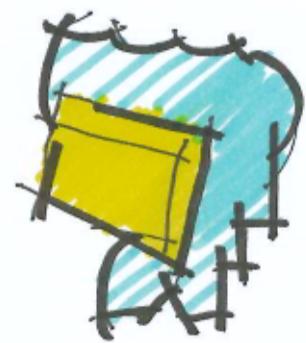
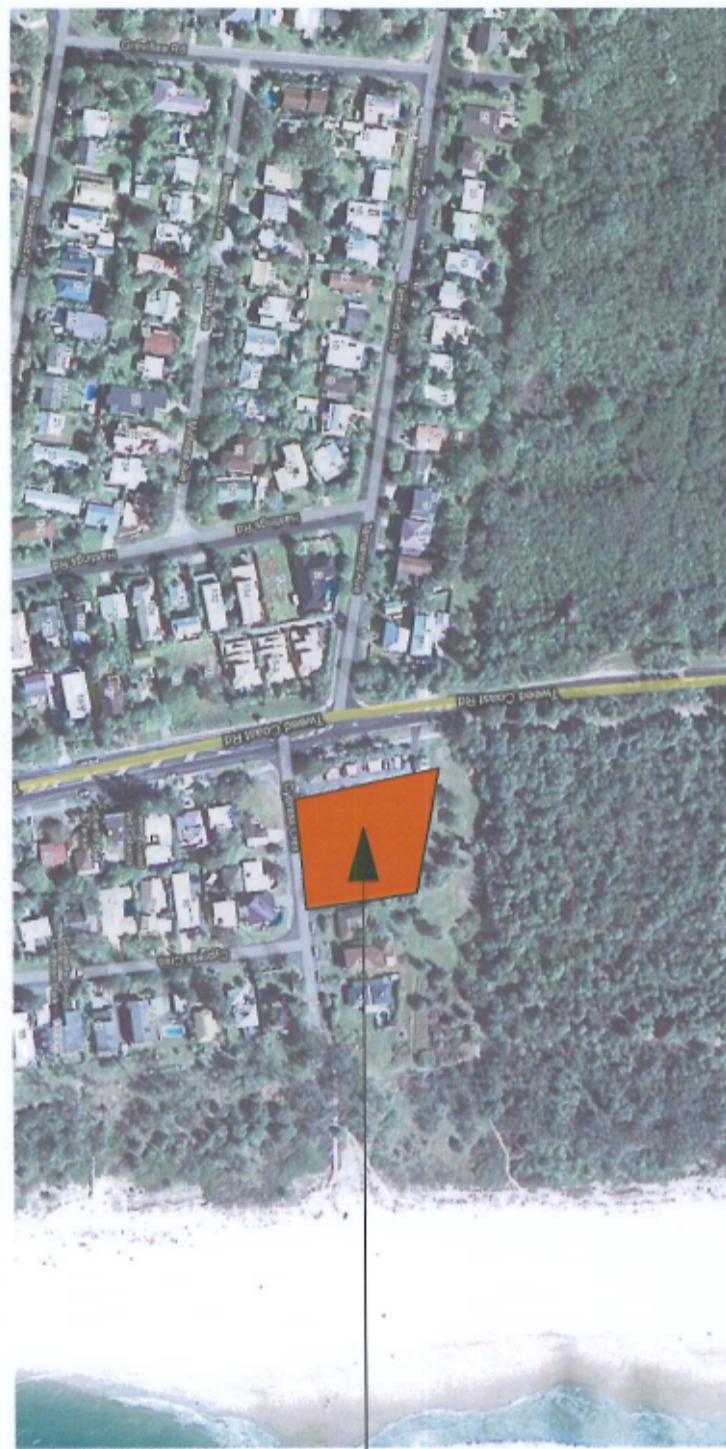


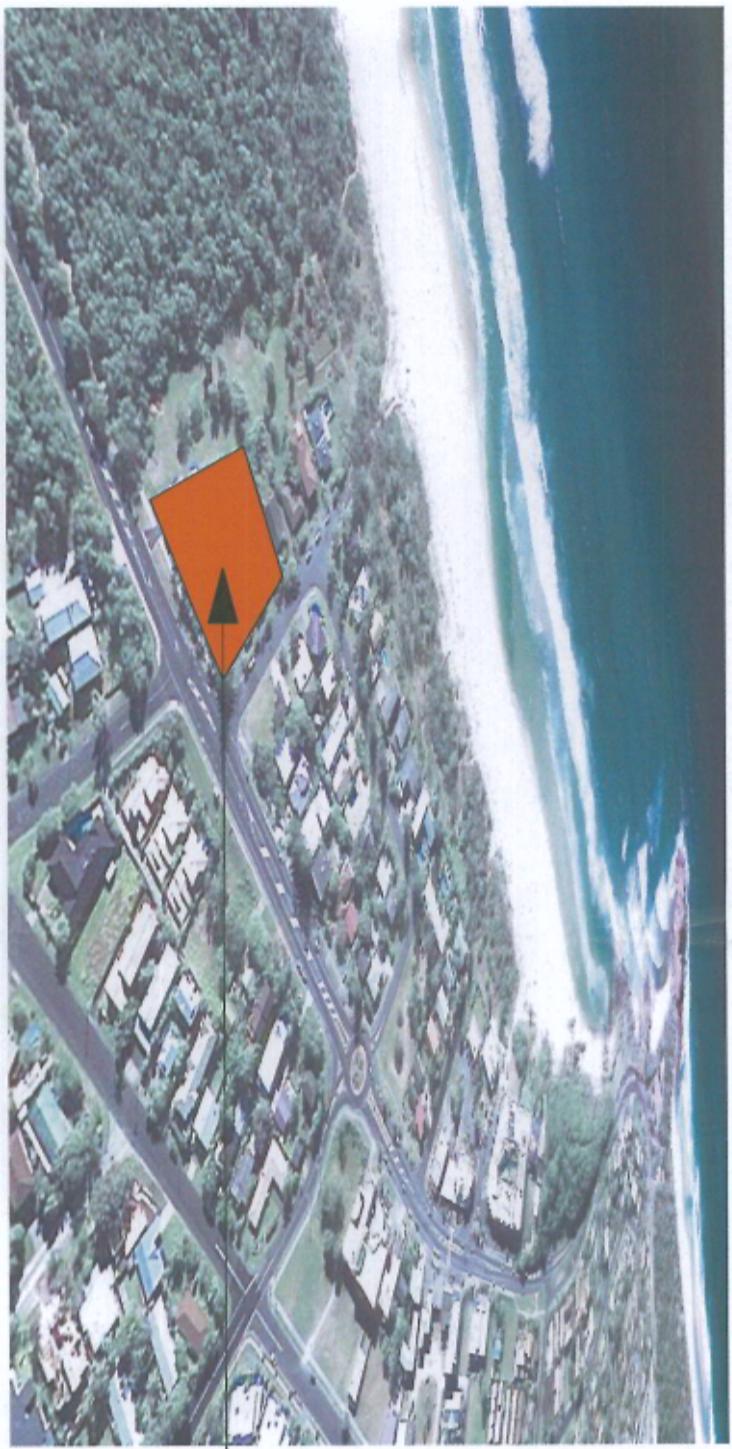
DESIGN STATEMENT



PROPOSED MULTIDWELLING HOUSING
AND TOURIST ACCOMMODATION BUILDING COMPRISING 24 UNITS
at Lots 1,2 & 3 DP 29748 and Lot 4 Section 1 DP 31209
Cnr. Coast Road and Cypress Crescent, CABARITA BEACH. NSW



PROPOSED SITE
Cnr. Coast Road and Cypress Crescent
CABARITA BEACH, NSW



PROPOSED SITE
Cnr. Coast Road and Cypress Crescent
CABARITA BEACH, NSW

AERIAL VIEWS

PROPOSED MULTIDWELLING HOUSING
AND TOURIST ACCOMMODATION BUILDING COMPRISING 24 UNITS
at Lots 1,2 & 3 DP 29748 and Lot 4 Section 1 DP 31209
Cnr. Coast Road and Cypress Crescent, CABARITA BEACH, NSW

1. DEVELOPMENT CONTEXT

Cabarita Beach-Bogangar is a coastal village situated on the north coast of New South Wales. It is located at the north-eastern end of the Tweed Shire, south of Casuarina township and north of Hastings Point village. Its main industry is tourism originating from its traditional role as a weekend destination for residents from Murwillumbah and surrounding hinterland areas, because of its proximity to the beach. This development occurred in the early 1950s including a hotel and surf club but was largely limited to the eastern side of Coast Road. An original subdivision in the late 1950s and early 60s spurred development of the residential area to the west of Coast Road and down around Cudgen Lake. The commercial area developed around the hotel and surf club and gradually extended along both sides of Coast Road.

Until the late 1970s development was restricted because of the lack of sewerage reticulation. There was also a moratorium on development along the coast because of coastal erosion policies, which restricted development to transportable buildings at one stage. This was gradually relaxed.

Since that time the village has developed into a thriving community as other subdivisions were developed and land in close proximity to the village centre was redeveloped for two and three storey multi-residential and commercial uses. Despite this development, the village has retained its essential village character largely because of planning, geographic and environmental factors which have restricted further subdivisions and limited development within its commercial heart.

Today, the central core of the village consists of a busy commercial precinct along Coast Road and connected to the beach via Pandanus Avenue. This is surrounded by multi residential housing of two and three storeys on both sides of Coast Road, interspersed with one and two-storey dual occupancy and single dwellings on the eastern side of Coast Road, in close proximity to the beach and low density residential development to the west, interspersed with some two and three storey multi-unit residential accommodation around Tamarind Avenue.

Natural features of the area include the Pacific Ocean and Norries Head to the east, Round Mountain to the south-west and Cudgen Lake to the west.

The proposed development is located at the northern end of the village along Coast Road and at present is occupied by a small caravan park. The surrounding built environment is a mixture of single and duplex dwellings to the east and commercial and multi-unit housing up to three storeys to the south.

All streets in the vicinity of the development are sealed and kerbed and guttered. Coast Road is the local road link between the coastal villages, although the Pacific Highway bypass has reduced through traffic. In contrast, Cypress Crescent is a relatively quiet street with vehicular movements generally restricted to residential activities. The street is sparsely landscaped.

PROPOSED MULTIDWELLING HOUSING
AND TOURIST ACCOMMODATION BUILDING COMPRISING 24 UNITS
at Lots 1,2 & 3 DP 29748 and Lot 4 Section 1 DP 31209
Cnr. Coast Road and Cypress Crescent, CABARITA BEACH, NSW