

Ballina Shire Development Control Plan 2012

Chapter 6a – Commercial Development Ballina Town Centre





Table of Contents

Part 1	Preliminary.....	3
1.1	Introduction	3
Part 2	Chapter Planning Objectives.....	4
Part 3	The Structure Plan.....	4
Part 4	Town Centre Precincts.....	5
4.1	Controls Applying to Town Centre Core Precinct.....	5
4.1.1	Desired Future Character	5
4.1.2	Building Envelope Controls	5
4.2	Controls Applying to the Northern Fringe Precinct	7
4.2.1	Desired Future Character	7
4.2.2	Building Envelope Controls	7
4.3	Controls Applying to the Fawcett Park Precinct	9
4.3.1	Desired Future Character	9
4.3.2	Building Envelope Controls	9
4.4	Controls Applying to the Riverside East Precinct	11
4.4.1	Desired Future Character	11
4.4.2	Building Envelope Controls	11
4.5	Controls Applying to the Riverside West Precinct	13
4.5.1	Desired Future Character	13
4.5.2	Building Envelope Controls	14
4.6	Controls Applying to the Western Entrance Precinct.....	15
4.6.1	Desired Future Character	15
4.6.2	Building Envelope Controls	16
4.7	Controls Applying to the Highway Strip Precinct.....	17
4.7.1	Desired Future Character	17
4.7.2	Building Envelope Controls	18
4.8	Controls Applying to the Civic Precinct	19
4.8.1	Desired Future Character	19
4.8.2	Building Envelope Controls	19
Part 5	Car Parking.....	20
5.1	Car Parking – Ballina Town Centre.....	20
	Parking Credits – Ballina Town Centre.....	22
	Appendix A – Ballina Town Centre Structure Plan	23
	Appendix B – Active Frontage Design Requirements	24





Part 1 Preliminary

1.1 Introduction

Name:

Ballina Shire Development Control Plan 2012, Chapter 6a – Commercial Development Ballina Town Centre.

Purpose:

To identify Council's requirements relating to commercial development in the Ballina Town Centre.

Relationship to other Chapters of this DCP:

The provisions in this chapter prevail over those in chapters 1, 2, 2a and 2b where there is an inconsistency.

Where there is an inconsistency between provisions in chapters 3, 4, 5, 6, 6a, 6b, 6c, 6d and 7 Council will determine which provision(s) will apply based on consideration of the strategic planning framework for the land the subject of the application, statutory considerations, relevant planning objectives and the nature of the proposed development.

The provisions of chapter 8 apply in conjunction with those in this chapter, but prevail in the event of an inconsistency unless otherwise specified.

The provisions of this Chapter prevail over the general provisions in Chapter 6 in the event of any inconsistency.

Application:

This Chapter applies to:	
Location/s:	Land within Zone E2 Commercial Centre and MU1 Mixed Use in the Ballina Town Centre and as shown on the Ballina Town Centre Precincts Map
Development Type/s:	<i>Business premises, commercial premises, retail premises</i> and <i>mixed use developments</i> (including <i>residential accommodation</i> and <i>tourist and visitor accommodation</i>)

Planning Objectives and Development Controls:

The provisions of this chapter are categorised in relation to a series of planning considerations (referred to as elements). For each element, planning objectives and development controls are



specified. Development proposals must be consistent with the planning objectives for the chapter and each of the applicable elements. Such consistency is typically demonstrated by compliance with the identified development controls, although there may be circumstances where an alternative to the application of a development control is consistent with the planning objectives.

Part 2 Chapter Planning Objectives

The planning objectives of this chapter are to;

- a. Provide controls to regulate, co-ordinate and stimulate development in the town centre;
- b. Ensure that development is consistent with the identified desired future character of each precinct in the town centre;
- c. Ensure that development is consistent with the Ballina Town Centre Structure Plan; and
- d. Provide best practice urban design guidelines to improve the quality of design in the Town Centre.

Part 3 The Structure Plan

Urban structure refers to the pattern or arrangement of development blocks, streets, buildings, open space and landscape which make up urban areas. The Ballina Town Centre Structure Plan (see Appendix A) identifies the major physical elements that make up the structure of the Town Centre. These elements include:

- major entries;
- road hierarchy;
- existing and desired active street frontages;
- major public off-street car parks;
- existing and desired mid-block pedestrian links;
- existing and desired public open spaces;
- existing items of cultural heritage;
- desired laneways; and
- significant vistas.

The Structure Plan provides a framework for development in the Town Centre. It will assist developers and designers to obtain an understanding of the context for their proposed development.





New development within the Ballina Town Centre will need to consider applicable elements nominated in the Structure Plan.

Part 4 Town Centre Precincts

The Town Centre is divided into eight precincts based on different characteristics, values and development potential of that area (Ballina Town Centre Precincts Map).

The desired future character of each precinct is based on a ten year focus of how the precinct may accommodate future change whilst maintaining and reinforcing the consistent elements of that precinct.

The character statements provide a basis for the building envelope and other development controls which apply to each precinct. In accordance with the objectives of this section, development must be consistent with the desired future character statement applicable to that site.

Building envelope controls and other development controls contained in this part of Chapter 6 have been established in response to the desired future character of each precinct.

A development application relating to land to which this chapter applies must address the desired future character statement and building envelope controls for the precinct in which the development is located.

4.1 Controls Applying to Town Centre Core Precinct

4.1.1 Desired Future Character

This precinct exhibits the most intensive variety and activity in the Town Centre. A mix of uses, a high density of shop-fronts and continuous building frontages create a vibrant streetscape. Uses at the ground floor include restaurants, cafes, leisure and lifestyle- orientated retail, on-street trading and outdoor dining. Commercial services, residential apartments and shop-top housing occupy upper floors.

4.1.2 Building Envelope Controls

Table 6a.1 – Town Centre Core Building Envelope Controls	
Element	Control
Front Setbacks (including balconies)	<ul style="list-style-type: none">i. Zero setback (i.e. build to frontage – building articulation and balconies included) up to and including the third storey.ii. 4 metre setback for storeys above the third storey.



Table 6a.1 – Town Centre Core Building Envelope Controls	
Element	Control
Side Setbacks (including balconies)	iii. Zero side setback iv. Corner buildings may have a zero boundary setback from the longer frontage of the site for all storeys of the building subject to: <ul style="list-style-type: none"> - The provision of active frontages at the ground level to both street frontages. Refer Appendix B for Active Frontage Requirements. - Distinguishing the first three storeys from the upper two storeys by using variation and articulation in the building façade. Refer to the section on 'Facades' in Part 4 of the <i>Apartment Design Guide</i> (DPE 2015) for a range of possible design techniques. - Compliance with other building envelope and development controls.
Rear Setbacks to Lane	v. Zero rear setback up to the second storey. vi. 25 metres above the second storey.
Building Depth	vii. Commercial development may be permitted to extend the entire depth of the site for the lower two storeys (i.e. ground and first floor) where adequate internal natural light is provided by way of atriums or courts. viii. Residential storeys and commercial storeys above the second storey are to have a maximum depth of 18m including balconies.
Onsite Building separation	ix. 12 metres between habitable rooms/balconies. x. 9 metres between habitable rooms/balconies and non habitable rooms/blank walls. xi. 6 metres between non-habitable rooms/blank walls.
Balconies	xii. Balconies must have a minimum depth of 2 metres and a maximum depth of 3 metres.



Table 6a.1 – Town Centre Core Building Envelope Controls	
Element	Control
	xiii. For buildings fronting River Street, balconies are required on all storeys above ground level.
Floor to ceiling heights	xiv. Ground floor – Minimum of 3.6 metres. xv. Other storeys – Minimum of 2.7 metres.
Other	xvi. Commercial storeys above the second storey are to be capable of conversion for residential use. xvii. Active frontages are required as shown on the Active Frontages Map (BLEP2012 clause 7.13) when associated with residential flat building development. Refer Appendix B for Active Frontage Requirements.

4.2 Controls Applying to the Northern Fringe Precinct

4.2.1 Desired Future Character

The Northern Fringe Precinct accommodates most of the Town Centre’s commercial services and professional consulting rooms. While commercial and retail uses occupy the bottom two storeys of buildings, upper floors are typically occupied for commercial and residential uses. Transitions in grade are provided within the ground floor of buildings by ramps and/or terraces in order to provide protection from flood waters. Upper floors have limited building depths and articulated facades which include balconies to facilitate use for either commercial or residential purposes.

4.2.2 Building Envelope Controls

Table 6a.2 – Northern Fringe Precinct Building Envelope Controls	
Element	Control
Front Setbacks (including balconies)	i. Zero setback (i.e. build to frontage – building articulation and balconies included) up to and including the third storey. ii. 4 metre setback for storeys above the third storey.
Side Setbacks (including balconies)	iii. Zero side setback. iv. Corner buildings may have a zero boundary setback from the longer frontage of the site for all storeys of the building subject to:



Ballina Shire Development Control Plan 2012 CHAPTER 6a – Commercial Development Ballina Town Centre

Table 6a.2 – Northern Fringe Precinct Building Envelope Controls	
Element	Control
	<ul style="list-style-type: none"> - The provision of active frontages at the ground level to both street frontages. Refer Appendix B for active frontage requirements; - Definition of the first three storeys from the upper two storeys by using variation and articulation in the building façade. Refer to the section on 'Facades' in Part 4 of the <i>Apartment Design Guide</i> (DPE 2015) for a range of possible design techniques; and - Compliance with other building envelope and development controls.
Rear Setbacks to Lane	<p>v. North Tamar Street – 3 metres to Holden Lane at the ground floor and second storey (to provide space for a deep soil zone and appropriate transition between commercial and residential zones). 25 metres above second storey minus the depth of any land dedicated to Council for car parking or lane/road widening purposes.</p> <p>vi. South Tamar Street – Zero setback at the ground floor and second storey to Winton Lane. 25 metres above second storey minus the depth of any land dedicated to Council for car parking or lane/road widening purposes.</p>
Building Depth	<p>vii. Commercial development may be permitted to extend the entire depth of the site for the lower two storeys (i.e. ground and first floor) where adequate internal natural light is provided by way of atriums or courts.</p> <p>viii. Residential storeys and commercial storeys above the second storey are to have a maximum depth of 18m, glass line to glass line and 24 metres including balconies.</p>
Onsite Building separation	<p>ix. 12 metres between habitable rooms/balconies.</p> <p>x. 9 metres between habitable rooms/balconies and non habitable rooms/blank walls.</p> <p>xi. 6 metres between non-habitable rooms/blank walls.</p>





Table 6a.2 – Northern Fringe Precinct Building Envelope Controls	
Element	Control
Balconies	xii. Balconies must have a minimum depth of 2 metres and a maximum depth of 3 metres.
Floor to ceiling heights	xiii. Ground floor – Minimum of 3.6 metres. xiv. Other storeys – Minimum of 2.7 metres.
Other	xv. Commercial storeys above the second storey are to be capable of conversion for residential use. xvi. Active frontages are required as shown on the Active Frontages Map (BLEP2012 clause 7.13) when associated with residential flat building development. Refer Appendix B for Active Frontage Requirements.

4.3 Controls Applying to the Fawcett Park Precinct

4.3.1 Desired Future Character

The Richmond River and Fawcett Park provide a riverside setting for this precinct. Cafes, restaurants and outdoor dining are the most concentrated in this precinct given the outlook to the river and park. Dwellings are used for a mix of long and short term accommodation.

Buildings address both River Street and Fawcett Street with active frontages providing opportunities for alfresco dining facilitated by buildings that are setback from Fawcett Street.

4.3.2 Building Envelope Controls

Table 6a.3 – Fawcett Park Precinct Building Envelope Controls	
Element	Control
Front Setbacks (including balconies)	<p><i>River Street</i></p> <ul style="list-style-type: none"> i. Zero setback (i.e. build to frontage – building articulation and balconies included) up to and including the third storey. ii. 4 metre setback for storeys above the third storey. <p><i>Fawcett Street (west of Moon Street)</i></p> <ul style="list-style-type: none"> iii. 8 metre setback at ground floor. iv. 6m setback for second storey and above.



Ballina Shire Development Control Plan 2012 CHAPTER 6a – Commercial Development Ballina Town Centre

Table 6a.3 – Fawcett Park Precinct Building Envelope Controls	
Element	Control
	<p><i>Fawcett Street (between Cherry and Moon Streets)</i></p> <p>v. 4 metre setback at ground floor.</p>
Side Setbacks (including balconies)	vi. Zero side setback.
Building Depth	<p>vii. Commercial storey up to and including the second storey are to have a minimum depth of 21 metres from glass line to glass line.</p> <p>viii. Residential storeys and commercial storeys above the second storey are to have a maximum depth of 18m, glass line to glass line and 24 metres including balconies.</p>
Building separation (controls for within the development site) (including balconies)	<p>ix. 12 metres between habitable rooms/balconies.</p> <p>x. 9 metres between habitable rooms/balconies and non habitable rooms/blank walls.</p> <p>xi. 6 metres between non-habitable rooms/blank walls.</p>
Balconies	xii. Balconies must have a minimum depth of 2 metres and a maximum depth of 3 metres.
Floor to ceiling heights	<p>xiii. Ground floor – Minimum of 3.6 metres.</p> <p>xiv. Other storeys – Minimum of 2.7 metres.</p>
Vehicular Access to Basement Parking	<p>xv. Vehicular access points to basement car parking along the Fawcett Park frontage are to be minimised as much as practical.</p> <p>xvi. Vehicular access to basement car parking located in the street block between Cherry Street and Moon Street is not to occur from River Street. Access is encouraged to occur from Cherry Lane or Moon Street rather than Fawcett Street.</p>
Deep Soil Zones	xvii. Deep soil zones which have dimensions of at least the length and breadth of a car parking space are to be provided at regular points along the Fawcett Street frontage of allotments. These zones are to be planted with trees





Table 6a.3 – Fawcett Park Precinct Building Envelope Controls	
Element	Control
	that are consistent with those provided in the public domain.
Active Frontages	xviii. Active frontages are required along Riverwalk Arcade. xix. Active frontages are required as shown on the Active Frontages Map (BLEP2012 clause 7.13) when associated with residential flat building development. Refer Appendix B for Active Frontage Requirements.



Note:

Ground floor climate protection measures may be provided forward of the building line, provided that public access is maintained. Proposal will be assessed on merit.

4.4 Controls Applying to the Riverside East Precinct

4.4.1 Desired Future Character

The Riverside East Precinct contains a mix of land uses with a higher component of major commercial development. Modern commercial spaces are provided at the lower floors of buildings which accommodate substantial commercial, leisure and entertainment anchors.

A human scale is retained along the River Street frontage while buildings of greater scale are situated within sites along Fawcett Street. Newer large scale buildings exhibit a high standard of architectural and environmental design and harness river views.

4.4.2 Building Envelope Controls

Table 6a.4 – Riverside East Precinct Building Envelope Controls	
Element	Control
Front Setbacks (including balconies)	<i>River Street</i> <ul style="list-style-type: none"> i. Zero setback (i.e. build to frontage – building articulation and balconies included) up to and including the third storey. ii. 4 metre setback for storeys above the third storey.



Ballina Shire Development Control Plan 2012 CHAPTER 6a – Commercial Development Ballina Town Centre

Table 6a.4 – Riverside East Precinct Building Envelope Controls	
Element	Control
	<p><i>Fawcett Street (from the north east corner of the Cherry Street intersection to the north east corner of the Fawcett Lane intersection)</i></p> <ul style="list-style-type: none"> iii. Buildings are to be setback behind the existing building line. iv. A variation to the building line will be considered for residential development above the first storey and fronting Fawcett Lane. <p><i>Other Streets</i></p> <ul style="list-style-type: none"> v. Zero setback
Side Setbacks (including balconies)	vi. Merit based and in accordance with BCA standards.
Building Depth	<p><i>Commercial</i></p> <ul style="list-style-type: none"> vii. Determined on the merit of the development. <p><i>Residential</i></p> <ul style="list-style-type: none"> viii. Residential storeys are to have a maximum depth of 18m, glass line to glass line and 24 metres including balconies.
Building separation (controls for within the development site) (including balconies)	<ul style="list-style-type: none"> ix. 12 metres between habitable rooms/balconies. x. 9 metres between habitable rooms/balconies and non habitable rooms/blank walls. xi. 6 metres between non-habitable rooms/blank walls.
Balconies	xii. Balconies must have a minimum depth of 2 metres and a maximum depth of 3 metres.
Floor to ceiling heights	<ul style="list-style-type: none"> xiii. Ground floor – Minimum of 3.6 metres. xiv. Other storeys – Minimum of 2.7 metres.
Vehicular Access to Basement Parking	<ul style="list-style-type: none"> xv. New vehicular access points are to be provided from Fawcett Street, Fawcett Lane or Cherry Street. Access points from River Street are discouraged. xvi. A combined vehicular access point is nominated in the vicinity of the centre point of the Fawcett Street frontage of





Table 6a.4 – Riverside East Precinct Building Envelope Controls	
Element	Control
	the River Street/Fawcett Lane/Fawcett Street/Cherry Street block. At this location an integrated vehicular access is to be provided that serves the larger allotments within the block.
Open Space and Deep Soil Zones	<p>xvii. The area of open space created in front of the building line must be accessible to the public and may be comprised of a mix of hard paved courtyards and landscaping.</p> <p>xviii. The deep soil zone is to comprise 15% of the total site area and contain a minimum width of 6m to enable sufficient root zone for larger trees.</p> <p>xix. No structures, works or excavations that may restrict vegetation growth are permitted in the deep soil zone (including, but not limited to car parking, hard paving, patios, decks and drying areas).</p>
Active Frontages	xx. Active frontages are required as shown on the Active Frontages Map (BLEP2012 clause 7.13) when associated with residential flat building development. Refer Appendix B for Active Frontage Requirements.

4.5 Controls Applying to the Riverside West Precinct

4.5.1 Desired Future Character

A. Desired Future Character

The Riverside West Precinct contains of a mix of uses with a higher component of destination tourist-related activity and accommodation. Modern commercial spaces accommodate substantial commercial, leisure and entertainment anchors.

A mix of higher and lower scale buildings create an appropriate interface with the riverfront, War Memorial Park and new foreshore public open space. Buildings in this precinct have a distinct base, middle and top and display horizontal patterns, significant articulation, the use of lightweight elements and carefully designed rooftops. Established mature trees have been protected to provide reference for building height.



4.5.2 Building Envelope Controls

Table 6a.5 – Riverside West Precinct Building Envelope Controls	
Element	Control
Front Setbacks (including balconies)	<p><i>River Street</i></p> <ul style="list-style-type: none"> i. Zero setback (i.e. build to frontage – building articulation and balconies included) up to and including the third storey. ii. 4 setback for storeys above the third storey. <p><i>Grant Street</i></p> <ul style="list-style-type: none"> iii. Zero setback.
Side Setbacks (including balconies)	iv. Merit based and in accordance with BCA standards.
Rear Setbacks to Lane	v. Merit based.
Building Depth	<p><i>Commercial</i></p> <ul style="list-style-type: none"> vi. Determined on the merit of the development. <p><i>Residential</i></p> <ul style="list-style-type: none"> vii. Residential storeys are to have a maximum depth of 18m, glass line to glass line and 24 metres including balconies.
Building separation (controls for within the development site) (including balconies)	<ul style="list-style-type: none"> viii. 12 metres between habitable rooms/balconies. ix. 9 metres between habitable rooms/balconies and non habitable rooms/blank walls. x. 6 metres between non-habitable rooms/blank walls.
Balconies	xi. Balconies must have a minimum depth of 2 metres and a maximum depth of 3 metres.
Floor to ceiling heights	<ul style="list-style-type: none"> xii. Ground floor – Minimum of 3.6 metres. xiii. Other storeys – Minimum of 2.7 metres.
Public Open Space	xiv. A section of the foreshore located between War Memorial Park and Kerr Street is to be dedicated to Council for public open space in accordance with the requirements of the Ballina Town Centre Structure Plan.



Table 6a.5 – Riverside West Precinct Building Envelope Controls	
Element	Control
Deep Soil Zones	<p>xv. A deep soil zone comprising 15% of the total site area and containing a minimum width of 6m to enable sufficient root zone for larger trees is to be provided.</p> <p>xvi. No structures, works or excavations that may restrict vegetation growth are permitted in the deep soil zone (including, but not limited to car parking, hard paving, patios, decks and drying areas).</p>
Active Frontages	<p>xvii. Active frontages are required as shown on the Active Frontages Map (BLEP2012 clause 7.13) when associated with residential flat building development. Refer Appendix B for Active Frontage Requirements.</p>

4.6 Controls Applying to the Western Entrance Precinct

4.6.1 Desired Future Character

The Western Entrance Precinct provides a sense of arrival to the Town Centre with the built form addressing the highly prominent Kerr and River Street corner. Buildings are designed to give definition to this corner. Transitions in building form are provided to surrounding residential areas, the Highway Strip Precinct and the Town Centre Core Precinct.

Ground floor uses include a mix of commercial uses, such as take-away outlets, convenience shopping and household services for nearby residents. These commercial uses are supported by a north-south rear lane which aids circular and pedestrian access. The lane also provides a transition in the scale of built form to the lower rise Town Centre Core. Upper floors accommodate a mix of apartment sizes.



Note:

See Chapter 2 Section 3.17 regarding road widening requirements.



4.6.2 Building Envelope Controls

Table 6a.6 – Western Entrance Precinct Building Envelope Controls	
Element	Control
Front Setbacks (including balconies)	<p><i>River Street</i></p> <ul style="list-style-type: none"> i. Zero setback (i.e. build to frontage – building articulation and balconies included) up to and including the third storey. ii. 4 setback for storeys above the third storey. <p><i>Kerr Street</i></p> <ul style="list-style-type: none"> iii. Zero setback.
Side Setbacks (including balconies)	<ul style="list-style-type: none"> iv. Zero metres, except Kerr Street (east side between Winton Lane and Tamar Street) which must be subject to a 6 metre setback to the eastern boundary.
Building Depth	<p><i>Commercial</i></p> <ul style="list-style-type: none"> v. Determined on the merit of the development. <p><i>Residential</i></p> <ul style="list-style-type: none"> vi. Residential storeys are to have a maximum depth of 18m, glass line to glass line and 24 metres including balconies.
Building separation (controls for within the development site) (including balconies)	<p><i>Up to four storeys</i></p> <ul style="list-style-type: none"> vii. 12 metres between habitable rooms/balconies. viii. 9 metres between habitable rooms/balconies and non habitable rooms/blank walls. ix. 6 metres between non-habitable rooms/blank walls. <p><i>Above four storeys</i></p> <ul style="list-style-type: none"> x. 18 metres between habitable rooms/balconies. xi. 13 metres between habitable rooms/balconies and non-habitable rooms/blank walls. xii. 9 metres between non-habitable rooms/blank walls.
Balconies	<ul style="list-style-type: none"> xiii. Balconies must have a minimum depth of 2 metres and a maximum depth of 3 metres.
Floor to ceiling heights	<ul style="list-style-type: none"> xiv. Ground floor – Minimum of 3.6 metres.



Table 6a.6 – Western Entrance Precinct Building Envelope Controls	
Element	Control
	xv. Other storeys – Minimum of 2.7 metres.
Housing Choice	xvi. Where residential dwellings are proposed, a mix of studio, one bedroom, two bedroom and three bedroom apartments is required. xvii. Studio and 1 bedroom apartments must not be greater than 25% and not less than 10% of the total mix of apartments within each development. xviii. Three bedroom apartments are not to be more than 75% of the total mix of apartments within each development.
New Laneways	xix. A 6 metre wide laneway is to be provided along the eastern boundary of allotments fronting Kerr Street between Winton Lane and River Street. See Road Widening Policy Map.
Deep Soil Zones	xx. A deep soil zone comprising 15% of the total site area and containing a minimum width of 6m to enable sufficient root zone for larger trees is to be provided. xxi. No structures, works or excavations that may restrict vegetation growth are permitted in the deep soil zone (including, but not limited to car parking, hard paving, patios, decks and drying areas).
Active Frontages	xxii. Active frontages are required as shown on the Active Frontages Map (BLEP2012 clause 7.13) when associated with residential flat building development. Refer Appendix B for Active Frontage Requirements.

4.7 Controls Applying to the Highway Strip Precinct

4.7.1 Desired Future Character

The Highway Strip Precinct consists of the western end of River Street that was formerly the route of the Pacific Highway. This precinct has a low scale of buildings and primarily contains uses that are accessed by motor vehicle rather than passing pedestrians. Uses include motel accommodation, large format retailing, takeaway food outlets, convenience stores and other commercial activities.



Residential uses are limited to short-term motel accommodation and caretakers or studio dwellings. Amenity and privacy is carefully delivered to residents along Winton Lane by setbacks, fencing, landscaping and the arrangement of buildings and car parking within sites.

4.7.2 Building Envelope Controls

Table 6a.7 –Highway Strip Precinct Building Envelope Controls	
Element	Control
Front Setbacks (including balconies)	i. Zero setback. ii. Where buildings are setback from front boundaries, landscaping is to be provided to Council's satisfaction.
Side Setbacks (including balconies)	iii. Zero side setback. iv. Where buildings are setback from side boundaries, landscaping is to be provided to Council's satisfaction
Rear Setbacks (from Winton Lane)	v. 3.5 metres for deep soil zone. vi. 5.5 metres for garages with direct access.
Building Depth	<i>Commercial</i> vii. Determined on the merit of the development. <i>Residential</i> viii. Determined on the merit of the development.
Building separation (controls for within the development site) (including balconies)	ix. Determined on the merit of the development.
Balconies	x. Balconies must have a minimum depth of 2 metres and a maximum depth of 3 metres.
Floor to ceiling heights	xi. Ground floor – Minimum of 3.6 metres. xii. Other storeys – Minimum of 2.7 metres.
Residential Amenity	xiii. Vehicular crossings must not be located directly opposite the bedrooms of dwellings located on the northern side of Winton Lane.



Table 6a.7 –Highway Strip Precinct Building Envelope Controls	
Element	Control
	xiv. Noise generating activities should be sited away from the rear of sites and any buildings and/or walls are to be used to provide a noise buffer to residences. xv. Any fences and/or walls are to include variation in materials and relief and are to be setback behind a landscape bed/deep soil zone.
Deep Soil Zones	xvi. A deep soil zone comprising 15% of the total site area and containing a minimum width of 6m to enable sufficient root zone for larger trees is to be provided. xvii. No structures, works or excavations that may restrict vegetation growth are permitted in the deep soil zone (including, but not limited to car parking, hard paving, patios, decks and drying areas).

4.8 Controls Applying to the Civic Precinct

4.8.1 Desired Future Character

The Civic Precinct contains several of Ballina’s key civic buildings and facilities. These include the library, police station and court house. Privately owned sites provide tourist accommodation and commercial services that service a shire-wide catchment and are tourist orientated. There is a strong connection with river based recreation, tourism and cultural heritage in this precinct, with the Visitor Information Centre, Maritime Museum, Martin Street Boat Harbour and the other foreshore parklands and recreation facilities in close proximity. Buildings have a low scale to reflect the significance of heritage buildings in the locality. Sites have been progressively redeveloped to be orientated towards the foreshore parkland and the Martin Street Boat Harbour.

4.8.2 Building Envelope Controls

Table 6a.8 – Civic Precinct Building Envelope Controls	
Element	Control
Site Coverage	i. Determined on the merit of the development.
Front Setback (including balconies)	ii. Determined on the merit of the development.



Side Setbacks (including balconies)	iii. Determined on the merit of the development.
Rear Setbacks	iv. Determined on the merit of the development.
Building Depth	v. Determined on the merit of the development.
Building separation (controls for within the development site) (including balconies)	vi. Determined on the merit of the development.
Balconies	vii. Balconies must have a minimum depth of 2 metres and a maximum depth of 3 metres.
Floor to ceiling heights	viii. Ground floor – Minimum of 3.6 metres. ix. Other storeys – Minimum of 3.3 metres.

Part 5 Car Parking

5.1 Car Parking – Ballina Town Centre

Car parking must be provided in accordance with the provisions contained in the following table.

Table 6a.9 –Ballina Town Centre Car Parking Requirements	
Land Use	Car Parking
<i>Business premises</i> or <i>office premises</i>	<ul style="list-style-type: none"> • 1 space per 25m² gross floor area at ground floor level. • 1 space per 40m² gross floor area at first floor level and above. • On site car parking provided is required to be accessible parking.
<i>Health consulting room</i>	<ul style="list-style-type: none"> • 3 spaces per surgery or consulting room. • On site car parking provided is required to be accessible parking.
<i>Medical Centres</i>	<ul style="list-style-type: none"> • 1 space per 25m² gross floor area. • On site car parking provided is required to be accessible parking.



Table 6a.9 –Ballina Town Centre Car Parking Requirements	
Land Use	Car Parking
<i>Retail premises</i>	<ul style="list-style-type: none"> • 1 space per 25m² gross floor area at ground floor level. • 1 space per 40m² gross floor area at first floor level and above. • On site car parking provided is required to be accessible parking.
<i>Restaurant or café</i>	<ul style="list-style-type: none"> • 1 space per 25m² gross floor area at ground floor level. • 1 space per 40m² gross floor area at first floor level and •
<i>Residential flat building (includes the residential component of shop top housing)</i>	<ul style="list-style-type: none"> • 1 space per dwelling where total GFA of dwelling is less than 60m². • 1.5 spaces per dwelling where total GFA of dwelling is between 60m² and 85m². • 2 spaces per dwelling where total GFA of dwelling is greater than 85m². • Plus 1 additional space per 5 dwellings for visitor parking. (Refer also to clause 3.19.3E ii.) • On site car parking provided for visitors is required to be accessible parking.
Other land uses	<p>To be provided in accordance with the rates specified in Chapter 2.</p> <ul style="list-style-type: none"> • On site car parking is required to be accessible parking.

accessible parking means parking spaces provided to meet the minimum requirements of this DCP which must be freely accessible to the general public for car parking purposes at all times and that are not restricted by boom gates, security screens or other devices that visually or physically restricts access.



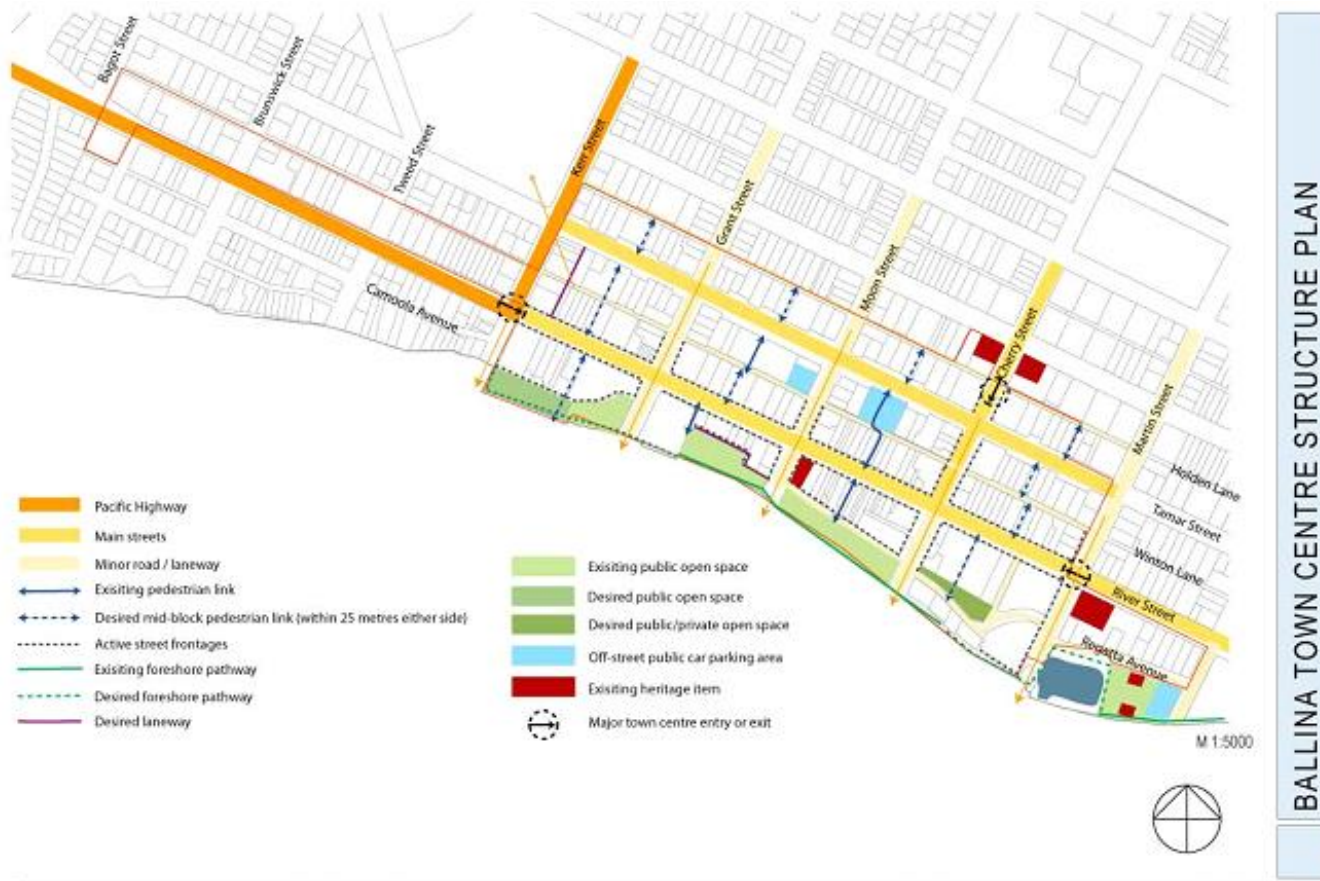
Parking Credits – Ballina Town Centre

- i. Any car parking credit granted for existing shops, restaurants or commercial office use on a site will be calculated at the following rate:
 - 1 space per 25 m² gross floor area at ground floor;
 - 1 space per 40m² gross floor area at first floor level and above.
- ii. Where a developer contribution for car parking has previously been paid for a current approved use on a development site, new development will be entitled to car parking credits equivalent to the number of spaces for which developer contributions were received by Council.
- iii. Where a car parking credit has previously been granted for land dedications in conjunction with development, a new development on the same site will be entitled to an equivalent number of car parking credits.
- iv. Car parking credits are only available for new development upon the land parcel associated with the current approved use. Car parking credits are not transferable to other development sites.





Appendix A – Ballina Town Centre Structure Plan





Appendix B – Active Frontage Design Requirements

Design Element	Standard
Display windows or entrance	<ul style="list-style-type: none"> Minimum 80% of the width of the street frontage of each individual retail or commercial premises, or a minimum 60% of the width of the street frontage of each premises used for other uses.
Residential lobby, fire services, entrance to carpark and car parking, electrical services, and other non-active ancillary uses.	<ul style="list-style-type: none"> Maximum of 40% of the site frontage. The River Street frontage is not to be used for these purposes.
Maximum width of premises	<ul style="list-style-type: none"> 6 metres
Maximum ground floor podium height above footpath level	<ul style="list-style-type: none"> 1 metre Podium balustrades to be made of transparent materials.
Awnings	<ul style="list-style-type: none"> Awnings are required to activated frontages. Awning width to align with awnings on adjoining premises, or equivalent to a minimum of 50% of the footpath width. Awning heights to align with awning heights on adjoining properties, or within the range of 3.6 to 4 metres above the footpath level. Awnings to corner sites shall be continuous and turn the corner.
Security grilles	<ul style="list-style-type: none"> must be visually permeable or transparent, and are encouraged to be internally mounted.

The Urban Design Guidelines for Victoria provide the following definitions for **Active frontage** and **Active use**:

Active frontage

Refers to street frontages where there is an active visual engagement between those in the street and those on the ground and upper floors of buildings.

This quality is assisted where the front facade of buildings, including the main entrance, faces and opens towards the street. Ground floors may accommodate uses such as cafes, shops or restaurants. However, for a frontage to be active, it does not necessarily need to be a retail use, nor have continuous windows. A building's upper floor windows and balconies may also contribute to the level of active frontage. Active frontages can provide informal surveillance opportunities and often improve the vitality and safety of an area.

Active use

Active uses are uses that generate many visits, in particular pedestrian visits, over an extended period of the day. Active uses may be shops, cafes, and other social uses. Higher density residential and office uses also can be active uses for particular periods of the day.