

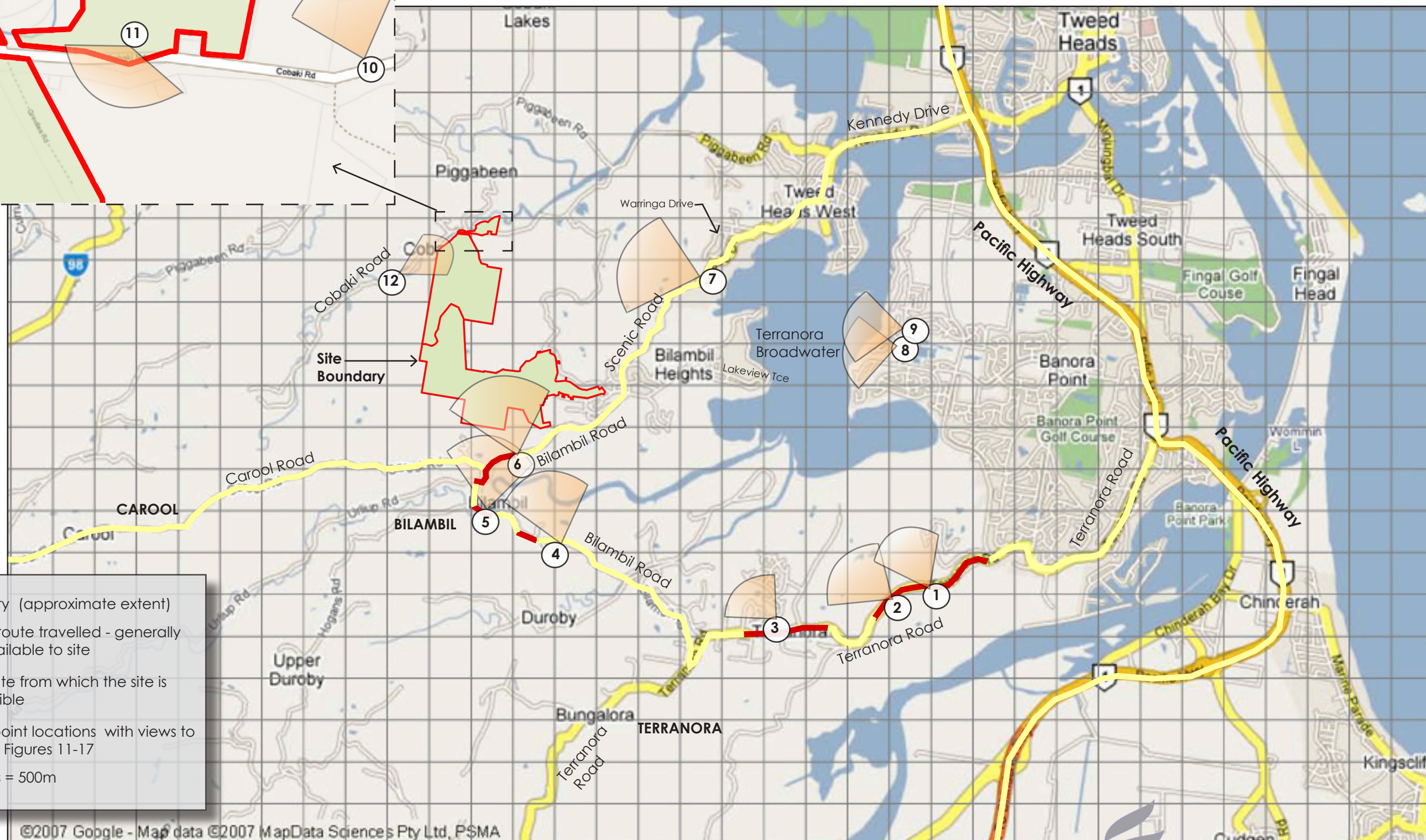


Enlargement of photo viewpoints taken of northern portion of site.

**LEGEND:**

- Site Boundary (approximate extent)
- Assessment route travelled - generally no views available to site
- Extent of route from which the site is generally visible
- 10 Photo viewpoint locations with views to site - refer to Figures 11-17

Grid squares = 500m



©2007 Google - Map data ©2007 MapData Sciences Pty Ltd, PSMA

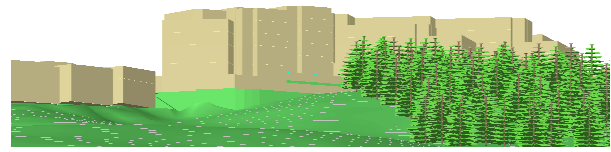




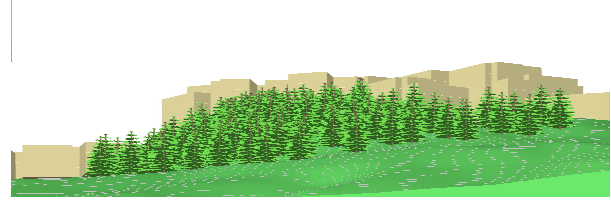




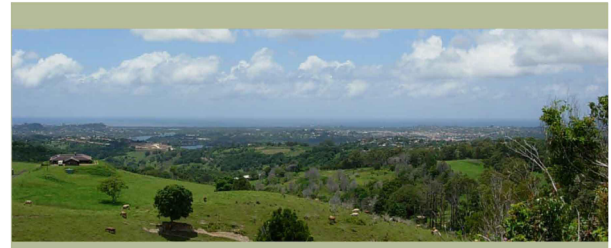




VIEW A



VIEW B



VIEWS TO THE EAST



VIEW TO THE NORTH



0 50.0 100 200 300 400 500m



VIEW A

VIEW B



VIEWS TO THE WEST



VIEW TO THE SOUTH

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drg. ref. no. A-MP-00-04(C)  
dated 23/03/09

**Rise**<sup>®</sup>  
ABOVE IT ALL

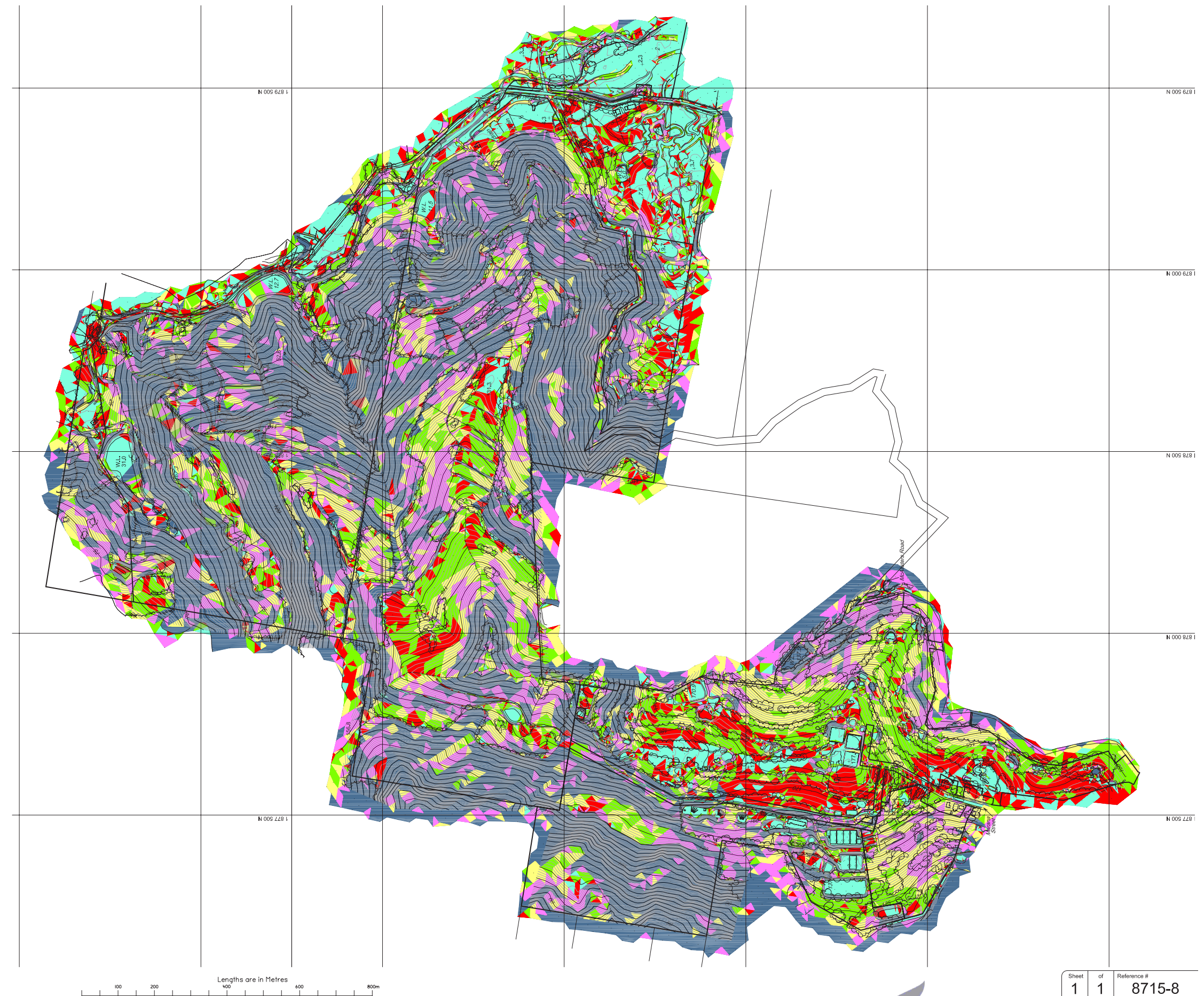
**Figure 4:**  
Concept Masterplan

visual impact assessment

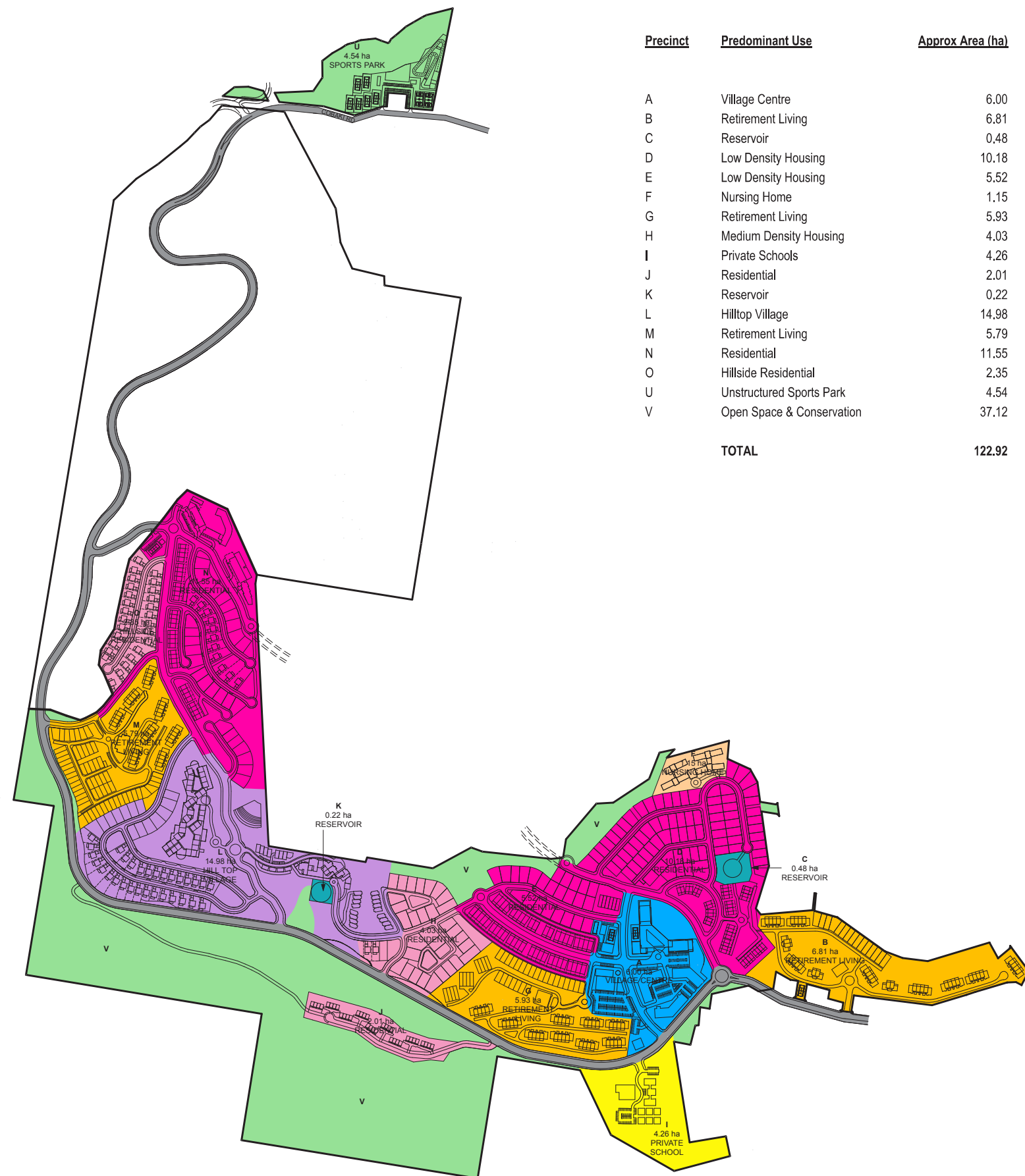
Date: 24/03/09











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

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 drg. ref. no. A-MP-01-18(A)  
 dated 23/03/09



# visual impact assessment

**Figure 6:**  
 Precinct Plan  
 nts

Date: 24/03/09



# LEGEND

- 4-6 STOREY APARTMENTS
- 8 STOREY APARTMENTS

## Precincts N-5 & N-6

3 storeys above ground level

## Precinct L-10

6 storeys above ground following removal of 8 metres of existing ground

## Precincts L-1 & L-3

5 storeys above ground level at RL 215

## Precinct A-4

8 storeys above ground level



# visual impact assessment

## ML Design Architects

Building Heights Summary  
drg. ref. no. A-MP-01-20(A)  
dated 23/03/09

Refer to Photo Viewpoints,  
Figures 11 -17 for views to site.

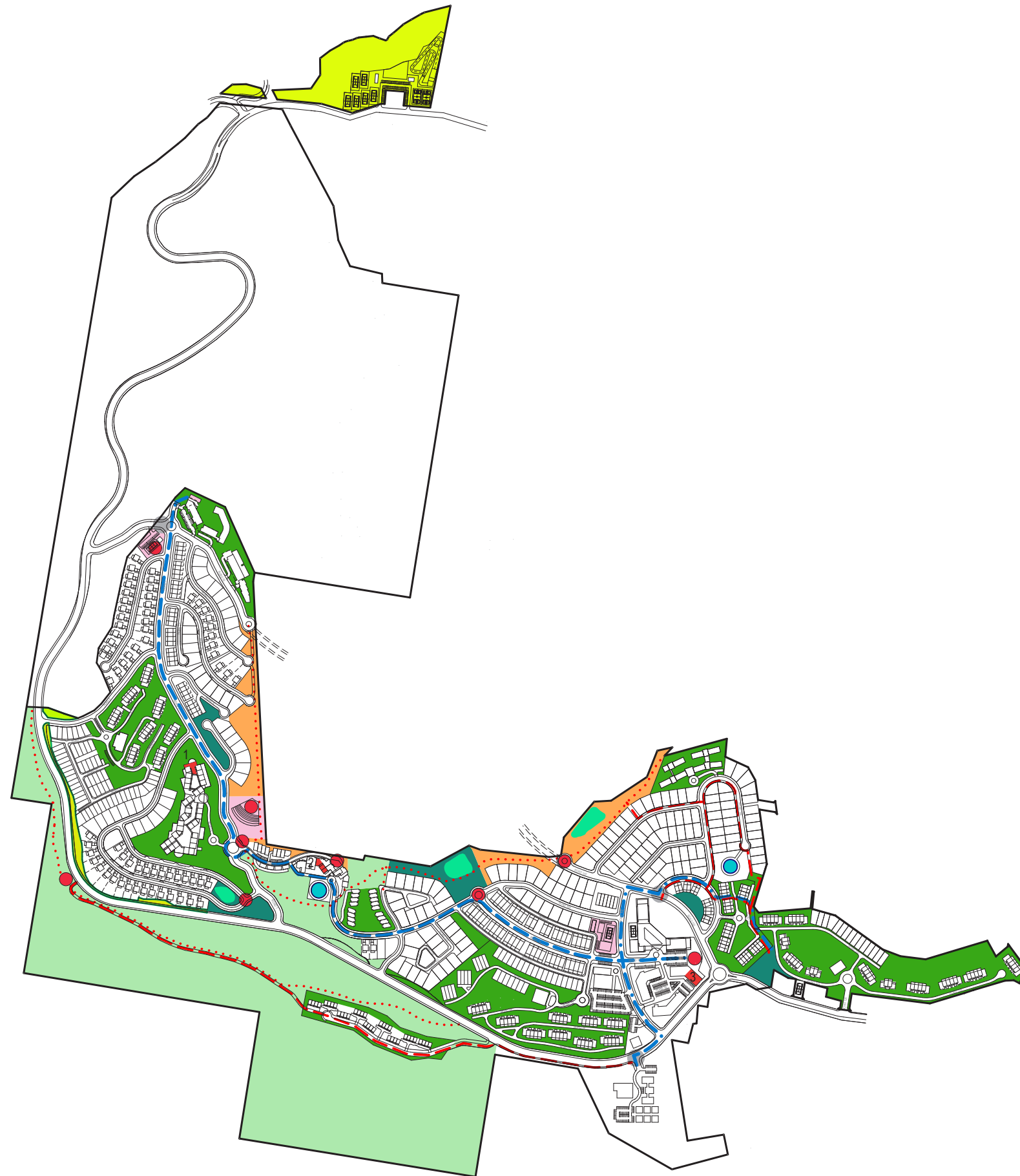
**Figure 7:**  
**Building Heights**  
**Summary**  
nts

Date: 24/03/09



# 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



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 dated 23/03/09



**Figure 8:**  
**Community Facilities**  
 nts

visual impact assessment

Date: 24/03/09



# TWEED

## LOCAL ENVIRONMENTAL PLAN 2000

STATEMENT OF RELATIONSHIP WITH OTHER PLANS  
 REFERS TWEED LOCAL ENVIRONMENTAL PLAN 1987, TWEED LOCAL ENVIRONMENTAL PLAN No 24  
 & ALL OTHER LOCAL ENVIRONMENTAL PLANS & DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS  
 TO THE EXTENT THEY APPLIED TO THE SAME LAND AS THIS PLAN

R.R. 1:5000

21.9.1999 April 7th 2000

### LEGEND

#### 1. RURAL

- 1(a) (a) RURAL
- 1(b1) (b1) AGRICULTURAL PROTECTION
- 1(b2) (b2) AGRICULTURAL PROTECTION
- 1(c) (c) RURAL LIVING

#### 2. RESIDENTIAL

- 2(a) (a) LOW DENSITY RESIDENTIAL
- 2(b) (b) MEDIUM DENSITY RESIDENTIAL
- 2(c) (c) URBAN EXPANSION
- 2(d) (d) VILLAGE
- 2(e) (e) RESIDENTIAL TOURIST
- 2(f) (f) TOURISM

#### 3. BUSINESS

- 3(a) (a) SUB-REGIONAL BUSINESS
- 3(b) (b) GENERAL BUSINESS
- 3(c) (c) COMMERCE & TRADE
- 3(d) (d) WATERFRONT ENTERPRISE
- 3(e) (e) SPECIAL TOURIST (Jack Evans Boatharbour)

#### 4. INDUSTRIAL

- 4(a) (a) INDUSTRIAL

#### 5. SPECIAL USES

- 5(a) (a) SPECIAL USES (OTHER PARTICULAR PURPOSE INDICATED BY RED LETTERING)

#### 6. OPEN SPACE

- 6(a) (a) OPEN SPACE
- 6(b) (b) RECREATION

#### 7. ENVIRONMENTAL PROTECTION

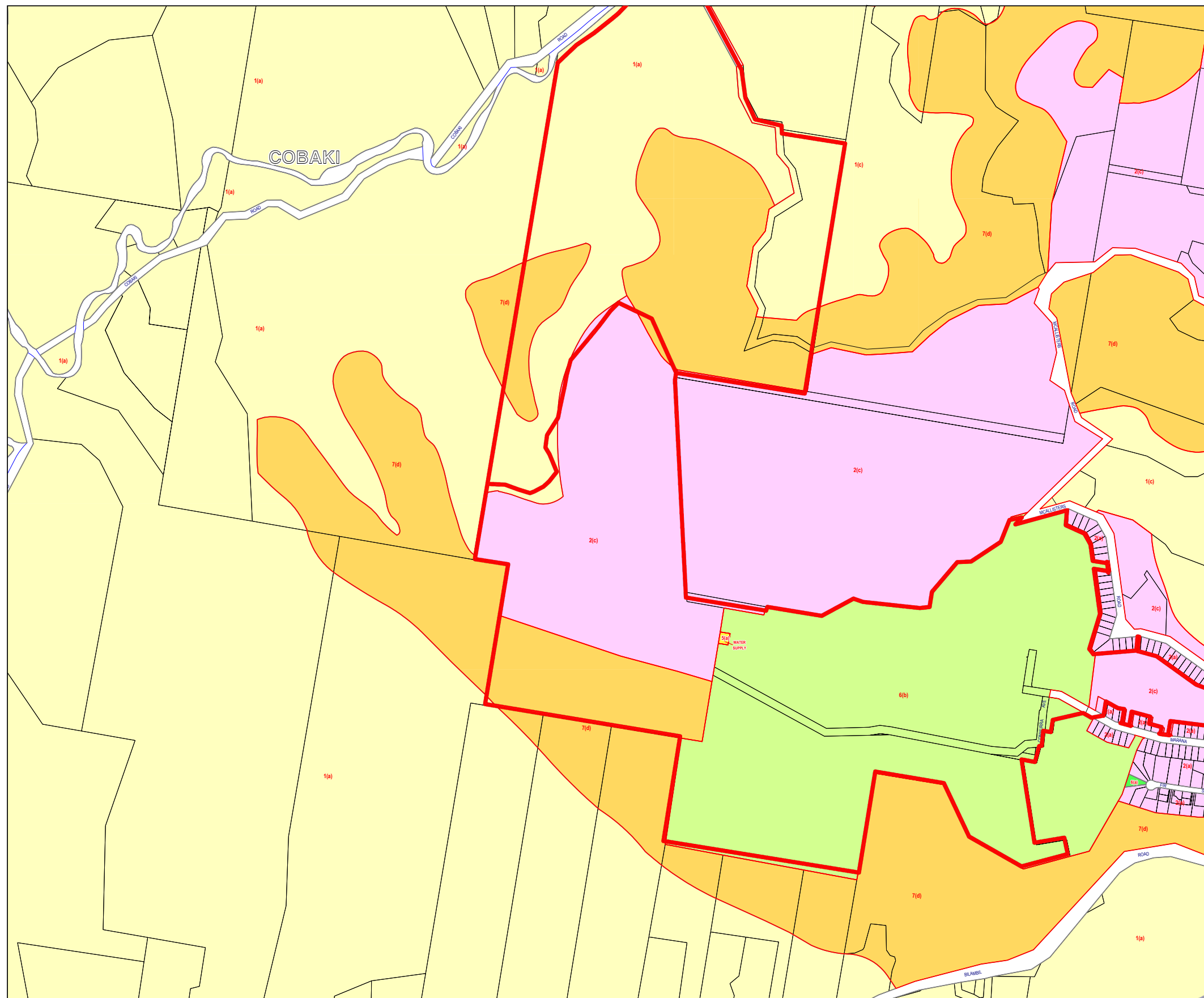
- 7(a) (a) ENVIRONMENTAL PROTECTION (Wetlands & Littoral Rainforests)
- 7(b) (b) ENVIRONMENTAL PROTECTION (Scenic / Escarpment)
- 7(c) (c) ENVIRONMENTAL PROTECTION (Coastal Lands)
- 7(d) (d) ENVIRONMENTAL PROTECTION (Habitat)

#### 8. NATIONAL PARKS / NATURE RESERVES

- 8(a) (a) NATIONAL PARKS & NATURE RESERVES

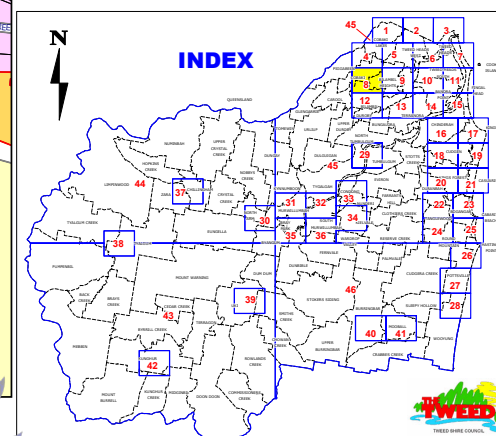
#### ADDITIONAL CONTROLS

- CLAUSE 37 (TRANSMISSION LINE CORRIDOR)
- CLAUSE 38 (FUTURE ROADS)
- CLAUSE 41 (HERITAGE CONSERVATION AREA)
- CLAUSE 52 (KINGS BEACH / KINGS FOREST / OSPREY NEST)
- CLAUSE 52 (BLACK ROCKS)
- CLAUSE 52 (POTTSVILLE)
- CLAUSE 52 (STORMWATER AND FILL)
- CLAUSE 52 (COBAKI LAKES)
- CLAUSE 52 (EXISTING AND FUTURE DAM AREAS)
- CLAUSE 53 (SCHEDULE 3 ITEM)



NOTE: Original Cadastral layer supplied by Land Information Centre and under licence to Tweed Shire Council, as amended.

Printed: 5th April 2000



**Rise**  
 ABOVE IT ALL

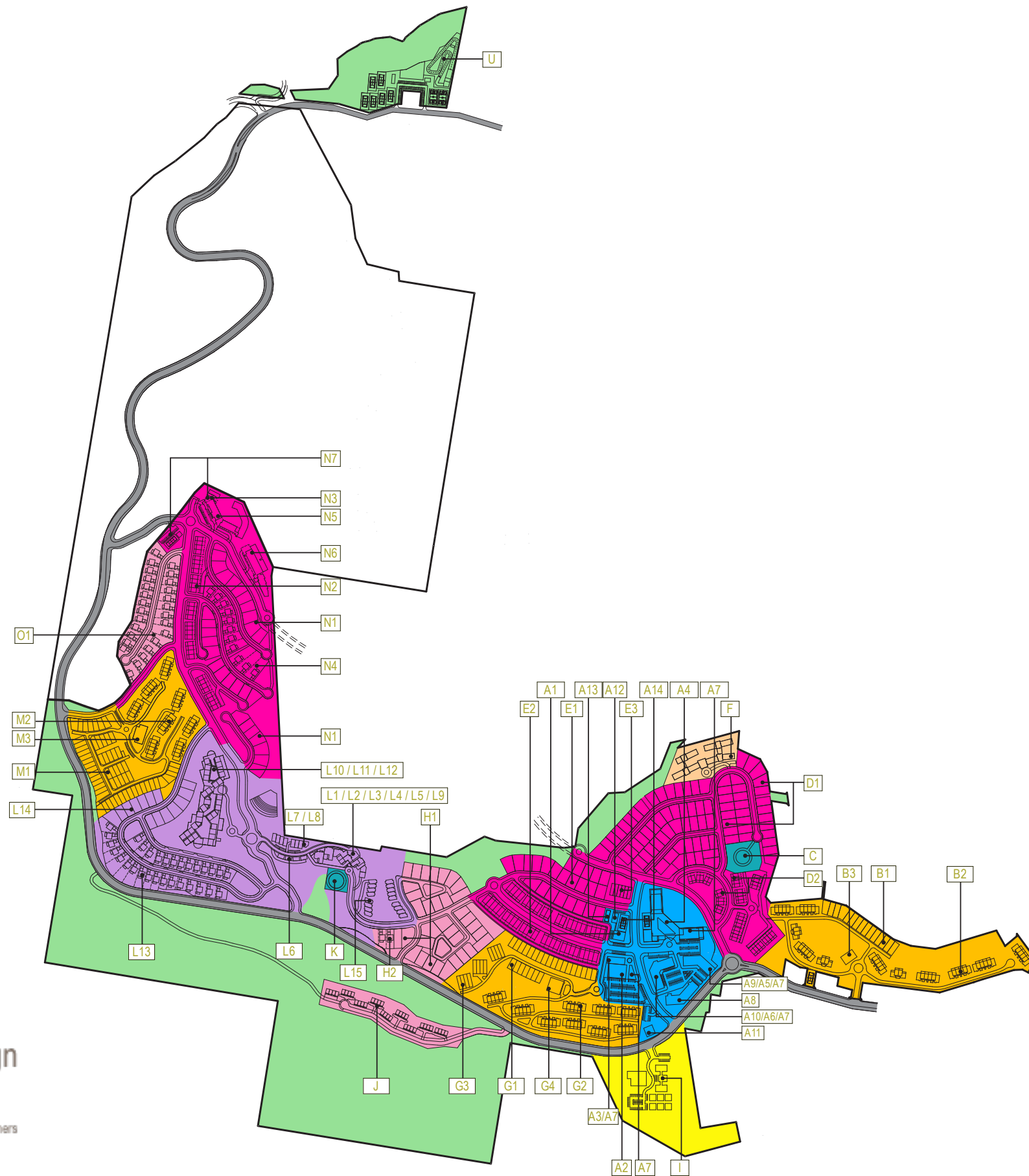
Figure 9:  
 Tweed Local  
 Environment Plan,  
 2000 - nts

visual impact assessment

Date: 24/03/09







TERRANORA GROUP MANAGEMENT P/L.

RISE PROJECT.

MARANA ST BILAMBIL HEIGHTS WEST TWEED.

PRODUCT SUMMARY - 14 for MP08-0234 SECTION ONLY

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.	36	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 pavilion.
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 / cafe 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 pavilion.
O-1	Hillside Housing Lots.	27	650 GSA
U	Unstructured Sports Park	1	Public Sports Park and amenities.

Product mix summary.

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.	848
Total Including Hotel units.	1,006
Total Retirement dwellings.	598
Total Nursing beds.	200
	1,804
Total commercial / retail GLA.	10,347

ML Design Architects  
drg. ref. no. A-MP-01-19(A)  
dated 23/03/09