

9. SCALE

The proposed building will be three storeys high which complies with the maximum height limit of three storeys for Bogangar. However, such a building will necessarily have a significant impact on the character of Cypress Crescent because of its height and bulk. In order to lessen these impacts and reduce the scale of the building, the elevation to Cypress Crescent has been broken into a series of smaller components and articulated by the stepping of walls, use of varying finishes and detailed facade and balcony treatments. This has been done so that as one enters Cypress Crescent from Coast Road and proceeds past the development, the building facade changes to reflect the transition from a multi-unit environment to that of a low density residential.

The building also creates a "hard edge" at the northern end to Bogangar, which defines the entry to the village and reinforces the commercial edge along Coast Road.

The proposal establishes an appropriate scale that is consistent with recent development in the village and the desired future character of the area and is generally consistent with the objectives of the Bogangar-Cabarita Beach Locality Plan. The height of the building complies with the height control applying to the area and is in keeping with the scale of development of other apartments within the village.

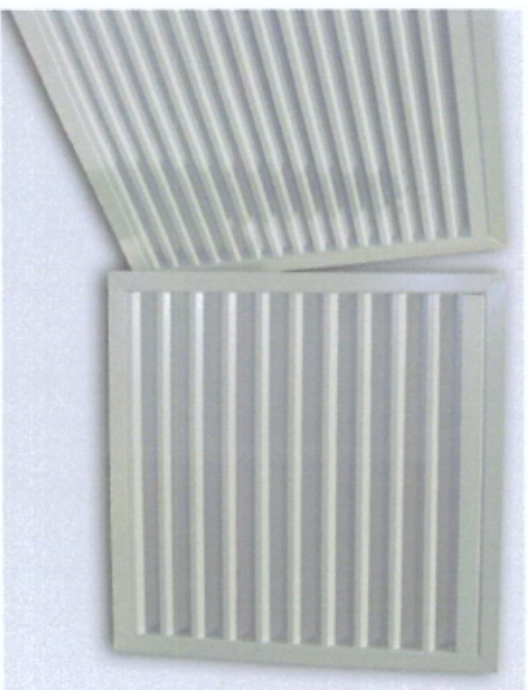
PROPOSED MULTI DWELLING HOUSING
AND TOURIST ACCOMMODATION BUILDING COMPRISING 24 UNITS
at Lots 1,2 & 3 DP 29748 and Lot 4 Section 1 DP 31209
Chr. Coast Road and Cypress Crescent, CABARITA BEACH, NSW



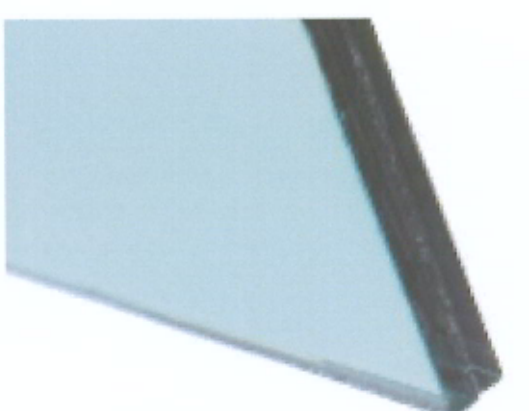
RESENE WHITE ALABASTAR
RENDERED AND PAINTED
WALL AS DIRECTED



RESENE BLUE ALTITUDE
RENDERED AND PAINTED
WALL AS DIRECTED



ALUMINIUM GUARDIAN SUN &
PRIVACY SCREENS COLOUR
POWDER COAT SILVER GREY



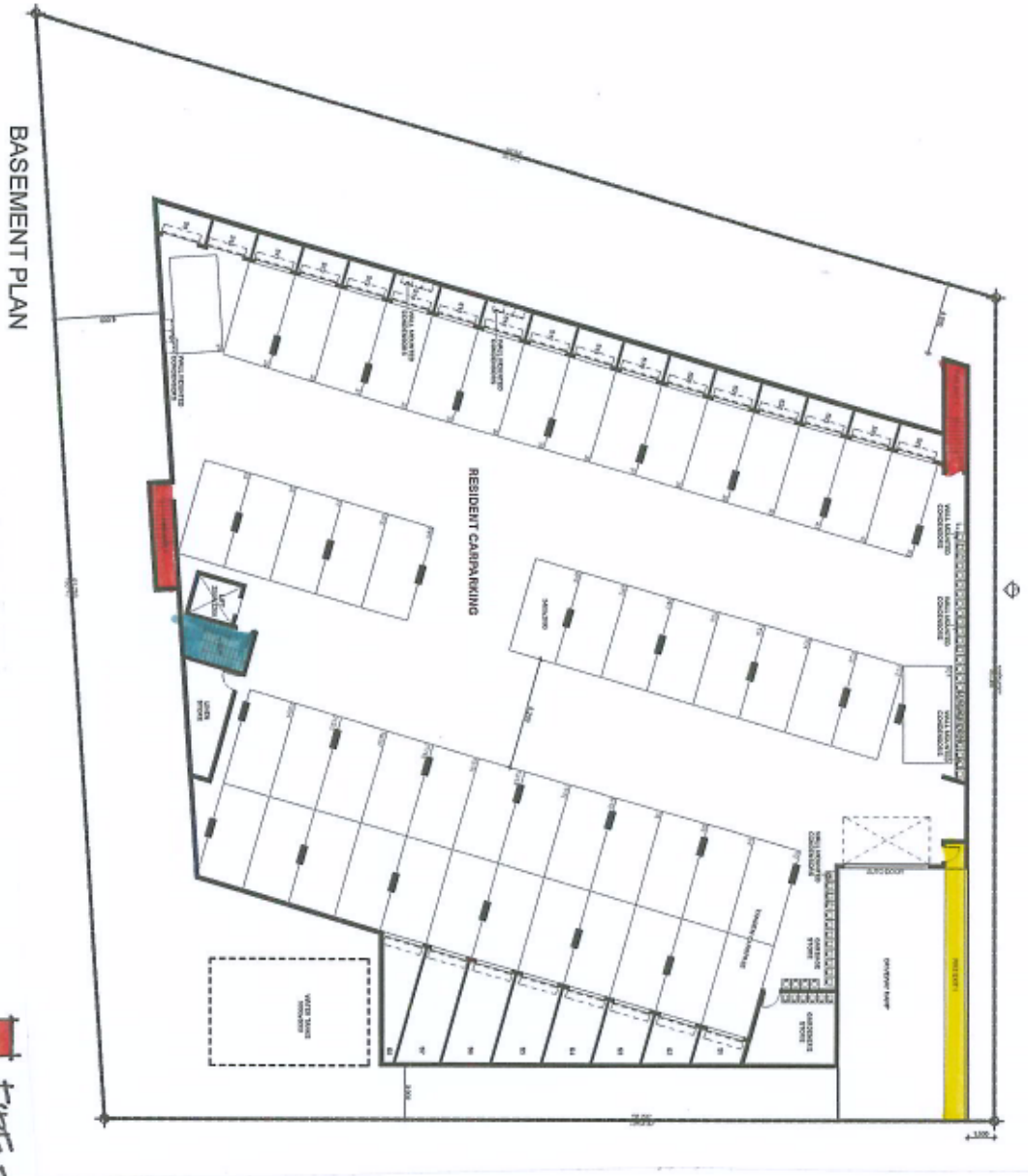
BLUE GLASS FRAMELESS
BALUSTRADE



TIMBER GATES AND ALL
EXTERNAL TIMBER
FEATURES TO BE
MINIMUM F17 KID
HARDWOOD

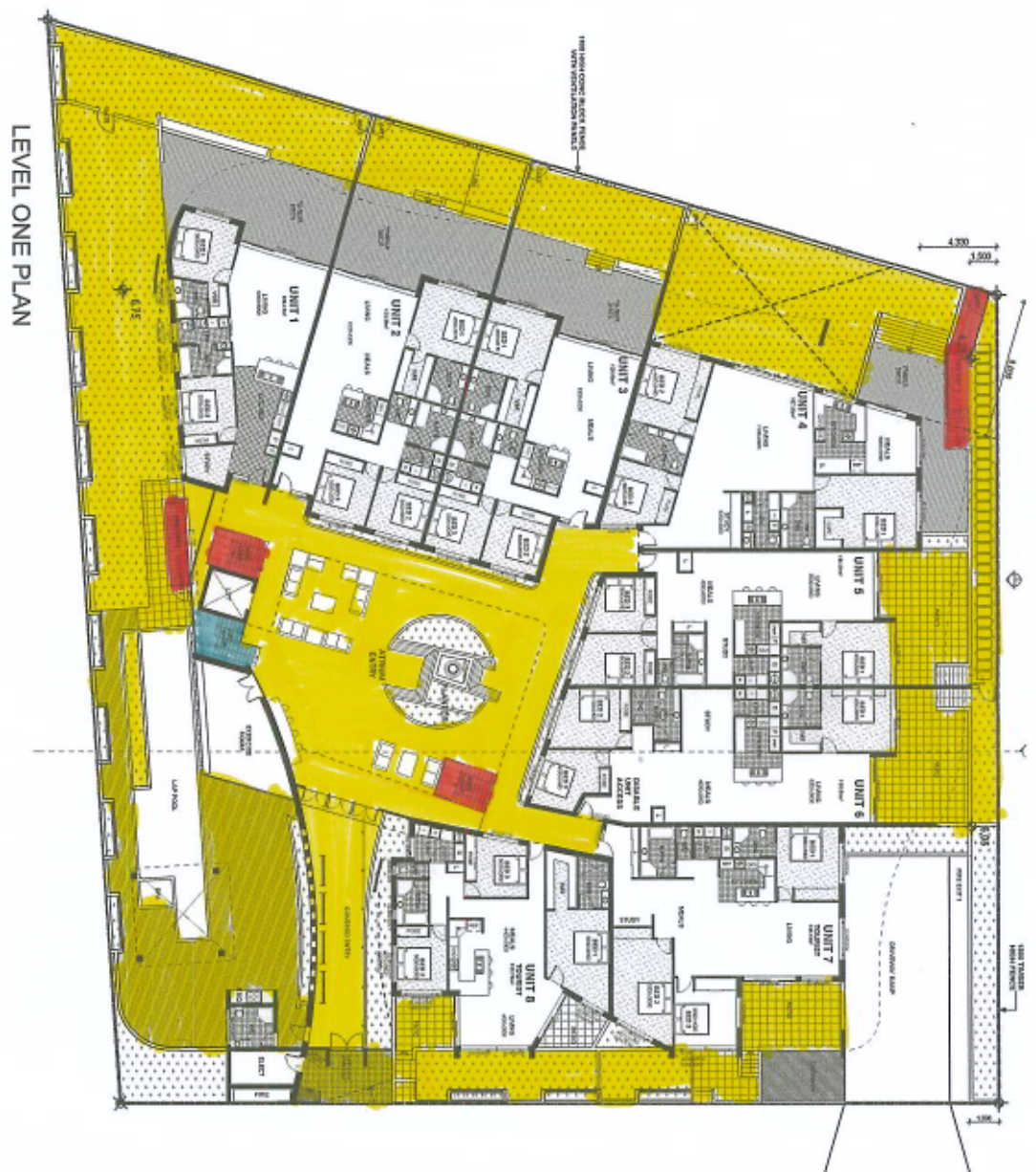
10. MATERIAL AND FINISHES SCHEDULE

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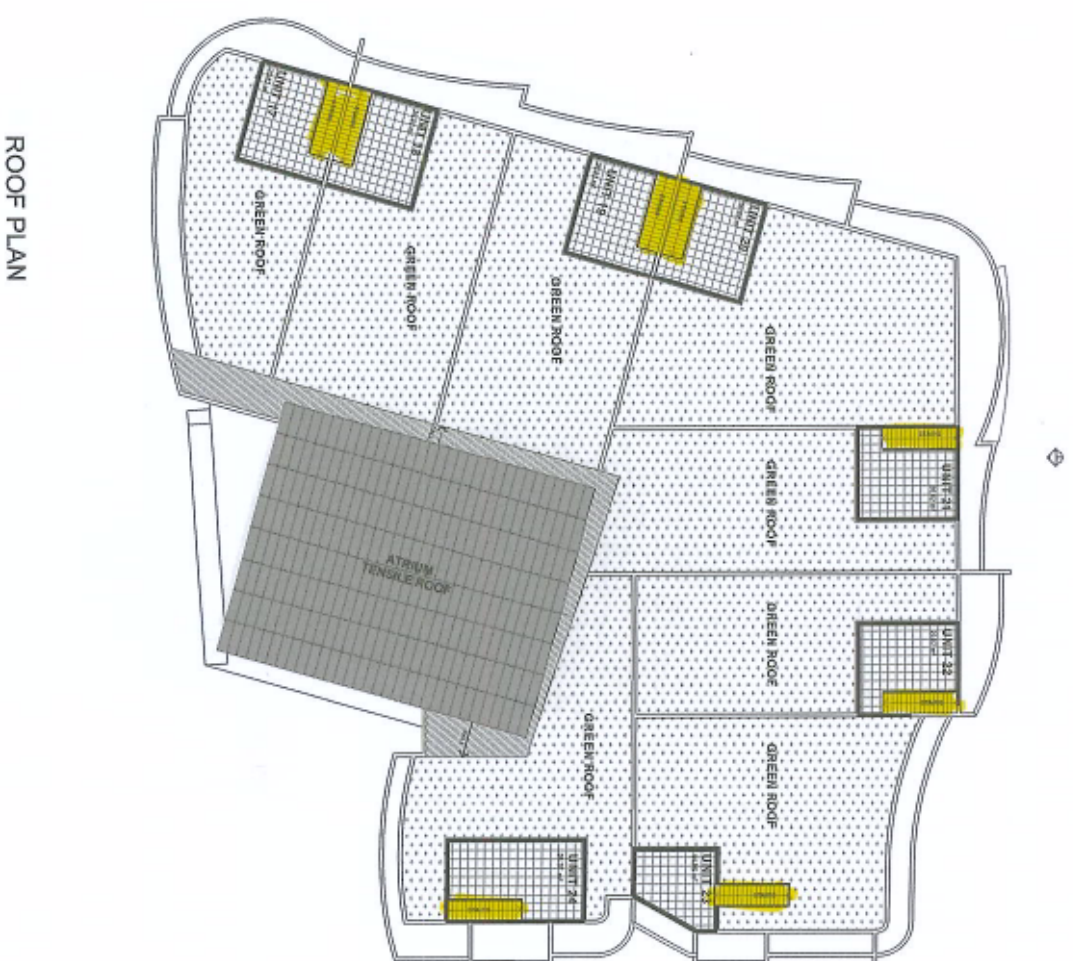


- FIRE STAIRS
- PATH OF TRAVEL
- Access

11. PATHS OF TRAVEL, EMERGENCY EGRESS AND ACCESSIBILITY



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