

ATTACHMENT 1

PLANS OF DEVELOPMENT INCLUDING:

**EA FIG 9: MASTER PLAN
EA FIG 10: PUBLIC OPEN SPACE CALLOUT
EA FIG 14: LAND USE PLAN
EA FIG 15: ZONING PLAN**

&

SITE PLANS INCLUDING:

**SURVEY PLANS
AERIAL PHOTOGRAPHS**

Fig 9 Masterplan

PROPOSED RESIDENTIAL DEVELOPMENT

- ① 6 meter fire trail to rear of lots to include 2.5 meter pedestrian/cycle way - refer to typical section 4 + 6 for further details
- ② Visitor parking within development, associated with public open space

- ③ Native species to be used within streetscapes, eg Casuarina equisetifolia and Gloriosa ferdinandi - refer to species list for full listings
- ④ Existing native vegetation buffer to the south side of Creek Street to be retained and rehabilitated where required - refer to typical section 1 for further details
- ⑤ Retaining wall and planting to rear of lots - refer to typical cross section 4 for further details
- ⑥ 2.5 meter pedestrian/cycle way to top of retaining wall with views over lowlying revegetated and existing vegetation
- ⑦ Area of public open space open turf, native shade trees and seating takes advantage of views across the existing lagoon and to the hills to the south-east

- ⑧ 1.5 meter pedestrian pathway to Creek Street continues into internal street network and links to 2.5 meter pedestrian/cycle way at the Community Park area
- ⑨ Extended area of Public Open Space to be maintained with cleared understorey with existing vegetation to remain
- ⑩ Fire trail / pedestrian linkage to Creek Street

- ⑪ Entry road off Creek Street, potential to feature signature landscape treatment and signage
- ⑫ Area of rehabilitated Coastal Salt Marsh - refer to Rehabilitation Plan Area C and Terrestrial Flora and Fauna Assessment prepared by Planit November 2008

--- Extent of Retaining Wall

--- Boundary between 7a Environmental Protection Zone and 2e Residential Zone - refer to Sheet 2 LEP this document



Site Context



FIGURE 9 Masterplan

156 Creek Street Hastings Point
RESIDENTIAL SUBDIVISION

CLIENT: WALTER BLIJOT HOLDINGS PTY LTD
DATE: JANUARY 2009
DRAWN: JB



Level 1 2247 Glad Coast Hwy
Nobby Beach
PO Box 206 Nobby Beach QLD 4218
Telephone: 07 5526 1500
Fax: 07 5526 1502
admin@planitconsulting.com.au



Fig 10 Public Open Space

PROPOSED RESIDENTIAL DEVELOPMENT



Callout 1
PUBLIC OPEN SPACE
SCALE AS SHOWN

0m 50m 100m
SCALE BAR



⑪
TIMBER SHELTER
Timber shelter shelters to public open space areas and community park

Public Open Space

The community park will feature shelters that take advantage of views across the lagoon and existing natural vistas. A three module playground area will be shaded with a number of large trees eg Ficus macrophylla. Garden bed plantings of native tussock species reinforce pathway nodes and help to delineate areas of public open space and those of rehabilitated wetland. The open space has been designed to create a number of multi-use areas including turf kick-around spaces, picnic areas and childrens playground. The interface of rehabilitated wetland areas, open turf and landscaped planting beds is reinforced with native feature tree plantings



Indicative Images

- ① 6 meter fire trail to rear of lots to include 2.5 meter pedestrian/cycle way - refer to typical section 6 for further details
- ② Native species to be used within streetscapes, eg Casuarina equisetifolia and Glochidion ferdinandi - refer to species list for full listings
- ③ Existing access to Lagoon to be retained (extension to turf open space)
- ④ Property boundary



Indicative Images

- ⑤ Pedestrian pathway
2.5 meter pedestrian/cycle way with native shade trees (refer Section 5.0)
- ⑥ 1.5 meter pedestrian pathway to Creek Street continues into internal street network and links to 2.5 meter pedestrian/cycle way at the Community Park area
- ⑦ Bollards to park boundary with council access gate / removable bollards to fire trail, bollards continue within garden beds the length of the private access road and visitor parking bays
- ⑧ Garden beds of native tussock species (refer to species lists for full details) reinforce path nodes and create a boundary between the park and the adjacent wetlands and provides an informal barrier to deter foot traffic access into the wetland area
- ⑨ Planting beds to the road adjacent to POS to reinforce park boundary whilst maintaining clear lines of sight in and out of the park area
- ⑩ Turfed Public Open Space
- ⑪ Area of existing vegetation to be retained and rehabilitated with regional vegetation types, refer to rehabilitation details and plant lists. Low sedges and groundcovers only will be used to lagoon/park interface to retain existing views
- ⑫ 3 module playground with natural fall eg sand/mulch with natural shading eg Ficus macrophylla
- ⑬ Carparking area - to provide easy access to the POS including parking and access for disabled persons



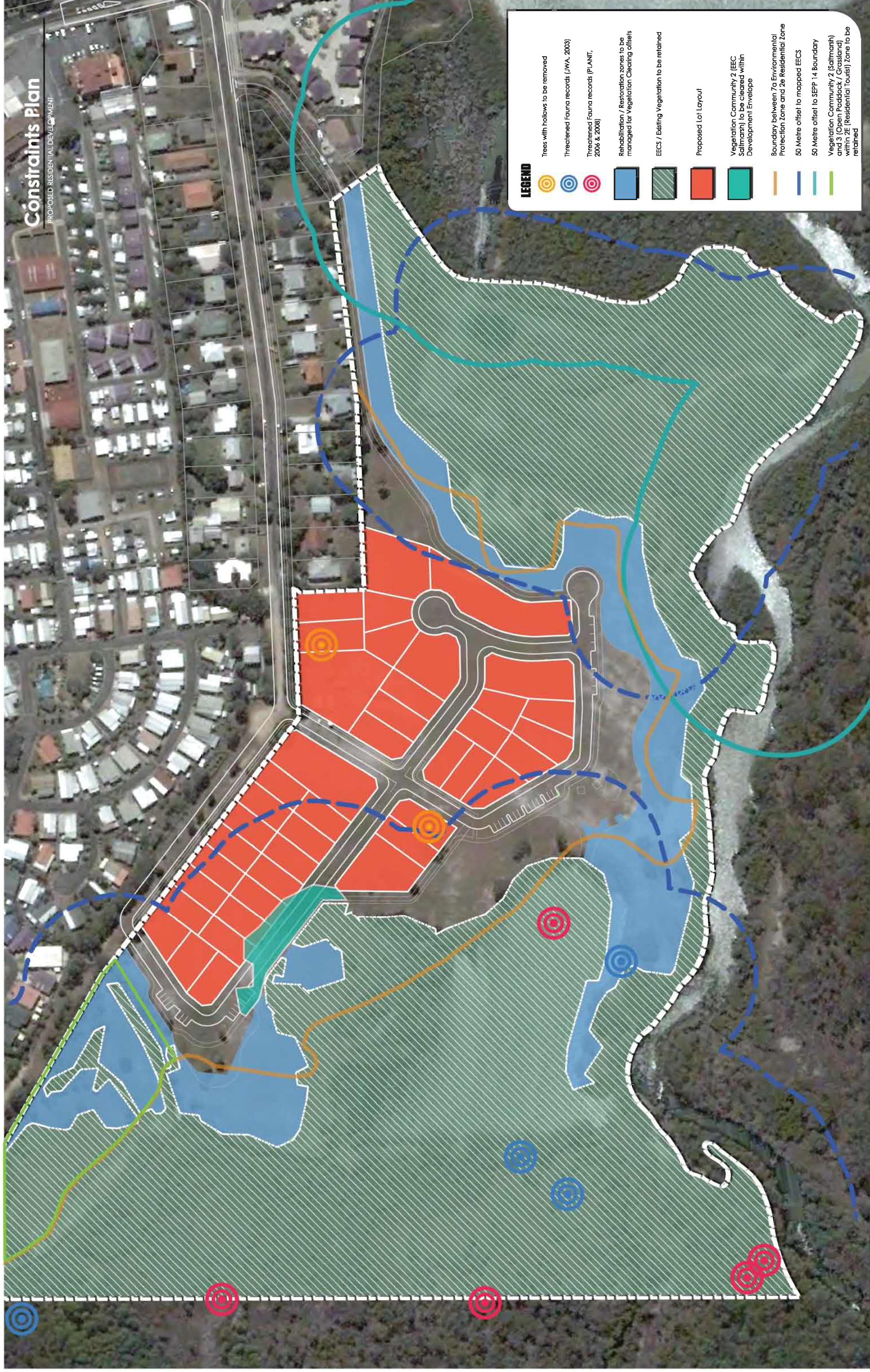
Site Context

Site photo



Constraints Plan

PROPOSED RESIDENTIAL DEVELOPMENT



LEGEND

- Trees with hollows to be removed
- Threatened Fauna records (JWA, 2003)
- Threatened Fauna records (PLANIT, 2006 & 2008)
- Rehabilitation / Restoration zones to be managed for Vegetation Clearing Offsets
- EECs / Existing Vegetation to be retained
- Proposed Lot Layout
- Vegetation Community 2 (EEC Salimars) to be cleared within Development Envelope
- Boundary between 7a Environmental Protection Zone and 2a Residential Zone
- 50 Metre offset to mapped EECs
- 50 Metre offset to SEPP 14 Boundary
- Vegetation Community 2 (Salimars) and 3 (Open Paddock / Grassland) within 2a (Residential Tourist) zone to be retained





FIGURE 14 Landuse Plan 01

156 Creek Street Hastings Point
RESIDENTIAL SUBDIVISION

CLIENT: WALTER ELLIOT HOLDINGS PTY LTD

DATE: JANUARY 2010

DRAWN: JB



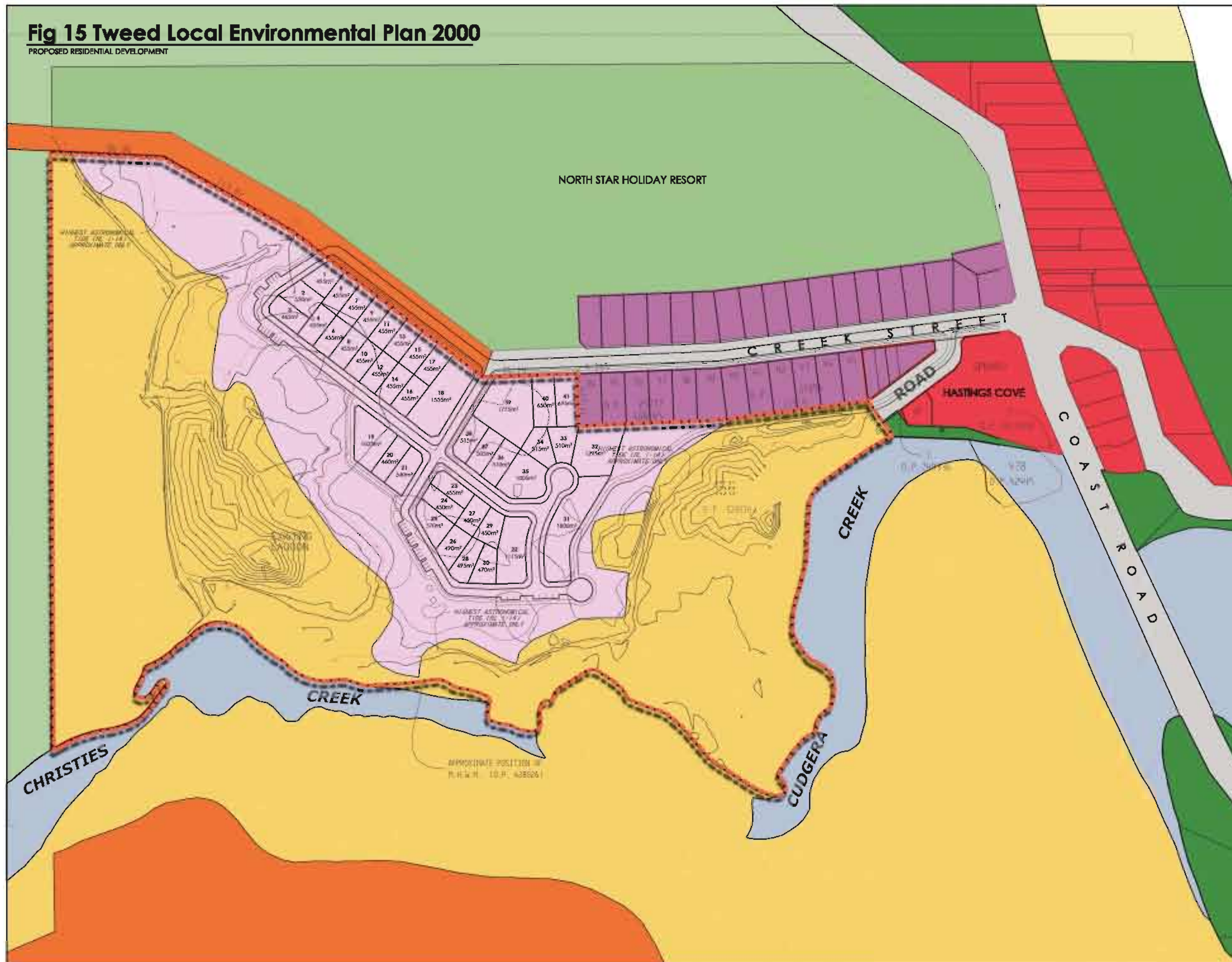
Level 1, 2247 Gorge Coast Hwy,
Hobby Beach, NSW 2262
PO Box 256 Nobby Beach QLD 4218

Telephone: 07 5528 1500
Fax: 07 5528 1502
www.planitconsulting.com.au



Fig 15 Tweed Local Environmental Plan 2000

PROPOSED RESIDENTIAL DEVELOPMENT



Site Context

Legend


-  RESIDENTIAL ZONE 2(a)
LOW DENSITY RESIDENTIAL
-  RESIDENTIAL ZONE 2(b)
MEDIUM DENSITY RESIDENTIAL
-  RESIDENTIAL ZONE 2(e)
RESIDENTIAL TOURIST
-  OPEN SPACE ZONE 6(a)
OPEN SPACE
-  OPEN SPACE ZONE 6(b)
RECREATION
-  ENVIRONMENTAL PROTECTION
ZONE 7(a) -
ENVIRONMENTAL PROTECTION
(Wetlands and Littoral Rainforests)
-  ENVIRONMENTAL PROTECTION ZONE 7(f)
ENVIRONMENTAL PROTECTION
(Coastal Lands)
-  ENVIRONMENTAL PROTECTION ZONE 7(l)
ENVIRONMENTAL PROTECTION (Habitat)
-  NATIONAL PARKS / NATURE RESERVES ZONE 8(a)
NATIONAL PARKS & NATURE RESERVES
- SITE BOUNDARY

FIGURE 15 LEP - Zoning

156 Creek Street Hastings Point
RESIDENTIAL SUBDIVISION

CLIENT: WALTER ELLIOT HOLDINGS PTY LTD
DATE: FEBRUARY 2010
DRAWN: JB



Level 1 2247 Glad Coast Hwy
Nobby Beach
PO Box 206 Nobby Beach QLD 4218
Telephone: 07 5526 1520
Fax: 07 5526 1502
admin@planitconsulting.com.au

