



4.5 Lennox Head Coastal Hazard Protection Area

4.5.1 Application

Applies to:	
Location/s:	Lennox Head Coastal Hazard Protection Area (as shown on the Special Area Controls Maps - Residential).
Development Type/s:	<i>Residential accommodation</i> and <i>tourist and visitor accommodation</i> .

4.5.2 Planning Objectives

- Minimise adverse impacts and hazard risks associated with coastal processes on dwellings and ancillary uses.

4.5.3 Development Controls

- Development must comply with the floor levels and building lines specified in the following tables.

Table 4.9 – Ballina Street Foreshore Building Provisions

Address	Lot DP/SP	Habitable Floor Level	Foreshore Building Line (east of Ballina St boundary)	
			at northern boundary	at southern boundary
77-83 Ballina Street	SP 45001	6.00m AHD	35.91m	40.5m
85 Ballina Street	Lot 6 Section 1 DP 11687	6.00m AHD	34.7m	35.91m
87 Ballina Street	Lot 5 Section 1 DP 11687	6.00m AHD	33.5m	34.7m

Table 4.10 – Rayner Lane Foreshore Building Provisions

Address	Lot DP/SP	Habitable Floor Level	Foreshore Building Line (east of Rayner Lane boundary)	
			at northern boundary	at southern boundary
2 Rayner Lane	SP 84004	500mm above centreline of Rayner Lane	41.95m	43.47m
3 Rayner Lane	Lot 43 Section 1 DP 11687		40.43m	41.95m
4 Rayner Lane	Lot 42 Section 1 DP 11687		38.90m	40.43m
5 Rayner Lane	Lot 41 Section 1 DP 11687		37.38m	38.90m



Ballina Shire Development Control Plan 2012 CHAPTER 4 - RESIDENTIAL & TOURIST DEVELOPMENT

Table 4.10 – Rayner Lane Foreshore Building Provisions				
Address	Lot DP/SP	Habitable Floor Level	Foreshore Building Line (east of Rayner Lane boundary)	
			at northern boundary	at southern boundary
6 Rayner Lane	Lot 40 Section 1 DP 11687		35.85m	37.38m
7 Rayner Lane	Lot 39 Section 1 DP 11687		34.33m	35.85m
Table 4.10 (cont.) – Rayner Lane Foreshore Building Provisions				
Address	Lot DP/SP	Habitable Floor Level	Foreshore Building Line (east of Rayner Lane boundary)	
			at northern boundary	at southern boundary
8 Rayner Lane	Lot 38 Section 1 DP 11687	500mm above centreline of Rayner Lane	32.18m	34.33m
9 Rayner Lane	SP 74190		31.28m	32.18m
10 Rayner Lane	SP 60473		29.76m	31.28m
11 Rayner Lane	SP 67477		28.13m	29.76m
12 Rayner Lane	SP 66590	6.0m AHD	26.50m	28.13m
13 Rayner Lane	Lot 33 Section 1 DP 11687		24.89m	26.50m
14 Rayner Lane	Lot 32 Section 1 DP 11687		23.25m	24.89m
15 Rayner Lane	Lot 31 Section 1 DP 11687		21.63m	23.25m
16 Rayner Lane	Lot 30 Section 1 DP 11687		20.00m	21.63m
10A Rutherford Street	Lot 45 Section 1 DP 11687	500mm above centreline of Rayner Lane	43.47m	45.00m

Table 4.11 – Rutherford Street Building Provisions		
Address	Lot DP/SP	Habitable Floor Level (AHD)
10 Rutherford Street	Lot 10 DP 20330	3.40m
10A Rutherford Street	Lot 45 Section 1 DP 11687	(see Table 4.8)
11 Rutherford Street	Lot 11 DP 20330	3.40m



Ballina Shire Development Control Plan 2012 CHAPTER 4 - RESIDENTIAL & TOURIST DEVELOPMENT

Table 4.12 – Allens Parade Area (Reserve Frontage) Building Provisions			
Address	Lot DP/SP	Habitable Floor Level (AHD)	Foreshore Building Line (from eastern lot boundary)
5-7 Tresise Place	SP 33397, SP 36179	3.40m	5.0m
4 Tresise Place	Lot 7 DP 255308	3.40m	5.0m
3 Tresise Place	Lot 8 DP 255308	3.40m	5.0m
10 Allens Parade	Lot 88 DP 29654	3.40m	5.0m
12 Allens Parade	Lot 86 DP 29654	3.40m	5.0m
18 Allens Parade	SP 33295, SP 66541	3.40m	5.0m
26 Allens Parade	Lot 80 DP 29654	3.40m	5.0m
28 Allens Parade	Lot 78 DP 29654	3.40m	5.0m
34 Allens Parade	Lot 76 DP 29654	3.40m	5.0m
36 Allens Parade	SP 75998	3.40m	5.0m
42 Allens Parade	Lot 72 DP 29654	3.40m	5.0m
48 Allens Parade	SP 70447	3.40m	5.0m

Table 4.13 – Allens Parade Area (Seawall Frontage) Building Provisions				
Address	Lot DP/SP	Habitable Floor Level (AHD)	Foreshore Building Line (from eastern lot extremity)	
			at northern boundary	at southern boundary
52 Allens Parade	Lot 2 DP 1004752	5.25m	5.7m	10.3m
56 Allens Parade	Lot 65 DP 29654	5.25m	10.3m	10.3m
58 Allens Parade	Lot 63 DP 29654	5.25m	10.3m	10.3m
64 Allens Parade	Lot 61 DP 29654	5.25m	10.3m	10.3m
44 Dress Circle Drive	Lot 58 DP 29654	5.25m	10.3m	7.0m
46 Dress Circle Drive	Lot 57 DP 29654	5.25m	7.0m	N/A



Ballina Shire Development Control Plan 2012 CHAPTER 4 - RESIDENTIAL & TOURIST DEVELOPMENT



Note:

Where compliance with the minimum floor level requirement for buildings in Rayner Lane results in encroachment beyond the maximum building height specified in the LEP, Council may consider a variation to the building height standard under clause 4.6 of the LEP where the building would have otherwise met the building height standard in the absence of the minimum floor level requirement.