

HAWKS NEST DEVELOPMENT

Lot 1, DP 1234229,
Sanderling Avenue,
Hawks Nest

August 2025
Factsheet

Image: Artists impression of proposed development.

ABOUT

Have your say

A new residential development is being planned for Sanderling Avenue, Hawks Nest.

Located between Bennetts Beach and the Hawks Nest Golf Club, the proposal would provide 104 homes across 3 apartment buildings, each up to 4 storeys high. The design incorporates landscaped gardens, communal spaces such as pools and gyms, and basement parking for residents and visitors.

What's planned?

- Three apartment buildings (up to four storeys) on a 1.4-hectare site
- 104 homes with a mix of studios, 1-bed, 2-bed, 3-bed and 4-bed apartments, including adaptable units for accessibility
- Secure basement parking for residents, visitors, bicycles and trailers
- Shared resident facilities including landscaped gardens, pools, gyms, and BBQ areas.

Join the conversation



We are currently developing the environmental impact statement (EIS) and want to hear from the community.

Your feedback will help us understand local priorities, address concerns and explore opportunities.



Images: Artist impression of proposed development site plan.



GET IN TOUCH

W: maraconsulting.com.au
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TAKE THE
SURVEY



FREQUENTLY ASKED QUESTIONS

Have your say

Why this location?

The site is zoned for medium density housing and is close to shops, services, recreation areas, and the beach. Its location supports active transport, with walking and cycling paths nearby.

How high will the buildings be?

Each building will have a ground floor and three upper levels, with a basement for parking and storage. The top levels are set back to reduce visual bulk and improve solar access.

What about the environment?

The design includes rain gardens, solar panels and water-sensitive features to manage stormwater and reduce environmental impacts. Landscaping will use native species to support the local setting.

How will the site be landscaped?

Around 45% of the site is landscaped, with over 13% set aside as deep soil planting. Native and coastal species will be used, including banksias, tuckeroos, and hibiscus. Planting will screen buildings, soften the streetscape and provide shade.

Will existing vegetation be retained?

Some trees along the site boundary will be retained. New planting will use native canopy and understory species to reinforce the coastal setting and provide habitat, including koala feed trees.

What are the benefits of the development?

- More housing choice for the Hawks Nest-Tea Gardens area
- Jobs during construction and support for local businesses
- New communal spaces and facilities for residents
- Close to shops, services, and the beach.

How will construction impacts be managed?

A Construction Management Plan will be prepared before works begin. This will set out how work hours, noise, dust, traffic, and parking will be managed to reduce disruption for neighbours and businesses.

How will traffic be managed?

The new homes are expected to add only a small number of extra car trips – about 20 in the morning peak and 30 in the evening peak. Local roads have plenty of capacity to handle this increase without causing delays or congestion.

What is the approval process?

The proposal will be assessed as a State Significant Development (SSD).

An EIS will be prepared and placed on public exhibition, giving the community the opportunity to review and make submissions before a decision is made.

HOW CAN I HAVE MY SAY?

-  Visit maraconsulting.com.au
-  Take the survey using the QR code below.
-  Email sanderling@maraconsulting.com.au

This feedback will be used to inform the project and be included in the outcomes report for the EIS.

Attend the drop-in session to find out more.

When: Wednesday 17 September 2025

Time: 2-6pm

Where: Hawks Nest Community Centre



TO GET INVOLVED

Visit: maraconsulting.com.au
Email: projects@maraconsulting.com.au

TAKE THE SURVEY

