




2043

LENNOX HEAD
STRATEGIC PLAN
2023 - 2043



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Adopted October 2023.

Exhibited 14 August - 29 September 2023.

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THE PURPOSE OF THIS PLAN

- To guide Council's strategic planning and decision making relating to Lennox Head and Skennars Head within the 2023 – 2043 period
- To assign actions and responsibilities
- To provide a means by which the Council and community can monitor implementation progress
- To provide a mechanism through which the plan may be reviewed.

HOW THIS PLAN WAS PREPARED





ACKNOWLEDGEMENT OF COUNTRY

Jingii-wala

We the Ballina Shire Council acknowledge the Traditional Custodians of the Nyangbal land where we gather on coastal Bundjalung Country

Ngalii ngaa Buulinaa mang-gaaling blug-gan-mee bulaan-gii Nyangbul jaaguun Bundjalung burrii jaaguun, Buurra-garra

who have respected and cared for this Country since the beginning of time.

Garrimaa-lee-laa ngali jaaguun gunnuu, Guurii-aa-buu Buutheram.

We pay our respect to Elders, past, present and future.

Djanda-mandi garimaa ngali Ngali-ngaa naa Nguthung, Nguthung-gan guurii-aa buu, Bee-aan, ngubuu-gan.

Thank you everyone.

Buugle-bee blog-gan-mee.



Image credit: Nicolas Angeli Photography

CONTRIBUTORS

Council wishes to acknowledge the following contributors of cultural heritage content into the Lennox Head Planning and Environmental Study and the Lennox Head Strategic Plan.

Ricky Cook is a local Nyangbal Elder and language teacher who has worked in education for the past 40 years teaching on Bundjalung Country. *“Language goes with Country; they go hand in hand. Knowing language helps us better understand Country.”*

Marcus Ferguson is a Nyangbal Goorie man from Ballina and Cabbage Tree Island. He is a knowledge holder and artist who is inspired by the cultural landscape of the lower Richmond River. *“This culturally active landscape still teaches us a lot about the history and significance of this place.”*

Kris Cook is a local Nyangbal/Bundjalung man, language teacher and story teller of Nyangbal creation. Kris’s knowledge was passed down to him by his Grandfather and Uncles for many years. Kris is a big believer in ‘Country as Teacher’. Country will tell you what season is approaching and what food resource can be harvested just by winds, flowers and animal movements. Kris continues the learning and teaching for the future generations of our youth and new comers to the local area.

Robyn Hargrave is the Convenor of Lennox Head Heritage Committee which focuses on identifying, collecting, preserving and sharing local heritage dating to early settlers of the 1850s. *“Learning from yesterday better equips us to manage tomorrow and understand how we came to be where we are today.”*

Council acknowledges the extensive community input provided towards the preparation of the Lennox Head Planning and Environmental Study and the Lennox Head Strategic Plan, in particular the participants of the Community Reference Group and the Business Roundtable, the youth that attended the workshop at the skatepark, Council staff and various community groups and individuals who provided ideas, comments and feedback.

LANGUAGE ON COUNTRY

The Aboriginal language words presented here are based on the broader Bundjalung language and includes some words specific to the Nyangbal of the Lower Richmond, as such some spelling and pronunciation may vary from the neighbouring language dialects.

Local Aboriginal language teacher Ricky Cook suggests the following pronunciation of short and long vowels:

SHORT VOWELS

- a** - as in <but>
- e** - as in <pet>
- i** - as in <pit>
- u** - as in <cut>

LONG VOWELS

- aa** - as in <palm>
- ee** - as in <there>
- ii** - as in <bee>
- uu** - as in <school>

THE THREE BROTHERS

ABORIGINAL CULTURAL BELIEF STORY

Guurii-aa-buu, back in the beginning, legend tells the story of the three brothers Maamung, Yaabirri, Birrin and their wives and grandmother, Gummi, who travelled in their canoe and landed on the shores of the North Coast of NSW at a place called Evans Head to gather supplies in the bush.

On returning to the canoe, Gummi could not be found, so the brothers and their wives decided to continue on north towards Ballina, almost reaching Ballina when Gummi finally returned out of the bush at Evans Head and she could see that there was no canoe. She became infuriated and walked to the waters edge and raised her stick hitting the water hard which caused the first waves on the ocean.

When the wave hit the canoe the brothers and their wives were forced to swim ashore at Ballina. Feeling tired and thirsty one of the brothers thrust his spear into the ground to source freshwater as they journeyed north until they came to a place now known as Lennox Head.

It was here that the three brothers decided to part on their own ways.

Maamung went west. Yaabirri went north and Birrin headed south.

They all agreed they would return back to the coast each year in the form of the Big Dust Storm that comes from the west each year around August, September, October to reunite.

This version of the Three Brothers Story has been provided by Ricky Cook and Marcus Ferguson.

ABOUT THIS STORY:

The Three Brothers is a creation story and a story of belief for all Bundjalung people. It describes their origin and how they began.

Aboriginal knowledge holders for this local area have consented to share this story with you. Please remember that creation stories are a precious cultural resource specifically linked to the process of understanding and caring for Country.

The story is best told in context on Country. It should also be recognised that different versions of the story may apply at different locations. This is a version appropriate for this section of the Ballina coastline.

Guriiabuu SINCE THE BEGINNING

Bandjalung people have been here since the beginning of time.

Our oral history of country has been told, sang and danced to over 10,000 generations. Each generation being taught 'belonging to country'.

There are many stories on country that tie in landforms such as rivers and mountains and ranges, ocean and the sky. Each story holds a significant part in Bundjalung history.

Bundjalung people, specifically Nyangbal people of the Bundjalung Nation call Ballina area and Lennox Head area 'HOME'.

Nyangbal people call South Ballina **duggangalii** and East Ballina and beyond **Ngathanggali**

FIRST CONTACT

Documented massacres occurred.

Poisoning at south Ballina 1854.

East Ballina Massacre 1856.

Stories say that the mob was pushed out off country.

Nyangbal People still visited and maintained connection to the Lennox Head area.

1850

EARLY SETTLEMENT

The time of the timber getters.

Land was settled before it was officially granted.

RELOCATION TO CABBAGE TREE ISLAND

Cabbage Tree Island Aboriginal Community established in the 1880s by the local Aboriginal people. Aboriginal Community lived and worked for local farmers and were self-sufficient.

North Creek Midden sites destroyed over a period of time and material used for North Creek Road and bridge ramps.

The *Aborigines Protection Act 1909* led to Cabbage Tree Island being made an Aboriginal Mission by Government. Mission Manager was appointed to oversee the movements and employment of Aboriginal people. Aboriginal children were removed from their families.

Cabbage Tree Island men enlisted in WW1.

LAND RIGHTS ERA

1967 referendum 'yes vote' to recognise Aboriginal people as citizens and the right to vote.

'Nambaging Aboriginal co-op' the first Aboriginal Co-op in Australia established in Cabbage Tree Island 1963.

Local story of Nyangbal elders camped out at Seven Mile Beach, forced off by police in the 1960s.

Aboriginal Land Rights Act 1983.

Jali Aboriginal Land Council established 1983.

Aborigines Protection Act repealed 1969.

Aboriginal Culture Heritage Act 1974.

Parks and Wildlife Act 1974.

One of the last remaining coastal Bora Rings protected in Lennox Head 1972.

LIFE AT CABBAGE TREE ISLAND

Cabbage Tree Island Rugby League Football club was established 1929.

Cabbage Tree Island Cricket team was playing country cricket matches against various other teams in the district.

CULTURAL HERITAGE DISCOVERIES

Numerous culture and heritage studies have been conducted on the North Creek midden sites.

Axe head found at Lennox Head Public School 2018 prompting a full culture heritage project. Many sites found on the school site prompting NSW Department to acquire new school site.

LOOKING FORWARD

Dual naming of places, signage and storytelling of the landscape.

A better understanding of the local Language, Customs and Stories of country.

1900

1950

1980

2023

2043

LENNOX ESTATE

Lennox Estate land release in 1922. The focus shifts from North Creek to the new Lennox Head village.

Surf Club formed 1927.

Due to the Depression and WWII, houses weren't common in Lennox Head village until the 1940s and 1950s.

2010 - TODAY

New land releases bring a new wave of families and retirees.

Work from home trends adds to the appeal of the region.

Growth is bringing more cars.

North Creek Bridge to be reinstated.

EARLY AGRICULTURE

Robertson Land Acts 1861 formalised land grants and ownership offering early settlers opportunities to select lots for 1£(\$2) per acre, on condition the land was cleared for agriculture or animals. Dry stone walls built to define property boundaries.

1882 North Creek School opened on the Henderson Farm.

North Creek Bridge built in 1906.

COASTAL VILLAGE 1960s - 2010

Lennox gained prominence as a surfing destination.

North Creek Bridge decommissioned.

The Coast Road sealed.

Surf Club building erected 1976.

1970s - 80s brought new land releases.

2002 Community Aspirations Strategic Plan and 2004 Lennox Head Structure Plan prepared by Council.

LOOKING FORWARD

Population growth as land release areas fill up.

New school site announced.

Looking after special places, improving connections between the neighbourhoods.

COMMUNITY VISION

FOR THE DEVELOPMENT OF LENNOX HEAD AND SKENNARS HEAD TO 2043



Lennox Head and Skennars Head will maintain the coastal, village feel (**ngumbiny munay**), through a network of connected, well serviced neighbourhoods each with their own local character, complementing Lennox Head village. Our respect for First Nations and Australian cultural heritage and our natural environment (**jaaguun**) ensures we enhance our wild coast, rural amenity and habitat connectivity. We will work together for a strong, diverse community by providing opportunities for mixed income housing, local employment, recreation and transport to meet the needs of existing and future generations (**jaagan**).



KEY ELEMENTS AND STRATEGIC OBJECTIVES OF THE VISION:

01

MAINTAIN AND ENHANCE LOCAL CHARACTER 'VILLAGE FEEL' AND SENSE OF COMMUNITY

02

MAINTAIN AND ENHANCE OUR CULTURAL HERITAGE AND NATURAL ENVIRONMENT

03

ENCOURAGE A STRONG, DIVERSE COMMUNITY

04

FOSTER DIVERSE, LOCAL EMPLOYMENT SERVICING OPPORTUNITIES

It is the above four elements which form the locality objectives within this strategic plan.





LENNOX & SKENNARS AREA CHARACTER STATEMENT

The Lennox Head Strategic Plan covers the north Lennox neighbourhood (Fig Tree Hill and Sanctuary Lennox Head); Lennox Head village neighbourhood (from Lennox headland to Lake Ainsworth); west Lennox neighbourhood (The Meadows, EPIQ, Pacific Pines, Aspects and Elevation Estates); east Lennox neighbourhood (east of North Creek Road); Skennars Head neighbourhood (including Aureus Estate) and North Creek neighbourhood south of Skennars Head along North Creek Road.

OVERARCHING CHARACTER ELEMENTS

The Lennox Head and Skennars Head areas offer unique lifestyles combining coastal biodiversity, slow and social village vibes, strong connections to the ocean, and ample spaces for outdoor recreation. Residents live in quality, well serviced housing close to thriving employment precincts offering diverse opportunities.

Iconic landscapes of the area include:

- Lennox headland
- Lennox Point Rocky Foreshore
- the Surfing Reserve
- Cape Byron Marine Park (southern end)
- Seven Mile Beach and the Coastal Reserve
- Lake Ainsworth
- Condons Hill
- the Coastal heathland north of Lennox Head village
- views to the western escarpment
- the Coastal Reserve and wild coastal strip from Lennox to Flat Rock including the Coastal Recreational Path.

The commercial strip in Lennox Head village is the heart of the area, providing local neighbourhoods with a range of health and professional services as well as retail, dining and community facilities, welcoming locals, and visitors alike.

guygam beach

bawur jaaguun headland



There is a sense that the village is under pressure from the recent growth of surrounding neighbourhoods and a desire for newer residential areas to develop their own identities, attractors, and community places. Pedestrian and cycling connections between distinct neighbourhoods need to be improved.

Three distinct types of residential areas exist, defined by topography and period of development:

- The sandy flats between the ocean, wetlands and heathlands where the first residential areas in Lennox Head village originated.
- Northeast facing slopes below and above The Coast Road including east Lennox, structured streets with larger residential lots and many battle-axe lots. Double storey buildings are common and some duplex and apartment complexes set into the hillside.
- West facing lots on ridges, hillsides and flats looking to coastal wetlands and the escarpment. Larger allotments are evident on ridgelines with west Lennox and Skennars Head residential area lot sizes getting smaller the newer the estate.

IMPORTANT POINTS OF ARRIVAL

The northern arrival into Lennox Head features the coastal heathland either side of Byron Bay Road. After the Ross Lane roundabout, an unimpeded view to a large stand of Norfolk Pines on North Creek

Road ridge gives a sense of local topography and vegetation. Rural views west to the escarpment are peppered with native wetland vegetation. The turn off to Lennox Head village features a rustic, human scale, adaptable sign that changes regularly spruiking local events. At this point we know we are in Lennox Head.

The speed on The Coast Road remains at 80km/h, treating this area as the vehicular bypass to Lennox Head even though it is no longer a bypass. The Coast Road is now situated in the centre of the neighbourhoods of Lennox Head.

Arrival from the south features the avenue of Norfolk Pines along The Coast Road, mirrored by a green canopy along the coastal strip revealing ocean views over Sharpes Beach to Skennars headland. Skennars Head Reserve provides a welcoming playground nestled within the local centre.

With the first sight of the ocean, we know we have left the river mouth and are in the Skennars Head area.

Arrival from the west begins at the exit from the Pacific motorway as we wind down Ross Lane over the escarpment. As we descend to the flat lands of rice, cane and melaleuca wetlands, we are in the vicinity of Lennox Head. Signage to local services hint at our urban surrounds as rural vistas merge into residential areas and speed limits adjust until we arrive at the Ross Lane roundabout

framed by the coastal heath.

AREA WIDE OBJECTIVES:

- Improve pedestrian legibility and physical accessibility between neighbourhoods, supporting a bare foot lifestyle.
- Protect iconic landscapes and the views and vistas to these places from the public domain.
- Protect the rural, coastal character of arrival points.
- Acknowledge places of cultural heritage.
- Enhance neighbourhood identity through sympathetic development and infrastructure design.
- Maintain inter urban buffers and scenic land.



Image credit: Alexander Sharkey-Value Imagery



gawang lake

jaaguun environment

mundjindi protect

yahn sit

bungle naa friendly

NORTH LENNOX CHARACTER STATEMENT

The north Lennox neighbourhood encompasses Fig Tree Hill residential area and Sanctuary Lennox Head. It extends south to the edges of The Meadows and EPIQ Estates, and is bounded to the west by North Creek, and to the east by The Coast Road.

This neighbourhood offers nestled residential living surrounded by rural vistas and ocean views, wetlands, and coastal heathlands. An abundance of large trees and informal road edging adds to the rural feel of the area.

Views from Fig Tree Hill and the fig trees themselves are quintessential features of this neighbourhood. Vehicle speeds are low and the road is shared relatively safely between cars and pedestrians. Local vegetation, informal verges, gardens, and landscaping contribute to the relaxed, natural character and adds a personal touch to property entrances.

Sanctuary Lennox Head provides a range of lower cost, low impact housing options and community facilities on the flat lands of this precinct. In wet years, waters from wetlands move south over the flats to the upper reaches of North Creek, making this area susceptible to flooding.

Opportunities exist for linking coastal wetlands and heathlands with littoral rainforests of west Lennox to aid the movement of wildlife and rehabilitate acid-sulfate soils in the area.

Ross Lane dissects this precinct

and is the most direct vehicle link to the Pacific Highway and existing residential areas further west including Cumbalum and the proposed Kinvara urban release area. This neighbourhood is affected by car dominant infrastructure and suffers disconnection to the west when flooding cuts off access on Ross Lane.

Areas of the flat land fall within a Strategic Urban Growth Area identified for employment land uses to encourage localised employment growth.



LOCALITY OBJECTIVES:

- Retain rural, wetland and heathland vistas from Byron Bay Road.
- Improve pedestrian and cycling connections to other neighbourhoods.
- Improve flood resilience of Ross Lane and minimise flood impacts of future development.
- Maintain informal road edges within residential areas.
- Retain and increase vegetation and large trees as a dominant visual element.





LENNOX HEAD VILLAGE CHARACTER STATEMENT

The Lennox headland is the backdrop and the southern boundary for the Lennox Head village neighbourhood which extends northward to the northern end of Lake Ainsworth, east to Seven Mile Beach and west to The Coast Road. Condons Hill is a key scenic feature of Lennox Head village, also important for west Lennox and the area overall.

The Lennox Head village neighbourhood includes the business centre (Lennox commercial strip), Lennox laneways, mixed residential areas and a variety of passive and active open space, recreation and natural areas. Evidence of Aboriginal occupation of the Lennox Head village area is abundant including an initiation bora ring, several other bora rings known to have been in the village vicinity, scar trees, burial grounds, middens and permanent camp areas.

Appropriate acknowledgement of Nyangbal sites and relationship to Country will enrich the Lennox and Skennars communities and support ongoing connections and cultural practices to care for Country. The western side of Williams Reserve and the Lennox headland are two places that would benefit from Aboriginal cultural interpretive material and activities, bringing new dimensions of appreciation of these places to locals and visitors.

Lennox Head village and the Coastal Reserve are significant cultural places. Surfing culture and beach-lifestyle are key features of life in Lennox. Williams Reserve as an open greenspace and place for formalised sport is well loved and used by the community. Balancing these uses with recognition of Aboriginal cultural heritage, environmental values and other recreational uses is a key challenge over the coming decades.

Upgrades to Ballina Street streetscape and open spaces of Ross Park and Lennox Park have improved pedestrian access and safety in the village centre. Pedestrian linkages through the neighbourhood allow for easy access to the village heart.



Residential areas feature a range of street pattern styles with various degrees of pedestrian permeability. A mix of densities surround the village centre balancing housing for locals with tourism activities.

The scenic ridgeline of the Lennox headland forms a backdrop to the village from many vantage points. Views of wind-swept littoral rainforests, Lennox Point and Condons Hill (and its horses and donkeys) are iconic and valued.

The Coastal Reserve along Seven Mile Beach provides natural and formalised passive recreation space for locals and visitors and access to the beach in a variety of locations. The shared coastal path connects the village centre to Lennox headland and Skennars Head.

Lake Ainsworth is an iconic and well-loved feature of Lennox Head village. The Lake has cultural significance to the broader Bundjalung Nation. It has been visited as a favourite recreational destination for families. The holiday park, Lake Ainsworth and the Lennox Head Alstonville Surf Lifesaving Club form a high activity cluster of destinations drawing visitors from within the region and the state.

Fringed by the NSW Government run Sport and Recreation Centre to the north, Lake Ainsworth provides state significant recreation opportunities. Vegetation on the western side of the lake holds cultural significance for the Bundjalung Nation and links to the coastal heathland.

LOCALITY OBJECTIVES:

- Improve pedestrian connections to and from the village heart.
- Create a shared path between the village centre and Lake Ainsworth, balancing this with the wild coastal character and values.
- Maintain and sensitively increase the density of residential areas in the Lennox Head village neighbourhood relative to surrounding neighbourhoods.
- Maintain and celebrate landmarks of the past that give clues to when and how the village was settled.
- Preserve open space in the village heart for sport, recreation and temporary activation.





wagang dolphin

waajum whale

mibiny sea eagle

buubii-ee sea turtle

guygum beach

EAST LENNOX CHARACTER STATEMENT

East Lennox is bounded by The Coast Road to the north, the ocean to the east, Skennars Head Road to the south and North Creek Road to the west.

East of The Coast Road, regenerating native vegetation dominates and forms a strong visual edge to the neighbourhood. West of The Coast Road the open grasslands associated with larger rural residential lots are a feature of the journey north. Both contrasting landscape features enhance the northern vista to Lennox headland ridgeline, a regionally and nationally significant landmark.

North Creek Road follows a secondary ridgeline with land falling away from the road to the east and west. This road provides access to residential areas in the neighbourhood which generally consist of conventional single and double storey dwellings (circa 1990s – 2010s) on standard lots which are predominantly east facing, leafy and open to coastal breezes. These residential areas have a neat aesthetic and include wide meandering streets and several cul-de-sacs which navigate significant and well-connected natural areas including littoral rainforests on an undulating landscape.

Parts of private and public elevated areas on North Creek Road enjoy sweeping views westward over the residential areas and wetlands to the distant escarpment, and eastward to the Coastal Reserve and the ocean. Significant ridgeline trees, on

public and private land, are important landmarks that punctuate the streetscape.

Another residential area is situated on hillside land accessed from Skennars Head Road. Here, significant established trees on private and public land shade the streets and provide a green and leafy aesthetic. Glimpses of the ocean are possible from some areas.

A shared pathway both on The Coast Road and through the residential areas connects this neighbourhood to Ballina, Skennars Head and Lennox Head centres.

At the southern end of the neighbourhood the land falls away to lowlands featuring ecologically significant and visually interesting vegetation dominated by Bangalow Palm swamp forest and sedges. To the southeast, larger rural lots meet sports fields, and Skennars Head Road provides access to The Coast Road, shared coastal pathway and Boulder Beach.

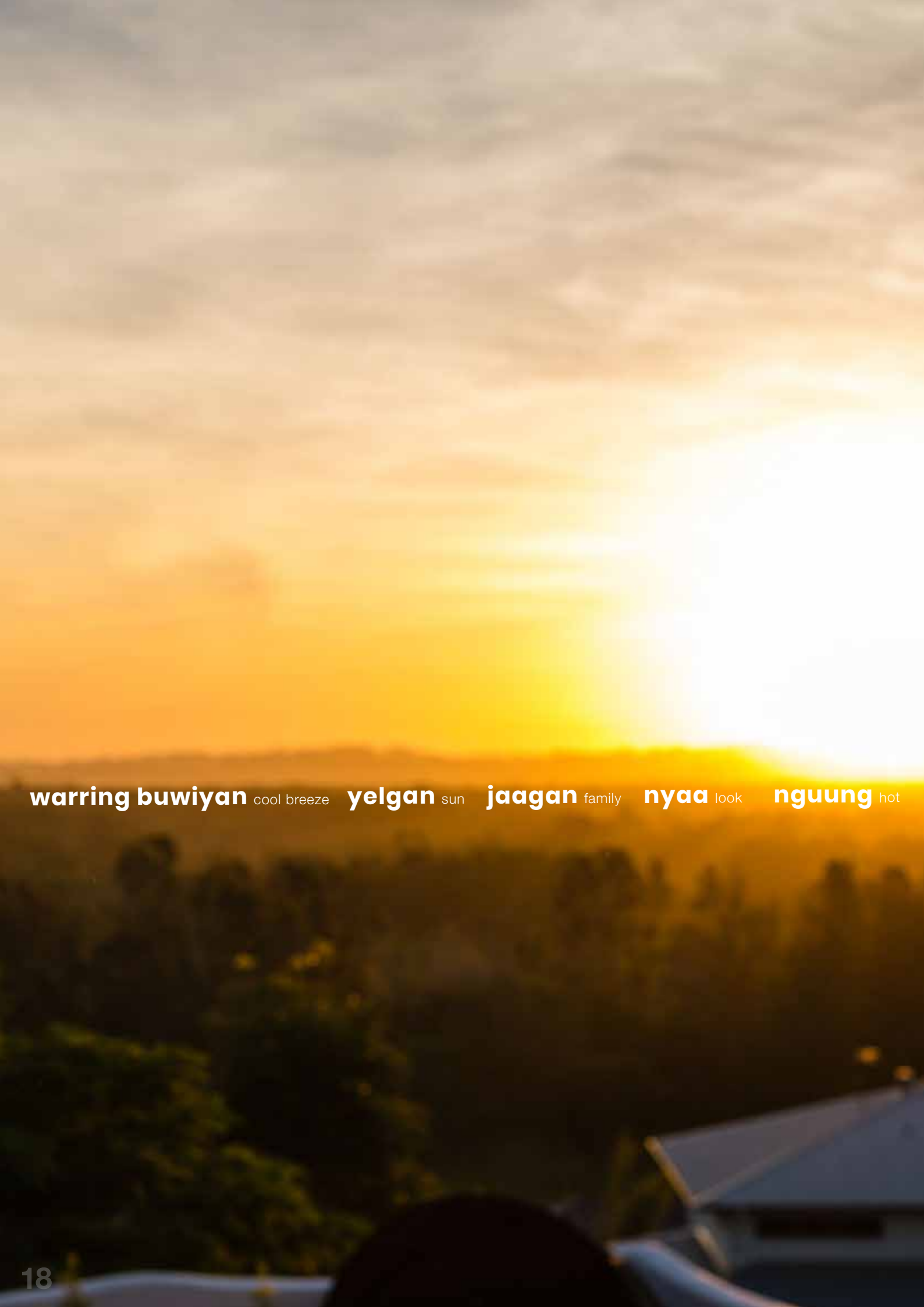
The hidden gem of Boulder Beach is a wild oasis, protected from urban encroachment by The Coast Road and healthy stands of littoral rainforest. The beach, sheltering a coastal wetland recovering from the effects of historical sand mining, is accessible by the Coastal Recreational Path and Rocky Point Road, and gives locals and visitors a truly immersive experience of the local natural environment.



LOCALITY OBJECTIVES:

- Protect the wild, immersive nature of Boulder Beach ensuring a natural aesthetic prevails.
- Visually significant rural lands to the west of The Coast Road from Skennars Head Road to remain a strong natural and rural buffer between residential neighbourhoods.
- Maintain views to Bangalow Palm swamp forest from surrounding areas.
- Maintain a mosaic of residential development interwoven with native vegetation and sympathetic to the steep topography.



A photograph of a sunset over a dense forest. The sun is a bright, glowing orb on the right side of the horizon, casting a warm, golden light across the sky and the trees. The sky is filled with soft, wispy clouds. In the foreground, the dark silhouette of a building's roof is visible on the right side.

warring buwiyān cool breeze **yelgan** sun **jaagan** family **nyaa** look **nguung** hot

WEST LENNOX CHARACTER STATEMENT

West Lennox is bound to the northeast by The Coast Road, incorporating Greenfield Road and surrounding streets. To the east by the North Creek Road ridge to Skennars Head Road and the west is bound by Ballina Nature Reserve. It contains a diversity of residential development spanning from the 1970s through to the most recent EPIQ Estate including Pacific Pines, Aspects and Elevation Estates.

Most of this neighbourhood enjoys a western aspect with views over wetlands towards the Ballina Nature Reserve and the escarpment. It is serviced by the EPIQ Shopping Centre with a full-service supermarket, medical centre and specialty shops, community facility, playing fields and a community garden. Smaller lots surround the local centre providing accessibility and housing choice.

Significant trees differentiate surrounding ridges whilst views to Condons Hill provide an inter urban

buffer and signal the rural context. Views to rural surroundings are highly valued in this neighbourhood and likely to be impacted by urban expansion at Cumbulum.

The retention pond next to the local centre can provide passive greenspace. Improvements in access to the wetland should be considered as the Hutley Drive connection is completed. Cycle and pedestrian access should be improved as part of the project.

Street landscaping and building styles and materials provide clues to the age of different residential areas, many of which are still under transition. The more established areas provide a sense of the newer areas to still come.

Pedestrian and cycle connections to and from Lennox Head village are a priority for this neighbourhood offering a significant opportunity to alleviate local traffic in the village.



LOCALITY OBJECTIVES:

- Improve the recreation value of the retention pond.
- Enhance access to and interpretation of wetland areas.
- Improve legibility and amenity of pedestrian connections to the neighbourhood shopping centre and Lennox Head village.
- Improve legibility, amenity and safety of crossing The Coast Road.
- Retain and protect large fig and pine trees.
- Maintain views to Ballina Nature Reserve from the public domain.
- Nurture existing street trees to provide future pedestrian amenity and visual character.
- Maintain and sensitively increase residential densities close to the neighbourhood shopping centre.





bugle naa friendship

daingang calm

gawungan beautiful

marrung birds

magi simple

yanbalay gulgan walking track

SKENNARS HEAD

CHARACTER STATEMENT



The Skennars Head neighbourhood begins at Skennars Head Road and follows the iconic Skennars coastline down to south of the Aureus Estate incorporating coastal wetlands up to North Creek Road. Part of this neighbourhood is within the flight path of Ballina airport.

Skennars Head features housing on the Skennars coastal rise with unencumbered views of the Pacific Ocean over a carpet of public greenspace hugging The Coast Road. Land in this precinct undulates west down to coastal wetlands and south to the sand flats of Aureus Estate.

The older areas of this neighbourhood include wide roads and verges, servicing a mix of 1980s and 90s low and medium density residential architecture surrounding two schools - Holy Family Catholic Primary School and Xavier Secondary Catholic College. Housing hugs the coastal wetland, buffered by pedestrian and cycle paths. Some pedestrian linkages punctuate a long residential block pattern, offering access to the beach.



The Aureus Estate features a neighbourhood shopping centre and district park. Development in this area is setback from The Coast Road by publicly accessible open space, featuring smaller lots and bulkier buildings overlooking the wetlands. A green buffer to the south is an important inter urban buffer distinguishing the Skennars Head area from East Ballina.

The coastal foreshore connects Sharpes Beach to Boulder Beach in the North, and Flat Rock Tent Park to the south. The Coastal Shared Path connects to Ballina and Lennox Head. The coastal cliffs in this area are a popular place for seasonal whale watching and observing the surf conditions.

Improved facilities at Sharpes Beach are needed to service the new population and design should reinforce a rural, coastal residential identity with a bare foot lifestyle.

Skennars Head will become a stepping stone between Lennox Head and Ballina, featuring unparalleled seasonal whale watching, informal recreation and boutique retail offerings.



LOCALITY OBJECTIVES:

- Improve and maintain pedestrian access from the neighbourhood to Sharpes Beach.
- Maintain and sensitively increase residential densities close to the local centre.
- Nurture existing street trees to provide future pedestrian amenity and visual character.
- Retain wild coast values of Skennars headland.





galbii grass

jali tree

ning quiet

jaaguun land Country

gubble snake

deeriyaa seagull

NORTH CREEK CHARACTER STATEMENT

The North Creek neighbourhood extends south from the intersection of Skennars Head Road and North Creek Road. North Creek Road descends the ridge to the south, dissecting this neighbourhood and ending at North Creek at the former bridge crossing point.

Higher areas of undulating land adjoining North Creek Road contain open grasslands associated with rural land and feature farm houses set back from the road. Open grass areas descend to lower lands to the east of North Creek Road which contain wetlands and pockets of rainforest.

Views from North Creek Road to the east are constrained by the hilly topography of rural properties accessed from The Coast Road. Views to the west are through patches of roadside vegetation towards open pastures and in some places extend to the distant escarpment. Council's wastewater treatment plant is on the western side of the neighbourhood mid-way along North Creek Road and continues to function as key infrastructure.

North Creek Road, lined in parts by large pine trees, dissects land earmarked as a Strategic Urban Growth Area. This land is situated along a ridgeline offering level land with wetland views to the east and rural vistas to the west. It is also located within the flight path of the Ballina Byron Gateway Airport. There is potential to accommodate

pockets of residential development in the context of the rural and wetland setting.

The reinstatement of the North Creek Bridge will provide alternative vehicle and cycling access for the Lennox Head and Skennars Head neighbourhoods to the airport, Ballina industrial areas, and Ballina Island. Traffic will increase to mirror The Coast Road and provide congestion alleviation and resilience to the entire traffic network.

Access to North Creek for passive recreation will be improved as part of the North Creek Bridge project. Acknowledgment of the Nyangbal people and their past and continuing relationship with the land and waters is important in this area.







LOCALITY OBJECTIVES:

- Maintain views to Bangalow Palm swamp forest across Skennars Head Road from the public domain areas.
- Ensure suitable buffers between residential development and sensitive native vegetation.
- Maintain large figs and pine trees.
- Potential residential development to be clustered into pockets of housing separated by vegetation buffers and corridors.



LENNOX HEAD AND SKENNARS HEAD LOCALITY MAP

	Strategic Urban Growth Areas
	Environmental Values
	Local Character Values and Special Places
	Important Connection Corridors



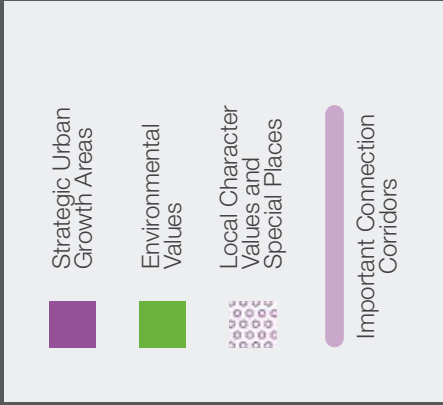
Action details are shown in the action tables on pages 28-37.

KEY ACTIONS

- 5** Improve private open space
- 10** Review open space and community facility assets to support social cohesion
- 15** Maintain works schedule of improvements for special places
- 16** Investigate Aboriginal dual naming opportunities
- 17** Recognise and interpret Aboriginal cultural heritage sites
- 18** Engage with Aboriginal community stakeholders when rezoning
- 19** Guide design of infrastructure within the Coastal Reserve
- 20** Coordinated catchment management
- 21** Discharge responsibilities under marine and coastal legislation
- 22** Maintain inter-urban buffers that separate neighbourhoods
- 23** Improve habitat connectivity through revegetation projects
- 24** Improve e-bike and cycling connections
- 25** Medium density dwelling planning controls
- 26** Investigate housing for local key workers
- 29** More exempt and complying development opportunities
- 33** Minimise visual impact of development on Ross Lane
- 34** Discuss potential rezoning with landowners



LENNOX HEAD VILLAGE CENTRE MAP

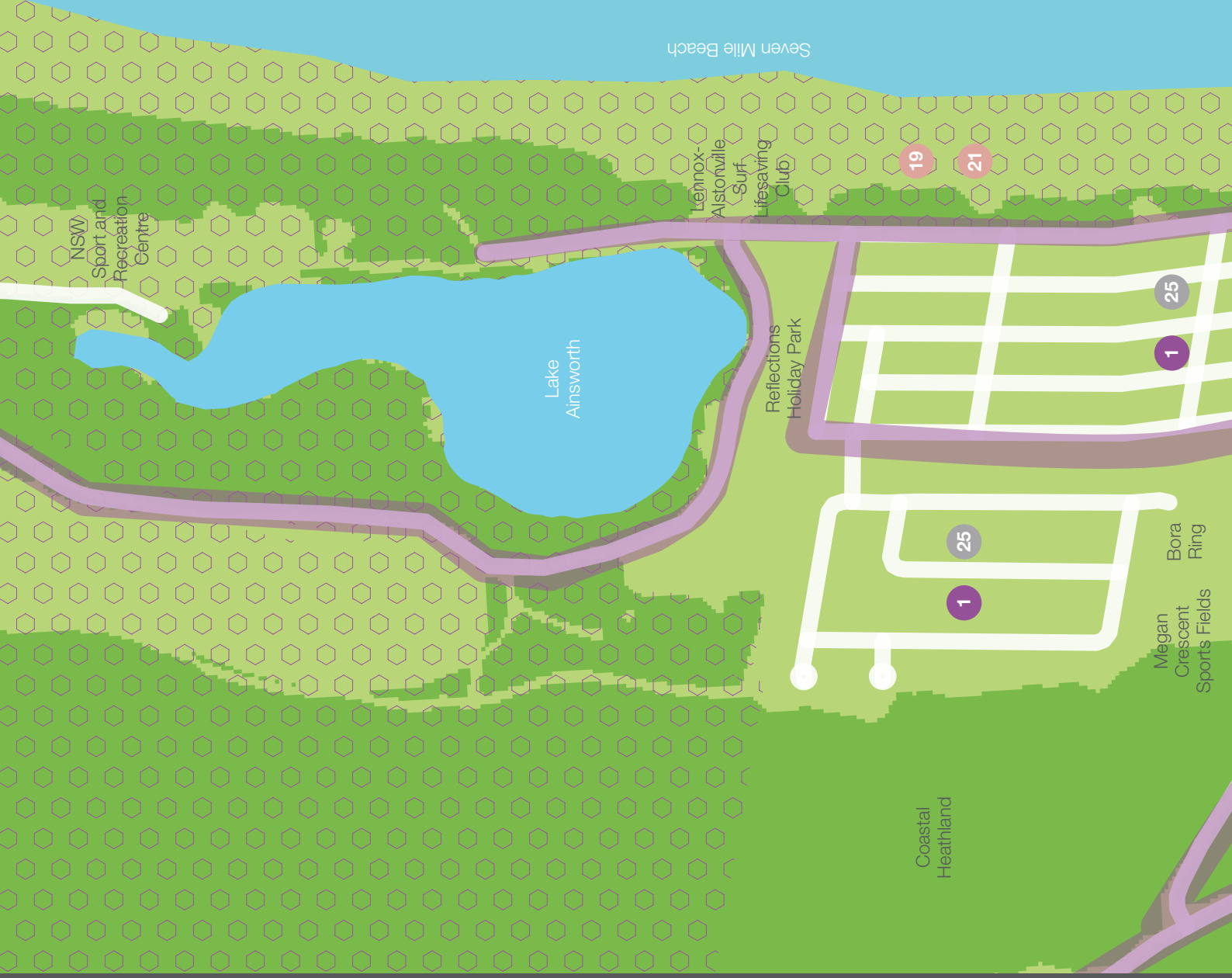


Action details are shown in the action tables on pages 28–37.

KEY ACTIONS



- 1 Deliver more medium density housing
- 2 Investigate commercial planning controls
- 3 Review pedestrian access and traffic needs
- 4 Increase building height to 10 metres (link to Action 32)
- 7 Review Club Lennox use of land





- 8** Maintain the presence of some formalised sport on Williams Reserve for another 10 years
- 9** Update Williams Reserve Plan of Management
- 10** Review open space and community facility assets to support social cohesion
- 11** Future uses of Lennox Head School site
- 13** Investigate built form character controls to inform building design
- 15** Maintain works schedule of improvements for special places
- 17** Recognise and interpret Aboriginal cultural heritage sites
- 19** Guide design of infrastructure within the Coastal Reserve
- 21** Discharge responsibilities under marine and coastal legislation
- 24** Improve e-bike and cycling connections
- 25** Medium density dwelling planning controls
- 29** More exempt and complying development opportunities
- 30** Investigate additional car parking sites
- 31** Carparking demand analysis
- 32** Incentives for underground commercial carparking

LOCALITY OBJECTIVES

01 MAINTAIN AND ENHANCE LOCAL CHARACTER, 'VILLAGE FEEL' AND SENSE OF COMMUNITY					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
MAINTAIN RELATIVE DENSITY AND WALKABILITY					
1	Investigate barriers and enablers to the delivery of medium density housing in Lennox Head village to stimulate the delivery of more medium density housing in the village core.	More people living closer to the village core services and housing diversity and village vibrancy.	Consideration of land values, lot size and configuration, age of building stock, coastal erosion risk and appropriate development controls (such as carparking rates, building heights and design requirements). Linked to Action 25.	High	\$\$ shire wide
2	Investigate minimum residential floor area planning controls applied within Lennox Head village commercial redevelopments.	Increasing the number of dwellings and permanent residents close to services in the Lennox Head village will help to maintain a 'village feel'.	A fine grain analysis of lots of land within the E1 Local Centre zone in Lennox Head village. Consideration of redevelopment viability and likelihood. Linked to Action 4.	Very High	\$
MAINTAIN HUMAN SCALE, BUILT FORM					
3	Review precinct C within Chapter 6C of the Development Control Plan to reconsider pedestrian access and pedestrian traffic needs.	Improvement of the pedestrian experience of the southern end of Lennox Head village centre commercial area.	Investigation of preferred built form outcomes that preference pedestrian connections.	High	\$
4	Consider granting variations to the maximum building height for the E1 Local Centre zone in Lennox Head village up to 10 metres.	Improved design and useability of internal spaces. Granting of a variation can be used as an incentive for delivery of onsite carparking and residential floor space targets.	A fine grain analysis of lots within the E1 Local Centre zone in Lennox Head village. Consideration of redevelopment viability and likelihood. Linked to Actions 2 and 32 - provision of minimum residential floor area and underground carparking. Consideration of upper storey set backs from the street whilst providing opportunities to overlook and interact between street level and upper storeys.	High	\$\$

RESOURCE INTENSITY KEY:

\$ less than \$10,000
 \$\$ \$10,000 - \$50,000
 \$\$\$ \$50,000 - \$100,000
 \$\$\$\$ \$100,000 - \$300,000

PRIORITY:

VERY HIGH priorities within 1-2 years of adoption of the Strategy
HIGH priorities within 5 years of the adoption of the Strategy
MEDIUM priorities within 10 years of adoption of the Strategy
LOW priorities within the Strategy 20 year timeframe.

LOCALITY OBJECTIVES CONT.

01 MAINTAIN AND ENHANCE LOCAL CHARACTER, 'VILLAGE FEEL' AND SENSE OF COMMUNITY					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
5	Improve private open space in low density neighbourhoods through an investigation of rear and side setbacks.	More private open space in residential neighbourhoods which delivers improved health outcomes, water quality and biodiversity outcomes.	Reviewing DCP requirements for low density residential development to increase rear and side setbacks where appropriate.	Very High	\$
ENCOURAGE SOCIAL COHESION AND RECREATION					
6	Prepare a specific communications strategy targeting new residents to the area.	With the Skennars Head area population forecast to increase by 86% to 2036, a communication strategy for new arrivals helps to reduce conflicts in the community and initiate a positive relationship with Council.	Producing a welcome pack for new residents with links to information on waste management, environmental values, pet ownership and Council's community engagement opportunities. Consideration of a specific 'call to action' on the website for new residents and a feature in the Council Connect publication.	Very High	\$
7	Continue to review use of land occupied by Club Lennox, relative to community needs and open space requirements.	Most appropriate use of this Council land.	Reviewing needs of community over time.	Low	\$
8	Maintain the presence of some formalised sport on Williams Reserve for another 10 years.	Visibility of sport, activation of open space, youth engagement, and village cohesion and vibrance is increased when home games are held.	Continuing current arrangements.	Ongoing	\$

RESOURCE INTENSITY KEY:

\$ less than \$10,000
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LOCALITY OBJECTIVES CONT.

01 MAINTAIN AND ENHANCE LOCAL CHARACTER, 'VILLAGE FEEL' AND SENSE OF COMMUNITY					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
9	Update Plan of Management for Williams Reserve to plan for sharing this open space between some formalised sport and other recreation uses.	Facilitation of best community recreational uses of this this key central open space.	Undertake a master plan process to plan for a range of improvements and other complementary uses.	Very High	\$\$ - \$\$\$
10	Review the goals and values of Council controlled open space and community facility assets provision to support social cohesion.	Increased access by the community to open space and community facilities supports individuals and groups to become more connected.	A review of Council's fees and charges, Key Performance Indicators and roles and responsibilities relating to community access to open space and community facilities.	Very High	\$
11	Advocate for future uses of the existing Lennox Head School site that support community cohesion and village vitality.	Future uses that contribute to the social infrastructure of Lennox Head village.	Staff communications with Department of Education.	Very High	\$
VALUE LOCAL NEIGHBOURHOOD CHARACTER					
12	Integration of Lennox Head and Skennars Head precinct character statements and objectives into planning controls and Council project management frameworks.	The consideration of local character values in development assessment and project design will improve design quality and result in an enhanced 'sense of place'.	Amending Council's Development Control Plan to link to character statements and objectives within the Lennox Head Strategic Plan. Staff training in local character statements, how they can be applied in Development Assessment and infrastructure design.	Very High	\$

RESOURCE INTENSITY KEY:

\$ less than \$10,000
 \$\$ \$10,000 - \$50,000
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LOCALITY OBJECTIVES CONT.

01 MAINTAIN AND ENHANCE LOCAL CHARACTER, 'VILLAGE FEEL' AND SENSE OF COMMUNITY					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
13	Investigate inclusion of built form character controls within the planning framework to inform design of buildings within key character areas.	Strengthening of the desired built form character of key areas within the plan area and create a stronger sense of place. Reinforcement and appreciation of the community connection with the settlement heritage of the area.	Identification and assessment of character buildings and precincts in relation to character and heritage value, particularly identifying examples of landmark structures of the past. Investigation into funding opportunities to enable owners to maintain character and heritage buildings.	High	\$\$
CELEBRATE THE NETWORK OF NEIGHBOURHOODS					
14	Deliver a wayfinding/ movement and place plan for Lennox Head and Skennars Head to encourage better use of existing community assets accessed via active travel between neighbourhoods.	Streetscape, pedestrian and cycling connectivity and legibility improvements. Opportunities created for storytelling, discovery and active recreation.	The strategy will consider design guidelines and material palettes, reconsideration of speed limits, wayfinding signage, Lennox laneways, points of interest along active travel routes and shaded areas that connect and enhance facilities (including schools), centres and open spaces. Linkages to the upcoming Movement and Place and Public Realm Strategies.	High	\$\$ for investigation \$\$\$\$ for implementation
LOOK AFTER SPECIAL PLACES					
15	Maintain a works schedule of improvements for special places identified by the community, such as The Boat Channel, Sharpes Beach, Williams Reserve, Lennox headland and Pat Morton Lookout.	Improvements to existing, well-loved open spaces to cater to increasing population and maximise access to special places.	Identifying a schedule of sites and potential works, and works priorities with maintenance implemented via Delivery Program and Operational Plan actions.	Very High	\$ for investigation \$\$\$\$ for implementation

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\$ less than \$10,000
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 \$\$\$\$ \$100,000 - \$300,000

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LOCALITY OBJECTIVES CONT.

02 MAINTAIN AND ENHANCE OUR CULTURAL HERITAGE AND NATURAL ENVIRONMENT					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
RESPECT AND CELEBRATE LOCAL CULTURAL HERITAGE					
16	Investigate Aboriginal 'dual naming' opportunities for new housing estates and major landmarks in the plan area.	Increasing visibility of local Aboriginal culture, and encouraging mutual respect.	Research and identification of an appropriate naming process. Lodging applications with the NSW Geographical Names Board.	High	\$ annually
17	Explore opportunities for recognition and interpretation of Aboriginal and colonial cultural heritage sites within the area (e.g. the western side of Williams Reserve and Lennox headland).	Increased cultural understanding and social cohesion.	Research and preparation of interpretive and educational material for signage and cultural sharing activities.	High	\$\$ for investigation \$\$\$ for implementation
18	Engage effectively with local Aboriginal community stakeholders when rezoning land for urban purposes.	Increased understanding of Country and an area of land proposed for development gained through uncovering cultural knowledge, stories and insight which will better inform risk management and master planning and highlight opportunities for cultural acknowledgement and learning.	Including a process to deliver this action within Council's upcoming Aboriginal Partnership Agreement and/or Aboriginal Community Engagement Plan.	ongoing	\$
MAINTAIN AND ENHANCE OUR WILD COAST					
19	Establish appropriate design guidelines and material palettes to guide design of infrastructure for places within the Coastal Reserve.	Better experience, respect and enhancement of the natural environment.	The development of a cohesive design approach (including material palettes) to streamline design of public works within the Coastal Reserve. Linked to the upcoming preparation of the Public Realm Strategy.	High	\$\$

RESOURCE INTENSITY KEY:

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LOCALITY OBJECTIVES CONT.

02 MAINTAIN AND ENHANCE OUR CULTURAL HERITAGE AND NATURAL ENVIRONMENT					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
20	Continue to advocate for coordinated catchment management of the Richmond River including education and enforcement activities further up in the catchment.	Improved water quality of Richmond River.	Liaison with public agencies, industry organisations and the community.	ongoing	\$
21	Continue to discharge Councils' responsibilities under the Coastal Reserve Management Plan and the Marine Estate Management Act 2014.	Management of coastal areas to protect and enhance their ecological and cultural values.	Continuing to operate in line with the Coastal Reserve Management Plan and Marine Estate Management Act 2014.	ongoing	\$
PRESERVE OUR RURAL AMENITY					
22	Maintain inter-urban buffers that separate neighbourhoods within the Lennox Head and Skennars Head area. Discourage urban style development within rural areas.	Reinforcement of the local character and identity of each neighbourhood and maintenance of rural character and amenity.	Maintaining current policy settings.	ongoing	\$
IMPROVE HABITAT CONNECTIVITY					
23	Identify future opportunities for significant revegetation projects on private land which improve habitat connectivity.	Enhanced habitat connectivity and creation of wildlife movement corridors between important habitat areas on public land and private land.	Identification and mapping of wildlife corridors and key sites for habitat restoration within the plan area. Linked to action 1.2.1 and 1.2.7 in the Ballina Shire Biodiversity Strategy.	High	\$\$

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\$ less than \$10,000
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LOCALITY OBJECTIVES CONT.

03 ENCOURAGE A STRONG, DIVERSE COMMUNITY					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
CONNECTIONS BETWEEN NEIGHBOURHOODS					
24	Deliver cycling (include e-bike) and pedestrian infrastructure to support improved non-vehicular connections between Lennox Head village and other neighbourhoods.	<p>Improvements of existing linkages by:</p> <ul style="list-style-type: none"> • Providing clarity for pedestrians • Making use of roads to better connect pedestrian and cycling routes • To improve infrastructure to encourage more active travel <p>Encouraging more people to use cycling and walking as modes of transport, helping to alleviate traffic and parking congestion.</p>	<p>Consideration of the following key areas for improving connectivity in the preparation of the upcoming Movement and Place Strategy:</p> <ul style="list-style-type: none"> • Continuous shared path - Byron Bay Road, between Byron Street and Ballina Street. • Ballina Street from North Creek Road roundabout to Rutherford Street, improve cycle and pedestrian access • Improve pedestrian legibility of Hutley Drive and North Creek Road roundabouts. • Providing arrival infrastructure in local centres. <p>Investigations into the use of Planning Agreements to provide cycling and pedestrian infrastructure, where proposed developments within the village centre commercial area are unable to meet carparking requirements, as part of the development of the Shire-wide Movement and Place Strategy.</p>	Very High	<p>\$\$ for infrastructure design</p> <p>\$\$\$\$ for implementation</p>

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\$ less than \$10,000
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LOCALITY OBJECTIVES CONT.

03 ENCOURAGE A STRONG, DIVERSE COMMUNITY					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
HOUSING CHOICE					
25	Investigate planning controls to enable the delivery of medium density dwellings close to local centres (Lennox Head village, EPIQ supermarket and Aureus local centre).	The increase in single person households over 60 will drive strong demand for small dwellings close to services. This will enable people to age in place.	Consideration of land values, lot size and configuration, age of building stock and appropriate development controls (such as carparking rates, building heights and design requirements). Linked to Action 1.	Medium	\$
26	Investigate development of Council land in the EPIQ Estate for housing for local key workers.	Enabling more affordable housing for local key workers.	Feasibility analysis and investigation into management models in delivering the housing.	High	\$ for investigation \$\$\$\$ for implementation
27	Monitor short-term rental accommodation within the Plan area and the broader region to allow for responses to any major changes in the regulatory environment or the market.	Enabling a balance between the need for tourist accommodation with the needs of the community.	Monitoring the regional short term accommodation market and government regulation.	ongoing	\$
28	Investigate minimum dwelling number requirements for existing medium density sites proposed for redevelopment.	Avoidance of loss of dwelling diversity and density.	Investigation of a new LEP clause to apply to existing medium density sites.	Very High	\$

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LOCALITY OBJECTIVES CONT.

04 FOSTER DIVERSE, LOCAL EMPLOYMENT SERVICING OPPORTUNITIES					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
FUTUREPROOF LOCAL CENTRES					
29	Investigate Change of Use applications within employment zones to determine opportunities for more development to occur as exempt and complying development.	Reduce development assessment requirements for businesses within employment zones.	Review Exempt and Complying settings for a range of business uses.	High	\$
30	Investigate appropriate sites to provide carparking within or on the periphery of the Lennox Head village commercial area.	Providing additional carparking close to the village.	Assessment of appropriate Council sites and structures (multi-level, small pockets) for delivery. Related to implementation outcomes of Action 32.	Low	\$\$ for investigation
31	Council to undertake a carparking demand analysis within the Lennox Head village centre.	Updated data for decision making regarding carparking.	Carparking audits once initiatives such as timed carparking and formalised carparking are in place.	High	\$
32	Investigate planning incentives to encourage lot consolidation to enable more efficient delivery of public, underground carparking on commercial redevelopment sites within Lennox Head village.	More carparking available in the village centre for public carparking.	Identifying appropriate site conditions that enable underground carparking. Planning bonuses could include additional height, increased floor space ratio or setback variations (link to Action 4).	Very High	\$

RESOURCE INTENSITY KEY:

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LOCALITY OBJECTIVES CONT.

04 FOSTER DIVERSE, LOCAL EMPLOYMENT SERVICING OPPORTUNITIES					
No.	Strategic Actions	Benefits will be ...	This will involve...	Priority	Resource Intensity
INVESTIGATE EMPLOYMENT LANDS					
33	Minimise the visual impact of any proposed development on Ross Lane from surrounding transport routes.	Ensuring arrival to Lennox Head from the north and the west continues to offer rural and wetland vistas in line with the character of the area.	Assessment of any proposal for SUGA land off Ross Lane to be assessed against Character Statements for north Lennox neighbourhood.	Low	\$
34	Council to initiate discussions with land owners regarding the potential rezoning of land at Ross Lane identified as a SUGA for future employment/ industrial purposes.	Clarity on future employment lands within the Lennox Head area.	Council officer communications with land owner.	Medium	\$

RESOURCE INTENSITY KEY:

\$ less than \$10,000
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REVIEWING PROGRESS

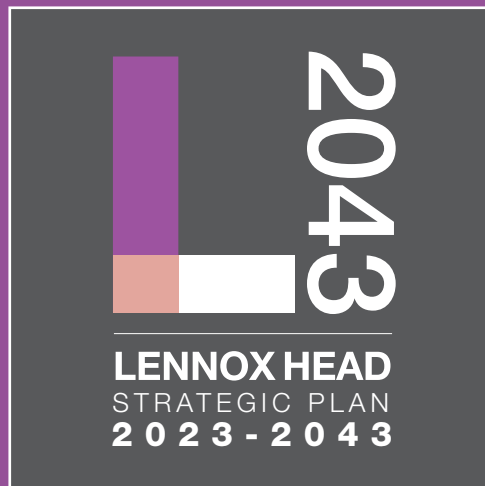
Proposed actions contained within this plan will be reviewed on a regular basis to take account of changing circumstances and assumptions. The plan review process consists of the following elements:

- Reporting strategic actions to the Council on a quarterly basis through the Delivery Program/Operational Plan.
- Regular analysis of actions within this Strategy will be conducted to make sure individual actions and the overall Strategy remain relevant and responsive to community needs throughout the Strategy's duration.
- Circumstances may arise where minor administrative changes to the document are required. Where an update does not significantly alter this document, such a change may be made administratively. Any modification that significantly changes or updates the document will only be done by resolution of Council.

HOW DOES THIS FIT IN WITH COUNCIL'S CORPORATE PLANNING DOCUMENTS?







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