



**ARCHITECTURE AND URBAN PLANNING REPORT**  
FOR MP08-0234

**MARCH 2009**

## ACKNOWLEDGEMENTS

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MANTLE GROUP

**SMDS**

STEVE MACRAE DEVELOPMENT SERVICES



architecture | master planning | urban design | interior design





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## PRE CONCEPT PLAN

### ANALYSIS AND DEVELOPMENT OPTIONS

The Rise site is located at Bilambil Heights at West Tweed in the Tweed Shire and includes the Terranora Golf Club and adjacent farmland to the west and north. The site is approximately 184ha in total area but the component relevant to the MP08-0234 application is 110ha in area, including land either being left undeveloped for open space or for environmental purposes.

The Rise development proposes a mix of residential, commercial, retail, tourism and educational uses. At capacity, the total project, the subject of the MP08-0234 application, can house approximately 3,200 people. The entire site is an aggregation of three existing properties including

- A) The southern parcel which currently consists of a golf course and disused and unproductive farmland (within the FNCRS limits)
- B) The Northern parcel which is disused and unproductive farmland (outside the FNCRS)
- C) A portion of land on the northern side of Cobaki Road.

The Land relevant to this master plan proposal only includes the southern parcel within the FNCRS (A) and the Cobaki Road parcel (C).

With the exception of (B), in so far as it includes the spine road and infrastructure related to the development of (A) and (C)

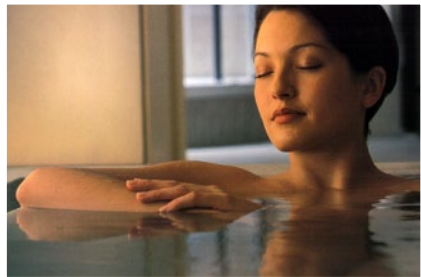
The current access to the golf course land is from Marana Street. The majority of the site has been cleared over many years for various agricultural and recreation purposes. Clearing has been primarily focused on the ridge lines and other available flat terrain. Remnant rainforests exist to the Southern, Eastern and Western boundaries of the site. These have been identified where appropriate as regional ecosystems.

The only existing development on the site is the disused country club and ancillary buildings, the golf course and an existing water reservoir.



KEY PLAN





## SITE OPPORTUNITIES

Site Opportunities include:

- New Highway Access via the planned Cobaki parkway
- Depleted hill tops in need of rehabilitation
- Vast panoramic views
- Provision of a town centre for the existing and new community
- Alternative community lifestyles to augment coastal development
- Complete range of community lifestyles including Childcare / Schools Employment opportunities / Tourism / various housing types / Retirement / Nursing Homes / Retail and Commercial
- Opportunity to gravity feed recycled roof water economically
- A new link road to provide a future link to Cobaki Road and complete the Urban footprint
- Major development nodes:
  - A. Town Centre
  - B. Hilltop Residential / Art Community
  - C. Ridgetop Residential
  - D. Midrise Residential

- Infill Development between major nodes:
  - A. Medium to large lots (average 650m<sup>2</sup>) on flat to medium slope (top and bottom loaded)
  - B. Smaller to medium sized lots (500-600m<sup>2</sup>) on steeper slopes (top loaded Hillside housing)
  - C. Medium & High quality town houses with rear lane access and boulevard address
  - D. Specific townhouse enclaves
  - E. Retirement Living dwellings
  - F. Nursing Homes
  - G. School and Childcare
- Interconnecting walking trails, viewing pavilions and amphitheatre for cultural events
- The plan utilizes the advantages of altitude to maximise the view opportunities and ensure the financial viability and marketing success of the project. The layout of roads corresponds to the best design criteria with the advantage of selective widths, finishes and character due to the flexibility of the community title configuration.





## SITE ANALYSIS

The **contour study plan** identifies the central ridge line of the site which drives the general positioning of the proposed new public “Spine Road” connecting Cobaki Road to Marana Street up and around the west and south sides of the central ridge.

The connection with Cobaki Road becomes the principle entry to Rise and it is only around 10 minutes from the Coolangatta airport.

The design of the Spine Road and its connection with Cobaki Road has been resolved in principal with Tweed Shire Council’s department of Engineering, and council hold a copy of the agreed design which is a well advanced design package.

In order to achieve the 150m rise up from Cobaki Road, the civil works related to the connector or “Spine Road” will cause some scarring of the hillside because of the earthworks batters required to make the road grades comply. These batters are ameliorated by sensibly planning the location of the road on the west side of the ridge and subsequent cut and fill areas on the downhill side of development where no visual impacts occur. The road also provides a positive buffer between the regional ecosystems and the development, and automatically provides a bush fire buffer or asset protection zone between the regional ecosystems and buildings.

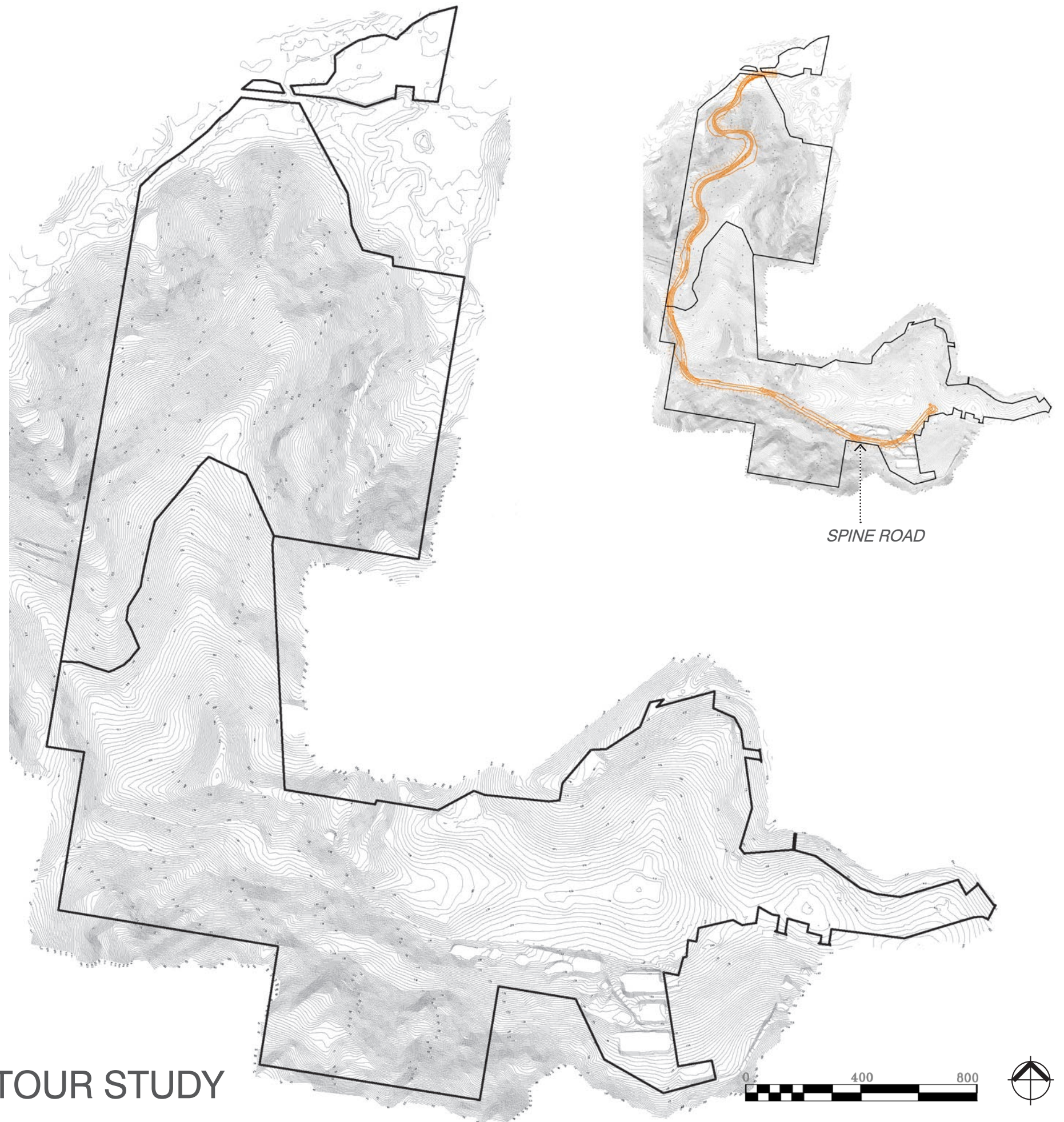
The site has large variations in topography with elevated land ranging from less than 3m above to more than 215m above sea level. This provides spectacular 360 degree vistas towards the Pacific coast from Byron Bay to Moreton Bay and west towards Mt. Warning, the Tweed Valley and the surrounding hinterland.

The **slope analysis plan** identifies the principal ridge and valley lines and the areas where slope gradients vary from 25-35% and where gradients exceed 35%. Analysis of these features identifies the best locations for development to be along the ridge lines and open grass lands. These ridge lines generally follow the centre line of the ‘L’ shaped site, extending from Cobaki Road to Marana Street, which itself is located on the ridge line. Over many years the ridge has been progressively cleared of all vegetation, resulting in a degraded environment. Although the ridge lines are the preferred choice for development, substantial opportunities exist for development sites on slopes up to 35% by adopting smart design.

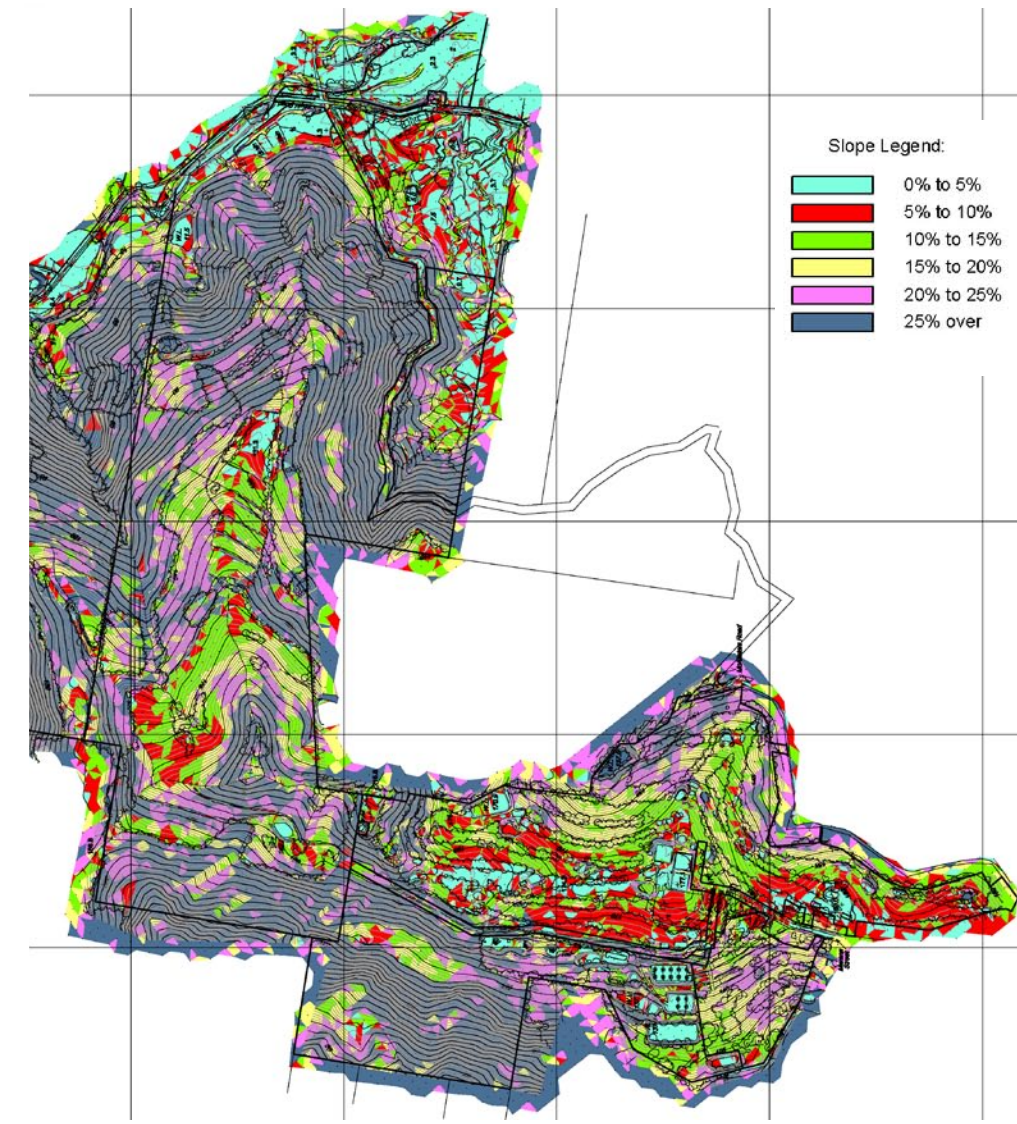
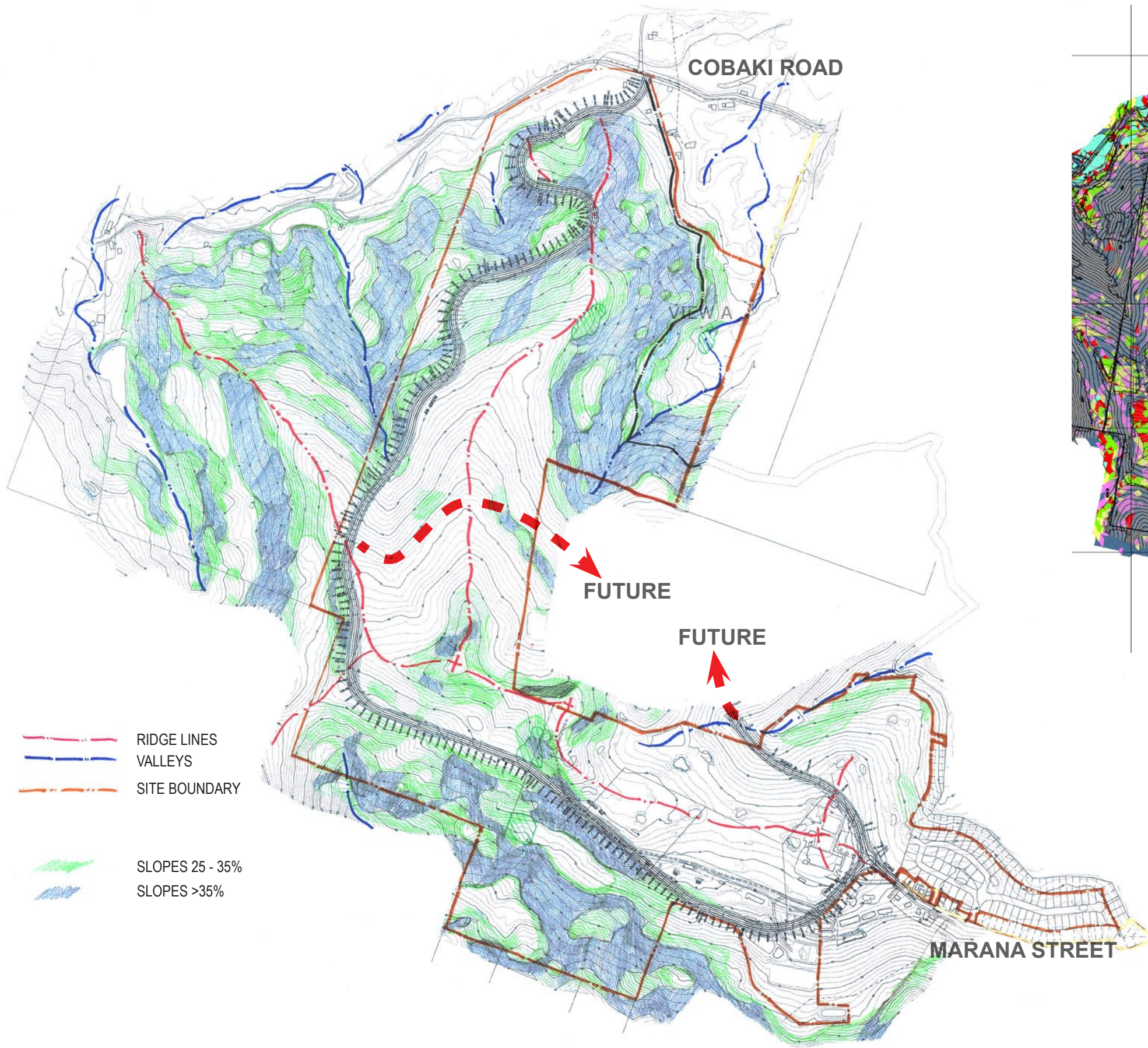
The **Site Analysis – existing conditions** plan identifies the influencing factors related to the site. The plan shows the terrain beyond the FNCRS boundary in order to place the development in its complete context.

The **surrounds** plan identifies the only existing residential development that adjoins the site and other salient built features relating to it.

## CONTOUR STUDY



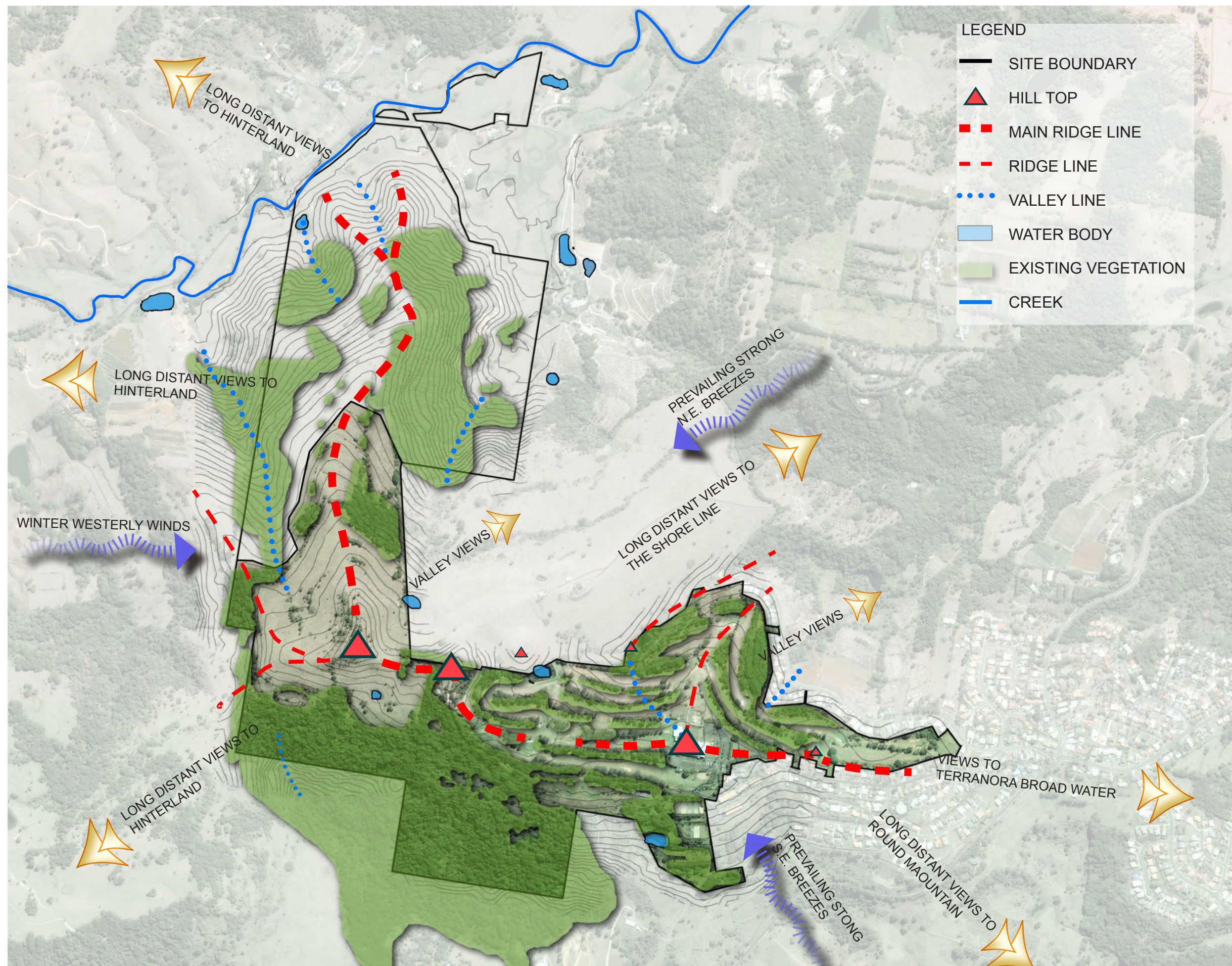




# SLOPE ANALYSIS

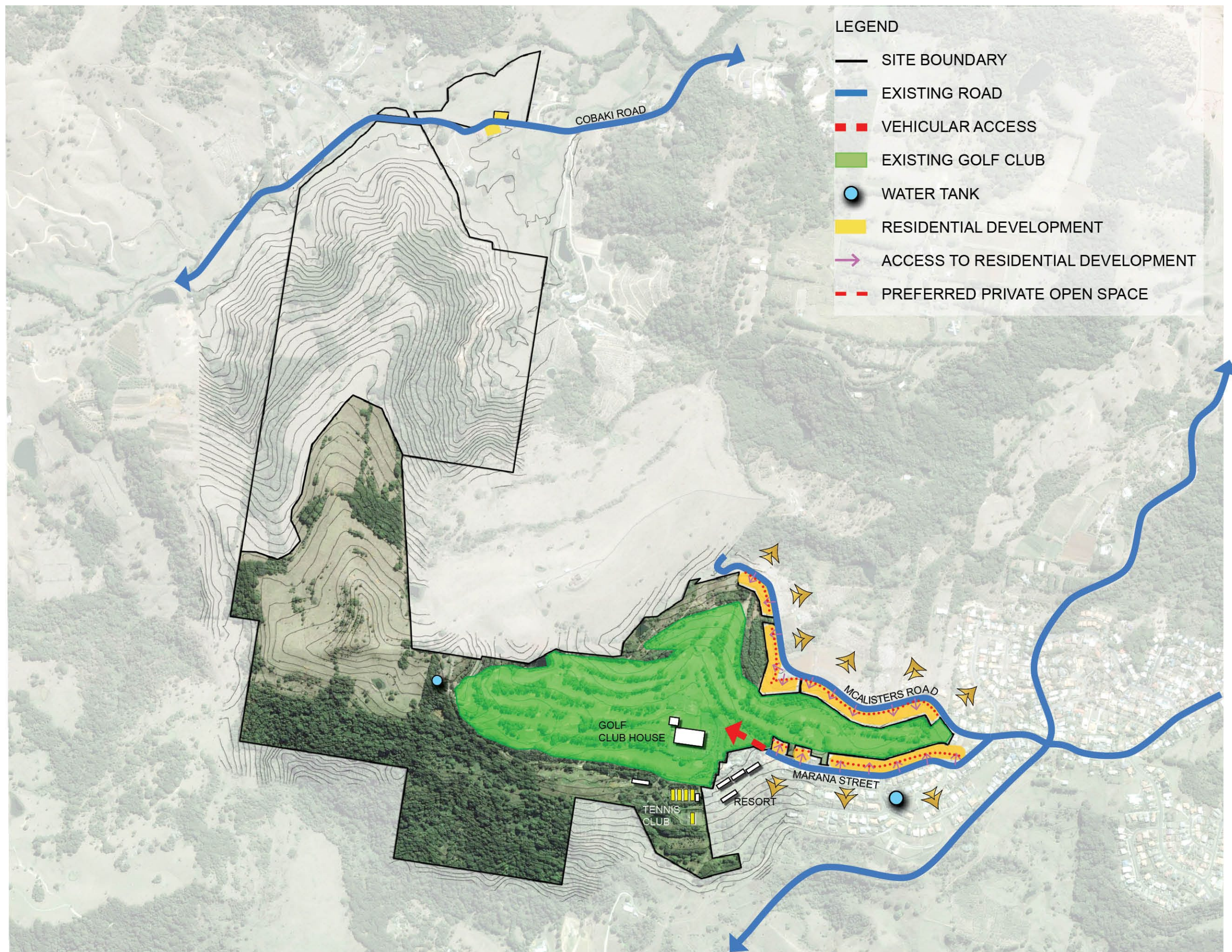






SITE ANALYSIS - EXISTING CONDITIONS





SITE ANALYSIS - SURROUNDS



POPULATION ANALYSIS

COUNCIL POPULATION STRATEGY

Previous studies and strategies for the Bilambil Heights Release Area since 1998 have projected populations ranging from 8,000 to 10,000.

Council’s 1991 Residential Development Strategy predicted the population in this area to be 9,470 persons.

It also made the following assumptions in Appendix A;

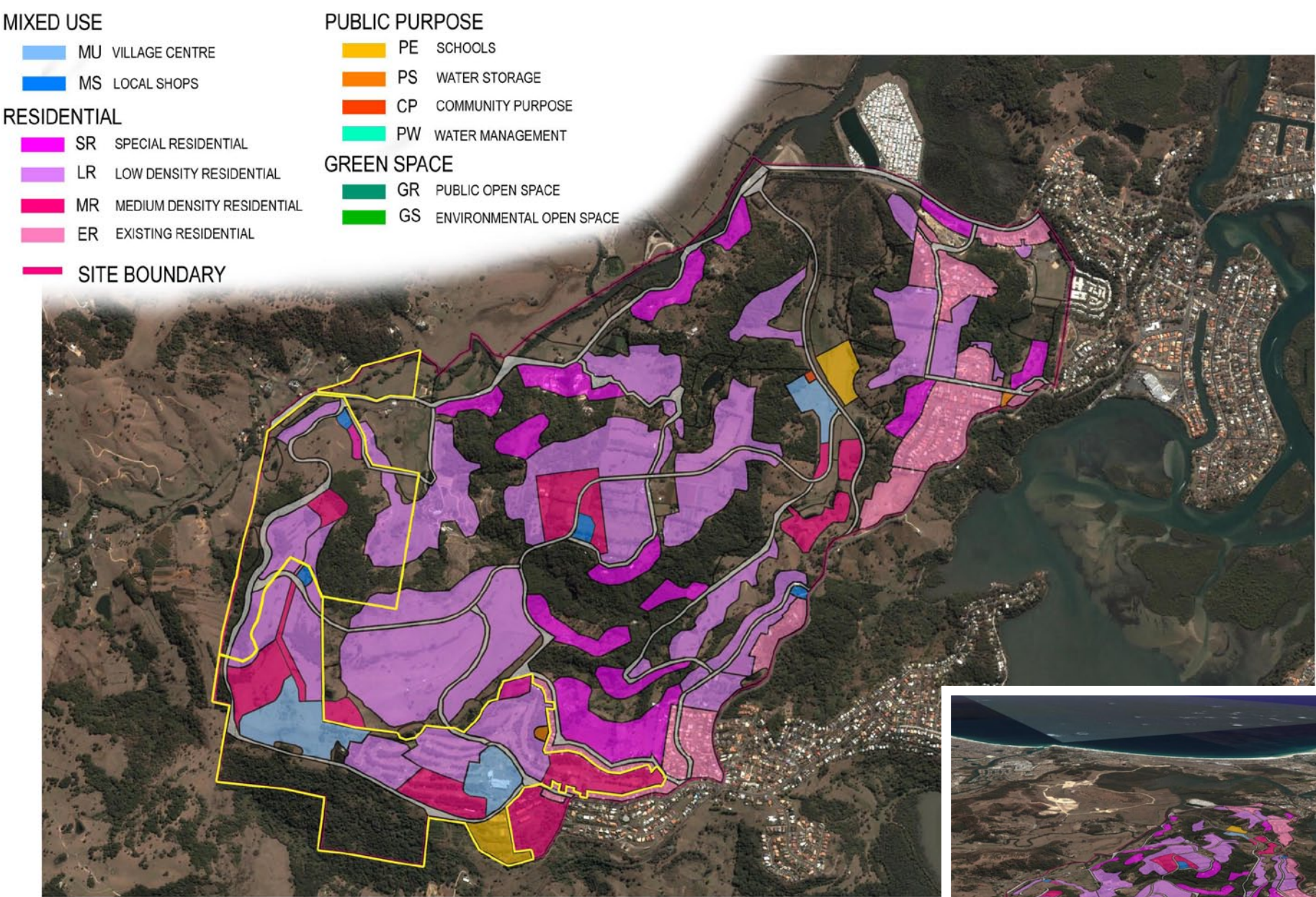
- The Bilambil Heights Release Area would be substantially developed to enable significant land sales
- Occupancy rates would remain constant
- The development industry would develop land that was released
- A specific number of dwellings per hectare would be established.

It also identified the RISE Ridge Top Site as “Existing Urban Areas” and identified the constraints that would impede development in this region, including the large number of land holdings of which the majority were small requiring a DCP to ensure co-ordination of planning and infrastructure provision.

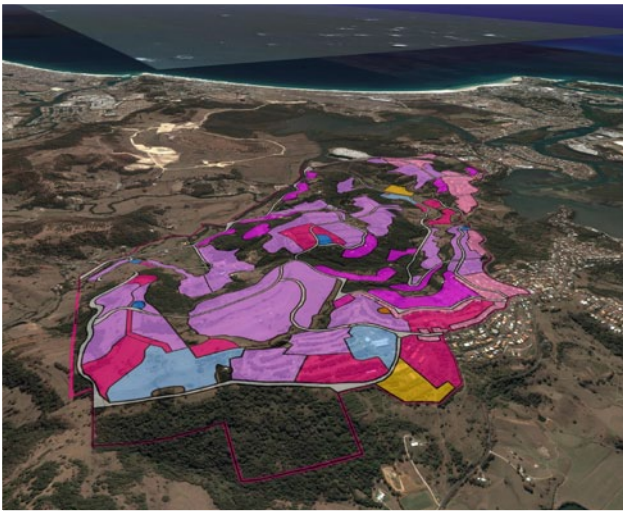
The past development of council’s infrastructure and their strategies for the future development has been based on these past population projections.

Current planning has residential land on ridge tops only and regulations require suitable land set aside for WSUD which will need some of the flatter land in the valleys.

Without a development that is denser in some areas, the desired population numbers and WSUD requirements cannot be achieved and so multi level dwellings are necessary to achieve this outcome.



Bilambil Heights  
Preliminary Draft Local Area Strategic Plan





## VISION STRATEGY

### GENERAL OVERVIEW

From the very earliest of communities, there has always been a strong symbolic relationship with hilltops. Some were centres of Government, religion, defence or commerce, yet there has always been a resident population. Many of these hilltop communities have survived for centuries and many are still viable and functioning as normal towns or villages while others have focused their attention specifically on tourism.



The one common aspect of hill towns, apart from the mystique of isolation, is the high visibility, both to and from their location. This geographic feature created its own brand of urban spaces relating to land use and form. The urban design principles applied to these early communities is still relevant today. However, whilst Rise is basically a contemporary hill town, it has no need to emulate or replicate historical architectural styles, even though it may still benefit from the established principles. These include the attributes of higher densities along the ridge line to minimise land forming on the slopes and preserve environmental open space.

The only land suitable for development identified by the applicant in their own preliminary study of the Bilambil Heights area was on the ridges, as the slopes are steep and forested and the valleys are flood prone. Rise is part of the Far North Coast Regional Strategy Urban Expansion footprint which acknowledges that future retail centres should be located on expansion areas.

Rise is also planned to emulate other similar successful arts & culture tourist developments in Australia, such as Maleny on the Sunshine Coast, Katoomba in the NSW Blue Mountains and internationally Chemainus in British Columbia, Canada. The proposed arts village at Rise will achieve this by complementing the local arts colony of Lismore and the Tweed generally whilst embracing the national & international arts community, adding to a wide variety of employment and tourism opportunities.

The planning principles for Rise include

- A clear definition of public and private spaces
- Sustainability
- Maximisation of views sheds
- Integration and efficiency of linkages, both pedestrian and vehicular
- Multi stories for efficient land use and minimising carbon footprint
- Modified hill tops and ridges where concentrated development occurs (burying the lower levels of taller buildings and flanking the basements with residential product.)
- The location, layout and servicing of the public and private facilities, and commercial and retail centres to reflect the urban needs of the community for efficiency, viability and accessibility.
- Creating character 'gateways' at each end of the development

Development precincts have been identified and include:

- Town centre
- Arts, education and residential complex,
- Standard residential lots
- Attached housing
- Medium/high density
- Retirement living
- Nursing homes
- Hillside residential
- Community facilities
- Recreation
- Education / child care facilities



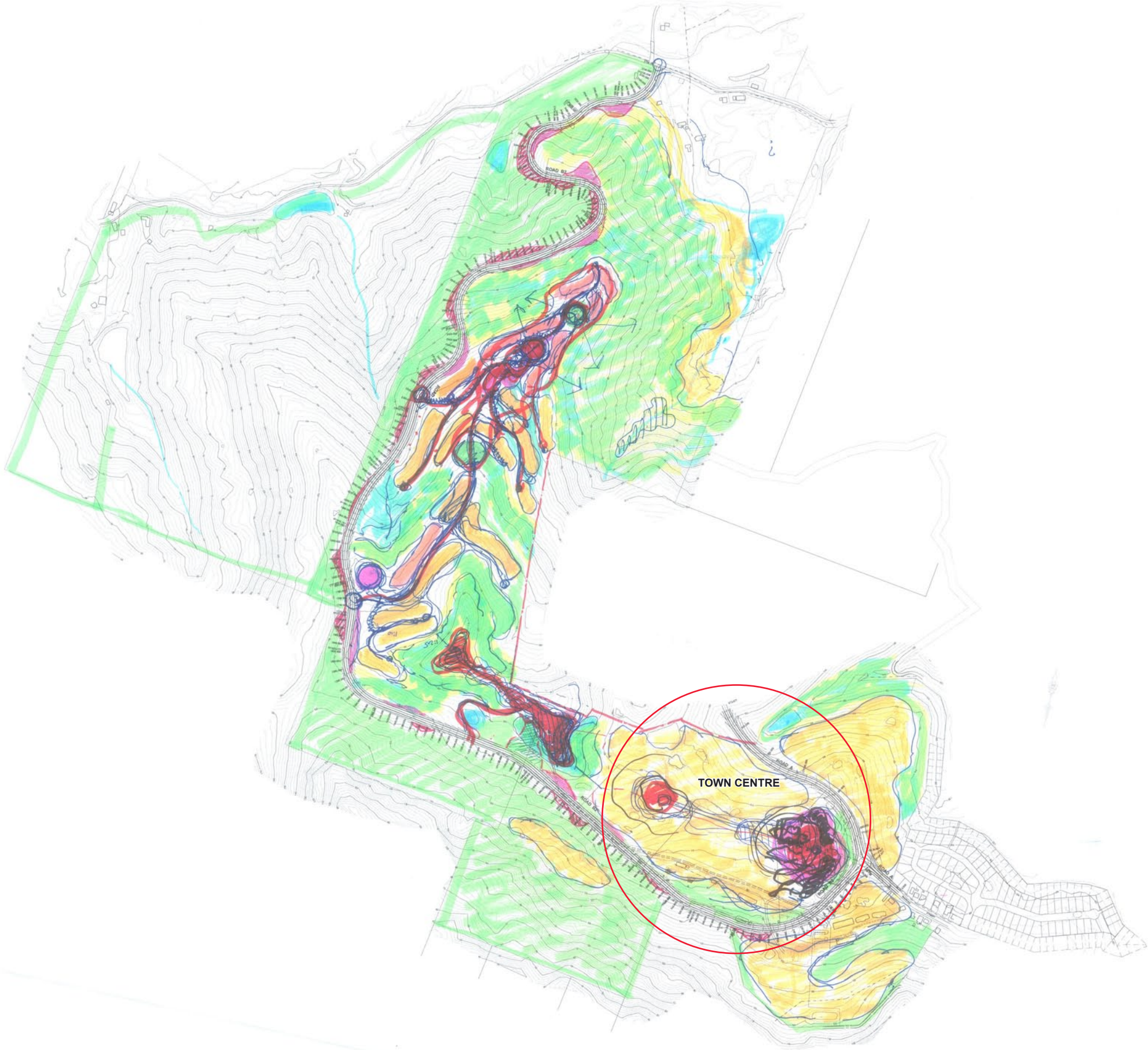


TOWN CENTRE

The Town Centre will provide a new ‘heart’ for the Bilambil Heights community. Featuring a Grand Plaza that terminates the strong axis of Marana Street and with a direct access connection from the new Spine Road, it will be a destination of high visual importance. The ‘New Urbanism’ of the Rise planning will provide a clear contemporary character for this emerging community with an appropriate mix of uses supporting and integrating components of the anticipated Bilambil Heights local area structure plan, thus synthesizing future development beyond Rise.

In the traditional hill towns, the main street and the public squares or pedestrian plaza areas are framed by a commercial and residential environment. The New Urbanism principles applied to Rise will embrace these traditional principles and focus on the need to humanise public areas, increase a sense of stakeholder ownership and create passive surveillance of public open space.

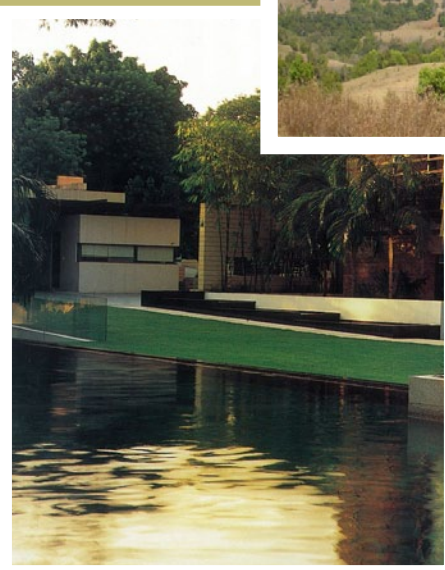
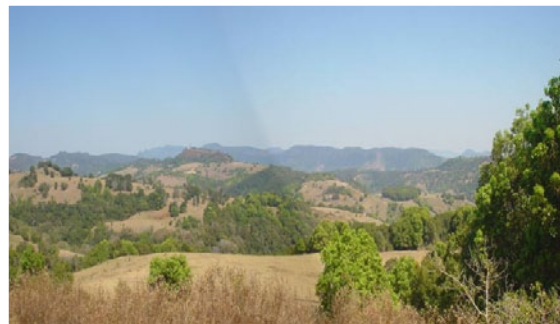
They also result in efficient and sustainable buildings and landscaping, where traffic is moderated and where growth respects the ‘sense of place’.











## RIDGE TOP VILLAGES, HEALTH AND CULTURAL ARTS

There are many towns and cities around the world that have developed a strong affiliation with arts and other cultural pursuits. This particular focus may have arisen over time from the resources or needs of the community, whether commercial, agricultural, industrial or social. Regardless, focus on the contemporary advantages of embracing a cultural focus readily translates into tourism and mini economies, as the range of festivals, arts prizes and cultural 'events' in Australia generally testify to their value.

Mountains and mountain communities have always had a distinctive character due to climate, geography and a sense (real or imagined) of subtle isolation. The compression of available space generally intensifies a sense of community.

These qualities strongly suggest the appropriateness of creating a community character related to the arts, including education and studio production integrated with food, beverage and entertainment.

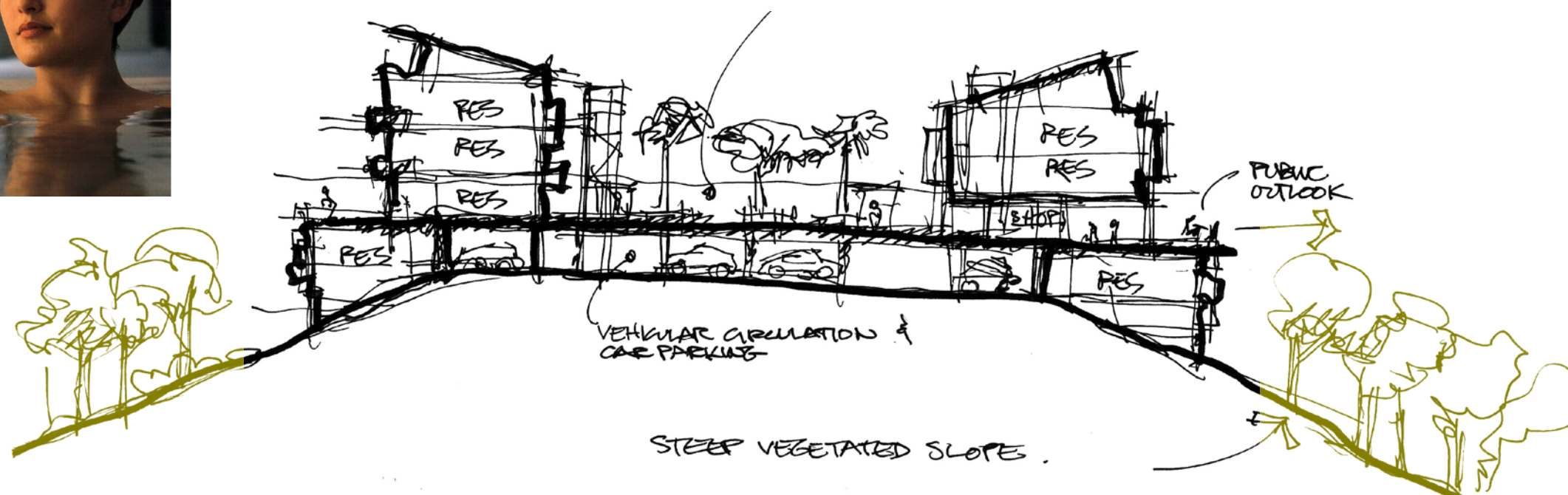
The natural companion to art and culture is health and well-being as it underpins notions of holistic living.

The design philosophy underpinning this amalgamation of cultural arts, health and residences along the ridge top, reflects the familiar principles and characteristics of traditional hill towns.

Whether charming old European hill towns or contemporary alpine villages, the utilisation of limited flat land only available on the top of the hills is pedestrian dominated wherever possible, by choice.

This results in the desirable quality of 'slow paced' avenues providing a sense of ownership by the inhabitants as evidenced in pre automobile towns in Europe upgraded to modern standards, where underground parking was used to retain their original character. This was particularly so where cars were banned in favour of pedestrians or due to the geography of the town.

In Rise, the same principles are recognised with an emphasis on the underground parking solution in the Town Centres where possible.





## SCHOOL AND CHILD CARE

It is proposed to include a school site and a child care centre within relatively close proximity to the Town Centre with direct access off the main Spine Road and indeed a pedestrian underpass under the Spine Road. This facilitates their availability to residents of Rise and the broader community. It is envisaged that the school would be complementary to the independent school system.



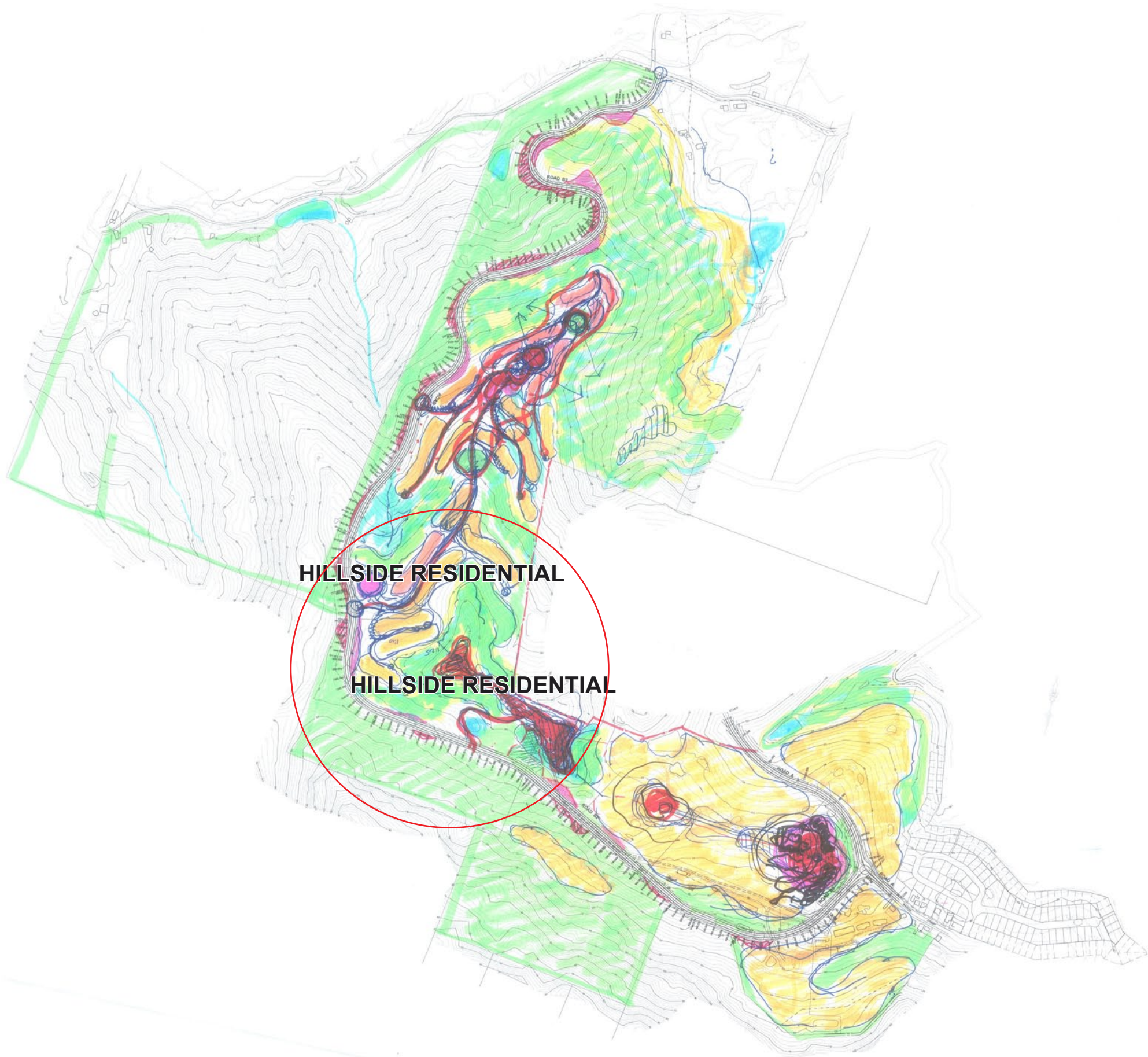
## RETIREMENT LIVING AND NURSING HOME

One essential urban planning criterion for social sustainability is to ensure that there is provision for a life range of opportunities for all age groups in the community. Whereas retirement living is active living, nursing homes provide passive environments. Retirement sites are therefore larger and preferably flatter than that required for Nursing Home and residential facilities. These terrain considerations have therefore influenced the locations of the Retirement Living centres on the master plan.

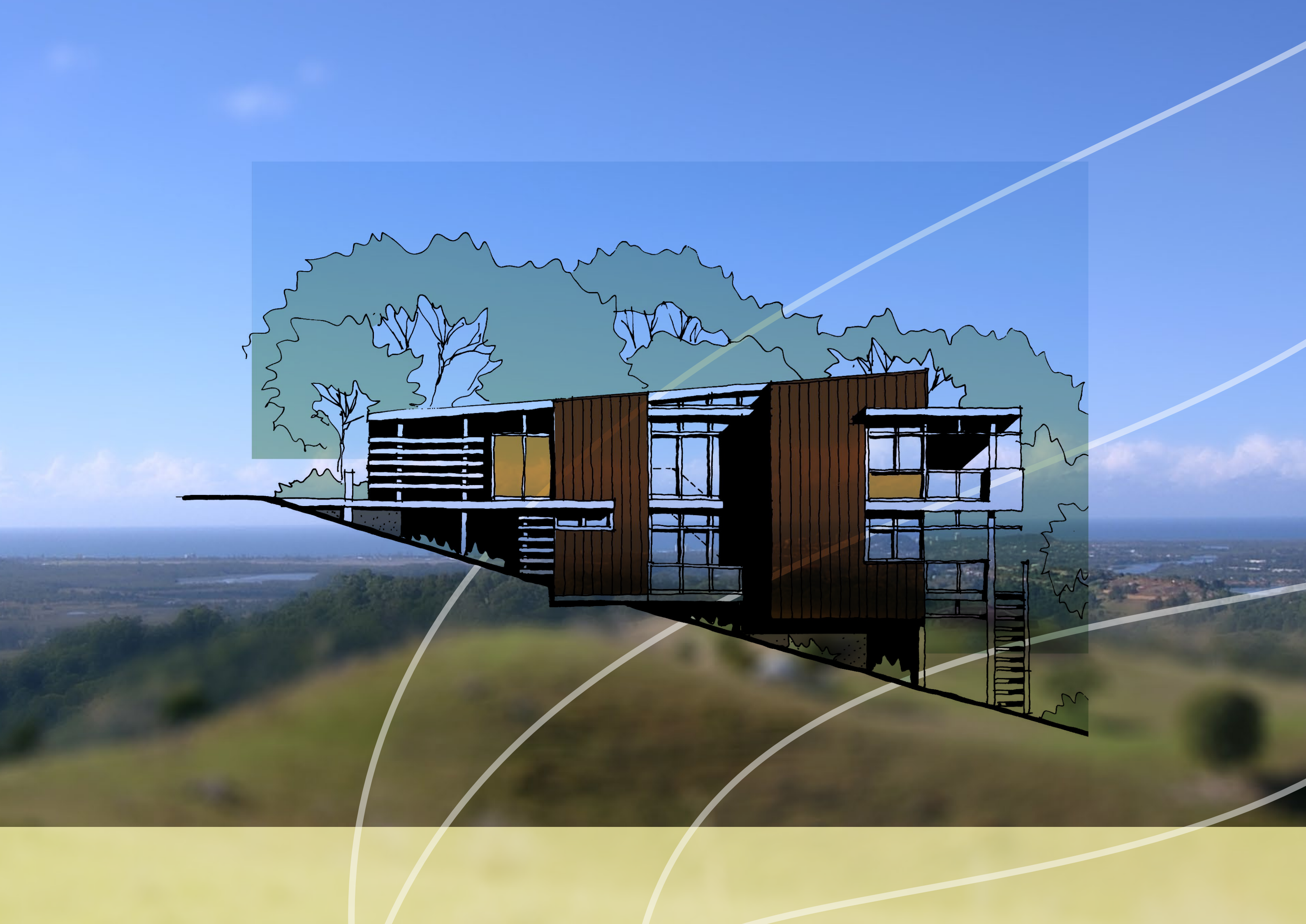


HILLSIDE RESIDENTIAL

These dwellings are designed for slopes generally between 25% and 35%, although some may apply to slopes less than 25%, they will be designed on the principle of post & beam with 'light impact' on the ground to promote landscaping and re-vegetation and minimal earthworks. The hill side housing is restricted to down hill entries to avoid deep excavation that is a consequence of uphill entries with buried garages.









CONCEPT MASTER PLAN

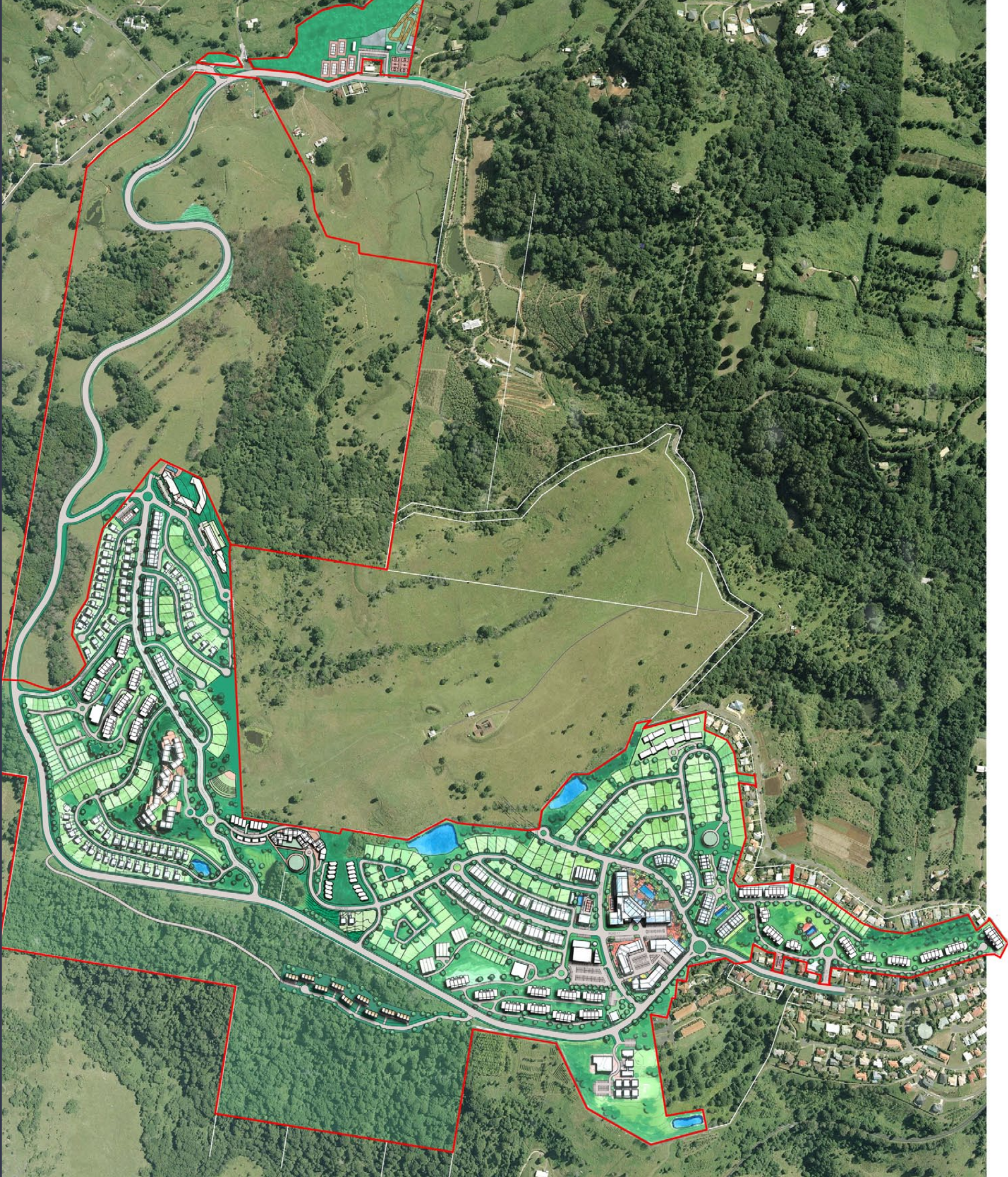
PREFACE

The following criteria and reasoning have significantly determined the shape and content of the Concept Master Plan for Rise. In principle, it responds to a demonstrated need for planned future development of the region as envisaged by the Tweed Shire Council and the Department of Planning over the past 2 decades. As demographics change, so do the responses with regard to planning strategies.

This report has recognised these changes and proposes considered solutions.

SITE PLAN

The principle development components indicated on the plan and outlined in the project summary #14, represent the preferred various types of buildings and dwellings and their relationships with each other and the urban environment.







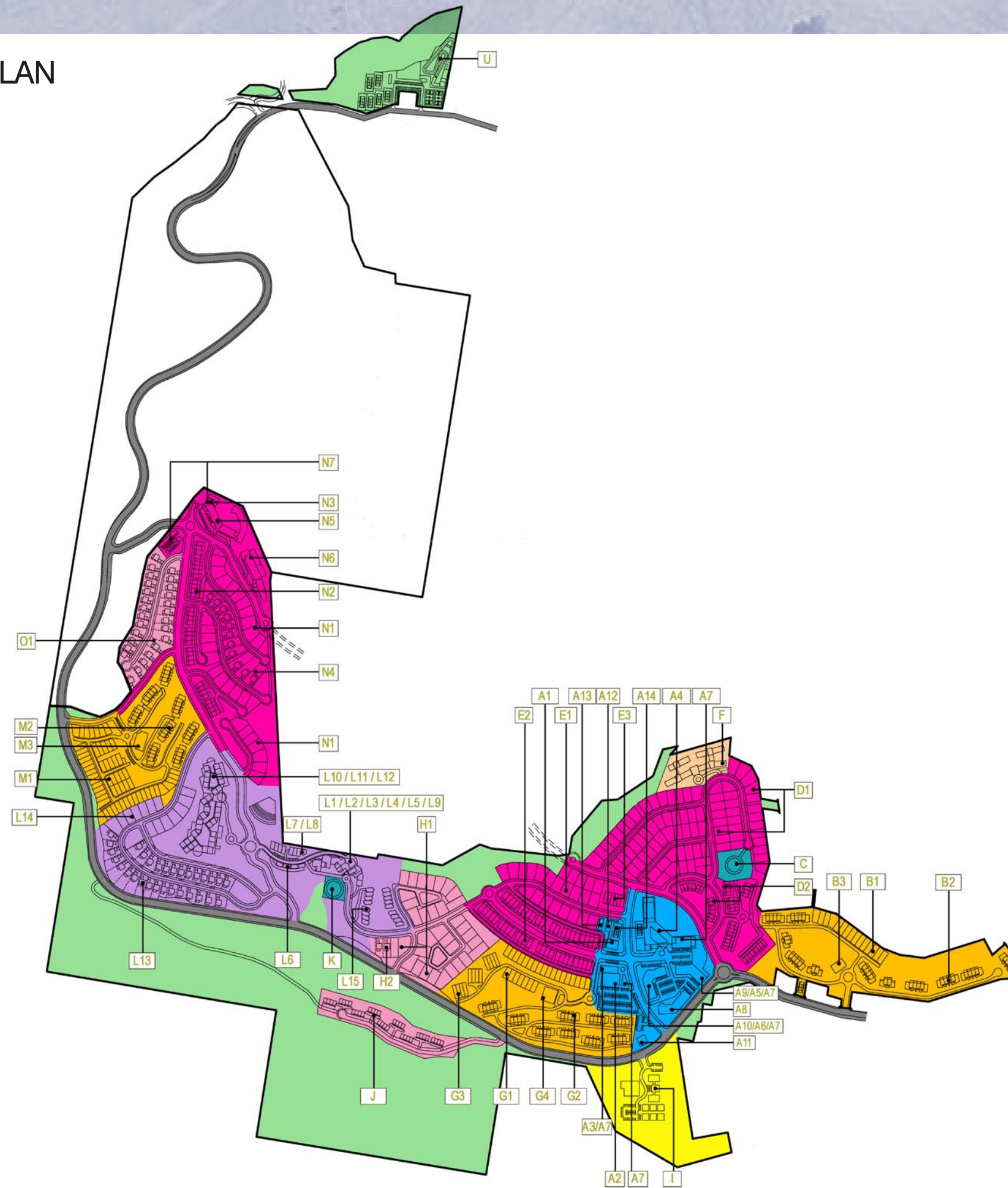
VIEW FROM SOUTH



VIEW FROM EAST



# PRODUCT SUMMARY PLAN





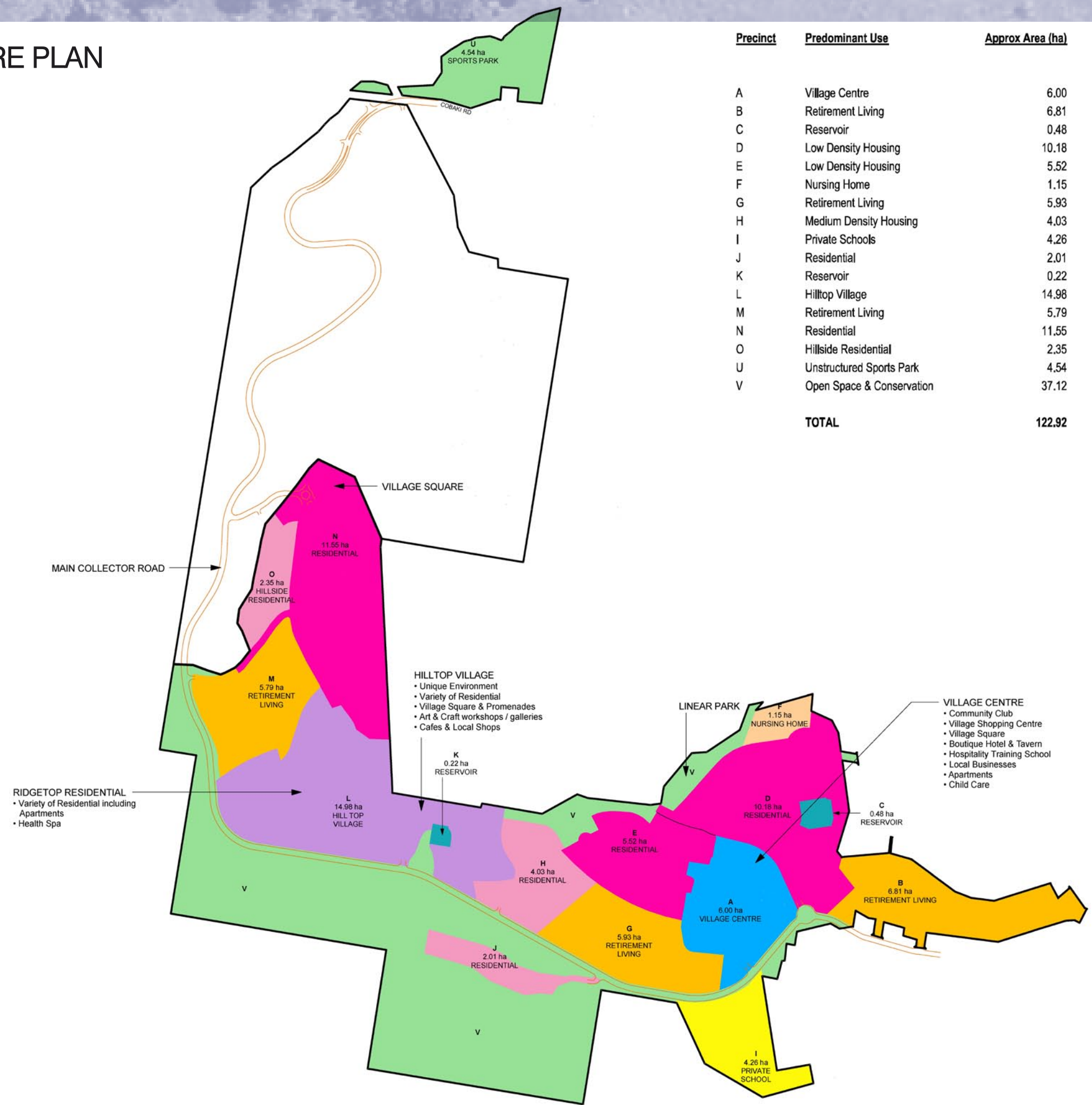
TERRANORA GROUP MANAGEMENT P/L. <b>SMDS</b>			
<b>RISE PROJECT.</b>			
MARANA ST BILAMBIL HEIGHTS WEST TWEED.			
<b>PRODUCT SUMMARY - 14 for MP08-0234 SECTION ONLY</b>			
Based on the ML Design Concept Master Plan as at 5th March 2009.			
Notes: All apartments are based on average 2 bed room module. All penthouses are based on 3 bedroom module. All villas are based on 3 bedroom module.			
Matches the DoP plan that determines the Part 3A Concept Plan footprint.			
Date: 10th March 09			
Author: S.J.MacRae.			
Precinct.	Product.	Number.	Description / Av GBA / Av GLA / Av GSA.
A-1	Community Hall.	1	500 GBA
A-2	Village supermarket.	1	1200 GLA
A-3	Village Shopping Centre.	1	600 GLA
A-4	Boutique Hotel apartments.	160	Apartments.
A-5	Tavern.	1	600 GLA
A-6	Hospitality Training School.	1	700 GLA
A-7	Local Business Suites & Retail.	1	3700 GLA
A-8	Medium Rise Apartments.	38	4 Storey apartment building.
A-9	Medium Rise Apartments.	23	5 Storey apartment building (retail on GF).
A-10	Medium Rise Apartments.	36	6 Storey apartment building (retail on GF).
A-11	Child Care.	1	400 GLA
A-12	Private community Club building.	1	350 GBA
A-13	Private community lap pool.	1	25m lap pool.
A-14	Private community Tennis court.	1	Court with pavillion.
B-1	Retirement Living.	15	Cottages.
B-2	Retirement Living.	180	3 Storey apartments.
B-3	Retirement Living Club building.	1	800 GBA
C	Council Regional Water Reservoir		Land transferred to council.
D-1	Res A Housing Lots.	80	575 GSA
D-2	2 / 3 storey Townhouses.	40	3 bed / 2 car Townhouses.
E-1	Res A Housing Lots.	24	650 GSA
E-2	3 Storey Boulevard Villas.	45	3 bed / media / study / 2 car Townhouses.
E-3	3 Storey Townhouses.	6	3 bed / media / study / 2 car Townhouses.
F	Nursing Home Land.	1	3 storey 200 bed Nursing Home site.
G-1	Retirement Living.	25	Cottages.
G-2	Retirement Living.	162	3 Storey apartments.
G-3	Retirement Living.	12	2 storey villas.
G-4	Retirement Living Club building.	1	800 GBA
H-1	Res A Housing Lots.	34	650 GSA
H-2	Hillside Housing Lots.	2	650 GSA
I	Private School.	1	Land Area.
J	2 & 3 Storey Townhouses.	36	3 bed / study / 2 car Townhouses.
K	Council Regional Water Reservoir		Land transferred to council.

L-1	Hilltop Plaza Penthouses.	5	Penthouse apartments.
L-2	Hilltop Plaza Sub Penthouses.	31	Sub- Penthouse apartments.
L-3	Hilltop Plaza apartments.	12	Lower level apartments.
L-4	Hilltop Plaza apartment facilities.	1	780 GBA
L-5	Hilltop Plaza retail / restaurants/ studios/ art school.	1	1,472 GLA
L-6	Retail art shop houses (Soho units).	8	South side of Ridge.
L-7	Art studios & shops.	8	As above, Ground floor, with units over.
L-8	Art house apartments.	16	North side, 2 storey apartments over art shops.
L-9	Art Facility / café building.	1	200 GLA
L-10	Hill top apartments ( Nth Ridge).	137	Up to 6 storey over basement.
L-11	Hill top apartments ( Nth Ridge).	28	2 storey flanking basement.
L-12	Health Spa.	1	600 GLA
L-13	Hillside Housing Lots.	30	600 GSA
L-14	Res A Housing Lots.	15	575 GSA
L-15	3 storey Boulevard Villas.	17	3 bed / study / 2 car Townhouses.
M-1	Retirement Living.	60	Cottages.
M-2	Retirement Living.	144	3 Storey apartments.
M-3	Retirement Living Club.	1	800
N-1	Res A housing Lots.	28	600 GSA
N-2	Villas.	32	3 bed / 2 - 3 Storey Villas.
N-3	Retail shops.	1	375 GLA
N-4	Hillside Housing Lots.	11	650 GSA
N-5	Midrise Apartments.	70	3 storey apartments over basement.
N-6	Midrise Apartments.	7	2 to 3 storey apartments flanking basement.
N-7	Private community Club building.	1	350 GBA
N-7	Private community lap pool.	1	25m lap pool.
N-7	Private community Tennis court.	1	Court with pavillion.
O-1	Hillside Housing Lots.	27	650 GSA
U	Unstructured Sports Park	1	Public Sports Park and amenities.

<b>Product mix summary.</b>	
Residential Lots.	181
Hillside Housing Lots.	70
Hotel apartments.	160
Penthouses.	36
Apartments.	367
Villas & Townhouses.	176
Art shop houses ( Soho units).	16
Retirement cottages.	100
Retirement apartments.	486
Retirement villas.	12
Nursing beds.	200
School area.	1
Retail space ( Inc tavern ) GLA.	4,447
Commercial space GLA.	5,300
Health Spa GLA.	600
Total residential dwellings.	846
Total Including Hotel units.	1,006
Total Retirement dwellings.	598
Total Nursing beds.	200
	1,804
Total commercial / retail GLA.	10,347



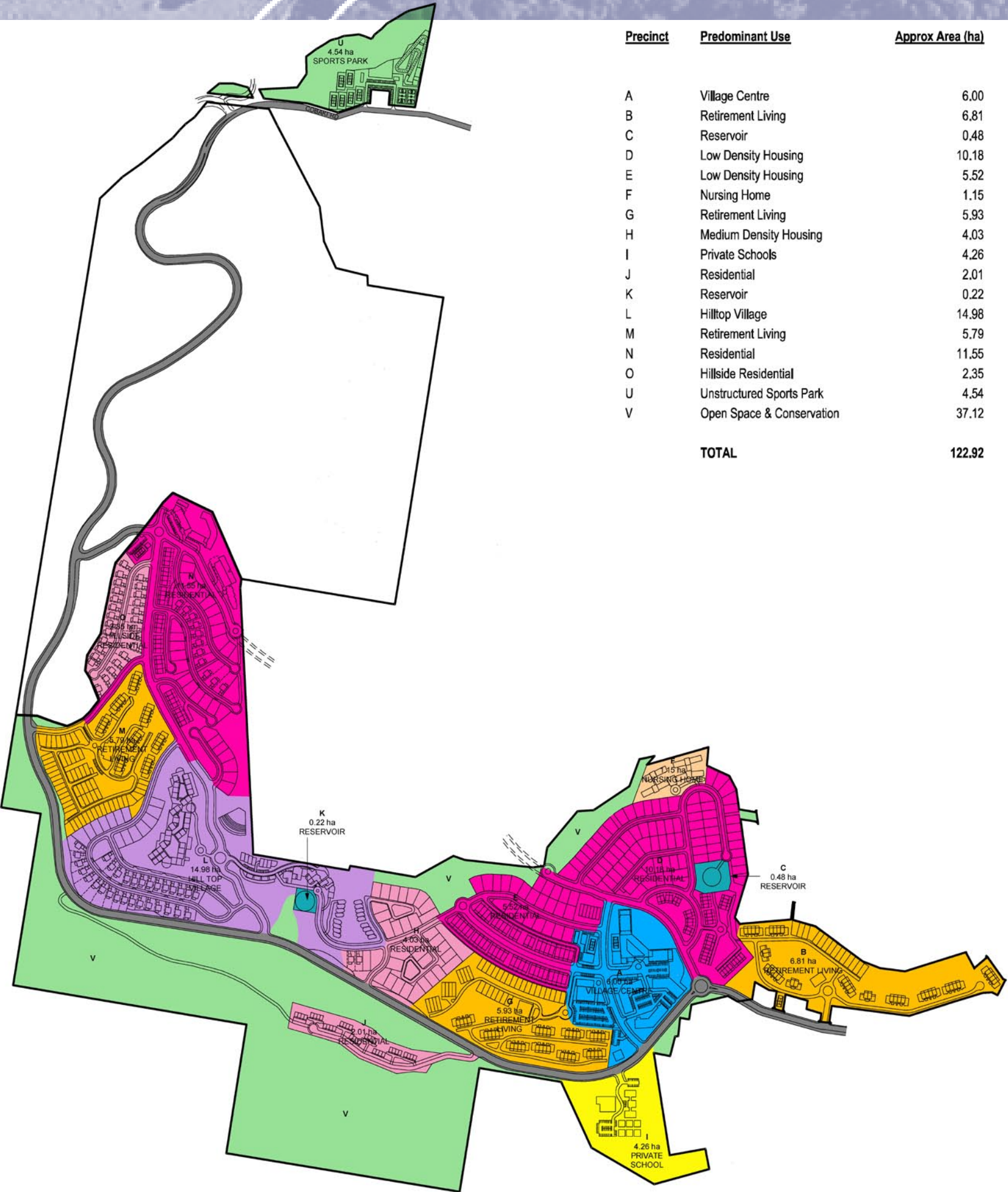
STRUCTURE PLAN



Precinct	Predominant Use	Approx Area (ha)	Dwellings/ha	Potential Dwellings
A	Village Centre	6.00	43	257
B	Retirement Living	6.81	29	195
C	Reservoir	0.48	-	-
D	Low Density Housing	10.18	12	120
E	Low Density Housing	5.52	14	75
F	Nursing Home	1.15	174	200
G	Retirement Living	5.93	34	199
H	Medium Density Housing	4.03	9	36
I	Private Schools	4.26	-	-
J	Residential	2.01	18	36
K	Reservoir	0.22	-	-
L	Hilltop Village	14.98	20	299
M	Retirement Living	5.79	35	204
N	Residential	11.55	13	148
O	Hillside Residential	2.35	11	27
U	Unstructured Sports Park	4.54	-	-
V	Open Space & Conservation	37.12	-	-
TOTAL		122.92		2004



PRECINCT PLAN



Precinct	Predominant Use	Approx Area (ha)	Dwellings/ha	Potential Dwellings
A	Village Centre	6.00	43	257
B	Retirement Living	6.81	29	195
C	Reservoir	0.48	-	-
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E	Low Density Housing	5.52	14	75
F	Nursing Home	1.15	174	200
G	Retirement Living	5.93	34	199
H	Medium Density Housing	4.03	9	36
I	Private Schools	4.26	-	-
J	Residential	2.01	18	36
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O	Hillside Residential	2.35	11	27
U	Unstructured Sports Park	4.54	-	-
V	Open Space & Conservation	37.12	-	-
TOTAL		122.92		2004



VISUAL AMENITY

The degree of visual amenity impacting on the public is determined by view sheds from off-site observation points to the proposed Rise buildings and the on-site impacts of the built environment.

This is moderated by the affect or otherwise, of existing adjacent development and vegetation, the distance of the viewer from the site and the geography of the region. In the case of Rise, there is no adjacent development with a frontal view shed impacted by the proposed development and in areas where future buildings are planned, the geography and the distance of the observer will severely restrict any impact to the point of being barely perceptible. Within the development there are two proposed new council water reservoirs, one to replace the smaller existing hilltop reservoir. This hilltop reservoir is planned for the highest point of the site and will be visible to varying degrees from within the site. The design philosophy to accommodate this hilltop reservoir includes a building and landscape concept that hides the reservoir and the associated scarring of the hillside created by this requirement. However, there will also be the opportunity to create a “silk purse out of a sow’s ear” regards this structure. This is to be achieved by the proposal to convert all or part of the walls of the reservoir into a graphic canvass as part of the arts community calendar, which may also result in the reservoir becoming a ‘must see’ point of interest.

Building ensembles are to be designed to include transitions of height and articulation of form, both vertically and horizontally and following the contours of the landscape as much as possible. Combined with complementary natural colour tones, Rise is intended to emulate the visual aesthetics of a timeless hill town.

An extensive visual analysis report has been prepared by LVO Architects who confirm there are no significant negative visual impact issues created by the Rise development.



VIEW FROM SOUTH-EAST

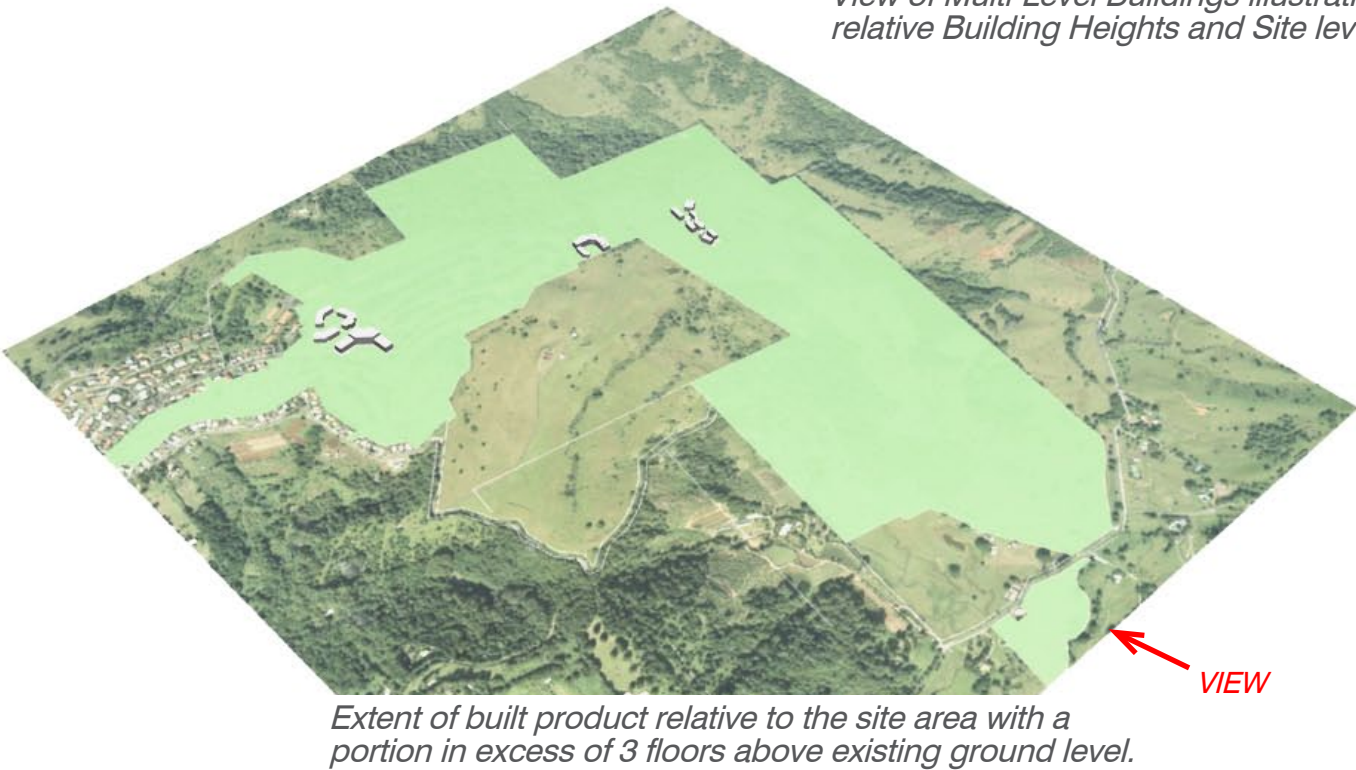
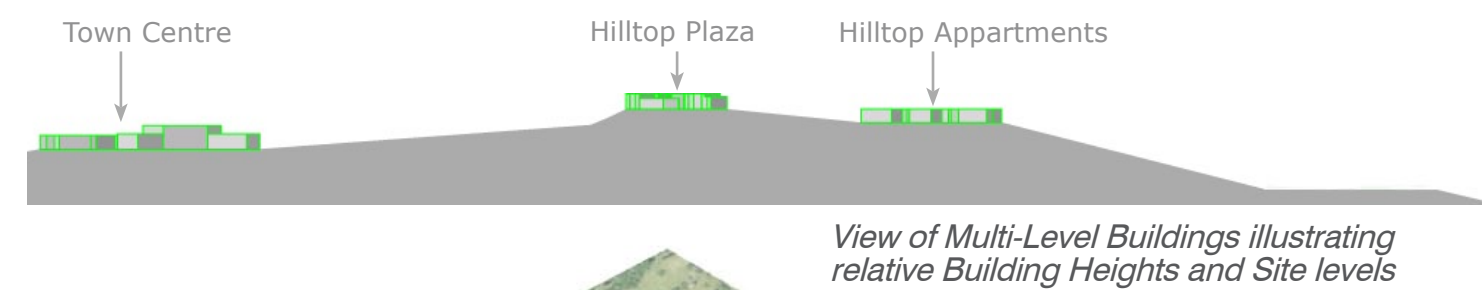
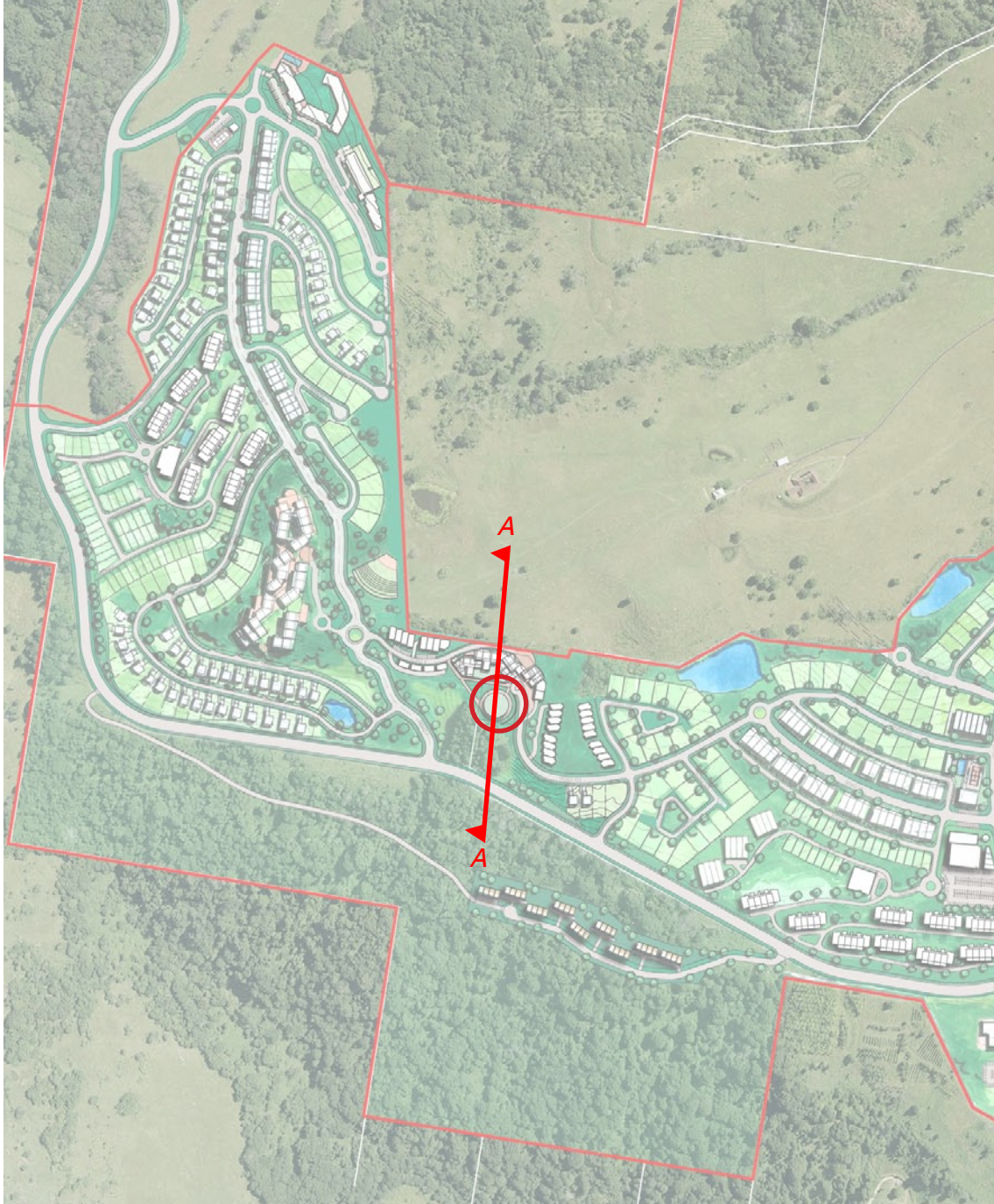


Photo Viewpoint 3: Site Enlargement showing approximate height and location of proposed built form of Hilltop Plaza Penthouses & Apartments (L-1 & L-3) and Boutique Hotel Apartments (A-4). refer Figure 7 (Building Heights Summary). Note that the images of proposed buildings do not represent building form. Note that proposed building form, articulation and colour will considerably soften their visual impact. Development of other low rise buildings in the vicinity will serve to integrate proposed building heights, shown above, into the landscape. The perception of building height for any structure within these areas of higher built form should not alter as ground contours do not vary significantly. Note that Hill top Apartments (L-10) and Midrise Apartments (N-5 & 6) are not visible from this location.

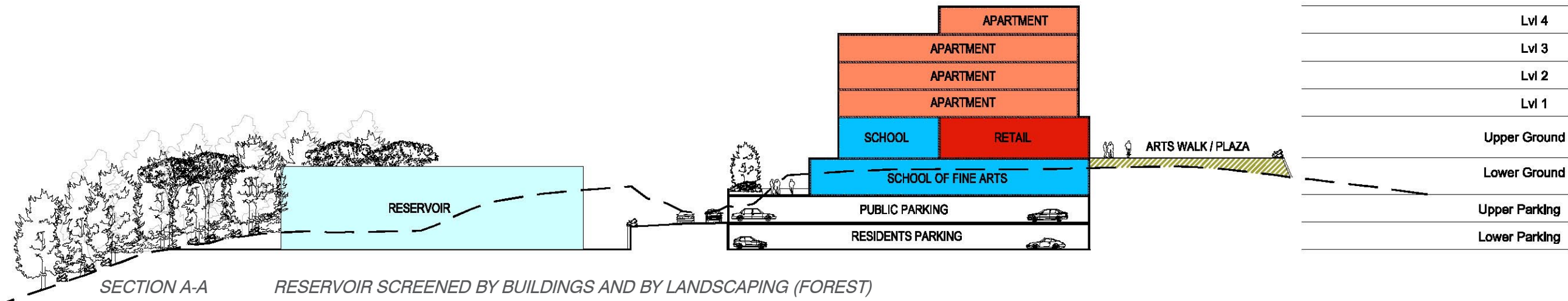




*Reservoir without any screening and its effect on the visual amenity of the surrounding areas.*



*The partial effect of screening by residential product.*





TOPOGRAPHY AND PLANNING

The Bilambil Heights area is generally constrained by the topography with large areas having slopes greater than 30%, which limits development. The two areas available for development with slopes less than 30% are the ridge tops and the valley floors which are, for the most part, subject to flooding constraints.

The only areas relatively unconstrained from a topographical point of view are the ridge lines. The flat land along these ridges is where the most intense development can best occur, taking into account other factors such as access, views, marketability and orientation.

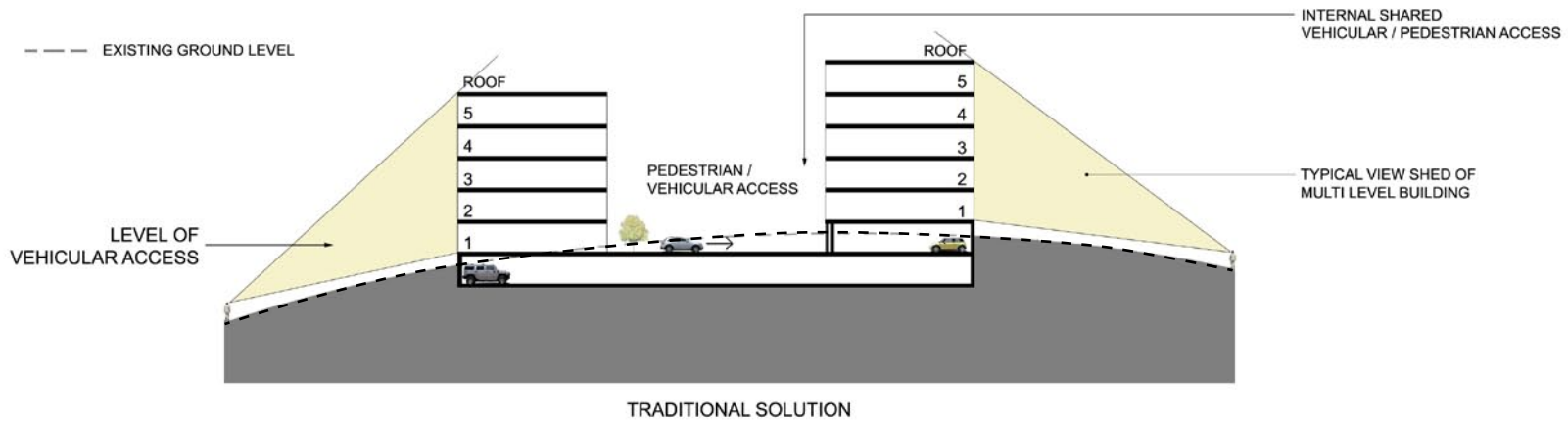
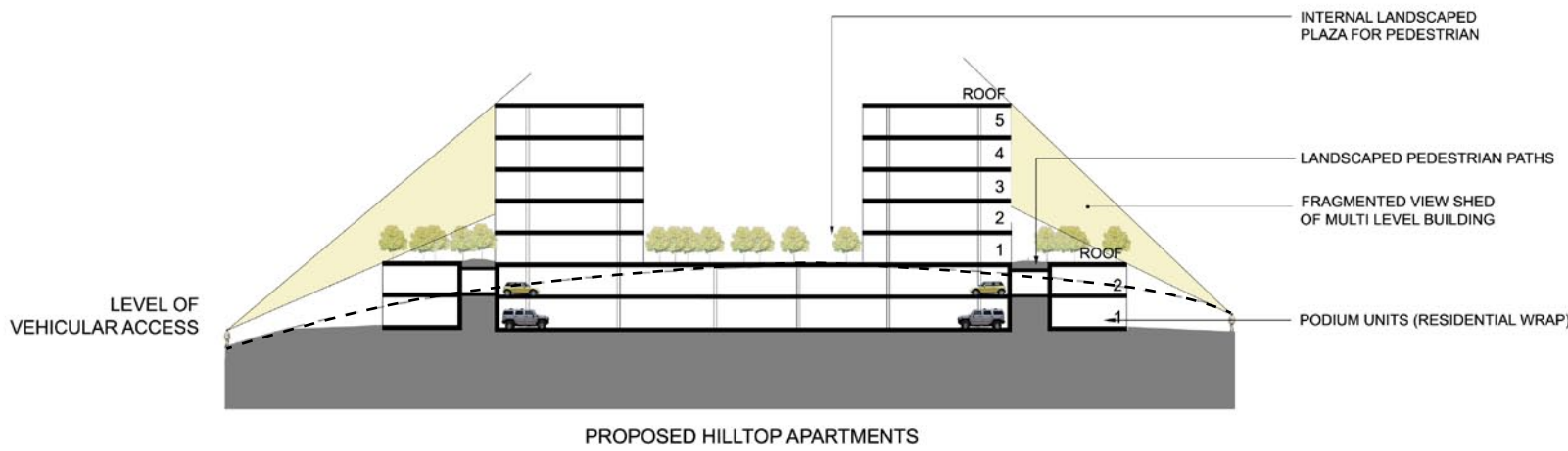
The design principles adopted for multi storey structures on the ridge tops of Rise include burying the associated carparks and vehicular access where possible below the ground line substantially reducing traffic and freeing up areas available for pedestrian plazas.

In some cases where the slope is appropriate, a two or three storey residential ‘wrap’ is added on the outside of the carpark creating a podium effect which has the advantage of visually reducing the building height of the multi storey section when viewed from ground level. Landscaping between the main building and the residential ‘wrap’, further assists the visual softening of the base of the building.

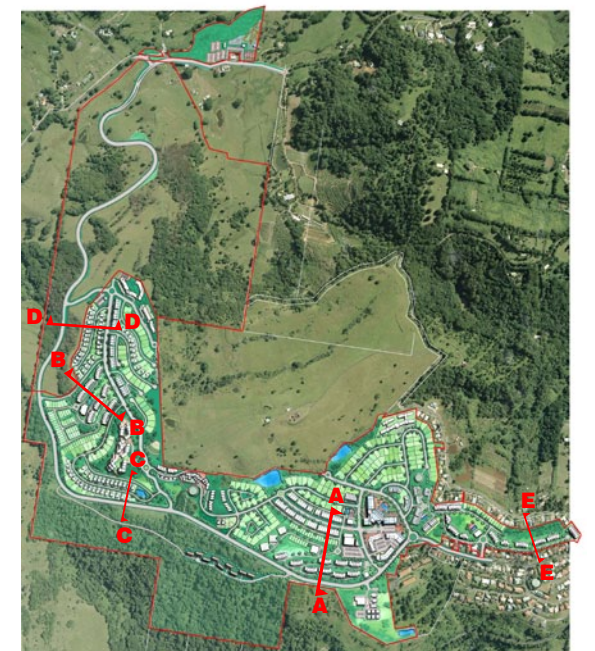
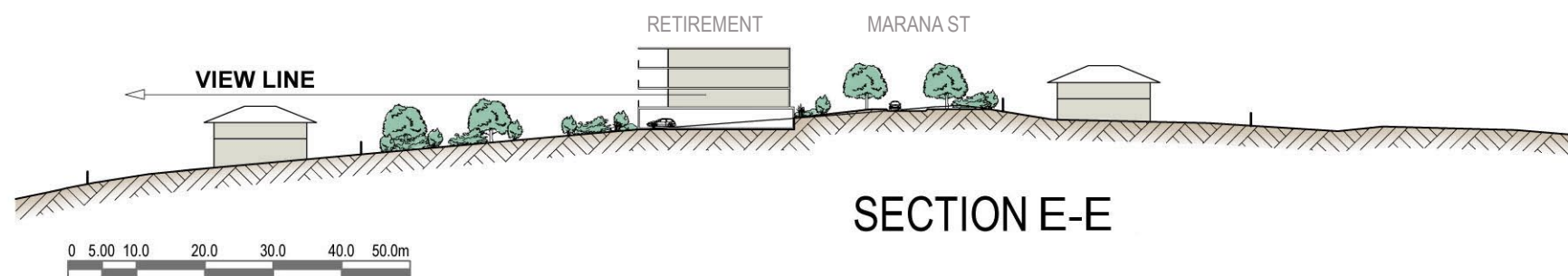
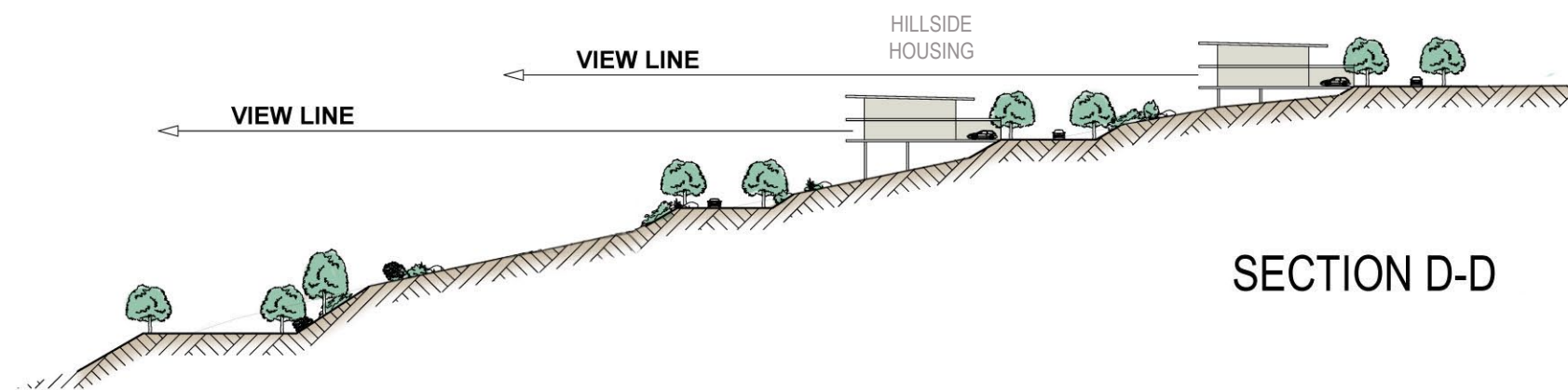
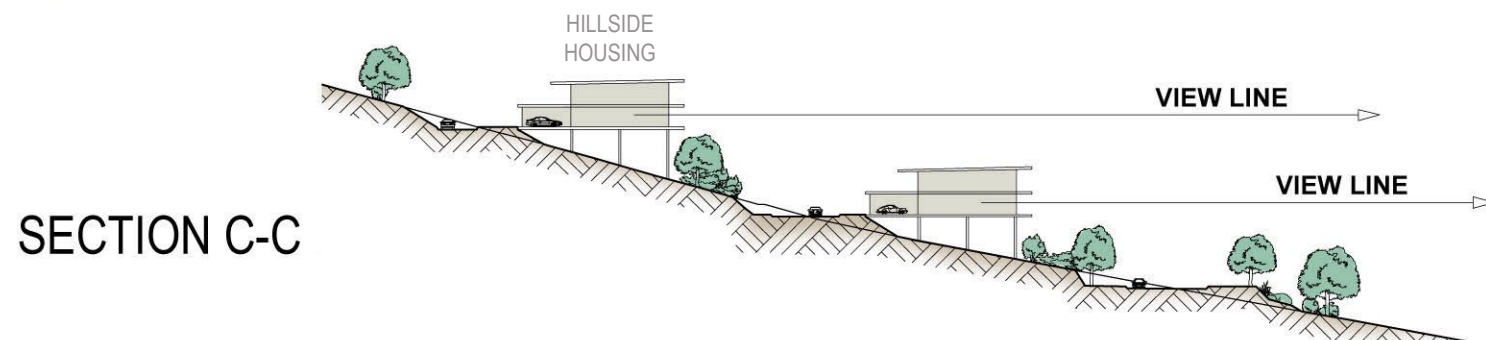
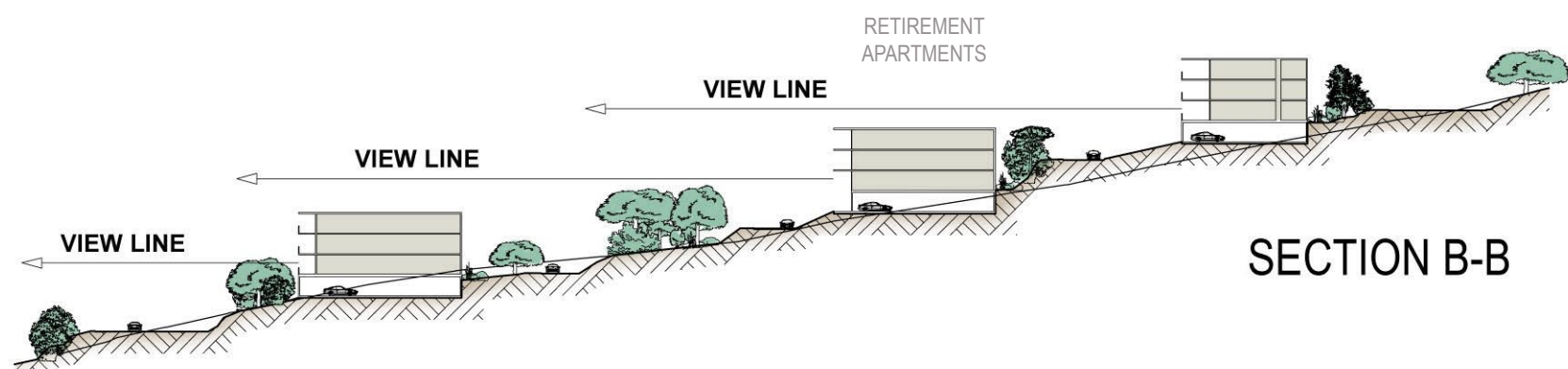
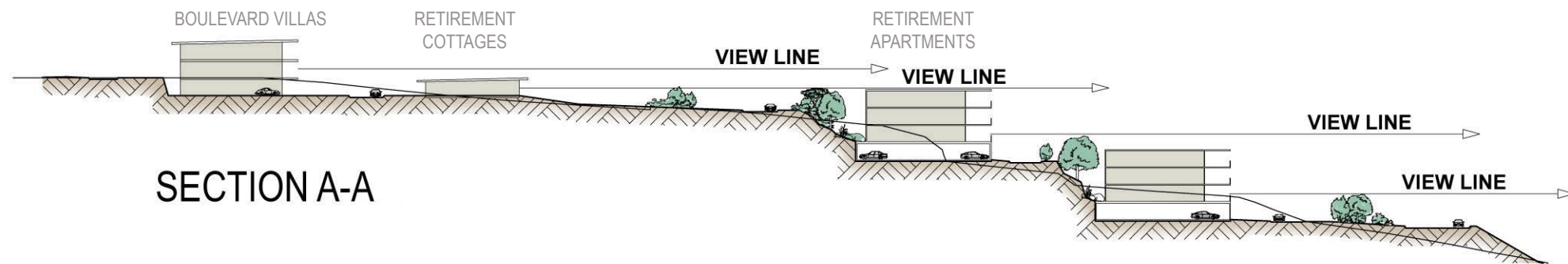
Stepping back upper floors and articulating the facades assist in ameliorating building mass. Cutting into the Hillside is restricted as a general principle. However, where it does occur it is restricted to within the building envelope.

Low rise residential dwellings on sites greater than 25% will have suspended floor construction in order to limit disturbance through minimising cut and fill strategies on sensitive slopes. The philosophy of minimising cut into Hillside applies equally to all buildings.

The main Spine Road through the site has been located to best suit engineering practices and has been resolved in conjunction with the Tweed Shire Council to meet their various design criteria, including the provision of an east west traffic connection from Cobaki Road to Marana St. The location of this road has also been effective in separating the proposed development areas from the environmentally protected slopes and the rural land to the south and west and as a generator for planning the balance of roads and open spaces including linkages with future adjacent residential land releases.









DEVELOPMENT CONTROL PLAN

DCP COMPLIANCE CHECK LIST

TWEED SHIRE COUNCIL DEVELOPMENT CONTROL PLAN - 2007

LEGEND		
X	Conditions not met	
✓	Conditions will be met	
☑	Assumed Conditions will be met - Buildings still to be detailed	

Precinct /Product Breakdown		DCP - Complianace Check - For External Issues up to Building Envelope																															
Precinct	Product.	Applicable Section of DCP Section / Part	SEPP	Section A1 Part A - Dwelling Houses							Section A1 Part B - Dual Occupancy, Granny Flats, Town Houses & Row Houses							Section A1 Part C - Residential Flat Buildings							Commercial / Retail Areas To be reviewed w/ TSC			Section A7 Child Care Facilities					
			Housing for Seniors and People with a Disability	Streetscape	Public Views & Vistas	Deep Soil Zone	Setbacks	Car Parking	Footprint, Orient & Separation	Building Height	Min Lot size of 900m²	Streetscape	Public Views & Vistas	Deep Soil Zone	Setbacks	Car Parking	Footprint, Orient & Separation	Building Height	Max Bldg Length of 35m	Min Lot size of 2000m²	Streetscape	Public Views & Vistas	Deep Soil Zone	Setbacks	Car Parking	Footprint, Orient & Separation	Building Height	General To be reviewed w/ TSC	Car Parking	Bgbuilding Height	Complies		
A-1	Community Hall.	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	X	✓	-		
A-2	Village Supermarket.	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-		
A-3	Village Shopping Centre. Retail Shops (1400+1300+600+400 = 3700m²)	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-		
A-4	Boutique Hotel Apartments. Retail Shops [below]	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	X	-		
A-5	Tavern.	A1 / C		-	-		-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-	-	
A-6	Hospitality Training School.	A1 / C		-	-		-				-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	✓	✓	☑	✓	-	-	-	-	-	
A-7	Local Business Suites & Retail.	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	✓	✓	☑	✓	-	-	-	-	-	
A-8	Medium Rise Apartments.	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-	-	
A-9	Medium Rise Apartments. Retail Shops [below]	A1 / C		-	-	-	-				-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	✓	✓	☑	X	-	-	-	-	-	
A-10	Medium Rise Apartments.	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	✓	✓	☑	X	-	-	-	-	-	
A-11	Child Care.	A7 / Child Care																										-	-	-	✓	-	
A-12	Community Club Building.	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	X	✓	-	-	
A-13	Community Lap Pool.	N/A - To be reviewed w/ TSC		-	-	-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	-	
A-14	Community Tennis Courts.	N/A - To be reviewed w/ TSC		-	-						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	-	
B-1	Retirement Living - Lots	A1 / A	✓	✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B-2	Retirement Village -Apts	A1 / C	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-	-	-
B-3	Retirement Living Club Building.	N/A - To be reviewed w/ TSC	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	-	
C	Reservoir	N/A		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
D-1	Low Density House & Land.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D-2	2 storey Townhouses.	A1 / B		-	-	-	-	-	-	-	✓	✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-1	Res A Housing Lots.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-2	3 Storey Boulevard Villas.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E-3	3 Storey Townhouses.	A1 / B		-	-	-	-	-	-	-	✓	✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
F	Nursing Home Land.	SEPP (Housing for Seniors or People with a Disability) 2004		-	-	-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	-	
G-1	Retirement Living - Lots	A1 / A	✓	✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
G-2	Retirement Village -Apts	A1 / C	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-	-	-
G-3	Retirement Living - Lots	A1 / A	✓	✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
G-4	Retirement Living Club Building.	N/A - To be reviewed w/ TSC	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	-	
H-1	Res A Housing Lots.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
H-2	Hillside Housing.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
I	Private School.	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	-	
J	2 & 3 Storey Townhouses.	A1 / B		-	-	-	-	-	-	-	✓	✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K	Reservoir.	N/A		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
L-1	Hilltop Plaza Penthouses.	A1 / C		-	-	-					-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	X	-	-	-	-	-	-
L-2	Hilltop Plaza Sub Penthouses.	A1 / C		-	-	-					-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	X	-	-	-	-	-	-
L-3	Hilltop Plaza apartments.	A1 / C		-							-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	X	-	-	-	-	-	-
L-4	Hilltop Plaza a apartments facilities.	A1 / C		-	-	-	-				-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-	-	-



Precinct /Product Breakdown		DCP - Complianace Check - For External Issues up to Building Envelope																														
Precinct	Product.	Applicable Section of DCP Section / Part	SEPP	Section A1 Part A - Dwelling Houses							Section A1 Part B - Dual Occupancy, Granny Flats, Town Houses & Row Houses								Section A1 Part C - Residential Flat Buildings								Commercial / Retail Areas To be reviewed w/ TSC			Section A7 Child Care Facilities		
			Housing for Seniors and People with a Disability	Streetscape	Public Views & Vistas	Deep Soil Zone	Setbacks	Car Parking	Footprint, Orient & Separation	Building Height	Min Lot size of 900m²	Streetscape	Public Views & Vistas	Deep Soil Zone	Setbacks	Car Parking	Footprint, Orient & Separation	Building Height	Max Bldg Length of 35m	Min Lot size of 2000m²	Streetscape	Public Views & Vistas	Deep Soil Zone	Setbacks	Car Parking	Footprint, Orient & Separation	Building Height	General To be reviewed w/ WSC	Car Parking	Bgilding Height	Complies	
L-5	Hilltop Plaza Retail / Restaurants Hilltop Plaza Art School / Studios	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-
L-6	Retail art shop houses (Soho units) 50 Retail / 50% Art Studio	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-
L-7	Art studios & shops 50 Retail / 50% Art Studio	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-
L-8	Art house apartments.	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-
L-9	Art Facility- café building.	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	
L-10	Hill top apartments (Nth Ridge).	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	X	-	-	-	-
L-11	Hill top apartments (Nth Ridge).	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	X	-	-	-	-
L-12	Health Spa.	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	
L-13	Hillside Housing.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
L-14	Custom house Lots.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
L-15	3 storey Boulevard Villas.	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-
M-1	Retirement Village - Lots	A1 / A	✓	✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
M-2	Retirement Village -Apts	A1 / C	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-
M-3	Retirement Club.	N/A - To be reviewed w/ TSC	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	
N-1	Res A housing Lots.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
N-2	Villas.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
N-3	Retail Shops - [Convenience St]	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	
N-4	Hillside Housing.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
N-5	Midrise Apartments.	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-
N-6	Midrise Apartments.	A1 / C		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	☑	☑	✓	☑	✓	-	-	-	-
N-7	Community Club, pool & tennis court.	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	
N-8	Res A Housing Lots .	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Q-1	Hillside Housing.	A1 / A		✓	✓	☑	☑	☑	☑	☑	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
U	Sports & Rec Fields	N/A - To be reviewed w/ TSC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	☑	✓	✓	-	

It is intended to embrace the Tweed Shire Council development control plan 2007, (referred to in this report as the DCP) as the basic residential and tourist code for Rise, with only site specific controls being additional or supplementary to it. The Retirement Living villages will be assessed under the same DCP and the Town Centre will demonstrate a holistic urban design of structured and casual public spaces.

Rise will be staged by precinct over a varying time frame (refer Staging clause in this report) and each stage will be planned in detail and lodged as separate development applications (DA) at the appropriate time with Tweed Shire Council.

This concept master plan has been assessed against the DCP at the level of detail that is feasible at this stage. The master plan is sufficiently developed to confirm compliance with most aspects of the DCP. However, whilst planning and architecture have been considered in order to evaluate and confirm dwelling and building types and yield, it is not until the various precincts are finalised in detail that the compliance of individual buildings can be demonstrated.

Nevertheless, a preliminary analysis has indicated that there are characteristics of the plan that comply, or are deemed to comply by assumption and some that do not technically comply.

These are identified in the carparking schedule which sets out the residential requirements in a simplified format, indicating compliance, noncompliance or assumed compliance for those items not yet able to be fully assessed. This evaluation demonstrates the level of consideration currently possible.

The assessment is based on building envelopes only, rather than fully resolved designs. Some major planning issues such as storey heights and parking numbers that do not technically comply are justified in further detail in this report.



**BUILDING HEIGHTS PLAN**

The Tweed Council height limit applicable to Rise is three storeys. The vast majority of development within Rise is most likely to contain one or two storey structures in either detached, attached, or ‘hillside housing’ residential precincts.

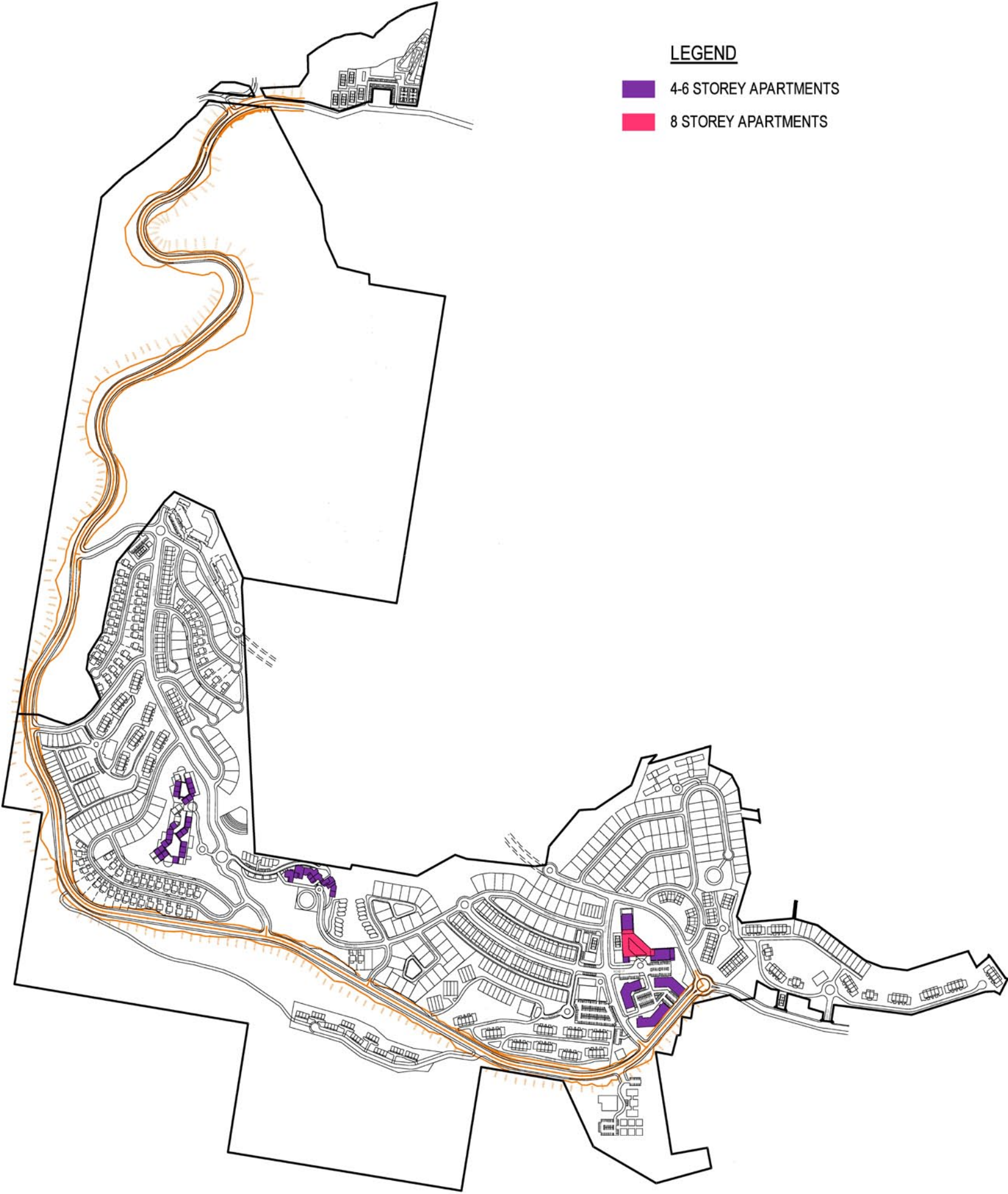
Three (3) storey buildings are generally consolidated in the Retirement Living precincts and various villa locations throughout the development.

The few structures that exceed three (3) storeys are designed as compact ensembles of buildings in three locations, separated not only by distance but also their relative heights within the topography of the landscape.

There are two categories over three storeys.

- four to six storeys
- eight storeys

The four to six storey buildings are the Hill Top Plaza mixed use building and the Hill Top Apartments, plus the Town Centre apartment and Mixed Use buildings. The eight storey building is the Boutique Apartment Hotel located in the Town Centre. They occupy a very small footprint of land relative to the entire site area resulting in minimal impact on the development and surrounding communities, as is confirmed by the LVO Architects’ Rise Visual Impact Report.





## BUILDING HEIGHTS

There is now a universal trend toward denser development with increased height limits in order to achieve optimum populations and more efficient and sustainable urban expansion.

Due to the site geography, Rise will be somewhat isolated from surrounding areas. This will result in relatively tight catchment for the proposed retail uses with nearby residents likely to patronise these centres more frequently due to the distance and effort required to reach other similar centres. The higher density residential dwellings in and around the proposed centres such as the Village Centre, Hill Top Apartments and Hill Top Plaza will benefit these centres through increased visitation and usage (refer to the Conics Residential and Retail Assessment Report). The proposed centres will in turn enhance the appeal of these residential areas creating an environment where people can work and play.

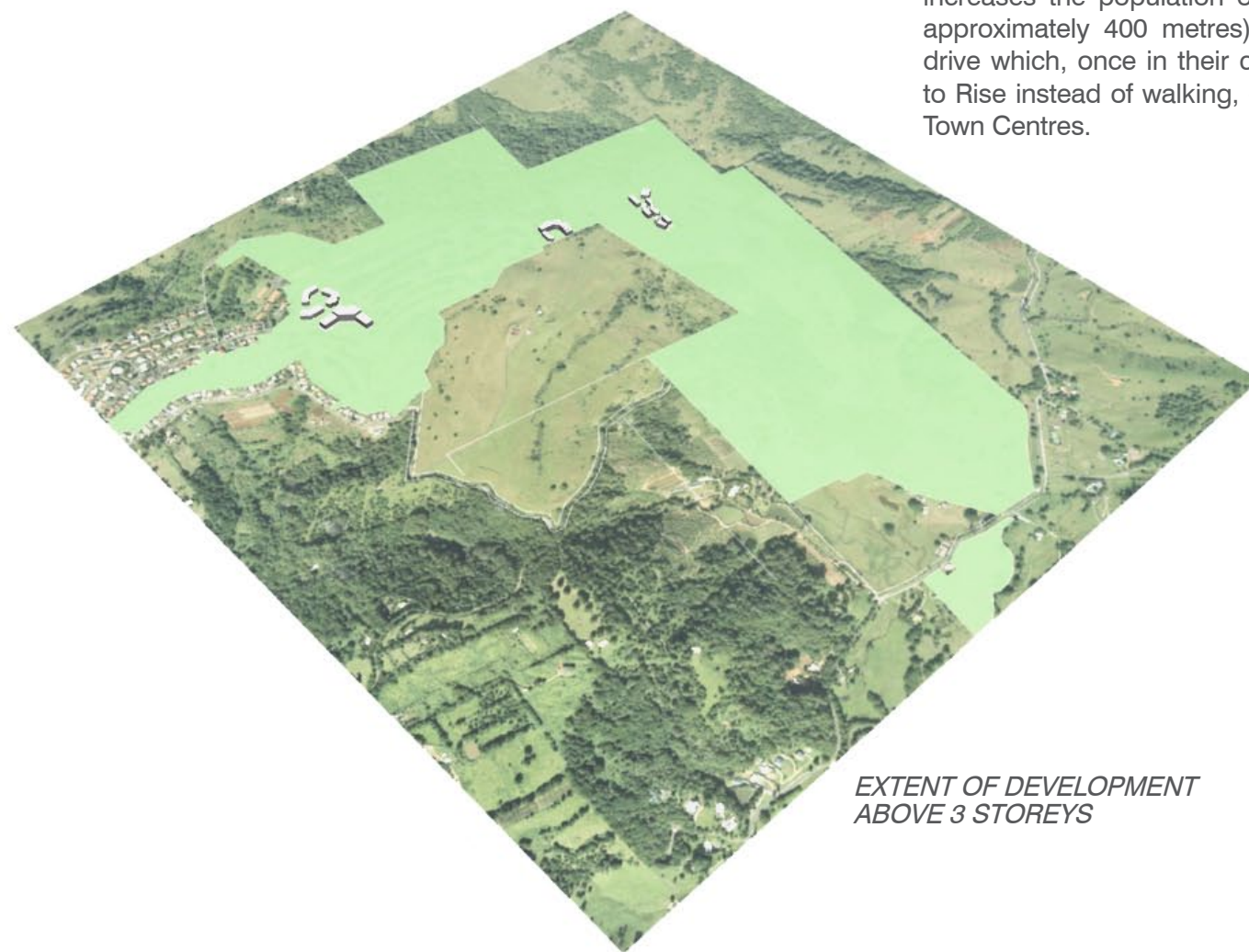
The multi storey dwellings in and around the Village Centre and Hill Top Plaza will have an important function in terms of retail uses in these areas. The greater density of medium rise dwellings in these locations compared to the low rise and detached houses will result in higher populations in and around these centres. As such, this increases the population of the walkable catchment (accepted as approximately 400 metres). Beyond this distance people tend to drive which, once in their car, may drive to other locations external to Rise instead of walking, cycling or golf carting to one of the Rise Town Centres.

The heights of buildings at Rise generally reflect the Tweed Local Environmental Plan 2000 limit of three storeys in principle, although in some cases justifications are provided for variations to this limit. The few exceptions are deemed imperative to increase densities for the viability of the development and to maintain future Tweed Shire Council and State Government population targets.

The decision as to where higher buildings should be located and their relative densities was based on urban design principles such as the need to activate public / retail / commercial nodes and the populations (both commercial and public) required to render them sustainable as well as being readily accessible.

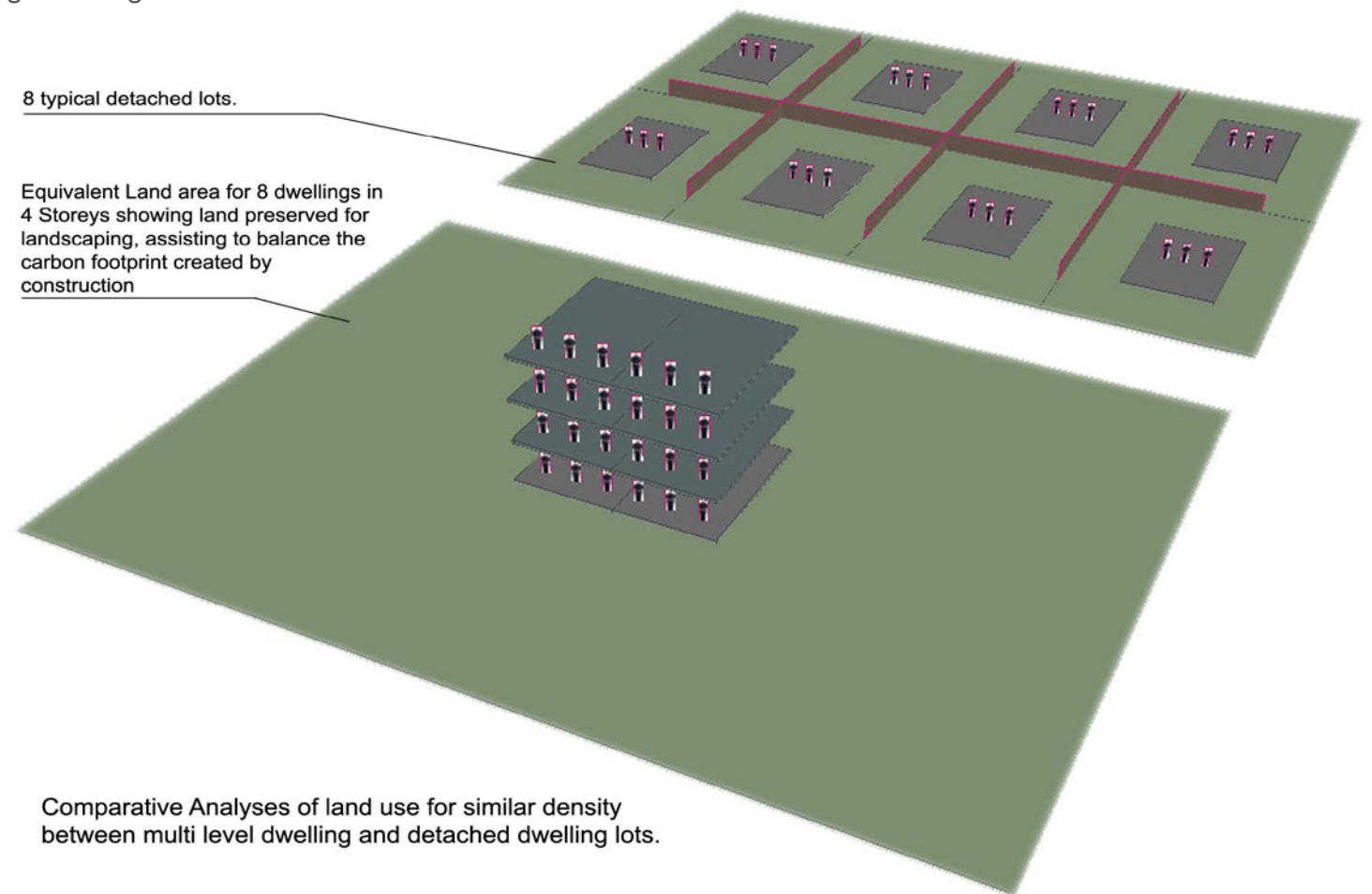
Height issues related to visual amenity are covered separately in the Visual Impact Report provided by LVO Architects.

The proposed buildings, or parts thereof, that have exceeded the three-storey height limit include the following four precincts.



8 typical detached lots.

Equivalent Land area for 8 dwellings in 4 Storeys showing land preserved for landscaping, assisting to balance the carbon footprint created by construction





BUILDING HEIGHTS

THE HILLTOP APARTMENTS

(PRECINCTS L-10 & L-12)

This mostly residential complex is designed on the second highest knoll of the site (approximately RL214.00). The top of the hill has been reshaped within the building envelope to accommodate below grade car parking consisting of two levels with a plaza over being the ground floor level of the apartments above.

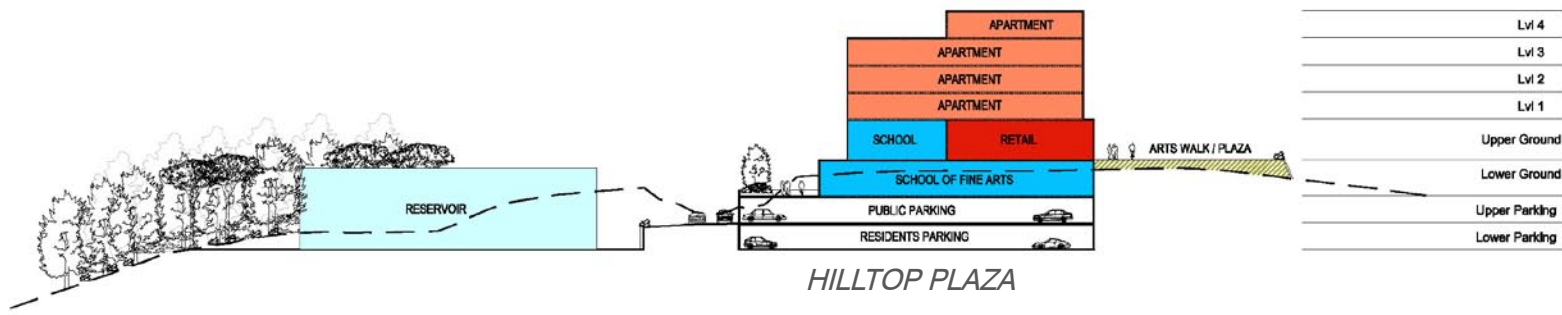
The maximum rise in storeys at this northern end of the building is six (6). The number of apartments per floor decreases with height, creating a stepped effect.

The car park levels are flanked externally by separate two storey town houses. These are located beyond the vertical rise of the units described above.

The total rise in storeys at the southern end of the building is five (5) with a similar stepping of levels. The central portion of the building varies from 3 to 4 storeys.

The justification for the variation to storey heights is as follows.

- The building concentrates a residential population in close proximity to the Arts Village.
- It subscribes to population expansion targets of the Tweed Shire Council and State Government.
- It acknowledges ‘new urbanism’ principles of walk ability, permeability, traffic minimisation and essential activation of pedestrians in retail commercial tourist precincts.
- It establishes an important urban node in itself by defining and anchoring the western end of the Arts / culture / health precinct
- The building location is limited by geographic constraints, access and the essential proximity to the retail and commercial premises.
- Storey heights are varied greatly by stepping back in order to articulate and soften the building skyline.
- The LVO Architect’s Rise Visual Impact Report determines that the proposed additional height of this building has minimal impact on the surrounding community.
- The existing hilltop is currently mostly bare of vegetation.



THE HILLTOP PLAZA

(PRECINCTS L- 1, 2, 3, 4, 5)

The Hilltop Plaza is a group of studios, retail, educational and residential facilities comprising the Arts Village and Hilltop Plaza apartments, with a principal ‘mixed use’ building and a signature plaza located on the northern property boundary at the highest point of the entire site (RL 216 m). Directly behind the main building and to its south, a large council reservoir is planned to replace the smaller existing reservoir structure. Significant excavation will be required to construct this new reservoir at the Council’s required base height of RL 206.00 m.

The plaza level is at natural ground level and forms the eastern end of the Arts Avenue. Along the Arts Avenue and accessible to it, are art studios, retail outlets, the art school and some apartments (Soho units). Below the level of the plaza is public and resident car parking. Above the Hilltop Plaza retail are five levels of residential apartments. The extensive earthworks resulting from the reservoir construction result in a complex mix of finished ground levels. The building is stepped down on the eastern and western ends and down across the building toward the south.

The storey height calculation is based on the finished ground level of the Arts Avenue to the north and the finished ground levels to the south. (Refer to the illustrated building cross section).

The total maximum rise in storeys for the Hill Top Plaza is six (6).

The justification for the variation to storey heights for the Hilltop Plaza building is as follows.

- It is a significant public (and private) destination with vital employment and cultural significance (arts) for the region
- It sustains increased population densities for Bilambil Heights
- Density is essential to activate the Arts Village and ensure economic sustainability.
- Excavation for the proposed reservoir alters the height at the rear (south) of the proposed building but not the front (north). This technically distorts the basis for calculating storey heights along the rear elevation as the finished ground levels vary and the building levels steps back. For this reason storey heights have been determined from the finished road levels to the north, including the plaza.
- The site is a valid public tourist destination by providing retail outlets, food and beverage and unique panoramic views. (The elevation of the plaza roughly approximates the upper levels of the Q1 building in Surfers Paradise).
- The LVO Architect’s Rise Visual Impact Report determines that the proposed additional height of this building has minimal impact on the surrounding community.





## BUILDING HEIGHTS

### BOUTIQUE HOTEL APARTMENTS

#### (PRECINCT A – 4)

The Boutique Hotel Apartment building is located on the north side of 'Main Street' and the grand plaza in the Town Centre. It is the anchor and geographic landmark for the town centre providing resort accommodation, retail facilities and basement car parking. The north and east accommodation wings step back on levels 4, 5 and 6 and command extensive views to the northeast and south across the ocean.

The building has a total storey height of eight (8) levels at the centre of the building around the central atrium (refer Building Heights Plan).

The justification for the variation to storey heights is as follows.

- It is a significant public destination with vital employment and tourist significance
- It sustains increased population densities for Bilambil Heights as determined by the Tweed Council and the State Government
- The density created by this hotel is essential to activate the town centre retail and ensure economic and population sustainability
- It is the centre piece of the town centre and the geographic reference point establishing a 'sense of place' as the major and authentic commercial hub for Rise
- It concentrates a large captured population on a small footprint in a vertical format
- It supports the Tweed Shire Strategy meeting of the 16th November 2005 which resolved that, with reference to limiting large scale retail centres to chore type needs,  
*"---This concept is to reflect the need to reduce fuel consumption and to support sustainability within each centre through discouraging vehicle use and encouraging walking".*
- The LVO Architect's Rise Visual Impact Report determines that the proposed additional height of this building has minimal impact on the surrounding community.

### MEDIUM RISE APARTMENTS - TOWN CENTRE

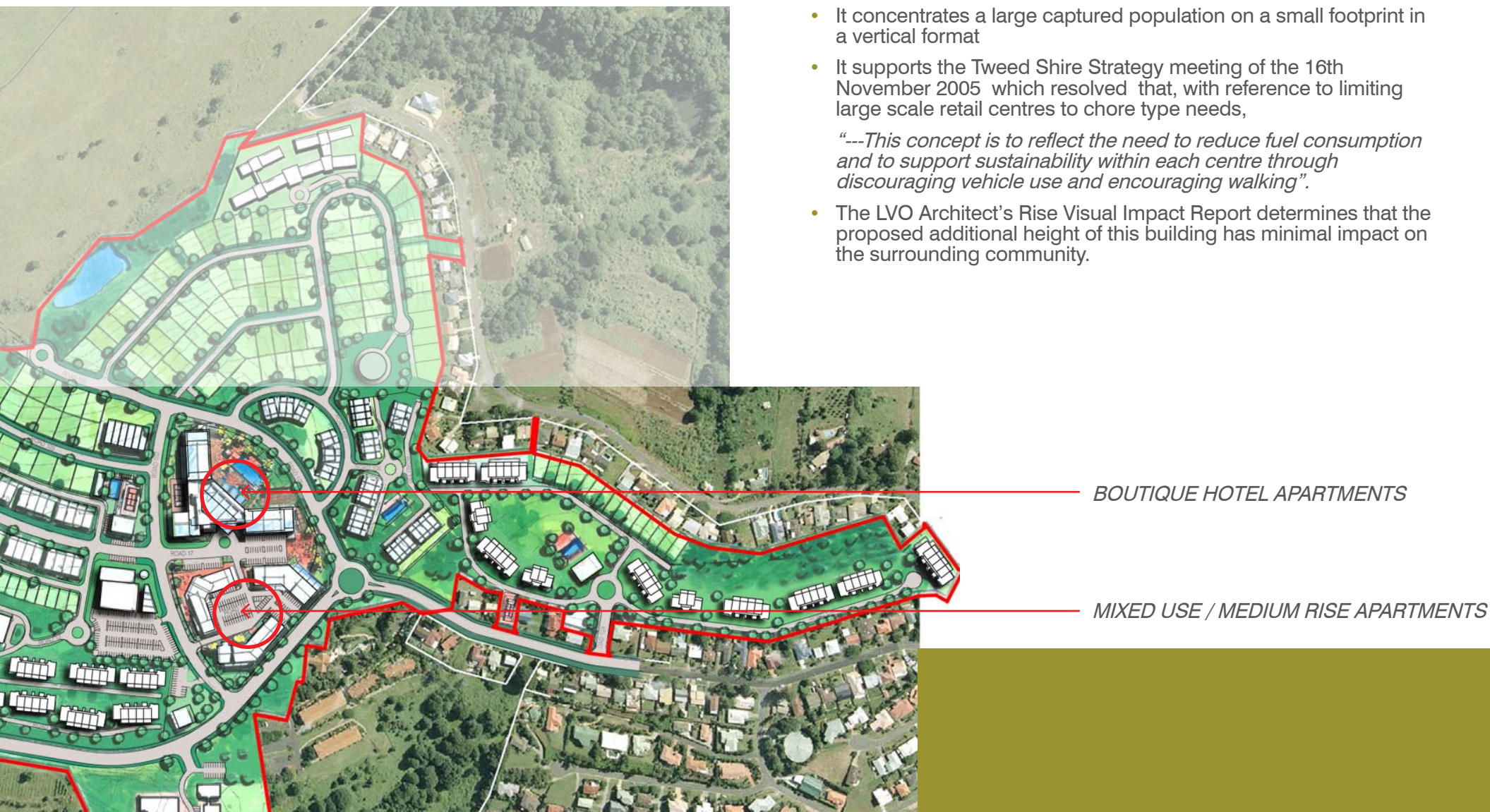
#### (PRECINCT A - 6,7,8,9,10)

This is a complex of 3 buildings opposite and to the south of the Boutique Hotel in the Town Centre. The buildings address Main Street and two other major thoroughfares to the south and west. They provide a mix of uses including commercial, educational, retail with street-front tenancies and residential apartments above.

To achieve harmony within the form of the town centre architecture, it is necessary to have buildings of significant mass and height to differentiate them from the residential domains in their immediate vicinity, and yet remain in harmony with them. This is achieved with a mix of 4, 5, and 6 storeys buildings arranged so building heights gradually decrease from the Boutique Apartment Hotel toward the south. This is particularly important when viewed from Marana Street, from the west and from the Spine Road to the south.

The justification for these storey heights is as follows.

- The mixed use is essential to maintain vibrancy and viability
- Retail and food and beverage outlets depend on density in the immediate location (refer to the Conics Rise Retail and Residential Assessment Report)
- The greater the permanent and tourist population, the better the services provided
- Density supports compactness which encourages walking and Urban Centre living
- A 3 storey limit would spread the services beyond effective commercial and desirable distances for retailers and customers alike
- Distinctive architectural form delineates the town centre





BUILDING HEIGHTS

OPTIONAL HEIGHT STUDIES

During the Urban Design Studies for High Density Precincts conducted by ML Design, the following planning options included:

- Maintaining the three storey height limit
- Introducing height variations to areas of high density.

In particular, the Town Centre was analysed as it is the Commercial heart of Rise and contains the most varied mix of uses.

The studies included:

Option A

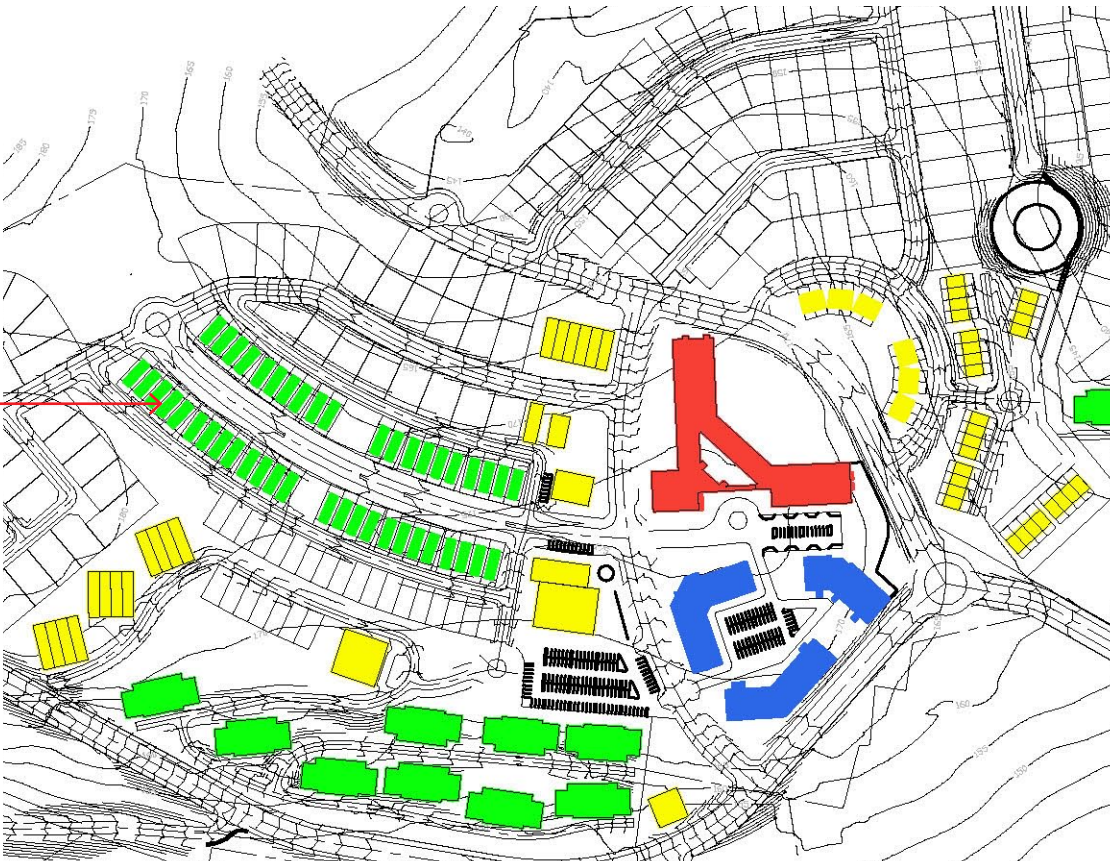
- Incorporates a variety of multi-level structures up to a maximum of eight storeys (in one central section of the Boutique Hotel Apartments)
- Generates the required density within the centre as referenced in the Conics Retail Economics Report
- Reflects Urban Design principles of reduced walking distances and car dependency
- Supports a great variety of Residential choices in close proximity to the Retail Centre. This is vital for Marketing Sustainability
- Creates a sense of place through Retail activation, building mass and identity of form
- Reduced environmental footprint
- Provides flexible future growth options

Option B

- Preserves the three storey height limit
- Results in an increase of GFA for all three storey buildings throughout the project
- The number of 3 storey buildings produces unviable repetitive dwellings which would be difficult to sell
- Reduces the required density within the Town Centre as required by the Conics Retail Report
- Expands the horizontal spread increasing walking and driving distances between the residences and the Town Centre
- Restricts the variety of Residential product options in close proximity to the Retail Centre
- Restricts variety of articulation of building heights, mass and visual distinction
- Increases the carbon footprint
- Limits future growth options
- Would increase traffic in the local streets - away from the Town Centre

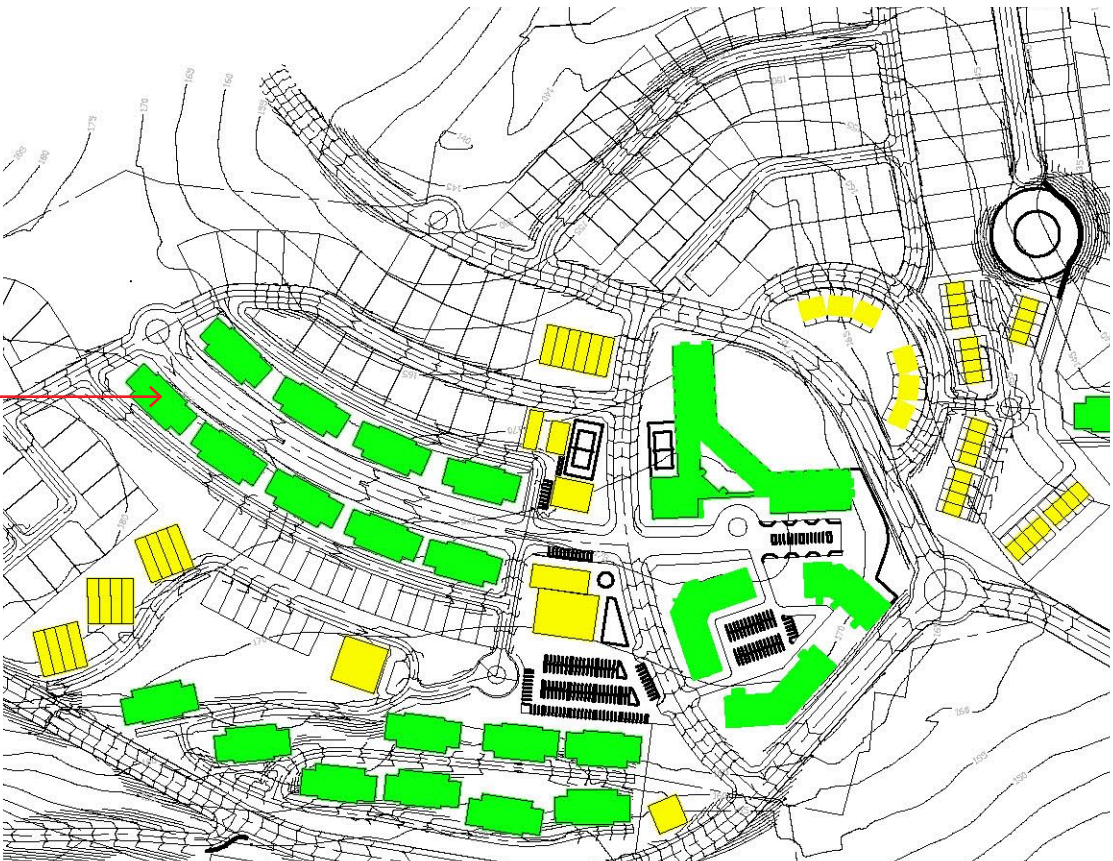
In summary, the case for varying the height limit, as in Option A, included more viable opportunities in terms of planning and commercial feasibility than were achievable in Option B.

2 STOREY  
BOULEVARD VILLAS  
AS PROPOSED IN  
MP08-0234



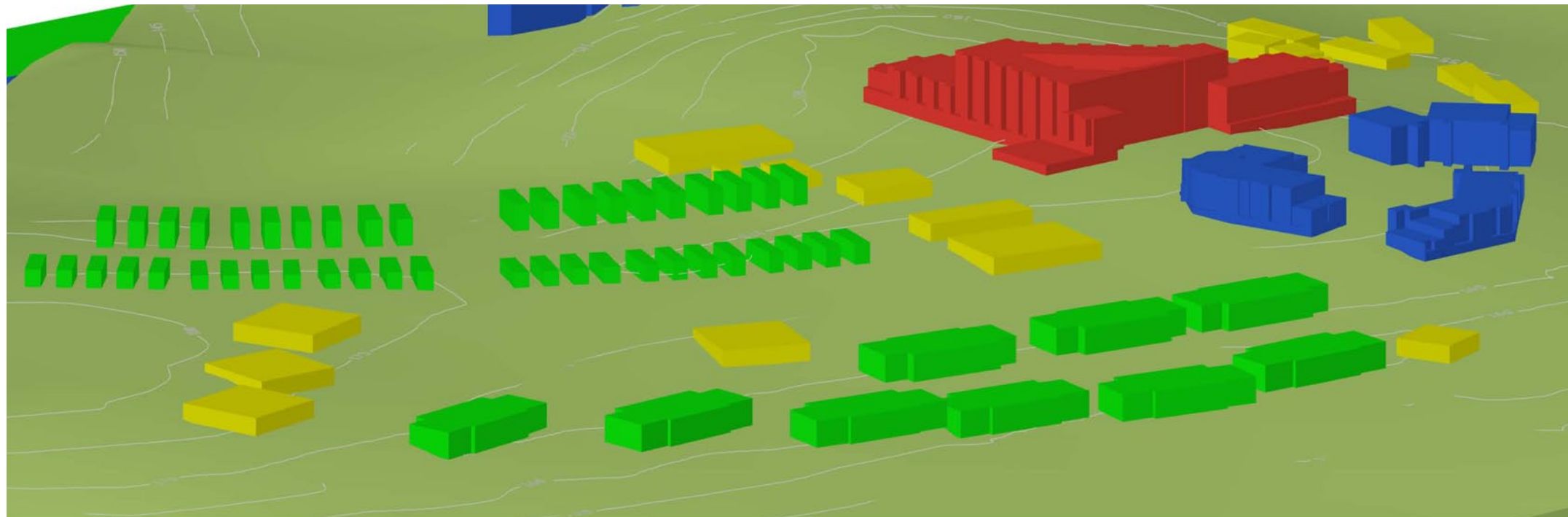
OPTION A

3 STOREY  
APARTMENTS

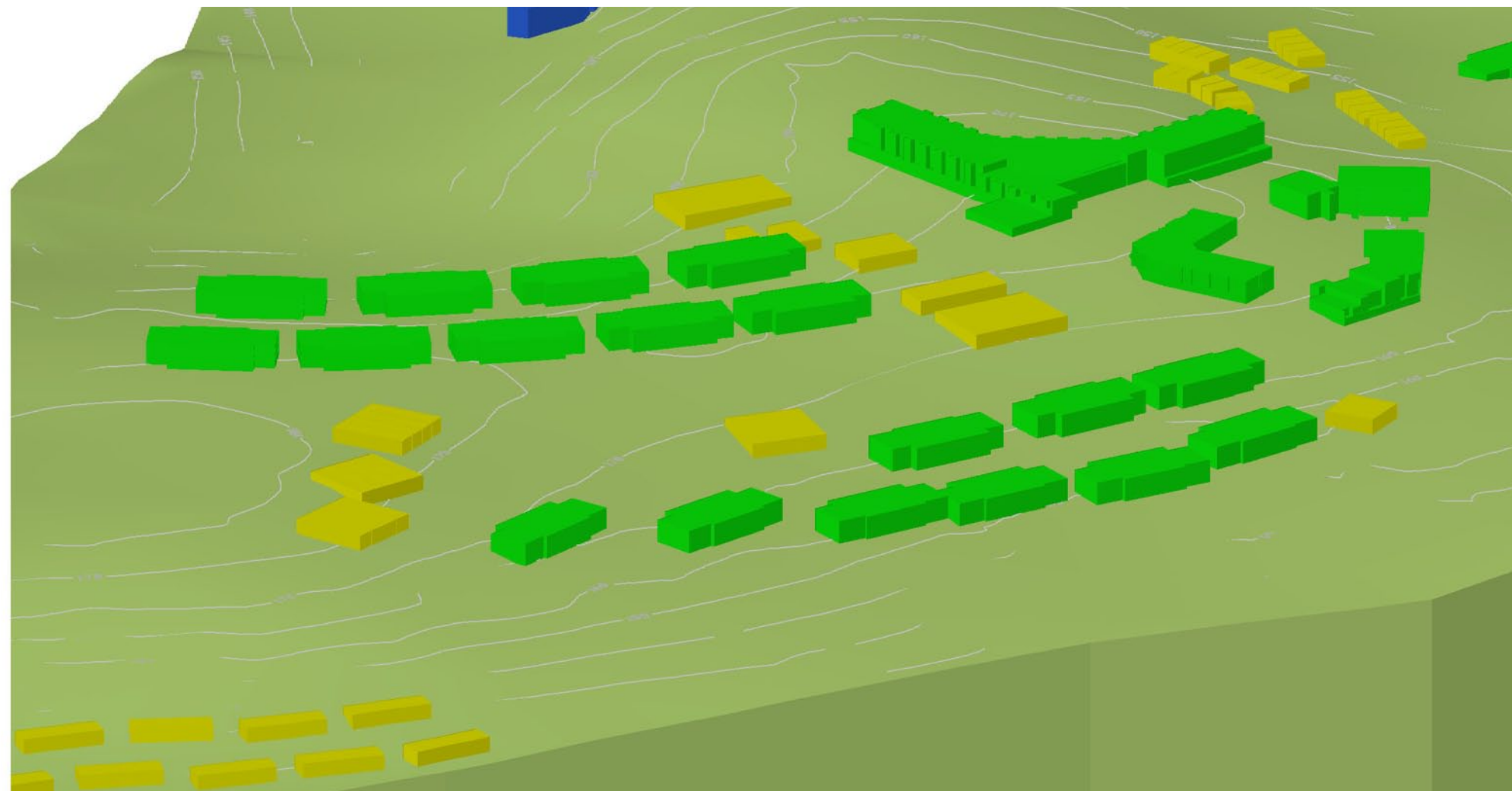


OPTION B





*OPTION A - PERSPECTIVE FROM SOUTH WEST*



*OPTION B - PERSPECTIVE FROM SOUTH WEST*



CAR PARKING

CAR PARKING SCHEDULE

TWEED SHIRE COUNCIL DEVELOPMENT CONTROL PLAN - 2007

Precinct/Product Breakdown					Parking Requirements [Based on Tweed Shire Development Control Plan: Section A2 - Site Access & Parking Code]																		Total Car Park Spaces				
Precinct	Product	Number	Description / GBA	Lettable area m2	TSC Item #	TSC Req	Calc	Bicycles	TSC Req	Calc	Resident	TSC Req	Calc	Visitor	TSC Req	Calc	Customer	TSC Req	Calc	Staff	TSC Req	Calc	Delivery	Total Required	Total Required [with 20% concession]	Total Provided	Comments
A-1	Community Hall	1	500	475	F12	1/10m²	0.1	50			n/a			n/a	0.3 spaces/ net m²	0.3	120						1	120	96	39	Does not comply with TSC DCP Refer to Car Parking Statement for Justification
A-2	Village supermarket	1	1,200	1,140	C18	2/100m²	2	24			n/a			n/a	4.4/100m²	4.4	53	1/100m²	1	11	1/1500m²		1	64	51	51	A-2 & A-3 share outdoor on-grade parking areas Complies with TSC DCP
A-3	Village Shopping Centre	1	600	570	C18	2/100m²	2	12			n/a			n/a	4.4/100m²	4.4	26	1/100m²	1	6	1/1500m²		1	32	26	26	
	Retail Shops [1,400+1,300+600+400 = 3700m²]		1,400	1,330	C10	2/100m²	2	27			n/a			n/a	4.4/100m²	4.4	62	1/100m²	1	13	1/1500m²		1	75	60	60	
A-4	Boutique Hotel apartments	160	Apartments		B4	1/4 cars	0.25	40	1/unit	1	160			n/a			n/a	0.5/staff	10	5			2	165	-	168	Complies with TSC DCP
	Retail Shops [below]	1	1,300	1235	C18	2/100m²	2	25			n/a			n/a	4.4/100m²	4.4	57	1/100m²	1	12	1/1500m²		1	70	56	56	Complies with TSC DCP
A-5	Tavern	1	600	570	D15	1/5 cars	0.5	0			n/a			n/a	1/7m² licensed fl area	0.14	63	1/staff	0	0			1	71	57	57	A-5 to A-10 share outdoor on-grade parking areas Complies with TSC DCP
A-6	Hospitality Training School	1	700	665	E4	0.5/ student	40	20			n/a	1/5 students	40	8			n/a	0.5/staff	6	3	1/100 pupils + 1 bus stop/50 students		1	11	-	11	
A-7	Local Business Suites & Retail	1	600	570	G4	1/100m²	1	6			n/a			n/a				1/40m²	0.4	15	1/200m²	2	3	15	12	12	
A-8	Medium Rise Apartments	38	4 Storey apartments		A4			n/a	1.5 spaces/2 bed unit	1.5	57	1/4 units	0.25	10			n/a			n/a			n/a	67	-	67	
A-9	Medium Rise Apartments	23	5 Storey apartments		A4			n/a	1.5 spaces/2 bed unit	1.5	35	1/4 units	0.25	6			n/a			n/a			n/a	40	-	40	
	Retail Shops [below]	1	400	300	C10	2/100m²	2	0			n/a			n/a	4.4/100m²	4.4	10	1/100m²	1	4	1/1500m²		1	21	17	17	
A-10	Medium Rise Apartments	36	6 Storey apartments (above retail)		A4			n/a	1.5 spaces/2 bed unit	1.5	54	1/4 units	0.25	9			n/a			n/a			n/a	63	-	63	
A-11	Child Care	1	400	380	E1	0.5/ staff	12	6			n/a			n/a	1/6 Child	50	8	1/ staff	12	12			1	20	-	21	Complies with TSC DCP
A-12	Community Club building	1	350		D6	1/5 cars	0.2	7			n/a			n/a	1/4m² bar, 1/7 m² lounge/din, 1/15m² auditorium	0.1	35	0.3/staff	10	3			1	38	30	10	A-12 to A-14 share parking areas Does not comply with TSC DCP Refer to Car Parking Statement for Justification
A-13	Community Lap Pool	1	25m lap pool	200	D17	1/25m² water surface	25	8			n/a	1/25m² water surface	50	4			n/a	TBC		1			n/a	5	4	-	
A-14	Community Tennis courts	1	Courts with pavillion		D19	1/ car park		4			n/a	2/court	2	4			n/a	TBC		1			n/a	5	4	-	
B-1	Retirement Living	15	Cottages		A13			n/a	0.5/ bedroom	1	15			TBC			n/a			n/a			n/a	15	-	15	Complies with TSC DCP
B-2	Retirement Living	180	3 Storey apartments		A13			n/a	0.5/ bedroom	1	180			TBC			n/a			n/a			n/a	180	-	190	Complies with TSC DCP
B-3	Retirement Living Club building	1	600		-			TBC			Walk to Club	n/a		n/a			n/a	1/staff	5	5			1	5	-	5	Complies with TSC DCP
C	Reservoir	Land dedicated to council			-			n/a			n/a			n/a			n/a			n/a			n/a	0	-	n/a	n/a
D-1	Low Density House & Land	80	Res A Lots		A1			n/a	1/unit	1	80	1/Unit	1	80			n/a			n/a			n/a	160	-	160	Complies with TSC DCP
D-2	2 storey Townhouses	40	3 bed / 2 car / 2 storey Townhouses		A4			n/a	2 spaces/ 3 bed unit	2.0	80	1/4 units	0.25	10			n/a			n/a			n/a	90	-	90	Complies with TSC DCP
E-1	Res A Housing Lots	24	Res A Lots		A1			n/a	1/unit	1	24	1/Unit	1	24			n/a			n/a			n/a	48	-	48	Complies with TSC DCP
E-2	3 Storey Boulevard Villas	45	3 bed / media / study / 2 car / 3 storey Townhouses		A4			n/a	2 spaces/ 3 bed unit	2.0	90	1/4 units	0.25	11			n/a			n/a			n/a	101	-	101	Complies with TSC DCP
B-3	3 Storey Townhouses	6	3 bed / media / study / 2 car / 3 storey Townhouses		A4			n/a	2 spaces/ 3 bed unit	2.0	12	1/4 units	0.25	2			n/a			n/a			n/a	14	-	11	Complies with TSC DCP
F	Nursing Home Land	1	3 storey 200 bed Nursing Home site		A11	1/5 beds	0.2	40			n/a	1/5 beds	0.2	40			n/a	1/5 beds	0.2	40			2	80	-	80	Complies with TSC DCP
G-1	Retirement Living	25	Cottages		A13			n/a	0.5/ bedroom	1	25			TBC			n/a			n/a			n/a	25	-	25	Complies with TSC DCP
G-2	Retirement Living	162	3 Storey apartments		A13			n/a	0.5/ bedroom	1	162			TBC			n/a			n/a			n/a	162	-	170	Complies with TSC DCP
G-3	Retirement Living	12	2 storey villas		A13			n/a	0.5/ bedroom	1	12			TBC			n/a			n/a			n/a	12	-	12	Complies with TSC DCP
G-4	Retirement Living Club building	1	900		-			TBC			Walk to Club	n/a		n/a			n/a	1/staff	5	5			1	5	-	5	Complies with TSC DCP
H-1	Res A Housing Lots	34	Res A Lots		A1			n/a	1/unit	1	34	1/Unit	1	34			n/a			n/a			n/a	68	-	68	Complies with TSC DCP
H-2	Hillside Housing	2	Hillside Pole Homes		A1			n/a	1/unit	1	2	1/Unit	1	2			n/a			n/a			n/a	4	-	4	Complies with TSC DCP



## CAR PARKING

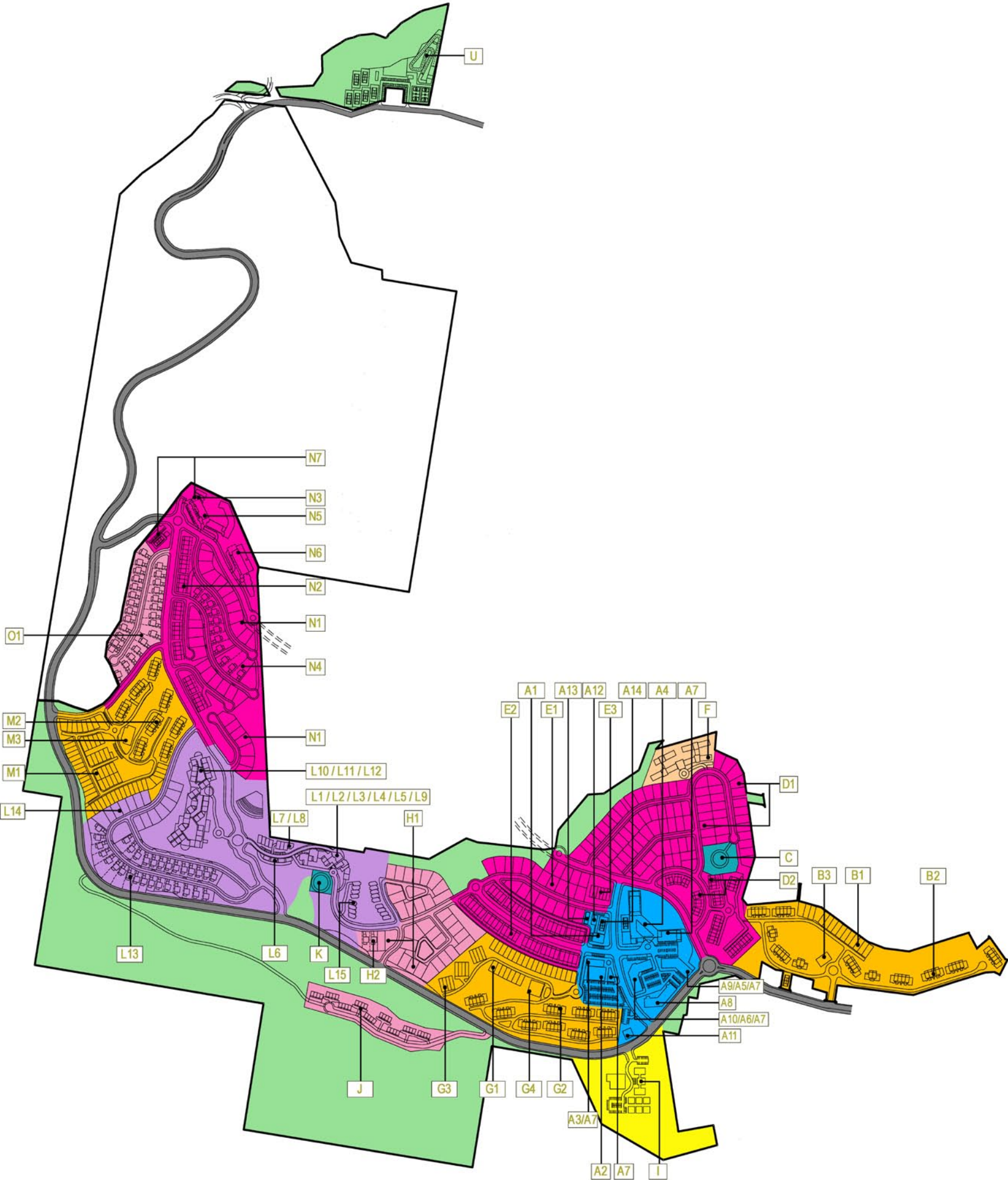
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I	Private School	1	Land Area		E3	0.8/ student	500	400			n/a			n/a	1/12 students	500	42	0.5/staff	60	30	1/100 pupils +1 bus stop/50 pupils		5	72	-	75	Complies with TSC DCP	
J	2 & 3 Storey Townhouses	48	3 bed / study / 2 car / 2 & 3 storey Townhouses		A4			n/a	2 spaces/3 bed unit	2.0	96	1/4 units	0.25	12			n/a			n/a			n/a	108	-	108	Complies with TSC DCP	
K	Reservoir		Land dedicated to council and now not encased in Hilltop Plaza		-			n/a			n/a			n/a			n/a			n/a			n/a	0	-	n/a	n/a	
L-1	Hilltop Plaza Penthouses	5	Penthouses		A4			n/a	2 spaces/3 bed unit	2.0	10	1/4 units	0.25	1			n/a			n/a			n/a	11	-	11	L-1, L-2, & L-3 share parking areas Complies with TSC DCP	
L-2	Hilltop Plaza Sub Penthouses	31	Sub- Penthouses		A4			n/a	2 spaces/3 bed unit	2.0	62	1/4 units	0.25	8			n/a			n/a			n/a	70	-	70		
L-3	Hilltop Plaza apartments	12	Lower level apartments		A4			n/a	1.5 spaces/2 bed unit	1.5	18	1/4 units	0.25	3			n/a			n/a			n/a	21	-	21		
L-4	Hilltop Plaza apartments facilities	1	780		-			n/a			Walk to Club	n/a		n/a			n/a			n/a			n/a	0	-	0	n/a	
L-5	Hilltop Plaza Retail / Restaurants	1	1,346	1,279	C18	2/100m²	2	26			n/a			n/a	4.4/100m²	4.4	59	1/100m²	1	13	1/1500m²		1	72	-	72	L-5, L-6, & L-7 share parking areas Complies with TSC DCP	
	Hilltop Plaza Art School / Studios		1,511	1,435	E4	0.5/ student	60	30			n/a	1/5 students	60	12			n/a	0.5/staff	8	4	1/100 pupils +1 bus stop/50 students		1	16	-	18		
L-6	Retail art shop houses (Soho units) 50 Retail / 50% Art Studio	8	240		F2	3/100m² display area	2	19			n/a			n/a	2/100m² display area	2.0	19	0.5/staff	2	1			1	20	-	14		
L-7	Art studios & shops 50 Retail / 50% Art Studio	8	110		F2	3/100m² display area	2	9			n/a			n/a	2/100m² display area	2.0	9	0.5/staff	2	1			1	10	-	14		
L-8	Art house apartments	16	East side, 2 story apartments over art shops		A4			n/a	1.5 spaces/2 bed unit	1.5	24	1/4 units	0.25	4			n/a			n/a			n/a	28	-	28	Complies with TSC DCP	
L-9	Art Facility- café building	1	200	190	n/a			n/a			n/a			n/a			n/a			n/a			n/a	0	-	0	n/a	
L-10	Hill top apartments (Nth Ridge)	137	6 storey over basement		A4			n/a	1.5 spaces/2 bed unit	1.5	206	1/4 units	0.25	34			n/a			n/a			n/a	240	-	250	L-10, L-11, & L-12 share parking areas Complies with TSC DCP	
L-11	Hill top apartments (Nth Ridge)	28	2 storey flanking basement		A4			n/a	1.5 spaces/2 bed unit	1.5	42	1/4 units	0.25	7			n/a			n/a			n/a	49	-	55		
L-12	Health Spa	1	600	570	C9	2/100m²	2	11			n/a			n/a	3.5/100m²	3.5	21	0.5/100m²	0.5	3			n/a	24	-	25		
L-13	Hillside Housing	30	2 storey pole homes on west ridge		A1			n/a	1/unit	1	30	1/unit	1	30			n/a			n/a			n/a	60	-	60	Complies with TSC DCP	
L-14	Custom house Lots	15	Res A Lots		A1			n/a	1/unit	1	15	1/unit	1	15			n/a			n/a			n/a	30	-	30	Complies with TSC DCP	
L-15	3 storey Boulevard Villas	17	3 bed / study / 2 car / 3 storey Townhouses		A4			n/a	2 spaces/3 bed unit	2.0	34	1/4 units	0.25	4			n/a			n/a			n/a	38	-	38	Complies with TSC DCP	
M-1	Retirement Village	60	Cottages		A13			n/a	0.5/ bedroom	1	60			TBC			n/a			n/a			n/a	60	-	60	Complies with TSC DCP	
M-2	Retirement Village	144	3 Storey apartments		A13			n/a	0.5/ bedroom	1	144			TBC			n/a			n/a			n/a	144	-	150	Complies with TSC DCP	
M-3	Retirement Club	1	890		-			TBC			Walk to Club	n/a		n/a			n/a	1/staff	5	5			1	5	-	12	Complies with TSC DCP	
N-1	Res A housing Lots	28	Res A Lots		A1			n/a	1/unit	1	28	1/unit	1	28			n/a			n/a			n/a	56	-	56	Complies with TSC DCP	
N-2	Villas	32	3 bed / 2 Storey Villas		A1			n/a	1/unit	1	32	1/unit	1	32			n/a			n/a			n/a	64	-	64	Complies with TSC DCP	
N-3	Retail Shops - [Convenience St]	1	375	356	C5	2/100m²	2	7			n/a			n/a	3.5/100m²	3.5	13	0.5/100m²	0.5	2			n/a	15	-	15	Complies with TSC DCP	
N-4	Hillside Housing	11	Hillside pole homes		A1			n/a	1/unit	1	11	1/unit	1	11			n/a			n/a			n/a	22	-	22	Complies with TSC DCP	
N-5	Midrise Apartments	70	3 storey apartments over basement		A4			n/a	1.5 spaces/2 bed unit	1.5	105	1/4 units	0.25	18			n/a			n/a			n/a	123	-	130	N-5 & N-6 share parking areas Complies with TSC DCP	
N-6	Midrise Apartments	7	3 storey apartments flanking basement		A4			n/a	1.5 spaces/2 bed unit	1.5	11	1/4 units	0.25	2			n/a			n/a			n/a	12	-	12		
N-7	Community Club, pool & tennis court	1	350		D6	1/5 cars	0.2	4.9			n/a			n/a	1/4m² bar, 1/2 m² lounge/din, 1/15m² auditorium	0.07	25	0.3/staff	3	1			1	25	-	26	Complies with TSC DCP	
N-8	Res A Housing Lots	15	Res A Lots		A1			n/a	1/unit	1	15	1/unit	1	15			n/a			n/a			n/a	30	-	30	Complies with TSC DCP	
O-1	Hillside Housing	27	Hillside pole homes		A1			n/a	1/unit	1	27	1/unit	1	27			n/a			n/a			n/a	54	-	54	Complies with TSC DCP	
U	Sports & Rec Fields	1	Land Area		D13	1/car park	2	30			n/a			n/a	1/5 participant & spectator capacity (assume 300)	0.2	60	0.5/staff	10	5			n/a	65	-	68	Complies with TSC DCP	

The parking provided in the Rise scheme has been considered in relation to the Tweed Shire Development Control Plan: section A2 – Site Access and Parking Code Table 4.9 and 4.9a: and the ‘A2.1.4 Section Principles’ of the parking code which establishes the numerical requirements in the Town Centre precinct in relation to commercial development. This section also provides a reduction to 80% if the 4 principles outlined can be demonstrated. It is considered that this is achievable in Rise and that it would be demonstrated in more detail at the precinct Development Application stage with Tweed Council. These main principles include the following.

- The contemporary urban design of Rise addresses issues of sustainability with respect to movement within the site, the parking patterns of the local needs and that of the visiting public, streetscape aesthetics and accessibility
- Reduced car dependency where possible by considering space sharing of various facilities at different times of the day. An example is the shopping centre, providing optional parking for the community centre
- Sharing retail and commercial parking reduces energy consumption and reflects the village nature of the design intent by promoting walking & cycling
- The proposed Rise community title scheme structure provides the ability to use golf carts on community streets, contributing to a reduced use of cars (and hence reduced carbon emissions)
- The placement of the main Village Centre within a medium density residential and employment precinct encourages a reduction of private car use and promotes walking and cycling. This has benefits for public safety, convenience and social viability
- A co-ordinated public bus route is intended to service Rise residents and the surrounding areas
- With three retirement living villages (one located at each end of the site and one in the centre), it is possible to link them with a private shuttle that could also serve the residents of Rise in some capacity



CAR PARKING





CAR PARKING

PARKING STATEMENT JUSTIFICATION

Buildings are identified as a number within the relevant precinct where explanations occur; otherwise the entire precinct parking requirements are intended to comply with council’s parking DCP.

Precinct details are identified in the ‘PRODUCT SUMMARY – 14’ and the Precinct and Staging Plan.

Where Rise does not comply, the following justifications are provided based on urban design considerations.

PRECINCT A

BUILDING A1 - DOES NOT COMPLY (COMMUNITY HALL)

The Community Hall, if it were a public facility, would technically requires120 cars spaces to fully comply with car parking requirements whereas only 17 dedicated street spaces are provided in the scheme. It is proposed that the shortfall will be accommodated in the 11 dedicated street spaces for the shopping centre opposite the hall, plus the internal shopping centre parking spaces which provide more than the number required. It is based on the premise that the majority of events utilizing the hall would occur outside normal shopping hours and that the use of the community hall will be managed by the Rise Body Corporate. Added to this is the large number of local residents within walking and cycling distance from the hall and the alternate transport options such as shuttles and golf carts that would service the retirement villages and other residents.

BUILDING A2 - COMPLIES

BUILDING A3 - COMPLIES

BUILDING A4 - COMPLIES (BOUTIQUE HOTEL APARTMENTS)

This compliance is based on the premise that the Boutique Hotel Apartments and the internal Retail Shops are considered as a single entity (as they would only be developed in one stage), since the shops would primarily serve the hotel component. Nevertheless, the basement provides sufficient parking for the hotel residential component as well as the retail component (based on standard retail parking ratios).

BUILDING A5 - COMPLIES (TAVERN)

BUILDINGS A6 TO A11 - COMPLY

BUILDING A12- DOES NOT COMPLY (COMMUNITY CLUB)

The Community Club technically requires 38 cars and 10 spaces have been provided. This shortfall is due to the fact that the club is not a public building. It is for the private use of Rise residents only and not the general public. The location places it within 400 metres of a large walking population in Rise and others using bicycles and golf buggies throughout the estate.

PRECINCT B	BUILDINGS COMPLY
PRECINCT C	NOT APPLICABLE
PRECINCT D TO J	BUILDINGS COMPLY
PRECINCT K	NOT APPLICABLE
PRECINCT L TO N	BUILDINGS COMPLY
PRECINCT O	BUILDINGS COMPLY
PRECINCT U	COMPLIES



COMMUNITY FACILITIES

Rise, as a development, is designed within the structure of an overarching Community Title Scheme. This form of CTS structure has been decided upon due to the many benefits it provides for the various stakeholders. It underpins the flexibility and advantages in lifestyle that are possible, particularly with respect to provision and maintenance of public spaces and continuity of standards and capacity to innovate in areas such as sustainability.

These CTS benefits include the following:

- 1. It makes it possible to legally bind the design covenants into the Body Corporate By-laws.
- 2. It provides more design flexibility with respect to creating various road systems etc. to better suit the unique aspects of this particular site and the Master Plan priorities.
- 3. It spreads passive open space in more community specific configurations.
- 4. It allows for a well-planned system of walkways, cycle ways and golf buggy routes.
- 5. It makes it possible to provide management in perpetuity for the proposed environmentally protected areas, which in turn allows a system of managed environmental walkways to points of interest.
- 6. It provides, through community clubs, the genuine feeling of an integrated community.
- 7. It allows integrated water cycling management system to be established and maintained at no cost to local authorities.
- 8. Parks, Gardens and community green space can be managed & maintained to a high standard in perpetuity.
- 9. Allows integrated security for residents and guests.
- 10. Allows intranet and Body Corporate communications systems to be included.

The Master Plan clearly identifies specific passive and active community facilities. The active facilities include the unstructured sports park on Cobaki Road which provides sports facilities with a club house, tennis, netball and basketball courts plus a pavilion. Parking areas are provided with separate access points off Cobaki Road. The site will be filled to approximately RL 2.5m AHD to create a flood compatible facility. On completion of construction the entire sports facility will be dedicated to the council.

There is also a wide range of passive spaces throughout the site including ecological and pocket parks, water bodies, specific points of visual and environmental interest that take advantage of the panoramic ocean views to both the north and south and to the nearby border ranges. There will be numerous picnic areas in environmental settings throughout the various parks. These are complemented by the entertainment enclaves such as the scenic outdoor auditorium or music bowl in its ‘Greek theatre’ like setting.

Whilst some of these park and recreation areas will be private to the Rise residents and guests, a number of these areas will be made available to the general public (see the EA Design Landscape Intent Report for details) under the control and management of the Rise CTS.

The topography of the site provides numerous opportunities for 360° vistas which provide a unique point of difference to enhance the appeal of the site to residents and visitors alike. There are also walking, bike and buggy trails with some designed as multi-purpose, such as a bush fire access and walking trail to the south of the Spine Road. A ‘grand trail’ traverses the full length of the site along the central spine creating an important link between the Village Centre, the Hill Top Plaza and arts community and the current northern boundary of the site. This provides for pedestrians, cycles and golf buggies in designated zones.

The geography of Rise is such that walking as well as bicycle and buggy trails differ greatly from that of sites with a flatter terrain, so their detailed design will consider these within the framework of the various standards. It is also likely that buggies will be used more frequently due to the hilly nature of Rise and for this reason the principal pedestrian route (Grand Trail) along the central axis of the development considers their respective needs, such as underpasses where the community title roads cross public roads and specific lanes within road widths for buggies and cycles.

There are also a number of community feature nodes, the principal ones being the community buildings adjacent the town centre and next to the Midrise apartments. The Town Centre facility is located on one corner of the main village intersection. Others include a health and spa complex and the Hilltop Apartment building next to the art precinct. There are also a variety of accessible entertainment and social benefits.

These include the tavern which would cater to local residents and have a family friendly atmosphere and be a place for local residents to drink, eat and socialise around the grand plaza reflecting the great hill town plazas of Europe. This is important given that there are no taverns or entertainment venues in the immediate area other than the Seagulls Club at the bottom of Scenic Drive.

The child care centre is also considered vital, considering that there are only two child care centres currently in Bilambil and the demographics of the area show that there is a reasonable portion of young families in the area (refer the Conics Rise Retail and Residential Assessment Report).

Whilst the layout of roads, open spaces and pedestrian linkages have taken into account the specific needs of the expected population within Rise, consideration has also been given to the future strategic development to the north and east beyond the site, so that natural connectivity by way of extended walking paths and feature nodes ensures future pedestrian linkages are achievable.

Whilst all these facilities are readily available to the public, (This is encouraged since this is not a gated community) they will be carefully managed under the community title scheme to ensure a high level of maintenance and security.

Community Waste collection would be carried out by an appropriate approved council contractor and include;

- 1. Residential
  - These will be served via two 240 litre MGB’s (wheelie bins), one for putrescent waste and the other for co-mingle recycling.
- 2. Commercial
  - Services will include retail and commercial, retirement living, nursing homes and schools. These would be provided with services as per residential requirements until such as times as demands increased, requiring upgrading to industrial bins. These would be appropriately screened and contained.
- 3. Construction
  - Construction waste and recvcling of materials would also be provided.

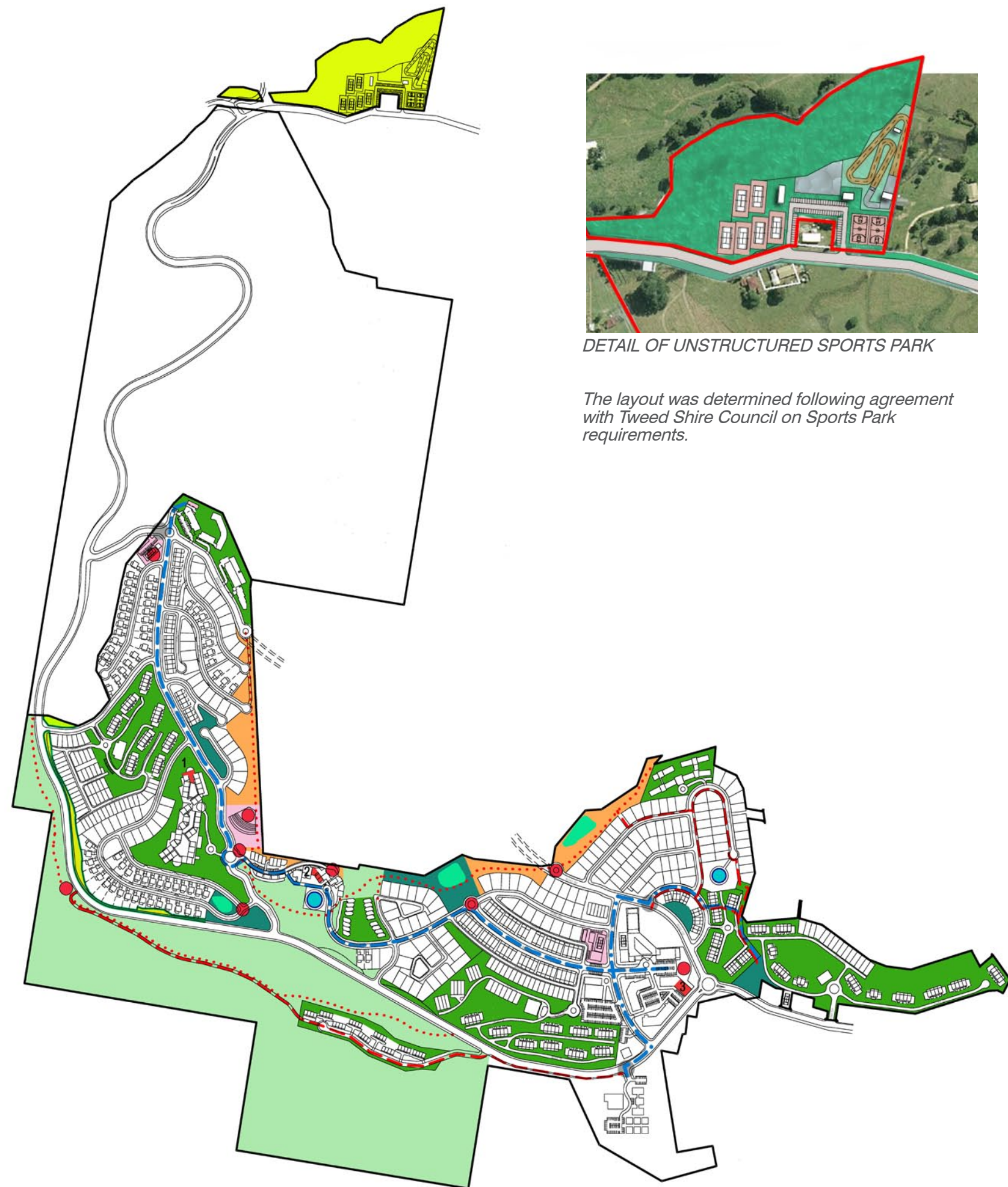






## LEGEND

- COMMUNITY FEATURE NODE
- ... OPEN SPACE PEDESTRIAN WALKWAYS
- UNDERPASS
- PEDESTRIAN LINKAGES - ROAD WAY
- PEDESTRIAN / CYCLE / BUGGY
- UNSTRUCTURED SPORTS PARK
- PRIVATE COMMUNITY OPEN SPACE
- BUFFER OPEN SPACE
- LINEAR PARK (ECO)
- LINEAR PARK
- POCKET PARK
- COMMUNITY FACILITY
- 1 - SPA  
2 - ART COLLEGE  
3 - TAVERN
- WATER BODY
- RESERVOIR



DETAIL OF UNSTRUCTURED SPORTS PARK

The layout was determined following agreement with Tweed Shire Council on Sports Park requirements.

## COMMUNITY FACILITIES PLAN





HOUSING AFFORDABILITY

It is intended that Rise be a socially sustainable community. However, it is not intended that Rise provide affordable housing to the extent as strictly defined under legislation. The principal reason being that it is not economically feasible to provide high cost environmental initiatives and cheap housing in the same instance. The cost of providing an integrated water management scheme for example, which is part of the Rise commitment to green globe accreditation for sustainability, would increase the development cost per residential unit of land to the extent that it could not fulfil the criteria for low end housing products.

In order to achieve a range of housing affordability, there is provision for a wide spectrum of residential choices available to satisfy the various demands as they become relevant.

These would include the provision of housing for a wide range of age groups and socio economic levels. To support the notion of a balanced community, a substantial work force will be created in the commercial, retail, tourism, art and education sectors as the project will be constructed over an extended time frame.

In order to meet the diverse demand for housing, a careful mix of residential types of varying value and locations has been provided. These include standard low density residential lots, hillside housing (pole home) lots, villas and apartments of varying sizes and types, cottages and apartments for retirees in three locations, two nursing homes, low rise apartments with some providing a cheaper alternative not only for tourists and arts students, but also employees in the various commercial and tourist facilities. This mix of options would include one, two and three bed configurations of villas and / or apartments to suit various combinations of shared residences and affordability.

This also creates a ‘stepping stone’ environment for first time owners/investors to upgrade over time within a managed community structure and the benefits it offers

The project strategy is also intended to focus on assisting employment for the local and regional population, whether they be permanent or short-term residents and Rise will cater for adjustments in the fluctuation of demand, particularly since the projected construction labour force over the life span of development is expected to create 10,000 to 11,000 positions and the completed project will create some 1,300 permanent jobs in the retail, age care and commercial sectors.

The residential lots are designed to provide access to communal and commercial facilities, capitalize on visual amenities, utilize the terrain to determine size and value and provide a steady supply of product variety over time in a community that is expected to have an ultimate population in excess of 3,200 people.

The mix of sizes and locations of the residential lots, including the hillside housing lots, will provide a price range that will cater for a broad market.









PRECINCT J

Precinct J consists of a small portion of land that was previously used for recreational purposes as part of the Terranora Country Club and is currently degraded. The area is generally open and relatively flat compared to the balance of the hillside. This specific area was selected as it does not have a direct physical impact on the original environment and mostly has no Threatened Species vegetation issues within the Site footprint. Bushfire buffer zones have been calculated and plotted to carefully locate a limited number of sustainable dwelling constructions (see the Cardno Bushfire Assessment Report). This is intended to ameliorate any fragmentation of the currently remaining areas of ecological value. In order to establish a clearly defined boundary between pristine and degraded areas, ground truthing has been carried out (refer to the James Warren & Assoc Rise Threatened Species Report).

The boundaries of this Precinct have been determined from the following site studies carried out by Michel Group Surveys, Cardno Bushfire consultants and James Warren and Associates, in order to demonstrate that the development will not impact on existing native flora, fauna and that the Site is appropriate for development. These studies evaluated the following;

- Topography
- The presence of threatened and dense weed species.
- Bushfire buffers

(i) Topography

The area encompassed by Precinct J represents a flatter portion (1:10 - 1:15 gradient) of a generally steep area of land on the southern side of the Spine Road. The boundaries being determined by field inspection and subsequent survey. (Refer to cross section)

(ii) Weed species

Weed re-growth dominates the landscape of Precinct J since it has been used in the past for agricultural and/or grazing and recreational purposes such as a gun club. Environments such as this usually develop as a result of abandoned recreational, grazing or agricultural land.

Precinct J is dominated by dense Lantana (*Lantana camara*). Tobacco bush (*Solanum mauritianum*) and Camphor laurel (*Cinnamomum camphora*) are the other major weed species. Most of the Camphor laurel trees occurring within Precinct J have been poisoned. A small number of healthy Camphor laurels remain within the Precinct.

A small number of native trees, shrubs and groundcovers also remain within the Precinct. Most of these native plants are very common pioneer species. No significant (rare or threatened) native plants occur within the boundaries of the Precinct.

It should also be noted that the access road (from the eastern side) to Precinct J has been located in rank grassland and will not occur within any native forested vegetation.

(iii) Bushfire - Refer to Cardno Bushfire Report

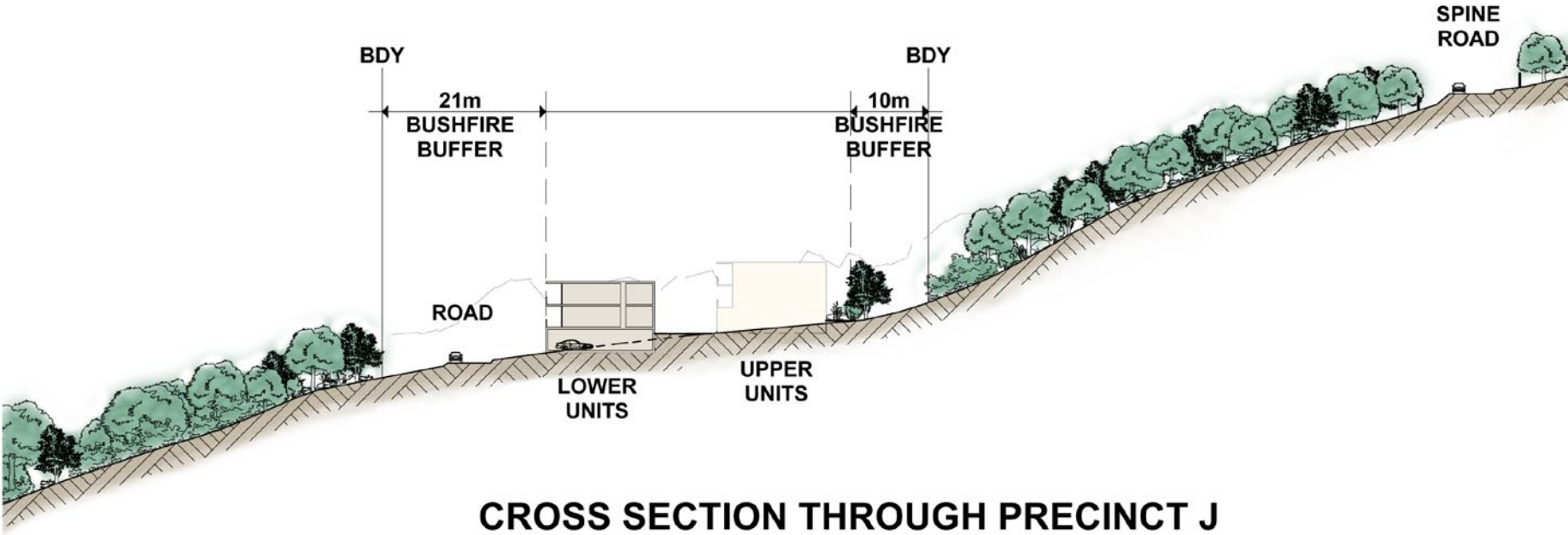
The architectural intent therefore, is to respect an environmentally unique setting that commands sweeping panoramic views south towards Mt Warning to Byron Bay.

The planning also provides linkage and permeability by integrating it with a scenic and environmental trail which is accessible from both ends by emergency services for bush fire management, bicycles and pedestrians alike. The intent is to allow the public to benefit from the access to enjoy, and by definition, monitor the protected environment and experience the magnificent scenery.

The residential product planned for this area consists of nine groups of four attached two storey villas with parking below to maintain a compact building footprint.

They are designed to capitalize on the view opportunities to the south and are staggered on the site plan to create a landscaped presentation along the length of the street. The buildings that directly front the street are set back six metres to allow for off street parking for visitors. The street is located within the twenty-one metre (21m) downhill bushfire buffer zone. A ten metre (10m) uphill buffer zone exists between the upper dwelling rear walls and the sites immediate northern boundary.

It is intended to showcase this very special area as a prime example of how a sensitively planned sustainable living residential enclave is able to co-exist with an ecologically significant environment.





## STAGING

The staging of the Rise project will be particularly influenced by,

1. **Market forces.**
2. **Infrastructure augmentation.**

Comments regarding these main program controls are as follows.

### 1 **Market Forces.**

When the Rise Concept Plan submission was lodged in the second quarter of 2009, (in response to the Director General's Environmental Assessment Requirements) the economic climate of the region, state, country and the world in general, was and still is in crisis. This has been repeatedly reinforced by many authoritative persons during the past 9 month's period that includes the second half of 2008 and the first quarter of 2009. This economic crisis affects the forward planning of Rise to the extent that it is somewhat difficult to accurately establish. This is because of the uncertainty as to whether Australia is now in recession and how long that recession may last.

The result is that it is difficult to confirm or even predict the likely time frames that may apply to the overall Rise project delivery or indeed that of each Rise precinct.

However, the applicant has created a bar chart staging program (attached) for the project, attempting to show the likely sequence of delivery of the various Rise precincts and the potential timing that may apply to those precincts. These are all dependant on the market forces that will inevitably evolve over time.

Rise has been designed to accommodate multiple product types and multiple staging.

This mix of housing types, retirement living, nursing homes, retail, commercial, school & child care will give Rise the advantage of being able to,

- a. Cater to a wide range of different markets as those market demands move and change.
- b. Deliver various Precincts in an orderly manner as the market forces demand.

Rise will therefore have the advantage of being able to cater to particular market demands at specific times during its delivery history.

### 2 **Infrastructure.**

The other primary control over staging and sequencing of Rise is the provision of infrastructure. These infrastructure constraints are in three main categories,

- a. Traffic.
- b. Sewer.
- c. Town water supply.

Comments on these three main elements are as follows,

- a. Traffic.

The Rise project currently has available the use of 2,660 vehicle movements per day (VMPD) along the main control roads of Scenic Drive and Kennedy Drive.

This count of VMPD comes from the allowance granted to the site under the existing Resort Consent approval issued by Tweed Council in 1998 (this Consent is currently valid) plus the traffic allowances and restrictions confirmed by Tweed Shire Council's 'Tweed Roadwork's Contribution Plan' and council resolutions.

This VMPD allowance provides Rise with the ability to develop the equivalent number of dwellings, retail and commercial components in the early stages of the project (approximately 25% of the project) before the proposed Spine Road is constructed.

Construction of the Spine Road will then trigger the upgrading of Cobaki Road and the construction of Cobaki Parkway to the Boyd St overpass.

The project would not be economically viable if it has to bear the cost of construction of the Spine Road up front in the development program, because it also triggers the construction and upgrading of the other two roads.

- a. Sewer.

The Rise project has available to it a certain amount of sewerage capacity at the Marana St precinct. This capacity can also be augmented. This augmented capacity will allow certain early Precincts of Rise to be developed before the major internal sewer main, regional pump station, and rising main along Cobaki Road to the Gollan St Bridge is required. It is planned that the new sewer main system would be constructed when (i) the Spine Road is built, or (ii) when demand requires.

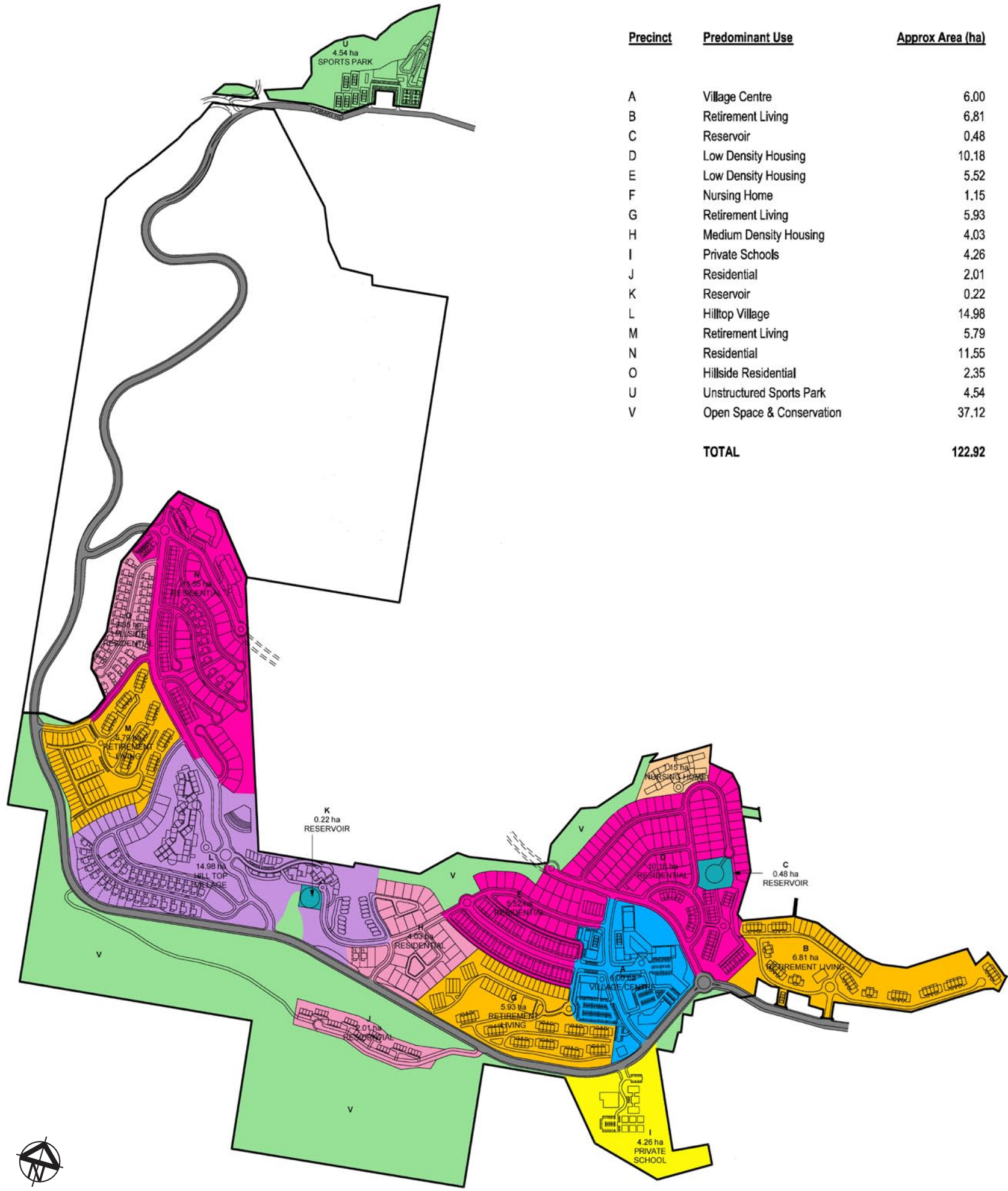
- a. Town water.

The Rise project has a certain capacity of town water available to it from the existing council water reservoir, located near the Hilltop Plaza precinct on site. The capacity available to Rise from this existing reservoir will service the early Precincts of Rise before augmentation of the town water system is required.

Rise will accommodate the augmentation of the existing council 1.1 megalitre Hilltop reservoir up to a 6.5 megalitre reservoir (approximate volumes) as part of the development of the Hilltop Plaza and Arts Precinct of the project.



PRECINCT STAGING PLAN



Precinct	Predominant Use	Approx Area (ha)	Dwellings/ha	Potential Dwellings
A	Village Centre	6.00	43	257
B	Retirement Living	6.81	29	195
C	Reservoir	0.48	-	-
D	Low Density Housing	10.18	12	120
E	Low Density Housing	5.52	14	75
F	Nursing Home	1.15	174	200
G	Retirement Living	5.93	34	199
H	Medium Density Housing	4.03	9	36
I	Private Schools	4.26	-	-
J	Residential	2.01	18	36
K	Reservoir	0.22	-	-
L	Hilltop Village	14.98	20	299
M	Retirement Living	5.79	35	204
N	Residential	11.55	13	148
O	Hillside Residential	2.35	11	27
U	Unstructured Sports Park	4.54	-	-
V	Open Space & Conservation	37.12	-	-
TOTAL		122.92		2004



**RISE PROJECT - BILAMBIL HEIGHTS WEST TWEED - MP08-0234.**

**ANTICIPATED STAGING MATRIX - COMPRISES 3 TABLES.**

**20th March 2009.**

Author: S.J.MacRae / SMDS.

### Staging and sequencing timing considerations & constraints.

- 1 As at March 2009 the current world economic crisis impact on Australia will have an indefinable affect on the Rise development program. The program set out below is the best notional program that can be proposed as at early 2009.  
2 The achievable sales clearance rates for the various product in Rise, over the next 10 to 12 years, will determine the eventual sequence of the staging & the development program.

- 3 Infrastructure,
- A Marana St upgrade works will depend on the sequencing and density increases created by the early stages of the project but is planned to be undertaken in the early stages of development.
- B Scenic Drive & McAlisters Road intersection traffic light construction will depend on the sequencing and density increases created by the early stages of the project, but again is planned in the early stages of development.
- C The absorption of the current Tourist Resort Consent traffic capacity allowance of 2,660 Vehicles Per Day on Kennedy Drive will determine the timing of the Spine Road construction.
- D Cobaki Road upgrade will be linked to the construction of the Spine Road.
- E Cobaki Parkway works will be linked to the construction of the Spine Road and the delivery of Cobaki Parkway itself by either (i) Leda Manorstead for Cobaki Lakes (ii) forward funding by Rise (iii) Tweed Council undertaking the construction.
- F Existing sewerage conveyancing capacity in / around Marana St will determine when the main internal sewer, regional sewer pump station & Cobaki Road rising main infrastructure will be built. Existing sewer capacity supports approx 100 dwellings.
- G Existing Town Water supply capacity in / around Marana St will allow the early stages of approx 100 new dwellings to be developed and this will also determine when the High Level reservoir will be constructed (which can be built in 2 sections).

- 4 Requirement to build new Unstructured Sports Park in Precinct U at some point in the program, but this will also be controlled by the opening of the Spine Road to allow construction & public access to the fields from Marana St.

[illegible]







TABLE 3. Traffic Generation Count and Progressive Total.				
	Number / m2.	VPD Rate.	VPD Count.	
A Community Hall.	N/A - Private CTS facilities.			
A Village Shopping Centre.	1,200	200+0.75*m2GLA.	1,100	
A Boutique Hotel Units.	160	2.5	397	
A Tavern.	600	110	660	
A Hospitality Training School.	700	50	350	
A Local Business Suites.	3,700	16	592	
A Apartments (4 story above retail).	97	3.9	378	
A Child Care - Approximate number of students = 100.	100	3.7	370	
A Community Club & Facilities.	N/A - Private CTS facilities.			
Total VPD Precinct A.			3,847	
B Retirement Living.	195	2.5	488	
C Reservoir	N/A - Council Asset.			
D House & Land.	80	6.5	520	
D Villas.	40	3.9	156	
Total VPD Precinct D.			676	
E House & Land.	24	6.5	156	
E Villas.	51	3.9	199	
Total VPD Precinct E.			355	
F Nursing Home.	200	2.0	400	
G Retirement Living.	199	2.5	498	
H House & Land.	36	6.5	234	
H Villas.	17	3.9	66	
Total VPD Precinct H.			300	
I Private School - Approximate 200 students.	200	1.4	280	
J Townhouses.	48	3.9	187	
K Reservoir	N/A - Council Asset.			
L Plaza Apartments.	47	3.9	183	
L Plaza Retail.	1,472	200+0.75*m2GLA.	1,304	
Total VPD Hilltop Plaza Building.			1,487	
L Art shop houses (Soho units).	8	3.9	31	
L Art Shops.	880	200+0.75*m2GLA.	860	
L Art Apartments.	16	3.9	62	
L Retail space & Cafe.	200	200+0.75*m2GLA.	350	
Total VPD Arts Precinct.			1,304	
L Nth Hilltop Apartments.	165	3.9	644	
L Health Spa.	600	50	300	
Total VPD Hill Top North Building.			944	
L Hillside Housing.	30	6.5	195	
L Res A Lots.	15	6.5	98	
Total VPD Precinct L Residential Lots.			293	
M Retirement Living.	204	2.5	510	
N Residential Lots.	24	6.5	156	
N Villas.	32	3.9	125	
N Midrise Apartments.	76	3.9	296	
N Hillside Housing.	11	6.5	72	
N Local Retail shops.	375	200+0.75*m2GLA.	481	
O Hillside Houses.	27	6.5	176	
U Construct Unstructured Sports Park.	N/A - Council Asset.			
V Environmental Restoration Work	N/A - No traffic count applicable.			

TSC Trip Generation Rates by Land use.		
Dwelling House.	6.5	per dwelling.
Multi Dwelling Unit.	3.9	per dwelling.
Nursing Home.	2.0	per resident.
Retirement Living.	2.5	per dwelling.
Child Care.	3.7	Per student.
Primary School.	1.4	Per student.
Shop under 100m2	200+0.9 * m2 GLA.	
Shops 100m2 to 6,000m2.	200+0.75 * m2 GLA.	
Commercial Offices.	16	per 100m2 GLA.
Medical Centre.	50	per 100m2 GLA.
Tavern.	110	per 100m2 GLA.
Restaurant.	60	per 100m2 GLA.
Hospitality Facilities	50	per 100m2 GLA.
Gymnasium / Spa.	50	per 100m2 GLA.
Tourist Resort	2.5	per unit.
plus	12	100m2 restaurant.



ARCHITECTURE

ARCHITECTURAL AND URBAN CHARACTER

Rise is named to reflect the geography and the aspirations to create, above all, a unique and memorable community with a truly distinctive character.

It commands spectacular panoramic vistas north, south, east and west as well as specific framed vistas of valleys, water bodies and rainforests.

The community of Rise is intended to be a vibrant blend of lifestyles that spans all ages, interests, needs and opportunities. To adequately achieve a character that maintains a unity, or harmony of visual expression, it is essential to have management mechanisms that are appropriate and sustainable.

This is achieved by underpinning the architectural vision with development controls and architectural guidelines that reflect it.

The vision for Rise is that of a contemporary Australian hill town.

To achieve this, especially since there are many aspects to the project including construction over time, it is important to include features in the design of buildings and public spaces that create a unity. Examples of this include

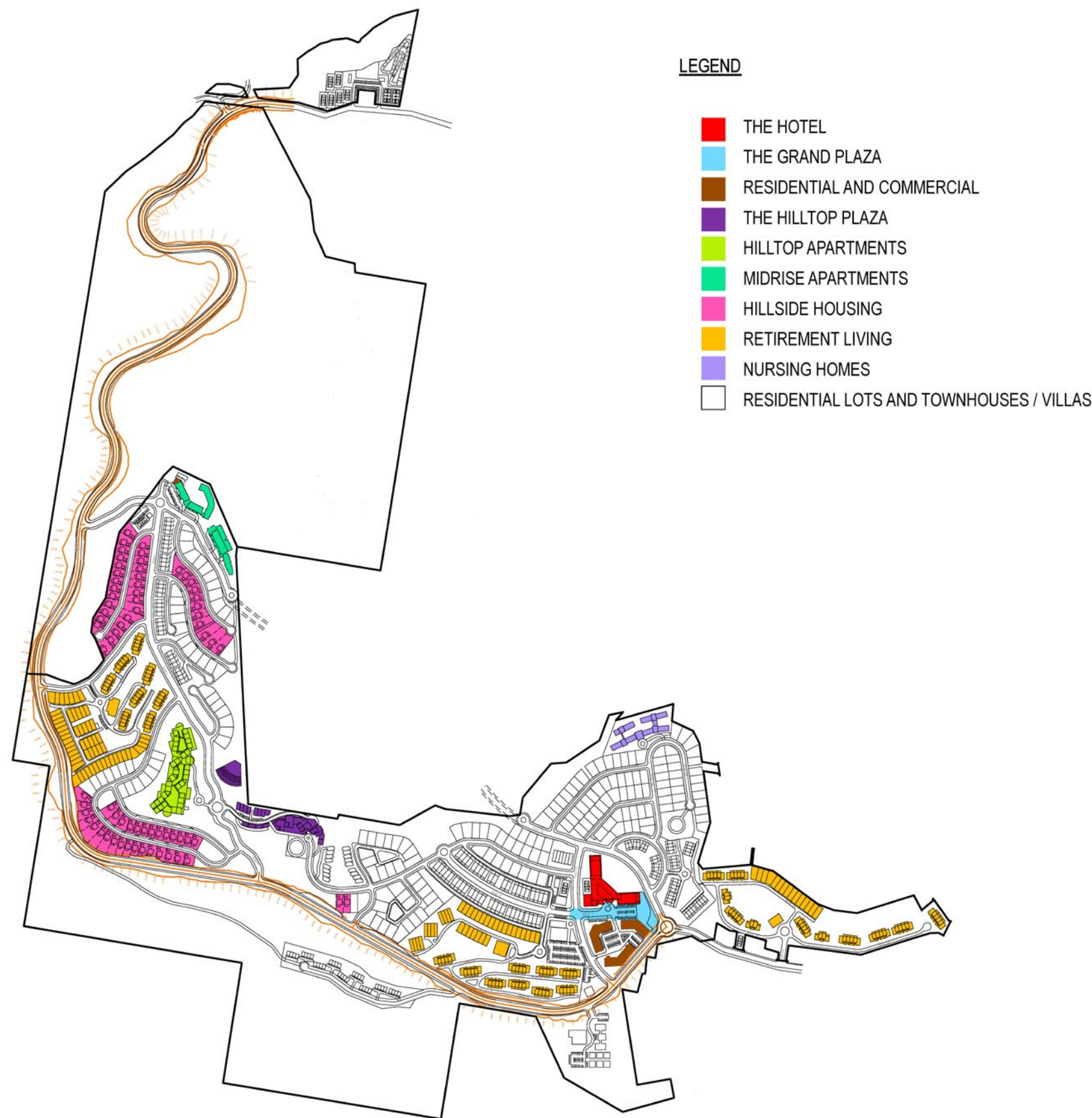
- Enlivening retail street fronts with pedestrian domination
- Consideration of built in passive surveillance of public places
- Creation of shade in public spaces and informal recreation areas
- A palette of design features that create a flexible architectural language
- Strong masonry style bases to prominent buildings Covered footpaths and walkways
- Articulated facades
- Natural tones to building materials and finishes
- Light weight structures where applicable
- Proportional distribution of solid and void to facades, balconies and glazing
- Standards for protecting privacy and optimising view potential
- Standards for overhangs, shades and attached ‘frames’ for environmental and aesthetic enhancement.

The architectural character (or style) and the urban design of Rise is intended to reflect a timeless nature. This means that, as with life, architectural trends change. However there are qualities that are enduring such as;

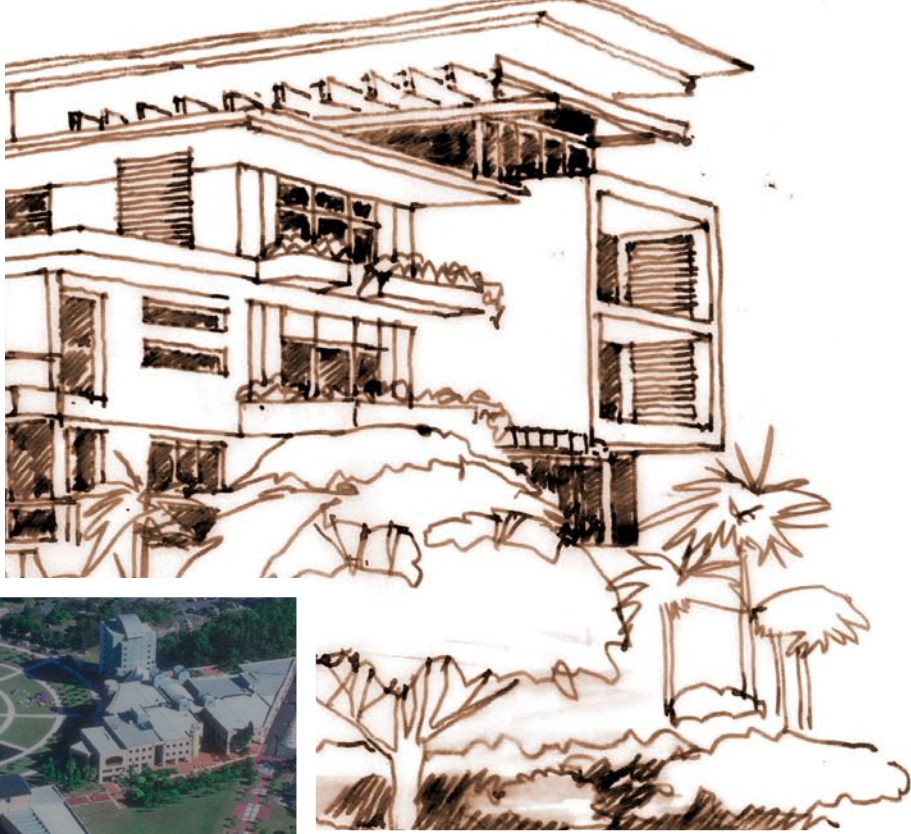
- Reflecting the colours and materials of nature
- Maintaining a continuity of streetscapes, fencing and interface of buildings with each other and their surroundings
- Harmonising architectural styles within a precinct to provide a sense of place.
- Acknowledging the open and egalitarian nature of Australians

These criteria are achievable, such as has been demonstrated in the Salt community at nearby Kingscliff in which ML Design were appointed as Urban Planning and Design Architects.

BUILDING PRODUCT

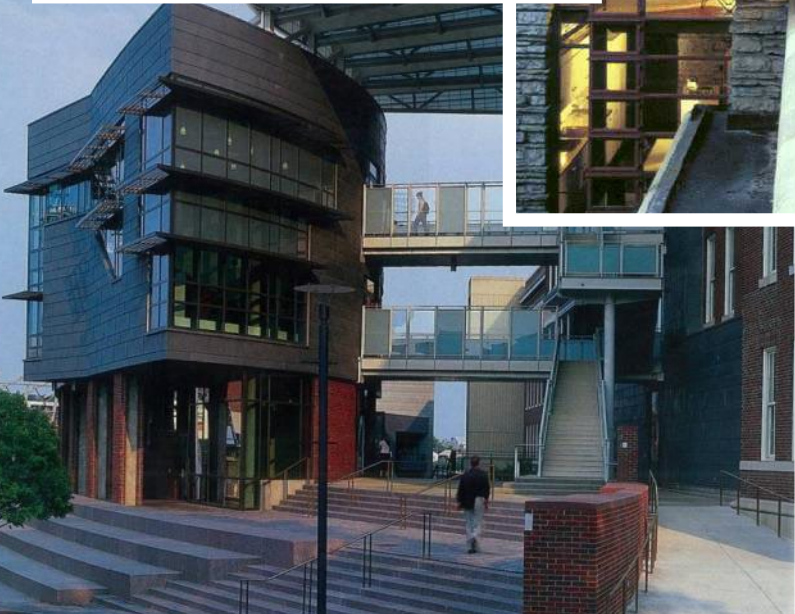
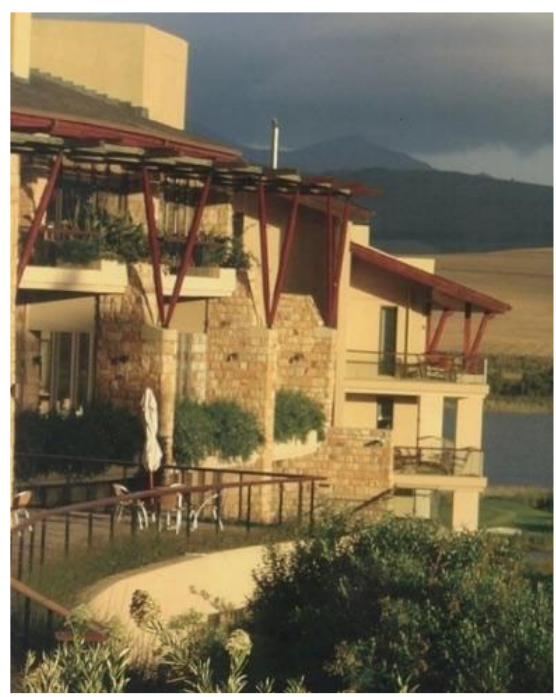








TOWN CENTRE COMPONENTS



- BOUTIQUE APARTMENT HOTEL
- COMMUNITY REC CENTRE
- MAIN STREET & GRAND PLAZA
- LOCAL SHOPPING
- VILLAGE APARTMENTS
- CHILD CARE
- SCHOOL







## THE BOUTIQUE APARTMENT HOTEL

This boutique hotel will command an iconic presence due to its prominent location. It addresses the main street and the grand plaza and features expansive views. With facilities that include;

- Recreation
- Food and beverage
- Retail
- Entertainment
- Meeting and convention facilities.
- Residential suites

The mountain resort character of this building is distinguished by the terracing both within the landscape and the architecture of the building itself.



VIEW 1 & 2



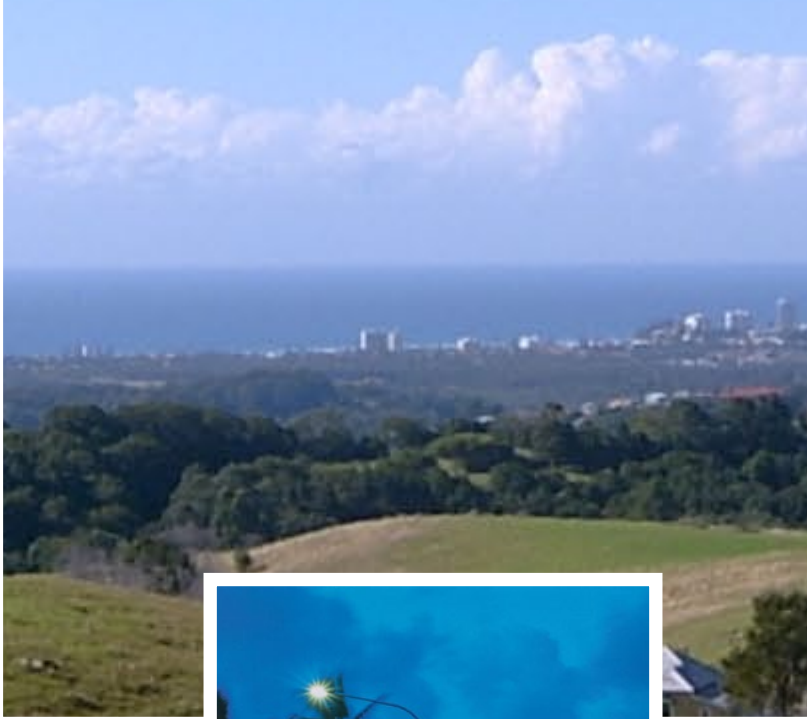


THE GRAND PLAZA

This is the heart of the Town Centre, a significant active and passive landscaped space for residents and tourists that features;

- Quiet protected corners to enjoy the views and watch the passing crowd.
- Active and safe place for children’s activities
- A blend of restaurants and coffee shops with pergolas defining passive open spaces and interfaces with the tavern and bistro dining

The Grand Plaza dominates the eastern address to Rise and is designed in response to the existing terrain. As a result, the plaza is about 4m above Marana St, giving it a strong sense of place, being reminiscent in size and scale of the plazas of classic hill towns. It reinforces this character by providing a visual termination to the eastern end of the grand boulevard that rises west, up the central ridge from the Town Centre to the Hill Top Plaza and beyond.



VIEW 3

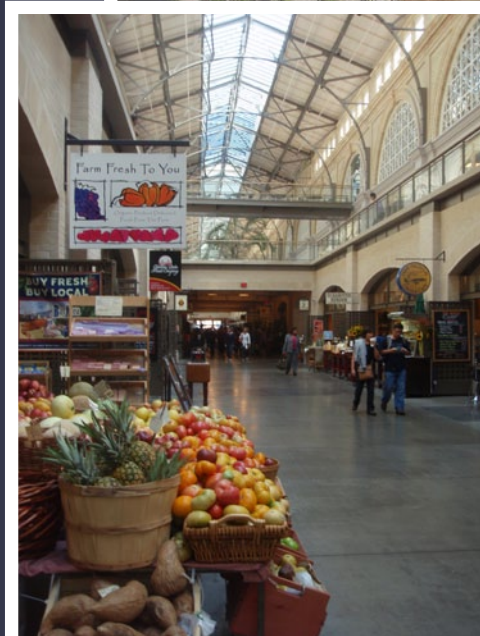
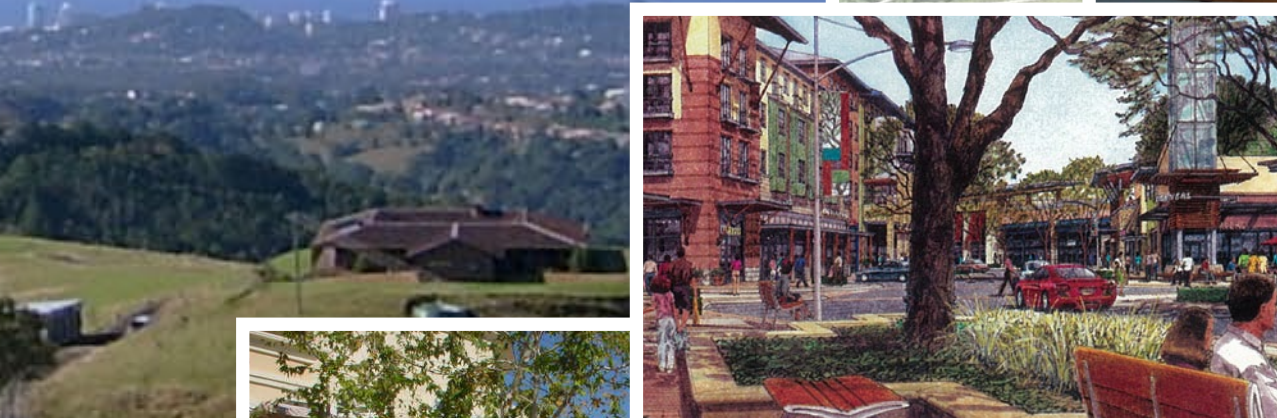


## MIXED USE

The town Centre retail and commercial mixed use complex is concentrated in two locations. The first comprises three buildings located south of the Boutique Hotel. They have three street frontages, Main Street and Grand Plaza to the north, the entry avenue to the west and the Spine Road to the south and east.

The mixed use of the north building (6 floors) and west building (5 floors) includes street-front retail tenancies and commercial offices, a hospitality training school, tavern, restaurants and residential apartments on the upper floors. The east building (4 floors) is exclusively residential. This complex is built around a large central auto court that provides surface car parking, servicing and landscaping. All the buildings have basement parking for residents.

The second location includes a group of buildings wrapped around the north east corner of the shopping centre. The ground floors are dedicated convenient retailing and the upper two floors are commercial offices.



VIEW 4  
TOWN CENTRE MAIN STREET CORNER



HILL TOP VILLAGE

HILL TOP PLAZA & HILL TOP APARTMENTS

This complex has a unique character.

It is the highest point of the development with a natural ground level of 216m AHD which is approximately the same height as the upper levels of the 80 storey Q1 building on the Gold Coast.

It is designed to be the cultural heart of Rise, creating a unique arts complex that will complement the well established art community of the region. It is a holistic creative environment providing living, working, marketing, retail and educational facilities that will attract artists, tourists, students and visiting luminaries. It is also a residential address of unique distinction, a true hilltop village with stunning 360° views.

It is a complex where all these features are connected by the landscaped, winding Arts Avenue, framed by shops and studios and designed for pedestrian and vehicular movement. The avenue terminates on the peak of the hill in the open public plaza which is surrounded on the south and southeast by restaurants and retail outlets.

A landscaped Art Gallery Walk is planned to wind around the Hill Top Plaza building intertwining sculpture courts, meditation gardens and auditoria for a range of events. The Tweed council are considering the idea of the reservoir being available as an artists 'Canvas' in order to become the focus of periodic mural festivals.

The principal Hilltop Plaza building contains public carparking in the basement (accessible from the Arts Avenue), the art school, retail and residents health and recreation facilities. The upper levels contain residential penthouses and sub penthouses which have their own separate entry to the lowest south level with dedicated carparking.

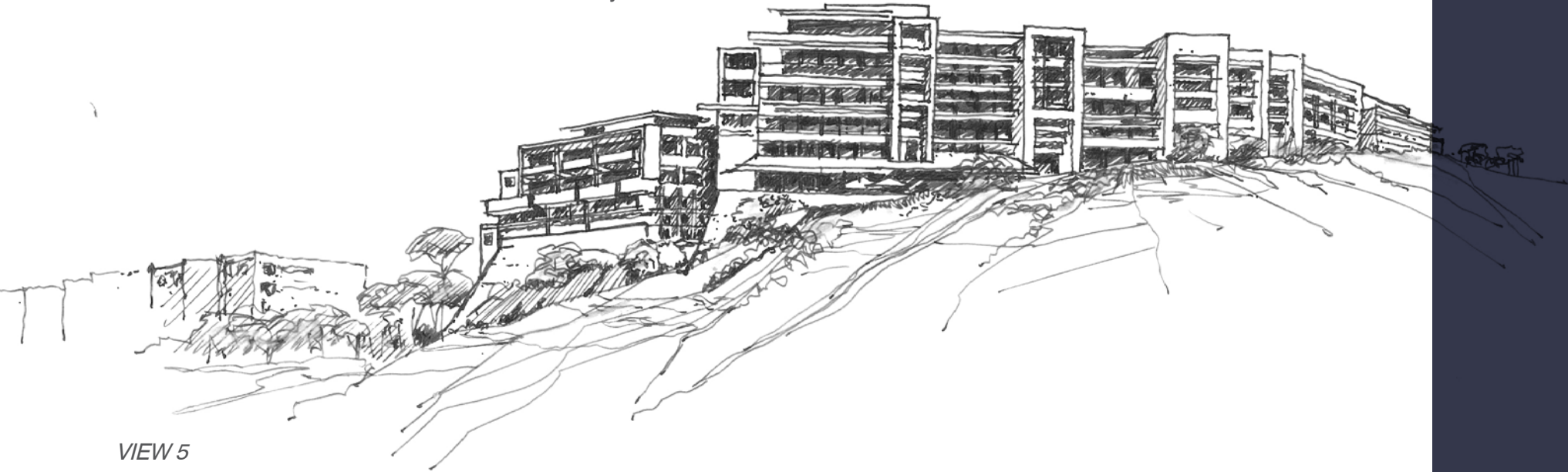
Rise is contributing to a vibrant and vital art and tourist destination.

The Hill Top Residential village creates the western 'anchor' to the Hill Top Plaza and is designed as a community of multi level apartments up to six storeys in places and built over 2 levels of carparking incorporating a well being health spa centre on the north.

The height of the ridge has been reduced below the footprint of the building and town house villas have been 'wrapped' around the outside of most of the car park to utilize the natural slope and provide direct car access to the villas and conceal the car park at the same time. An exclusive health spa with private gardens, courtyards and extensive views to the north east is located at basement level on the extreme northern end of the complex.

The buildings of this village are arranged in an irregular format of varying heights and architectural treatment to reinforce the character of a village of individual building components.

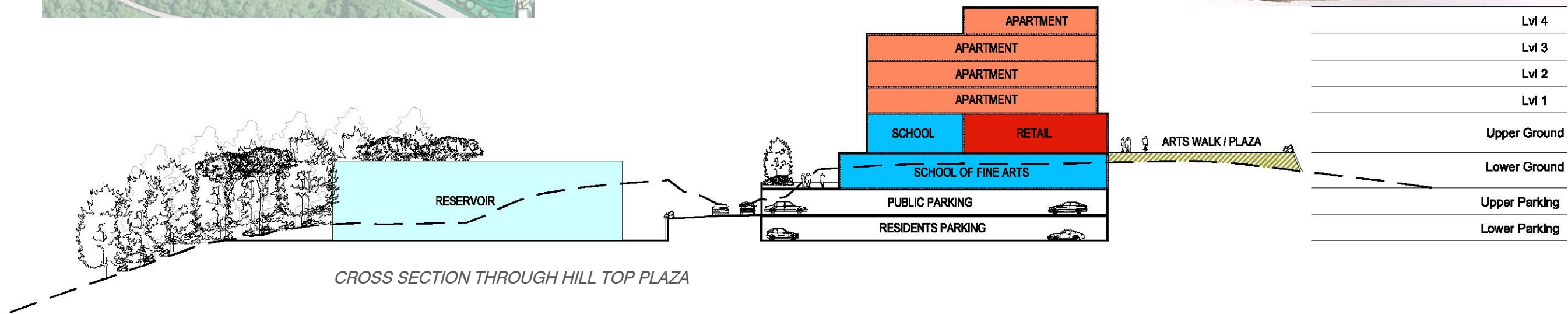
The village is planned around an internal plaza/courtyard to create privacy and amenity for the residents. It extends from one end of the complex to the other, creating a series of interlocking gardens and terraces of distinctive character for recreational use by the residents.







- AMPHITHEATRE
- HILLTOP APARTMENTS / SPA
- GALLERY WALK
- PUBLIC PLAZA & CAFES
- FINE ARTS SCHOOL & APARTMENTS

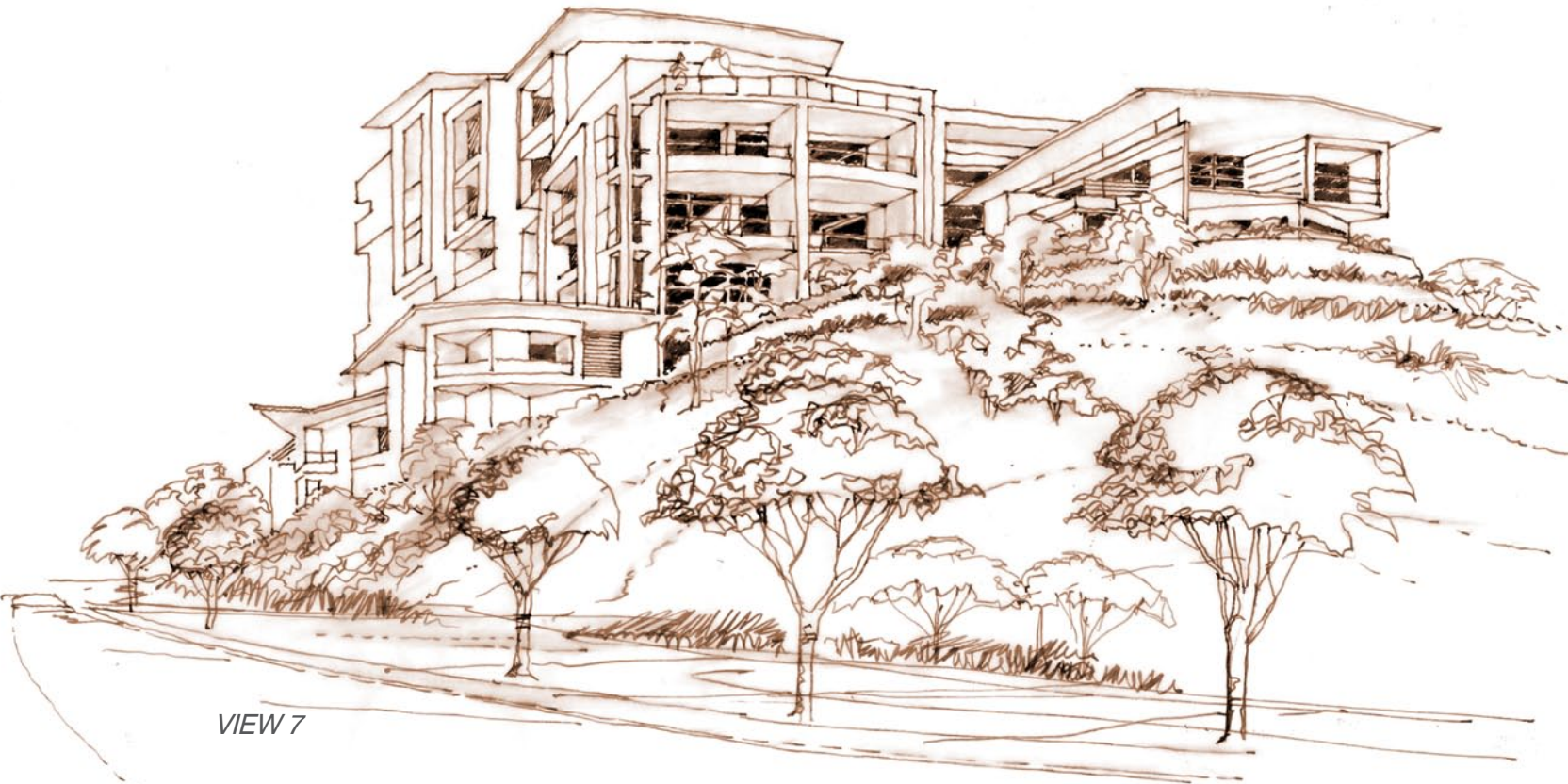




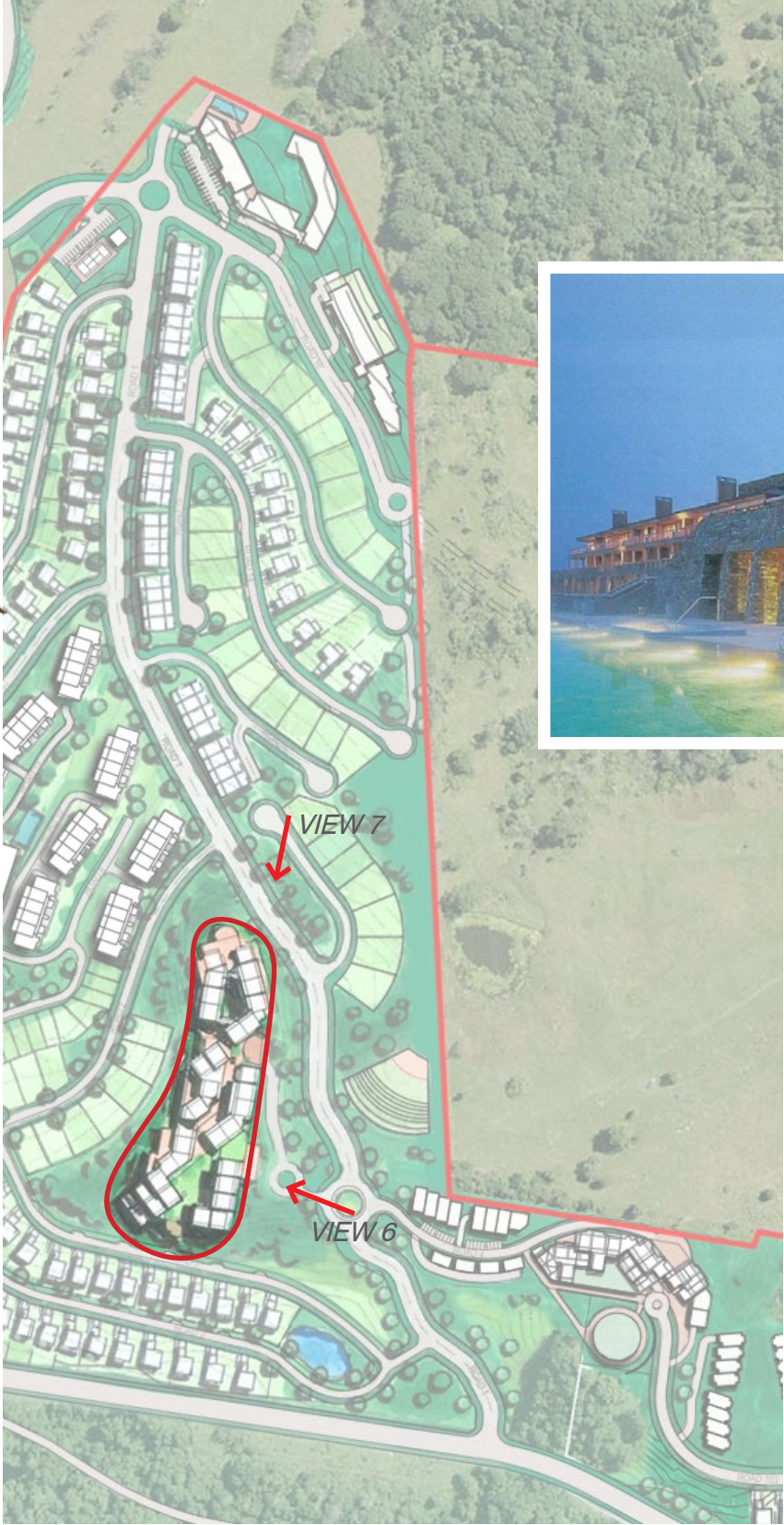
HILL TOP VILLAGE



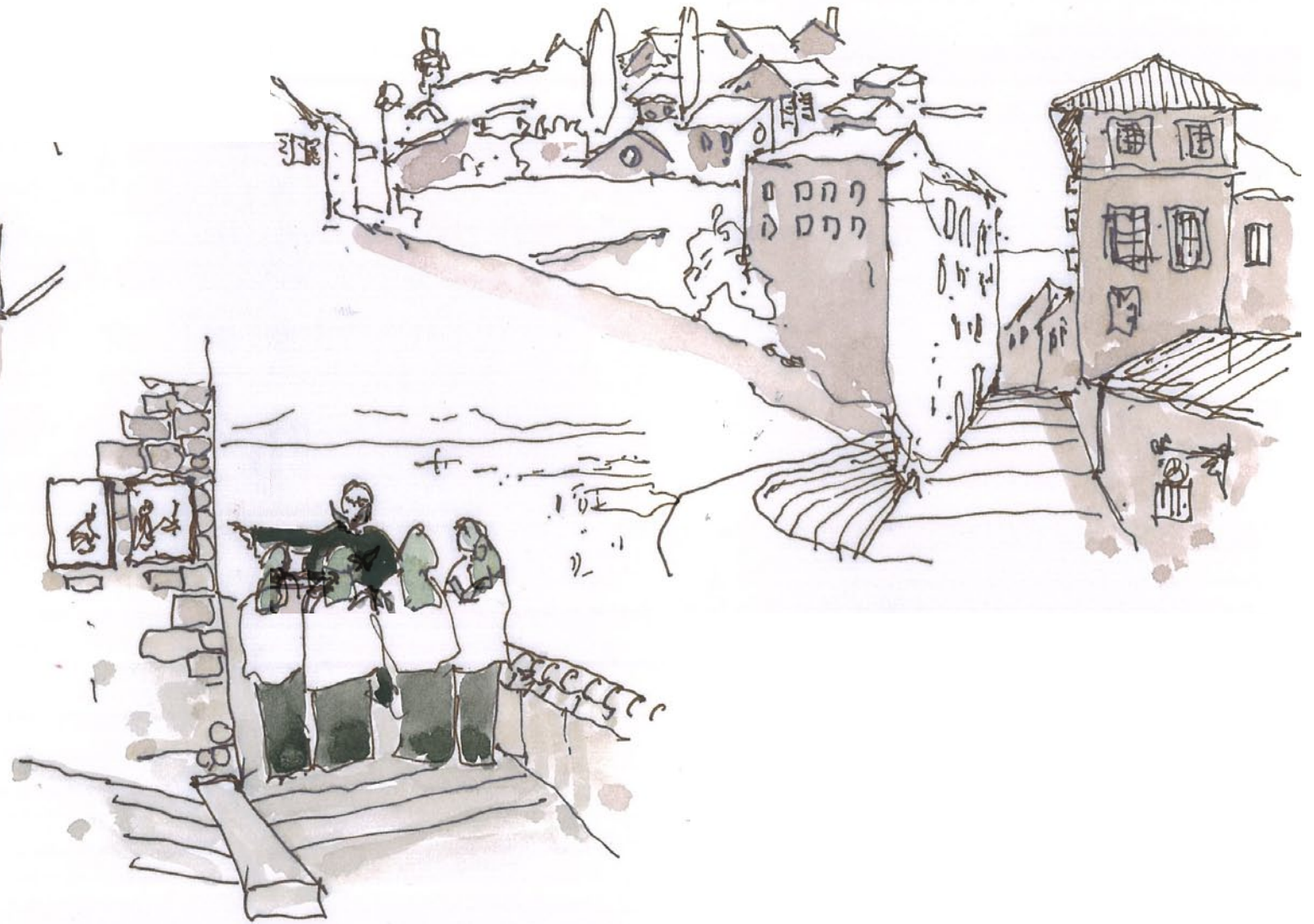
VIEW 6



VIEW 7







INTERNAL LANDSCAPED PLAZA FOR PEDESTRIAN

LANDSCAPED PEDESTRIAN PATHS

FRAGMENTED VIEW SHED OF MULTI LEVEL BUILDING

PODIUM UNITS (RESIDENTIAL WRAP)

ROOF

5

4

3

2

1

ROOF

2

1

CROSS SECTION THROUGH HILL TOP APARTMENTS



MIDRISE APARTMENTS

These three storey apartments utilise an available gentle slope at the northern extent of the north / south ridge in the north eastern section of the development. They are designed to provide an appropriate mix of apartment and townhouse product to a precinct otherwise consisting of hillside housing villas and lots on sloping sites. The complex consists of two separate buildings with the end units arranged in a stepped configuration. Variety of product is provided by a number of attached two storey townhouses at the ground level on the north face.

Because of its central location in the eastern residential Precinct N, it includes a Village Centre for convenience shopping, coffee shop and private residents club with a pool and adjacent tennis court.

The design responds to the northern aspect and the associated view opportunities.





## DETACHED AND ATTACHED HOUSING

Rise provides 176 villas and townhouses and 181 standard residential lots with an average size of 650m<sup>2</sup>. The standard lots are confined to the lower sloping land, generally up to 20%. The frontage of these lots generally varies from 18 to 20 metres and they are laid out to create distinctive neighbourhoods and wherever possible to best utilize the slope, orientation and views.

The attached villas and townhouses are concentrated in proximity to high density zones and grouped in sub precincts. Depending on the slope, they are two storeys with a basement or have lower level parking at the rear, creating a third storey. In most of these cases a rear lane access is provided for cars which eliminates the typical row of garage doors facing the main streets.



*NO EXPOSED GARAGE DOORS TO BOULEVARD VILLAS*



*REAR LANE ACCESS*



*FRAMED VISTAS*



*BOULEVARD VILLAS, TOWNHOUSES, COTTAGES, DETACHED DWELLINGS*



HILLSIDE HOUSING

Hillside Housing is determined in response to numerous site factors.

These include:

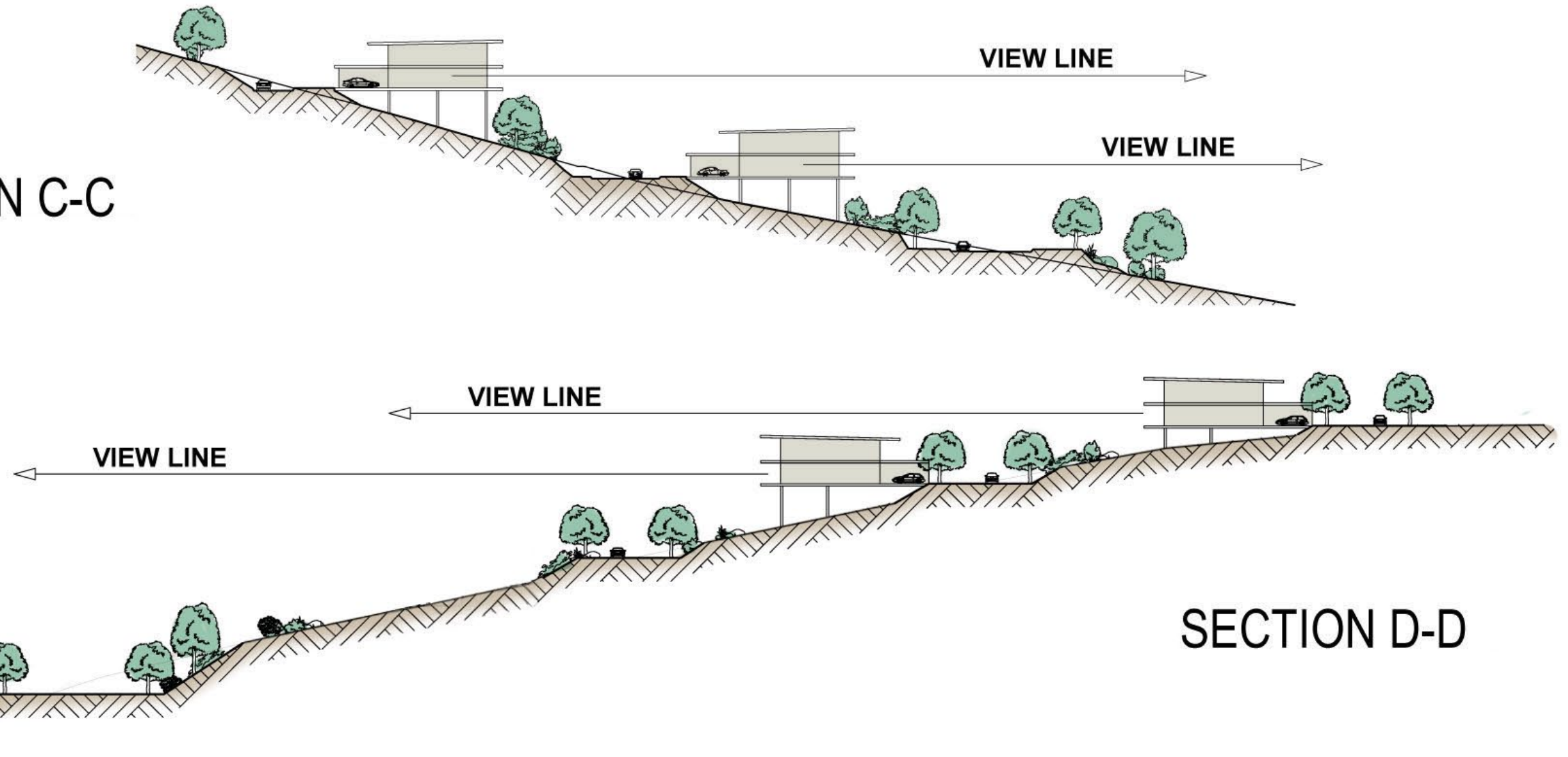
- Gradients of the slopes up to 35% (requiring lightweight structure undercroft and downhill access only).
- Geotechnical stability
- View opportunities
- Parking constraints (both on-site and street)
- Build ability (as in site access and economy)
- Visual amenity
- Bush fire management
- Depending on the slope and the road - to lot relationship, entries will be positioned at the upper floor level, mid level or ground floor level to minimise the impact of disturbance on the slope.
- Structures that sit on the land, rather than in it

The Hillside Housing at Rise is specifically designed for the steeper sites and will be planned within strata titled 'super lot' configurations and appropriate design covenants.

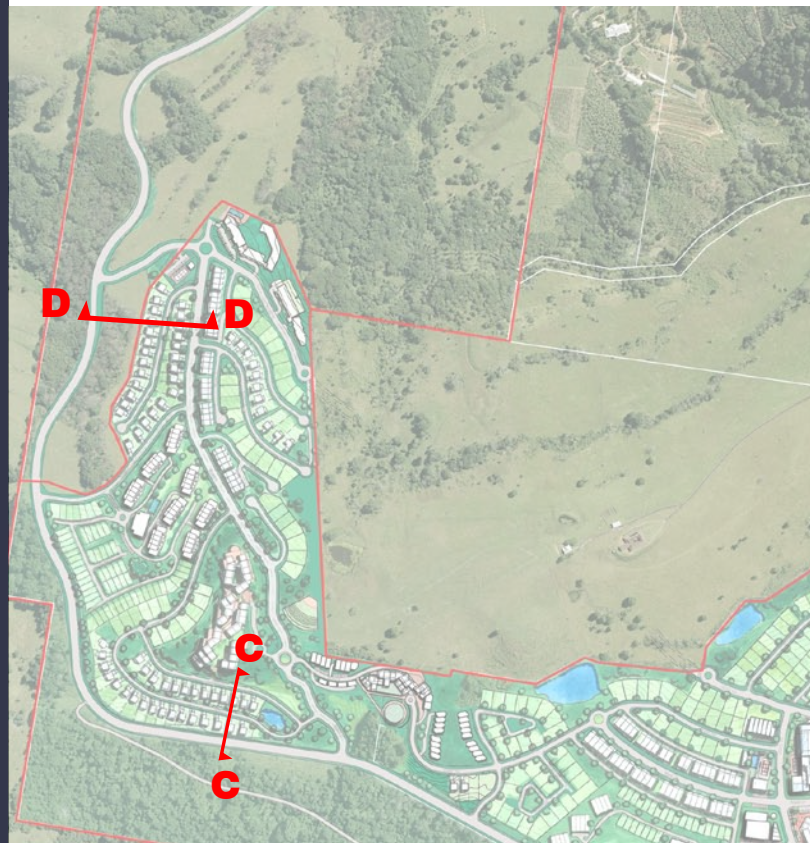




## SECTION C-C



## SECTION D-D





RETIREMENT LIVING

Three ‘super lots’ have been identified to provide retirement living for,

- 486 apartments in three storey configurations
- 100 single storey cottages on ‘small lot’ configurations
- 12 two storey villas

The locations are geographically distributed to come on line in a sequence that reflects the development program. They are each designed with resident clubs and extensive gardens and passive recreation areas. Opportunities also exist for some active recreation such as tennis courts where topography permits. In all cases the proposed locations of buildings has been carefully evaluated to ensure views (including overlooking of units in front) are retained.

The apartments will be specifically designed with the aged occupant in mind which includes:

- Lift service to all apartments
- Basement car parking, storage and workshops
- Short circulation runs
- Wide corridors, entries and internal circulation to accommodate wheel chairs and walking frames
- Nurse call buttons in all rooms

NURSING HOME

A nursing home providing 200 beds is planned for the lower north facing slopes of a two hectare site to maximise comfort and outlook for the guests. It is located so that it can be available for development in the early development stages. The concept is for a three storey complex in two interconnected wings stepping down the slope with basement parking.

SCHOOL AND CHILD CARE CENTRE

The school site is on land adjacent to and south of the Spine Road and has for many years been continuously used by a tennis club. The site slopes toward the south and is terraced. It is intended to utilize the existing land form as much as possible to accommodate the school buildings. There are many examples of private school buildings located on sloping land throughout the Gold Coast. Access to the Town Centre is provided by way of a pedestrian tunnel below the Spine Road connecting with the proposed child care centre directly to the north.

The child care centre is highly visible to the public and easily accessible off the main avenue for the Town Centre.





## SUSTAINABILITY AND ENVIRONMENT

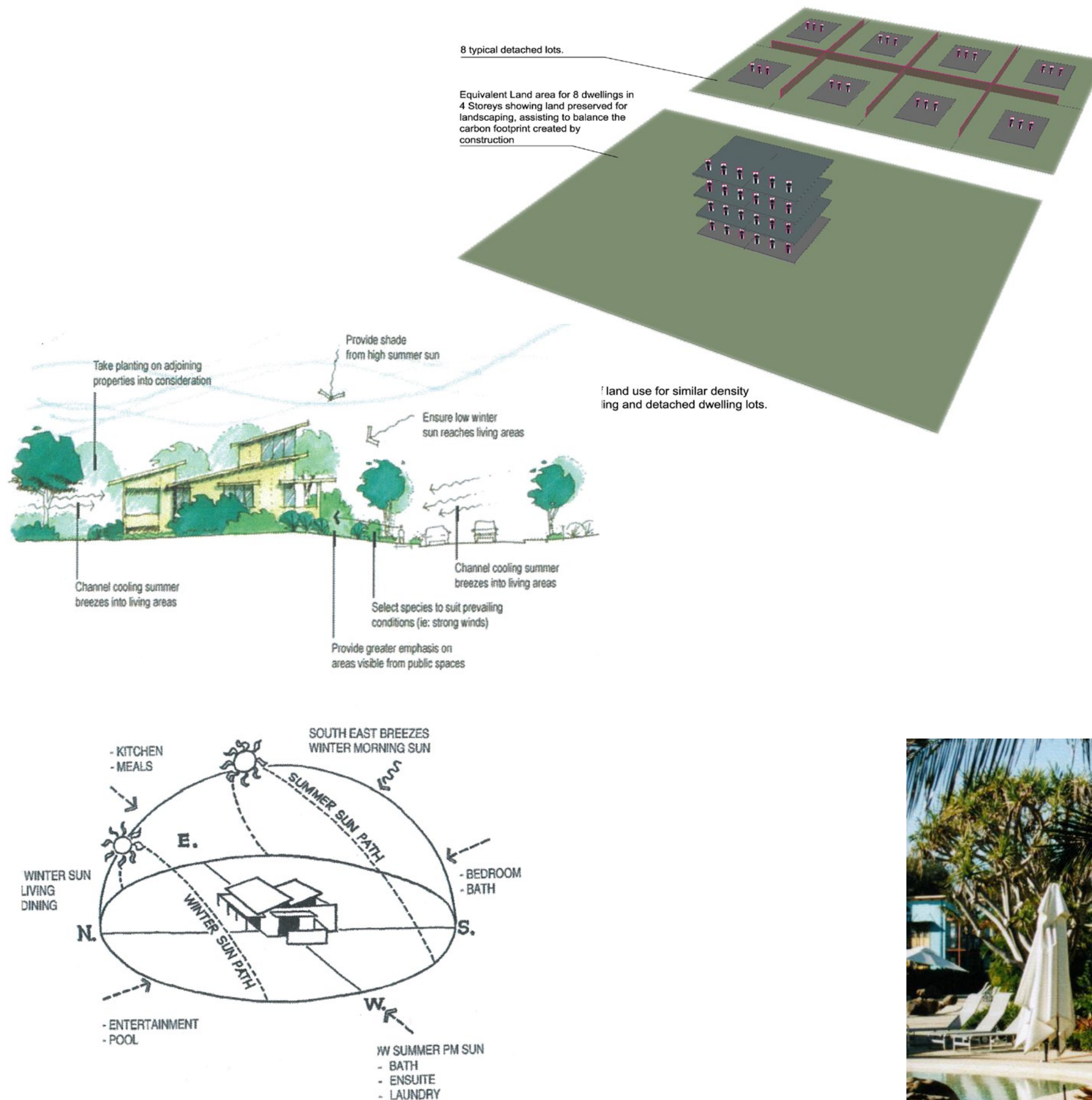
The project has been designed to embrace the principles of sustainability. To ensure world's best practice, an independent assessment procedure has been adopted by the applicant to achieve ESD accreditation. The format adopted has been based on a set of international standard guidelines for a sustainable 'Precinct Planning and Design Standard' community design module which has been developed by 'Green Globe' / 'Earthcheck' and has been included in a separate report by the independent accredited assessor, EC3.

Green Globe, Earthcheck and EC3 are entities directly related to the Co-operative Research Centre (CRC). The CRC is an entity formed by 16 Australian Universities to provide academic assessment and reporting on a wide range of issues.

With this in mind, it was realised that the master plan should include compact buildings that demonstrated an economical use of ground space and utilised the efficiency of repetition by building vertically where appropriate, resulting in more efficient building footprints and a corresponding reduced demand on external services. These include savings on road lengths for the equivalent yield of low rise alternatives and the reduction of associated utility services.

The number of units above three storeys proposed in the multi storey buildings is limited when compared to the entire site. The total number of these units above three storeys is 257 compared to a total future yield of 1,804 dwellings (being 14%) and this does not include the various commercial & retail building GFA areas.

Being on the ridge line, multi rise buildings offer better opportunities for controlling the orientation of living areas for maximising energy efficiency. They also reduce car ownership better use waste water, generate more open spaces at ground level and reduce land use for building density.





The proposed area to be developed is relatively unconstrained by rare and endangered flora and fauna. The areas that are identified for environmental protection and therefore constrained are on steep slopes in the north east, south and south-west, leaving the ridge tops free of environmental restrictions.

These environmental areas have survived intact due mainly to the fact that they were too steep for agriculture. However, major re-vegetation and restoration works are proposed for these areas.

Strategies for water management have been developed for Rise to restrict the use of town water for essential potable demands (see the Gilbert & Sutherland Water Efficiency Report).

The proposed development would include the following water cycle management strategies and processes:

- Collection, storage and treatment of rainwater (roof runoff) in individual and community tanks
- Storm water runoff treated to minimise impacts on the receiving environment
- Water efficient appliances and fittings mandated through body corporate by-laws
- Aquifer storage and recovery of storm water (if studies demonstrate this to be appropriate)
- Groundwater recharge.

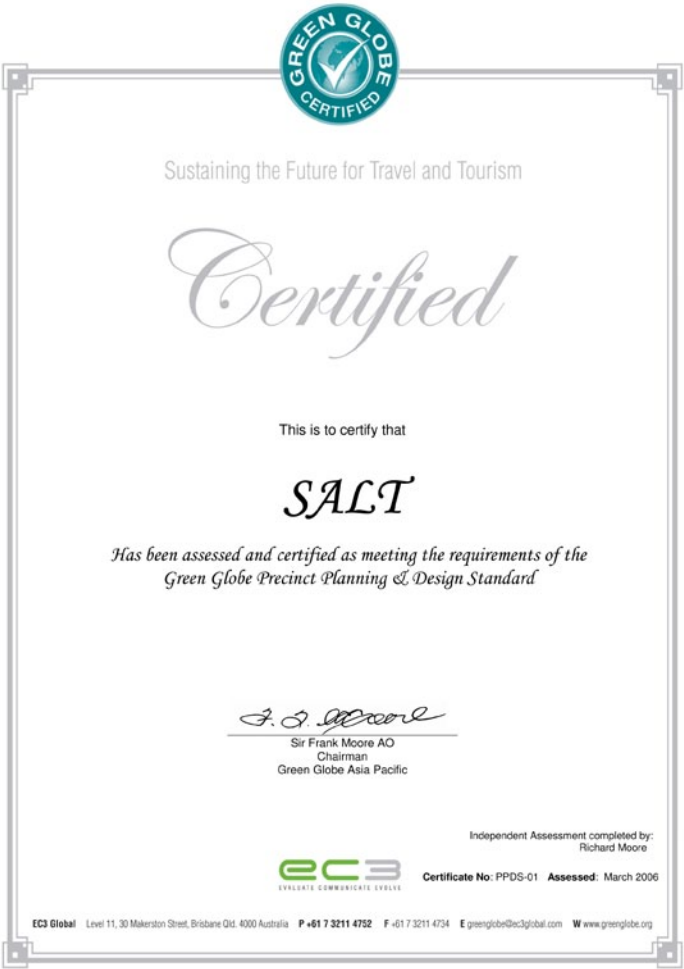
Long-term benefits include:

- Demand on the Council's potable water supply system is minimised to a target of 60% saving
- Overall water consumption minimised
- Storm water runoff quality and quantity would be acceptable
- Additional load on Council's waste water treatment plant would be minimised

The elevation and topography in the proposed development area provides a number of Integrated Water Cycle Management (IWCM) benefits as follows:

- The elevated, sloping nature of the development area means that good quality agricultural land is not being consumed for the proposed development
- A purified water reservoir on the hilltop enables a gravity feed of purified non potable water to the proposed users, minimising costs and maintenance burdens on the community
- Site slopes enable shallow purified water reticulation mains and storm water drainage systems
- Site slopes enable individual and/or community water tanks to generally be located down slope of the roof areas maximising the efficiency of roof water collection. A greater fall between roof and tank can minimise overflow from gutters and downpipes, ensuring a greater percentage of roof-runoff reaches the tank
- Slopes assist in surface runoff conveyance to storm water treatment devices, improving efficiency
- As technology improves, it is foreseeable that storm water runoff may constitute an energy source capable of being harnessed. This potential source of clean energy is more likely to be realised in an urban context in sloping areas such as those associated with this development

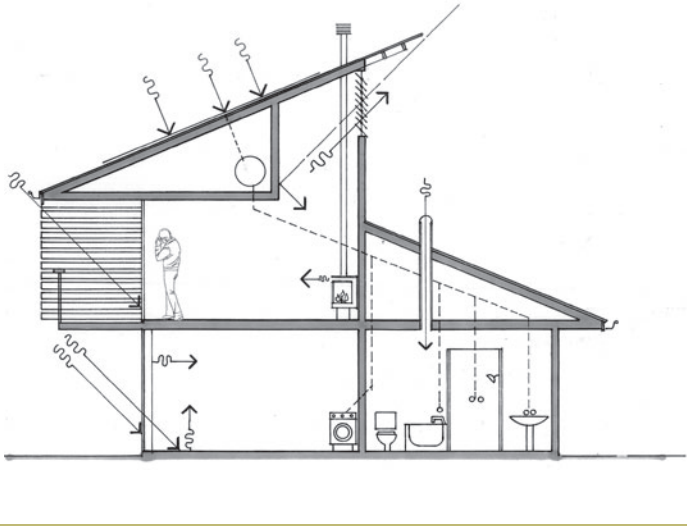
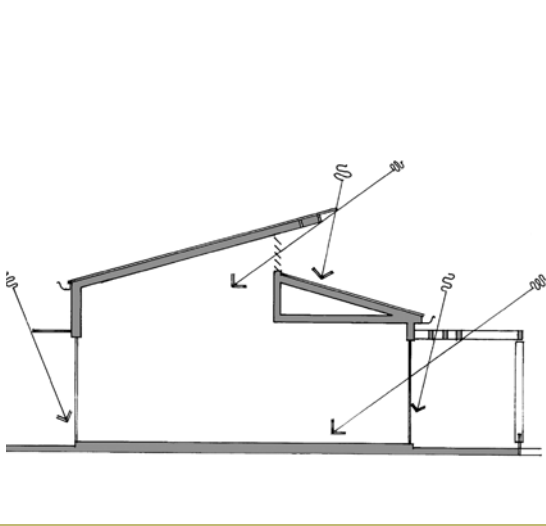
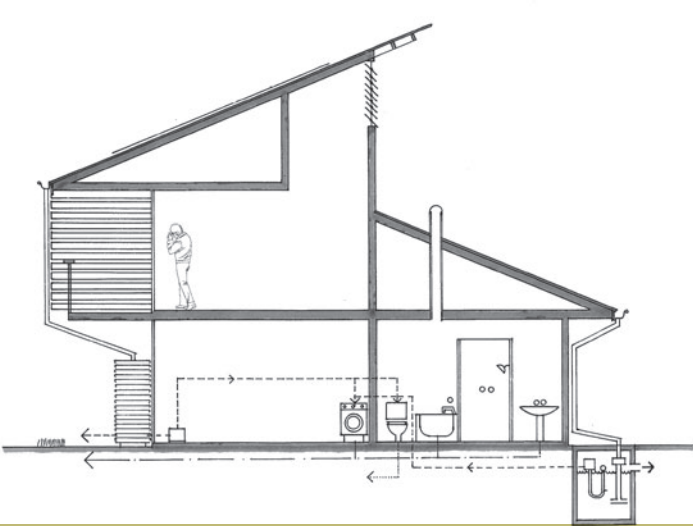
- The topography surrounding the site indicates that, relative to the neighbouring low-lying coastal areas, this development area is more likely to receive terrain specific orographic rainfall, and therefore greater rainfall overall



The precinct Planning and design standard (PPDS) is an internationally recognised standard developed by the University of Queensland and University of New South Wales, in conjunction with the Sustainable Tourism Co-operative Research Centre of Australia.

Currently, Internationally accredited Green Globe schemes include:

- Salt Village Resort - Kingscliff - Australia - ML Design
- Elliott Heads Residential Community - Elliott Heads - Australia - ML Design
- Redland Bay Retirement Village - Redland Bay - Australia
- Noosa Northshore - Eco Portal - Noosa - Australia
- Shilim Eco Spa - India





## ARCHITECTURAL GUIDELINES

Rise is proposed as a community title scheme which ensures that controls set in place at the outset can be maintained in perpetuity by inclusion of Design Guidelines within the Body Corporate by-laws.

In order to provide a continuity of control and direction whilst at the same time providing the ability to respond to changing conditions over time, a covenant including an appropriate architectural code will be refined at each development approval phase. The basis of any covenants and/or design guidelines will be the Tweed Council's Development control plan 2007 or subsequent document. The proposed design guidelines may contain requirements beyond the standards of the DPC.

The design guidelines will generally include but not be limited by the following:

- 01 A vision statement that encapsulates the development philosophy.
- 02 The purpose of the document.
- 03 The structure of the document to identify the various forms of development and how they are categorized.
- 04 Authorities and the role they play
- 05 The residential, retail and commercial character and their relevant architectural forms.
- 06 Landscape principles, requirements, design, species and planting.
- 07 General guidelines regarding responsibilities of construction processes and social responsibilities including management.
- 08 Conditions of land purchase and development.
- 09 Siting of building and orientation outcomes.
- 10 Climate design, energy management and sustainability issues including rain water and recycled water systems and management that will already be integrated into the development.
- 11 Privacy design and methodologies to achieve required outcomes.
- 12 Roads and their widths, shape, finishes, parking strategies and landscaping are more flexible in their resolution resulting in a higher level of aesthetic consideration.
- 13 Fences, common walls and other shared ancillary features require standards and guidelines to achieve a high level of urban design. The wide range of fence / wall types external to buildings will be categorized according to function, terrain and visual amenity.
- 14 Building Heights, setbacks, site cover and car-parking will be specific to building type, lot size, lot location, terrain, form of development and visual amenity criteria.  
Due to the wide range of development categories and the staging over time, these will be developed as distinct requirements, prepared in separate segments according to the land use. The general principles will reflect the accepted standards for development.
- 15 Fire management zones will affect certain aspects of the development according to their location in relation to identified bush fire hazards.
- 16 Site cover requirements will reflect the type of development in designated precincts.
- 17 Building characteristics. These will identify architectural treatment that is either encouraged or discouraged.
- 18 Building colours and materials. Palettes of colour will be created to suit the various architectural categories, their location and their use. When the environment is of critical concern, for example, colours will be earth tones, whereas commercial and recreational precincts will require more active colours.  
Materials will be identified so they maintain the perceived character in specific areas and nominated so that realistic achievement will ensure the intended goals of architectural symbiosis.
- 19 Roofs will be identified where colours, shape and materials have direct affect on visual amenity from the ground (example being skylines on the ridges) or on overlooking from higher levels.  
Roof pitches will be included in this evaluation and also where issues of vistas and sustainability (solar energy) are determined to be particularly relevant.
- 20 Ancillary structures such as plants and equipment, retaining walls and sheds will all be defined in so far as they require visual and/or safety consideration.
- 21 Tennis courts, pools and other recreational activities will be considered with respect to their public or private use and their impact, either positive or negative will be defined.
- 22 Temporary structures, detached garages, public active & passive space structure and lighting will be divided into various categories depending on their location
- 23 The document will be divided into specific categories or 'parts' related to the building type – Residential, Medium Density, Commercial etc. This will provide a specific reference for convenient use and clear understanding. Cross reference will be included as required.
- 24 An architectural / planning review committee will be established to manage compliance and assist users, the developer, authorities and other interested parties to comprehend the implications of development.  
The Mechanism of approval will be outlined in this document with the intention of using it as a marketing opportunity as much as a pragmatic tool.
- 25 This control document will become an integral part of the body corporate by laws and will initially be managed by the "master developer" but will remain in perpetuity as it will become a responsibility of the body corporate.



# DIRECTOR GENERALS ENVIRONMENTAL ASSESSMENT REQUIREMENTS

**Major Project Application No. MP08-0234 – RISE Concept Plan**

**March 2009**

Note: The extract of the DGEAR below, responds only to the relevant issues related to the Architectural & Urban Design Report of this document.

REQUIREMENT	MLD Response
<b>Project</b>	
<b>Concept Plan</b> for Rise Estate comprising of a residential, educational, retirement, retail and recreational development.	
<b>Site</b>	
<b>Rise Estate, Bilambil Heights</b> – Marana Street Bilambil Heights.	
<b>Proponent</b>	
Terranora Group Management	
<b>Date of Issue</b>	
23 February 2009	
<b>Date of Expiration</b>	
If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.	
<b>General Requirements</b>	
The Environmental Assessment (EA) for the <b>Project Application</b> must include:	
1. A detailed description of the project including the:  (c) various components and stages of the project in detail (and should include infrastructure staging);	<p><b>List of architectural components:</b> The individual components have been described in the Report on the pages listed below:</p> <ul style="list-style-type: none"> <li>- Hotel (p. 51)</li> <li>- Grande Plaza (p. 52)</li> <li>- Residential and Commercial (p. 53)</li> <li>- Hilltop Plaza (p. 54)</li> <li>- Hilltop Apartments (p. 54)</li> <li>- Midrise Apartments (p. 58)</li> <li>- Hillside Housing (p. 60)</li> <li>- Retirement Living (p. 62)</li> <li>- Nursing Homes (p. 62)</li> <li>- Residential Lots and Townhouses (p. 59)</li> <li>- Location of the individual components. Refer Drawing TERR0001_A-MP-01-19B (p. 20)</li> </ul> <p><b>Staging Plan</b> For a detailed Staging Plan refer to Architectural Report p. 23 for a description and Table.</p>
Tweed Shire Council letter – Re: Director General Requirements “Rise”, Bilambil Heights, Tweed Shire Council Reference: GT1/DCP/B21 22 <sup>nd</sup> January 2009	The following items have been included in the Architectural and Urban Design Report – Items 1, 3, 12, 13, 20, 30, 31, 35, 37, 39, 40, and 41. Item 29 is covered by LVO Architects’ Visual Amenity Report. Item 43 is covered by EA Designs Landscape Report.
(3) A consideration of the following with any variations to be justified:  (b) all applicable planning instruments, including relevant Council LEP and DCP instruments, and	<p>The Master Plan complies generally with the Tweed Shire DCP 2007 with the following exemptions:</p> <ul style="list-style-type: none"> <li>- Building Height: The 3 storey height limit prescribed in the DCP is exceeded in the Village Centre &amp; Hilltop Plaza and Hill Top Apartment Precincts:</li> </ul>



REQUIREMENT	MLD Response
	<p>Justification to variation: The proposed higher density and increased building height in parts of these precincts is crucial to the success of the aim to build a vibrant sustainable community. The increased height limit impacts positively on the ecological sustainability, preserving extensive areas of the site as parkland and Private Community Open Spaces. For a detailed description refer to Architectural Design Report page 30.</p> <p>Architectural Design Guidelines will be specifically developed for each precinct at the time of submission of a development approval for that precinct. These will support the design intent set out by the DCP. These Architectural Design Guidelines will also prescribe the Primary Controls reflecting the storey heights as demonstrated in the Building Heights Summary (Plan No. TERR0001_A-MP-01-20B).</p> <p>Note: In the absence of individual building designs, the DCP has been reduced to controls that define the building envelope and compliance has been tested for the individual product types.</p>
<b>Key Assessment Requirements</b>	
The EA must address the following key issues:	
<b>1. Urban Design and Built Form</b>	
(1) Demonstrate that the type, bulk, scale, size and design quality controls for future development, including road layouts, building style, building heights, and landscaping on the site will be able to respond to the location and sub-region appropriately.	<p>The bulk of the proposed development consists of detached houses and townhouses that are in accordance with the Tweed Shire DCP and the relevant Planning instruments. The areas that require a variation to the applicable planning instruments with regards to Building Heights are those that underpin the viability of the development in the local and regional context and provide the critical mass and density essential to urban areas. Bulk, scale and size of these areas will be appropriately sculptured and architecturally designed to ensure a seamless transition between them and neighbouring development. Specific Design Guidelines will control the outcome in these areas.</p> <p>For a detailed description of building style refer to Architectural &amp; Urban Design Report page 48.</p> <p>Further information on road layout and landscaping of the site is provided in the Civil Engineering Report by VKL Consulting and the Landscape Open Space &amp; Streetscape Master Plan provided by EA design.</p>
(2) Provide suggested new controls and urban design guidelines to regulate the development, including development controls and management arrangements.	<p>The submitted Architectural &amp; Urban Design Report provided by ML Design, supported by the Streetscape Master Plan and Landscape Open Space Master Plan provided by EA design, form the basis for the proposed urban design guidelines. The entire project will be a Community Management Scheme. The overarching Planning Control will be the Tweed Shire Council's Development Control Plan 2007 and the detailed Architectural Design Guidelines will be initiated at the individual Development Application Phase.</p> <p>The submitted documents set out the framework of the proposed development and define the following Urban Elements:</p> <ul style="list-style-type: none"> <li>- Structure of the subdivision</li> <li>- Road access, circulation and Streetscape</li> <li>- Location of the various build types, which are optimised to their topographic location</li> <li>- Proposed densities of the individual precincts</li> <li>- Proposed maximum building heights</li> <li>- Extent and location of Community Facilities</li> <li>- Landscape and Open Space Plans</li> </ul> <p>The above Urban Design Controls support the design outcome set out in the DCP. Variations to the DCP are highlighted and will be controlled through Architectural Design Guidelines.</p>
(3) Undertake a site analysis that identifies the relevant natural and built environmental features. The site analysis should form the basis for justifying the configuration of the development of the land and the mix of land uses.	<p>The Site Analysis has highlighted the opportunity of linking Cobaki with Bilambil Road to locate a Town Village Centre within the local region. The topography has been carefully studied and has been a controlling factor determining the proposed design outcome of the development.</p> <p>For a detailed description of the site analysis refer to page 6 in the Architectural &amp; Urban Design Report.</p>
<b>2. Biodiversity and Threatened Species</b>	
No Architectural and Urban Design comments	
<b>3. Traffic and Transport</b>	
No Architectural and Urban Design comments	
<b>4. Heritage</b>	
No Architectural and Urban Design comments	
<b>5. Utilities and Infrastructure</b>	
No Architectural and Urban Design comments	
<b>6. Ecologically Sustainable Development</b>	
No Architectural and Urban Design comments	
<b>7. Open Space and Community Facilities</b>	



REQUIREMENT	MLD Response
No Architectural and Urban Design comments	
<b>8. Ownership and Management</b>	
No Architectural and Urban Design comments	
<b>9. Bushfire</b>	
No Architectural and Urban Design comments	
<b>10. Flooding</b>	
No Architectural and Urban Design comments	
<b>11. Planning Agreements and/or Developer Contributions</b>	
No Architectural and Urban Design comments	
<b>12. Site Preparation Works</b>	
No Architectural and Urban Design comments	
<b>13. Subdivision</b>	
(1) Provide proposed plans of subdivision that identify all covenants, easements and notations proposed for each land title and, if relevant, how the subdivision is to be staged.	For Staging Details refer Architectural Design Report page 43.
(2) Provide a staging Plan that identifies the staging of the development and demonstrates how each precinct will be developed in a coordinated manner	For Staging Details refer Architectural Design Report page 44.
<b>15. Agriculture</b>	
DPI letter – Re: DGEAR's DPI Reference: 08/1999-2 OUT09/3621 17 <sup>th</sup> March 2009	Items 6 and 7 have been covered in the Architectural and Urban Design Report.