DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 16-Dec-2021

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Smiths Beach Project

Design Report December 2021

ACKNOWLEDGMENT OF COUNTRY

We respectfully acknowledge the traditional custodians of the land upon which Smiths Beach stands today, the Wardandi Clan of the Nyoongar Nation.

We honour elders past, present and emerging whose knowledge and wisdom will ensure the continuation of cultures and traditional practices.

1.0 Executive Summary

The Smiths Beach Project is a unique, world class tourism village located on approximately 40 hectares of coastal land on Smiths Beach Road, Yallingup, in the South West region of Western Australia. The project vision is to create Australia's most sensitive coastal village deeply rooted in place and culture.

The village, with natural elements unmatched in the region, is bordered by spectacular coastline and National Park. The Cape to Cape Track which spans between Cape Naturaliste and Cape Leeuwin, runs adjacent to the site and is an integral element of the Project's regional and local tourism vision. The Project is also positioned adjacent to a pre-existing tourist settlement.

The Smiths Beach Project incorporates an environmentally sensitive and landscape led design approach that prioritises the site's unique natural elements. Behind the project is a leading team of experts who share design excellence in delivering a best-practice, environmentally sensitive, development outcome. The result is a built form proposal that integrates lightly into the landscape and is sympathetic to surrounding vegetation.

At the heart of the village will be the Cape to Cape Welcome Centre, providing a curated selection of experiences for all visitors on the track and to the region, including immersive Aboriginal cultural experiences. Important new community facilities will be delivered, including the new Smiths Beach Surf Life Saving Club, a general store, café and bakery. A range of accommodation options completes the village, including a hotel, restaurant, wellness offering, campground, and Holiday Homes. The village offers something for everyone, from walkers, tourists, hotel guests and locals.

Design Statement

The Smiths Beach Project, located on Wardandi Country of the Nyoongar Nation, is a landscape led destination that leverages the region's iconic coastline, National Park, and endemic ecology to create an authentic experience true to the Aboriginal translation of Gunyulgup Boodja - a place to rest on Country. Working in close collaboration with the City of Busselton, Aboriginal stakeholders and the local community, a comprehensive site structure weaves vegetation-bound accommodation with traditional cultural elements and the iconic beachfront through a series of nature-embedded trails.

Our Design Vision has been formulated to achieve the following key objectives:

- Landscape Led - allowing the landscape to define the appropriate location for development on the site.
- Visual Integration - design and location of built form sensitively located within the landscape to minimise visual impact.
- Environmental Safeguard - protecting the site from bushfire risk and coastal erosion processes.
- Landscape Rehabilitation - regenerating degraded areas of the site with endemic species.

View of Community Hub and Tourist Development

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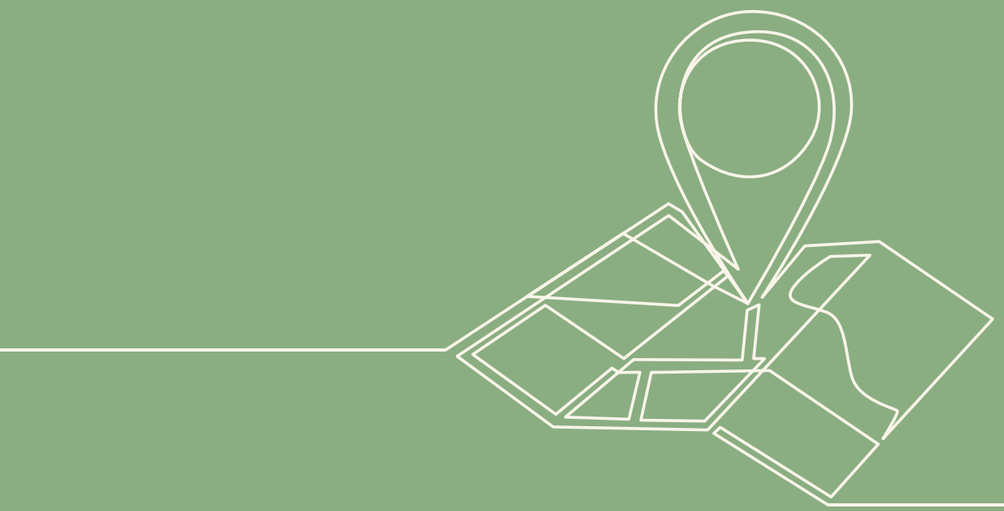


Section

2.0

SITE ANALYSIS

2.0 Site Analysis

2.1 Site Context

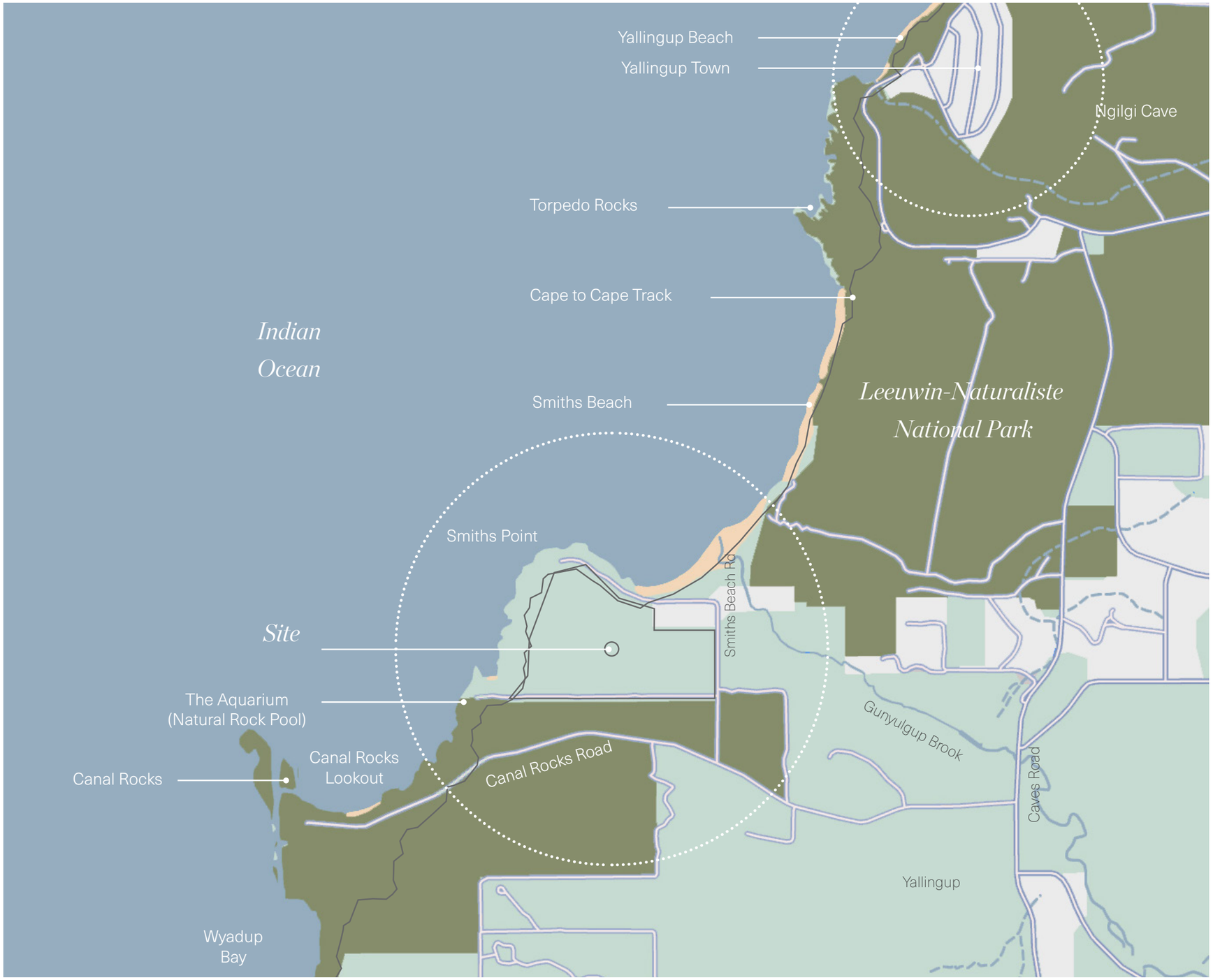
2.1.1 Regional Context

The site is located within the South West Region of Western Australia - the most popular tourism destination in Western Australia. This region covers an area of approximately 24,000 square kilometres and stretches from Harvey in the north to Walpole in the south while being surrounded by the Indian Ocean to the west.

Within the region, the subject site is located in the City of Busselton local government area. The City of Busselton is one of the fastest growing regions in Western Australia with a significant focus on tourism that utilises the local government area's connection to natural features including beaches and National Parks as well as attractions such as wineries and primary producers.

2.1.2 Local Context

The site is situated approximately 3km south of the Yallingup townsite. The site's location immediately adjacent to the Leeuwin-Naturaliste National Park and Cape to Cape Track, and proximity to natural and built tourist attractions provides excellent potential for a range of tourist and accommodation facilities.

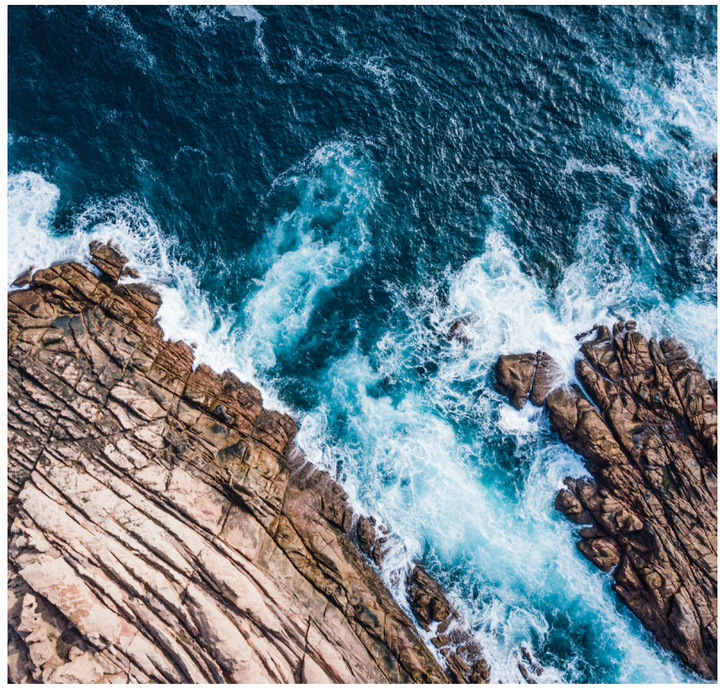


2.1.3 Subject Site

The site comprises 40.5ha and has been zoned for development since 1999. It is bounded by Smiths Beach Road to the east, the Leeuwin-Naturaliste National Park to the south and Canal Rocks Beachfront Apartments and Smiths Beach Resort abut the north-eastern corner. The site is vacant and covered in coastal vegetation and rocky outcrops. A bushfire access track runs around the perimeter of the site (except for the western boundary) and an additional access track runs north-south through the centre of the site. The Aquarium, a natural rockpool, is located west of the site and is accessible via the Cape to Cape Track.

0 250m

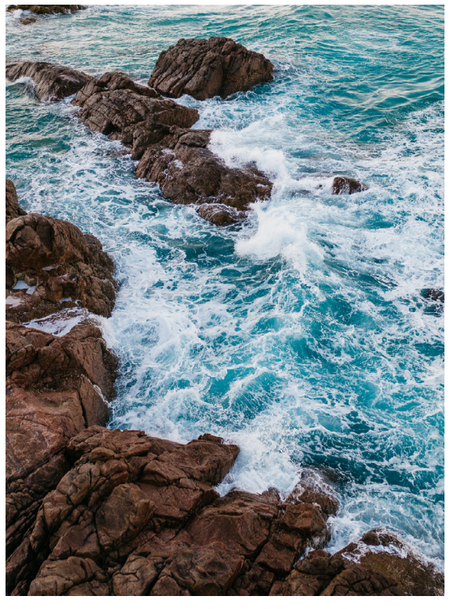
2.2 Landscape Character

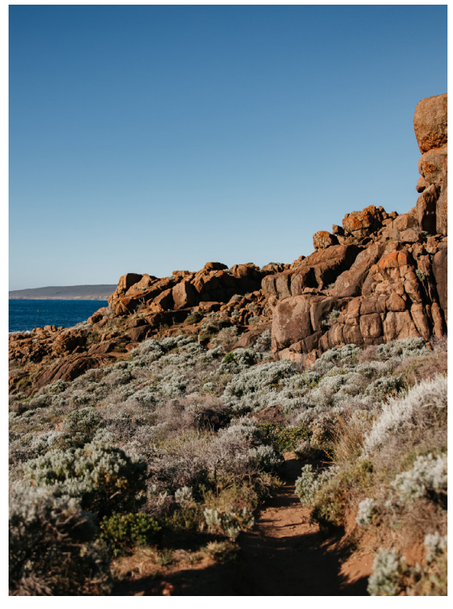


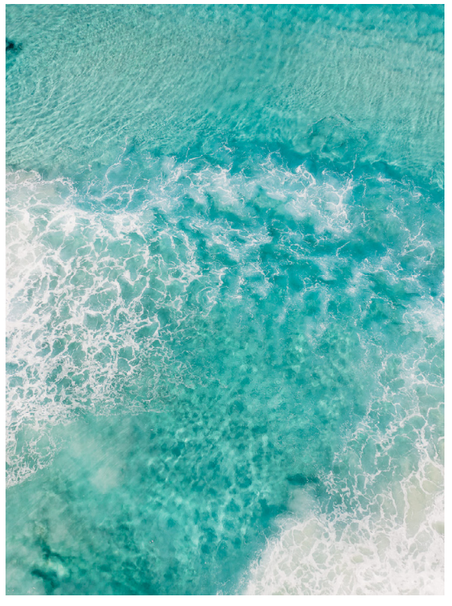
Water

Stone

Bush



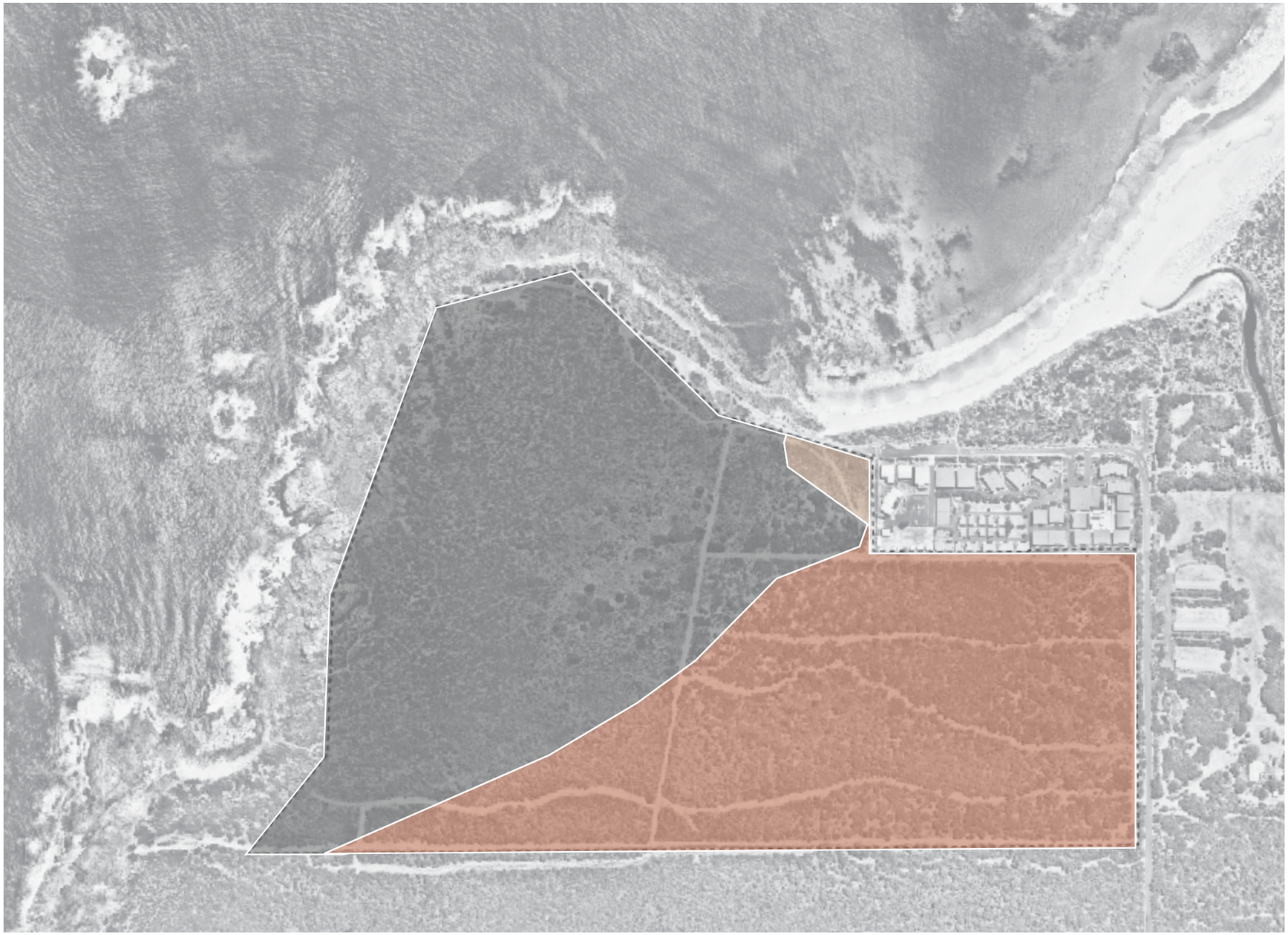




2.3 Natural Elements

2.3.1 Geology

The site is located on the Leeuwin-Naturaliste Ridge which is a unique geological feature between Cape Naturaliste and Cape Leeuwin and an area of high visual amenity. The area is dominated by the headland and rocky coastline (comprised of outcropping igneous rocks) located immediately to the west of the site. Moving east the igneous rocks are overlain by recent limestones and siliceous/ calcareous soils.



LEGEND

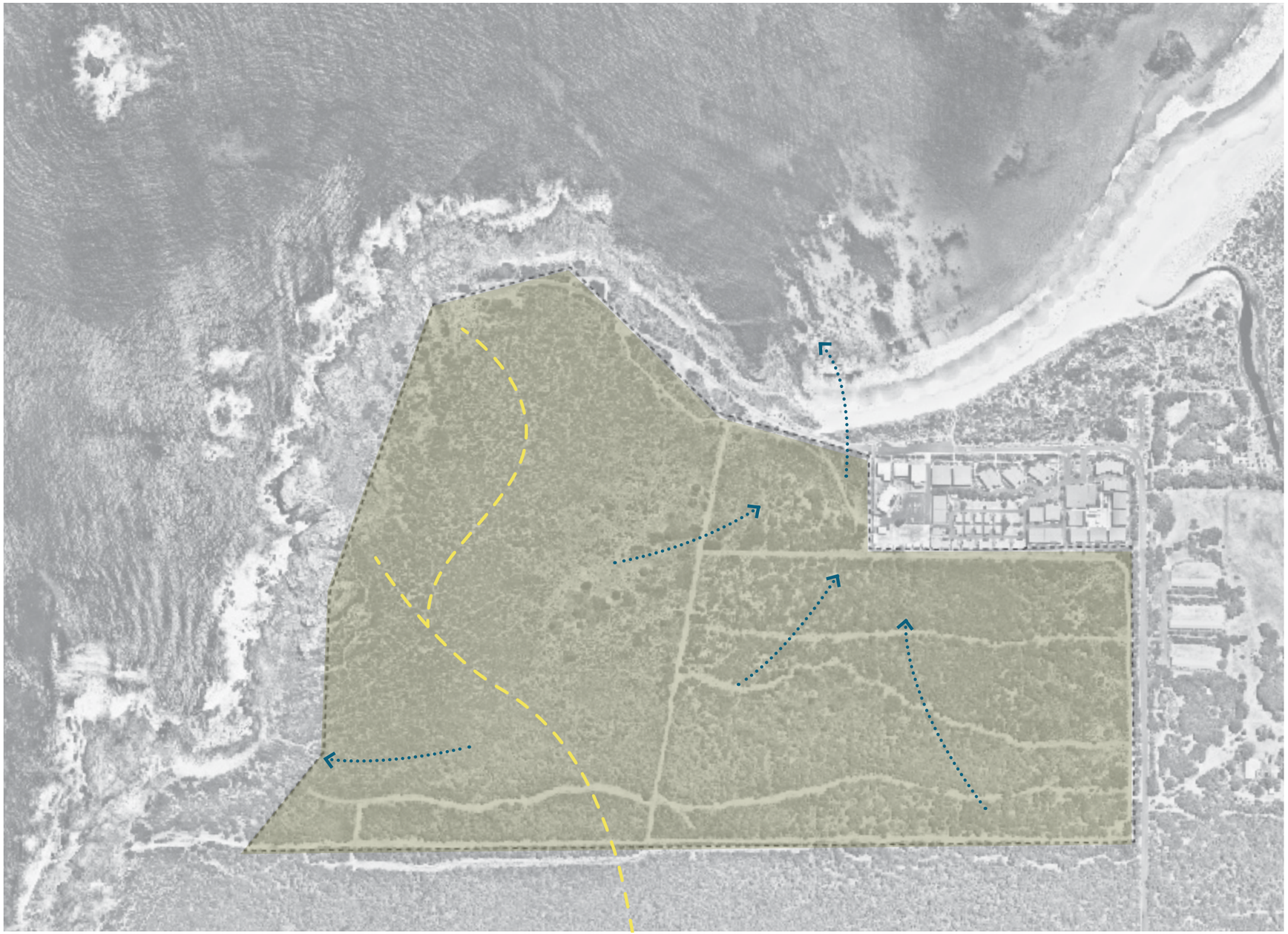
- GN - GNEISS (Granite)
- S7 - SAND
- S2 - CALCAREOUS SAND

0 250m

2.3.2 Topography

The topography may be described as comprising gentle to steep slopes (gradients of between 5% to 15%). There is a defined low ridgeline with north eastern and north western slopes. Slopes generally rise from the northern and western coastlines to a low convex hill located to the south of the site.

There is a 55m level change from the southern boundary of the site to the northern boundary.



LEGEND

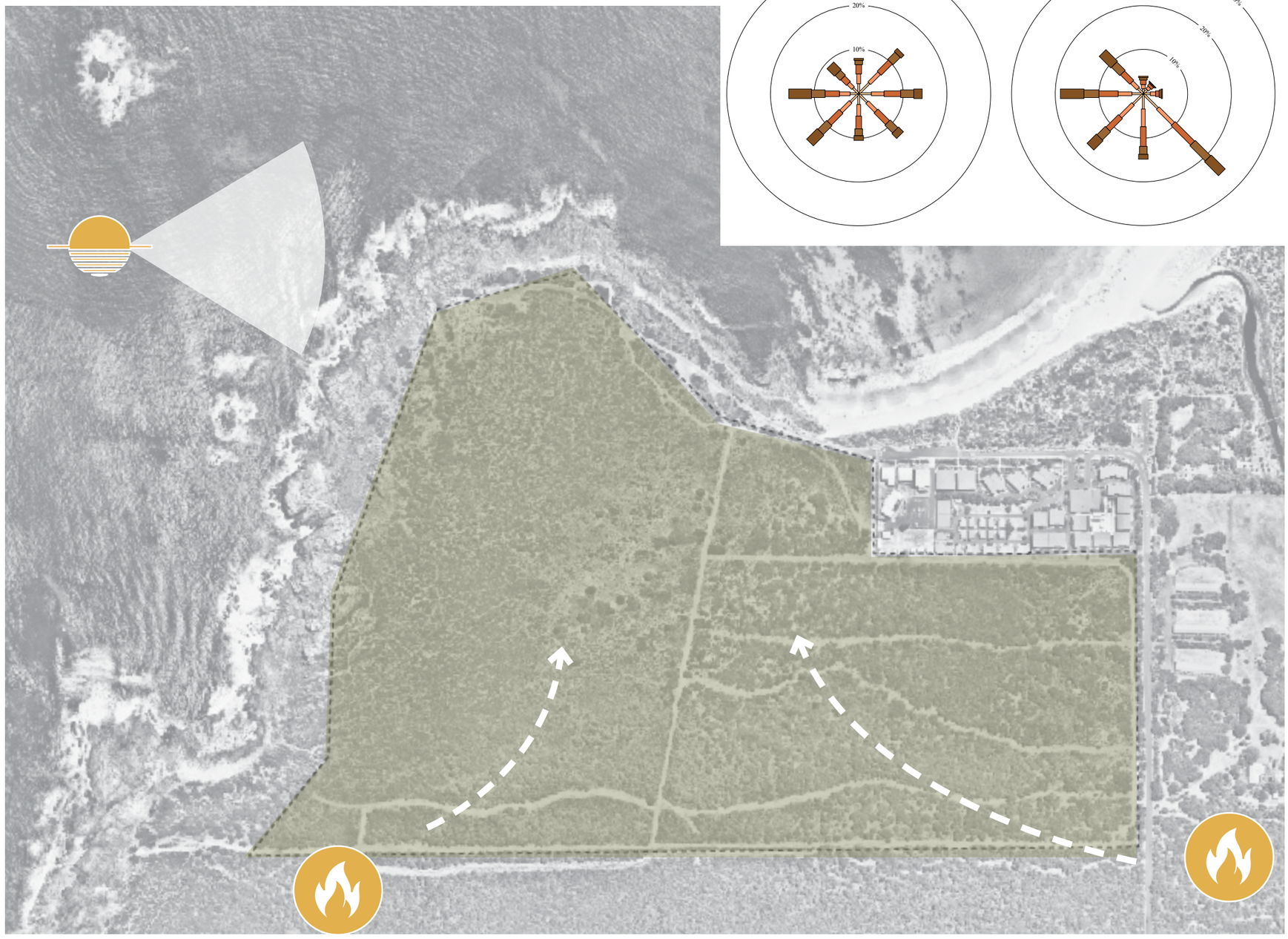
- Ridge line
- Contours
- Overland flow

0 250m

2.3.3 Wind & Fire

The site is located in a designated bushfire prone area, and as such, must respond to State Planning Policy 3.7 (Planning in Bushfire Prone Areas [SPP 3.7]) and the accompanying Guidelines for Planning in Bushfire Prone Areas and Position Statement: Tourism Land Uses in Bushfire Prone Areas.

A Bushfire Management Plan has been prepared in accordance with these policy documents and demonstrates that the proposed development meets the overarching Policy Intent, Objectives and Measures described in SPP 3.7 and Position Statement: Tourism Land Uses in Bushfire Prone Areas.



2.4 Vegetation

2.4.1 Vegetation Qualities

The native vegetation varies in condition between 'Excellent' quality in the intact areas of native vegetation in the western portion of the site, to completely degraded in areas of clearing.

Excellent

Vegetation structure intact, disturbance affecting individual species and weeds are nonaggressive species.

Very Good

Vegetation structure altered, obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.

Good

Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.

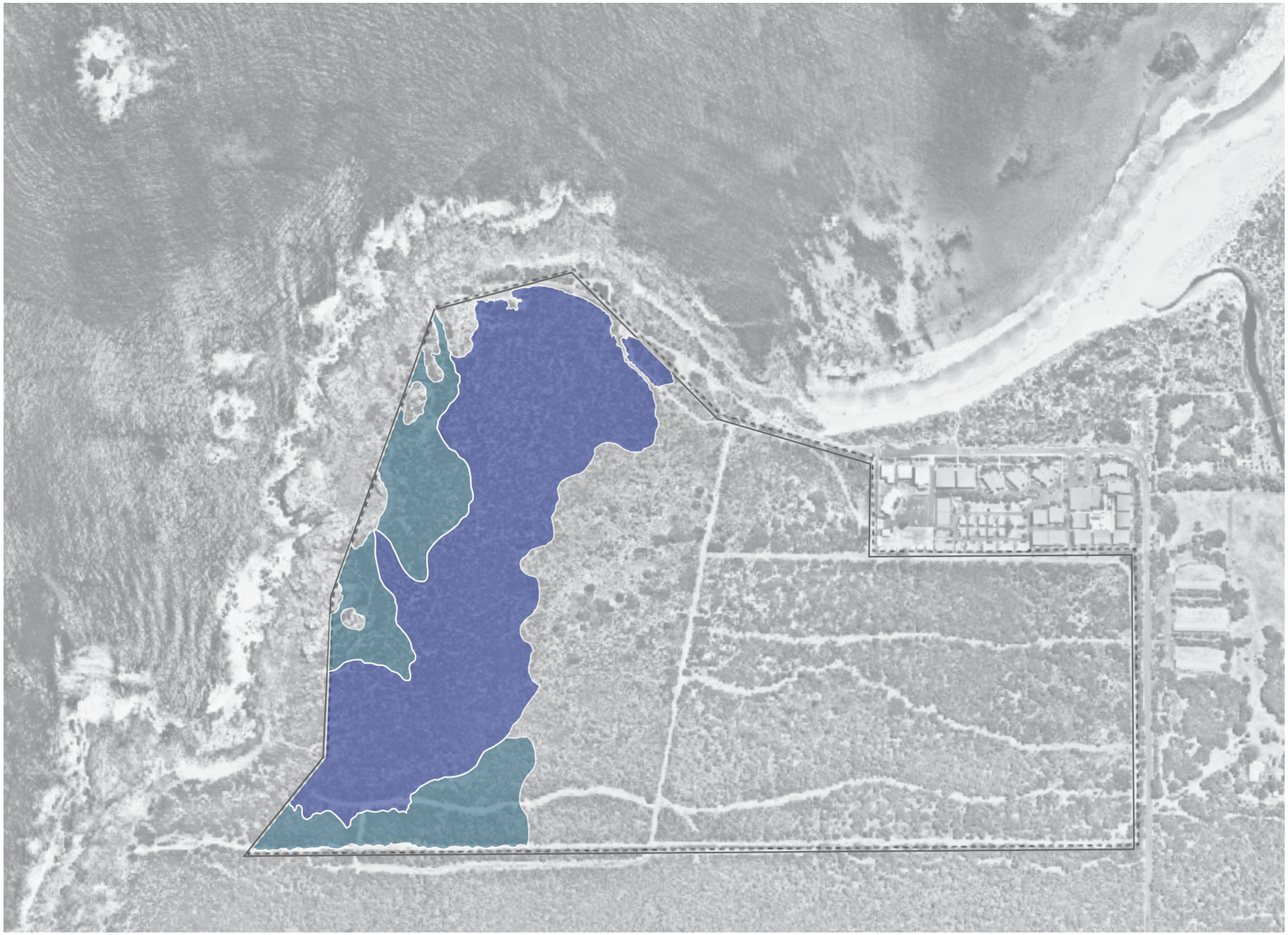
Degraded

Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching Good condition without intensive management.

2.4.2 Priority Ecological Communities

No Threatened Ecological Communities (TEC) are known to occur at the site. Two Priority Ecological Communities (PEC) are present within the western portion of the site and have been used to guide the development boundary:

- Melaleuca lanceolate forests on the Leeuwin Naturaliste Ridge
- Low shrublands on acidic grey-brown sands of the Gracetown soil-landscape system



LEGEND

Melaleuca lanceolate forests

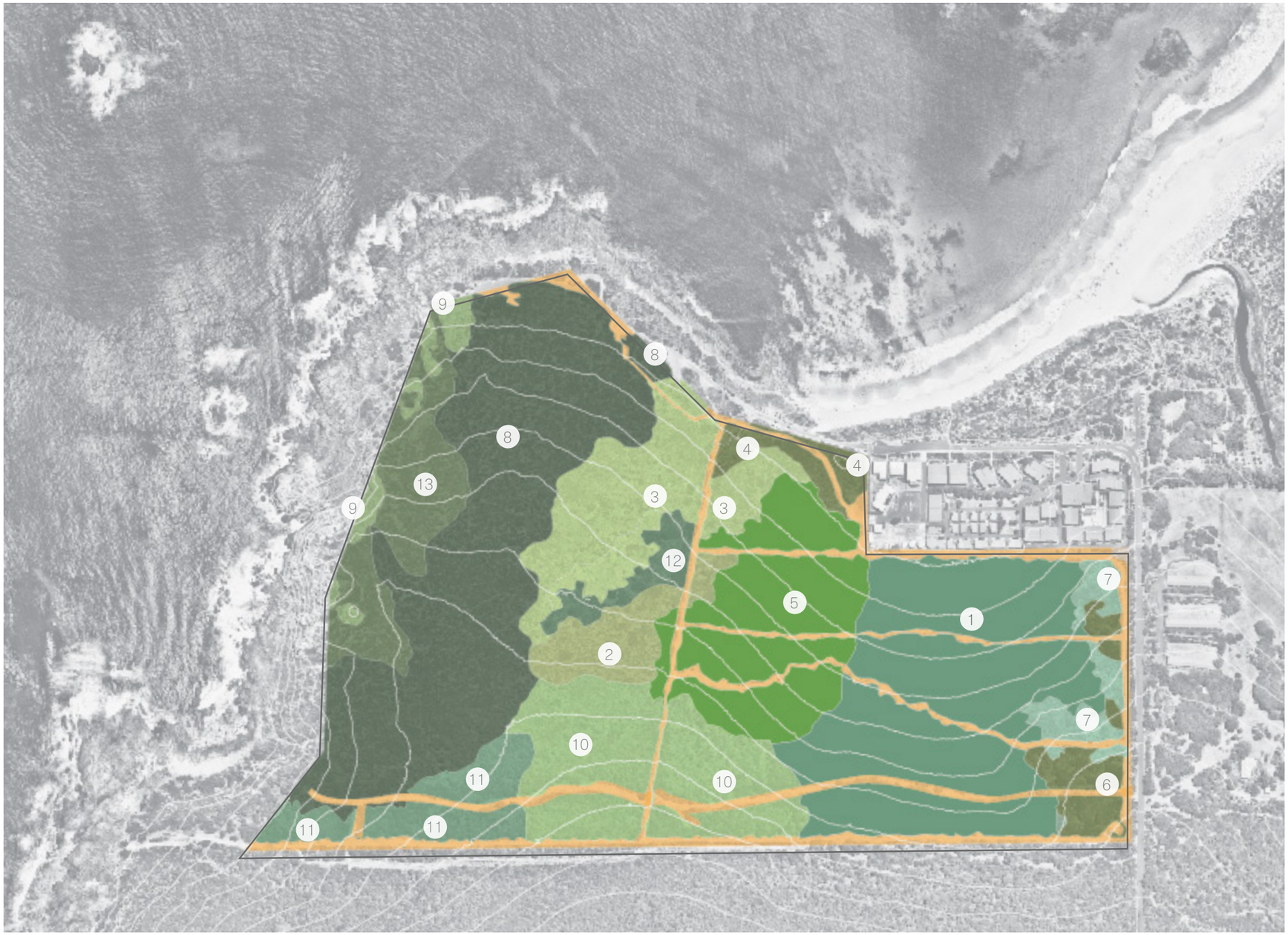
Low shrublands on acidic grey-brown sands of the Gracetown soil-landscape system

0 250m

2.4.3 Plant Communities

The site is characterized by native vegetation comprising of 13 plant communities with 164 native species and 50 non-native (or weed) species (Emerge 2019).

Vegetation within the site is locally and regionally significant because it provides habitat for threatened Black Cockatoo species and Western Ringtail Possum.



LEGEND

1. AfPe -Agonis flexuosa & Pteridium esculentum
2. AhHe -Allocasuarina humilis & Hypolaena exsulca
3. AsDc -Acacia saligna & Dodonaea ceratocarpa
4. AsHh- Acacia saligna & Hibbertia hypericoides
5. BaMrXp -Banksia attenuata, Macrozamia riedlei & Xanthorrhoea preissii
6. CcHh -Corymbia calophylla & Scaevola calliptera
7. DciDcL -Darwinia citriodora, Dodonaea ceratocarpa & Lepidosperma spp
8. KcSg -Kunzea ciliata & Spyridium globulosum
9. KcDcPp- Kunzea ciliata, Darwinia citriodora & Poa poiformis
10. MhGl -Melaleuca huegelii & Guichenotia ledifolia
11. MlDr -Melaleuca lanceolata & Dianella revoluta
12. NfCcXp -Nuytsia floribunda, Corymbia calophylla & Xanthorrhoea preissii
13. MlKc- Melaleuca lanceolata & Kunzea ciliata

0 250m

2.4.4 Significant Flora

Based on surveys undertaken and the existing database records, it is considered unlikely that any threatened or priority species occur within the site. One species of conservation significant flora, Banksia sessilis var cordata (P4), has been observed across the site.

1. Mindaleny / Acacia Pulchella : Wattle had a lot of uses in Nyoongar tradition. The seeds of this and other species, like Acacia cyclops, were ground and baked into damper. The juice from the leaves could also be used to relieve eczema, repel insects and protect from sunburn.
2. Pudjak / Banksia sessilis: Commonly known as parrot bush as it attracts the endemic ring-necked parrots. This plant's flower has traditionally been used for its sweet nectar and its wood to make message sticks allowing different Nyoongar tribes to communicate.
3. Moodgar / Nuytsia floribunda: This tree has special significance in Nyoongar culture, this tree is linked with spirits and thus nothing from the tree is used and it is forbidden to stand in the shade of this tree at any time.
4. Balga / Xanthorrhoea preissii: The fronds of the Balga can be used to cover the roof of a shelter. The Balga also produces a resin that can be used as a tanning and binding agent.

1

2

3

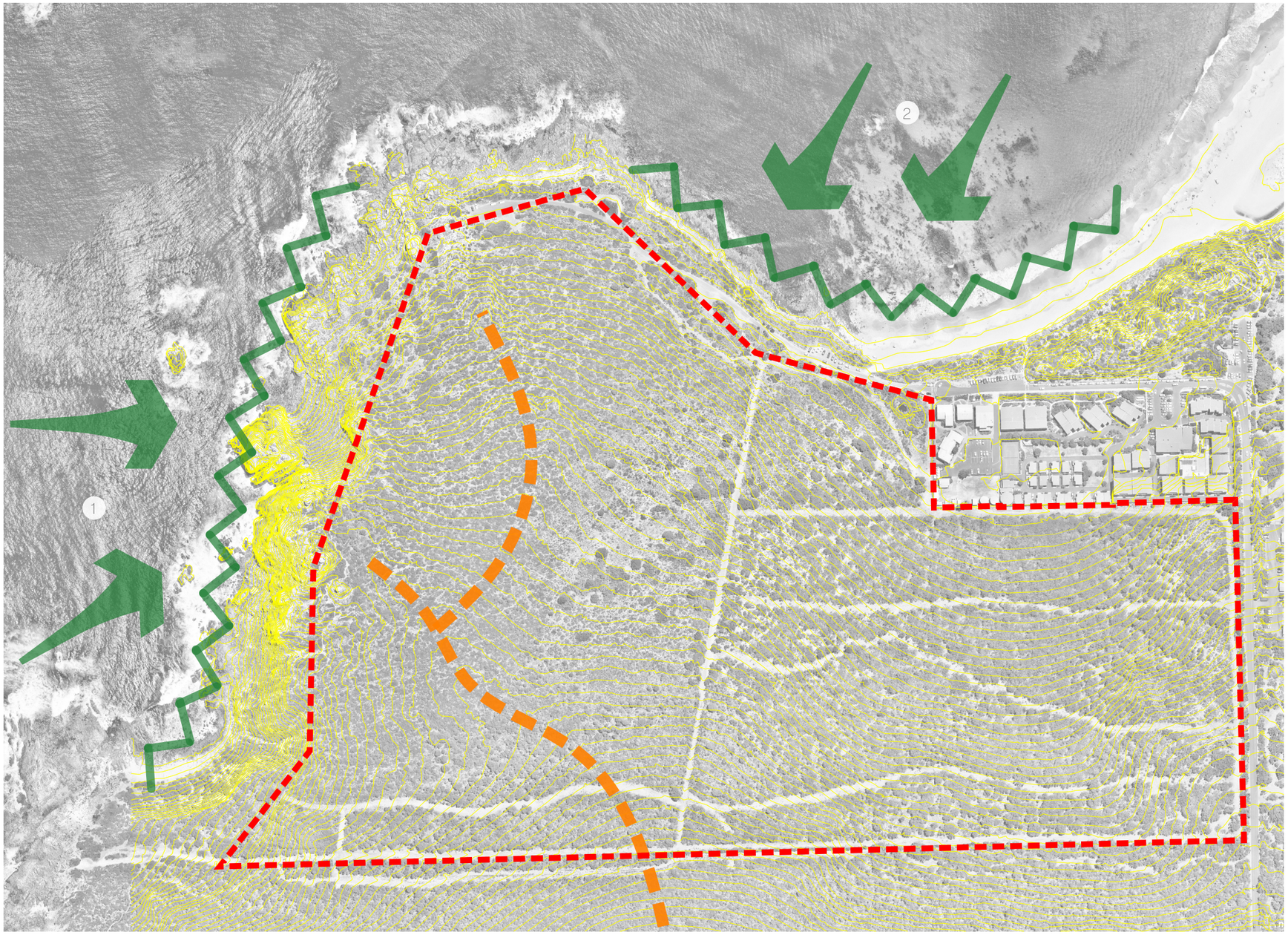
4

2.5 Views of Significance

The site is situated towards the south end of a large sweeping bay extending north east to Yallingup and Torpedo Rocks.

Views to the site from the south west are all experienced within the context of a wilderness like setting with limited human infrastructure in the view. It is important to ensure the proposed development does not affect this experience.

The views experienced from the north east, generally have the great majority of the site in view. These views commonly are within the context of the existing observed settlement but are naturalistic. These views will change as the majority of the site area is always in view, as a result, the design must be considerate of minimising adverse visual impacts.



LEGEND

1. Development site not seen. Wilderness like view from West and South West.
2. Development site seen. Long view from North East (Torpedo Rocks)

Site Boundary

Ridge Line

Contours

Views

0 100m 200m

2.6 Landscape Led Design Approach

The landscape led design approach guided the Identified Developable Land Area (IDLA) and aims to retain the 'Excellent' quality vegetation which also comprises the Priority Ecological Communities (PEC) on the west of the site.

The built form elements are then integrated sensitively within the IDLA to best retain landform and existing vegetation whilst being considerate of external views of significance.

LEGEND

1. "Excellent" quality vegetation
2. Priority Ecological Communities
3. Retention of Excellent Vegetation in Design Response
4. Retention of site-specific significant vegetation, where possible
5. Retention of Peppermint and Banksia forest, where possible

Proposed Development Footprint

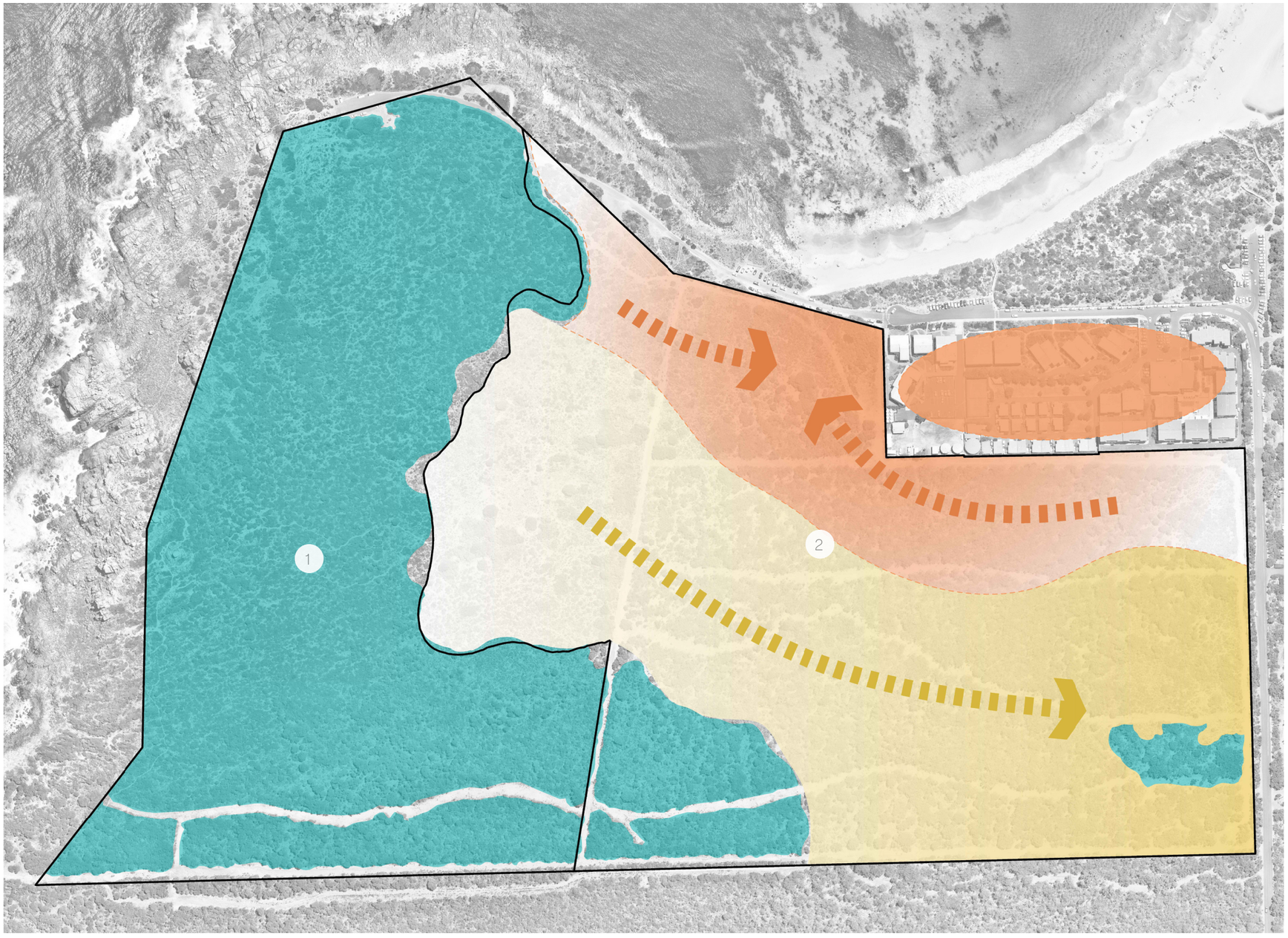
0 100m 200m

2.7 Built Form Dispersion Principles

The fundamental guiding principles relating to built form dispersion are summarised below;

Tourism Gradation: intensity focused on foreshore area immediately adjacent to the pre-existing tourism settlement as a logical continuation from existing built form density and public offer. Intensity reduced in westward areas closer to the headland due to visual impact and vegetation considerations.

Holiday Home Gradation: reduced intensity and height going westwards considerate of visual impact and not breaching ridge lines. Increased intensity of built form to the east moving closer to existing settlements.



LEGEND

1. National Park
2. Development Envelope (IDLA)

Tourisn Gradation - *intensity focused on beachfront and Cape to Cape frontage*

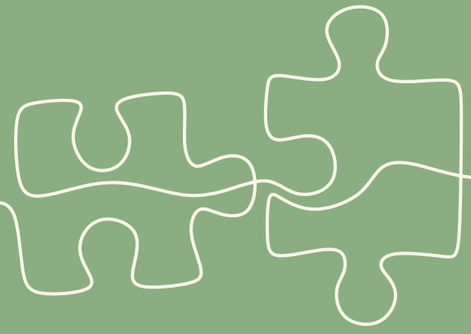
Holiday Homes Gradation - *intensity from the more urban to natural site edges*

"Excellent" quality vegetation

0 100m 200m

Section

3.0



MASTERPLAN

3.0 Masterplan

3.1 Vision

3.1.1 Guiding Principles

Key guiding principles have ensured the design process retains the site's coastal authenticity whilst balancing visual amenity, environmental, bushfire, cultural and socio-economic outcomes.

The guiding principles are:

Enhanced foreshore with increased public amenity

Enhance the Smiths Beach foreshore with additional public amenity to ensure a greatly improved user experience within a rehabilitated and naturalised landscape.

Retention of natural landform and landscape character

Retain the key environmental and landscape characteristics of the site whilst visually integrating built form in respect of the contextual significance of the Project.

Vegetation management for bushfire protection

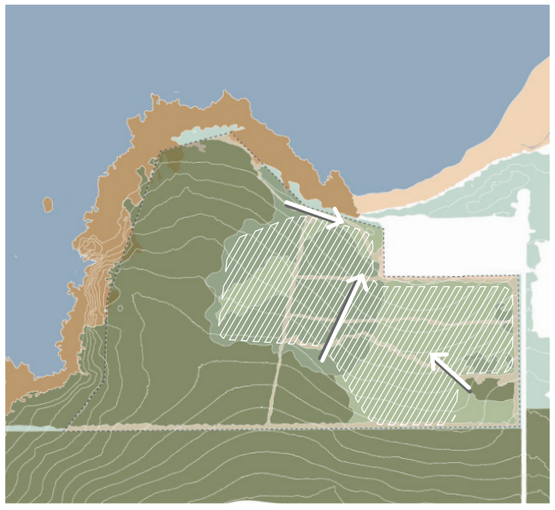
Manage bushfire fuel loads through targeted and strategic vegetation management.

Regenerate disturbed areas

Rehabilitate degraded areas with naturally occurring endemic species to complement the natural features of the site.

3.1.2 Strategic Drivers

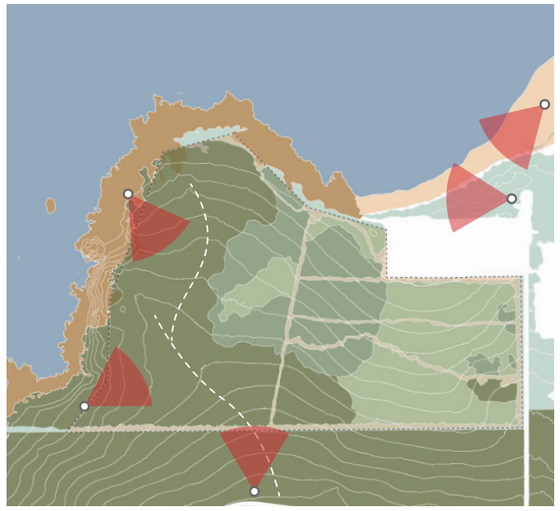
The design team has adopted the approach outlined in the Smiths Beach Combined Methodologies 2004 to complete a thorough landscape, visual and environmental assessment of the site. Through the guiding principles the design of the Smiths Beach Project aims to achieve the following key objectives.



Landscape Led

The Project seeks to establish a development footprint that responds to the natural assets of the site. Specifically, a key guiding factor for the envelope is the 'Excellent' quality vegetation which encompasses the western and southern portions of the site boundary.

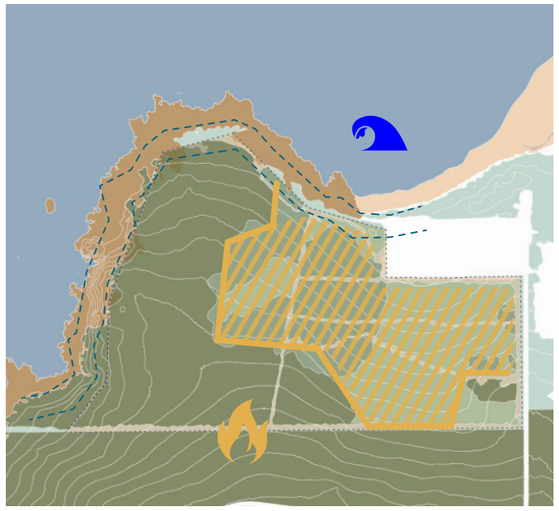
Much of this vegetation will be transferred to National Park which will provide an important ecological linkage to the existing northern and southern National Parks.



Visual Integration

The site contains high levels of scenic amenity - the coastal topographic ruggedness, variety of vegetation communities and ocean presence defines a landscape of aesthetic significance.

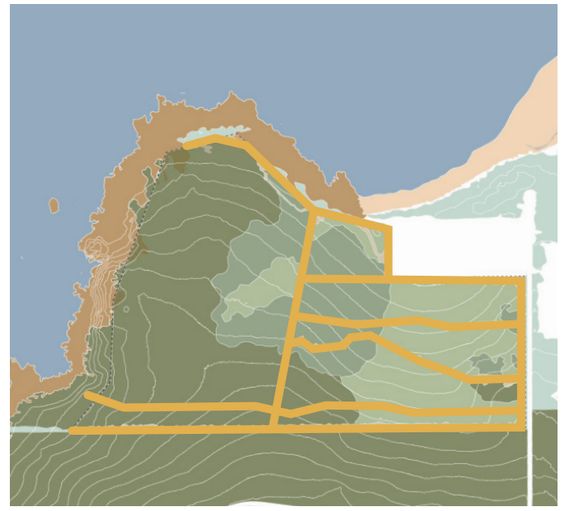
The visual amenity of the site taken from key external locations have been considered to best analyse and integrate the built form into the landscape as sensitively as possible.



Environmental Safeguard

The Project utilises innovative strategies to cater for significant natural events, including coastal storm surges, climate change and potential bushfires. The Project proposes a series of setbacks and nuanced modified landscapes that respond to the site-specific context of the potential threat.

These strategies have been endorsed as part of the design process to ensure a safe and resilient community for the years to come.



Landscape Rehabilitation

The introduction of firebreaks and vehicular tracks throughout the site has produced large portions of degraded habitat creating visual and environmental scars that traverse through the landscape.

The Project proposes a revegetation framework to transform these scars back to a regenerated state by using planting palettes of endemic species.

3.2 Masterplan

3.2.1 Community & Tourism Offer

The Smiths Beach Project recognises its significance as an iconic tourism destination for the South West.

A landscape led process has informed a design that is sympathetic to the site's context and landscape features and qualities.

A sustainable offering of tourist accommodation is provided in conjunction with key community assets located adjacent to the foreshore for accessibility to all members of the public.

LEGEND

1. Cape to Cape Track
2. Hotel Arrival
3. Restaurant
4. Universal Beach Access
5. Yarning Circle
6. Cape to Cape Welcome Centre
7. Surf Life Saving Club
8. Café & General Store
9. Smiths Lane Public Parking
10. Campground Facilities
11. Service Infrastructure

0 100m 200m

Existing Resort (Chandlers)

Campgrounds

Eastern Holiday Homes

Western Holiday Homes

Area transferred to National Park

Existing Resort (Smiths Beach)

Existing Resort (Canal Rocks)

Community Hub

Hotel

Cape to Cape Track

Smiths Point

Section

4.0

DESIGN PRINCIPLES

4.0 Design Principles

4.1 Introduction

Design WA is a State Government initiative to ensure good design is at the centre of all development in Western Australia. This initiative incorporates 10 design principles which aim to create built environments that reflect the distinctive characteristics of a local area and contribute to providing vibrant and liveable communities.

These universal set of design principles have complemented the design teams own set of guiding principles to inform the design intent of the Smiths Beach Project.

4.2 Principle 1 - Context and Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The design of the Project has been guided by the aim to retain the naturalistic landscape character of the site. This has informed a low density and dispersed development approach that utilises a built form material palette complementary to the landscape.

The contextual location of the site being in proximity to the Cape to Cape Track and other natural assets like Smiths Beach and Canal Rocks identifies its significance as a tourist destination. A considered range of tourist accomodation and community facilities are provided by the Project to enhance the tourism functionality of this location.

0 500m

4.3 Principle 2 - Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Retention of 'Excellent' quality vegetation which also assists with screening from Smiths Beach Road.

Dispersed nature of built form allowing for the retention of tree canopy to improve visual integration of dwellings.

Road network working with the contours of the site to limit vegetation clearing.

Limited existing canopy to assist with visual integration therefore built form is single storey and sited to retain key vegetation stands.

Priority Ecological Communities and 'Excellent' vegetation forming part of land being transferred as National Park.

High level of retention of Peppermint Woodland in the Campground which is key fauna habitat.

Revegetated foreshore with clearly defined pedestrian and vehicle accessways to ensure protection of vegetation.

4.3.1 Vegetation Retention and Modification

Reduced built form density with a dispersed footprint has been integrated lightly into the landscape. This has limited the amount of permanent clearing and therefore allowed greater retention of existing vegetation (in a managed state for bushfire requirements) throughout the development.

Natural Vegetation Retained: existing vegetation that will remain untouched.

Managed Natural Vegetation: existing vegetation managed to achieve bushfire requirements, provide fauna habitat and improve visual integration.

Permanently Cleared: vegetation cleared for buildings and infrastructure.

4.3.1.1 Modified Vegetation for Bushfire Protection

Community Title facilitates a coordinated approach to bushfire and vegetation management, enabling more than 60% of existing canopy cover to be retained within the development (IDLA).

More intensive fire management at the perimeter reduces the need for extensive clearing within the development footprint.

4.3.1.1.1 Asset Protection Zone - Modified

Fire management at the boundary, careful built form site selection and managed vegetation within the development enables retention of ecological values for fauna through significant tree canopy and ground level habitat.

Refer to a 3d illustration on pg. 34 which represents the indicative APZ - Modified treatment.

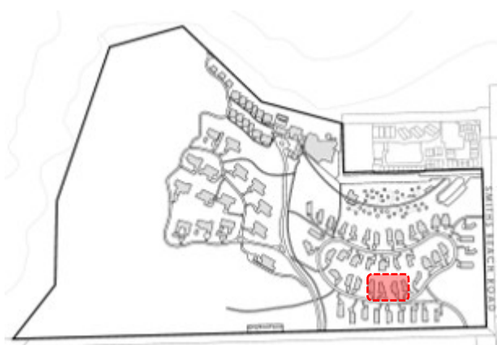
LEGEND

- Gravel Mulch
- High Moisture Content Vegetation <300mm
- Groundcovers <300mm
- Groundcovers <500mm
- Shrubs 0.5m – 3m high
- Existing Tree
- Proposed Tree
- 3m Building Setback
- 6m Building Setback

4.3.1.1.1 Asset Protection Zone - Modified (continued)

Fire management at the boundary, careful built form site selection and managed vegetation within the development enables retention of ecological values for fauna through significant tree canopy and ground level habitat.

Note: house designs are intended for illustrative purposes only.



4.3.1.2 Site Specific Significant Vegetation

With limited tree canopy on the western granite heath it is important to retain the trees that are existing. This incorporated a site specific siting exercise where built form was strategically located to respond to key vegetation locations.

This exercise was also informed by the cultural engagement with the Traditional Owners who identified the cultural significance of the 'Moodjar' tree (Christmas tree). As a result of this knowledge sharing, the built form location was further amended to increase the retention of these trees.

LEGEND

- 'Moodjar' tree (Christmas tree)
- Vegetation with significant height

0 25m 50m

4.3.2 Fauna Habitat Protection

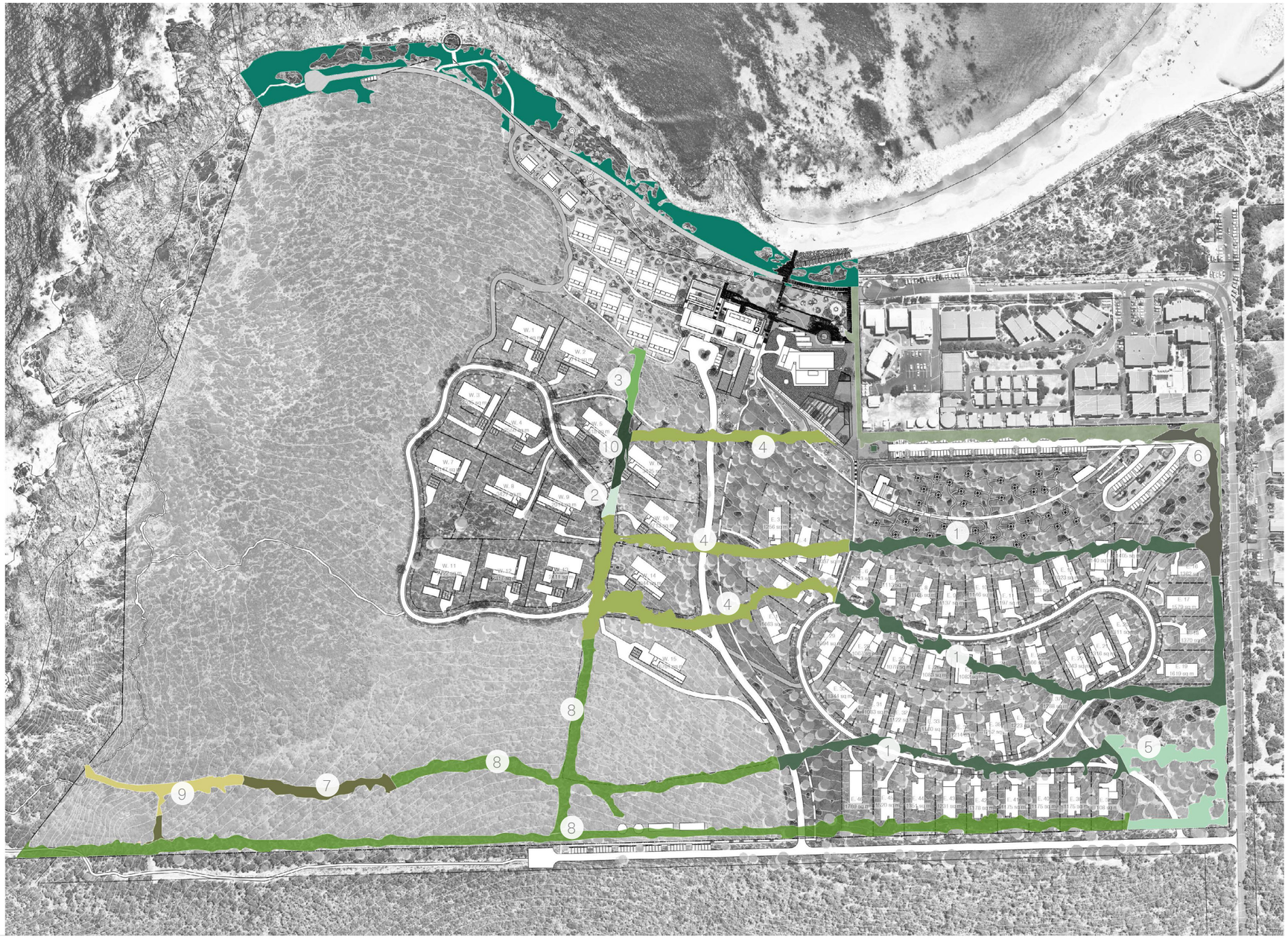
Retention of Banksia and Peppermint communities to support Baudin's and Carnaby's Black Cockatoo, Forest Red-tailed Black Cockatoo and the Western Ringtail Possum has been a particular focus of the design.

The campground location has been integrated strategically, allowing a high proportion of Peppermint trees to be retained in the location where possum activity was most observed in the fauna survey. No boundary fencing between the properties will also allow free movement of fauna across the site.

4.3.3 Revegetation Plan

An extensive revegetation plan across the site will re-naturalise the existing firebreaks with endemic species.

Built form and other infrastructure is located within existing firebreaks as much as possible to limit the extent of clearing.



LEGEND

1. Af Pe - Agonis flexuosa & Pteridium esculentum
2. AhHe - Allocasuarina humilis & Hypolaena exsulca
3. AsDc - Acacia saligna & Dodonaea ceratocarpa
4. BaMrXp - Banksia attenuata, Macrozamia riedlei & Xanthorrhoea preissii
5. CcHh - Corymbia calophylla & Scaevola calliptera
6. DciDcL - Darwinia citriodora, Dodonaea ceratocarpa & Lepidosperma spp.
7. KcSg -Kunzea ciliata & Spyridium globulosum
8. MhGl -Melaleuca huegelii & Guichenotia ledifolia
9. MlDr -Melaleuca lanceolata & Dianella revoluta
10. NfCcXp -Nuytsia floribunda, Corymbia calophylla & Xanthorrhoea preissii

0 100m 200m

4.4 Principle 3 - Built Form and Scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Two storey element of Community Hub setback from boundary.

Cape to Cape Welcome Centre situated as a landmark building whilst considerate of visual impact.

Hotel rooms disaggregated and distributed along contours to minimise visual impact as built form moves away from existing settlement.

Community Hub purposely setback to ensure the view lines of Canal Rocks Apartments aren't impacted.

Buildings nestled into landscape to read as continuation of landform.

Density of building associated with Hotel and Community Hub located proximal to existing settlement.

4.4.1 Height Analysis - Building Height Plan Requirements

The height analysis notes minor departures to the building heights for a small portion of the Community Hub and Tourist Development where it protrudes beyond the 7.5m height limit.

The minor projections relate to public and community functions, namely:

1. The Reception Hall

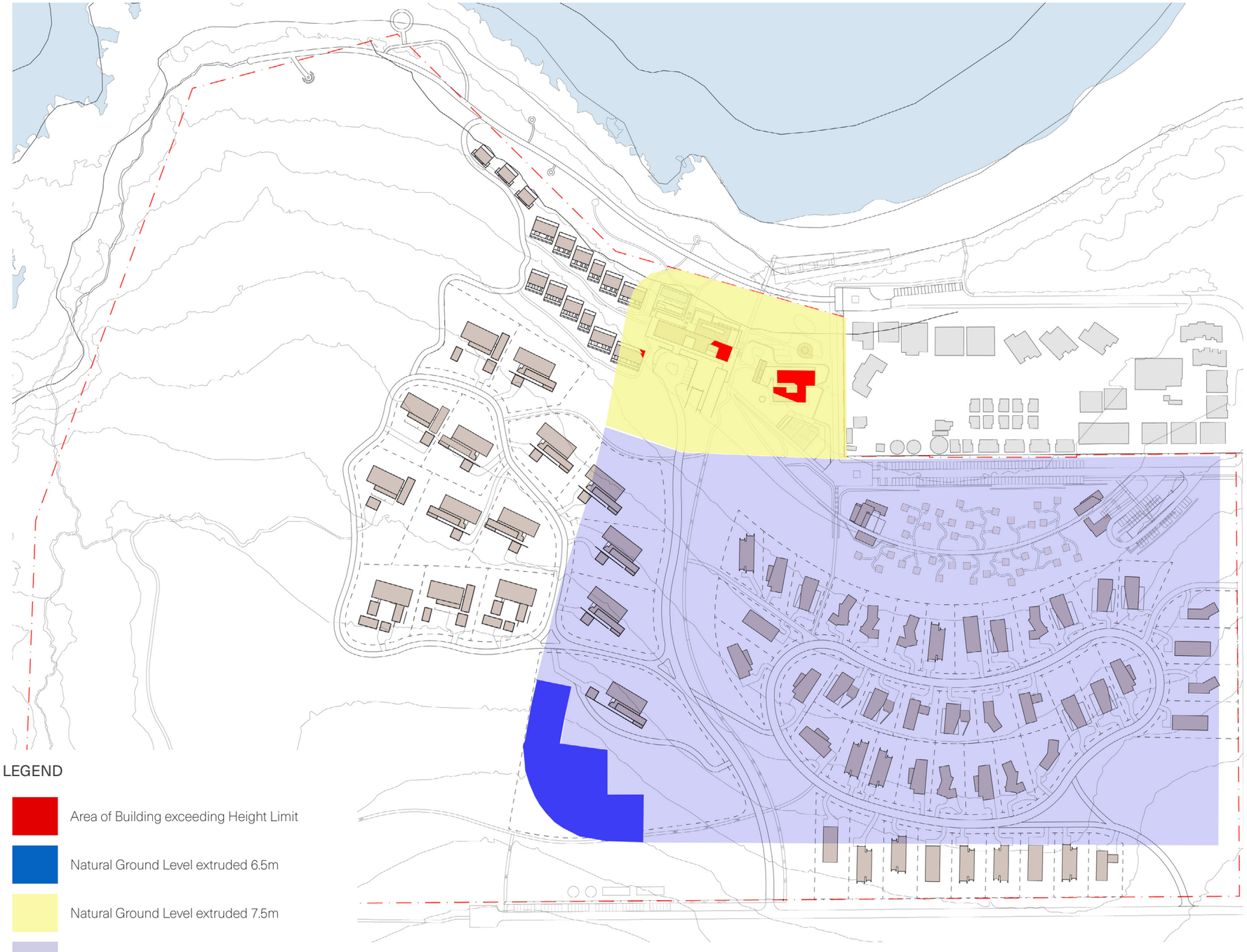
2. The Hotel Lounge and Bar

In both cases the projections are primarily the roof form which have been designed to minimise their impact on the existing landscape.

The roof of the Reception Hall exceeds the 7.5m limit (extruded from the natural ground) by approximately 2-2.5m.

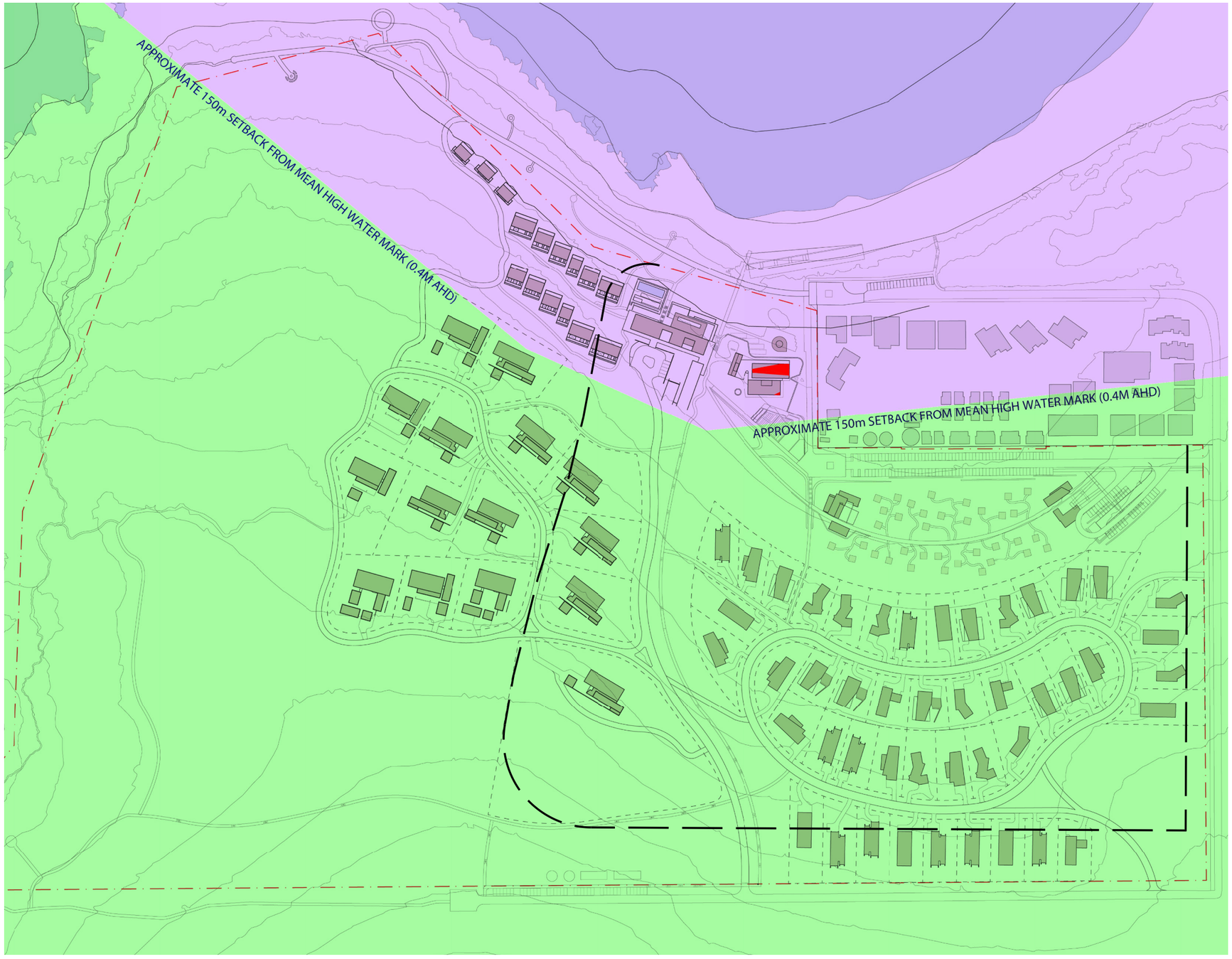
To reduce the bulk and scale of the Reception Hall, and to maintain north-west views from the adjacent existing development, the building forms are setback to increase the visual amenity of the public domain along the foreshore.

The roof form that exceeds the allowable height limit will be obscured by the adjacent two-storey volumes to the east of the site. The pitched roof forms allow for greater ceiling heights to the public and community areas, further increasing the amenity of these public areas.



4.4.2 Height Analysis - Outside of Building Height Plan Requirements

For the portion of the site that falls outside of the approved SP and Building Heights Plan, Clause 4.8.1 of the scheme provides for heights up to two storeys or 9 metres within 150 metres of the mean high-water mark, and up to three storeys or 12 metres where land is more than 150 metres from the mean high water mark. This plan demonstrates general compliance with both of these requirements.



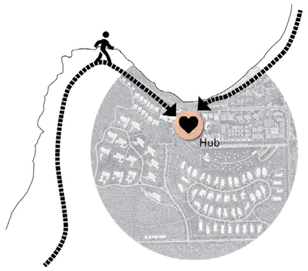
LEGEND

- Extent of Smiths Beach Building Height Plan
- Area of Building exceeding Height Limit
- Natural Ground Level extruded 9m
- Natural Ground Level extruded 12m

4.5 Principle 4 - Functionality and Build Quality

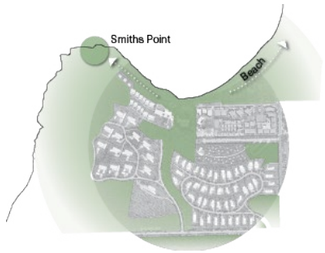
Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

Land Use Function



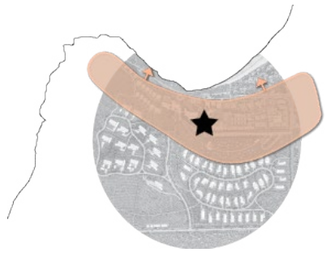
Cape to Cape Welcome Centre

Integrated with Community Hub



Publicly Accessible Areas

National Park, Foreshore Reserve, Community Hub, central spine, retained bushland, Smiths Point



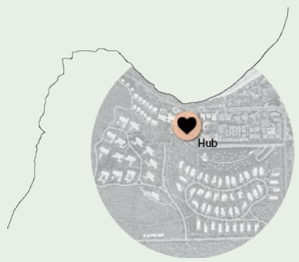
High Tourism Value

Short-stay tourism in areas of highest amenity value; longer stay holiday homes back from the beach

Central Management

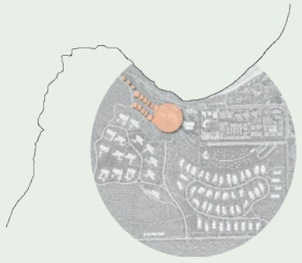
Holiday home management functions can be centrally managed within strata arrangement (Vegetation and Fire management for the entire precinct to be managed by Community Corporation)

Tourism Function



Community Hub

Cape to Cape Welcome Centre, Hire Store, Cafe, Bakery, General Store, Reception Hall, Surf Life Saving Club



Hotel

65 room hotel to the west of Community Hub including restaurant, pool and wellness centre

Camping Grounds

Out of sight from beach, but easily accessible and connected to the coast

Holiday Homes

Landscape, habitat and landform driven design response

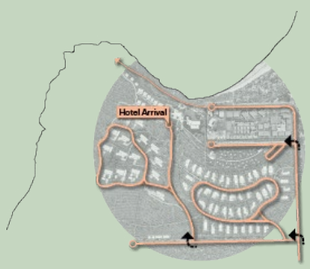
Access and Circulation Function

Uninterrupted Beach Access

Priority for pedestrians

Walking Network

Footpaths, trails and shared spaces



Vehicle Access

Valet from Hotel arrival to car parking
Key way-finding spots

Parking

Provide availability; minimise visual and spatial impact on high-amenity coastal area

4.6 Principle 5 - Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

BUILT FORM DESIGN

Location and orientation of buildings guided by passive design principles, responding to topography, existing vegetation and visual presence.

ECOSYSTEMS

Landscape led design resulting in retention of Priority Ecological Communities, 41% of site transferred to National Park, rehabilitation of foreshore.

COMMUNITY

Provision of inclusive and accessible community facilities to prioritise health and well-being. Design guided by Crime Prevention Through Environmental Design principles and amenities to ensure safety and foster sense of community.

REDUCE CARBON FOOTPRINT

Reducing embodied and operational carbon emissions.

MATERIALS

Low carbon sources of concrete and steel. Use of timber from sustainable forestry sources.

WASTE MANAGEMENT

Material reuse. Diversion of 80% of construction waste from landfill. On-site management of organic food and waste systems.

WATER SAVING

Rainwater tank incentives, efficient irrigation systems, recycled wastewater, best practice management of stormwater.

ENVIRODEVELOPMENT ACCREDITATION

Environmentally sensitive development focused on ecosystems, energy, waste, materials, water & community sustainability outcomes.

LAND TENURE

Community Title Scheme facilitates a coordinated and integrated management approach which provides for smart governance arrangement across multiple tiers of the Project (building and land schemes).

RENEWABLE ENERGY

Renewable energy microgrid system to reduce emissions and reliance on the grid.

IDENTITY AND SENSE OF PLACE

Land use and vegetation approach, tourism and employment offerings informed by engagement with the Wardandi people. Protection and maintenance of the Cape to Cape Track.

EDUCATION, MONITORING AND REPORTING

Ongoing education, monitoring and reporting of systems through the operational phase.

4.7 Principle 6 - Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

A naturalised foreshore entry prioritises the pedestrian experience and provides a functional and active space.

The foreshore space with generous landscaping is intended to be welcoming and inclusive for visitors as an informal landscape setting. Integrated nature play elements add to the range of activities within the foreshore. The provision of public amenities (Café, General Store and Hire Shop) and beach showers adjacent to the Surf Life Saving Club will cater for beach goers and visitors alike.

The majority of carparking has been strategically located within degraded portions of the site to minimise impact to existing vegetation and to reduce visual impact within the foreshore.

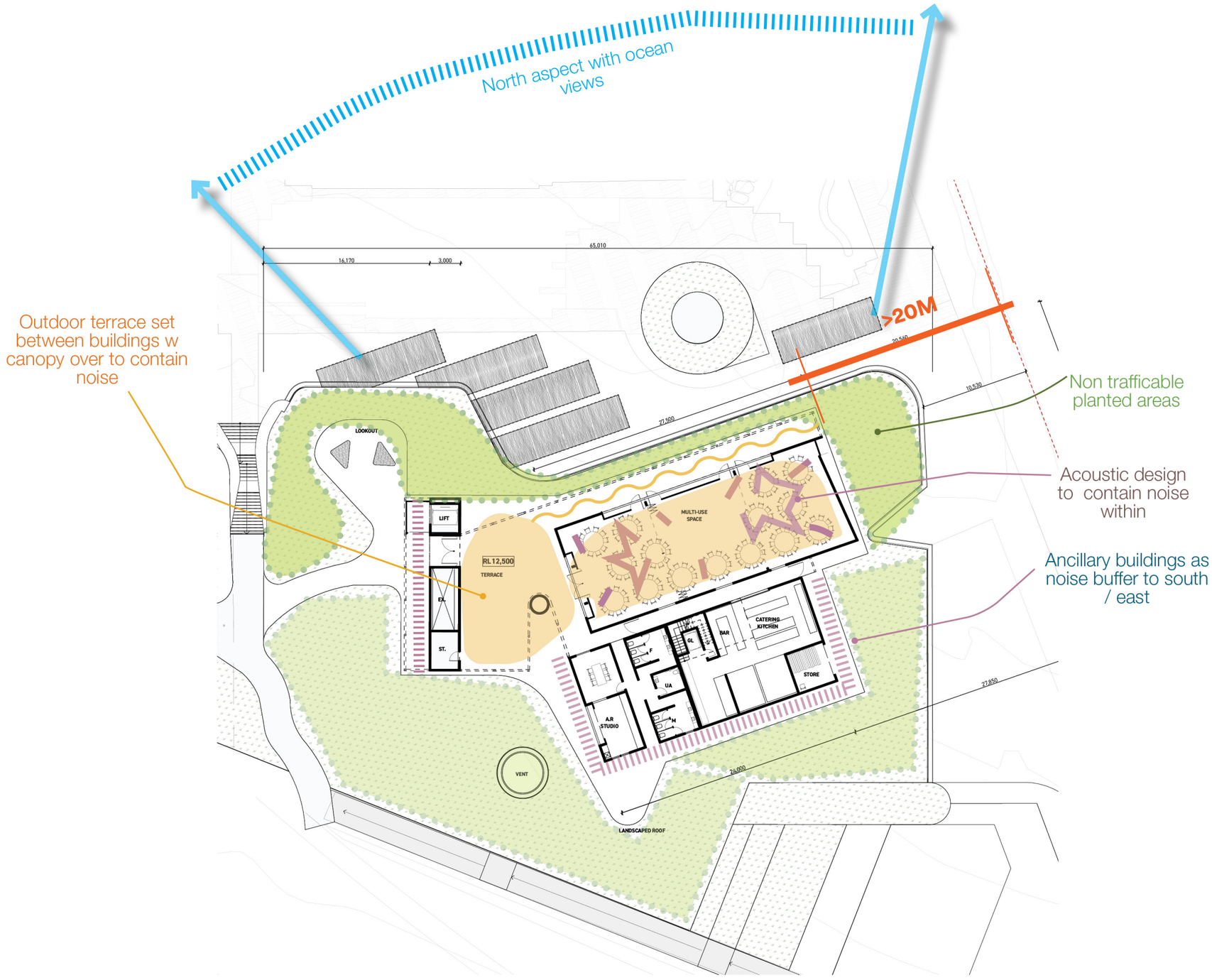
Foreshore Entry

Smiths Common

4.7.1 Acoustic Considerations

The Reception Hall within the Community Hub has been designed to limit noise impact to adjoining neighbours in the following ways:

- Non-trafficable planted zones limit guests' movements to certain areas.
- Pre-function outdoor terrace adjoins the Reception Hall to the west side of the building so that the noise source is contained between the building and the entry structure. A shade canopy over the outdoor terrace also assists to limit the transfer of noise.
- The north facing terrace is deliberately narrow to discourage groups of people gathering in this location. Restriction on the use of the northern terrace after certain hours will also be implemented to manage noise.
- The building is orientated to the north to maximize the ocean view – making it well suited to day time events when the view can be best enjoyed.
- The Reception Hall will be acoustically designed internally to largely contain the noise generated within.
- The ancillary building to the south acts as a sound barrier to the campground and Eastern Holiday Homes.



4.7.2 Pedestrian Access

Permeable access is provided throughout the site for all pedestrians. A dedicated boardwalk network provides safe passage however the low speed traffic environment promotes safe pedestrian movement on streets also.

Universal access to the Hotel and Community Hub is provided from the Smiths Lane carpark. A universal access ramp will also provide access down to the beach.

LEGEND

1. Boardwalk
2. Shared - pedestrian/vehicle
3. Shared - pedestrian/emergency vehicle
4. Shared - pedestrian/buggy
5. Internal Path

0 100m 200m

4.7.3 Vehicular Access

One way access loops are provided within the holiday home locations to promote a low speed environment.

A coordinated emergency vehicle network ensures emergency services have access to all areas of the site without full reliance on the formal road network.

Vehicle access to Smiths Point has been retained for the public due to the importance the local community place on this location as an informal meeting point.

LEGEND

1. Southern Access Road (Leeuwin Way)
2. Hotel Entry Road (Cape Arrival)
3. Western Holiday Home Access
4. Eastern Holiday Home Access
5. Shared Parking Access (Smiths Lane)

- Public Street
- Emergency Vehicle Access Only
- Campground Access
- Shared Access (Pedestrian & Vehicle)
- Service & Emergency Vehicle Access

0 100m 200m

4.7.4 Car Parking Plan

A dedicated parking analysis has identified the parking requirements generated by the Project and these have been appropriately addressed onsite.

The main public parking area has been provided within Smiths Lane which is within an existing firebreak and also removes the visual impact of foreshore carparking from significant views. This assists in providing a more pedestrian safe foreshore area.

Further parking is provided on Leeuwin Way for staff, overflow parking related to the Project and also anticipated parking for people visiting 'The Aquarium'.

All parking for the Holiday Homes will be appropriately accommodated on lot.

LEGEND

- New Car Park
- Underground Car Park
- Potential Car Park Upgrade
- Existing Car Park

0 100m 200m

4.8 Principle 7 - Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

The refinement of Smiths Common as the key pedestrian route has been a particular focus of the design team. Smiths Lane terminates at a landscaped junction that connects multiple pedestrian routes. Built form has been integrated with the landscape at this node to enhance the arrival experience with clearly legible routes. Signage will be important, however the space is designed to deliver wayfinding cues as much as possible.

The universally accessible ramp to the first floor of the Hotel and the Reception Hall is defined by a stone retaining wall on one side and is integrated into an unfolded garden experience. Access to the beach and foreshore amenity is apparent by framing views of the ocean combined with articulating the built form on the east elevation of the Community Hub.

Foreshore, Hotel & Community Hub movement

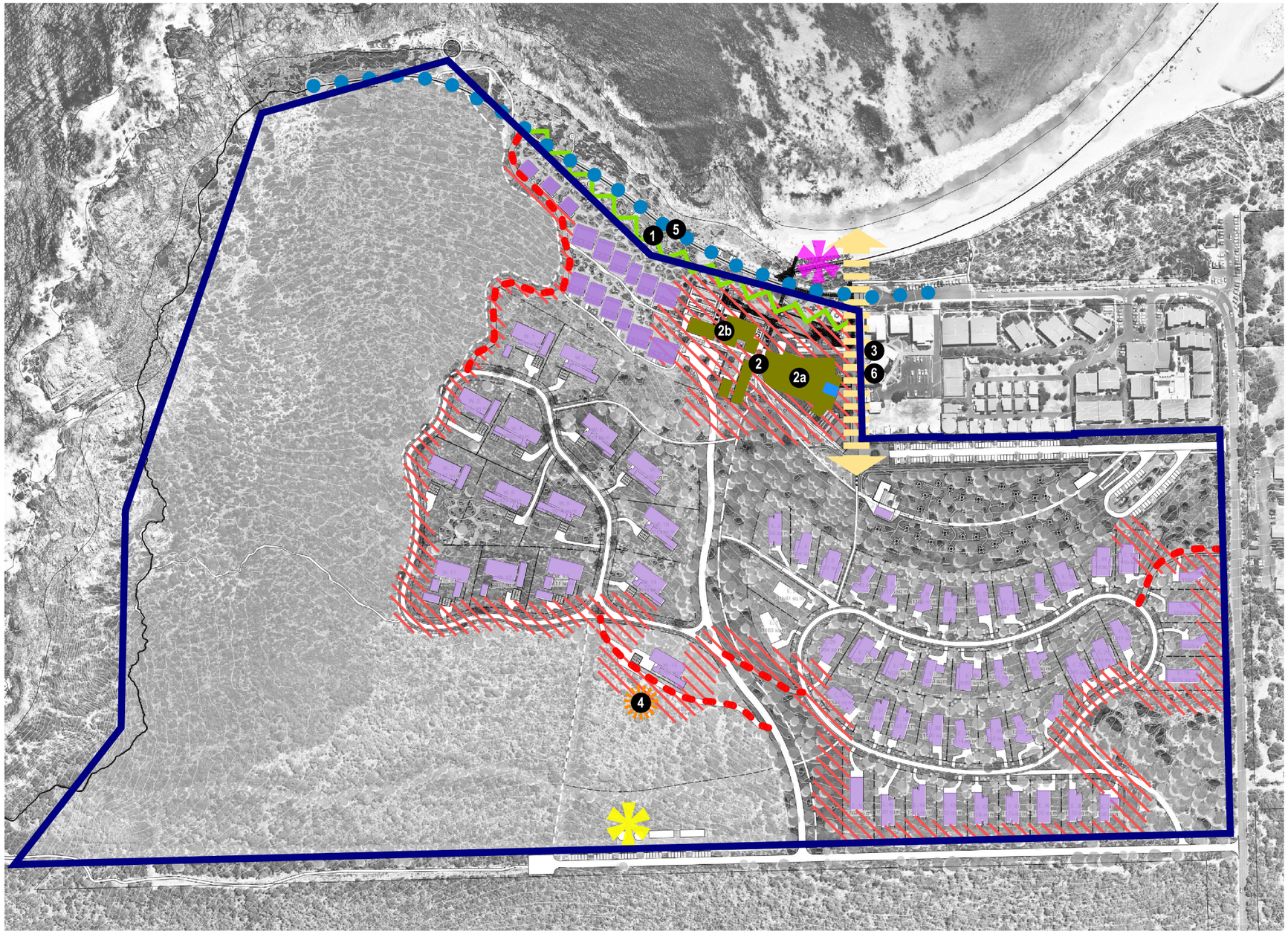
4.9 Principle 8 - Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety has been integral to the design formulation and an intuitive part of the design outcome enabling all tourists, local visitors, occupants and owners occupying the precinct, to do so in a safe environment.

Key aspects include:

- Clearly defined access and egress points to the precinct.
- Creating high levels of passive surveillance through land use selection, location and orientation.



LEGEND

- Site Boundary

INFRASTRUCTURE

- Fire Refuge
- Surf Life Saving Club
- BAL Construction Standards
- Universal Access Ramp (Armoured sea wall)
- Asset Protection Zone - Perimeter/refuge
- Emergency Access
- Fire Infrastructure

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- 1 Activation of foreshore and public realm
- 2 Land uses contributing to 24/7 activity and surveillance
  - 2a Community Hub
  - 2b Hotel
- 3 Legible access to public foreshore/beach
- 5 Pedestrian and Vehicular activation of foreshore
- 6 Emergency services and accessibility

4.10 Principle 9 - Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

The Project is well positioned to address the needs of meaningful growth in activity based tourism demand in the region, and deliver a benchmark project that provides tourism, community and economic benefits to the South West region. Extensive engagement over the years with both local community and key stakeholders, as well as engagement over the last 18 months has identified the need for the site to address various matters, that have been reflected in the Masterplan vision.

TOURISM AND COMMUNITY OFFERING

COMMUNITY HUB

- Reception Hall
- Food and Beverage
- General Store/Bakery
- Community Garden
- Meeting Place
- Hire Shop

PUBLIC ART

- Public Art
- Artist in Residence
- Aboriginal Wayfinding

PUBLIC AMENITY

- Public Amenities – toilet and shower facilities
- Universal Access Ramp

PUBLIC REALM / OPEN SPACE

- National Park
- Open Space
- Foreshore
- Beach
- Cape to Cape Track
- Smiths Point

SURF LIFE SAVING CLUB

- Purpose built facility for Smiths SLSC
- Improved beach safety and access
- Enhanced member experience

CAPE TO CAPE WELCOME CENTRE

- Tours
- Information Centre
- Education
- Meeting Place
- Aboriginal Tourism Business Platform

ACTIVITIES

- Nature Play
- Cultural Working Group – Education
- Yarning Circle – Aboriginal Story Telling
- Cape to Cape Track
- Wellness Centre - Spa and Gym

ACCOMMODATION DIVERSITY

- Campgrounds
- Hotel Rooms
- Holiday Homes

4.11 Principle 10 - Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

An understanding of the importance of this site as a landscape was informed by extensive technical site surveys, numerous site visits, literature reviews and analysis of previous studies.

With this foundational knowledge, the design team embarked on an iterative design process guided by Visual Management Measures.

This has resulted in a development that has been dispersed across the site while working with the topography to minimise earthworks, and areas of disturbance. Such a design approach will assist in incorporating the development within the landscape.

The use of local materials, especially rock and stabilised earth walls to create built form and terrain modification, will develop an approach that is distinctive of place and is visually cohesive with the locality.

4.11.1 Visual Impact

The proposal uses “protection and management” of character to the west of the promontory ensuring there are no impacts in that character unit. The proposal utilises “best practice siting and design” to address the visual effects to the east portion of the site. The current plans have developed an appropriate approach to the design of building form, massing and siting that will meet design objectives for visually integrating this proposal into the existing natural matrices and which builds upon the distinctive local character while contributing to a new valued landscape.

LEGEND

1. Excellent vegetation maintained.
2. Ridgelines maintained as skylines from key views.
3. Distinctive straight firebreak revegetated or utilised for proposed accessway to western Holiday Homes.
4. Disaggregated, low-rise built form comprising natural materials and colours. Dispersed built form enables managed vegetation to be established.
5. Low- profile, grouped building form.
6. Potential visual impact of vehicle parking on Smiths Beach Road avoided.
7. Spine of managed, retained vegetation.
8. Primary roads integrated along contours.
9. Built form positioning offset within lots for optimisation of vegetation framework with no boundary fencing to retain local character and avoiding a ‘suburban-based’ outcome which would greatly increase any visual impact.
10. Builtform setback from entry roads to limit visual impact of development from key entry locations and maintain naturalised entry.
11. Predominance of curved road design to maximise visual mitigation while minimising contrasting straight lines.
12. No visible development views from the west and south-west
13. Area of development visible from north and eastern locations designed to effect greatest visual mitigation of built form and a composed aesthetic for visual integration.

Strategy, Design Objective and Visual Management Measures Summary

Wilderness-Like Landscape Character Unit

Protection and Maintenance of the Visual Character

Design Objective	Reference Location Image	Design Strategy	Visual Management Measure Application	Design Report Response
Site Visual Character: • Protect the landscape character and wilderness-like experience		• Exclude built forms from view • Locate all built form below promontory ridgelines	• Built form restricted to eastern flank of site promontory 5 vertical metres below minor ridgeline • Conservation of all vegetation • Lighting type and fixtures selected to minimise light spill and located not to be seen from west	

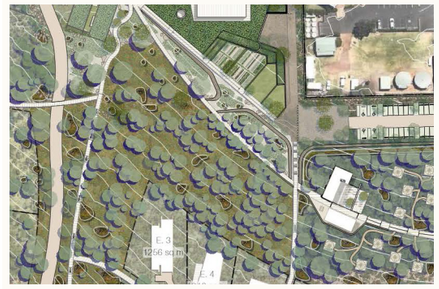
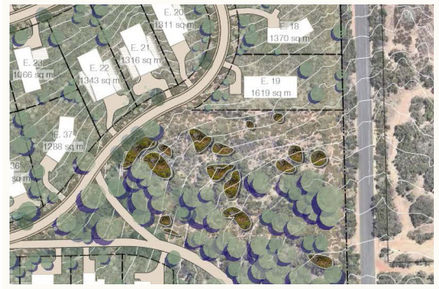
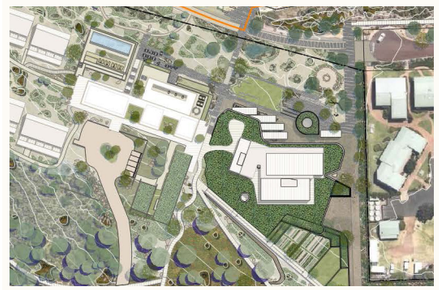
Naturalistic Landscape Character Unit

Best Practice Siting and Design and Enhancement of Opportunities for Public Amenity

Design Objective	Reference Location Image	Design Strategy	Visual Management Measure Application	Design Report Response
Site Visual Character: • Protect the natural character of the ridgeline from built form when viewed in mid- to long-distance aspects from the north-east • Ensure the longevity of the character qualities and values		• Provide development exclusion zone to western end of promontory • Locate all built form below promontory ridgelines • Maintain existing ridgeline vegetation • Maintain good vegetation downslope of ridgeline • Community Title Arrangement	• Locate all built form to lower areas • Built form sited 5 vertical metres below minor ridgeline (within site) • Major ridgeline (outside of site) extends approx. 20 vertical metres above highest built form in site • On-going commitment to caring, management and maintenance	
Holiday Home Built Form: • Minimising built form dominance • Integrate new built form into the existing natural character		• Disperse built form within eastern and middle portion of whole site only • Disaggregated built form to enable vegetation retention • Controlling building height & colour • Minimising visible size of buildings by orientating narrow elevation of eastern structures to the viewing point	• Disaggregation of built form into ‘groupings’ with managed vegetation retention • Maintain links and views across site contours • Application of height limits to built form • Specific material and colour palette	

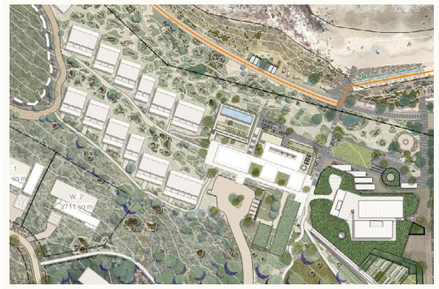
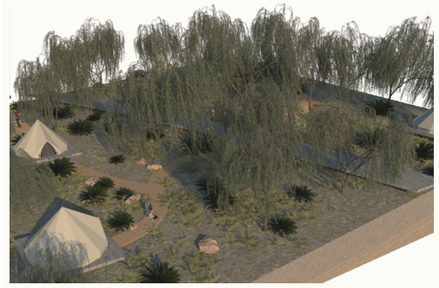
Naturalistic Landscape Character Unit (continued)

Best Practice Siting and Design and Enhancement of Opportunities for Public Amenity

Design Objective	Reference Location Image	Design Strategy	Visual Management Measure Application	Design Report Response
Infrastructure Form: • Ensure new vehicular infrastructure is not obtrusive		• Avoid linear patterns across site • Minimise visual prominence of vehicles within site • Visually minimal road widths • Sensitive road detailing - removing heavy/wide kerbing	• Roads mainly curved and widths reduced to reduce earthworks • Predominantly, roads are aligned along contours and minimise cut/fill • Parking ‘sleeved’ behind existing development • Local material for road surfacing and retaining reflects natural colours	
Local Visual Character: • Integrate change to existing local views of the site • Maximise vegetation		• Mitigation through design • Considered built form placement • Extant vegetation retention and management across whole site • Avoid linear patterns across site	• Maintain and enhance visible vegetation on key approaches and visually important locations • Ensure appropriate boundary setbacks to neighbouring properties • Ensure appropriate boundary setback along key entry road • No boundary fencing is to be installed across site	
Foreshore Management: • Sensitive design management • Restrict views from Cape to Cape Track to east • Maintain coastal conservation areas • Provide universal public beach access • Maintain or enhance specific access to coastal character		• Minimum 50 metre coastal setback • Restore and revegetate foreshore areas or unwanted prior infrastructure • Develop naturalised coastal protection from locally appropriate materials • Enhance recreation use/socially valued settings	• Utilise natural, locally sourced materials that are tactile, robust and weather over time • Source endemic revegetation and utilise in natural groupings and plantings • Removal of uncontrolled vehicle access • Removal of existing bitumen track	
Community Hub Development: • Minimise built form visual dominance • Maintain local / neighbouring views • Protect lowest areas of site from built form development		• Clustered low buildings providing public amenity and tourism infrastructure • Built form alignment transitions from existing adjacent development to proposed buildings to the west	• Upper level responds to slope and reduces visual impact of built form • Service and arrival infrastructure located to rear of built form • Extensive naturalised revegetation • Local views out of site maintained • Lower level comprises stone walls and high moisture vegetation roof top gardens	

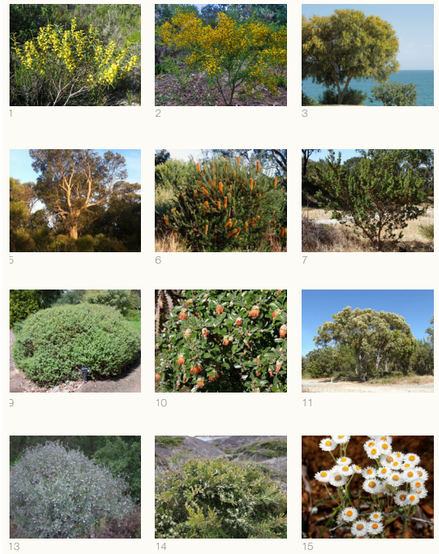
Naturalistic Landscape Character Unit (continued)

Best Practice Siting and Design and Enhancement of Opportunities for Public Amenity

Design Objective	Reference Location Image	Design Strategy	Visual Management Measure Application	Design Report Response
Hotel Development: • Minimise built form visual dominance while creating a signature building		• Simple architectural forms provide connection to the site • Facade articulation through supporting structures, interplay via shadow and light and tactile materiality • Avoid expanses of 'blank' single material walls • Low profile buildings	• Stabilised earth walls and simple architectural forms • Built form integrates retained landscape and new native plantings • Natural, locally sourced materials • Materials that are tactile, robust and weather over time	
Campground Development: • Minimise visual evidence		• Position campground behind existing Smiths Beach Resort • Dispersed collection of small scale tent platforms • Design structured around servicing efficiencies as well as overall site connectivity	• Extant Peppermint Trees retained with tent sites positioned accordingly • Campground Hubs cluster facilities for campers to maximise retention of natural character • Sleeve car parking to rear of existing built form	
Eastern Holiday Home Development: • Minimise built form visual dominance		• Loop road designed as an increased tree retention corridor with extant Peppermint trees retained • Tailored fire management regime of retained vegetation • Extensive revegetation to augment retained vegetation between spaced residences • Colouring and materiality highly responsive to existing hues in underlying landscape	• Loop road reduced to 4 metres • Architecturally linear built form with rear of dwellings anchored into gently rising topography • Significant spacing between dwellings • Built form articulation managed via wall patterning, supporting timber structures and shadow and light interplay • Fire resistant plant species surrounding private residences	
Western Holiday Home Development: • Minimise built form visual dominance		• Road reserves community titled and managed • Large lots with each residence appropriately set apart • Locate to retain critical ridge views	• Significant extant revegetation retained to create 'natural' boundaries and assist integration of built form • Fire resistant plant species surrounding private residences • Low built form profiles • Recessive colours and materials	

Naturalistic Landscape Character Unit (continued)

Best Practice Siting and Design and Enhancement of Opportunities for Public Amenity

Design Objective	Reference Location Image	Design Strategy	Visual Management Measure Application	Design Report Response
Bush Fire Management: • Best practice vegetation planning and management		• Cohesive ongoing management through Community Title • Integrated cool burning techniques • Establish community safeguards • Fire management practices that retain vegetation in key locations	• Retain strategic vegetation where possible with balanced environmental, visual and bush fire management response • Utilise native, high-moisture content vegetation as improved mitigation measure	
Strategic Vegetation Retention: • Retain Vegetation Blocks • Strategic Vegetation Retention		• Initial canopy and fuel reduction of retained vegetation across site including Campgrounds and park spine	• Create park spine and road as sinuous element	
Vegetation Management: • Maintain and sustain a high quality landscape and vegetation framework		• Maximise retention of managed vegetation across site • Community title application to enable management to sustain high quality vegetation • Enhance coastal vegetation character • Loop road designed as an increased tree retention corridor with extant Peppermint trees retained	• Maintain coastal conservation areas • Restore and revegetate foreshore areas • Extensive revegetation to augment large swathes of retained vegetation across site • Endemic species used in new plantings • The use of green roofs to community built form to assist visual integration • Roads designed as increased tree retention corridors with extant Peppermint trees retained	 1 2 3 5 6 7 9 10 11 13 14 15

View of Development from Torpedo Rocks

View of Development from Smiths Beach

4.11.1.1 Materiality

4.12 SDRP2 Comments

Overall: **The design approach is supported by the Panel**

Further review: **A follow up review of this project is recommended.**

Summary comment: **The Panel thanks the design team for engaging with the design review process.**

The project team has presented a well-considered and high-quality presentation. The Panel are excited by the proposed vision for the Smiths Beach site, although greater detailing of the design concepts will be required in preparation for the next review.

The greater approach and overall metric to the areas of the site which will be developed and what may be given over to National Park, will require consideration as they differ from that permitted by the current Structure plan. This critical issue will remain a key area of focus for this project.

The proposed road, parking and circulation arrangement at the critical 'knuckle' area around the landmark building will form the heart of both the development and also the important Smiths Beach foreshore. Ensuring that there is a sense of inclusiveness and clear wayfinding for improved public address will be important in insuring the proposal's benefit to the local and greater community. Integration with the existing resort should deliver a singular destination and provide important choices for residential and tourism accommodation, with this location being the gateway to the Cape to Cape hiker's trail.

The Panel looks forward to further information in respect of the built form architectural language for the next review.

Next stages of design development should focus on:

- Bushfire management strategy, particularly for how amenity and safety will be balanced for individual. Residents in a bushland setting to deliver a unique experience and outcome.
- Review the 'knuckle' of the village centre to ensure optimised wayfinding and foreshore access.
- Provide more information on sustainability commitments, including carbon neutral target, WSUD and integrated waste management initiatives.
- Built form language, including materials.

Principle 1: Context and Character

	SDRP2 Comments	Response / Reference
Overall Principle		
1	The Panel is encouraged by the additional visual impact information provided. Continue to evolve this analysis to provide a greater understanding of the proposal's contextual responsiveness. Include eye-level views and renderings with accurate vegetation representation.	• Addressed through renders provided in this Design Report. Refer Visual and Landscape Assessment (Appendix E)
2	Include long sections identifying the profile of the site's vegetation, to assist in understanding and communicating the overall experiential qualities of the proposal, which the project team has clearly considered.	• Refer Landscape Report (Appendix F)
3	There is strong support for the project vision of a village, which also plays a significant role in supporting tourism, promotion of the Cape to Cape walk, inclusiveness and generous community access to the renowned Smiths Beach and foreshore.	• Support noted.

Principle 2: Landscape Quality

	SDRP2 Comments	Response / Reference
1	Continue to develop, expand and evolve the clear landscape strategy for the site as the central driver for the project vision and masterplan, including more detail about the management of public open space.	• Addressed through response to this Principle. Management of the open space to be coordinated by Community Corporation.
2	The overall metric and approach to the areas of the site which will be developed and what may be given over to National Park, remains a key area of focus for this project. Consideration should be given to the quality of vegetation along with the quantity. The area of vegetation to the south-east of the development near the entrance road (excellent quality) should be incorporated into the National Park and this would assist the overall "trade". Provide a clear metric in respect of this matter.	• Addressed through response to this Principle and Section 11 of this Design Report. The area of 'Excellent' quality vegetation in the south-east has been retained as open space. Due to its isolated nature it is not appropriate for this vegetation to be located as part of the wider National Park.
3	Review the proposed road, parking and circulation arrangement at the critical 'knuckle' area around the landmark building. Ensure that there is a sense of inclusiveness and clear wayfinding for improved public address and accessibility. Continue to consider the proposal's benefit to community and general public, which should be a priority for planning of the village centre and foreshore.	• This has been addressed in Principle 7: Legibility
4	The Panel commends the rehabilitation strategy proposed for the northern road along the coastal edge, alongside the walking paths, which should deter further use of this area by 4-wheel drivers and encourage the pedestrian experience.	• Support noted.
5	The Panel recommends providing site specific fire management responses to the site for each precinct of the development given the diverse nature of the vegetation within each precinct.	• Noted. Addressed through response to this Principle and Bushfire Management Plan (Appendix G).
6	The Panel looks forward to the next level of landscape design development detail in respect to the integration of existing vegetation, new landscaping, built form and bushfire management, to ensure this unique aspect and attractor of the development is optimised. The Panel is particularly interested to see the impacts of fire management strategies and access roads on the existing vegetation and how these might be concealed through the design.	• Noted. Addressed through response to this Principle and Landscape Report (Appendix F).
7	Preserve canopied trees wherever possible.	• Noted. Addressed through response to this Principle and Landscape Report (Appendix F).
8	A strong environmental and landscape strategy for the coastal soak will aid functionality and contribute aesthetically to the development, village centre and foreshore. The Panel looks forward to the next level of design development.	• Noted. Addressed in Section 5 of this Design Report, Landscape Report (Appendix F) and to Foreshore Management Plan (Appendix M).

Principle 3: Built Form and Scale

	SDRP2 Comments	Response / Reference
1	Whilst it is understood that the built form is still being finalised, early intentions as demonstrated by the design team are generally supported. Further detail on built form design and scale, is sought for the next design review. The Panel supports the approach of building to the contours and minimising the visual impact of all buildings.	• Support noted. Further detail on built form design and scale provided throughout this Design Report.
2	The proposed 'landmark building' (Cape to Cape Welcome Centre) should be designed with public prominence, establishing its status as a tourism marker for the Cape to Cape walking trail and meeting point for Smiths Beach, whilst minimising the visual impact of this. The overall approach to built form and scale of the HQ building and surrounding buildings will be critical in subtly emphasising the development's landmark building and will need to be achieved with appropriate design, which acknowledges this significant location.	• Support noted. Further detail on design and scale provided in response to this Principle.
3	The Panel support the development of comprehensive Design Guidelines and the selection of four or five architects that will be engaged to design the houses for the village precinct.	• Support noted. Refer to Section 10 of this Design Report.

Principle 4: Functionality and Build Quality

	SDRP2 Comments	Response / Reference
1	The general approach to carparking and road network is logical. Prioritising pedestrians within the foreshore reserve and removing the extended road access (with associated rehabilitation of vegetation) is strongly supported. Continue to minimise perception of privitisation.	• Support noted. However, through public consultation it was identified that the local community highly value vehicle access out to Smiths Point. As a result this access is retained and is being balanced with the objective of providing a pedestrian safe foreshore.
2	Public carparking south of the existing resort is discreet and located within an area of degraded landscaping. Ensure that arrival to this node is clear for first time visitors and wayfinding to the village centre from the parking area is clear.	• Noted. Refer response to Principle 7: Legibility and Section 6 of this Design Report.
3	The southern village currently has a single access point and loop road. The Panel understands that this does not connect to the western fire road as it interrupts the north-south walk network. Consideration should be given to a secondary access or exit point in order to reduce the extent of traffic at the main entrance and improve amenity for residents.	• Refer to response to Principle 6: Amenity.
4	The Panel recommends further analysis of the proposed Hikers' Huts precinct including an assessment of the development on the site's vegetation. Confirm bushfire management, built form and tenure models, with consideration to access, egress and connection to the greater area.	• Hikers Huts no longer part of proposal.
5	The Panel recommends further integration of the coastal soak into the masterplan during Design Development to better support its hydrological function whilst improving this area aesthetically. This will be important for better integration with existing adjoining development. Additional detail on overall hydrology within the granite terrain will be helpful for the next review.	• Refer to Foreshore Management Plan (Appendix M) and Urban Water Management Plan (Appendix P).
6	The Panel is supportive of the proposed holistic waste management strategy proposed and looks forward to further information as the design progresses. An important sustainability initiative, the proposed integrated approach has the potential to demonstrate a new way forward for developments of this type.	• Refer to Waste Management Plan (Appendix I).
7	The Panel commends the design team's consideration of universal access throughout the site.	• Support noted.
8	The Panel looks forward to more information about community title as it becomes available, as there are opportunities to explore innovation in respect of management of common landscaped areas and sustainability initiatives. These elements will underpin the successful execution of this ambitious project.	• Refer Development Application Report for additional information in relation to Community Title and its implementation relating to the Project.

Principle 5: Sustainability

	SDRP2 Comments	Response / Reference
1	Sustainability remains a key component of the vision for this project. The Panel commends the design team for their aspirational ambitions and looks forward to the project objectives being brought to the foreground as the design develops. The project team's strategy to work closely with the future residents and existing community as a core strategy in achieving holistic sustainability outcomes is commendable and could be a unique and defining aspect of the project.	• Support noted.
2	The proposed carbon neutral proposal is strongly supported by the Panel, who look forward to more detail in the next review. Demonstrating the benefits to users and visitors will be important in developing community support. The design team is encouraged to confirm a concrete commitment to this foundational component of the project vision and branding.	• Support noted. Refer to Sustainability Report (Appendix S).
3	Continue to develop stormwater management strategies for the on-site disposal of wastewater given the granite terrain. Water sensitive urban design (WSUD) is encouraged. Ensure vegetation profiles are maintained and not adversely affected by water pathways. The Panel supports minimal use of street kerbs.	• Refer to Engineering Report (Appendix O) and Urban Water Management Plan (Appendix P).
4	The Panel is very supportive of the proposed low-level lighting strategy for the development to ensure minimal disturbance to fauna and preserve on-site amenity.	• Support noted.

Principle 6: Amenity

	SDRP2 Comments	Response / Reference
1	Carparking is well located to reduce dominance and considers overflow for staff. Provide more detailed information of its integration with landscaping and movement systems to the village centre and foreshore to ensure a high-quality pedestrian experience.	• Refer response to Principle 4: Functionality and Build Quality and Principle 6: Amenity.
2	Consider treatment of fence lines of existing resort and its impact on pedestrian pathway along the western boundary in this area. Ensure a clear, high amenity route for beachgoers and visitors.	• Refer response to Principle 7: Legibility and Landscape Report (Appendix F).
3	Continue to ensure the foreshore prioritises pedestrians and the public more broadly, providing continuity from the surf club to the beach, including optimised movement network for important children focused club activities.	• Addressed through response to this Principle.
4	Continue to minimise the perception of privitisation within the development for non-residents, visitors, and beachgoers.	• Addressed through response to this Principle.

Principle 7: Legibility

	SDRP2 Comments	Response / Reference
1	The Panel recommends further development of the arrival experience along the new access road to ensure this is both inviting and legible to the public as well as hotel patrons.	• Addressed through response to this Principle.
2	Continue to develop and possibly simplify networks through the important 'knuckle' of landmark HQ, surf club, Cape to Cape trail, public carpark, and foreshore area to ensure clear sightlines, wayfinding, appropriate signage and easy access to facilities. This will be critical for overall site legibility, promoting inclusiveness and public accessibility, particularly for first time visitors making their way from the carpark.	• Addressed through response to this Principle and Section 6 of this Design Report.
3	Extroverting the back of house as a design opportunity to showcase sustainability initiatives is supported.	• Support noted.
4	Integration of existing resort infrastructure to the east of this development with the village centre will be improved with an appropriate foreshore landscaping strategy and enhancement of the coastal soak.	• Refer to Landscape Report (Appendix F) and Foreshore Management Plan (Appendix M).
5	Visual permeability from the foreshore to the surf club through to Cape to Cape walking trail is supported, as it enhances accessibility and promotes the public use of the on-site facilities.	• Refer to Landscape Report (Appendix F) and Foreshore Management Plan (Appendix M).
6	Legibility of access to the refuge area in case of fire will be critical to the fire management plan.	• Refer to Bushfire Management Plan (Appendix G) and response to this Principle.

Principle 8: Safety

	SDRP2 Comments	Response / Reference
1	The Panel looks forward to further information in respect of the fire management strategy, which considers the macro (greater masterplan) and micro (individual built form).	• Refer to Bushfire Management Plan (Appendix G).
2	The Panel is encouraged by the proposal to develop cultural burning initiatives.	• Support noted.
3	The Panel look forward to more information in relation to the fire rating of residential construction and better understanding how this may alter over the precincts once changes in vegetation types and fuel loads are taken into consideration.	• Refer to Bushfire Management Plan (Appendix G).
4	Confirm location and viability of the proposed refuge and ensure wayfinding and ease of access for this important infrastructure.	• Refer to Bushfire Management Plan (Appendix G).
5	Ensure compliant fire truck access, including to the hiker's hut precinct, village centre and HQ building.	• Refer to Bushfire Management Plan (Appendix G).
6	More detail is required in respect of road design in existing firebreaks, including for the proposed new road south of the existing resort associated with public carpark.	• Refer to Bushfire Management Plan (Appendix G).

Principle 9: Community

	SDRP2 Comments	Response / Reference
1	The project team's engagement with an Aboriginal working group since the previous review is strongly supported. Ongoing Aboriginal engagement will ensure the development's long-term success and will strengthen opportunities for tourism. Initiatives such as the foreshore yarning circle are unique opportunities for Aboriginal story telling.	• Support noted.
2	Ensure the village centre and foreshore promote public accessibility.	• Refer responses throughout Design Report.
3	The Panel encourage the further refinement of this well-designed development, incorporating ambitious and innovative sustainability initiatives, with a landscape-based vision. These attributes will benefit the development and clear communication of this intent is more likely to gain greater community support.	• Noted.

Principle 10: Aesthetics

	SDRP2 Comments	Response / Reference
1	The Panel agrees that a restricted and evidence based defined building area that is informed by a visual impact analysis and ensures buildings are nestled into contours and landscaping will ensure optimised placement, orientation and bush/canopy retention. This will be important for all sized lots, with community title playing an important role in both the built form and retention and maintenance of landscape.	• Refer responses throughout Design Report and Visual and Landscape Assessment (Appendix E).
2	The Panel looks forward to further information in respect of the built form, with specific focus on materials and an integrated fire management response. This should include the approach to built form for the hiker's hut design. From work presented to date there is confidence that an appropriate, innovative and relevant design language will be developed and presented at the next design review.	• Refer to Sections 5-10 of this Design Report.
3	The proposed 'landmark building' (HQ) should be appropriately designed to ensure public prominence given its status as a tourism marker and meeting point for Smiths Beach and the Cape-to-Cape walking trail whilst maintaining sensitivity in relation to views and impact.	• Refer response to Principle 3: Built Form and Scale.

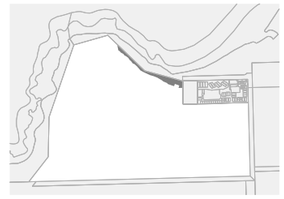
Section

5.0

FORESHORE PRECINCT

A naturalised and easily accessible space for all

5.0 Foreshore Precinct

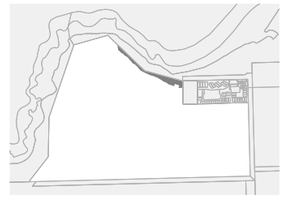


5.1 Brief

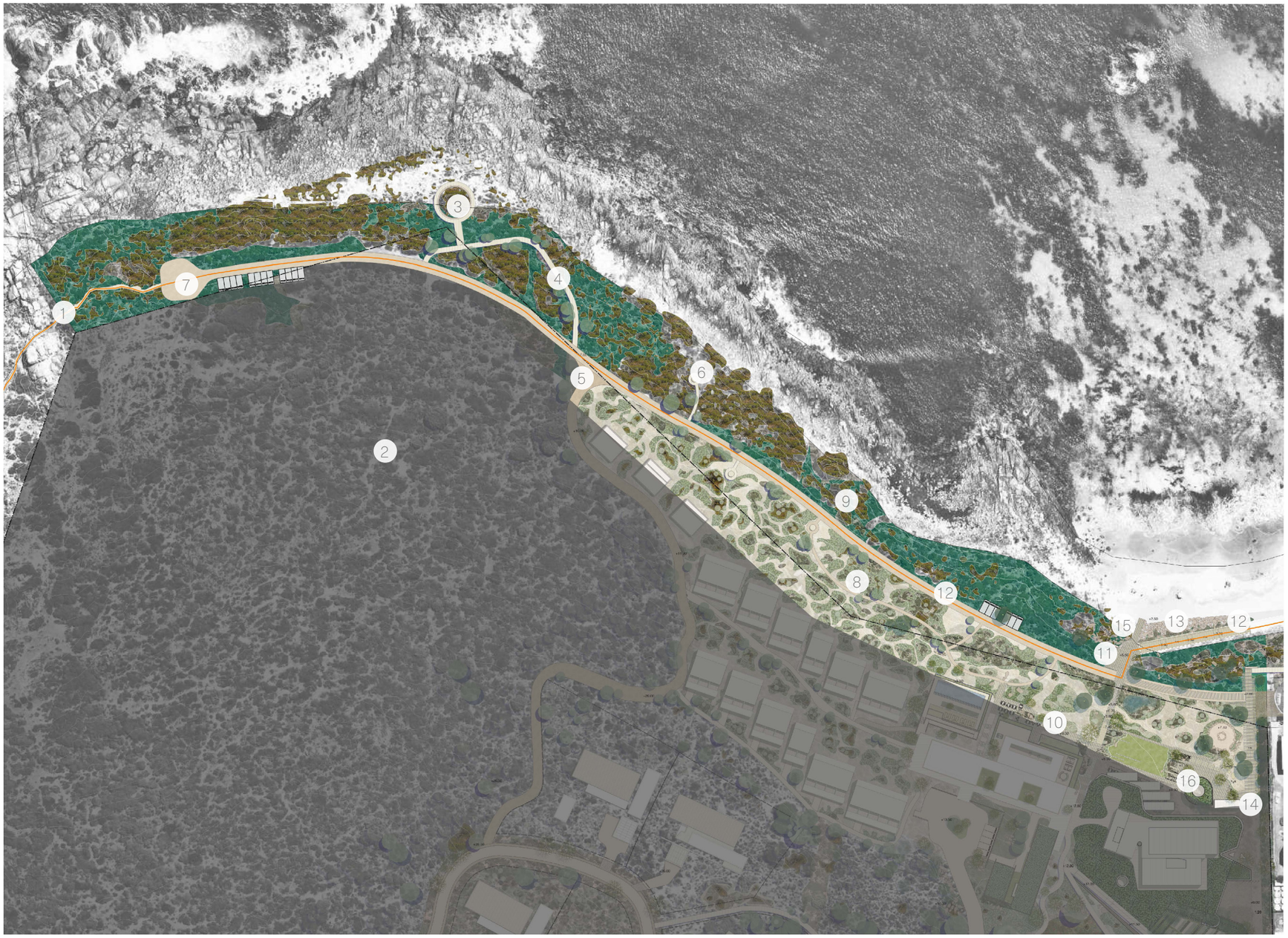
The Smiths Beach foreshore is a multifaceted design response aiming to improve the ecological condition of the currently environmentally degraded foreshore and provide a destination for the community that is both functional and aesthetically sensitive to the surrounding coastline.

The foreshore will complement and enhance the recreation experience at Smiths Beach and welcome the community with a strong emphasis on highlighting its Connection to Country.

A strong pedestrian focus is integral to the foreshore space.



5.2 Foreshore Reserve Plan



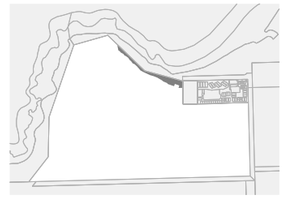
LEGEND

1. Cape to Cape Track
2. National Park Extension (transfer to Crown from private ownership)
3. Ocean Lookout
4. Informal Headland Access
5. Emergency Vehicle Access
6. Seating and Viewing Deck
7. Smiths Point Access & Parking
8. Informal Foreshore Access
9. Foreshore Revegetation Area
10. Alfresco Terrace
11. Outdoor Showers / Drinking Fountain
12. Universal Access Ramp
13. Naturalised Seawall
14. Smiths Common
15. Stair Access to Beach
16. Cape to Cape Welcome Centre

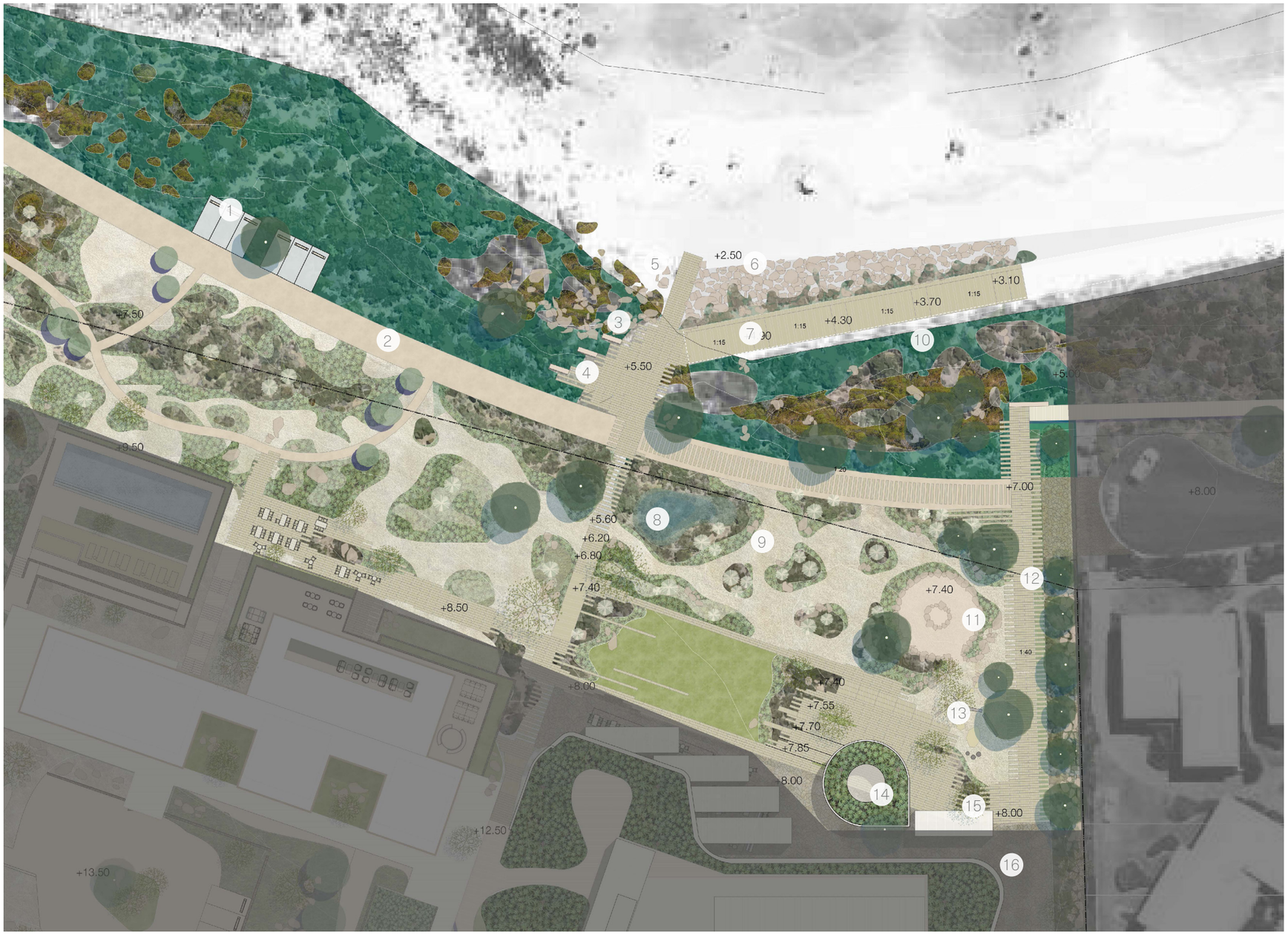
Site Boundary

Cape to Cape Track

0 50m



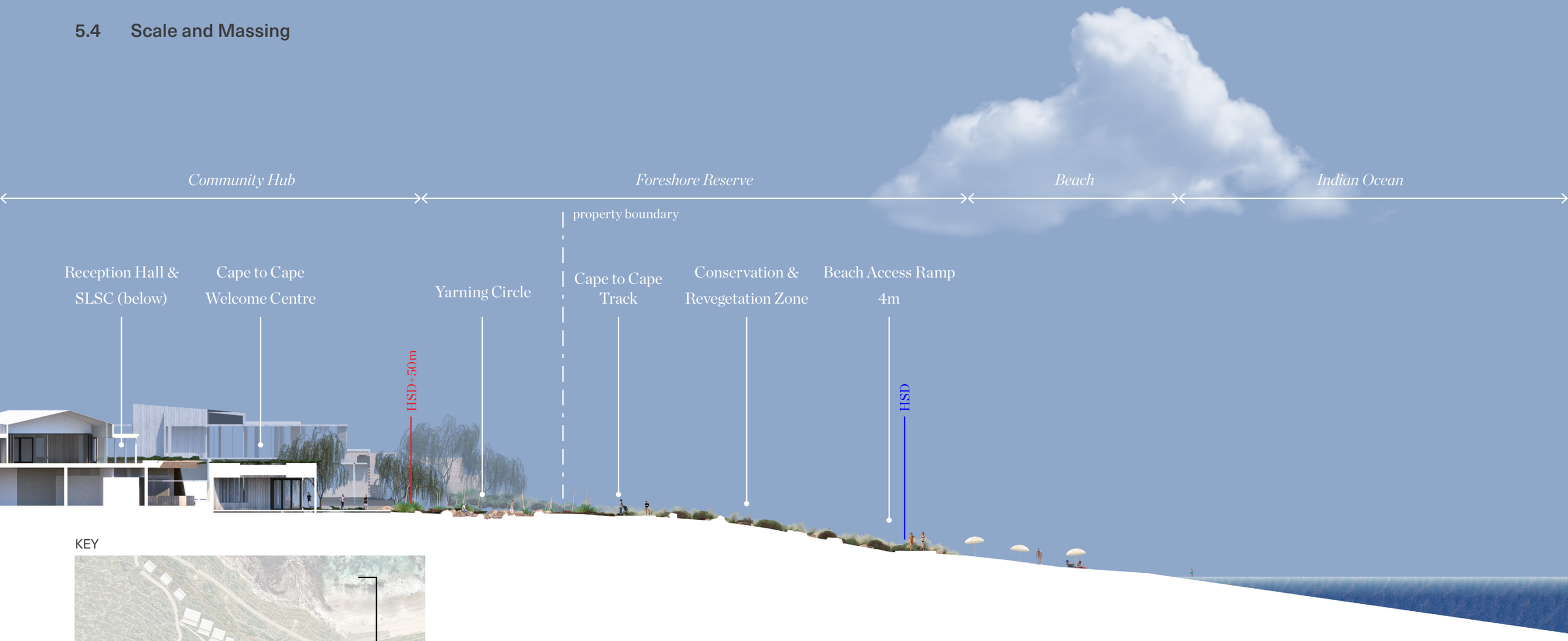
5.3 Beach Arrival Plan



LEGEND

1. Proposed formalised car parking
2. Split pea gravel path 4m wide
3. Stone clad seat x 3
4. Hardwood post beach showers x 2
5. Timber staircase
6. Stone boulder seawall batter
7. Hardwood clad beach access ramp
8. Rockpool Nature Play
9. Sand bed 6mm
10. Buried concrete seawall
11. Stone boulder Yarning Circle
12. Hardwood access path 4m wide
13. Bespoke natural material play elements
14. High moisture content vegetation roof garden
15. Timber shade structure
16. Stone paving/split pea gravel

5.4 Scale and Massing



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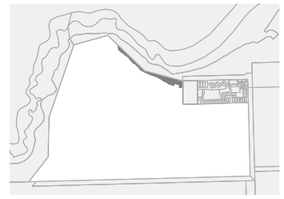


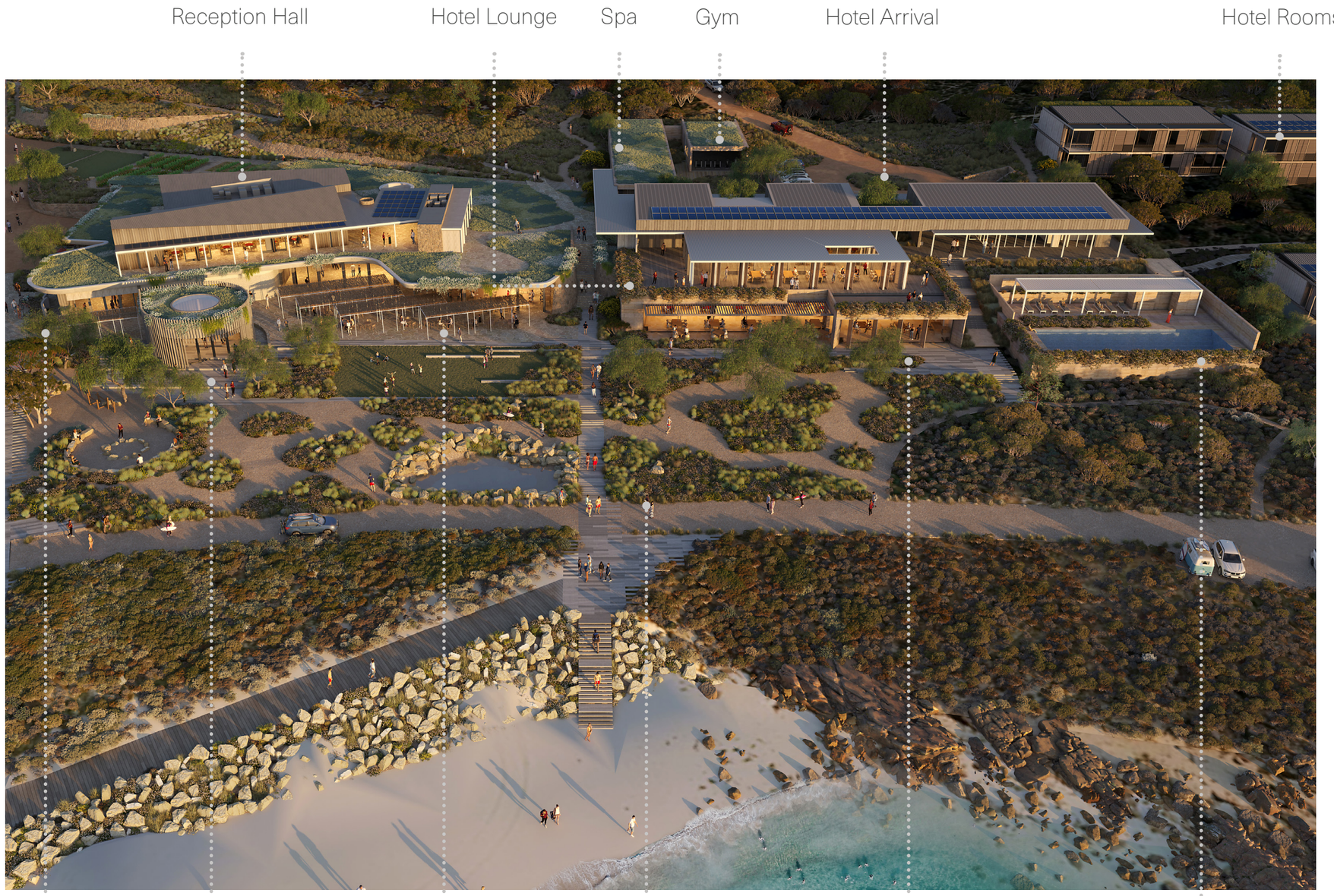
5.5 Functionality

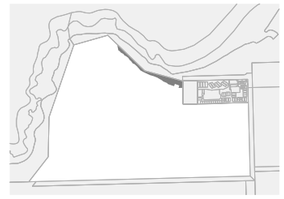
The foreshore provides shared pedestrian and vehicle access to Smiths Point and the Cape to Cape Track beyond. A series of lookout nodes along this path provide rest points whilst looking over Smiths Beach. This main pedestrian/vehicle access is complemented by an informal network of paths which meander through the foreshore landscaping providing a naturalised walking experience.

Arrival to the foreshore will predominately be via Smiths Common. This arrival is accentuated by the landmark Cape to Cape Welcome Centre building which is bordered by the Yarning Circle and nature play elements, highlighting the Connection to Country.

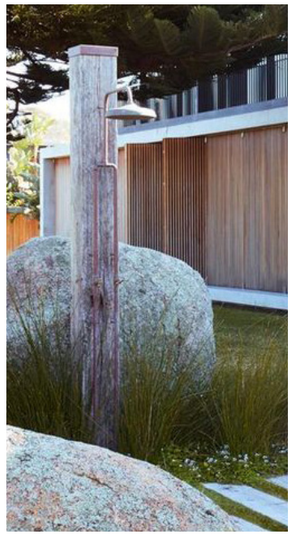
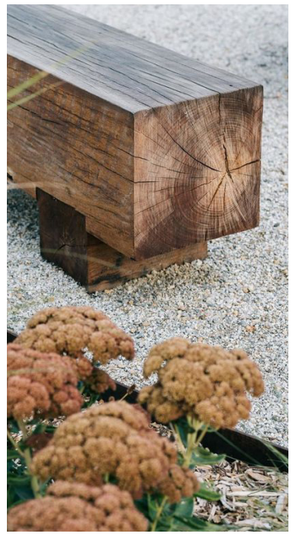
Smiths Common will also be shared by the Surf Life Saving Club who will use this access to deliver their equipment to and from the beach via the universal access ramp.

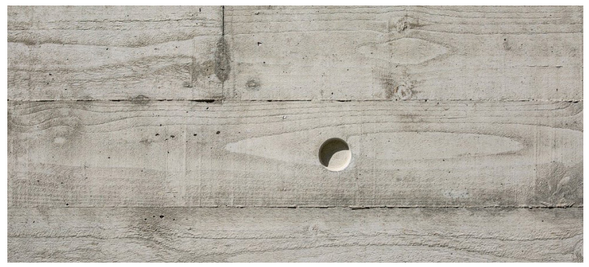
A central boardwalk from the universal access ramp directs beach users to the public amenities (showers and toilets) and also the Café, General Store and Restaurant.





5.6 Materiality



Paving

- **Compacted 6mm pea gravel** - utilise gravel as the key natural trail material creating a strong sense of place
- **Hardwood sleepers** - utilise hardwood sleepers as a high trafficable surface creating a coastal and raw aesthetic
- **Natural Stone** - define a feature pavement with natural stone

Walling

- **Natural boulders** - utilise natural boulders to create authentic walls that are complementary with the shoreline
- **Freeform stone** - natural, split surfaced and chipped edges to create a wall with a rugged, organic and textured feel

Stairs / Ramps

- **Timber boardwalk** - define a sustainable timber aesthetic across the entire site
- **Fair faced concrete** - create a cool and durable beach access ramp with a non-slip board-mark finish

Furniture

- **Hardwood logs** - utilise milled hardwood logs, locally sourced to create simple and timeless coastal amenity

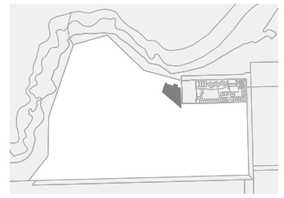
Section

6.0

COMMUNITY HUB

The heart of the precinct, a destination and community offerings for all

6.0 Community Hub



6.1 Brief

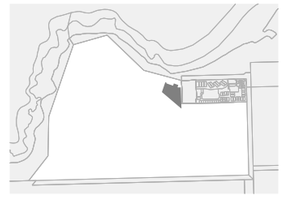
The architectural brief was to provide new community facilities that deliver public amenity and important tourism infrastructure providing the perfect base for exploring and living in the region.

The design approach is informed by the down south laid back lifestyle, where the built form consciously references a coastal /rural vernacular in scale and form. The result is a series of buildings clustered together to accommodate a variety of complementary uses including Smiths Beach Surf Life Saving Club (SLSC), public change rooms, general store & café, a north facing terrace and grassed area overlooking the public foreshore, nature play and yarning circle. The north lawn terrace that transitions from the café terrace to the foreshore reserve, is an accessible and democratic space, an iconic feature of many Australian beach fronts.

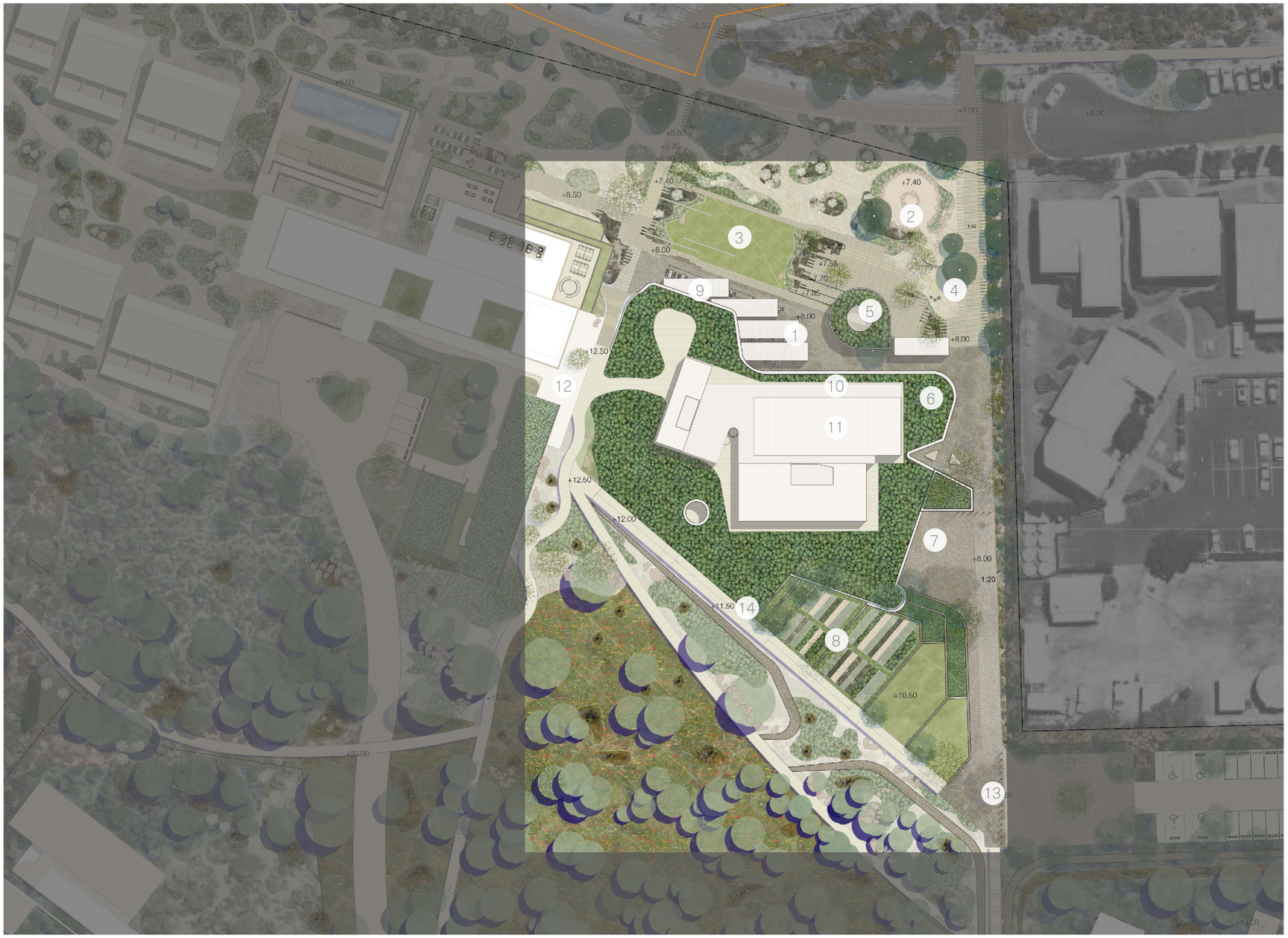
The Cape to Cape Welcome Centre has a distinct presence to the foreshore where the site interfaces with the Cape to Cape Track and is intended to be a clearly identifiable landmark element of the site, providing a curated selection of experiences for all visitors on the track and to the region, including immersive Aboriginal cultural experiences.

The Surf Club boat shed and club rooms occupy the north east corner of the ground level with associated beach showers, public toilets and change-rooms, activating the area with club activities and providing an important patrol base. It is anticipated that the SLSC will be an essential community safety asset and have an iconic presence on the site.

Artist impression of Cape to Cape Welcome Centre and Community Hub



6.2 Community Hub Plan



LEGEND

1. Café Terrace
2. Yarning Circle
3. Lawn Terrace
4. Nature Play
5. Cape to Cape Welcome Centre
6. Surf Life Saving Club (ground floor)
7. Loading Zone
8. Community Garden
9. Café (ground floor)
10. General Store (ground floor)
11. Reception Hall
12. Hotel Access
13. Smiths Common (Access to Public Car Park / Foreshore)
14. Universal Access Ramp to Hotel

6.3 Site Analysis

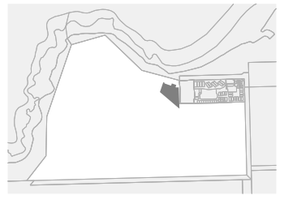
The Community Hub buildings are the interface between the existing Canal Rocks Apartments & Smiths Beach Resort to the east and the new hotel development to the west.

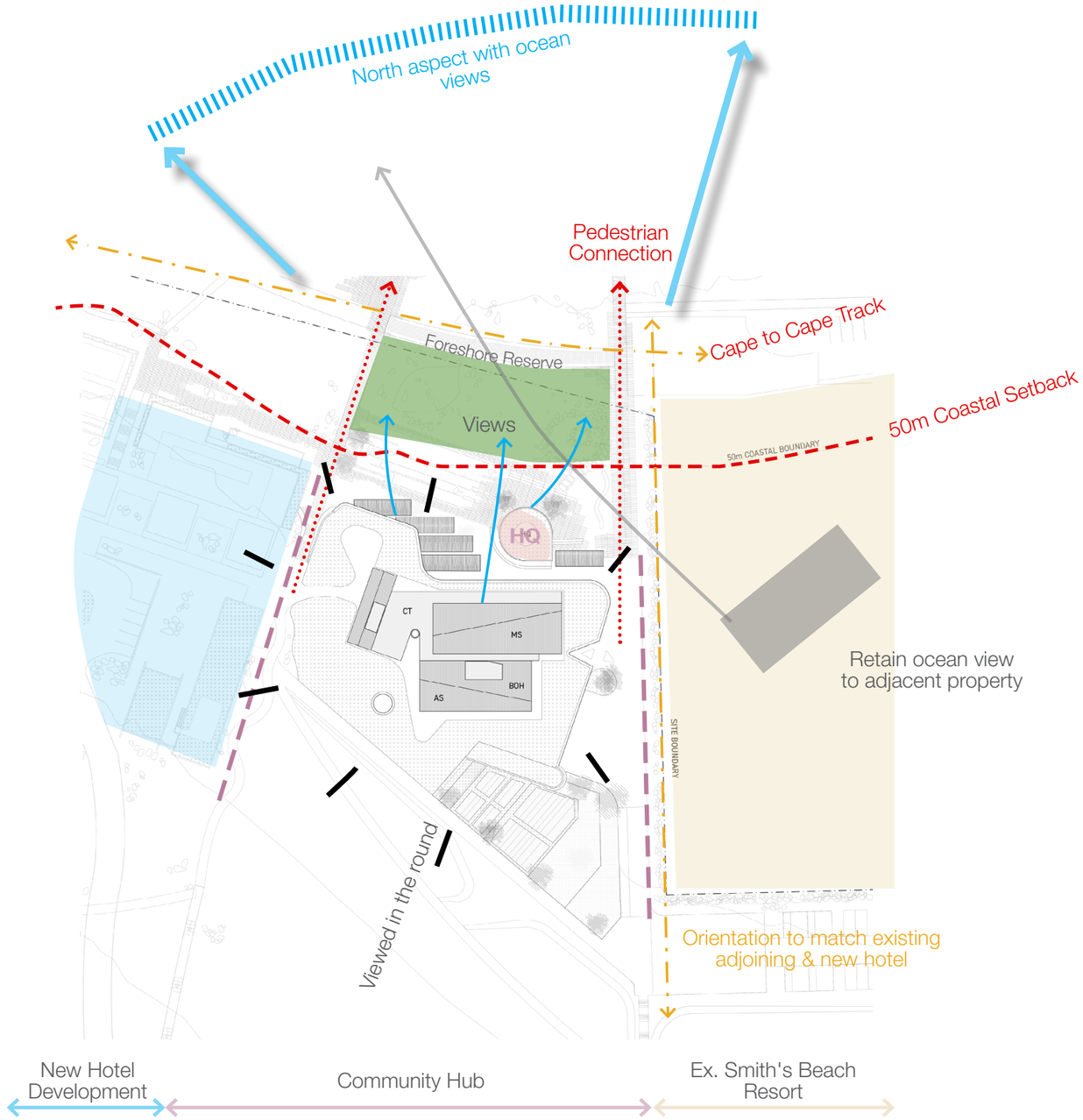
The built form is set back from the street alignment in compliance with the 50m coastal setback, creating a foreshore reserve to the north.

New buildings are sited to retain ocean views for the adjoining property.

The alignment of the proposed building responds to the adjacent existing development orientation and transitions to match the proposed orientation of the new Hotel buildings.

Importantly, the Community Hub buildings have been designed to be viewed in the round - from the beach to the north, the new car park to the east as well as from higher up the site to the south/east and south/west.





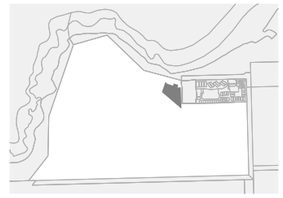
6.4 Scale and Massing

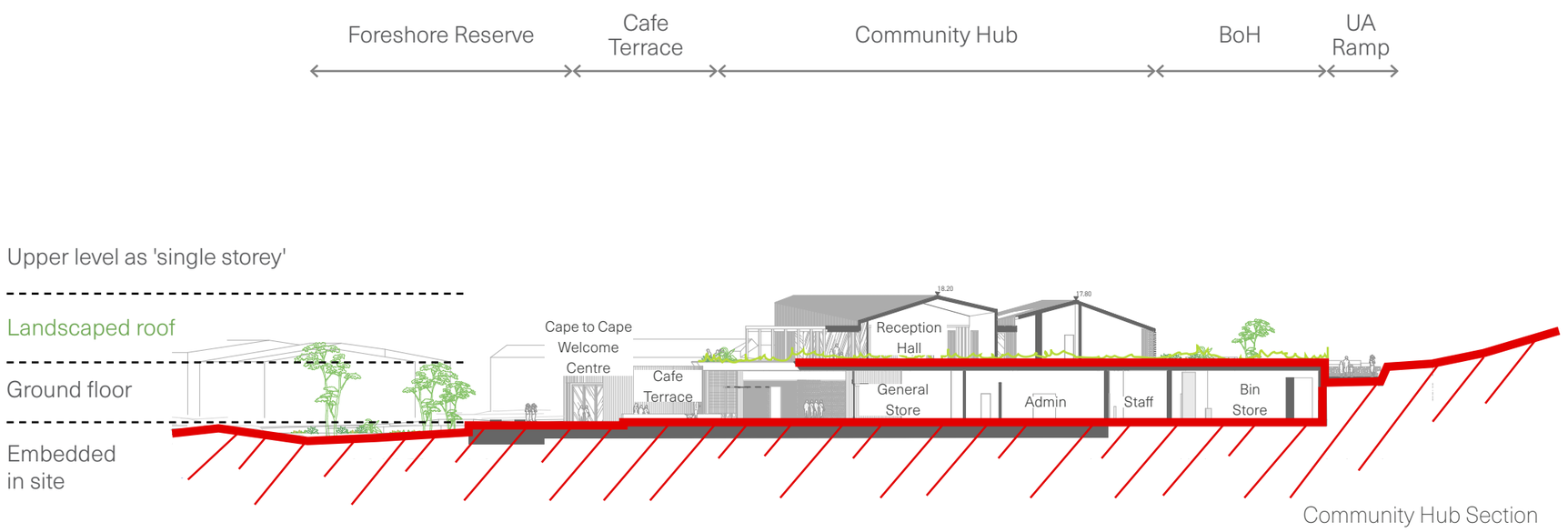
The Community Hub sits across several contours east to west so it was necessary to select the most effective level for the ground floor to suit the range of uses, enhance connectivity between the Hub and the Hotel and to provide universally accessible spaces throughout.

The whole of the ground level built form appears embedded in the site, beneath a landscaped roof, with stone walls and stairs forming the west interface with the new Hotel and a productive garden to the south/east that terraces gently up from the south carpark level to the upper level reducing the visual impact of the built form while allowing most of the associated service access and ‘back of house’ facilities to be concealed from view.

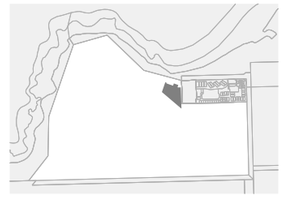
The upper level is designed to read as a single-storey building in a landscape setting, referencing a pair of rural sheds.

The scale of the built form is determined by spatial briefs for the various uses; for example, the boat shed requires 4m high ceiling and this determines the floor to floor for the Community Hub buildings. Other considerations for incorporation of structure and mechanical design also influence the scale of the built form.





Community Hub Section



6.5 Functionality

Smiths Common is an important service access for the Community Hub and the Hotel. Careful consideration has been given to consolidating the service and back of house (BOH) access in order to limit service vehicles along the foreshore and the hotel entry road. The BOH zone is largely concealed from view allowing the landscape features of the site to prevail.

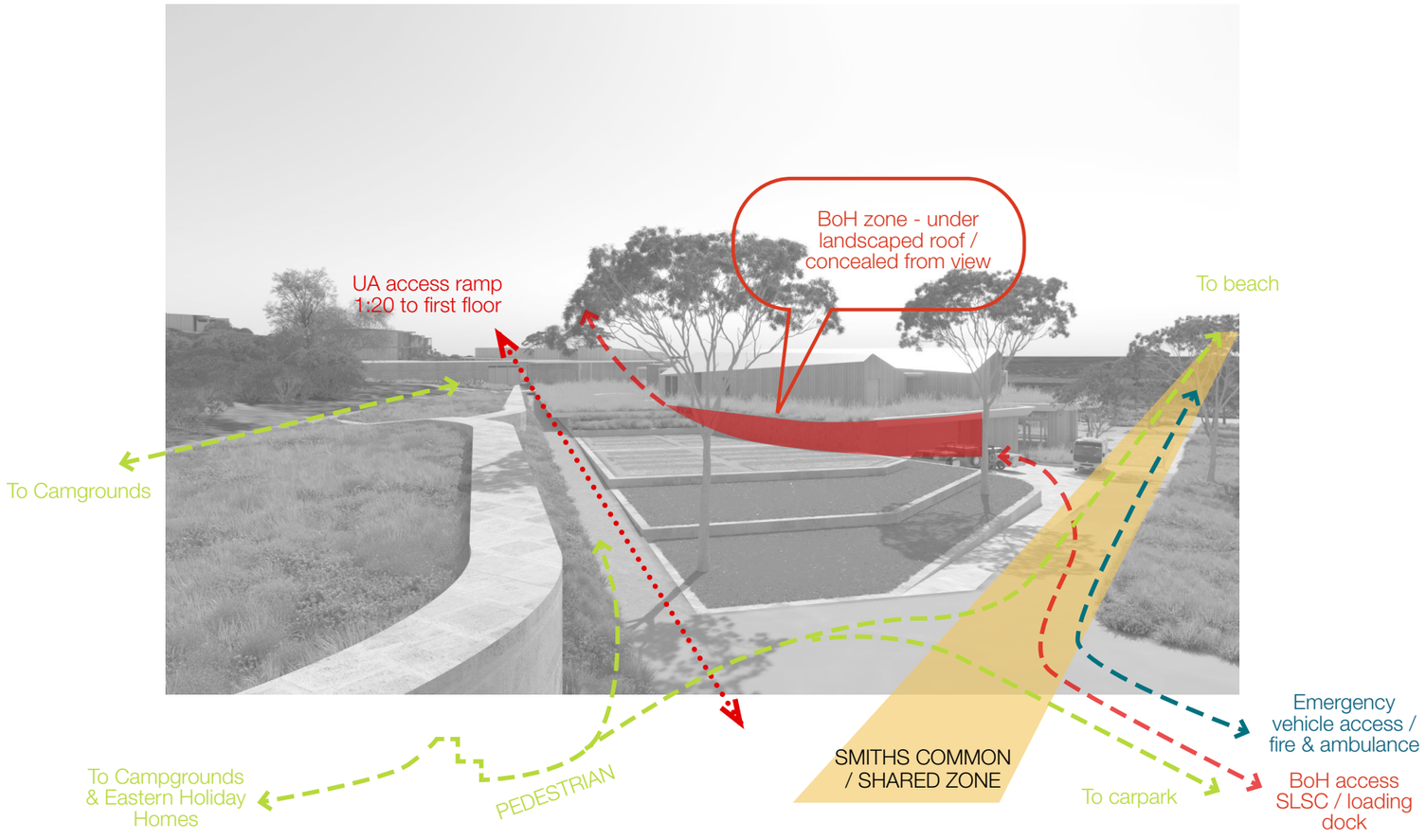
Smiths Common along the east boundary is also an important pedestrian connection from the south and east to the beach, foreshore and general store / café. This will be a ‘shared zone’, where pedestrians will have right of way over delivery and service vehicles accessing the back of house loading dock and the SLSC moving equipment to the beach from the boat shed.

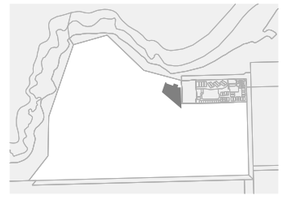
Smiths Common is also a required emergency vehicle access route, in the event of fire or another emergency, access is to be controlled by a removable barrier.

A terraced productive garden to the south west corner of Smiths Common softens the built form into the landscape and incorporates a universally accessible walkway from the south carpark to the first floor multi use spaces and the hotels’ spa and wellness centre.

A passenger lift is also proposed, connecting the north facing café terrace with the multi-use spaces above, as part of the universal access considerations across the site.

Wayfinding will be primarily by natural visual cues and clear accessible pathways and assisted by clear and well-located signage at key access points to the site.





6.6 Materiality

Aesthetically, the collection of buildings are designed to be in keeping with the context and character of the place, suggesting a coastal/ rural vernacular while also minimising visual impact. Materials, such as weathered timber cladding, galvanised metal and stone, project a robust and enduring palette that will age gracefully and recede into the landscape.

Weathered Timber

Galvanised Metal

Native Planting

Natural Stone

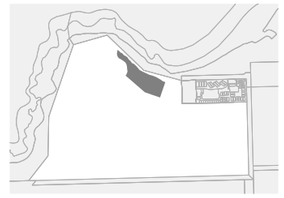
Section

7.0

HOTEL

A coastal destination offering approachable accommodation and entertainment options

7.0 Hotel



7.1 Brief

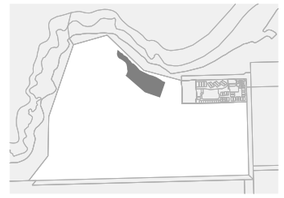
The architectural response to the Smiths Beach Project is elegant and understated. Natural materials, stabilised earth walls (or similar) and simple forms provide a strong connection to the site. Individual components have their own language but are united by a coherent architectural vision. Spaces are organised to optimise views and offer meaningful opportunities to engage with the surrounding landscape. The buildings integrate garden, retained landscape and ocean views to provide a meditative quality to key spaces, offering a sanctuary from the busy urban world.

The Hotel offers numerous lounge and dining options. Arriving at the upper level, a large verandah and sweeping boardwalk connects the hotel public areas and protects the vegetation beneath. The hotel lounge sits proudly to the north, providing a presence and visual identity for the Hotel. The lounge is multifunctional, offering a number of spaces that can adapt to the daily weather changes.

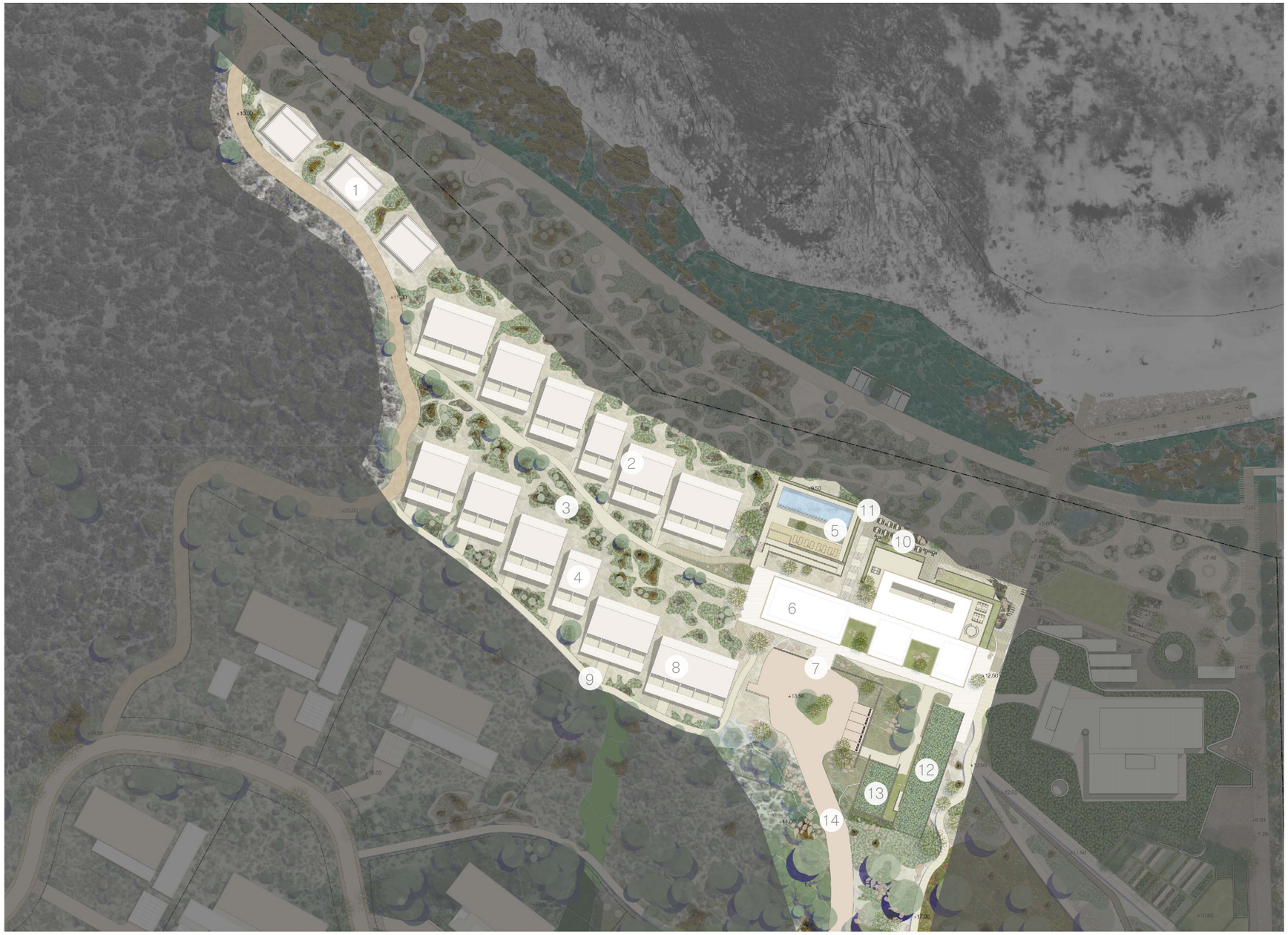
A wellness spa and gym is nestled into the earth to the south of the development, surrounded by retained significant vegetation. A small retail component will offer guests and the public a carefully curated range of local products.

Neighbouring the foreshore and surf club, the hotel restaurant offers the public and guests an opportunity to experience the beachfront with accessible dining throughout the day.

The Hotel's 65 rooms are discretely situated to the west of the arrival, grouped together in small modules to retain vegetation and provide views north over the bay.



7.2 Hotel Plan



LEGEND

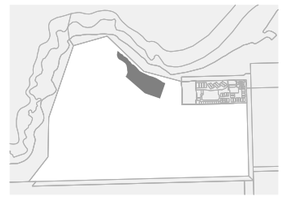
1. Eco Suites
2. North Hotel Wing
3. Feature Conservation Area
4. South Hotel Wing
5. Pool Deck
6. Hotel Lobby
7. Hotel Arrival
8. Hotel Car Parking (below)
9. Shared Buggy Network
10. Alfresco Terrace
11. Public Access
12. Spa
13. Gym
14. Hotel Entry Road

0 50m

View of Tourist Development from Smiths Beach

Artist impression of Tourist Development

Artist impression of Tourist Accommodation



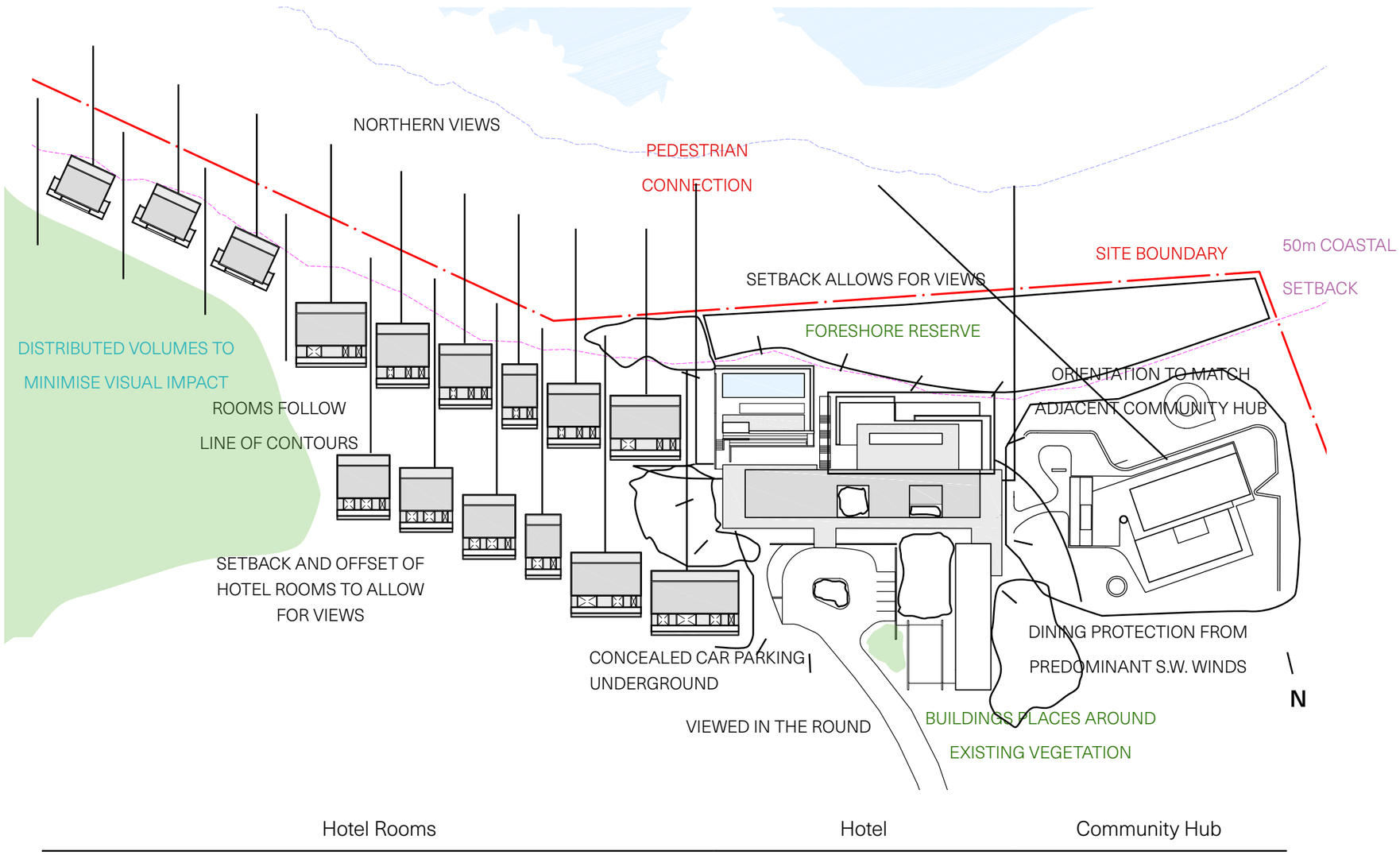
7.3 Site Analysis

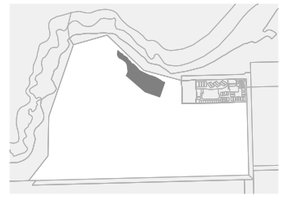
The Hotel consists of 5 main public areas and 65 hotel rooms situated along the northern edge of the site. The built form is set back from the site boundary in compliance with the coastal setback, creating a foreshore reserve to the north integrated with the Community Hub. This preserves a natural separation between hotel guests and users of the Cape to Cape Track.

A staggered arrangement and considered placement along the contours allows for clear northern views to the beach from each hotel room. Access to the hotel rooms to the rear of the buildings furthermore contributes to this visual amenity along the foreshore. The alignment of the proposed building responds to the adjacent Community Hub orientation and transitions to match the proposed orientation of the new hotel room buildings.

The placement of the hotel front of house areas are largely dictated by significant groups of vegetation on the site – and the desire to retain them. The wellness spa and gym are buried into the earth to minimise the visual appearance from the arrival road. The hotel food and beverage options are located in close proximity to the Community Hub, accessed at grade.

Hotel car parking is concealed underground behind built form to further minimise visual impact.





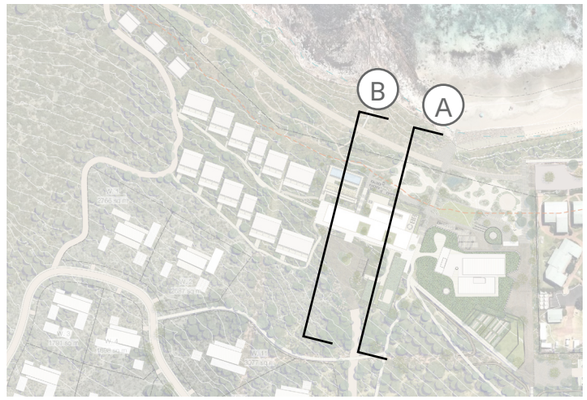
7.4 Scale and Massing

An important consideration of the design was to fragment the Hotel into free standing buildings – some in the form of open pavilions, others as isolated hotel room volumes.

This serves to reduce the mass of the buildings by spreading them across the site and minimising their visual impact on the hillside.

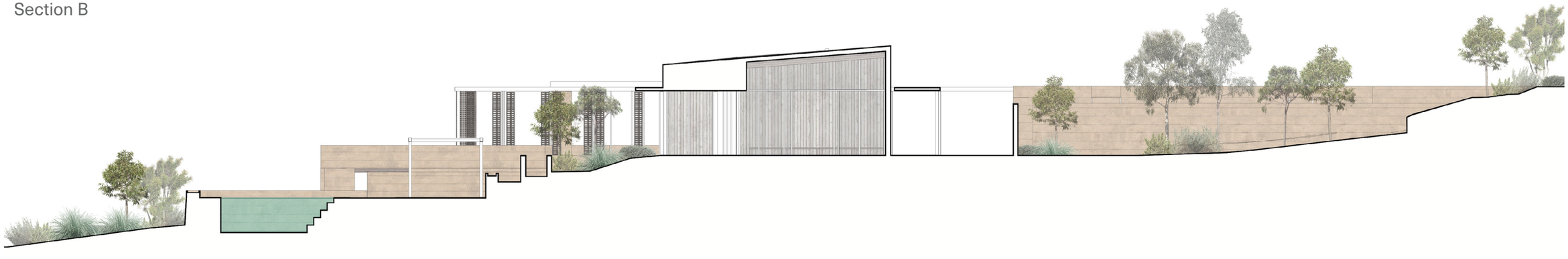
The breaking down of the building massing in order to minimise the bulk at any singular point on the site is a design strategy which aims for a seamless fit between the building and site landscape.

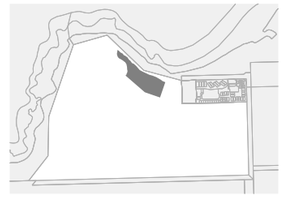
Single-storey construction creates a domestically scaled series of buildings.



Section A

Section B





7.5 Functionality

The Hotel public areas have been designed across 2 levels. The arrival, reception, wellness centre, lounge and bar are located at the upper level with the car-parking discretely hidden beneath a landscape plinth adjacent to the arrival. There is also a strong connection from this level through to the Community Hub facility to the east.

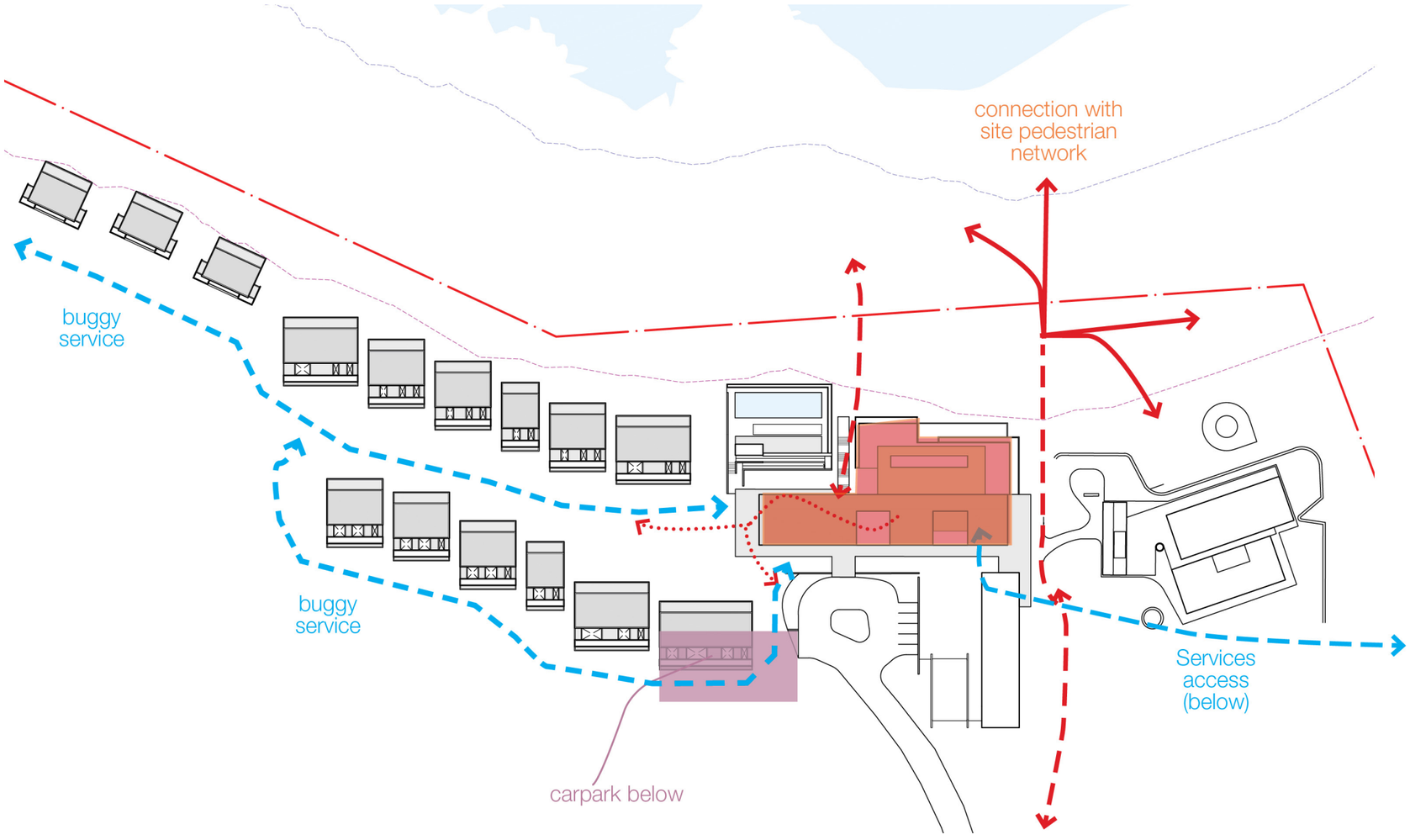
A pool is located at a transition level which leads down a set of stairs to the lower ground where the restaurant and alfresco spaces spill out into the foreshore.

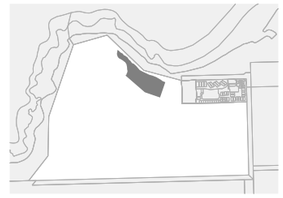
Service areas for the Hotel are also at lower ground where they are accessed by Smiths Lane and back of house service entry to the east.

The hotel rooms are distributed across the existing topography to the west. They are accessed through a series of landscaped paths aligned with existing contours for both buggy and pedestrian use.

Each hotel room has been designed with independent light courts at the entry, allowing for storage of hiking, beach and recreation items.

Connections from all areas of the Hotel to the beach and foreshore are via easily identifiable boardwalks that meander through retained vegetation.





7.6 Materiality

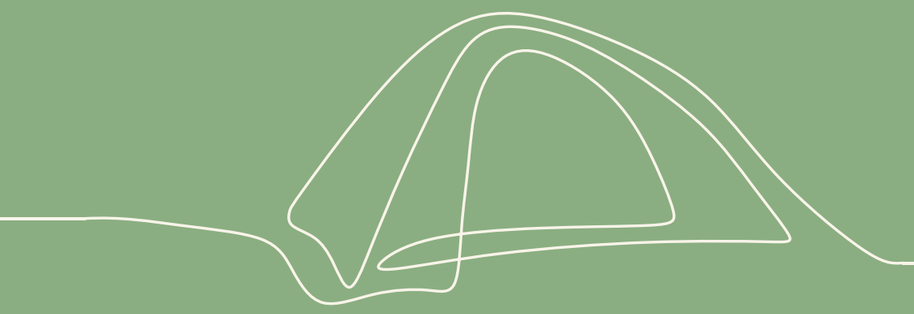
The choice of materials for the Hotel focuses on natural materials that are applied in a way to best showcase their qualities.

Organic colour tones work to recess the larger volumes into the landscape. The use of wood and materials that bind the textures of the buildings to their context results in a humane complex.

Raw materials weather naturally. The patina of age works to accentuate materials such as stabilised earth, weathered timber, and other timber elements. Regardless, the materials selected are intended to be resilient and hard-wearing – with time, a greater relation to the land it sits on.

Arrival / Drop-off

Restaurant



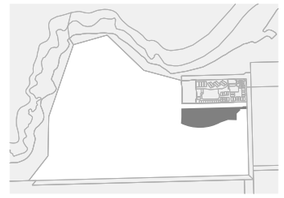
Section

8.0

CAMPGROUNDS PRECINCT

A nature-based camping experience nestled amongst the Peppermint Trees

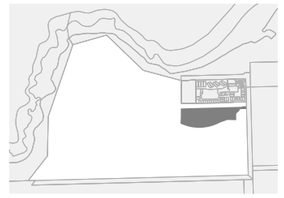
8.0 Campgrounds



8.1 Brief

The campsite brief was to ‘touch the earth lightly’, to offer a desirable and unique experience of the place that is closely connected with the landscape and extend the range of accommodation available within the development.

The timber camping platforms are nestled into the existing setting of established Peppermint trees and are supported by a campsite amenity hub at the end of a centrally accessible path. The main hub is designed as a cluster of buildings, forming an open-ended courtyard space that allows the activity of the hub to be contained, while also screening views from and into the back of Smiths Beach Resort & Canal Rocks Apartments to the north as well as the proposed Eastern Holiday Homes to the south/east.



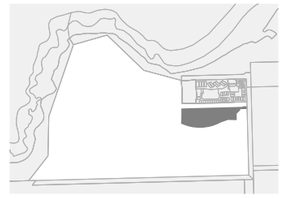
8.2 Campgrounds Plan

LEGEND

1. Access to Smiths Common
2. Pedestrian access stair
3. Public car park
4. Campground Communal Facilities
5. Internal Access
6. Existing Peppermint Forest
7. Tent platform deck (5m x 5m)
8. Amenities block / maintenance shed
9. Universal access ramp
10. Pedestrian access spine
11. One-way gravel loop road
12. Campground Car Parking
13. Smiths Lane (public access road)
14. Landscape buffer to neighbouring properties

Note: Tent platform location subject to detailed site survey.

0 30m



8.3 Site analysis

The tent platforms are spread east/west along the contours with a north aspect.

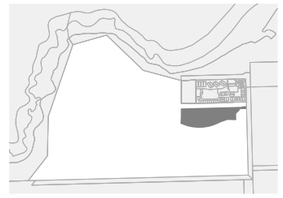
An important point of difference of the campground is that the cars are kept separate to the tent sites to prioritise the experience of nature within the campground area, however it does have its own ‘restricted access’ carpark in close proximity to the tent sites.

The tent sites are well connected to the Community Hub and beach by legible, accessible pedestrian path ways.

A landscape buffer is retained to the Eastern Holiday Homes and to the public car park to the North. Smiths Lane and associated carparking is offset from the boundary to also allow an appropriate landscape buffer between neighbouring properties.

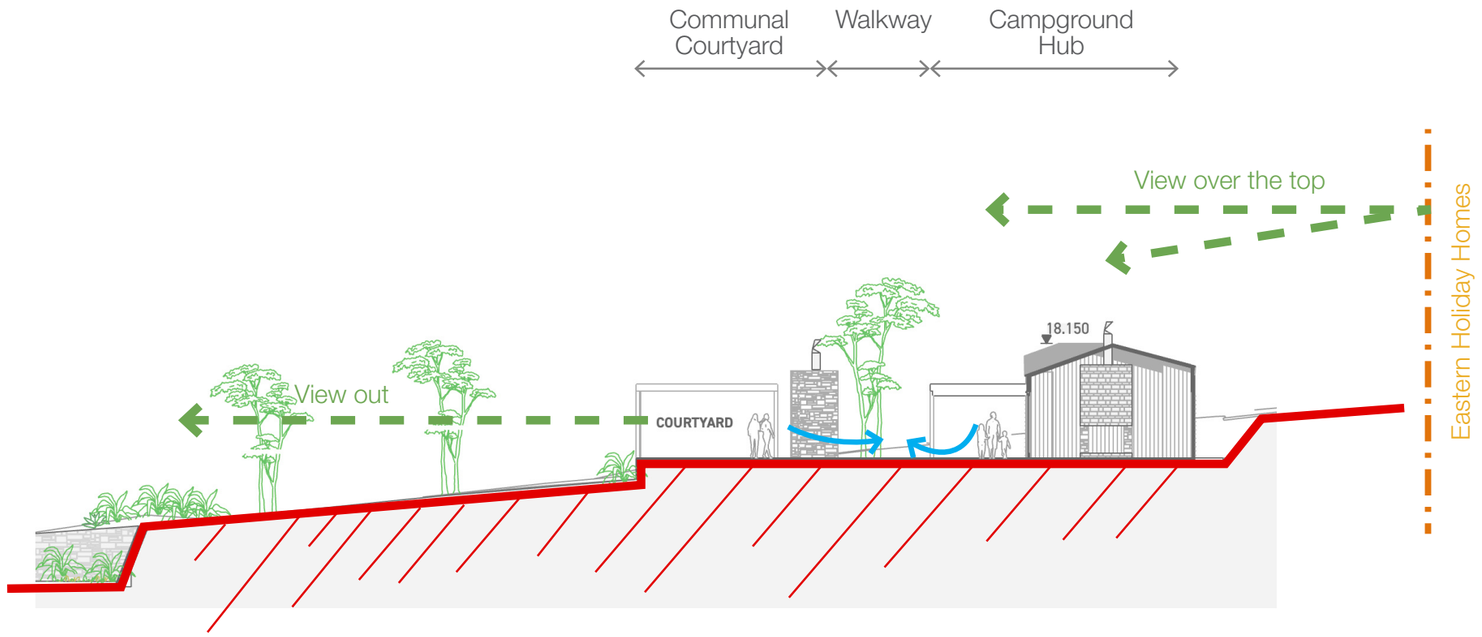
The campground is designed to cater for Cape to Cape hikers who want to carry a minimum amount of gear, as well as those who want to enjoy all the amenities of the site from a camping base.

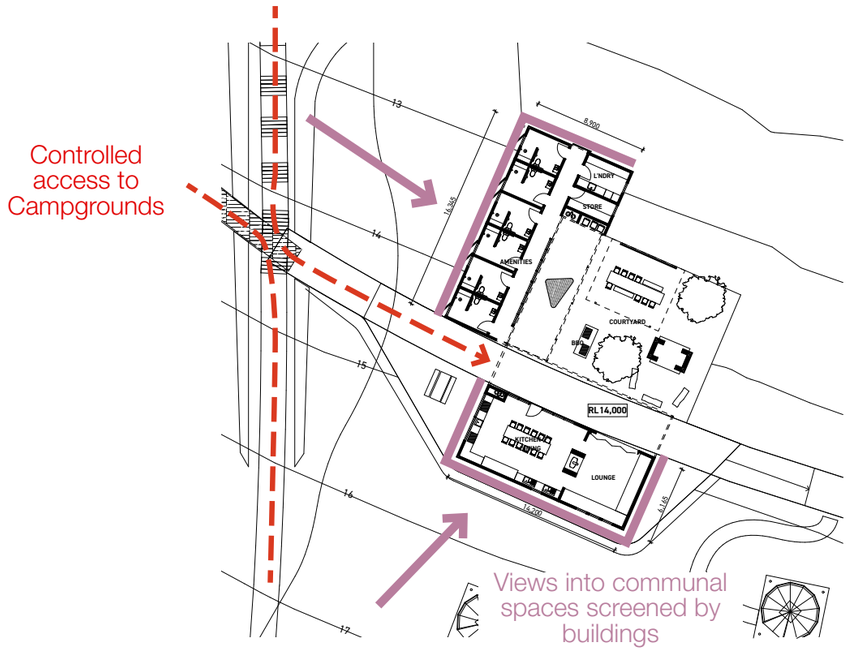
SMALL HUB 1:200

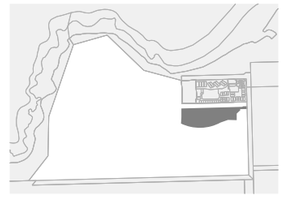


8.4 Scale and Massing

The built form of the Campground maintains the reference to the rural shed /coastal vernacular and creates continuity across the site with the Community Hub buildings. The clustered courtyard arrangement provides safety for users with good passive surveillance and the general arrangement provides legible planning within the bushland setting.







8.5 Functionality

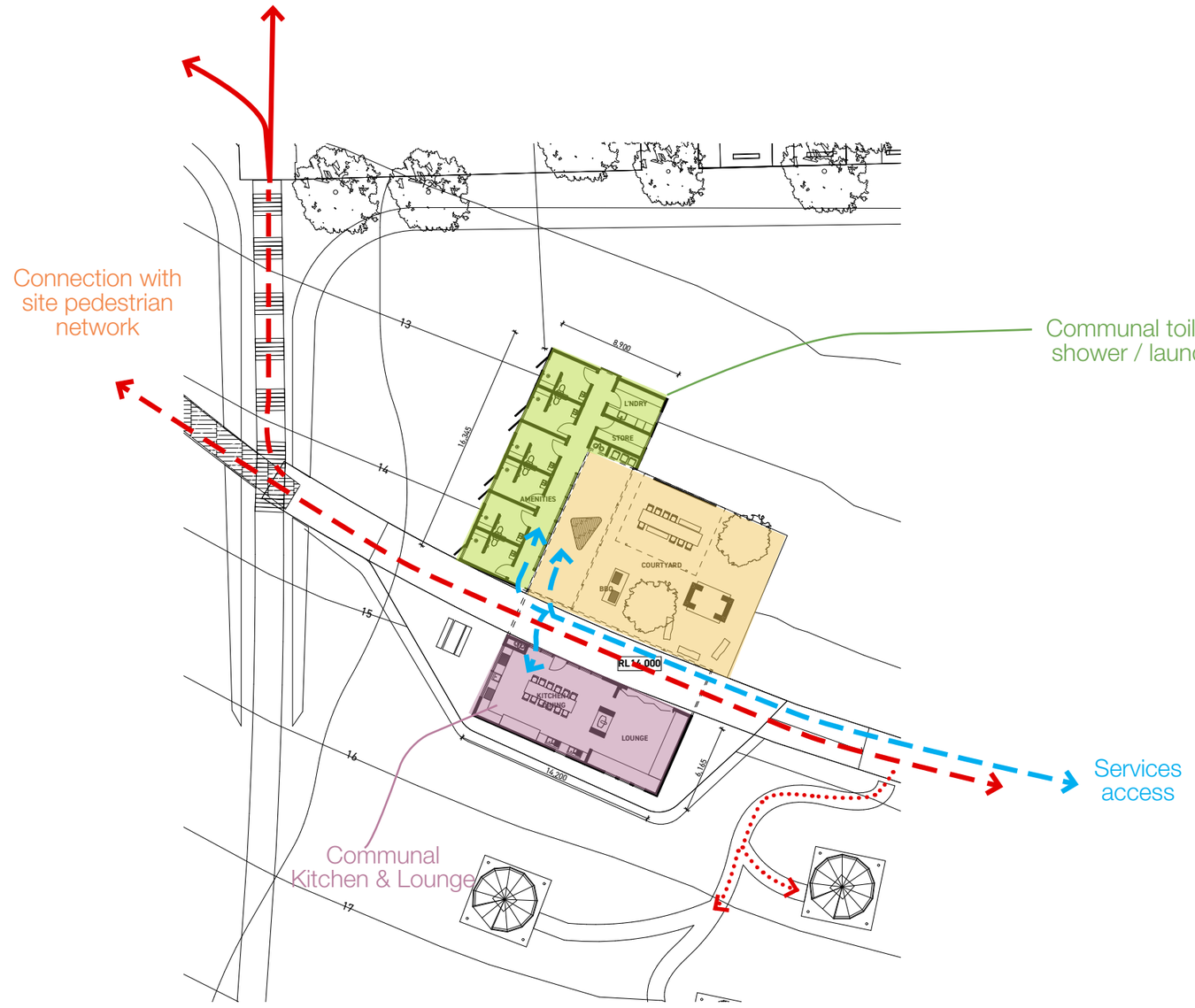
The main Campground hub building consolidates all the campsite amenities; toilets and showers; laundry and kitchen facilities, communal lounge spaces and BBQ areas, which allows the rest of the campsite to retain most of the natural landscape.

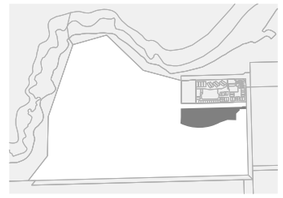
The communal camp kitchen provides for all weather cooking, with BBQ's located in the courtyard.

Self-contained ensuite style bathrooms at either end of the walkway allow families to shower and change together.

A laundry and a mudroom cater for active outdoor pursuits such as surfing, mountain bike riding, and hiking where wet or bulky gear can be cleaned or stored safely.

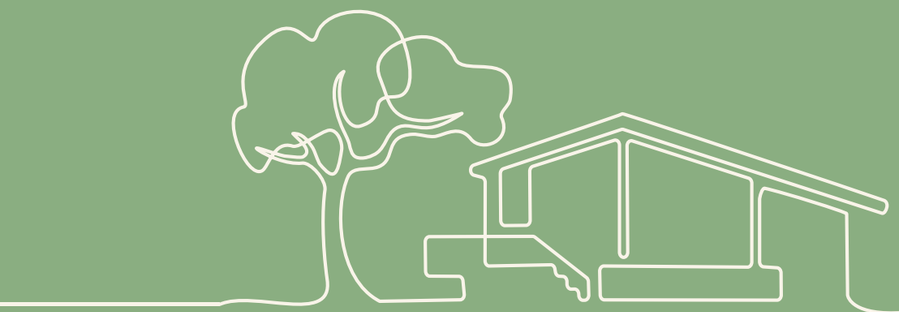
The campsite has been designed to allow for efficient servicing for cleaning, provisioning and waste collection via the central pathway, as well as easy connectivity with the pedestrian movement network across the site for access to the beach and all other amenities.





8.6 Materiality

Materials, such as weathered timber cladding, galvanised metal and stone, project a robust and enduring palette that will age gracefully and recede into the landscape.



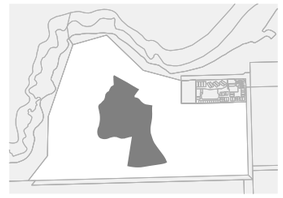
Section

9.0

HOLIDAY HOMES - WEST

Holiday Homes sensitively positioned within the coastal landscape on the western portion of the site

9.0 Holiday Homes - West



9.1 Brief

The design of the Western Holiday Homes follow a landscape based approach, nestling into the surrounding landscape and terrain.

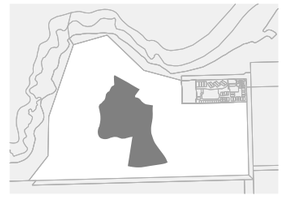
Flanked by significant natural vegetation and the ‘Moodjar’ tree (Christmas tree), the single storey homes utilise local stabilised earth/ stone/rendered masonry, natural timber and dark materials to recess into the background.

15 large lots were established following rigorous exploration of house volumes, privacy, key views, access and the retention of landscape. With careful consideration of site placement along the natural contours, each lot allows for ocean views over its neighbour.

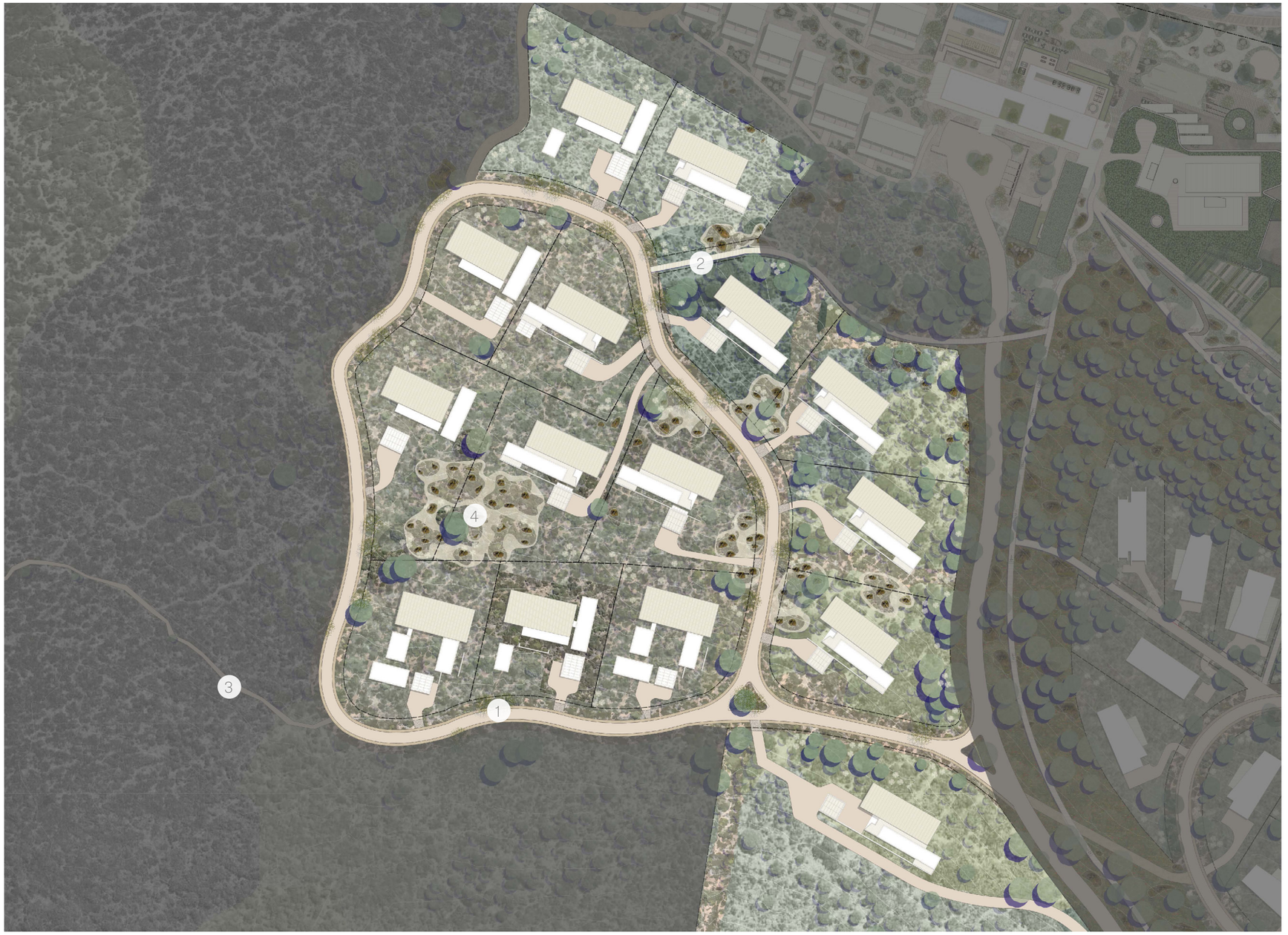
Existing significant vegetation provides ‘natural’ boundaries to the lots, and complements the recessive built form approach.

Three different house typologies are designed to provide flexibility over differing site conditions, but a similar material palette and architectural language provide a coherent housing community.

A cohesive and carefully controlled design language ensures the dwellings tie into the existing landscape character and minimise visual impact.



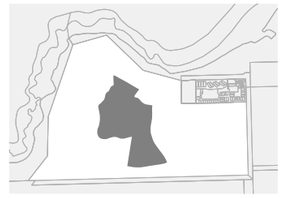
9.2 Western Holiday Homes Plan



LEGEND

1. Shared One Way Loop Street
2. Pedestrian boardwalk network
3. Cape to Cape access path - 2m
4. Retained stand of 'Moodjar' tree (Christmas tree)

0 50m



9.3 Site Analysis

The Western Holiday Homes total 15 dwellings situated adjacent the land to be transferred to National Park.

A staggered arrangement ensures clear northern views to the beach from each vantage point. Rear vehicular access to the homes furthermore contributes to this visual amenity.

The placement of the Holiday Homes and roads are largely dictated by significant groups of vegetation on the site – and the desire to retain them. Existing fire breaks have been utilised for access roads in order to further reduce vegetation removal. Visual analysis also identified the importance of maintaining vegetation on the downslope of the ridge.

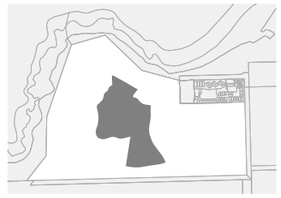
This site experiences predominant south-westerly winds. The homes are protected as they are below the crest of the hill which slopes upward south-west of the site.

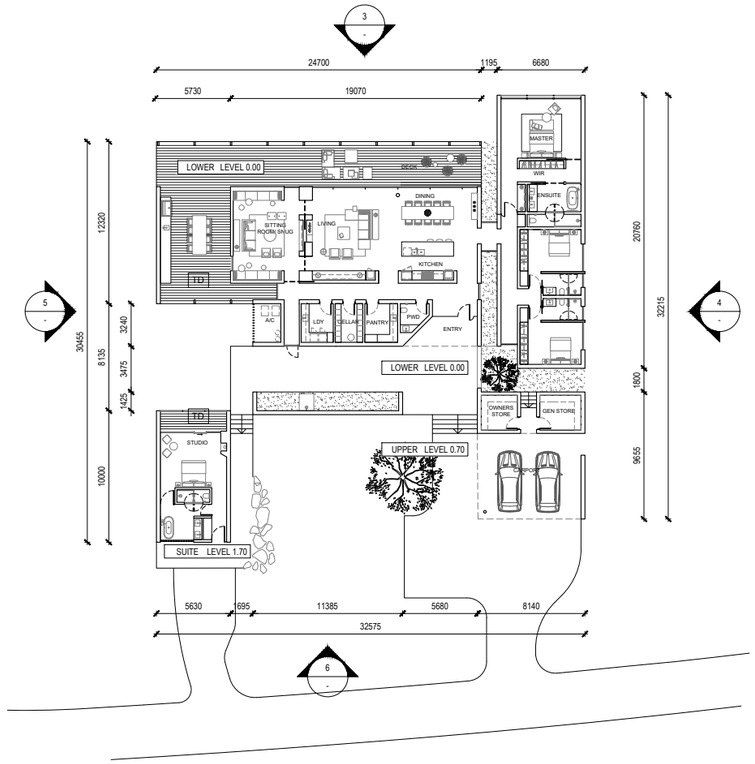
9.4 Housing Typologies

9.4.1 Western Holiday Homes Type A

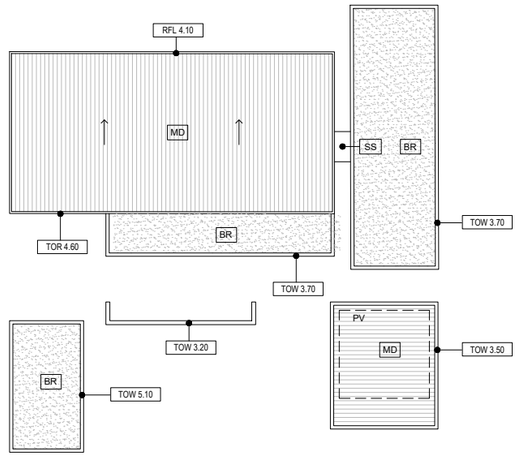
House Type A consists of 4 single-storey volumes that nestle into the landscape and terrain. The living and kitchen volume are predominately orientated to face north, with views towards the ocean through a full height operable glazed façade protected by a overhang of the pitched roof above.

Services and utilities are positioned to the south of the main volumes, maximising circulation around and through the main functions of the residence. Clerestory windows to the south of the main volume offer opportunities for natural ventilation and diffused solar light.



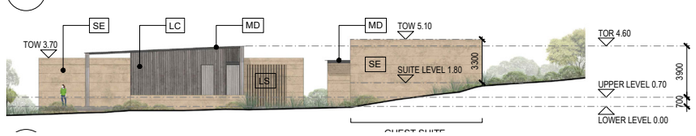


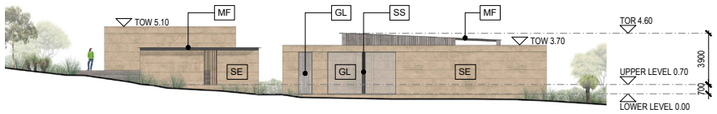
1 A 102 PLAN (TYPICAL)



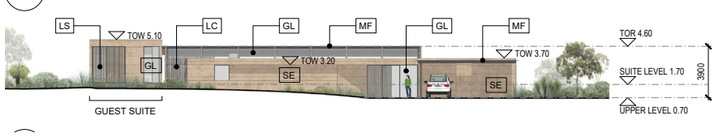
2 A102 ROOF PLAN (TYPICAL)

3 NORTH ELEVATION (TYPICAL)





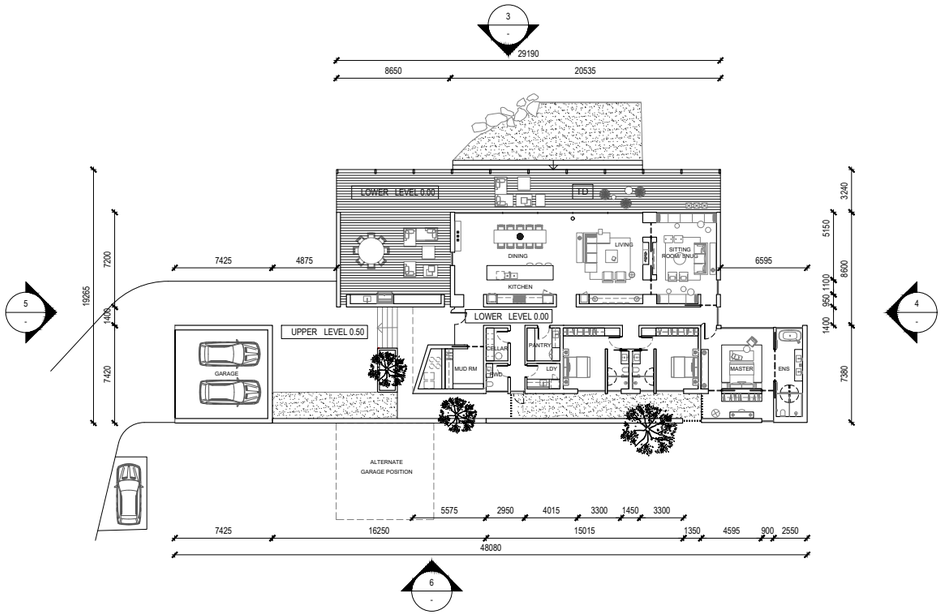
4 EAST ELEVATION (TYPICAL)



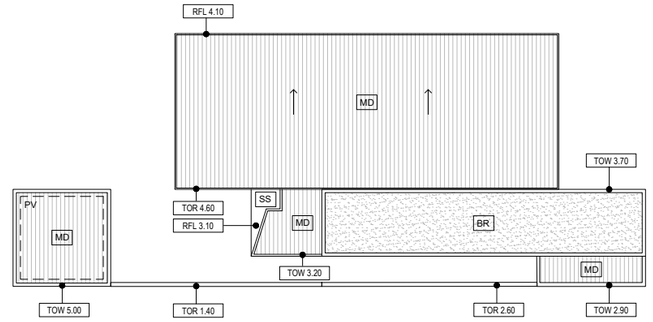
9.4.2 Western Holiday Homes Type B

House Type B presents itself as a linear singular volume, tucked into the terrain via a rear stabilised earth wall (or similar). A similar arrangement to House Type A, the living and kitchen volume is orientated north, situated under a large pitched roof surrounded by a deep external terrace. This offers opportunities for natural ventilation and protection from the natural elements.

The carport is a detached element to the south, and can be located in various positions that are able to complement both the arrival node and existing vegetation, whilst maintaining a coherent architectural language.



1 A 102 PLAN (TYPICAL)



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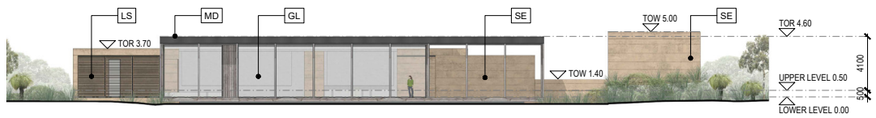
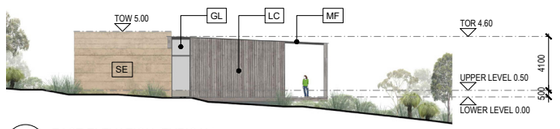
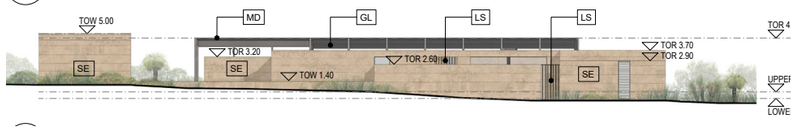


3 NORTH ELEVATION (TYPICAL)



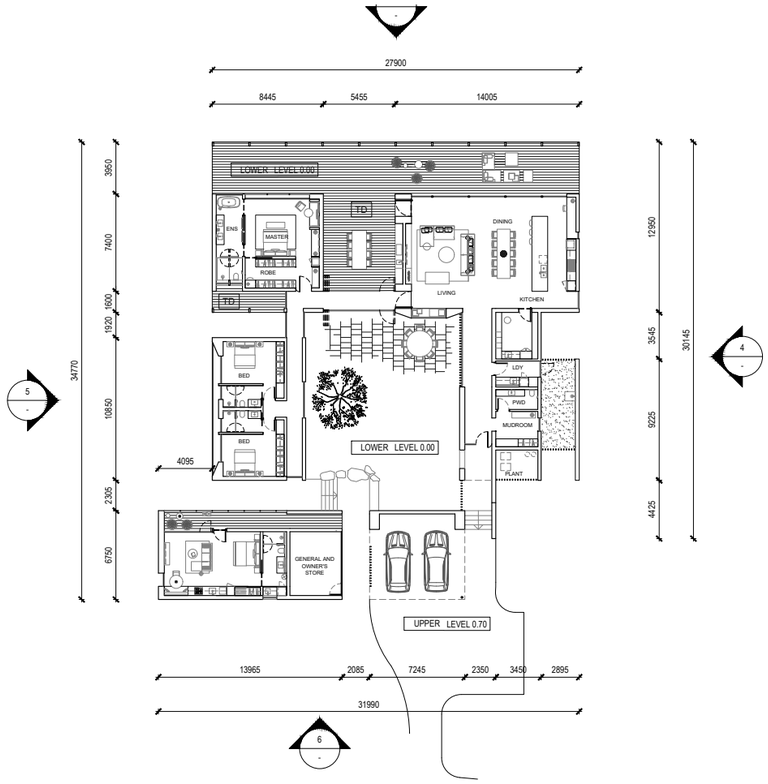
4 EAST ELEVATION (TYPICAL)



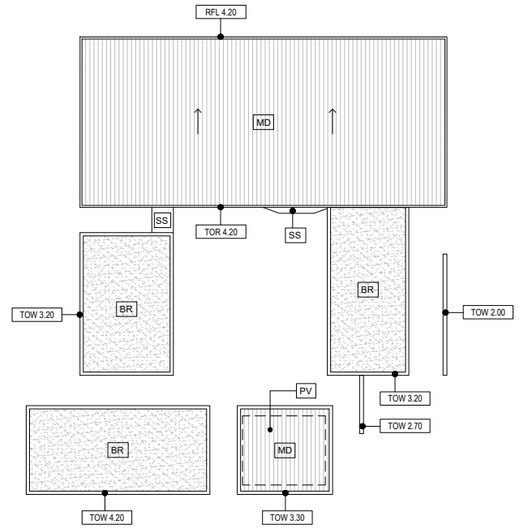
9.4.3 Western Holiday Homes Type C

House Type C follows a courtyard approach, with single-storey volumes surrounding a protected landscape area that are able to offer both inward and outward outlooks to the surrounding site. The separation of the volumes allows each lot to naturally follow the existing contours, whilst maintaining the flexibility to retain natural vegetation where required.

Wrapping the circulation around the courtyard allows privacy and seclusion for the bedroom, and a separate utility block creates a functional and practical entrance for a residence in the beach and bush location. A detached volume to the south provides a resort like guest suite, offering views north and west across the landscape.



1 A 102 PLAN (TYPICAL)



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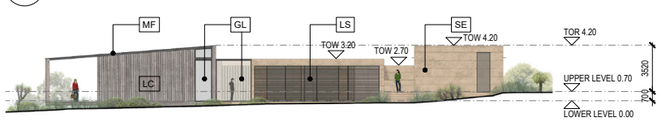
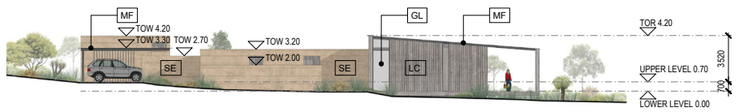
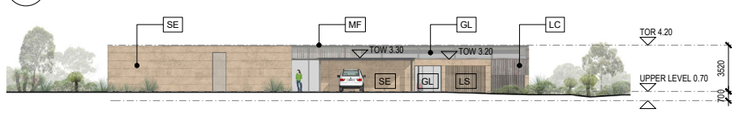
3 NORTH ELEVATION (TYPICAL)





4 EAST ELEVATION (TYPICAL)



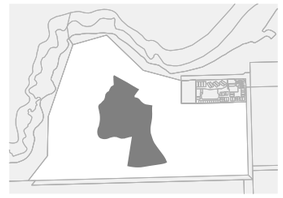
9.5 Scale and Massing

Much like the rationale behind the Hotel, the Western Holiday Homes are fragmented into multiple volumes to minimise their overall visual impact and bulk.

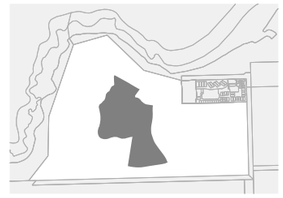
Level changes from the garage / entrance level to the main living spaces of the dwellings follow the natural contours of the landscape. A resulting benefit of working with the existing contours to determine the levels of the interior result in minimal ‘cut and fill’ of the landscape.

The rear (uphill) structures of the buildings, made predominantly of stabilised earth/ stone/rendered masonry, are comfortably nestled into the landscape whereas the main public and front facing parts of the timber-clad structure float above the naturally declining topography.

The recessive nature of the stabilised earth/ stone/rendered masonry, massing allows them to shelter behind the main timber structure.



Selected typical elevations of the Western Holiday Home typologies



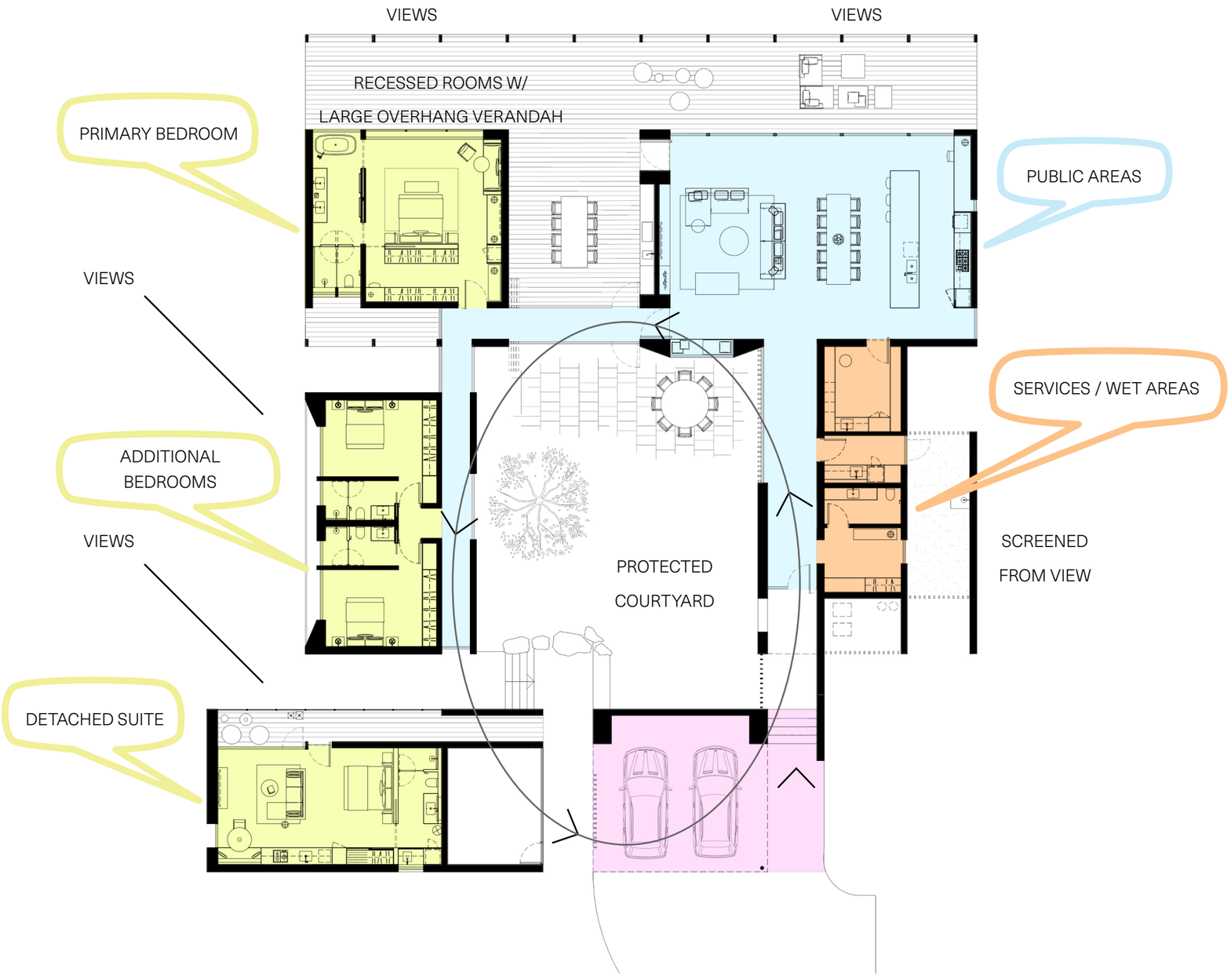
9.6 Functionality

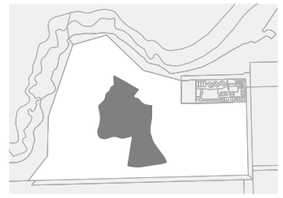
Practically, the fragmented volumes allow for easy adjustments on site to avoid the felling of trees and enable the dwelling to work naturally with the topography of the land.

Functionally, the sleeping and living volumes are disconnected from each other, connected solely by a continuous courtyard-wrapped pathway. This acts in a way to allow privacy and seclusion for the bedroom areas, while allowing for multiple aspect points from the rooms. A resort-like detached dwelling language is the result of such an arrangement.

Sleeping areas flank a single side of the planning, allowing for ultimate flexibility of use if multiple guests and residents are staying in the residence.

For instance, young children could be quietly put to sleep in the semi-detached bedroom volumes while the remaining adults utilise the communal living / dining / kitchen areas.





9.7 Materiality

Much like the Hotel, the Western Holiday Homes are made up of materials which boast natural grain and raw finishes. Major use of stabilised earth/stone/rendered masonry is used for the more recessive and anchored rear volumes. A floating timber clad structure embodies the public realm and the overall front-facing element of the architecture.

Vegetation is to be retained to the greatest extent around the buildings in order to soften and hug the built elements into the terrain.

The palette of materials are reflective of the Smiths Beach landscape the dwellings are situated on – wood, stone, flora and sand.

This philosophy intends for an almost seamless tonal passage from the exterior to the interior. A coherent tactility from outside to inside.

View of Western Holiday Homes and Community Hub / Tourist Development from Smiths Beach

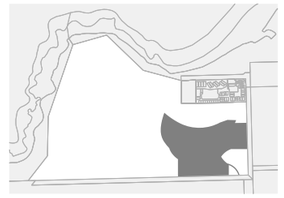
Section

10.0

HOLIDAY HOMES - EAST

Holiday Homes sensitively dispersed throughout the eastern portion of the site amongst the Peppermint Trees on generous home sites

10.0 Holiday Homes - East



10.1 Brief

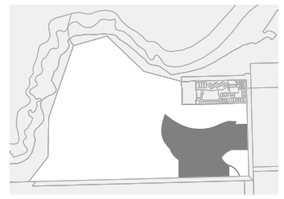
The Eastern Holiday Homes are located to the immediate west of Smiths Beach Road, and are to the south of, and uphill from the existing Smiths Beach Resort.

Forty six lots with an average size of 1,250m^2 have been arranged around a loop road. Primary access to these homes is from the south-east corner of the site. An additional two controlled access points are available for fire brigade use.

The brief for the Eastern Holiday Homes sub-division has been to create a land-form responsive architecture and road layout, taking advantage of the views, and being completely responsive to maximizing retained vegetation as the primary design driver to minimise visual impact.

Site planning has considered the details of Asset Protection Zones stipulated in the Bushfire Management Plan, and has arranged major and minor setback dimensions that ensures maximized tree retention between each home.

Design Guidelines have been produced that place stringent controls on building location, heights, maximum building envelopes and material palettes. These Design Guidelines have undergone rigorous testing by 5 architectural teams, who have all produced conforming houses.



10.2 Eastern Holiday Homes Plan

LEGEND

1. Shared one-way loop street
2. Beach access boardwalk

0 50m

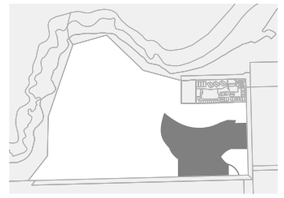
10.3 Site Analysis

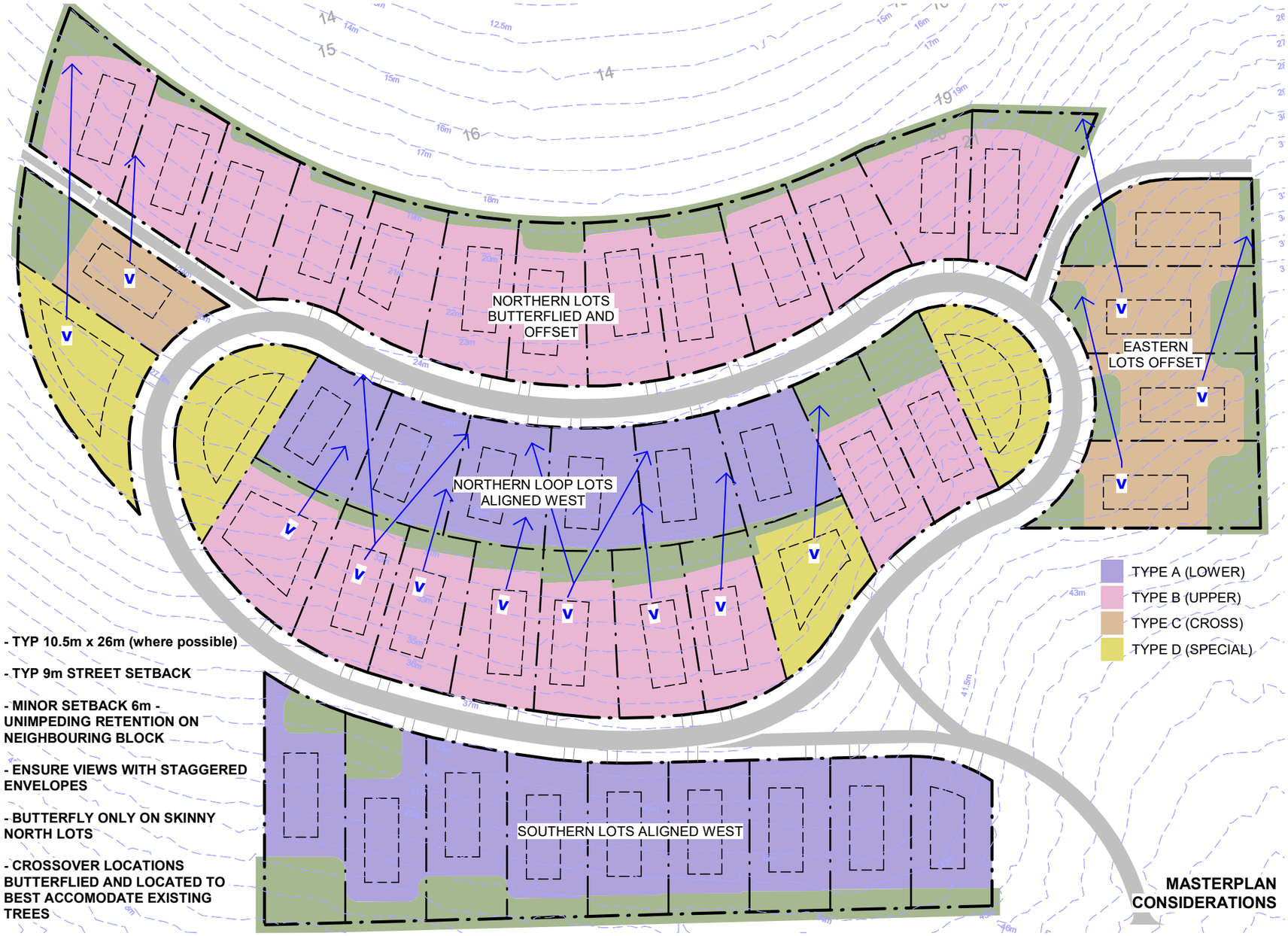
The land falls 32m south to north, at roughly 1:10.

The majority of the Eastern Holiday Homes area consists of approximately 5-6 metre Peppermint trees with a relatively sparse understorey. These Peppermint trees make way to a Banksia woodland to the western portion of the site.

North facing sea views provide the ideal site orientation.

A zone of 'Excellent' quality vegetation has been identified and retained to the south-east of the site.

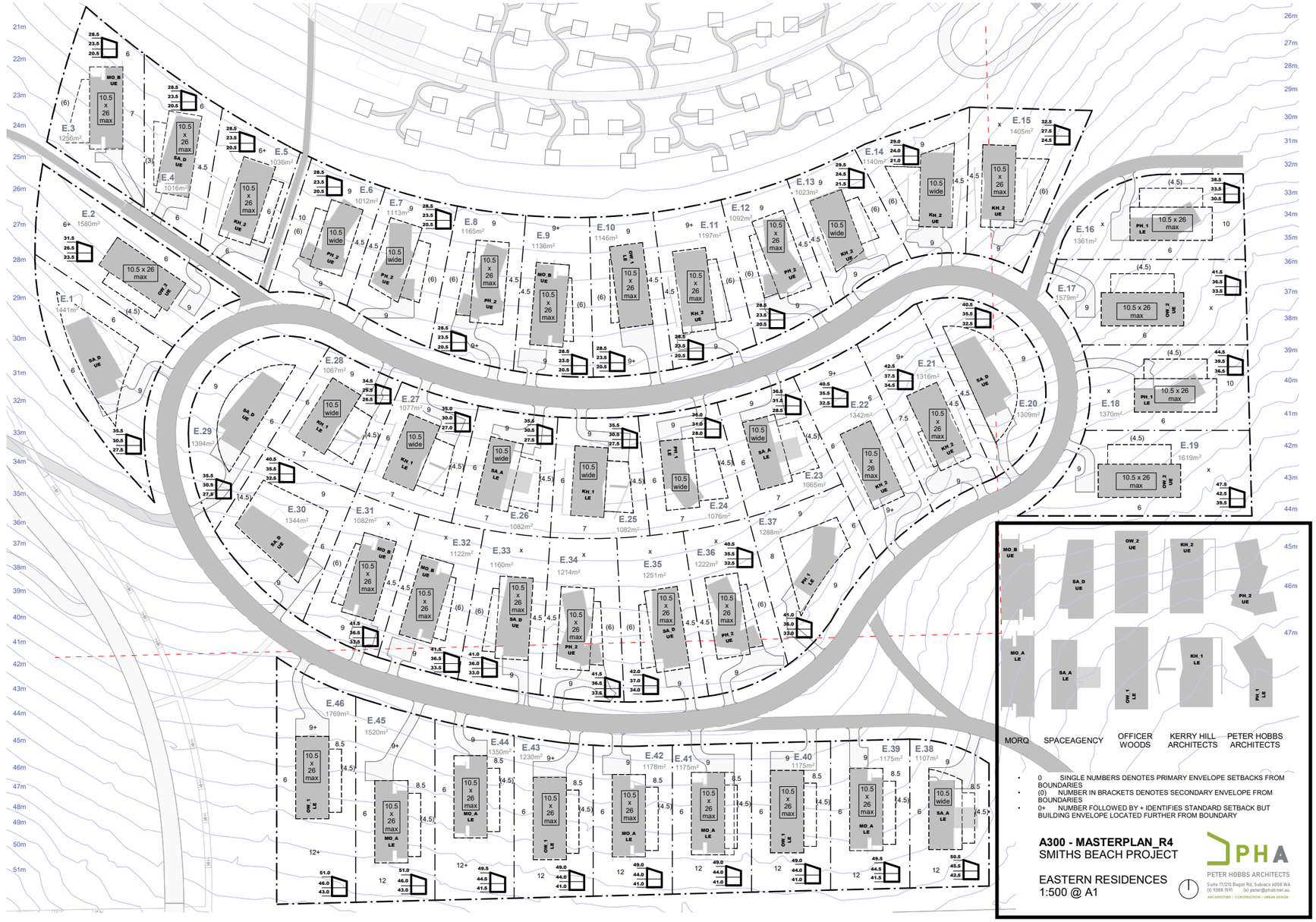


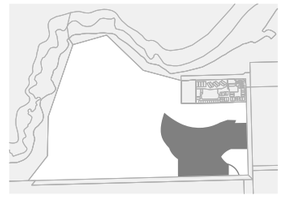


10.4 Masterplan

The Eastern Holiday Homes masterplan has been populated with house plans provided by 5 well known Architectural Practices, that have been designed in accordance with the Smiths Beach Project's Design Guidelines. The designs demonstrate how the Design Guidelines preserve the maximum amount of vegetation allowed under the Bushfire Management Plan nestling the proposed buildings into the existing tree canopy. Where possible, the designs have aimed to provide narrow frontages to the predominate view from the east to avoid visual bulk.

The entry road connecting to the Eastern Holiday Home primary loop road runs along the edge of 'Excellent' quality remnant vegetation, and has been carefully aligned to existing firebreaks and along contours to minimise impacts to this vegetation.





10.5 Housing Typologies

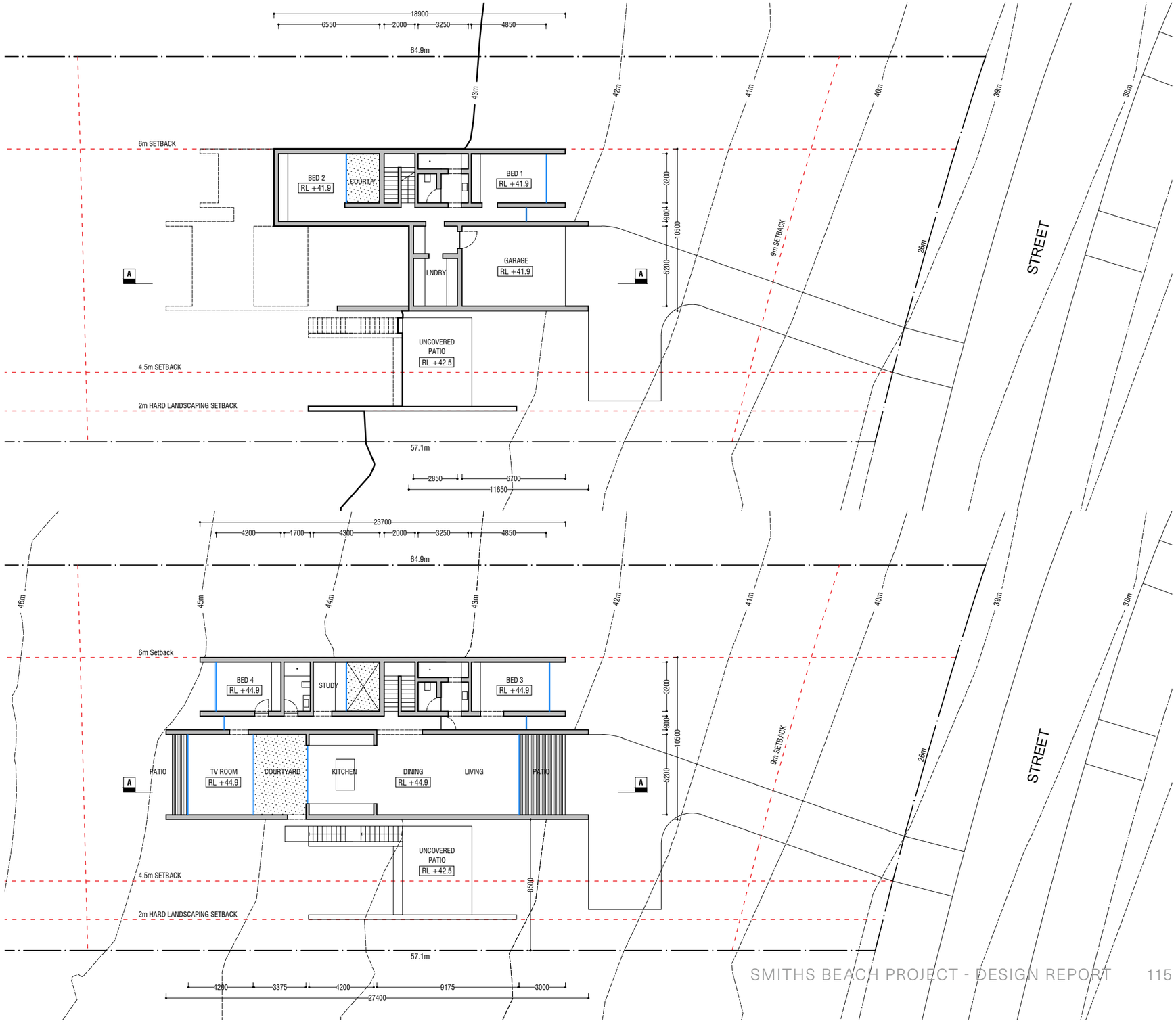
10.5.1 MORQ Type A

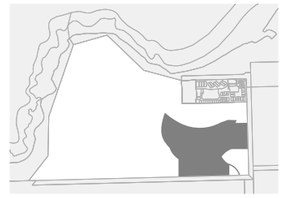
The MORQ design approach aims to reconcile the notion of land subdivision with the broader native landscape surrounding the site.

The house is conceived as a series of planes (walls) rather than a volumetric object. These parallel walls create a sequence of indoor and outdoor spaces, and are envisaged as elements of the landscape, a sort of garden retaining wall, negotiating topography, shrubs and mature trees. This design approach allows for the local vegetation to permeate the house, which in turn frames the views of the bay and screens it from the neighbouring residences.

As a result, the house is perceived as part of the landscape when seen from the outside, perfectly at ease with the rugged native surroundings, while providing peaceful and private spaces when experienced from the inside. A similar landscape approach informs the design of the outdoor areas.

Note: Drawings have not included vegetation





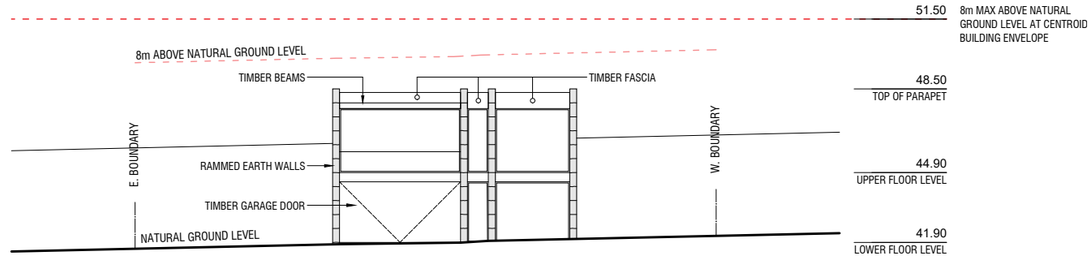
10.5.2 MORQ Type B

The design features a coastal material palette: a selection of materials with grain, tones and textures that belong to the south-west coastline and can age harmoniously with the site.

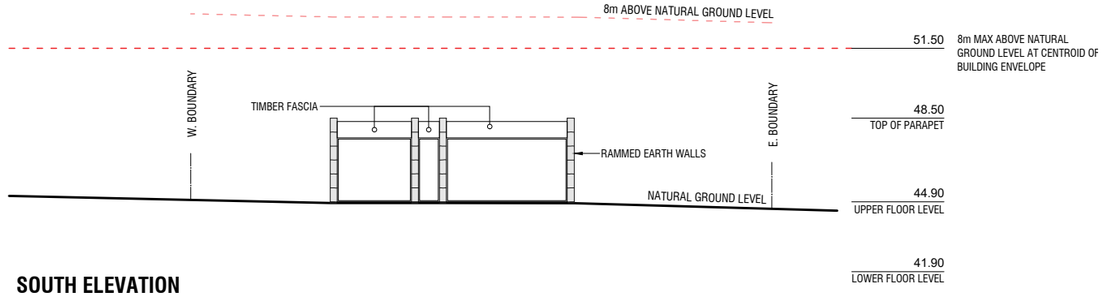
In particular, the rammed earth walls become the vehicle for both negotiating the landscape conditions and creating the atmosphere of the interior spaces. This material also offers significant fire protection, thermal properties and formidable longevity in a coastal environment. Rough sawn exposed timber beams define the internal ceilings and the balconies, while steel trowelled concrete floors, in tonal continuity with the walls, provide a solid and fire resistant means of addressing the sloping ground.

The earthy MORQ house is a timeless piece of built landscape.

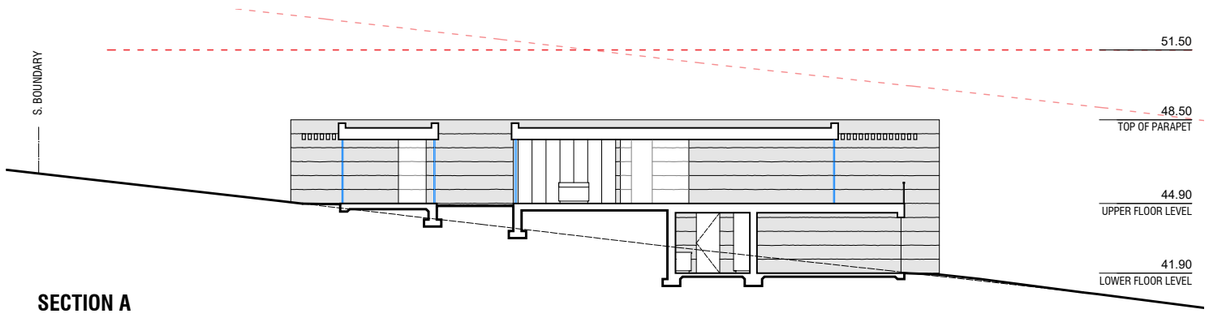
Note: Drawings have not included vegetation



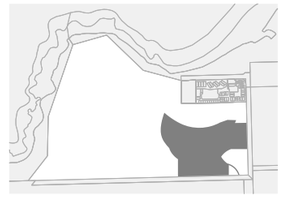
NORTH ELEVATION



SOUTH ELEVATION



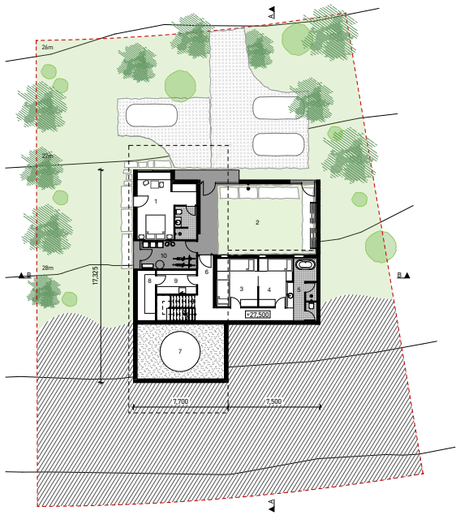
SECTION A



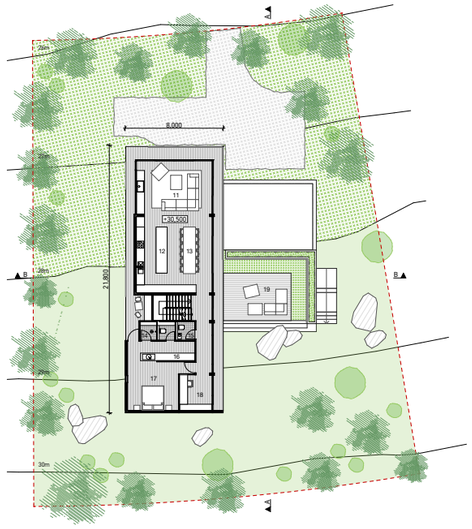
10.5.3 Space Agency Type A

Type A has the entry, protected courtyard and minor bedrooms at the lower level with the main living areas and master suite at the first-floor level. Carparking is set in the landscape on stabilised earth hardstand under shade of the trees with easy access to a generous external store and utility area as well as an outdoor shower. There is a self-contained guest apartment with its own entry suitable for extended family, visitors or potential to be rented independently to the house. The lower level has a north aspect into the contained courtyard, while the upper levels look towards the ocean and surrounds. Sun shading to large areas of glazing is incorporated to the east and west elevations.

The built form references rural shed structures, however the asymmetrical ridge line creates a more contemporary elevation. The proposed material palette is a combination of heavy masonry / rammed earth to the lower level, with light weight timber cladding to the upper level. Materials have been selected to weather gracefully and recede into the landscape.



TYPE A - LOWER LEVEL PLAN
1:200



TYPE A - UPPER LEVEL PLAN
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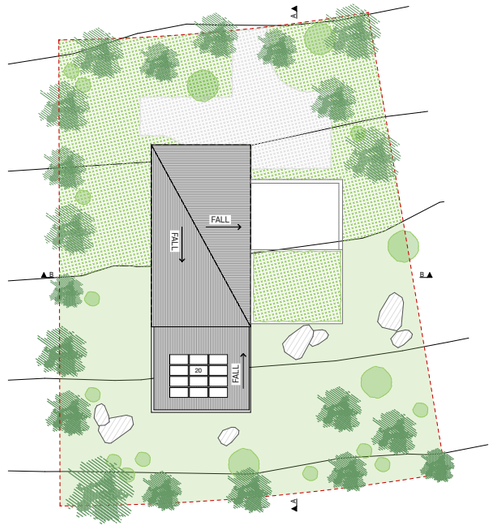
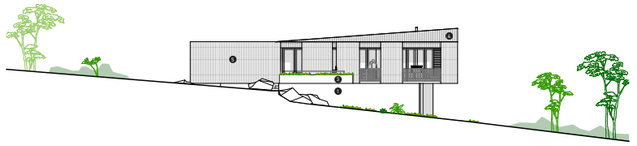
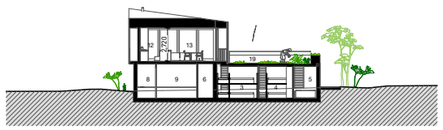


TYPE A - ROOF PLAN
1:200

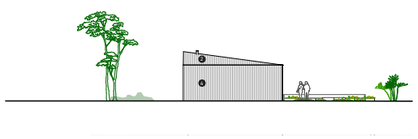
NORTH ELEVATION
1:200



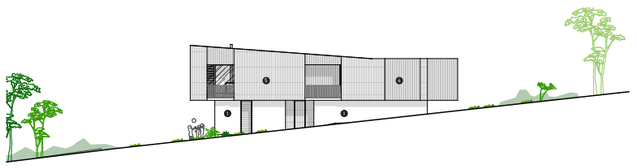
EAST ELEVATION
1:200



TYPE A - SHORT SECTION
1:200

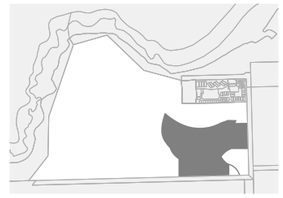


SOUTH ELEVATION
1:200



WEST ELEVATION
1:200

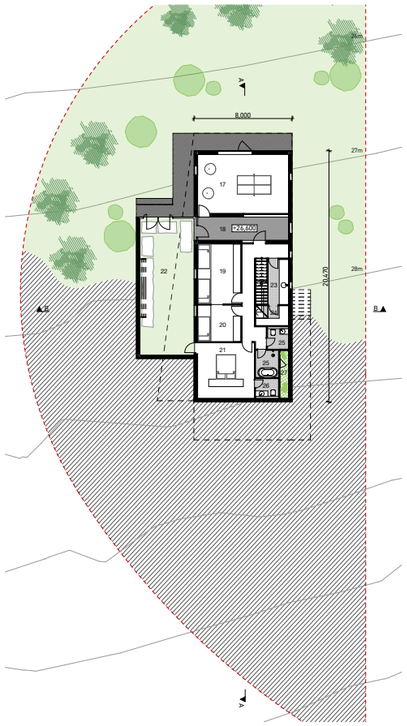
TYPE A - LONG SECTION
1:200



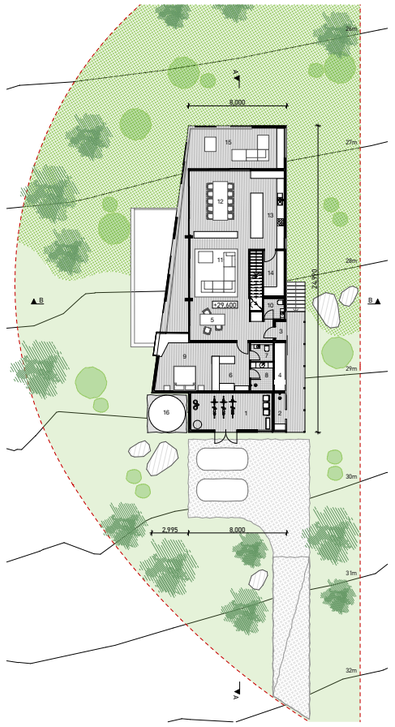
10.5.4 Space Agency Type B

Type B is entered from the upper level via a walkway that leads from the carpark area to the main living areas and master suite. The lower level has a protected courtyard and minor bedrooms as well as a self-contained games room or studio. The carpark is set in the landscape on stabilised earth hardstand under shade of the trees, with easy access to a generous external store and utility area as well as an outdoor shower. The lower level has a north-west aspect into the contained courtyard, while the upper levels look towards the ocean and surrounds. Sun shading to large areas of glazing is incorporated to the east and west elevations.

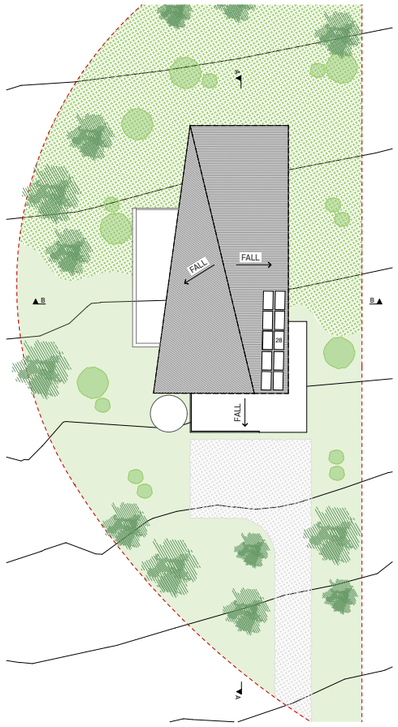
The built form references rural shed structures, however the asymmetrical ridge line creates a more contemporary elevation. The proposed material palette is a combination of heavy masonry / rammed earth to the lower level, with light weight timber cladding to the upper level. Materials have been selected to weather gracefully and recede into the landscape.



TYPE B - LOWER LEVEL PLAN
1:200

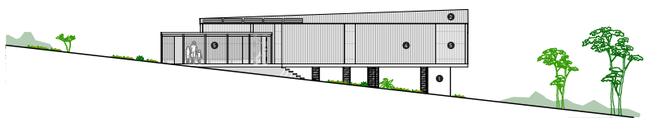


TYPE B- UPPER LEVEL PLAN
1:200

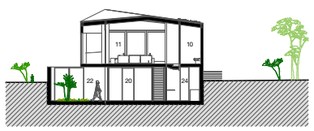


TYPE B - ROOF
1:200

TYPE B - NORTH ELEVATION
1:200

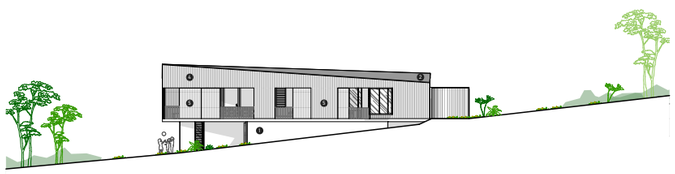


TYPE B - EAST ELEVATION
1:200

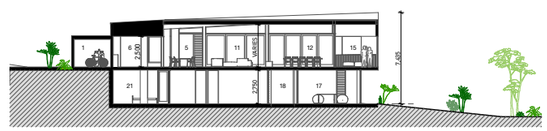


TYPE B - SHORT SECTION
1:200

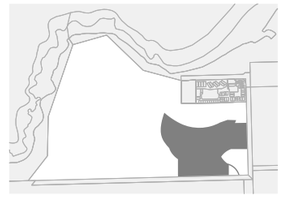
TYPE B - SOUTH ELEVATION
1:200



TYPE B - WEST ELEVATION
1:200



TYPE B - LONG SECTION
1:200



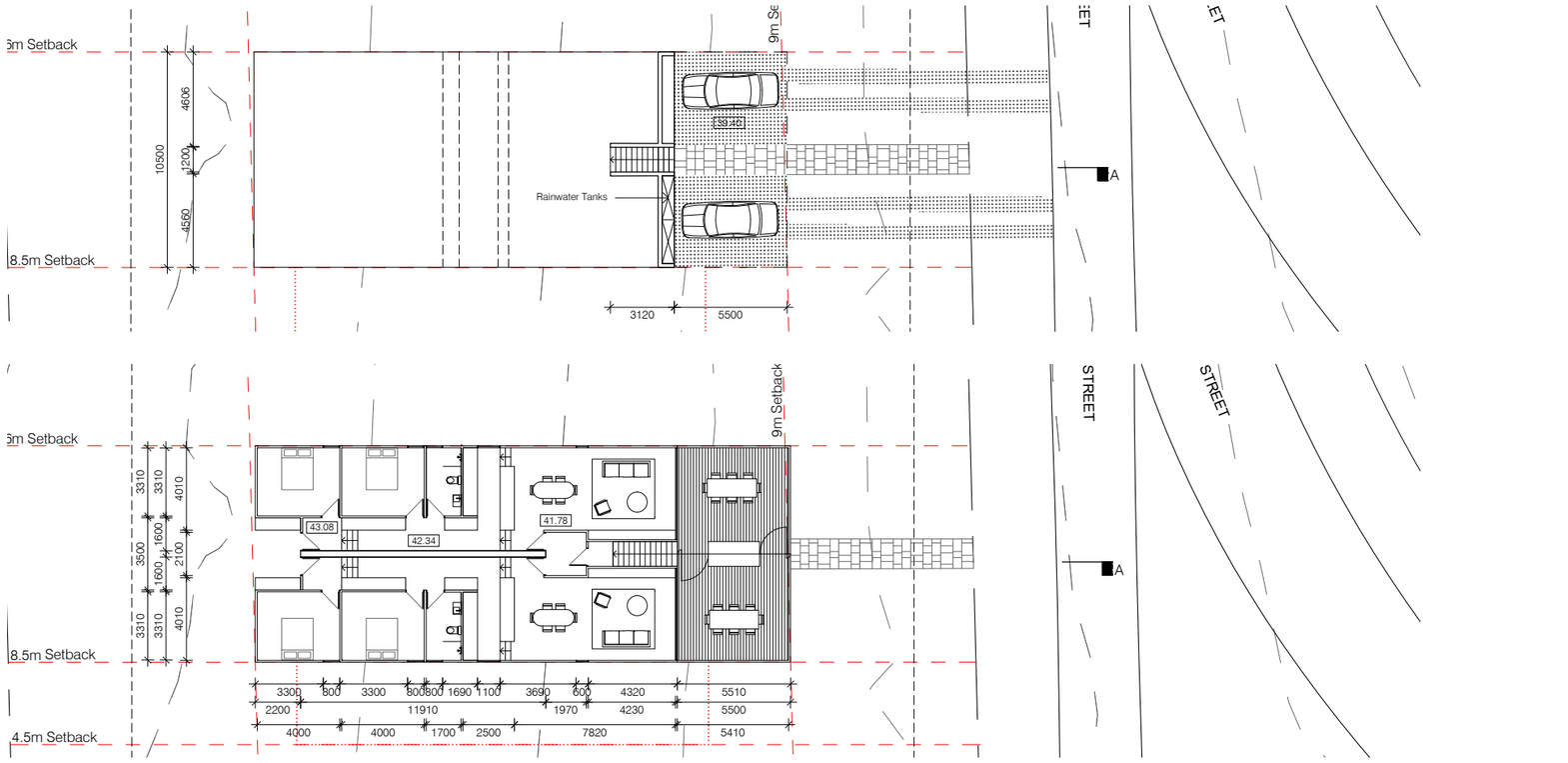
10.5.5 Officer Woods Type A

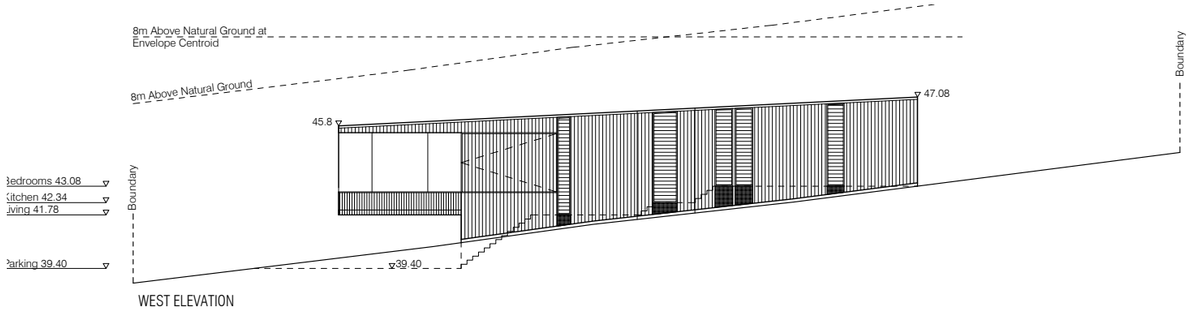
Officer Woods has designed two versions of a beach house that responds to the steeply sloping Smiths Beach site. The houses are designed as two bedroom and one bathroom duplexes, that can be occupied and rented severally and separately, but which can combine to form larger family homes.

The buildings share a common design philosophy of simple mono-pitched roofs, with allusions to both skillioned roof beach shacks. Materiality is equally simple with vertical shiplap timber throughout.

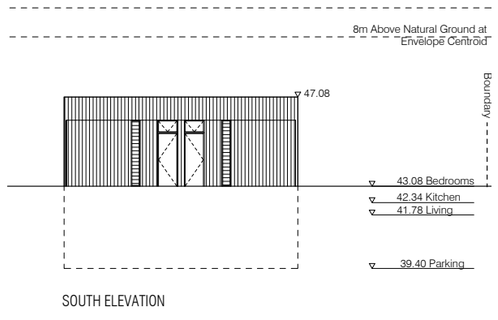
Type A is conceived as single level houses that step down the slope longitudinally in a series of platforms - ensuring that each bedroom retains a close relationship to the ground. This is a home that nestles into the landscape, touching it lightly as it descends towards the view. Cars are tucked underneath the suspended balcony and the house is accessed from the low side access road.

Note: Drawings have not included vegetation.

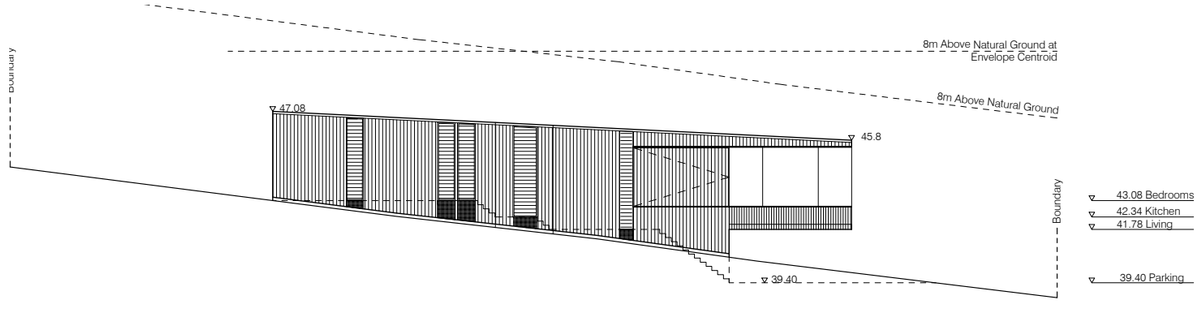


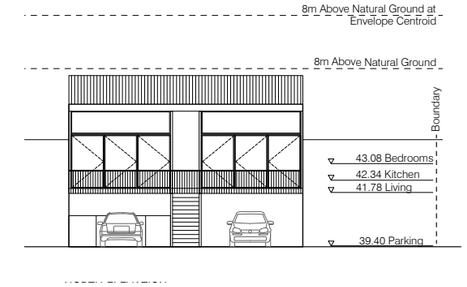


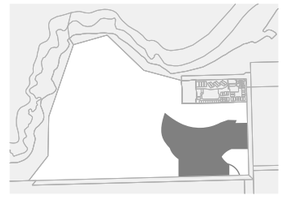
WEST ELEVATION



SOUTH ELEVATION





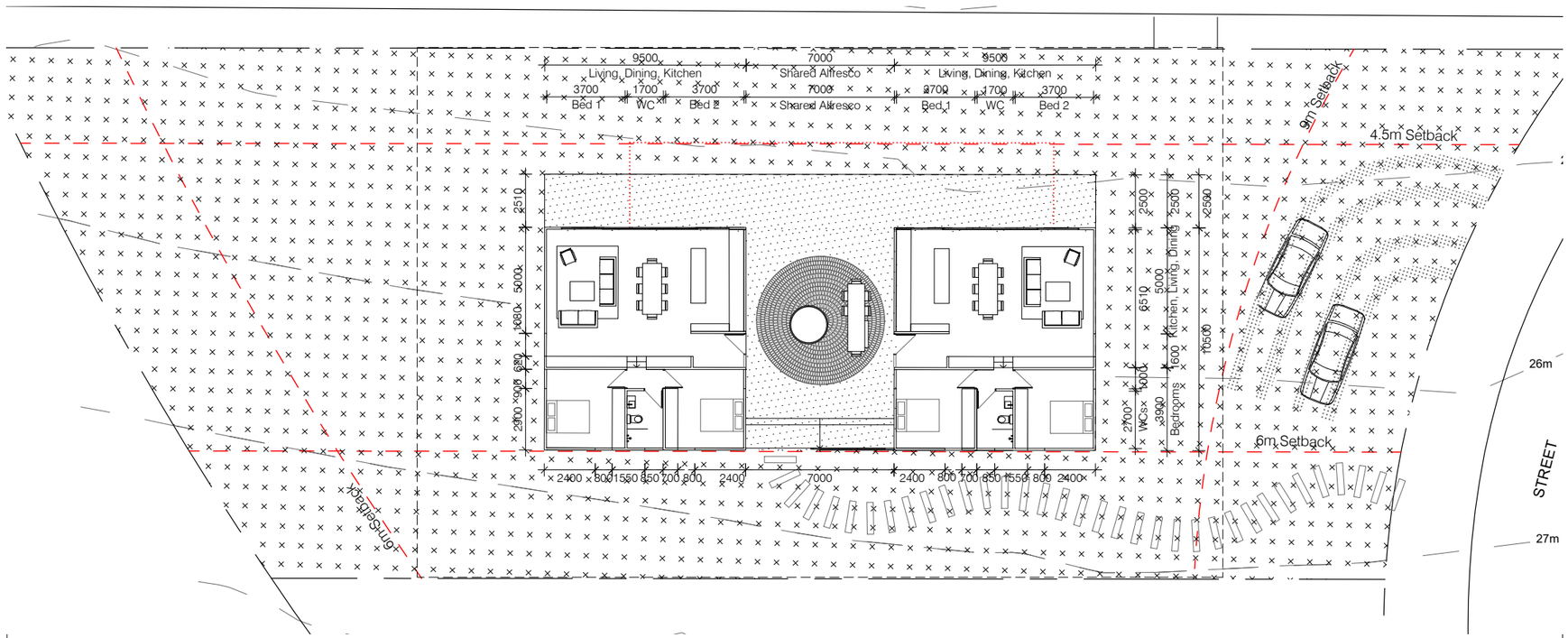


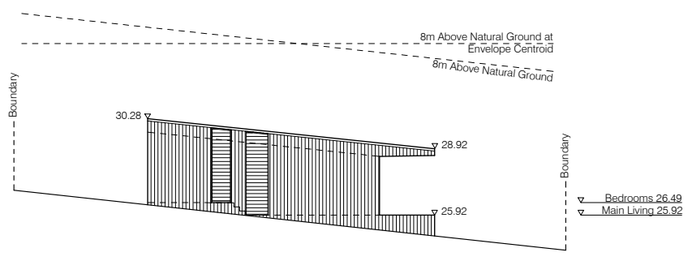
10.5.6 Officer Woods Type B

Type B is a similar design to Type A however it responds to a lot design that sits laterally across the contours of the site.

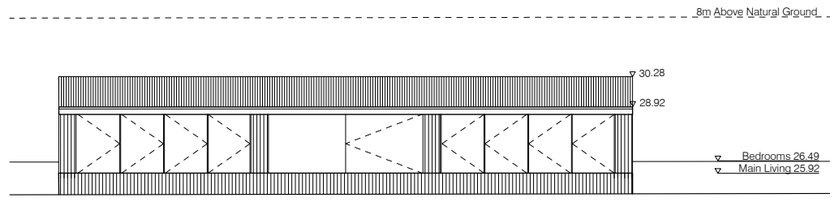
This design is comprised of two separate two bedroom and one bathroom pods separated by a large shared undercover platform - all on a single level. Again, the house seeks to nestle into the land with minimum site disturbance.

Note: Drawings have not included vegetation.

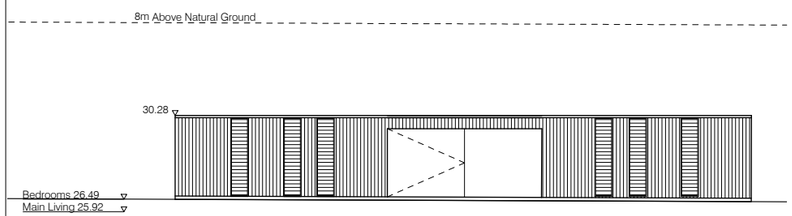




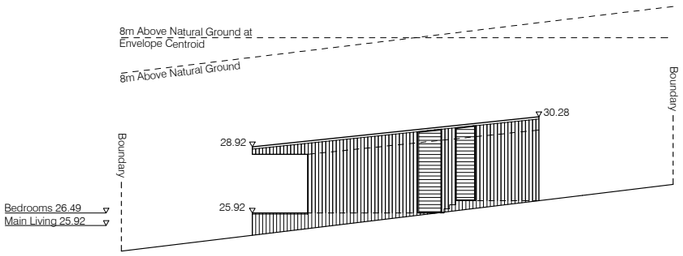
EAST ELEVATION



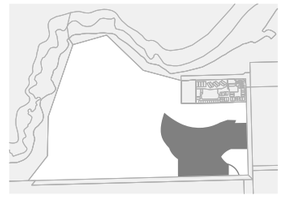
NORTH ELEVATION



SOUTH ELEVATION



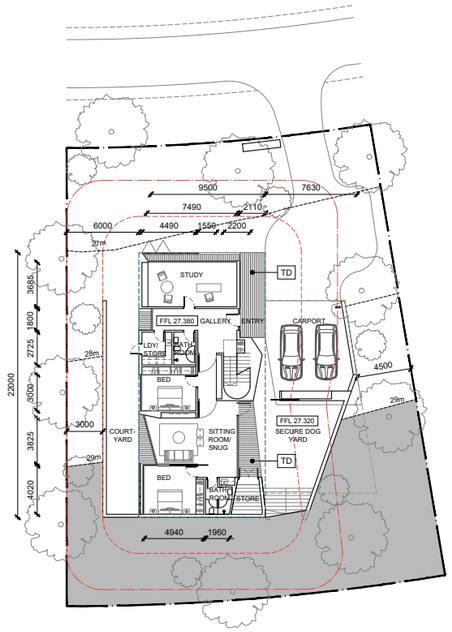
WEST ELEVATION



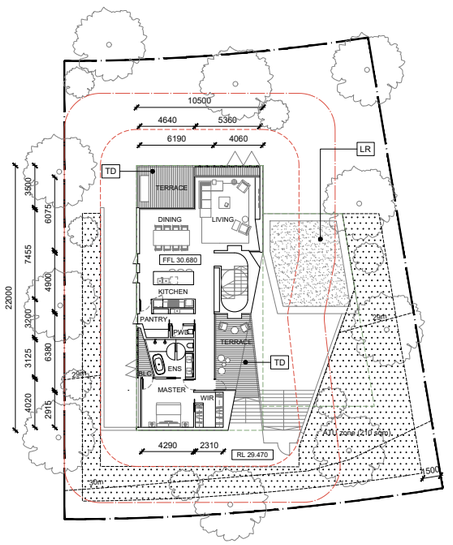
10.5.7 Kerry Hill Architects Type A

The Eastern Holiday Homes typologies as designed by Kerry Hill Architects are intended to be placed sensitively in the existing vegetation. By introducing a two storey volume the houses follow the given Masterplan envelop, while minimizing the footprint. The proposed sculptural form of the houses generates generous external open spaces on multiple sides, creating habitable spaces that can cross ventilate. All houses are positioned to maximize and benefit view amenity and solar orientation.

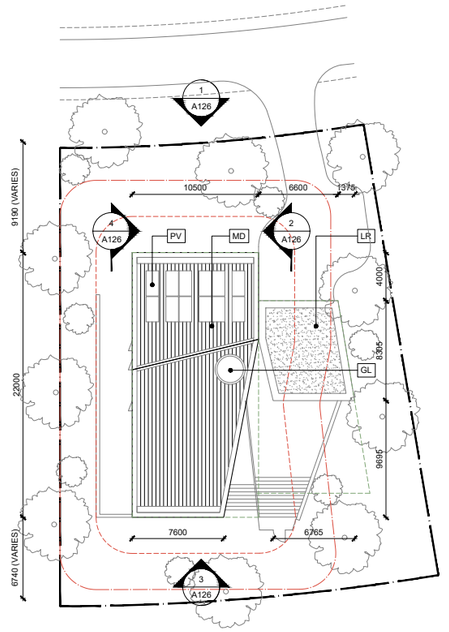
For this particular typology, a carport is provided under a shade structure separate to the house with the main entry provided at ground level. The ground level provides a generous study, two bedrooms and a shared sitting room. The main living areas including the master bedroom are located on the upper level, with major openings to the North and West to provide generous daylight and aspect to these spaces. The upper level provides generous views towards Smiths Beach and beyond.



1 GROUND LEVEL PLAN — 4 A125

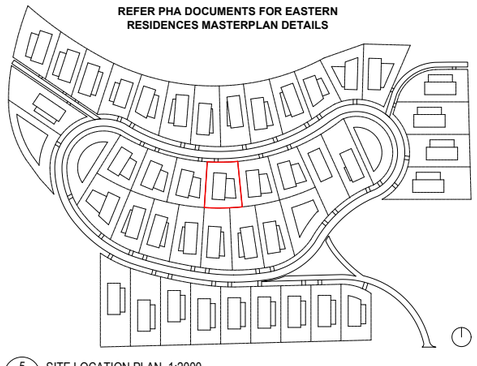


2 LEVEL 1 PLAN — 4 A125

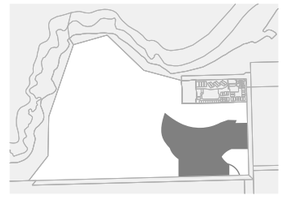


3 ROOF PLAN — 4 A125

4 SECTION



5 SITE LOCATION PLAN 1:2000

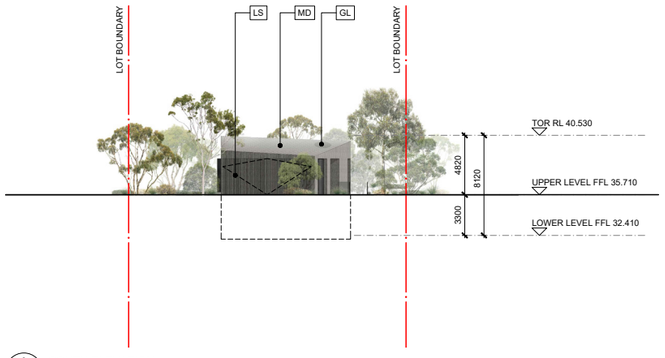


10.5.7 Kerry Hill Architects Type A

The house is proposed to be clad in timber slats, combined with large portions of glazing and timber screening. The masonry walls form courtyards on either side of the building to allow light to all ground level habitable spaces.

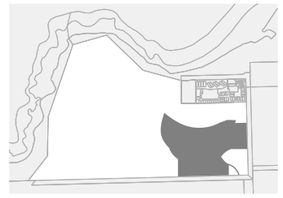
1 A127 NORTH ELEVATION

2 A127 EAST ELEVATION



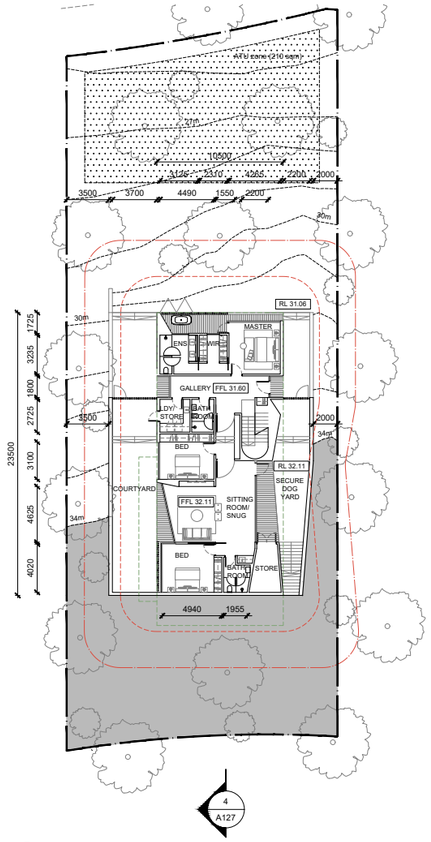
3 A127 SOUTH ELEVATION

4 A127 WEST ELEVATION

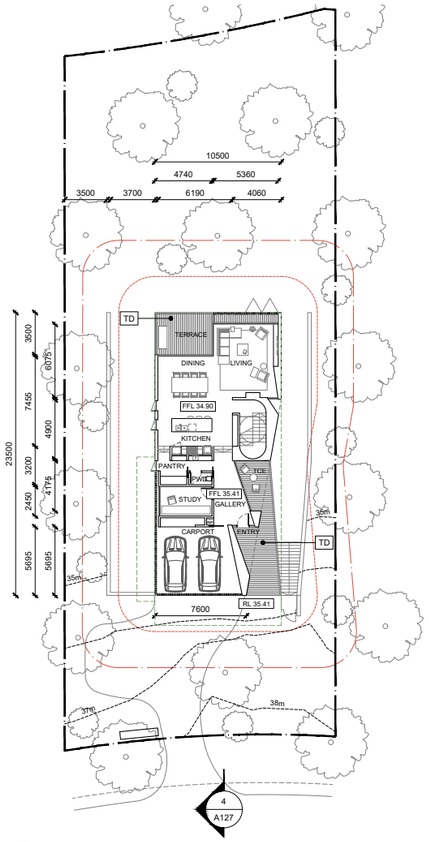


10.5.8 Kerry Hill Architects Type B

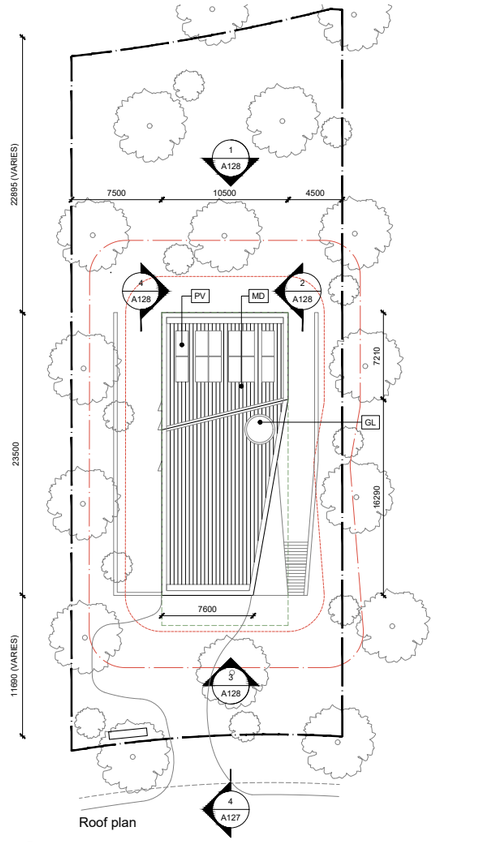
For this particular typology, the carport is integrated within the overall building volume with the main entry provided at the upper level. The master bedroom is located at the ground level with key views towards north. Another two bedrooms and a shared sitting room are also located on the ground level. The main living area with kitchen and dining are located on the upper level, with major openings to the north and west to provide generous daylight and aspect to these spaces. The upper level provides generous views towards Smiths Beach and beyond.



1 GROUND LEVEL PLAN

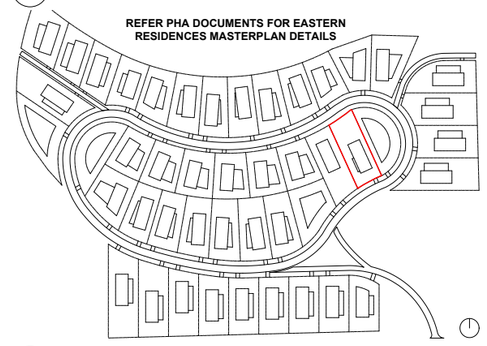


2 LEVEL 1 PLAN

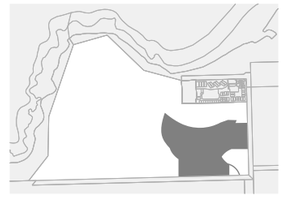


3 ROOF PLAN

4 SECTION



5 SITE LOCATION PLAN 1:2000



10.5.8 Kerry Hill Architects Type B

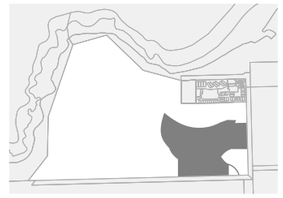
The house is proposed to be clad in timber slats, combined with large portions of glazing and timber screening. The masonry walls form courtyards on either side of the building to allow light to all ground level habitable spaces.

1 A125 NORTH ELEVATION

2 A125 EAST ELEVATION

3 A125 SOUTH ELEVATION

4 A125 WEST ELEVATION



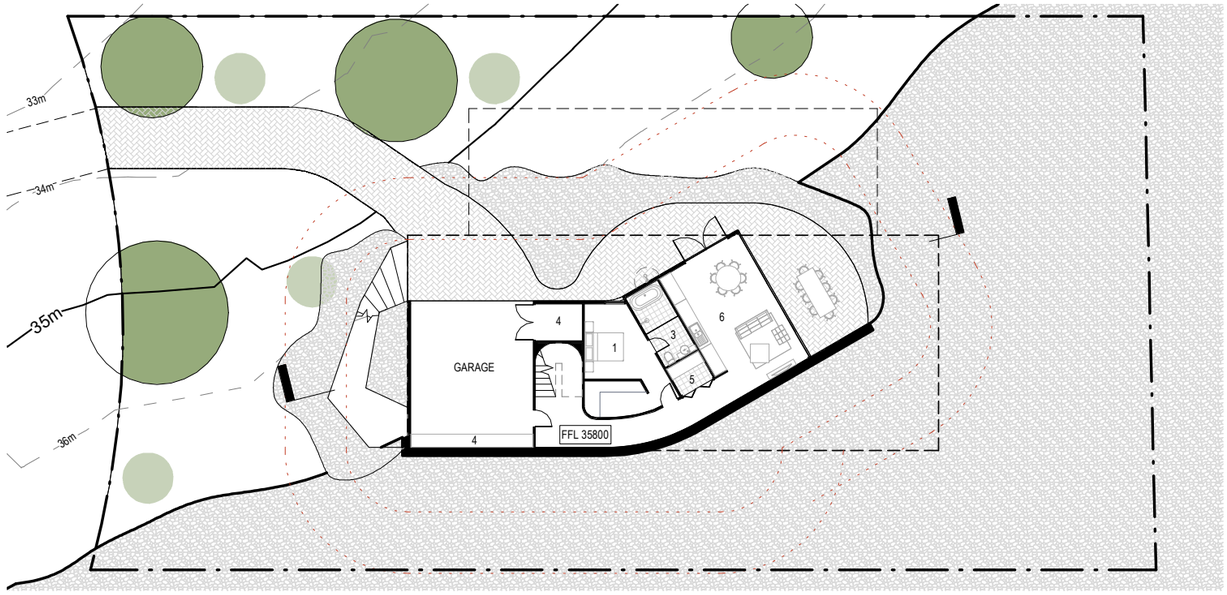
10.5.9 Peter Hobbs Architects Type A

Two versions of the house have been considered, informed by the location of the house relative to the steeply sloping site. Type A has its driveway and entry at the lower level, and Type B has its entry to the upper floor.

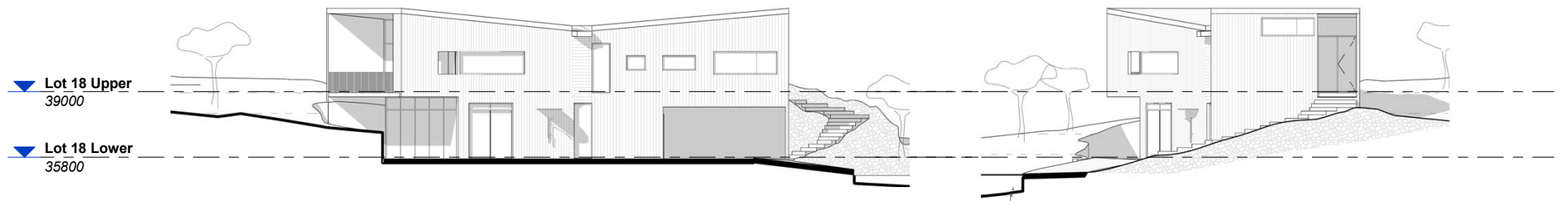
In accordance with the design ethos of the Masterplan, the form of the house presents a narrow face to the northern ocean view (refer Type B), ensuring the house does not dominate the hillside when viewed from the beach, this allows the retention of existing Peppermint trees between each house within the development. A crank in the plan opens northern beach views to rooms deeper in the plan.

The ground floor is dug into the site, and contains the self-contained suite. The ground floor evokes the idea of a cellar, cosy and bunkered down, however it also opens onto a ground floor external courtyard paved for a table, and small lawned area for children to play.

Materiality is simple and muted- the ground floor is in a soft grey concrete block.



1 LOT 18 LOWER PLAN
1:200



4 NORTH ELEVATION
1:200

5 WEST ELEVATION
1:200

LOT 18 - CROSS CONTOUR - LOWER ACCESS

SITE AREA:	1377m²
TREE CANOPY COVERAGE:	205m² (14.9%)
SITE COVER:	166m² v

TREES TO BE RETAINED > 5M

SHRUBS 0.5M - 5M

SITE COVER

LEGEND

1 - BED
2 - BATHROOM
3 - ENSUITE
4 - LOCKABLE STORAGE
5 - LAUNDRY
6 - KITCHEN / LIVING / DINING
7 - STUDY
8 - BALCONY
9 - ROBE

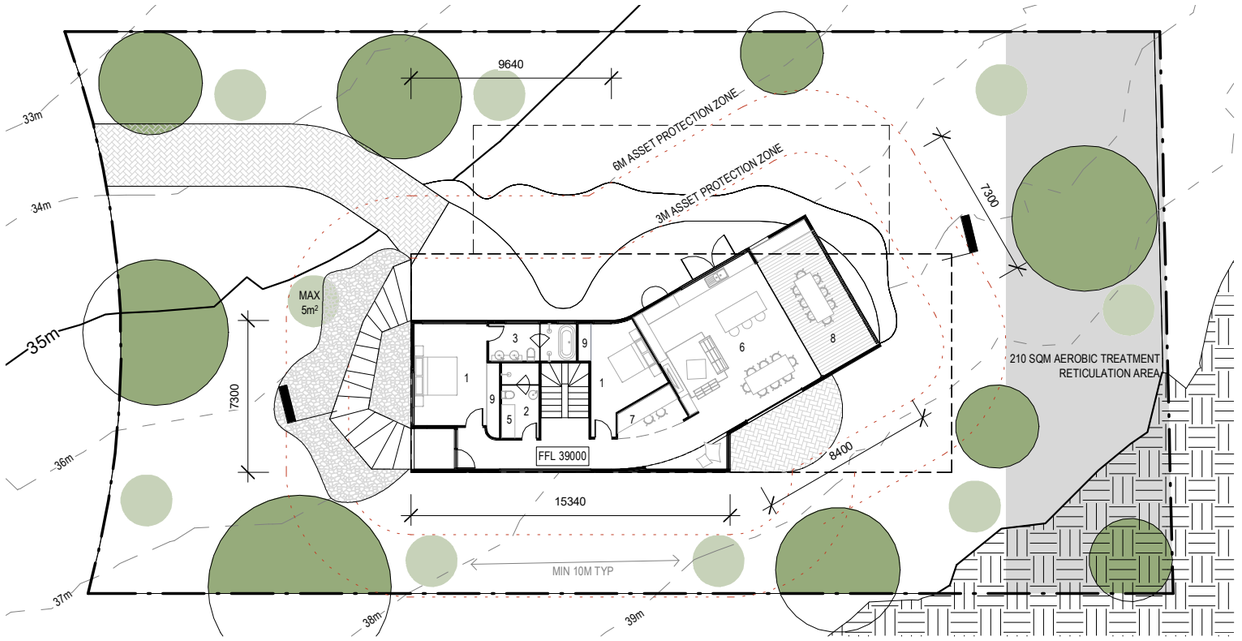
TS - TIMBER SCREEN
SG - SPOTTED GUM
CB - CONCRETE BLOCKS
CT - CORTEN STEEL

PHA

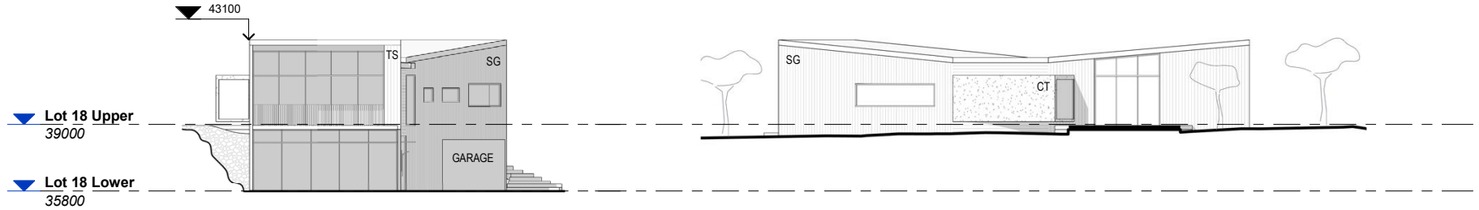
10.5.9 Peter Hobbs Architects Type A

The upper floor has a generous living/ kitchen/dining room that opens onto an expansive balcony, and also includes two bedrooms with bathrooms.

The upper floor is a timber cladding- left raw to grey with time. A butterfly roof hides the glare of the zincalume largely from view, allowing the house to disappear into the canopy of the retained Peppermint Trees.

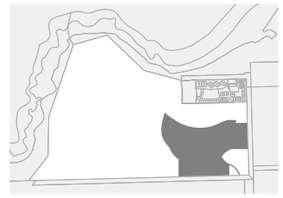


1 LOT 18 UPPER PLAN
1:200



2 EAST ELEVATION
1:200

3 SOUTH ELEVATION
1:200



LOT 18 - CROSS CONTOUR - LOWER ACCESS

SITE AREA:	1377m²
TREE CANOPY COVERAGE:	205m² (14.9%)
SITE COVER:	166m² v

TREES TO BE RETAINED > 5M

SHRUBS 0.5M - 5M

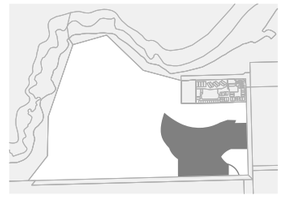
SITE COVER

LEGEND

1 - BED
2 - BATHROOM
3 - ENSUITE
4 - LOCKABLE STORAGE
5 - LAUNDRY
6 - KITCHEN / LIVING / DINING
7 - STUDY
8 - BALCONY
9 - ROBE

TS - TIMBER SCREEN
SG - SPOTTED GUM
CB - CONCRETE BLOCKS
CT - CORTEN STEEL

10.5.10 Peter Hobbs Architects Type B



LOT 34 - BUTTERFLIED SITE - UPPER ACCESS

SITE AREA:	1214m²
TREE CANOPY COVERAGE:	181m² (14.9%)
SITE COVER:	203m² v

TREES TO BE RETAINED
> 5M

SHRUBS
0.5M - 5M

SITE COVER

2 LOT 34 - LOWER FLOOR PLAN
1:200

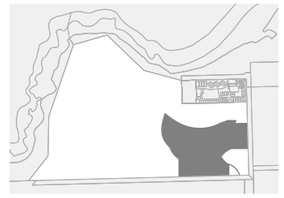
3 LOT 34 - ROOF PLAN
1:200

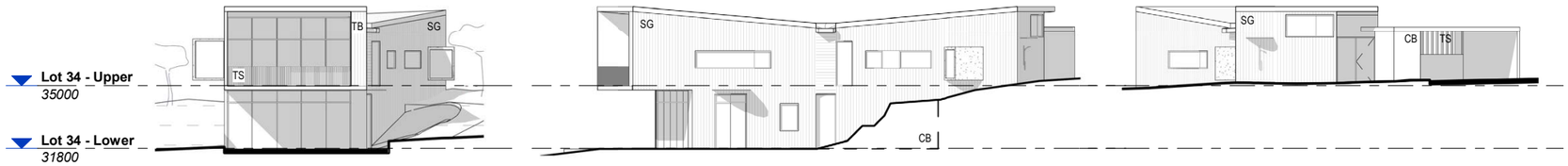
1 LOT 34 - UPPER FLOOR PLAN
1:200

LEGEND

1 - BED
2 - BATHROOM
3 - ENSUITE
4 - LOCKABLE STORAGE
5 - LAUNDRY
6 - KITCHEN / LIVING / DINING
7 - STUDY
8 - BALCONY
9 - ROBE

10.5.10 Peter Hobbs Architects Type B

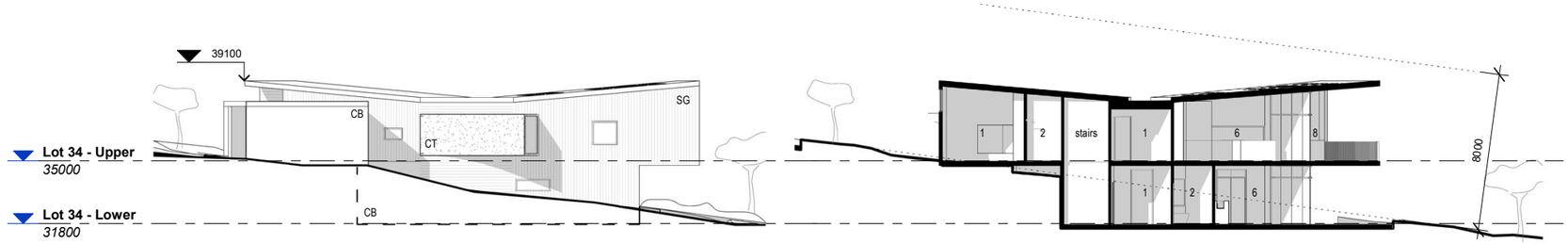




1 NORTH ELEVATION
1:200

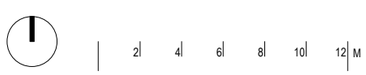
2 WEST ELEVATION
1:200

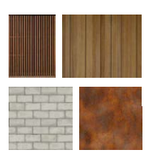
4 SOUTH ELEVATION
1:200



3 EAST ELEVATION
1:200

5 SECTION
1:200

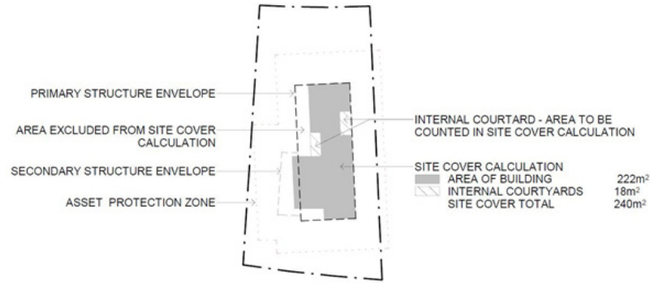


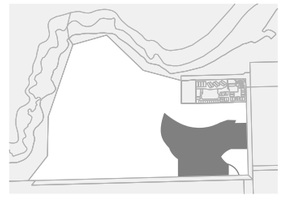


TS - TIMBER SCREEN
SG - SPOTTED GUM
CB - CONCRETE BLOCKS
CT - CORTEN STEEL

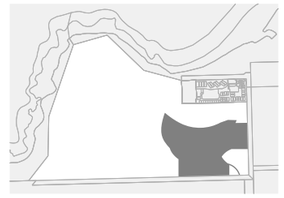
10.6 Built Form Controls

To facilitate good design outcomes *Smiths Beach Eastern Holiday Homes Design Guidelines* provides two pathways for development assessment and approval. Applications for development approval needs to demonstrate that the proposal achieves the requirements of each design element through either of the following pathways. Please note where the design principles are not applicable the designs must be deemed to comply.

	DESIGN PRINCIPLES	DEEMED TO COMPLY
SITE AREA		The Eastern Holiday Home lot layout is based on a minimum lot area of 1000m^2 to comply with health regulations pertaining to ATUs.
SETBACKS	Setbacks have been conceived to protect the remnant vegetation of neighboring properties. Minor setbacks are generally mirrored to consolidate service areas, while major setback should maximize tree retention. Setbacks must ensure neighbour's views and tree retention (including root structures) are protected.	• Site setbacks are indicated on drawing Eastern Holiday Home Masterplan (EHHM) • Primary building envelope indicated on EHHM • Primary building envelope applies to both ground floor and upper floor construction. • Secondary building envelope incursion on major setback allowable on car entry level only. • Typical setbacks are 9m to the street frontage • Type A,C and D minor side setback 6m to ensure neighbour's retention is not impacted by building envelope. • Type B setback minor set back 4.5m • Major setback may have minor incursion as shown.
SITE COVER		• Maximum site cover of 240sqm. (refer to sustainability for additional site cover opportunity) as per following definition SITE COVER: site cover includes the building (including upper storeys projecting forward of the ground floor building alignment), ancillary development or other structure that would be required to be within the asset protection zone, any internal courtyards that do not substantially reduce the APZ, balconies, but excludes: • Uncovered driveways and parking spaces; • Eaves; • A basement that is constructed wholly underground; and • Unenclosed patios, porches and verandas; 



BUILDING ENVELOPE	The building envelope should ensure each house presents an articulated elevation to the public domain. Setbacks must ensure neighbour's views and tree retention (including root structures) are protected.	• A **Primary building envelope** is nominated within each lot either defined by a maximum of 10.5 x 26m or by nominated setbacks. Building within the primary envelope is allowed on both lower and upper floors (all lot types). • A **Secondary Building Envelope** is nominated on lot types A, B, and C. The Secondary Building Envelope of 4.5m from major setback boundary and of a max length of 12m is permitted on the car entry level and must be articulated as a secondary structure. • The maximum area of an upper floor is 240m^2 • Any north or south facing walls or balconies cannot be longer than 8m in width.
BUILDING HEIGHT		• Ground floor heights are measured at the centroid of the Building Envelope • Building heights are based on a predetermined top of roof ridgeline (AHD) for each lot, with the lower floor nominally set 8m lower (i.e. two storey)
LANDSCAPING AND RETENSION	Maximum retention of significant remnant vegetation is key driver of project. Existing vegetation must be supplemented with shrubs to ensure screening from neighbours.	• Refer to Bushfire Management Plan and Landscape Report for landscaping requirements • 120m^2 of non-inhabited landscape must be nominated as reticulation are for Aerobic Treatment Units (ATUs).
GARAGES/ CARPORTS/ PARKING	Parking structures (garages, carports) and visitor parking outside of the building envelope must not dominate the street scape and should be screened from view. Parking structures should accommodate recreational equipment like bikes, boards and rods.	• Garages are not required and can be replaced with purposeful hardstands covered only by the tree canopy. • If provided, garages are to be located within the building envelope and are to be included in site cover calculations. • The maximum car accommodation within each site is 4 cars, maximum 2 can be located within the building envelope. • Boat and caravan storage is not permitted. • Garage doors to be timber clad. • Semi- transparent car ports are encouraged.
STREETSCAPE	Planting within the street setback should complement the street scape.	• Guidelines by McGregor Coxall



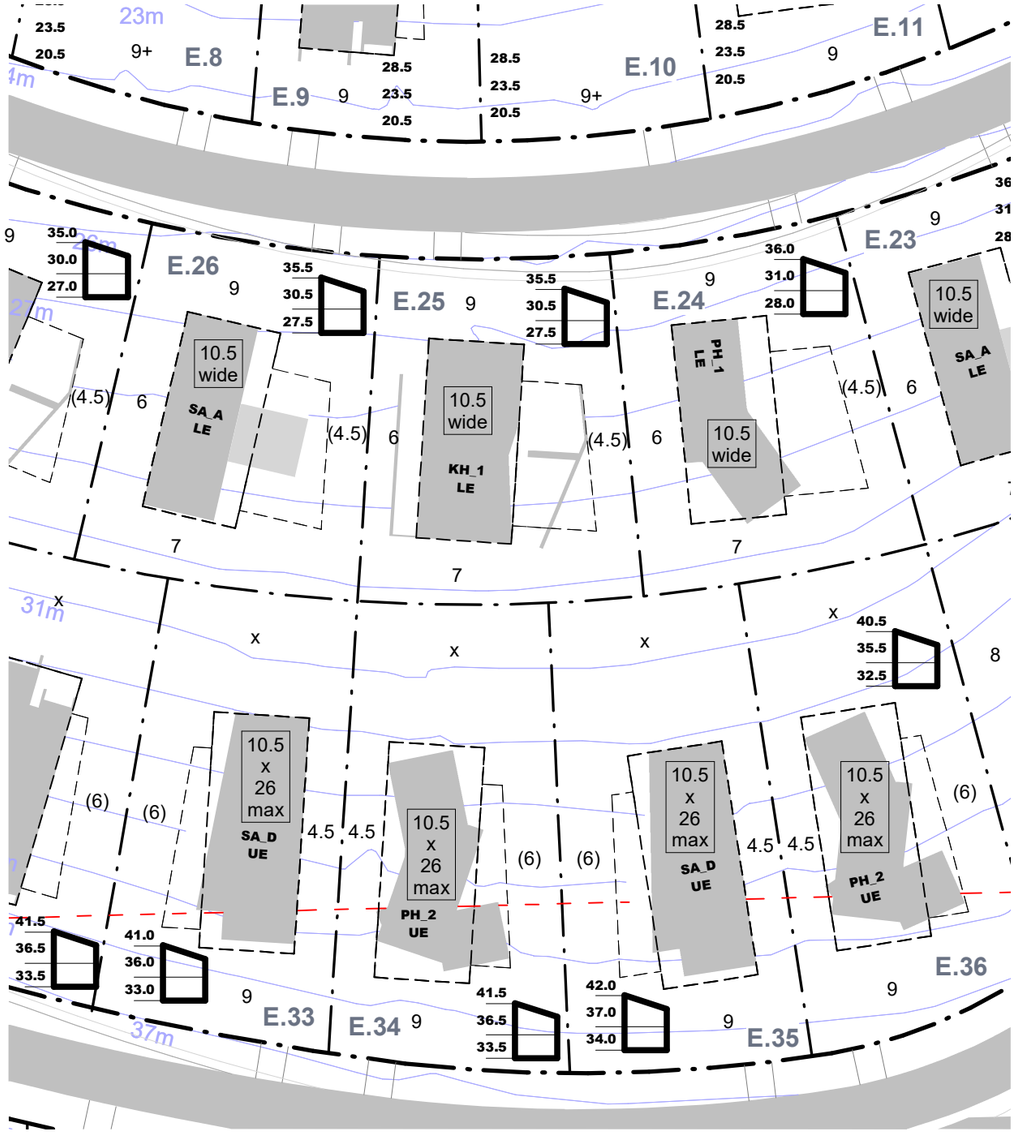
SITE WORKS AND RETAINING WALLS	Generally, buildings should “touch the earth lightly”. Where buildings are dug into the site, the building should grow out of the earth- utilizing grey concrete, concrete block or rammed earth.	• Refer Building Materials
STORMWATER MANAGEMENT	Smiths Beach Eastern Holiday Homes must employ best practice Water Sensitive Design.	• If a rainwater tank is installed (min 2000l) – site cover may be increased by 5m^2
VISUAL PRIVACY	Views from Bedroom and Living spaces should respect the privacy for neighbours.	• As per R Codes
STORAGE		• As per R Codes
FENCING	No boundary fencing is allowed.	• A maximum of 150m^2 of fenced space may be included to secure areas for dogs and toddlers.
OUTBUILDINGS		• Limited to lots with a site area greater than 1200sqm. • Limited to one per lot and not to exceed 30sqm in area and must be included within site cover. • Does not affect the APZ of the neighboring property
EXTERNAL FIXTURES / SERVICES		• Bins, clothes lines, AC units, must be screened from the public domain
SUSTAINABILITY	Smiths Beach Project must incorporate best practice.	• House designs must conform to exemplary sustainability criteria with a minimum 7 star natHers rating. • Each house will need to incorporate 10 standard PV roof panels. • Each Holiday Home will incorporate its own ATU (aerobic treatment unit) with a required 210m^2 of reticulated area in non-contact areas
MATERIALS	Materials are to be sensitive to the location and are to be limited to ensure a Smiths Beach *sense of place.*	• The houses are in a BAL 29 area, and must confirm with the material standard described in AS 3959. Each lot will need to incorporate an Asset Protection Zone (APZ)- refer Bushfire Mangement Plan • Permitted materials are Roof Walls • Muted range of Colourbond Ultra- mid greys, greens. • Conforming timbers to BAL (Blackbutt, jarrah, charred timber if BAL compliant) • Concrete (grey) • Concrete Block • Compressed sheet (raw finish) • Rammed earth (limestone or ochre from site) • Local stone • Rendered masonry

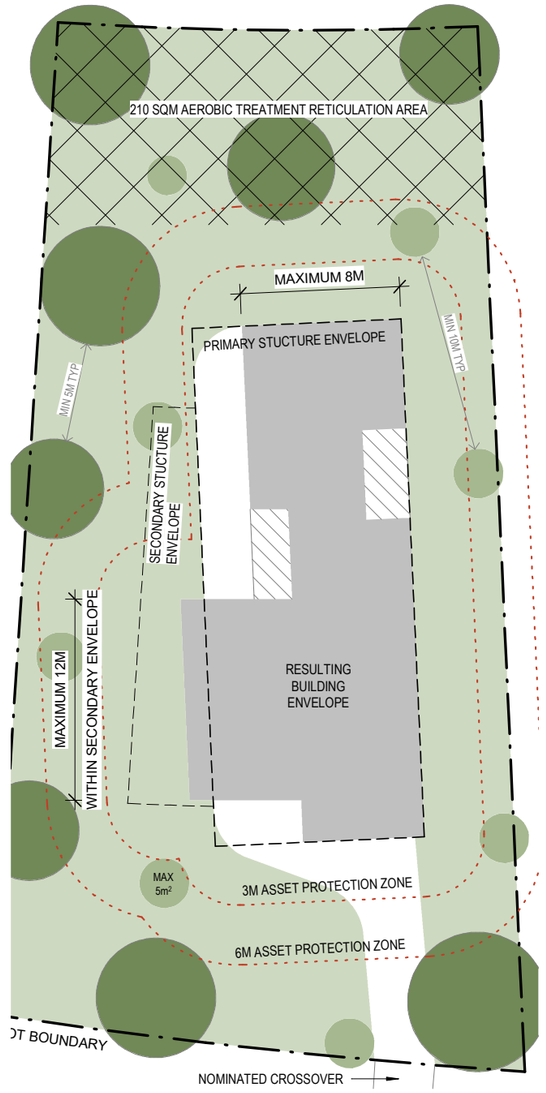
10.6.1 Primary Controls

The attached diagrams are extracts from the Design Guidelines, and indicate primary controls governing heights, setbacks, building envelopes and vegetation strategy.

These take precedence over provisions within the R- Codes, and have been conceived to retain and consolidate vegetation in areas of maximised planting, while preserving view corridors between individual building sites.

These guidelines have been created in consultation with the Smiths Beach Project Bushfire Consultant, to maximise retained vegetation while still conforming with Asset Protection Zone requirements.





Left: Site Plan - Heights And Setbacks
Right: Site Plan - Building Envelope And Vegetation Strategy

Trees To Be Retained > 5m

Shrubs 0.5 - 5m

10.7 Scale and Massing

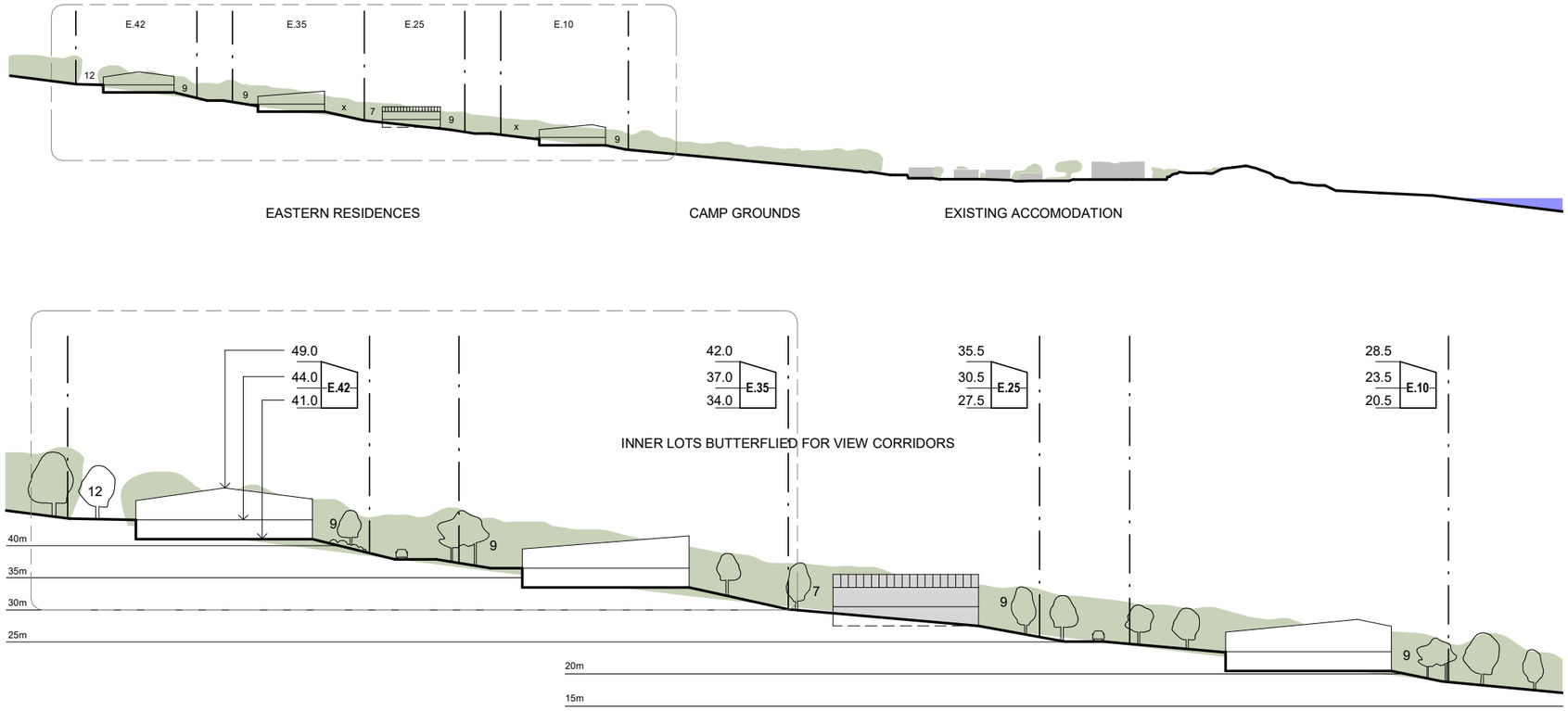
The overarching design principle concerning scale and massing is to nestle buildings into the landform in a way that least affects the remnant vegetation, and ensures neighbouring construction does not affect the Asset Protection Zone and retained vegetation of the neighbouring property. The houses should disappear into the hill side.

The Eastern Holiday Homes have recommended floor levels for each site which sets an absolute height/ridge limit. This is to ensure views from each primary living area, typically the upper floor of each two storey dwelling.

Building heights are based on a predetermined top of roof ridgeline (AHD) for each lot, with the lower floor nominally set 8m lower (i.e. two storey).

While a nominal two storey height limit is infered by the Building Height Diagrams, some designers may chose to fit additional levels subject to floor to floor height, and site excavation.

The street interface for each lot is largely determined by whether the lot is on the high or low side of the loop road structure (south and north side respectively), with mandated planting within the street setback largely screening cars from the pedestrian view.



SITE SECTION

10.8 Materiality

Materials are to be sensitive to the location and are to be limited to ensure a Smiths Beach sense of place.

The houses are in a BAL 29 area, and must conform with the material standard described in AS 3959.

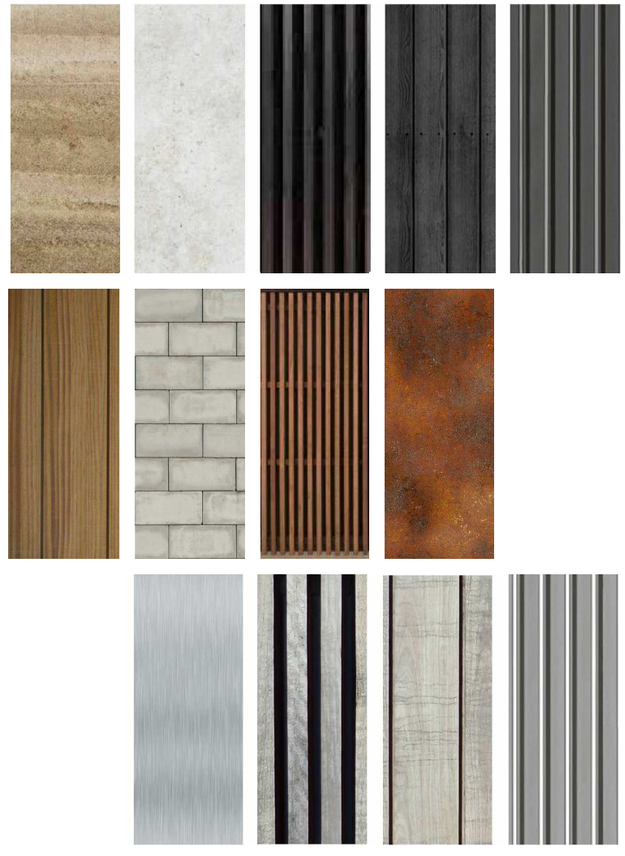
Permitted materials are:

Roof

- Muted range of Colourbond Ultra- mid greys, greens.

Walls

- Conforming timbers to BAL (Blackbutt jarrah, charred timber if BAL compliant)
- Concrete (grey) block
- Compressed sheet (raw finish)
- Rammed earth
- Local stone or similar
- Rendered masonry



View of Eastern Holiday Homes from Smiths Beach

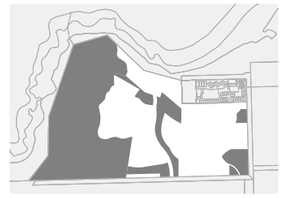
Section

11.0

NATIONAL PARK & GREEN SPACES

Prioritising retention of key environmental values and maintaining the visual and landscape character of the area

11.0 National Park & Green Spaces



11.1 National Park Boundary

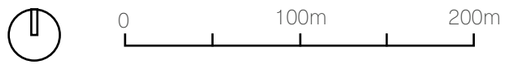
The area of land to be transferred to the Leeuwin-Naturaliste National Park has been defined by retention of 'Excellent' quality vegetation which includes Priority Ecological Communities (PEC) comprising:

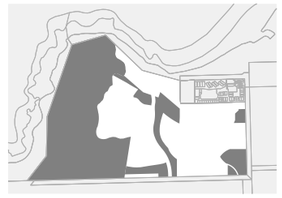
- Melaleuca lanceolate forests on the Leeuwin Naturaliste Ridge
- Low shrublands on acidic grey-brown sands of the Gracetown soil-landscape system

This extent equates to 41% of the site being ceded as National Park. This allows the enduring protection of the PEC.

LEGEND

1. Excellent vegetation
2. Priority Ecological Communities





11.2 Open Space Plan

In addition to part of the site being transferred to the Crown, a further 10% of the site is being provided as open space. The locations of open space have been dictated by:

- Retaining areas of ‘Excellent’ quality vegetation.
- Providing buffering to existing infrastructure (i.e. Smiths Beach Road).
- Reducing visual impact of the Project.
- Retaining important fauna habitat and allowing fauna movement across site to the adjoining National Park.

LEGEND

1. National Park Extension
2. Cape to Cape Track
3. Park Spine
4. Service Depot
5. Open Space

Site Boundary

Cape to Cape Track

Open Space

‘Excellent’ Quality Vegetation Protected by Conservation Covenant

Foreshore Reserve Extension

0 100m 200m

Smiths Beach Project - Design Report