

Review of Lennox Head Community Aspirations Strategic Plan 2002

Attachment 1:

Review of Lennox Head Strategic Plan 2002 – Strategic Actions

Key:

Green – Complete for the purposes of the strategic plan.

Blue –Advanced and ongoing.

Orange – Not completed.

Community Infrastructure

Strategic Action – Community Infrastructure	Status and notes
<p>Amend the Ballina Urban Release Strategy to:</p> <ul style="list-style-type: none"> - outline suitable land to meet population demands. - set the time frame, and method for re-zonings - ensure maintenance of amenities and facilities of Lennox Head - identify that the preferred average density for new release areas in Lennox Head is 8 dwellings per hectare 	<p>Complete.</p> <p>Structure planning for Lennox Head incorporated into Ballina Shire Growth Management Strategy. Lennox Head and Skennars Head specific details contained in Lennox Head Structure Plan 2004.</p> <p>North Coast Regional Plan has an identified target of 15 dwellings per hectare.</p>
<p>A Community Facility and Open Space Needs Analysis will occur in consultation with the Lennox Head Community and relevant Social Service providers.</p> <p>Following the completion of the needs analysis, a comprehensive review of the Developer Contributions Plan relating community facilities and public open space will be undertaken having regard to the outcomes of the Community Facility and Open Space Needs Analysis. The Contributions Plan will ensure the timely delivery of new community infrastructure.</p>	<p>Complete.</p> <p>Undertaken as part of the Lennox Head Structure Plan 2004</p>

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Strategic Action – Community Infrastructure	Status and notes
<p>Interim Community Facilities</p> <p>Until such time as new community facilities are provided, the following interim measures will be put in place:</p> <ul style="list-style-type: none"> • A review of the various halls & community spaces at the northern end of Williams Reserve with the aim of improving community access to these facilities; and • The Ballina Youth Service will be approached with regard to the provision of youth support facilities within Lennox Head. 	<p>Complete.</p> <p>New community facility constructed in Lennox Head village centre.</p> <p>Combined sporting and community facility constructed at Epiq playing fields.</p> <p>A new community needs analysis is underway and will inform the Lennox Head Strategic Plan 2021.</p>
<p>Combined Sporting Complex</p> <p>As provided for in the existing DCP, a combined sporting complex will be constructed in the vicinity of the “Pacific Pines” Neighborhood Centre.</p> <p>Any planning for the “Henderson Land” shall incorporate sporting facilities immediately adjoining the fields designated for this purpose as part of the Pacific Pines development.</p>	<p>Complete.</p> <p>Playing fields and amenities at Epiq are now available.</p>
<p>Binding Agreements</p> <p>Once the Lennox Head Structure Plan has been completed and endorsed, Council will guarantee the provision of the full suite of community facilities to the residents of Lennox Head by only proceeding with new re-zonings where the developer is legally bound to provide facilities specified by the structure plan in accordance with a non-negotiable timeframe.</p>	<p>Complete.</p> <p>Community needs outlined in Structure Plan 2004.</p> <p>Contributions Plan amended.</p> <p>Voluntary Planning Agreements and conditions of consent utilised where appropriate.</p>
<p>Use of Playing Fields</p> <p>Decisions regarding the development, use and allocation of playing fields will be made in consultation with the local sporting community, including the Lennox Head Community and Sports Association.</p>	<p>Complete.</p> <p>Broader intent for playing field use identified in adopted Sport and Recreation Plan (currently being implemented).</p> <p>Use of playing fields will continue to be reviewed in light of the current needs analysis. In scope for the Lennox Head Strategic Plan 2021.</p>

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Strategic Action – Community Infrastructure	Status and notes
<p>School Facilities Negotiations shall resume with the NSW Department of Education and Training regarding the possible future development of a high school and / or additional primary school.</p>	<p>Complete. Council has engaged with the Department of Education at various times about school facilities. This has included in relation to the upgrades of Ballina Coast High and the Lennox Head Public School. Council has a current resolution to seek a briefing from the Department about the future of education facilities in Lennox Head. This will inform the strategic planning process for the new plan.</p>
<p>Williams Reserve A review of the Plan of Management for Williams Reserve will be undertaken with the view to incorporating provisions relating to converting Williams Reserve into a “village green” or “gathering place” (whilst preferably continuing to provide some low key playing field function) once adequate alternate adult playing fields are provided. As provided for in the Williams Reserve Plan of Management, this area should remain predominately green, with only minimal incursions into existing green spaces. Improved interpretation of environmental qualities in this area should also be provided.</p>	<p>Plan of Management reviewed as part of integration of Crown Land into Community Land Plan of Management. Future use of Williams Reserve in scope for the Lennox Head Strategic Plan 2021.</p>
<p>Community Safety There will be ongoing implementation of the findings of the Lennox Head Crime Prevention Working Party. This includes conducting a safety audit and undertaking community education programs.</p>	<p>Complete. Crime presentation addressed in relation to urban design in Ballina Shire DCP.</p>

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Environment

Strategic Action - Environment	Status and notes
<p>Retain Vegetation Systems Existing native vegetation systems (within both existing and future urban areas) shall be retained and protected for its environmental and landscape value. To promote this, a Tree Preservation Order / Vegetation Management Plan will be introduced into the Lennox Head area.</p>	<p>Complete.</p> <p>Native vegetation identified for protection in Lennox Head Structure Plan 2004 and tree preservation order applied in Lennox Head.</p> <p>Tree preservation/vegetation management requirements now apply shire wide and are incorporated into Chapter 2a of the Ballina Shire Development Control Plan 2012.</p>
<p>Lennox Headland Plan of Management A detailed plan of management will be prepared for Lennox Headland (including Pat Morton Lookout). The timing and content of this work will need to have regard for the outcomes of the Single Coastal Reserve Plan of Management process13. Whilst the detailed content of this Management Plan will be developed in consultation with the community, the Lennox Head Community Access Group recommends that the following principles be incorporated into the document:</p> <ul style="list-style-type: none"> • Only low key and unobtrusive tourism infrastructure such as seats, lookouts and interpretive signage will be permitted; • Environmental repair, including weed eradication, is a high priority; • Formalisation of access tracks; • Provision of facilities such as toilets, bins etc; and • Rationalisation of car parking areas to meet the needs of the users and ensure traffic safety. 	<p>Management framework for headland set out in Ballina Coastal Reserve POM. Details contained in precinct plan under the POM.</p> <p>Coastal recreation path constructed.</p> <p>Progressive vegetation restoration ongoing.</p> <p>Toilet provided adjacent to car park.</p> <p>Car parking and pathway improvement options currently being considered by Council.</p> <p>Site specific POM not ultimately required.</p>

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Strategic Action - Environment	Status and notes
<p>Environmental Restoration Plan A Restoration Plan for significant environments will be prepared in consultation with the community. The plan will prioritise areas requiring restoration and identify strategies and actions required to achieve this.</p> <p>It will also give consideration to the maintenance and restoration of key habitats and corridors identified by the National Parks and Wildlife Service.</p> <p>This work will principally involve land under Ballina Shire Council's control, however will also investigate opportunities to provide incentives to encourage participation of private land owners.</p> <p>Consideration will also be given to roadside management issues and the rehabilitation and protection of coastal and dunal vegetation.</p> <p>Stage 1 of this work will involve a review of the existing environmental protection zonings in Lennox Head to ensure that all environmentally significant areas, including SEPP 14 and SEPP 26 areas are appropriately zoned.</p>	<p>Council has prepared and implemented various successive vegetation management plans to locate, guide and restore the environmental areas located throughout Lennox Head. The plans are progressively updated as required and implemented utilising Council, developer and volunteer resource capabilities.</p> <p>The plans cover Government and public reserves, Jali land, Council land, and some private lands.</p> <p>Environmental protection zoning reviewed as part of the preparation of the Ballina LEP 2012.</p>
<p>Landscape Study of Prominent Areas A landscape study will be undertaken into areas of visual prominence in Lennox Head - including ridgelines, headlands and the areas adjacent to the Coast Road. The study will make recommendations regarding criteria for assessment of future development proposals in these areas. This may include recommendations to alter the zoning of such land under Council's Local Environmental Plan. Should a rezoning or development application be received over such land prior to the completion of this work, submitted documentation must include detailed visual analysis and assessment against the provisions of the North Coast Urban Design Guidelines¹⁴.</p>	<p>Complete.</p> <p>Undertaken as part of Structure Plan process in 2004.</p>
<p>Buffers to High Conservation Value Areas</p> <p>New rezonings and subdivisions will provide for adequate and effective buffers to all areas identified as being of high conservation value with these buffers being zoned for environmental protection purposes.</p> <p>The location and extent of the buffers will be determined following detailed assessment of individual sites and consultation with relevant State Government Natural Resource Agencies. Development applications within existing urban zones will be assessed on their merits having regard for submissions received from relevant government agencies.</p>	<p>Complete.</p> <p>Buffer provisions relating to subdivisions incorporated into Chapter 3 of Ballina Shire DCP 2012.</p> <p>Buffers considered in detail in relation to development applications for subdivisions and other forms of development where buffers are a relevant consideration.</p>

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Strategic Action - Environment	Status and notes
<p>Wildlife Corridors Future planning, development and subdivisions will seek to establish wildlife corridors linking areas identified as high conservation value. Key corridors are illustrated diagrammatically on the Strategic Plan Summary Map on page 33. Individual developments should also seek to link habitats where practicable.</p>	<p>Complete. Key wildlife corridors are mapped in Ballina Shire DCP 2012. Corridors considered in relation to various subdivisions with restoration works required in a number of locations (e.g. Epiq, Lennox Rise).</p>
<p>Council Involvement in Environmental Restoration Council will review its existing operations so as to enable a more active role in the restoration of the natural environment. This will include supporting volunteer community groups involved in these activities and education of Council Parks and Gardens staff as to appropriate methodologies with regard to maintenance of public areas.</p>	<p>Complete. Council supports community volunteer landcare groups with volunteers contributing significant biodiversity benefits to the Lennox Head area. Council staff manage the public lands in relation to scientific licensing, contractor engagement and conservation methodologies (and also undertake restoration works directly).</p>

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Strategic Action - Environment	Status and notes
<p>Improved management of stormwater in existing urban areas</p> <p>Council will initiate a review of the existing storm water systems in Lennox Head. A priority action within this work will be a review of storm water management in the village area of Lennox Head with the view to minimizing, as far as practicable, pollution of Seven Mile Beach, Lake Ainsworth and the ocean. This will be in accordance with the recommendations of the Urban Water Strategy and incorporate a forum at which community based solutions can be developed.</p>	<p>Council is progressively undertaking improvements to stormwater management systems in the Lennox Head and Skennars Head locality.</p> <p>When undertaking works projects Council considers the possible improvements to stormwater infrastructure with an aim to improve water quality over all. These options are considered in relation to maintenance requirements, budget constraints and site specific issues such as groundwater levels.</p> <p>Works undertaken around Lake Ainsworth have incorporated water sensitive urban design features to reduce the pollutants entering the lake. The measures installed include swales, grass cell parking bays and infiltration pits in carparks. The upcoming Lennox CBD upgrades will also include water quality based stormwater infrastructure improvements to improve the quality of the water discharging at Seven Mile Beach.</p>
<p>Enhanced provision of native fauna habitat on public land</p> <p>The embellishment and appropriate landscaping of public land will, wherever possible, be planted with endemic species. This will include street tree planting and other landscaping. In addition constructed noise amelioration measures to major roads will be achieved by way of planted sound mounds, with these areas being planted with suitable native species.</p>	<p>Landscaping is considered on a project by project basis.</p> <p>Council's public landscape works predominantly involve use of endemic species.</p>

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Strategic Action - Environment	Status and notes
<p>Enhanced provision of native habitat fauna on private land</p> <p>To assist in achieving this, landscape guidelines contained within Council planning documents will encourage the use of appropriate native species and provide "plain English" advice regarding these species. This material will include specific advice concerning littoral rainforest species and responsibilities of persons owning land affected by SEPP 14 or SEPP 26.</p>	<p>Complete.</p> <p>Vegetation management provisions contained in Chapter 2a of the Ballina Shire DCP 2012. Chapters 2 and 3 also contain provisions relating to biodiversity and environmental management.</p>
<p>Review of Council Plant Nursery</p> <p>Council's plant nursery activities will be reviewed such that trees provided by Council to ratepayers will comprise suitable native species.</p>	<p>Complete.</p> <p>Council's nursery operations have adjusted to be more focussed on native and particularly endemic species propagation.</p>
<p>Local Heritage Study</p> <p>A community based heritage study will be undertaken into the heritage qualities of the area. This study will build on the work already undertaken by the Heritage Committee of the Lennox Head Residents Association and include, but not be limited to, indigenous heritage and dry stone walls in the area. For those items identified by the community as being significant, a formal assessment of significance (based on criteria contained in the Burra Charter) will be undertaken to make recommendations for future conservation and management. This could include potential listing as heritage items in LEP. Should a rezoning proposal be received over land prior to the completion of this work, the rezoning documentation must include detailed assessment of the heritage qualities of the site and incorporate initiatives to protect those items identified as significant.</p>	<p>Complete.</p> <p>Ballina Shire Community Based Heritage Study finalised in 2008</p> <p>Various heritage elements preserved within key subdivision sites such as Lennox Rise and Visions Estate (dry stone walls).</p> <p>There is further opportunity for recognition of indigenous heritage and this will be considered as part of the strategic planning process.</p>
<p>Mosquito Buffers</p> <p>New re-zonings and subdivisions will provide for adequate and effective buffers between new urban developments and areas identified as being key mosquito habitat. The design and location of such buffers will be in accordance with those contained within proposed DCP No. 10 – Mosquitos and Other Biting Insects.</p>	<p>Complete.</p> <p>Mosquito management provisions incorporated into Chapters 2 and 3 of the Ballina Shire DCP 2012.</p> <p>Significant community education initiatives undertaken in relation to mosquito management and hazards in recent years.</p>

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Strategic Action - Environment	Status and notes
<p>Bushfire Planning New re-zonings and subdivisions identified as being located in areas which are bush fire prone will be designed in a manner which is consistent with the relevant requirements of the NSW Rural Fire Service, particularly those documented in the publication entitled "Planning for Bushfire Protection, 2001".</p>	<p>Complete. State Government requirements relating to bushfire management and protection applied and incorporated into Council's local planning framework.</p>
<p>Improved management and treatment of stormwater for new subdivisions Storm water management systems for all subdivisions will be designed in accordance with Council's Urban Storm water Management Strategy and relevant State Government policies. Particular regard will be had to ensuring that sensitive wetland and creek environments are protected and enhanced.</p>	<p>Complete. Stormwater management provisions incorporated into Chapters 2 and 3 of the Ballina Shire DCP 2012.</p>
<p>Improved access to, and interpretation of, the natural environment This will be achieved by way of improved walking trails and interpretive materials at appropriate locations. This statement recognises that there are some particularly sensitive environments for which access may be inappropriate. This will necessitate management programs being developed for such areas addressing issues such as litter management and dogs.</p>	<p>Extensive works to provide enhanced access and facilities completed along coastline. Examples include foreshore enhancements, the coastal recreational path and open space embellishment at Lake Ainsworth. Enhancement works are ongoing in line with various plans and projects. Education and management programs undertaken and ongoing in relation to companion animals and litter.</p>

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Housing Development and Form

Strategic Action- Housing Development and Form	Status
<p>The Ballina Development Control Plan is to be amended to ensure:</p> <ul style="list-style-type: none"> - Variety of building design - A range of densities, higher densities closer to centres - Environmentally friendlier housing - Low scale housing development, maximum 2 storeys - Affordable housing <p>New controls for medium density in Lennox Village that maintain the character of the Village whilst allowing for medium density development in the area. New controls will</p> <ul style="list-style-type: none"> - encourage a built form which reflects the beachside locality - Provide improved amenity for residents and neighbours <p>These controls will have regard to the subdivision pattern, setbacks, car parking, landscaping and overshadowing.</p>	<p>Complete.</p> <p>Lennox Head specific DCP introduced in 2007 with the provisions them incorporated into the Ballina Shire DCP 2012 to apply shire wide.</p>
<p>Improved Design of Development</p> <p>Environmentally and architecturally innovative housing and development will be encouraged by way of community education programs. Partnerships with architect and building designer professional bodies will also be fostered.</p>	<p>Complete.</p> <p>Lennox Head specific DCP introduced in 2007 with the provisions them incorporated into the Ballina Shire DCP 2012 to apply shire wide.</p> <p>State Environmental Planning Policy (Building Sustainability Index – BASIX) also set standards for environmental design.</p>
<p>Review of Height Controls</p> <p>To provide certainty for the community regarding the overall height of buildings within Lennox Head. In this regard, Council will initiate a review of the height controls contained within the LEP. In the interim, all buildings will comply with the height controls contained within the LEP.</p>	<p>Complete.</p> <p>Outcomes incorporated into Ballina Shire LEP 2012 and Ballina Shire DCP 2012.</p>

8.2 Lennox Head Strategic Plan - 2022/23

Review of Lennox Head Community Aspirations Strategic Plan 2002

Strategic Action- Housing Development and Form	Status
<p>Amendment to Subdivision Code Council's Subdivision Code will be amended to ensure that new subdivisions are designed in a manner which is energy smart and reflects the other initiatives advocated in this Strategic Plan. This includes provision of street tree planting in new estates and the outcomes of the Community Facility and Open Space Needs Analysis.</p>	<p>Complete. Subdivision provisions reviewed, revised and consolidated into Chapter 3 of the Ballina Shire DCP 2012.</p>

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Transport and Accessibility

Strategic Action – Transport and Accessibility	Status
<p>Cycleway / Pedestrian Network</p> <p>The planning process has identified the need for an integrated cycleway / pedestrian network in Lennox Head linking existing and future residential developments with the activity nodes.</p> <p>Safe access along North Creek Road and Skennars Head Road is a particular priority in this network as is the need for improved access at the North Creek Road / Coast Road Roundabout. It will also be important to connect to external networks where practical. The following steps will be followed leading to the provision of this network:</p> <ul style="list-style-type: none"> • An integrated Transport Network Strategy will be developed to identify the required routes, design and function of the transport network in the area. This will include a review of the road hierarchy in Lennox Head and measures to improve access and interpretation of natural areas. This work will be undertaken in consultation with the community and relevant government agencies. • Following this work a detailed program for the funding and construction of the necessary facilities will be developed. This may include the preparation of a Developer Contributions Plan relating to the outcomes of the Transport Network Strategy. 	<p>Key road infrastructure identified in the Lennox Head Structure Plan and Council's road transport planning documents. Aspects of the road network incorporated into the Ballina Shire Roads Contributions Plan.</p> <p>Detailed planning for the pedestrian network was completed for the 2004 Structure Plan. This was included in Council's first Pedestrian and Mobility Plan (PAMP) 2004. There have been several updates to the PAMP since the original 2004 work.</p> <p>Ballina Shire Bike Plan 2017 lists improvements for the bike network.</p> <p>Substantial works in the road and pedestrian access network have been completed (e.g. Hutkey Drive north, Skennars Head Road roundabout, residential street footpath enhancements) and further works are planned.</p>
<p>Cycleway Plan</p> <p>An integrated cycleway / pedestrian network in Lennox Head will be constructed on an incremental basis. The network will link existing and future residential developments with the activity nodes. Safe access along North Creek Road and Skennars Head Road is a particular priority in this network as is the need for improved access at the North Creek Road / Coast Road Roundabout.</p>	<p>Complete.</p> <p>Shared paths completed along Skennars Head Road, North Creek Road and The Coast Road.</p> <p>New roundabout at Hutley Drive facilitates improved access to the Coast Road from established and growing residential areas.</p>

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Strategic Action – Transport and Accessibility	Status
<p>Improved Access to Beach Ramps and paths will be constructed at suitable locations to provide safe and equitable pedestrian access to Seven Mile Beach. Key access ways should be provided with appropriate facilities such as signage, bins and showers. This aspect of the Strategic Plan will be implemented by way of the Coastal Reserve Plan of Management.</p>	<p>Complete. Various beach access and facilities improvements completed in line with the Ballina Coastal Reserve POM. Key works completed but improvements and enhancements are ongoing.</p>
<p>Roads Contributions Plan A development funded Roads Contribution Plan will be introduced to make provision for an improved arterial road network to accommodate increases in traffic resulting from increased population both within Lennox Head and external to it.</p>	<p>Complete. Ballina Shire Roads Contributions Plan in place incorporating key infrastructure in the Lennox Head and Skennars Head locality including the North Creek Bridge and Hutley Drive South extension. Plan most recently updated in July 2021.</p>
<p>Review of Works Program A review of Council's works program will be undertaken having regard to available resources and in light of the following list of priority projects identified by the community:</p> <ul style="list-style-type: none"> - Upgrade required to North Creek Road north of Skennars Head Road (particularly in the vicinity of the Water Reservoir); - Review of safety of Coast Road in the vicinity of Lennox Point – possibility of a reduction in traffic speeds to be investigated; - Review of safety of Skennars Head Road and Coast Road intersection; - Review of safety of Greenfield Road and Coast Road intersection; - Ballina Street / Village Commercial Centre; and - Review of North Creek Road south of Skennars Head Road – investigate low key passing areas. Information concerning the current Works Program can be found at Appendix 10. 	<p>This work is ongoing for Council. The Hutley Drive, Byron Bay Rd roundabout has reduced pressure on North Creek Road. Reduction of speed on Coast Road is not deemed necessary at present. New roundabouts at Skennars Head Road and Headlands Drive intersections with The Coast Road constructed. Enhancement for Lennox Head village centre planned as part of the Lennox Village Vision project. Park Lane has previously been upgraded. The upgrade of North Creek Road, south of Skennars Head Road is included in the Roads Contribution Plan v4.2 for the period 2019 -2028 (item 18).</p>

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Strategic Action – Transport and Accessibility	Status
<p>Interstate Bus Interchange An investigation of suitable sites for an interstate bus transit facility will occur in consultation with the community, landholders and transport providers.</p>	<p>Complete. Interstate bus services currently use existing infrastructure within Lennox Head. Bus stop infrastructure incorporated into Lennox Village Vision project.</p>
<p>Realignment of Ross Lane The eastern end of Ross Lane will be realigned to the south so as to remove through traffic from the Fig Tree Hill & Sanctuary Village area, with the existing road reserve being rehabilitated so as to link wetland areas located in the area. This will result in improved traffic safety, amenity and environmental outcomes. Detailed environmental assessments will, however, need to occur to determine the final route and design of such a road.</p>	<p>Complete. Lennox Head Structure Plan 2004 investigated this option in more detail and did not support the project due to limited development potential of the area and environmental constraints. Intersection of Ross Lane and The Coast Road upgraded and roundabout in place.</p>

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Commercial and Economic Development

Strategic Action – Commercial and Economic Development	Status
<p>Lennox Head Village Centre Development Control Plan In accordance with Council's previous resolutions on this matter, a Development Control Plan (DCP) for the Lennox Head Village Centre will be prepared for exhibition as a matter of very high priority. The DCP will incorporate urban design controls for private land, a review of car parking and traffic flows and principles for subsequent streetscape initiatives. This work shall have regard for projected population growth in the area.</p>	<p>Complete. DCP provisions for village centre established and now incorporated into Chapter 6C of the Ballina Shire DCP 2012. Streetscape form and composition has been examined through multiple projects with enhancement works to be undertaken as part of the Lennox Head Village Vision project.</p>
<p>Commercial Hierarchy Council's Retail Strategy and other planning documents will identify that retail and commercial development will be established in accordance with the following hierarchy:</p> <ul style="list-style-type: none"> • The CBD will be the principal commercial area in Lennox Head and will provide facilities and services of a district scale. No increase or expansion of the existing commercial will occur. The CBD is the commercial and social centre of Lennox Head and planning for the area will enhance this role into the future. • A second commercial area will be provided in Pacific Pines Estate to complement those facilities found in the village centre. This centre shall be lower in the retail hierarchy than the CBD and provide facilities of a neighbourhood scale to service the residents located in this area and enhance walkability. • Other areas zoned for commercial activities within the district will provide convenience facilities of a local scale. • Higher order retail and commercial facilities including major supermarkets, shopping malls and bulky goods retailing will be provided elsewhere such as Ballina. 	<p>Complete. The Ballina LEP 2012, Ballina Shire Growth Management Strategy and the Ballina Shire Economic Development Strategy 2019 reflect the established commercial and planned hierarchy within the Ballina Shire. The Lennox Head CBD is identified as a village centre. Pacific Pines Centre (Epiq) has been constructed and provision has been made for a neighbourhood style commercial area at Skennars Head (within the Aureus estate).</p>
<p>Village Centre Beautification A Landscaping and Beautification Scheme for the Lennox Head Village Centre shall be prepared and constructed.</p>	<p>Lennox Village Vision project has identified enhancement outcomes for the village centre and works are expected to commence in the near future.</p>

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Strategic Action – Commercial and Economic Development	Status
<p>Tourism Development Council's planning controls will be reviewed so as to incorporate detailed controls for the design and location of tourism development in Lennox Head. The aim of this work is to ensure that tourism developments are low key and limited in scale and number so as to manage impacts on the resident community. This work will also identify preferred locations for motels, backpacker hostels etc so as to minimise impacts on residential amenity. The results of this work will be included in the drafting of the Ballina Tourism Strategy.</p>	<p>Complete. Tourism provisions for Lennox Head established and now incorporated into Chapters 4 and 6C of the Ballina Shire DCP 2012.</p>
<p>Pacific Pines Neighbourhood Centre Any application for the development of the Pacific Pines Neighbourhood Centre shall be accompanied by a retail analysis undertaken by a professional experienced in the field which demonstrates compliance with the hierarchy outlined above.</p>	<p>Complete. Centre constructed in accordance with State Government approved master plan for the Epiq estate.</p>
<p>Light Industrial Area A low key light Industrial / Arts / Craft Park will be provided at an appropriate location in Lennox Head. The investigation and provision of this facility will occur via the following steps: 1 - Investigations into the need for such a facility; 2 - Investigations into the appropriate site for such a facility; and 3 - Provision of facility (via normal processes). Detailed site selection criteria and design controls will be developed prior to approval relating to accessibility and minimising environmental, visual or amenity impacts.</p>	<p>Light industrial area identified in Lennox Head Structure Plan 2004. Light industrial area has not progressed (noting this is located on private land and amendment to the LEP is required to enable this development to proceed).</p>

Review of Lennox Head Structure Plan 2004

Attachment 2 : Review of Lennox Head Structure Plan 2004

Key:

Orange – To be reviewed in Lennox Head Strategic Plan 2022/23 process.

Green - Completed or no longer being considered for urban development

Role of the Structure Plan	The Lennox Head Structure Plan sets the broad framework or “blueprint” for the development of new release areas in Lennox Head. It identifies preferred locations for environmental protection and enhancement, community and sporting infrastructure, and conceptual road, pedestrian and cycle linkages. The plan followed the adoption of the Lennox Head Community Aspirations Strategic Plan. A copy of the structure plan follows the table.	
The Vision	“The seaside village atmosphere and environmental heritage of Lennox Head will be retained and enhanced as the community works together to provide for the needs of existing and future generations.”	
Candidate Release Area (identified for assessment for rezoning to residential)	Status at 2021	
Area A – North Lennox Head (adjacent to Byron Bay Road) Area B – Cooper Close	High levels of constraint. However, has not been subject to detailed investigation sufficient to progress to rezoning.	
Area C – South of Cooper Close Area D – North West Lennox	Various constraints present. However, has not been subject to detailed investigation sufficient to progress to rezoning.	
Area E – Henderson Farm North (Adjacent to “The Grove”)	This site was assessed as part of the Henderson Farm (now Lennox Rise) rezoning process, but was deferred due to the presence of Hairy Jointgrass. May be suitable for residential development subject to further investigations.	
Area F - Henderson Farm Central (adjacent to Pacific Pines Estate)	Rezoned and development commenced. Known as Lennox Rise.	
Area G – Henderson Land South (Adjacent to Pacific Pines Estate Playing Fields)	Rezoned and development consent for subdivision in place.	
Area H - The Hill Behind the Lennox Head Village Centre	Land was assessed for urban suitability as part of the 2012 LEP and parts of the site were rezoned for residential purposes (western part of the site adjacent to the Coast Road). No intensification of urban uses outside the identified potential urban areas envisaged.	

8.2 Lennox Head Strategic Plan - 2022/23

Review of Lennox Head Structure Plan 2004

Candidate Release Area (identified for assessment for rezoning to residential)	Status at 2021	
Area I – Adjacent to the Water Reservoir	Rezoned and development consent for subdivision in place. Known as The Crest.	
Area J - Stoneyhurst Drive	A planning proposal was commenced for this site, however, due to lack of coordination between landowners the process was not able to be progressed.	
Area K – Pacific Pines Estate	Rezoned and substantially developed. Known as the Epiq.	
Area L - Various blocks, North Creek Road	Residential zoning and standards have been applied to the (large) lots already created, enabling some infill development to occur incrementally.	
Area M - South of Pacific Pines Estate (Aspect & Elevations Estate)	Rezoned and residential development substantially progressed.	
Area N – East of Survey Street and Amber Drive	Rezoned and residential development substantially progressed.	
Area O – South of Amber Drive	Rezoned and residential development substantially progressed.	Status
Area P – East of Tara Downs	Rezoned.	
Area Q - West of Lennox Palms Estate	A historic (1982) consent for large subdivision has been enacted. The now fractured land ownership arrangement and lot configuration do not provide for further practical subdivision.	
Area R - East of Lennox Palms Estate	Land was assessed for urban suitability as part of the 2012 LEP. Land not suitable for urban subdivision.	
Area S - West of Headlands Caravan Park	Consent issued for this site from State Government under Senior Living SEPP for seniors housing – Gemlife.	
Area T – South of Headlands Estate, Skennars Head	Rezoned and residential subdivision commenced. Known as Aureus.	
Area U – North Creek Road Extension, Skennars Head	Strategic Growth Area. Urban development potential subject to future detailed investigation.	

Review of Lennox Head Structure Plan 2004

