

9.2 Combined DCP Amendment No.13 - Coastal Grove Lennox Head

Attachment 1. Approved Subdivision Landscape Plan - Coastal Grove.

HASSLETT

LEGEND

	SITE BOUNDARY
	REMANANT VEGETATION TO REMAIN
	EXISTING REVEGETATION PLANTING TO REMAIN
	EXISTING VEGETATION TO BE REMOVED
	TOP OF CREEK BANK
	20M TOP OF BANK OFFSET
	PROPOSED VERGE FOOTPATH (1.2M)
	PROPOSED PEDESTRIAN FOOTPATH (FINAL LOCATION/ROUTE TO BE DETERMINED IN CONSULTATION WITH COUNCIL)
	PROPOSED STEEL EDGE/GRASS
	PROPOSED RAIN/GARDEN
	PLAYGROUND AREA
	LOT BOUNDARY AND NUMBER
	INDICATES POTENTIAL DUPLEX DEVELOPMENT LOT
	AREA OF PRIORITY JOINT GRASS TO BE PROTECTED (EXCERPT INTERPOLATED FROM FINAL AMENDED DIAGRAM IN ECOLOGICAL ASSESSMENT, PREPARED BY ECO LOGICAL AUSTRALIA)
	PLANTING (REFER TO PLANT SCHEDULE FOR SPECIES)
	PROPOSED STREET TREE AND VERGE TREE PLANTING
	PROPOSED SHRUB PLANTING ALONG ROAD NO. 1 VERGE
	PROPOSED TENISE TREES AND SHRUBS
	PROPOSED OPEN TREES AND GRASSES
	PROPOSED PREAMBLE EDGE PLANTING INCORPORATED INTO OPEN SPACE DESIGN (SEE NOTE 2)
	PROPOSED PLANTED BIO-RETENTION SWALES
	PROPOSED GRASS AREA

PROPOSED GRASS AREA
Location of Fertile/soil depth in appropriate based on soil test results. Final location of grass area to be determined in consultation with Council. Survey conducted the second vegetation at ground level approximately 7.5m from the boundary of the site.

Note 2: Preamble edge planting to be implemented in appropriate locations to protect the extent of the endowment. Final location to be determined in consultation with Council.



PSL 3394 / PA03 Landscape Plan (Rev E)
Scale 1:1000 @ A1/12000 @ A3

COASTAL GROVE DEVELOPMENTS
SAKE
Lennox Head
coastal

Attachment 2. Draft Policy Statement 20 - Coastal Grove Lennox Head.

Ballina Shire Combined Development Control Plan

Ballina Shire Combined Development Control Plan
Chapter 1 – Urban Land.

**Policy Statement No.20
Coastal Grove Lennox Head**



POLICY STATEMENT 20 - COASTAL GROVE LENNOX HEAD

1. PREAMBLE AND CITATION

- 1.1 This component of the Ballina Shire Combined DCP sets out development controls specific to the Coastal Grove residential estate at Lennox Head.
- 1.2 This part of the Plan may be cited as Policy Statement No. 20 – Coastal Grove Lennox Head.

2. LAND TO WHICH THIS POLICY APPLIES

This policy statement applies to all land contained within the Coastal Grove residential estate at Lennox Head as shown in Figure 1.

3. RELATIONSHIP TO OTHER PLANNING DOCUMENTS

This policy establishes specific development controls and requirements for the Coastal Grove residential estate at Lennox Head.

This policy is to be read in conjunction with other elements of the Ballina Shire Combined Development Control Plan as follows:

- Ballina Combined Development Control Plan Chapter 1 - Urban Land.
- Ballina Combined Development Control Plan Chapter 5 - Bed and Breakfast Establishments.
- Ballina Combined Development Control Plan Chapter 11 - Mosquito Management.
- Ballina Combined Development Control Plan Chapter 13 - Stormwater Management.
- Ballina Combined Development Control Plan Chapter 16 - Lennox Head.

Where there is an inconsistency between this policy statement and another aspect of the Combined Development Control Plan, the provisions of this policy statement apply to the extent of any inconsistency.



Note: When considering the provisions of the DCP that apply to the Coastal Grove site, the DCP should be read as follows:

Coastal Grove is subject to the requirements set out in Policy Statement 20 - Coastal Grove Lennox Head as well as other standards applicable to residential development contained in the combined DCP. In this regard, additional provisions are located in several parts of the DCP, including Chapter 1 - Urban Land and Chapter 16 - Lennox Head.

The provisions contained in the DCP are in addition to the provisions within State Environmental Planning Policies and the Ballina Local Environmental Plan. In the event of any inconsistency between the DCP and SEPPs and/or the LEP, the SEPPs and/or LEP prevail.

4. DATE ON WHICH THIS POLICY TAKES EFFECT

This policy was adopted by Ballina Shire Council on 23 June 2011 and came into effect on XXX.

5. BACKGROUND TO POLICY

This policy has been prepared in order to establish specific development controls for the Coastal Grove residential estate at Lennox Head. The provisions of this policy recognise the characteristics and planning associated with the estate.

6. PLANNING FRAMEWORK

6.1 Objectives

- a. To provide a high quality residential development to meet the demand for housing within the Lennox Head area;
- b. To protect the inherent environmental qualities of the site and its surrounds including visual character, landscape setting and riparian vegetation values; and
- c. To provide services and facilities to meet the needs of the future residents of the site.

6.2 Development Controls

6.2.1 Objectives

- i) Prior to granting development consent to any development application relating to the subject land, Council must consider the extent to which the application is consistent with the above objectives.

6.2.2 Building Lines and Setbacks

- i) Dwellings are to be setback a minimum of 6m from the front boundary of the lot.



Note: Aside from the front building line, other setbacks and the building height plane as specified in Chapter 16 of the Combined DCP are applicable to development the subject of this policy.

6.2.3 Building Height

- i) Dwelling houses must not be comprised of more than 2 storeys except as set out in 6.2.3(ii).
- ii) Dwelling houses located on Lots 26-32 (Figure 1) must not exceed 1 storey above existing ground level when viewed directly from the front street boundary of the lot.



Note: Building height plane provisions contained in Chapter 16 of the Combined DCP are applicable.

6.2.4 Slope Sensitive Design

Dwellings and associated development on residential lots with a slope greater than 15% are required to conform to the following requirements:

- i) Driveways
 - Driveways are to not to exceed a maximum gradient of 1:6 unless it can be demonstrated to satisfaction of the consent authority that no reasonable alternative to this solution is possible. In such cases a driveways are not to exceed a maximum gradient of 1:4.
 - Applications are to include a long section drawing of proposed driveway access that has been prepared by an appropriately qualified person based on site survey information.

ii) Earthworks

- Earthworks are subject to the following requirements:

Geotechnical zone (Figure 2)	Maximum cut or fill - property boundary	Maximum cut or fill - elsewhere on site
1	1.2m	No limitation if works contained fully within building envelope
2	1.2m	2.5m if works contained fully within building envelope
3	1.2m	1.5m



Notes: Cut and fill parameters mean that excavation and/or filling on sites with a slope exceeding 15% may, in some circumstances, exceed the 1m (on property boundary) and 1.5m (elsewhere on the site) maximum depths set out in Chapter 16. This is subject to the conditions contained in 6.2.4(ii) and relevant engineering and geotechnical assessment demonstrating the suitability of the site for the proposed excavation/filling and associated works.

Where the conditions of 6.2.4 are not met, the provisions of Chapter 16 apply in relation to cut and fill (i.e. land with a slope of less than 15% or cut and fill outside building envelopes).

The geotechnical zones are based on analysis undertaken by Coffey Geosciences in relation to the application for the subdivision of the land.

- (iii) Geotechnical and Engineering Assessment
 - Applications for development are to be accompanied by engineering and geotechnical assessment prepared by suitably qualified persons as required by the consent authority.
 - Applications for development on land within geotechnical zone 3 must be accompanied by a geotechnical assessment. The assessment is to be prepared by a qualified geotechnical engineer.

- Where a geotechnical assessment is required, applications for development must demonstrate that the findings of the assessment have been considered in relation to the structural design of the proposed development.



Note: Applicants may be required to have regard for the geotechnical assessment undertaken by Coffey Geosciences in relation to the application for the subdivision of the land.

6.2.5 Screening Underfloor Space of Buildings

- i) Where the understorey of a building is visible from adjoining properties or public land, landscaping or screening panels must be provided around the base perimeter of the building. Screening is to be provided in accordance with the following.
 - Screening panels must not create the appearance of a solid wall and are to be constructed of lattice, slats or other like materials.
 - Proposals for the use of landscaping for the screening of underfloor areas must be accompanied by a landscape plan which includes information identifying the location and species of plantings.
 - Landscaping screening is to be provided utilising mature plants.
- ii) Screening required under 6.2.5(i) is to be provided prior to the occupation of the building.

6.2.6 Duplex Development

- iii) Duplex development is only permitted on lot numbers 11, 12, 25 and 26.
- iv) Duplex dwellings must be designed such that each dwelling has a clear identifiable entrance visible from the street frontage.



Note: Mapping showing the location of duplex lots is contained in Chapter 1 of the Combined DCP. These lots are designated 'D' and are subject to the DCP Control Plan Area provisions applicable to Duplex lots.

Figure 1 Approved Subdivision Layout (provisions 6.2.3 and 6.2.6)

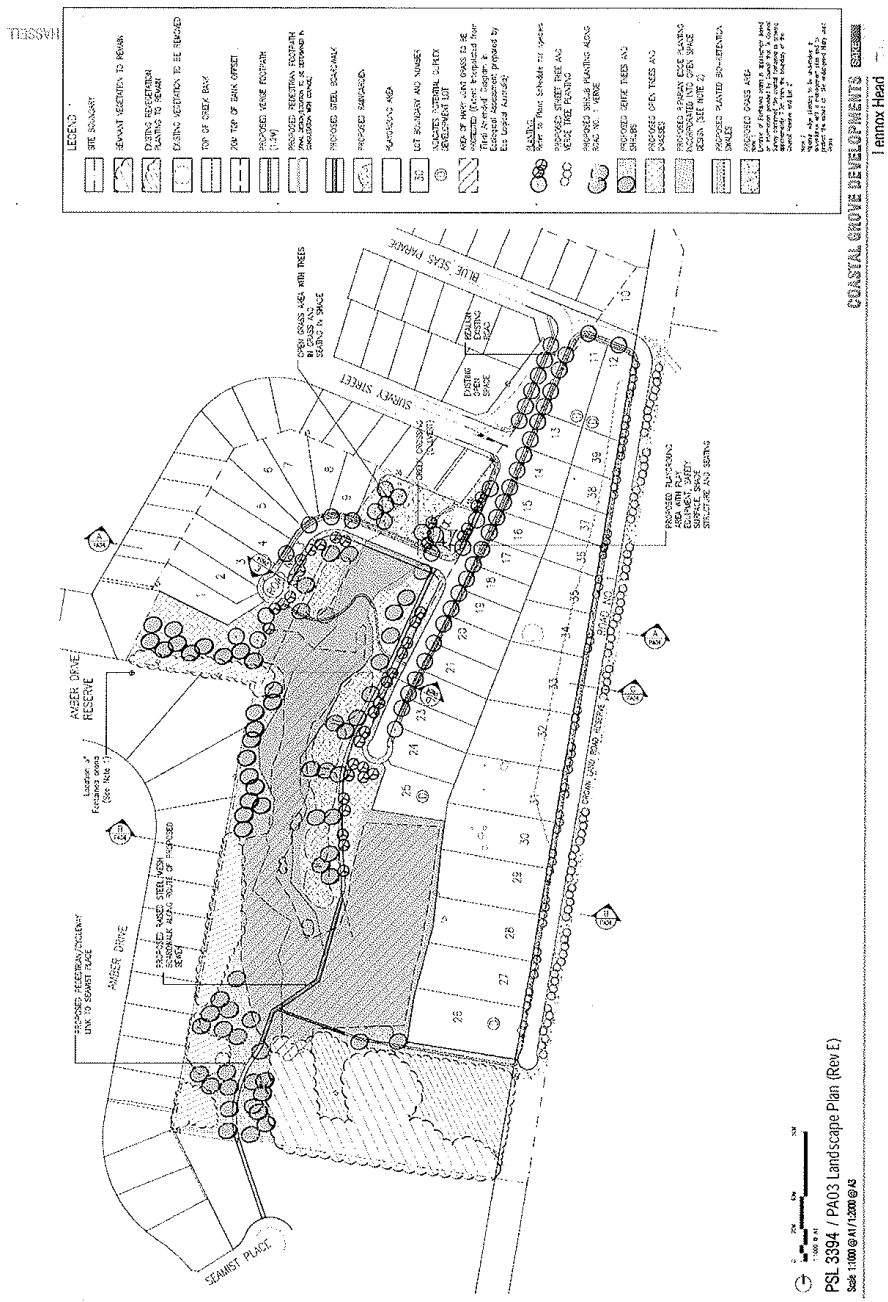


Figure 2 Geotechnical Zones (provision 6.2.4)

