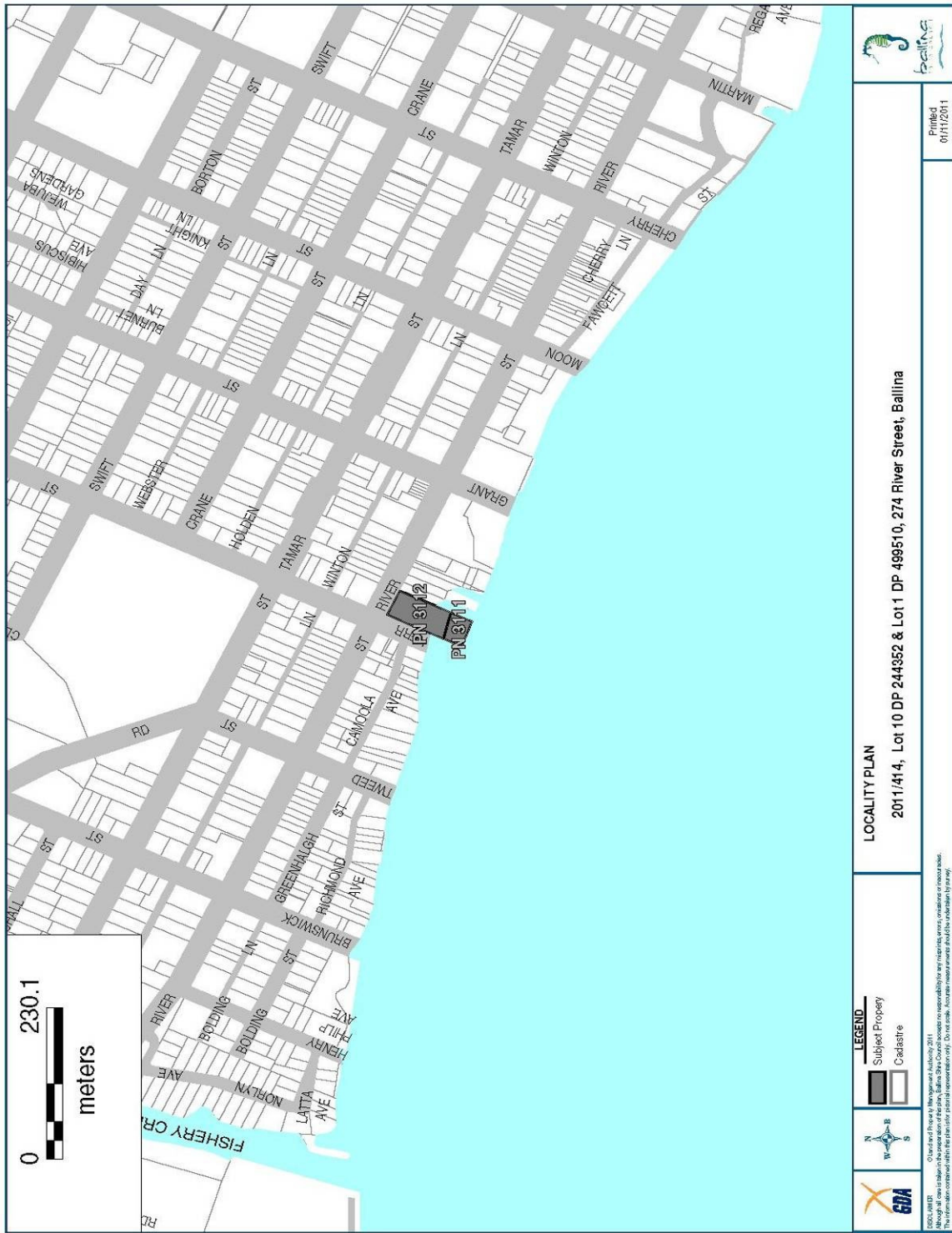


8.2 **DA 2011/414 - Sundowner Motor Inn, Ballina**



Printed
01/12/2011

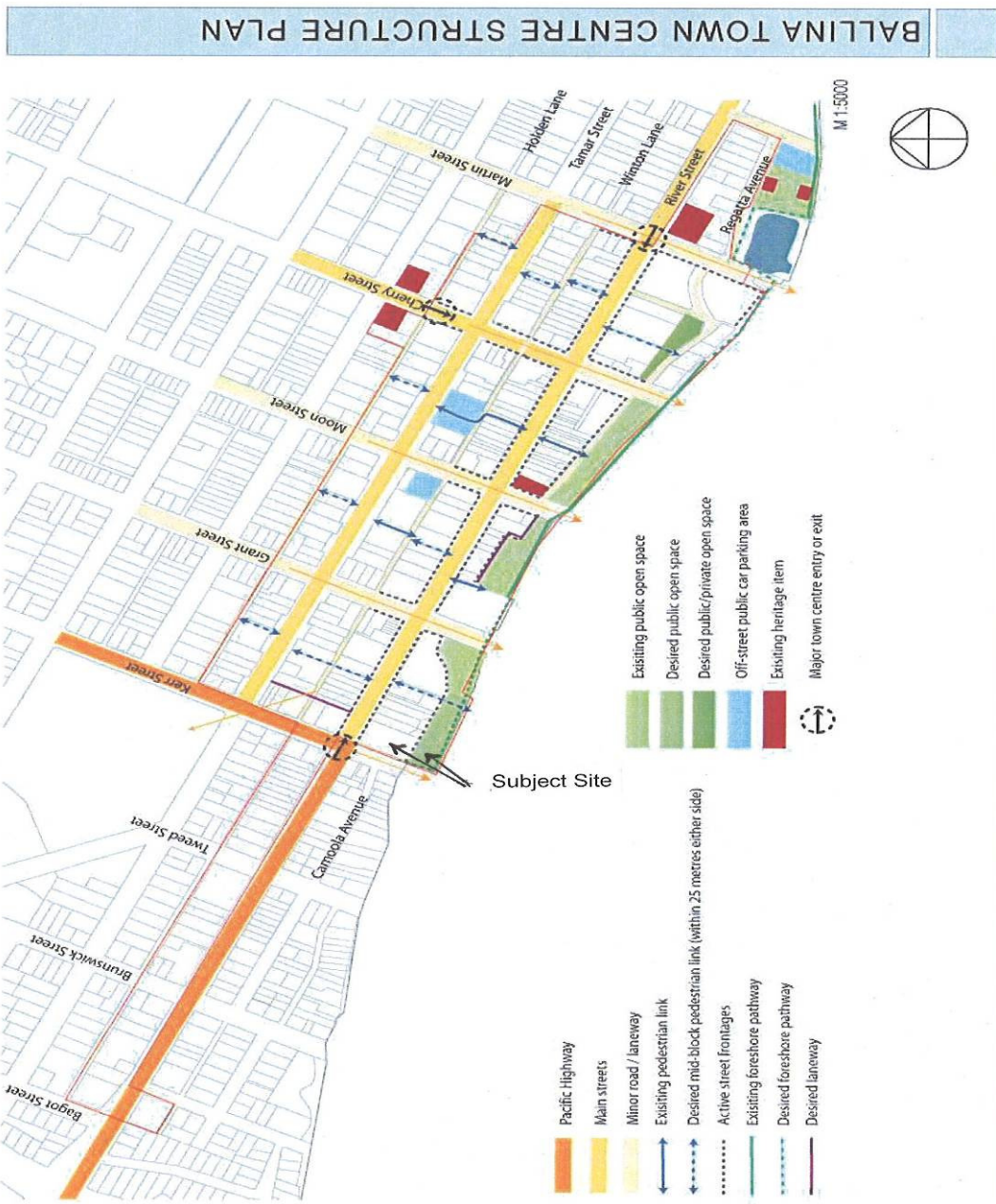
LOCALITY PLAN
2011/414, Lot 10 DP 244352 & Lot 1 DP 499510, 274 River Street, Ballina

LEGEND

- Subject Property
- Cadastre

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This map is subject to the usual disclaimer of responsibility for errors, omissions or inaccuracies.
The information contained in this plan is for illustrative purposes only. Do not make financial decisions based on this information for any use.

Figure 2.1 Ballina Town Centre Structure Plan

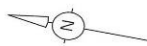


Ballina Town Centre DCP

GeoLINK
 0612932

Figure 2.2 Existing heritage items and buildings and items of interest





LEGEND



INDICATES TREES TO BE REMOVED



Note:

This preliminary layout has been completed in accordance with the instructions provided by G Mills. In this respect, preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a detailed survey & engineering plans. Accordingly, the responsible engineer within this report may be modified by the surveyor's or engineer's field notes or other information. Newton Denny Chapelle, according to its liability for loss or damage suffered, however arising, to any person or corporation who may use or rely on this report.

Client: G MILLS

Amendments:

Date	Changes
B 27/02/11	LOT 1 NOW SMALLER
C 20/04/11	FUTURE LAND DEDICATION
D 6/09/11	PROPOSED TREE REMOVAL
E	
F	

Location:
LOT 1 DP 499510 & LOT 10 DP 244352
274 RIVER STREET BALLINA

NDS
Newton Denny Chapelle
 Surveyors Planners Engineers
 Email: office@newtondennychapelle.com.au
 Lismore
 31 Oungreya Drive 5460
 T 6625 1011 F 6622 4088
 T & F 6885 0000

PLAN 3 - PROPOSED TREE REMOVAL

Drawn: CD

Date: 6.09.11 Scale 1:800 @ A3

Ref No. 11/075 D



Note:
 This preliminary layout has been completed in accordance with the instructions provided by G Mills. In this respect, preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a detailed survey & engineering plans. Accordingly, the conclusions reached in this report may be modified by the surveyor's field observations or the final survey plan. Newton Denny Chapelle, Newton Denny Chapelle, is not responsible for any loss or damage arising to any person or corporation who may use or rely on this report.

LEGEND

DENOTES FUTURE LAND DEDICATION - (600m²)

DENOTES INDICATIVE PLANTING ZONE



Client : G MILLS	Amendments :	
	Date	Changes
Location : LOT 1, DP 498510 & LOT 10 DP 244352 274 RIVER STREET BALLINA	C	6/09/11 PROPOSED CONSOLIDATION & LAND DEDICATION
	D	6/09/11 CONSOLIDATION & LAND DEDICATION
	E	15/06/11 LAND DEDICATION ALTERED AROUND INDICATIVE PLANTING ZONE
	PLAN 4 - PROPOSED CONSOLIDATION & LAND DEDICATION	
	Date: 15.09.11 Scale 1:1000 & 1:500 @ A3 Ref No: 11/075 E	
Newton Denny Chapelle Surveyors Planners Engineers Email: office@newdennydchappelle.com.au Lismore Casino 31 Compaq & Lutera 2400 100 River St, Casino 2400 T: 6552 1011 F: 6552 4088 T.F. 6552 0070		Drawn: CD

Captain Cook Park

Vehicular access is currently provided informally across Crown Land on the river side of private allotments. A new laneway is to be created along the river frontage of these allotments to facilitate the provision of active frontages to Fawcett Park and servicing and vehicular access to buildings. The laneway is to be provided within public land.

2.3.7 Foreshore open space

With the Richmond River being a highly valued and significant feature in the Town Centre it is critical that public access be provided along the entire river frontage. The provision of continuous public open space along the river frontage would provide an important local and regional asset.

Attractive, safe and active public access is currently provided in Fawcett Park however flanking buildings do not all address the park. A narrow strip of uninviting public foreshore space has been provided between Martin Street and Cherry Street because of the poor surveillance, no active frontages and bland treatment provided to ground floor car park walls. Access is discontinuous at the west end of the foreshore as the RSL Club is not setback from the river and private land extends to the riverfront. The War Memorial Park is currently underutilised because it is disconnected with other foreshore open space and River Street.

The following controls are proposed to enhance and complete a river foreshore public open space system in the Town Centre.

Between Martin and Cherry Streets (Ramada, Pelican Moorings, Golden Eagle and Dockside frontage)

As river frontage buildings redevelop, active uses are desired to be provided along the ground level on the riverside of sites. To support these uses with an appropriate riverfront public domain, buildings should either be set further back from the river bank or the foreshore path could be extended over the edge of the river. Where this is not possible the car parking is to be provided as a sub-basement or basement in order to avoid the provision of a tall blank wall to the foreshore pathway. Any podium wall (e.g. sub-basement wall) should be setback to allow space for landscape treatments which provide amenity and facilitate surveillance to the foreshore pathway. The foreshore pathway should be visible from the inside of upper floor buildings in order to provide passive surveillance.

Between Cherry Street and the RSL Club (Fawcett Park)

Fawcett Park is the Ballina's most central park. It is used for passive and active recreation and is the focus of key civic events.

Active street frontages are required along the ground level of buildings which face north and south. Upper floors must be orientated towards Fawcett Park in order to provide passive surveillance. Buildings will be required to be setback along the north side of Fawcett Street in order to provide adequate footpath space for a transition between buildings and the street and amenity for outdoor dining. Further controls in regards to the lane widening are provided in Section 3.6.3.

Between Fawcett Park and War Memorial Park (RSL Club frontage)

As the RSL Club site is redeveloped it is preferable for the building to be setback from the riverbank to enable the provision of a public open space connection between Fawcett Park and War Memorial Park. Where this is not possible a pathway which extends over the river edge may be an alternative.

Active uses are required along the riverfront of this site and preferably fronting Fawcett Park and War Memorial Park as well. This is to ensure that both parkland and river views may be had from the buildings and to provide surveillance to these important public open spaces.

War Memorial Park

This park should serve as Ballina's most important passive and reflective open space area. It has the potential to provide a highly attractive outlook from surrounding buildings and transition between new buildings and the riverfront.

It is desirable that buildings fronting War Memorial Park have active frontages on the ground floor. Upper floors along the park frontage must be orientated towards the park in order to provide views from the buildings and passive surveillance to the park.

Between War Memorial Park and Kerr Street (Barlows and Sundowner Site)

This site has the potential to deliver a unique foreshore space which provides a highly attractive outlook from buildings which has references to Ballina's history and landscape. The provision of public open space along the riverfront would enable a continuous foreshore open space network to be provided in the Town Centre – a unique and valuable local and regional asset.

The provision of an interesting and unique riverfront parkland would serve as a key attraction at the west end of River Street. It would enhance the experience of on-site residents and tourists and encourage pedestrians to move to and through the site.

Retention and adaptation of the slipways would maintain a strong historical link to the cultural landscape of Ballina's riverfront. The slipways are a relic from a time when the shipbuilding industry dominated the riverfront along the Town Centre. They will provide both an interesting visual and recreational element in the site and avoid the need for potentially costly and problematic site remediation.

Detailed planning and design for this site has not been possible in the preparation of this DCP. This would more effectively and appropriately be undertaken by collaboration between the land owners, Ballina Shire Council and relevant government agencies. Accordingly, resolution of the extent and configuration of public open space that should be provided has not been possible. Instead several objectives have been formulated to guide future planning and design on the site. These objectives are based upon the Coastal Design Guidelines for NSW (UDAS 2003), the statutory provisions of State Environmental Planning Policy No. 71 – Coastal Protection and North Coast Regional Environmental Plan. The following objectives and strategies must be taken into consideration when assessing development applications on the site:

- Provide a public open space network that connects the War Memorial Park with Kerr Street
- Provide continuous public access along the foreshore
- Retain references to Ballina's history and the marine setting, by preferably retaining and adapting the existing slipways
- Retain references to the landscape setting by protecting the existing Norfolk Island Pines
- Provide public open space that accommodates active and passive recreation
- Provide active uses (and preferably active frontages) at the interface between the private and public domain
- Consider the provision of a new public laneway through the site to provide an edge between buildings and open space, reflect the traditional subdivision pattern in the Town Centre, provide access to ground floor commercial uses and on-street public car parking to aid access to foreshore parkland (Refer to Section 2.3.6)
- Ensure that buildings do not dominate the entire river edge but rather that a transition area is provided between the riverbank and the main bulk of buildings
- Determine the extent and configuration of public parkland having regard to:
 - the alignment of the riverbank to the west and east of the site
 - the landscape and historical features on the site
 - vistas along the foreshore, from the land to the river and from the river to the land
 - the area required for usable and effective public open space
 - other objectives for the site identified above

2.3.8 Other Open Space

North side of Fawcett Street between Cherry Street and Fawcett Lane

The Structure Plan proposes an area of open space at the rear of the Yeates House / Woolworths / Ballina Boulevard / Mc Gintys Hotel properties. This open space would be achieved as part of the redevelopment of the sites. Given the narrow width of Fawcett Street (compared to other streets in the Town Centre), it is considered important to provide meaningful separation between tall buildings on both sides of the street. It also provides an attractive open space area somewhat sheltered from the southerly winds experienced along the riverfront.

3.8.3 Other development controls

(a) Land Use

Objective

- Achieve the desired future character of the precinct

Controls

- Ground floor – must be commercial around the street, park and river edges and along mid-block pedestrian links. Elsewhere on the ground floor may be commercial or residential
- Other storeys – may be either commercial or residential

Refer to definitions of 'commercial' and 'residential' uses in the Glossary.

(b) Public Open Space

Objective

- To achieve the public open space objectives of the Town Centre Structure Plan

Control

- Part of the foreshore located between War Memorial Park and Kerr Street is to be dedicated to Council for public open space purposes in accordance with the strategy and objectives described in the Structure Plan, other relevant planning instruments, strategies and guidelines and Council policy

(c) Norfolk Island Pines

Objective

- To retain elements of the natural landscape as references for building form, markers for the edges between buildings and open spaces and an attractive outlook for residents

Controls

- Existing Norfolk Island Pines must be retained
- Buildings must be setback from the existing Norfolk Island Pines in order to ensure their protection. The setback is to be determined by Council. This will be based on an assessment prepared by a qualified Aborist, to be submitted to Council with a Development Application

(d) Deep Soil Zone

Objectives

- To provide adequate space for the planting of substantial trees and to assist with drainage
- To deliver an attractive outlook for apartment residents

Control

- A deep soil zone shall be provided in accordance with Section 4.14.8 - Deep Soil Zones