

<ul style="list-style-type: none"> Cumulative impacts of development on the environment 	✓	The development on this site is replacing an existing development. Although the new development is more intense it is not likely to contribute to any significant cumulative impacts in the area
<ul style="list-style-type: none"> Measures to ensure water and energy usage is efficient 	✓	Energy saving design measures have been adopted in the design of the development and these will be further refined as the detailed design of the residences proceeds. The principles of SEPP65, the Residential Flat Design Code and BSAIX will be implemented in the development
SEPP 65 – Design of Residential Flat Buildings		
<ul style="list-style-type: none"> Context 	✓	A detailed site context analysis has been carried out and the development has been designed to address the features of this
<ul style="list-style-type: none"> Scale 	✓	The scale of the development is as provided for in the planning controls relating to the site and is similar to the scale of the existing development on the site and the surrounding built form
<ul style="list-style-type: none"> Built Form 	✓	The built form has been developed to reflect the topography of the site and the nature of the area and its context
<ul style="list-style-type: none"> Density 	✓	The density proposed complies with the provisions in the planning controls and is similar to that of other sites in the area. There are large areas of vegetation and open space provided on the site
<ul style="list-style-type: none"> Resource, water and energy efficiency 	✓	The principles of Water Sensitive urban Design have been adopted in the development and the design has been based on providing a high degree of energy efficiency in the development.
<ul style="list-style-type: none"> Landscape 	✓	A detailed landscape master plan has been prepared for the proposal
<ul style="list-style-type: none"> Amenity 	✓	The new development will be of high amenity and will not adversely impact on the amenity of the surrounding development in the area
<ul style="list-style-type: none"> Safety and Security 	✓	Safety and security has been a consideration in the design of the development and the design of the buildings. Roads and open space areas are addressed by the housing
<ul style="list-style-type: none"> Social Dimensions 	✓	The proposed development will provide both permanent residential accommodation and tourist accommodation. The housing will be of a high standard. The social infrastructure for the new population exists in the Coffs Harbour area
<ul style="list-style-type: none"> Aesthetics 	✓	The development has been designed by the architects as a total scheme comprising buildings, landscaping and the protection of the existing areas of conservation significance. As a result the aesthetics of the proposal are high. The development has a beach frontage and the buildings have been designed around green fingers of open space which connect to the beach area.
Compliance with residential flat design code	✓	A preliminary analysis has been carried out and it has been concluded that the proposal can comply with the rules of thumb in the code
SEPP 11 – Traffic Generating Developments		
Referral to RTA	✓	The application will be referred to the RTA
North Coast Regional Environmental Plan		
<ul style="list-style-type: none"> Protect area of natural vegetation 	✓	Natural vegetation areas of conservation significance on the site have been retained

<ul style="list-style-type: none"> • Protect scenic quality 	✓	The proposal is replacing an existing development and there will be an improvement in scenic quality as the new proposal has been carefully designed in the context of the site and the surroundings
<ul style="list-style-type: none"> • Protect water quality 	✓	There will be no increase in stormwater run off from the site and as a result no adverse impacts on water quality
<ul style="list-style-type: none"> • Development not to significantly disturb wildlife habitat 	✓	No wildlife habitat will be significantly disturbed as a result of the development
<ul style="list-style-type: none"> • Scenery not to be adversely affected 	✓	There will be no adverse impacts on scenery as the site is already developed for urban purposes
<ul style="list-style-type: none"> • Erosion and sediment control plan to be implemented 	✓	An erosion and sediment control plan will be prepared and implemented for the development of the site
<ul style="list-style-type: none"> • Enhance visual quality of the coast 	✓	The development proposal includes a plan to revegetate the dune area and as a result to enhance the visual quality of this area
<ul style="list-style-type: none"> • Provide for appropriate recreational use of beaches 	✓	A public access way will be provided to the beach to allow recreational use of it
<ul style="list-style-type: none"> • Protect water quality in the coastal environment 	✓	The proposal has been designed to ensure water quality is protected and there will be no increase in run off from the site
<ul style="list-style-type: none"> • Minimise risks from coastal processes 	✓	The coastal processes have been examined and risks have been minimised as a result of the design and location of the development and the plans to revegetate the dune area
<ul style="list-style-type: none"> • Minimise changes to coastal processes as a result of the development 	✓	The examination of the coastal processes has concluded that the development will not impact on these
<ul style="list-style-type: none"> • Encourage retention and regeneration of natural areas 	✓	The natural vegetated areas on the site have been retained and the Management Plan provides for revegetation in these areas
<ul style="list-style-type: none"> • Development not to impede public access to the foreshore 	✓	Public access will be provided to the beach
<ul style="list-style-type: none"> • Beaches or adjacent open space not to be overshadowed before 3pm midwinter or 7pm summer 	✓	There will be no overshadowing of the beach
<ul style="list-style-type: none"> • Heritage to be conserved 	✓	There are no heritage items on the site
<ul style="list-style-type: none"> • Density of dwellings to be maximised 	✓	The density for the development has been worked out on the basis of the planning controls and the impact on the natural features of the site and its setting
<ul style="list-style-type: none"> • Road widths are not excessive 	✓	Road widths will comply with Council standards
<ul style="list-style-type: none"> • Road designed to encourage the use of public transport 	✓	No new roads in the development
<ul style="list-style-type: none"> • Site erosion to be minimised 	✓	Erosion will be minimised on the site
<ul style="list-style-type: none"> • Assess buildings over 14m for their local impact and regional significance 	✓	No buildings are over 14m
<ul style="list-style-type: none"> • Adequacy of community and welfare services available to the land 	✓	Services are available in the locality
<ul style="list-style-type: none"> • Encourage environmentally complementary tourist development 	✓	Tourist development is included in the proposal
<ul style="list-style-type: none"> • Encourage a range of tourist facilities 	✓	The proposal will provide tourist accommodation in the form of rental apartments which is a growth sector of the market in Coffs Harbour

<ul style="list-style-type: none"> Encourage location of tourist facilities close to existing services and infrastructure 	✓	The site is currently developed with tourist facilities
<ul style="list-style-type: none"> Ensure there is adequate road/rail/water access to tourist facilities 	✓	The site is already developed with tourist facilities
<ul style="list-style-type: none"> For residential accommodation all social and community services likely to be required exist in area 	✓	Site is already developed for urban purposes
<ul style="list-style-type: none"> Development not to be detrimental to the natural environment or scenic features 	✓	Proposed development will enhance the urban features of the site
<ul style="list-style-type: none"> Water and sewerage to be available 	✓	Water and sewerage is available and adequate for the development
<ul style="list-style-type: none"> Tourism Guidelines for Development along the NSW Coast 	✓	Site is already developed for tourist purposes
Coffs Harbour LEP 2000		
Aims and Objectives		
<ul style="list-style-type: none"> Encourage sustainable economic growth 	✓	The proposal for the site has been developed on the basis of ESD principles and it will comply with the requirements of SEPP65 and BASIX
<ul style="list-style-type: none"> Provide for development in an ecologically sustainable manner 	✓	The principles of ESD have been adopted in the design of the building and will be applied to all aspects of the development as it progresses
<ul style="list-style-type: none"> Provide for a quality lifestyle in Coffs Harbour 	✓	It is proposed, in this development, to provide a very high standard of residential accommodation which will add to the housing in Coffs Harbour which can provide a quality lifestyle for the residents
Zoning		
Residential 2E Zone		
Aim and Objectives		
<ul style="list-style-type: none"> Enable tourist development and other compatible development 	✓	It is proposed to provide a residential and tourist development on the site in the form of residential houses, town houses and apartments which can be used by permanent residents or by tourists to the area
<ul style="list-style-type: none"> Provide development in the environmental capacity of a high density residential environment that can be adequately serviced 	✓	The development scheme adopted for planning purposes is currently slightly below the permitted density on the site. site has an area of 41503m ² . However, in order to work out the density for the development the area zoned 7A has to be subtracted from this. This measures 2700m ² . The density control allows for 1 dwelling for 200m ² which gives a total of 194 for the site. For planning purposes 117 dwellings has been adopted. This is below that permitted but it is considered that in view of the environmental constraints on the site this is an acceptable density
<ul style="list-style-type: none"> Uses 	✓	All the proposed uses are permissible in the zone
Environment Protection 7A		
Aims and Objectives		
<ul style="list-style-type: none"> Protect sensitive natural habitat 	✓	There will be no development in the 7A area and it will be revegetated and preserved
<ul style="list-style-type: none"> Protect habitat values 	✓	Habitat values on this area will be protected

<ul style="list-style-type: none"> Enable development within the environmental capacity of the land which can be adequately serviced 	✓	It is considered that the development proposed is within the environmental capacity of the land
<ul style="list-style-type: none"> Uses 	✓	No uses are proposed in this area
Foreshore Building Line		
<ul style="list-style-type: none"> Consent required for buildings within the building line 	✓	No buildings are proposed within the FBL. The area will be revegetated as part of the dune area and the front gardens of the beachfront houses
Tree Preservation		
<ul style="list-style-type: none"> Enable tree preservation to maintain the amenity of the city 	✓	Most significant trees on the site will be preserved. However, the Hoop Pines on the upper area of the site will need to be removed as they have been shown to be diseased and un safe.
Koala Habitat		
<ul style="list-style-type: none"> Provide for the protection of Koalas 	✓	There is no koala habitat on the site
Landform Modification		
<ul style="list-style-type: none"> Control impacts from landform modification 	✓	There will be some filling on the site to comply with Coffs Harbour controls relating to coastal hazards. This will be carefully designed and controlled to ensure that there are no adverse impacts from landform modification on the site
Waterways		
<ul style="list-style-type: none"> Impacts on Solitary island Marine Park 	✓	There will be no increase in run off from the site and as a result no additional impacts on the marine park
Environmental Hazards		
<ul style="list-style-type: none"> Acid sulphate soils 	✓	There are no acid sulphate soils on the site
<ul style="list-style-type: none"> Flooding 	✓	There are no flooding issues on the site
Services		
<ul style="list-style-type: none"> Ensure there are adequate water and sewerage for development 	✓	There is adequate water and sewerage for the development
Coffs harbour Residential Tourist Lands DCP		
Objectives		
<ul style="list-style-type: none"> Encourage tourist development 	✓	The proposal will provide up to date tourist accommodation in the form of apartments and associated facilities
<ul style="list-style-type: none"> Ensure scale is appropriate to the environmental characteristics of the and locality 	✓	An extensive site analysis has been carried out of the site and the proposal has been developed on the basis of the outcomes of this analysis. The proposal has been related to the natural landform in the area, the environmentally sensitive areas of the site and the surrounding development
Controls		
<ul style="list-style-type: none"> Ridges should not be built on 	✓	There are no ridges on the site
<ul style="list-style-type: none"> Protect natural sand dunes by addressing dune care and bushland protection issues 	✓	A Management Plan has been prepared for the dune area which will provide for the management of the vegetation
<ul style="list-style-type: none"> Design buildings to reflect the nature of the character statement for the area and in terms of views and in keeping with the natural setting 	✓	The buildings have been designed to reflect the character of the site and the character of the surrounding coastal lifestyle development. The natural setting has been emphasised in the development and views have been retained where possible

<ul style="list-style-type: none"> Character Statement is development to provide a medium density style accommodation which will promote coastal views and design in keeping with the natural environment 	✓	The character statement has provided for a medium density development in keeping with the coastal lifestyle. Urban design guidelines have been developed to promote this form of development
<ul style="list-style-type: none"> Density Tourist 1unit/150m2, Residential 1 dwelling/200m2 	✓	The density is slightly below that permitted on the site but this may change as planning progresses
<ul style="list-style-type: none"> Setback 20m from Pacific Highway 	✓	There is a 20m setback from the Highway
<ul style="list-style-type: none"> Setback 6m to local roads 	✓	There are no local roads adjacent to the site
<ul style="list-style-type: none"> Side and rear setbacks assessed on merit 	✓	Side setbacks have been set to reflect those of neighbouring properties and to protect privacy and views where possible.
<ul style="list-style-type: none"> Height limit 14m 	✓	No building is over 14m to the top of the building
<ul style="list-style-type: none"> Development between foreshore building line and shoreline requires consent 	✓	Consent will be obtained for any works in this area. No buildings are proposed
<ul style="list-style-type: none"> Buildings to be designed to allow 2 hours of sun upon living areas of adjacent dwellings and open space between 9am and 3pm on 22 June 	✓	Buildings are capable of achieving this
<ul style="list-style-type: none"> Stormwater to be directed to the street drainage system of inter allotment drainage easement where available 	✓	Stormwater plan has been developed for the site which will deal with this issue
Coffs Harbour Off Street Parking DCP		
Design and Safety		
<ul style="list-style-type: none"> Parking area to be all weather hard stand and graded and drained 	✓	The development will comply with this
<ul style="list-style-type: none"> Vehicles should be able to leave the site in a forward direction 	✓	This will be complied with
<ul style="list-style-type: none"> All manoeuvring areas to be on the site 	✓	All areas will be on the site
<ul style="list-style-type: none"> Landscape plan to soften the visual impact of car parks 	✓	A landscape master plan has been prepared for the development proposal
<ul style="list-style-type: none"> Car park not to occupy the entire front of the allotment 	✓	There is no car parking at the front of the site
<ul style="list-style-type: none"> Landscaping around the boundary of the car park 	✓	Car parking will either be within the buildings or in landscaped areas associated with the houses
<ul style="list-style-type: none"> Access to parking areas designed to minimise conflict between pedestrians, cyclists and traffic 	✓	Access to car parking areas will be carefully designed to avoid this
<ul style="list-style-type: none"> Dwelling less than 100m2 1 car park larger than 100m2 2 car parks 	✓	2 car parks provided for each dwelling
Subdivision DCP		
<ul style="list-style-type: none"> Minimum lot size in 7A zone 40h 	✓	No subdivision proposed in the 7A Zone
<ul style="list-style-type: none"> Site analysis to be prepared 	✓	Site analysis has been prepared
<ul style="list-style-type: none"> Road hierarchy should reflect road function 	✓	Road design will reflect the function of the roads

<ul style="list-style-type: none"> • Cul-de-sacs to be avoided 	✓	No cul de sacs area proposed
<ul style="list-style-type: none"> • Lots to be designed to allow construction of a dwelling which does not involve more than 1m cut or fill 	x	The lower part of the site behind the sand dune will require filling to RL 7.5 and will be in excess of 1m due to flood level requirements. Excavation for basement car parking will be in excess of 1m for the apartments. There are unlikely to be any adverse environmental impacts as a result of this.
<ul style="list-style-type: none"> • Subdivision designed to minimise impacts on the natural environment 	✓	This has been a major objective of the development proposal
<ul style="list-style-type: none"> • Adequate building envelope outside the 7A zone to be provided 	✓	Separation between the buildings and the 7A zone is considered adequate in the Management Plan
<ul style="list-style-type: none"> • Orientation of roads 	✓	Roads are oriented to provide building sites which can comply with the principles of ESD
<ul style="list-style-type: none"> • Design to maximise solar access 	✓	Solar access is maximised to the proposed dwellings
<ul style="list-style-type: none"> • Infrastructure to be provided to lots 	✓	Infrastructure will be [provided to the lots
<ul style="list-style-type: none"> • Stormwater to be designed in accordance with Council specifications 	✓	Stormwater will be designed in accordance with Council specifications
<ul style="list-style-type: none"> • Street tree master plan required 	✓	Landscape master plan has been provided
Access and Mobility DCP		
<ul style="list-style-type: none"> • Standards to be complied with 	✓	These will be complied with in the detailed design of the project

Volumes 1

5. Urban Design Report

1. Introduction

The objective is to have a high quality outcome, whichever way the site is developed. To achieve that outcome design guidelines will be registered on title whether as part of the community titling process or as individual titles.

While the Concept Plan, as presented, is one response to the site constraints, environmental assessment and the current market, there are other possibilities and/or alternative siting of buildings. It is possible to provide more or less dwellings within the same envelope, without any change to the environmental impact. The flexibility to reconfigure the buildings within the envelopes as presented in the Urban Design Guidelines is permissible.

The principles which will be adopted for the development are to

- integrate results of site investigations
- retain significant natural features
- respond to topography
- mitigate visual impact
- create a clear landscape and built form
- create clear pedestrian and street linkages

Site Investigations have shown that the site is steeply contoured in places with significant vegetation located both on the steepest part of the site and dune area adjacent to the beach. The site is also visually prominent when viewed from the water and some adjoining sites as well as from the highway.

The urban design objective is to retain the significant features on the site, linking them with proposed 'green' corridors. The principle organising element will be a visual corridor extending east/west from the highway to the water creating a green open space spine. This spine will incorporate the primary street. The secondary linking elements are minor green corridors running north/south along the contours. Building zones are organised within development zones adjacent to the green zones creating terraces development screened by vegetation.

An area on the water will be the principle common open space for the community at Sapphire Beach. The urban design structure will be reinforced by water sensitive urban design principles.

Built form will be integrated into the landscape structure noted above. Buildings will be within the 14metre insight line and tree canopy. Lightweight roofs will be grouped along the tree canopy. The buildings will be predominantly lightweight with generous overhangs, sun shading and lightweight construction. Colours will compliment the tropical vegetation.

2. Landscape and open space guidelines

The site has been divided into a series of landscape zones each with a particular landscape character related to location, use and built form.

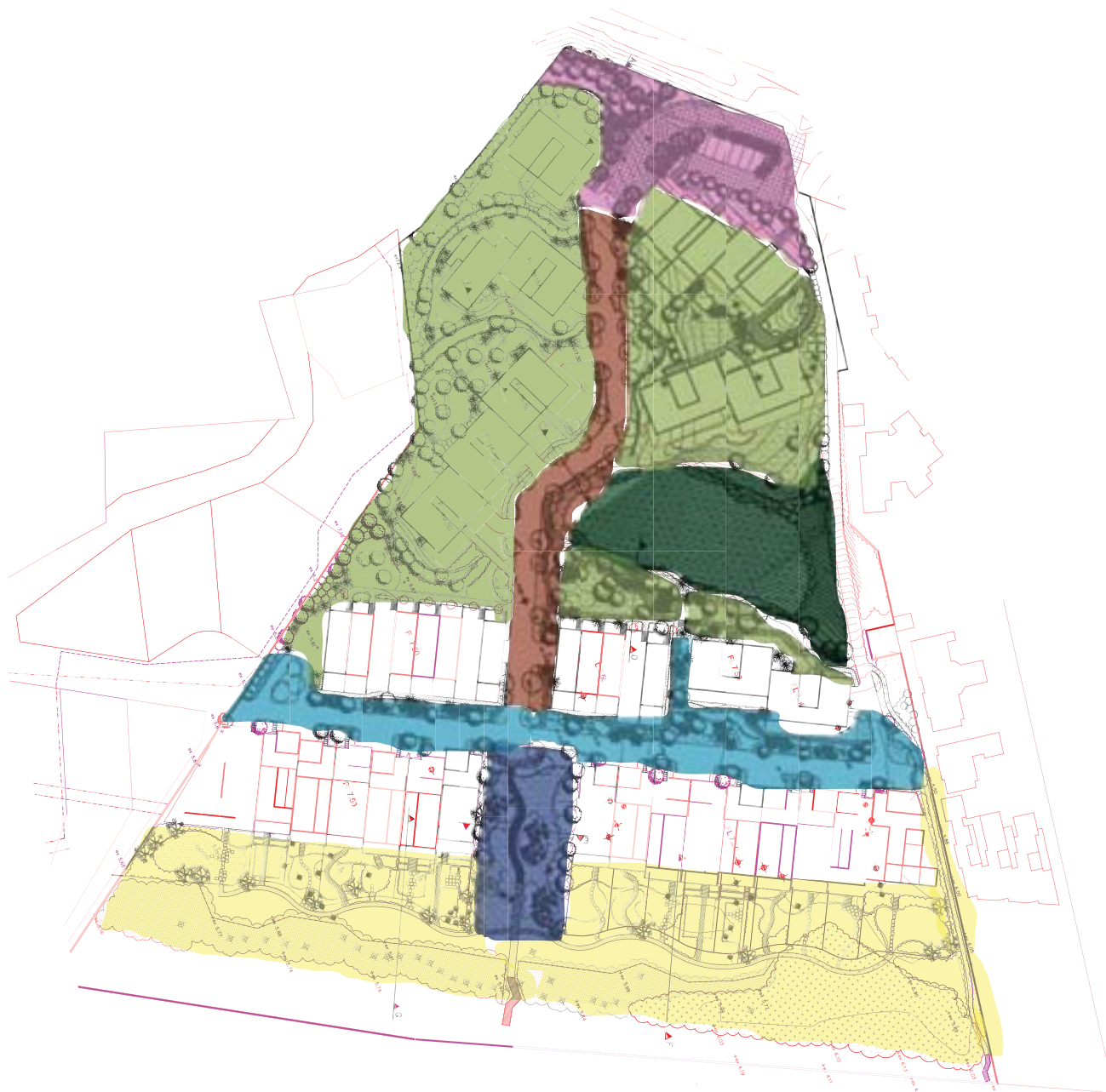


Illustration x - Proposed Landscape Character

LEGEND

- zone 1 - entry & buffer to highway
- zone 2 - main vehicular route
- zone 3- gardens
- zone 4 - 7a vegetation & revegetation
- zone 5 - streetscape & bio-retention area
- zone 6 - beach link
- zone 7 - beachfront homes & dune

Zone 1 - entry & buffer to highway

Zone 1 is located at the western boundary to the site and represents the entry to the development. The 'entry landscape' commences at the boundary with the highway and includes the vehicular entry to the visitor carparking at the top of the site, the start of the main internal road and the entry to the underground visitor carparking for the restaurant.

The 'entry landscape' is to create a landmark on the highway. Typically the highway into Coffs Harbour is a continuous blur of residential development scattered with the odd tourist facility. The entry landscape and built forms that will be visible from the highway at this site will create a distinct location on the highway and establish a development of a high visual amenity and contemporary design. At the southwestern extent of the site, tiered retaining walls will provide elevated garden areas to maximise the potential for planting to create a buffer to the development. A line of feature trees within the highest garden area will create a visual landmark. The understorey to this tree planting will feature mass planting of groundcovers. Planting layout will be simple with mass planting, clean lines and a limited palette of plant species. Signage will be sophisticated and simple to minimise the potential to add to the existing highway 'clutter'. Associated infrastructure, such as lighting, pavement and carparking signage will be of a high quality and style to contribute to the overall character of the landscape. The overall intention will be to create a cohesive and legible frontage.

Garden areas to the visitor carparking will feature colourful flowering trees and layered understorey planting. Groups of palms to the west of the carpark will add a strong vertical element. A formal layout of another tree species will define the extent of the public zone, that is, the access to the underground carparking for the restaurant. An alternative treatment to the road will reinforce the extent of this 'public zone' and the change to road becoming access to the residential units.

The entry landscape will also provide a planted buffer between the highway and the development. This buffer will minimise the visual impact of the view to the development from the Pacific Highway. It will also provide a visual buffer to traffic on the highway for the residential units. The tiered gardens to the west of the hillside units will incorporate dense foliage plants and layered tree planting to maximise the gardens as a visual buffer.



simple plant palette, repeated feature tree and mass planting in simple shapes

Zone 2 - main vehicular route

Zone 2 is the main vehicular route within the site. It is located centrally to the site and provides access to the hillside units, the apartments and the Beachfront lots. This route will also define the main pedestrian link to the beach access for the development. Landscape treatments to this road and pedestrian link will seek to define its significance and to reflect the retained landscape features of the site. These include the pocket of 7(a) vegetation to the north and the south facing batter, also to the north of the route. Street tree planting will incorporate an indigenous species found within the 7(a) vegetation e.g. Three Vein Laurel. Tree planting will be in an informal layout with the tree planting theme reinforced by groups of this tree located on the south facing batter. Revegetation planting to the 7(a) vegetation will extend from the existing pocket of vegetation to the north road edge. Consideration will be given to including a barrier fence to this revegetation along the road edge with this fence custom designed to read as part of the streetscape.

A pedestrian pathway will provide a link from the site entry to the beach access with side accesses providing links to the various unit buildings. This pathway will be of a high quality finish that provides an appropriate surface for the steepness of the site. Street trees will be located either side of the path to create an informal character and to provide shade for pedestrians. The south facing slope to the north of the road will be densely planted with tree groups and shade loving plants. It will contribute to the visual amenity of the route. The surrounds to the street trees will be a combination of turf and garden areas. These garden areas will feature dense, lush foliage planting to contribute to creating a 'green' setting for the buildings and to create a sense of the buildings being revealed along the route.

Landscape treatments will seek to define the public and private realm of the route. Groups of a feature tree and palm planting will mark the entry to the public carpark for the restaurant. This 'public' part of the road will be reinforced with an alternative road surface treatment. Beyond this location is the access to the residential units.

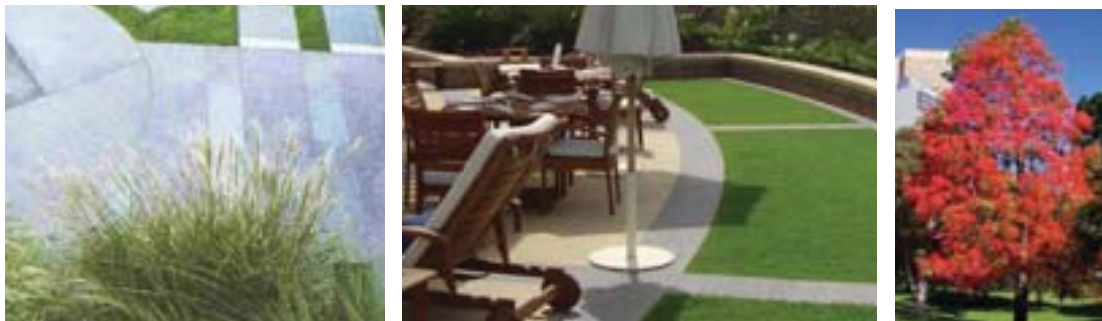


informal arrangement of street tree, group of feature trees to define public access to restaurant, palm groups along south facing batter, mass planting of foliage plants to garden areas

Zone 3 - gardens

Zone 3 includes the gardens surrounding the various unit buildings. These gardens will range from a semi-formal arrangement surrounding the main community facility to a less structured arrangement at the hillside units. The garden areas will be extensive and will feature lush sub-tropical planting. Informal groups of trees, palms and layered planting of shrubs and groundcovers will create a 'green' setting for the residential buildings. Gardens will be located to gradually reveal the built forms. At the hillside units, the gardens will include a series of terraces created by retaining walls. These walls may be created from gabion walls featuring a local basalt stone. Dense foliage planting will soften the built form of the walls.

Pathway links will provide access to individual buildings and residences, will allow for access to the highway and to Campbells Beach and will also provide potential internal walking circuits. A pathway along the base of the 7(a) vegetation will focus on this natural site feature and will provide access to a community picnic and BBQ facilities.



semi-formal layout to communal facilities with grass terraces, mass planting of single species & colourful flowering trees



tiered gardens of dense subtropical foliage plants, informal groups of palms & trees, landscaping levels created by gabion rock retaining walls, a integrated mix of exotic and native plant species, buildings gradually revealed amongst a lush green setting

Zone 4 -7(a) vegetation & revegetation

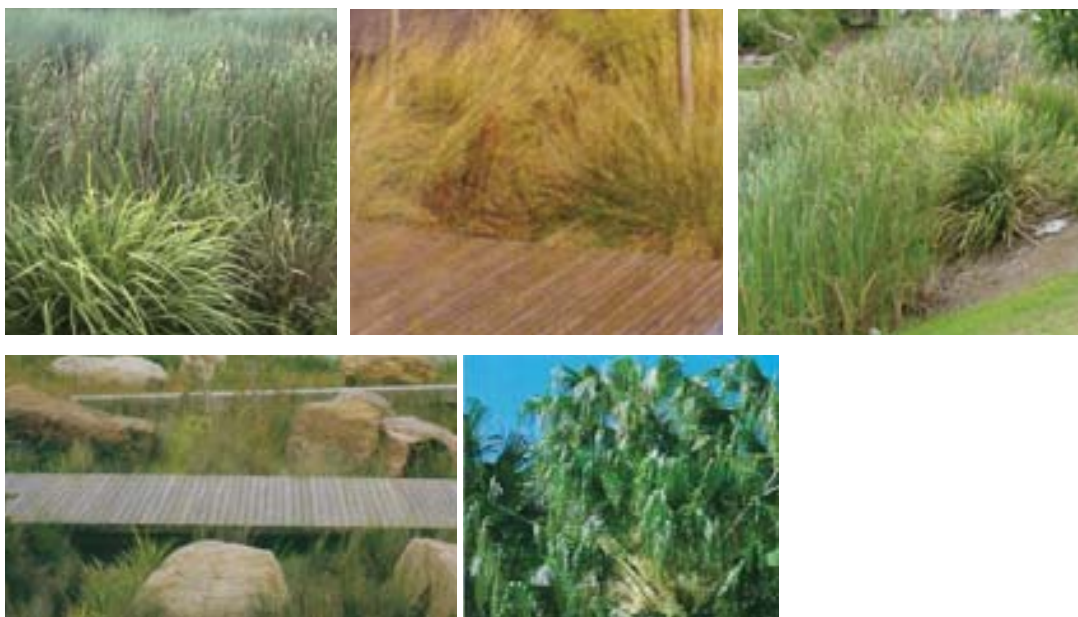
Zone 4 is the pocket of 7(a) vegetation that is located approximately at the centre of the site. This zone also includes the revegetation planting to the edges of this pocket. The 7(a) vegetation will be retained. The existing weeds will be hand removed as per the Vegetation Management Plan for this location. Revegetation works will be established for exposed areas located within the pocket and for the edges of the 7(a) area. Proposed revegetation areas include the north side of the zone, the southern edge adjacent to the main vehicular route and along the eastern edge. Consideration will be given to using plant species found within the 7(a) vegetation within the landscape works to the development to reinforce the natural characteristics of the location. A barrier fence will be designed that restricts access into the zone, but is also in keeping with the high visual amenity and character of the development.

Zone 5 - streetscape and bio-retention area

Zone 5 includes the open space and streetscape to the east of the Garden Apartments. The open space is part of the stormwater detention for the site. Landscape design for this location seeks to maintain views for the dwellings, provide for the filtration of stormwater and to provide a landscape of a high visual amenity. The treatment to the detention area will be a combination of grassed and planted areas. Planted areas will include strategically located palm groups with an understorey of native grasses and sedges.

A pedestrian link will be provided along the western edge of the detention area, with the opportunity to incorporate elevated deck areas that protrude out over the basin. These locations could incorporate seating for residents. Boardwalks will provide links across detention areas.

Tree and palm planting to the bio-retention area will read as part of the streetscape to the front of the Garden Apartments. On the opposite side of the road, trees and gardens to the rear of the Beachfront Homes will add to the visual amenity and 'greenness' of the street. Spreading shade trees will provide a visual focus either end of the street.



grassed & planted bio-retention area featuring palm groups, tree planting, sedges & grasses

Zone 6 - beach link

The pathway along the main vehicular link will culminate in the beach link, located between the two bulks of the Beachfront lots. This area will also operate as part of the stormwater detention system. A raised boardwalk will link the pathway across the basin to the beach access. Random mounds will be located within the basin and these will provide locations for the Pandanus that are to be relocated from elsewhere on the site. Mounds will also include mass planting of native grasses and groundcovers. The basin will be a combination of grassed areas and low planting. Dense planting will be located along the northern and southern edges to give privacy to the adjacent Beachfront lots. The Beachfront homes will be at RL7.50 with the base of the detention area at RL5.25. The level changes will be taken up with a planted batter. Tree planting to the batter will provide additional privacy to the adjacent residences and will also create a visual vista to the beach access and ocean beyond.



boardwalk access across detention area to beach access, mounds with coastal groundcovers & Pandanus relocated from lots

Zone 7 - Beachfront Homes & dune

Zone 7 includes the Beachfront lots and the dune area to the east. The Beachfront Homes have rear access with an east facing garden overlooking Campbells Beach. The landscape character to these homes will be a reflection of the contemporary home design and the coastal environment. Homes will include an upper courtyard level and a lower garden area that also functions as part of the stormwater detention system. Split retaining walls or a planted batter will provide for the height difference between the two levels. The upper level will be more formal in layout with screen planting at the top of stepped walls or the batter to provide privacy. These courtyards may include seating, BBQ, lounges, paving/timber decking, plunge pool etc. The planting at the higher level will relate to the design of the homes and will be structured in layout and form. Both native and exotic species will be utilised. Access between the upper and lower levels will be stepped.

To provide opportunities to individualise the Beachfront gardens, two garden characters will be adopted. Gardens incorporating the split retaining walls will be formal with layered mass planting and sculptural feature plants. Gardens incorporating the planted batter will have a softer, organic layout and planting will be more random.

The lower gardens will be the interface with the dune environment and their design will seek to make a smooth transition to the beach landscape. The layouts will be simple to keep the focus on the view. Planting will be of native species. Feature plants and trees will be located at strategic locations to maintain views. An open pool fence or similar fence will be located along the eastern boundary to provide security for residents whilst maintaining views. Fencing will be sited within planting to soften its built form.

A pedestrian link will be provided from the Beachfront homes to the main spine and beach access. Planting along this walk will include coastal groundcovers. Revegetation planting to the east of this walk will include retained Pandanus and new planting of native dune groundcovers. At the northeast of the site, the existing hind dune vegetation will be retained, weeded and supplemented with new planting of coastal groundcovers. A dune protection fence will be located along the revegetation edge to restrict access into this area.

A public access will be provided along the northern edge of the development. This will provide a link to the 'Coastal Walk' along Campbells Beach. Signage will be included at the entry to this walk indicating the link to the beach. Facilities such as a beach shower and seating will be located at the public beach access.



organic approach to level change for some gardens with informal steps through planted batter



more formal approach with split retaining walls with steps (finishes to match in with architectural character)



Lower garden (part of detention area) simple in layout but with more of a relationship to the dunal vegetation to create a smooth transition between the two & to keep the focus on the view. Low planting of mainly indigenous species, but with some sculptural plants. Opportunity to locate feature plants or trees at strategic locations to maintain views. Open pool fence or similar at back boundary to keep views open but give some security.

3. Built form guidelines

Built form guidelines for:

1. Upper level apartments
2. Hillside apartments
3. Town houses/ garden apartments
4. Beach front houses

3.1 Upper level apartments

3.1.1 Location

Upper level apartments are located at the entry to the site from the Pacific Highway



Location Plan

3.1.2 Building Footprint

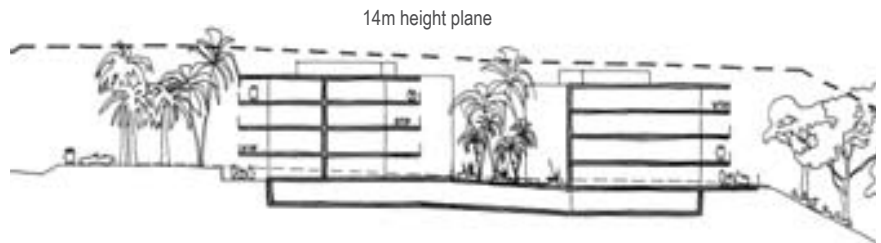
- Building setbacks, 20 metres from the Pacific Highway, 6 metres minimum from the Northern boundary.
- 12m between the bedrooms / living rooms of adjoining buildings.
- Building depth 18m max



Building footprint

3.1.3 Building envelope

- Building envelope, 2 and 4 storey apartments, 3m floor to floor, 14m max height above natural ground.
- Parking at basement level
- Maximum depth 18m
- Balconies on NW and SE facades
- Landscaped courtyards at ground level



3.2 Hillside Apartments

3.2.1 Location

Hillside apartments located along southern site boundary, stepping down the site along the main access road.



Location Plan

3.2.2 Building footprint

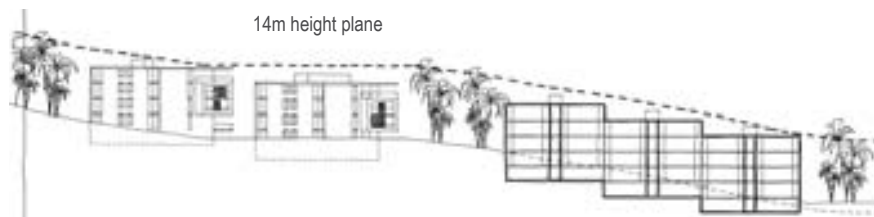
- Building setbacks, 20m from Pacific Highway, 5 metres minimum from southern site boundary.
- 12m between bedrooms and living rooms of adjoining buildings.



Building footprint

3.2.3 Building envelope

- Building envelope 4 storey apartments, 3m floor to floor, 14m max height above natural ground level
- Parking at basement level
- Maximum depth 18m
- Balconies on eastern and south east facades
- Landscaped courtyards at ground level

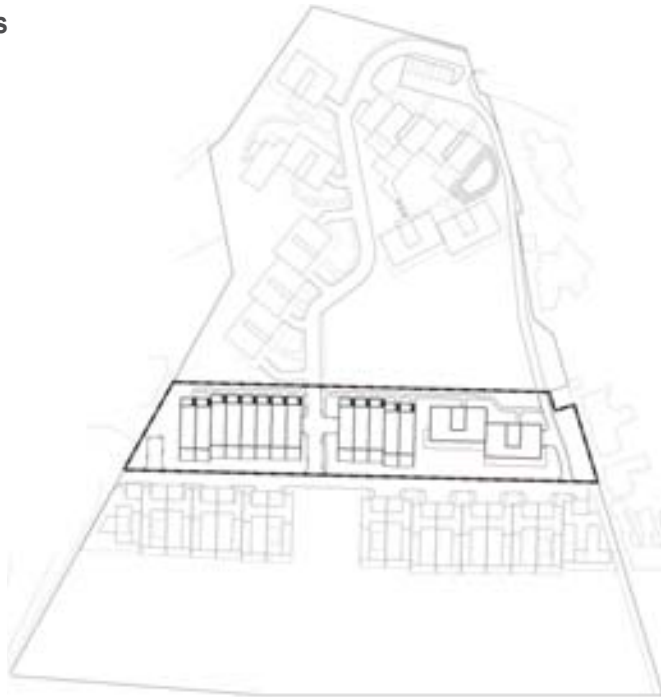


Section

3.3 Garden apartments / town houses

3.3.1 Location

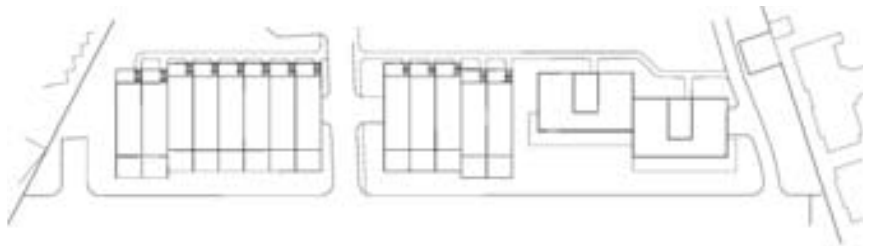
- Garden apartment and/or townhouses
- Located on lower level at base of access road.



Location Plan

3.3.2 Building footprint

- Building setback, 6m min from southern site boundary, 6m min northern site boundary
- 5m min to conservation area boundary



Building footprint