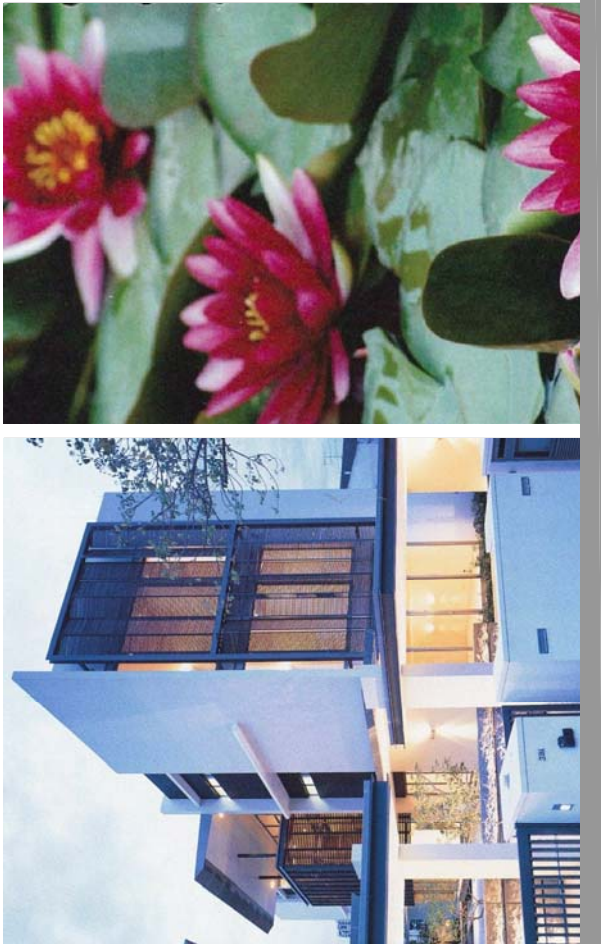




LANDSCAPING

"Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain."

In the context of building type and location, soft landscaping is utilized on the residential podium to provide visual privacy and shade to unit entrances. Units facing Mount Warning benefit from landscaping located on the roof deck created by the supermarket below. This green band provides a visual break leading to the mountain views beyond.

At street level soft landscaping will be used to provide shade and screening therefore reducing the visual impact of the on grade car parking area on Hasting Street.

The alignment of Tweed Coast Road provides opportunities to develop the footpath zone with a combination of paving and soft landscaping, including an avenue of deciduous trees. Future possible development of alfresco dining will add to the village atmosphere and sense of place.

The rear of the development will be shaded by statement footpath trees, which will provide a vertical visual element to texture structural finishes.

AMENITY

"All units have been designed to maximize amenity for all residents by providing open plan rooms ensuring a ease of movement."

Great care and consideration have been given to the provision of appropriate room sizes and relationships, efficient layouts and the full integration of internal and external living spaces. Additional conveniently storage space is provided in all units.

The space provided is well in excess of the minimum requirement of the DCP, with 7.2m³ being located in single bedroom units and 7.8m³ to two bedroom units.

Deep balconies provide useable outdoor living spaces and also enable a high level of visual and acoustic privacy between adjoining units. Bi-fold balcony doors provide the ability to invite the outside in and extend the internal living spaces during warmer months.

The use of internal courtyards, particularly for the lower level units, and raked ceilings to the upper levels enhance the ingress of natural light and breezes.

SAFETY AND SECURITY

"Good design optimizes safety and security, both internal to the development and for the public domain."

The DCP requires the inclusion of a pedestrian access way from Hastings Street to Tweed Coast Road. It is inherent in the design that this should be safe and secure for all users.

The pedestrian entry from Hastings Street provides a clear and highly visible entry to the site and with concise signage will indicate easy access to Tweed Coast Road. The pedestrian access elevates from Hastings Street to the Retail Court via a naturally lit ramp. From the ramp a clear view through the Courtyard to the street is available. This access will closed off after business hours, to discourage the opportunity to congregate.

A separate lift services the basement and mezzanine carpark levels. This lift and vehicle access can be locked off after trading hours to limit any opportunity to gather or vandalise.

For residents, the street level entry to the apartments is clearly defined by an arbor and subtle articulation of paving finishes from the street. Also provided is direct secure access from the Basement Carpark, via dedicated lift and stairs, to the residential levels and linking with the Street front access. This access is within the designated secure residential carpark.

Excellent casual surveillance of adjacent public areas is achieved as a result of almost 60% of units overlooking the street and the internal walkway at the residential level overlooking the Courtyard.

Voids from the podium provide natural light into the mezzanine level of car parking. Should dining be included in retail component of the development toilet facilities will be available within the courtyard area by request of the patron from the particular restaurant.

SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities."

The style and size of apartments will place them at an affordable level within the residential market in the area. This is an important factor in ensuring the early success of the development and reinforcing its benefit and impact on the community.

Ease of access, security and location add to the development attracting the widest possible range of residents. Secure dedicated access from both street level and Basement parking via stairs and passenger lift provides safe and easy access for all ages and levels of mobility further enhancing the appeal to the widest possible social mix of residents.

AESTHETICS

"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development."

It is essential that new developments exhibit high quality urban design and architectural merit consistent with the beach character of the area. This development will contribute to the streetscape as a positive addition setting the standard for future surrounding development.

The building presentation to Tweed Coast Road is purposely fragmented to achieve a scale and visual complexity more representative of a village character.

The two primary buildings presented to the street front of Tweed Coast Road are separated by a full height opening linking through to the central covered shopping Courtyard.

Each structure is reduced in scale by a series of horizontal setbacks between units and the use of a variety of complementary shading and screening devices to each balcony.

Whilst consistency in detailing and materials are important to achieve an overall cohesiveness to the buildings, the controlled interplay of details and materials proposed develop a language more reminiscent of a traditional coastal village and develop a aesthetic for the development that will provide a soft human scale. It is anticipated that this will then act as a standard for further development of this central precinct.

The Hastings Street façade is also developed as a more complex façade to reduce the massing and present a reduced scale to the neighboring residential area. The finishes proposed are a mixture of weatherboard, tile and zinc claddings with shaded and screened glazing. Additionally a 'feature 'artwork screen' is cantilevered from the rear wall, further providing both depth and complexity to the façade.

The street front to the full extent of the buildings is shaded by fixed awnings that follow around the shopfronts and continue into the Courtyard. This pedestrian space is then sheltered by a higher level lightweight roof to provide sun shade and weather protection but allow the flow of cooling breezes through the space.