

habitat

Over 2000 sq.m of land in the north west corner of the site has been designated for ecological enhancement, providing wetland/ sedgeland habitat for the protected Wallum Froglet and other indigenous species.

creative industry precinct

The light industrial precinct has been designed to become a creative industries hub in the Byron Shire. Four articulated two storey warehouse style buildings combine to offer over 3000sq.m of multi-purpose space for the creative industries. Located in the south-western corner of the site, the Light Industrial precinct features a coffee roaster/cafe, broadband connectivity, on-site recycling and views over the on-site habitat and adjacent bushland. Each creative industry workspace will include cross ventilation, natural light and covered decks. The precinct will be further defined by a drier, robust landscape design including open canopy shade trees with an understory of shrubs and native grasses.

live-work precinct

The live-work precinct is made up of 24 x 1 bedroom + study terrace houses over four articulated buildings. Each terrace house has an open plan living room with a double height dining room and a dedicated workspace separated by a private courtyard garden. Every terrace house has dual access, cross ventilation, a north eastern aspect, water reuse and solar power. The live-work precinct is specifically designed to address the shortage of affordable housing in the Byron Shire as well as being the perfect solution for individuals looking to run small businesses from home. The precinct will be further characterised by productive garden plantings, small canopy trees for shade and tight beds of native shrubs and grasses.

residential precinct

The residential precinct includes a total of 34 houses in a variety of designs and material combinations in order to maximise diversity within the precinct. Thirty of the houses are 3-bedroom, three are 4-bedroom and one is 5 bedroom. All of the houses include a dedicated, integrated workspace with it's own entrance, off-street parking, low water indigenous sub-tropical courtyard gardens, open plans, cross ventilation, north-eastern aspects and innovative environmental construction. All houses exceed the requirements required by BASIX - including on site water re-use and solar power. There are a total of nine unique house designs that can be constructed with four individual material palettes - to maximise diversity within the precinct. The precinct will be further designed by contrasting urban designs including broad shady streets and urban laneways, where the workspaces will be located. A full indigenous landscaping design has been incorporated to bring bio-diversity, shade and habitat into the streets of the residential precinct.

mixed-use precinct

The mixed-use precinct defines the frontage to Bayshore Drive. It includes 3500 sq/m of boutique retail and commercial office space, a health spa and well being centre set in a extensive private courtyard garden, a 300 sq/m canteen/cafe, 10 x 2 bedroom terrace houses with integrated workspaces, a community hall and high-spec meeting and presentation rooms and a recycling centre all set within 3500 sq/m of covered walkways, indigenous sub tropical gardens and sunny courtyards.

community facilities

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 25m natural swimming pool, change rooms with lockers and showers, secure bicycle storage, two covered ping pong tables and barbeque areas.

