

**Planning Proposal / LEP Amendment Request
Proponent & Proposal Information Form**

Lodge Applications at Ballina Shire Council - 40 Cherry Street - Ballina (Mon-Fri 8.15am to 4.30pm)
 mail PO Box 450 Ballina 2478 - f 02 6688 7035 - e council@ballina.nsw.gov.au
 t 1300 864 444 - w www.ballina.nsw.gov.au - abn 53 929 887 369



This form is to be completed and submitted when a request for an LEP amendment or planning proposal is lodged with Council.

Proponent Details

All correspondence will be forwarded to this name and address unless alternative details are specified below.

Proponent's Name

Address

Postal Address

Telephone (w) (h) Mobile

Email Address Fax

Signature Date

Consultant / Representative Details

Details of consultants/representatives acting on behalf of the proponent are required. Please nominate whether the consultant/representative will be the principal contact for the proposal.

Name

Address

Telephone (w) Mobile Fax

Email Address

Please tick if consultant/representative is to be the principal point of contact with Council.

Description of the Land

Property descriptions of all land holdings the subject of the LEP amendment request/planning proposal are required. Additional properties the subject of the proposal should be documented in the additional information field at the end of the form.

Property Address

Lot/Portion Section DP

Property Address

Lot/Portion Section DP

Property Address

Lot/Portion Section DP

Office Use Only		
Proposal Name:	Type: <input type="checkbox"/> Major <input type="checkbox"/> Minor	Pre-Lodgement Discussion: <input type="checkbox"/> Y <input type="checkbox"/> N
Fee Paid: <input type="checkbox"/> Y <input type="checkbox"/> N Amount: \$	Date Received:	Receipt No:
Code 6, Job No: 20001.1001.061		

8.2 LEP Amendment Request - Ballina Heights Commercial Centre

Landholder Details and Consent

Details of all landholders are to be provided. If landholders do not sign this form, evidence of the consent of landholders for the nomination of their landholding as part of the LEP amendment/planning proposal is required in conjunction with this form. Space is provided at the end of this form for additional landholder details.

Owner's Name(s)	Vixsun Pty Ltd		
Address	C/ PLANNERS NORTH, PO Box 538, Lennox Head, NSW, 2478		
Lot/Portion	Pt Lot 497	Section	DP 1261230
Telephone (w)		(h)	Mobile
Email Address		Fax	
<input type="checkbox"/> I/we being the owner(s) of the property identified above, consent to the submission of this planning proposal/LEP amendment.			
Signature	See attached authority		Date 24/2/21

Summary of the LEP Amendment Request / Planning Proposal

Brief outline of the concept or idea underpinning the LEP amendment request / planning proposal.

Vixsun has been actively pursuing the provision of commercial services on Lot 496 for the past decade. For various reasons implementation of a commercial development at the site has been frustrating. However, Vixsun is keen to work with the Council to establish a commercial land use at Lot 496 as soon as possible.

CHRONOLOGY

In 2010, Geoffrey Walker and Company (GW), a highly regarded urban design and planning organisation based in Brisbane was engaged to provide a high-level concept plan for the land zoned commercial at Ballina Heights in 2010. The GW proposal required the rezoning of a large part of the site for residential use. The plan prompted the Vixsun to seek interest from a major retailer to build a supermarket on site as well as a medical centre, tavern and a number of specialty shops and offices. The search by Vixsun for a "major retailer" appeared to be successful when in 2012 Woolworths entered into a contract to purchase 1.7 ha of land fronting Ballina Heights Drive. The contract was subject to Woolworths obtaining a Development Consent from Council for a supermarket on the 1.7ha site.

Following the exchange of this contract, John Mongard, Landscape Architects, of South Brisbane (JMLA) were engaged in 2013 to provide masterplanning that would ensure that the urban design and streetscaping provided an attractive town centre based around Woolworths occupying the prime/ high visibility part of the commercial centre.

In 2014 it became evident that Woolworths had changed their business model from "We will build and the customers will come" to "We will build when the customers are there." Woolworths had not settled the land purchase at this time.

The contract for the sale of land to Woolworths was rescinded by Vixsun in May 2016. Vixsun chose to rescind the Woolworths contract, at a significant financial cost to the company, to ensure that Woolworths did not just "land bank" the site so that critical retail shops or a small supermarket could be built to cater for the Ballina Heights community.

Vixsun commissioned the specialist retail architecture firm Thompson Adsett to undertake master planning of the site and again Vixsun began the search for a suitable anchor tenant. That search did not disclose any suitable tenant candidates.



Additional Information

Frustrated by the apparent lack of anchor tenant appeal that the conventional "retail architecture" approach to site planning produced, Vixsun engaged the locally based Dominic Finley Jones Architects (DFJA) in early 2018 to provide a full concept plan for the development of the commercial site. Their brief required the centre to provide something special by way of design and character. DFJA developed a concept plan for a "main street" style village centre with shop top housing and many stages of commercial construction over the development life of Ballina Heights Estate and Intrapac's estate to the north. Again, Vixsun sought and received interest from supermarket, childcare and café owners to be part of the development. Unfortunately, the scheme (which involved building the commercial development and funding the collector road system as well as major open space embellishment) was commercially unsatisfactory illustrating an investment return of 0.12% More recently Vixsun has concentrated is planning on the development of a concept for the phased development of a commercial centre north of Euroka Street.

POSSIBLE WAY FORWARD

Despite the above-described constraints, Vixsun is of the view that there is a "way forward" which could see the appropriate commercial development of the site. The approach envisaged is summarised as follows:

1. only a realistic area be contemplated by Council and Vixsun for the long term commercial use – 1.1ha in the eastern part of the site. ;
2. Council supports the rezoning of the middle residual part of Lot 496 for residential purposes with a view to Vixsun utilising the cash flow from the residential development to support the significant infrastructure development fundamental to the commercial use.
3. Land west of the prolongation of Farrelly Avenue be retained in its existing zoning.

AN APPROPRIATE AREA ZONED COMMERCIAL

Currently, the whole of the subject site is zoned B2 Business Centre pursuant to Ballina Local Environmental Plan 2012. Land immediately to the north and south is zoned R3. The attached map illustrates a zoning proposal which sets aside 1.1ha of land for commercial purposes and sees the residual parcel east of Farrelly Avenue rezoned to R3, consistent with the land-use zoning pattern in the locality. Because of statutory planning considerations, we have thought it best to retain the current zoning over the western part of the site.

REZONING OF THE RESIDUAL PARCEL TO SUPPORT THE COMMERCIAL USE

By largely rezoning the residual parcel R3, Vixsun is of the opinion that this land can be developed for residential housing consistent with the pattern of development already established on the western side of Ballina Heights Drive. The development of that land for residential purposes would provide for the orderly implementation of road and other infrastructure to complete the road hierarchy planned for the locality.

List of Information Provided in Support of the LEP Amendment Request / Planning Proposal

VOLUNTARY PLANNING AGREEMENT

To give Council and the community confidence in relation to the earliest possible commercial development of the site, the Directors of Vixsun confirm that they would be amenable to entering into a Voluntary Planning Agreement (VPA) with the Council. It is envisaged that the VPA would include key performance requirements, including that no residential subdivision be permitted until such time as Stage 1A of a commercial development has been approved and substantially commenced.

The accompanying report describes the Commercial Centre proposal.

Privacy Protection Notice

The completed application form contains personal information which is being collected for the purpose of assessing this LEP amendment request/planning proposal. Please be aware that information contained in this documentation is public information and may be accessed by other government agencies, service providers, the general community or other organisations. The information will be processed by Council officers and may be made available to public enquiries under the Government Information (Public Access) Act. The information will be stored in Council's electronic document management system.

Disclosure of Political Donations and Gifts

A person who submits an LEP amendment request/planning proposal to Council is required to disclose the following reportable political donations and gifts (if any) made by any person with a financial interest in the proposal within the period commencing two years before the request is made and ending when the proposal is determined:

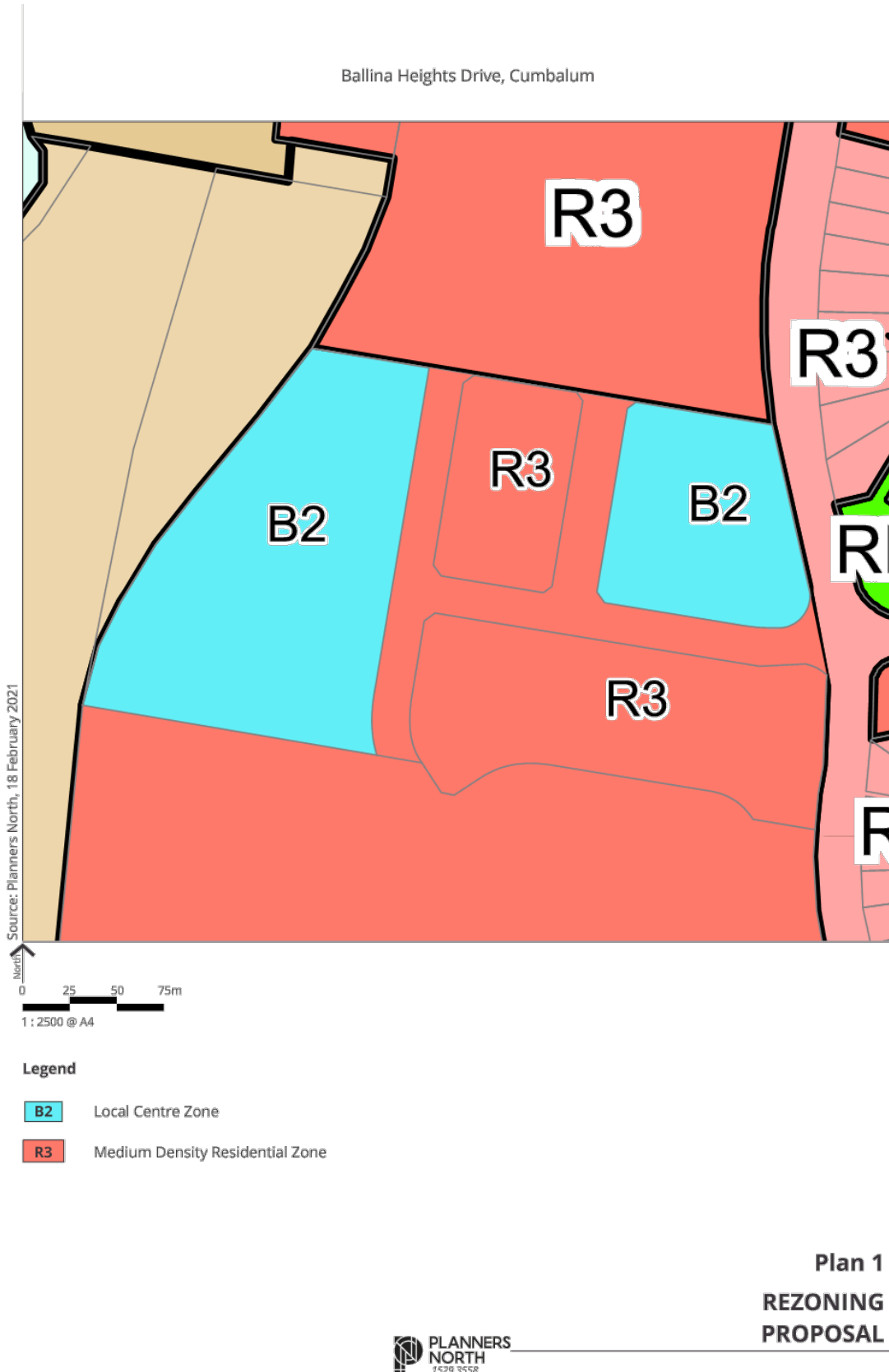
- All reportable political donations made to any Ballina Shire Councillor; and
- All gifts made to any local Councillor or employee of Ballina Shire Council.

A reference to a reportable political donation made to a 'Councillor' includes a reference to a donation made at the time the person was a candidate for election to the Council.

Significant penalties apply to non-disclosure. For more information and to obtain a political donations and gifts disclosure statement go to the Department of Planning and Infrastructure website at www.planning.nsw.gov.au.

Is a disclosure statement to accompany your application? Yes No







**LAND OWNER AUTHORITY
TO WHOM IT MAY CONCERN**

This is to advise that PLANNERS NORTH abn: 56 291 496 553 has been engaged by:

Client Name:	VIXSUN Pty LTD	
Client Address:	17 BELLEVUE AVE BALLINA 2478	
Dated:	1.10.2020	
in respect to land described as:		
No:	Street:	Ballina Heights Drive
Locality/Suburb:	Camberdown	
Real Property Description:	Lot 496 DP1237675	

The owner of the abovementioned land hereby authorises PLANNERS NORTH or its agents to:

1. Inspect Records
2. Carry out searches and site inspections
3. Take Site Samples
4. Lodge applications, objections or appeals

The owner confirms that no Reportable Political Donations have been made in the last 2 years by persons or companies associated with the subject land. We will immediately notify PLANNERS NORTH if the Reportable Political Donation situation changes.

Signed:

	RODNEY GATES DIRECTOR
	ROBERT HESIE DIRECTOR

This form needs to be completed and signed by all persons who own the subject land. If the land is owned by a company, please ensure that at least **two Directors** of that company sign the form, unless a sole director company.



Neighbourhood

Shopping

Proposal

**Euroka Street &
Ballina Heights Drive,
Cumbalum**

PLANNERS NORTH, February 2021

BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING

EXECUTIVE SUMMARY

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PLANNERS NORTH has been engaged by Vixsun Pty Limited to look at a Commercial Premises proposal for part Lot 497 DP 1261260, Ballina Heights Drive, Cumbalum.

The primary objective of the proposal is to develop Stage 1 of a neighbourhood shopping centre to serve the needs of the residential population of Ballina Heights Estate and emerging Banyan Hill Estate.



The proposal by Vixsun to develop a Neighbourhood Shopping Centre at the subject site is a product of many factors. Those factors include:

- policies of all levels of government to promote the orderly development and use of land designated for neighbourhood shopping;
- strong demand for this land use by people residing in the Ballina Heights Estate;
- the site planning opportunities presented by the land;
- the scope to meet the expanding needs of the locality with further stages as required; and
- the opportunity to rationalise the planning of the site.

The proposed development application is permissible under Ballina Local Environmental Plan 2014, Ballina Development Control Plan 2014 and the relevant State Environmental Planning Policies.



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BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING

1. INTRODUCTION

This section of the report identifies the nature of client instructions, relevant background information and the structure of the report.

1.1 BACKGROUND

The graphic below shows the western part of Lot 497.



Western component of Lot 497 DP 1261260.

1.2 STRUCTURE OF REPORT AND ITS SCOPE

Section 2 of this report describes the physical characteristics of the subject land and its planning context. Section 3 describes in detail the development proposal. Section 4 sets out a concise examination of the statutory and policy planning status relating to the land, with particular regard to the development proposal described in Section 3. Section 5 looks at the environmental interactions of the proposal.

Plans of the development are contained in **Appendix A** to this report.

1.3 SPECIALIST TECHNICAL ADVICE

To assist with the development of the proposal, specialist advice was sought from:

- Richard Lutze & Associates - Building Design
- JWA Ecological Consultants - Ecological Assessment
- LARC Collective - Landscape Architecture
- TTM Group - Acoustic Engineering
- Ardill Payne & Partners - Civil, Traffic, Contamination and Waste Management Engineering
- Mitchell Brandtman - Quantity Surveying



Illustration in relation to the planting design intent.

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2. THE SITE AND ITS CONTEXT

This section of the report identifies the subject site and describes its environmental planning context.

2.1 CADASTRAL DESCRIPTION

The subject site is illustrated in **Plan 2.1**. It is described in Real Property terms as the western part of Lot 497 DP 1261230. That parcel has an area of 7.02ha.

The subject site is not subject to any easements or covenants.

2.2 SITE CONTEXT

The site is located approximately 8.1km or 11 minutes drive north of the Ballina CBD.



Context Plan (Source LARC Collective)

The immediate site planning context of the neighbourhood shopping centre site is illustrated in the graphic at the top of the column to the right.



Immediate site context sketch (Source LARC Collective)

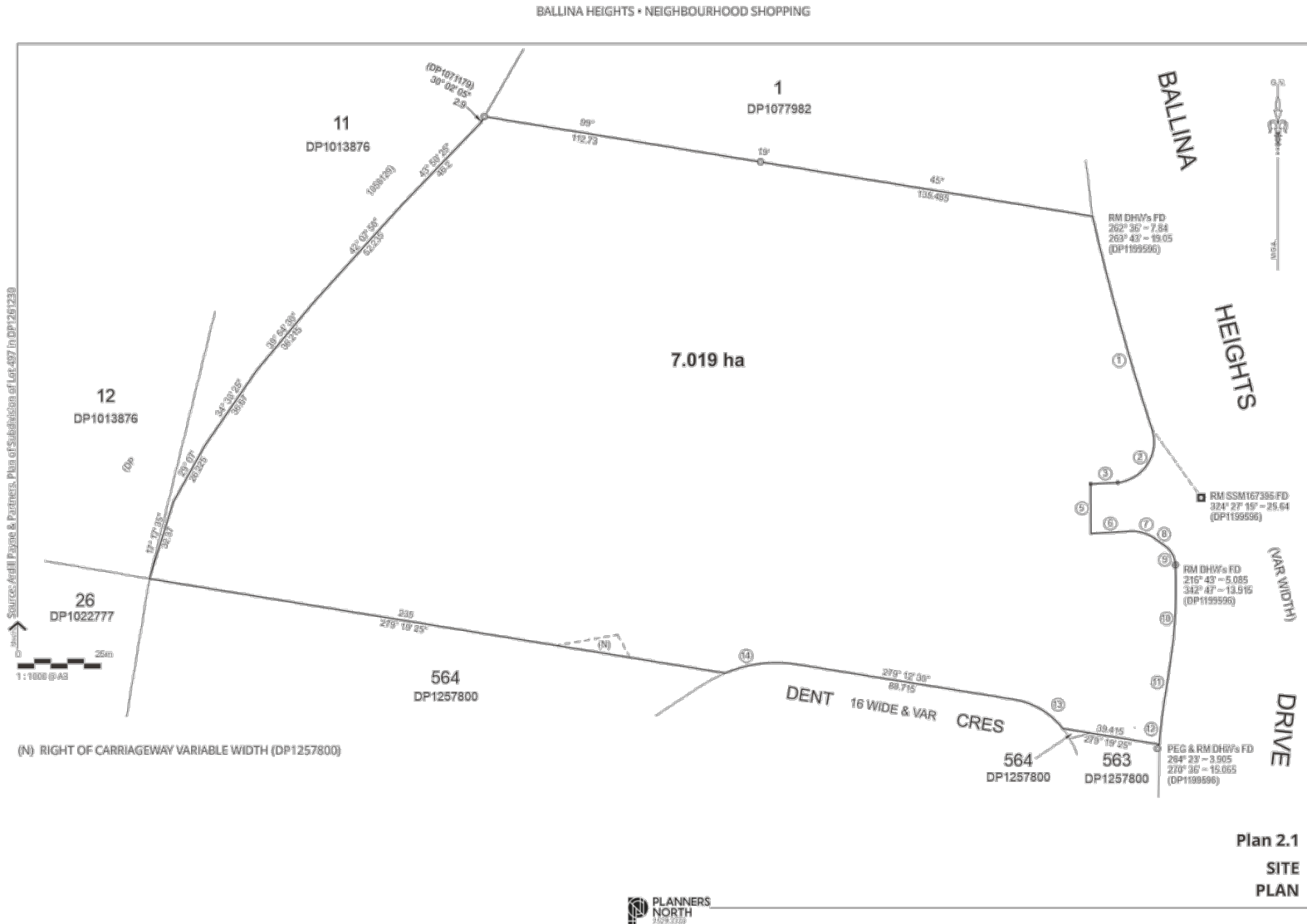
2.3 SITE ANALYSIS

The graphic below shows important site planning constraints and opportunities with respect to the shopping centre site.



Sketch Site Analysis drawing (Source LARC Collective)

8.2 LEP Amendment Request - Ballina Heights Commercial Centre



BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING

3. THE DEVELOPMENT PROPOSAL

This section of the report defines the site planning objectives utilised in schematic design. Further, this section describes the project by way of text, mapping and statistical information.

3.1 SHOPPING CENTRE SITE MASTER PLANNING

Site master planning for the shopping centre has sought to balance a number of urban design aspects, including:

- the regrading of the site to make it appropriate and suitable for commercial development, with grades that are satisfactory for shoppers, as well as for persons with a disability;
- the desire to optimise site permeability for commercial use;
- utilising the fig tree on Euroka Street to optimise urban design characteristics using it as a terminal vista from a proposed new north-south road;



Diagram illustrating the Terminal Vista created by the new North-South Road.

- allowing stage 1 to proceed in two phases;
- avoiding, as much as possible, a high retaining wall to the Euroka Street frontage;
- using the new north-south road to provide a clear delineation for the most eastern part of the site, leaving a residual (western) commercial parcel of good size and shape for any future expansion to the commercial footprint;

- within the eastern component of the site, to visually optimise the corner of Euroka Street and Ballina Heights Drive, creating the first stage of the development as a lineal run of tenancies (Stage 1A) and supermarket adjacent (Stage 1B) to Ballina Heights Drive. This approach avoids the bland appearance of a bank of car parking adjacent to Ballina Heights Drive and provides a convenient parking precinct for Stage 1 and central facility for the future Stages;
- providing for a straightforward Stage 2 which amplifies the supermarket; and
- provide commercial development in Stage 3 with shop frontages both to the central car parking precinct and to the proposed new north-south road. At the south west, it is anticipated that the building on that corner will be two storeys in height with the ground floor level enjoying pedestrian access directly from the north-south road with an internal linkage to the central car parking via an internal stairwell.

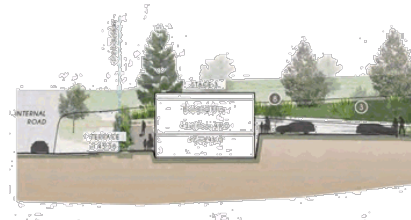


Illustration of the two storey scale proposed for the south western corner of the Commercial site.

(Source LARC Collective)

Plan 3.1 illustrates the overall Landscape Masterplan for the neighbourhood shopping centre Stages 1, 2 and 3. The key concepts which underpin the Masterplan are illustrated in **Plan 3.2**.



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8.2 LEP Amendment Request - Ballina Heights Commercial Centre

Landscape Design
Landscape Masterplan

Legend:

- 1 Key pedestrian entry point with Crossing added to Ballina Heights Dr Signage wall and small activated childrens play zone
 - 2 iconic headland or hilltop species such as the *Acroacia heterophylla* (Nardolli pine)
 - 3 Highlight vehicular easements, to BSC standards & Guidelines in a coloured or pattern concrete
 - 4 combination of coloured paving, stone & crazy-pave pedestrian treatments to define pedestrian and vehicle shared usage
 - 5 Central native WSUD planting zone with Banksia sp shade trees and coxox / lamandra native grass species
 - 6 Lush 'big scrub' inspired planting area to the front of the Stage 1 retail tenancy and supermarket. To assist in passive cooling, offer lush green foliage and a pleasant entry feel
 - 7 Planting areas, strip gardens to side of terraces & pedestrian path. Direct run off toward garden areas. Gardens areas on ground floor planted with mix of groundcovers, shrubs & climbing species.
 - 8 Carpet shade trees wherever possible to reduce heat island effect and visually break up carpet expanse
 - 9 Densely planted barrier/embankment with stabilising species and tall slender trees like *Elaeocarpus grandis*
 - 10 Entry signage for the Centre, with low gabion basket type wall and perforated pin fixed signage
 - 11 Neighbourhood flowering shade trees to cool and soften the lower level retail shops
- Proposed Acoustic Barrier Wall minimum 1.5m in height, refer to Acoustic Engineers Report



Concept Plan
1:500 @ a3

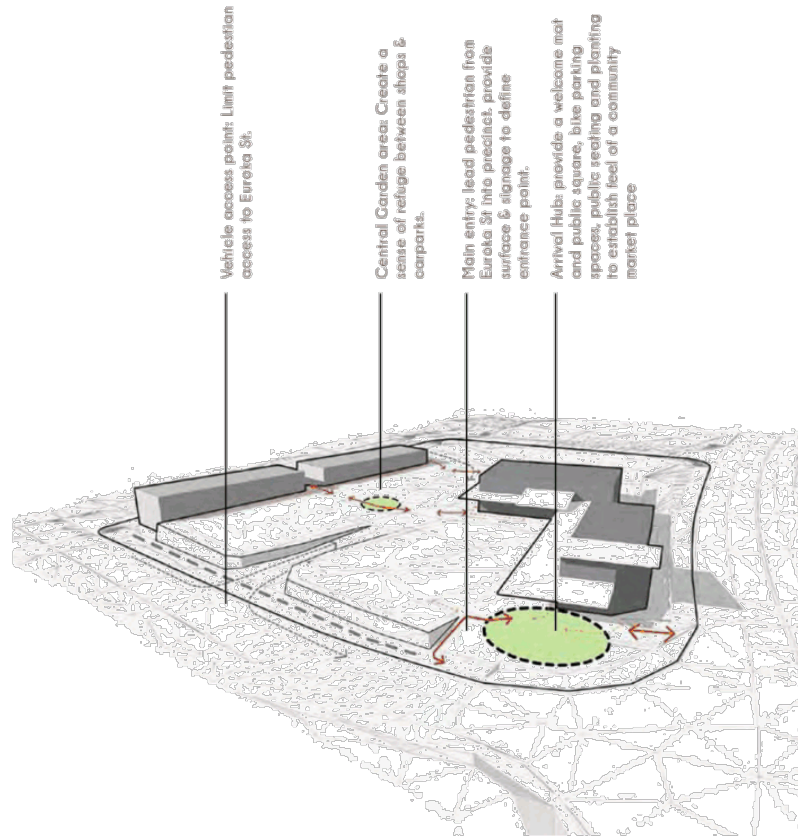
Plan 3.1 Development Proposal Shopping Centre Stages 1-3 Master Plan

22/09/20 19411 Ballina Hts SC_C

Lara Collective Landscape Architects

VIXSUN Pty Ltd Page 11

Landscape Design Considerations
Opportunities & Constraints



Vehicle access point: Limit pedestrian access to Euroka St.

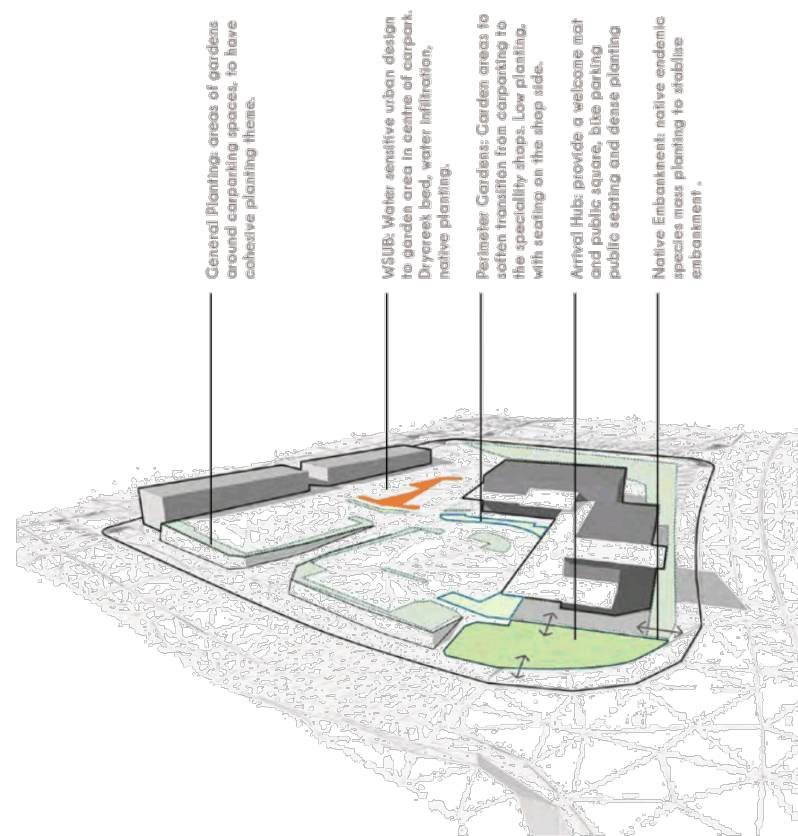
Central Garden area: Create a sense of refuge between shops & carpark.

Main entry: lead pedestrian from Euroka St into precinct, provide surface & signage to define entrance point.

Arrival Hubs: provide a welcome mat and public square, bike parking spaces, public seating and planting to establish feel of a community market place

CIRCULATION, POINTS OF ARRIVAL & GATHERING

Create dedicated gathering areas at points of pedestrian access & meeting. Encourage use of bikes & pedestrian access.



General Planting: areas of gardens around carparking spaces, to have cohesive planting theme.

WSUB: Water sensitive urban design to garden area in centre of carpark. Drycreek bed, water infiltration, native planting.

Perimeter Gardens: Garden areas to soften transition from carparking to the speciality shops. Low planting, with seating on the shop side.

Arrival Hubs: provide a welcome mat and public square, bike parking public seating and dense planting

Native Embankment: native endemic species moss planting to stabilise embankment .

ACTIVE LANDSCAPES

Provide feeling of softness and tranquility through cohesive planting palette. Provide landscaped gathering spaces with planting, seating & bike parking. Provide water sensitive urban design in carpark planting areas.

Plan 3.2 Shopping Centre Design Principles for Circulation and Active Landscapes

BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING

3.2 GENERAL DESCRIPTION

The proposal is to develop a single-storey Commercial Premises development with an overall floor space of 1009m² and parking for 49 vehicles, as Stage 1 of shopping centre development of the site generally. This proposal is illustrated in **Plan 3.3**.

Character & design

The Stage 1 is composed of two phases. Phase 1A includes seven “tenancies”, permitting a range of uses including shops, offices, a café and the like activities. It is envisaged that a number of the tenancies will initially be combined to provide a “general store” style supermarket facility with the opening of the project. Stage 1B includes a modest supermarket of 496m² in area.

The tenancies are to be constructed in a modern urban / industrial character with Zinalume galvanised steel exposed steel portals and clad with Zinalume galvanised metal. The supermarket will be clad with insulated Colorbond flat panels adopting earthy colours in a combination of Red, Woodland Grey and Paperbark. The roofing colour will be Evening Haze.

At the southern end of the tenancies, the façade is elevated to create a 1.5 storey structure, with the top section clad in translucent wall sheeting to facilitate internal lighting of those premises.

The tenancies and the supermarket will be visually “tied together” on the north-eastern (Ballina Heights Drive) frontage with a band of perforated metal façade 1.8 deep set about 2.8 m above ground level.

Hours and days of operations

Opening hours for the commercial premises are proposed to be generally 7am to 8pm, with any café use 7am to 10pm.

Waste collection will be limited to the period 7am - 6pm.

Circulation, road widths, provision for bus movements, service area layout & parking layout

The off street car parking has been designed in accordance with AS2980.1-*Off Street Car Parking*.

The on street car parking has been designed in accordance with AS2980.5-*On Street Parking*.

Parking for bicycles

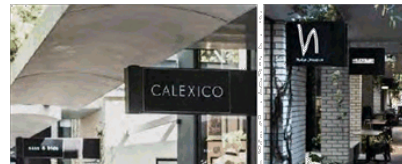
Provision for 20 bicycles spaces has been provided with the design.

Disabled access

Two disabled car parking spaces are provided with the car parking layout.

Signage

An integrated approach has been proposed in relation to signage. That approach is discussed in more detail in the Landscape Architectural Report.



Approach to signage referred to in the LARC Collective Report

3.4 STATISTICAL DESCRIPTION OF PROPOSAL

Key site planning data is set out in **Table 3.1**.

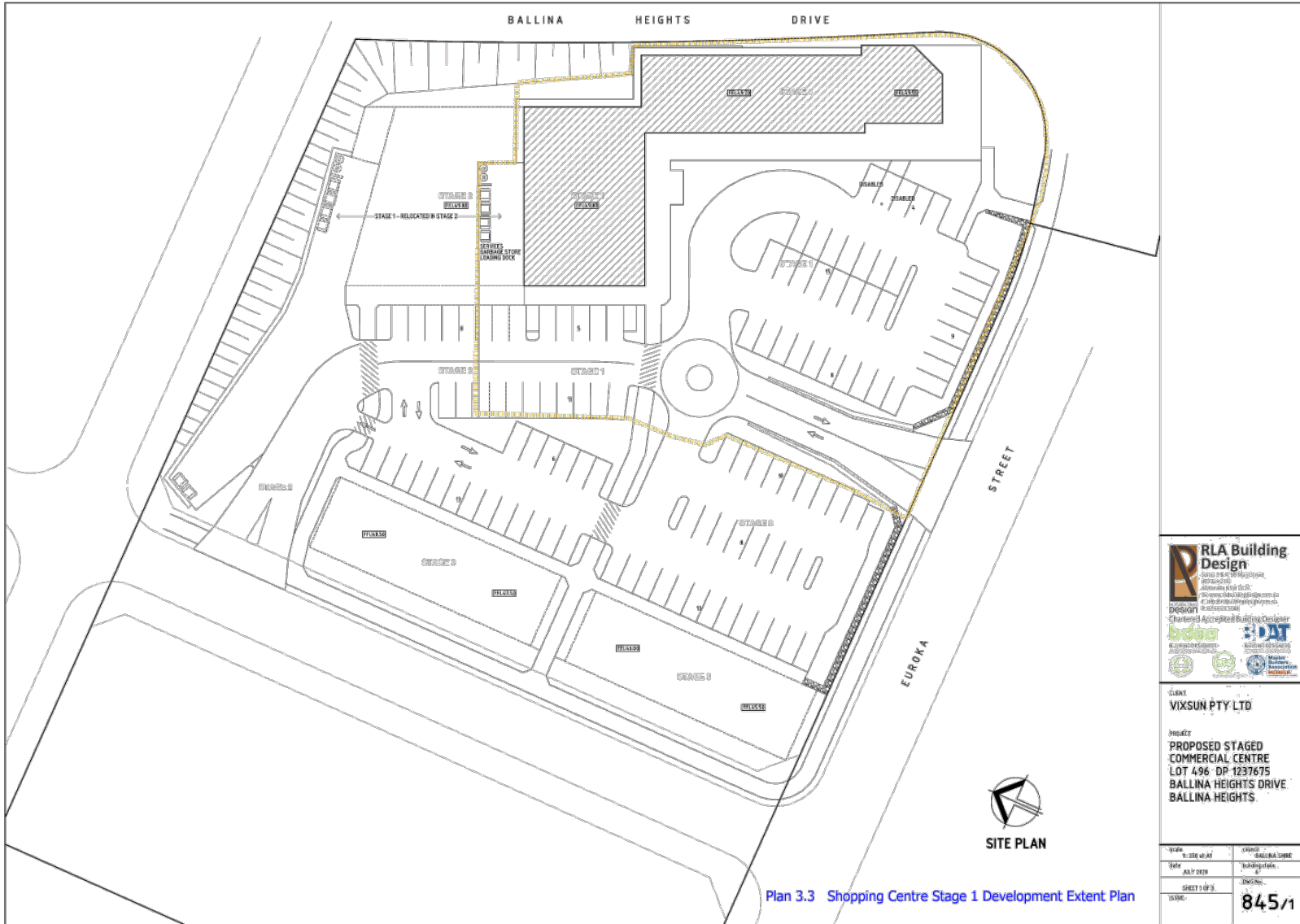
TABLE 3.1 LAND USE BUDGET

	Eastern Side Master Plan	Stage 1
Land Use		
Site Area	11,000m ²	4,800m ²
Commercial Floor Area	2,969m ²	1,019m ²
Floor Space Ratio	0.27:1	0:21:1
Maximum Building Height	9m	8.45m
Parking	192 spaces	49 spaces



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8.2 LEP Amendment Request - Ballina Heights Commercial Centre



BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING

4. STATUTORY AND POLICY PLANNING

Section 4.1 documents the range of planning controls applicable in the subject case.

4.1 STATUTORY CONSIDERATIONS

This section concisely reviews the range of planning controls applicable to the land.

4.1.1 LOCAL ENVIRONMENTAL PLANS

Name: Ballina Local Environmental Plan 2012, (BLEP12)

Application in Subject Case:

Land Zoning: B2 - Local Centre

Land Zoning Map



Legend B2

Height Of Building: 9 m

Floor Space Ratio: 0.6:1

Minimum Lot Size: 800 m²

Zone: The land is zoned B2 Local Centre in accordance with BLEP12.

Permissibility: The proposed land use, "Commercial premises", is permissible with Council's consent.

Special Provisions Applicable: The following provisions of the BLEP12 are applicable to Council's consideration of the subject proposal:

Clause 2.3 - Zone Objectives: The objectives of the relevant zones are set out below.

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local areas.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To maintain a distinct retail hierarchy as identified in Council's strategic planning framework.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To ensure a safe and accessible built environment.
- To encourage development that recognises natural, cultural and built heritage.
- To encourage development that achieves the efficient use of resources such as energy and water.

Comment

The proposal is consistent with the objectives of the B2 Zone, particularly the provision of a range of commercial premises suitable for retail, business and the like activities to serve the needs of people who live in Ballina Heights and environs. As well, the proposal is consistent with the maintenance of the retail hierarchy adopted by Council and minimises conflict between adjacent land uses.

The establishment of a neighbourhood shopping centre at the site is premised on making a safe and accessible commercial development which encourages the efficient use of energy and water.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent



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BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING

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Boarding houses; Centre-based child care facilities; **Commercial premises**; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Extensive agriculture; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Secondary dwellings; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Forestry; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Mooring pens; Moorings; Pond-based aquaculture; Research stations; Residential accommodation; Rural industries; Sex services premises; Storage premises; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities

Comment:

Commercial premises is a use which is permitted with development consent in the B2 Zone. Key Statutory Planning definitions applicable to this land use are set out below.

The term **Commercial premises** means any of the following—

- (a) business premises,
- (b) office premises,
- (c) retail premises.

business premises means a building or place at or on which—

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
- (b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an

entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—

- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

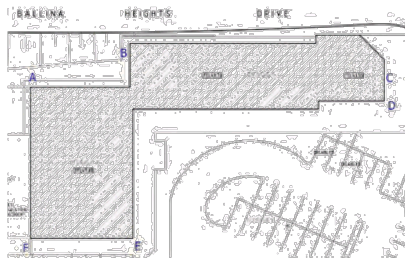
4.3 Height of buildings

The maximum height of the building above finished surface level and natural surface is set out in **Table 4.1** (on the following page) references the height points in the following graphic.



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BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING



Plan showing points as which building heights have been measured in the following table.

TABLE 4.1 BUILDING HEIGHT ASSESSMENT

POINT	Natural Surface RL (m)	Top of Roof RL (m)	Height (m)
A	52.26	57.80	5.54
B	51.91	53.90	1.99
C	49.48	58.00	8.52
D	49.30	53.90	4.60
E	50.03	57.80	7.77
F	51.01	57.80	6.79
	Finished Surface RL (m)	Top of Roof RL (m)	
A	49.80	57.80	8.00
B	49.70	53.90	4.20
C	49.55	58.00	8.45
D	49.55	53.90	4.35
E	49.80	57.80	8.00
F	49.80	57.50	8.00

As shown in the above table, the project conforms with the 9m height limit.



Example of WSUD measures to be used (source APP).

4.4 Floor space ratio

Floor Space Ratio Map



Legend ■ 0.6

The floor space ratio proposed for the eastern precinct (see master plan) is 0.17:1. For stage 1 the floor space ratio is only 0.21:1.

7.2 Earthworks

Regrading of the site to make it suitable for a commercial land use has been completed by Ardill Payne & Partners (APP). The regrading plans are shown in **Appendix A**. As illustrated by those drawings, the earthworks proposed are not likely to disrupt any material drainage patterns or soil stability.

The regrading proposed will be helpful in terms of any future use or redevelopment of the land.

APP advise that the material proposed to be regraded is of satisfactory standard for recontouring. The earthworks proposed involve a 7,500m³ cut and 5,500m³ of filling.

The regrading of the site improves the residential amenity of properties, particularly to the north. Upon lowering the land in the northern part of the site, the likely impacts in terms of noise disruption to future residential uses will be substantially reduced.

Excess material from cutting and filling works will be stored within the residual part of the site for the present.

The proposed earthworks are not proximate to any waterways, environmentally sensitive lands or the like.



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BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING

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The usual "blue book" measures are proposed for mitigation and involve the careful management of the earthworks exercise and the installation of appropriate erosion and sedimentation controls.

7.7 Essential services

All essential services to meet the needs of this project are available.

4.1.2 DEVELOPMENT CONTROL PLANS

Name: Ballina Development Control Plan 2012 (BDCP12)

Application in Subject Case:

Chapter 1 – Administration**Part 2 Aims and Objectives****2.1 Aims and Objectives of the DCP**

The development has been designed to conform to the aims and objectives of the DCP.

Part 3 Approval Processes**3.1 Exempt and Complying Development**

No Exempt or Complying Development provisions are relied upon for the purposes of this application.

3.2 Development Applications**3.2.1 Development application process****3.2.2 Pre-lodgement meetings**

A pre-lodgement meeting was sought in relation to this development application in early April 2020. Unfortunately, Covid-19 restrictions prohibited a face-to-face collaborative meeting. Instead, the Council provided a letter of advice on 11th June 2020.

Chapter 2 – General and Environmental Considerations**Part 3 General Controls****3.1 Land Use Conflict****3.1.2 Planning Objectives**

The proposal has been designed to minimise conflicts between existing and likely future residential land uses in the vicinity and the commercial development.

3.1.3 Scenic Areas Development Controls

The proposal is not of a type referred to in Table 2.1 and accordingly, a LUCRA is not required for the subject application.

3.2.3 Development Controls

The proposed neighbourhood shopping centre has been designed to "fit in" with the scenic qualities of the immediate locality. In the Ballina Heights locality, Council has adopted a relaxed approach in relation to buildings which intrude into the skyline when viewed from public land.



View of the existing ridgeline development in the Ballina Heights Estate.

The main visual exposure of the site will be from the Tamarind Drive (the former Pacific Highway) looking north near to the intersection of Deadmans Creek Road. In that vicinity, the commercial structures will be visible at a middle ground viewing distance. At the middle ground viewing range, the observer experiences overall shapes and patterns and discerns the relationship between landscape units like tree copses, open space areas and urbanised areas.



View of the site and locality from near the Tamarind Drive and Deadmans Creek Road intersection. This photo illustrates the visual "backdrop" that is provided by the stand of trees at the north of Lot 1 DP 1077982. The general locality of the development is shown by a green outline in this graphic.

The development will be visible in the foreground near the intersection of Ballina Heights Drive and Unara Parkway. In this



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locality, a viewer will observe a modern local shopping centre form, consistent with the zoning objectives for the site.

3.3 Natural Areas and Habitat

3.3.3 Development Controls

The subject site does not contain any ecologically significant areas.

3.4 Potentially Contaminated Land

3.4.3 Development Controls

The land the subject of the proposal has been assessed in terms of the potential for contamination.

3.5 Land Slip/Geotechnical Hazard

3.5.3 Development Controls

Appendix A Drawing 5009 SK363-8 describes the recontouring of the land as proposed. APP opine that the development will not engender any geotechnical hazard.

3.6 Mosquito Management

3.6.2 Planning Objectives

The commercial development is surrounded on all four sides by road reserve, which has a "buffering effect" in terms of mosquito flight.

3.7 Waste Management

3.7.3 Development Controls

A waste management plan will accompany any Development Application. The plan will relate to the construction operation as well as the ongoing utilisation of the premises for commercial purposes.

3.9 Stormwater Management

3.9.2 Planning Objectives

Ballina Heights is the subject of an overall Master Plan approval in terms of Stormwater management. Runoff from the proposed land use is consistent with the Council's planning objectives.

3.10 Sediment and Erosion

3.10.3 Development Controls

Erosion control measures have been designed in accordance with Council's standards and "blue book" requirements.

3.11 Provision of Services

3.11.3 Development Controls

The development will be supplied with a reticulated water connection. It will also utilise recycled water reticulated from Council's waste treatment plant.

In relation to electricity supply the proposal will be connected to the grid with supplementary energy supplied via solar panels.

Sewerage reticulation will be supplied to the site, connected to Council's reticulated system.

Road access will be provided in accordance specified in the Northern Rivers Local Government Development and Design manual.

NBN Telecommunication Infrastructure is available to the site.

3.12 Heritage

3.12.2 Planning Objectives

The project does not involve any disturbance of European or Aboriginal archaeological items.

3.14.3 Development Controls

3.15 Crime Prevention through Environmental Design

3.15.3 Development Controls

A CPTED report will accompany any development application.

3.16 Public Art

3.16.3 Development Controls

The development provides for the inclusion of Public Art in accordance with the requirements of Council's DCP.

3.19 Car Parking and Access

3.19.3 Development Controls

The parking and loading areas have been designed consistent with the Council's general requirements and applicable Australian Standards. As well, a specific waste collection area have been provided in accordance with the requirements of the Council's DCP.

The BDCP12 parking ratio for "business/commercial/retail premises" is one space per 40m² gross floor area. Accordingly, the minimum provision under Council's DCP is



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BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING

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24 spaces. The development provides 49 spaces with its Stage 1 format.

Given that the development could include a range of different land uses, the traffic assessment provides a sensitivity analysis concerning the utilisation of alternative scenarios (e.g. mix of shops, café, etc) in terms of car parking requirements. That analysis indicates that the proposal provides for satisfactory parking in relation to all relevant scenarios.

3.20 Vibration

3.20.3 Development Controls

No pile driving is proposed as part of the construction methodology for this project.

3.21 Bushfire Management

3.21.3 Development Controls

The site is not mapped as bushfire prone land.

Chapter 2a- Vegetation Management

Part 3 Development Controls

3.1 Development Consent Requirements applying to Urban Zones

3.1.2 Development Control

The site contains a few trees with a height of over 6 metres. DA consent will be sort for the removal of these trees. The site is not identified as significant urban bushland by Council's DCP mapping.

Part 4 Development Application Requirements

4.2 Assessment of Development Applications

4.2.1. Urban Zones

The proposal does not seek approval for vegetation management works other than for the removal of some acacia trees which are over 6m in height.

4.3 Guidelines and Requirements for Arborist Reports

An ecological assessment has been completed for the land.

4.4 Guidelines and Requirements for Biodiversity Assessment Reports

A biodiversity assessment report has been prepared for the site having regard to the Biodiversity Conservation Act 2016.

Chapter 6 – Commercial Development

Part 3 General Controls

3.1 General Controls applying to business and commercial development

3.1.3 Development Controls

A. Element - Building Height

The proposed development complies with the Building Height requirements specified in BLEP12.

B. Element - Floor Space Ratios

The proposal complies with the Floor Space Ratio controls specified in BDCP12.

C. Element – Roof Form

For this control, the development seeks to comply with the objectives as a mix of roofing forms are proposed to provide for a visually interesting and harmonious roofscape consistent with the skyline characteristics of the locality. The rooves have been designed to provide for appropriate stormwater management and have a pitch of 3°. Roofing is generally designed to be visually concealed by a parapet wall. The objective of this design approach is to “hide” the solar collection cells and other plant equipment placed on the supermarket roof. The roof above tenancies 6 and 7 and the verandahs have a pitch of 7.5°.

D. Element – Building Setbacks

The building lines proposed conform with Council's general requirements in commercial zones.

E. Element – Arcades

There are no arcades proposed with this development.

F. Element – Awnings

There are awnings proposed but they do not impinge on any road reservation. The awnings provide continuous shelter for the full extent of the active shop frontages. The awning structures are deliberately wide to account for



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the western orientation of the smaller commercial tenancies 1-7.

G. Element – Landscaping

Comprehensive landscaping is proposed with the development.

H. Element – Gateways and Landmark Sites

The site is located at a corner position. To optimise that location, the building has been designed to have a 1½ storey form at its south eastern corner, with building materials mixed to include both translucent cladding and Zinalume form. The tenancy façade at tenancy 7 wraps around the corners and provides a strong entry statement but at a scale appropriate to a neighbourhood shopping precinct.

I. Element – Vehicular Access and Parking

On-site car parking has been provided in accordance with the Council's DCP and the relevant Australian Standards. Access for customers will be available at all times. The visual impact of the car parking area has been softened by the implementation of significant landscaping and WSUD stormwater management systems. The proposal provides for a single driveway for primary customer access. The driveways have been located in a fashion so as to not hinder the free flow of pedestrians at the site.

Loading has been provided in the rear of the supermarket facility, with service bays and loading areas designed to cater for the anticipated vehicle sizes.

J. Element – Waste Storage Facilities

Waste storage facilities have been designed to visually integrate into the development. Egress from the waste storage facility will be via the secondary (unnamed north-south) street proposed. Easy access will be available to the waste facility from all tenancies and, in the main, those tenancies will not need to rely on the public space for connection to the waste storage areas.

The Waste Management Plan will be provided with the Development Application describing how it is proposed to store and handle

putrescible waste, as well as general waste associated with the project.

K. Element – Pedestrian Entries and Access

The development has been designed to comply with AS 1428 relating to access and mobility. The parking areas have been designed to be secure but also convenient in terms of the funnelling of persons from their vehicle to the retail premises and return. Storage for some 20 bicycles has been provided with the development.

The bicycle racks form the Public Art proposed to be installed in association with the development.

L. Element – Energy Efficiency

The proposal has been designed to be energy efficient and is able to rely upon cross-flow ventilation and air conditioning available for Tenancies 1-7. The supermarket will rely on mechanical ventilation. Energy efficiency will be enhanced with the establishment of a bank of solar electricity collectors on the roof of the supermarket structure.

M. Element – Water Efficiency

Water efficiency measures in terms of WSUD treatment and utilisation of recycled waste water have been implemented with the project.

4.1.3 STATE ENVIRONMENTAL PLANNING POLICIES

SEPPs are of particular relevance to the proposal include:

- State Environmental Planning Policy (Coastal Management) 2018:
- SEPP No. 55 - Remediation of Land

Details with respect to those instrument is set out below:

Title: SEPP No. 55 - Remediation of Land

A Stage 1 assessment in relation to the matters for consideration has been completed.

Title: State Environmental Planning Policy (Coastal Management) 2018 (CMSEPP)
Published: 23 March 2018

Because the parcel is partly mapped in both the Coastal Environment and Coastal Use areas, Clauses 13 and 14 of the CM SEPP are triggered.



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Development in the manner proposed will ensure the integrity of the hydrology with respect to both surface water and groundwater. The proposal has no impact in terms of coastal environmental values or natural coastal processes. The development does not impact on marine vegetation or significant native vegetation, nor does it have any impact in terms of foreshore public open space. No impact is anticipated in relation to aboriginal cultural heritage. The proposal is some 7.1 km west of the surf zone.

Coastal Environment Area Map



Legend Coastal Environment Area

Coastal Use Area Map



Legend Coastal Use Area

The proposal has no impact whatsoever in terms of foreshore beaches, headlands, or rock platforms or the like. No overshadowing will occur in relation to public places or foreshores. The development will change the visual amenity of the area but in a way that is consistent with the urban form of Ballina Heights. No impact is anticipated in relation to Aboriginal or European archaeology.



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5. ENVIRONMENTAL INTERACTIONS

This section of the report expands on the contextual description of the physical environment given in Section 2, and undertakes an analysis of environmental interactions

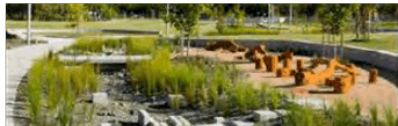
5.1 CONTEXT AND SETTING

The proponent, Vixsun, has an aspiration to utilise the land within Lot 497 external to the subject site for residential purposes, and a Planning Proposal has been submitted to facilitate this. Having regard to this context, the commercial development has been designed, contemplating that all of the land external to commercial precinct will be utilised for residential development in the longer term.

To facilitate the commercial development, the site is to be regraded. This regrading will have the effect of "sitting in" the commercial development into the topography of the locality.

The development will be effectively acoustically enclosed by its built structures on east, north and west boundaries.

The proposal takes direct access from Euroka Street which is a local collector road within the Ballina Heights hierarchy. Access will also be available to further stages from a new north south road. This access arrangement sits comfortably with the character of the likely future development of the locality.



Examples of WSUD measures to be used (source APP).

5.2 FLORA & FAUNA

The site has been examined in detail by JWA. The JWA site survey recorded three broad vegetation communities at the site. None of those communities represents an Ecologically Endangered Community. In large part, the site is weed infested.

Having regard to the Council's observations in its pre-lodgement consultation the habitat of threatened flora species 'hairy joint grass' has been evaluated. JWA are of the view that it is highly unlikely that this species will occur on the subject site based on the lack of preferred habitat at the land.

The development will result in the removal of all vegetation currently occurring on the site. However, due to the highly disturbed nature of the property, the direct impacts on the native flora and fauna are not considered by JWA to be significant.

Applying the 5 Part Test of Significance in accordance with Section 7.3 of the Biodiversity Conservation Act, JWA has come to the opinion that it is not necessary to engage an accredited assessor to apply the BAM approach to evaluate the impacts of the proposal or to prepare a Biodiversity Assessment Report to accompany the development application.

The site is not mapped as containing any natural areas in habitat, significant urban bushland or other important vegetation. Further, the property is not contained within any mapped wildlife corridors.

The development will require the removal of certain acacia trees that are greater than 6 metres in height and accordingly development consent is sought for this aspect.

5.3 CONSTRUCTION CONSIDERATIONS

Generally, the bulk earthworks and Euroka Street road construction works will be undertaken prior to the occupation of the Commercial Stage 1. That work will be undertaken in accordance with a Construction Management Plan which we anticipate Council will be required as a condition of development consent. The areas external to Commercial Stage 1 will be seeded and mulched to ensure the mitigation of any windblown dust or sedimentation from the site post development earthworks are completed.

Stage 2 provides for the expansion of the supermarket facility and the implementation of the final location of the servicing area. Also, in this stage, the new north-south road is to be constructed.



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Stage 3 will provide for the development of further commercial premises east of the new north-south road.

It is intended that construction will be undertaken in accordance with DECC Interim Construction Noise Guideline. The construction hours of operation will be 7am-6pm Monday to Friday, 8am-1pm Saturday, and no external work will be carried out on Sundays or public holidays.



View looking up Ballina Heights Drive to the North.

5.4 VISUAL ENVIRONMENT

Description

This site is a modified landscape with some natural elements which still dominate. When viewed from public major vantage points such as Deadmans Creek Road and Tamarind Drive, (a distance of about 1.2 km), residential urbanisation is clear to the east of the site and it is beginning to emerge in the middle ground at Presentation Crescent through to Dent Crescent.

Local Landscape Quality and Visual significance

The natural elements on the horizon contrast with the emerging urban character of the locality.

The subject site is only seen as a short glimpses from the arterial road system and only by those vehicles travelling north.

Having regard to the zoning of the land and the above visual description, we submit that the general scale proposal is consistent with maintaining the commercial visual integrity of the land.

5.5 SERVICES

5.5.1 WATER SUPPLY

The original water reticulation modelling for Ballina Heights Estate was undertaken by the then NSW Public Works Department. More recently APP has remodelled the reticulation system utilising contemporary modelling software.

APP has examined the situation in relation to peak instantaneous demands as well as the estimated post development water demands utilising the guidelines issued in 2017 by the Water Directorate. An assessment has also been completed in relation to Fire Fighting requirements.

5.5.2 SEWERAGE

In the early stages of Ballina Heights Estate the major elements of the sewer system were designed and structured to account for the full development of the estate.

The commercial development will be connected to the existing 150mm gravity main at Euroka Street and thence making its way through various pump stations to the West Ballina Sewerage Treatment Plant. For the purposes of the subject development, a technical report has been prepared by APP estimating the maximum ET connection required to service the commercial development.

5.5.3 ELECTRICITY & NBN

Ballina Heights Estate is serviced by a 11kv power supply which is transformed to 240 volts by a series of transformers spread across the site. APP advise there is sufficient power at the site to meet the needs of the proposed development. The development will be serviced by NBN network with the installation being provided as part of the previous development stages in the western component of Ballina Heights Estate.

5.6 ACCESS, LOADING & PARKING

A traffic assessment has examined the nature of the proposed development and the surrounding roadway conditions. The report also projects the traffic over a 10 year traffic growth horizon.

Further, the Traffic Report analyses site access, road capacities and evaluates Level of Service. The examination looks at the key intersections and traffic safety considerations.



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BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING



Illustration of the proposed bike rack "Public Art" system.

The technical report by APP also reviewed parking required to service the development both in terms of the standard provision required under Council's Development Control Plan but also utilising a split of land uses approach to ensure that the provision of on-site car parking will be satisfactory. In addition the APP report looks at service vehicles that will be required to meet the needs of the development.

5.7 STORMWATER DRAINAGE

The Ballina Heights Estate initial stormwater management plan was prepared in 1999. The proposed stormwater quality and quantity principles from that initial plan have been retained but the details of the plan have been reviewed and updated at the various stages of the subdivision development. The most recent stormwater management report was published in 2015 to address the specifics associated with the development of the Ballina Heights Estate west of the precinct.

The assessment is supported by MUSIC modelling showing that the proposed changes occasioned by this development have neither adversely impacted on the stormwater quality treatment rates nor the capacity of the downstream drainage system to accept the desired flow rates.

Having regard to the above-described calculations, it's concluded that even without proposed WSUD measures the commercial centre design will be satisfactory. It is anticipated that by implementing the on-site WSUD measures proposed that water quality will be further improved.

5.8 HAZARDS

5.8.1 LAND STABILITY

The project engineers APP have considerable experience in the civil engineering development of the Ballina Heights Estate. They advise that in relation to land stability, the benching works proposed will have the effect of improving site grading.

5.8.2 SITE CONTAMINATION

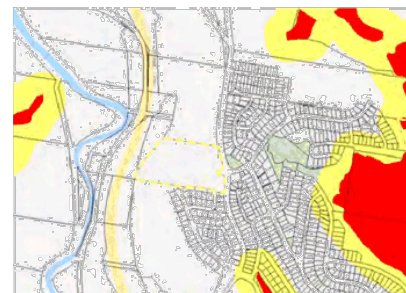
APP have supervised the completion of a number of contamination surveys at the subject site. In relation to the subject land they opine that the site has a low likelihood of contamination.

5.8.3 TECHNOLOGICAL HAZARDS

Given the historic rural utilisation of the subject site and the lack of any industrial-technological previous uses there is not considered to be any likelihood of any technological hazards at the land. Accordingly, a risk assessment for that eventuality is not required.

5.8.4 FIRE HAZARD

As illustrated by the below graphic the subject site is located well away from any bushfire prone land



Bushfire Prone Land

- Vegetation Category 1
- Vegetation Category 2
- Vegetation Category 3
- Vegetation Buffer



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5.9 AMENITY OF THE AREA

5.9.1 RELATIONSHIP TO ADJOINING DEVELOPMENT

Vixsun aspires to a situation where the commercial centre is bounded on all of its edges by residential housing. Accordingly, the proposal has been designed to have regard to this residential / commercial interface. The urban design, bulk, scale, character and traffic generating characteristics of the development seek to ensure the protection of the residential amenity.

5.9.2 NEIGHBOURHOOD AMENITY

In terms of neighbourhood amenity, two key considerations have been foremost in the minds of the developers. Those considerations relate to noise management and to light spill.

Acoustic modelling completed for the development to ensure neighbourhood amenity, measures include:

- the establishment of 1.5 m high acoustic barrier at the top of the northern embankment;
- limiting waste collection to between 7am and 6pm;
- ensuring that speed humps and grates, and the like are well maintained and are fixed to eliminate clanging; and
- plant being acoustically treated to comply with specified design criteria.

With respect to lighting implications, the initial expert advice indicates that light spill effects are unlikely, particularly given the lighting will be designed to meet the requirements set out in Australian Standards AS4202:1997-*Control of the Offensive Effects of Outdoor Lighting*.

5.10 CULTURAL CONSIDERATIONS

The subject land has historically been used for farming operations but there are no apparent items of early European cultural significance from the previous farming uses remaining on the land.



View along Eureka Street looking west.

A search of the AHMIS database on 12 August 2020 in relation to the subject land and a 50m buffer disclosed no known Aboriginal sites or places. The landscape where the subject site is located is not a landscape of the type referred to in Step 2b of the DECCW Due Diligence Code (DECCW 2010). Accordingly, in accordance with the code, it is concluded that there is a low probability of Aboriginal objects occurring at this site.

5.11 WASTE

Anticipated volumes in relation to waste generated during construction and operational phases has been assessed. That assessment also provides specification in relation to:

- the estimation of construction phase waste.
- the estimation of general commercial centre waste during the operation of Stage 1.
- the estimation of commercial centre waste for all three stages.
- an estimation of the split between recyclables, compostables and residual waste, and
- an outline in relation to ongoing waste minimisation and management responsibilities

5.12 ENERGY

The development has been designed to optimise energy saving through passive design, solar lighting, natural ventilation and shading elements. In addition, it is intended to install photovoltaic cells on the roof of the supermarket structure to generate on-site energy supply in a non-polluting fashion.



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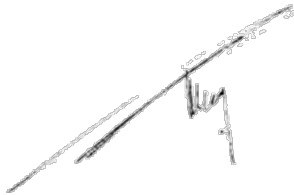
BALLINA HEIGHTS • NEIGHBOURHOOD SHOPPING

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5.13 NOISE

An acoustic assessment in relation to the proposed development has been completed. Noise monitoring was undertaken to firstly establish the ambient noise levels and the applicable noise criteria. To establish noise criteria the NSW Noise Policy for Industry has been adopted setting a benchmark in relation to the noise appropriate to the nearest noise sensitive receivers.

TTM Consulting has on the basis of their modelling predicted that the proposal will comply with best practice noise criteria subject to the inclusion of an acoustic barrier as Stage 2 of the development on its northern boundary and the limitation of waste collection times.



Stephen Connelly RPIA (Fellow)
Partnership Principal
PLANNERS NORTH

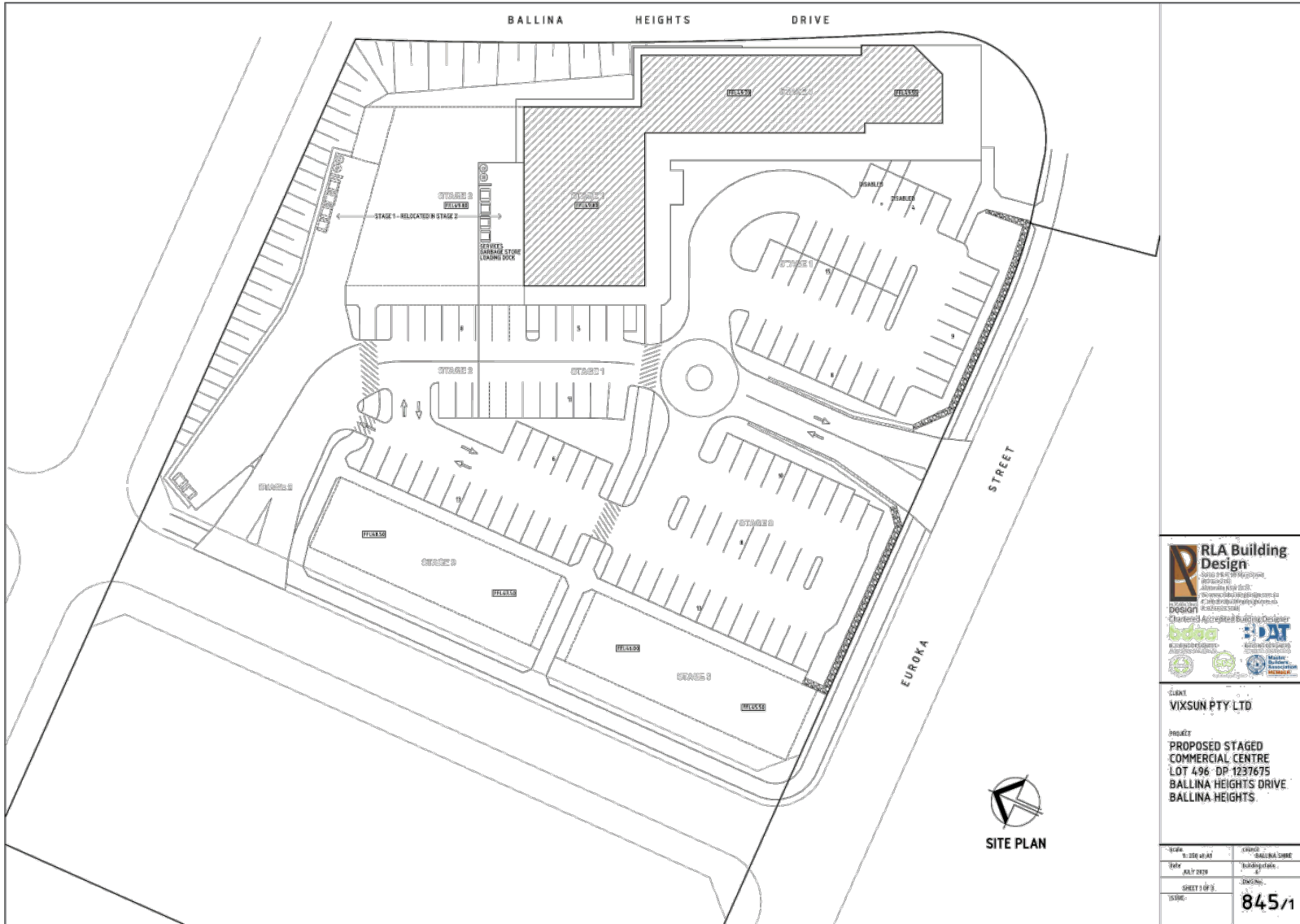


APPENDIX A

Plans



8.2 LEP Amendment Request - Ballina Heights Commercial Centre



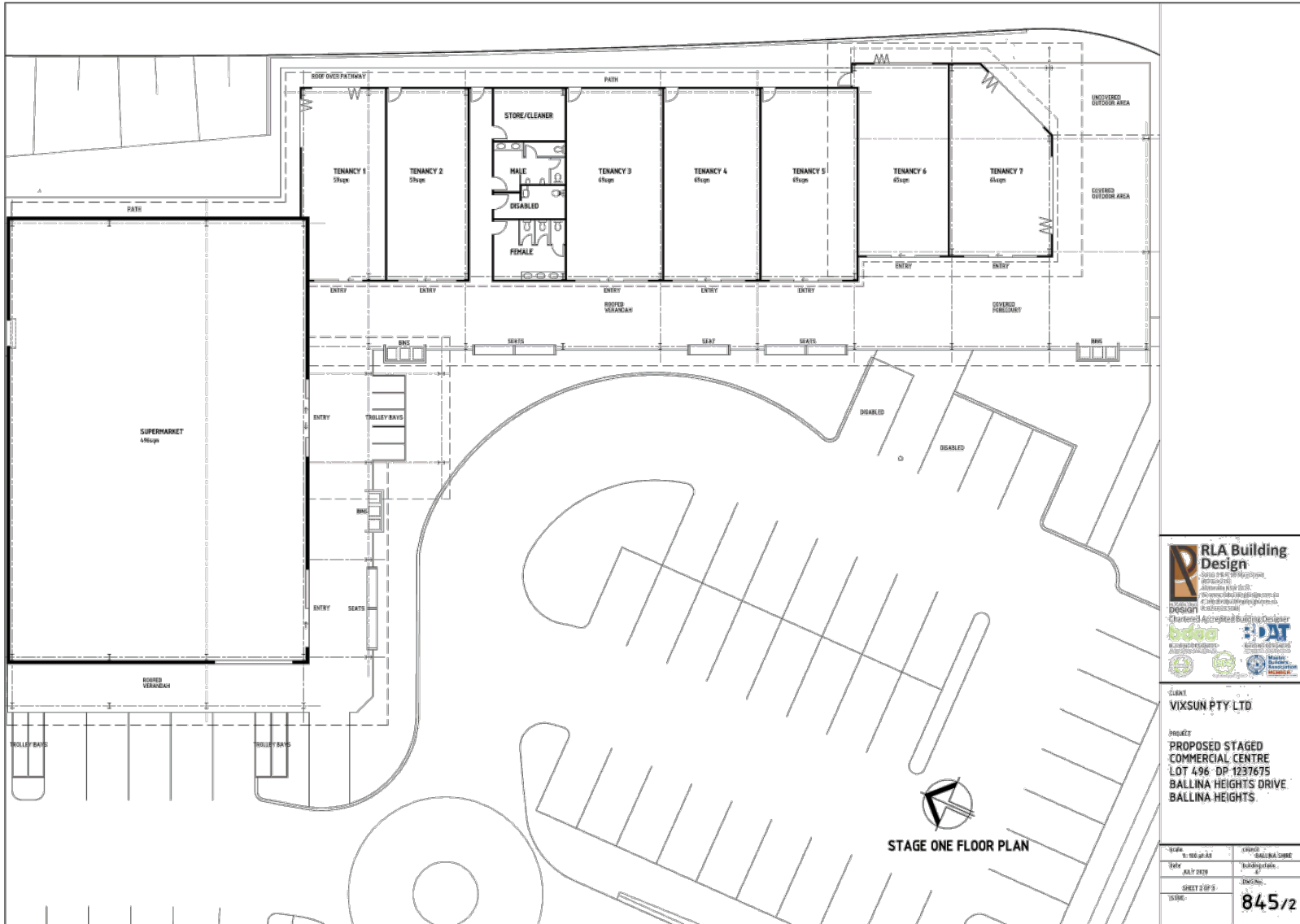
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 Chartered Accredited Building Designer
 AIA AID
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 www.rlabuildingdesign.com.au

CLIENT
VIXSUN PTY LTD

PROJECT
**PROPOSED STAGED
 COMMERCIAL CENTRE
 LOT 496 - DP 1237675
 BALLINA HEIGHTS DRIVE
 BALLINA HEIGHTS.**

DATE 11 JUL 2021	ISSUED FOR SUBMITTAL
DATE JULY 2021	ISSUED FOR SUBMITTAL
SHEET 1 OF 3	ISSUE NO. 845/1

8.2 LEP Amendment Request - Ballina Heights Commercial Centre



RLA Building Design
REGISTERED ARCHITECTS
 ARCHITECTS
 INTERIORS
 PROJECTS
 DESIGNERS

Chartered Accredited Building Designer
BCD
REGISTERED BUILDING DESIGNERS

REGISTERED ARCHITECTS
IPAT
REGISTERED ARCHITECTS

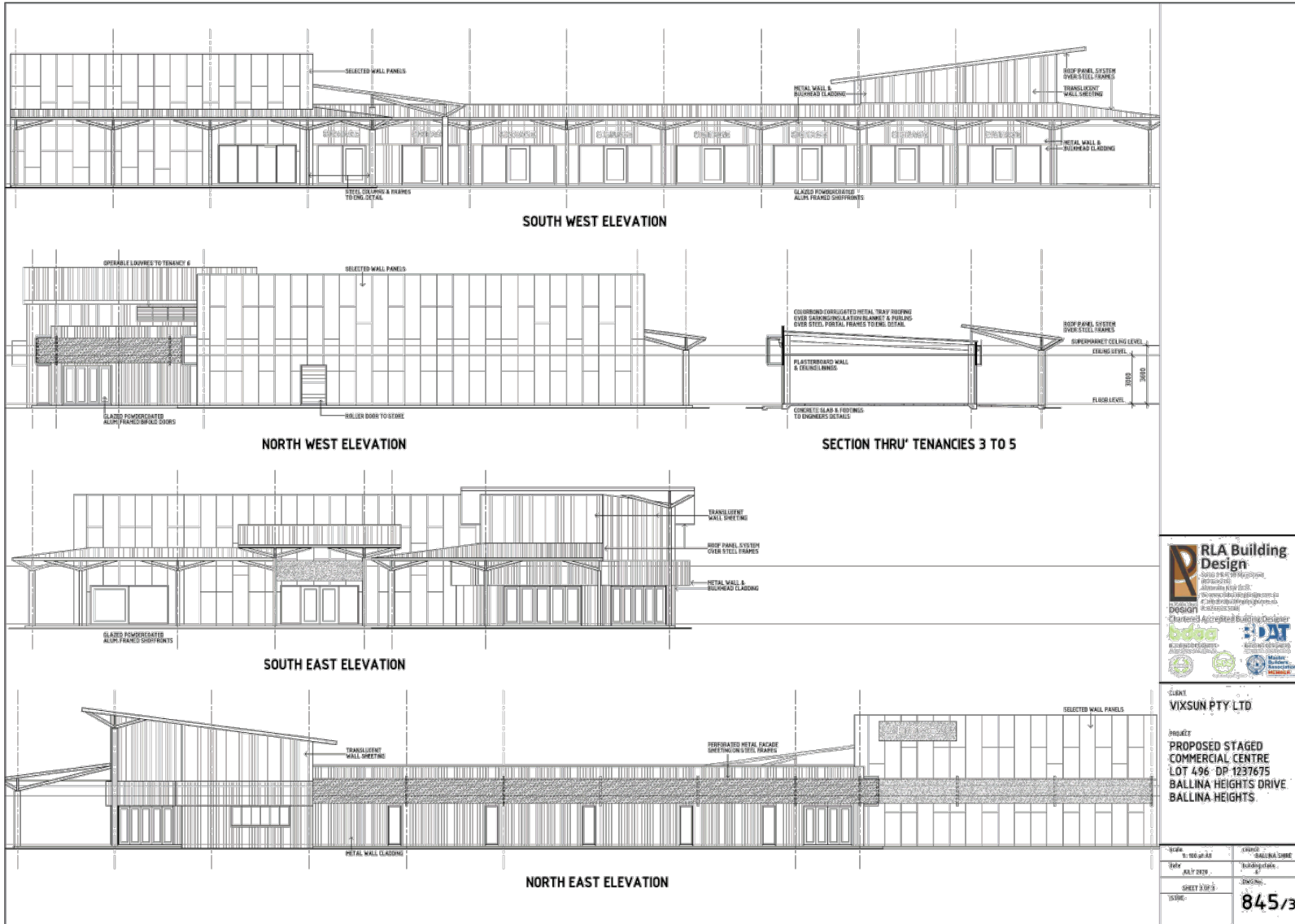
REGISTERED ARCHITECTS
MAKING
REGISTERED ARCHITECTS

CLIENT:
VIXSUN PTY LTD

PROJECT:
**PROPOSED STAGED
 COMMERCIAL CENTRE
 LOT 496 - DP 1237675
 BALLINA HEIGHTS DRIVE
 BALLINA HEIGHTS.**

SCALE: 1:100 (as A2)	DATE: JULY 2020	ISSUE: SHEET 2 OF 3	CLIENT: VIXSUN PTY LTD	PROJECT: PROPOSED STAGED COMMERCIAL CENTRE LOT 496 - DP 1237675 BALLINA HEIGHTS DRIVE BALLINA HEIGHTS.
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845/2



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RAIA
 Registered Architect

DAIT
 Design Accredited Institution

MAA
 Member - Australian Mechanical Engineers Association

NSA
 Member - National Society of Architects

CLIENT VIXSUN PTY LTD	
PROJECT PROPOSED STAGED COMMERCIAL CENTRE LOT 496 - DP 1237675 BALLINA HEIGHTS DRIVE BALLINA HEIGHTS.	
SCALE 1:100 (as built)	DATE JULY 2025
DATE JULY 2025	ISSUE 845/3

8.2 LEP Amendment Request - Ballina Heights Commercial Centre

Landscape Design
Landscape Masterplan

Legend:

- 1 Key pedestrian entry point with Crossing added to Ballina Heights Dr Signage wall and small activated childrens play zone
 - 2 iconic headland or hilltop species such as the *Arcaea heterophylla* (Nardol's pine)
 - 3 Highlight vehicular easements, to BSC standards & Guidelines in a coloured or pattern concrete
 - 4 combination of coloured paving, stone & crazy-pave pedestrian treatments to define pedestrian and vehicle shared usage
 - 5 Central native WSUD planting zone with Banksia sp shade trees and caxa / lamandra native grass species
 - 6 Lush 'big scrub' inspired planting area to the front of the Stage 1 retail tenancy and supermarket. To assist in passive cooling, offer lush green linkage and a pleasant entry feel
 - 7 Planting areas, strip gardens to side of terraces & pedestrian path. Direct run off toward garden areas. Gardens areas on ground floor planted with mix of groundcovers, shrubs & climbing species.
 - 8 Carpet shade trees wherever possible to reduce heat island effect and visually break up carpet expanse
 - 9 Densely planted barrier/embankment with stabilising species and tall slender trees like *Elaeocarpus grandis*
 - 10 Entry signage for the Centre, with low gabion basket type wall and perforated pin fixed signage
 - 11 Neighbourhood flowering shade trees to cool and soften the lower level retail shops
- Proposed Acoustic Barrier Wall minimum 1.5m in height, refer to Acoustic Engineers Report



Concept Plan
1:500 @ a3

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Landscape Design
Landscape Detail Plans



1st Floor Plan
1:200 @ a3

EUROKA STREET

Legend:

- 1 Key pedestrian entry pathway at BL49.25 with an activated corner, a childrens play space, e-bike storage and good visual access to the retail and cafe spaces
- 2 Play zone: with large bridge timber bench seats, colourful orboll, mounds and ballance beams within safety fenced zone
- 3 The meeting place on the axis of the pedestrian pathways
- 4 Shaded bench seating
- 5 Long facade stone gabion basket wall with Centre signage mounted to front
- 6 Floating areas, lush native foliage and resilient Norfolk Pine and Tuckeroo shade trees
- 7 Coloured concrete pavers or stone finishes to signify pedestrian / market feel



1st Floor Plan
1:200 @ a3

Legend:

- 1 Central bio swale in an aim to reduce potable water consumption, capex areas will drain toward the passive treatment system, as an at source treatment facility
- 2 Native shade trees such as Banksia spp
- 3 Key pedestrian linkage pathway meanders through the SW treatment device
- 4 Subtle changes in pavement colour break up large areas and define pedestrian / vehicular use
- 5 Tall slender tenax headland species Araucaria heterophylla (Norfolk pine)



8.2 LEP Amendment Request - Ballina Heights Commercial Centre

Design Details Character Images



PLANTING DESIGN INTENT

Strip planting surrounding the built form will accommodate large lengths of garden areas and feature dense subtropical planting to the edges of the tenancies. Opportunities for climbing species eg. *Ficus pumila* to brick walls. River stone gravel mulch applied to garden areas.

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8.2 LEP Amendment Request - Ballina Heights Commercial Centre

Design Details Materials & Planting



FEATURE PAVING to PEDESTRAIN SPINE PATH

Option 1: Porphyry pinks and browns in a crazy-pave or unit pavement format to pedestrian paths.

Feature treatments to define pedestrian and vehicle separation and shared usage spaces.

Option 2: Harder blue greys of Granite stone or coloured pavers in Wirgan 70% and Yanada 30% colours



GARDEN AREAS

The foliage and landscape will be integral in softening the building mass, plants that climb and cascade will camouflage

Successful examples of containerised podium garden areas, Pottery Barn, James Street by Larc Collective.

8.2 LEP Amendment Request - Ballina Heights Commercial Centre

Design Details
Planting Palette



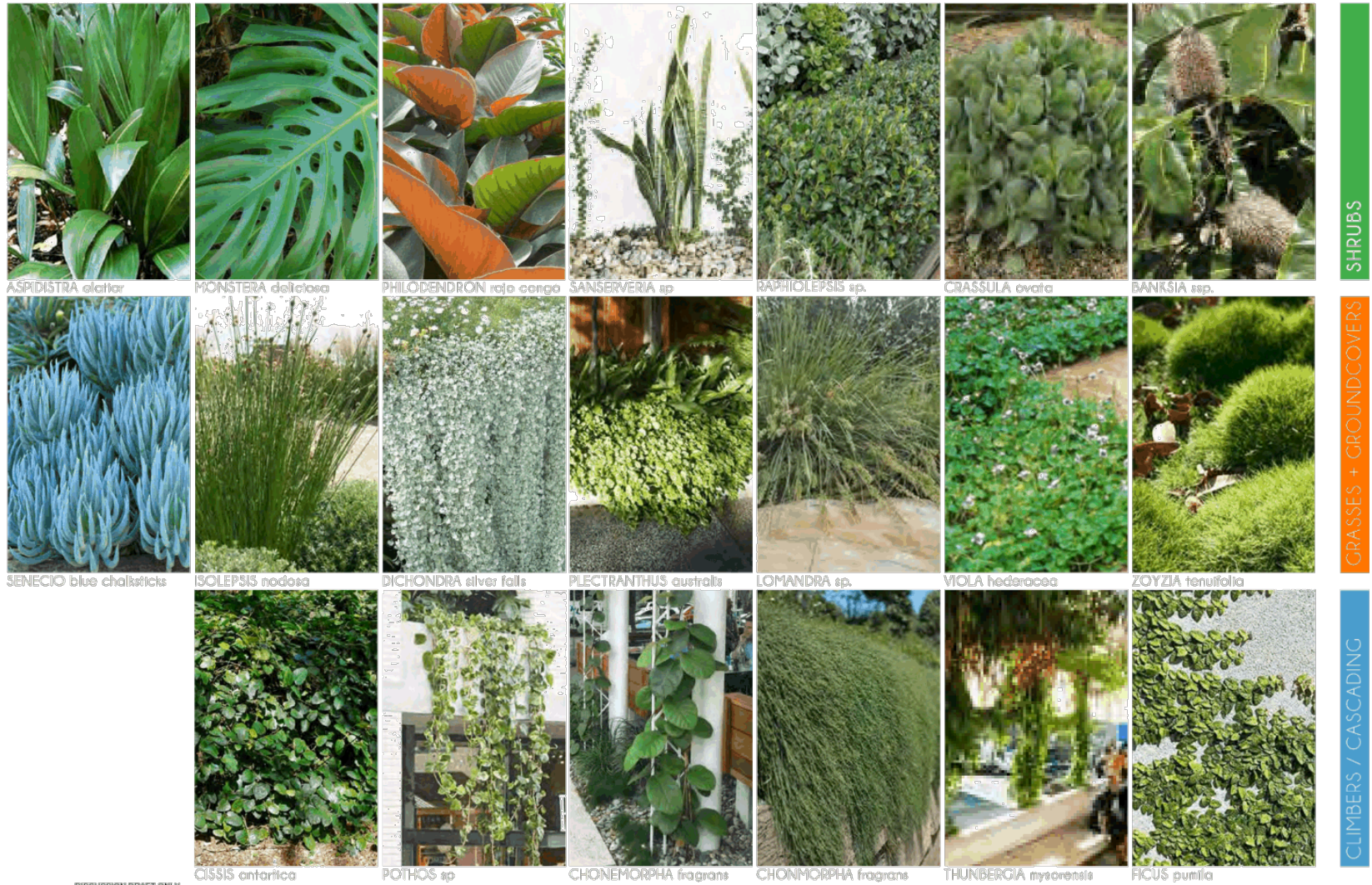
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8.2 LEP Amendment Request - Ballina Heights Commercial Centre

Design Details
Planting Palette



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8.2 **LEP Amendment Request - Ballina Heights Commercial Centre**



8.2 **LEP Amendment Request - Ballina Heights Commercial Centre**



LEGEND

- Stormwater drainage pit
- Stormwater line
- ↘ Fall of surface

Iss	Date	Description	App

ARDILL PAYNE
 ENGINEERS PLANNERS SURVEYORS
 ENVIRONMENTAL PROJECT MANAGEMENT

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 GUNNEDAH 265 Conolly Street Ph. 02 6742 9955
 A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

Project:
 BALLINA HEIGHTS
 MU Commercial Site

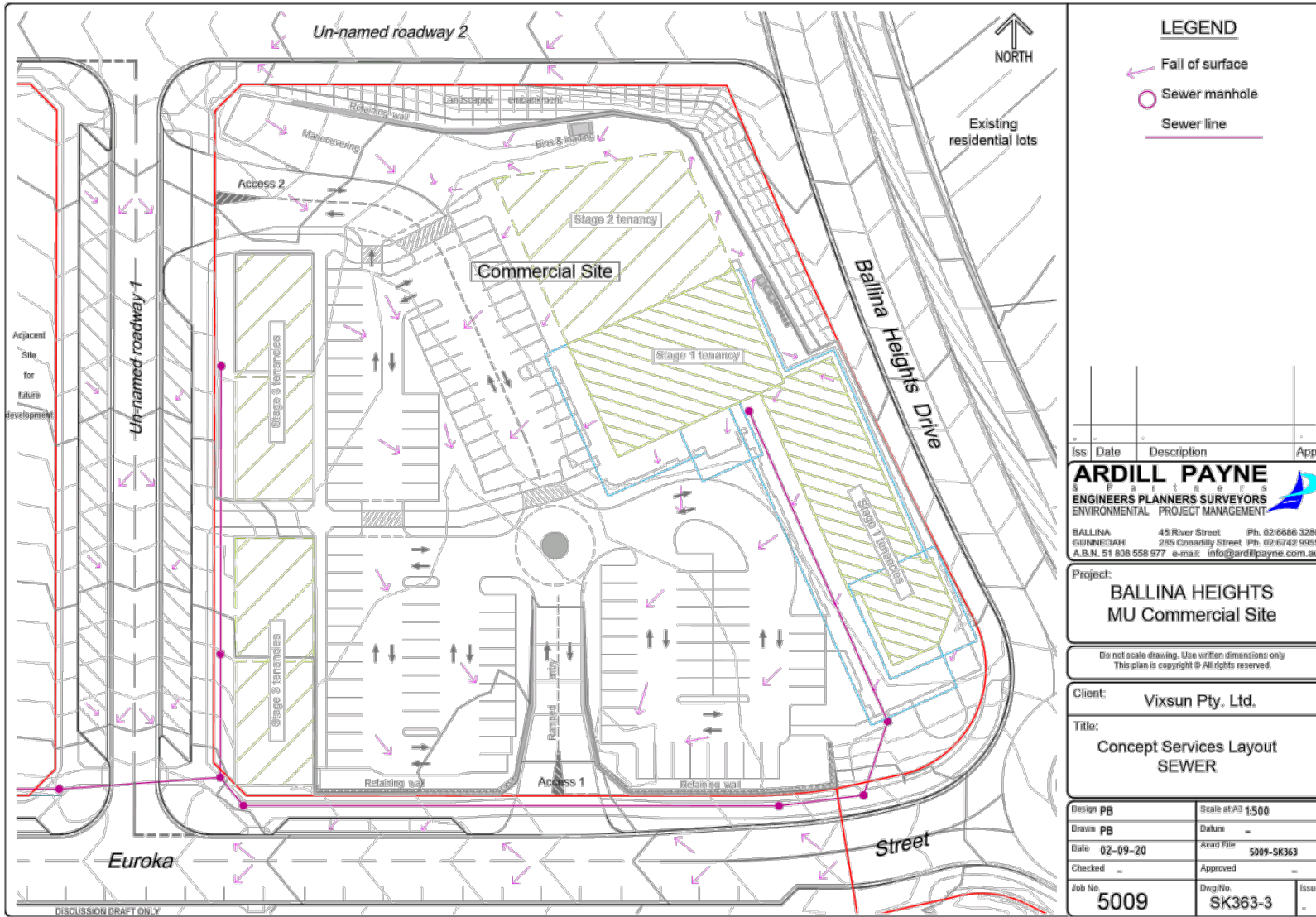
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Client:
 Vixsun Pty. Ltd.

Title:
 Concept Services Layout
 STORMWATER

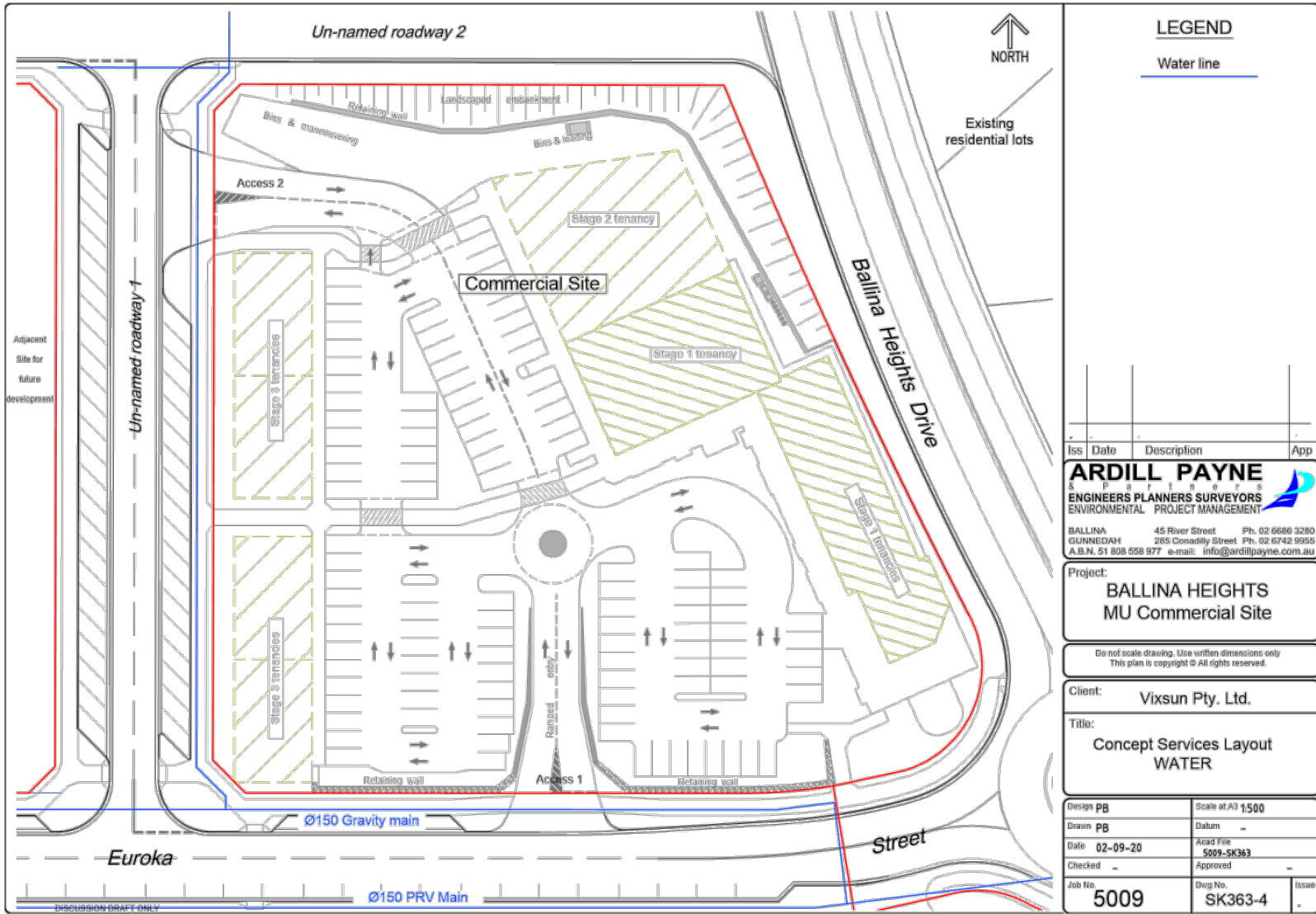
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	Issue -

8.2 **LEP Amendment Request - Ballina Heights Commercial Centre**



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LEGEND
Water line

Iss	Date	Description	App

ARDILL PAYNE
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Project:
**BALLINA HEIGHTS
MU Commercial Site**

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Client:
Vixsun Pty. Ltd.

Title:
**Concept Services Layout
WATER**

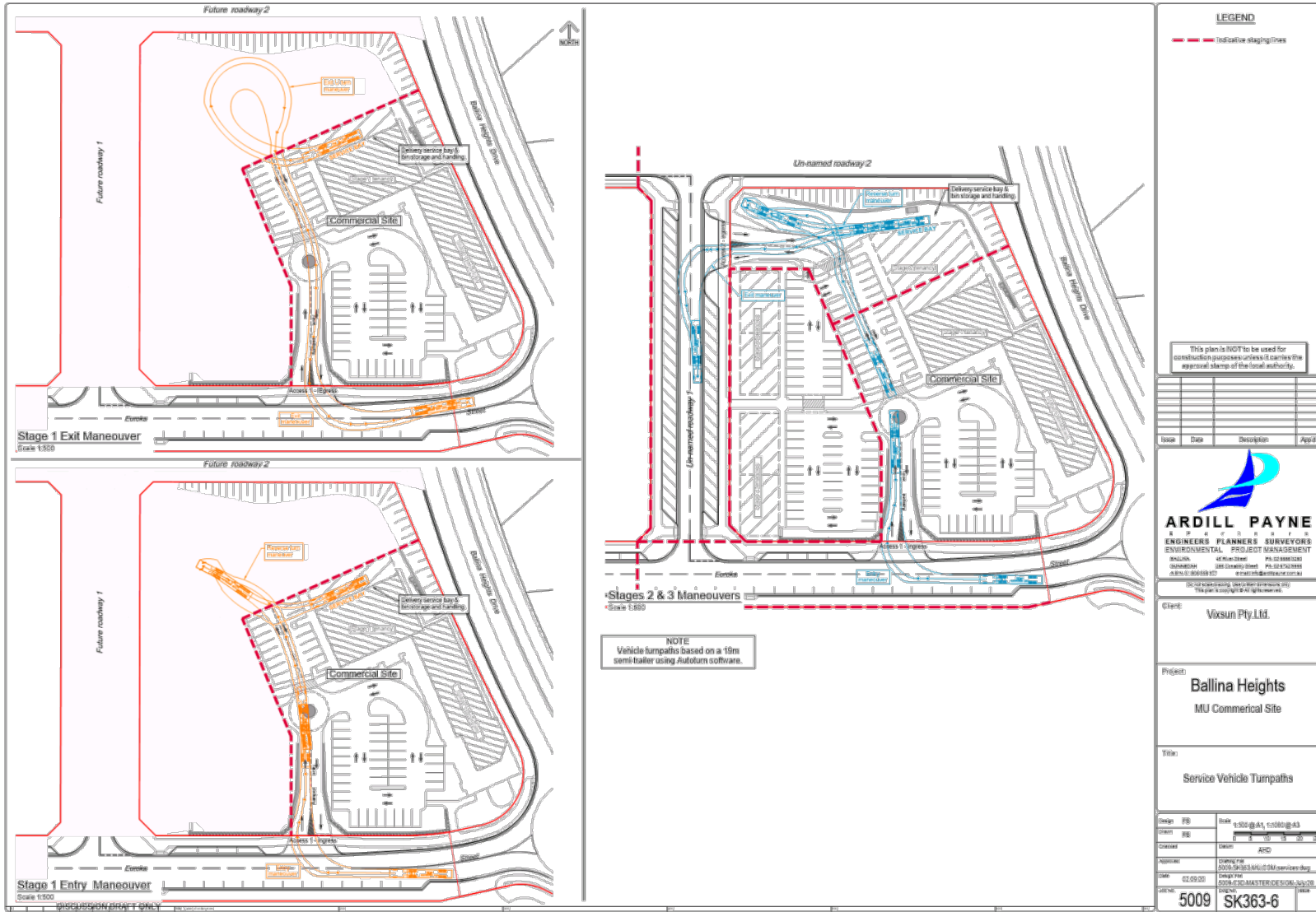
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	Issue -

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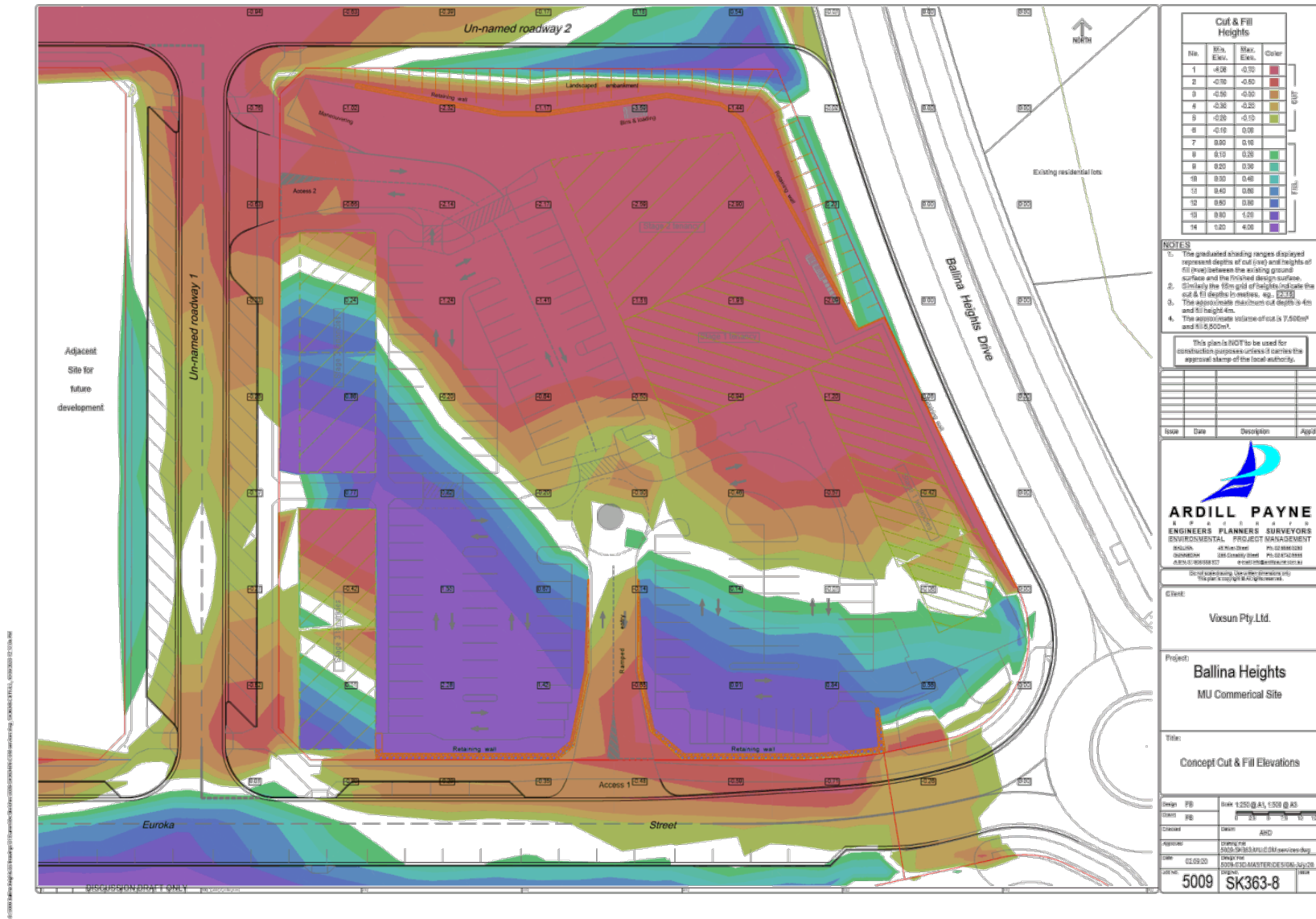
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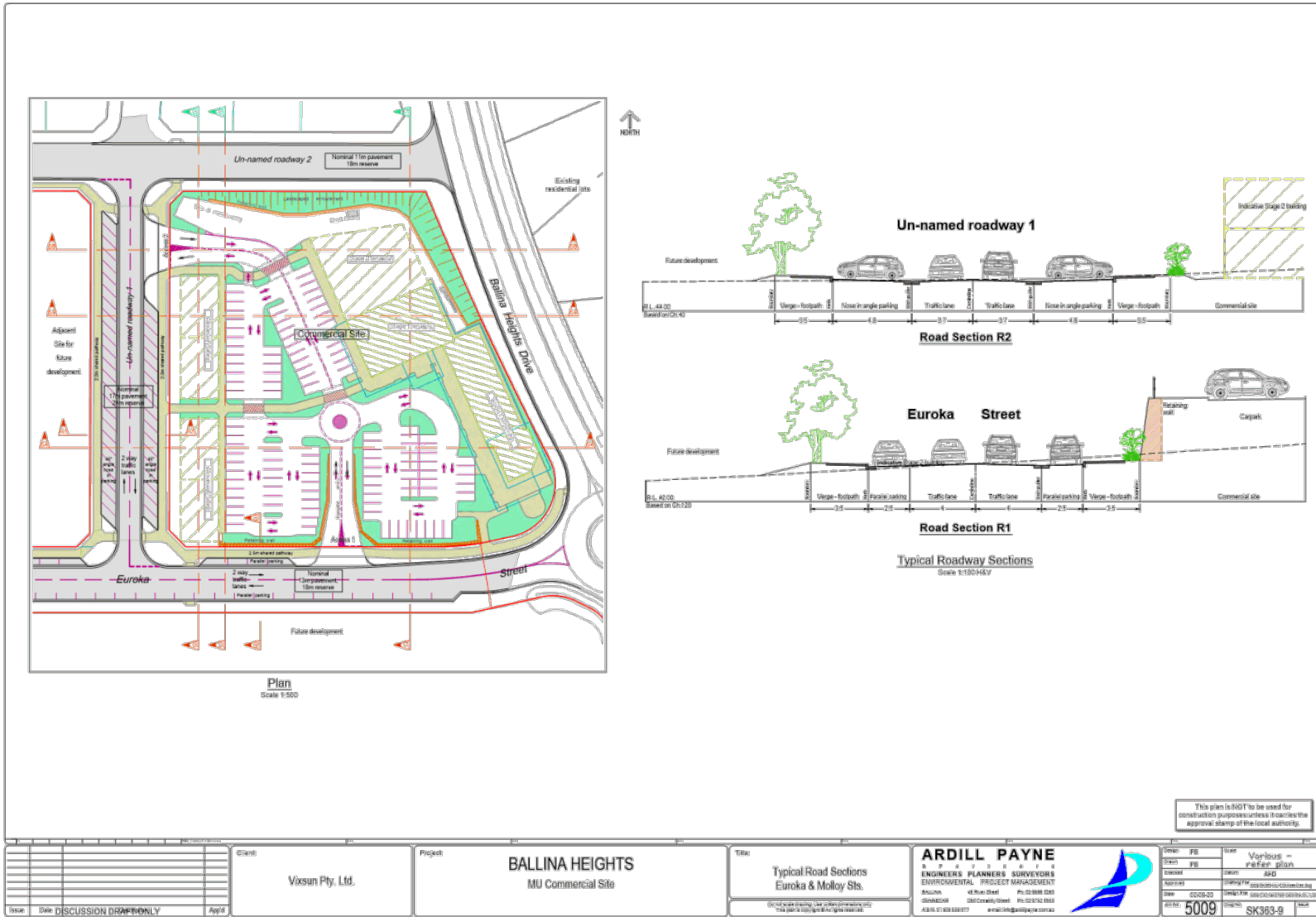
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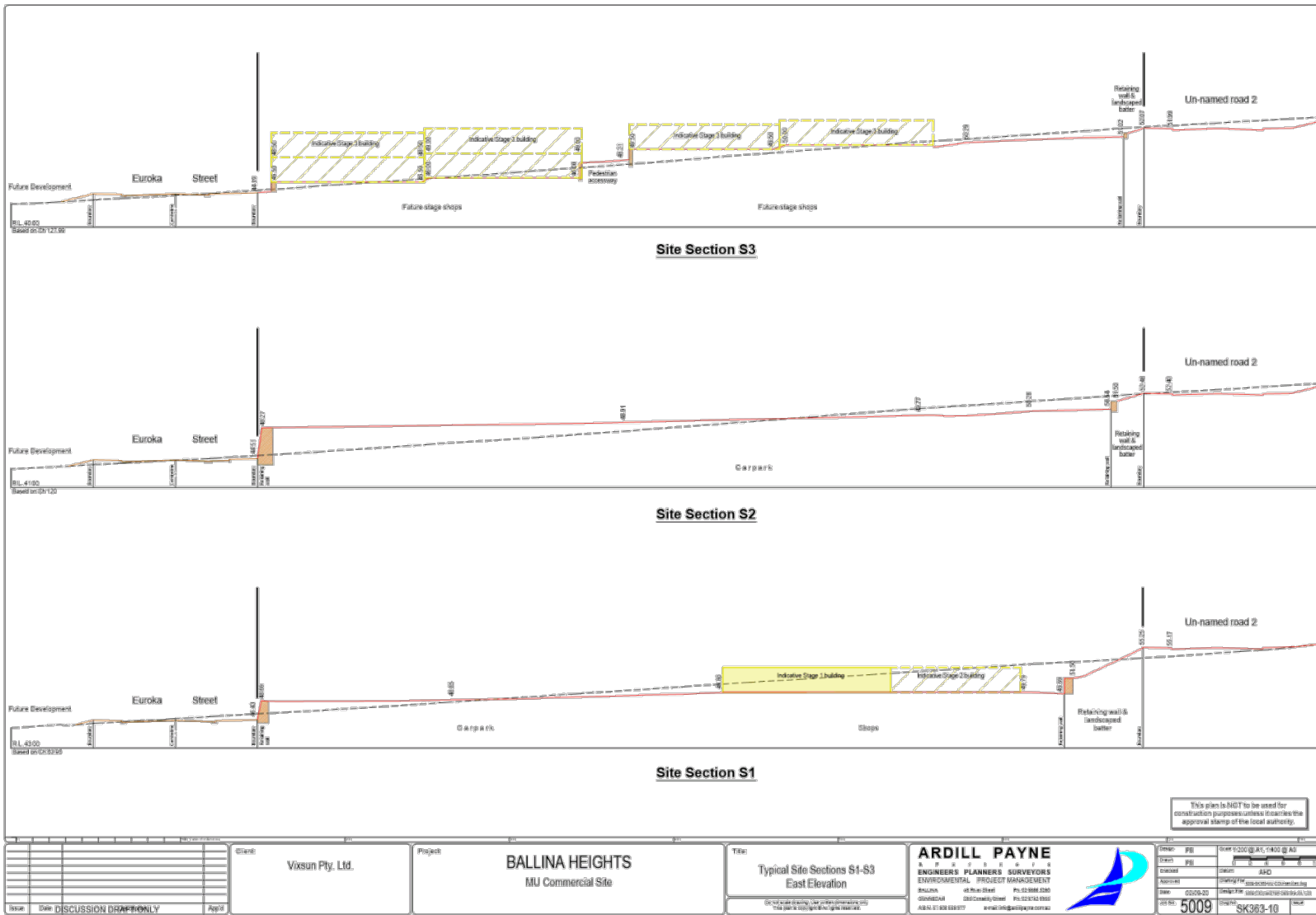


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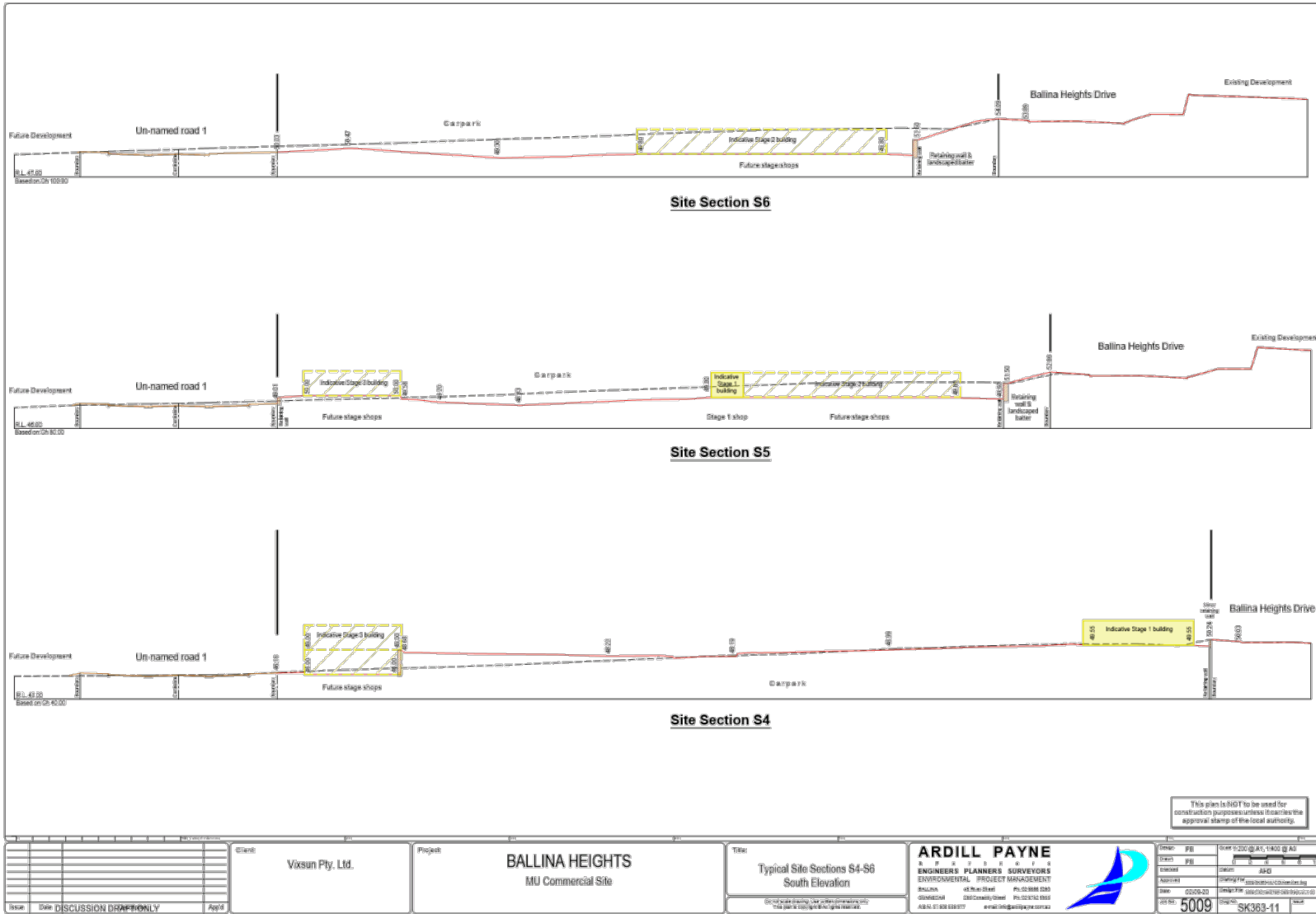




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<table border="1"> <tr> <th>Issue</th> <th>Date</th> <th>Author</th> <th>App'd</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		Issue	Date	Author	App'd					Client: Vixsun Pty. Ltd.	Project: BALLINA HEIGHTS MU Commercial Site	Title: Typical Site Sections S1-S3 East Elevation	ARDILL PAYNE ENGINEERS PLANNERS SURVEYORS ENVIRONMENTAL PROJECT MANAGEMENT BALLINA 48 Macleay Street Ph: 02 6666 2240 GUNNEDAH 230 Commercial Street Ph: 02 7424 0900 ARLS 21 338 63337 www.ardillpayne.com.au	Scale: JB 1:200 @ A1, 1:400 @ A3 Status: AHD Project: 5009 Date: 02/06/20 Sheet No: 5009 SK363-10
Issue	Date	Author	App'd											

8.2 **LEP Amendment Request - Ballina Heights Commercial Centre**



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Issue	Date	DISCUSSION DRAFT ONLY	App'd												

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