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Figure 1.1 The extents of Part D - 1. Seaside City

1. Seaside City

1.1. Purpose of this Part

The purpose of this Part is to provide additional guidance for the planning and design of development within Seaside City.

1.2. Development to which this Part applies

This Part applies to all development within Seaside City, as mapped within Figure 1.1. Where there is an inconsistency with the provisions of this Part and another Part of Section A1, this Part shall prevail.

1.3. Mixed Use Precinct

Planning Principles

- P1. Provide a legible, usable and attractive meeting place for the Seaside community and its visitors
- P2. Embody subtropical coastal architecture with diversity of built form, landscape amenity and high visual interest
- P3. The ensure floorspace is flexible and structurally capable to allow for easy change of use over time.
- P4. Car parking location and design is to be integrated within a pedestrian streetscape and the fine-grained surrounding visual environment.

Objectives

- O1. High quality architecture to clearly define the mixed use precinct and promote its use as an active and lively community hub.
- O2. Encourage commercial land uses provide for the needs of Seaside City residents, tourists and strengthen its coastal village atmosphere.
- O3. Enable to co-existence of business and residential uses in a mixed-use format through design, land use and operating requirements.
- O4. Encourage a diversity of building form and scale within individual urban blocks, which through elevation response and material use breakdown scale and provide strong streetscape articulation;
- O5. To provide visual interest, convey a human scale and enhance the quality of the pedestrian experience;
- O6. Ensure the building frontages in the mixed-use precinct exhibit a continuity of active frontages built to the street edge, while maintaining a diversity of façade elements and materials.

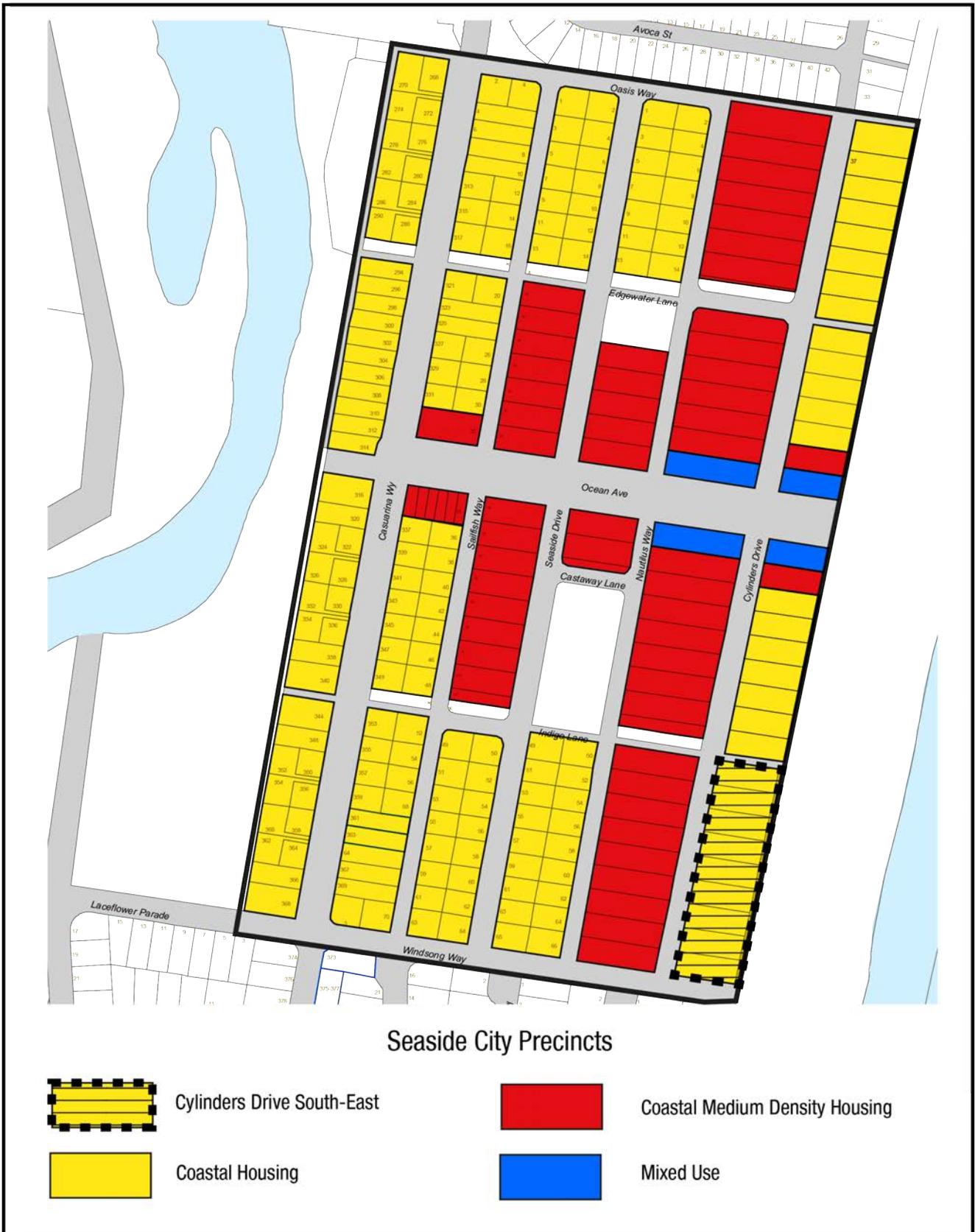


Figure 1.2 The precincts of Seaside City

07. Provide continuous street awning over footpaths for the full length of street frontages to provide shade and shelter for pedestrians.
08. Setbacks to the street are not be too deep so as to disrupt the continuity of the active street or activation of the public domain is lost
09. Upper floors are to be designed to allow for easy reconfiguration to either residential, commercial or tourist uses.
010. Carefully plan car parking placement and size as a series of smaller segmented parking lots to reduce their impact and not influence the activity and visual interest of street frontages.
011. Provide pedestrians with direct safe and sheltered access to car parking e.g. through arcades, with least possible distance to destination.

Controls

Notes:

Upper floors designated for tourist and/or permanent accommodation are to be constructed to meet the most stringent control, which will generally be tourist-related BCA provisions and residential car parking standards, to ensure that tourist and permanent uses are effectively interchangeable.

Management Plans are encouraged to be developed for new buildings containing tourist and/ permanent accommodation, identifying intended uses and addressing issues associated with the potential conflicts between residents and short-term tourist use.

External claddings are to be of durable materials appropriate for high salt, coastal environment.

- C1. The building facade is to include a rich layering of articulation, materials selection and detail.
- C2. Buildings are to be designed with a maximum frontage/module length of 10m and are to include diversity in style and design
- C3. Maximise the number of windows, doors & balconies to give richness and variety to the street.
- C4. Shopfronts are to be designed to have a minimum of 75% of frontage to be directly related & accessible to the street.
- C5. Any frontage to a second street shall not be a blank wall. Both street frontages shall incorporate active pedestrian frontages including the design elements (such as awnings, verandahs, balustrades and the line of windows) present within the primary frontage elevation.
- C6. The use bi-fold doors is strongly encouraged to enable integration with the public domain and take advantage of the climatic influences.
- C7. All buildings in the Village Centre west of Cylinders Drive are to be greater than 10m in height
- C8. Provide awnings and sun and shade structures with a minimum width of 3m over all footpaths in the mixed-use precinct.
- C9. Provide strong street address primarily built to the primary lot boundary to ensure an active pedestrian frontage and continuity in the streetscape.

Façade colours shall be subtle, in keeping with the context and building design, unless specific colour scheme proposed for streetscaping in character.

Reflective or mirror glass is not allowed.

Refer also to the NSW Coastal Design Guidelines.

C10. Exceptions to Control C9 can:

- Be considered in order to form an outdoor space such as a plaza, courtyard, patio or garden between a building and the footpath. Such a larger front yard area shall have landscaping, low walls, fencing or railings, a tree canopy and/or other similar site improvements along the footpath designed for pedestrian interest, comfort and visual continuity. It must be also be demonstrated as to how this space will be activated;
- Be considered if the applicant can clearly and objectively demonstrate that the site conditions dictate otherwise and that a practical alternative meets the intent of a pedestrian-oriented, urban design;
- Not be used to provide car parking to the front of building that will result in disruption to the continuity of the building frontage or pedestrian access;
- Not result in the alienation of pedestrian access and the building frontage; and/or impede the continuous public access through or within the centre.

C11. Development east of Cylinders Drive shall:

- Include an active edge to the park and Cylinders Drive
- Be designed with the capacity to be opened onto when necessary into the street for use as a community event location or as a market square;
- The ability to respond to climate and changing community needs.

C12. The minimum floor to ceiling height for ground and first floor floorplates is 3.3 metres.

C13. A minimum of 1,000m² GFA for commercial premises is to be provided within the Mixed Use Precinct.

C14. Long stay parking is to be located behind buildings and of a design that is sensitive to the surrounding visual environment, and ensuring that their design has considered the impact on surrounding land use.

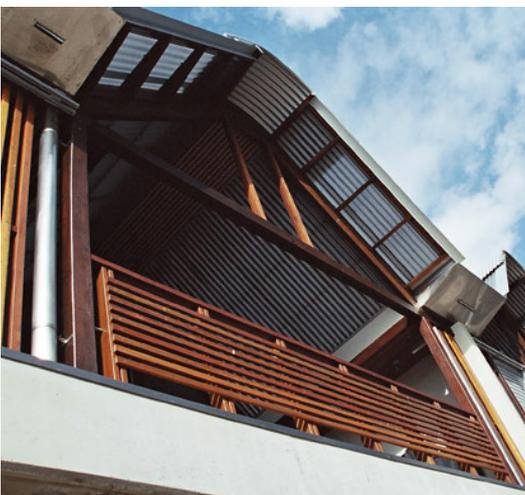
C15. Pedestrian access to and through parking lots are to be articulated with design features to improve pedestrian amenity and legibility through surface treatment, lighting and landscaping.

- C16. Loading/service areas including rubbish/recycling enclosures to be located out of public view whenever feasible and must not front shopping streets.
- C17. Electrical, air-conditioning and communications units shall be provided to not obstruct pedestrian movement or reduce the quality of the visual environment. Where located on the roof, must be screen and integrated into the overall roof design.
- C18. Areas for storing, loading, transferring and compacting rubbish shall be incorporated into the overall building design and landscaping
- C19. Council will consider car parking concessions for non-residential accommodation uses in light of the formal public parking available within the vicinity.

Material and Detail Guide

The photo's below and right graphically display a number of desirable built form and public domain outcomes, including:

- Layering of the façade e.g. balustrade/sun shade screens/opportunity for landscaping
- Opportunity for more expressive roof form including eave overhang
- Mix of materials which may include a combination of heavier structural concrete and masonry elements with lighter weight elements / timber detailing
- Contemporary coastal colour palette
- Strong public domain gesture at ground level which could see the retail units setback opening up a greater outdoor/undercroft area
- Specific articulation of the public thoroughfare (different pavement, lining/cladding, projecting awning, lighting etc)
- Integration of signage as part of the elevational composition



1.4. Building Design Outside of the Mixed Use Precinct

Seaside City architecture should be designed to respond to a subtropical coastal climate and reflect vernacular designs of the northern NSW. This can be achieved through embedding solar passive site design principles, the use of a variety of climatically appropriate materials and integrating generous landscape areas with the building design.

Building Design

- C1. Building should have well-articulated facades to improve the quality of the streetscape. Themed architecture from other contexts such as “Mediterranean”, “French Provincial”, “Tuscan”, “Santa Fe” and traditional “Brick Veneer Project Homes” are inappropriate styles for this location.

Roof

- C1. Roofs should be clad in one of the following materials:
 - Matt finished profiled metal deck (e.g. copper, zinc or ‘colourbond’); or
 - Steel roof sheeting.
- C2. All gutter and downpipe treatments must complement the dwelling in terms of location and material finish.
- C3. A minimum eave overhang of 600mm is required.
- C4. Curved and undulating parapets are not desirable.

Walls

- C1. The external walls of a building should be finished with a mix of climatically appropriate materials with a higher percentage of light weight (low mass) than heavy (high mass) materials, with a focus on the thermal performance of the building. A mix of the following materials is appropriate:
 - Limited masonry finished in a rendered or bagged, and painted texture finish;
 - Fibre-cement wall sheeting;
 - Matt finish corrugated colourbond (or similar) metal cladding
 - Timber cladding; or
 - Weatherboard.
- C2. Plain, rendered or painted brickwork is allowable for a maximum of 10% of wall surfaces.

1.5. Coastal Housing

Notes:

Option 1 - Special design elements, such as verandas, balconies, sun structures, entrances and the like, constructed of open design and occupying no greater than 50% of the width of the main building façade, may be setback a minimum of 3m from the front street boundary.

Options 2 & 3 - Special design elements, such as verandas, balconies, sun structures, entrances and the like, constructed of open design and occupying no greater than 50% of the width of the main building façade, may be setback a minimum of 2m from the front street boundary.

The Coastal Housing Precinct is to be characterised by expansive roof designs with deep overhangs including skillion and steep hip and gable roof forms, the predominant use of lightweight cladding materials (e.g. fibre cement, corrugated steel and timber), generous verandahs, outdoor living spaces and landscaping.

A choice of setback options is available within the Coastal Housing Precinct, namely reduced front and rear setbacks will be considered, but only where additional north-side setbacks are provided. The following table and sketches outline the setback options that will be permitted across the site.

Table 1 – Setback Options

	Option 1	Option 2	Option 3
Front	Minimum 6m	Minimum 4.5m	Minimum 3m
Side	Both sides - minimum 900mm for single storey, minimum 1500mm for two storey and above	Northern boundary - minimum 3m Southern boundary - minimum 900mm for single storey, minimum 1500mm for two storey and above	Northern boundary - minimum 3m Southern boundary - minimum 900mm for single storey, minimum 1500mm for two storey and above A minimum 4m x 4m area of open space to be provided along the northern boundary
Rear	Minimum 6m	Minimum 4.5m	Minimum 3m

- C1. Achieve the front, side and rear setbacks specified within Option 1, 2 or 3 of Table 1 - Setback Options.
- C2. Option 3 is not applicable to lots with a north-south width of less than 18m.
- C3. For beachfront lots, the rear building line is the boundary line between the residential, environmental zones.

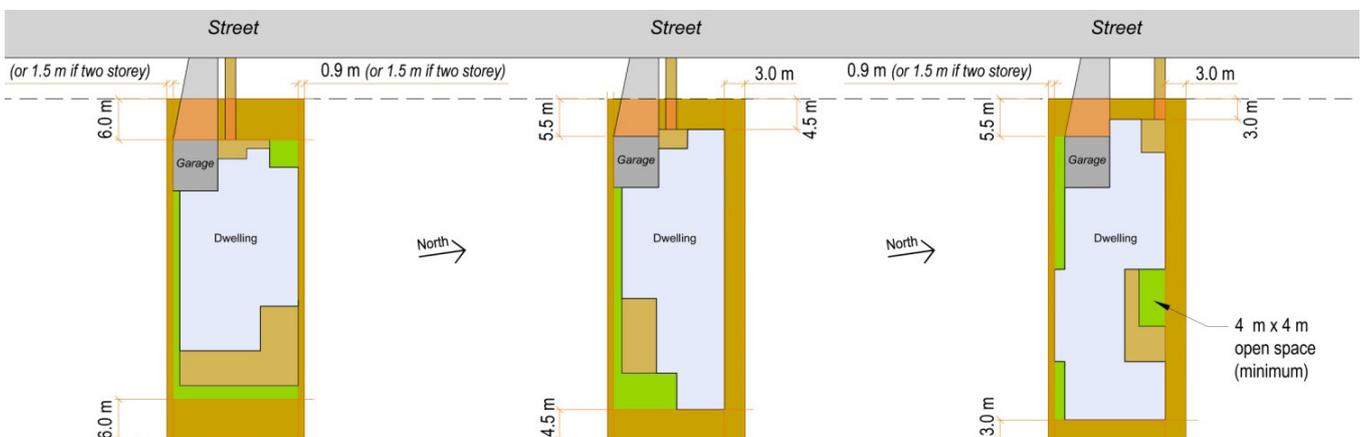


Figure 1.3 Diagram of the Coastal Housing Setback Options

1.6. Cylinders Drive South-East - Specific Requirements

- C1. The front building line setback for the Cylinders Drive South-East Precinct is to be a minimum of 3 metres.
- C2. Enclosed spaces are permitted to have a minimum front building line setback of 1.5m for a maximum of 50% of the frontage width.
- C3. Design elements such as verandas, balconies, sun structures, entrances and the like, constructed of open design and occupying no greater than 50% of the frontage may be built up to and adjoining the front boundary.
- C4. Development may be built with zero side setbacks; however no visual obstruction is to be located within a 3m by 3m triangle of all lot corners on street frontages
- C5. Building within the 3m setback is to be well articulated to ensure a high quality of streetscape.
- C6. Through design means other than fencing, clearly delineate the extents of public and private domain.
- C7. A cantilevered first floor within the environmental zone will be considered to a maximum of 4m as measured perpendicular to the urban/environmental zoning interface.

1.7. Coastal Medium Density Housing

This multi-unit residential development area provides a transition between the coastal housing on the periphery of Seaside City and the denser coastal apartments within the Mixed Use Precinct. These developments are to be of medium density accommodation with a built form, proportions, scale, fenestration and symmetry of that of large coastal houses.

Amalgamation of lots is encouraged where it will provide improved urban design solutions, particularly where it will allow contemporary building types that address the street frontage or address mid-lot landscaped areas, minimise the number of private driveways and allow for garages at the rear of buildings. Courtyard building types are encouraged, to provide private, useable mid-lot open space for occupants.

- C1. The desired density of residential accommodation within the Coastal Medium Density Housing Precinct is greater than 1 dwelling per 200m² site area.
- C2. Residential accommodation on land within the Coastal Medium Density Housing Precinct must achieve a minimum density of 1 per 360m² site area unless significant site constraints (other than land tenure) direct otherwise.
- C3. The minimum 450m² site area provisions for Dual Occupancy and Secondary Dwellings do not apply to land within the Coastal Medium Density Housing Precinct.

2. Fingal Head

2.1. Purpose of this Part

The purpose of this Part is to provide additional site specific guidance for the planning and design of new development within Fingal Head.

2.2. Development to which this Part applies

This Part applies to all development within Fingal Head, as mapped within Figure 2.1. Where there is an inconsistency with the provisions of this Part and another Part of Section A1, this Part shall prevail.

2.3. Built Form Character statement

Very high ecological importance and Aboriginal Cultural Heritage value, coupled with high risk from flood and bush fire means there is little opportunity for expansion of the existing settlement footprint. Fingal is unlikely to experience substantial commercial growth and will continue to rely on the facilities in the larger centres of Kingscliff and Tweed Heads for most services. It is expected that Fingal Head continue to be a low density residential village, surrounded by natural features, providing a permanent residential setting and a low key holiday destination.

A key priority for Fingal Head therefore, in the context of new residential development within the existing footprint, is providing guidance on the appearance of new buildings in terms of bulk and scale. This will ensure the valued low density character and scale is retained, yet encourage the eclectic mix of building design and character to continue.

The predominant existing character defining elements in Fingal Head, in the context of built form, relate to:

- the small scale, low density settlement footprint;
- the eclectic and ever evolving mix of building design exhibiting no prevailing or predominate architectural style;
- the requirement to address flood and bushfire risk when designing buildings;
- low, semi-transparent or absent front fencing which encourages interaction with pedestrians and passive surveillance.

The Fingal Community have identified the coastal village scale, the predominant two storey character of buildings and the established landscape elements as key attributes of built form character within the Fingal Head locality which are important to protect and retain.

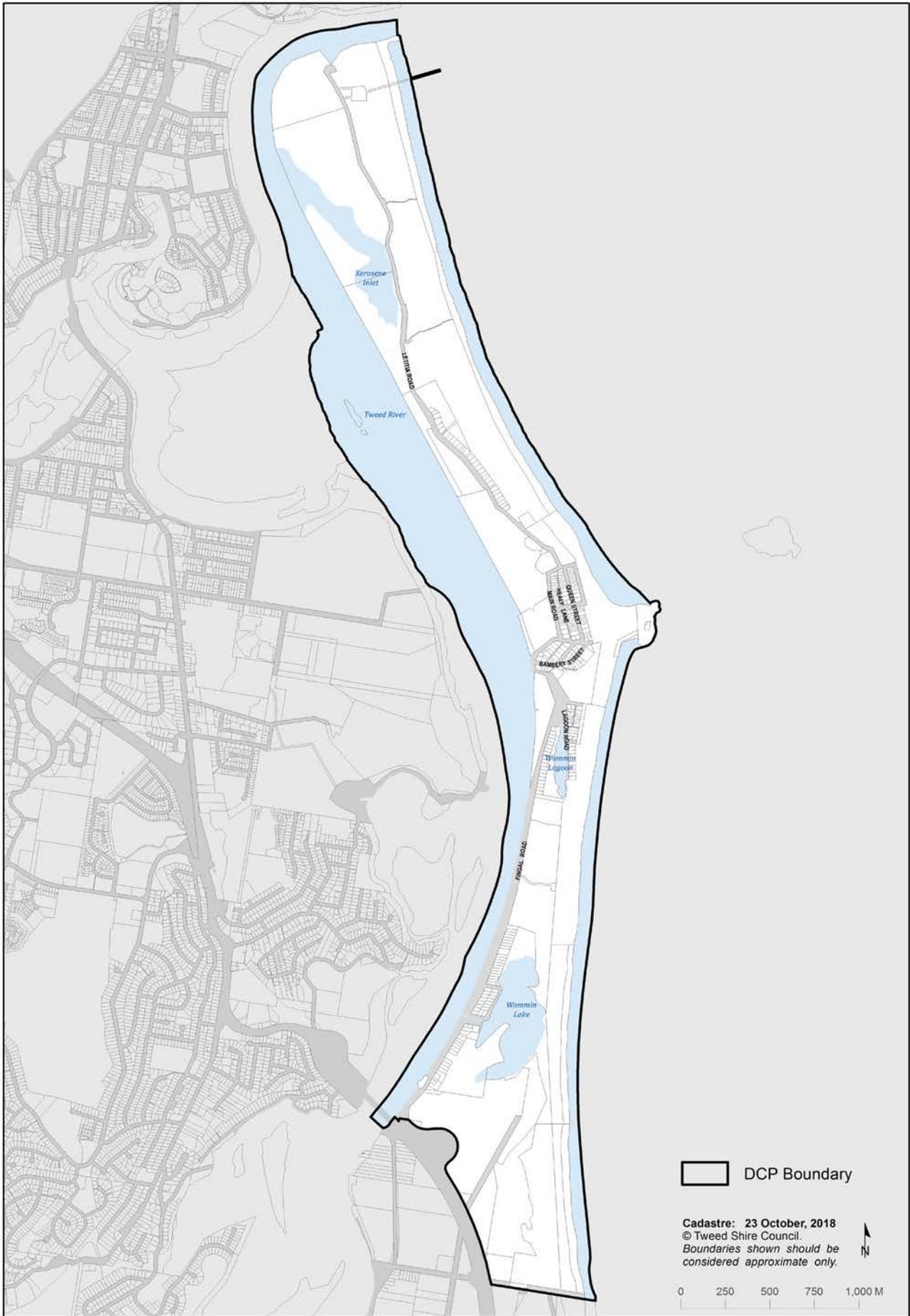


Figure 2.1 Area of application of the Fingal Head DCP controls in this part

2.4. Building height

Addressing the context of the site is critical to how a dwelling fits within the Fingal Head building height character.

Affected dwellings in Fingal Head need to be raised above the flood planning level to meet the LEP flood planning requirements. This can result in a perception of a taller building.

Similarly, on steeply sloping land, there is greater likelihood for a dwelling to appear taller when viewed from the downslope side.

Note:

The Tweed LEP 2014 defines storey as 'a space within a building that is situated between one floor level and the floor level next above, or if there is no floor level above, the ceiling or roof above'. It does not include lift shafts, stairways or meter rooms, mezzanine or attic levels, and does not allow for height concessions for foundation areas, garages, workshops, storerooms or the like.

For the purposes of this site specific Part, on flood affected lots in Fingal Head, any sacrificial area below the design flood level shall not be regarded as a storey, so long as the first habitable level is no higher than 2m above existing ground level, and there are no design elements on the front elevation that could result in a perceived three storey character when viewed from the street e.g. windows, pedestrian entry doors or the like.

Buildings on flood affected lots and steep sites must still meet the 9m LEP maximum building height standard.

Planning Principles

- P1. Ensure protection of the low scale coastal village character of Fingal Head.
- P2. Ensure new and infill development integrates within the established coastal village character.
- P3. Guide new development having specific regard to varying contextual constraints of land within Fingal Head, including flood liable land, sloping sites and smaller allotments.

Objectives

- O1. Retain and protect the established maximum two storey character of development in Fingal Head.
- O2. Minimise potential amenity related impacts of building height through a balanced response of building design to site analysis.
- O3. Ensure flexibility for design to allow two storeys of habitable floor space to be achieved on lots constrained by flood or steep land.
- O4. Encourage careful building design that respects the form of the land and the character of the area.

Controls

- C1. A maximum two storey character design limit applies to all residential dwellings within Fingal Head.
- C2. Dwellings on flood affected lots shall be designed to ensure design features on any street elevation do not lead to a visual perception of a three storey building.

-
- C3. Dwellings on steep sites (greater than 12 degrees or 21.25%) are to be carefully designed to:
- i. Step with the natural topography of the land to remain under the 9m height limit and minimise artificial land forming;
 - ii. Respect and be sympathetic to the established two storey character of the locality,
 - iii. Minimise bulk and scale when viewed from the down side of the slope; and
 - iv. Ensure design features on every street elevation do not lead to a visual perception of a three storey building.



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