

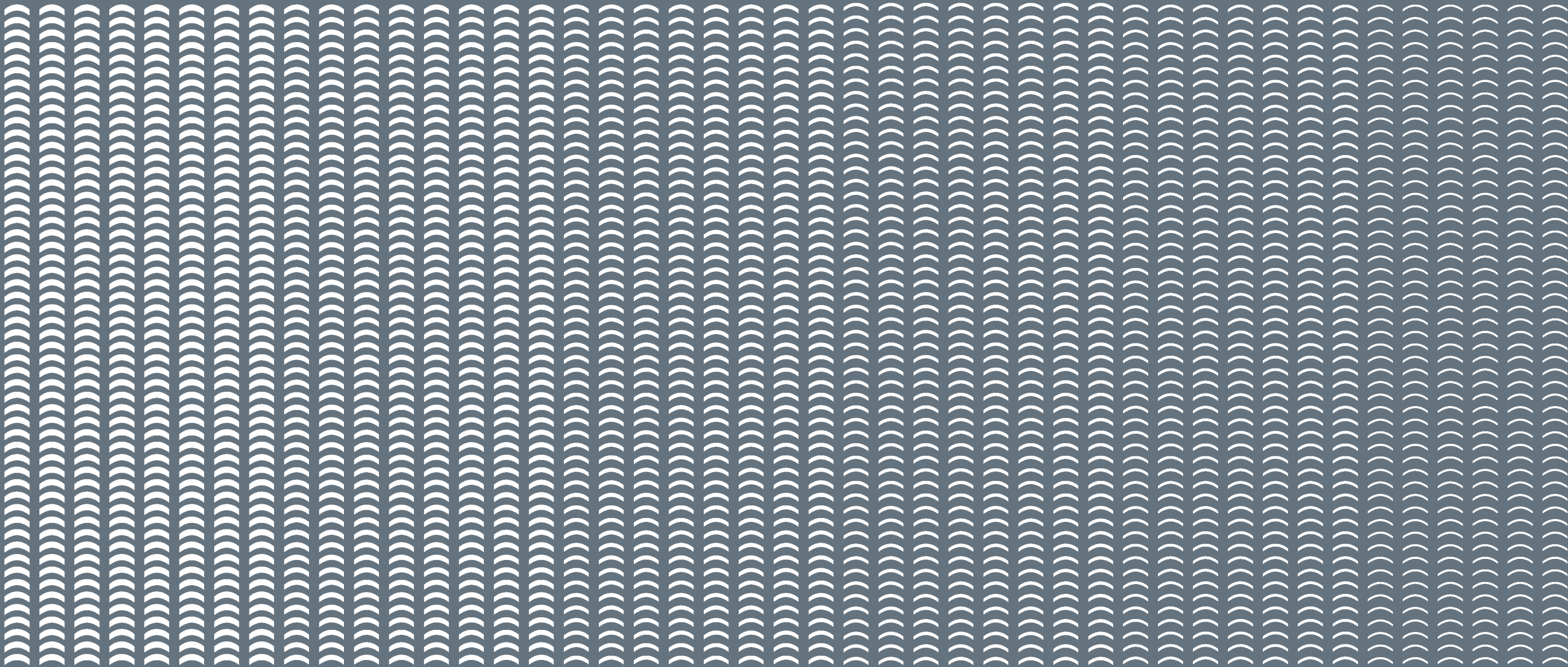
Beachlands South - Fast Track Application

15/06/2026

Project Number
220103

Village Centre, Sub-precinct B

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Village Centre Sub-precinct

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Key Plan

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Beachlands South - Fast Track Application

Client

Beachlands South Limited Partnership

Sheet

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Village Centre Sub-precinct (Sub-Precinct B)



Megalot	AUP Zone	Land Area (m2)	Dwelling Type				Total Number of Dwellings
			Apartment Units	Terraced Houses	Vacant Lots*	Vacant Lots* under 300m2	
VC1	BUS-LC	12034	54	0	0	0	54
VC2	BUS-LC	6797	0	0	0	0	0
VC3	BUS-MU	7406	82	0	0	0	82
VC4	BUS-LC	8648	150	0	0	0	150
VC5	BUS-MU	4748	0	22	2	1	25
Village Park	BUS-LC	4344	0	0	0	0	0
TOTAL		43977	286	22	2	1	311

Megalot	AUP Zone	Non-Residential GFA (m2)			
		Retail	Office	Office (other)	Community
VC1	BUS-LC	4427	2856	1337	-
VC2	BUS-LC	1834	-	-	664

* Vacant lots are equal to Standalone dwellings
24m Height Variation Control applies to VC1 and VC4



- Sub-Precinct Boundary
- Business - Local Centre Zone
- Business - Light Industrial Zone
- Business - Mixed Use Zone
- Residential - Mixed Housing Urban Zone

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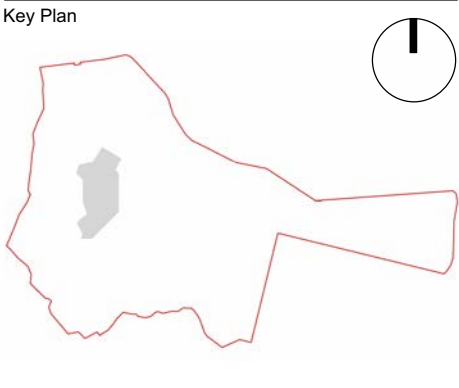
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Village Centre Sub-precinct
(Sub-Precinct B)



SUB-PRECINCT B: VILLAGE CENTRE

MEGALOT / SUPERLOT	SUPERLOT ID	LOT ID	LOT AREA (m2)	TYPOLOGY	H13 Business - Mixed Use Zone						
					H13.6.1 Building Height	H13.6.2 HIRB	H13.6.3 Building setback	H13.6.5 Yards	H13.6.6 Landscaping	H13.6.9 Outlook Space	H13.6.10 Minimum Dwelling Size
					Max. 16m	3m + 45 adjoining MHU zone 8m + 60 adjoining THAB zone	6m setback from site frontage - 18m height opposite a residential zone 25m opposite all other zones	Rear and side 3m adjoining residential zone	2m landscape buffer street frontage	Principal living 6x4m All other rooms 3x3m	30m2 for studios 45m2 for one or more bedrooms
VC3	LOT 1511	1511	7406	Apartment - Building A	✓	N/A	N/A	N/A	✓	✓	✓
				Apartment - Building B	x - 2800mm	N/A	N/A	N/A	✓	✓	✓
				Apartment - Building C	x - 5000mm	N/A	N/A	N/A	✓	✓	✓
VC4*	LOT 1515	1515	1693	Apartment - Building D	✓	N/A	N/A	N/A	N/A	✓	✓
VC5	LOT 1208	68	284	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	69	171	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	70	164	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	71	164	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	72	164	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	73	208	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	74	349	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A
VC5	LOT 1208	75	190	T-2b	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	76	122	T-2b	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	77	118	T-2b	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	78	115	T-2b	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	79	114	T-2b	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	80	244	T-2b	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	81	334	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A
VC5	LOT 1208	82	304	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A
VC5	LOT 1208	83	245	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	84	206	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	85	222	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	86	191	T-3a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	87	164	T-2a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	88	124	T-2a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	89	124	T-2a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	90	124	T-2a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	91	125	T-2a	✓	✓	N/A	✓	N/A	✓	✓
VC5	LOT 1208	92	167	T-2a	✓	✓	N/A	✓	N/A	✓	✓

MEGALOT / SUPERLOT	SUPERLOT ID	LOT ID	LOT AREA (m2)	TYPOLOGY	H11 Business - Local Centre Zone						
					H11.6.1 Building Height	H11.6.2 HIRB	H11.6.3 Residential at ground level	H11.6.4 Yards	H11.6.5 Landscaping	H13.6.9 Outlook Space	H13.6.10 Minimum Dwelling Size
					Max. 16m and/or 24m Height Variation Control applies	HIRB only applicable to adjacent residential or open space zones	No residential on ground level fronting public open spaces	Rear or side 3m adjoining residential or special purpose zone	2m landscape buffer street frontage	Principal living 6x4m All other rooms 3x3m	30m2 for studios 45m2 for one or more bedrooms
VC1	LOT 1514	1514	12033	Building C1, Supermarket, C2	✓	N/A	N/A	N/A	✓	N/A	N/A
				Building IH	✓	N/A	N/A	N/A	✓	N/A	N/A
				Apartment - Building RS1	x - 2000mm	N/A	✓	N/A	✓	N/A	N/A
VC2	LOT 1513	1513	6796	Apartment - Building RS2	✓	N/A	✓	N/A	✓	N/A	N/A
				Retail, F&B, Community	✓	N/A	N/A	N/A	✓	✓	✓
				Apartment - Building A	✓	N/A	x	N/A	N/A	✓	✓
VC4*	LOT 1515	1515	6955	Apartment - Building B	✓	N/A	x	N/A	N/A	✓	✓
				Apartment - Building C	x - 1300mm	N/A	x	N/A	N/A	✓	✓

*The majority of VC4 is within the Business - Local Centre Zone, however the north-eastern portion of VC4, Building D, is within the Business - Mixed Use Zone, therefore Building D has been assessed in the Mixed Use zone table and Buildings A,B,C are assessed in the Local Centre zone table.

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Beachlands South - Fast Track Application

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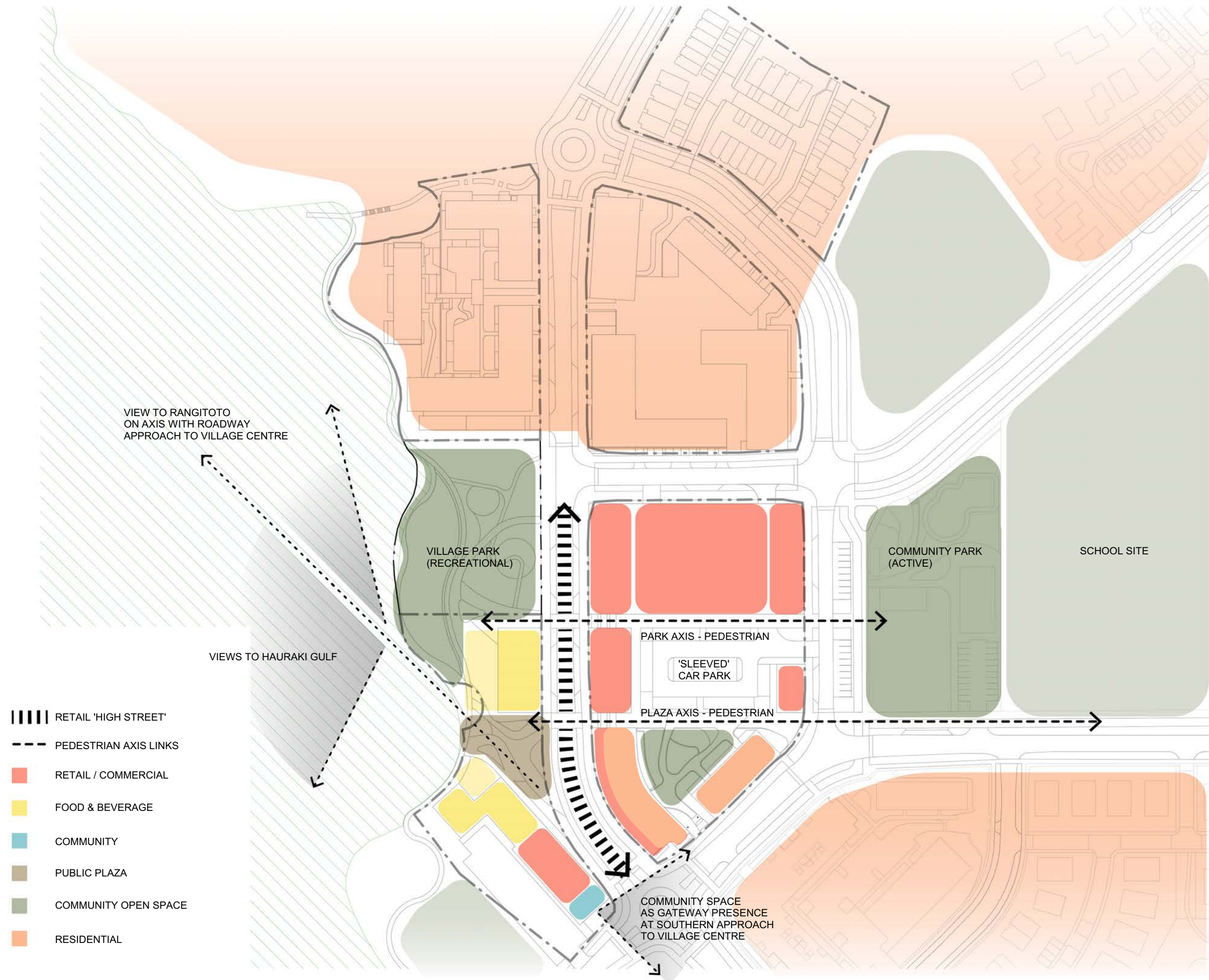
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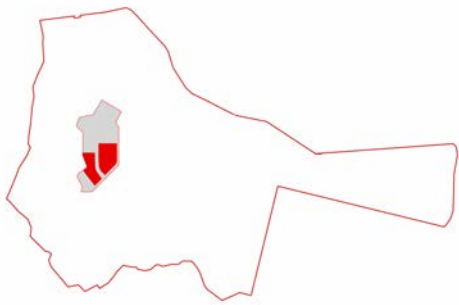
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Village Centre - Key Moves Plan



- RETAIL 'HIGH STREET'
- PEDESTRIAN AXIS LINKS
- RETAIL / COMMERCIAL
- FOOD & BEVERAGE
- COMMUNITY
- PUBLIC PLAZA
- COMMUNITY OPEN SPACE
- RESIDENTIAL

Key Plan



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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
KEY MOVES PLAN

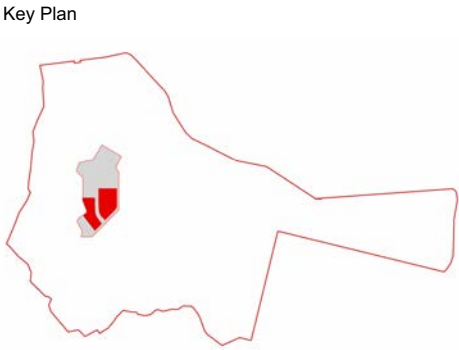
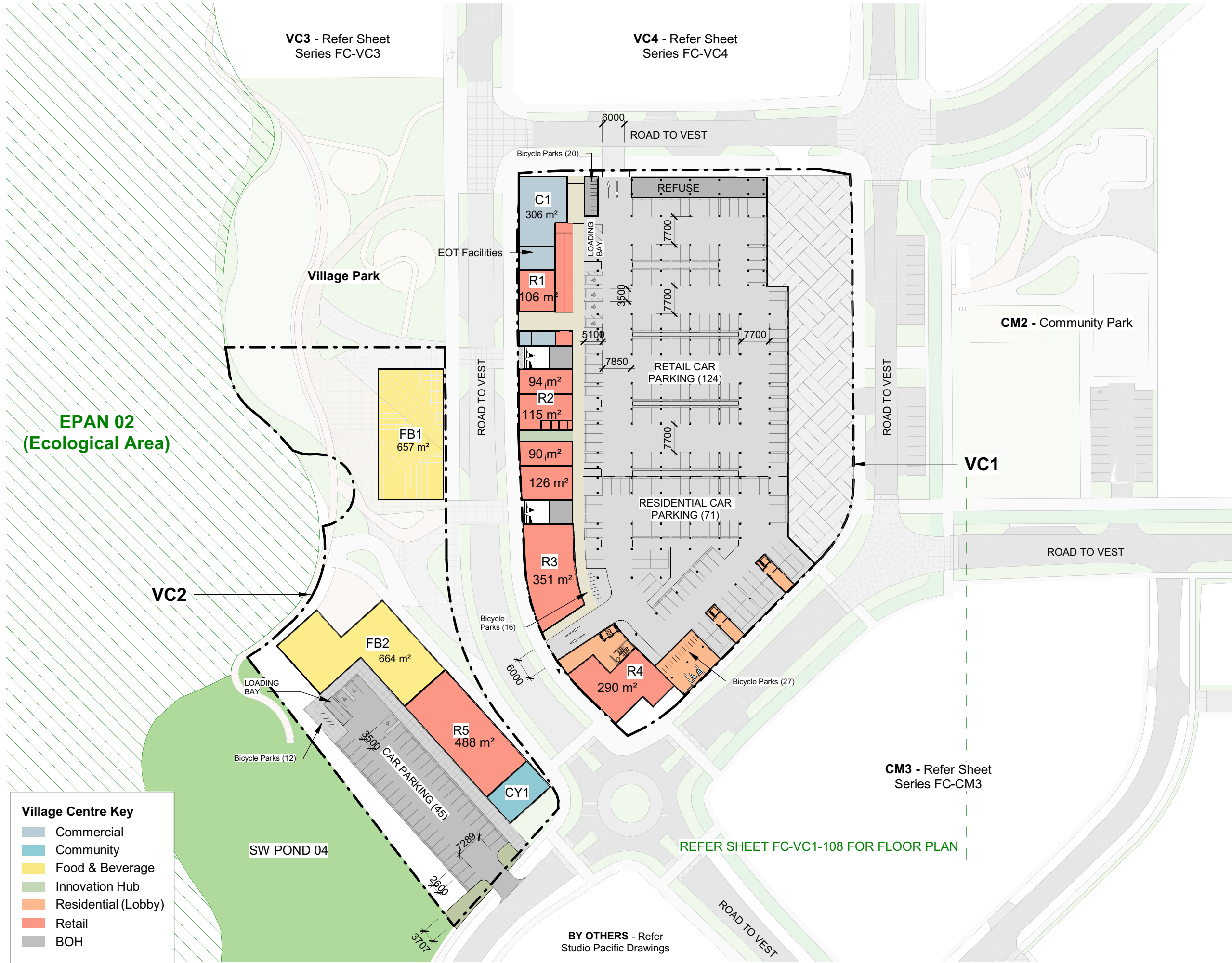
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Village Centre - Lower Ground Level



VC1 & 2 LOWER GROUND FLOOR

Programme	GFA (m2)
VC1	
BOH	340
Carpark	6681
Circulation	488
Commercial	348
Innovation Hub	47
Residential	380
Retail	1309
Supermarket	117
	9709
VC2	
Community	151
Food and Beverage	1321
Retail	513
	1985
TOTAL	11694

NOTE: Please refer to VC1 Apartment Pages for Residential GFA

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BEACHLANDS VILLAGE CENTRE

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Sheet
VC1+2 - AREA PLAN - LOWER GROUND

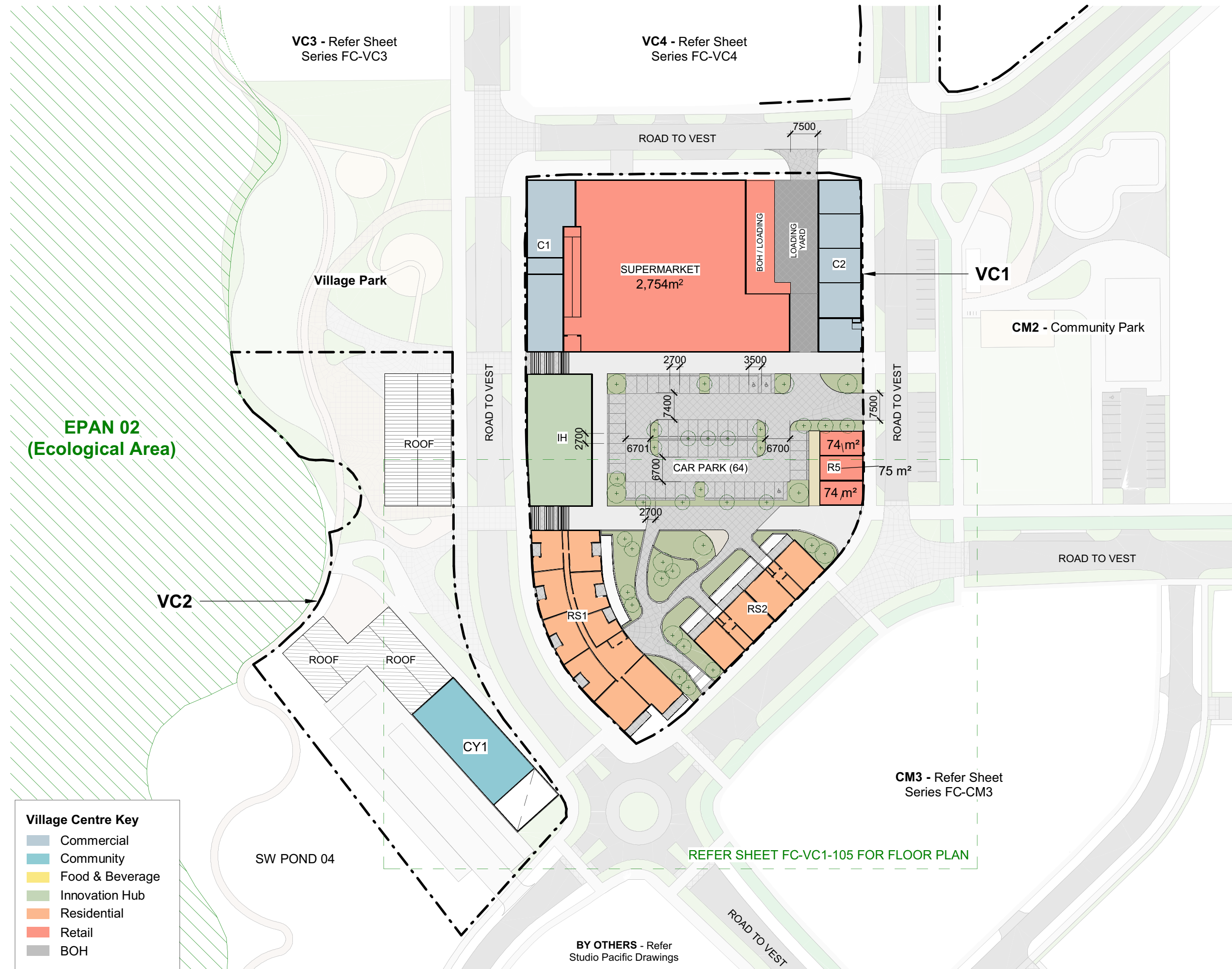
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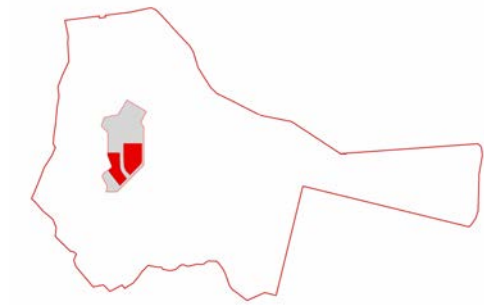
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Village Centre - Upper Ground Level



Key Plan



VC1 & 2 UPPER GROUND FLOOR

Programme	GFA (m2)
VC1	
Commercial	1081
Innovation Hub	645
Retail	246
Supermarket	2754
Supermarket - Loading Yard	474
	5201
VC2	
Community	514
	514
TOTAL	5714

NOTE: Please refer to residential apartment typologies for GFA's

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**BEACHLANDS VILLAGE
CENTRE**

Client

Beachlands South Limited Partnership

Sheet

**VC1+2 - AREA PLAN -
UPPER GROUND**

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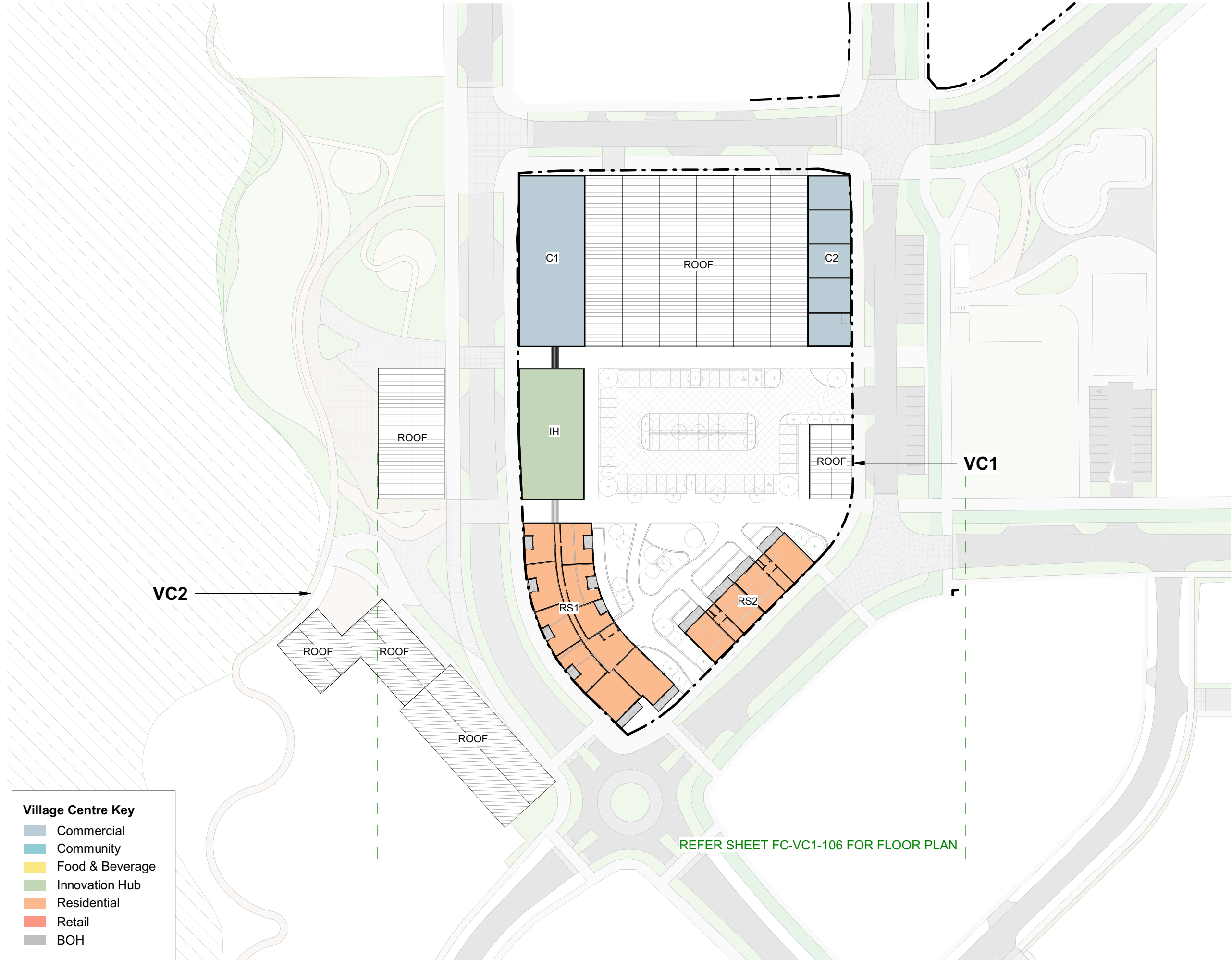
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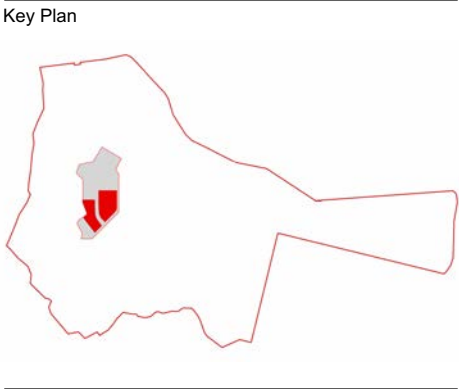
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Village Centre - Level 1



Village Centre Key

- Commercial
- Community
- Food & Beverage
- Innovation Hub
- Residential
- Retail
- BOH



VC1 & 2 LEVEL 1	
Programme	GFA (m2)
VC1	
Commercial	1426
Innovation Hub	645
	2071
TOTAL	2071

NOTE: Please refer to residential apartment typologies for GFA's

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BEACHLANDS VILLAGE CENTRE

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Sheet

VC1+2 - AREA PLAN - LEVEL 1

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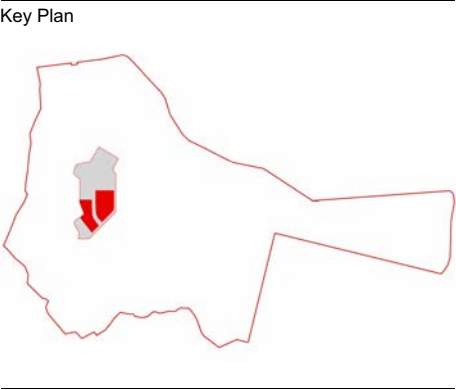
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Village Centre - GFA + NLA Schedules

VC1 & 2 TOTAL AREAS (GFA)	
ID	GFA (m2)
VC1	
BOH	
BOH	340
	340
Carpark	
Basement Carpark	6681
	6681
Circulation	
Circulation	488
	488
Commercial	
C1	1726
C2	1129
	2856
Innovation Hub	
IH	1337
	1337
Retail	
R1	140
R2	486
R3	373
R4	310
R5	246
	1555
Supermarket	
Supermarket	2620
Supermarket BOH	252
	2872
Supermarket - Loading Yard	
	474
	474
	16601
VC2	
Community	
CY1	664
	664
Food and Beverage	
FB1	657
FB2	664
	1321
Retail	
R5	513
	513
	2498
TOTAL	19100

VC1 & 2 TOTAL AREAS (NLA)	
ID	NLA (m2)
VC1	
BOH	
BOH	264
	264
Carpark	
Basement Carpark - Residential	2462
Basement Carpark - Retail	4143
	6605
Commercial	
C1	1621
C2	1018
	2640
Innovation Hub	
IH	1271
	1271
Residential	
RS1	126
	126
Retail	
R1	106
R2	443
R3	351
R4	290
R5	223
	1411
Supermarket	
Supermarket	2438
	2438
	14753
VC2	
Community	
CY1	624
	624
Food and Beverage	
FB1	624
FB2	626
	1250
Retail	
R5	488
	488
	2362
TOTAL (m2)	17115



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BEACHLANDS VILLAGE CENTRE

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Sheet
VC1+2 - AREA SCHEDULES

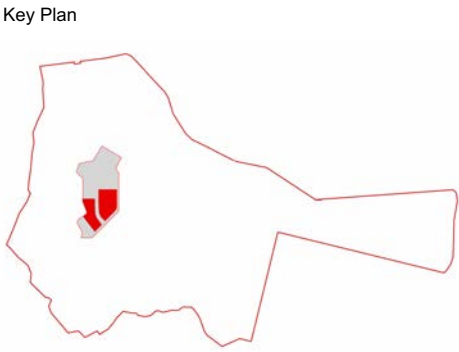
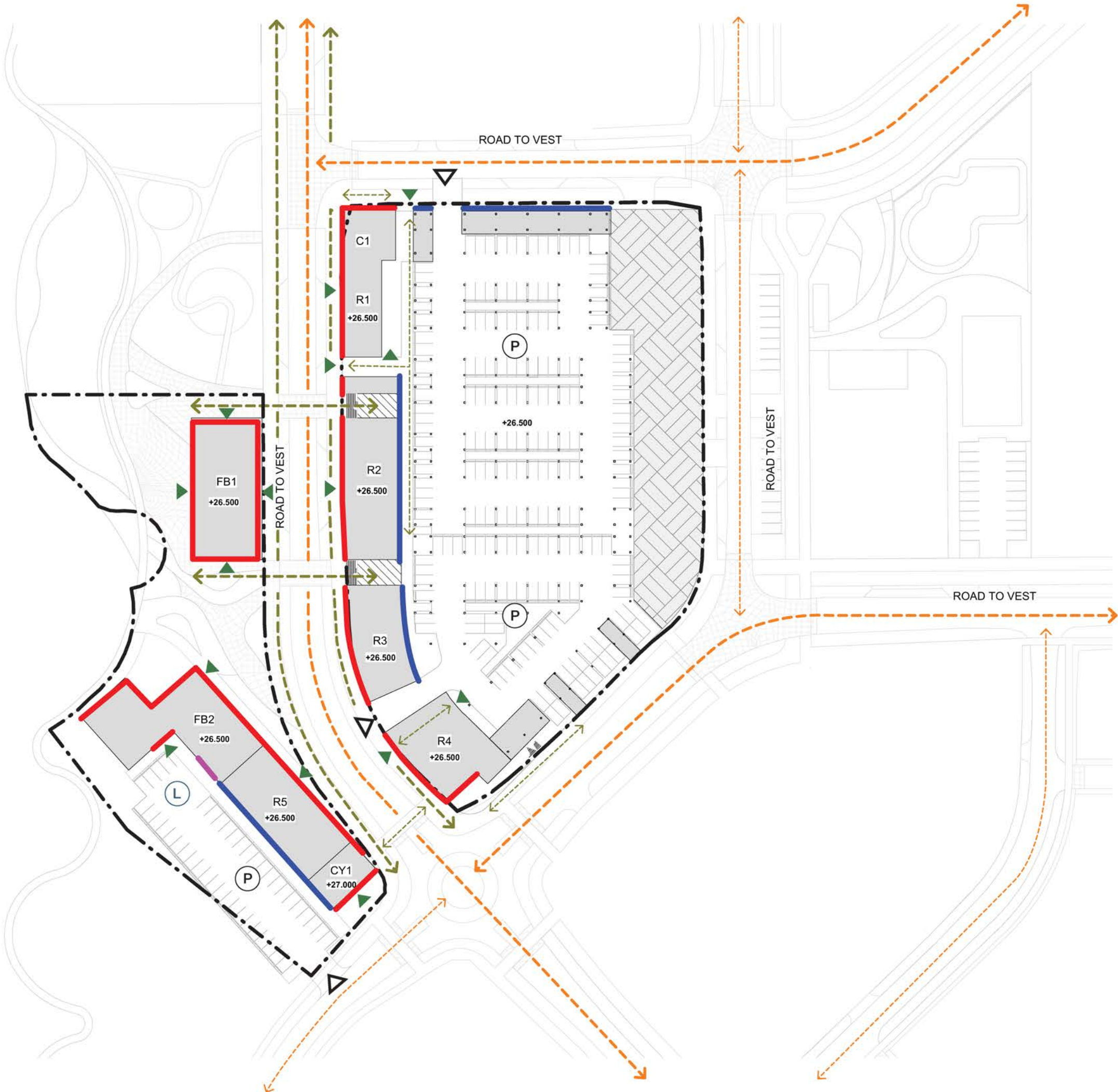
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Village Centre - Lower Ground Level



- Edge Treatment**
- Active Frontage
 - Screened Loading
 - Quality Back
- Access and Circulation**
- Vehicle Access
 - Service Access
 - Pedestrian Access
 - Primary Road
 - Secondary Road
 - Primary Pedestrian Connection
 - Secondary Pedestrian Connection
 - Loading
 - Parking

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BEACHLANDS VILLAGE CENTRE

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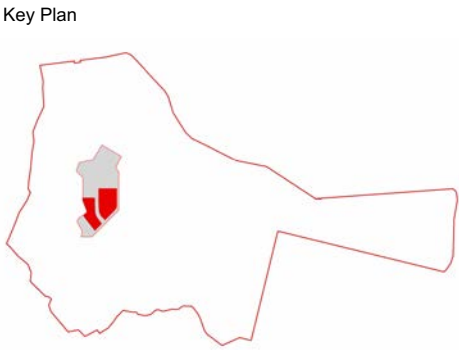
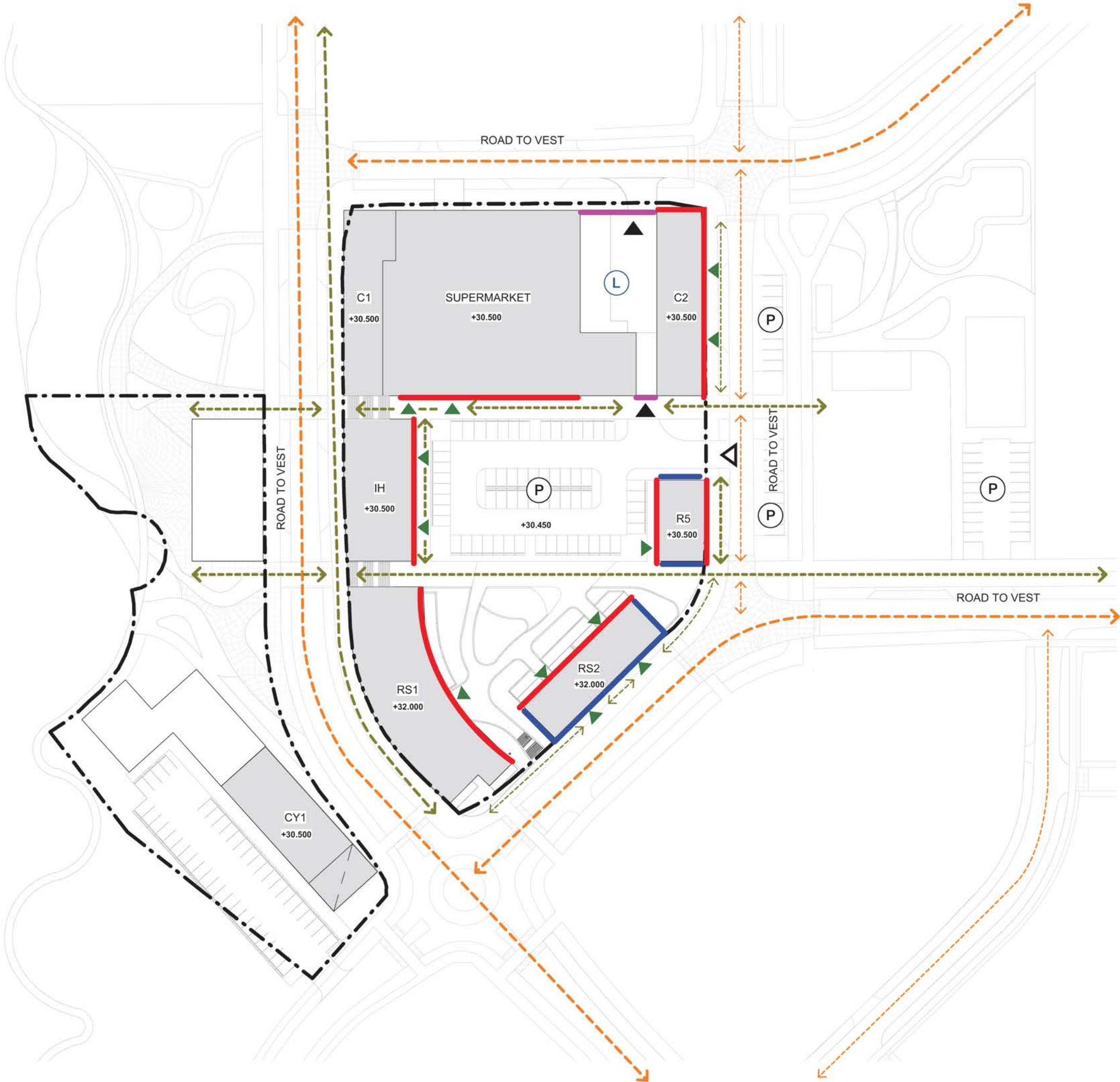
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VC1+2 - EDGE TREATMENT+ACCESS

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Village Centre - Upper Ground Level



- Edge Treatment**
- Active Frontage
 - Screened Loading
 - Quality Back
- Access and Circulation**
- Vehicle Access
 - Service Access
 - Pedestrian Access
 - Primary Road
 - Secondary Road
 - Primary Pedestrian Connection
 - Secondary Pedestrian Connection
 - Loading
 - Parking

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Project Number: 220103

BEACHLANDS VILLAGE CENTRE

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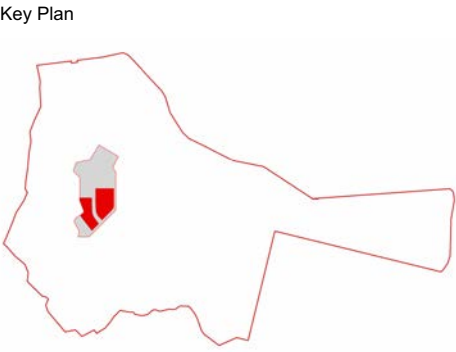
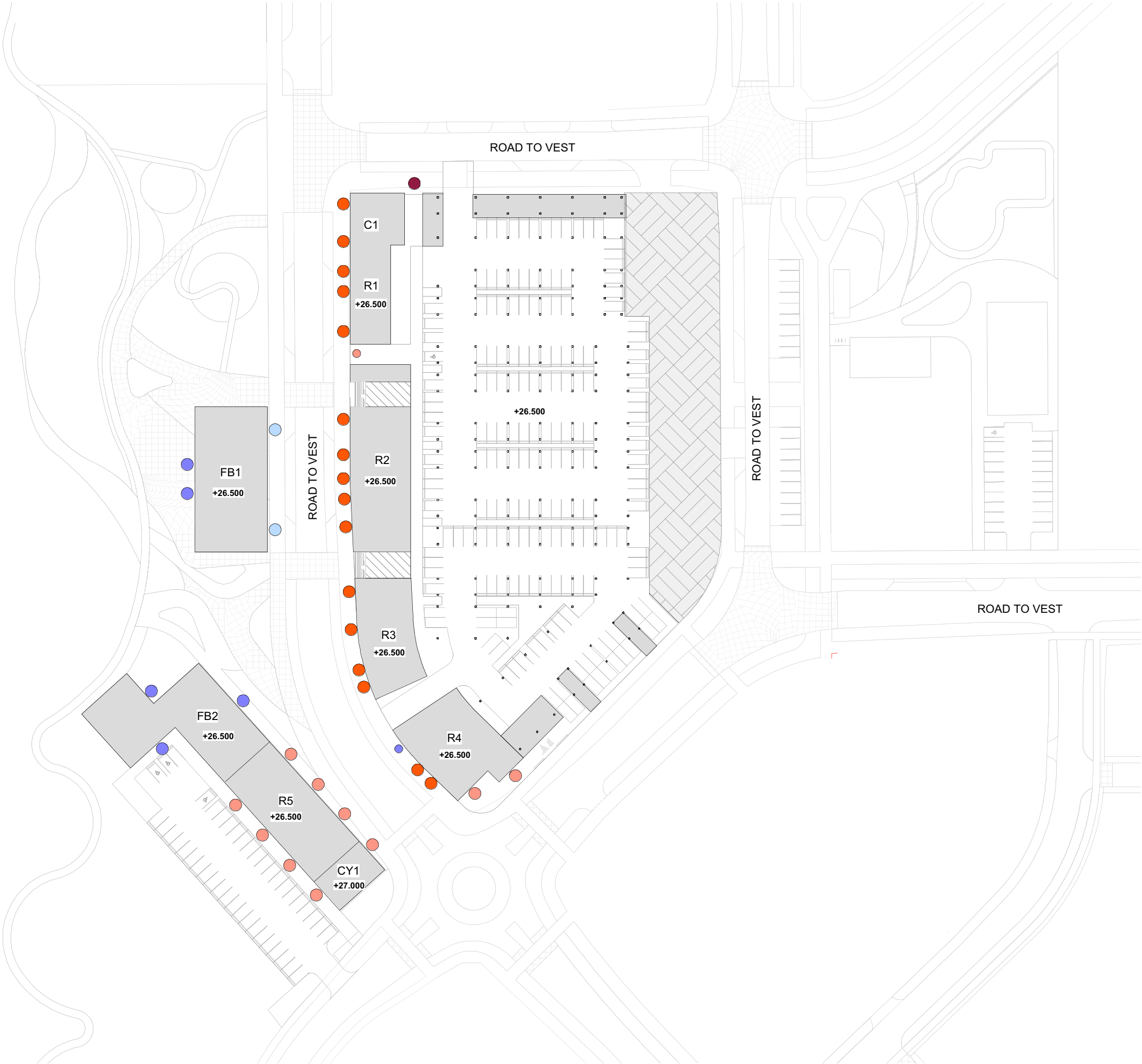
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VC1+2 - EDGE TREATMENT+ACCESS

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Village Centre - Signage Plan - Lower Ground level



- RETAIL AND COMMERCIAL SIGNAGE KEY
- SHOPFRONT SIGNAGE
 - TWO SIDED BLADE SIGN
 - ON-WALL SIGNAGE
 - SUSPENDED AWNING SIGN
 - SUPERMARKET ON WALL SIGN
 - BUILDING ON WALL SIGNAGE

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1+2 - SIGNAGE PLAN

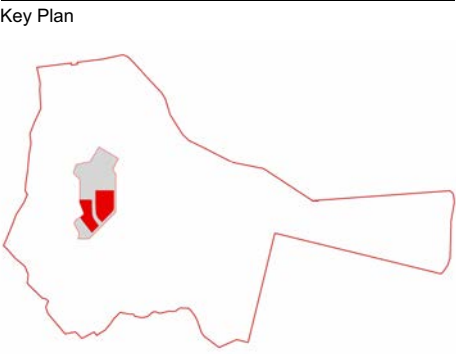
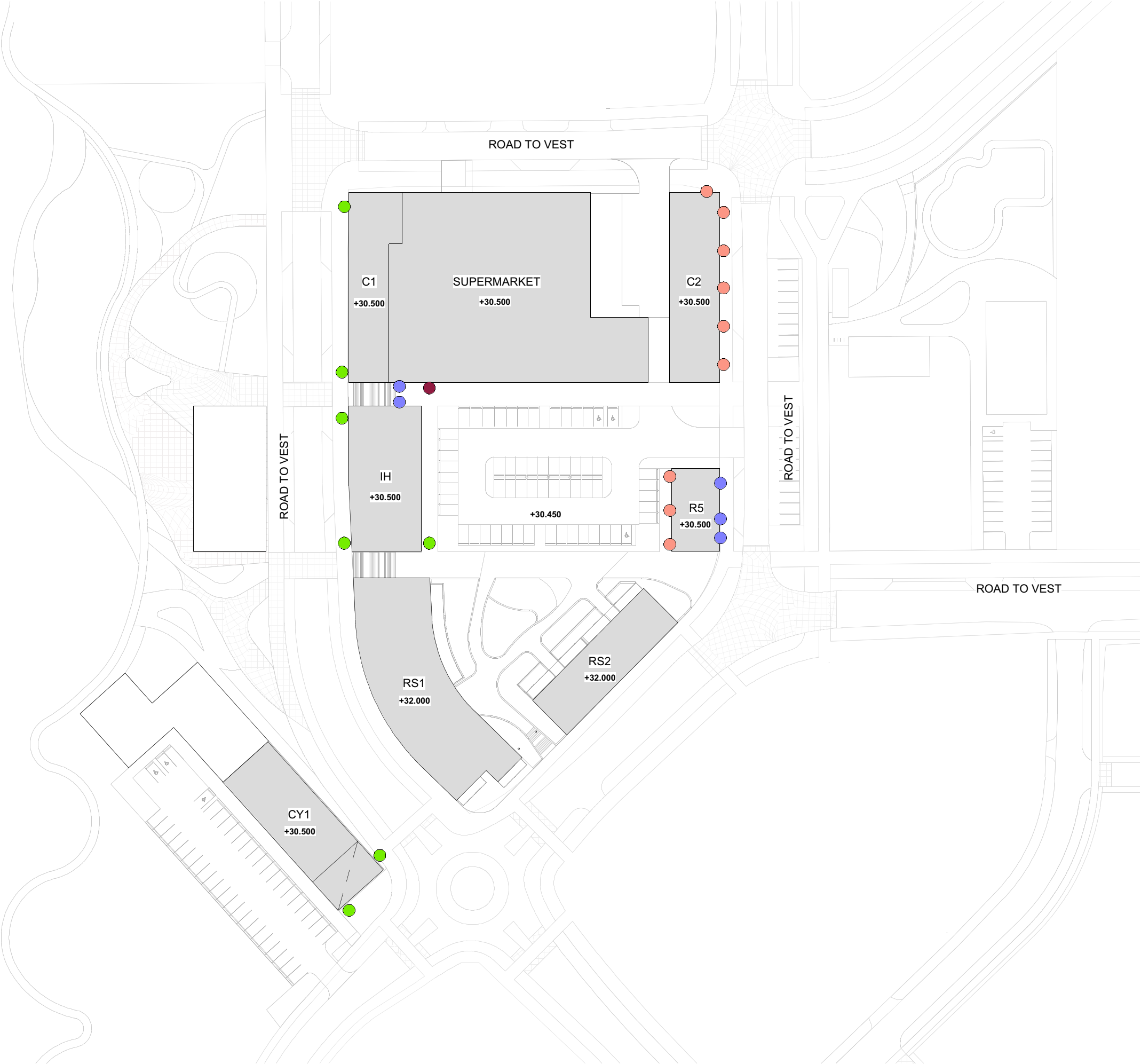
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Village Centre - Signage Plan - Upper Ground level



RETAIL AND COMMERCIAL SIGNAGE KEY

- SHOPFRONT SIGNAGE
- TWO SIDED BLADE SIGN
- ON-WALL SIGNAGE
- SUSPENDED AWNING SIGN
- SUPERMARKET ON WALL SIGN
- BUILDING ON WALL SIGNAGE

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BEACHLANDS VILLAGE CENTRE

Client
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Sheet
VC1+2 - SIGNAGE PLAN

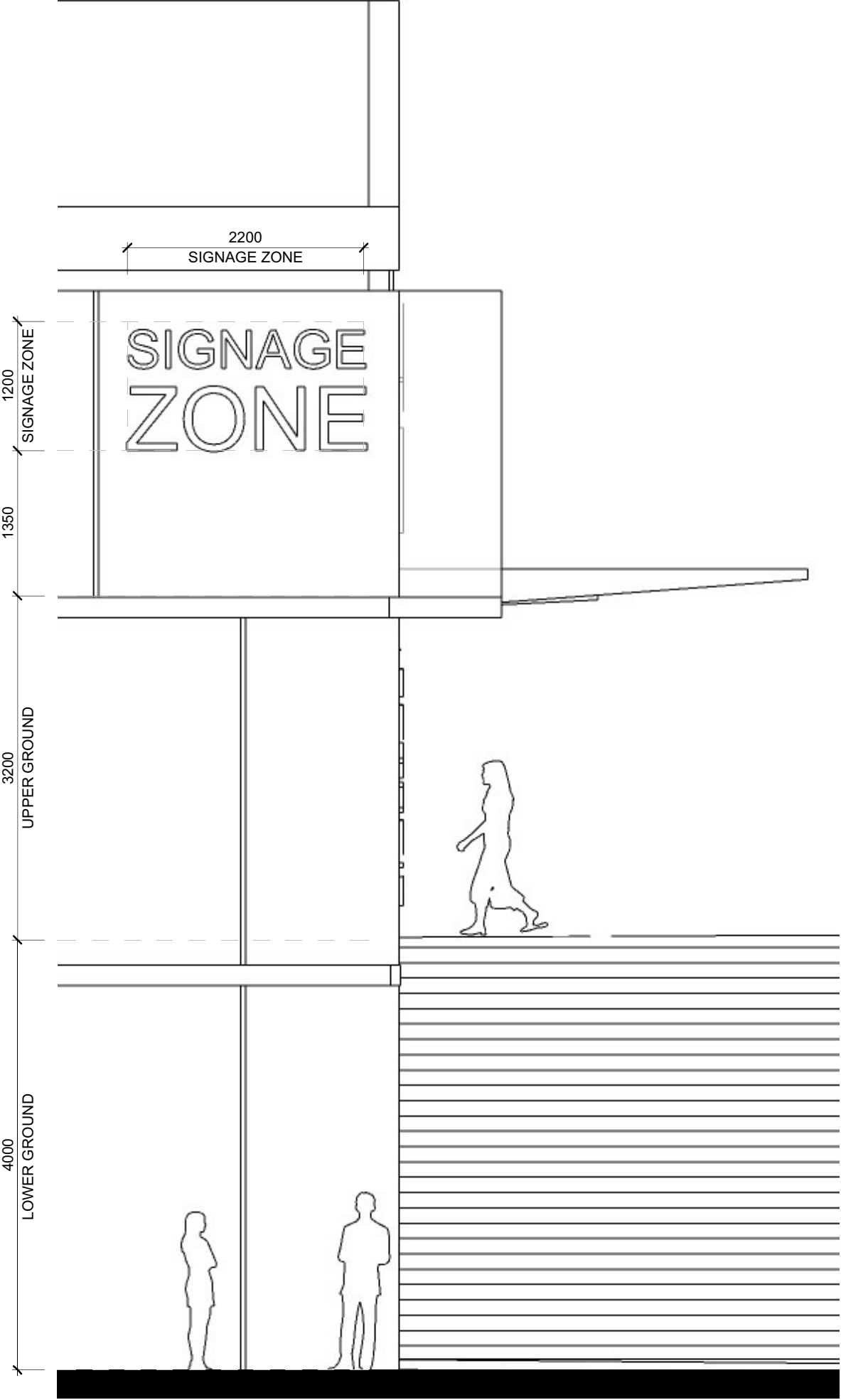
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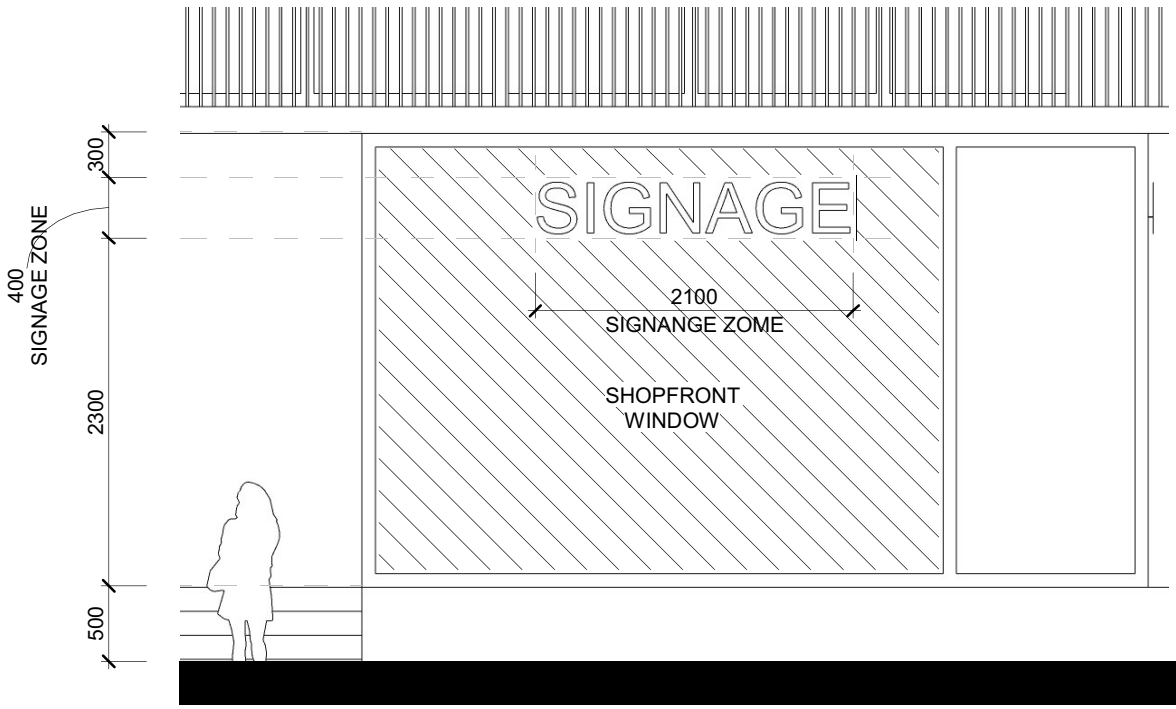
Village Centre - Retail Signage



BUILDING ON-WALL SIGNAGE

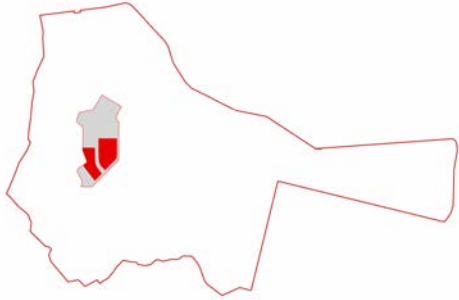


SHOPFRONT SIGNAGE



SHOPFRONT SIGNAGE

Key Plan



RETAIL AND COMMERCIAL SIGNAGE KEY

- SHOPFRONT SIGNAGE
- TWO SIDED BLADE SIGN
- ON-WALL SIGNAGE
- SUSPENDED AWNING SIGN
- SUPERMARKET ON WALL SIGN
- BUILDING ON WALL SIGNAGE

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Project Number: 220103

BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

VC1+2 - RETAIL SIGNAGE TYPES

Scale @ A3 As indicated

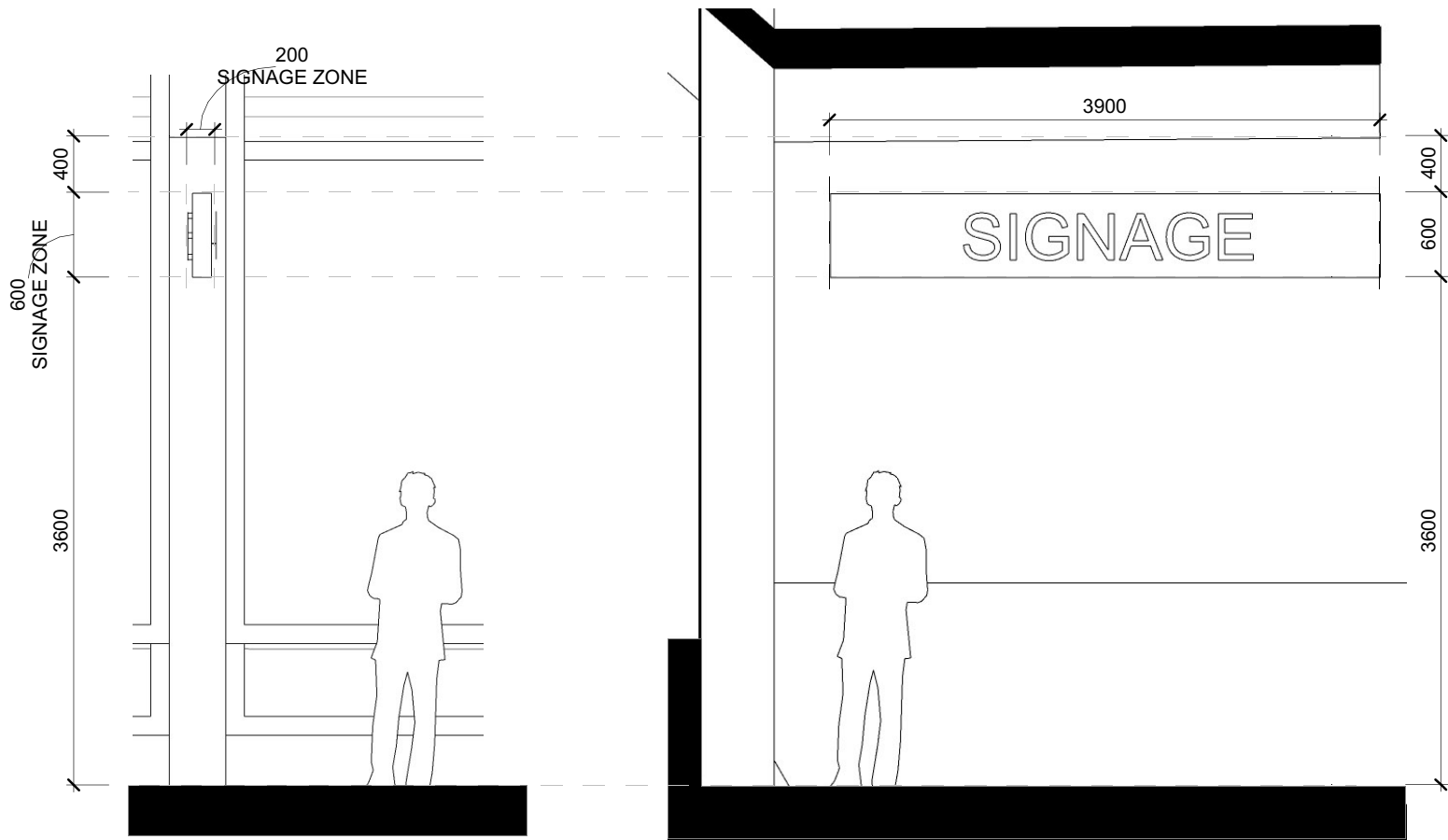
Discipline

Urban Design

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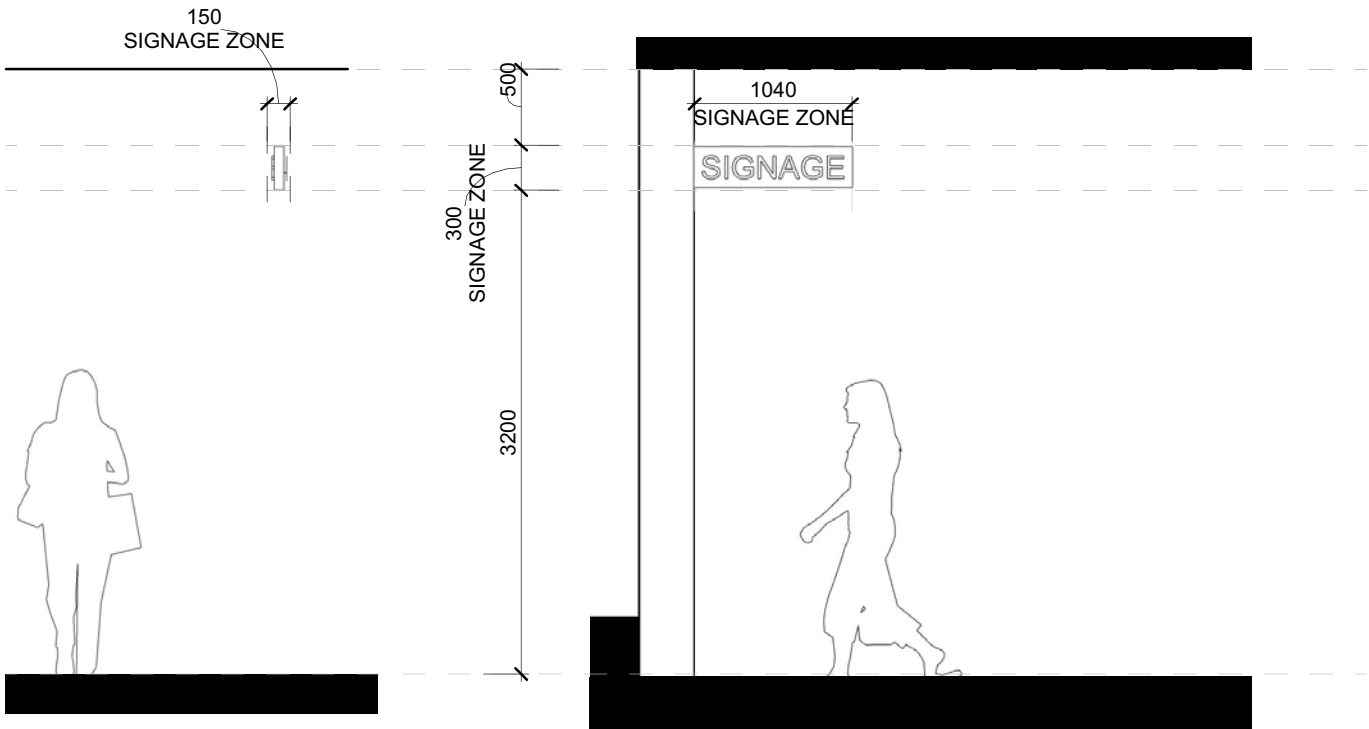
Village Centre - Retail Signage



SUSPENDED AWNING SIGN



SUSPENDED AWNING SIGN

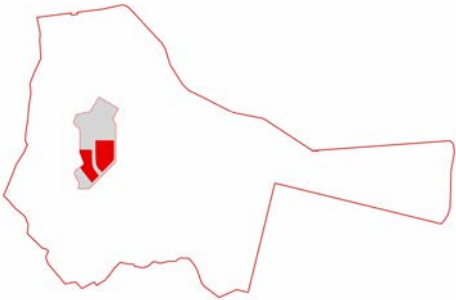


TWO SIDED BLADE SIGN



TWO SIDED BLADE SIGN

Key Plan



RETAIL AND COMMERCIAL SIGNAGE KEY

- SHOPFRONT SIGNAGE
- TWO SIDED BLADE SIGN
- ON-WALL SIGNAGE
- SUSPENDED AWNING SIGN
- SUPERMARKET ON WALL SIGN
- BUILDING ON WALL SIGNAGE

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Project Number: 220103

BEACHLANDS VILLAGE CENTRE

Client Beachlands South Limited Partnership

VC1+2 - RETAIL SIGNAGE TYPES

Scale @ A3 As indicated

Discipline

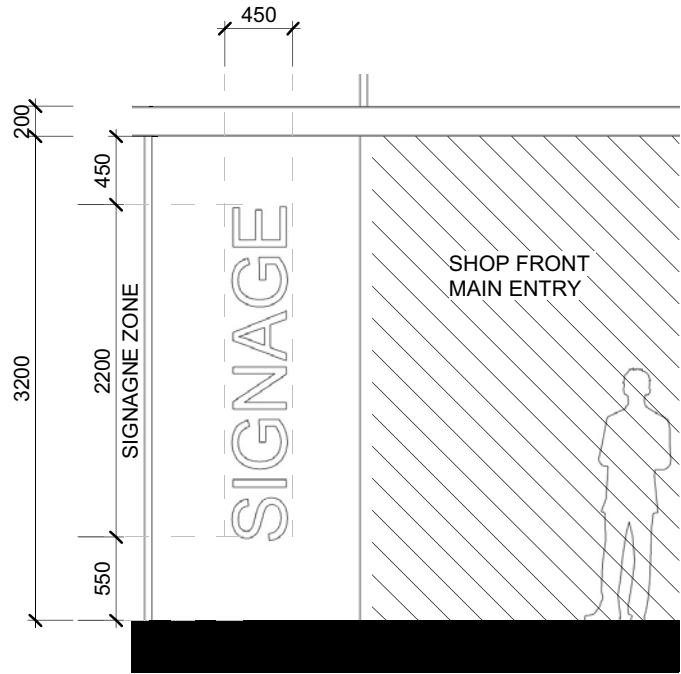
Urban Design

Drawing Number Revision

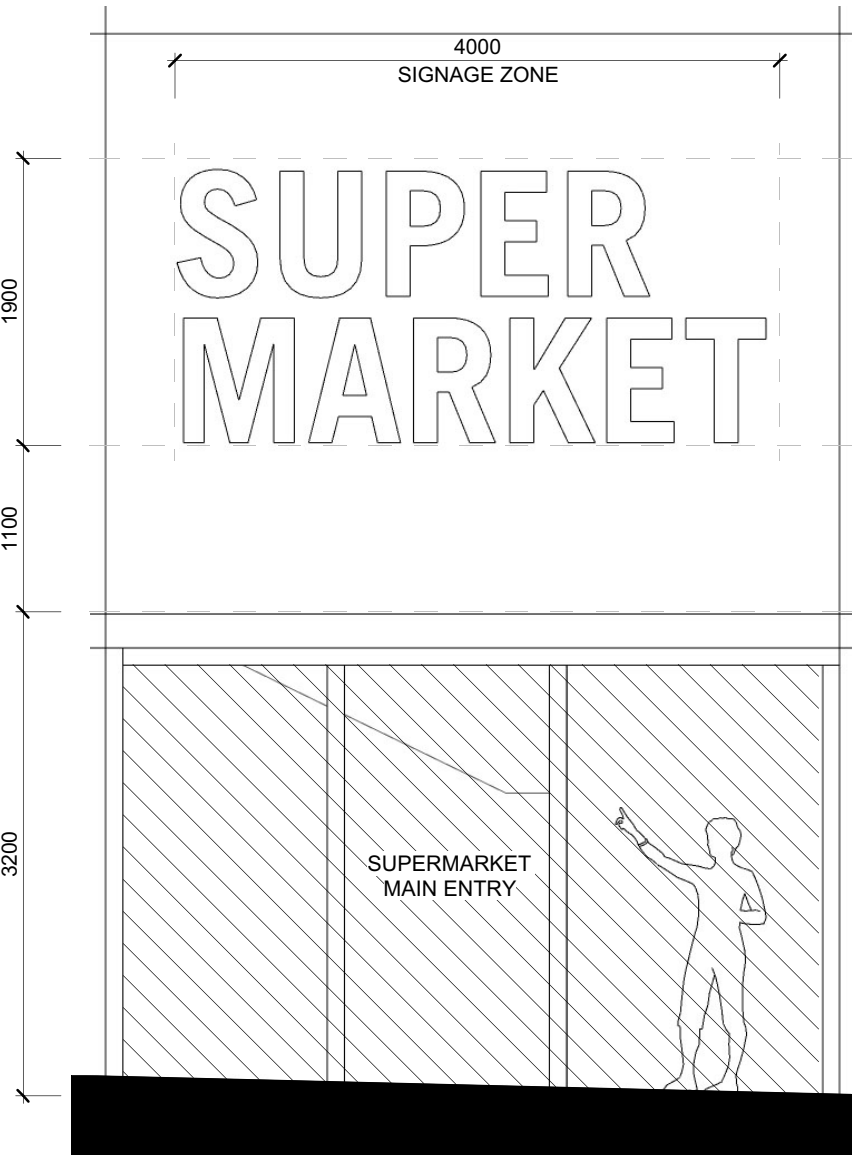
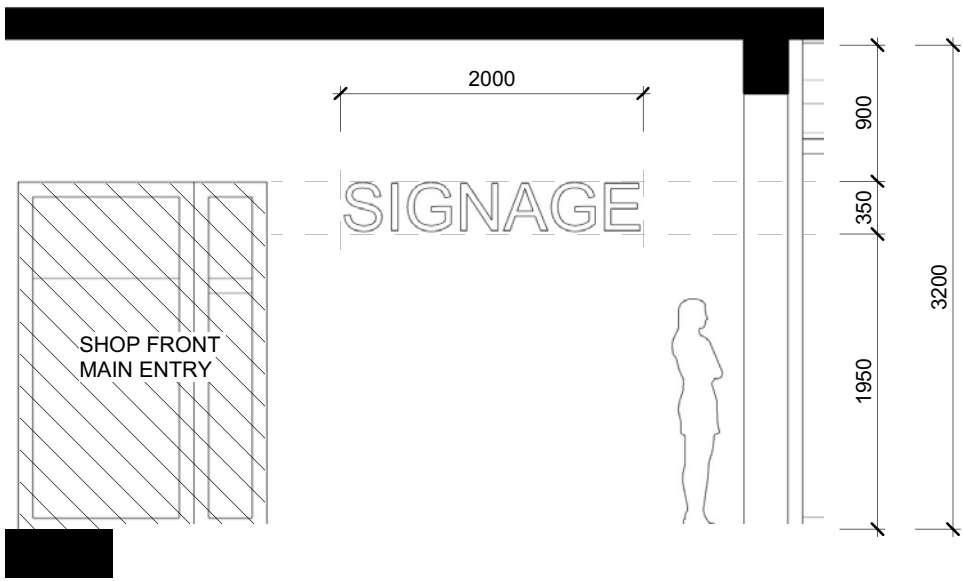
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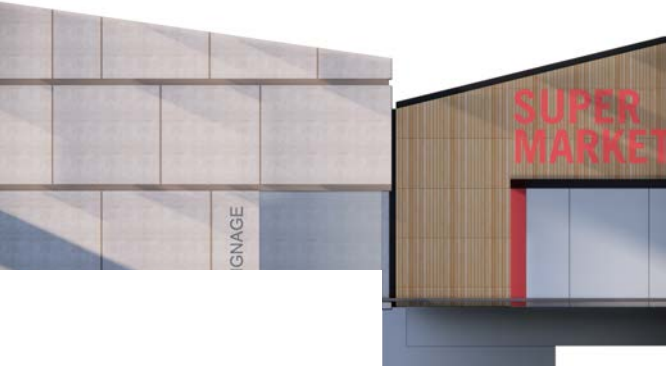
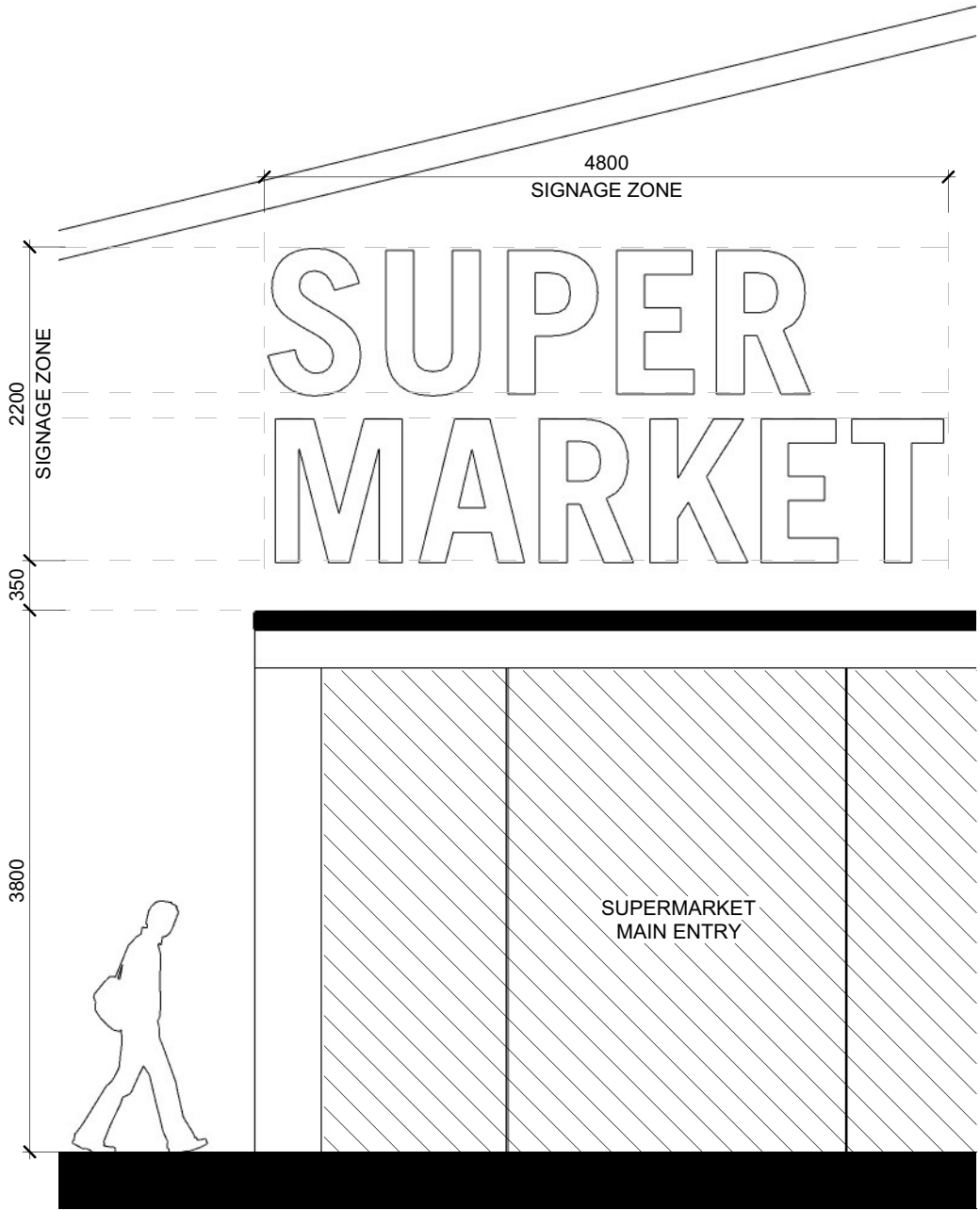
Village Centre - Retail Signage



ON-WALL SIGNAGE



SUPERMARKET ON WALL SIGNAGE

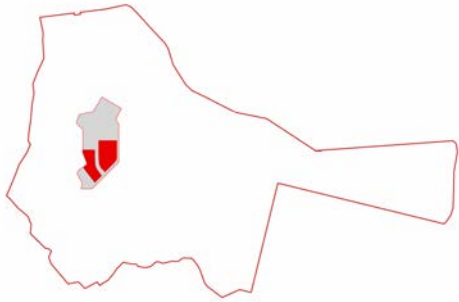


ON-WALL SIGNAGE



SUPERMARKET ON WALL SIGNAGE

Key Plan



RETAIL AND COMMERCIAL SIGNAGE KEY

- SHOPFRONT SIGNAGE
- TWO SIDED BLADE SIGN
- ON-WALL SIGNAGE
- SUSPENDED AWNING SIGN
- SUPERMARKET ON WALL SIGN
- BUILDING ON WALL SIGNAGE

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Project Number: 220103

BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1+2 - RETAIL SIGNAGE TYPES

Scale @ A3 As indicated

Discipline

Urban Design

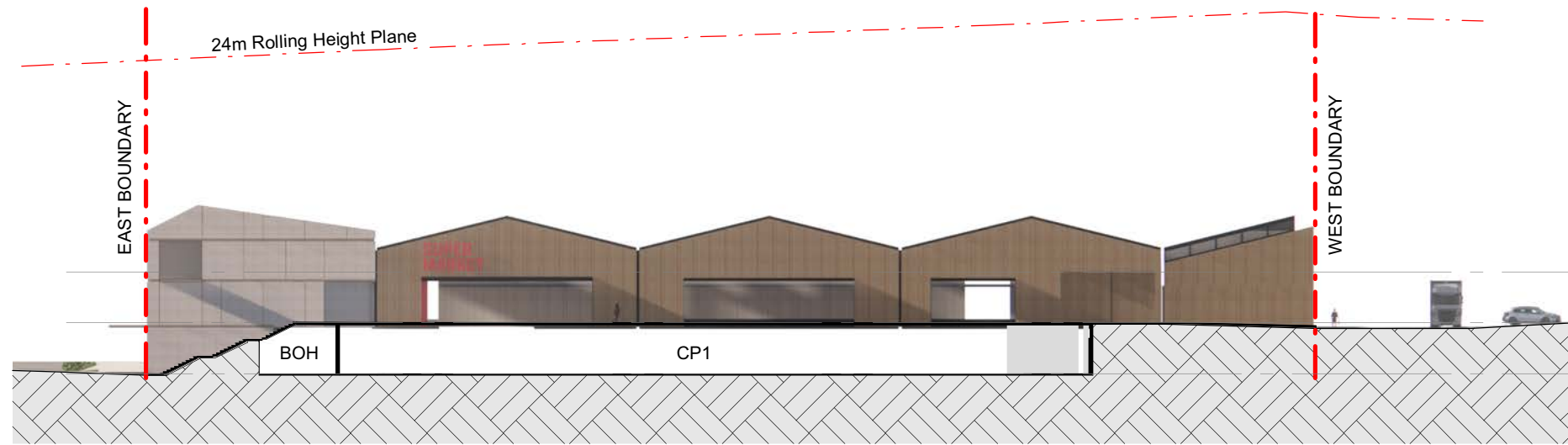
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Revision

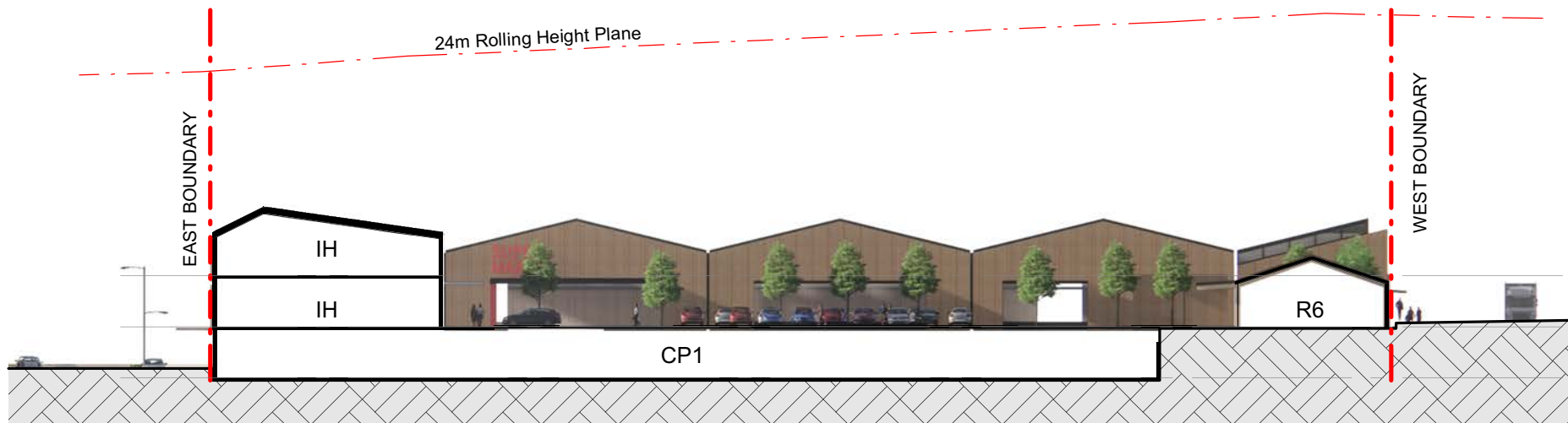
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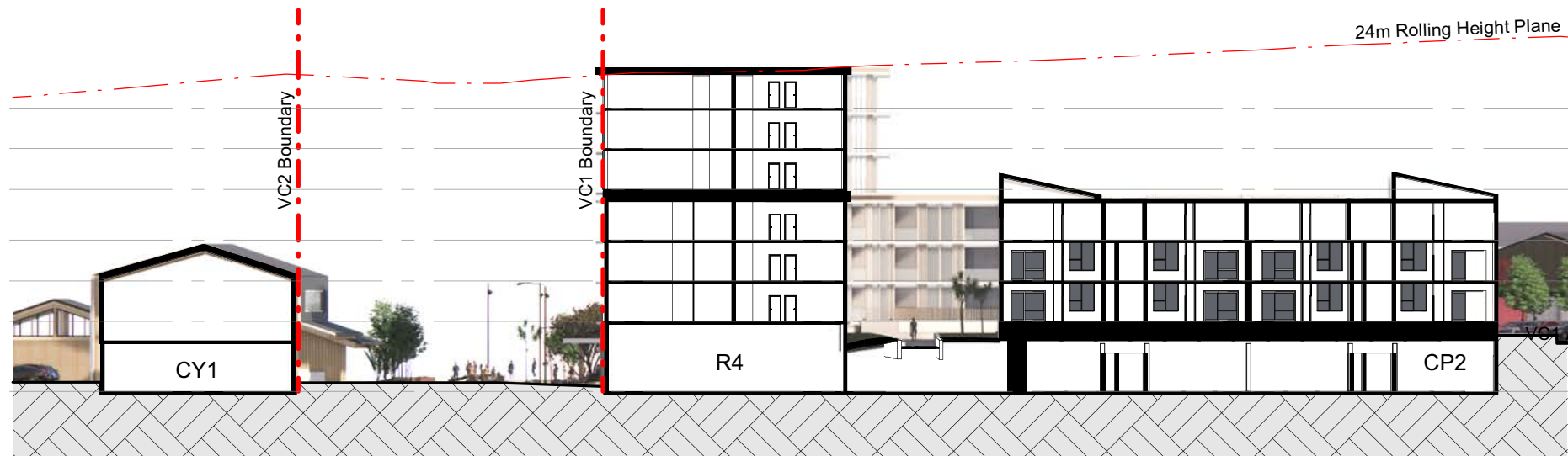
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FC-VC1-200 | 1 : 500 Section
VC1 CROSS SECTION 01

- FL 34500 ✓
- VC - LEVEL 1
- FL 30500 ✓
- VC - UPPER GROUND
- FL 26500 ✓
- VC - LOWER GROUND



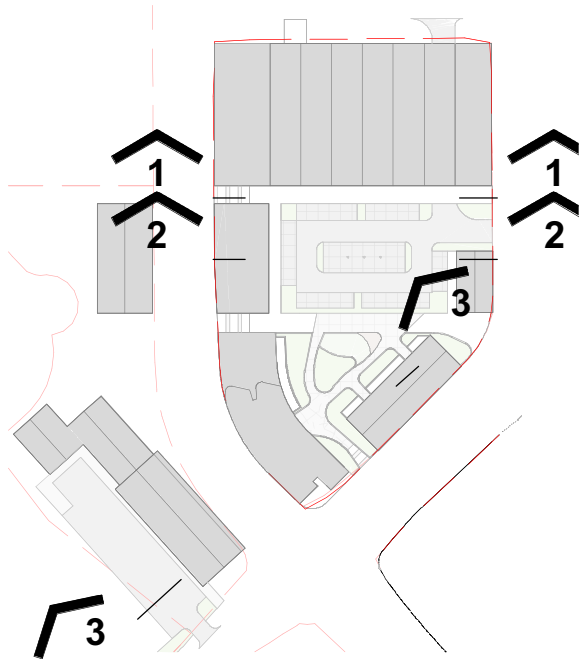
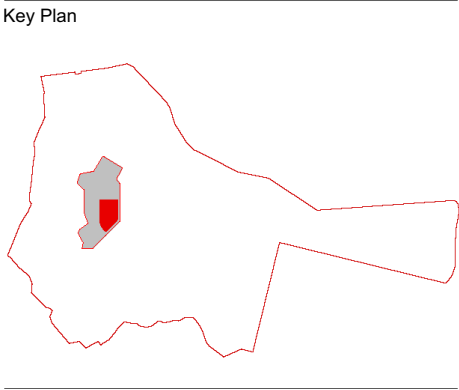
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FC-VC1-200 | 1 : 500 Section
VC1 CROSS SECTION 02

- FL 34500 ✓
- VC - LEVEL 1
- FL 30500 ✓
- VC - UPPER GROUND
- FL 26500 ✓
- VC - LOWER GROUND



3
FC-VC1-200 | 1 : 500 Section
VC1 CROSS SECTION 03

- FL 48800 ✓
- VC1 APARTMENT - LEVEL 5
- FL 45600 ✓
- VC1 APARTMENT - LEVEL 4
- FL 42400 ✓
- VC1 APARTMENT - LEVEL 3
- FL 38400 ✓
- VC1 APARTMENT - LEVEL 2
- FL 35200 ✓
- VC1 APARTMENT - LEVEL 1
- FL 32000 ✓
- VC1 APARTMENT - UPPER GROUND
- FL 26500 ✓
- VC - LOWER GROUND



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Project Number: 220103

BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

Sheet
VC1+2 - CROSS
SECTIONS

Scale @ A3 As indicated

Discipline

Urban Design

Drawing Number Revision
FC-VC1-200 A

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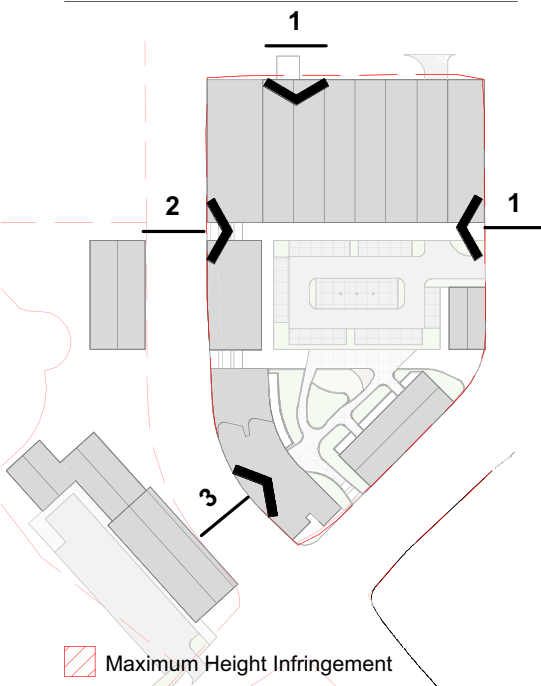
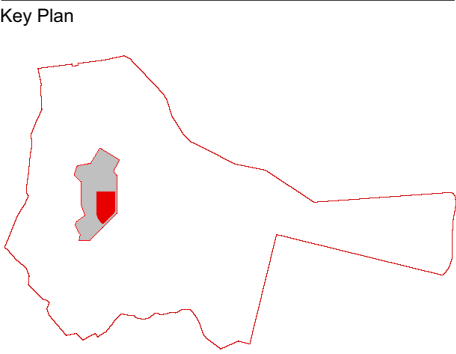
1 1 : 500 Elevation
VC1 - NORTHERN STREET ELEVATION



2 1 : 500 Elevation
VC1 - WESTERN STREET ELEVATION 01



3 1 : 500 Elevation
VC1 - WESTERN STREET ELEVATION 02



*Rolling height indicated in elevations has been measured from the immediate outside face of the proposed building facade.

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1+2 - STREET ELEVATIONS

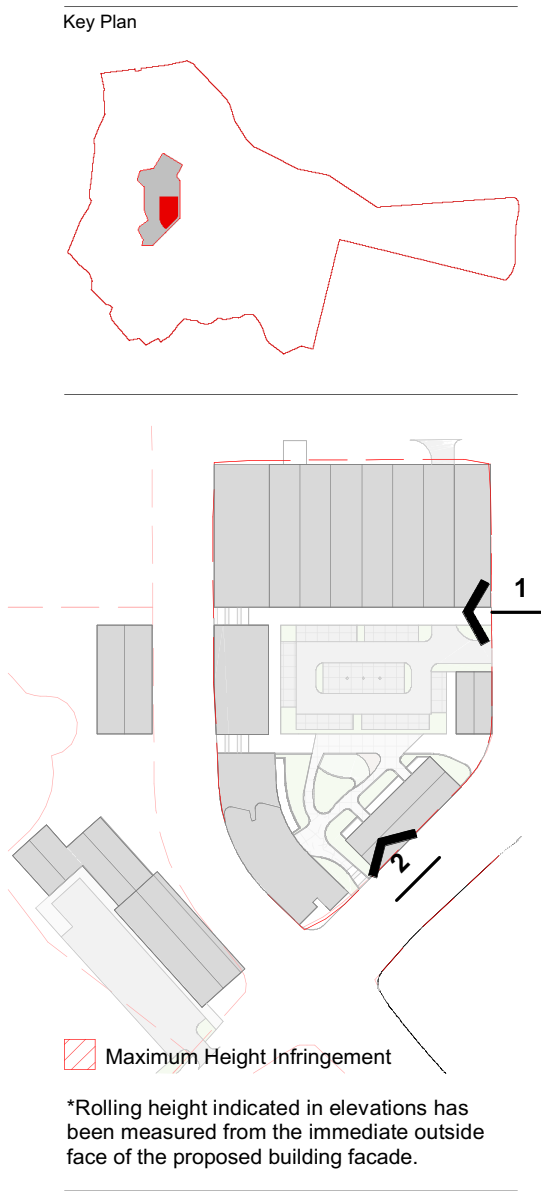
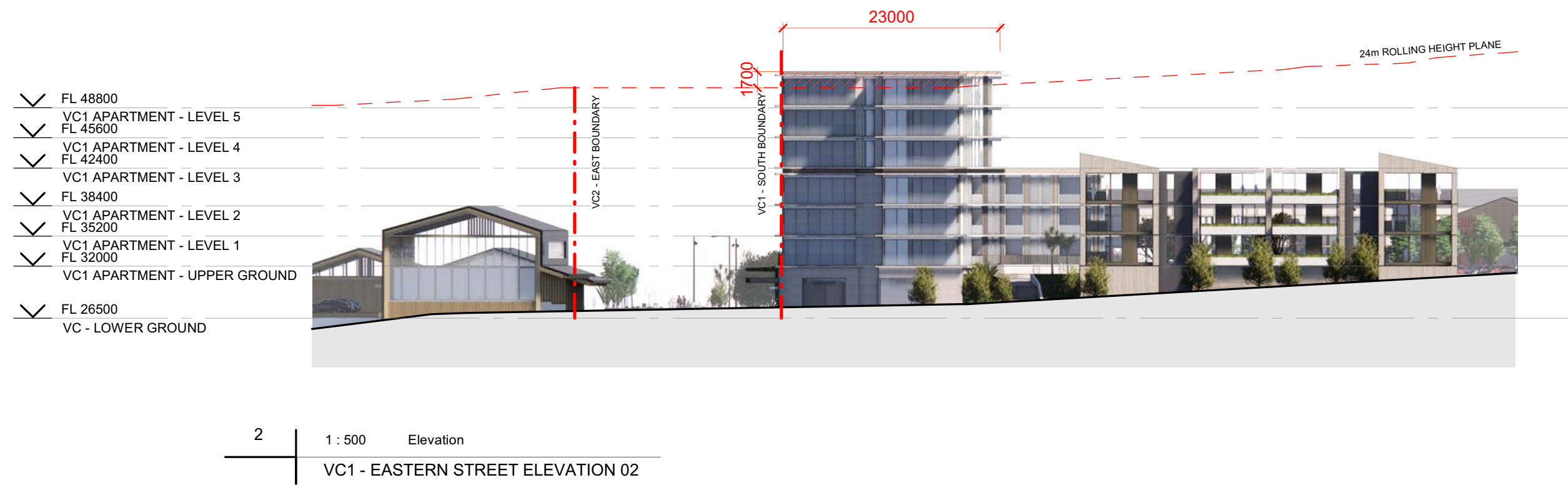
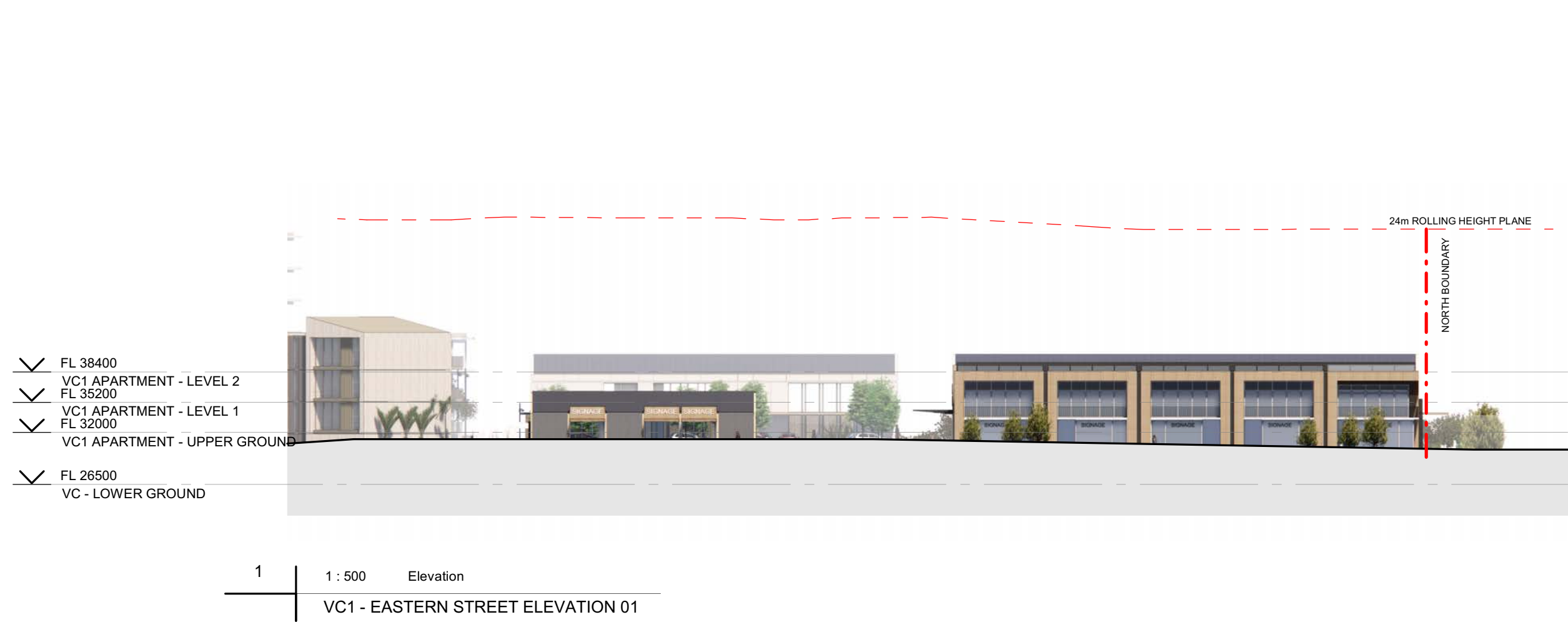
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Discipline

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FC-VC1-300 A

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BEACHLANDS VILLAGE CENTRE

Client: Beachlands South Limited Partnership

Sheet: VC1+2 - STREET ELEVATIONS

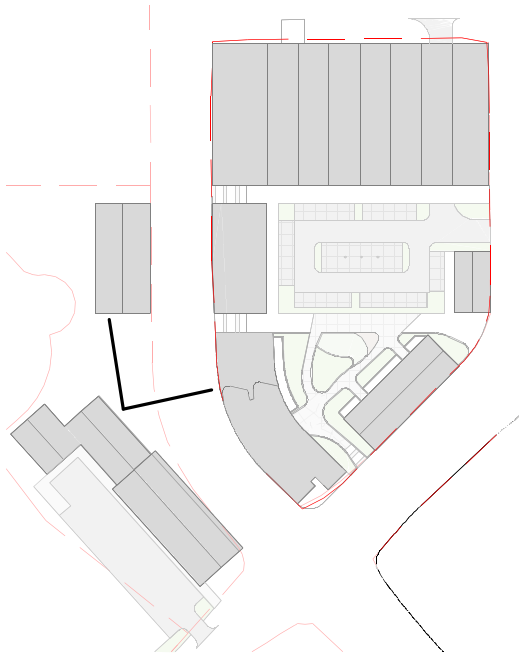
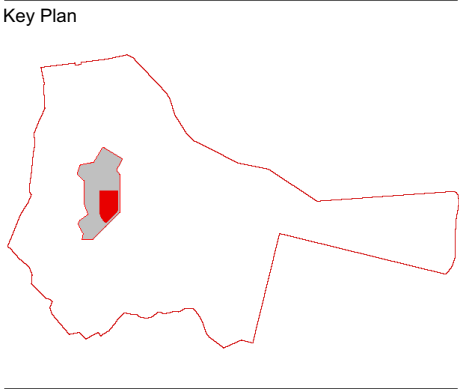
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Discipline: Urban Design

Drawing Number	Revision
FC-VC1-301	A

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Village Centre - Key Render and Materials Palette



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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1+2 - KEY RENDER AND MATERIALS PALETTE
Scale @ A3 1 : 2500

Discipline
Urban Design

Drawing Number Revision
FC-VC1-400 A

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Stone Panel Cladding



Terracotta Panel Cladding



Timber-Look Cladding



Metal Profile Cladding

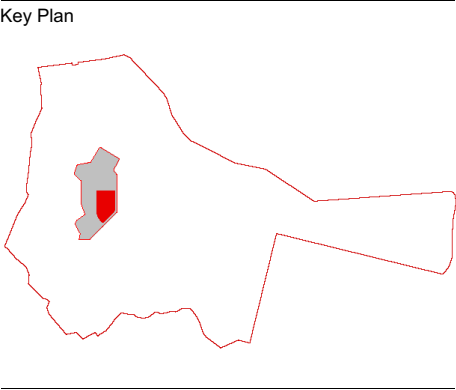


Glass Balustrades



Fin Metal Balustrades

Village Centre - Render



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Project Number: 220103

BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

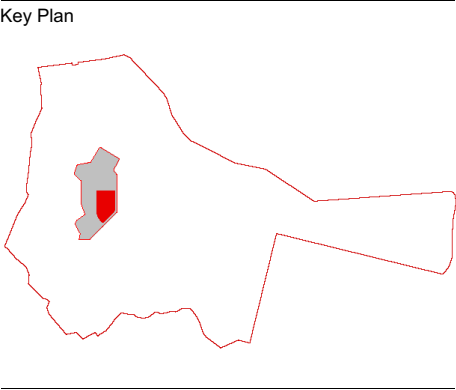
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VC1+2 - RENDERS

Scale @ A3
Discipline
Urban Design

Drawing Number Revision
FC-VC1-401 A

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Village Centre - Render



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BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

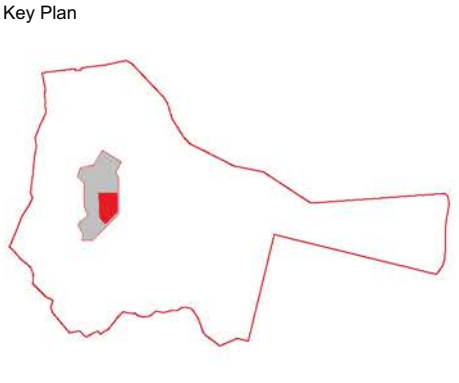
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VC1+2 - RENDERS

Scale @ A3
Discipline
Urban Design

Drawing Number Revision
FC-VC1-402 A

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VC1 - Landscape - Residential Courtyard & Retail Carpark



- Asphalt
- Bike Lane
- Exposed Aggregate Concrete with Dark Oxide
- Exposed Aggregate Concrete
- Concrete Pavers
- Lawn
- Planting
- Timber Decking
- Bark Mulch
- Trees

Notes:
Refer to Open Space Strategy for material and planting palettes.

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

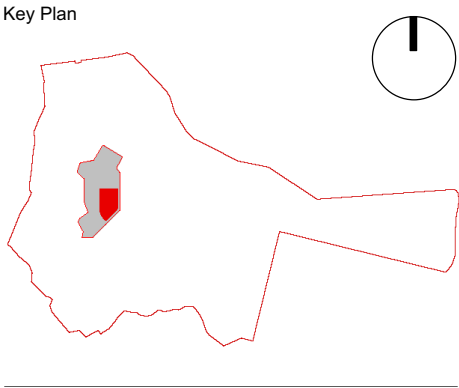
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VC1 - LANDSCAPE PLAN - RESIDENTIAL COURTYARD
Scale @ A3 1:500
Discipline
Urban Design

Drawing Number Revision
FC-VC1-100 A

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VC1 - Upper Ground Level



VC1 Apartments

Unit Type	NIA (m ²)	No. of units
Building A		39
1 Bed	57	3
2 Bed	80-110	33
3 Bed	165	3
Building B		
2 Bed	80	12
Grand Total		51

Village Centre Key

Commercial
Community
Food & Beverage
Innovation Hub
Residential
Retail
BOH

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BEACHLANDS VILLAGE CENTRE

Client

Beachlands South Limited Partnership

Sheet

VC1 - UPPER GROUND FLOOR PLAN

Scale @ A3 1 : 500

Discipline

Urban Design

Drawing Number Revision

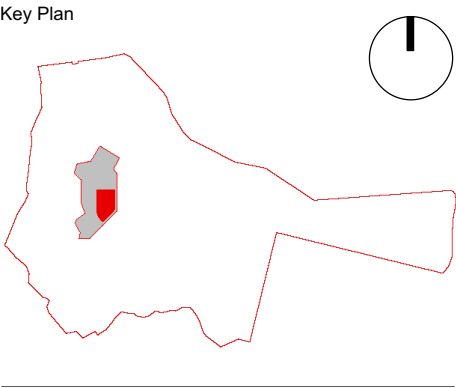
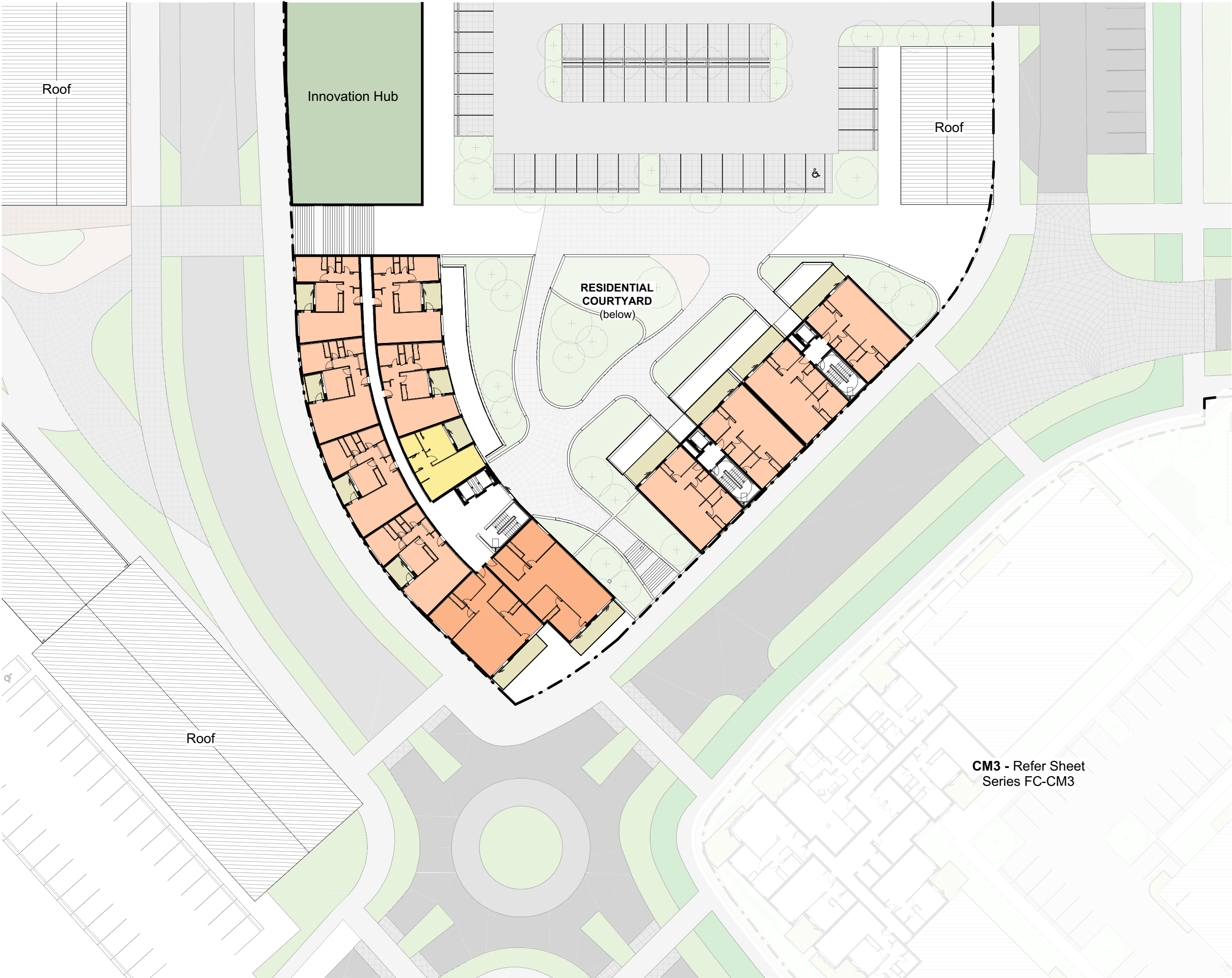
FC-VC1-105 A

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VC1 - Residential Typical Level



Key

- 1 Bedroom
- 2 Bedroom 1 Bath
- 2 Bedroom 2 Bath
- 3 Bedroom
- Bikes & Storage
- Refuse
- Plant / Services
- Common Space
- Primary Point of Access

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1 - LEVEL 1 FLOOR PLAN

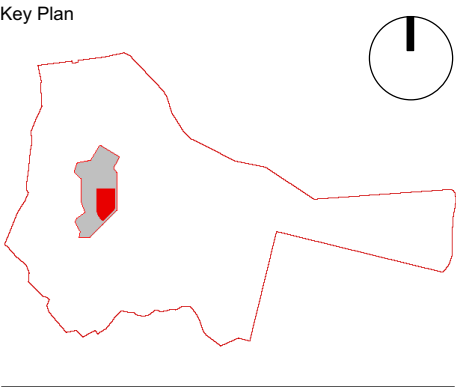
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Discipline
Urban Design

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VC1 - Residential Typical Upper Level



- Key
- 1 Bedroom
 - 2 Bedroom 1 Bath
 - 2 Bedroom 2 Bath
 - 3 Bedroom
 - Bikes & Storage
 - Refuse
 - Plant / Services
 - Common Space
 - Primary Point of Access

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1 - LEVEL 3 FLOOR PLAN

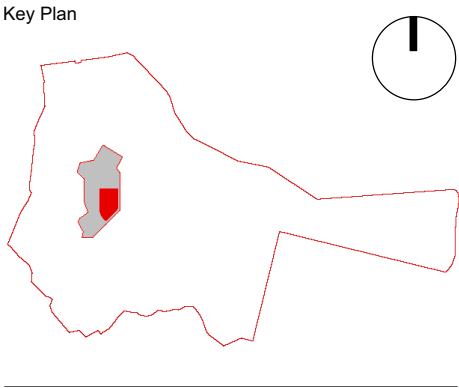
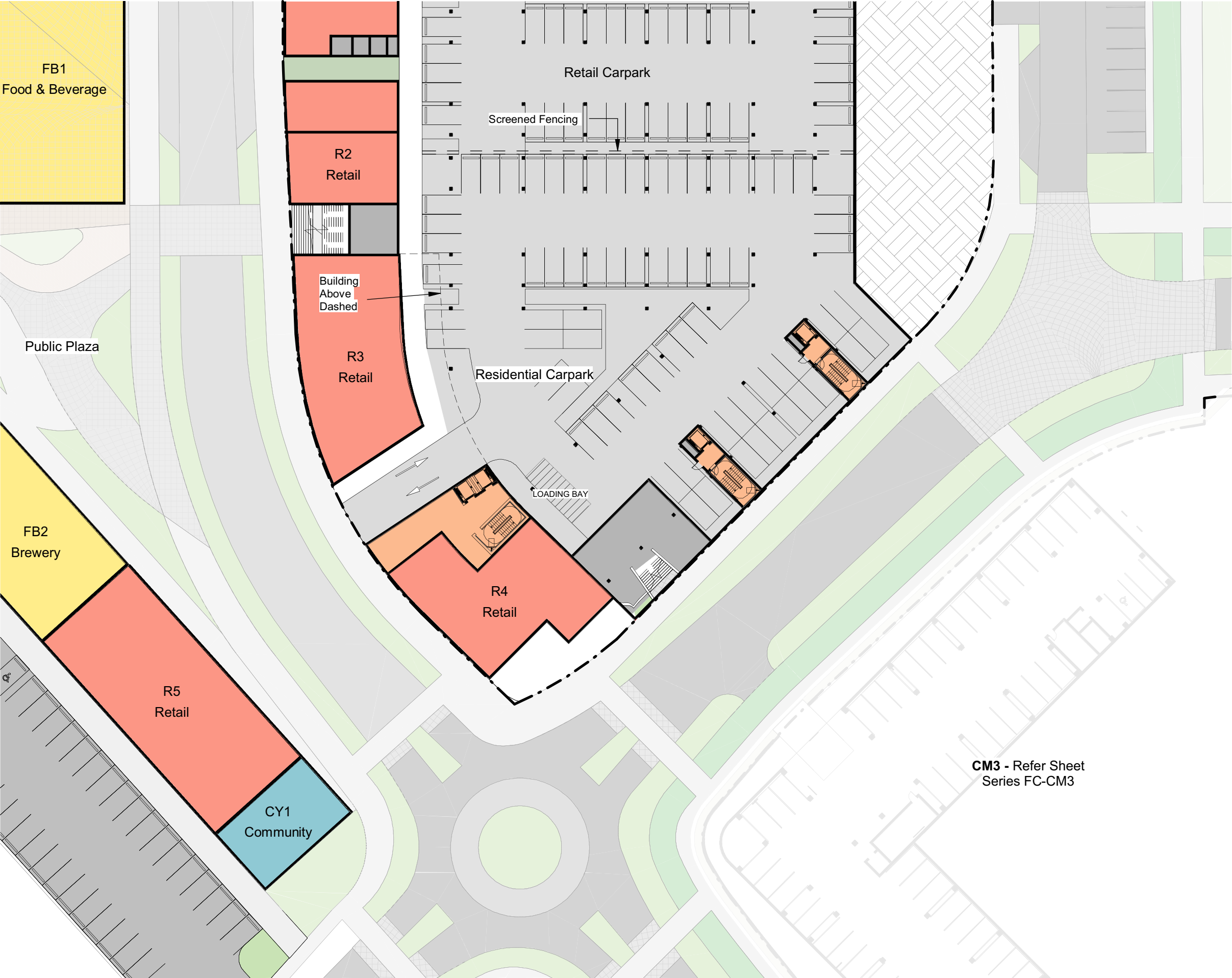
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VC1 - Lower Ground Level - Basement Carpark



Village Centre Key

- Commercial
- Community
- Food & Beverage
- Innovation Hub
- Residential
- Retail
- BOH

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1 - LOWER GROUND FLOOR PLAN

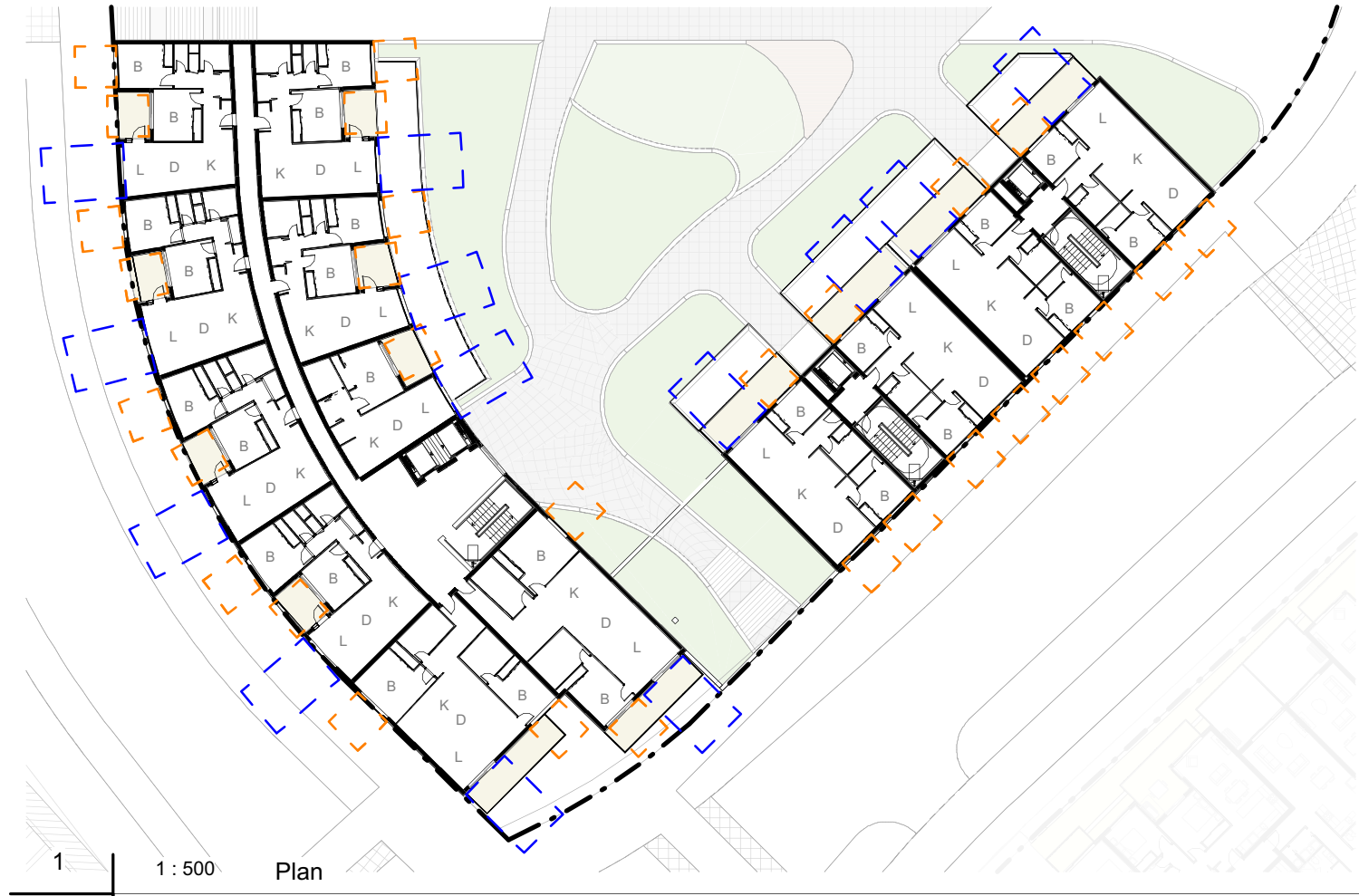
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VC1 - Residential Compliance

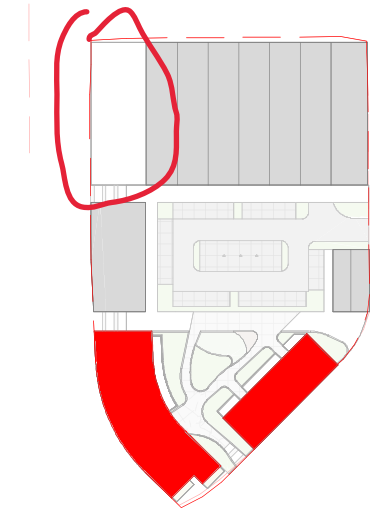
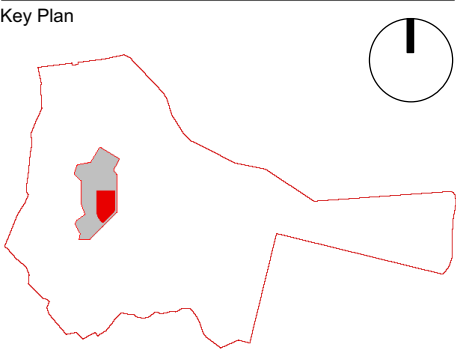


1 1 : 500 Plan
FC-VC1-200 VC1 APARTMENT - TYPICAL LEVEL COMPLIANCE



2 1 : 500 Plan
FC-VC1-200 VC1 APARTMENT - TYPICAL UPPER LEVEL COMPLIANCE

Compliance Key
Outlook Space:
Primary Living 6x4m
Habitable Room 3x3m
Infringement
Site Boundary



VC1 - GROSS BUILDING AREA	
Building ID	GFA (m2)
A	5736
B	1636
Grand total	7373

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1 - TYPICAL LEVELS COMPLIANCE PLAN

Scale @ A3 As indicated

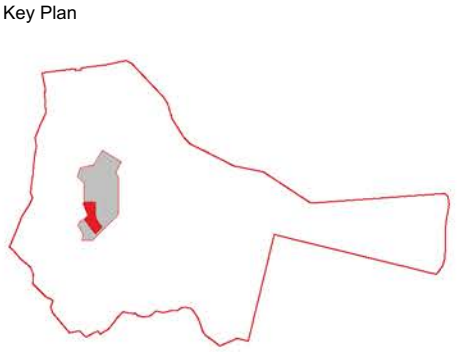
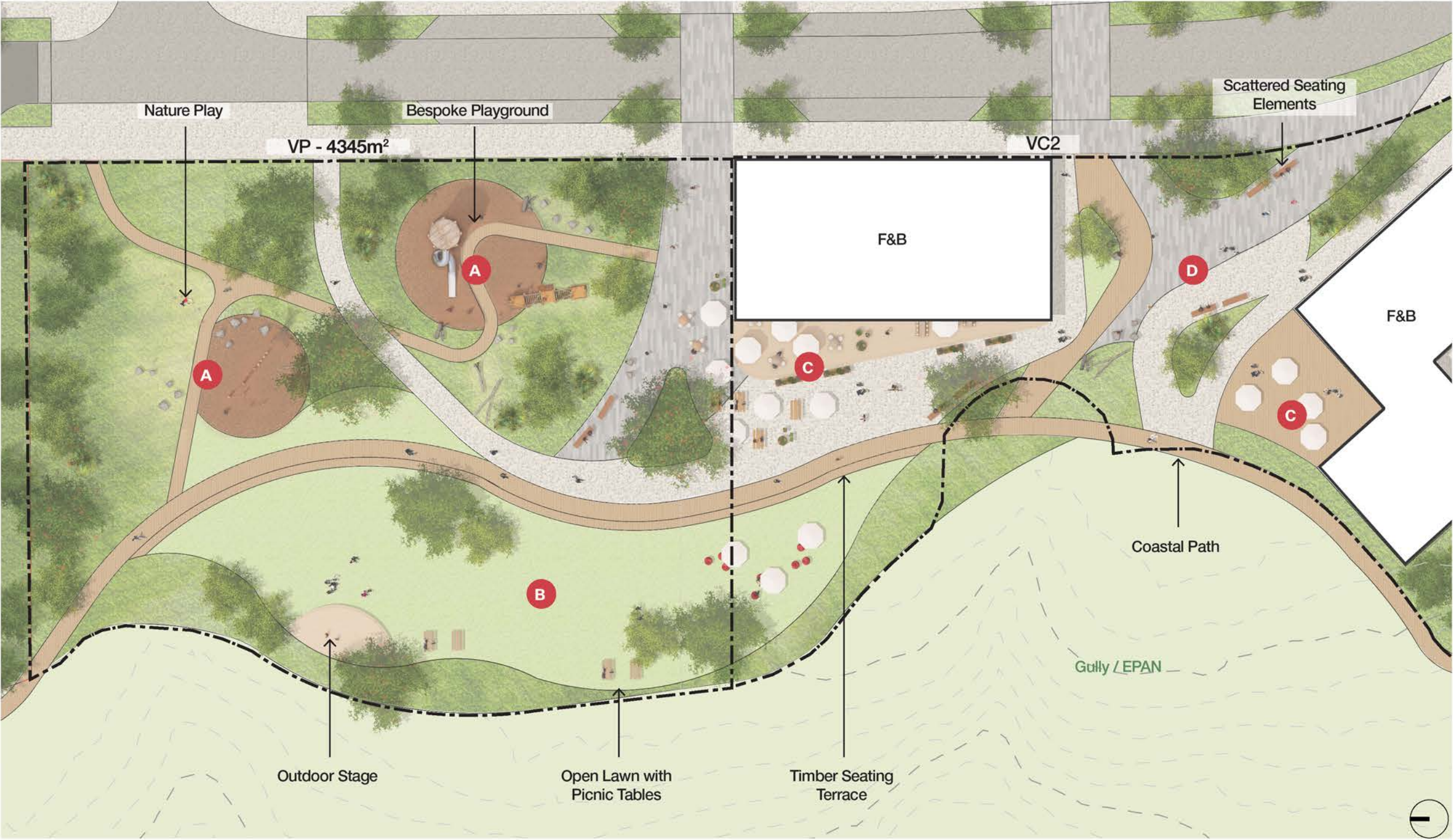
Discipline

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Drawing Number	Revision
FC-VC1-110	A

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VP - Landscape - Village Park



- Notes:
- Refer to Open Space Strategy for material and planting palettes.
- Asphalt
 - Bike Lane
 - Exposed Aggregate Concrete with Dark Oxide
 - Exposed Aggregate Concrete
 - Concrete Pavers
 - Lawn
 - Planting
 - Timber Decking
 - Bark Mulch
 - Trees

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

VC2 - LANDSCAPE PLAN - VILLAGE PARK

Scale @ A3 1:500

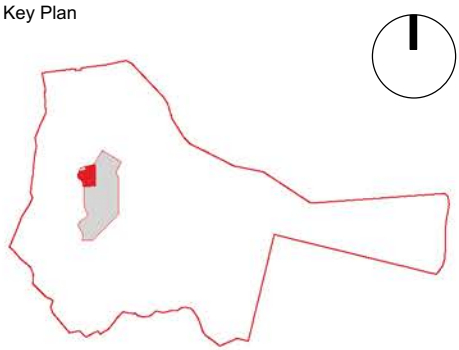
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FC-VC2-100 A

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VC3 - Landscape - Ground Level



- Asphalt
- Bike Lane
- Exposed Aggregate Concrete with Dark Oxide
- Exposed Aggregate Concrete
- Concrete Pavers
- Lawn
- Planting
- Timber Decking
- Bark Mulch
- Trees

Notes:

Refer to Open Space Strategy for material and planting palettes.

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BEACHLANDS VILLAGE CENTRE

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Sheet
VC3 - LANDSCAPE PLAN

Scale @ A3 1:500

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VC3 - Ground Level

- Key
- 1 Bedroom

2 Bedroom 1 Bath

2 Bedroom 2 Bath

3 Bedroom

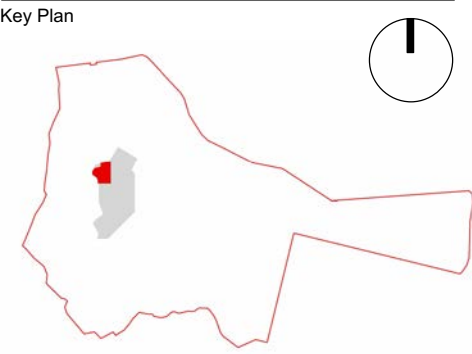
Bikes & Storage

Refuse

Plant / Services

Common Space

Primary Point of Access



VC3 Apartment Units		
Type	NIA (m2)	No. of Units
Building A		
2B1B	68	6
2B2B	107	14
		20
Building B		
1B1B	55	3
2B1B	66-77	5
2B2B	77-93	6
3B2B	105-126	7
		21
Building C		
1B1B	55	4
2B1B	66-77	9
2B2B	77-93	24
3B2B	105-126	4
		41
Grand total		82

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BEACHLANDS VILLAGE CENTRE

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Sheet

VC3 - GROUND FLOOR PLAN

Scale @ A3 1 : 500

Discipline

Urban Design

Drawing Number

Revision

FC-VC3-101

A

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VC3 - Typical Level

- Key
- 1 Bedroom

2 Bedroom 1 Bath

2 Bedroom 2 Bath

3 Bedroom

Bikes & Storage

Refuse

Plant / Services

Common Space

Primary Point of Access

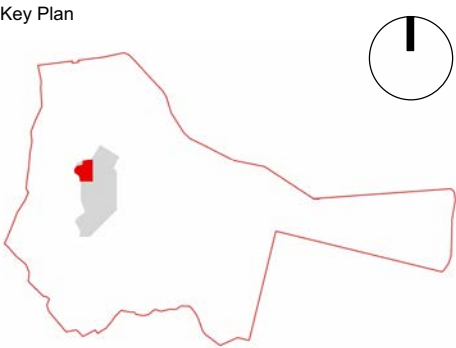
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1 : 500

Plan

FC-VC3-200

VC3 - LEVEL 1



Building ID	GFA (m2)
A	2498
B	3201
C	5465
Carpark	4213
Grand total	15377

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Project

Number: 220103

BEACHLANDS VILLAGE
CENTRE

Client

Beachlands South Limited
Partnership

Sheet

VC3 - TYPICAL LEVEL
PLAN

Scale @ A3

1 : 500

Discipline

Urban Design

Drawing Number

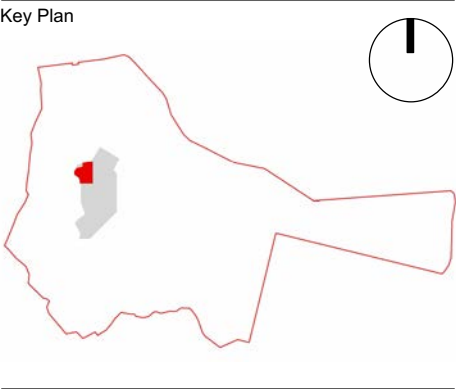
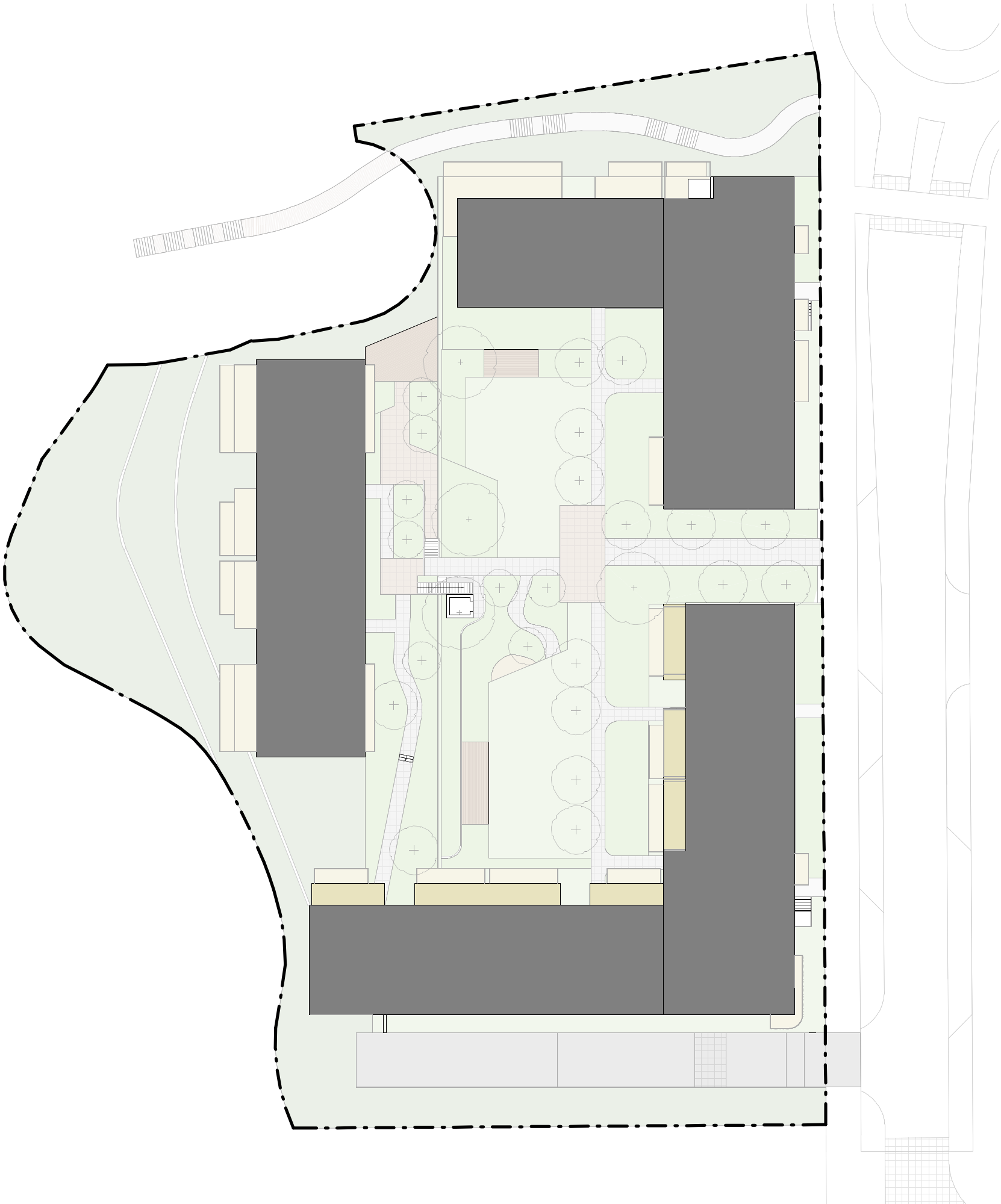
Revision

FC-VC3-102

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VC3 - Roof Plan



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CENTRE

Client
Beachlands South Limited
Partnership

Sheet
VC3 - ROOF LEVEL PLAN

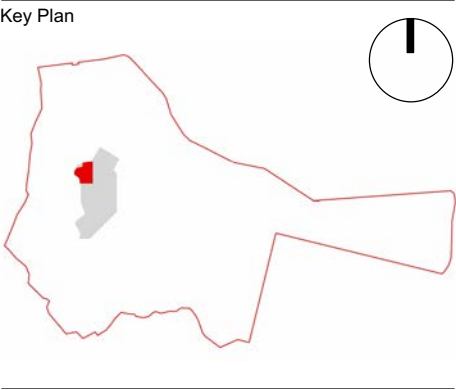
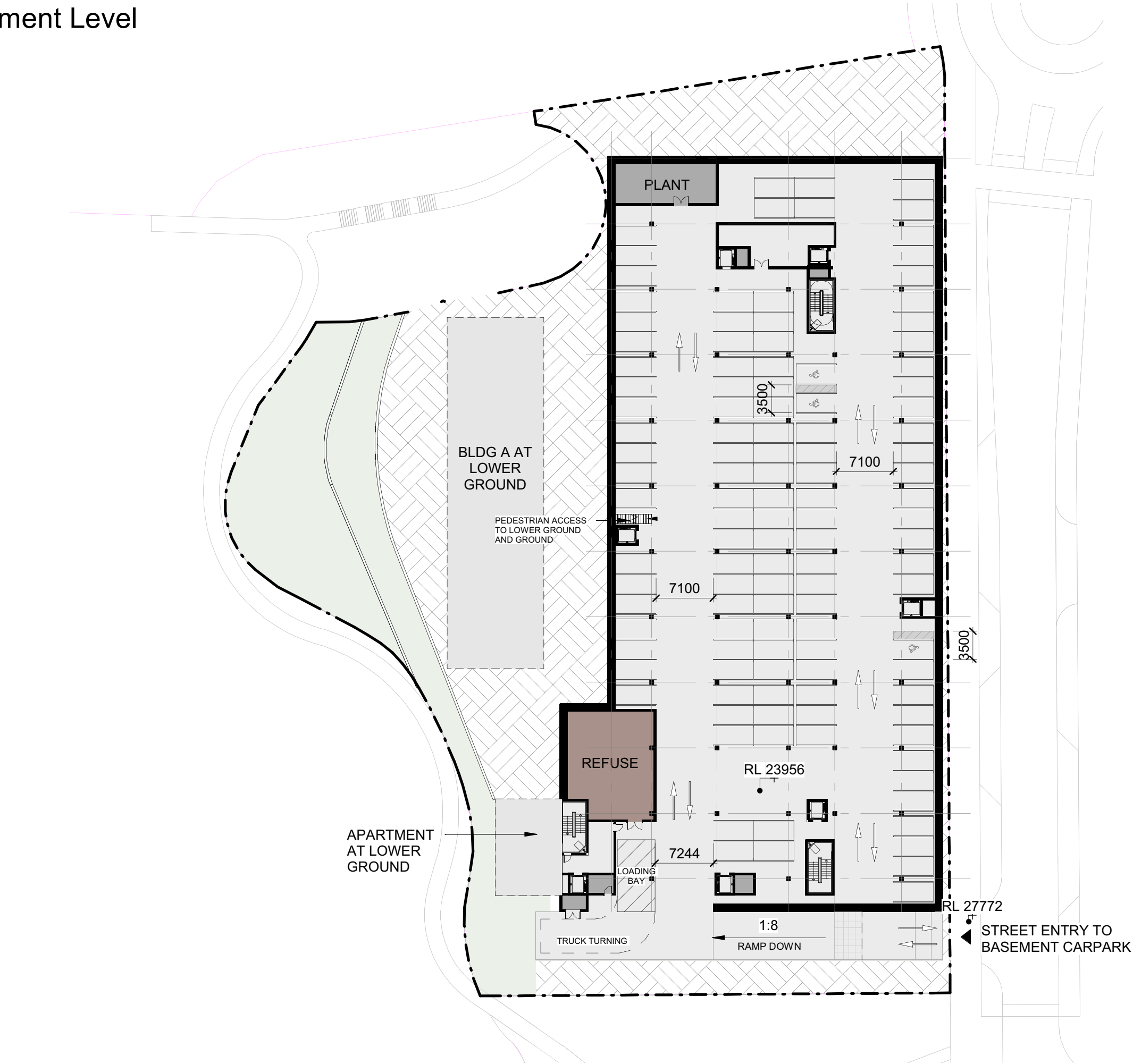
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Discipline
Urban Design

Drawing Number Revision
FC-VC3-103 A

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VC3 - Basement Level



Key

	1 Bedroom
	2 Bedroom 1 Bath
	2 Bedroom 2 Bath
	3 Bedroom
	Bikes & Storage
	Refuse
	Plant / Services
	Common Space
▲	Primary Point of Access

Location	No. of Carparks
	3
VC3 Basement	118
Grand total	121

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Project Number: 220103

BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC3 - BASEMENT FLOOR PLAN

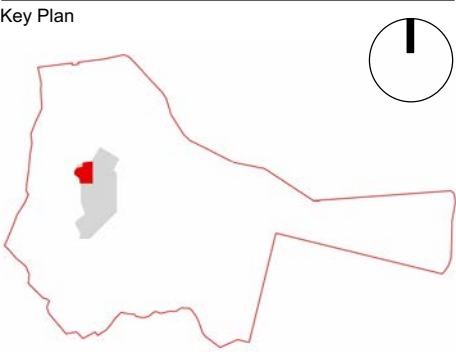
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Discipline
Urban Design

Drawing Number	Revision
FC-VC3-104	A

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VC3 - Ground Level Compliance



Compliance Key

Outlook Space:

- Primary Living 6x4m
- Habitable Room 3x3m
- Infringement
- Site Boundary

VC3 - GROSS BUILDING AREA

Building ID	GFA (m2)
A	2498
B	3201
C	5465
Carpark	4213
Grand total	15377

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC3 - GROUND LEVEL COMPLIANCE PLAN

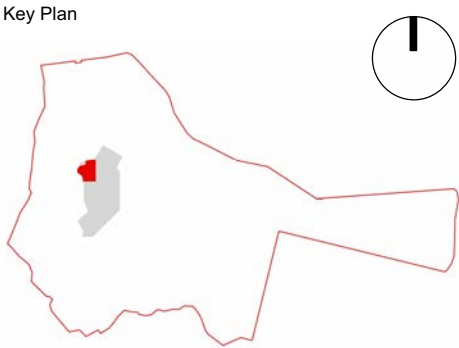
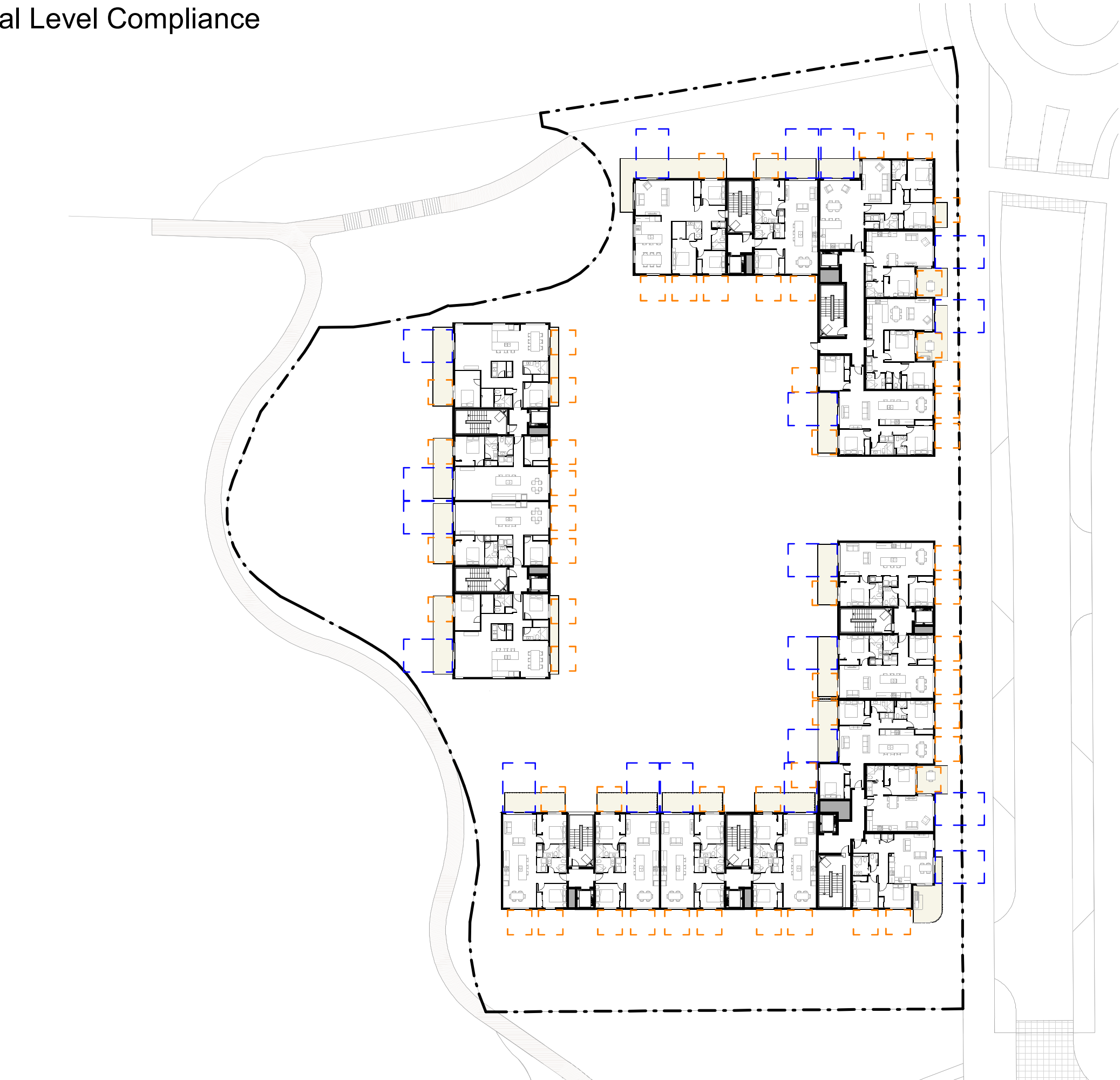
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Discipline
Urban Design

Drawing Number	Revision
FC-VC3-105	A

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VC3 - Typical Level Compliance



Compliance Key

Outlook Space:

- Primary Living 6x4m
- Habitable Room 3x3m
- Infringement
- Site Boundary

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Beachlands South Limited Partnership

Sheet
VC3 - TYPICAL LEVEL COMPLIANCE PLAN

Scale @ A3 1 : 500

Discipline
Urban Design

Drawing Number Revision
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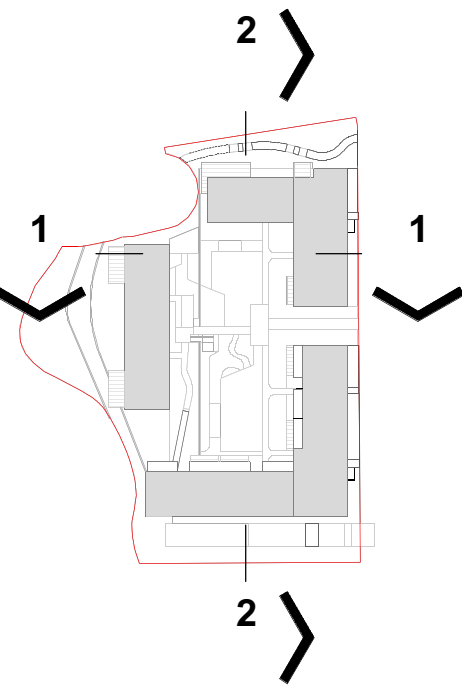
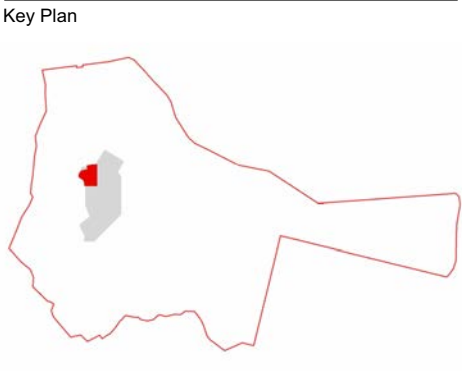
VC3 - Site Sections



1
1 : 500 Section
FC-VC3-200 VC3 - CROSS SECTION



2
1 : 500 Section
FC-VC3-200 VC3 - LONG SECTION



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BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

Sheet
VC3 - SITE SECTIONS

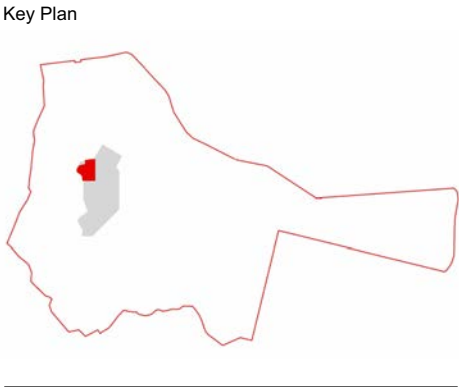
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Discipline

Urban Design

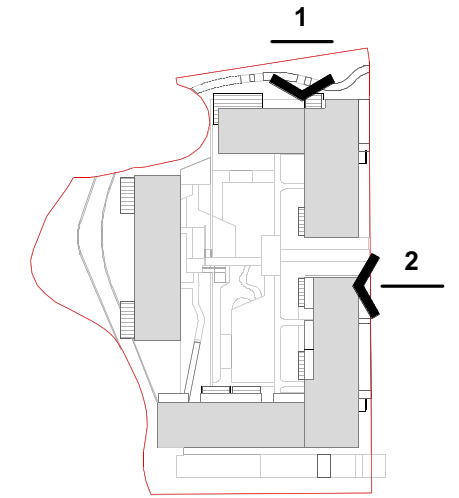
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VC3 - Street Elevations

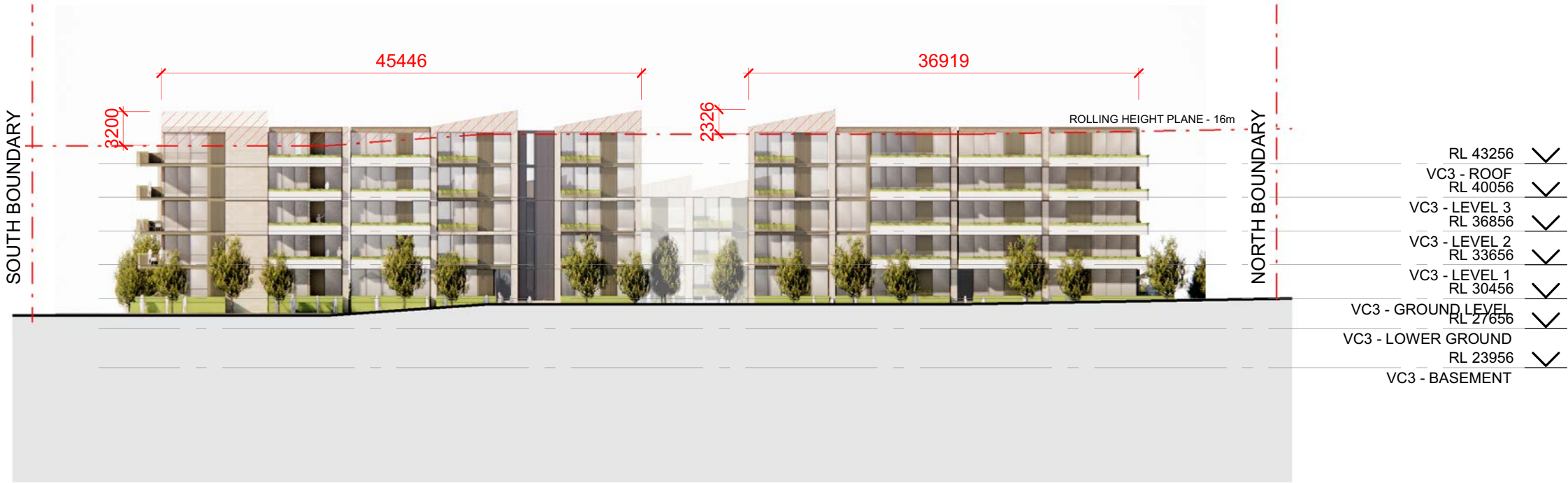


1 | 1 : 500 Elevation
VC3 - NORTH ELEVATION



Maximum Height Infringement

*Rolling height indicated in elevations has been measured from the immediate outside face of the proposed building facade.



2 | 1 : 500 Elevation
VC3 - EAST ELEVATION (STREET)

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC3 - STREET ELEVATIONS

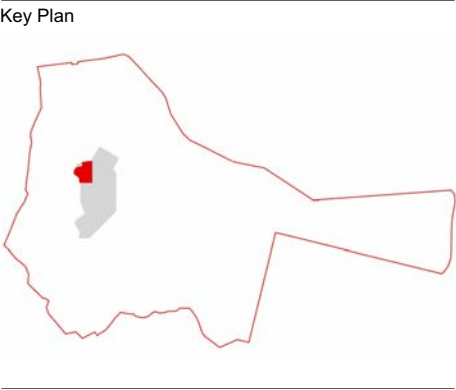
Scale @ A3 As indicated

Discipline
Urban Design

Drawing Number Revision
FC-VC3-202 A

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VC3 - Street Elevations



1

1 : 500 Elevation

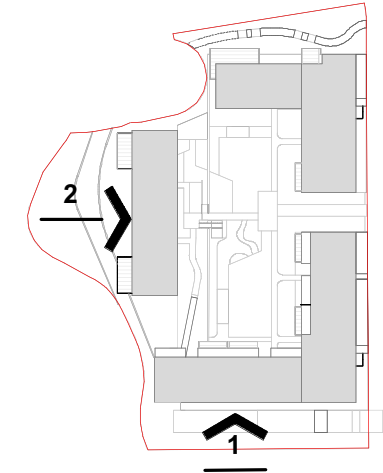
VC3 - SOUTH ELEVATION



2

1 : 500 Elevation

VC3 - WEST ELEVATION1



Maximum Height Infringement

*Rolling height indicated in elevations has been measured from the immediate outside face of the proposed building facade.

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BEACHLANDS VILLAGE CENTRE

Client

Beachlands South Limited Partnership

Sheet

VC3 - STREET ELEVATIONS

Scale @ A3 As indicated

Discipline

Urban Design

Drawing Number Revision

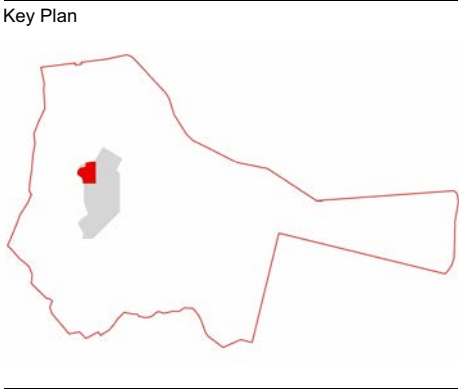
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VC3 - Key Render and Materials Palette



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BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

Sheet
VC3 - KEY RENDER AND
MATERIALS PALETTE

Scale @ A3

Discipline
Urban Design

Drawing Number Revision
FC-VC3-205 A

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Stone Panel Cladding



Terracotta Panel Cladding



Timber-Look Cladding



Metal Profile Cladding

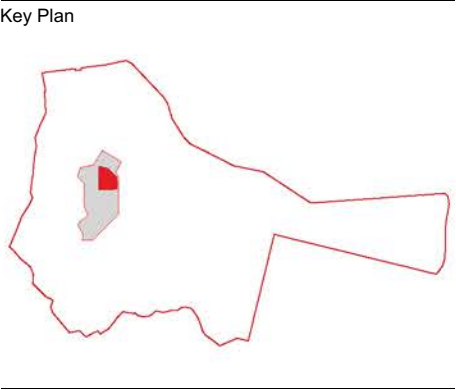


Glass Balustrades



Fin Metal Balustrades

VC4 - Landscape - Ground Level



- Asphalt
- Bike Lane
- Exposed Aggregate Concrete with Dark Oxide
- Exposed Aggregate Concrete
- Concrete Pavers
- Lawn
- Planting
- Timber Decking
- Bark Mulch
- Trees

Notes:

Refer to Open Space Strategy for material and planting palettes.

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC4 - LANDSCAPE PLAN

Scale @ A3 1:500

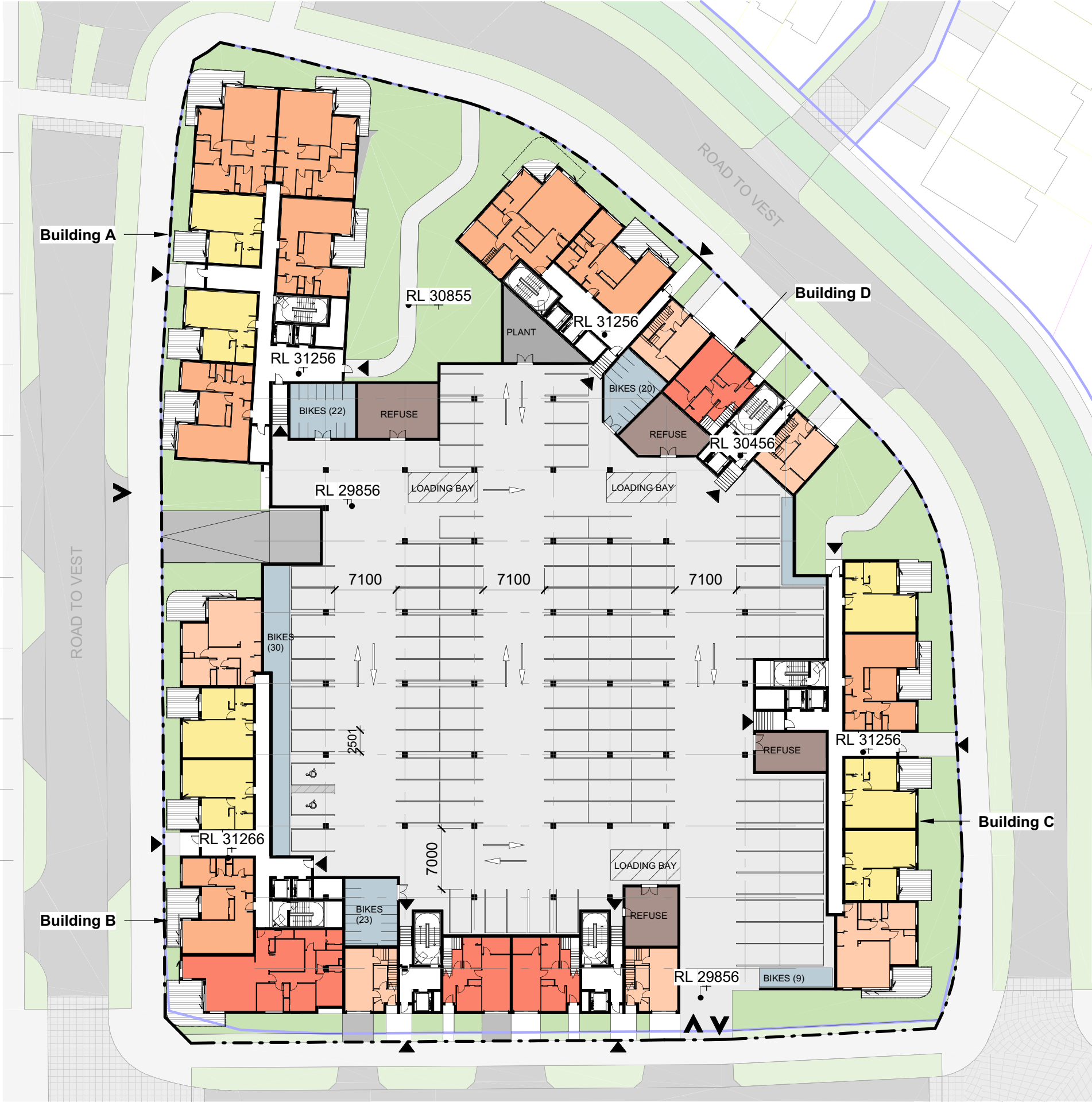
Discipline
Urban Design

Drawing Number Revision
FC-VC4-100 A

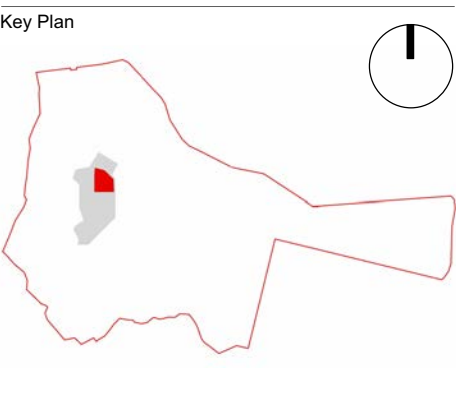
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VC4 - Ground Level



VC4 Apartment Units		
Type	NIA (m2)	No. of Units
Building A		
1B1B	55	5
2B1B	66-77	10
2B2B	77-93	8
		23
Building B		
1B1B	55	4
2B1B	66-77	4
2B1B Terrace	108	2
2B2B	77-93	19
3B2B	105-126	2
3B2B Terrace	140	2
		33
Building C		
1B1B	55	17
2B1B	66-77	25
2B2B	77-93	19
3B2B	105-126	9
		70
Building D		
2B1B	66-77	6
2B1B Terrace	108	2
2B2B	77-93	15
3B2B Terrace	140	1
		24
Grand total		150



Location	No. of Carparks
VC4 Basement Level	167
VC4 Podium Level	113
Grand total	280

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

VC4 - GROUND FLOOR PLAN

Scale @ A3 1 : 500

Discipline

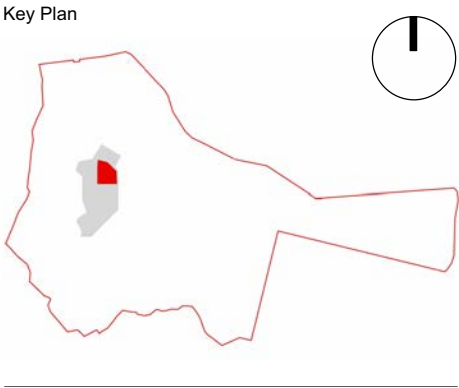
Urban Design

Drawing Number	Revision
FC-VC4-101	A

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- Key
- 1 Bedroom
 - 2 Bedroom 1 Bath
 - 2 Bedroom 2 Bath
 - 3 Bedroom
 - Bikes & Storage
 - Refuse
 - Plant / Services
 - Common Space
 - Primary Point of Access

VC4 - Podium Level - Floor Plan



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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC4 - PODIUM LEVEL FLOOR PLAN

Scale @ A3 1 : 500

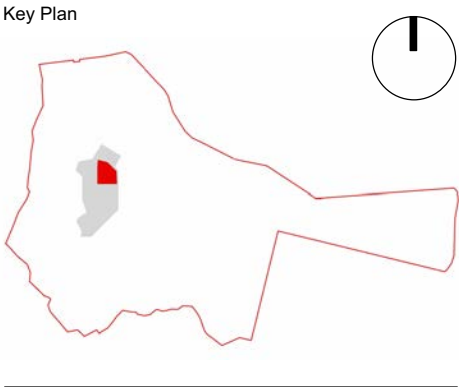
Discipline
Urban Design

Drawing Number Revision
FC-VC4-102 A

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- Key
- 1 Bedroom
 - 2 Bedroom 1 Bath
 - 2 Bedroom 2 Bath
 - 3 Bedroom
 - Bikes & Storage
 - Refuse
 - Plant / Services
 - Common Space
 - Primary Point of Access

VC4 - Typical Level Plan



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Client
Beachlands South Limited Partnership

Sheet
VC4 - TYPICAL LEVEL PLAN

Scale @ A3 1 : 500

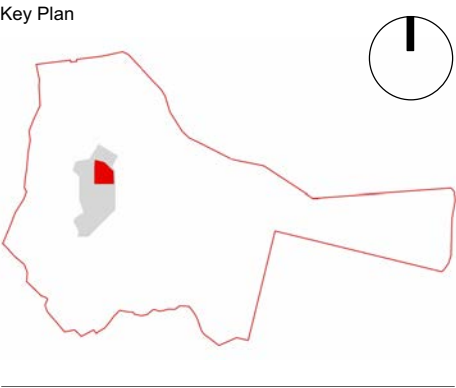
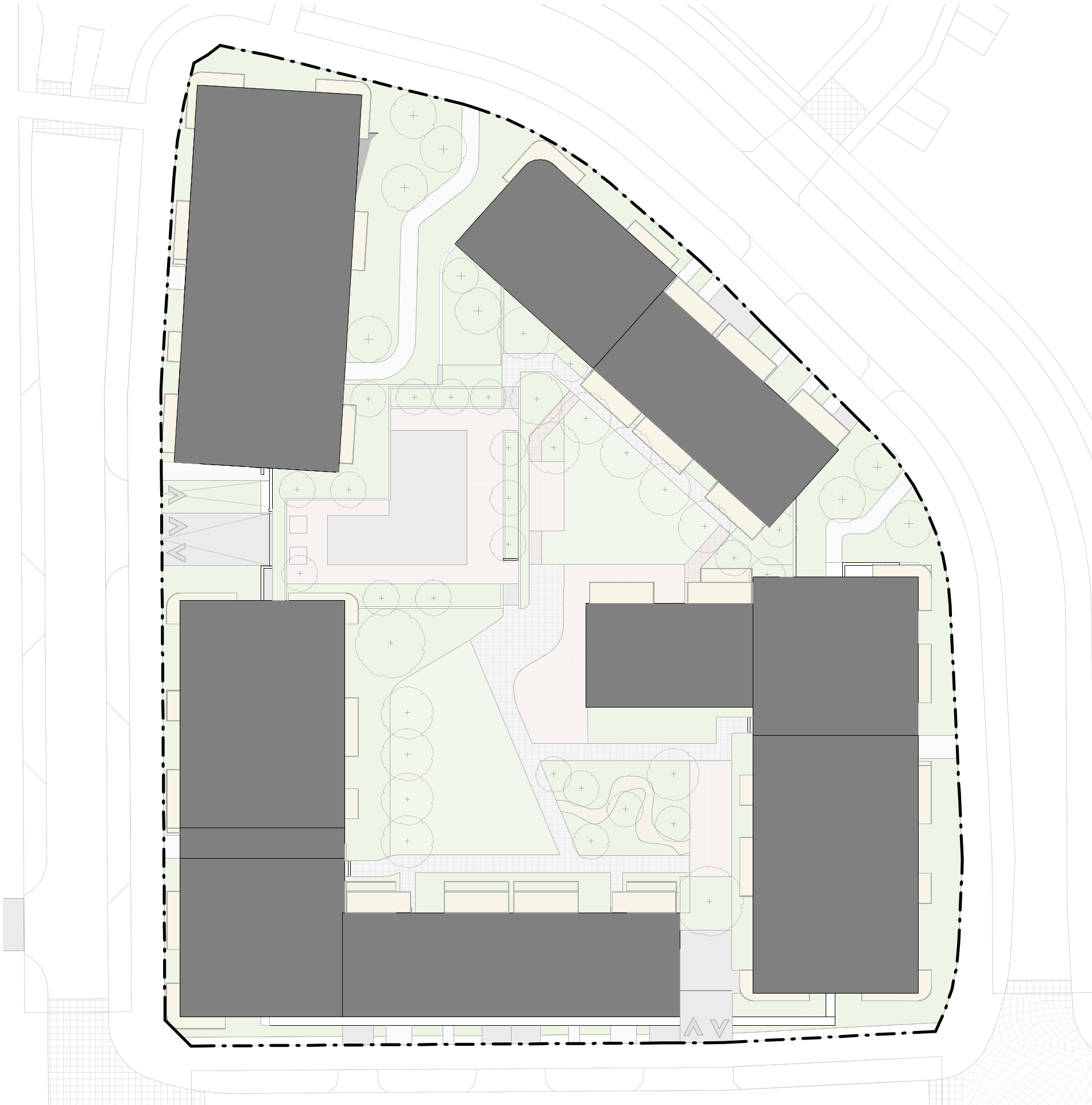
Discipline
Urban Design

Drawing Number Revision
FC-VC4-103 A

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- Key
- 1 Bedroom
 - 2 Bedroom 1 Bath
 - 2 Bedroom 2 Bath
 - 3 Bedroom
 - Bikes & Storage
 - Refuse
 - Plant / Services
 - Common Space
 - Primary Point of Access

VC4 - Roof Level Plan



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BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

Sheet
VC4 - ROOF LEVEL PLAN

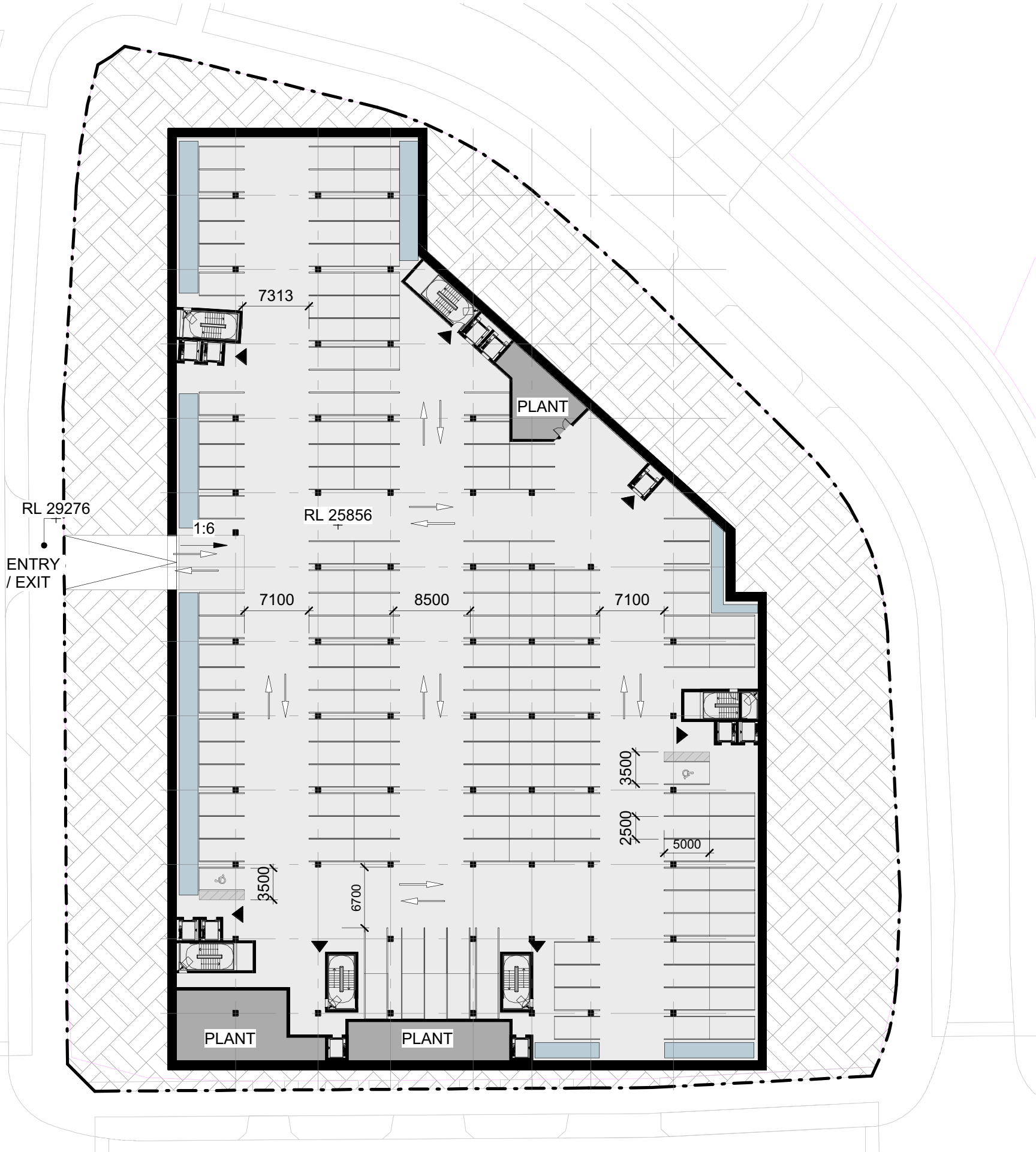
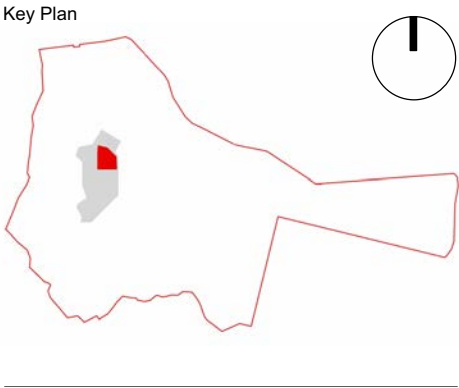
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VC4 - Basement Floor Plan



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Client
Beachlands South Limited Partnership

Sheet
VC4 - BASEMENT FLOOR PLAN

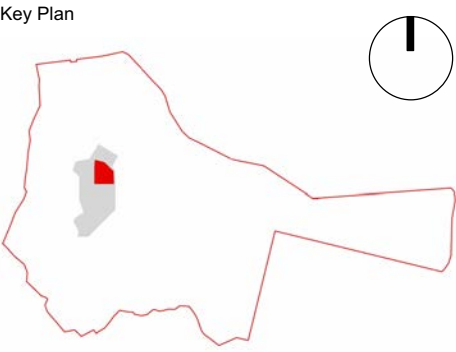
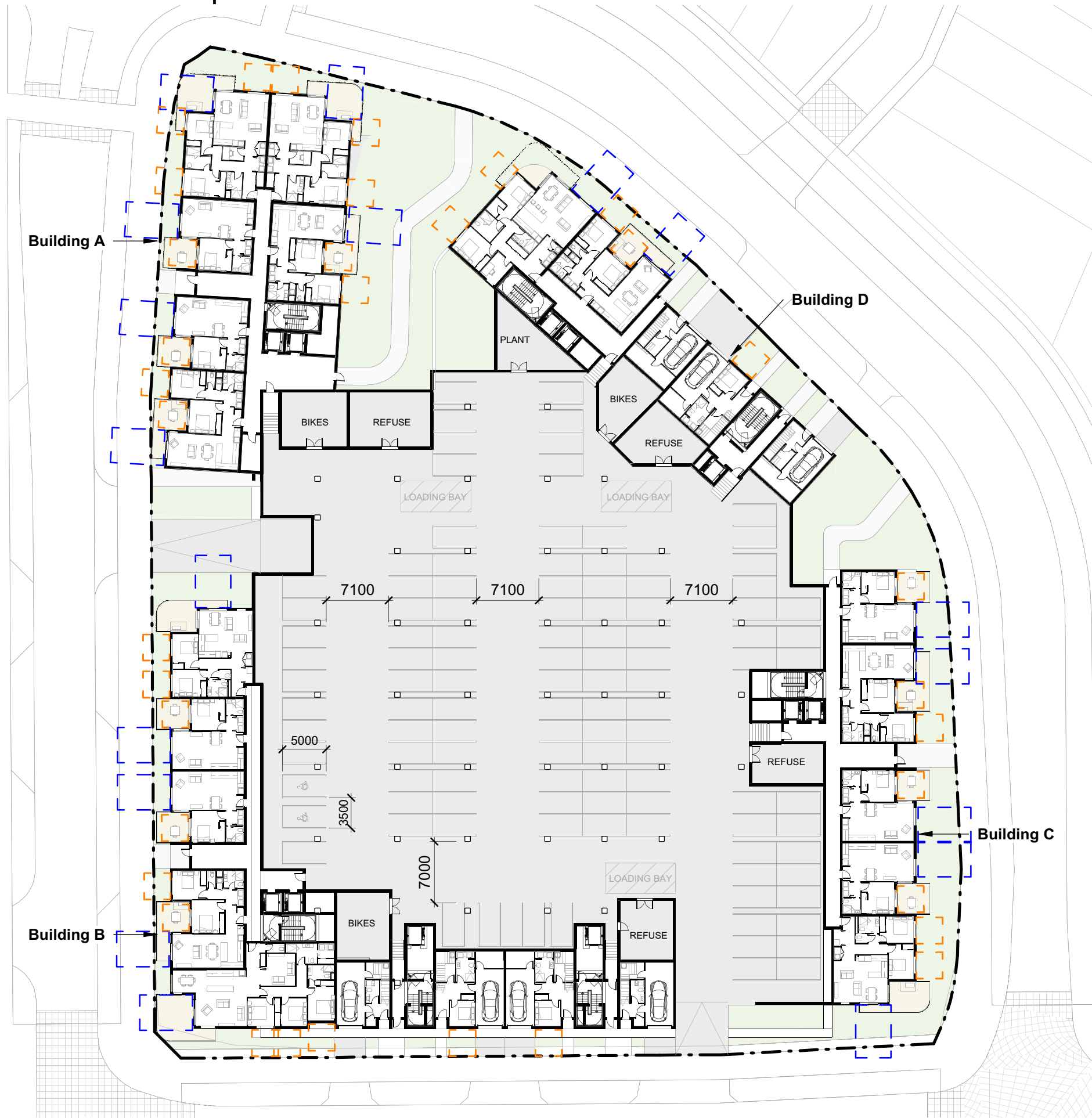
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VC4 - Ground Level Compliance



- Compliance Key**
- Outlook Space:
- Primary Living 6x4m
 - Habitable Room 3x3m
 - Infringement
 - Site Boundary

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Client
Beachlands South Limited Partnership

Sheet
VC4 - GROUND FLOOR COMPLIANCE PLAN

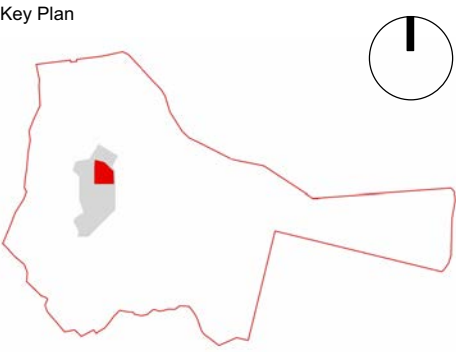
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VC4 - Podium Level Compliance



Compliance Key

Outlook Space:

- Primary Living 6x4m
- Habitable Room 3x3m
- Infringement
- Site Boundary

VC4 - GROSS BUILDING AREA

Building ID	GFA (m2)
A	3539
B	6995
C	6668
Carparking	9702
D	3751
Grand total	30655

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CENTRE

Client
Beachlands South Limited
Partnership

Sheet
VC4 - PODIUM LEVEL
COMPLIANCE PLAN

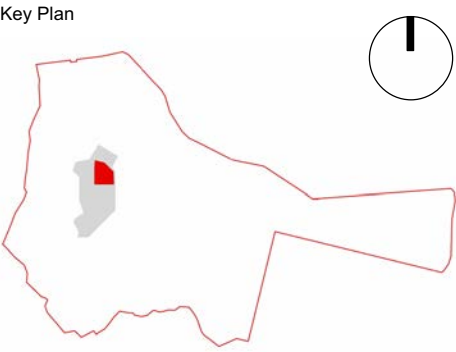
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VC4 - Typical Level Compliance



Compliance Key

Outlook Space:

- Primary Living 6x4m
- Habitable Room 3x3m
- Infringement
- Site Boundary

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC4 - TYPICAL LEVEL COMPLIANCE PLAN

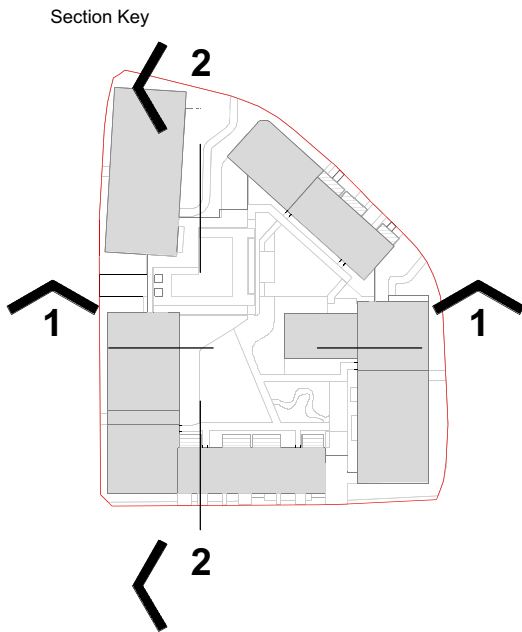
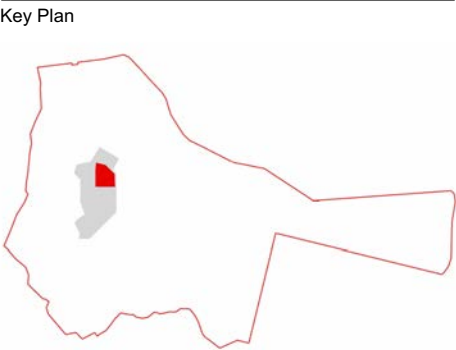
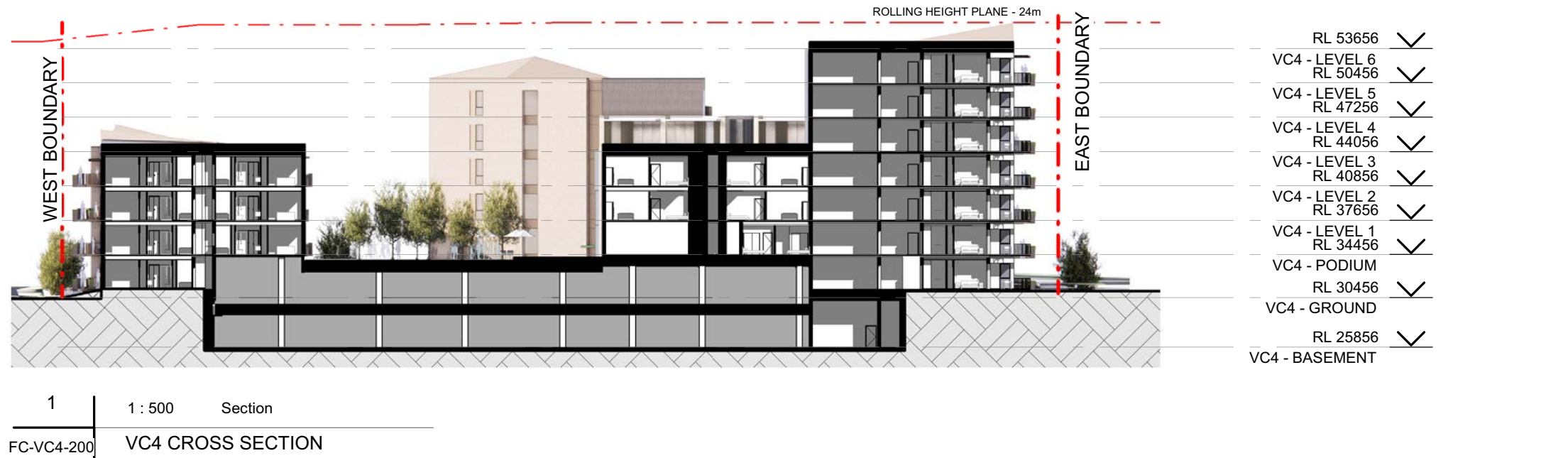
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VC4 - Site Sections



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CENTRE

Client
Beachlands South Limited
Partnership

Sheet
VC4 - SITE SECTIONS

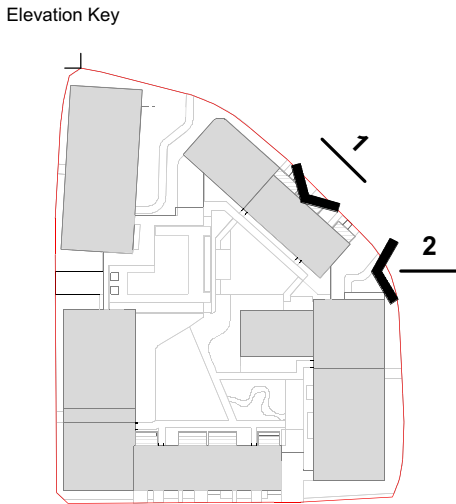
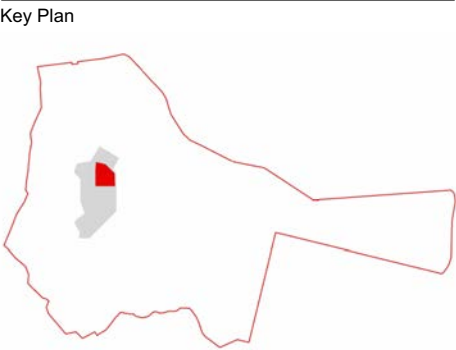
Scale @ A3 As indicated

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VC4 - Street Elevations



Maximum Height Infringement

*Rolling height indicated in elevations has been measured from the immediate outside face of the proposed building facade.

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BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

Sheet
**VC4 - STREET
ELEVATIONS**

Scale @ A3 As indicated

Discipline
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1 1 : 500 Elevation
VC4 - NORTH ELEVATION

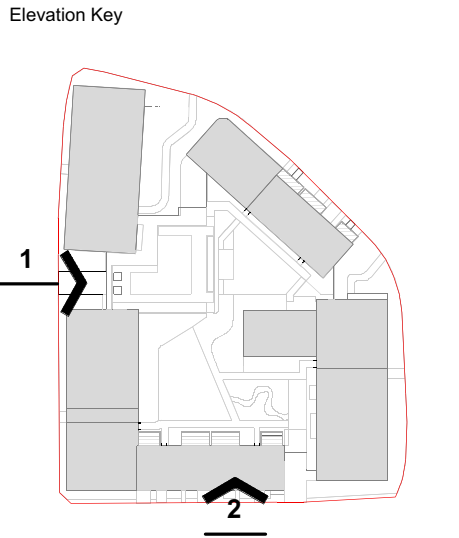
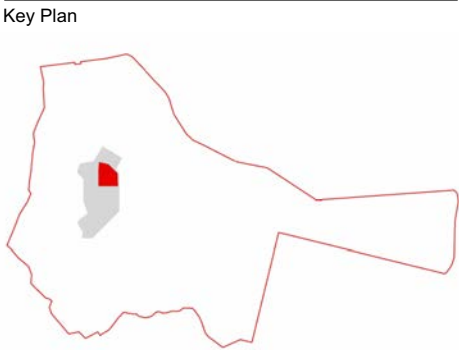


2 1 : 500 Elevation
VC4 - EAST ELEVATION

VC4 - Street Elevations



1 | 1 : 500 Elevation
VC4 WEST ELEVATION



Maximum Height Infringement

*Rolling height indicated in elevations has been measured from the immediate outside face of the proposed building facade.

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC4 - STREET ELEVATIONS

Scale @ A3 As indicated

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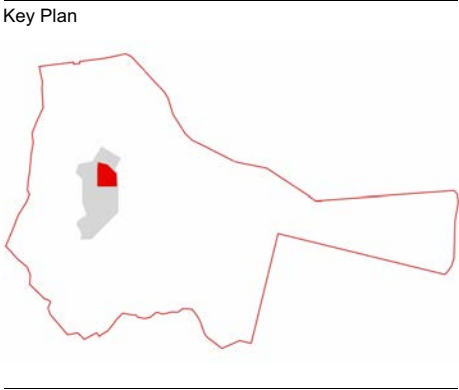
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2 | 1 : 500 Elevation
VC4 - SOUTH ELEVATION

VC4 - Key Render and Materials Palette



Rendered Concrete Block Cladding



Clay Brick Facade



Terracotta Panel Cladding



Timber-Look Cladding



Metal Profile Cladding



Fin Metal Balustrades

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

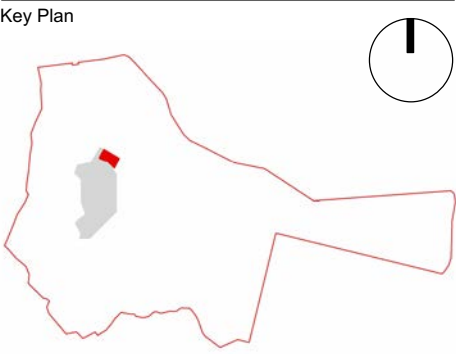
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VC4 - KEY RENDER AND MATERIALS PALETTE

Scale @ A3
Discipline
Urban Design

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Site Plan VC5



HOUSING TYPOLOGIES

ID	Type	Bed	GFA (m2)	No.
S-3a	SH C	3	153	1
T-2a	TH 4.5	2	97.6	6
T-2b	TH 4.5	2	97.6	6
T-3a	TH 6.5	3	153	10

Refer to Housing Typologies Drawing Set
for further information on typology design, set-out and compliance with Auckland's Unitary Plan Zoning rules.

- Key**
- Housing type S-3a
 - Housing type T-2a
 - Housing type T-2b
 - Housing type T-3a
 - Housing type T-3c
 - Car park
 - Primary point of access

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Project Number: 220103

Beachlands South - Fast Track Application

Client
Beachlands South Limited Partnership

VC5 SITE PLAN

Scale @ A3 As indicated

Discipline

Urban Design

Drawing Number Revision
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