

Planning Proposal –Skennars Head Coastal Village

To facilitate the creation of a new urban residential neighbourhood and housing diversity

Client:
Intrapac Skennars Head Pty Ltd

Date:
26 June 2017

Contact:

Jenny Rudolph
jennyr@elton.com.au
9387 2600

Sydney
02 9387 2600

Level 6
332 – 342 Oxford Street
Bondi Junction NSW 2022

www.elton.com.au
consulting@elton.com.au
Sydney | Canberra | Darwin
ABN 56 003 853 101

Prepared by	Scott Alcorn/Jenny Rudolph
Reviewed by	Jenny Rudolph
Date	26 June 2017
Document name	Planning Proposal - Skennars Head Village 23.06.2017.docx
Version	Final

Contents

EXECUTIVE SUMMARY	7
1 INTRODUCTION	10
1.1 General	10
1.2 Summary of the Proposal	10
1.3 Purpose	11
1.4 Structure	11
1.5 Supporting technical studies	12
2 SITE LOCATION AND CONTEXT	13
2.1 Regional context	13
2.2 The site	14
2.2.1 Location	14
2.2.2 Current zoning	15
2.2.3 Current use	18
2.3 Surrounding land uses	18
2.4 Opportunities and constraints	18
3 PROPOSED REZONING AND VISION	19
3.1 Introduction	19
3.2 Vision for the Site	20
3.3 Proposed Neighbourhood centre	22
3.3.1 Design Philosophy and justification	22
3.4 Housing diversity	24
3.4.1 Design philosophy and justification	26
3.5 Voluntary Planning Agreement	28
3.6 Community Consultation	29
3.6.1 Neighbourhood centre	29
3.6.2 Housing diversity	29
4 PLANNING PROPOSAL	30
PART 1 - OBJECTIVES AND INTENDED OUTCOMES	31
4.1 Objectives of the Planning Proposal	31
4.2 Intended outcomes	31
PART 2 - EXPLANATION OF PROVISIONS	33
4.3 Amendment of Land Use Zoning Map	33
4.4 Proposed Height of building	34
4.5 Proposed Minimum Lot Sizes	34
4.6 Ballina Development Control Plan	34

PART 3 - JUSTIFICATION	35
Section A – Need for the Planning Proposal	35
Section B – Relationship to Strategic Planning Framework	35
Section C – Environmental, Social and Economic Impact	47
Section D – State and Commonwealth Interests	49
PART 4 - MAPPING	50
PART 5 - COMMUNITY CONSULTATION	57
4.7 Required consultation	57
4.8 Consultation undertaken to date	57
4.9 Possible future consultation	57
5 PROJECT TIMELINE	58

APPENDICES

A	Extract from DA2017/244 of plans	61
B	Urban Design report	62
C	Traffic assessment report	63
D	Small lot housing report	64
E	Retail analysis report	65

FIGURES

Figure 1	Regional context	13
Figure 2	Subject Site	14
Figure 3	Allotments of Subject Site	15
Figure 4	Current Zoning: Land Zoning Map	16
Figure 5	Ballina Local Environmental Plan 1987 – Zoning Map	17
Figure 6	Skennars Head Expansion Area – Structure Plan	19
Figure 7	Vision pictorials	21
Figure 8	Neighbourhood centre concept plan	24
Figure 9	Proposed Concept Plan (2017) and lots to be rezoned (darker brown and white)	27
Figure 10	Existing Land Use Zoning Map	51
Figure 11	Proposed Land Use Zoning Map	52
Figure 12	Existing Building Height Map	53
Figure 13	Proposed Building Height Map	54
Figure 14	Existing Minimum Lot Size Map	55
Figure 15	Proposed Minimum Lot Size Map	56

TABLES

Table 1	Current Planning Controls	17
Table 2	Site opportunities and constraints	18
Table 3	North Coast Regional plan 2036 Compliance	36

Table 4	Far North Coast Regional Strategy Compliance.....	37
Table 5	NSW Coastal Policy Compliance	38
Table 6	Local Strategies	38
Table 7	Consistency with SEPPs	42
Table 8	Consistency with Ministerial Directions (S.117 Directions)	44
Table 9	Public Infrastructure	49
Table 10	Estimated Project Timeline	58

Executive Summary

This Planning Proposal (PP) has been prepared by Elton Consulting on behalf of Intrapac Skennars Head Pty Ltd (Intrapac) to support a proposed amendment to Ballina Local Environmental Plan 2012 (Ballina LEP 2012) for land located at 505 North Creek Road, Skennars Head and known as Lot 265 DP1212348 (subject site).

The subject site is identified in the Ballina Local Environmental Plan (LEP) 2012 (Ballina LEP 2012) as an Urban Release Area and is zoned R2 Low Density Residential, B1 Neighbourhood Centre. In addition, part of the Subject Site is a 'Deferred Matter' (DM) under the Ballina LEP 2012. The DM part of the subject site is zoned No 7(d) Environmental Protection (Scenic/Escarpment) under the Ballina Local Environmental Plan 1987.

The subject site is identified in the North Coast Regional Plan as an Urban Growth Area. This PP embraces many of the goals and directions of the North Coast Regional Plan. In particular, it aligns with:-

- » Goal 3 – Vibrant and Engaged Communities - as it supports the creation of places that provide great places to live and work and to develop healthy, safe, socially engaged and well-connected communities.
- » Goal 4 – Great Housing Choice and Lifestyle option - embraces the direction of providing greater housing choice and lifestyle options to assist in delivering greater housing supply; increase housing diversity and more opportunities for affordable housing.

This PP seeks to support an amendment to part of the site for change in the land use zoning, minimum lot size and height in the Ballina LEP 2012 for nominated locations.

This PP aligns with the recently submitted Development Application (DA) to Ballina Shire Council that will deliver a variety of residential lot sizes focussed around the proposed new neighbourhood centre (subject of this PP) and an open space network. The DA is for a Torrens Title subdivision to create 214 residential lots (ranging in size from 451sqm to 757sqm) for future dwellings and associated road works, infrastructure and open space. The DA also included nine super lots (ranging in size from 1,290sqm to 13,113sqm) for future subdivision to accommodate a neighbourhood centre and additional residential lots. It is these lots which are now proposed to be rezoned to R3.

The future neighbourhood centre will provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhoods and will act as a focal point for community activity and social interaction for residents and visitors.

The new coastal village will form a natural extension to existing residential development in Skennars Head, with a focus on maximising physical and visual connections to the coast and prioritising pedestrians and cyclists through the development and between Headlands Estate and Sharpes Beach.

The development will also respect the environmental qualities of the coastal wetlands and the natural environment.

This PP report that has been prepared in accordance with:

- » Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act)
- » A Guide to Preparing Planning Proposals and A Guide to Preparing Local Environmental Plans (Department of Planning and Infrastructure, 2012).

This report represents the first stage of the gateway plan making process, which initially seeks Council's support to forward the proposed LEP amendment outlined in the planning proposal to the Department of Planning and Environment (DPE) for a gateway determination.

The Proposal

The developable part or part currently zoned R2 and B1 comprises 51.52 hectares of land. This PP proposes to:

- » rezone of the existing B1 Neighbourhood Centre Zone to R3 Medium Density Residential (the proposed lot is Lot 162 on the proposed subdivision plan, and is around 6,886sqm)
- » rezone the balance of proposed Lot 162 from R2 Low Density Residential to R3 Medium Density Residential
- » relocate the B1 Neighbourhood Centre Zone further south on the site adjacent to the neighbourhood park (to proposed Lot 345 on the proposed subdivision plan, and is around 13,000sqm)
- » amend the height of the retail neighbourhood centre B1 zone from 8.5m to 10m (proposed Lot 345)
- » rezone part of the R2 Low Density Residential zone around the relocated neighbourhood centre and along the east-west linear local park to R3 Medium Density (proposed Lots 162, 342,343,344,429,430,432 and 631 in subdivision application DA2017/244)
- » In relation to the proposed R3 Medium Density Residential Zone for the subject site, modify Clause 4.1A(3)(b)(i) of the Ballina LEP 2012, to have a minimum lot size of 300sqm for dwelling houses (proposed Lots 162, 342,343,344,429,430,432 and 631 in subdivision application DA2017/244).

See **Annexure A** for a copy of the proposed subdivision plan DA2017/244.

In summary:

The relocation of Neighbourhood centre (B1 zone) will:

- > Provide a more direct link between the neighbourhood centre and its coastal setting
- > Create the potential for direct links between the neighbourhood centre and the beach, pedestrian networks, public transport options and local services and facilities
- > Provide for better integration of the neighbourhood centre with the existing Headland Estate and surrounding neighbourhood and community facilities
- > Provide improved access compared to the current zoned position
- > Be located on more suitable topography compared to the current location
- > Allow for improved level of local services in the neighbourhood centre due to increased exposure to passing traffic
- > Enable the retail buildings to achieve the necessary heights for efficiency and functional use
- > Enable the neighbourhood centre to create a gateway to Skennars Head Residential Neighbourhood
- » The introduction of Minimum Lot Size D (300sqm) will:
 - > Allow for a better housing choice facilitating a broad socio-economic mix and the creation of a sustainable neighbourhood catering for first time buyers to empty nesters
 - > Enable the provision of a range of housing forms to meet the different needs within the community

- > Facilitate the provision of affordable housing in a coastal village close to the neighbourhood centre
- > Provide for the highest densities on future lots which are predominantly north facing, close to the neighbourhood centre, local park pedestrian access and on land that is gently sloping, as set out in the Ballina DCP (Chapter 3- Section 3.1.2)
- > Replicate the development pattern to the north where R3 zones are interspersed through the R2 zone allowing for the provision of smaller lots and dwellings as part of a small lot integrated development, however allowing for Torrens Title and not strata title lots.
- > Provide for the subdivision of land that recognises the environmental values of the area by concentrating density around the local park and neighbourhood centre with larger lots serving as a buffer to more environmentally sensitive areas
- > Increase opportunities for dwellings to overlook the local park optimising both surveillance of the public realm and the residential amenity of the dwellings
- > Encourage safe pedestrian access through the future development by concentrating higher densities along the collector road to maximise surveillance.

The planning proposal will amend the Ballina Local Environmental Plan 2012 (BLEP 2012) as follows:

- » Amend Land Zoning Map – Sheet LZN_005D by relocating Zone B1 towards The Coast Road and including an R3 medium density zone on particular lots on the land
- » Amend Lot Size Map – Sheet LSZ_005D and LSZ_006C by introducing Minimum Lot Size D (300sqm).
- » Amend the Height Map – Sheet HOB_005 by introducing a 10m for the B1 zone.

The timeframe for the completion of the planning proposal will depend on a number of factors including processing times by Council and the Department in issuing a gateway determination notice. A benchmark timeframe of 12 months is considered appropriate for this proposal, noting that the proposed LEP changes are consistent with the State's strategic planning framework.

1 Introduction

1.1 General

This report has been prepared to support a proposed amendment to Ballina Local Environmental Plan 2012 to relocate the neighbourhood centre (B1 zoning) in the future residential neighbourhood of Skennars Head and to introduce a minimum lot size of 300sqm for those lots to be rezoned R3 Medium density through the spine of the site that links to newly located neighbourhood centre and also around the new neighbourhood centre to allow for an integrated development with a mix of lot sizes.

This report comprises a planning proposal that has been prepared in accordance with:

- » Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act)
- » A Guide to Preparing Planning Proposals and A Guide to Preparing Local Environmental Plans (Department of Planning and Infrastructure, 2012).

This report represents the first stage of the gateway plan making process, which initially seeks Council's support to forward the proposed LEP amendment outlined in the planning proposal to the Department of Planning and Environment (DPE) for a gateway determination.

As outlined in *A Guide to Preparing Planning Proposals*, the planning proposal is the first step in preparing the LEP amendment. The planning proposal will evolve throughout the process as relevant sections will be updated and amended in response to the outcomes of any further technical investigations required by the gateway determination and during consultation.

1.2 Summary of the Proposal

Applicant Details	Intrapac Skennars Head Pty Ltd (c/o Elton Consulting)
Property Details	Lot 265 in DP1212348 505 North Creek Road, Skennars Head
Area	51.52 hectares for the developable (currently zoned R2 and B1 part of the land)
Proposal	Amend Ballina Local Environmental Plan (LEP) 2012 as follows: » Land Zoning Map <ul style="list-style-type: none">> Rezone the existing B1 Neighbourhood Centre Zone and surrounding land to R3 Medium Density residential (proposed lot Lot 162 on the proposed subdivision plan)> relocate the current B1 Neighbourhood Centre Zone further south on the site adjacent to the neighbourhood park (to proposed Lot 345 on the proposed subdivision plan)> Rezoned part of the land to R3 Medium Density (proposed Lots 162,

	342,343,344,429,430,432 and 631 in subdivision application DA2017/244)
	<ul style="list-style-type: none"> » Minimum Lot Map <ul style="list-style-type: none"> > introduce a minimum lot size of 300sqm to part of the site adjacent to the B1 zone and along the east-west linear local park > In relation to the R3 Medium Density Residential Zone for the subject site, modify Clause 4.1A(3)(b)(i) of the Ballina LEP 2012, to have a minimum lot size of 300sqm for dwelling houses (proposed Lots 162, 342,343,344,429,430,432 and 631 in subdivision application DA2017/244)
	<ul style="list-style-type: none"> » Height Map » Rezone the B1 zone to allow for a 10m height
Other associated proposals	<ul style="list-style-type: none"> » Associated with the proposed amendment to Ballina LEP, the applicant will, post Gateway Determination, work with Council to enter into a voluntary planning agreement to provide additional public benefits.

1.3 Purpose

The purpose of this report is to demonstrate to Ballina Shire Council that there is sufficient planning justification to amend Ballina Local Environmental Plan 2012 as it relates to the land at Skennars Head. Specifically, this report:

- » details the proposed provisions of the LEP amendment
- » describes the vision for the site that underpins the LEP amendment, including a concept plan demonstrating the desired ultimate development outcome for the site
- » provides evidence to support the proposed LEP amendment based on technical planning, design and traffic assessment
- » justifies the proposed LEP amendment against all relevant statutory and strategic planning matters
- » addresses the requirements for the preparation and lodgement of a planning proposal in the accordance with the EP&A Act and associated guides.

1.4 Structure

Section 55(2) of the EP&A Act and *A Guide to Preparing Planning Proposals* sets out the content and structure required for planning proposals. This report is structured in accordance with these provisions. However, it also includes introductory information about the site location and context. As such, this report is structured as follows:

- » **Section 1** provides an introduction to the report and articulates its purpose
- » **Section 2** describes the site's location and context
- » **Section 3** provides a background to the planning proposal
- » **Section 4** introduces the planning proposal, comprising:
 - > **Part 1** – Objectives and intended outcomes
 - > **Part 2** – Explanation of provisions
 - > **Part 3** – Justification

- > **Part 4** – Maps
- > **Part 5** – Community consultation.

1.5 Supporting technical studies

A range of supporting studies addressing relevant planning and technical issues have been prepared to support this planning proposal.

In discussions with Ballina Council officers the following reports were required:

- » Urban Design Report prepared by ClarkeHopkinsClarke Architects dated May 2017 (**Annexure B**)
- » Traffic Impact Assessment Report prepared by TPS Group June 2017 (**Annexure C**)
- » Small Lot Analysis and Justification prepared by Macro Plan Dimasi April 2017 (**Annexure D**)
- » Retail Analysis prepared by Macro Plan Dimasi June 2017 (**Annexure E**)

2 Site location and context

2.1 Regional context

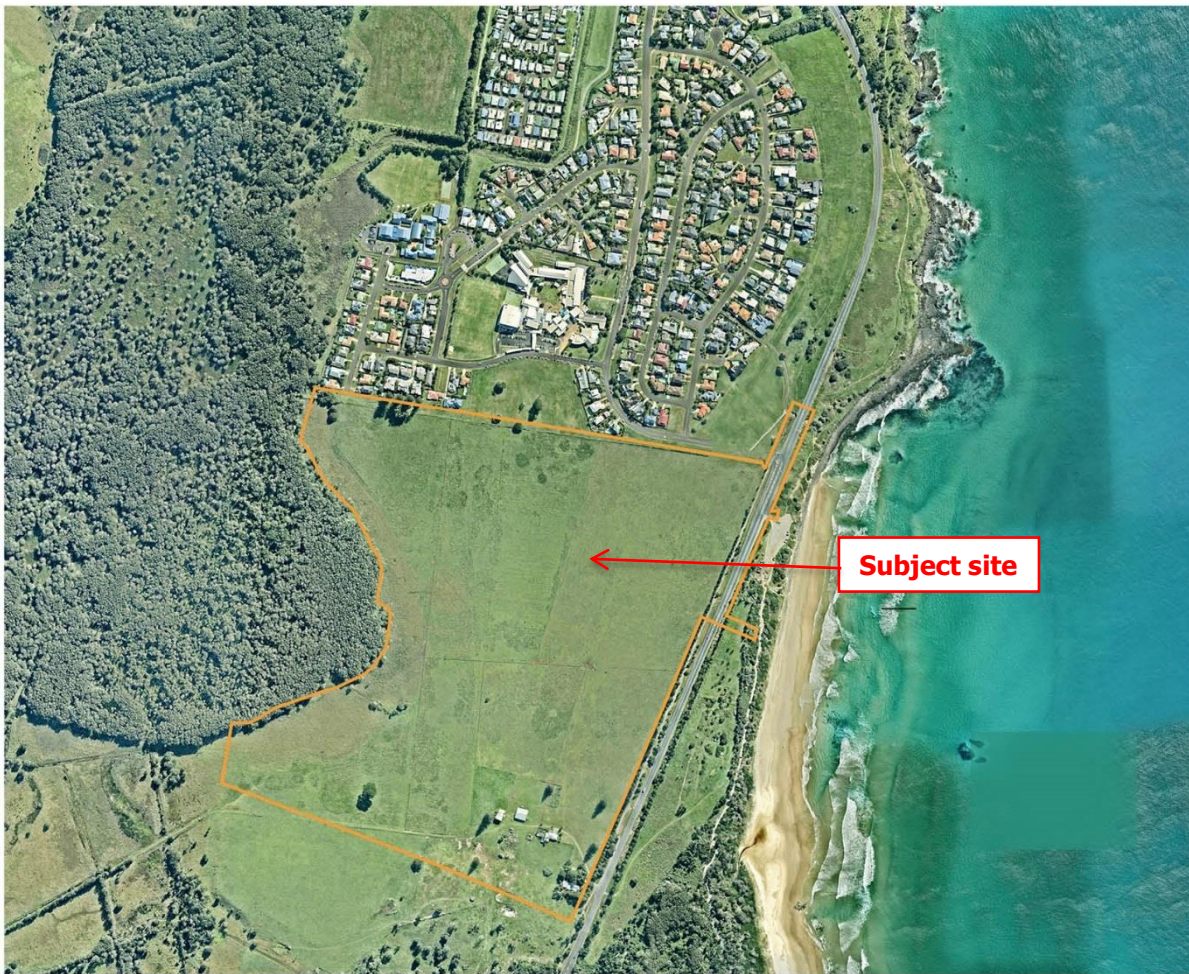
The subject site is located within the local government area of Ballina. Lennox Head is to the north of the subject area, with Ballina being to the west and East Ballina being to the south. The subject site is immediately south of the existing Headlands Estate residential area.

Figure 1 Regional context



Source: Google Maps

Figure 2 Subject Site



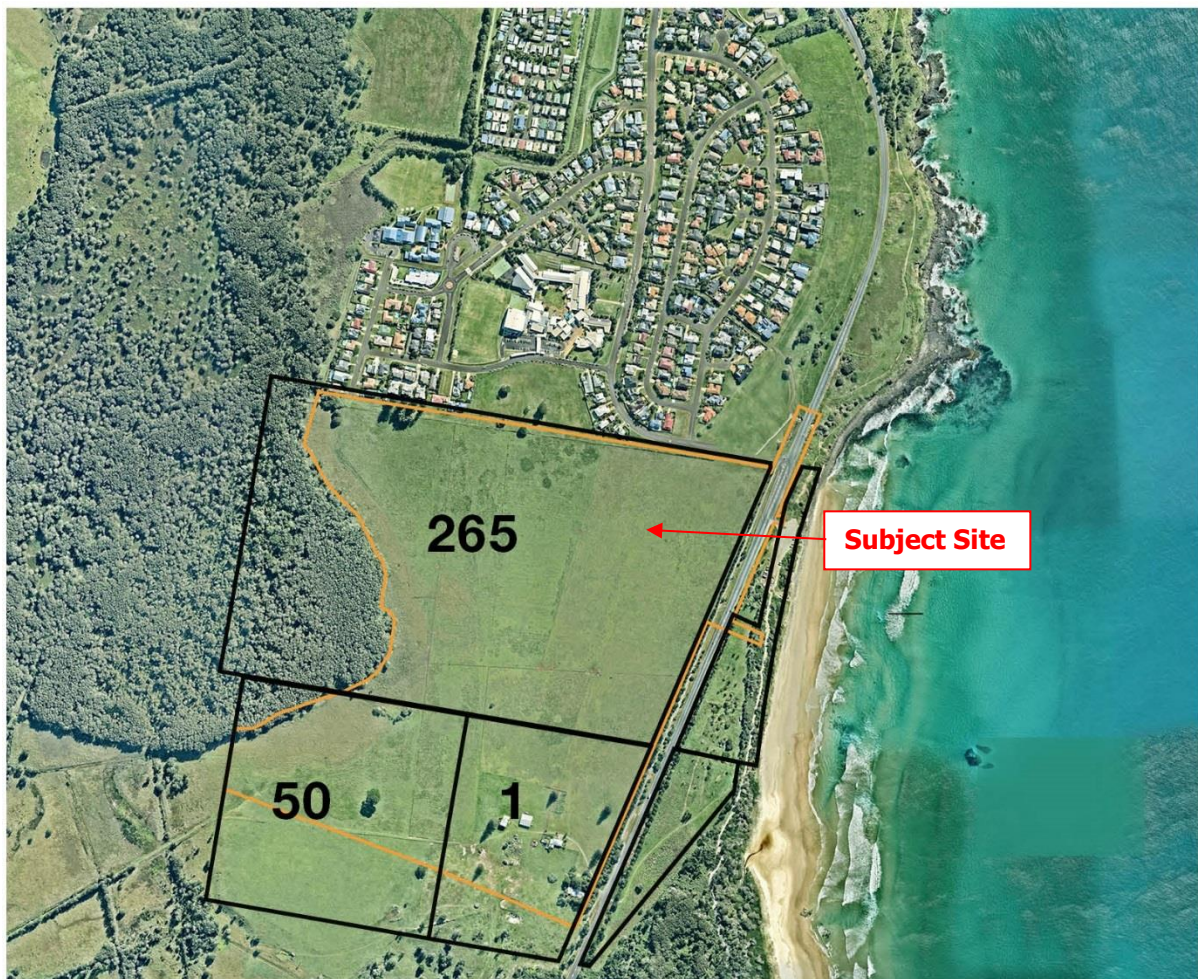
2.2 The site

2.2.1 Location

The Planning Proposal relates to the property which is generally known as 505 The Coast Road, Skennars Head, between East Ballina and Lennox Head. The land is commonly known as 'Dr. Stewart's land'.

Figure 3 overleaf depicts the location of each of the lots within the subject landholding. The amendments proposed under this planning proposal relate to Part of Lot 265 DP1212348 only.

Figure 3 Allotments of Subject Site



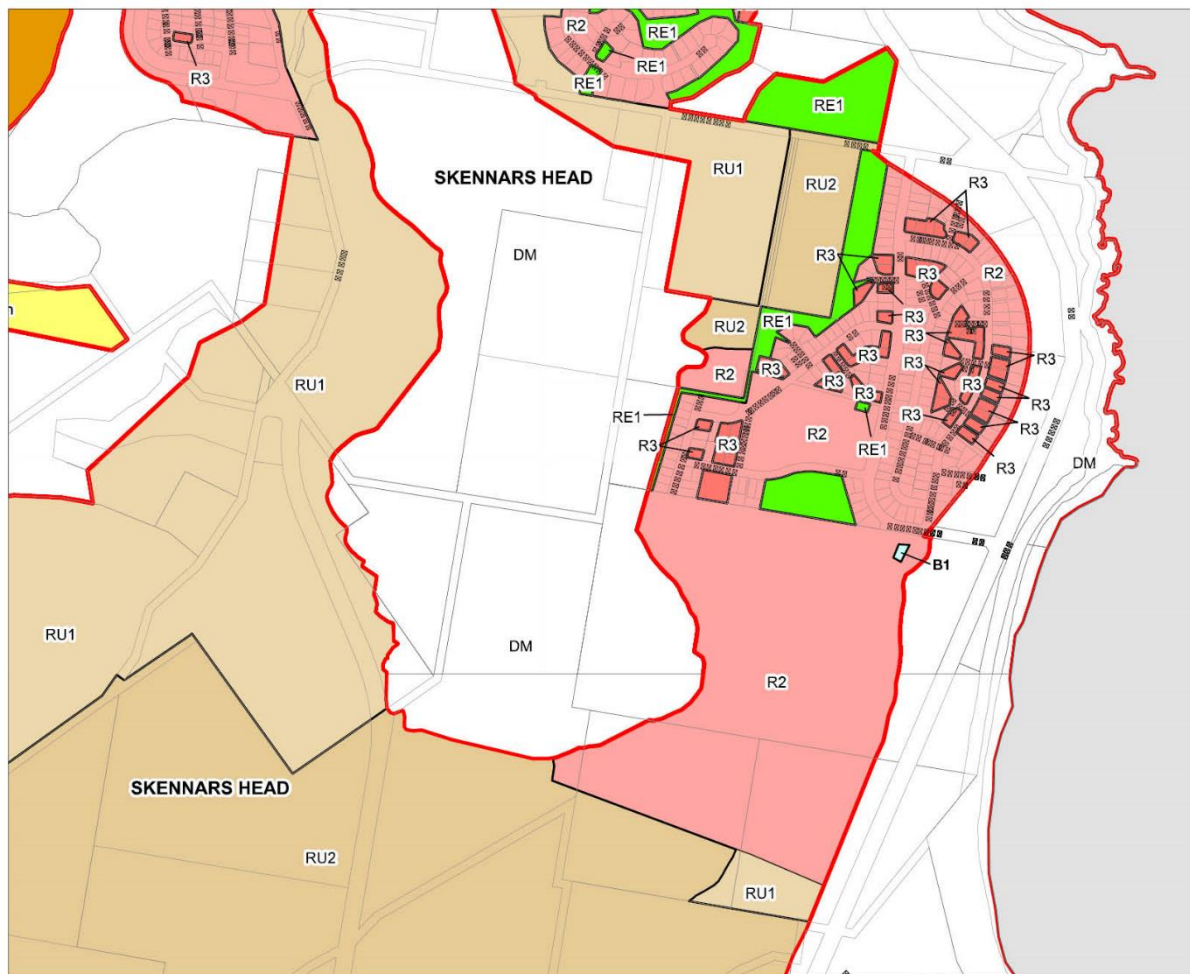
2.2.2 Current zoning

The site is located within the Ballina Shire Council Local Government Area. The following planning instruments apply to the site:

- » Ballina Local Environmental Plan 2012 (BLEP 2012)
- » Ballina Local Environmental Plan 1987 (BLEP 1987)

The part of the site impacted by the rezoning is only affected by BLEP 2012.

Figure 4 Current Zoning: Land Zoning Map



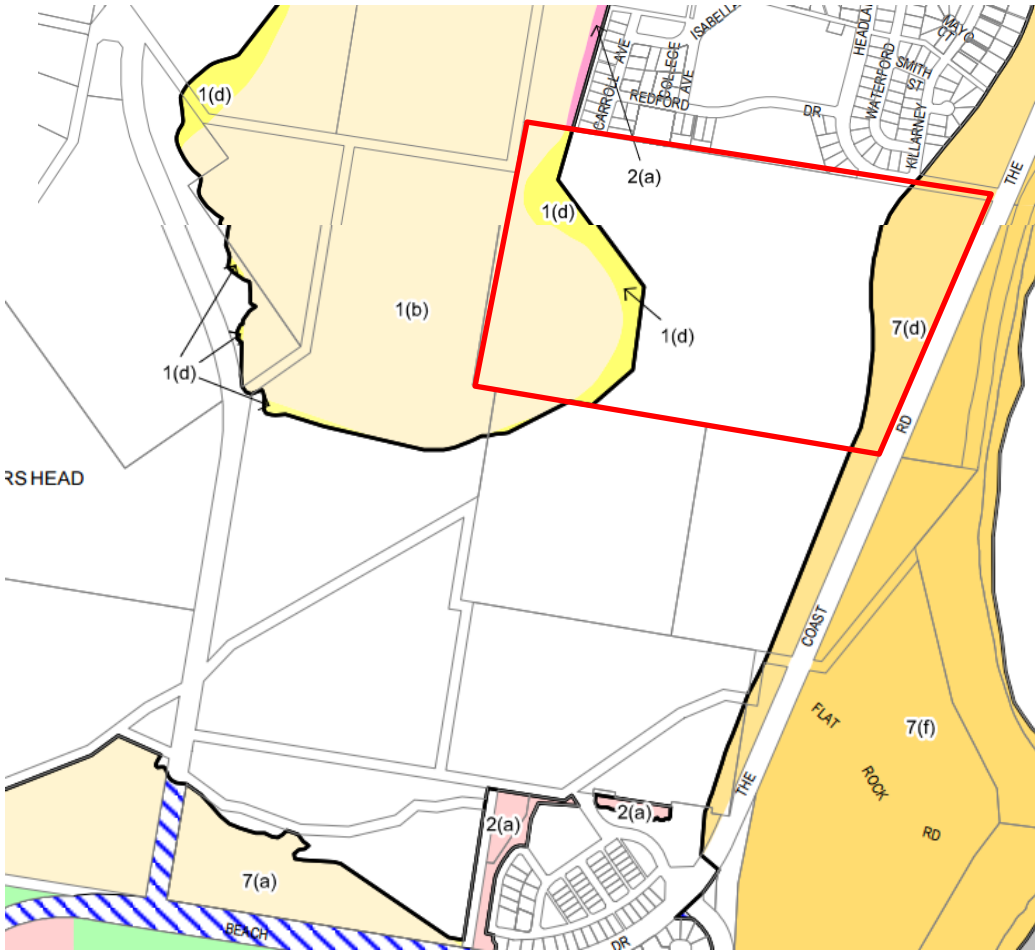
Zone

B1 Neighbourhood Centre	R2 Low Density Residential
B2 Local Centre	R3 Medium Density Residential
B3 Commercial Core	RE1 Public Recreation
B4 Mixed Use	RE2 Private Recreation
B5 Business Development	RU1 Primary Production
B6 Enterprise Corridor	RU2 Rural Landscape
E1 National Parks and Nature Reserves	SP2 Infrastructure
E2 Environmental Conservation	W1 Natural Waterways
E3 Environmental Management	W2 Recreational Waterways
IN1 General Industrial	DM Deferred Matter

Source: Ballina LEP 2012

A summary of the key planning controls associated with the planning proposal is outlined below.

Table 1 Current Planning Controls

Control	Requirements
Ballina Local Environmental Plan 2012	
Land Use Zoning	<p>R2 Low Density Residential B1 Neighbourhood Centre Deferred Matter - the land on the outer edges of the subject land are zoned 'Deferred Matter'. The Minister for Planning and Infrastructure issued a media release on 20 September 2012 providing that the use of the Environmental E2 and E3 zones on land clearly rural in nature would be excised from plans while the Department of Planning and Infrastructure review the use of these controls. This review has now been finalised however the lands in question are considered a deferred matter until rezoned. Until such time, these 'Deferred Matter' areas rely on the controls contained within the Ballina Local Environmental Plan 1987.</p> <p>Under the BLEP 1987, the deferred matter areas were zoned 1(b) Rural – Secondary Agricultural Land, 1(d) Rural – Urban Investigation and 7(d) Environmental Protection – Scenic/Escarpment.</p> <p>The DM land of the subject site is zoned 7(d) Environmental Protection – Scenic/Escarpment</p> <p>Figure 5 Ballina Local Environmental Plan 1987 – Zoning Map</p>  <p>Source: Ballina LEP 2012</p>

Control	Requirements
Minimum Lot Size	G (450sqm) - A Minimum Lot Size of 450sqm applies to the lands identified as R2 and B1.
Floor Space Ratio	F (0.8:1) - A Maximum Floor Space Ratio of 0.8:1 applies to the area zoned B1.
Height of Buildings	I (8.5m) – A Maximum Building Height of 8.5m applies to the land zoned R2 and B1.

2.2.3 Current use

The land is currently in agricultural use and has dwellings and sheds thereon.

2.3 Surrounding land uses

To the north, Headlands Drive provides access to the southern end of the existing Headlands Estate residential area and to the northern end of the subject site. Headlands Drive intersects with The Coast Road at the north-east corner of the subject site. Headland Estate mainly comprises single detached residential dwellings however there are various R3 zoned properties, with one townhouse complex located on the northern border of the site. The Estate also contains two schools, one primary and one secondary. Spoonbill Reserve is located on the northern boundary of the site.

To the immediate east of the site, on the eastern side of The Coast Road, is Sharpes Beach. The car park associated with the Beach is leased to the Council on a 99 year lease agreement.

2.4 Opportunities and constraints

An assessment of the site and its context identified the following opportunities and constraints.

Table 2 Site opportunities and constraints

Opportunities	Constraints
<ul style="list-style-type: none"> » Located to the south of Headland Estate, the site forms a natural extension of the existing residential development. There was to be a local neighbourhood centre in Headland Estate however the site has now been developed. There are no local retail shops within the direct area » Located opposite Sharpes beach, the site presents an ideal location for a neighbourhood centre to provide services to the local residents and beach users. » The site is free from environmental constraints » There is R3 zoned land in Headland Estate but it is strata titled. There is an opportunity to provide home ownership and housing diversity for older or younger families in the area. 	<ul style="list-style-type: none"> » The current location of the B1 zoning/neighbourhood centre does not connect with The Coast Road or the beach » The site is currently zoned R2 with a minimum lot size of 450sqm with limited the development potential of mixed R2/R3 developments such as that in Headland Estate

3 Proposed rezoning and vision

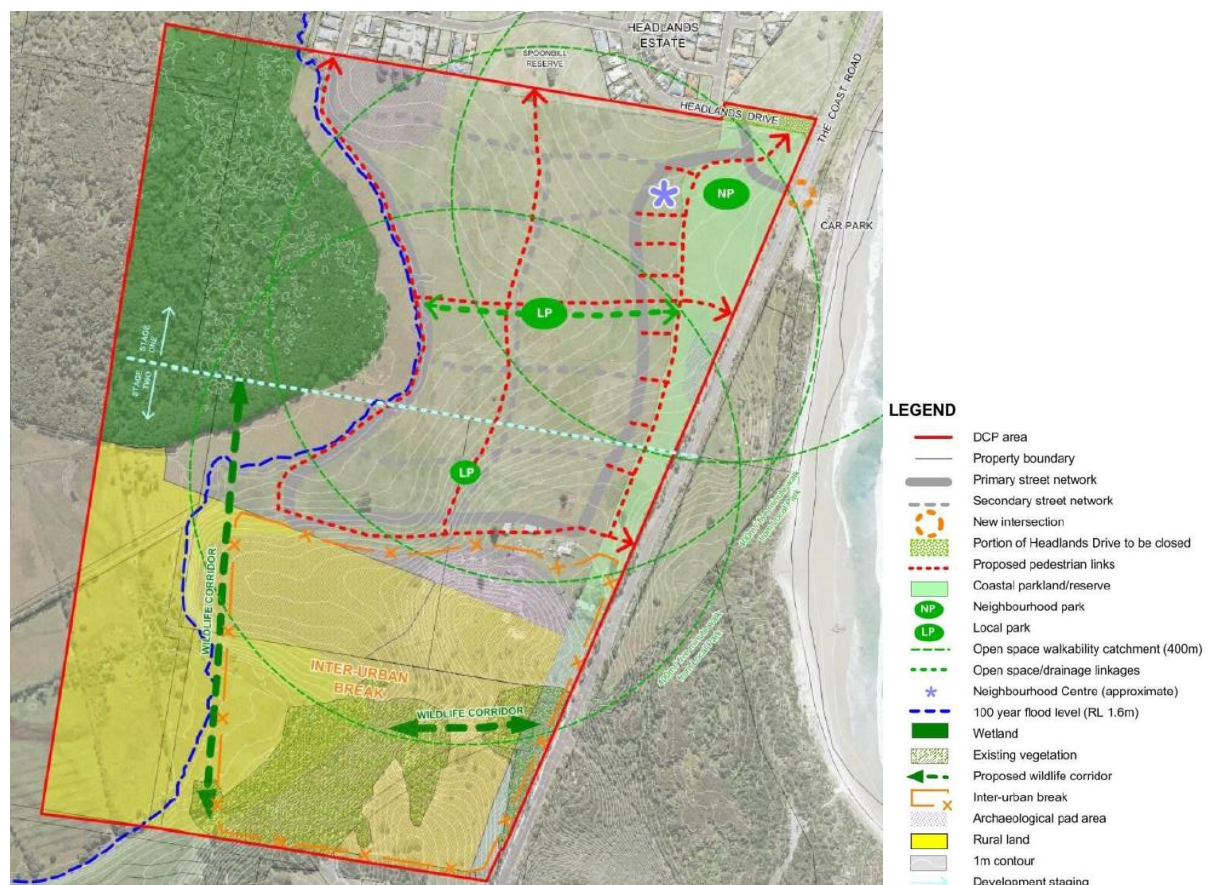
3.1 Introduction

On 11 April 2014, the Minister for Planning and Infrastructure made an amendment (Amendment No 8) to the Ballina LEP 2012 relating to the site. The site was rezoned as R2 with a portion of land zoned B1, and other controls as outlined in Section 2.2.2.

In September 2016, Ballina Shire Council incorporated the site specific DCP for Skennars Head Expansion Area into the Ballina Development Control Plan (BDCP) 2012. This sets out Council's vision for the site and the site specific controls to guide the subdivision and subsequent development of the site.

The proposed rezoning relating to the B1 neighbourhood centre, as identified in the BDCP Structure Plan which forms part of the DCP is shown in the plan below.

Figure 6 Skennars Head Expansion Area – Structure Plan



Source: BDCP 2012, Chapter 3, Appendix E

The BDCP foreshadows the proposed neighbourhood centre, as shown in the purple star above, and outlines higher densities close to the neighbourhood centre and central local park.

3.2 Vision for the Site

With the Skennars Head Expansion Area adjacent to Sharpes Beach, it offers the opportunity to create a unique beach side neighbourhood informed by the site's topography, key view lines and connections to the surrounding natural amenities, wetlands, coastal park and Sharpes beach.

Key features of the vision include:

- » An innovative and authentic coastal community with a genuine sense of place that will improve the social, economic and environmental performance of the area
- » A new coastal community that reflects local lifestyle, offering housing diversity to accommodate a range of household types and sizes
- » Positively contribute to the identity of Ballina by creating a contemporary coastal community that is attractive to locals and visitors
- » Provide a village centre with a mix of uses for the daily needs of locals and visitors to the area
- » Facilitate the conservation of approximately 28.9ha of ecologically valuable wetlands
- » Maintain the coastal buffer as an interface to The Coast Road
- » Provide a network of high quality open space linking the coastal wetlands to the beach, incorporating a centrally located local park with recreational facilities and a coastal neighbourhood park that connects into the shared coastal promenade through the site
- » Improve the regional cycle network by realigning the existing bike path adjacent to the Coast Road to be significantly set back from the road edge and located within a safe landscaped setting
- » Promote and enhance Ballina as a coastal tourism destination
- » Encourage healthy living through a connected loop of destinations and experiences for people who walk and cycle, including a path through the coastal buffer linking through the local park to the wetlands
- » Enhance the liveability of the adjoining residential estate with the provision of neighbourhood facilities and amenities and improved access to Sharpes Beach, while seeking to minimise impacts in terms of view loss, privacy, etc.
- » Providing housing diversity for the community, with different housing products and types, to suit individual or family circumstances.

The future neighbourhood centre will provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhoods and will act as a focal point for community activity and social interaction for local residents and visitors. The open space network will deliver a centrally located local park (minimum area of 2,000sqm) and a coastal neighbourhood park (minimum area of 4,000sqm) providing a green corridor from the wetlands through the site to The Coast Road. The coastal buffer area along The Coast Road will provide for a coastal shared path and will minimise the visual impact of development from The Coast Road.

The new coastal village will form a natural extension to existing residential development in Skennars Head, with a focus on maximising physical and visual connections to the coast and prioritising pedestrians and cyclists through the development and between Headlands Estate and Sharpes Beach. The development will also respect the environmental qualities of the coastal wetland and the environment.

The vision is demonstrated in the illustration below.

Figure 7 Vision pictorials



The proposed rezoning is particularly related to the neighbourhood centre and provision of housing diversity close to the neighbourhood centre and local park. These two interrelated aspects are outlined below.

3.3 Proposed Neighbourhood centre

An Urban Design Report has been prepared by CHC Architects (refer to **Annexure B**). The Report provides the following vision statement and design principles specifically for the neighbourhood centre which have been applied to the proposal.

People First: Skennars Head will be designed for people. Walking and cycling will be championed throughout the area and as much effort will be placed on understanding pedestrian routes, safety and amenity as we place on the importance of vehicular access.

Unique and Distinct: Skennars Head will celebrate its unique setting between the ocean and the wetland. The design will place importance on linking these natural elements and drawing natural amenity into the neighbourhood. **Built form and development will respond to this setting, creating edges that frame and activate key views and public spaces.**

Place led: Skennars Head will be designed with potential activities and user groups in mind. It will connect people to the lands through an interconnected open space network and invite people to contribute to community life. **The neighbourhood will offer a range of housing that is fit for purpose for a diverse local community.**

Sustainable: Skennars Head will aim to reduce carbon footprint by providing a neighbourhood centre that is not built for cars. **Daily services and facilities will be located within a feasible local centre that can be accessed via walking, cycling and public transport.** The neighbourhood will invite people to understand their natural setting by linking the area to wetlands and the coast, whilst celebrating best practice water sensitive urban design.

3.3.1 Design Philosophy and justification

Intrapac initiated the Skennars Head Expansion Village with design workshops with key stakeholders and local residents. It was apparent at that early stage that the relocation of the neighbourhood centre closer to The Coast Road, would enhance the viability of the neighbourhood centre, better link the centre to The Coast Road and beach, and allow for improved access links with the residential development to the north and onto The Coast Road.

Key amendments to the proposed plan are as follows:

» Relocation of the Neighbourhood Centre

To ensure that the neighbourhood centre has high visibility to passing traffic as well as a connection to the existing residential development to the north of the site, it is proposed to relocate the neighbourhood centre. In conjunction with the reconfigured entry points to the neighbourhood, the centre will provide a more direct link to the coast setting and integration with the neighbourhood.

This will result in the following outcomes:

- > Improved level of local services due to increase exposure to local centre
- > Creation of a Local Centre that responds to its natural environment
- > Direct links between the local centre, the beach, pedestrian network, public transport options and local facilities
- > Improved pedestrian linkage through local streets, Spoonbill Reserve to Headland Estate and the schools
- > A neighbourhood centre site that could accommodate its parking on its own lot, as well as, other supporting community facilities
- > Efficient traffic movement and parking (see TPS Report in **Annexure C**)

- > A local community asset that is on land with more appropriate topography, compared to the land closer to Headlands Drive
- > Set away or relocated from the area that is close to current local residents in Headlands Drive, and proposed to be located on a larger site to minimise any impacts on residents from the local B1 centre

» **Proposed concept and controls**

The neighbourhood centre is proposed to accommodate a small supermarket and speciality retail, as outlined in MacroPlan Dimasi Report, 2017 - Refer to **Annexure E**. The site is also of a size to be flexible to in the future able to accommodate a child care centre or gym, as well as other small scale local businesses. There is also opportunity for some local entrepreneurs to have work from home/shop top housing at a convenient location. The site is also able to accommodate parking on site, as well as loading for the supermarket. The relocated B1 would retain the current floor space ratio of 0.8:1.

The site also enables greenspace and landscaping to be included, as well as critical pedestrian and cycle links to the neighbourhood park.

These types of uses were raised (and feedback forms were provided) as being needed when a community information session was held in December 2016.

To allow for contemporary but neighbourhood style and character design of the B1, it is proposed to slightly increase the height from 8.5m to 10m, which will:-

- » Enable the required floor to ceiling for retail and supermarket facilities, and
- » Allow for the central food and restaurant area to have an architectural style roof form

An indicative concept plan of the neighbourhood centre is provided below. This is conceptual and at a later stage full details will be development for a future development application.

Figure 8 Neighbourhood centre concept plan



Source: CHC Architect, 2017

3.4 Housing diversity

One of the key underlying principles for Skennars Head is to provide a diversity of housing choices to the community. The aim is to enable residents with different incomes and lifestyles the ability to live in the same neighbourhood and share the same natural amenities that Skennars Head has to offer.

A diversity of lots will be provided ranging from traditional detached homes on a larger block to quality housing on smaller lots to respond to the increasing housing needs of communities as they change over time. In particular smaller housing types is proposed to provide flexibility to accommodate baby boomers moving into the empty nesting and retirements phases of their lives but still want to stay within their established social networks.

There is also an increasing proportion of families with smaller household numbers comprising of single persons, couples without children and single parent families looking for smaller, lower maintenance homes which suit their lifestyles and budgets. Smaller, well designed homes are also

more thermally efficient than larger homes, reducing associated heating and cooling costs. Within a coastal environment, a reduction in lot sizes is offset by the shared open space of the beach, parks, trails and other features people can enjoy.

A report undertaken by MacroPlan Dimasi 2017 (see **Annexure D**) demonstrates the need for housing diversity and thus why it is proposed to rezone lots down to a minimum lot size of 300sqm at Skennars Head.

Potential and indicative housing on the proposed smaller sizes would be such as that shown below:





3.4.1 Design philosophy and justification

Intrapac commissioned Roberts Day Urban designers to assist with the housing diversity.

Initially, Intrapac had proposed to Council that the lots remain the zone - R2 Low density housing as the key element was for the lots to have a dwelling house thereon, and not necessarily townhouses or villas.

Intrapac propose:-

- » Each lot has a dwelling house thereon
- » Each lot can be owned and managed by the future homeowner (torrens title and not strata titled ownership)
- » The houses will be designed and built in line with Intrapac design guidelines, which are attached to the contract for sale.
- » Each lot will accommodate a driveway and the necessary parking on the lot

Ballina Council in mid May 2017 suggested that a better zoning option would be for the smaller 300sqm lots to be rezoned to R3 Medium Density Housing. The R3 zoning in Ballina more reflects the character of the smaller lots.

It is for this reason that the proposed PP requests an R3 Medium Density zoning. However Intrapac is also satisfied if the planning authority retains the zoning as R2.

The location of a number of smaller lots under 450sqm has been carefully considered by Roberts Day and Intrapac. The lots are proposed to be located in close proximity of places with good amenity and access to shops, community facilities, public open space and playground facilities.

Further, the smallest lots are captured within a 200m of either the neighbourhood centre or the local park and green link. Design Guidelines and a Building Envelope Plan will be implemented in conjunction with the future development application to ensure the quality of smaller lot housing at Skennars Head.

The proposed location for the rezoning to reduce the minimum lot size is shown in brown on the plan below.

Figure 9 Proposed Concept Plan (2017) and lots to be rezoned (darker brown and white)



Source: Roberts Day, 2017

Analysis of the potential residential development outcomes on the site and those permissible on residential lands in Skennars Head, Lennox Head, Cumbalum and East Ballina indicated that small lots would be a viable option for the site.

The minimum lot size on the site is currently 450sqm, similar to that on much of the R2 zoning in the Shire LGA. However, under the R3 zoning, which intersperses much of the R2 zoning across the

Shire, there is potential for small lots with a minimum size of 300sqm. In accordance with Chapter 4 Section 3.2 of the Ballina DCP 2012, small lot integrated developments allow for the creation of lots of 300sqm for semi-detached dwellings and attached dwellings in Zone R3 where the details of the future dwelling houses are submitted as part of the Development Application at subdivision stage.

It was considered that the introduction of a minimum lot size of 300sqm on this site, whereby the future design controls associated with a development application for the site would set out controls similar to those for small lot integrated developments represents an opportunity for a better housing mix on the site, increases the potential for affordable housing in a coastal hamlet and better reflects the existing pattern of development permissible in other residential developments in the area.

The reduction of the minimum lot size will be similar in appearance to other R3 developments, however the houses will be located on their own lot providing for a more affordable detached dwelling. In addition, the smaller allotment will provide reduced maintenance costs. The end result is that the smaller allotments will provide an opportunity for people to realise the ultimate dream of owning their own single detached home in a desirable location.

» **Relocation of density node**

While the R2 zoning and 450sqm minimum lot size on the site provides the framework for a standard low density residential development for Ballina locality, the original concept plan did identify 'density nodes' along the green links running across the site from west to east and along part of the central spine.

The current concept plans seek to amalgamate this higher density around the neighbourhood centre and the local park. The 'density node' is to be more concentrated providing higher density closer to services and amenities transitioning down to larger lots on the distance from the neighbourhood centre and the local park increases. This can achieve the following outcomes:

- » Increased housing choice for a diverse local community
- » The potential for a defined urban form with a distinct streetscape fronting the local park and around the neighbourhood centre to create a unique character for the development
- » Concentrating density around amenities to maximise the number of lots located within 400m of the neighbourhood centre and the local park
- » Provide an opportunity for increased surveillance and activation of the public domain.

3.5 Voluntary Planning Agreement

Intrapac are willing to enter into a voluntary planning agreement (VPA) associated with the proposed amendment to the Ballina LEP with Ballina Shire Council, post Gateway, in order to support the rezoning of the site, and as referenced in Councils VPA Policy (V01).

It is proposed that the VPA will achieve:

- » Additional public benefits for the community
- » Ensure certainty of ownership of certain lands which ideally should be for public use and infrastructure
- » Additional benefits to the surrounding community with possible embellishments to Spoonbill Reserve open space.
- » Future offset with Section 94 funding

It is proposed that the VPA complement the objectives identified in the PP.

It is proposed to initiate discussions with Council post submission of this PP to Council.

It is intended that if Council is a willing partner to the VPA that negotiations begin, with the proposal that the draft VPA be exhibited at the same time as this PP post Gateway.

3.6 Community Consultation

As outlined earlier, a Community information and Feedback Session was held with the local community in December 2016. The session was advertised by way of letter drops to Headlands Estate and an advert in the local newspaper. The objectives of the session were to:

- » Introduce Intrapac as the developers to the local community
- » Present information on the site, including opportunities and constraints, in a comprehensible format
- » Make available technical experts who could address specific questions or discuss options
- » Obtain feedback to inform further development of the proposal
- » Gain local knowledge of issues in the area likely to impact on the development.

Ninety (90) people registered for the event with an estimated 130 people attending. Attendees were specifically invited to comment on traffic management and the general development (including the location of the neighbourhood centre and minimum lot sizes)

3.6.1 Neighbourhood centre

100% of respondents either indicated they supported the relocation of the neighbourhood centre or did not comment in General Feedback Forms or e-mails.

No respondents indicated that the Neighbourhood Centre should remain in the currently zoned location in the feedback forms or e-mails received, although some indicated they could not comment.

3.6.2 Housing diversity

- » Six respondents (23%) of the 26 respondents who submitted a general feedback form or e-mail indicated that they thought that the lot sizes were too small or were concerned about the smaller lot sizes being near Headland Estate.
- » The majority of residents did not raise the issue, while six respondents (23%) were supportive of smaller lot sizes to provide more diverse housing. Of the approximate 90 people who registered for the event and well over 130 people who attended, lot size was not raised as a major issue.
- » Some respondents that did not specifically discuss the issue, however did cite the need for diverse housing in the list of priorities.

Nine (9) general feedback form respondents cited "providing a diversity of housing for a range of households" as a high priority for Skennars Head (either ticked or ranked in the top four of priorities).

Using the local knowledge gained in the session and the input from the local community, Intrapac and the project team, undertook further detailed work to inform the proposed rezoning.

4 Planning proposal

In accordance with Section 55 (2) of the Act and the *Guide to Preparing Planning Proposals* (2012), a Planning Proposal has been prepared which addresses the following components:

- » **Part 1** – Objectives and intended outcomes
- » **Part 2** – Explanation of provisions
- » **Part 3** – Justification
- » **Part 4** – Maps
- » **Part 5** – Community consultation.

The gateway determination will specify the community consultation requirements that must be undertaken on the planning proposal. The gateway determination will:

- » outline the timeframe for exhibition
- » relevant state or Commonwealth authorities to be consulted
- » whether a public hearing is to be held into the matter by the PAC or other specified person or body.

It is expected that the planning proposal will be publicly exhibited for 28 days and that the public agencies aforementioned will be consulted.

Part 1 - Objectives and intended outcomes

4.1 Objectives of the Planning Proposal

The objectives of the Planning Proposal are to:

- » Relocate and create a viable neighbourhood centre which connects to the future and existing residential development, and is visible from The Coast Road and the adjoining beach
- » Retain the FSR for the B1 Neighbourhood centre and increase its height to 10m
- » Concentrate higher density by allowing smaller lots (minimum 300sqm) around the local park and neighbourhood centre to maximise the number of lots located within 400m of these amenities, to increase the activation and surveillance of the public domain and to allow dwellings with a distinct streetscape fronting the local park and around the neighbourhood centre to create a unique character for the Skennars Head Expansion Area
- » Promote the development of sustainable high quality urban development that provides for a range of lot sizes and housing types

4.2 Intended outcomes

The relocation of Neighbourhood centre (B1 zone) and proposed increased height will:

- » Provide a more direct link between the neighbourhood centre and The Coast Road
- » Create the potential for direct links between the neighbourhood centre and the beach, pedestrian networks, public transport options and local services and facilities
- » Allow for improved level of local services in the neighbourhood centre due to increased exposure to passing traffic as well as a connection with the existing residential catchment to the north of the site
- » Enable the neighbourhood centre to create a gateway to Skennars Head Residential Neighbourhood
- » Enable the non-residential buildings on the site to be able to accommodate the necessary floor to ceiling height as well as architectural roof forms.

The introduction of R3 - Medium Density Residential to embrace this zones minimum Lot Size D of 300sqm which will:

- » Allow for a better housing mix facilitating a broad socio-economic mix
- » Enable the provision of a range of housing forms to meet the different needs within the community
- » Facilitate the provision of affordable housing in a coastal village close to the neighbourhood centre
- » Provide for the highest densities on future lots which are predominantly north facing, close to the neighbourhood centre and local park.

- » Replicate the development pattern to the north where R3 zones are interspersed through the R2 zone allowing for the provision of detached dwellings on lots of 300sqm as part of a small lot integrated development.
- » Increase opportunities for dwellings to overlook the local park optimising both surveillance of the public realm and the residential amenity of the dwellings
- » Allow for the creation of a distinct built form with a strong urban edge and streetscape around neighbourhood centre and local park to create a unique character for the Skennars Head Expansion Area.

Part 2 - Explanation of provisions

Part 2 provides an explicit statement of how the objectives outlined in Part 1 of the planning proposal are to be achieved by means of amending the Ballina Shire Council LEP 2012.

Amendments to the Ballina Shire Council LEP 2012

This planning proposal seeks to amend the Ballina Local Environmental Plan 2012 (BLEP 2012) as follows:

1. Amend Land Zoning Map (Sheet LZN_005D) by:
 - a. relocating and increasing the Zone B1 approximately 25 – 30m towards The Coast Road onto the eastern edge of the R2 zoning
 - b. change some R2 Low Density Residential land to R3 Medium Density Residential to allow a minimum lot size of 300sqm as designation D.
2. Amend Height Map (Sheet HOB_005) by:
 - a. Increasing the height of the B1 zoned land from 8.5m to 10m
3. Amend Lot Size Map (Sheets LSZ_005D and LSZ_006C) by:
 - a. introducing Minimum Lot Size D (300sqm) and
 - b. identifying lands to the south west of the relocated neighbourhood centre (Zone B1) and the proposed local park as designation D.

The proposed amendments to BLEP 2012 will be supported by design guidelines within the development applications.

4.3 Amendment of Land Use Zoning Map

It is proposed to relocate the B1 zone closer to The Coast Road and to increase the area of this zone to allow for the development of a neighbourhood shops (with a gross floor area of approximately 5,000sqm) and the development of a plaza. The neighbourhood centre would cater for the needs of the future and existing residential population and provide for shop top housing in line with the objectives for the zone:

- » *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- » *To maintain a distinct retail hierarchy as identified in Council's strategic planning framework.*
- » *To ensure adequate provision of infrastructure to support neighbourhood shopping facilities.*
- » *To ensure a safe and accessible built environment.*
- » *To encourage development that recognises natural, cultural and built heritage.*
- » *To encourage development that is compatible with the character of the neighbourhood.*

The proposal complies with the objectives of this zone by providing an opportunity for the establishment of neighbourhood shops and facilities that will cater for both the proposed residential community as well as the established community at Headland Estate.

The following uses, amongst others, are permitted with consent: *business premises, community facilities, dwelling houses, health consulting rooms, medical centres, neighbourhood shops, and shop top housing*. Furthermore, commercial premises are not prohibited uses, and they would allow the creation of shops and food and drink premises.

The lands within the landholding which are identified as a deferred matter following the Minister for Planning and Infrastructure's review the Environmental E2 and E3 zones do not form part of this planning proposal. To avoid a piecemeal approach to the rezoning of the deferred matter lands, it is considered that a holistic review of the lands would be the most appropriate manner of rezoning these lands.

Plans indicating the location and extent of the amended B1 zone is provided below in **Part 4-Mapping**.

4.4 Proposed Height of building

The proposed residential development will be consistent with the current requirements for dwellings pursuant to Clause 4.3.

With regard to the neighbourhood centre, a height of 8.5m is proposed to be marginally increased to 10m

Drawings indicating the location and extent of the height controls are contained within **Part 4 – Mapping**.

4.5 Proposed Minimum Lot Sizes

The Planning Proposal seeks to allow for the creation of lots to be zoned R3 to have a minimum area of 300sqm. The proposed minimum lot size seeks to differentiate between the products that already exist within the Headland Estate and Angels Beach Estate and meet a market demand for smaller properties adjoining the proposed neighbourhood centre and public open space. The creation of smaller lots at these locations would also increase the diversity of housing types, allow for home ownership and provide the opportunity for affordable housing options in a part of the developable area which is highly accessible and is close to local services.

Drawings indicating the location and extent of this minimum lot area is provided below in **Part 4 – Mapping**.

4.6 Ballina Development Control Plan

The proposed rezoning does not impact the BDCP.

Site specific design controls for the neighbourhood centre and small lot housing will be included into guidelines as part of the future development applications.

Part 3 - Justification

This section describes the reasoning for the proposed rezoning and key development controls for the site, taking into consideration the intended outcomes and objectives outlined above.

This section specifically responds to Section 2.3(a) Questions to consider when demonstrating the justification in *A guide to preparing planning proposals*; outlining the need for the planning proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

Section A – Need for the Planning Proposal

Q1: Is the Planning Proposal a result of any strategic study or report?

Part of the Planning Proposal enables the site to comply with the principles of the DCP, namely to relocate the neighbourhood centre closer to the coastal buffer zone.

Planning Proposal is the result of more detailed analysis and design of the residential development and neighbourhood centre. In refining the concept design and earlier structure plan, it was recognised that relocation of the neighbourhood centre would improve the development in terms of connectivity, viability and activation of the centre.

Equally, looking in more detail at the housing typology and product range to be developed on the site, it was considered that smaller lots at identified key locations within the development would encourage housing diversity and facilitate the provision of more affordable housing than the current LEP standards allow.

Q2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best and only efficient means of achieving the objectives for the site.

The only available mechanism to achieve these objectives is through an amendment to the Land Use Zoning, height and Minimum Lot Size maps to enable a change in the controls affecting development at the subject site.

Section B – Relationship to Strategic Planning Framework

Q3: Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Planning Proposal is consistent with the Goals and Directions and relevant actions contained within North Coast Regional Plan 2036. A detailed discussion of how the Planning Proposal accords with these strategies is provided below.

Overview

The North Coast Regional plan 2036 has recently been adopted by the NSW Government to guide land use priorities and decisions till 2036. The Plan provides “overarching framework” that guides land use plans, development proposals and infrastructure funding.

This Plan sets regional planning priorities and identifies where to focus new housing and jobs to deliver social and economic benefits.

The Regional Plan comprises four goals, 25 directions and 80 actions. The goals articulate the intended outcome; the directions identify the broad issues or policy areas ... to focus on; and the actions represent the steps ...needed... to take or initiatives ...needed... to implement to achieve the goals. Actions are either implemented as strategies or as initiatives. (North Coast Regional Plan 2036)

In this regard, the "Planning Principles Guiding Growth on the North Coast" area and the achievement of the principles are set out below.

Assessment

The proposed development is consistent with the strategies and goals of North Coast Regional plan 2036 in particular the planning proposal will assist in achieving the following goals:

Table 3 North Coast Regional plan 2036 Compliance

Strategy	Comment	
North Coast Regional plan 2036	Enabling the relocation of the neighbourhood centre and facilitating smaller lot sizes around facilities and amenities will help implement some of the key objectives of NSW 2021.	
	Goal	Comment
	Goal 2: A thriving, interconnected economy	The proposed neighbourhood centre will provide employment opportunities for residents. The increased visibility of the neighbourhood centre and improved access to same will enhance the economic performance of the centre, the services provided and the employment opportunities.
	Goal 5: Place downward pressure on the cost of living	The development of residential allotments of varying sizes will improve housing affordability and availability. The introduction of lots with a minimum of 300sqm and greater will allow those currently priced out of the market to secure a home which needs their needs in an attractive location.
	Goal 20: Build liveable centres	The amended concept plan for the development reflects the proponent's vision. <i>People First</i> <i>Unique and Distinct: Built form and development will respond to this setting, creating edges that frame and activate key views and public spaces.</i> <i>Place led: The neighbourhood will offer a range of housing that is fit for purpose for a diverse local community.</i> <i>Sustainable: Daily services and facilities will be located within a feasible local centre that can be accessed via walking, cycling and public transport.</i> The proposed amendments to the DLEP will secure the development standards need to deliver a liveable neighbourhood.
	Goal 1: The Most Stunning Environment in NSW	By accommodating higher density around the neighbourhood centre and local park, environment and drainage reserves are protected. In this regard, it meets the ideas that is encouraging growth in a location that can sustain additional development, and is readily serviced. Further, it is also meets the idea that development is being undertaken in the nominated urban growth areas of Ballina Shire Council.

Strategy	Comment
	<p>It is believed that this modification of increased density and relocating an existing neighbourhood centre is considered "minor and contiguous" to the nominated urban growth area.</p> <p>The proposal maintains the 'green breaks' and therefore the protection of the environmental values of the plan and stays within the mapped urban growth area of the Ballina LGA.</p>
Goal 27: Enhance cultural, creative, sporting and recreational opportunities	The provision of higher density residential development around the local park and neighbourhood centre plaza allows more residents direct access to recreational spaces and is likely to increase the usage of such spaces.

Table 4 Far North Coast Regional Strategy Compliance

Strategy	Comment
Far North Coast Regional Strategy	<p>The NSW Department of Planning and Infrastructure's Far North Coast Regional Strategy (FNCRS) is the strategic land use planning framework to guide the sustainable growth of the Far North Coast over the next 25 years. The Strategy predicts a population growth of 60,400 between 2006 and 2031 in the far north coast of NSW. In order to accommodate this growth, an additional 51,000 dwellings will be required.</p> <p>According to the FNCRS, Ballina is identified as an emerging major centre in the region and furthermore, the subject area is identified as a future urban release area.</p> <p>The proposal responds to the predictions of population by:</p> <ul style="list-style-type: none"> » Combining with the existing Headland Estate to ultimately accommodate between 1,500 to 2,000 people; » Developing a walkable and sustainable community that is in close proximity to public transport, community facilities including schools, neighbourhood shops, employment opportunities and areas of open space; » Integrating well with the existing Headland Estate by extending the internal road network and sharing of services and facilities; and » Providing some small scale commercial opportunities through the neighbourhood centre. <p>The FNCRS identifies several actions relating to settlement and housing that underpin settlement planning in the region to 2013. Of relevance to the current proposal are the following:</p> <ul style="list-style-type: none"> » Councils will plan for a range of housing types of appropriate densities, location and suitability that are capable of adapting and responding to the ageing of the population; and » Local government will consider a range of affordable housing strategies, including forms of low cost housing, suitable zonings and development controls to improve housing choice, and specific schemes.

Table 5 NSW Coastal Policy Compliance

Strategy	Comment
NSW Coastal Policy	<p>The NSW Coastal Policy directs coastal zone management, planning and conservation in NSW and encourages ecologically sustainable development for the state's coastal zone.</p> <p>The proposal does not propose any changes outside of the approved development area established by the R2 boundary.</p>


Q4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

The Planning Proposal is consistent with Ballina Shire's Local Strategies, as indicated in **Table 3** below.

Table 6 Local Strategies

Strategy	Comment
People, Place, Prosperity: a framework for a more sustainable Ballina Shire 2025 (2006)	<p>Council's comprehensive long term strategic plan, now embedded in Council's Community Strategic Plan, embraces the principles of sustainability and establishes eight core visions and a series of aims and strategies for the achievement of the visions. These visions, aims and strategies will, where relevant, guide the development of the Local Growth Management Strategy and its implementation through the BLEP.</p> <p>The proposed increase in density will encourage a more sustainable Ballina Shire while the relocation of the neighbourhood centre will enable the community to make good use of proposed community facilities. The planning proposal complies with the following strategies:</p>
	<p>A built environment contributing to health and wellbeing</p> <ul style="list-style-type: none"> » Create built environments & infrastructure that promote social interaction & an active community » Develop diverse types of housing to meet community needs » Promote distinctive villages and towns » Encourage building & site design that provides transition between urban uses » The planning proposal seeks to concentrate housing around the neighbourhood centre plaza and local park, creating a village centre transition down to larger lots on the periphery.
	<p>A diverse and prosperous economy</p> <ul style="list-style-type: none"> » Attract & retain business, services & facilities in neighbourhoods » The relocation of the neighbourhood centre will enhance its viability and the businesses and services it attracts and retains.
	<p>Diverse and balanced use of our land</p> <ul style="list-style-type: none"> » The proposed neighbourhood centre promote the 'sense of place' for Skennars Head » The proposed neighbourhood centre and smaller lots are located along the bus route and in close proximity

		<p>to retail and open space.</p> <ul style="list-style-type: none"> » The proposed rezoning retains drainage and open space lands » Higher density development will allow for the creation of a village streetscape distinctive to the development and optimise use of resources.
	People attaining health and wellbeing	<ul style="list-style-type: none"> » Promote positive social interactions at neighbourhood level » Increased density of development around the neighbourhood centre, plaza and local park will encourage activation of these areas.
	Resilient and adaptable communities	<ul style="list-style-type: none"> » Develop diverse housing stock to cater for different age groups & economic status » Small lot sizes can meet the needs of those who are needing more compact or low maintenance lot (elderly).
Ballina Shire Council Growth Management Strategy (2012)	<p>The purpose of the Ballina Shire Growth Management Strategy is to provide the framework for managing population and employment growth in Ballina Shire with respect to residential, commercial and industrial development opportunities over the planning period of 2012-2031.</p> <p>Skennars Head is identified as an area <i>comprising the existing 'Headlands Estate' and future development of land south of Headlands Estate and west of The Coast Road.</i></p>	
	Key Issues	Comment
	Availability of appropriate housing and greater housing choice through an adequate mixture of dwelling types	The provision of small lots will allow for greater diversity of housing types required to meet changing household types and population ageing. By amending the minimum lot size on the site this will enable small lot integrated housing and allow for the development of smaller lots which can be held in Torrens Title.
	Support the 'Region of Villages' concept for the Far North Coast	The proposal to increase density around the neighbourhood centre and local park will allow for the creation of a village with a distinct settlement identity.
	Provide for a variety of education and learning, public meeting and performance and exhibition facilities, and flexible use of community spaces	The increase in area of the B1 Zone has been necessitated by the refinement of the concept plan to provide a place, eating, coffee, and local daily needs as part of the neighbourhood centre. This space could be used for markets, public meeting, performance and exhibition purposes.
	Facilitate opportunities for well-designed higher density residential development in central areas, within proximity to community and commercial facilities	The small lot sizes will facilitate higher density development around the local park and neighbourhood centre, improving both housing options and the amenity and activation of these areas.
	Skennars Head	The Strategy identified the following objectives for the

	<p>Urban Locality Plan</p> 	<p>area, and these objective are achieved:</p> <ul style="list-style-type: none"> » <i>Ensure that future development is designed and located in a manner which is sensitive to the visual qualities of the area</i> » <i>Provide low key commercial infrastructure to service the day to day needs of the local community</i> » <i>Improve transport connections to Lennox Head and East Ballina while maintaining visual separation</i> » <i>Protect and enhance sensitive natural environments and important archaeological sites</i> » <i>Reinforce inter-urban breaks between Skennars Head and Lennox Head to the north and East Ballina to the south</i> » <i>Manage Aboriginal, European and other non-Aboriginal cultural heritage values in accordance with best practice guidelines.</i> <p>The current proposal is in line with these objectives.</p>
<p>Our Community: Our Future – Community Strategic Plan 2013-2023</p>	<p>The plan identifies people's values and future visions for the Ballina Shire, looking at community needs and aspirations and sets out what Council wants to occur in the period of the plan to promote a positive lifestyle and improve amenity for residents and visitors.</p>	
	<p>Key Issues</p> <p>Housing affordability was identified as a critical issue.</p>	<p>Comment</p> <p>The current proposal seeks to address both of these issues.</p>
	<p>The new growth centre of Skennars Head was identified for providing new shopping experiences through small scale local shops</p>	
<p>Ballina Retail Strategy (2003)</p>	<p>This Strategy outlines Council's planning strategy for retail development in the Shire. It identified the need for small scale retail activities to service the needs of the local resident community in Skennars Head with residents accessing Lennox Head, East Ballina or Balling for larger scale retail facilities.</p> <p>The current proposal aligns with this.</p>	
<p>Lennox Head Community Aspirations Strategic Plan (2002)</p>	<p>The subject site is located immediately south of the boundaries identified within this Plan. The Plan states that <i>for the purposes of this Strategic Plan, however, Skennars Head is being considered as part of the broader Lennox Head district.</i></p>	
	<p>Strategic Principles</p> <p>Village Atmosphere and Lifestyle Principles</p>	<p>Comment</p> <p>Development is encouraged to comply with the following:</p> <ul style="list-style-type: none"> » <i>Providing for a range of housing types and densities, with higher densities located closer to activity nodes</i> » <i>Providing for housing choice, including a range of housing densities, designs and construction materials</i> » <i>Providing a style and scale of development which is sensitive to the character, climate and topography of the area.</i>

		The current proposal will facilitate development which can comply with these objectives.
	Transportation and walkability	<p>Provide for a settlement pattern which encourages walking, cycling and public transport usage through:</p> <ul style="list-style-type: none"> » <i>Encouraging the development of more efficient and better utilised public transport network by co-locating facilities such as shops, playing fields and community facilities into 'nodes'.</i> » The proposed rezoning locates the proposed neighbourhood centre on the bus route and in close proximity to the major access route to the development.
	Visual Character	<ul style="list-style-type: none"> » The proposed development integrates future development with the landscape rather than substantially modifying the landscape to accommodate development » The proposed development protecting and retains views and vistas to and from prominent ridges, headlands, beaches and other coastal areas by managing height, bulk, scale, materials and detailing consistent with the local context. » The small lots and associated higher density development is to be the located in the lower lying areas of the site.
	Strategic Actions	Comment
	Housing and Development Form	<ul style="list-style-type: none"> » Future development applications will provide design guidelines and be attached to sales contracts: » The proposal will allow for a range of densities with higher densities closer to the neighbourhood centre and local park and lower densities in the outlying areas. The small lots will also enable the delivery of a more affordable housing product.
Lennox Head Structure Plan (2004)	Area T – South of Headlands Estate, Skennars Head	<p>The Plan states that:</p> <p><i>Area T is located outside of the scope of the study area for the Lennox Head Structure Plan. However, it is illustrated on the Structure Plan Map in the interest of providing information as to where other urban development may occur in the vicinity of Lennox Head.</i></p> <p><i>... the Structure Plan <u>does not</u> nominate preferred land uses, or changes to the zoning of Area T at this time.</i></p> <p>The Plan does however indicate, through the preparation of a Landscape and Visual Analysis over the area, that the existing visual buffer between Lennox Head and East Ballina needs to be maintained. This Planning Proposal accords with this requirement.</p>

Q5: Is the Planning Proposal consistent with applicable state environmental planning policies?

The Planning Proposal accords with the relevant State Environmental Planning Policies and deemed State Environmental Planning Policies (formerly known as Regional Environmental Plans).

State Environmental Planning Policies

Table 6 below indicates the consistency of the Planning Proposal with the State Environmental Planning Policies (SEPPs).

Table 7 Consistency with SEPPs

State Environmental Planning Policy	Consistency / Response
1 – Development Standards	Not relevant
14 – Coastal Wetlands	Not relevant - The wetlands to the west of the landholding will not be impacted by the current proposal.
19 – Bushland in Urban Areas	Not relevant
21 – Caravan Parks	Not relevant
26 – Littoral Rainforests	Not relevant - The littoral rainforest to the west of the landholding will not be impacted by the current proposal.
29 – Western Sydney Recreation Area	Not relevant
30 – Intensive Agriculture	Not relevant
32 – Urban Consolidation (Redevelopment of Urban Land)	Not relevant
33 – Hazardous and Offensive Development	Not relevant
36 – Manufactured Home Estates	Not relevant
39 – Spit Island Bird Habitat	Not relevant
41 – Casino Entertainment Complex	Not relevant
44 – Koala Habitat Protection	Not relevant
47 – Moore Park Showground	Not relevant
50 – Canal Estate Development	Not relevant
52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not relevant
55 – Remediation of Land	A Stage 1 Preliminary Site Contamination Assessment was undertaken for the development application for the land. A Stage 2 (Detailed) Site Contamination Assessment was also undertaken for the Development Application. The studies show that the site is suitable for housing and a neighbourhood centre and can be managed.
59 – Central Western Sydney Economic and Employment Area	Not relevant
60 – Exempt and Complying Development	Not relevant
62 – Sustainable Aquaculture	Not relevant
64 – Advertising and Signage	Not inconsistent The Planning Proposal will not contain provisions that will conflict or obstruct the application of the SEPP.
65 – Design Quality of Residential Flat Development	Not relevant
70 – Affordable Housing	Not relevant
71 – Coastal Protection	This SEPP strives, <i>inter alia</i> , » to protect and manage the natural, cultural, recreational and economic attributes of the

State Environmental Planning Policy	Consistency / Response
	<p>NSW coast</p> <ul style="list-style-type: none"> » ensure the visual amenity of the coast is protected » to manage the coastal zone in accordance with the principles of ecologically sustainable development » to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area <p>The Planning Proposal is consistent with the aims of the SEPP in that it:</p> <ul style="list-style-type: none"> » Relates to land which has been identified in regional and local strategies as being suitable for urban development and has been zoned R2; » The proposed amendments will not overshadow the coastal foreshore or result in the loss of views to the foreshore from any public place; » Does not relate to a sensitive coastal location as defined under the SEPP » No changes are sought to the Maximum Height of Buildings on the site nor the Floor Space Ratio of the residential zoned areas that will affect the coastal lands.
Affordable Rental Housing 2009	<p>Not inconsistent</p> <p>The Planning Proposal will not contain provisions that will conflict or obstruct the application of the SEPP.</p>
Building Sustainability Index: BASIX 2004	<p>Not inconsistent</p> <p>The Planning Proposal will not contain provisions that will conflict or obstruct the application of the SEPP.</p>
Exempt and Complying Development Codes 2008	<p>Not inconsistent</p> <p>The Planning Proposal will not contain provisions that will conflict or obstruct the application of the SEPP.</p>
Housing for Seniors or People with a Disability 2004	<p>Not inconsistent</p> <p>The Planning Proposal will not contain provisions that will conflict or obstruct the application of the SEPP.</p>
Infrastructure 2007	Not relevant at this stage.
Kosciusko National Park – Alpine Resorts 2007	Not relevant
Kurnell Peninsula 1989	Not relevant
Major Development 2005	Not relevant at this stage, but will relate to the future subdivision Development Applications
Mining, Petroleum Production and Extractive Industries 2007	Not relevant
Miscellaneous Consent Provisions 2007	Not relevant

State Environmental Planning Policy	Consistency / Response
Penrith Lakes Scheme 1989	Not relevant
Rural Lands 2008	Not relevant
SEPP 55 Transitional Provisions 2011	Not relevant
State and Regional Development 2011	Not relevant
Sydney Drinking Water Catchment 2011	Not relevant
Sydney Region Growth Centres 2006	Not relevant
Three Ports 2013	Not relevant
Urban Renewal 2010	Not relevant
Western Sydney Employment Area 2009	Not relevant
Western Sydney Parklands 2009	Not relevant

Deemed State Environmental Planning Policies

The North Coast Regional Environmental Plan 1988 (NCREP), which is a deemed State Environmental Planning Policy, applies to the land which has a deferred status pursuant to the Ballina Local Environmental Plan 2012. As the current planning proposal relates to land outside this area, it is not applicable in this case. This deemed SEPP is currently the subject of a review and has been identified for repeal.

Q6: Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal provides consideration to the relevant Ministerial Directions issued under Section 117 of the EP&A Act. **Table 7** provides information for consideration that relates to the consistency of the PP only for the applicable ministerial directions.

Table 8 Consistency with Ministerial Directions (S.117 Directions)

Direction	Objective	Comment / Response
1 Employment and Resources		
1.1 Business and Industrial Zones	(a) Encourage employment growth in suitable locations, (b) Protect employment land in business and industrial zones, and (c) Support the viability of identified strategic centres.	The proposal seeks to relocated the future neighbourhood centre (B1 zone) to a more viable location where it will cater for convenient day-to-day needs of the future residents of Skennars Head, and the existing residents of Headland Estate. The relocation (by 25-30m) will not impact on the viability of existing business centres in Lennox Head and Ballina.
1.5 Rural Lands	(a) Protect the agricultural production value of rural land, (b) Facilitate the orderly and economic development of rural lands for rural and related purposes.	Not relevant
2 Environment and Heritage		
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	The lands which are the subject of the planning proposal are currently zoned for development: R2 and B1 and are not environmentally sensitive.

Direction	Objective	Comment / Response
2.2 Coastal Protection	Implement the principles in the NSW Coastal Policy.	The subject area is contained within the coastal zone. The proposal complies with the requirements of the NSW Coastal Policy, the Coastline Management Manual and the Coastal Design Guidelines. The subject site is included within the Ballina Urban Land Release Strategy and the Far North Coast Regional Strategy.
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The subject land is currently zoned for development (R2 and B1). Archaeological assessments ¹ were undertaken in the initial rezoning of the lands from rural to R2 and B1, as well as in the recent subdivision application. There was no indication that the area which is the subject of this planning proposal contains any items, areas or objects of heritage significance.
3 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	<ul style="list-style-type: none"> (a) To encourage a variety and choice of housing types to provide for existing and future housing needs, (b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) To minimise the impact of residential development on the environment and resource lands. 	A variety of allotment sizes will be created through the detailed subdivision design following this Planning Proposal which will address the housing needs of the existing and future population. In line with this direction, the planning proposal will broaden the choice of building types available in the housing market, make more efficient use of infrastructure and services and reduce the consumption of land for housing by increasing density around the neighbourhood centre and local park.
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	The proposed residential rezoning will not preclude the establishment of home businesses.
3.4 Integrated Land Use and Transport	<ul style="list-style-type: none"> (a) Improve access to housing, jobs and services by walking, cycling and public transport, and (b) Increase the choice of available transport and reduce dependence on 	Increasing density around the neighbourhood centre and local park will reduce trip journeys and encourage walking and cycling as a

Direction	Objective	Comment / Response
	cars, and (c) Reduce travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) Support the efficient and viable operation of public transport services, and (e) Provide for the efficient movement of freight.	transport mode. It will also support the efficient and viable operation of a public bus service to the neighbourhood.
3.5 Development Near Licensed Aerodromes	(a) To ensure the effective and safe operation of aerodromes, and (b) To ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and (c) To ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	The proposed residential area is located approximately 3km east of the Ballina-Byron Gateway Airport. According to Chapter 4 of the Ballina DCP, the site is not affected by ANEF contours which would affect the feasibility of future housing.
4 Hazard and Risk		
4.1 Acid Sulfate Soils	Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	An acid sulfate soils assessment has been undertaken by Gilbert and Sutherland as part of the original rezoning on the site. This report concluded that the change in land use (rezoning from rural to R2 and B1) was appropriate on the site.
4.3 Flood Prone Land	(a) To ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> , and (b) To ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	The lands which are the subject of the planning proposal are not flood prone.
5 Regional Planning		
5.1 Implementation of Regional Strategies	Give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	This report demonstrates that the Planning Proposal is consistent with the North Coast Regional Plan 2036.
5.10 Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The planning proposal achieves the overall intent of the North Coast Regional Plan and does not undermine the achievement of its vision, land

Direction	Objective	Comment / Response
		use strategy, goals, directions or actions.
6 Local Plan Making		
6.1 Approval and Referral Requirements	Ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not introduce additional concurrence, consultation or referral requirements to a Minister or public authority.
6.2 Reserving Land for Public Purposes	(a) To facilitate the provision of public services and facilities by reserving land for public purposes, and (b) To facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	The proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls.	While a new minimum lot size range is being introduced, the planning proposal is not seeking to introduce a new land use or a new development standard not already in the BLEP 2012.

Section C – Environmental, Social and Economic Impact

Q7: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The land which is the subject of the planning proposal is currently zoned as R2 Low Density Residential and B1 Neighbourhood centre.

The current proposal does not seek to increase the developable area or impact any ecological or environmental lands in the surrounding area.

Q8: Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Traffic Impact

A Traffic Impact Statement has been prepared by TPS Group (**Annexure C**). The report states that the Coast Road/Headlands Drive intersection is currently operating at a degree of saturation of approximately 75% with regard to the right turn out movement from Headlands Drive to The Coast Road. The traffic assessment has been modelled to include the full number of residential dwellings (400 dwellings) which includes the proposed rezoning, as well as the neighbourhood centre.

Using future traffic estimates for The Coast Road produced by Cardno as part of the Ballina Shire Road Network Study, 2026 (2014) and the revised number of potential lots, TPS Group forecast that the development of zoned lands will contribute approximately 50% of the need to upgrade the intersection to cater for estimated traffic demands in 2027. However, even in the absence of the subject development, the need for a significant intersection upgrade will occur within the next several years. The subject development will simply increase the urgency of the upgrade.

TPS have further assessed the traffic movement for the relocation of the B1 zoning, and although details will need to be developed at development application stage, the proposed rezoning can accommodate the traffic movement as outlined in Annexure C.

Stormwater Management

All future development on the site will need to comply with Council's 'Stormwater Management Standards for Development' and Section 3.9 of Chapter 2 of the DCP 2012 (as amended). Stormwater and Drainage is addressed in the subdivision application DA 2017/244.

Environmental Noise Impact

With regards to controlling the impact of the proposed neighbourhood centre on surrounding development, future development applications will look at hours of operation, waste collection and deliveries to and from the neighbourhood centre in addition to analysing the type of mechanical plant installed in the building/s. These detailed studies will be undertaken at the DA stage.

Q09: Has the Planning Proposal adequately addressed any social and economic effects?

Relocating the neighbourhood centre and introducing a minimum lot size of 300sqm will have the following positive social and economic effects:

- » A range of allotment size and housing choice will be offered within the residentially zoned land to meet the different needs within the community and facilitating a broad socio-economic mix
- » Allowing for a better housing mix will support the creation of a sustainable neighbourhood catering for first time buyers to empty nesters enabling residents to trade up or down as their circumstances change and the population ages
- » Through the provision of small lots, facilitate the provision of more affordable housing in a coastal village close to the neighbourhood centre
- » Amending the minimum lot size on the site to enable small lot integrated housing, allows for the development of Torren Titled smaller lots whereby increasing the housing options in the development
- » General similarities in age, household, socio-economic and cultural profile with the existing population in Headlands Estate will be expected allowing for an integration of the new and existing communities
- » The relocation of the neighbourhood centre will enhance the viability of businesses at this location by enhancing accesses from the Coast Road
- » The neighbourhood centre may provide community facilities which include childcare services, community meeting space, health and welfare services and places of worship in addition to meeting the convenient day to day shopping needs of the existing and future communities.

MacroPlan Dimasi in their report – see **Annexure E**, indicate that: -

- » That there is an increase in Ballina for retail expenditure and the proposed retail neighbourhood centre on the site will have minimal impact of the surrounding areas.
- » There is a current undersupply of retail floor area to meet the demand in the Skennars Head area.
- » There is minimal economic impact of the proposed relocation and development of the neighbourhood centre.

Section D – State and Commonwealth Interests

Q10: Is there adequate public infrastructure for the Planning Proposal?

The assessment of public infrastructure having specific reference to utilities, roads, waste management and recycling services, and essential services is a relevant matter. **Table 8** below provides which infrastructure, at this stage:

Table 9 Public Infrastructure

Infrastructure	Availability	Comment
Utilities	Subject to public authority consultation.	Availability of adequate water, sewage, gas, electricity and telephone services is being provided as part of the proposed development application for the site. If required, additional consultation can be undertaken at exhibition stage, though it is not considered that the proposed amendments will generate a significant additional demand for utilities.
Roads	Good road access available.	Consultation has been undertaken with Council and the RMS to discuss the location and principle of the rezoning including the internal road network and proposed roundabout at the intersection of The Coast Road and Headlands Drive.
Waste management and recycling services	To be confirmed.	The availability of waste management and recycling services will be investigated through the DA process.
Essential services	Subject to public authority consultation.	The site is centrally located between East Ballina and Lennox Head which have medical, police and other emergency services, such as ambulance and fire. Confirmation is awaited from DPE on compliance with Clause 6. And 6.2 of the BLEP as part of the proposed subdivision application.

Q11: What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

At this stage, no Commonwealth public authorities have been identified or consulted.

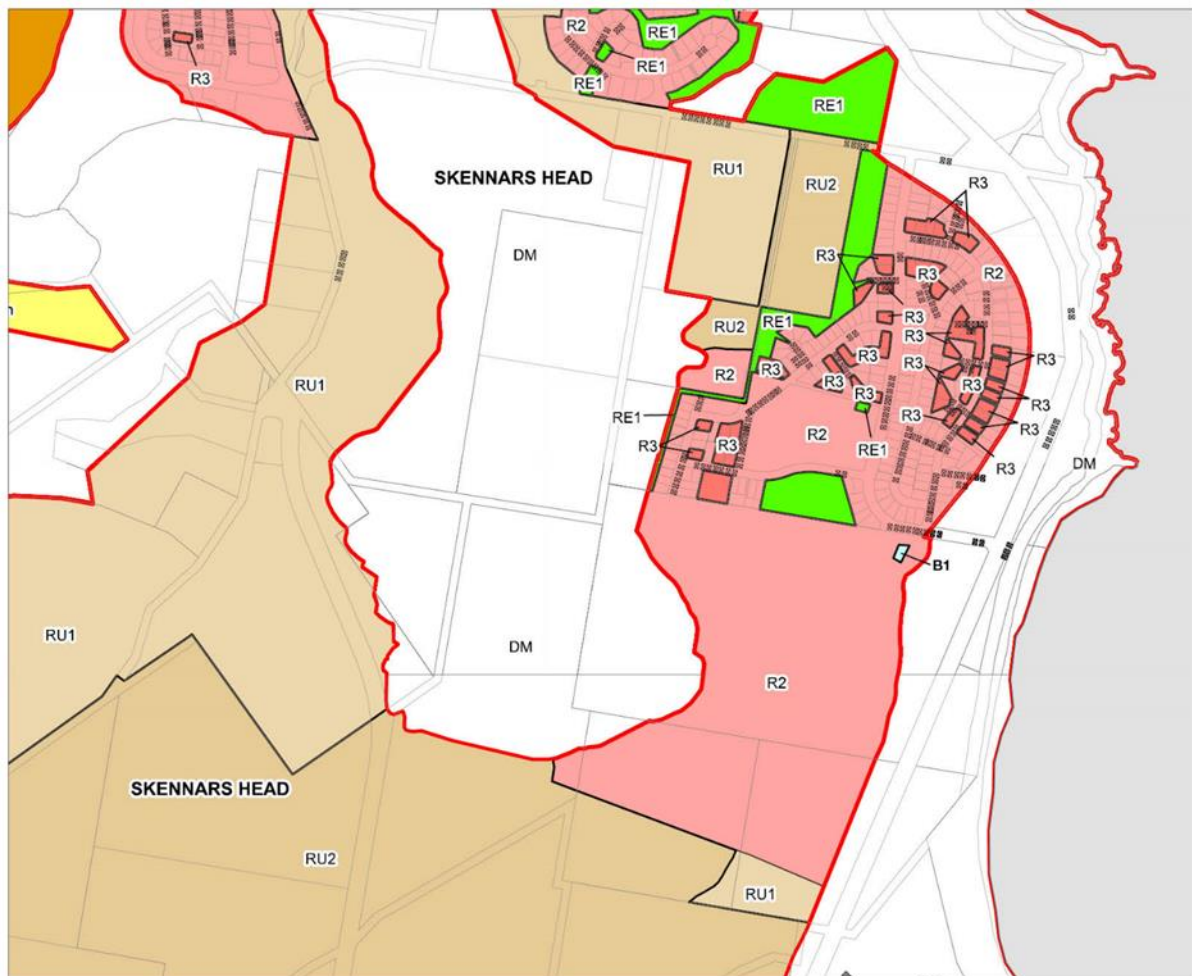
Consultation with state authorities have been undertaken as outlined section 4.8 of this report.

Part 4 - Mapping

The following maps are provided indicating the location and extent of proposed amendments to the Ballina Shire Local Environmental Plan 2012:

- » **Figure 10** indicates the current land use zones
- » **Figure 11** indicates the proposed land use zones
- » **Figure 12** indicates the current height for the proposed neighbourhood centre
- » **Figure 13** indicates the proposed height for the proposed neighbourhood centre
- » **Figure 14** indicates the current minimum lot sizes
- » **Figure 15** indicates the proposed minimum lot sizes

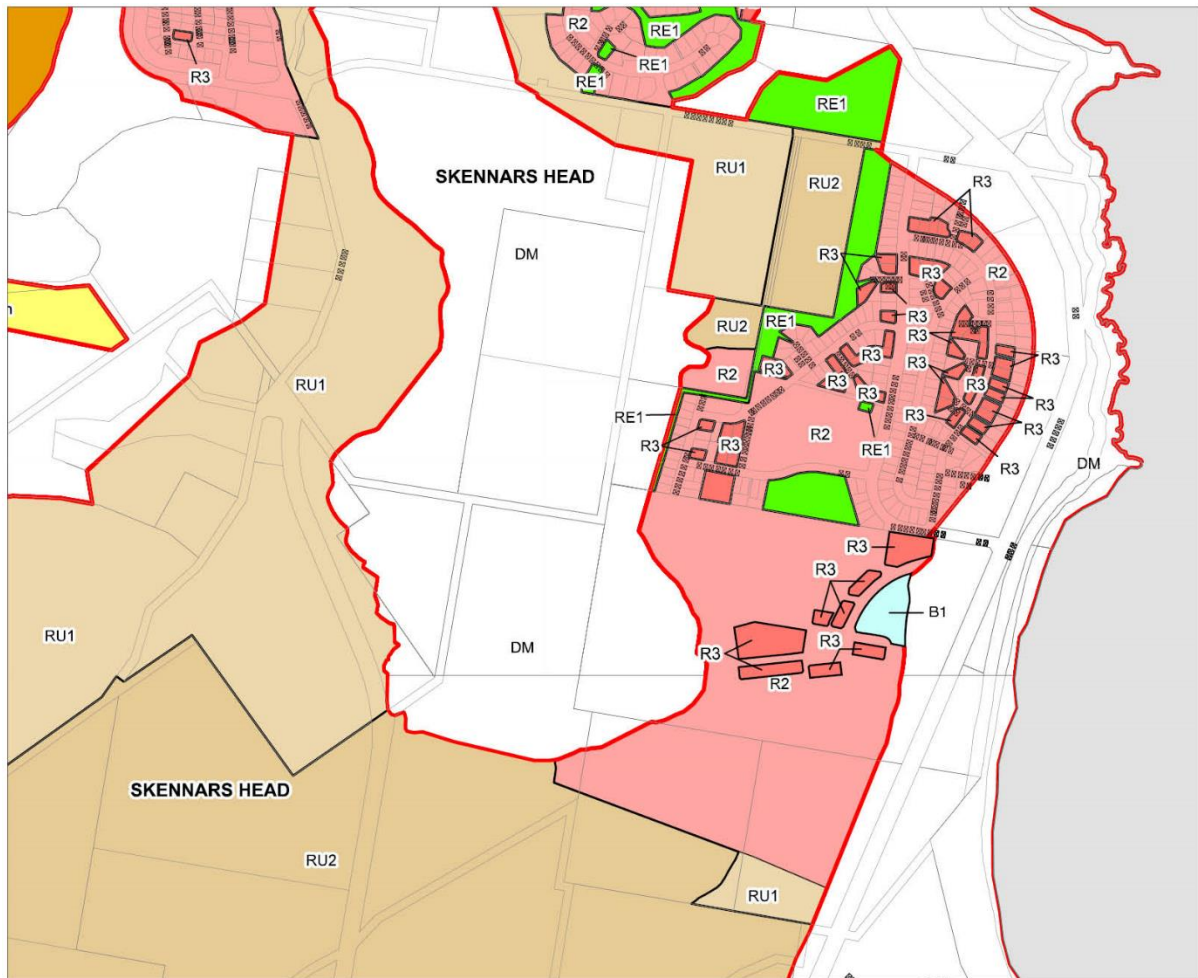
Figure 10 Existing Land Use Zoning Map



Zone

B1 Neighbourhood Centre	R2 Low Density Residential
B2 Local Centre	R3 Medium Density Residential
B3 Commercial Core	RE1 Public Recreation
B4 Mixed Use	RE2 Private Recreation
B5 Business Development	RU1 Primary Production
B6 Enterprise Corridor	RU2 Rural Landscape
E1 National Parks and Nature Reserves	SP2 Infrastructure
E2 Environmental Conservation	W1 Natural Waterways
E3 Environmental Management	W2 Recreational Waterways
IN1 General Industrial	DM Deferred Matter

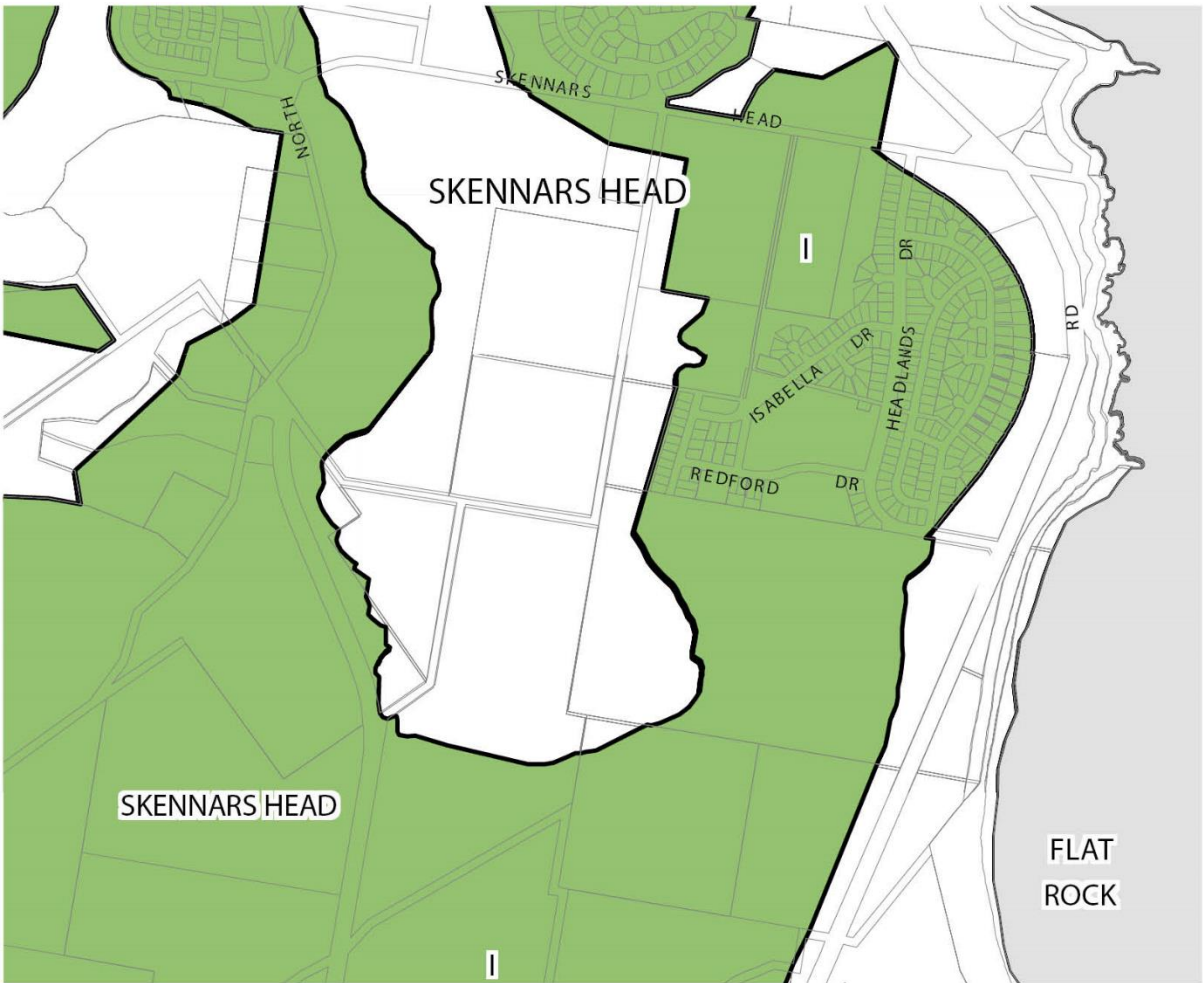
Figure 11 Proposed Land Use Zoning Map



Zone

B1 Neighbourhood Centre	R2 Low Density Residential
B2 Local Centre	R3 Medium Density Residential
B3 Commercial Core	RE1 Public Recreation
B4 Mixed Use	RE2 Private Recreation
B5 Business Development	RU1 Primary Production
B6 Enterprise Corridor	RU2 Rural Landscape
E1 National Parks and Nature Reserves	SP2 Infrastructure
E2 Environmental Conservation	W1 Natural Waterways
E3 Environmental Management	W2 Recreational Waterways
IN1 General Industrial	DM Deferred Matter

Figure 12 Existing Building Height Map



Maximum Building Height (m)

I	8.5
J	9.0
K	10.0
P	18

Figure 13 Proposed Building Height Map

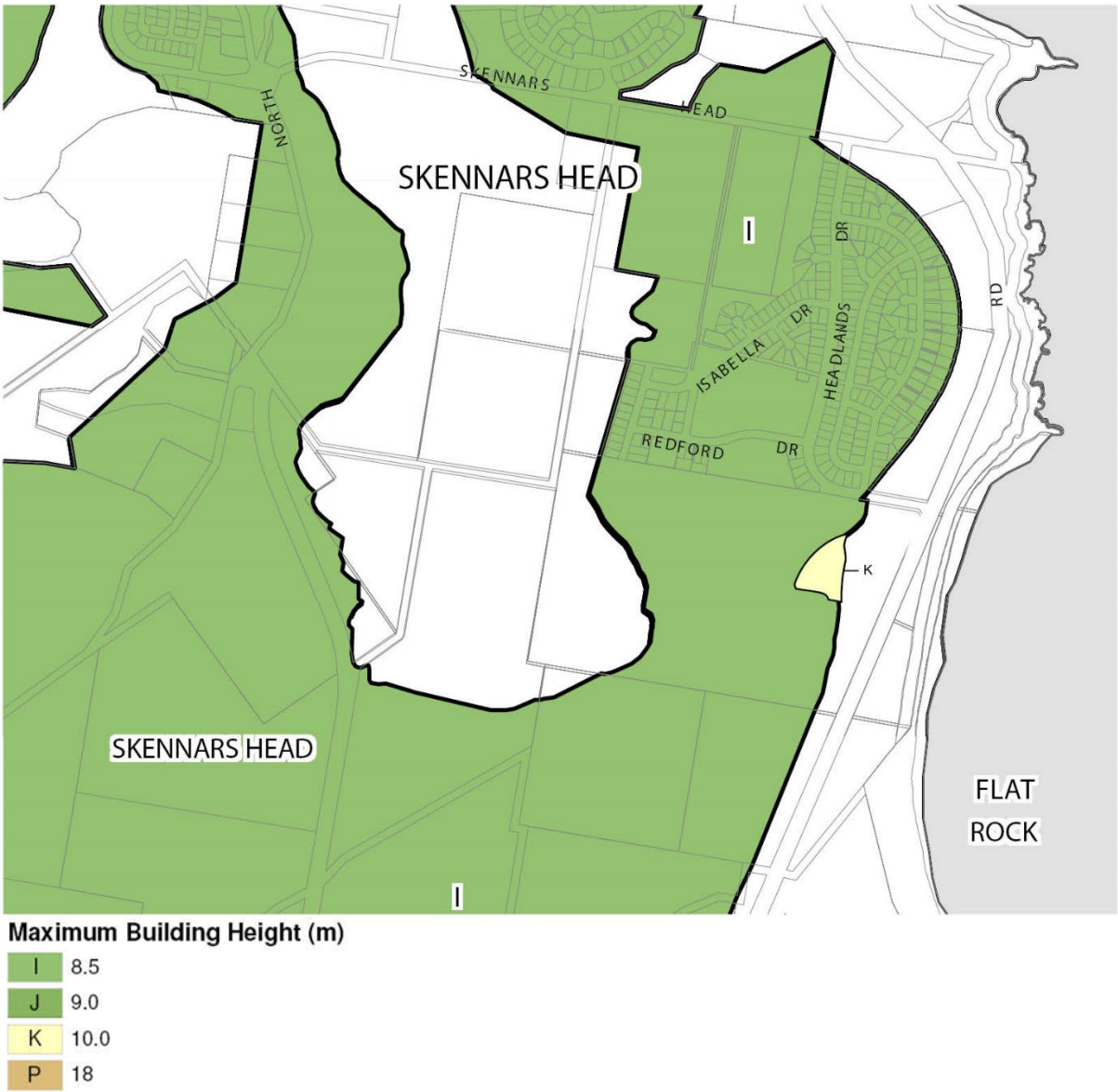
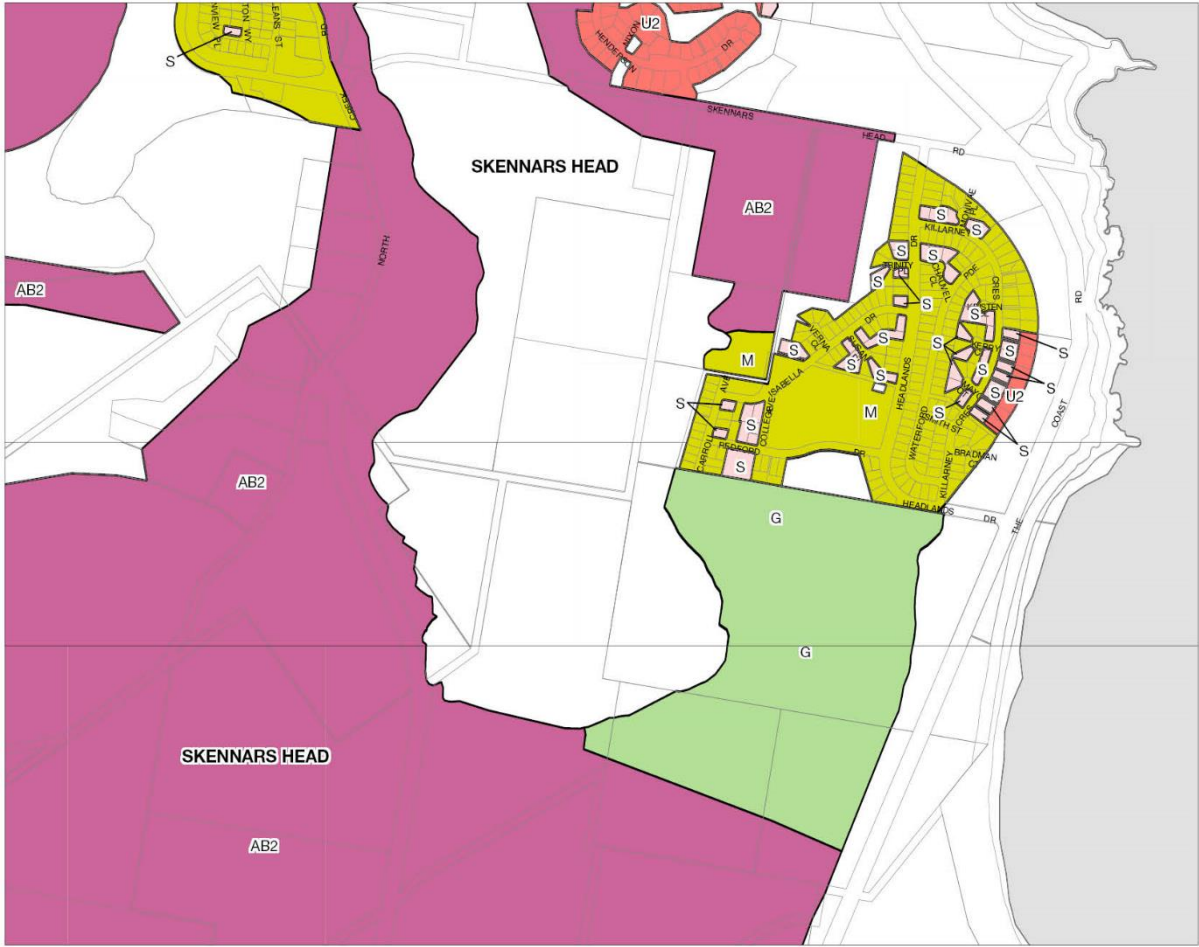


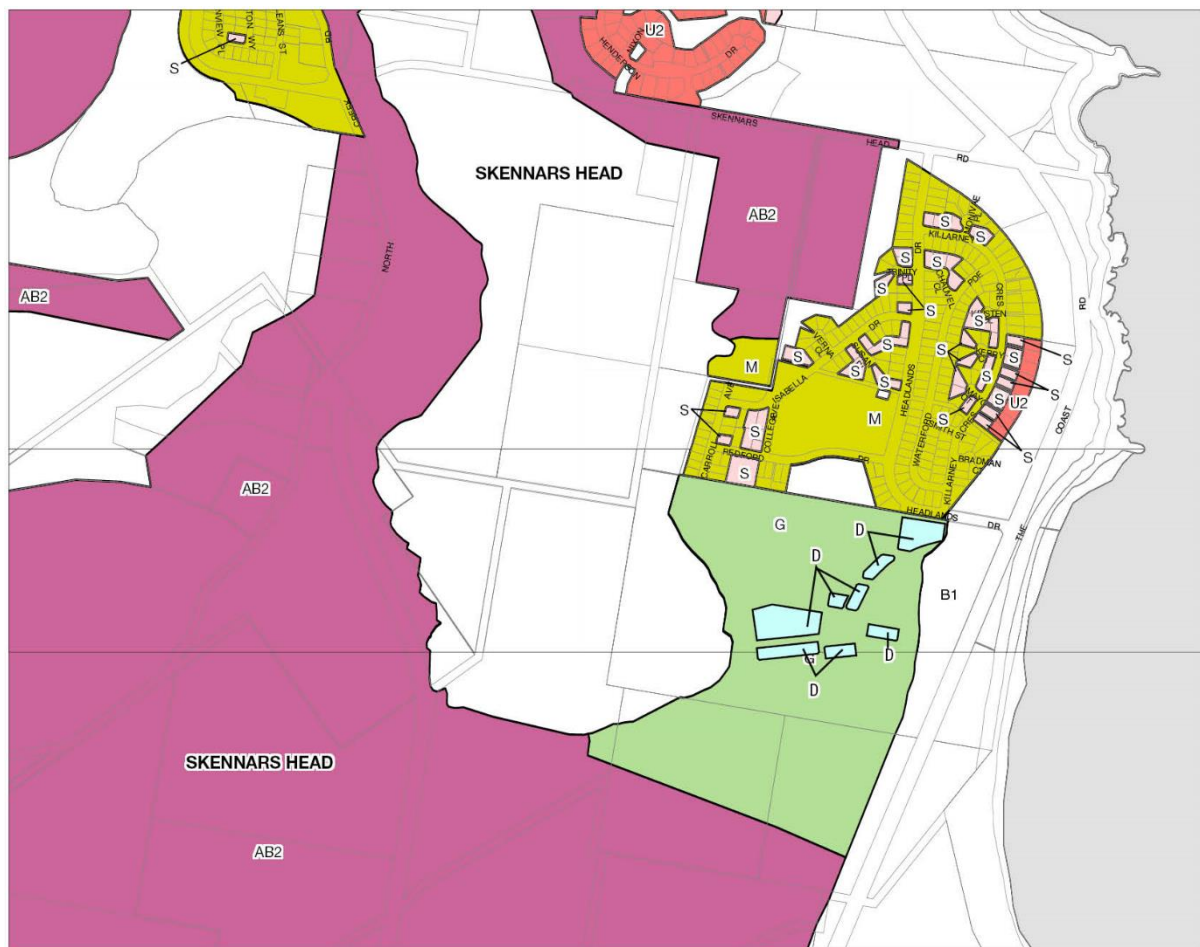
Figure 14 Existing Minimum Lot Size Map



Minimum Lot Size (sq m)

G	450
M	600
S	800
U1	1000
U2	1200
Y	10000 (1ha)
Z	20000 (2ha)
AB1	200000 (20ha)
AB2	400000 (40ha)

Figure 15 Proposed Minimum Lot Size Map



Minimum Lot Size (sq m)

D	300
G	450
M	600
S	800
U1	1000
U2	1200
Y	10000 (1ha)
Z	20000 (2ha)
AB1	200000 (20ha)
AB2	400000 (40ha)

Part 5 - Community consultation

4.7 Required consultation

Community consultation is required under Sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979.

The Act sets out the community consultation requirement for planning proposals and these are determined or confirmed at the Gateway.

Should any issues or concerns be raised by the community, the proponent will prepare a response for the Department of Planning and Environment to consider.

Public exhibition of the planning proposal is generally undertaken in the following manner:

- » notification in a newspaper that circulates in the area affected by the planning proposal
- » notification on the website of the Relevant Planning Authority (RPA) (usually Council)
- » notification in writing to affected and adjoining landowners, unless the planning authority is of the opinion that the number of landowners makes it impractical to notify them.

Additional consultation may be undertaken (if this is deemed appropriate or necessary) by the RPA. This may include, but is not limited to broad consultation by letter, open days or public forum.

The Applicant is available to meet any residents or community groups during the exhibition period.

4.8 Consultation undertaken to date

Intrapac as outlined in Section 3.5 have undertaken extensive consultation with key stakeholders, community groups, local residents and business groups.

Intrapac and the project team have also consulted with the: -

- » Department of Planning and Environmental (DPE) – regional office
- » Office of Environment and Heritage
- » Office of Water
- » RMS – regional office
- » Crown Lands
- » Ballina Council
- » Local aboriginal groups

4.9 Possible future consultation

As a condition of Gateway, it may be necessary to consult with other agencies, as determined by DPE.

5 Project Timeline

The timeframe for the completion of the planning proposal will depend on Council, the time taken for a gateway determination notice to be issued, the community and the complexity of comments received during exhibition. Requests for a gateway review by either Council or the proponent, if made, may also influence the timeframe of a planning proposal.

A benchmark timeframe of 12 months (after the first Council decision to support the principle of the proposal and to be sent to gateway) is considered appropriate for this proposal.

This timeline assumes Council and DPE support for the project progressing, with the project being determined by Council and submitted to DPE for gazettal.

The draft timeline estimates that the plan is made and published on NSW Legislation Website by May 2017.

Table 10 Estimated Project Timeline

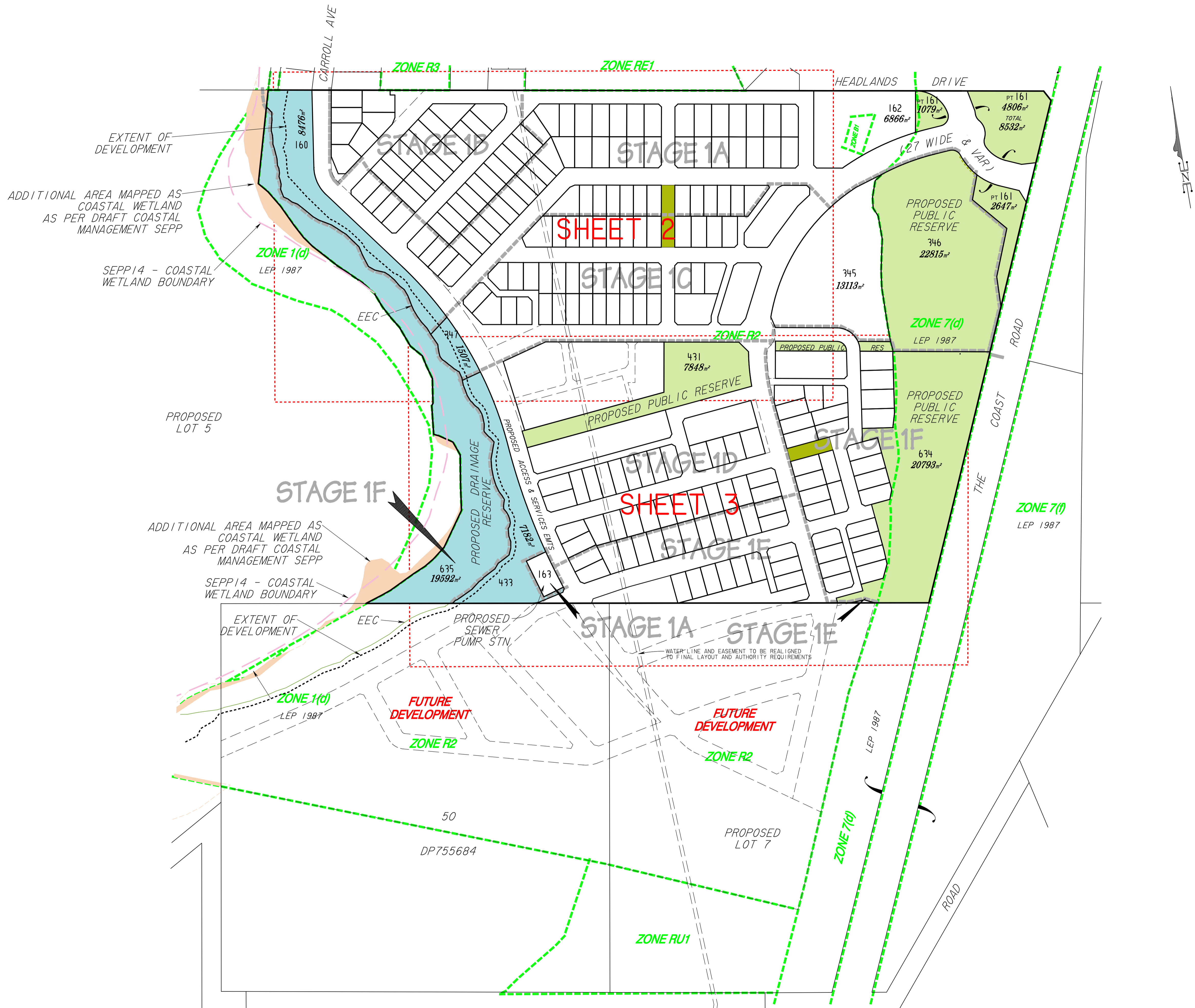
Project Timeline	Proposed Dates
Preparation of planning proposal and supporting documentation	May 2017
Submission of planning proposal to Council	June 2017
Council Assessment	June – August 2017 (90 days)
Consideration of the planning proposal by Council	September 2017
Submission to the DPE	September 2016
DPE Assessment	October 2017
Date of Gateway Determination	November 2017
Timeframe for the completion of required technical information	November - December 2017
Pre-exhibition government agency consultation	November - December 2017
Revised Planning Proposal and technical information submitted to Council	December 2017
Council Assessment of the Planning Proposal and technical information	January 2017
Council resolves to exhibit the Planning Proposal	January 2018
Public exhibition period	February 2018
Dates for public hearing (if required)	March 2018 (Minimum 21 days from close of

Project Timeline	Proposed Dates
	exhibition)
Consideration of submissions and proposal by Council	March 2018
Post exhibition report presented to Council	May 2018
Date of submission to DPE to finalise the LEP	May 2018
Legal drafting of the LEP	June 2018
Plan is made – published on NSW Legislation Website	August 2018

Attachment

- | | |
|---|----------------------------------|
| A | Extract from DA2017/244 of plans |
| B | Urban Design report |
| C | Traffic assessment report |
| D | Small lot housing report |
| E | Retail analysis report |

A Extract from DA2017/244 of plans



Rev H - 28/4/17 - Add Lot No amend sewer pump stn	
Rev G - 27/4/17 - Add Staging	
Rev F - 26/4/17 - Update Layout	
Rev E - 28/3/17 - Update Layout	
Rev D - 23/3/17 - Update Layout	
Rev C - 16/3/17 - Update Layout	
Rev B - 13/3/17 - Update Layout	
Rev A - 24/2/17 - Update Layout	
Revision	Chk

Client:
Intrapac Skennars Head Pty Ltd

IMPORTANT NOTES :	
	DENOTES ZONE BOUNDARY
	DENOTES PROPOSED DRAINAGE RESERVE
	DENOTES PROPOSED PUBLIC RESERVE
	DENOTES PROXIMITY AREA FOR COASTAL WETLANDS AS PER DRAFT COASTAL MANAGEMENT SEPP
	DENOTES PROPOSED INDICATIVE BUILDING ENVELOPE

THE PROPOSED BOUNDARIES AS SHOWN HEREON ARE PRELIMINARY ONLY AND ARE SUBJECT TO FINAL DESIGN, LOCAL AUTHORITY APPROVAL AND REGISTRATION WITH LAND AND PROPERTY INFORMATION NSW

PROPOSED SUBDIVISION PLAN

OF PROPOSED LOT 6
(BEING CURRENTLY PART
LOT 265 IN DP1212348)
THE COAST ROAD, SKENNARS HEAD

Parish of BALLINA County of Rous

B & P SURVEYS
CONSULTING SURVEYORS
ACN 01017236
142 Muwulumbah Street
MURWILLUMBAH
NSW 2484 Australia
Telephone: (02) 66721924
Facsimile: (02) 66722618
Email: mbah@bpsurveys.com.au
Offices Also At :
Nerang Ph: (07) 55960370

A QUALITY ASSURED COMPANY

Homepage:
www.bpsurveys.com.au
Tweed Heads
Ph: (07) 55363611

J:\00Mbah\mbah jobs\31890\dwgs\31890-1a1calcs-14.pro		SCALE AT A1	Level DATUM	DRAWN	CHK	DATE	F.BK	L.BK
1 : 2000		NEB						
REF. No.	DATE	DRAWING No./Size	Sheet	Of	Rev.			
M31890	3/2/17	21837 B	1	3	H			

B Urban Design report

See separate report

C Traffic assessment report

See separate report

D Small lot housing report

See separate report

E Retail analysis report

See separate report



www.elton.com.au