



Ella Bay

masterplan report

Satori Resorts Ella Bay Pty Ltd

cover page
March 2008
job no. 075155



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Aerial photo of southern end of property



Ella Bay beach



View within boundary looking south



View south of property looking north



View south of property looking east

Ella Bay's Master Plan and Ecologically Sustainable Development (ESD) Model, specifically designed to meet future needs for energy, water and waste requirements, will form a unique prototype capable for application in the development of future townships for the 21st Century in similar areas of environmental significance. This model will likely inform and guide the development and adoption of new standards and building codes, and set new benchmarks for future master-planned communities throughout Australian and around the world;

The Ella Bay township, village precinct, residential precincts and resorts will create an environment that cherishes and protects the natural ecology of the area as a fundamental, integral part of the township;

Ella Bay will achieve comprehensive protection of fauna and flora with approximately 84 hectares of rehabilitated and revegetated and approximately 90% of Ella Bay to be left as non-built environment. Only a small proportion of the Ella Bay Development will be built environment (ie. houses, community facilities, retail and commercial space, the resorts and the road network) and these facilities will comply with strict design, construction, operation and environmental guidelines so as not to adversely impact upon the environment;

Ella Bay's development programme will be delivered through carefully detailed operational planning and staging of the works, targeted at minimal impact on the natural environment throughout its progression and upon final completion;

Ella Bay will become a thriving, sustainable and responsible community where people want to live, work and visit, and in so doing, will add significant social, cultural and economic value to the Region.

Disclaimer: This document shows indicative layout only and maybe adjusted at detail design phase. Development pursuant to this document is to be taken "generally in accordance" and maybe subject to change as a result of detail design studies.

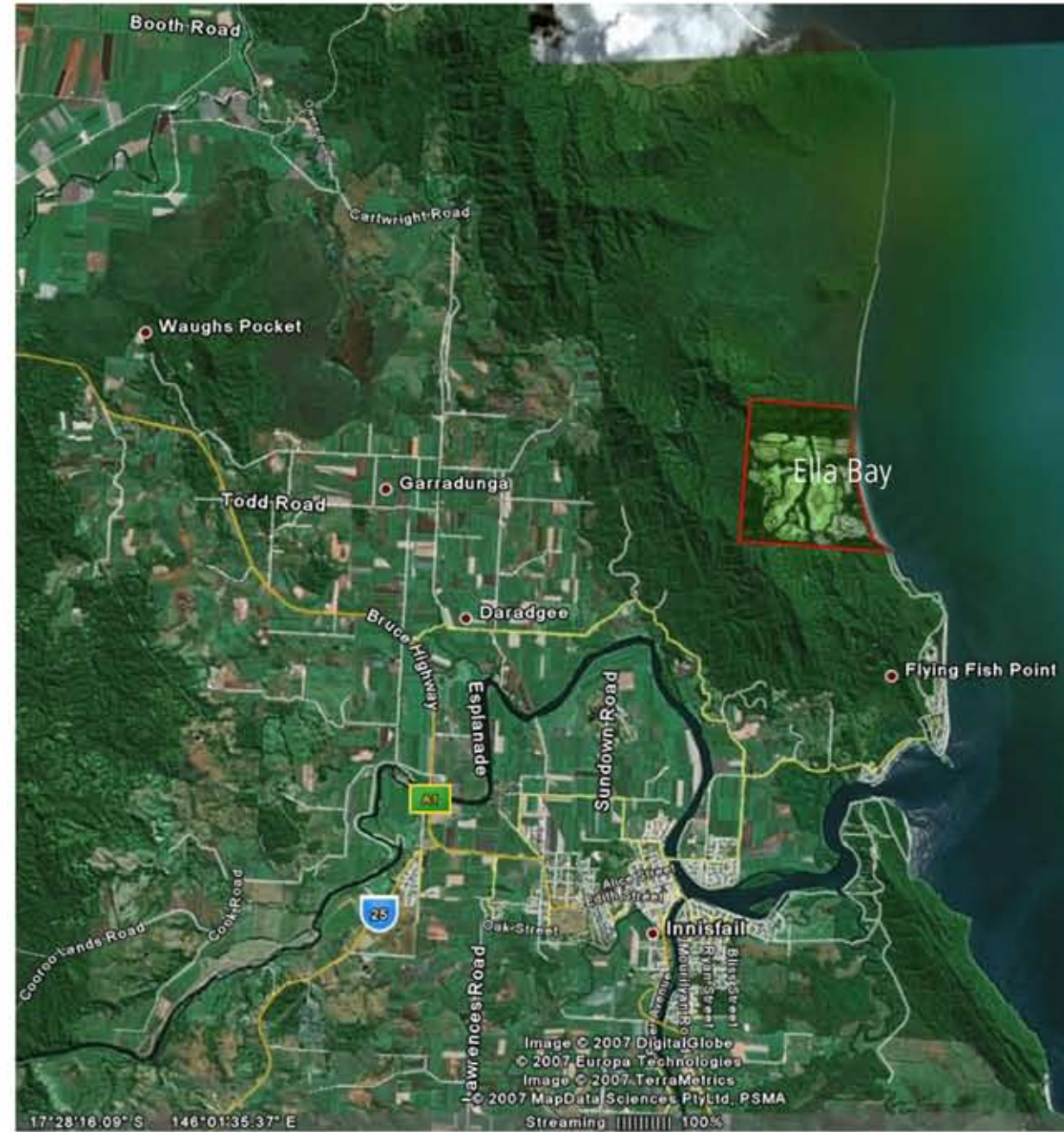




regional context location map



aerial photograph of region



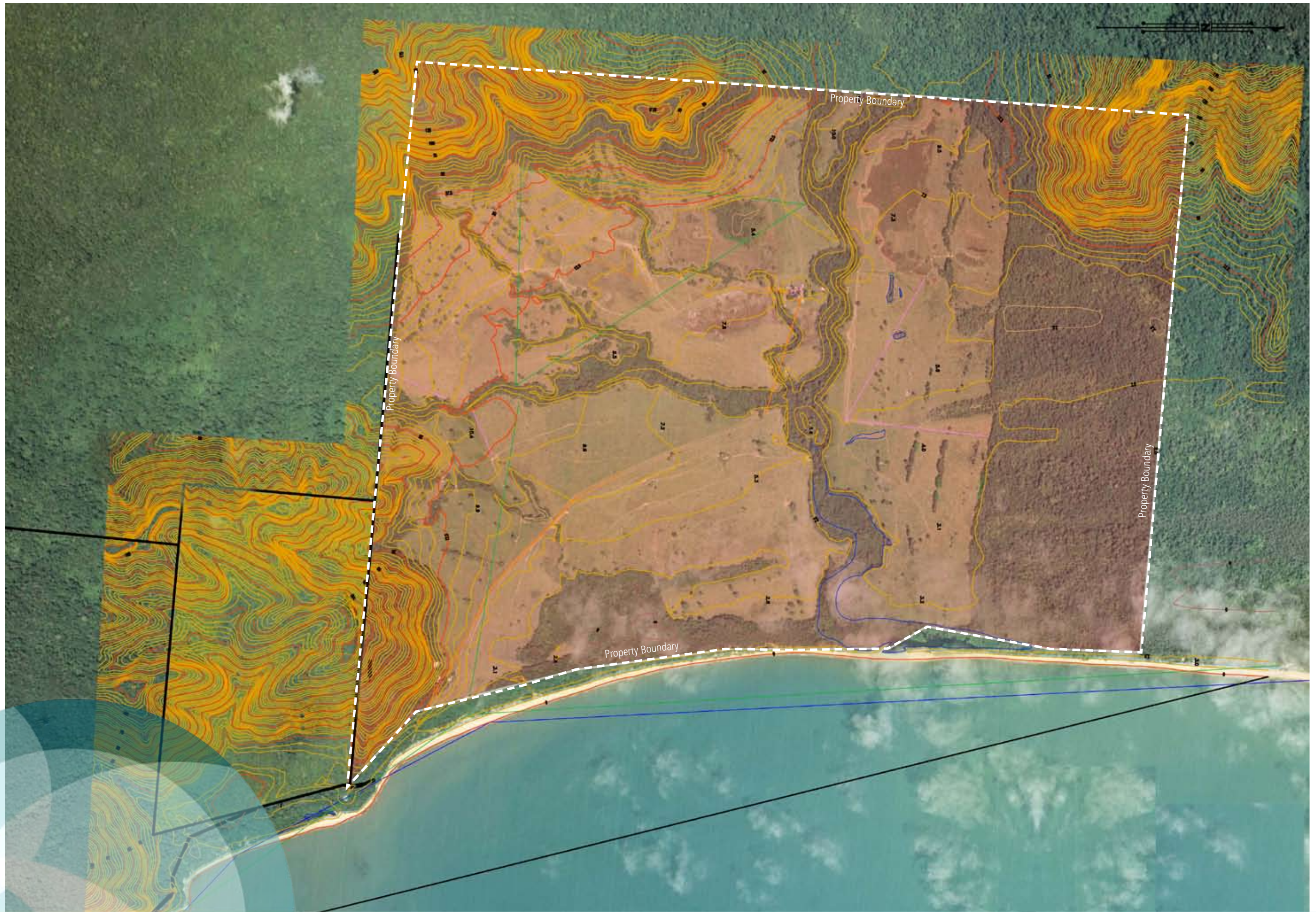
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aerial photograph with contours
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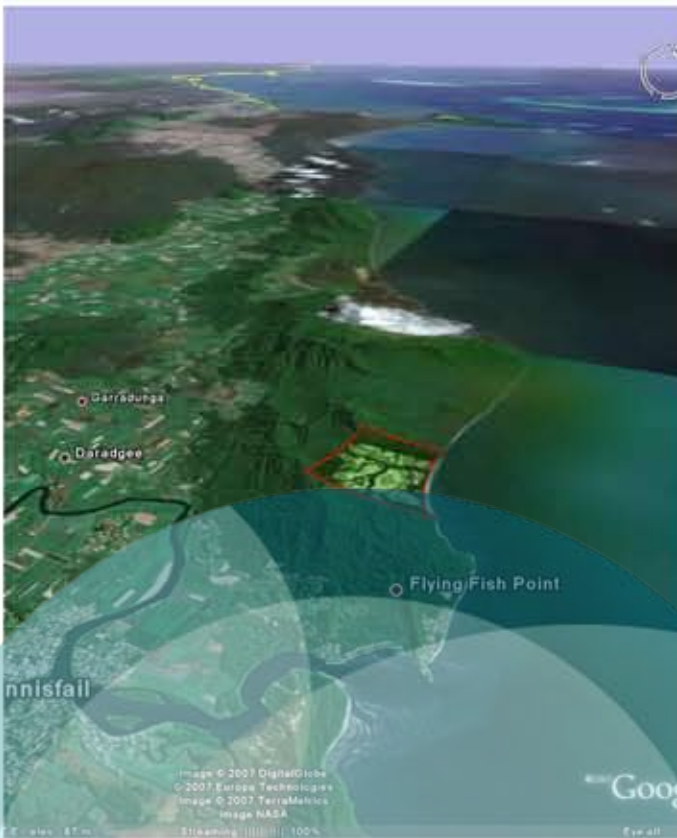
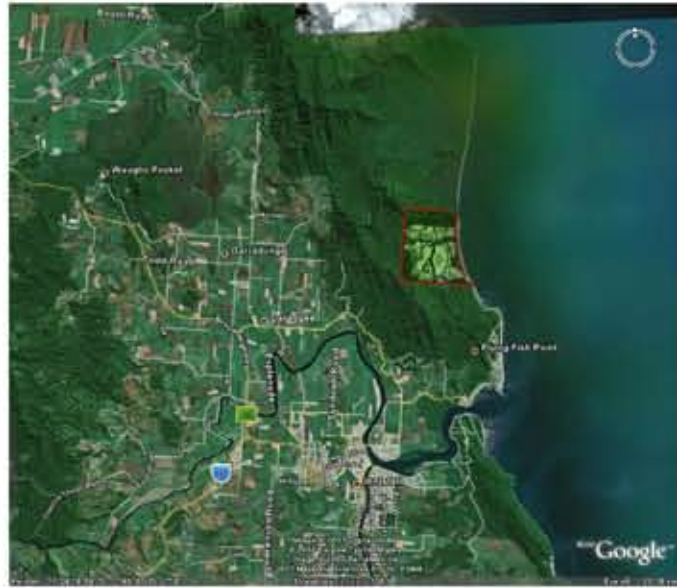


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development overlayed 3d regional model

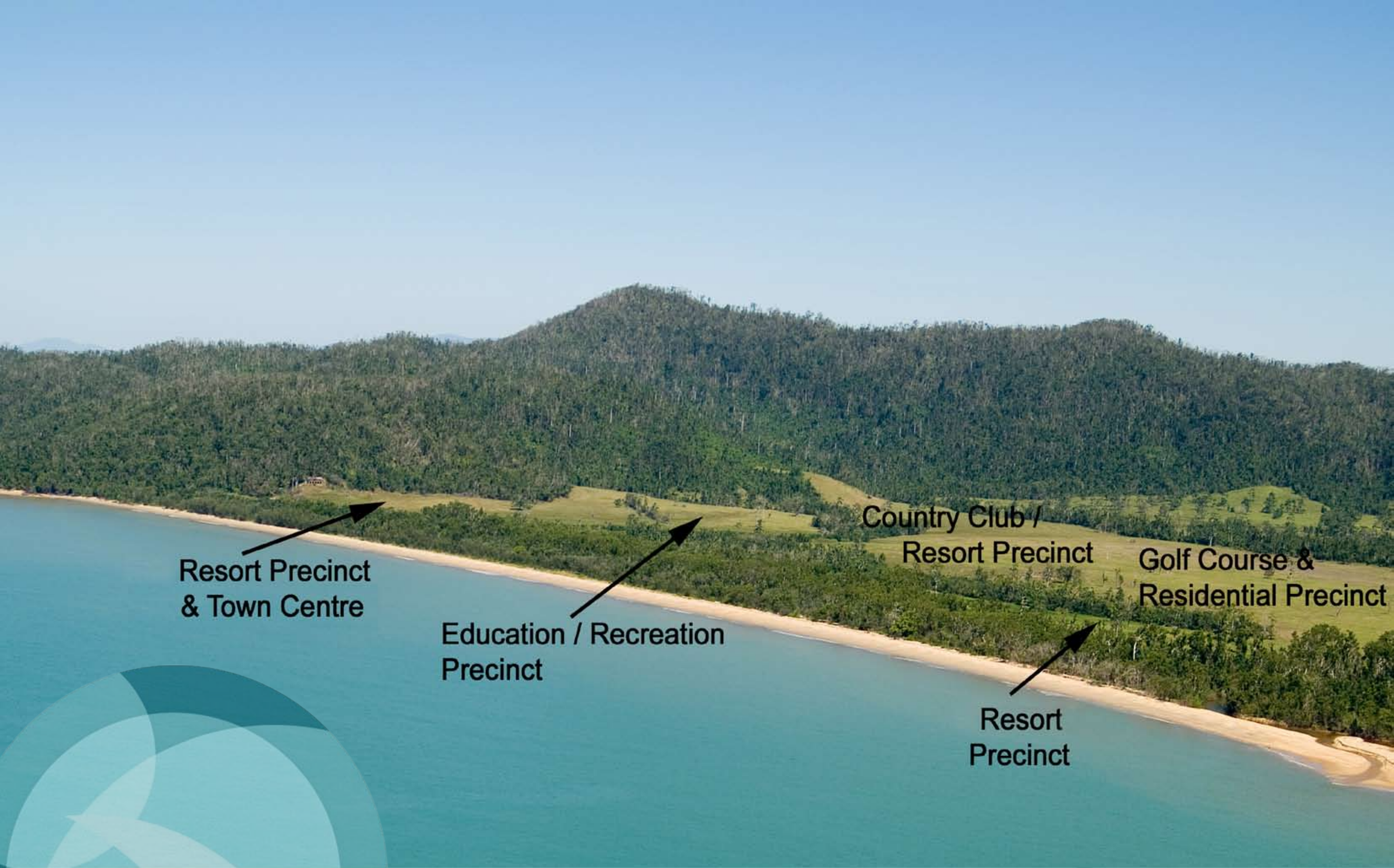
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Resort Precinct
& Town Centre

Education / Recreation
Precinct

Country Club /
Resort Precinct

Golf Course &
Residential Precinct

Resort
Precinct



- FAUNA CROSSING POINT - VEHICLE TUNNEL UNDER
- LARGE FAUNA UNDER PASSES
- SMALL FAUNA UNDER PASSES
- PROPOSED CASSOWARY/FAUNA FENCE
- TRAFFIC CALMING POINT TO APPROACH TO LITTLE COVE
(See Little Cove road strategy for further information)



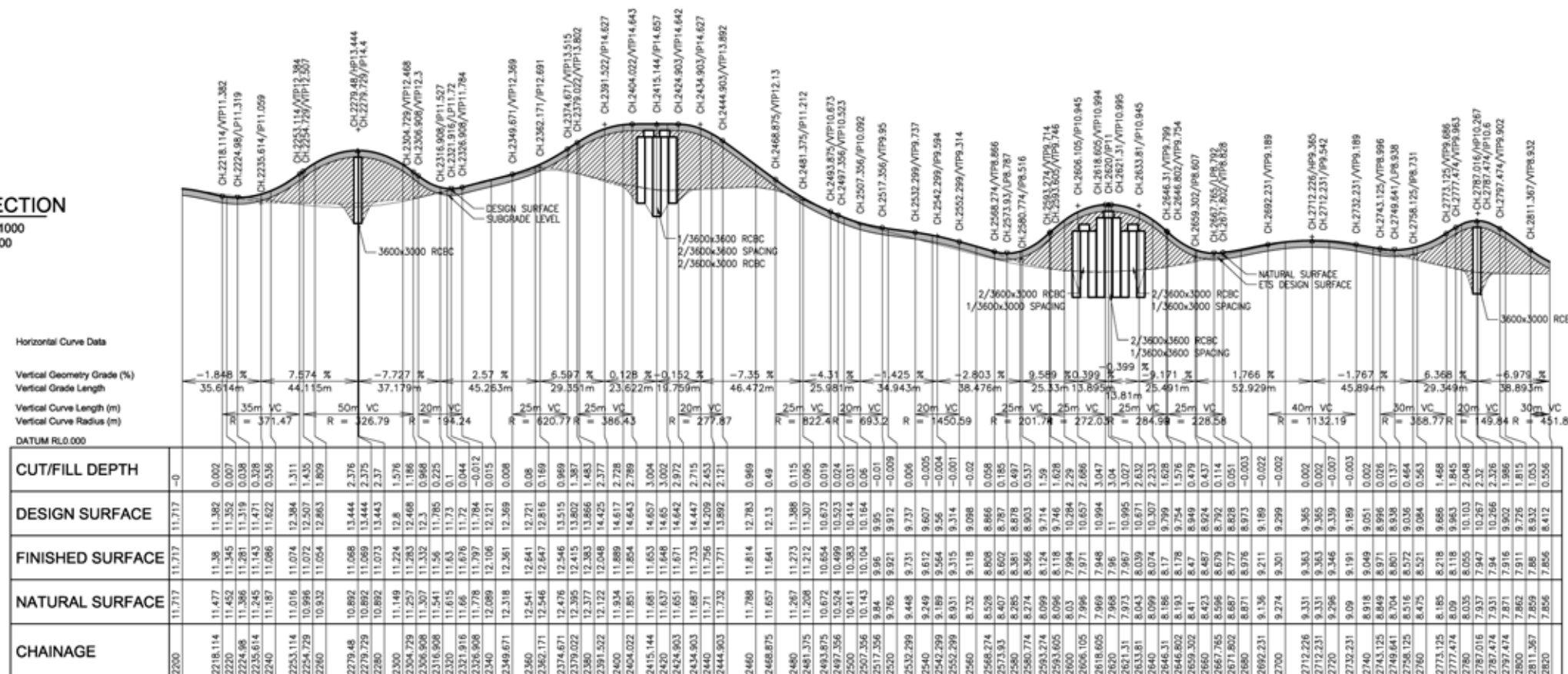


TYPICAL SECTION THROUGH UNDERPASS
VERTICAL SCALE 1:20



Projex North Pty Ltd
Level 1, 113 Newell Street
Bungalow QLD 4870
PH: (07) 4035 4077
FAX: (07) 4035 6489
ACN 099 611 300
ABN 46 099 611 300

LONGITUDINAL SECTION
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:100



Legend

- 1. existing approved development
- 2. coastal access road
- 3. village centre - retail / commercial precinct / pedestrian plaza
- 4. eco day spa facilities
- 5. public pool facility
- 6. protected public swimming zone
- 7. community centre
- 8. village green
- 9. welcome centre
- 10. education facility / institute of sustainability / private school
- 11. rainforest rehabilitation nursery
- 12. sports oval
- 13. core utilities site
- 14. golf clubhouse
- 15. car parking
- 16. detached dwelling residential lots
- 17. special purpose residential apartment lots
- 18. 3 storey residential units apartments blocks
- 19. beachfront resort development parcel
- 20. pedestrian beach connection paths
- 21. driving range
- 22. medium density eco beachfront resort development parcel
- 23. low density eco beachfront resort development parcel
- 24. village / beach pedestrian connection spine
- 25. neighbourhood recreation facility - pool, multipurpose room etc.
- 26. existing vegetation preserved
- 27. watercourses preserved, rehabilitated and/or enhanced
- 28. rehabilitated fauna corridor
- 29. infrastructure zone - including sewer
- 30. minimum 110m wide foreshore protection zone
- 31. ella bay beach
- 32. coral sea
- 33. world heritage listed national park
- 34. 18 hole championship golf course
- 35. community recycle centre
- 36. access control point
- 37. water infrastructure / tanks

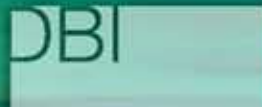


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LEGEND
 GLIMPSES TO OCEAN
 ELEVATED OCEAN VIEWS



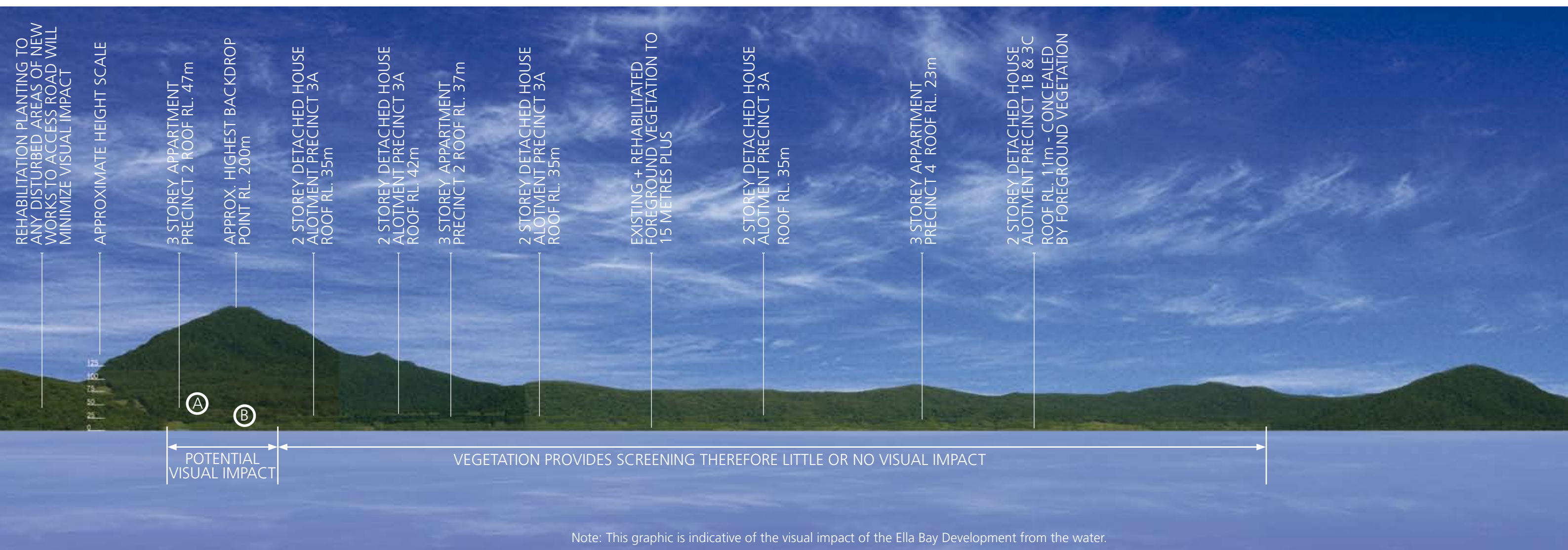
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THE TWO AREAS OF POTENTIAL VISUAL IMPACT:

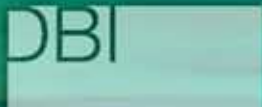
- (A) 3 STOREY UNITS/APARTMENTS
- (B) VILLAGE PRECINCT

THE VISUAL IMPACT OF THESE BUILDINGS IS TO BE MITIGATED THROUGH THE USE OF SMALL BUILDINGS AND DECREASED MASS ALLOWING ARTICULATION AND INCREASED SURROUNDING VEGETATION. THEIR APPEARANCE AND FORM WILL ALSO BE CONTROLLED THROUGH THE DESIGN AND ENVIRONMENTAL CODES.

FOR PRECINCT INFORMATION NOTED, REFER PAGE NO. ?? OF MASTER PLANNING REPORT.

Legend

- 1. coastal access road
- 2. village centre - retail / commercial precinct /pedestrian plaza
- 3. public pool facility
- 4. village / beach pedestrian connection spine
- 5. protected public swimming zone
- 6. resort units with retail / commercial at ground level
- 7. community centre
- 8. medium density eco beachfront resort development parcel
- 9. resort units
- 10. resort swimming lagoons & facilities
- 11. single level carpark
- 12. village green
- 13. community garden plots
- 14. access control point
- 15. 3 storey residential units apartments blocks
- 16. eco day spa facilities
- 17. carpark 3 to 4 levels
- 18. welcome centre & temporary carpark
- 19. community recycle centre
- 20. education facility / institute of sustainability private school
- 21. sports & fitness centre
- 22. rainforest rehabilitation nursery
- 23. core utilities site
- 24. power
- 25. fuel cell
- 26. laundry
- 27. sewer
- 28. gas
- 29. golf clubhouse
- 30. driving range
- 31. 18 hole championship golf course
- 32. neighbourhood recreation facility -pool, playground, multipurpose room etc.
- 33. detached dwelling residential lots
- 34. special purpose residential apartment lots
- 35. existing vegetation preserved
- 36. coral sea
- 37. sports oval
- 38. minimum 110m wide foreshore protection zone



Legend

- 1. coastal access road
- 2. medium density eco beachfront resort development parcel
- 3. resort villas
- 4. ella bay beach
- 5. minimum 110m wide foreshore protection zone
- 6. resort swimming lagoons & facilities
- 7. resort carpark
- 8. 18 hole championship golf course
- 9. neighbourhood recreation facility - pool, playground, multipurpose room etc.
- 10. detached dwelling residential lots
- 11. special purpose residential apartment lots
- 12. prominent vegetation / fauna corridor
- 13. pedestrian beach connection paths
- 14. existing vegetation preserved
- 15. indicative infrastructure zone - including sewer
- 16. coral sea



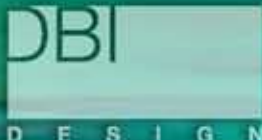
Legend

- 1. neighbourhood roads
- 2. neighbourhood recreation facility - pool, playground, multipurpose room etc.
- 3. shared neighbourhood recreation facility - pool, playground, multipurpose room etc.
- 4. restricted access connection link - shuttle bus, pedestrian, buggys & bicycle access
- 5. detached dwelling residential lots
- 6. 18 hole championship golf course
- 7. water infrastructure / tank
- 8. indicative infrastructure zone - including sewer
- 9. prominent vegetation
- 10. existing vegetation preserved
- 11. wildlife corridor



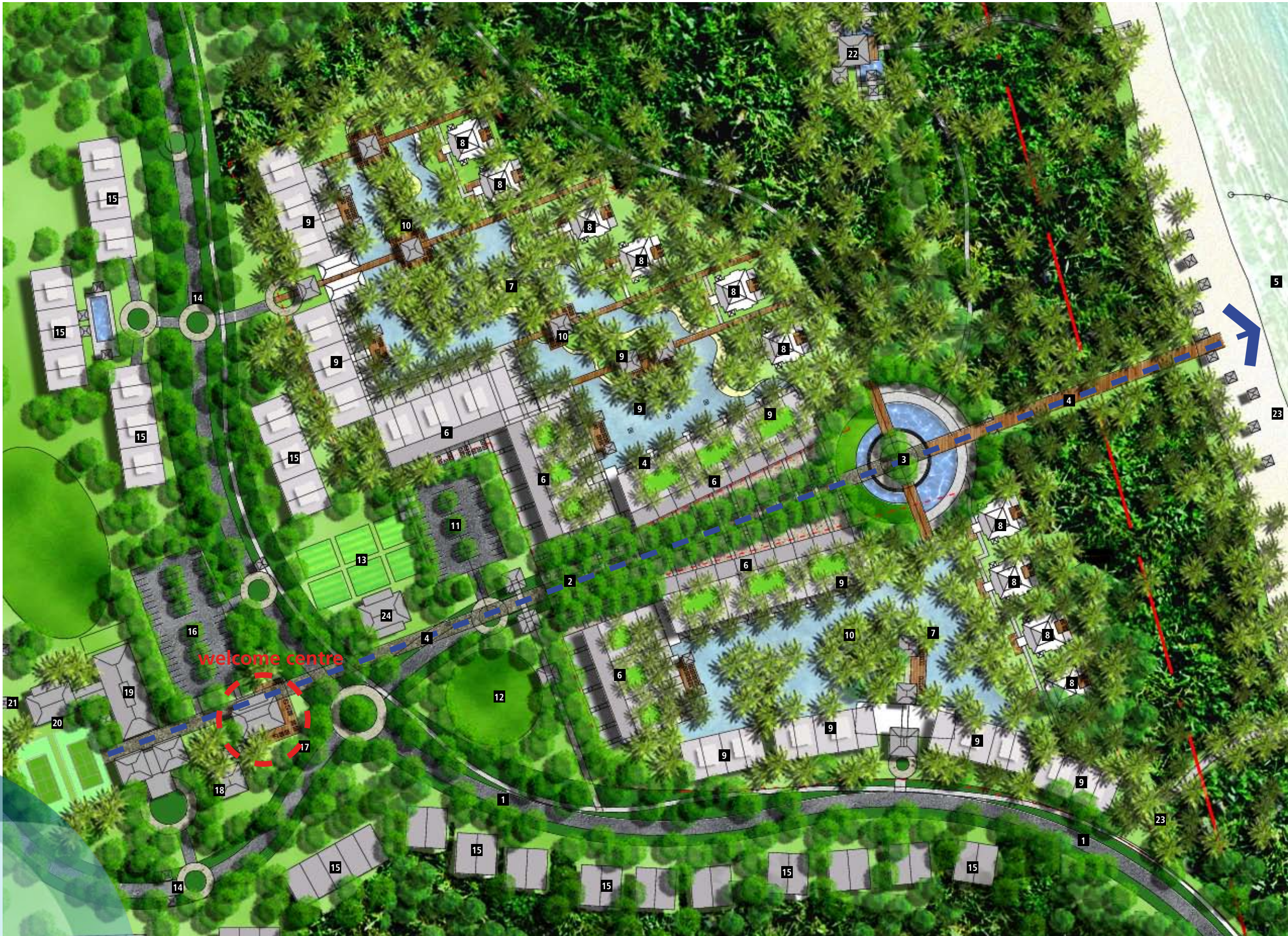
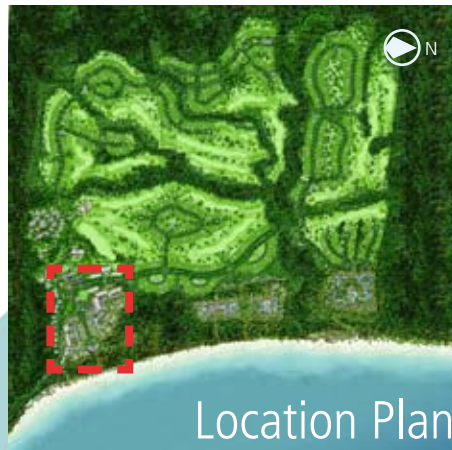
Legend




- 1. neighbourhood roads
- 2. neighbourhood recreation facility - pool, playground, multipurpose room etc.
- 3. shared neighbourhood recreation facility - pool, playground, multipurpose room etc.
- 4. pedestrian / buggy connection path
- 5. detached dwelling residential lots
- 6. 18 hole championship golf course
- 7. indicative infrastructure zone - including sewer
- 8. prominent vegetation / fauna corridor
- 9. existing vegetation community
- 10. water infrastructure / tanks
- 11. restricted access connection link - shuttle bus, pedestrian, buggies & bicycle access



Legend

- 1. coastal access road
- 2. village centre - retail / commercial precinct / pedestrian plaza
- 3. public pool & facilities
- 4. village / beach pedestrian connection spine
- 5. protected public swimming zone
- 6. resort units with retail / commercial at ground level
- 7. resort parcel
- 8. resort villas
- 9. resort units
- 10. resort swimming lagoons & facilities
- 11. single level carpark
- 12. village green
- 13. community garden plots
- 14. gated access point
- 15. 3 storey residential unit / apartment blocks
- 16. carpark 3 to 4 levels
- 17. Temporary carpark
- 18. community recycle centre
- 19. education facility / institute of sustainability private school
- 20. sports & fitness centre
- 21. rainforest nursery
- 22. eco day spa facilities
- 23. ella bay beach
- 24. community building







- LEGEND**
-  MAJOR FAUNA MOVEMENT CORRIDORS
 -  MINOR FAUNA MOVEMENT CORRIDORS
 -  TERTIARY FAUNA CORRIDOR







LEGEND

AREA

	ENDANGERED VEGETATION	37.06 ha
	VEGETATION OF CONCERN	85.26 ha
	VEGETATION NON-CONCERN	76.35 ha
	VEGETATION NON-REMNANT (Excluding Weeds & Grass)	41.61 ha



LEGEND

	EXISTING VEGETATION TO BE CLEARED
	VEGETATION OF CONCERN
	VEGETATION NON-CONCERN
	VEGETATION NON-REMNANT

APPROXIMATE AREAS






0.25 ha
0.86 ha
37.06 ha
85.01 ha
75.49 ha
41.61 ha

Note: Pathways are not shown on the clearing plan.
Meander alignment on site to minimize vegetation clearing.








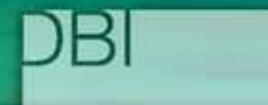
LEGEND

APPROXIMATE AREAS

	NON-REMNANT VEGETATION TO BE REHABILITATED	41.07 ha
Note: Using 3D Vegetation Consultant's Mappings		
	ENDANGERED VEGETATION	37.06 ha
	VEGETATION OF CONCERN	85.26 ha
	VEGETATION NON-CONCERN	76.35 ha
	VEGETATION NON-REMNANT	41.61 ha








LEGEND		APPROXIMATE AREAS
	AREAS TO BE REVEGETATED	43.15 ha
	ENDANGERED VEGETATION	37.06 ha
	VEGETATION OF CONCERN	85.26 ha
	VEGETATION NON-CONCERN	76.35 ha
	VEGETATION NON-REMNANT	41.61 ha



LEGEND

APPROXIMATE AREAS

	COMBINED AREAS TO BE REVEGETATED & REHABILITATED	84.22 ha
	ENDANGERED VEGETATION	37.06 ha
	VEGETATION OF CONCERN	85.26 ha
	VEGETATION NON-CONCERN	76.35 ha
	VEGETATION NON-REMNANT	0.53 ha



- 100m AVERAGE FAUNA CORRIDOR
- ENDANGERED VEGETATION
- VEGETATION OF CONCERN
- VEGETATION NON-CONCERN
- VEGETATION NON-REMNANT
- 110m SETBACK ZONE 'Erosion Prone Area'
- 100m SETBACK ZONE
- 25m SETBACK FROM WATERCOURSE BANK ALLIGNMENT
- 200m SETABCK ZONE 'Erosion Prone Area'
- APPROX. HIGH WATER MARK
- APPROX CREEK BED CENTRELINE



LEGEND

INDICATIVE
CC

INDICATIVE CONSERVATION COVENANT
188.71 ha

MAIN AREAS OF REVEGETATION ARE ALONG THE KEY
ARTERIAL CONSERVATION CORRIDORS AS SHOWN.
THERE IS ALSO TO BE EXTENSIVE REVEGETATION TO
BE CARRIED OUT THROUGHOUT THE SITE.



- LEGEND**
- RESIDENTIAL BOUNDARY SETBACKS
 - CONSERVATION ZONE
 - CIRCULATION PATHS




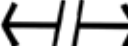


LEGEND

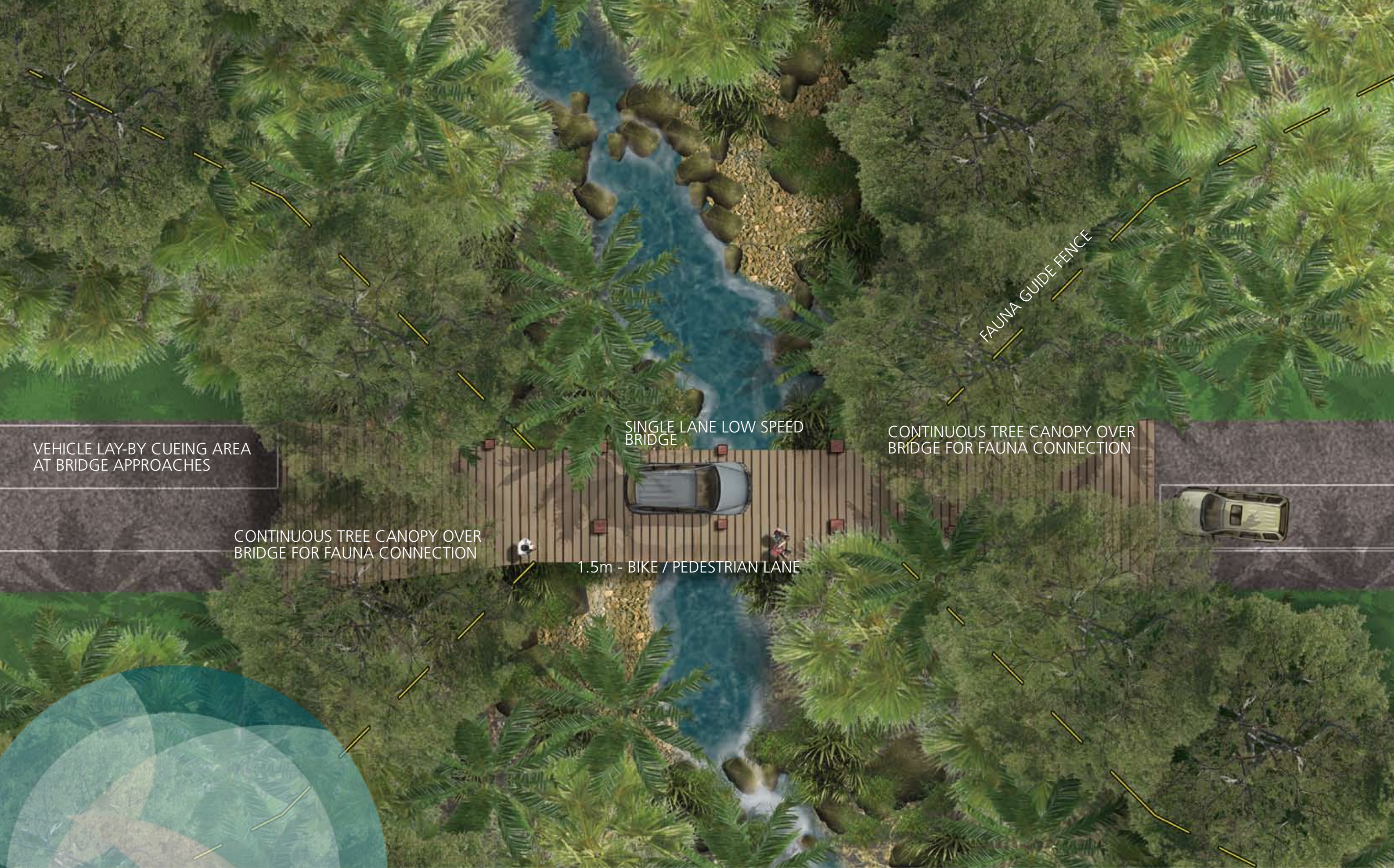
- ACCESS ROAD (50kms limit)
- FAUNA CROSSING WITH STRICT TRAFFIC CALMING TREATME (20km limit)
- FAUNA FRIENDLY BRIDGE OVER WATERCOURSE (20km limit)
- FAUNA UNDERPASS
- PRIMARY VEHICLE ACCESS (40kms limit)
- SECONDARY VEHICLE ACCESS (20kms limit)
- SHUTTLE BUS LINK
- MULTIPURPOSE PATHS (Eg. Pedestrian / Bicycle)



LEGEND

-  CASSOWARY FENCE
-  VEHICLE CONTROL POINTS
-  SHUTTLE BUS ACCESS BARRIER
-  FAUNA CONNECTIONS
-  CASSOWARY/FAUNA UNDERPASS







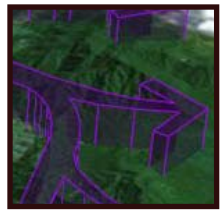
CONTINUOUS TREE CANOPY
OVER BRIDGE FOR FAUNA
CONNECTION

2.5m MINIMAL ELEVATED
BRIDGE FOR CASSOWARY
ACCES

VISUALLY INTEGRATED,
ELEVATED, SINGLE LANE,
LOW SPEED PEDESTRIAN AND
VEHICLE BRIDGE

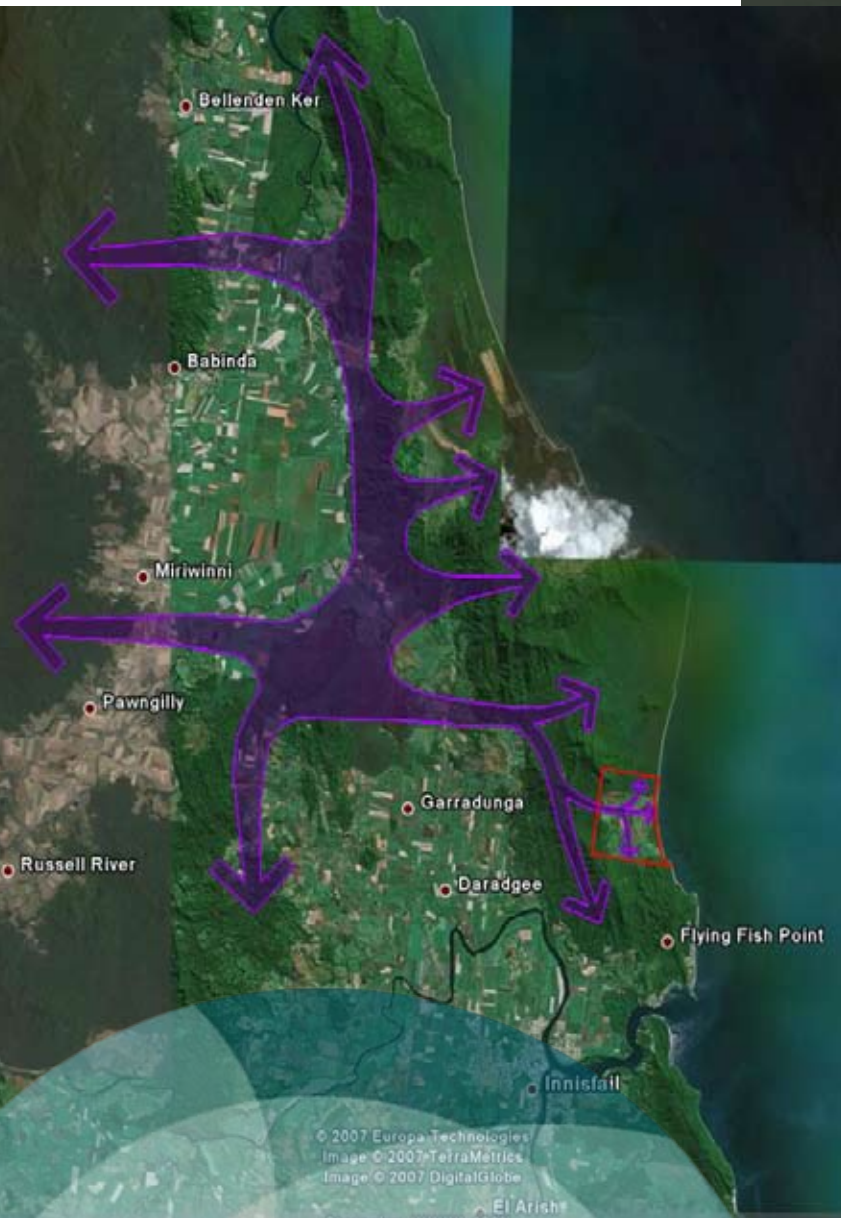
CONTINUOUS VEGETATION
COVER

VEHICLE LAY-BY CUEING AREA
AT BRIDGE APPROACHES



Legend

Regional cassowary connection networkzone

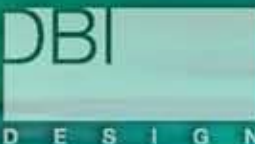


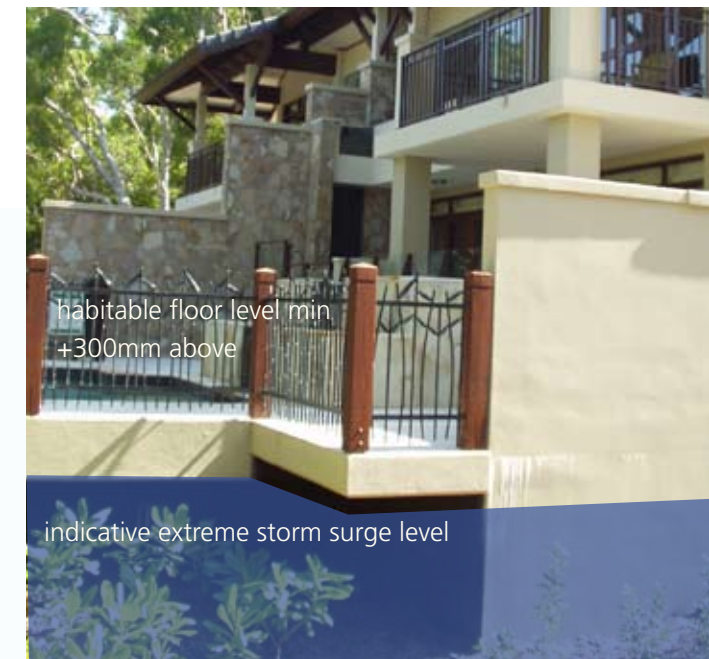
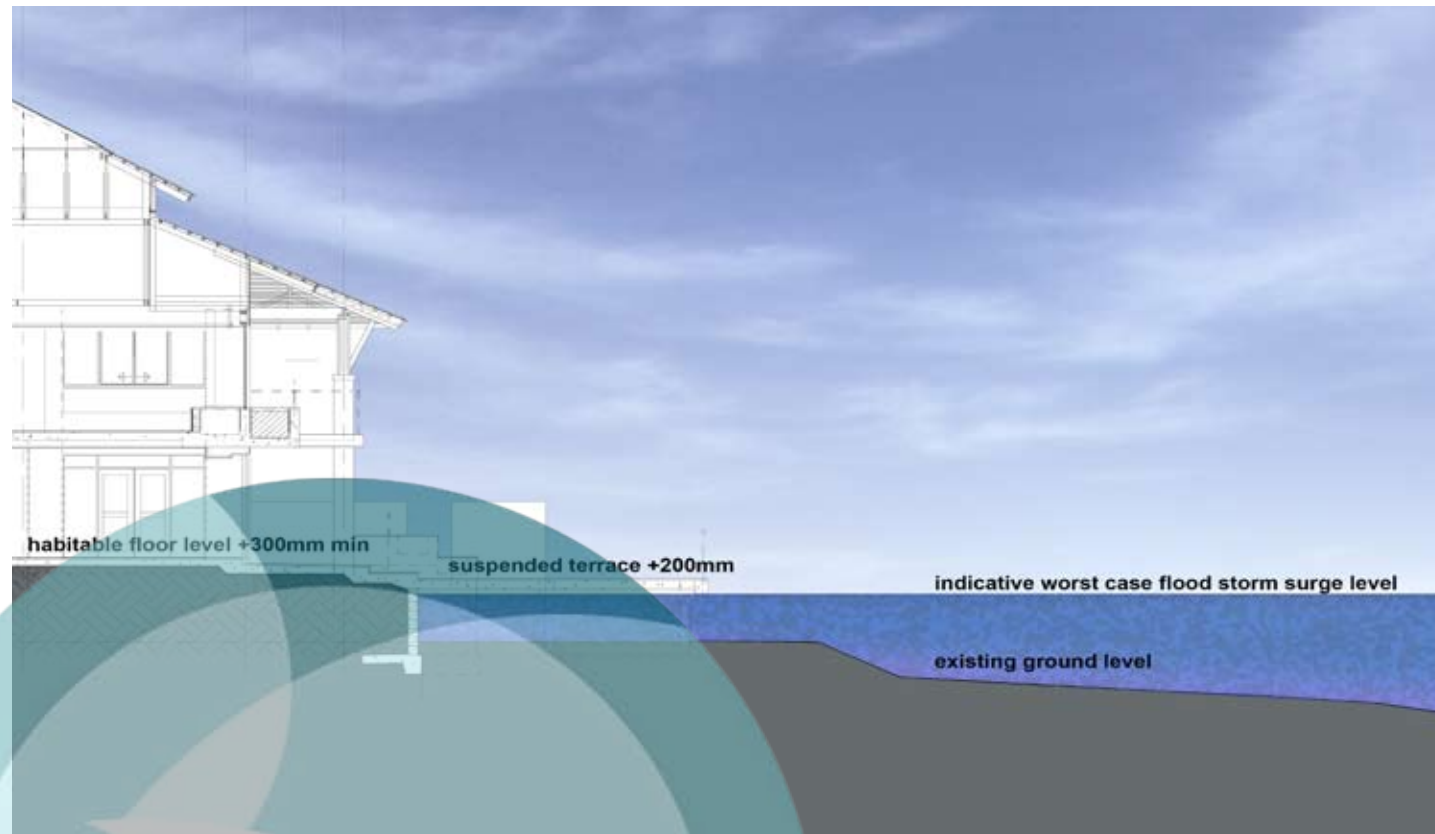
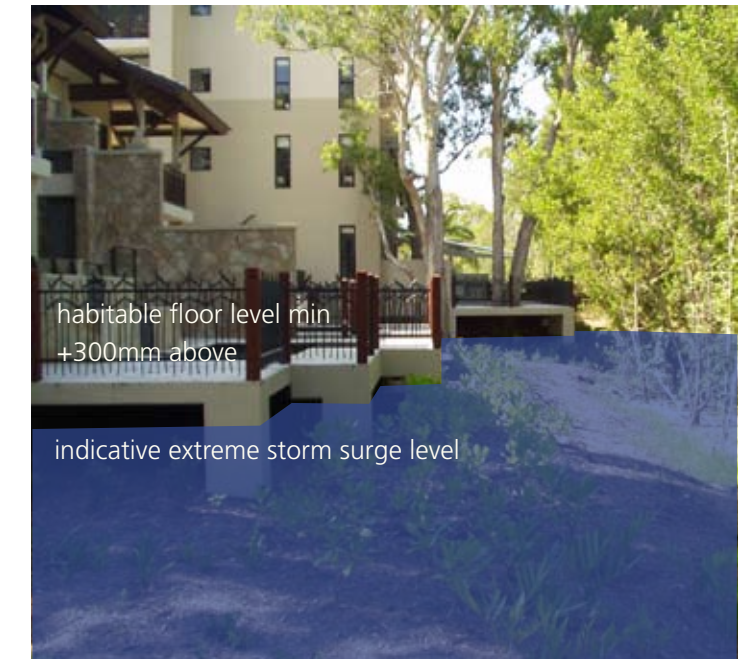
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regional cassowary corridors
March 2008
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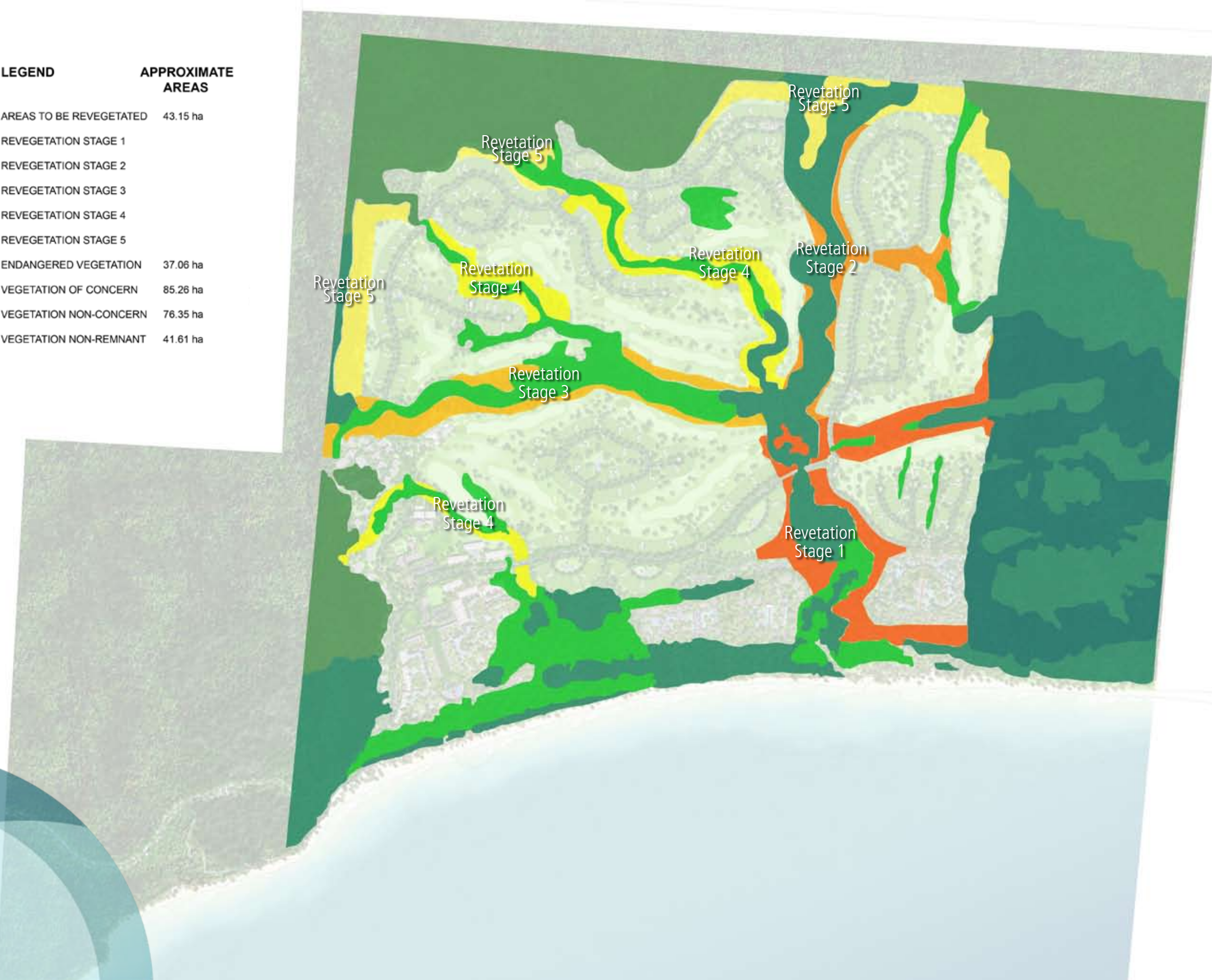






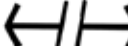


Controlled management of potential storm surge inundation through tested construction techniques is proposed for the resort parcels that may occur below effected areas. To minimise disturbance of the existing ground plane, basement and retaining walls will be used to lift the habitable floor area above the prescribed level and in turn act as barriers for further inundation into the proposed sites. Balconies and terraces will be suspended over the natural ground levels to visually soften the transition from the built form to natural grade and allow uninterrupted fauna movements under. Further site survey studies and empirical investigations will be undertaken by specialist consultants to form 'best practice' management techniques for areas possibly subject to extreme storm surge events. Refer the attached images and sections for examples

LEGEND **APPROXIMATE AREAS**

AREAS TO BE REVEGETATED	43.15 ha
REVEGETATION STAGE 1	
REVEGETATION STAGE 2	
REVEGETATION STAGE 3	
REVEGETATION STAGE 4	
REVEGETATION STAGE 5	
ENDANGERED VEGETATION	37.06 ha
VEGETATION OF CONCERN	85.26 ha
VEGETATION NON-CONCERN	76.35 ha
VEGETATION NON-REMNANT	41.61 ha



- LEGEND**
-  CASSOWARY FENCE
 -  VEHICLE CONTROL POINTS
 -  SHUTTLE BUS ACCESS BARRIER
 -  FAUNA CONNECTIONS
 -  CASSOWARY/FAUNA UNDERPASS





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Preserved natural assets



Resort lifestyle



Preserved natural assets



Appropriate tropical achitecture



Protected environment



Appropriate tropical achitecture

ELEMENTS

 Site Boundary

 Access (indicative location)

ENVIRONMENTAL PURPOSES

Area

 Environmental Conservation Areas


Corridors

 Primary Conservation Corridors

 Secondary Corridors

Setbacks

 100m Wide World Heritage Area Setback to residential uses

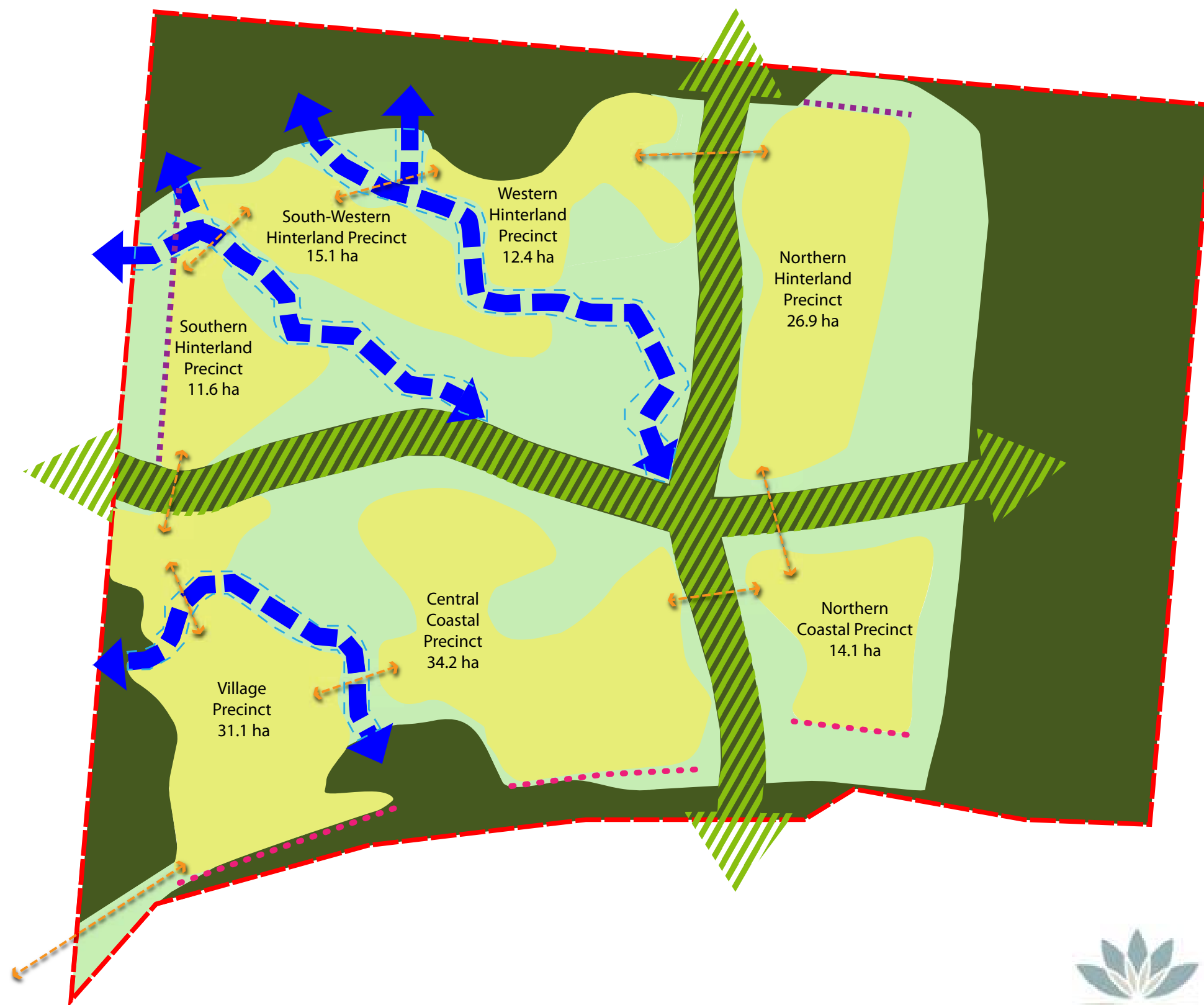
 50m Wide Waterway Buffer (Setback 25m from creek centre line)

 110m & 200m Wide Coastal (Erosion Prone Areas) Setbacks

DEVELOPMENT & OPEN SPACE PURPOSES

 Development Precincts

 Recreational/Open Space



The information provided on this Plan is for the purposes of the development application and environmental impact statement. The Plan is diagrammatic in form and seeks to provide those respective areas for environmental/conservation and development purposes. These areas may change in shape and form, however, will not exceed those nominated and will not encroach any Environmental Areas, Primary Conservation Corridors, Secondary Corridors or Coastal, Waterway Buffers or World Heritage Area Setbacks.

The Elements identified on this Plan are not cadastrally based. It is intended that development be undertaken generally in accordance with the approved Preliminary Approval Plan. In this regard, the Plan identifies the key elements that generally define the physical context in which development and environmental conservation measures may occur on the site.

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ELEMENTS

 Site Boundary

 Access (indicative location)

ENVIRONMENTAL PURPOSES

Area

 Environmental Conservation Areas

Corridors

 Primary Conservation Corridors

 Secondary Corridors

Setbacks

 100m Wide World Heritage Area Setback to residential uses

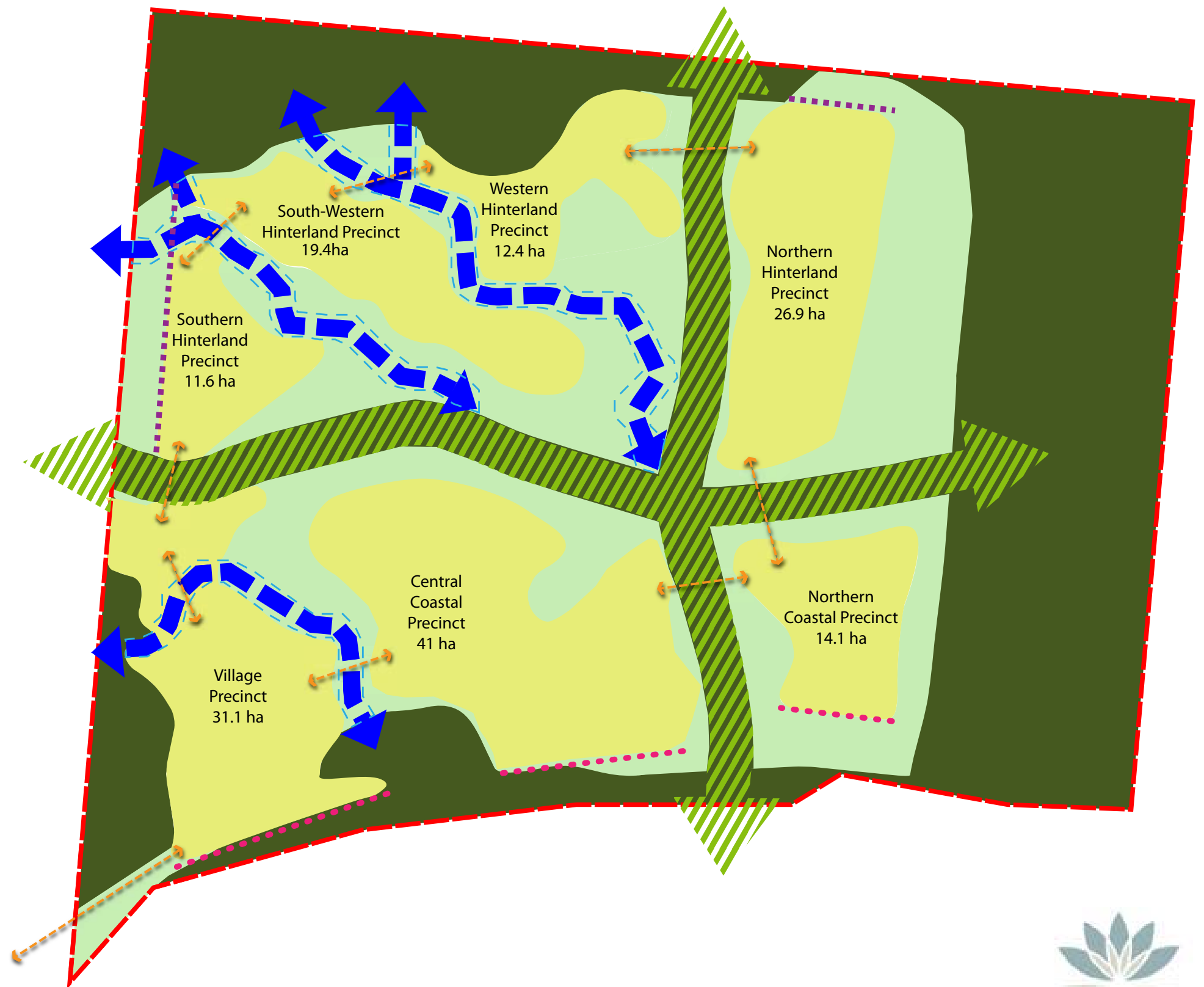
 50m Wide Waterway Buffer (Setback 25m from creek centre line)

 110m & 200m Wide Coastal (Erosion Prone Areas) Setbacks

DEVELOPMENT & OPEN SPACE PURPOSES

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 Recreational/Open Space



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Ella Bay Environmental Development Plan - Non-Golf Course Option

