

Site Analysis Plan Sheet 1 – Local Context

LEGEND

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|----------------------------------|-----------------------------------|
| 01 Proposed Development Site | 11 Angels Beach Drive |
| 02 North Creek | 12 North Creek Road |
| 03 Ballina/Byron Gateway Airport | 13 Ballina Fair / Ballina Central |
| 04 Ballina Town Centre | 14 Richmond Christian College |
| 05 East Ballina | 15 Bus Stop |
| 06 North Ballina Centre | 16 Ballina Botanical Gardens |
| 07 Richmond River | 17 Sports Fields/Large Open Space |
| 08 Ballina Head | 18 Golf Course |
| 09 Black Head | 19 Race Course |
| 10 Tamarind Drive | |

- Subject Property Boundary
- Proposed earthworks extents / APZ

Locally, the proposed development site sits in between North Creek and the Ballina/Byron Gateway Airport 3km from the centre of Ballina township and 4km from the coast and Richmond River.

North Creek Road is easily accessed off Tamarind Drive that connects directly with the M1 motorway. The proposed development site sits directly adjacent the Palm Lake Resort Ballina Retirement Village and is 1.5km from the North Ballina Centre commercial precinct.

The site is currently surrounded by seniors living development, aged care facility, rural residential dwellings and environmental land.

There is a mix of land uses in the local area, including aviation, industrial, commercial, retail, residential and agricultural uses. A planning proposal to change existing rural land to light industrial/commercial land to the west of Corks Lane is currently being assessed.

The site is located 3km (5 minute drive) from major retail and commercial centre of Ballina Fair and Ballina Central shopping centres. This centre provides major retail and commercial services including supermarkets, department stores and speciality shops, banks, post office, and multiple medical services, including general practitioners.



Image Source: Nearmap

Site Analysis Plan Sheet 2 – Neighbourhood Context

LEGEND







- 01 Seniors housing dwelling on same property - all single storey, no greater than 5.2m building height. This portion of the land has been previously subject to filling.
- 02 BUPA aged care facility on adjacent property - two storeys - shares common private road with site
- 03 Adjacent detached single storey dwellings on rural properties
- 04 Agricultural uses (Prawn and Oyster Farm)
- 05 Existing vehicular/pedestrian access to property
- 06 Existing emergency exit
-  Proposed earthworks extents / APZ
-  Subject property boundary
-  "Village Facilities" (Clubhouse, bowls, tennis, pools, caravan storage etc...)
-  Views to site
-  Living room windows/doors facing site
-  20 new car parking spaces



Image Source: Nearmap

Site Analysis Plan Sheet 2 – Neighbourhood Context

Seniors Housing Development
120 North Creek Rd Ballina NSW 2478
Lot 11 DP1245510

Site Analysis Plan Sheet 3 - Site Context

LEGEND

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| 01 Palm Lake Oasis Clubhouse | 08 Single and double storeys - residential uses (East-West road layout) |
| 02 Rural landscape | 09 Single and double storeys - residential uses (North-South road layout) |
| 03 Entry point to site - gravel crossover | 10 Midden in road reserve |
| 04 Open space | 11 Existing utility, water & sewer connection point |
| 05 North Creek | 12 BUPA Aged Care Facility |
| 06 SEPP Wetlands | |
| 07 Undeveloped - future industrial area | |
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|--|--|
| | Proposed earthworks extents / APZ |
| | Subject property boundary |
| | Natural water course line |
| | Natural drainage fall direction |
| | Legal point of discharge (drainage connection) |
| | 400m walking radius |
| | Easements (for various purposes, including to drain water, right of carriage way, electrical reticulation, services, signage, right of footway, permit encroaching structure to remain, restricted on the use of land) |
| | 20 new car parking spaces |

The portion of the site to be subject to earthworks and a new APZ is currently vacant. It falls in the jurisdiction of Ballina Shire Council. This portion of the site is bound by North Creek Rd and rural residential properties to the South, Coastal Management SEPP wetlands to the east and north and a creek line traversing north – south to the west. Just beyond this creek line is an existing seniors living development (on same property) and aged care facility.

The site is irregular in configuration and the development footprint occupies an area of approximately 6ha. The subject property has an area of approximately 45ha. The undeveloped portion of the subject site, has a road frontage to North Creek Rd of approximately 320m, across three segments and a site length of approximately 750m. The site is almost flat. Environmentally sensitive land and bushland surround the site to the north, east and south. Refer to Cumberland Ecology's Biodiversity Development Assessment Report, Version 2, dated 11 June 2019 for details.

An aboriginal midden has been located within the road reserve of North Creek Road.

Ballina LEP 2012:

Zone – Rural Landscape (RU2) (development footprint)
Minimum lot size – 40 hectares
Height of building – 8.5m

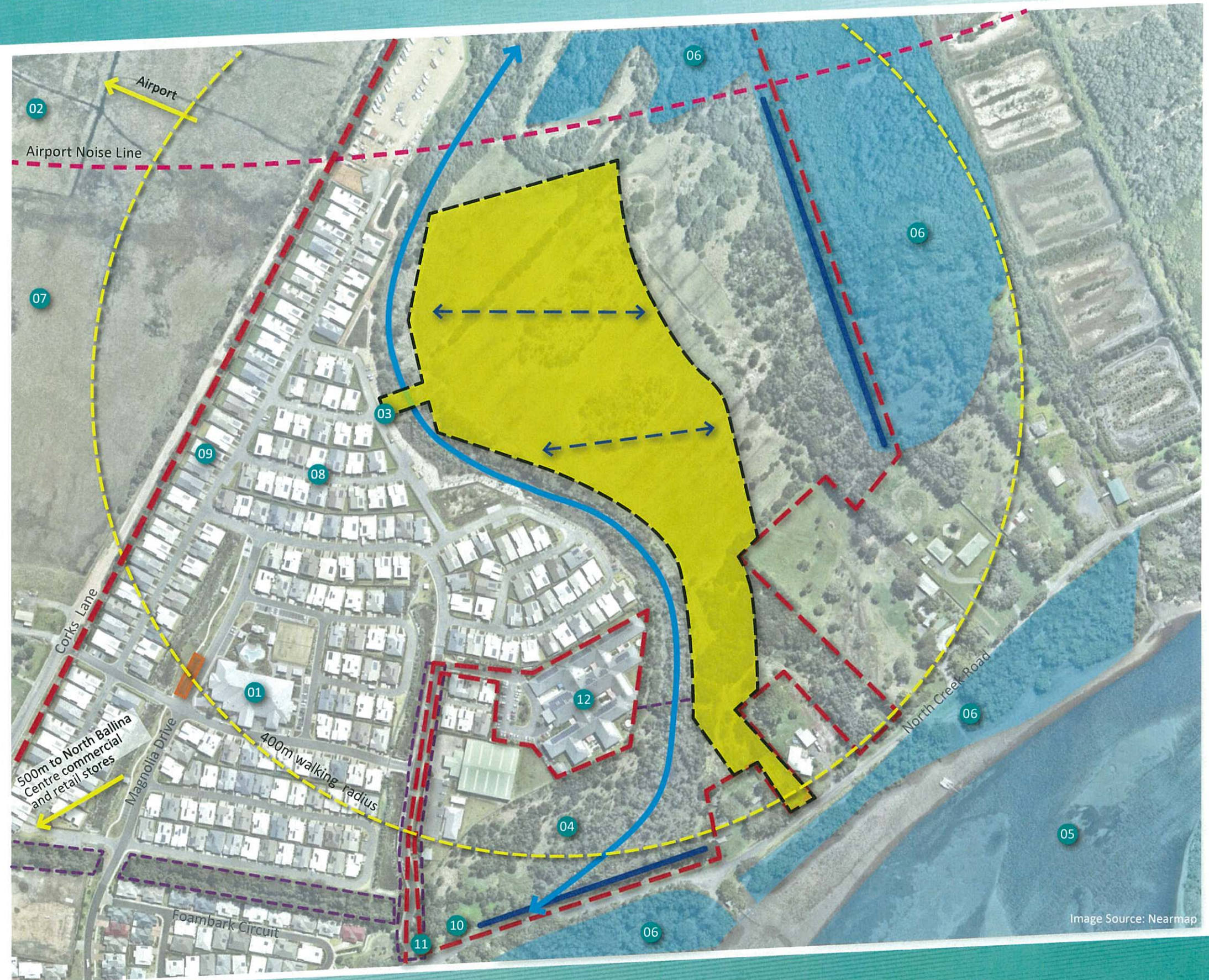







Image Source: Nearmap

Site Analysis Plan Sheet 3 - Site Context
Seniors Housing Development
120 North Creek Rd Ballina NSW 2478
Lot 11 DP1245510

Site Analysis Plan Sheet 4

LEGEND

-  Proposed earthworks extents / APZ
-  Subject property boundary
-  Native vegetation in footprint
-  Natural water course line
-  Natural drainage fall direction
-  400m walking radius
-  Cool summer breezes
-  Cold southern winter winds
-  Winter sunrise (viewing point location)
-  Summer sunrise (viewing point location)
-  Existing site views
-  1.63 Spot Levels
-  Views enjoyed by neighbouring properties

The portion of the site to be subject to earthworks and a new APZ is low lying and flat in topography – average RL level is approximately 1.4m AHD.

No heritage items exist within the site boundary, however a midden is located in the North Creek Road reserve fronting the site.

The proposed development site contains mostly exotic grassland, with small patches of highly degraded Swamp Oak forest and a small area of tall shrubland dominated by *Melaleuca quinquenervia*. Large tracts of tall closed forest dominated by *Casuarina glauca* (Swamp Oak) and Blackwood (*Acacia melanoxylon*) are present to the north of the proposed development site that is contiguous with vegetation occurring on adjacent lots. More detail on existing vegetation is available in Cumberland Ecology's Biodiversity Development Assessment Report, Version 2, dated 11 June 2019.

A public bus service is provided along North Creek Road and the Ballina North commercial precinct in 1.5km from the site. Ballina airport, Ballina Fair and Ballina Central shopping centres are all 5 minute drive from the site.



Image Source: Nearmap

Site Analysis Plan Sheet 5 – Neighbouring Properties Detail

LEGEND

-  Proposed earthworks extents / APZ
-  Subject property boundary
-  1.2m high barbwire fencing on property boundaries
-  1.8m high colourbond fence
-  Power poles on North Creek Rd
-  Major tree canopy on adjacent properties
-  Views to site
-  Views enjoyed toward North Creek
-  Vehicular/pedestrian access to North Creek Rd for adjacent properties
-  Main private open space area for adjacent properties
-  Living room windows/doors facing site
-  Dwellings have full solar access



Site Analysis Plan Sheet 6 – Built Form and Character of Adjacent Development

174 North Creek Rd- single storey, brick and tiled pitched roof detached dwelling. Multiple sheds are also located across the property. Formal landscaping surrounding dwelling and large trees scattered across maintained grass property. No front fence, side and rear boundaries consists of low barb wire fencing.



Image Source: Google Street View

186 North Creek Rd- single storey, rendered brick and flat roof detached dwelling. A large separate garage and pool are also located over the property. Formal landscaping surrounding dwelling and large trees scattered across maintained grass property. Low, open timber front fence, side and rear boundaries consist of low barb wire fencing.



Image Source: Google Street View

200 North Creek Rd- two single storey dwellings, of which one is visible for the street front. Large shed and pool are also located over the property. Formal landscaping surrounding dwelling and large trees and shrubs scattered across maintained grass property. No front fence, side and rear fences consists of low height barb wire.



Image Source: Google Street View

Palm Lake Resort Ballina – single storey, rendered hebel block, colourbond roofing, modern detached dwellings within a seniors housing development (retirement village) over the same property. 108m high colourbond fencing provided to side and rear of each home. Formal gardens and high quality landscaping provided throughout the resort.



Image Source: Palm Lake Works

Streetscape on southern side of North Creek Rd – consists largely of single storey, brick detached dwellings and standard urban lots. Mix of fencing types front North Creek Rd



Image Source: Google Street View