How to deliver award winning projects
– Ascot Waters, Harbour Rise & Jindee
Ascot Waters Marina – Artist impression
Ascot Waters Marina in 2010 – The Promise Delivered
HARBOUR RISE
HILLARYS
ABOVE IT ALL
Harbour Rise aerial view 2007
Harbour Rise Streetscape
The Site and Surrounding Developments
The Site and Surrounding Developments

LOT 10
112ha

SANDY BEACH
JINDEE REGIONAL BEACH
ROCKY HEADLAND
ROCKY SHORE

10km to BRIGHTON STATION

Estates Development Company
Adelaide Development Company
Jindee Beach
This illustration is from the early plan for Echternach in Luxembourg. It is a vignette extracted from a full drawing that is eight times this width.

The T-zone assignments were subsequently applied by Duany Plater-Zyberk & Company.
This diagram from a SmartCode shows that virtually every element that comprises the natural and the cultural, may be put into relative order by the rural-urban transect.
Jindee – Site Conditions

- Unique site topography gives form to neighbourhoods, Roads, Streets and Public Spaces.
- Dramatic heights provide opportunity to maximize ocean views.
- Dunes running East to West create some of the site’s main natural features.
On-site design meeting at Jindee 2010
The Transect – Australia
Transect Zones Plan
T-1 consists of natural reserve and regional reserve areas of greenways and corridors.

Including parks and recreation areas within the Metropolitan Regional Scheme.

Building are limited to civic functions.

T1 Zones may be adjacent to all the Transect Zones.
- Natural vegetation is retained wherever possible.
- Larger lots along the North and South ridges running East to West across the site.
- Planting is naturalistic and setbacks vary from shallow to relatively deep.
- Blocks are larger and Roads irregular to accommodate natural conditions.
- Roads have naturalistic swales and footpaths.
- Building types are freestanding and front loaded. Ancillary Buildings and Restricted Retail, Lodging and Office Functions are allowed.
- T-2 Zones may be adjacent to Transect Zones One (T-1), Three (T-3) and/or Four (T-4).
The Transect – Australia
T-2 Natural Living
The Transect – Australia
T-3 Sub-Urban

- Low density residential areas, adjacent to higher zones.
- Planting is naturalistic and setbacks vary from shallow to relatively deep.
- Blocks are large and roads irregular to accommodate natural conditions.
- Roads have naturalistic swales and footpaths.
- Building types are freestanding.
- Both front and rear-loaded, Ancillary Buildings and Restricted Retail, Lodging and Office Functions are allowed.

T-3 Zones may be adjacent to Transect Zones Two (T-2), Four (T-4) and/or Five (T-5).
The Transect – Australia
T-3 Sub-Urban
T-4 General Urban

- Medium density residential areas, adjacent to lower and/or higher zones.
- Building types are freestanding and attached.
- All Buildings sites are rear-loaded.
- Landscaping is regular and setbacks are shallow.
- Wider range of building types.
- Ancillary buildings, restricted retail, lodging and office functions are allowed.

The Transect – Australia

Streets with kerbs and footpaths define medium-sized blocks.

T-4 Urban General Zones may transition overtime into T-5 Urban Centre along any given corridor on a main Thoroughfare.
Higher density Mixed Use buildings that accommodate retail, offices and residential.

- It has a tight network of streets, with kerbs, wide footpaths, steady street tree planting and mostly attached buildings set close to footpaths.

- T-5 Urban Centre Zones may transition overtime into T-6 Urban Core along any given corridor on a main thoroughfare.
The Transect – Australia
T-5 Urban Centre
• Highest density Mixed Use buildings that accommodate retail, offices and residential.

• It has a tight network of streets, with kerbs, wide footpaths, steady street tree planting and mostly attached buildings set close to footpaths.

• T-6 Zones may be adjacent to Transect Zones Four (T-4) and/or Five (T-5).
The Transect – Australia
T-6 Urban Core
The Transect – Australia
Computer generated vision