

2 residences

Residences will provide an opportunity for residents to work from home in affordable, ecologically sustainable housing that exceeds the requirements of BASIX. It will include 17 two storey minimal footprint dwellings, each with dual frontages. Every dwelling includes an articulated one-bedroom apartment and studio/office with its own frontage. Each dwelling has been located and designed to provide for adequate solar access, both to itself and to its neighbours. The precinct will offer sharply contrasting landscape themes. East and West Street will contain 'drier' vegetation with shade and open canopy trees growing amongst native grasses and shrubs. Central Road will enjoy thicker shrubs and shade trees to generate a bushland setting where vegetation and grass will spill into garden areas to create a sense of depth and diversity to the street edge. Both the Residential and Live/Work Precinct Lanes will contain deep, shady, lush green trees rising above the tightly spaced road corridor, complemented by trellises of flowering climbing plants to generate an enhanced sense of enclosure and intimacy.

1 housing options

Housing options will include a wide variety of homes ranging from garden flats to shop-top units and four bedroom homes will offer the diversity to meet a range of needs and financial circumstances.

7 the industrial precinct

The industrial precinct comprises a cluster of four industrial buildings containing a total of nearly 3,000 square metres of floorspace. Located in the south western corner of the site, surrounded by communal landscaped open space and perimeter parking, the Industrial Precinct will provide an opportunity for affordable workspaces within the development and an Industrial Estate in a landscaped setting. The buildings are designed to allow for some flexibility in terms of internal floor space allowance. This will allow businesses to grow within the buildings, with relatively easy and inexpensive internal renovations providing for expansions or contractions in floor area allocations. Robust drier vegetation, including open canopy and shade trees with an understorey of shrubs and native grasses, will complement the rugged visual character of the pavement and built form that will dominate the precinct.

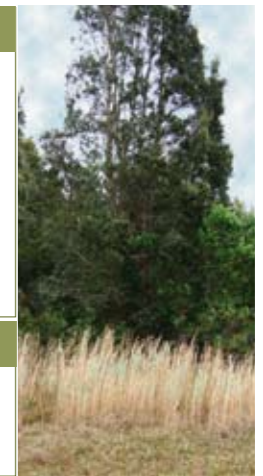
the live/work precinct



The live/work precinct is made up of four, two storey buildings along the southern edge of the site. Each building comprises eight ground floor studio / offices, each with an upper level one-bedroom or studio apartment. This integrated solution will suit many creative industries. The Precinct's small courtyards will be enhanced by tight beds of small shrubs and small canopy trees for shade. Trees will include exotic deciduous species for winter sun and seasonal colour.

10 environmental precinct

Environmental Precinct on adjoining lands, significant numbers of Wallum Froglets have been recorded or heard calling within the wetland / sedgeland vegetation to the south and south-west and to the north of the Bayshore Village site. Protected areas will compensate for any impacts on habitat on the site and provide significant additional Wallum Froglet habitat in a manner that creates a corridor for important primary habitat sites around the Village.



11 habitat

Habitat will be protected using ecological enhancement measures, including the creation of additional wetland habitat for the Wallum Froglet.

8 commercial precinct

With 1200 square metres of retail floorspace, 1600 square metres of commercial office and professional floorspace, and room for a 704 square metre health spa, the Commercial Precinct will also offer a range of one, two and four bedroom apartments either as shop-top or with attached professional suites. Public areas will be heavily used by pedestrians utilising the 120 square metre community meeting space or café and other outdoor areas. The variety of vegetation will include lush shade trees and rainforest understorey plants in raised garden beds which, in combination with a large ornamental pond, will create a cool, tropical setting and an attractive destination for residents. The commercial courtyard will also contain an open, sunnier environment. Here, shade and colour will be provided by awnings and umbrellas with only a limited number of trees.

9 retail offerings

Retail offerings include a health spa and shops at ground level opening to the central courtyard.

3 community

Open space will be designed as a small village green incorporating a broad grassed area for children's play and passive recreational uses. Canopy trees will provide shade while a simple mix of shrubs will define and screen the site's edges from adjoining residential gardens. The community areas will include a swimming pool, change rooms, barbeque areas and recycling facilities.

4 common facilities

Common facilities include a community meeting room, café/canteen, pool, recreation area and playground and ample car parking.



workspaces will range from four light industrial buildings to 32 live/work studios, to meet the needs of Byron's creative industries and nearly 1000 square metres of commercial office space including professional suites and consulting rooms.

landscaping with large canopy trees will line road and extensive carparking areas to promote shade and lessen the dominance of pavement. With over 22,000 square metres of publicly accessible roads, lanes and courtyard and garden areas across the site, larger native trees will be complemented by a simple groundcover of strap leaf plants to maintain views of the adjoining landscape. Larger shrubs around nearby buildings will enhance privacy and provide a feeling of a leafy garden community.

