



Skennars Head Village Expansion Area

**Ballina Shire
Development Control Plan 2012**

Amendment

Exhibition Documentation

Exhibition Period: 10 August 2016 – 16 September 2016

Submissions Close: 16 September 2016

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Note:

This exhibition document only contains details of the relevant amendments to the DCP as proposed in the draft amendment. A full copy of the current adopted DCP is available on Council's website at www.ballina.nsw.gov.au or can be viewed by arrangement by contacting Council's Strategic and Community Facilities Group on telephone 6686 1284.

Skennars Head Village Expansion Area – Draft DCP Amendment

EXHIBITION NOTICE

Draft Amendment
Ballina Shire Development Control Plan 2012
Skennars Head Village Expansion Area

Council has prepared Draft Amendments to Chapter 2 – *General and Environmental Considerations* and Chapter 3 – *Urban Subdivision* of the Ballina Shire Development Control Plan 2012 (the DCP).

The Draft Amendments involve the following:

- Incorporation of the Skennars Head Village Expansion Area within the Special Area Control Map – Subdivision;
- Incorporation of Section 5.7 – *Skennars Head Village Expansion Area* within Chapter 3. This section details proposed requirements relating to the future subdivision of the land, including layout, open space, infrastructure provision and environmental considerations;
- Amendment of clause 3.1.2 E of Chapter 3 to include provisions relating to dual reticulation; and
- Amendment of clause 3.6 of Chapter 2 to incorporate mosquito control considerations into the stormwater management provisions of the DCP.

The draft DCP amendment is on public exhibition between 10 August 2016 and 16 September 2016. The documentation can be viewed at Council's Community Access Points between 8:30am and 4:30pm Monday to Friday. The draft amendment can also be viewed at Council's website.

Submissions close: Friday 16 September 2016.

Enquiries: Simon Scott, Strategic and Community Facilities Group, Ph 6686 1432



Skennars Head Village Expansion Area – Draft DCP Amendment

DEVELOPMENT CONTROL PLAN – GENERAL INFORMATION

What is a Development Control Plan (DCP)?

A DCP is a Council policy document that contains the detailed design controls applicable to development in a local government area.

DCPs are part of a hierarchy of planning documents that establish requirements and direction for development. These documents provide the basis for development assessment in Ballina Shire and are outlined below.

- State Environmental Planning Policies (SEPPs)
- Local Environmental Plans (LEPs)
- Development Control Plan (DCP)

Under the local planning framework, the LEP and DCP provide the basis for development assessment. The LEP establishes the overarching local planning policy of Council, focusing on the permissibility of land uses in different areas of the shire and development standards that direct land use outcomes. The DCP provides a greater level of detail in relation to the delivery of development outcomes and incorporates a variety of planning objectives and development controls that form Council's local planning policy when used in conjunction with the LEP.

Councils are responsible for the preparation and content of DCPs and, unlike the LEPs, there is no requirement for State Government endorsement.

The Ballina Shire Development Control Plan 2012 is the current DCP in operation in Ballina Shire.

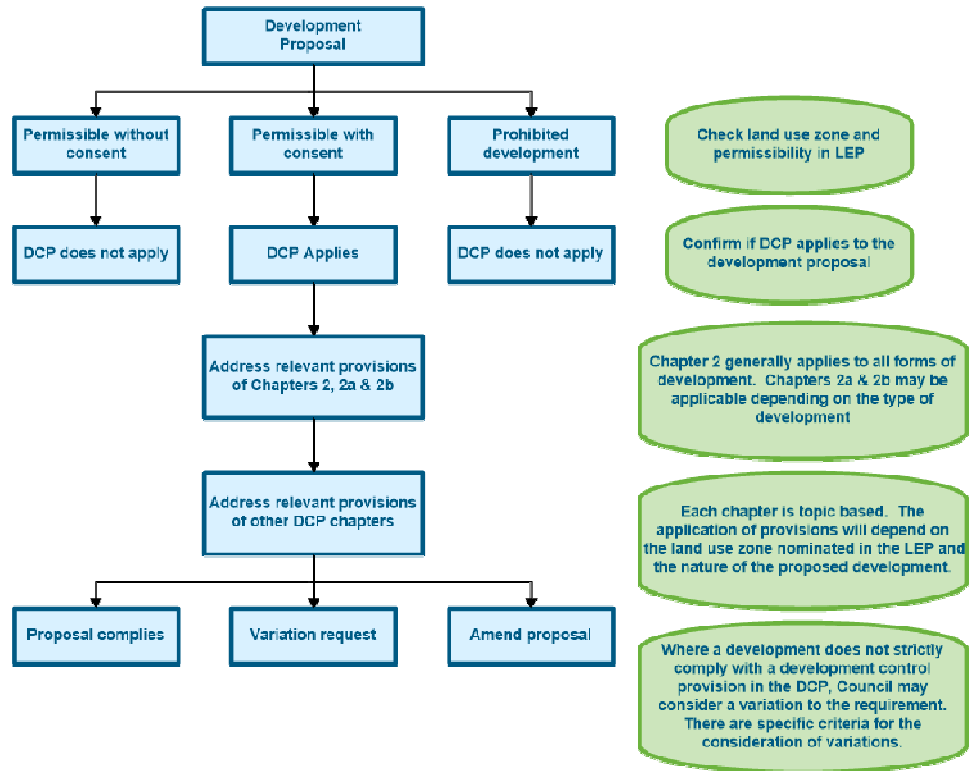
How does the DCP affect land?

The DCP contains the specific provisions which guide how particular forms of development can be undertaken.

The Ballina Shire Development Control Plan 2012 is designed to apply in conjunction with the two LEPs applicable to land in Ballina Shire.

Key steps in determining the application of the DCP are provided in the flowchart on the next page. The DCP only applies when development consent is required.

Figure 1: *Development Control Plan Flowchart*



**DRAFT DCP AMENDMENT (SKENNARS HEAD VILLAGE EXPANSION) -
SUMMARY**

Draft DCP Amendment (Skennars Head Village Expansion Area)

The amendments proposed relate to the introduction of site specific subdivision requirements for the Skennars Head Village Expansion Area, through the incorporation of a new section into Chapter 3 – Urban Subdivision (this includes identification of the precinct the subject of the site specific subdivision provisions so that development of the area will be subject to Chapter 3 through amendment to the special area control - subdivision map). The proposed requirements would operate in association with other existing provisions within the DCP upon their adoption.

The amendment to the DCP also includes amendments to other general provisions of the DCP relating to the following:

- the incorporation of dual reticulation requirements into the general requirements of Chapter 3 of the DCP; and
- the incorporation of mosquito management considerations into the stormwater management provisions under Chapter 2 of the DCP.

Site Specific Controls

Site specific subdivision requirements have been prepared to guide the future development of the Skennars Head Village Expansion Area. In addition to the site specific controls for the Skennars Head Expansion Area, other relevant provisions of the DCP will apply to future development. The site specific controls address only those matters that are particular to the Expansion Area (Figure 2).

The site specific requirements that are proposed for application to the future development of the expansion area relate to matters including urban structure and design, infrastructure delivery, open space and environmental restoration works. The controls comprise a combination of written controls and mapping relating to structure, staging, mobility, landscaping and open space matters.

The Special Area Controls Map (two sheets) identifies the land to which precinct-specific controls apply. The map triggers the need to consider proposed section 5.7 of Chapter 3 of the DCP for land within the Skennars Head Village Expansion Area.

The site specific controls are contained in Appendix 1.

In considering the DCP amendment and the structure plan in Appendix 1, it is important to note that the development proponent has advised Council that it intends to lodge a planning proposal to amend the Ballina Local Environmental Plan to relocate the B1 Neighbourhood Centre zone from its current location.

It is expected this proposal will seek to achieve improved vehicle and pedestrian access having regard for the entrance to the estate, and access to the proposed neighbourhood park and coastal parkland. Whilst the relocation (of zoning) does not form part of the subject exhibition material, the DCP material and associated mapping has been prepared with this in mind to be flexible enough to reflect this outcome should it eventuate.

General Amendments

The general amendments proposed to the general provisions of the Ballina DCP 2012 are outlined in the following table. The proposed general amendments are contained in Appendix 2.

9.4 Development Control Plan Amendment - Skennars Head Expansion.DOC

DCP Part / Section	Proposed Amendment
Plan Amendments	
Amendment of s3.1.3 E of Chapter 3	Incorporates development provisions requiring dual reticulation for all development areas that are serviced by Council's dual reticulation program
Amendment of Section 3.6 of Chapter 2	Incorporates mosquito management considerations into the stormwater management provisions of Chapter 2.



Note:

The development of the Skennars Head Village Expansion Area for urban purposes is consistent with local and State government strategic planning policy. The expansion area was rezoned to permit residential subdivision and neighbourhood commercial development in 2014 by the Northern Region Joint Regional Planning Panel. The introduction of development control plan requirements for the site is the next step in establishing the planning framework for the urban development of the land.

SUBMISSIONS

Exhibition & Information Viewing Details

The draft amendment to the Ballina Shire Development Control Plan 2012 for the Skennars Head Expansion Area will be publicly exhibited for a minimum period of 28 days in accordance with legislative requirements.

Exhibition Duration: 10 August 2016 – 16 September 2016

The exhibition material may also be viewed online at Council's website www.ballina.nsw.gov.au or at Council's Community Access Points as detailed below.

Community Access Points

BALLINA

Council's Customer Service Centre, 40 Cherry Street, Ballina
Ballina Library, 8 River Street, Ballina

ALSTONVILLE

Alstonville Library, 42-48 Commercial Road, Alstonville

LENNOX HEAD

Lennox Head Library, 3 Park Lane, Lennox Head

Submissions

Public submissions and engagement with Council in relation to the draft DCP amendment is invited. Submissions may be made in writing to the attention of the General Manager and can be lodged electronically, by mail or by fax as detailed below.

Email council@ballina.nsw.gov.au

Mail **General Manager**
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Fax (02) 6686 7035

Further Information

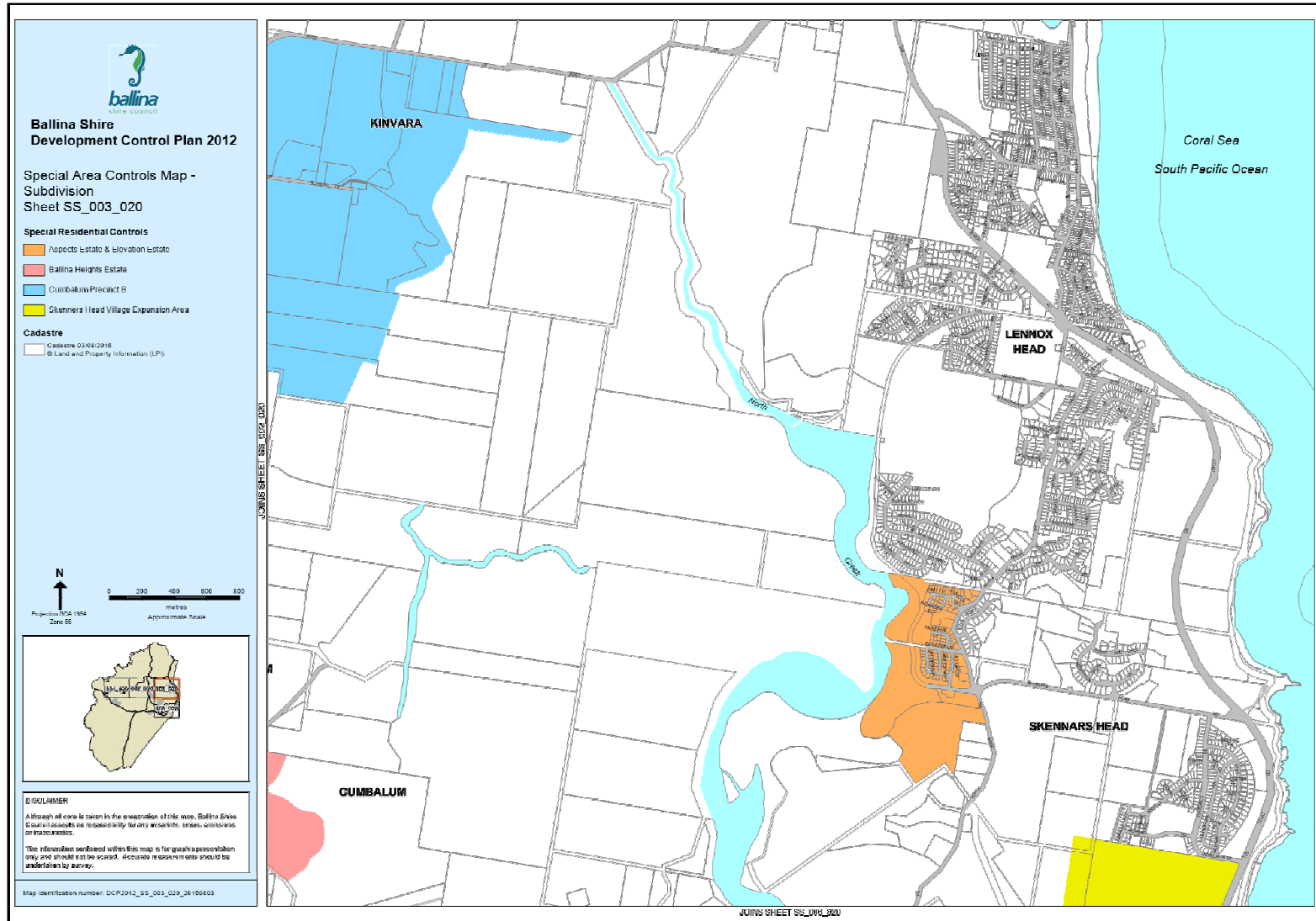
If you require any further information in relation to draft amendment to the DCP, please contact Simon Scott in Council's Strategic & Community Facilities Group on (02) 6686 1284.

APPENDICES

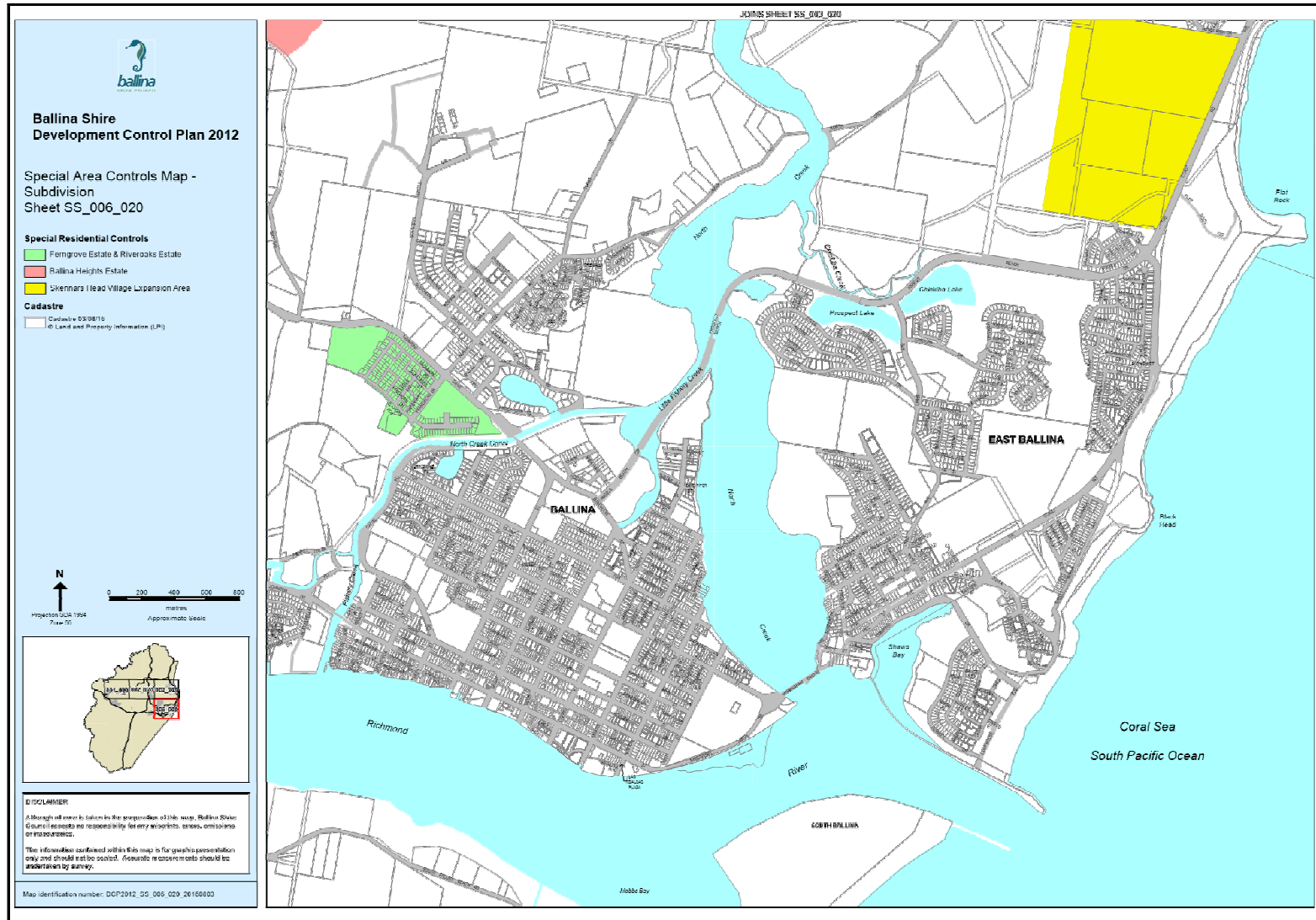
Appendix A

**DCP Amendment – Site Specific Development Controls
(Skennars Head Expansion Area)**

9.4 Development Control Plan Amendment - Skennars Head Expansion.DOC



9.4 Development Control Plan Amendment - Skennars Head Expansion.DOC




Ballina Development Control Plan 2012
CHAPTER 3 – URBAN SUBDIVISION
5.7 Skennars Head Village Expansion Area
5.7.1 Application

Applies to:	
Location/s:	Skennars Head Village Expansion Area (as shown on Special Area Control Map)
Development Type/s:	Subdivision

5.7.2 Desired Future Character

The Skennars Head Village Expansion Area will expand the existing residential area at Skennars Head and create a contemporary coastal residential village located between the coast and wetland.

Existing natural assets and biodiversity located along the southern and western edges of the urban area will be protected, and the urban/rural interface and coastal reserve will be respected as valuable landscape features.

The subdivision of the site will provide a variety of lot sizes and forms which are suitable for contemporary dwelling houses. The street pattern will maximise physical and visual connections, encourage priority for pedestrians, cyclists and public transport users, and provide residential lots orientated to the street frontage and open space areas.

Streets will be well connected with green corridors linking them to open space areas and a neighbourhood centre. Streets will form a view corridor to the ocean and a streetscape softened by the inclusion of street trees, hardy native shrubs and groundcovers which are suitable for the seaside location.

A neighbourhood centre and large area of public coastal parkland will maintain panoramic views towards Sharpes Beach and be embellished to function as focal point for community activity and social interaction, for local residents and visitors.

5.7.3 Planning Objectives
5.7.3.1 General

- a. Provide for the integrated development of the Skennars Head locality.
- b. Facilitate the development of the Skennars Head Expansion Area for the purpose of residential development, open space and neighbourhood shopping facilities, and associated environmental works, public amenities and infrastructure.



- c. Provide for the subdivision of land in a manner which recognises, protects and enhances the environmental and cultural values of the site within the area defined under this Section (5.4) as the Skennars Head Expansion Area.
- d. Deliver useable and well landscaped public open spaces to provide local recreation opportunities, facilitate sustainable urban drainage and complement residential amenity.
- e. Ensure that suitable buffers are provided between dwelling lots, environmentally significant land and agricultural land, for the protection of environmental values and management of hazards (including biodiversity, bushfire and mosquito management).
- f. Provide a range of residential forms and encourage higher densities in proximity to the neighbourhood centre.
- g. Provide a subdivision layout that is responsive to site opportunities and constraints including energy efficiency, solar access, topography and prevailing winds.
- h. Ensure that service infrastructure and open space are provided in an orderly and economically feasible manner, provide for connectivity with existing and planned infrastructure and meet the needs of the future residents of the site.
- i. Provide a street hierarchy that integrates the neighbourhood shopping facilities with the local transport network.
- j. Provide for the clear visual separation of the Skennars Head and East Ballina localities through the provision of an inter-urban break.
- k. Facilitate the layout, design and embellishment of public land that is to be dedicated to Council in association with the development of the land, in a manner that minimises the long-term management and maintenance costs for the community.

5.7.4 Development Controls

A. Element – Site Layout

- i. Applications for the subdivision of the land are to be accompanied by information demonstrating how the proposed subdivision responds to the planning objectives under section 5.4.3, the Skennars Head Village Area Structure Plan (Appendix A) and integration with utilities and infrastructure to service the development.
- ii. Residential lots are to not back directly onto environmental areas or their buffers, the Coastal Parkland, the northern adjoining parkland within the existing Headlands Estate or adjacent rural and agricultural land.
- iii. An internal ring road is to be provided to separate residential lots from adjoining environmental and rural land uses.
- iv. Development is to be located above the Q100 flood line. In the case of stormwater management devices, stormwater detention areas are to achieve flood immunity for the Q100 event and are to be designed so as to be free-draining.



- v. Residential lots having double frontage that includes a laneway is to provide for vehicular access via the laneway, with the frontage of residences to address the street.
- vi. The natural scenic values of the Coastal Parkland adjoining The Coast Road, towards the southern end of the site, are to be preserved generally in accordance with the Skennars Head Expansion Village Structure Plan (Appendix A).
- vii. The development is to provide for an integrated network of pedestrian/cycle paths throughout to provide safe, convenient and direct access to and within the village area.

B. Element – Infrastructure Provision

Internal Infrastructure

- i. The subdivision is to be fully serviced with water, sewer, roads, drainage, underground electricity and communications. All service infrastructure is to be provided in accordance with the *Northern Rivers Local Government Development and Design Manual*, or as otherwise approved by Council.
- ii. Applications for development are to be accompanied by an infrastructure servicing plan that provides for Infrastructure delivery consistent with the staging Identified on the Skennars Head Expansion Structure Plan Area (Appendix A).
- iii. Each development stage shall be fully serviced and provided with connections that are sized for the ultimate yield of the area, and provide associated upstream/downstream/connecting easements where required for crossing intervening land or for stormwater conveyance, discharge, treatment or attenuation.



Notes:

Development contribution credits may be granted, where the developer directly provides infrastructure that is identified for delivery via Council's Development Servicing Plans (prepared in accordance with s.64 of the *Local Government Act 1993*) and/or Council's Developer Contributions Plan (prepared in accordance with s.94 of the *Environmental Planning and Assessment Act 1979*). Such credits are to be determined by Council in accordance with the relevant provisions of those infrastructure plans. Any such infrastructure is to be designed and constructed in accordance with Council's specifications.

Dual Reticulation Water Supply

- iv. A dual reticulation water supply for recycled water is to be provided throughout the development in accordance with Council's Recycling Water Scheme. This system is to be located alongside the internal water supply infrastructure alignment.
- v. The developer is to connect the Recycled Water mains in the development to the Drinking Water mains at one location to be agreed by Council so that Council can, at



a later date, remove the cross connection and supply the houses with Recycled Water.


Notes:

A dual-reticulation water supply for recycled water is required as part of the proposed development. Use of this system within the urban development has potential to reduce the reliability of rainwater tank input within stormwater management assessment calculations for the proposed development. The developer should therefore determine, in consultation with Council, suitable input criteria for supporting stormwater management assessment calculations for the proposed development as it relates to the use of rainwater tanks within the development; prior to undertaking a stormwater management assessment.

- vi. The developer is to incorporate on the certificate of title for all allotments, a 'Restrictions on use' (88E Positive Covenant) which requires all dwellings and buildings with plumbing to make provision for recycled water and facilities to be approved by Council.

Streets and Access

- vii. The street network is to be designed to provide safe and convenient access for residents generally as shown on the Skennars Head Expansion Area Structure Plan (Appendix A).
- viii. The subdivision is to have a clearly defined street hierarchy where lower order streets and lanes are clearly distinguished from higher order streets.
- ix. Application for the first stage of the development (or part thereof) is to be accompanied by a traffic assessment and plan to upgrade the Headlands Drive/The Coast Road intersection to meet the needs of the development and existing road users. The upgrade plan is to provide for the following:
- Consolidated access to the expansion area and Sharpes Beach;
 - Deviation of Headlands Drive as part of the consolidated access; and
 - Closure of any redundant parts of the Headlands Drive.
- x. All open space areas and environmental areas and their buffers shall have frontage to an internal public road with on-street car parking provided in conjunction with street trees and landscaping.
- xi. The street network design is to incorporate designated bus routes and bus stop locations to service a walkability catchment of 400m. Bus stops are to be provided with "hail and ride" J poles and constructed bus shelters.

**Notes:**

Council has indicated a preference for a roundabout design for the required upgrade of the Headlands Drive/The Coast Road intersection, however the form of the required intersection upgrade will be determined prior to the submission of any development application to created residential lots, and as approved by Council as the Roads Authority.

Community consultation will be undertaken, with existing residents of Headlands Estate, regarding the form of the intersection upgrade, consolidated access to Sharpes Beach, access into the estate and closure of redundant parts of Headlands Drive (subject to deviation).

The Coast Road is a Classified Road under the terms of the *Roads Act 1993*. Consequently, detailed design of intersection arrangements will be in accordance with Austroads standards, and will be subject to the concurrence of the NSW Roads and Maritime Service.

Pedestrian and cycleway network

- xii. A street and pedestrian/cycleway network is to be provided which integrates the subdivision of the land with the existing Headlands residential area and cycleway networks, generally consistent with the Skennars Head Expansion Area Structure Plan (Appendix A).
- xiii. Safe and accessible pedestrian access is to be provided:
 - Within the residential estate and between the estate and the adjacent Skennars Head residential area;
 - Across The Coast Road to Sharpes Beach, via connection to the existing pedestrian underpass and at the new intersection on the Coast Road (if the adopted intersection upgrade plan enables this without adversely compromising road function);
 - In relation to the road network in the vicinity of the neighbourhood centre and adjoining open space and residential areas; and
 - Through the Coastal Parkland, at appropriate intervals, to facilitate pedestrian/cycleway access to The Coastal Cycleway.

C. Element – Open Space

- i. A conceptual landscaping plan (and where applicable, a land dedication plan) for all open space is to accompany any development application for subdivision within the Skennars Head Expansion Area (this may be combined with the requirements of Element D).



- ii. Landscape treatments are to :
- Create and reinforce a strong coastal landscape character for the site;
 - Give preference to the use of local plants and materials;
 - Give preference to the use of durable recycled materials that will withstand the coastal conditions;
 - Address the exposed coastal conditions of the site and develop strategies for ensuring healthy and vigorous plant growth;
 - Include street trees or clusters of street trees suitable to the micro-climate and orientation of the street;
 - Provide shade and wind protection within public open space areas;
 - Improve opportunities for wildlife habitat and movement;
 - Require minimal maintenance to preserve their particular landscape function; and
 - Be consistent with environmental, bushfire and mosquito management objectives.
- iii. Local parks, comprising a minimum usable park area of 2000m², are to service a walkability catchment of 400m and be provided generally consistent with the Skennars Head Expansion Area Structure Plan (Appendix A).
- iv. Local parks are to be embellished with shade trees, garden areas and seating in accordance with a design approved by Council.
- v. The Coastal Parkland is to be embellished as a neighbourhood park by the developer. The Coastal Parkland is to contain the following facilities as a minimum:
- At least 4000m² of useable park area;
 - Three picnic shelters with picnic table settings;
 - Two electric barbeques under a covered shelter structure, including water tap;
 - One drinking fountain and tap;
 - A children's playground with impact matting/softfall and multi-play equipment area equivalent to at least 100m², in size;
 - At least 20 large canopy shade trees (with expected mature of size of at least 5m x 5m) within and around the picnic area; and
 - Low maintenance landscaping applied to the balance of the coastal parkland.
 - Furniture and equipment are to be of a type approved by Council.
- vi. Landscaping embellishment of the balance of the coastal parkland, including weed removal/management is to extend to the edge of the new public coastal shared pathway which is located to the east of the coastal parkland. Such landscaping and embellishment is to be provided in a manner that reflects the coastal character and scenic values of The Coast Road and adjoining Coastal Reserve and will require minimal maintenance over the long-term.



- vii. The rural farm fence along the eastern boundary is to be retained along the entire frontage except for a distance of 300m from the Headlands Drive property boundary where a landscaped edge may be provided.


Notes:

The purpose of the fencing is to assist in defining the development area and controlling pedestrian movement whilst maintaining some element of the sites former rural character. The developer is to replace the barbed wire with non-barbed wire or rails.

- vii. Durable public art is to be provided within the Coastal Parkland and/or Neighbourhood Centre.
- ix. A non-urban inter-urban break is to be established to provide clear separation of Skennars Head and East Ballina. This is to include provision of a landscaped visual buffer at the southern end of the Coastal Parkland, in conjunction with an enhanced wildlife corridor, as shown on the Skennars Head Expansion Area Structure Plan (Appendix A).
- x. Landscaped open space areas, including plantings within road reserves, stormwater reserves and environmental management areas, are to be well established and weed-free prior to dedication, to a standard acceptable to the Council. The condition of such areas is to be such that they require minimal maintenance into the future.
- xi. Open space areas and associated landscaping to be dedicated to Council are to be subject to a minimum 5 year maintenance period by the developer to ensure successful plant establishment.

D. Element – Streetscape

- i. A streetscape landscaping strategy is to accompany any development application for subdivision within Skennars Head Expansion Area (this may be combined with the requirements of Element C).

The streetscape landscaping strategy is to:

- Create and reinforce a strong coastal landscape character for the site;
- Give preference to the use of local plants and materials;
- Give preference to the use of durable recycled materials that will withstand the coastal conditions;
- Address the exposed coastal conditions of the site and develop strategies for ensuring healthy and vigorous plant growth;
- Include street trees or clusters of street trees suitable to the micro-climate and orientation of the street;
- Improve opportunities for wildlife habitat and movement;



- Give effect to the principles of Crime Prevention Through Environmental Design (CPTED);
- Be consistent with environmental, bushfire and mosquito management objectives;
- Identify a maintenance and management regime to ensure successful plant establishment for landscaped areas and street trees; and
- Provide details of the following:
 - Street tree plantings and maintenance;
 - Materials and finishes proposed for footpaths and cycleways;
 - Furniture for the public domain;
 - Landscaping treatment of any WSUD stormwater areas; and
 - Any other special landscape features to be incorporated.

**Note:**

With respect to landscaping and open space areas (as addressed under Elements C & D) to be dedicated (or that otherwise will come into public ownership), Council's expectation is that the land developer will maintain such areas for a minimum period of 5 years.

E. Element – Neighbourhood Centre

- I. The Neighbourhood Centre is to be developed with the following characteristics:
 - Relate strongly to the new residential area while servicing the wider urban catchment including the residents of the Headlands Estate and visitors to Sharpes Beach;
 - Be developed using subtropical building design principles and in a manner which is adaptable to a variety of future uses;
 - Enhance the "gateway" into the development;
 - Have a strong coastal character typical of Northern Rivers coastal hamlets and villages; and
 - Be easily accessible via safe public pathways from the Coastal Parkland and new and existing residential areas and the beach.



F. Element – Residential Precincts

Density

- i. The subdivision layout is to provide a variety of lot sizes and arrangements with higher densities close to the neighbourhood centre and open space areas, generally as shown in the Skennars Head Expansion Area Structure Plan (Appendix A).
- ii. The Skennars Head Village Area development is to generally achieve the following:
 - Larger lots will be positioned:
 - along the southern boundary of the development adjacent to the rural lands; and
 - adjacent to the wetland area to the west of the Village Area
 - Smaller lots will be located:
 - around the neighbourhood activity hub and local park; and
 - in areas of lower visual presence when viewed from The Coast Road.
 - Less than 50% of developable land of the urban release area may be lots with a minimum area of 450m² - 475m².
 - At least 90% of lots with a minimum area of 450m² - 475m² are to be provided within 400m of the neighbourhood.
- iii. Development proposals are to include a schedule of lot yield, relating to the above for each stage of the development and for the development of the Skennars Head development area as a whole (to provide a cumulative total).

Environmental Design

- iv. A contemporary acoustic assessment is to be carried out and submitted as part of the development application for subdivision of the land, specifically to identify traffic noise affected lots impacted by the operation of The Coast Road and determine suitable measures to mitigate such impacts. If required, building shell treatments and/or other required measures are to be applied to all affected lots through Restrictions as to User (SSE Positive Covenant) on the certificate of title for all affected allotments.
- v. No acoustic fencing is to be constructed along The Coast Road frontage of the development, unless there is no other viable option available to mitigate unacceptable noise impacts.
- vi. Buffers to address land use conflicts and manage potential hazards and the interface between land uses (including urban/environmental and urban/agricultural interfaces) on the basis of specialist technical advice, are to be provided on the land subject of development.



- vi. Development proposals are to ensure that environmental management areas are located and designed such that they require minimal maintenance and so that maintenance can be practically carried out to preserve their function.
- vii. A contaminated land assessment is to be completed for the land, in accordance with relevant NSW Environmental Protection Authority and NSW Office of Environment and Heritage guidelines, and submitted as part of development applications relating to the subdivision of the land.


Notes:

A mosquito management assessment was undertaken in association with the rezoning of the land (Mosquito Impact Assessment April 2004-October 2006 and Mosquito Buffer Effectiveness Study, by Darryl McGinn of Mosquito Consulting Services Pty Ltd). The assessment indicated that a cleared mosquito buffer of 25m would be effective in reducing the prevalence of mosquitoes in association with the development of the land.

Environmental protection and hazard management buffers (mosquito & bushfire buffers) may be combined where their characteristics and management arrangements are compatible. These buffer areas may include infrastructure such as roads, pathways and maintained stormwater determination areas, subject to the recommendations of assessments relating to ecology, stormwater, bushfire and mosquito management, which are to be undertaken to support subdivision applications relating to the land.

G. Element – Environmental Protection

- i. Appropriate environmental buffers are to be provided on the site, to mitigate potential adverse impacts on native ecology. Buffers are to be provided in a manner such that the land can be practically maintained over the long-term with minimal maintenance.
- ii. Wildlife corridor enhancement is to be undertaken in the south of the site in the vicinity of areas identified as wildlife corridors on the Skennars Head Expansion Area Structure Plan (Appendix A). Development proposals are to demonstrate a long term net benefit to the operation and retention of a wildlife corridor within the site.
- iii. Development proposals are to demonstrate that the existing hydrological regime of the pre-development site will not be altered in a way that will detrimentally impact on downstream wetland areas or other waterways and ecologies in the long term, or on downstream private landholdings.
- iv. Environmental management areas are to be located, designed and embellished such that they require minimal maintenance to preserve their environmental function.
- v. An Environmental Management Plan for the Skennars Head Expansion Area is to accompany any development application for subdivision. The plan is to address the following matters at a minimum:

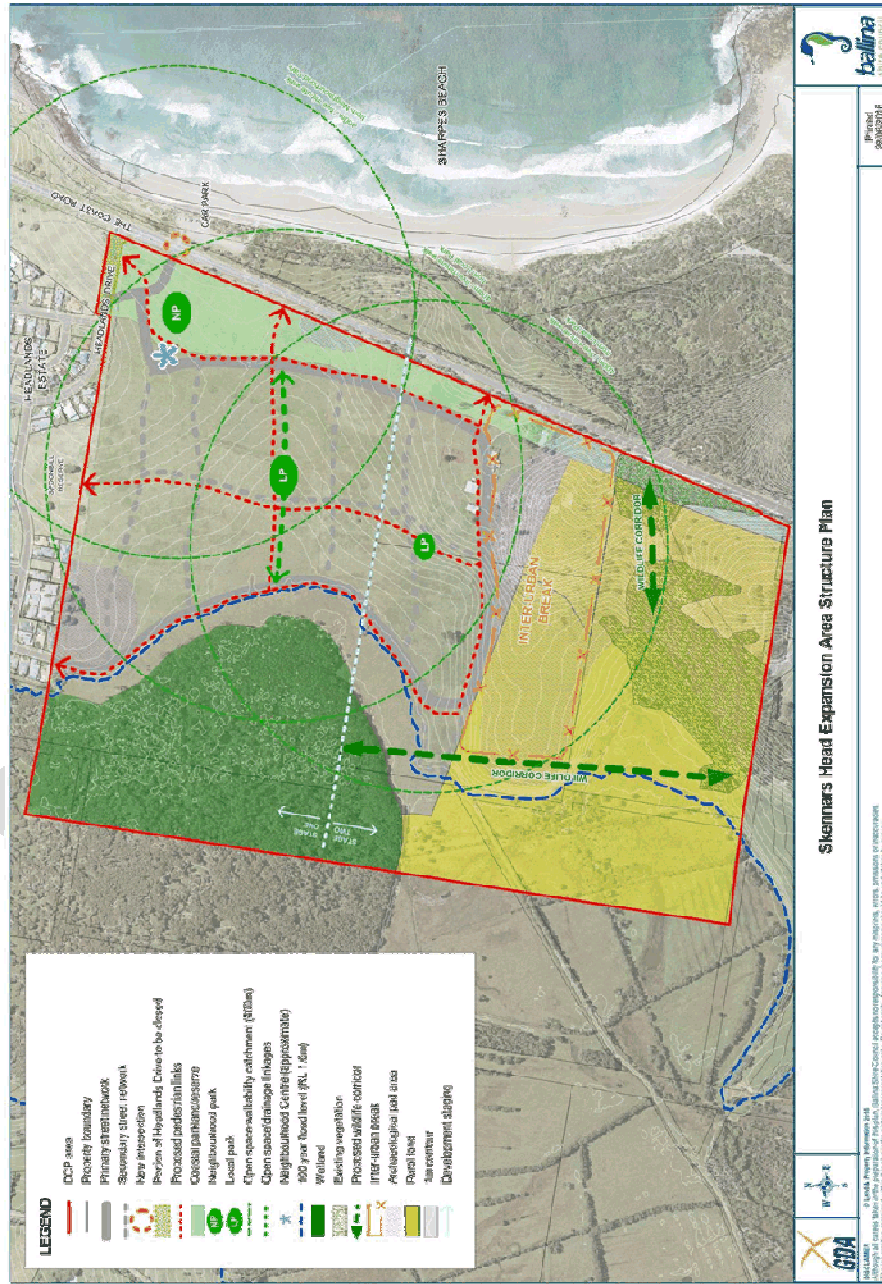


- The avoidance, mitigation and amelioration of environmental impacts associated with the subdivision and development of the land;
- Arrangements for the long-term management and maintenance of environmental buffers;
- The long-term management and maintenance of downstream stormwater flow paths, that may impact on terrestrial or aquatic ecosystems;
- The long-term management and maintenance of habitat corridors and compensatory habitat plantings; and
- Land tenure and resourcing arrangements associated with the long-term management and maintenance of environmental management works provided on, or adjacent to, the development site.

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Ballina Development Control Plan 2012
CHAPTER 3 – URBAN SUBDIVISION



Appendix B

General DCP Amendments


GENERAL AMENDMENTS:

Amend s3.1.2.E of Chapter 3 of the DCP, to incorporate the following:

External Infrastructure

- i. Sewerage mains and pump stations are to be constructed so as to convey sewage from the site to Council's reticulation network, in a manner generally consistent with Council's Development Servicing Plans, or as otherwise approved by Council.
- ii. Development is to provide connecting infrastructure to Council's drinking water distribution network, in a manner generally consistent with Council's Development Servicing Plan, or as otherwise approved by Council. Recycled water supply mains infrastructure will be provided to the site in accordance with Council's Development Servicing Plans.


Notes:

The proposed development may trigger the upgrade of water and sewerage service infrastructure by Council, in accordance with Council's Development Servicing Plan and funded through Council's contributions plans. Timing of such works is the responsibility of Council. Provision of services to the site will be reliant on this infrastructure upgrade. The developer will, therefore, need to co-ordinate the development of the subject site with the water service infrastructure upgrades by Council, to ensure provision of services to the site.

Amend Section 3.6 of Chapter 2 of DCP to incorporate the following:

- i. Stormwater detention areas are to be designed so as to minimise the potential for mosquito habitat and facilitate easy maintenance. To achieve this, stormwater design is to:
 - Detain water for no more than 3 days;
 - Be developed in consultation with a qualified mosquito consultant;
 - Consider and avoid the potential for weed proliferation;
 - Be developed in consultation with Council, to ensure the design facilitates easy maintenance; and.
 - Include details of maintenance requirements.



Notes:

In order to minimise the potential for stormwater ponds and dams to harbour mosquitoes, stormwater detention areas should incorporate the following attributes:

- i. The batter around the dam/pond is to be as steep as practical (within the design standards for public safety) to minimise shallow water (< 600mm) suited to mosquito breeding. If fencing is not used for public safety, a batter not less than 1:6 is recommended;
- ii. Normal water levels within the pond must maintain at a minimum of 600mm water depth except for the margins;
- iii. Design to facilitate wind action over the waterbody to keep the water surface disturbed to reduce availability to mosquito larvae (this requires contact with a stable surface film for respiration). Basin margins should not be planted with shrubs or trees;
- iv. Aquatic macrophytes should not be planted in more than 60% of shallow water around the margin. Where planted, macrophytes must be clumped with separations of open water allowing wind disturbance on the water surface; and
- v. Be designed in consultation with a qualified mosquito consultant/entomologist.

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