

## 2. DESIGN OBJECTIVES

- Design a residential multi dwelling housing development that provides high quality permanent accommodation
- provide limited short-term tourist accommodation to comply with Tweed LEP zoning requirements
- Utilise the three storey height limit to maximise density
- provide a mix of 2 and 3 bedroom apartments
- take advantage of views to the east, north and west
- Incorporate basement carparking to screen carparking from view, increase dwelling density,
- activate frontage to Cypress Crescent with balconies/living areas/courtyards
- address Coast Road frontage with communal/recreational spaces whilst shielding apartment spaces from western sun and traffic noise
- address nature reserve to north with active spaces such as balconies/courtyards
- screen apartments on east side at ground level to maintain mutual privacy with neighbours to east
- provide useful private open space especially on the ground floor
- provide northern or eastern orientation for living areas where possible
- provide good cross ventilation to apartments and within building
- provide an elevator for vertical access
- provide vehicular access from Cypress Crescent to avoid traffic conflict along Coast Road

## 3. CONSTRAINTS

- 2(e) zoning which requires a component of tourist accommodation
- adjoining landuse to the east which is detached dwellings
- bushfire zone to north which requires 8 metre setback to nature reserve
- traffic noise along Coast Road
- vehicular access from coast Road unsuitable
- corner block requires 6m/3m building line setbacks to road frontages
- topography - land slopes down from Coast Road to east
- western aspect will require sun protection

## 4. OPPORTUNITIES

- to increase the availability of high quality multi unit housing on the east side of Coast Road within the village and close to the beach
- increase residential density close to facilities
- capture views to east, north and west to ocean and mountains
- improve visual entry to northern end of Bogangar
- define urban edge to village

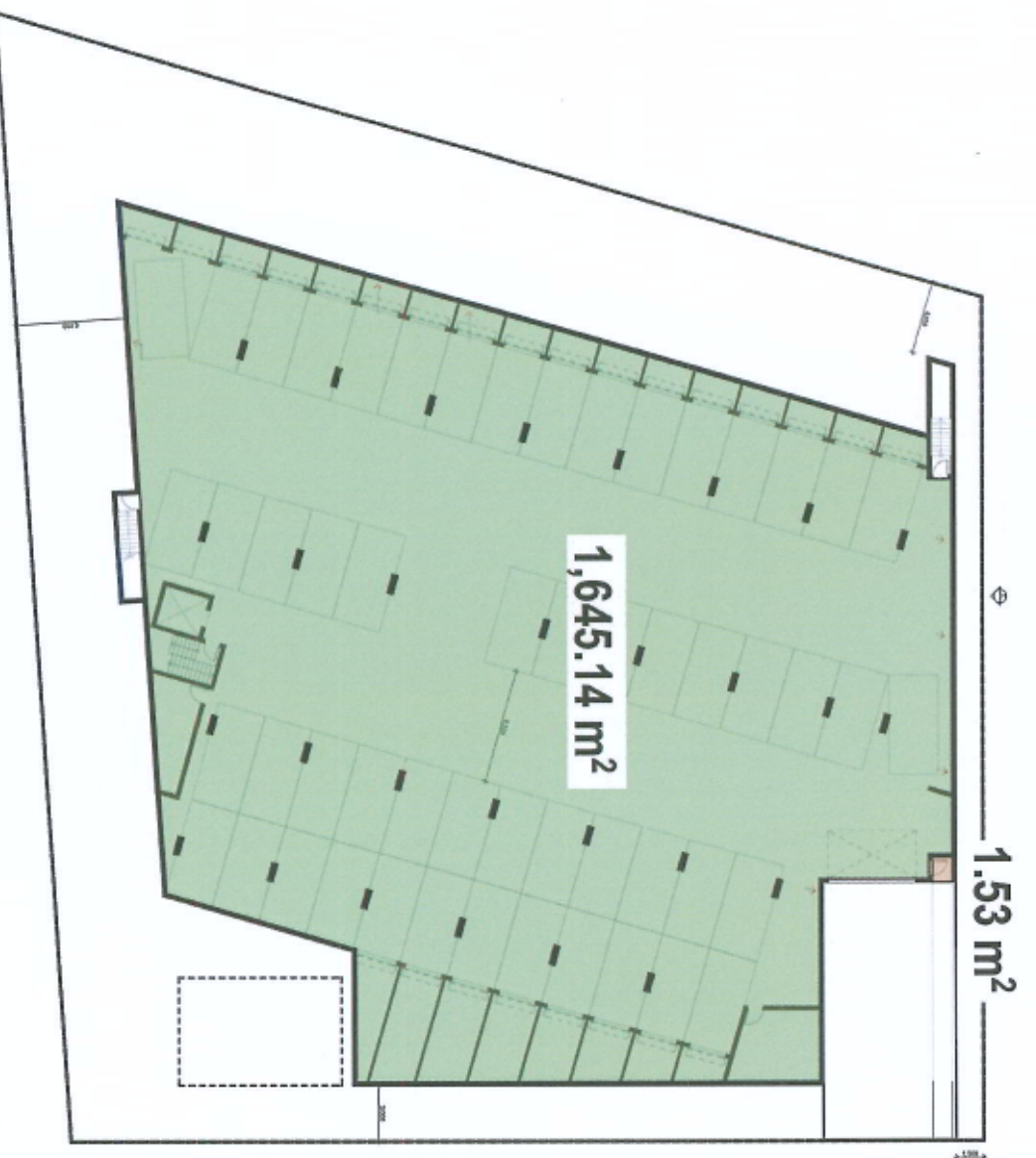
## 5. USES PROPOSED

- Permanent residential with some tourist accommodation to meet requirements of zone
- recreational facilities such as swimming pool, communal barbeque and ablutions and exercise room
- Basement carpark with individual storage and caretaker's storage
- Rooftop green roof to reduce roofwater runoff, insulate roof slab and enhance rooftop environment

PROPOSED MULTI DWELLING 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

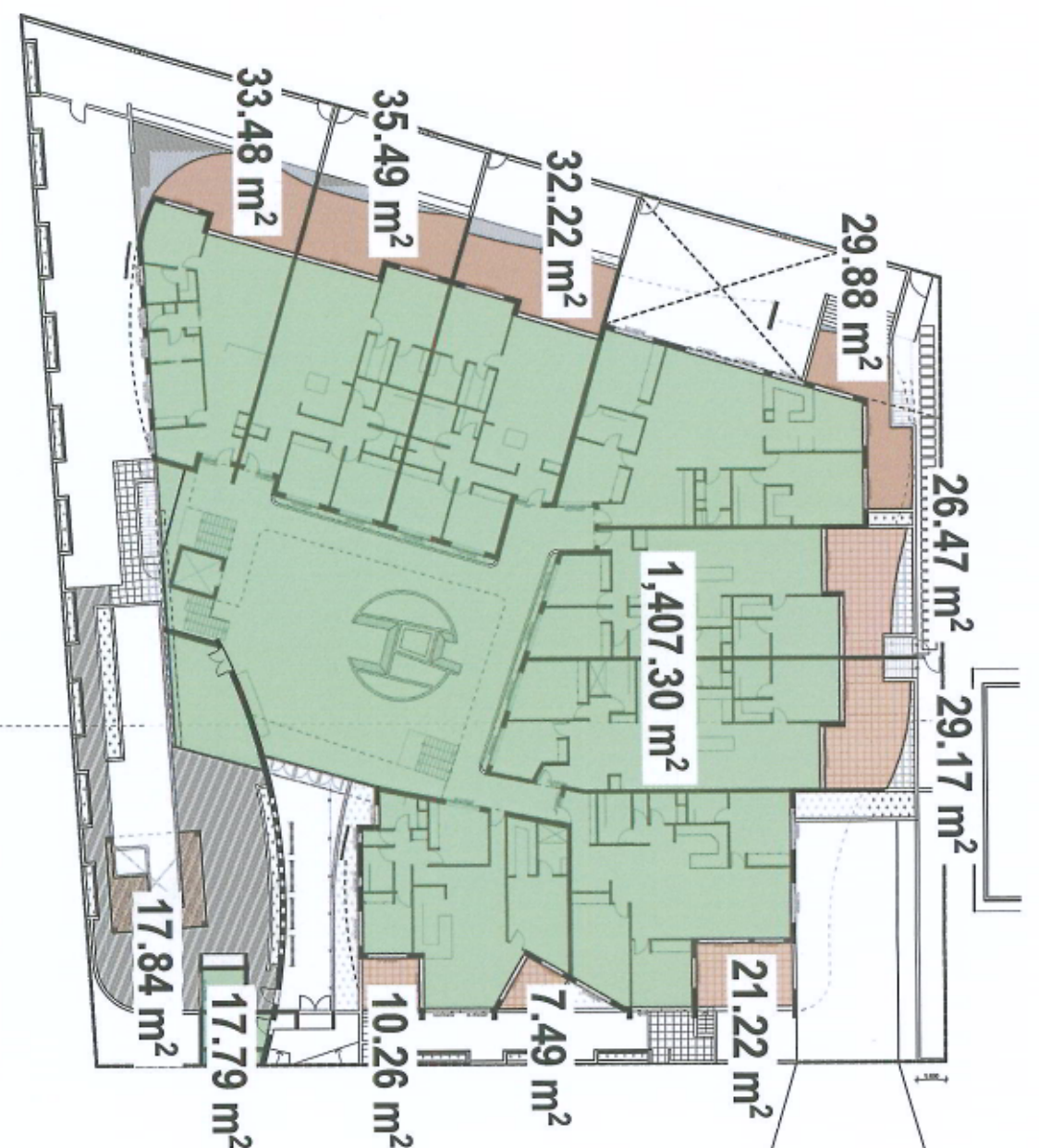


BASEMENT PLAN



FULLY ENCLOSED COVERED AREA: 1,645.14m<sup>2</sup>  
UNENCLOSED COVERED AREA: 1.53m<sup>2</sup>

LEVEL ONE PLAN

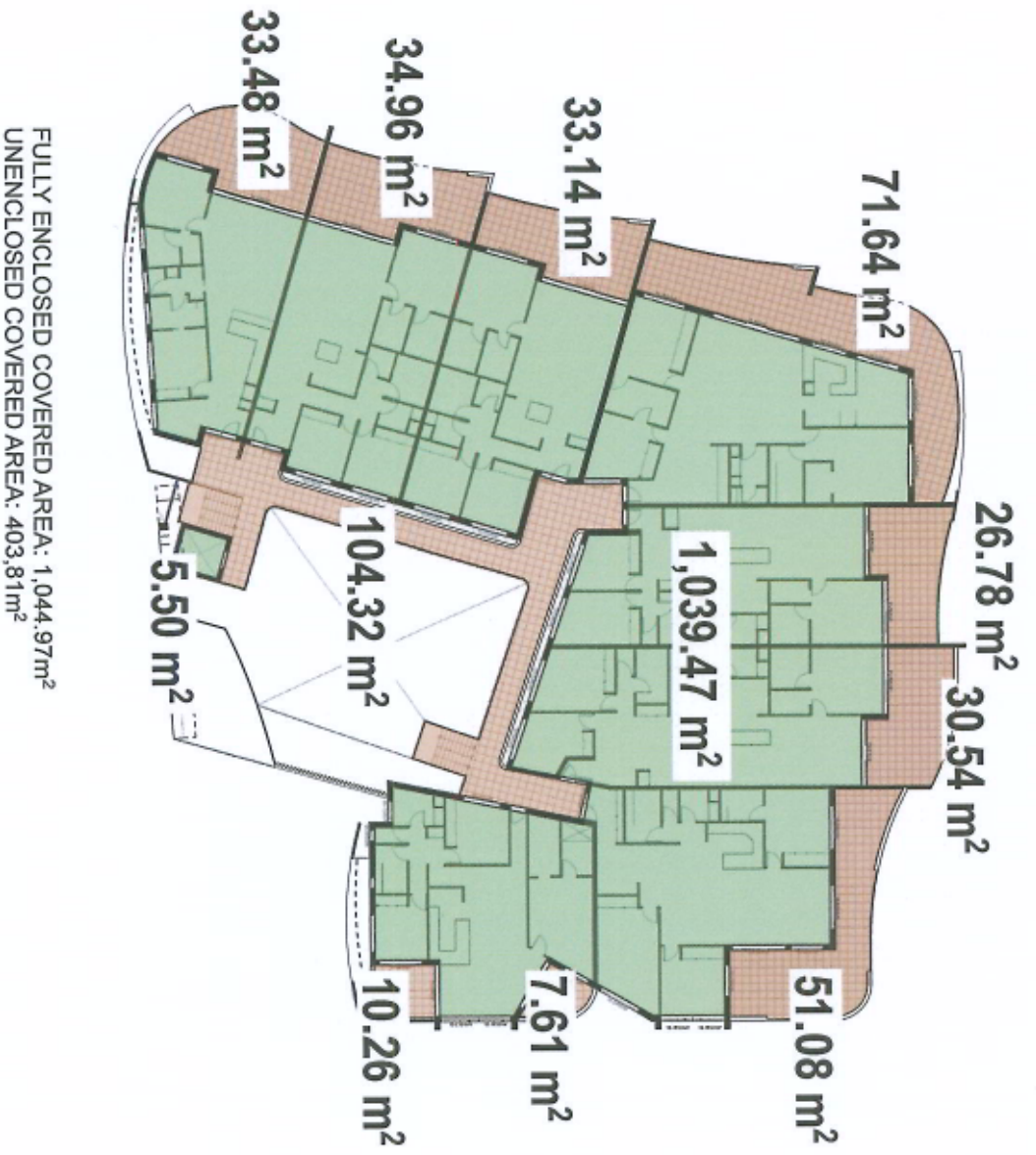


FULLY ENCLOSED COVERED AREA: 1,425.09m<sup>2</sup>  
UNENCLOSED COVERED AREA: 243.52m<sup>2</sup>

## 6. GROSS FLOOR AREAS

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LEVEL TWO AND THREE PLAN



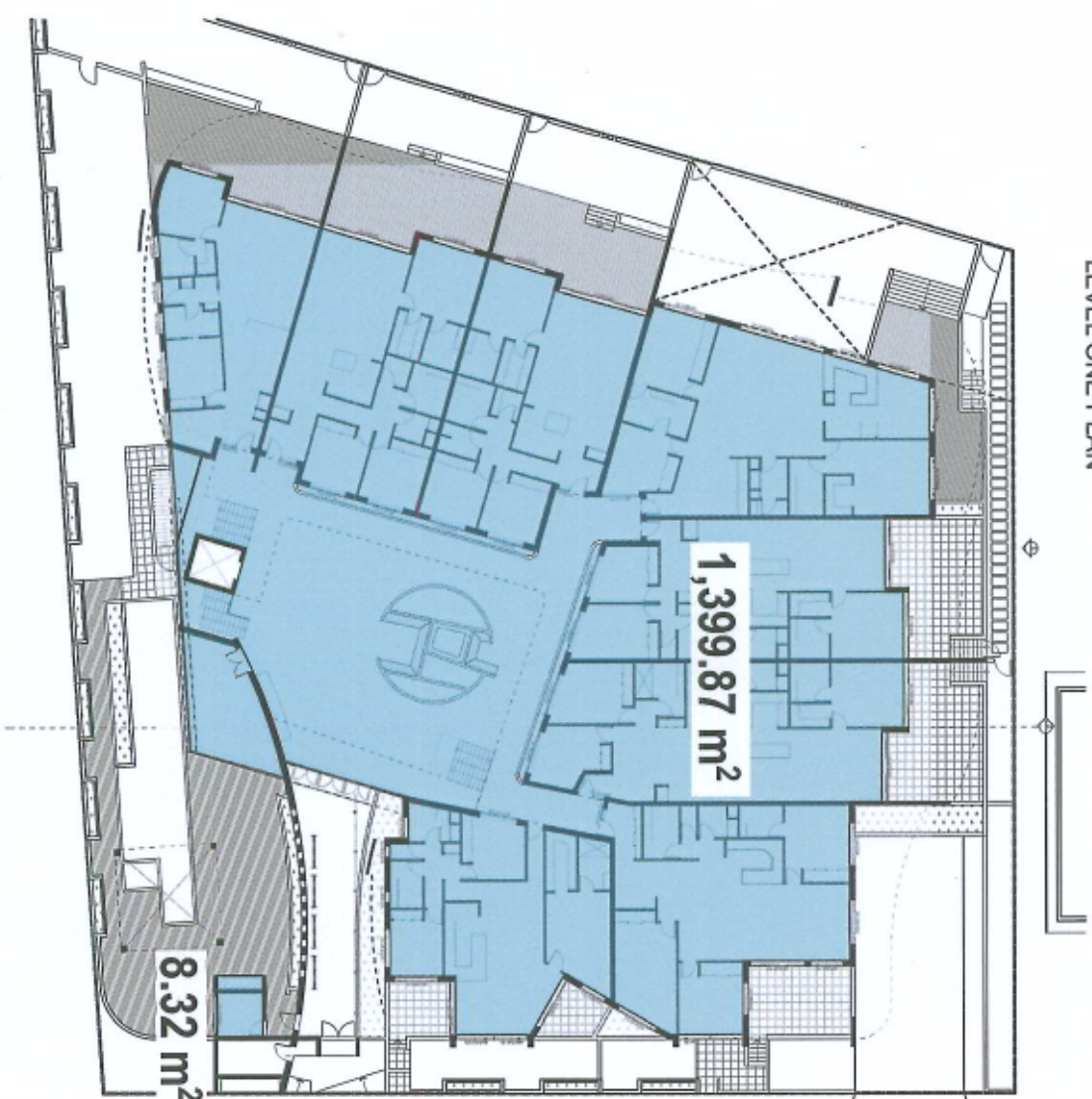
TOTAL FULLY ENCLOSED COVERED AREA: **5160.17m²**  
 TOTAL UNENCLOSED COVERED AREA: **1052.67m²**

## 6. GROSS FLOOR AREAS

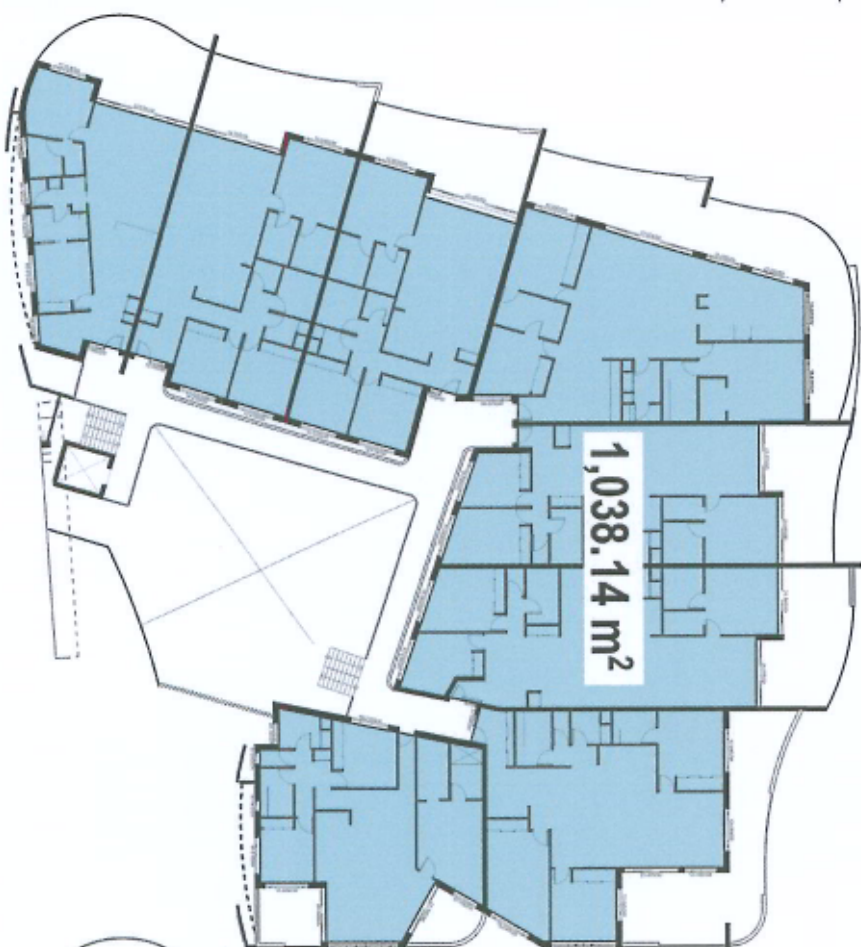
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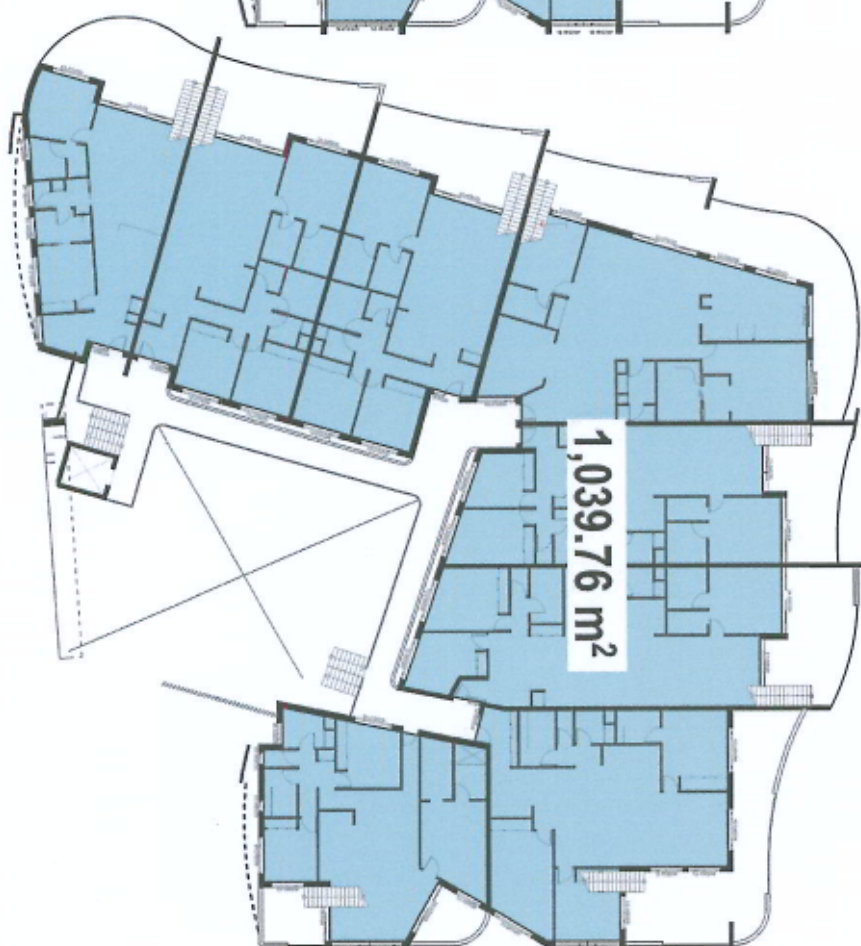
LEVEL ONE PLAN



LEVEL TWO PLAN



LEVEL THREE PLAN



TOTAL FLOOR AREA: 3486.09m²  
SITE AREA: 2803m²  
**FSR: 1.24:1**

## 7. FLOOR SPACE RATIO

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