

THE PALMS OUR JOURNEY...

PREPARED ON BEHALF OF
PPNQ DEVELOPMENTS
SEPTEMBER 2020

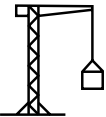
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REGIONAL CONTEXT

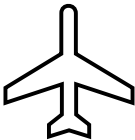
KEY DRIVERS FOR CAIRNS



57,428
NEW RESIDENTS
IN CAIRNS LGA
2016-2036



\$2.22
BILLION
INFRASTRUCTURE PROJECTS PLANNED
OR UNDER CONSTRUCTION



897,000
INTERNATIONAL
VISITORS TO
CAIRNS IN 2017



42.2%
STRONG
YOUNG FAMILY
DEMOGRAPHIC
(COUPLE WITH KIDS UNDER 15)



HISTORY

A key driver for The Palms is to transform what is currently private land and develop a vision that shares the site's assets and setting with the wider community.

Currently zoned as a sport and recreation use, the site was originally used for farming sugar cane. Up until the late 1900s, this industry was the primary use in Kewarra Beach until the site was purchased and transformed into a golf course in 1990. It was with this purchase that the site began to be opened up to the public yet in a private setting – only members of the golf course were able to enjoy the site.

Community-title residential developments have, over the years, moved in to border the site. This has reduced the amount of frontage to the public by privatising the boundary to those that own these residential blocks. Rezoning parts of the site could potentially allow for up to 1500 apartments. Opening up the use of the land for all to enjoy, not just a select few, is therefore an important aspect for the vision and development of The Palms.





Central Park, looking west to the Macalister Range



The Palms Clubhouse



Existing creek crossings



Central waterway corridor

1. GAP IN THE MARKET

Urbis were engaged to undertake market research into the Cairns residential market, which identified a clear gap in the market. The demographic trends for the northern beaches highlighted a gap in family orientated homes for upgraders. A strong sense of place was also seen to be important to potential buyers and The Palms was well positioned to meet this demand and create a truly unique community for the northern beaches.



**MEDIAN HOUSE PRICE
IN NORTHERN BEACHES IS
8.5% HIGHER
THAN CAIRNS LGA**



**ONE THIRD
OF ALL NEW LAND
SALES IN CAIRNS
ARE WITHIN NORTHERN BEACHES**

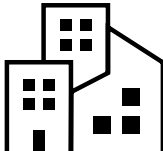


**9 ACTIVE
ESTATES
WITH SEVERAL EXPECTED TO
COMPLETE IN COMING YEARS**

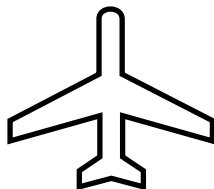
GAP IN THE MARKET



AFFORDABLE LOTS



PREMIUM LOTS



**897,000+
VISITORS TO CAIRNS
(2017)**



**LIMITED
NEW HOUSE AND LAND ESTATES
WITHIN THE FUTURE PIPELINE**



**STRONG VISION
OF A MASTER PLAN WILL BODE WELL, AND ENFORCE
EXISTING COMMUNITY VALUES**

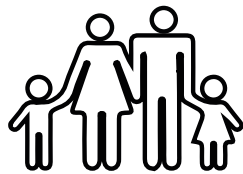
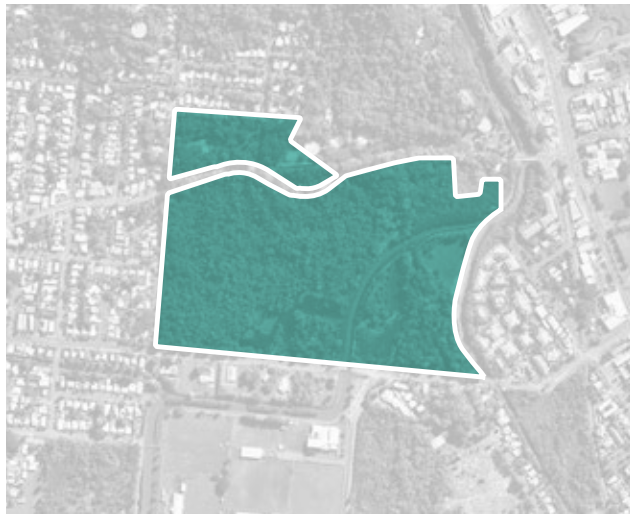
2. LASTING LEGACY

There is a big opportunity at The Palms to create a unique destination for the Northern Beaches. With a new school proposed, combined with the tourist park, The Palms offers variety and choice for locals and visitors to this region. It is also important to note the amount of open space that is being retained in the development - comparative in area to the Cairns Botanic Gardens. Similar to the Botanic Gardens, these areas will also be accessible to all users at the site.

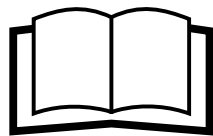
THE PALMS: 35HA (85 ACRES)



CAIRNS BOTANIC GARDENS: 38HA (92 ACRES)



18HA (44 ACRES) CLUBHOUSE AND TOURIST PARK FACILITIES



NEW PRIMARY SCHOOL (CATERING TO A LARGE CATCHMENT OF KIDS UNDER 15)



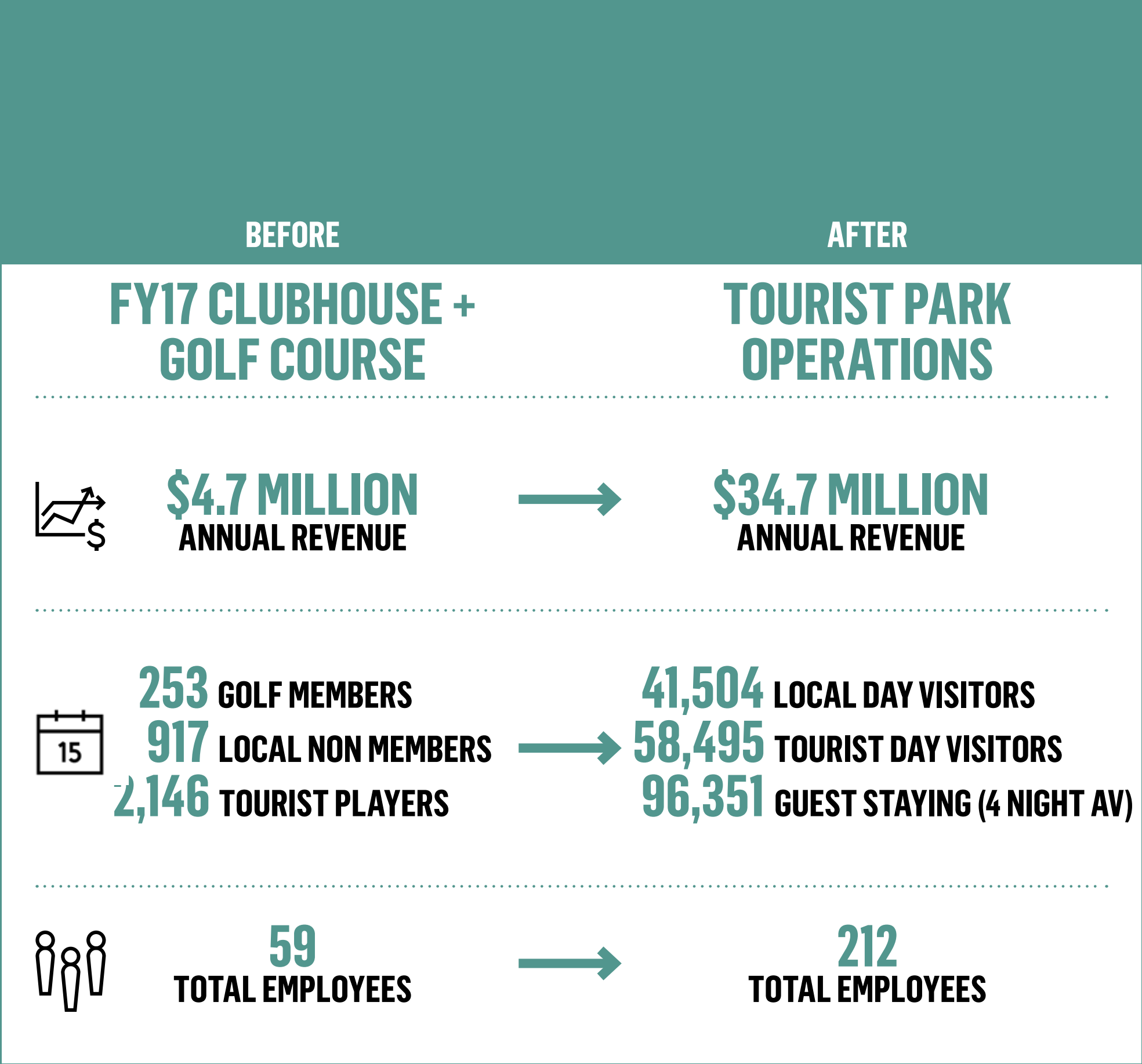
300+ ON-GOING JOBS (25 CHILDCARE - 65 SCHOOL - 210 TOURISM)

3. BOOST TOURISM

It is important to understand how the proposed uses at The Palms compare to the site's historical use as a golf course. For example, there is a significantly greater turnover from the tourist park compared to the clubhouse and golf course facilities. Additionally, of the 32,227 rounds of golf played at The Palms that financial year, only 3,794 individuals actually played these rounds. This figure is made up on members (253), locals (917), tourists (2,146) and corporate day events (478), which highlights a low number of individuals who use the course frequently.

The water park that sits within the proposed tourist park, however, is projected to have almost 100,000 visitors. Additionally, there are over 155,000 total number of room nights anticipated per annum equating to over 385,000 guest nights (accommodation nights x average number of guests per room). The tourist park will also employ a significantly higher amount of people than the golf course has in the past, reinforcing this use as a greater alternative at The Palms.

Note - projected revenue and employment figures are approximate only.



4. SUSTAINABILITY FIRST

The Palms aims to be a high-quality sustainable development and hopes to become Cairns first Certified EnviroDevelopment project.

EnviroDevelopment is a scientifically-based assessment scheme that independently reviews development projects and awards certification to those that achieve outstanding performance across four or more elements – Ecosystems, Waste, Energy, Materials, Water and Community. Its benefits are felt across the entire community from occupiers / visitors at the development to Government bodies.





URBIS

PARADISE PALMS VISIONING WORKSHOP OUTCOMES REPORT

PREPARED FOR
PPNQ DEVELOPMENTS
02 FEB 2019

PURPOSE

The vision workshop conducted on the 21st of January was a way to get the entire client and consultant team together to analyse the site, understand the core principles and develop a vision for the development. The following attendees helped contribute to the success of the day:

- | | | |
|---------------------|------------------|------------------|
| ▪ Darren Halpin | ▪ Glen Power | ▪ Chris Barker |
| ▪ Evan Yelavich | ▪ Ben Craig | ▪ Brendan Rogina |
| ▪ Scott Christensen | ▪ Paul Riga | ▪ John Pirie |
| ▪ Patrick Day | ▪ Monique Fenn | ▪ Ben Johnston |
| ▪ Michael Webb | ▪ Troy Cavallaro | ▪ Wesley Coates |



SITE VISIT

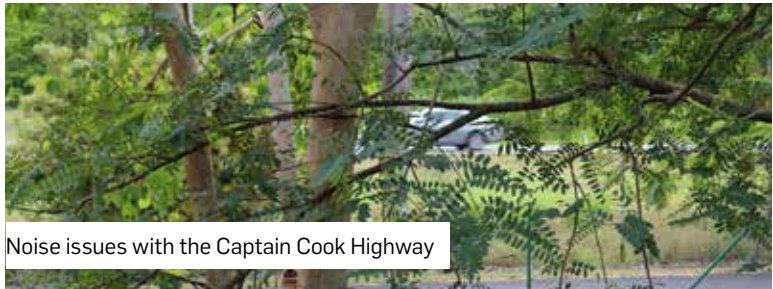
Whilst out on site, attendees were asked to fill in a questionnaire listing their likes, dislikes, and key features they thought must be at Paradise Palms. These notes can be found in Appendix A.



View from the clubhouse



Backdrop of the Macalister Range



Noise issues with the Captain Cook Highway



Interface challenges to surrounding residents



Maintain the clubhouse and key views

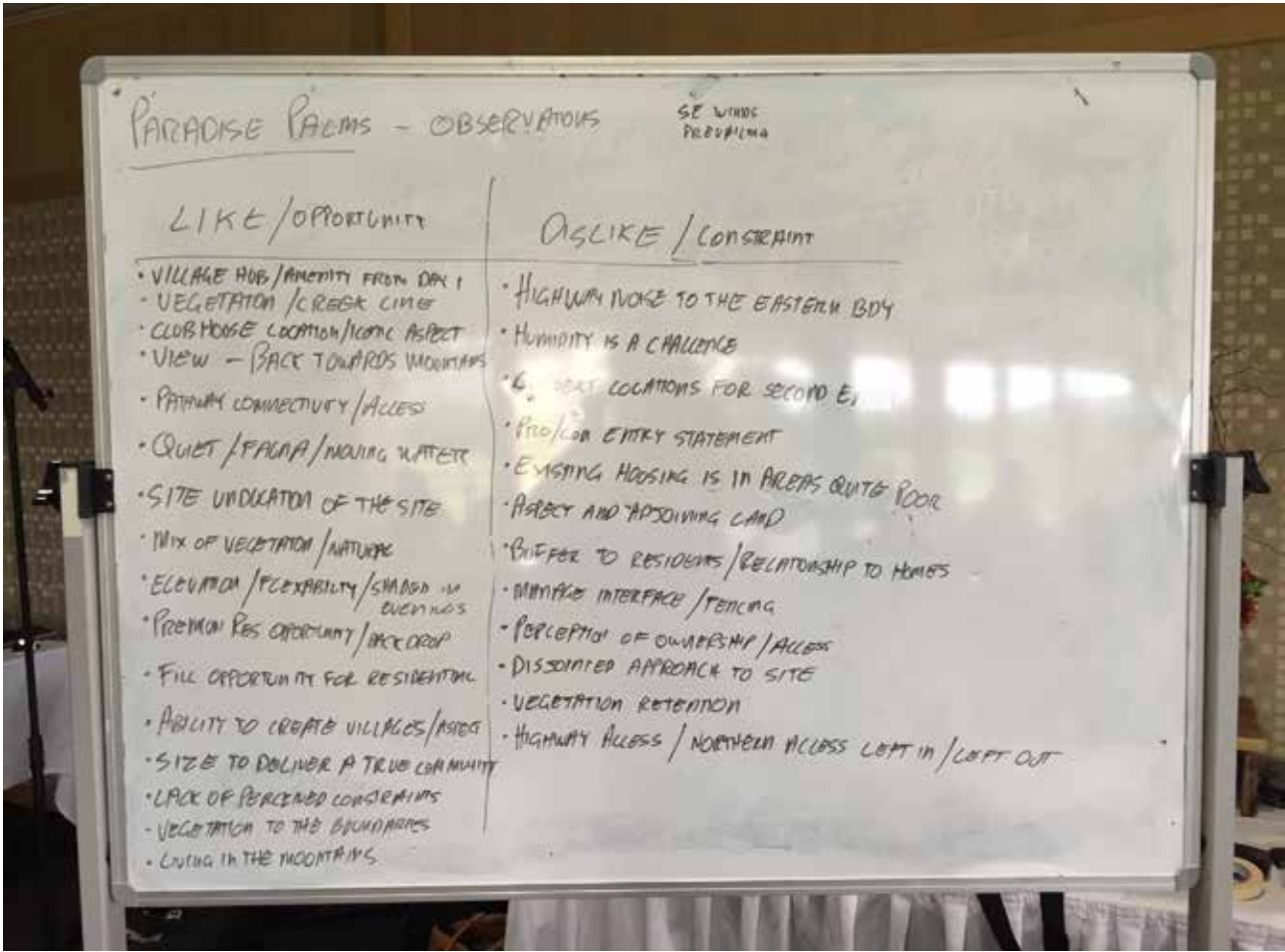


Abundance of existing vegetation already on the site

EXERCISE 1: KEY OBSERVATIONS

After the site visit, an exercise was discussed with the group to determine what individuals saw as likes or opportunities and dislikes or constraints. Some key take-outs from the discussion included:

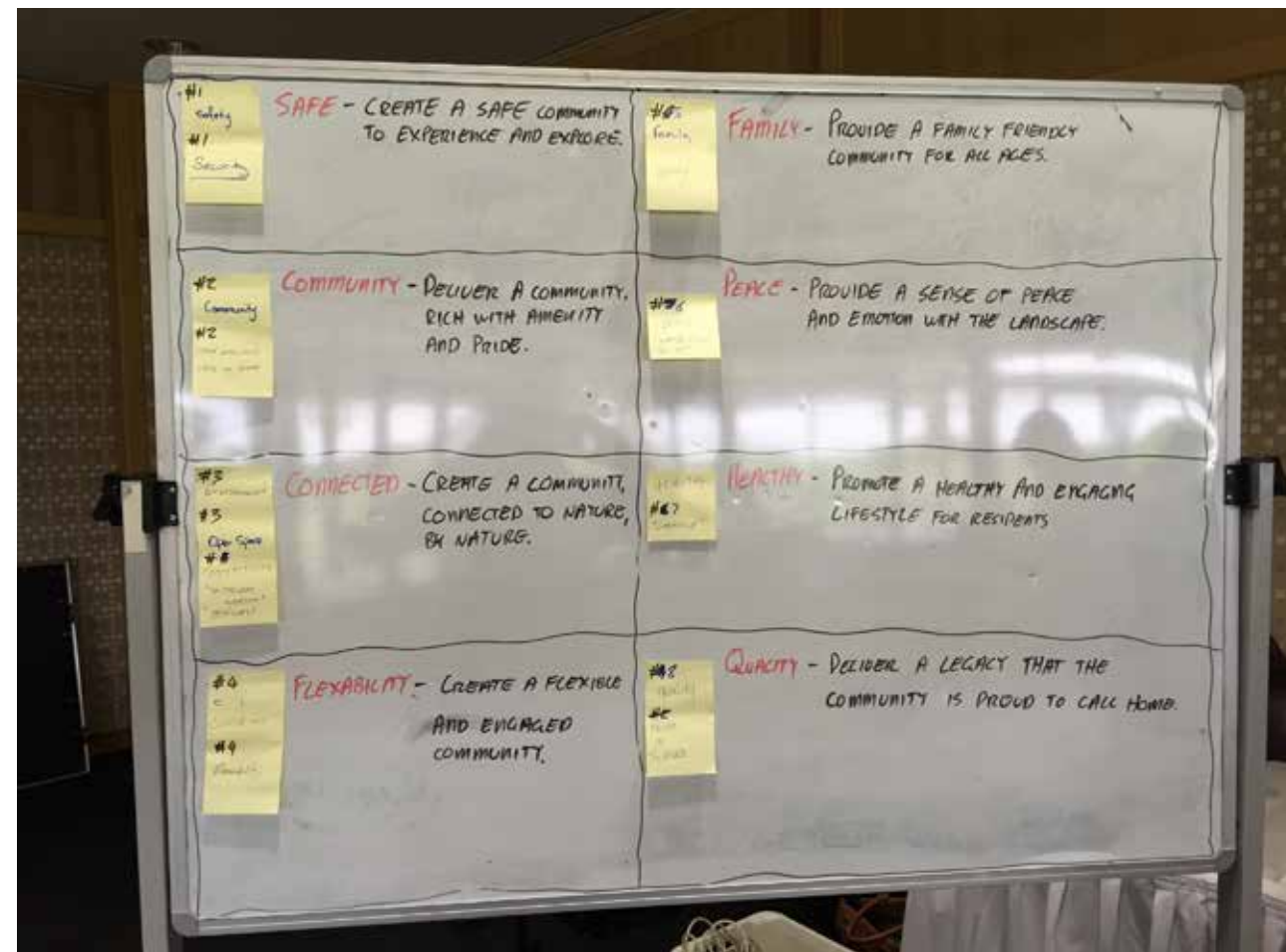
- Great opportunity to build on the existing landscape
- Significant views to the surrounding mountain range
- Majority of the site is quiet and secluded
- Opportunity to main the clubhouse as a key historical feature for the site
- Secondary access challenges
- Interface issues to existing homes on the boundary; and
- Highway noise along the eastern boundary



VISION AND PRINCIPLES

Understanding what each buyer values in a development were grouped into categories to form the principles for site. From here, strategies will be put in place to achieve these principles and the vision for the development. These eight principles are:

- Safety
- Community
- Connected
- Flexibility
- Family
- Peace
- Healthy
- Quality



FOCUS GROUPS: RESIDENTIAL PRECINCTS

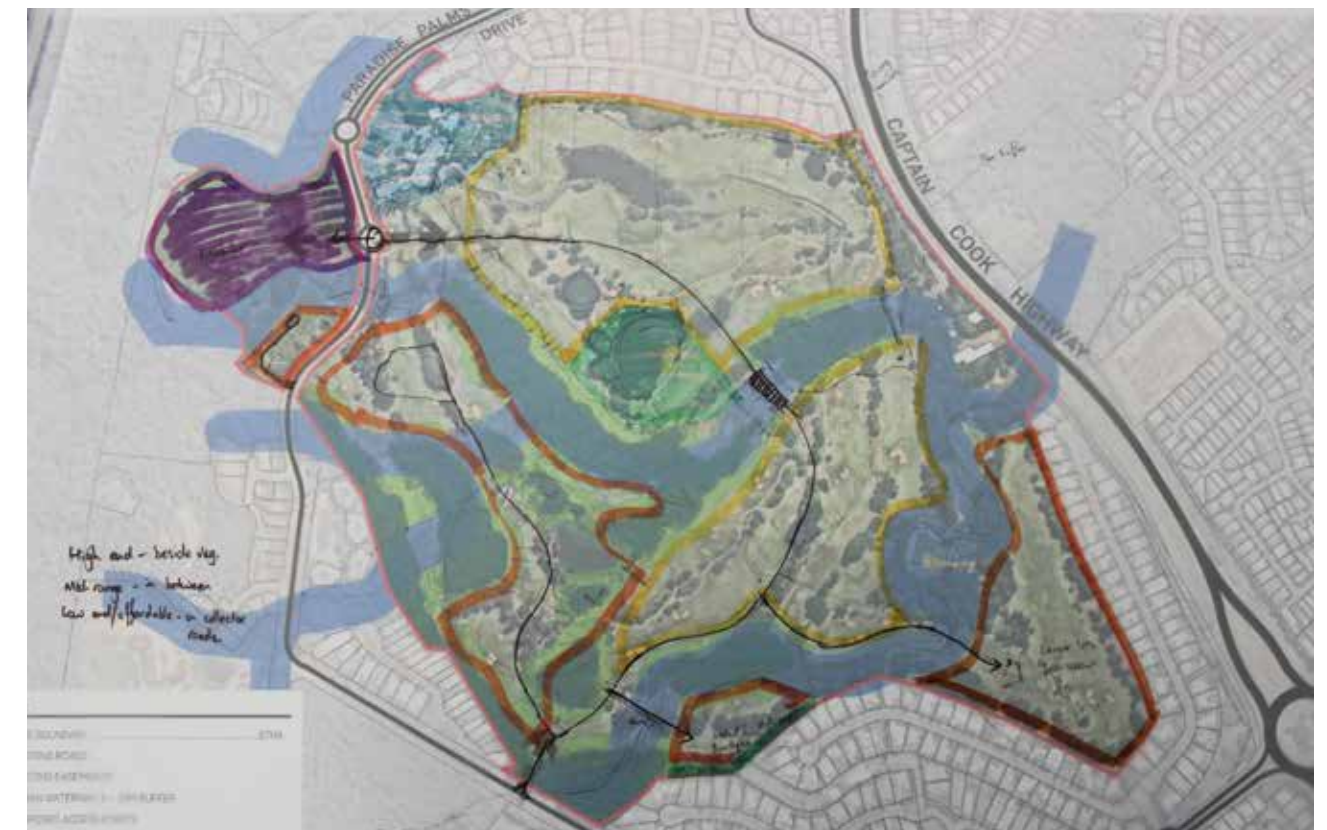
GROUP 1

The largest parcel of unconstrained land was deemed to be best used for standard residential:

- Most amount of efficiencies gained, targeting the affordable market
- Alternative road layouts depending on open space locations

Pockets of developable area, bounded by vegetation and waterway constraints, resulted in land suitable for the premium market:

- Peace and quiet
- Premium, high-end product
- Secluded, close-knit villages
- Option for retirement / premium product on the westernmost site



FOCUS GROUPS: VILLAGE HUB

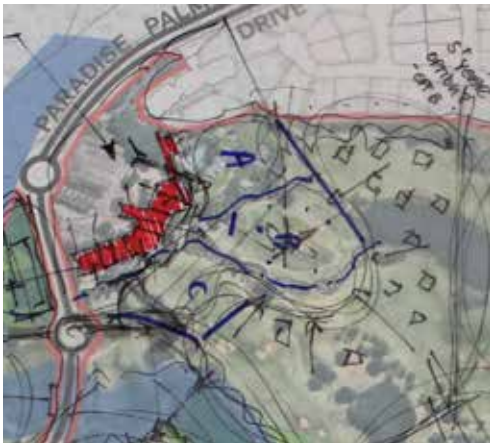
GROUP 2

There is a high importance placed on the retention of the clubhouse, with an option for a tourist park next-door. This would activate the immediate precinct and provide a mix of amenities for families and tourists to the region.

A hub of activity possibly including:

- A gym
- Shared offices
- Amenity for the wider community

Alternative school location was proposed along the Captain Cook Highway and retirement potentially located in a pocket of land just south of the entry roundabout.

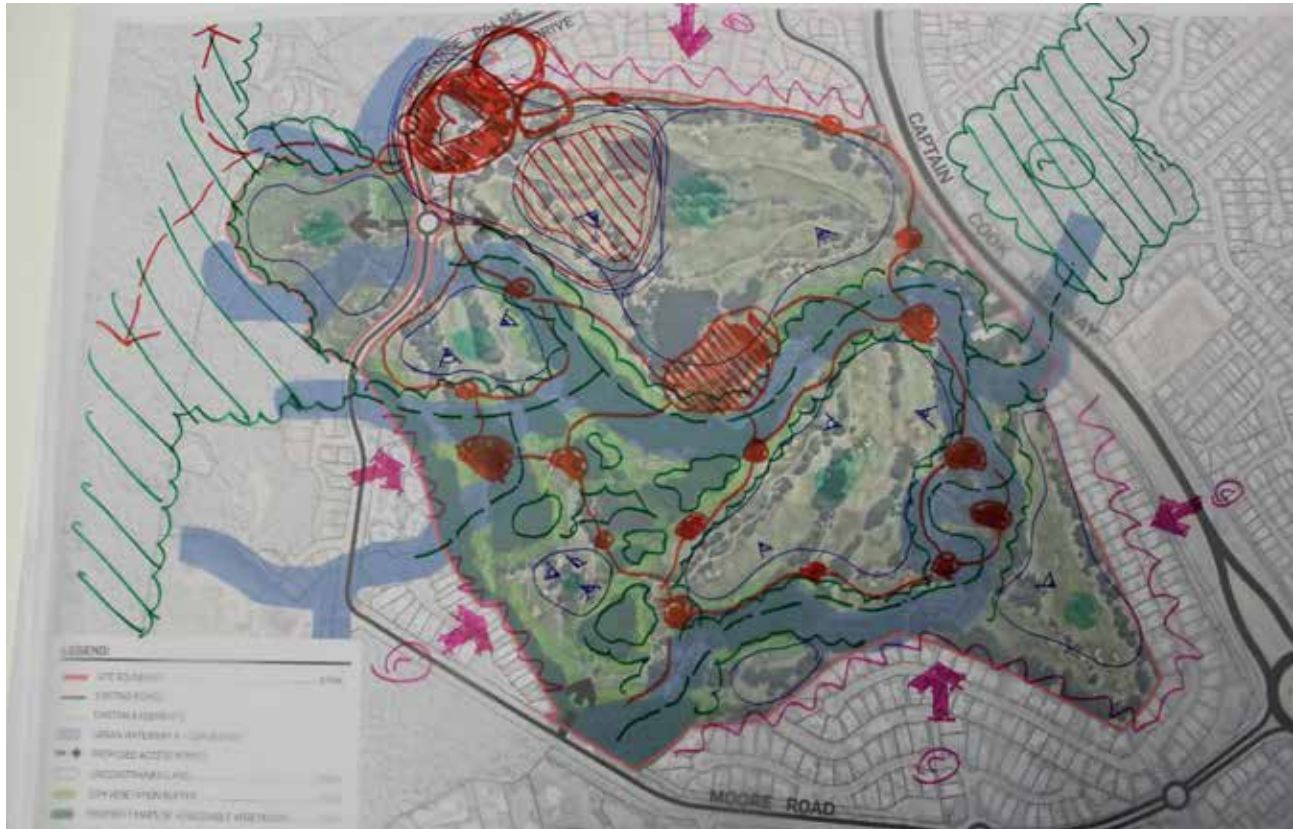
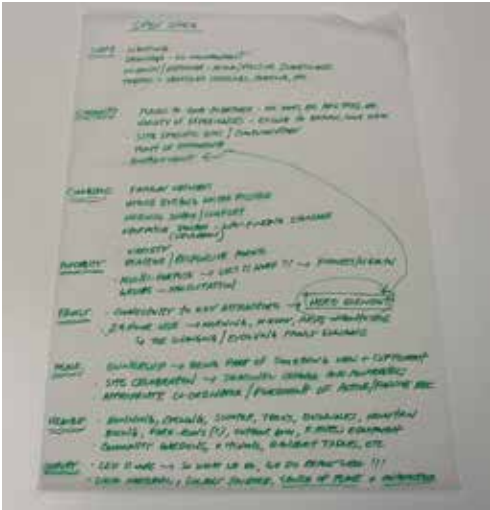


FOCUS GROUPS: OPEN SPACE

GROUP 3

There was a high focus on the core principles and how open space can not only respond but also enhance these at Paradise Palms. This was proposed through:

- A variety of experiences
- Connectivity to key attractors (hero element)
- Pathway networks and interpretive signage
- Adapting to usage at different times of the day
- Taking ownership (being part of something new and different)
- Site celebration; and
- Local material, locally sourced, sense of place and character



A COMMUNITY
FRAMED BY NATURE,
WHERE LIFE IS A
JOURNEY WORTH
EXPLORING.

OUR PRINCIPLES



SAFE

An inviting landscape
to experience
and enjoy



COMMUNITY

A meaningful
place for people
to live and enjoy



CONNECTED

A community
linked to nature,
by nature



FLEXIBLE

A safe and resilient
community, welcoming
to all ages



FAMILY

A people's place
at heart, where
families thrive



PEACE

A relaxed and
balanced
landscape



HEALTHY

A network of journeys,
framed by the
Macalister Range



QUALITY

A lasting legacy, one
the community is
proud to call home

STRUCTURE PLAN

- LEGEND:**
- SITE BOUNDARY
 - EXISTING ROADS
 - EXISTING BRIDGES
 - PROPOSED ROADS
 - BUFFER AREA
 - PRIMARY PARK NODE
 - INDICATIVE PEDESTRIAN NETWORK
 - SCHOOL SITE
 - CONTROLLED ACCESS POINTS
 - SETBACK/BUFFER AS PER PLAN OF DEVELOPMENT
 - TOP OF BANK
 - 10m TOP OF BANK BUFFER
 - POSSIBLE 5m TOP OF BANK BUFFER
 - INDICATIVE WATERWAY CENTRELINE
 - OPEN SPACE PRECINCT
 - PROTECTED VEGETATION SUB-PRECINCT
 - PARK NODE SUB-PRECINCT
 - LOW DENSITY RESIDENTIAL PRECINCT
 - LOW-MEDIUM DENSITY RESIDENTIAL PRECINCT
 - VILLAGE PRECINCT
 - TOURIST PRECINCT



KEY MAP: ILLUSTRATIVE MASTERPLAN



MASTERPLAN

STATISTICS:	
Total Site Area	95.7ha
Net Residential Developable Area	19.5ha
Total Number of Lots = 295	
Average lot size = 661m ²	
Retirement	6.2ha
Commercial / Childcare	0.3ha
Tourist Park (inc. Clubhouse)	18.2ha
School	3.8ha
Open Space Corridors	35.3ha
Part Lot 900 SP285555	1.6ha
Road Reserve	10.8ha

- NOTES:**
- ① Retention of the clubhouse and existing facilities to create a key village hub
 - ② Potential commercial opportunity opposite the clubhouse or used as a childcare facility
 - ③ Tourist park co-located with existing clubhouse facilities. Includes a water park
 - ④ Landscaped noise mounding along the eastern boundary as a buffer to Captain Cook Highway
 - ⑤ Vegetated buffer
 - ⑥ Central park location for majority of residents, surrounded by protected vegetation
 - ⑦ School
 - ⑧ Primary entrance into the estate
 - ⑨ Potential retirement precinct backing onto the Macalister Range
 - ⑩ Interpretive rainforest walk
 - ⑪ Potential trailhead for mountain walking tracks
 - ⑫ Potential pedestrian underpass/link to beach
 - ⑬ Extensive internal pathway network that follows the natural corridors and connects open spaces



AUTHENTIC DESTINATION

Ideally positioned in the heart of the Northern Beaches allows The Palms to replicate the values important to the local community. From the tropical landscape of North Queensland to outdoor activities, integrating these assets with the community is vital to the future success of The Palms. An authentic destination defined by:

- Revitalisation of the iconic golf clubhouse
- Macalister Ranges as the backdrop
- Key view lines to the surrounding region
- Biodiversity corridors and rainforest
- Peace and tranquillity

There are also opportunities for themes around public open spaces that complement the rich character of the area. Whether this is through the built form or soft landscaping features, this will be a key attribute in remaining true to the local setting – a destination for both locals and tourists.



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UNIQUE
EXPERIENCES,
CREATING A DISTINCTLY
NORTHERN
BEACHES
DESTINATION

VARIOUS VANTAGE
POINTS
WITH VIEWS TOWARDS THE
MACALISTER RANGE

STRENGTHENING
CONNECTIONS
TO
THE
NATURAL
ENVIRONMENT

THE PALMS IS AN ICONIC
DESTINATION AT THE FOOT OF THE
MACALISTER RANGES, WHERE THE
RAINFOREST WILL EXTEND TO THE
RESIDENTS

 **THE PALMS**
THE BEACHES MOST LIVEABLE COMMUNITY
Paradise found

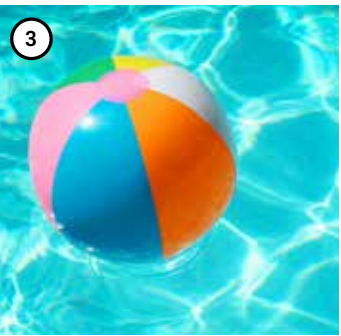
VIBRANT VILLAGE HUB

At the heart of The Palms will be the village hub, where local businesses will provide a boost to the economy and a meeting place for family and friends to socialise and relax.

Drawing on stakeholder engagement workshops and economic feasibilities, the following land uses could be found in the village hub which would seek to revitalise and activate the existing clubhouse building:

- Existing bar and restaurant to be maintained and upgraded
- Check-in and administration facilities for the adjoining tourist park
- Function facilities
- Convenience store and take-away shops
- Gym
- Serviced offices / meeting rooms
- Early learning facilities

With all located together in the central core of the site, providing a range of uses is important to the future success of the development. Rather than a standard residential subdivision, we envisage a diverse community catering for locals from a young age to those choosing to retire at The Palms.



REVITALISATION
OF THE
ICONIC
PARADISE PALMS
CLUBHOUSE

A RANGE OF
**EXCITING
SPACES**
FOR THE COMMUNITY,
A PLACE FOR THE
PEOPLE



SUPPORTING
**THE LOCAL
ECONOMY**
THROUGH
JOB CREATION



WE HAVE AN EXCITING
OPPORTUNITY TO BRING THE
COMMUNITY TOGETHER TO
CELEBRATE LOCAL PRODUCE AND
BUSINESS.



CONNECTION TO NATURE

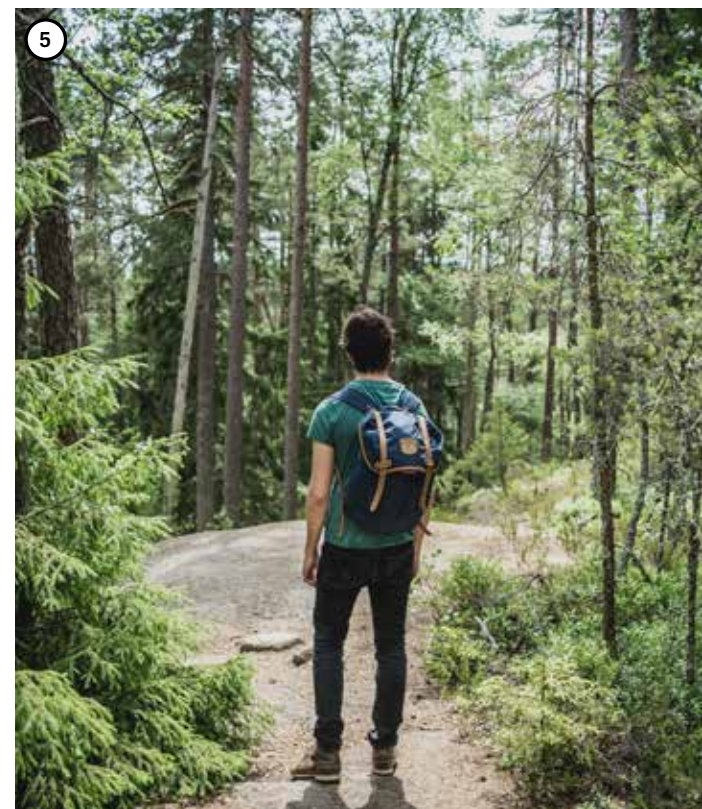
In an ever connected world, the experiences felt and enjoyed with nature can often be overlooked. The Palms hopes to change that narrative, providing great public open spaces and increasing connections to the natural environment.

A dominant aspect of the vision for the project is this connection, creating a network of journeys throughout the site. From the Macalister Range to the dense tree-lined fingers of vegetation, The Palms has a unique opportunity to connect back to nature and experience true outdoor living.

There will be opportunities to:

- Hiking trails through the Macalister Range
- Engaging with the outdoors through fun runs
- Exploring the creeks and water-play opportunities
- Connecting into the Smithfield Mountain Bike Park

Promoting these experiences and connections will be vital for The Palms, establishing these values now for future generations to enjoy.



 **ONE
THIRD**
OF THE SITE IS DEDICATED TO
OPEN SPACE

**INTERPRETIVE
RAINFOREST
WALK**
THROUGH THE
EXISTING VEGETATION

DOG PARK
IN THE
CENTRE OF
THE ESTATE 

CONNECTIONS TO THE
**MACALISTER
RANGE**

WE WANT TO CONNECT RESIDENTS
BACK TO NATURE AND THE PALMS
OFFERS THIS UNIQUE OPPORTUNITY
FOR THE NORTHERN BEACHES.

 **THE PALMS**
THE BEACHES MOST LIVEABLE COMMUNITY
Paradise found

A PLACE TO CALL HOME

A sense of belonging is an important factor within any community, where one can feel safe and thrive for people to enjoy. The Palms will be home to families and residents of all ages, grounded by sustainable architecture.

Such opportunities for The Palms could include:

- Providing spaces for families to grow
- Locals to come together for events
- Park runs through a network of pathways and connections

Pockets of individual communities could also be created at The Palms, whether that be in amongst the trees or closer to more major uses such as tourist facilities. There is the opportunity for different spaces and distinct characteristics across the site that ultimately provide the buyer and visitor a wider range of choice. We see pride of place within The Palms, where outsiders will admire and one that the local community will be proud to call home.



A LASTING
LEGACY FOR THE
NORTHERN
BEACHES



LIVING
AMONGST THE
TREES



A VARIETY
OF
HOUSING
TYPES



AND A

MEANINGFUL
PLACE
SENSE OF
COMMUNITY

WE'RE PLANNING ON PROVIDING NEW HOUSING OPTIONS FOR RESIDENTS, EMULATING THE "COMMUNITY FEEL" OF EDGE HILL.



THE PALMS
THE BEACHES MOST LIVEABLE COMMUNITY
Paradise found

SPACES TO PLAY AND EXPLORE

From public parks to recreation trails, interacting with the outdoors is an opportunity that will be a major part of the The Palms development. Promoting a healthy and sustainable community is a key principle to the development.

In order to create and foster memories of the outdoors, public spaces for the community to explore could include:

- Intimate pocket parks within smaller residential precincts
- Walking circuits throughout the estate
- Large open spaces with BBQs, seating, playground and community facilities

Walkable communities that focus on safety linking a network of journeys are important when capturing the relaxed and balanced principles that The Palms seeks to uphold.



WALKING
TRACKS
THROUGHOUT
THE ESTATE





PLACES FOR
FAMILIES
TO ENJOY

WHERE
CHILDREN
FEEL SAFE
TO EXPLORE THEIR
COMMUNITY

FAMILIES WILL LOVE THE MEANDERING NETWORK OF PATHWAYS AND BOARD WALKS, LINKING PARKS AND PLAYGROUNDS THROUGHOUT THE DEVELOPMENT.

 **THE PALMS**
THE BEACHES MOST LIVEABLE COMMUNITY
Paradise found

COMMUNITY ENGAGEMENT

	LETTERBOX DROPS	✓
	GROUP MEETINGS WITH BODY CORPORATES	✓
	NEWSLETTERS	✓
	COMMUNITY WORKSHOP	✓
	WEBSITE LAUNCH	✓

“ WITH THE SPACE AVAILABLE, A HIGH SCHOOL IS VERY MUCH NEEDED AND WILL INCREASE VALUES IN THE NORTHERN BEACHES. ”

“ IT WILL BE A PERFECT HOME AREA FOR FAMILIES AND NEW HOUSE BUYERS ALIKE. ”



PROJECT UPDATE PARADISE PALMS RESORT AND GOLF COURSE REDEVELOPMENT

PPNQ Developments is preparing a master plan to establish a new community at the Paradise Palms Resort and Golf Course. We know that the Paradise Palms Resort has a long community history and there will be broad interest in future plans. We will be meeting with stakeholders over the coming months to let you know our plans for the site and understand community concerns and opportunities.

This project update provides preliminary information on our proposal and estimated time frames as well as upcoming opportunities to provide your feedback.

OVERVIEW OF THE PARADISE PALMS RESORT AND GOLF COURSE REDEVELOPMENT

PPNQ Developments are working with expert technical advisors from Urbis to produce a comprehensive master plan for the redevelopment of the Paradise Palms Resort and Golf Course.

The resort and golf course have historically been financially challenged. The project aims to revitalise the site and ensure that future development is integrated, cohesive and viable with the surrounding community. The project will deliver new premium housing options for residents and will have a strong focus on retaining the existing natural landscape and community feel whilst also looking at opportunities for improving community infrastructure.

THE PROJECT SO FAR

We are in the early stages of the master plan preparation and still considering a range of development opportunities.

A visioning workshop and site visit was held with the technical team in late January. The outcomes of this workshop included the development of eight key values and principles which will underpin the master plan design as it develops.

“ A COMMUNITY FRAMED BY NATURE, WHERE LIFE IS A JOURNEY WORTH EXPLORING. ”

OUR PRINCIPLES



SAFE
An inviting landscape to experience and enjoy.



COMMUNITY
A meaningful place for people to live and enjoy.



CONNECTED
A community linked to nature, by nature.



FLEXIBLE
A safe and resilient community welcoming to all ages.



FAMILY
A people's place at heart, where families thrive.



PEACE
A relaxed and balanced landscape.



HEALTHY
A network of journeys, shared by the Maculdar Range.



QUALITY
A lasting legacy, one the community is proud to call home.





INTRODUCING THE BEACHES MOST LIVEABLE COMMUNITY



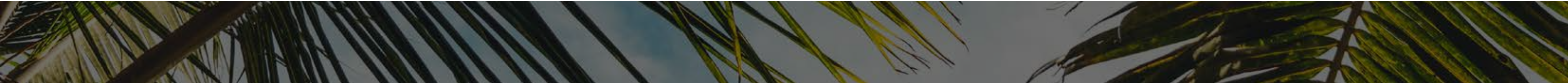
READ THE LATEST PROJECT UPDATES



VIEW THE PALMS' MASTERPLAN



JOIN US ON FACEBOOK & STAY INFORMED





THE PALMS

OPEN SPACE STRATEGY



COMMUNITY



A community-first focus to deliver the primary needs and wants of the established local public and future residents.

- 1 Village Green / Event Lawn
- 2 Amphitheatre
- 3 Market spaces
- 4 Respite / reflection spaces / forest bathing spaces / interpretive signage
- 5 Community gardens
- 6 Nature Play
- 7 Outdoor dining & banquet feast spaces
- 8 Outdoor art / temperal art trail
- 9 A variety circuit of walking & running tracks (short circuits, park run, cross country, etc)



DISCOVERY



The sense of discovery intends to celebrate and educate all residents and visitors of the natural assets that live within.

- 1 Water / hydrology / Living Waterways / sustainability (creating habitat)
- 2 Water harvesting
- 3 Bird hides & lookouts
- 4 Fauna corridors & bridges
- 5 lookout point / viewing decks
- 6 Boardwalks
- 7 Environmental education
- 8 Outdoor seating (can be utilised as an educational space)



ACTIVE



Encouraging a healthy lifestyle, the open space network will offer a multitude of play for all ages, challenging every level of abilities, as well as range of fitness opportunities, both static and dynamic.

- 1 Walking & running tracks
- 2 Sprint track
- 3 Outdoor gyms
- 4 Multi-purpose all terrain Boot camp / 'tough mudder' course & parkour
- 5 BMX pump track
- 6 Adventure play



SANCTUARY



Nestled in the foot of the rainforest and mountain range. A sense of retreat and sanctuary. The landscape embraces the natural environment of the MacAlister Range, echoing the sounds and smells of the rainforest. The Sanctuary precinct connects into a series of bushwalk trails, providing a sense of respite from daily life.

- 1 Trailhead connections
- 2 Respite / reflection spaces / forest bathing spaces
- 3 Educational / interactive & interpretive signage
- 4 lookout point / viewing decks
- 5 Bushwalks & closed loop walking trails
- 6 Water / hydrology / Living Waterways / sustainability (creating habitat)



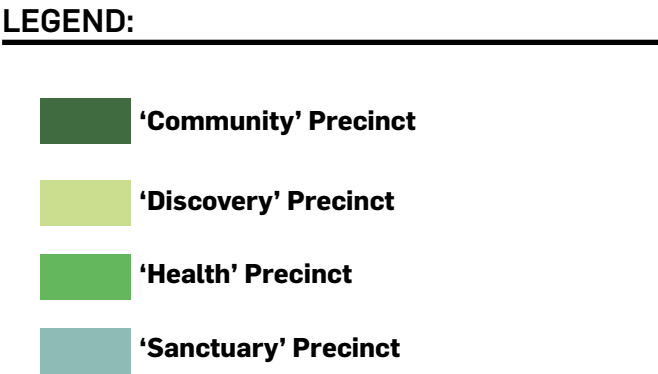
OPEN SPACE PRECINCTS

The Palms will provide amenity at every doorstep. Defined by a meandering landscape that embodies both natural ecosystems and community spaces.

Set within an existing bushland, the Palms will foster an urban lifestyle. Connected, active, and leisure orientated, the community will live a vibrant life for families to grow. With a hub of local delights and spaces to meet and socialise, the Palms will be a people’s place at heart.

The Palms will be a place of discovery. A place surrounded by fauna and flora that brings a true natural setting. The Palms will be a community like no other as a deep green enclave where houses back onto a rich landscape and the community come together in a green sanctuary.

Driven by a vision of vivid and active recreational space, the Palms landscape will draw on the following themes to create a distinctive environment:



CENTRAL PARK



INDICATIVE ONLY

NETWORK + CONNECTIVITY

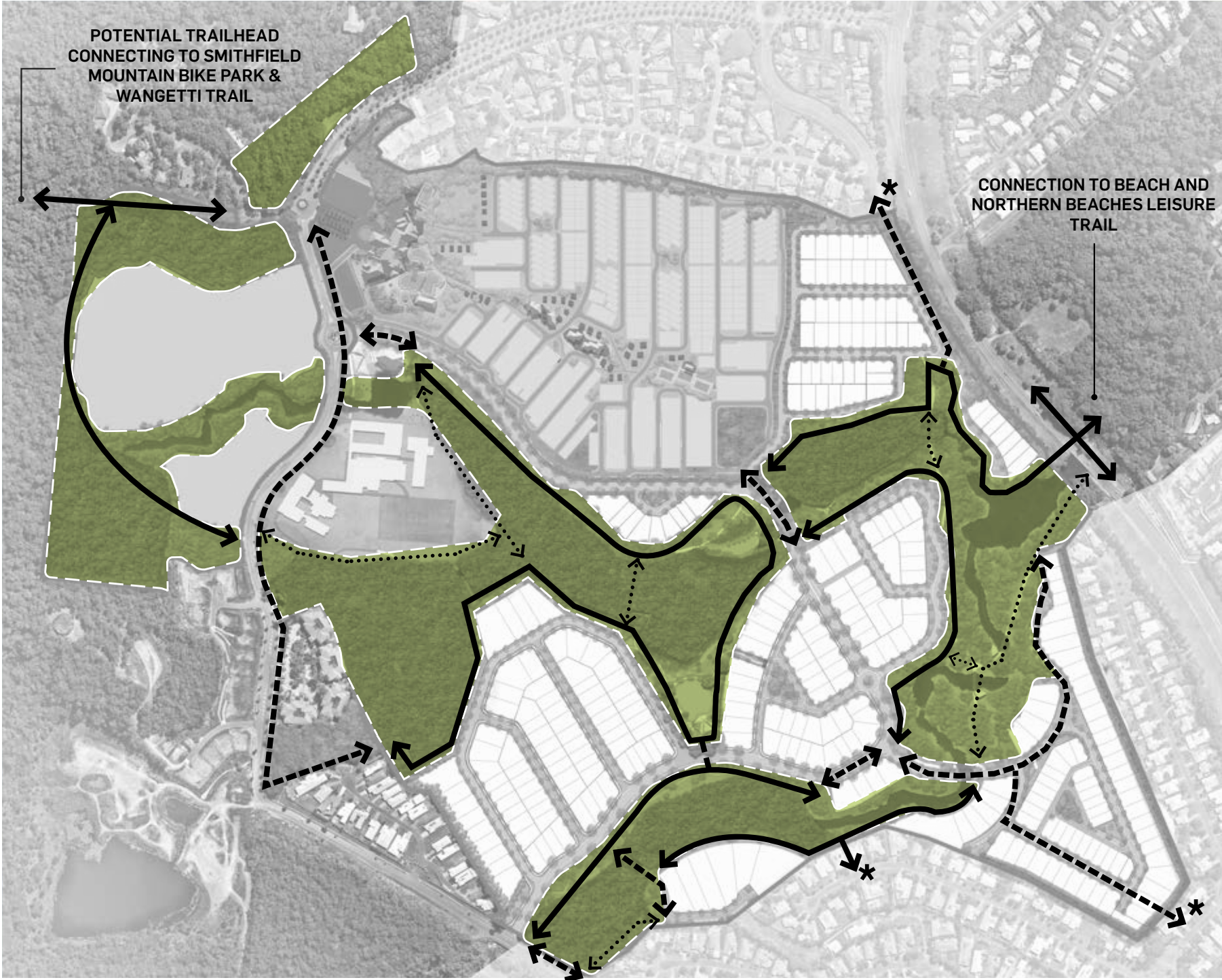
A key component of the site-specific open space network proposed for the Palms is the successful implementation of a well connected, comprehensive and robust pedestrian and cycle connectivity network.

The site is blessed by a comprehensive network of pathways and bridges through the existing landscape and bushland. Where the landscape will remain untouched, a key collective of paths and bridges can still be retained. These existing connections feed into the more broader, connectivity network that create closed loops and service the entire development.

5KM+
CONNECTED FOOTPATH
NETWORK & WALKING TRAILS

LEGEND:

- ← Pathways in park
- ← - - - Pathways on road
- ← Bush Trails
(Utilising existing paths)
- Open Space
- * Controlled access point (Body Corp Residents only)



ENTRY EXPERIENCE



INDICATIVE ONLY

OPEN SPACE PROVISION

The Palms' open space strategy has been designed and allocated to deliver a considered and consolidated network, that is compliant with the Cairns Regional Council's Open Space Policy Guidelines. The open space has been dedicated into the following categories:

- Local Recreation Park
- Local Recreation Nodes
- Local Linear Parks
- Environmental Corridor

The Local Recreation Nodes have been strategically positioned to harness and protect existing vegetation, as well as existing vistas throughout the site. The locations of the recreation nodes ensures 100% of the proposed dwellings are within 400m of a local recreation node or park.

The Local Recreation Park has been positioned in the heart of the development to maximise accessibility. The park is well connected to the entire development through the linear park pathway networks and existing pathway trails through the environmental corridor.

The liner parks are designed primarily along road and environmental corridors on the site, to connect pedestrians and cyclists through the development, whilst also assisting with an increased buffer setback area to the environmental corridor.

LEGEND:		
<div></div>	Environmental Corridor	24Ha
<div></div>	Local Recreation Park	1Ha
<div></div>	Local Recreation Nodes	8'500m2 (4 parks)
<div></div>	Local Linear Parks	9Ha
<div></div>	Protected Vegetation	(18.2Ha)
<div></div>	View Lines	



CONNECTED PARKLANDS



INDICATIVE ONLY

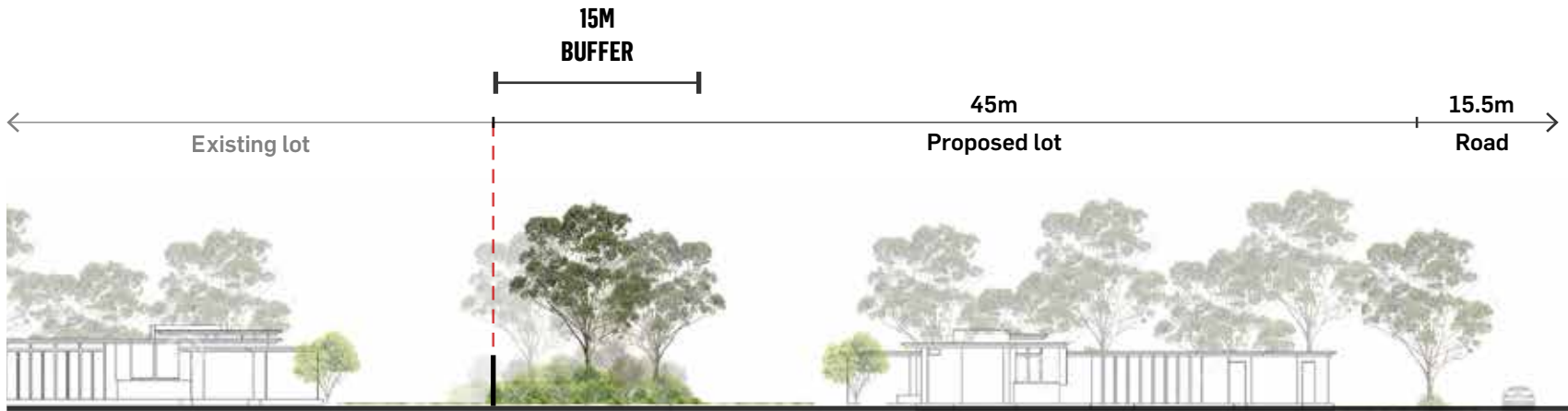
LANDSCAPE BUFFERS



3M WIDE LANDSCAPE BUFFER



5M WIDE LANDSCAPE BUFFER



15M WIDE LANDSCAPE BUFFER*
*Trees to be retained within lots if possible

LANDSCAPE BUFFERS AIMED TO RETAIN EXISTING TREES WHERE POSSIBLE AND PROVIDE NATURAL VIEWS TO A TREE CANOPY FROM EXISTING DWELLINGS.



ENTRY INTERFACE



INDICATIVE ONLY

CENTRAL PARK NETWORK

The Central Park is positioned in the heart of the development and well connected to a broader pedestrian network and bushland tracks and trails.

The park will take on the character of the MacAlister Range rainforest. Framed by large feature fig trees, with a ground-plane of detailed, tropical planting and paths of discovery. With the fig trees lit up with feature, colour lighting and fairy lights throughout the ground-plane, it creates a fairy-land gateway arrival threshold into the park. This arrival threshold is balanced by the relief of open space within the event lawn, in the centre of the park. This event lawn is a large kick-about space and is the perfect setting for markets, movie nights and general community events.

The backdrop of the existing bushland creates an amazing opportunity to blend the bush into the park by creating a transitional space of informal, nature play and exploration.

The amphitheatre also creates a break-out space that overlooks the natural environment, with the bushland forming a formal, backdrop behind a potential performance stage / shelter. The seating walls give opportunity for general respite and quite seating spaces away from the main park activity, day-to-day.

A park made out of simple, natural materials, that comes to life with colour at night. An iconic, wonderland of exploration.

A park that will attract people from across the entire region.



CAPTURING VIEWS

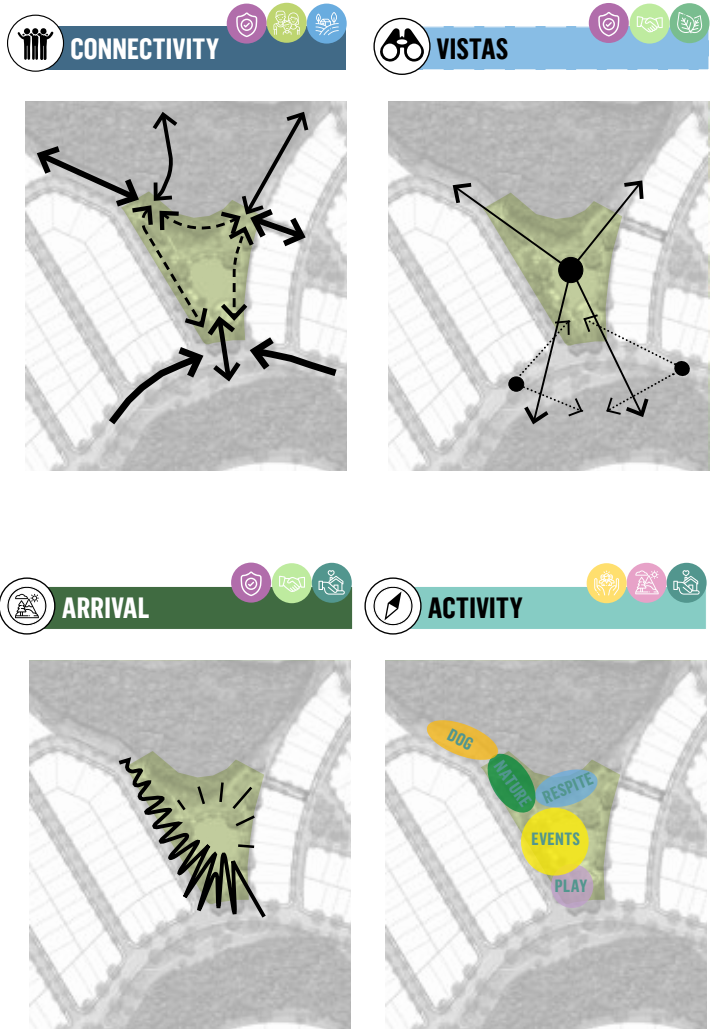


INDICATIVE ONLY

HERO PARK

LOCAL RECREATION PARK (1HA)

- LEGEND**
- 01 Event Lawn
 - 02 Playground
 - 03 Amphitheatre & stage area
 - 04 Shelters
 - 05 Multi-purpose courts
 - 06 Enchanted Forest Entry
 - 07 Fern Gully
 - 08 Informal Nature Play
 - 09 Linear Park
 - 10 Dog Park (within Linear Park)
 - 11 Trails through environmental corridor



EVENT LAWN



INDICATIVE ONLY

TOURISM / VILLAGE HUB



SIZE



18HA WITH 15HA
DEDICATED TO THE
TOURIST PARK

EMPLOYEES



212
TOTAL EMPLOYEES

REVENUE



\$34 MILLION
ANNUAL REVENUE

ACCOMMO-
DATION



386,124
GUEST NIGHTS

WATER PARK
VISITORS



41,504
LOCALS
58,495
TOURISTS

WATER PARK INITIAL CONCEPTS

TOP VIEW



PERSPECTIVE



KEY BENEFITS



01

COMMUNITY-FOCUSED
DESIGN



02

PROMOTING THE NORTHERN
BEACHES LIFESTYLE TO ALL



03

STRENGTHENING NATURAL
CONNECTIONS



04

CREATING A DESTINATION



05

CREATING A DIVERSIFIED
DEVELOPMENT



06

PROVIDING AN ATTRACTIVE
MARKET FOR HOUSING



07

ADD VALUE TO THE ECONOMY



08

CREATING A LEGACY FOR
THE COMMUNITY

THE NEW HE[♥]RT OF THE BEACHES

Open space for everybody



THE PALMS

thepalmscollection.com.au