

# BUSH FIRE THREAT REPORT

Lot 1 in DP 868540

Sanderling Avenue  
HAWKS NEST



**PREPARED BY  
TATTERSALL LANDER  
PTY LTD  
DEVELOPMENT CONSULTANTS  
April 2025**

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**DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING, PLANNING & ENVIRONMENTAL**



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## *Executive Summary*

This Bush Fire Risk Assessment has been prepared for a proposed development at Sanderling Avenue Hawks Nest in the MidCoast Local Government Area – the lot being identified as Lot 1 in DP 868540

The proposal is for additions and alterations to the existing Hawks Nest Golf Club building (façade only), car parking and landscaping.

On the proviso that the recommendations within this report are complied with then the proposal is to be considered acceptable and compliant with *Planning for Bushfire Protection 2019*. The recommendation within this report is that all components utilised in the construction works are non-combustible.



## 1.0 INTRODUCTION

Tattersall Lander Pty Ltd has been commissioned to undertake a Bush Fire Risk Assessment for a proposed development at Sanderling Avenue Hawks Nest in the MidCoast Local Government Area (LGA). The property is identified as Lot 1 in DP 868540.

This Bush Fire Risk Assessment is based upon the guidelines as defined in the document, *Planning for Bush Fire Protection Guidelines 2019*, which has been written by the *NSW Rural Fire Service*. This assessment outlines the risk posed from bush fire, and hence identifies the constraints with regard to bush fire, thereby providing direction to the proposed development, and ultimately assessing the acceptability or otherwise of the development.

This report has been prepared by myself (Ben Folbigg); I have a Diploma in Planning for Bush Fire Protection and am BPAD accredited (Level 2) with the FPA Australia. This report is valid for twelve months from the date of issue after which time it should be revised if the development has not been approved.



Figure 1 – Site Location

## 2.0 METHODOLOGY

This assessment is conducted entirely in accordance with the guidelines, as outlined in *Planning for Bush Fire Protection* (NSW Rural Fire Service) 2019 (PBP). A site visit was undertaken on the 17<sup>th</sup> of April 2025 for the purpose of confirming vegetation categories, slope/topography, and obtaining photographs as evidence for this report

This assessment:

- identifies the effective slope under vegetation;
- identifies all vegetation categories within 140 metres of the site;
- determines the bush fire attack category which applies to the site;
- identifies Asset Protection Zones/Setbacks;
- identifies the bush fire Construction level required in relation to the above for the proposed development (AS 3959-2018)

## 3.0 SITE DESCRIPTION

The subject site is an existing residential zoned lot (R3 – Medium Density Residential) lot. The site has an approximate area of approximately 1.84 hectares. There is an existing building on the site, being the Hawks Nest Golf Club. There is also significant existing sealed car parking.

Landscaping within the site consists of areas of well mown/managed lawns and also scattered trees – the vegetation within the site is in no way considered a bush fire hazard.

There are no watercourses of any description within the site.

The topography within the site is best described as flat.

Aerial photographs of the site and surrounds are included below (refer figures 2 and 3).

Photographs of the site have been included in this report and the approximate location and direction of these photographs has been included on the aerial photograph (Figure 3).

The site is located in the MidCoast Local Government Area (LGA) and hence is afforded a Fire Danger Index (FDI) rating of 80.

## 4.0 THE PROPOSAL

The proposal is for alterations and additions to the golf club façade, landscaping, and a greenkeepers shed. The proposal will also include amendments to the line marking

within the car park and also to electrical servicing. The proposal will in no way result in any increase in floor space area to the existing gold club building. The proposed greenkeepers shed is to be 72 square metres and is significantly greater than 6 metres from the main building and shall be constructed entirely from non-combustible materials. Concept plans of the landscaping have been provided and these have been discussed further within this report.

Council is the determining authority under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The proposal is not integrated development or Special Fire Protection Purpose development and therefore there is no requirement for the proposal and this report to be assessed by the RFS. As an FPAA accredited bushfire consultant (BPAD 31379) I am qualified to undertake an assessment and determination relating to bushfire threat for the proposed development. It is noted that due to the size of the premises, the proposal is to be assessed as SFPP development for the purpose of this report despite that fact that it does not require referral to the RFS.



Figure 2: Site and surrounds (source: <https://maps.six.nsw.gov.au/>)





Figure 3: Site and surrounds (source: <https://maps.six.nsw.gov.au/>)

## 5.0 EXISTING SITE ANALYSIS

### 5.1 Northern Aspect

The northern aspect presents approximately 70 metres within the subject site (as measured from the existing golf club building) and this area consists of well managed lawns and no vegetation of significance from a bushfire perspective. Further to the north there are the golf club grounds which are essentially the same site and this extends for more than 140 metres. There is no vegetation of significance from a bushfire perspective for more than 140 metres to the north and therefore there is no requirement for any asset protection zone or slope assessment to the north.

### 5.2 Southern Aspect

The southern aspect presents approximately 70 metres within the subject site (as measured from the existing golf club building) and this area consists of a

significant car parking area, mown lawns (minimal) and scattered trees – there is no vegetation of significance from a bushfire perspective. Further to the south there is Sanderling Avenue with a width of approximately 30 metres and this is then followed by allotments containing significant vegetation which is categorised as forest.

The effective slope under the vegetation to the south is in the upslope/flat category.

### **5.3 Eastern Aspect**

The eastern aspect presents approximately 4 metres within the subject site and this area contains bitumen seal and no vegetation. Further to the east there is an approximate 25 metre width of sealed and managed area and this area is within control of the club management. Beyond this managed zone there is significant vegetation which is categorised as tall heath.

The effective slope under the vegetation to the east is in the upslope/flat category.

### **5.4 Western Aspect**

The western aspect presents more than 140 metres of well managed lawns and gardens (being the golf course) and there is no vegetation of significance from a bushfire perspective for approximately 530 metres to the west. There is no requirement for an asset protection zone or slope assessment to the west.

## 6.0 SITE ANALYSIS

**Table 1 – PHASE 1 Asset Protection Zones and Construction Level Requirements as per *Planning for Bushfire Protection 2019* and *AS3959-2018***

Aspect	Vegetation Classification	Slope (degrees) Under Vegetation	Existing APZ (metres)	Required APZ (metres) for SFPP Development
North	Managed	N/A	>140	N/A
South	Forest	Upslope/flat	100	67
East	Tall Heath	Upslope/flat	29m	50
West	Managed	N/A	>140	N/A

## 7.0 Services

### 7.1 Water

The site is connected to the reticulated town water supply. As there is no extension to the primary structure (golf club) proposed and the greenkeepers shed is to be totally non-combustible, no further investigation is required regarding water supply.

### 7.2 Electrical

Electrical supply to and within the site is a combination of overhead and underground. The existing situation is such that all overhead power supply is sufficiently distant from vegetation so that it is not a bush fire ignition source. All propose modifications regarding power supply shall be underground and will therefore not result in any potential bush fire ignition threat.

### 7.3 Gas

Reticulated gas is not available to the site and no bottled gas is proposed. Should bottled gas be installed, it shall be a requirement that this is undertaken in accordance with the requirements of *PBP 2019* as well as any other regulatory authority.

## 8.0 ACCESS

### 8.1 Road Capacity

The site is accessed via Sanderling Avenue which is a bitumen sealed two way road capable of carrying fully laden fire fighting vehicles, including tankers.

### 8.2 Road Linkages to Fire Trails

There are no fire trails existing or required on the site.

### 8.3 Emergency Access/Egress

In the event of a bush fire emergency, access and egress will be Sanderling Avenue. Sanderling Avenue, from the closest intersection (with Tuloa Avenue) is significantly greater than 200 metres at approximately 440 metres, however, the access within the site is significantly less than 200 metres and

therefore the access and egress must be considered acceptable and this access/egress is compliant with *PBP 2019*.

## 9.0 LANDSCAPING

The Landscape concept plans provided identify planter boxes along the eastern side of the golf club building (ie within the APZ) and these arguably result in non-compliance with *PBP* as a result of vegetation touching the building within an APZ; having stated this, *PBP* states that *trees* are not to touch or overhang the building and as these planter boxes are to contain *climbing plants*, not trees, then it is considered that technically the landscaping must be considered compliant with *PBP*.

## 10.0 DISCUSSION and RECOMMENDATIONS

Whilst the proposal appears to have a shortfall of approximately 21 metres in the eastern APZ, the fact that the proposal will in no way result in any reduction in the existing APZ clearly indicates that the proposal will in no way result in any increase in risk relating to bush fire.

The façade works are all to be constructed from entirely non-combustible materials and also the shed is to be constructed entirely from non-combustible materials.

The electrical works shall all be underground or otherwise situated sufficiently distant from any vegetation so that there is no bush fire ignition threat.

The changes to the car parking are limited to line work and therefore will in no way result in any increase in bush fire risk.

The landscaping as proposed is compliant with the requirements of *PBP* and specifically Appendix 4.

The greenkeepers shed is a non-habitable building which shall not be accessed by the public. Additionally, the greenkeepers shed is to be located more than 6 metres from the Golf Club and is to be constructed entirely from non-combustible components. There is no further comment or investigation required regarding the greenkeepers shed and it is considered to comply with the aim and objectives of *PBP*.

The proposal will in no way result in any increase in bush fire risk to the structures on the site, any nearby structures, or the occupants of the site. Additionally, the proposal will in no way result in any increase in occupancy of the site, either in numbers of occupants, or duration of occupation. The proposal is



considered to be fully compliant with the requirements of *Planning for Bushfire Protection 2019*

## **11.0 CONCLUSION**

This assessment was undertaken for a proposed development at Sanderling Avenue Hawks Nest in the MidCoast LGA, with the property being identified as Lot 1 in DP 868540.

Subject to the proposal complying with the recommendations of this report and specifically that all components used in the construction being non-flammable materials, it is considered acceptable and compliant with *Planning for Bushfire Protection 2019*.

## **12.0 DISCLAIMER**

All effort has been made to ensure the accuracy of this report, however, it is noted that bush fires can be unpredictable and this report in no way implies that any part of the proposed development is totally safe from fire.

Additionally it is noted that despite the site details at the time of writing this report, the situation may change; factors resulting in change to bush fire hazard include (but are not limited to) vegetation regrowth and improper maintenance of asset protection Zones.

No responsibility is accepted or implied for damage to, or loss of, life and/or property at any time resulting from bush fire or bush fire related issues (or any other factors) on this site.

## Appendix A:

### Photographs



**Photograph 1**



**Photograph 2**



**Photograph 3**



**Photograph 4**



**Photograph 5**



**Photograph 6**





**Photograph 7**

## Appendix B:

### Plans





# HAWKS NEST GOLF CLUB EXTERNAL WORKS

LOT 1 DP868540 SANDERLING AVENUE HAWKS NEST, NSW 2324





# LANDSCAPE MASTERPLAN

TLA SUBMISSION

11953.5 - DA - Hawks Nest Golf Club\_D

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**HAWKS NEST GOLF CLUB EXTERNAL WORKS**

*EJE Architecture*

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21 Feb 2025

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*Study of the existing*



Local Context  
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Site Character  
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*Study of plan*



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Planting Palette  
Plant Schedule

03

## MASTERPLAN

*We have a plan*



Sanderling Avenue Frontage Plan  
Entry Feature Signage

### **Acknowledgement of Country**

*Terras acknowledge the Traditional Custodians of the lands on which we work and live. We pay our respects to the elders, past, present and emerging and recognise their continuing connection to country and contribution to this land.*

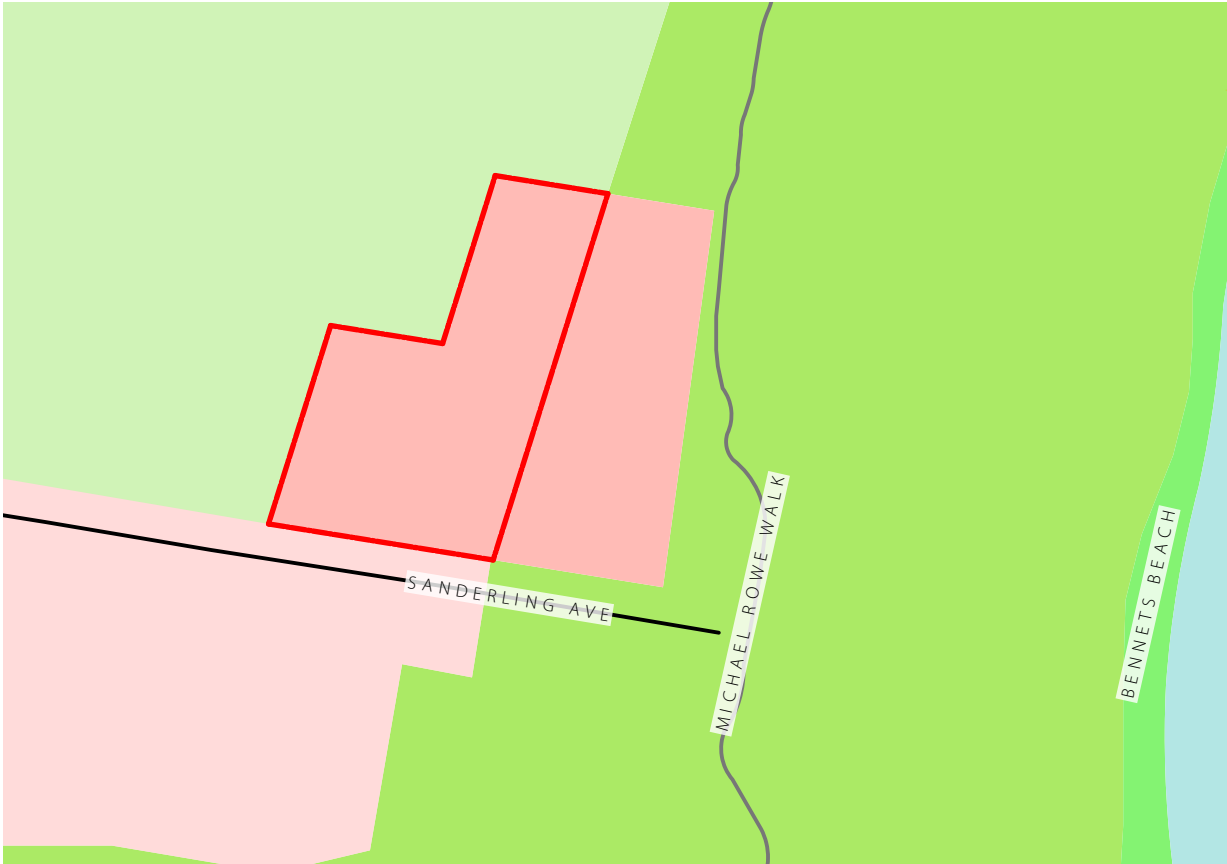
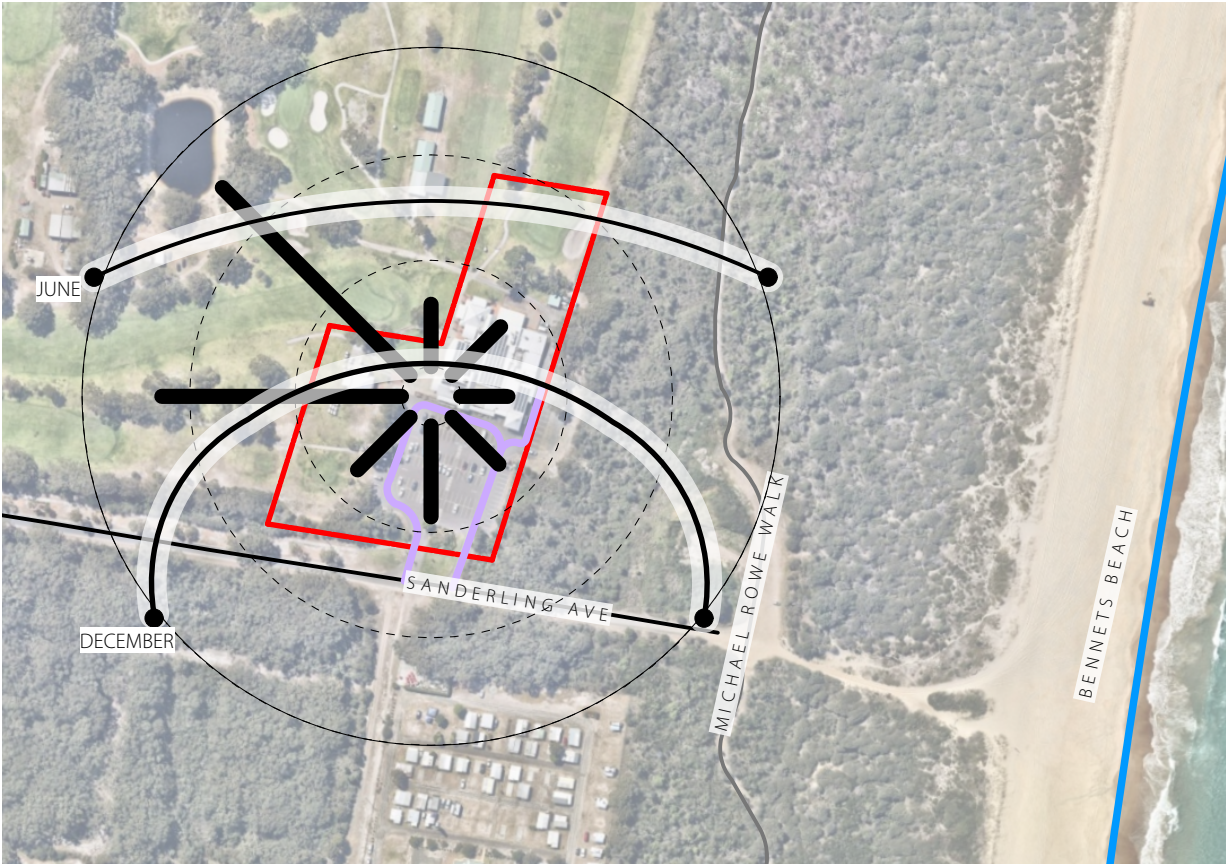


## LOCAL CONTEXT





# LOCAL ANALYSIS



### NOTES

Wind of the area can be largely categorised by its north-western direction. Sun calculations demonstrate a low sun angle with shorter days in Winter, making north-eastern to north-western sun access vital during this time. Summer sun is dictated by a higher sun angle with longer days.

Existing circulation within the site is limited to Gold Club Course and their users. Access point is from a minor road corridor of Sanderling Avenue.

The land has been zoned as R3 - Medium Density residential to facilitate residential development and falls within Mid-Coast Council LGA. The site is bordered by private recreation zone to the north and west, medium density residential to the east.

Beach access is available to the east along Sanderling Avenue with the coast being popular for fishing. A walking track lies further to the east of the site and is a 2.2 mile track through dunal vegetation along Bennett's Beach.

## NATURAL SYSTEMS



Wind rose 9am Williamtown ([http://www.bom.gov.au/cgi-bin/climate/cgi\\_bin\\_scripts/windrose\\_selector.cgi?period=Annual&type=9&location=61078](http://www.bom.gov.au/cgi-bin/climate/cgi_bin_scripts/windrose_selector.cgi?period=Annual&type=9&location=61078))

## ZONING / SPATIAL TYPES





# SITE CHARACTER

## NOTES

Hawks Nest is flanked by the South Pacific ocean on one side and the Myall river on the other.

The surrounding land character is low density residential lots and vegetated bushland. Sanderling Avenue is observed to be a popular route with a consistent amount of traffic going to the Bennett's beach.

Bennett's beach, which lies 300m east of the subject site, stretches north to Myall Lakes National Park and south to Yacaaba Head offering scenic views.

The subject site is currently comprised of existing car parking, recreational areas relating to the golf club and vegetation.

The landscape treatment seeks to promote coastal character of the area.



Existing entry to the golf club along Sanderling Avenue



View of existing vegetation buffer from car park



View of golf club back of the house on the western boundary of the site



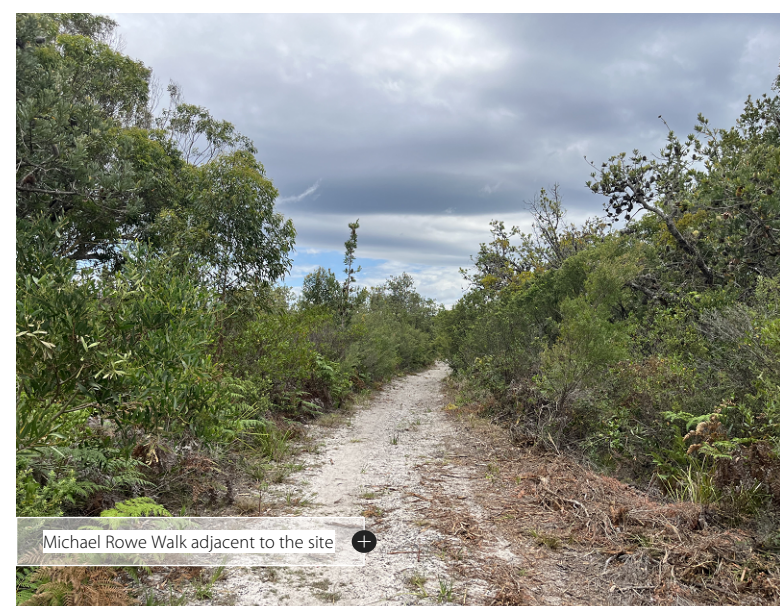
Existing car park and way out, looking south



Existing frontage of Golf Club on Sanderling Avenue



View of Golf Club entry along Sanderling Avenue



Michael Rowe Walk adjacent to the site

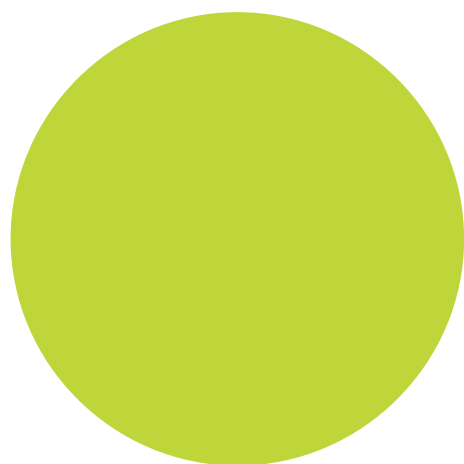


Looking east along Sanderling Avenue towards Bennett's Beach



# HISTORY & HERITAGE

## NAME, GEOLOGICAL AND NATURAL CONTEXT



The land of Hawks Nest is separated from its sister town, Tea Gardens, by the Myall River, which runs from the Myall Lakes down to Port Stephens. The 'Singing Bridge', named for its tendency to act like a wind harp in a strong south-westerly breeze provides a link between the two.

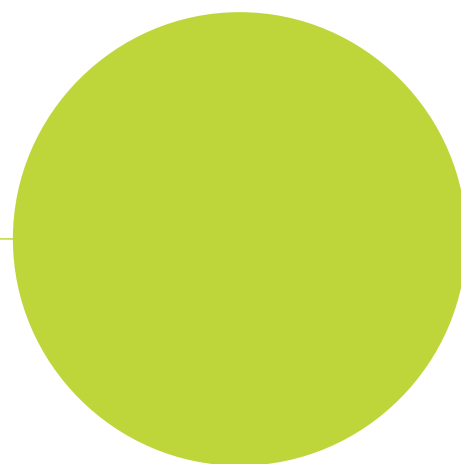
The site lies on Sanderling Avenue. The **Sanderling** is a small shorebird known for its frequent presence along coastal beaches. The name reflects the natural environment and wildlife that characterizes the region and its coastal habitat. Hawks Nest was named after a large tree which was a favourite nesting place of hawks, and used as a navigational marker in the early days.

The landform is characterized by dunefield pattern. Absence of topsoil in the area is a result of severe wind erosion. This has led to the formation of an exposed foredune with Hairy spinifex and Bitou Bush on seawardside and A.Longifolia inland.

The gently undulating, **low sandy dunes** and swales are the dominant landform elements. The area is generally well drained apart from isolated small swamps which occur in low lying poorly drained swales.

The existing vegetation on site is highly disturbed. Pre clearing the site would have been associated with the **coastal heathlands**. Three other **vegetation communities** have been identified in close proximity of site and are discussed on the following page.

## FIRST NATIONS PEOPLE



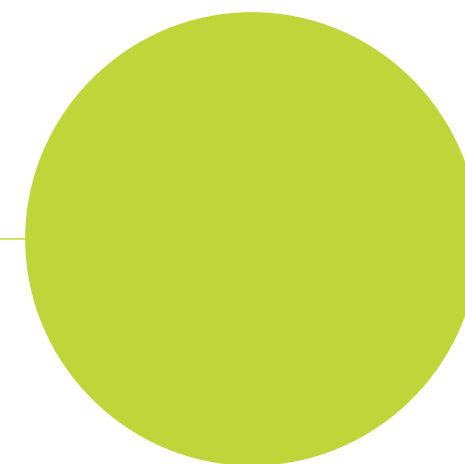
The land is traditionally owned and cared for by the **Worimi** people, who are the Traditional Custodians of the area.

The people of the Worimi nation lived a hunter-gatherer-fisher lifestyle in ten nurra's (family groups). They had extensive knowledge of the local flora and fauna, using various hunting techniques and gathering practices. Fishing was an essential part of their lifestyle. They had intricate knowledge of the waterways, seasons and fish species. Traditional fishing methods included using spears, nets, and traps.

The Worimi have a long history of creating **rock art, shellwork**, from the **shells** collected from the local beaches. Stone artefacts are one of the most common forms of artefacts found on Worimi country.

The Worimi people would seasonally gather, in and around Hawks Nest, hold celebrations and ceremonies; make use of the natural resources – water, food and materials for tools; and bury their dead.

## EUROPEAN OVERLAY



The first Europeans to work in the area were timbergetters who took an interest in the forests (**mostly red cedar**) along the Myall River early in the 19th century.

The **timber** was hauled by bullock train to mills, then carted by punt down river to Hawks Nest and the Winda Woppa peninsula. Ships bound for Newcastle and Sydney picked up the timber, unloading the stone they carried for ballast on the banks of the river, much of it being used in the construction of the **rock walls** which can still be seen today.

During World War II, Hawks Nest played a significant role in Australia's defense strategy. The area was used by the military for training and as a lookout point due to its strategic location.

# VEGETATION COMMUNITIES



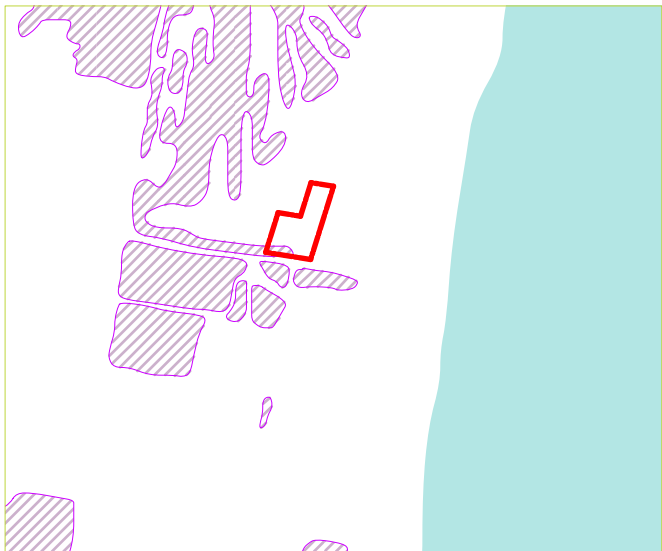
## VEGETATION TYPE 1

*Wet Sclerophyll Forest : Grassy (ID: 3250)*

A very tall to extremely tall, grassy or occasionally shrub-grass sclerophyll open forest, which occurs extensively on the coast, coastal ranges and foothills ranges between Grafton and Gosford, with limited outlying occurrences near Woodburn and Wollongong.

Species present include, but are not limited to:

Canopy Species: *Eucalyptus pilularis*, *Corymbia intermedia*  
Mid Stratum: *Acacia brownii*, *Banksia spinulosa*, *Diospyros australis*, *Claoxylon australe*, *Hymenosporum flavum*, *Ficus coronata*  
Ground-Stratum: *Carex appressa*, *Cyperus polystachyos*, *Dianella caerulea*, *Gahnia aspera*, *Viola hederacea*.



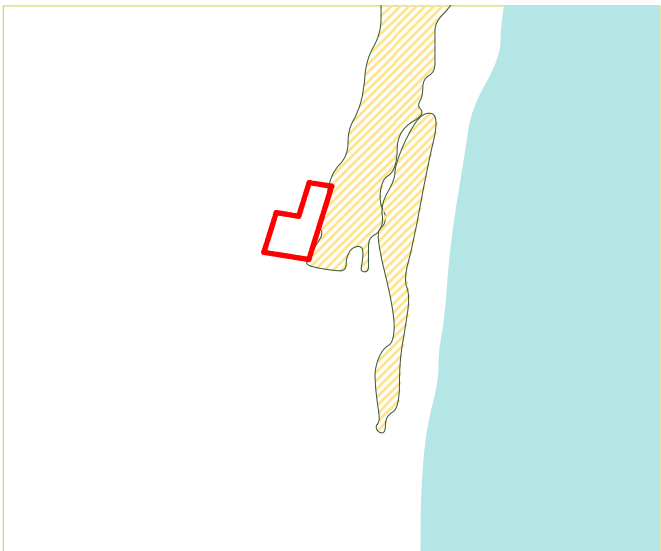
## VEGETATION TYPE 2

*Heathlands (ID: 3788)*

A tall to very tall open to closed shrubland found on coastal foredunes along the entire NSW coastline. The shrub layer is variable in height and cover however almost always includes a patchy cover of *Acacia longifolia* very frequently with *Leptospermum laevigatum* and commonly a low cover of *Banksia integrifolia*.

Species present include, but are not limited to:

Mid Stratum: *Breynia oblongifolia*, *Myoporum acuminatum*, *Scaevola calandulacea*, *Westringia fruticosa*  
Ground-Stratum: *Apium prostratum*, *Cynodon dactylon*, *Dianella revoluta*, *Zoysia macrantha*.



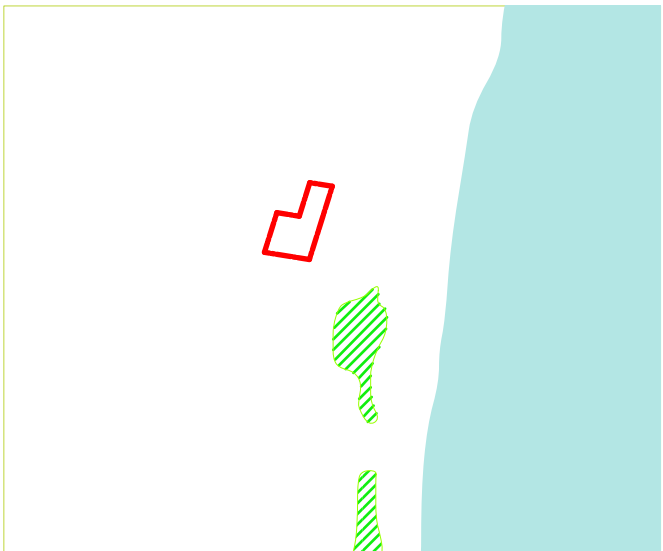
## VEGETATION TYPE 3

*Grasslands (ID: 3410)*

A mid-high grassland with occasional isolated shrubs found on beach and estuarine strand plains along the NSW Coastline. A mid-dense cover of *Spinifex sericeus* is almost always present and characterises the composition of this PCT. It is occasionally accompanied by salt tolerant forbs including *Carpobrotus glaucescens* and *Scaevola calandulacea* or rarely *Zoysia macrantha*.

Species present include, but are not limited to:

Canopy Species: *Banksia integrifolia*  
Mid-Stratum: *Acacia longifolia*, *Banksia spinulosa*, *Leptospermum laevigatum*, *Monotoca elliptica*, *Scaevola calandulacea*  
Ground-Stratum: *Apium prostratum*, *Carpobrotus glaucescens*, *Pteridium esculentum*, *Senecio spathulatus*



# LANDSCAPE STRATEGIES





# MATERIALS



Rendered wall



Entry pavement



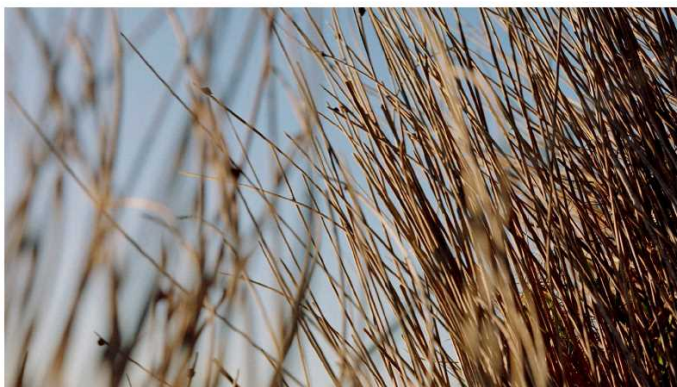
Endemic species



## NOTES

The proposed material palette draws inspiration from the history and heritage of the site and its coastal setting. It encourages natural textures and colors like beige, cream and light tan to evoke the warmth of sand dunes and the coastal setting to create a sense of place unique to site.

The plant palette will build upon this with endemic species selected to reinforce the location and for their natural ability to survive in the coastal environment.



Elemental textures identified by marketing team.



PLANT PALETTE



TREES



*Tristaniopsis laurina*



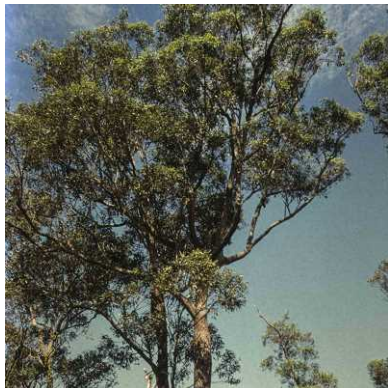
*Banksia integrifolia* (E)



*Banksia serrata* (E)



*Eucalyptus pilularis* (E)



*Eucalyptus Robusta* (E)

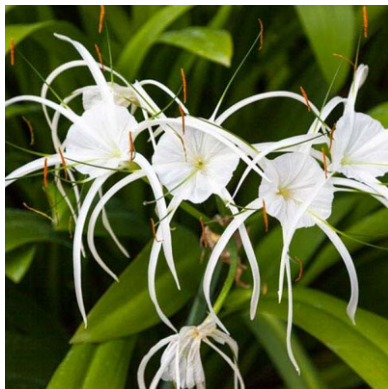
SHRUBS AND GRASSES



*Doryanthes palmeri*



Coastal Pink Correa



*Hymenocallis littoralis*



*Correa alba* (E)



*Crinum asiaticum*



*Westringia fruticosa* (E)



*Macrozamia communis* (E)



*Casuarina glauca* 'Cousin It'



*Rhagodia spinescens*



*Leucophyta brownii*

RAINGARDEN



*Lomandra hystrix* 'Katie Belles'

(E) Endemic to site



*Lomandra fluviatilis* 'Shara'



*Ficinia nodosa* (E)



*Carex appressa* (E)



*Gahnia clarkei*



PLANT SCHEDULE

GROUNDCOVERS



Carpobrotus glaucescens



Hibbertia scandens



Myoporum parvifolium

PLANT SCHEDULE

TREES				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
Baln	Banksia integrifolia	Coastal banksia	15m x 6m	75L
BaSe	Banksia serrata	Old man banksia	15m x 4m	75L
EuPi	Eucalyptus pilularis	Blackbutt	30mx 4m	75L
EuRo	Eucalyptus robusta	Swamp Mahogany	20m x 8m	75L
TrLa	Tristaniopsis laurina	Water gum	15m x 6m	75L

PLANT SCHEDULE

SHRUBS AND GRASSES				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
AcSm	Acmena smithi	Lilly pilly	4m x 3m	5L
CaGl	Casuarina glauca Cousin it'	She-oak Cousin it'	0.2m x 1m	2.5L
CaVi	Callistemon viminalis	Kings park bottlebrush	6m x 3m	5L
CoAl	Correa Alba	Correa	1.5m x 1.5m	5L
CoPi	Coastal Pink Correa	Native Fuchsia	2m x 2m	5L
CrAs	Crinum asiaticum	Giant lily	1.2m x 1.2m	5L
DoPa	Doryanthes palmeri	Spear lily	3m X 3m	5L
HyLi	Hymenocallis littoralis	Beach spider lily	0.8m x 1m	5L
LeBr	Leucophyta brownii	Cushion bush	1.2m x 1.2m	5L
LeLa	Leptospermum laevigatum	Coastal tea tree	4m x 3m	75L
LoLo	Lomandra longifolia	Spiny mat rush	1m x 1.5m	Viotube
LoMi	Lomandra micrantha	Small flower mat rush	1.5m x 1m	Viotube
MaCo	Macrozamia communis	Burrawang	2m x 2m	5L
PoLa	Poa labillardierei	Tussock grass	1m x 0.5m	Viotube
RhSp	Rhagodia spinescens	Spiny saltbush	1.5m x 4m	5L
WeFr	Westringia fruticosa	Coastal rosemary	2m x 2m	5L

PLANT SCHEDULE

RAIN GARDEN PLANTS				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size (mm)
CaAp	Carex appressa	Tall sedge	1m x 1m	5L
FiNo	Ficinia nodosa	Club rush	1m x 1m	Viotube
GaCl	Gahnia clarkei	Saw sedge	1m x 2m	Viotube
LoHy	Lomandra hystrix	Mat rush	1m x 1m	Viotube
LoSh	Lomandra fluviatilis 'Shara'	Mat rush	0.5m x 0.6m	Viotube

PLANT SCHEDULE

GROUNDCOVERS				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size (mm)
CaGl	Carpobrotus glaucescens	Pigface	0.3m x 1m	140
HiSc	Hibbertia scandens	Snake vine	1m x 3m	140
MyPa	Myoporum parvifolium	Boobialla	0.3m x 2m	140

# LANDSCAPE MASTERPLAN



# MASTER PLAN KEY LAYOUT

## LEGEND

	SITE BOUNDARY
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	PROPOSED TREE PLANTINGS AS SPECIFIED
	MASS PLANTING
	RAIN GARDEN
	MAIN ENTRY ROAD IN EXPOSED AGGREGATE
	PEDESTRIAN LINK IN CONCRETE WITH AGGREGATE
	NEW ASPHALT
	FOOTPATH TO BE REMOVED
	NEW FOOTPATH
	NEW TURF

- Notes
- 1. Existing Golf Club
  - 2. Green wall to back of the house
  - 3. New mass planting
  - 4. Extended club car park in new asphalt
  - 5. Pedestrian link to be lit
  - 6. Main entry road from Sanderling Avenue
  - 7. Entry feature signage wall with native planting
  - 8. Rain garden
  - 9. New footpath
  - 10. Planting of Tristaniopsis laurina provide shade and define entry approach to golf club and resort





# SANDERLING AVENUE FRONTAGE



LEGEND	
	SITE BOUNDARY
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	PROPOSED TREE PLANTINGS AS SPECIFIED
	MASS PLANTING
	RAIN GARDEN
	MAIN ENTRY ROAD IN EXPOSED AGGREGATE
	PEDESTRIAN LINK IN CONCRETE WITH AGGREGATE
	NEW ASPHALT
	FOOTPATH TO BE REMOVED
	NEW FOOTPATH
	NEW TURF

1 ENTRY PLAN  
L302 Scale: 1:250



Main entry road with exposed aggregate



Biofiltration swale



Carex appressa

- Notes
1. Main entry road from Sanderling Avenue featuring coastal inspired aggregates creating a gentle warm blend.
  2. Club car park extension in new asphalt
  3. Mature tree cluster of Eucalyptus pilularis with underplanting of Leptospermum laevigatum at highly visible corner.
  4. Mass planting to create interest and screen car park from main road.
  5. Batters drawn from building facade into entry feature with uplighting to create visual link.
  6. Rendered feature wall with metal lettering.
  7. Proposed rain garden
  8. New footpath
  9. Cluster of Koala-friendly Eucalyptus trees.





# ENTRY FEATURE SIGNAGE



1 GOLF CLUB FRONT ELEVATION  
L303 Scale: 1:200



Eucalyptus pilularis to provide vertical interest



Rendred feature wall to provide entry signage



Battens drawn from building facade with uplighting



Backlit lettering

## NOTES

The entry signage is influenced by the club's architectural style. It incorporates timber elements that reflect the historical and architectural significance of the site.

Planting in the foreground features cluster of Eucalyptus to add a vertical accent. Native grasses further enhance the connection to the local environment.

The metal lettering on the sign is proposed to be backlit, enhancing its visibility and highlighting the wall.



# HAWKS NEST GOLF CLUB EXTERNAL WORKS

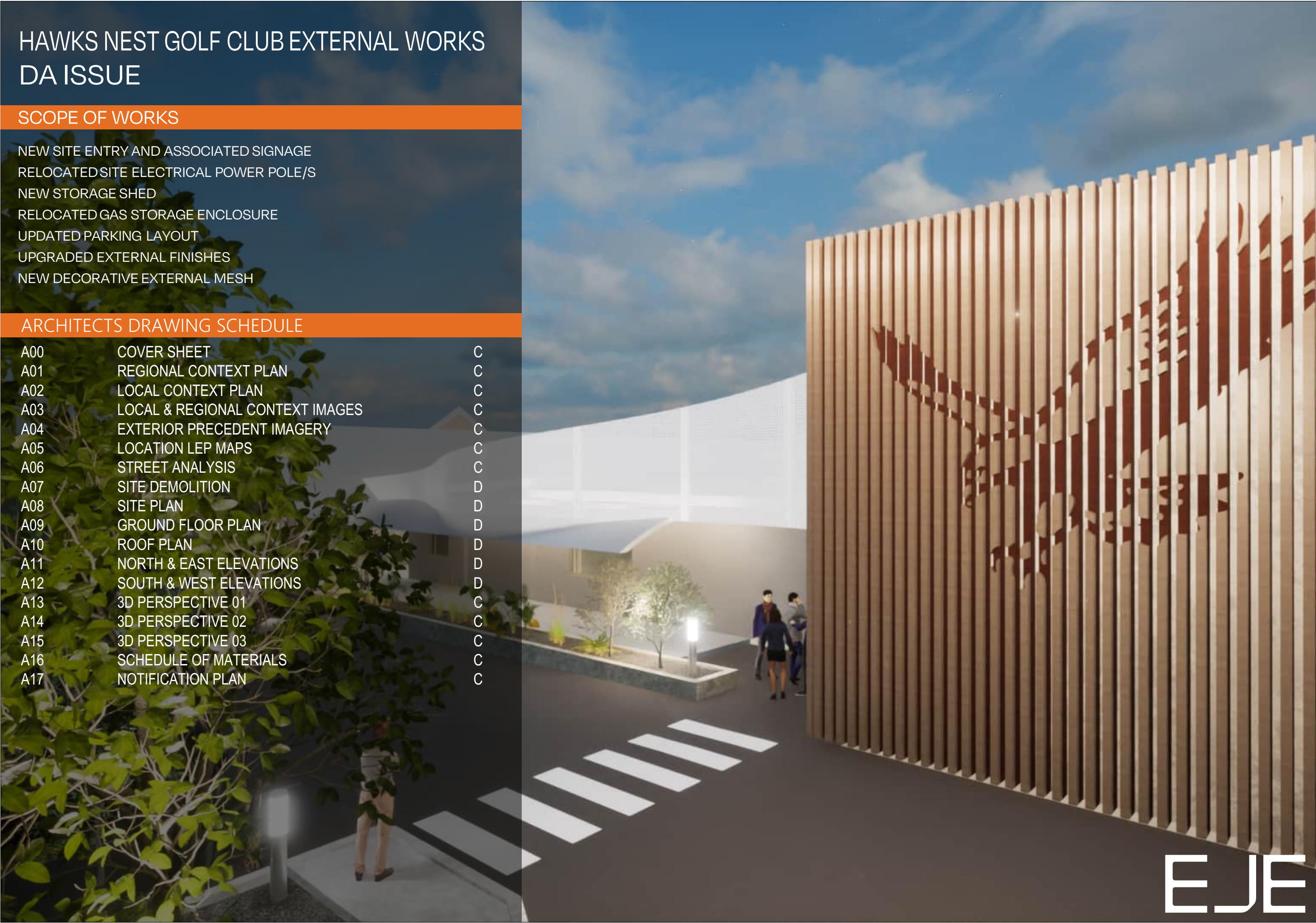
## DA ISSUE

### SCOPE OF WORKS

- NEW SITE ENTRY AND ASSOCIATED SIGNAGE
- RELOCATED SITE ELECTRICAL POWER POLE/S
- NEW STORAGE SHED
- RELOCATED GAS STORAGE ENCLOSURE
- UPDATED PARKING LAYOUT
- UPGRADED EXTERNAL FINISHES
- NEW DECORATIVE EXTERNAL MESH

### ARCHITECTS DRAWING SCHEDULE

A00	COVER SHEET	C
A01	REGIONAL CONTEXT PLAN	C
A02	LOCAL CONTEXT PLAN	C
A03	LOCAL & REGIONAL CONTEXT IMAGES	C
A04	EXTERIOR PRECEDENT IMAGERY	C
A05	LOCATION LEP MAPS	C
A06	STREET ANALYSIS	C
A07	SITE DEMOLITION	D
A08	SITE PLAN	D
A09	GROUND FLOOR PLAN	D
A10	ROOF PLAN	D
A11	NORTH & EAST ELEVATIONS	D
A12	SOUTH & WEST ELEVATIONS	D
A13	3D PERSPECTIVE 01	C
A14	3D PERSPECTIVE 02	C
A15	3D PERSPECTIVE 03	C
A16	SCHEDULE OF MATERIALS	C
A17	NOTIFICATION PLAN	C







# REGIONAL CONTEXT

## SIGNIFICANCE

- Hawks Nest emerged as a service centre for the local fishing and timber industries, though emerged as a family holiday destination in the 1950's
- The town was originally named after a large nest of a hawk that was used as a navigational marker in pre-satellite times

## POPULATION

- Approximately 96,000 people live in the MidCoast area

## FACILITIES & ATTRACTIONS

- |            |  |
|------------|--|
| <b>1.</b>  | Hawks Nest Golf Course & Club                |
| <b>2.</b>  | Tea Gardens Hawks Nest Surf Life Saving Club |
| <b>3.</b>  | Bennets Beach                                |
| <b>4.</b>  | Jimmys Beach                                 |
| <b>5.</b>  | Myall River                                  |
| <b>6.</b>  | Great Mermaid Beach                          |
| <b>7.</b>  | Yacaaba Head                                 |
| <b>8.</b>  | Winda Woppa                                  |
| <b>9.</b>  | Corrie Island                                |
| <b>10.</b> | Tea Gardens                                  |
| <b>11.</b> | Shoal Bay                                    |
| <b>12.</b> | Tomaree Head                                 |



## HAWKS NEST GOLF CLUB EXTERNAL WORKS : REGIONAL CONTEXT PLAN

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## LOCAL CONTEXT

### HISTORICAL SIGNIFICANCE

- The site is located on the traditional land of the Worimi people, whom would seasonally gather in and around Hawks Nest to hold celebrations and ceremonies, and make use of the surrounding natural resources.

### POPULATION

- Approximately 4,600 people live in the Hawks Nest & Tea Gardens area

### FACILITIES & ATTRACTIONS

1. Hawks Nest Golf Course
2. Tea Gardens Hawks Nest Surf Life Saving Club
3. Bennets Beach
4. Myall River
5. Hawks Nest Boat Ramp
6. Moira Parade Reserve
7. Myall Park Tennis Park
8. Myall Park
9. Town Centre (IGA, Medical Centre, Newsagency, Bakery, Takeaway, Cafe, Pharmacy etc.)
10. Providence Bay Park
11. Reflections Holiday Park Hawks Nest
12. Tea Gardens Hawks Nest Preschool



## HAWKS NEST GOLF CLUB EXTERNAL WORKS : LOCAL CONTEXT PLAN

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0 10mm 50mm 100mm ON ORIGINAL A3 N.T.S. @ A3







## LOCAL AND REGIONAL CONTEXT

1. Yacaaba Headland
2. Jimmys Beach
3. Myall River
4. Hawks Nest Golf Course/Club
5. Bennets Beach
6. Yacaaba Headland Walking Track
7. Mumm's On The Myall
8. Tea Gardens Swimming Pool
9. Myall River Luxury Campground
10. Tea Gardens Boatshed
11. Bennets Beach 4WD
12. Tea Gardens Ferry
13. Mungo Brush Rainforest
14. Port Stephens Whale & Dolphin Watching
15. Snorkelling at Jimmy's Beach
16. Little Beach Boathouse

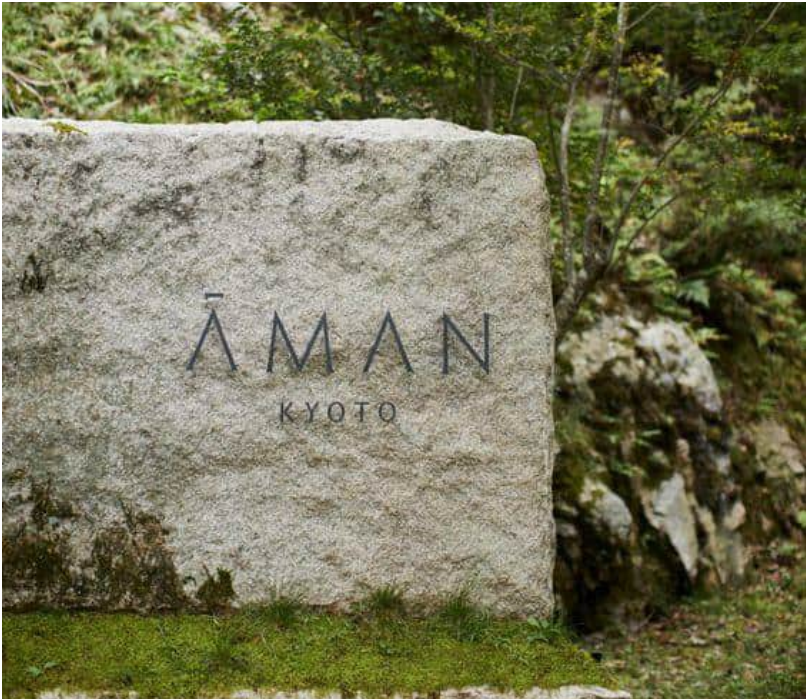
## HAWKS NEST GOLF CLUB EXTERNAL WORKS : LOCAL & REGIONAL CONTEXT IMAGES

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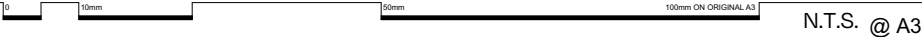




HAWKS NEST GOLF CLUB EXTERNAL WORKS : EXTERIOR PRECEDENT IMAGERY

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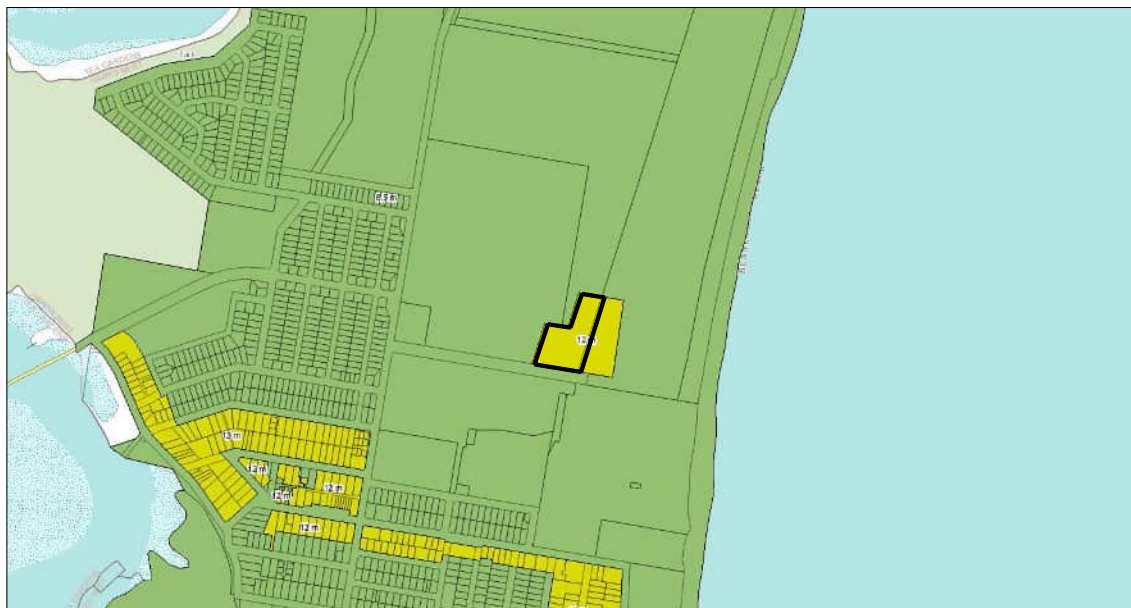






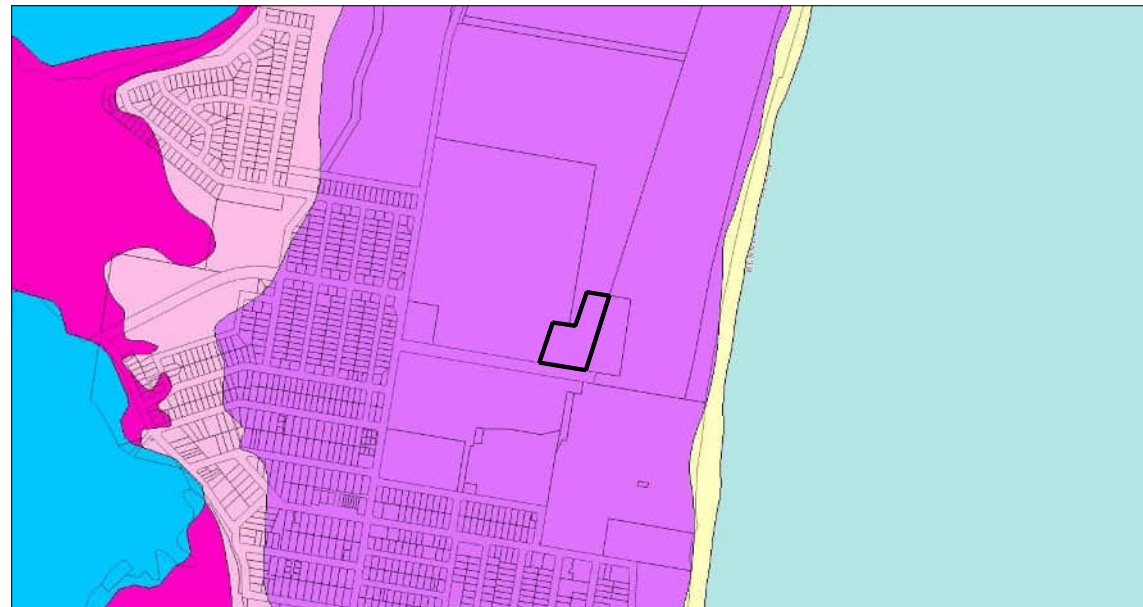
### LEP ZONING

- R3 MEDIUM DENSITY RESIDENTIAL
- R2 LOW DENSITY RESIDENTIAL
- MU1 MIXED USE
- C2 ENVIRONMENTAL CONSERVATION
- RE1 PUBLIC RECREATION
- RE2 PRIVATE RECREATION
- C1 NATIONAL PARKS & NATURE RESERV.
- C3 ENVIRONMENTAL MANAGEMENT



### LEP HEIGHT LIMITS

- 12M
- 8.5M



### LEP ACID SULPHATE SOIL CLASS

- CLASS 1
- CLASS 2
- CLASS 3
- CLASS 4
- CLASS 5



### LEP BUSHFIRE RISK

- VEGETATION CATEGORY 1
- VEGETATION CATEGORY 2
- VEGETATION CATEGORY 3
- VEGETATION BUFFER



## HAWKS NEST GOLF CLUB EXTERNAL WORKS : LOCATION LEP MAPS

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0 10mm 50mm 100mm ON ORIGINAL A3 N.T.S. @ A3







1 - SANDERLING AVENUE LOOKING EAST



2 - SANDERLING AVENUE LOOK NORTH EAST



3 - SANDERLING AVNUE LOOKING NORTH WEST



4 - SANDERLING AVENUE LOOKING SOUTH WEST



5 - SANDERLING AVENUE LOOKING NORTH EAST



6 - SANDERLING AVENUE LOOKING NORTH



7 - SANDERLING AVENUE LOOKING SOUTH



8 - SANDERLING AVENUE LOOKING EAST



### SANDERLING AVENUE

- Access road to site running east to west
- Access road to Bennets Beach
- Access road to Reflections Holiday Parks - Hawks Nest



## HAWKS NEST GOLF CLUB EXTERNAL WORKS : STREET ANALYSIS

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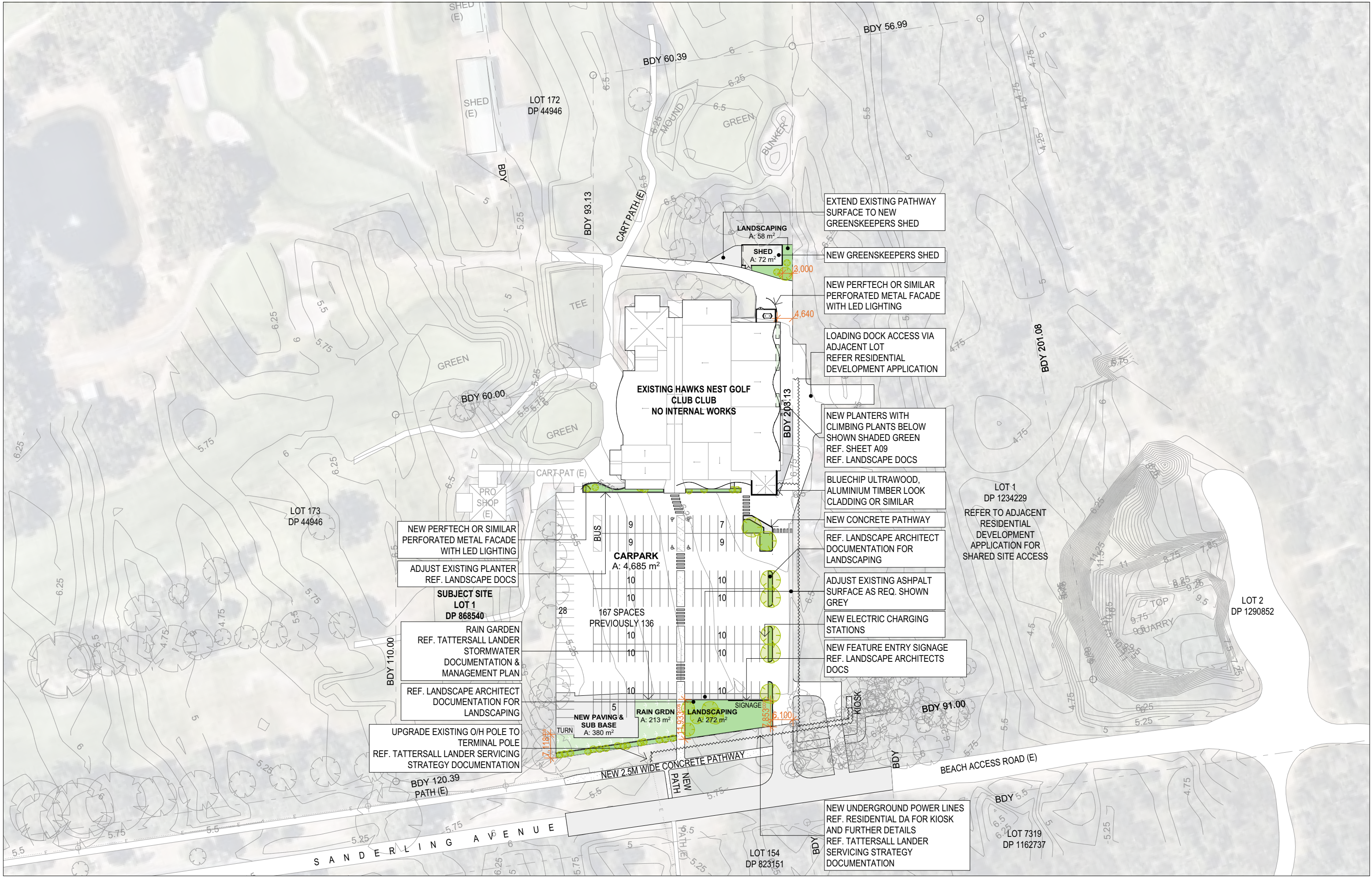
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# HAWKS NEST GOLF CLUB EXTERNAL WORKS : SITE PLAN

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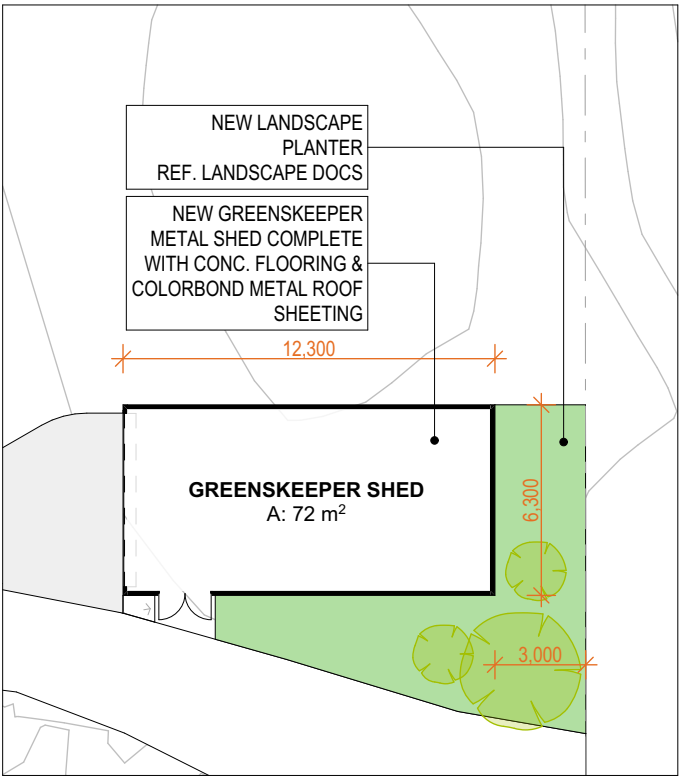
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1:1000 @ A3







# HAWKS NEST GOLF CLUB EXTERNAL WORKS : GROUND FLOOR PLAN

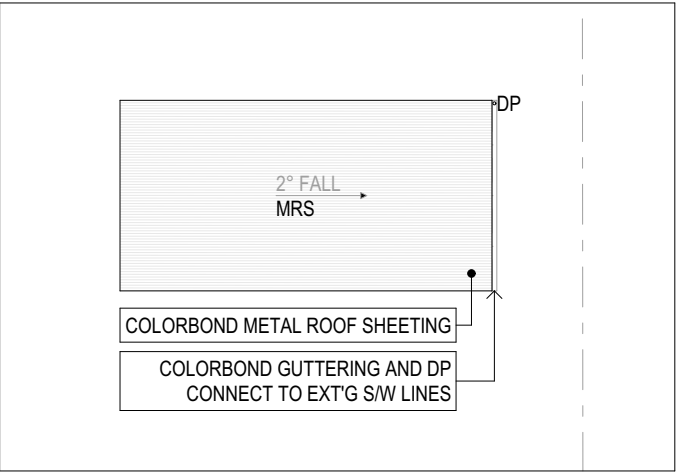
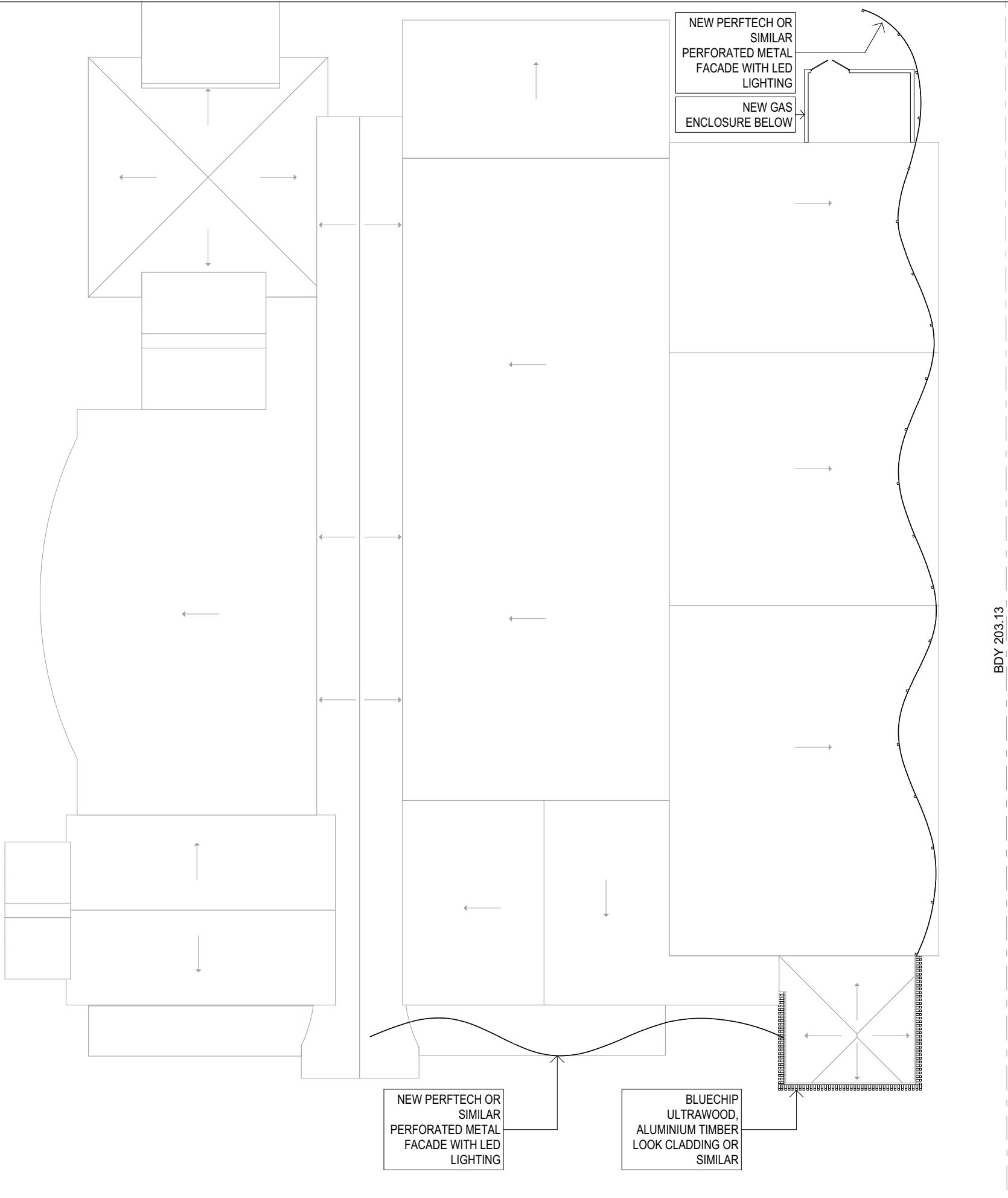
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1:250 @ A3





GREENSKEEPER SHED ROOF PLAN 1:250



HAWKS NEST GOLF CLUB EXTERNAL WORKS : ROOF PLAN

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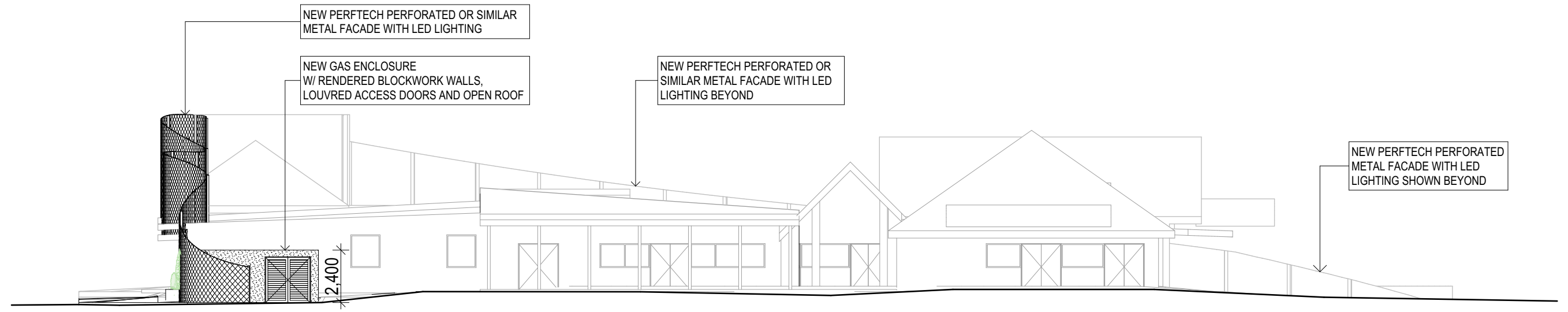
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1:250 @ A3



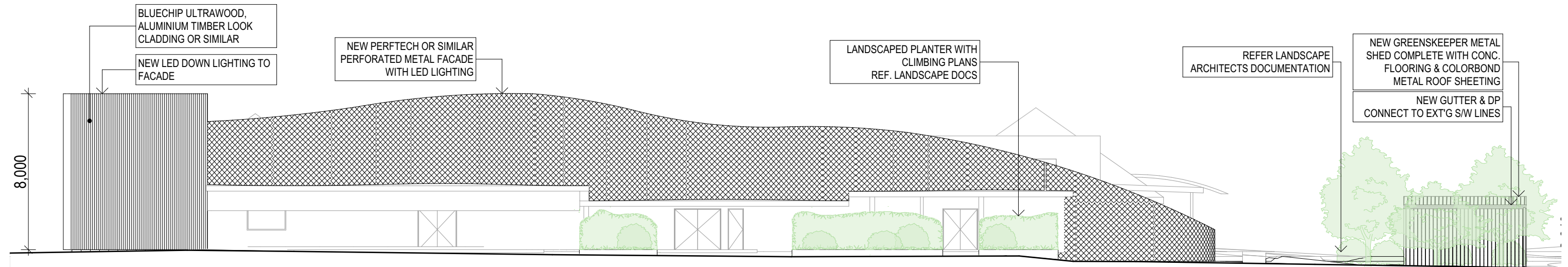




E01

NORTH ELEVATION

1:200



E02

EAST ELEVATION

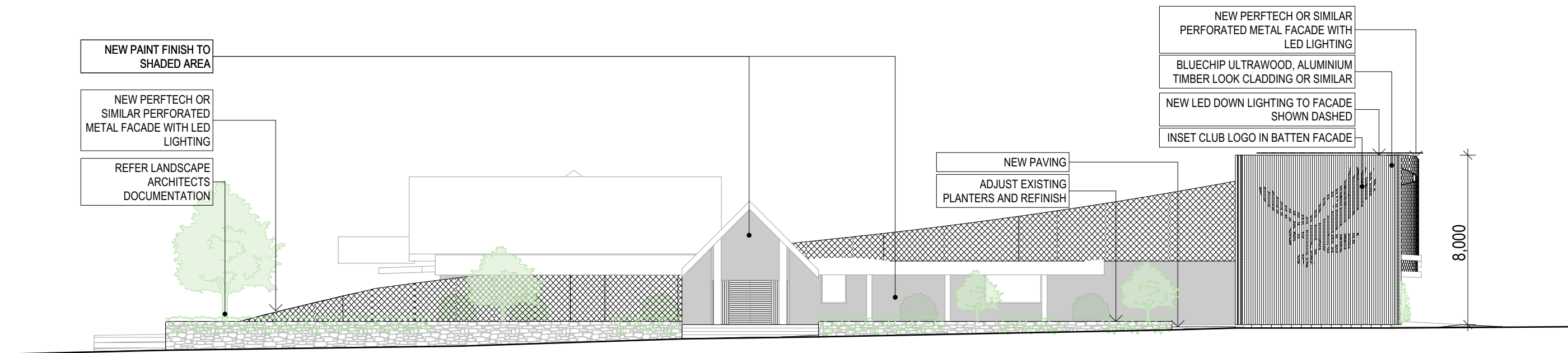
1:200

# HAWKS NEST GOLF CLUB EXTERNAL WORKS : NORTH & EAST ELEVATIONS

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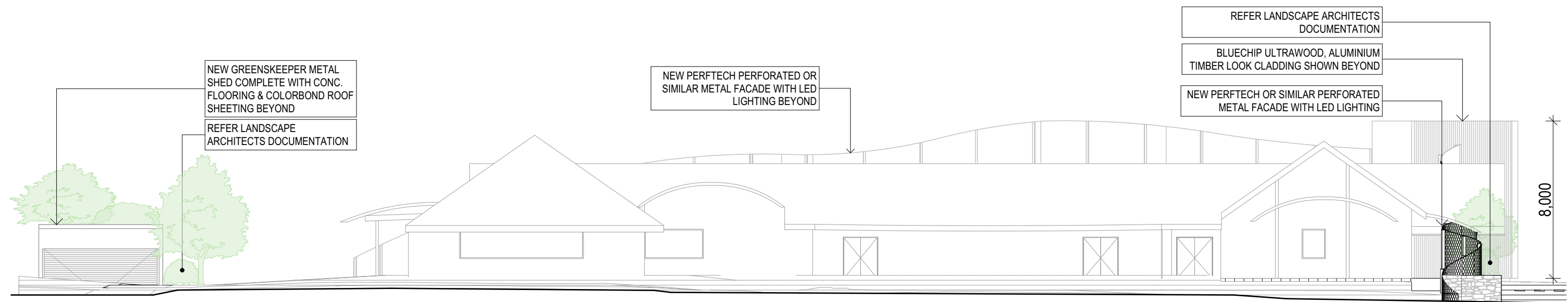
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E03

SOUTH ELEVATION

1:200



E04

NORTH ELEVATION

1:200

# HAWKS NEST GOLF CLUB EXTERNAL WORKS : SOUTH & WEST ELEVATIONS

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**HAWKS NEST GOLF CLUB EXTERNAL WORKS : 3D PERSPECTIVE 01**

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## HAWKS NEST GOLF CLUB EXTERNAL WORKS : 3D PERSPECTIVE 02

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### HAWKS NEST GOLF CLUB EXTERNAL WORKS : 3D PERSPECTIVE 03

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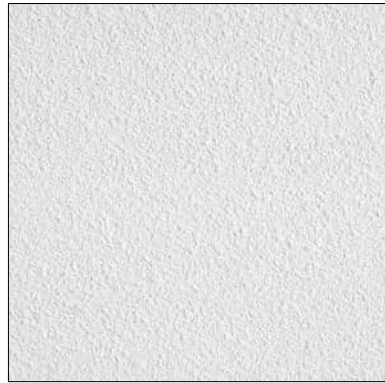
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0 10mm 50mm 100mm ON ORIGINAL A3 N.T.S. @ A3





1 EXTERNAL MESH



2 TEXTURED PAINT



3 CORTEN STEEL



4 SANDSTONE WALL



5 BATTEN CLADDING



6 PLANTING



# HAWKS NEST GOLF CLUB EXTERNAL WORKS : SCHEDULE OF MATERIALS

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