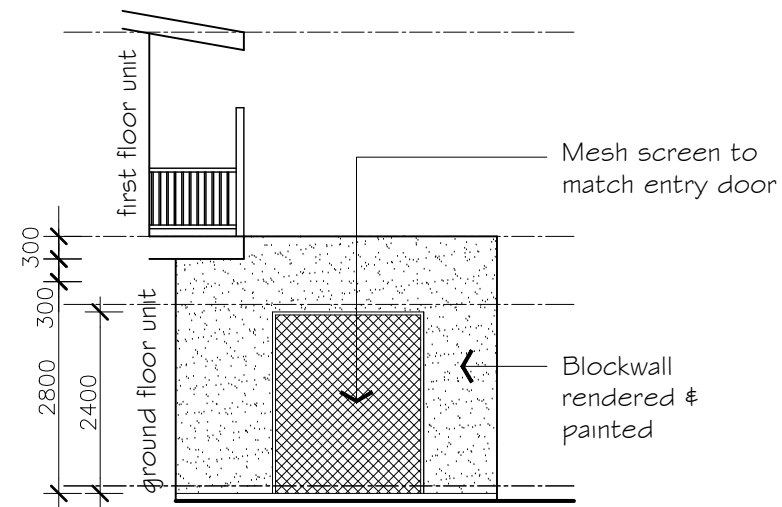
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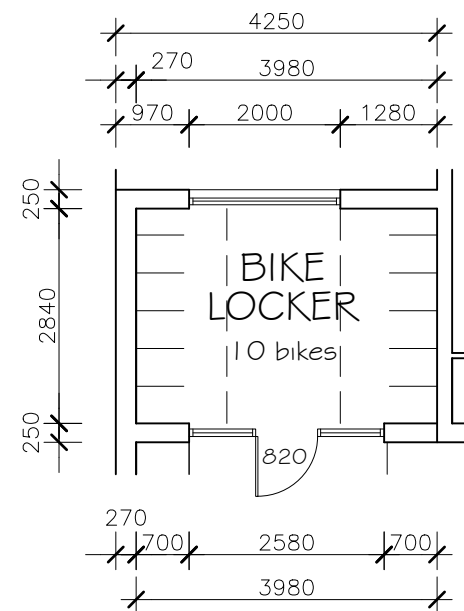




**BIKE LOCKER  
SOUTH ELEVATION**  
Scale 1-100



**BIKE LOCKER  
NORTH ELEVATION**  
Scale 1-100



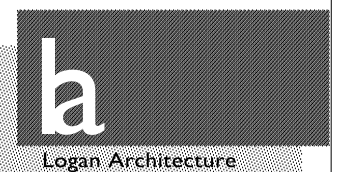
**BIKE LOCKER PLAN**  
Scale 1-100

REFER TO GROUND FLOOR & SITE PLAN  
FOR LOCATION



**EXAMPLE OF BIKE LOCKER CAGGING**

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## BIKE LOCKER

scale 1:100@ A3 date 02/21

job no 2023 drawn AL dwg no AD-04

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