

OPPORTUNITIES	CONSTRAINTS
TO INCREASE URBAN DENSITY & TOURIST ACCOMMODATION IN THE TWEED SHIRE CLOSE TO URBAN FACILITIES	TWEED LEP 2000 ZONED 2(e) DESIGNATED ROADS FLOODING ACID SULPHATE SOILS BUSHFIRE NATIONAL PARK
TO CAPTURE VIEWS TO THE OCEAN/MOUNTAINS AND CUDGEN NATIONAL RESERVE	STATE ENVIRONMENTAL PLANNING POLICY NO 71
TO IMPROVE LANDSCAPING TO STREET FRONTAGE	NORTH COAST REGIONAL PLAN OVERSHADOWING PUBLIC RESERVES
TO RECYCLE WATER IN AN URBAN SITUATION	STATE ENVIRONMENTAL PLANNING NO 65
TO IMPROVE ENVIRONMENTAL QUALITY OF STORM-WATER RUNOFF	TWEED SHIRE DEVELOPMENT CONTROL PLAN SECTION 42 SITE ACCESS & CAR PARKING CODE
EMPHASIZE VILLAGE THRESHOLD WITH BUILD FORM	NEIGHBOURING PROPERTIES PRIVACY ISSUES OVERSHADOWING STORMWATER RUNOFF
REDUCE AMBIENT TEMPERATURE OF URBAN ENVIRONMENT WITH GREEN ROOF	

SITE ANALYSIS



LOCALITY / NEIGHBOURHOOD PLAN



OPEN SPACE - LANDFORM + VIEWS



URBAN CONTEXT

- LEGEND**
- CUDGEN NATIONAL RESERVE
 - PUBLIC BEACHES
 - OPEN SPACE + NATIVE VEGETATION
 - VIEWS FROM SITE
 - VIEWS TO SITE

- LEGEND**
- LOW DENSITY RESIDENTIAL
 - MED DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL/ RETAIL
 - RETAIL/COMMERCIAL/ MIXED USE
 - SURF CLUB

Please verify all dimensions and levels before construction. Drawings shall not be used for construction without the approval of the Architect. Any errors and omissions to the Architect shall be the responsibility of the client.

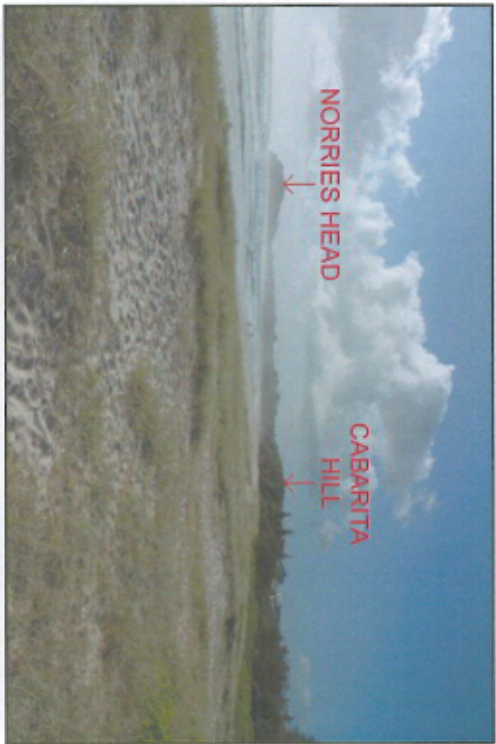
Site levels are shown as a guide only. To ensure the accuracy of the survey levels, the client is advised to obtain a survey level report from a registered surveyor.

Where a discrepancy arises on these documents, the client is advised to obtain a survey level report from a registered surveyor.

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Project Name: HEALTH RES. DEV. & CIVIC CENTRE COAST ROAD & CYPRESS CRESCENT, CABARITA BEACH, NSW	
Drawing Title: SITE ANALYSIS	
Scale:	Date:
Drawn By: D.B.	Checked By: P.A.T.
Project No:	Drawing No:
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Rev:	
Fixt Date: 2010	



VIEW SOUTH TOWARDS POTTSVILLE



ACCESS PATH TO CYPRESS CRESCENT FROM BEACH



VIEW NORTH TOWARDS KINGSCLIFF

SITE ANALYSIS



CIRCULATION PLAN



CLIMATE ANALYSIS

- LEGEND
- PUBLIC BEACH ACCESS
 - VEHICLE CIRCULATION
 - PEDESTRIAN CIRCULATION
 - BICYCLE TRACK
 - BUS STOP

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