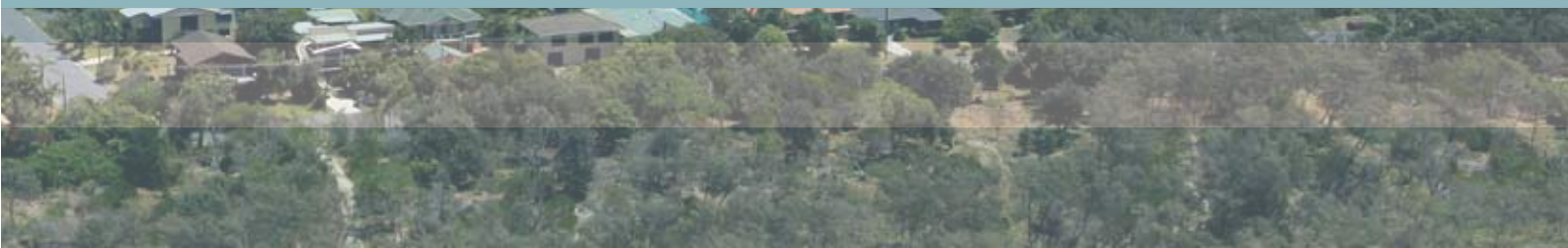


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## 2 Pottsville North

- 2.1 Existing Condition**
- 2.2 Strategy**
- 2.3 Development Controls and Implementation**





**Figure 4.36 Pottsville North Map of Extents**

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## POTTSVILLE NORTH

### 2.1 Existing Condition

The 'Pottsville North' precinct provides an established residential area, with varying housing forms and supporting land uses. Extending from Elanora Avenue to the south, to the Pottsville/Hastings Point suburb interface to the north, the precinct straddles Tweed Coast Road, though most of the built form is located to the eastern side of the road.

The precinct comprises a variety of housing stock, including single dwelling houses, dual occupancy, town houses, residential flat buildings as well as a motel, holiday units and caravan park sites. The Pottsville Bowls Club is also located in this precinct.

Building heights are regulated by the Tweed LEP 2000 to a maximum of 2 storeys throughout the majority of the Pottsville North precinct, however properties west of Tweed Coast Road and north of Centennial Drive are restricted to 3 storeys.

The desirability of this precinct, owing in-part to its close proximity to the beach, is resulting in a gradual redevelopment. Older buildings are being replaced with newer contemporary designs that maintain a low-density form and character.

The Tweed Coast Regional Crown Reserve Plan of Management (PoM), prepared for the Land and Property Management Authority and adopted by the Minister of Lands on 19 January 2010, details a strategic site for development is a parcel reserved for aged housing within the Pottsville North precinct. The PoM acknowledges vegetation on this site is substantially regrowth, that this stretch of coastline currently provides a green buffer separating the villages of Hastings Point and Pottsville and that if the proposal proceeds, maintenance of the buffer separating the villages should be considered in the design to avoid ribbon coastal development.

It is noted that the subject site is identified within this Code as part of a green buffer (refer Figure 3.1 – Urban Structure Plan). Should the Land and Property Management Authority wish



# POTTSVILLE NORTH

**Pottsville North is one of the older more established parts of Pottsville. Apart from a range of housing types from medium density to single detached dwellings, other key landuses in this precinct include the Pottsville Primary School, Pottsville North Caravan Park, Pottsville Hotel and the Pottsville Sports Club. The Headquarters for the Rural Fire Service and access to the Pottsville Environment Cent is also within this precinct.**



Pottsville North residential area is characterised range of housing types from medium density accommodation predominantly fronting Tweed Coast Rd to single detached dwellings in the streets towards the beach.



**The older beach houses within Pottsville North are being replaced by more substantial family homes utilising a greater proportion of the allotment, are generally much higher as well as utilising modern materials and construction types.**





**Pottsville North has a number of landuses including the Pottsville Primary School, Caravan Park, Pottsville Sports Club, Pottsville Hotel and the Environment Centre.**



**The overriding strategy for all of Pottsville's residential areas is to promote building design which responds to site, aspect and climatic considerations in terms of building site planning, materiality choice and construction type within a subtropical coastal context.**



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to pursue such a proposal the retention of the green buffer will need to be addressed, in addition to other components of the Code. Further, given the positioning of the site and its immediate interface with the Hastings Point locality, any proposal should also display consideration for the Hastings Point Locality Based Development Code.

## **2.2 Strategy - Principle Themes**

The purpose of this section is to provide Design Guidelines in the form of strategies and controls to guide the design, construction and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation views and topography of the site are preserved. These strategies and controls should be read in conjunction with the Tweed DCP, Section A1 – Residential and Tourist Development Code.

*Allow the normal redevelopment and evolution of the precinct from older dwelling stock to newer built form which respects the natural environment and is of commensurate scale to surrounding development.*

As previously detailed, the Pottsville North precinct is slowly undergoing an evolution of built form via the gradual redevelopment of sites. The redevelopment of sites to closer align with the objectives and the Tweed LEP and contemporary urban design controls is encouraged within this Code.

*Building designs should respond to site, aspect and climatic considerations in terms of building planning, materiality choice and construction type within a subtropical coastal context.*

The following design principles are to be embraced as a means of achieving the above strategy.

- promote a residential building type which employs the principles of passive design including response to the local climate, environment, specific site conditions, and solar orientation;



- 
- pursue design excellence through promotion of holistic approach to site design integrating landscape with building;
  - promote development that requires minimal cut and fill or site regrading;
  - promote building and construction which is structurally relevant to the prevailing site context, use of a ranges of materials which have an inherent natural texture and colour avoiding wholesale use of brick or rendered blockwork;
  - housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping; and
  - housing design which promotes street character with generous windows, inviting front entrance, verandah or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.





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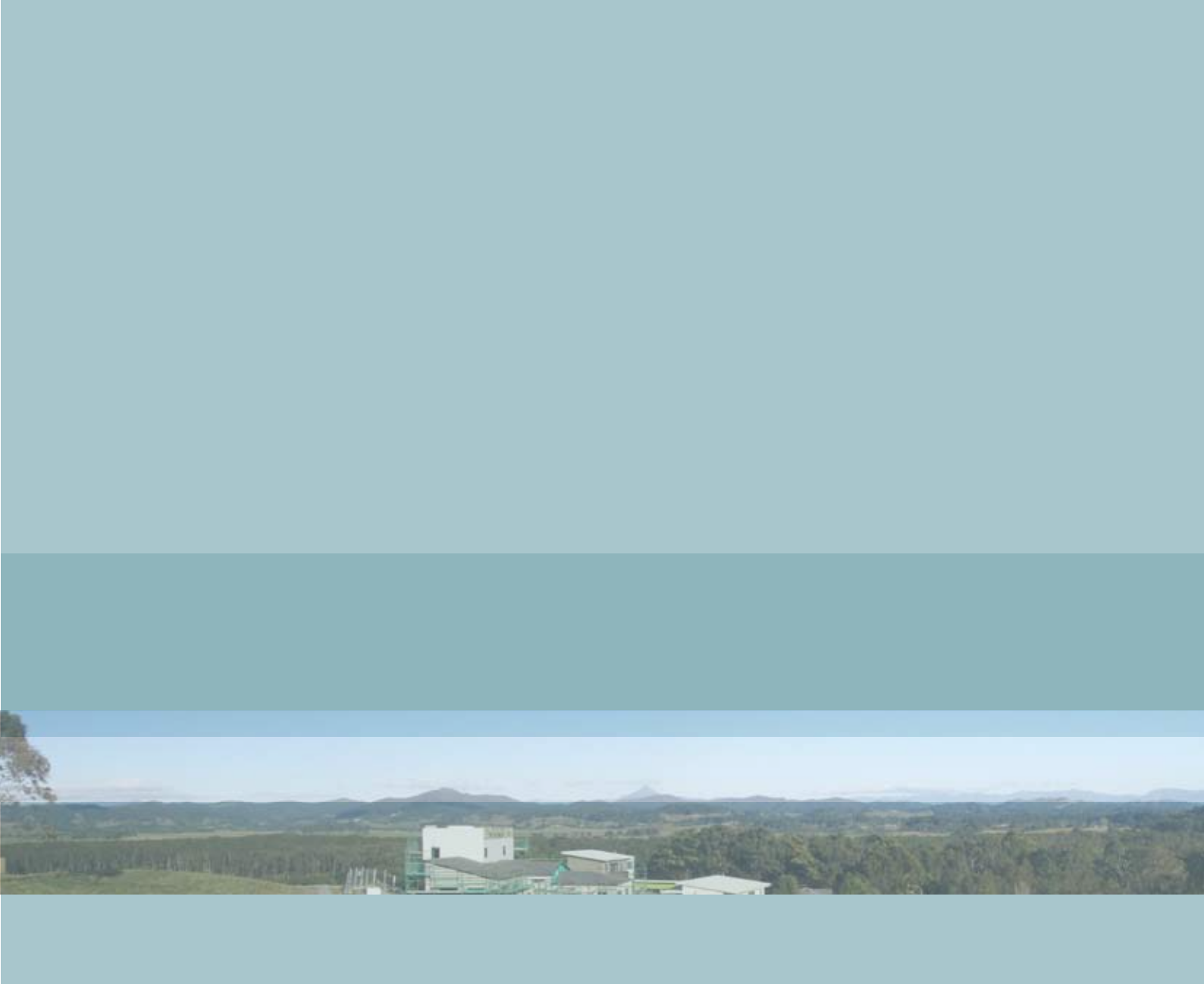
## 2.3 Development Control and Implementation

### *Objectives*

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

### *Controls*

1. Buildings are to incorporate the use of screening, sun shading devices and deep recesses to create deep shadows and shading on building facades.
2. Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces.
3. Front and return fences are not to exceed 600mm in height and have a minimum openness ratio of 60%.
4. Landscape is integrated with built form and should be of a subtropical character with strong textures and colours and where practical, local or endemic species.
5. Buildings incorporate composite construction, combining lightweight and masonry elements, and avoid a predominance of brick and tile or tile and rendered masonry.



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## 3 Koala Beach

- 3.1 Existing Condition**
- 3.2 Strategy**
- 3.3 Development Controls and Implementation**





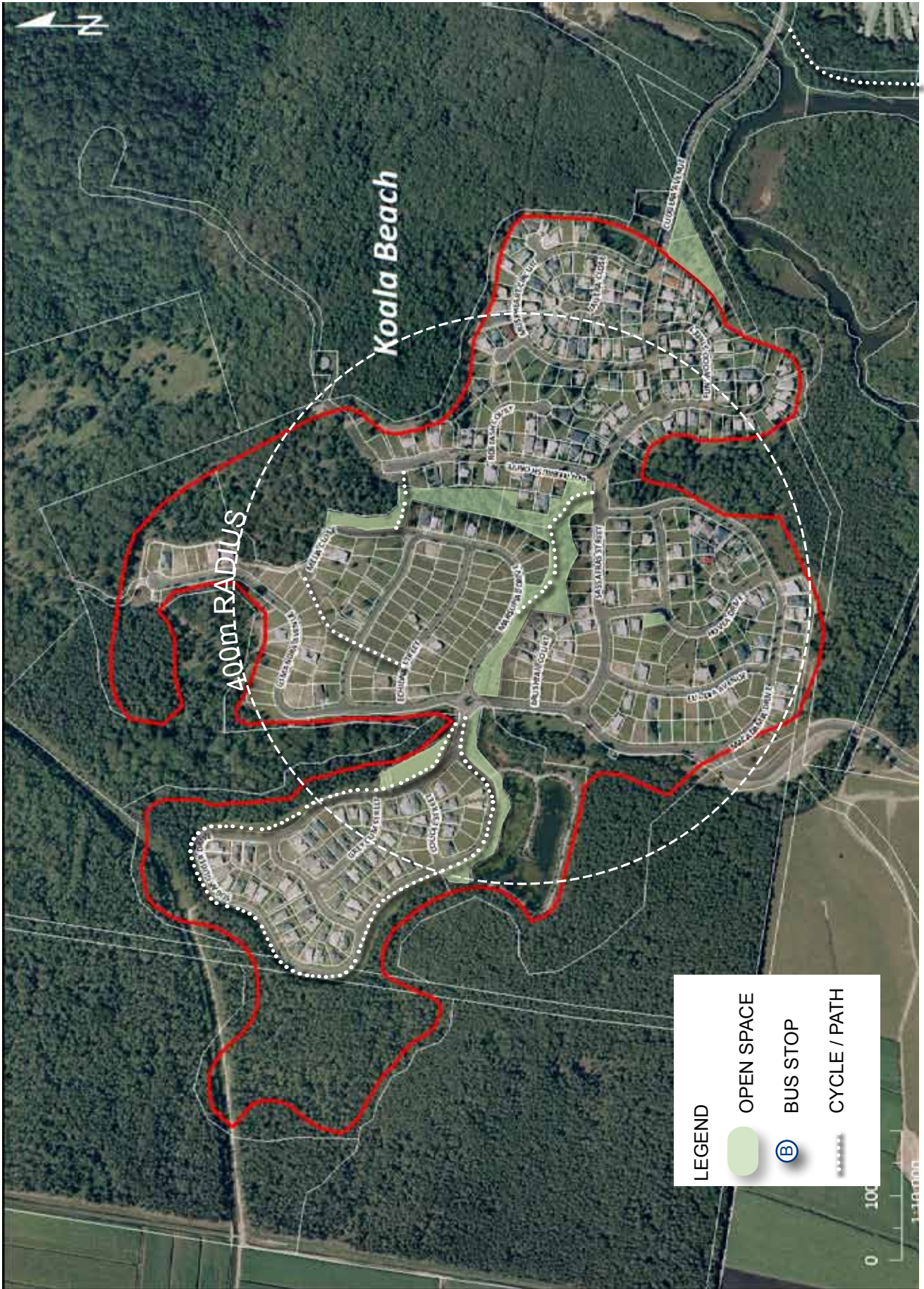


Figure 4.37 Koala Beach Map of Extents



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## KOALA BEACH

### 3.1 Existing Condition

Located to the north of the Pottsville village centre the Koala Beach residential subdivision is surrounded by significant native vegetation inhabited by a small but significant koala population as well as a number of other rare or endangered flora and fauna species including the planigale, the Queensland blossom bat, microbats, the wallum froglet, glossy black cockatoos and the bush thick-knee. In response for the need to protect wildlife habitat a number of initiatives have been implemented, including; the restriction of cats and dogs, protection of koala food trees, raised dividing fences, and the establishment of a Wildlife and Habitat Management Committee.

Coupled with environmental criteria, building design requirements have been prescribed through the Lands Title by way of restriction-to-user, in order to achieve a particular design standard and to encourage building materiality and construction types appropriate to the site conditions.

The Koala Beach Estate consists of an undulating and sloping topography which enjoys views east to Pacific Ocean and west to the hinterland, encompassing Mt Warning and the Border Ranges. Koala Beach was released in six stages, each with a varying aspect, slope and site condition, which has been reflected in dwelling construction type across the estates differing staged releases.

Earlier stages occupying the eastern portion of the site within proximity of Cudgera Avenue, Muskhart Circuit and part of Sassafras Street now has well established native landscaping and buildings. These were designed in accordance with the restrictions upon the Land Title, which included; building materiality (predominantly timber, stone/concrete block/timber combination, colour bond roofing), building height, cut and fill (maximum of 1500mm above or below), dividing fences criteria (200mm clearance below, timber or brush fence materiality), and preferred native landscaping species.

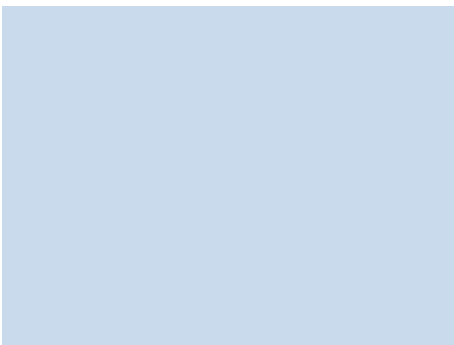
Whilst similar restrictions applied to later stages of the Koala Beach Estate, the approach to regulating and applying the criteria has to a certain extent been relaxed. This is clearly evident in the final stage release area bounded by Sugar Glider Drive where housing is predominantly single storey, slab on ground, with a rendered brick veneer construction.

# KOALA BEACH

**The desired future character for Koala Beach requires that any development (new build or alterations and additions) on the site be of high quality, be sensitive to the adjoining key native vegetation, and wildlife habitat, be appropriately sited within the natural context, maintaining integrity of ridgelines and undulating topography and be architecturally appropriate to the natural sensitive coastal site.**



**The Koala Beach Estate consists of an undulating and sloping topography which enjoys views east to Pacific Ocean and west to the hinterland, encompassing Mt Warning and the Border Ranges.**





**Koala Beach residential estate is characterised by lightweight construction and integration of building design with sloping sites and landscape.**



**The overriding strategy for all of Pottsville's residential areas is to promote building design which responds to site, aspect and climatic considerations in terms of building site planning, materiality choice and construction type within a subtropical coastal context.**





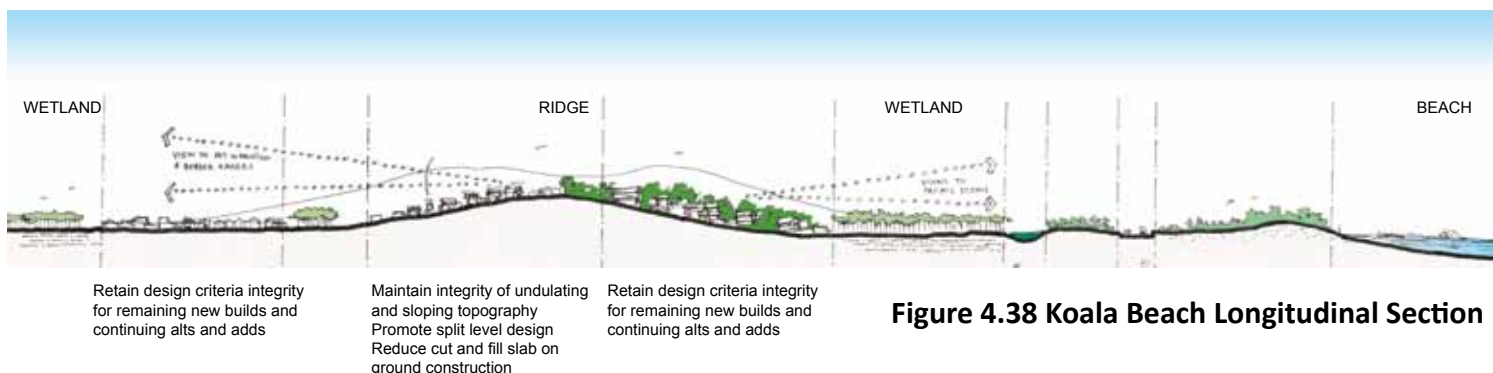
### 3.2 Strategy

The purpose of this section is to provide Design Guidelines in the form of objectives and controls to guide the design, construction, and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation, views, and topography of the site are preserved. These objectives and controls should be read in conjunction with DCP A1 – Residential and Tourist Development Code.

#### Desired Future Character

*The desired future character for Koala Beach requires that any development (new build or alterations and additions) on the site:*

- *be of high quality;*
- *be sensitive to the adjoining key native vegetation, and wildlife habitat;*
- *be appropriately sited within the natural context, maintaining integrity of ridgelines and undulating topography;*
- *be architecturally appropriate to the natural sensitive coastal site.*



**Figure 4.38 Koala Beach Longitudinal Section**



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## Dwelling Design

*All dwellings on the subject site are to be individually designed to suit the coastal character of the site and the particular characteristics of the individual lots and maintain the character of the estate as established through the development of the early stages.*

The **material guide** overleaf illustrates some examples of appropriate architectural character and materials.

Building designs should respond to site, aspect, and slope in terms of planning, materiality, and construction type within a subtropical coastal context which:

- promotes a residential building type which employs the principals of passive design including response to the local climate, environment and specific site condition and solar orientation,
- pursue design excellence through promotion of holistic approach to site design including an understanding of solar path, prevailing breezes, as well as integrating landscape with building,
- promote development that requires minimal cut and fill or topographical adjustment;
- promote buildings which are appropriately sited within the natural context including maintaining natural ridgeline;
- promote building and construction which is structurally honest, lightweight, use of materials which have an inherent natural texture and colour;
- housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping;
- design for sun, shade and low energy design by taking advantage of winter sun, shading summer sun, thermal mass through material section and use of materials with a low embodied energy index;
- housing design which promotes street character with generous windows, inviting front door, veranda or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.

# MATERIAL GUIDE

Finishes and materials should be appropriate to the local climatic conditions, solar orientation and site specific aspect, opportunities and constraints.

## Suitable materials include:

- Timber, weatherboards, plywood, fibre cement sheeting, custom orb, mini orb.
- Face brick and rendered concrete block (or foam) is not to be used as the primary material.
- Walls of masonry, stone or brick are permissible where it adds to the detailing of an elevation.
- Darker tone metal deck roofing, no tile roofs.



## Colours should:

- be complimentary to the natural landscape;
- consist of natural native palette;
- be resultant of the natural inherent colours of the materials e.g.) timber, stone, metal.





Screening to balconies, doors, windows including drop blinds, fixed or moveable louvres and timber battens both assist in passive climatic controls (sun and breeze) as well as add to a building articulation.



Sparks Architects

### Structural Systems

Should be lightweight, structurally honest and require minimal cut and fill or topographical adjustment on sloping sites.

Construction type should be appropriate to degree of slope where a hybrid of slab on ground and suspended post and beam combinations can minimise cut and fill.



Sparks Architects



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## 3.3 Development Control and Implementation

### Built Form

#### *Built Form Objectives*

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

#### *Built Form Controls*

1. New dwelling design and alterations and additions developed in accordance with criteria set out within any relevant s.88b instrument on the Lands Title.
2. Building materials should predominantly be lightweight including but not limited to: timber, weatherboards, plywood, fibre cement sheeting, custom orb, mini orb.
3. Face brick and rendered concrete block is not to be used as the primary material, however walls of masonry, stone or brick are permissible where it adds to the detailing of an elevation.
4. No building shall be erected having a roof other than meet sheeting, or eaves of less than 300mm.
5. A series of roof planes are required to break up the roof mass and building mass, as well as providing greater opportunity for natural light penetration and stack effect ventilation. The use of guttering is to be minimised. Dark tones should be used to reduced reflectivity.
6. New dwelling design and alterations and additions developed in accordance with criteria and provisions set out within Tweed DCP Section A1 – Residential and Tourist Development Code.



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## Landscaping

Koala Beach Estate is unique in terms of being a wildlife sanctuary and a designated Koala habitat. The preservation and enriching of native habitats and vegetation is a key consideration. All buildings should integrate native vegetation landscaping with building and site design to assist in thermal comfort of building living spaces, contribute positively to the visual amenity of the area, providing habitat for native animals and plants whilst providing a degree of privacy.

### *Landscaping Objectives*

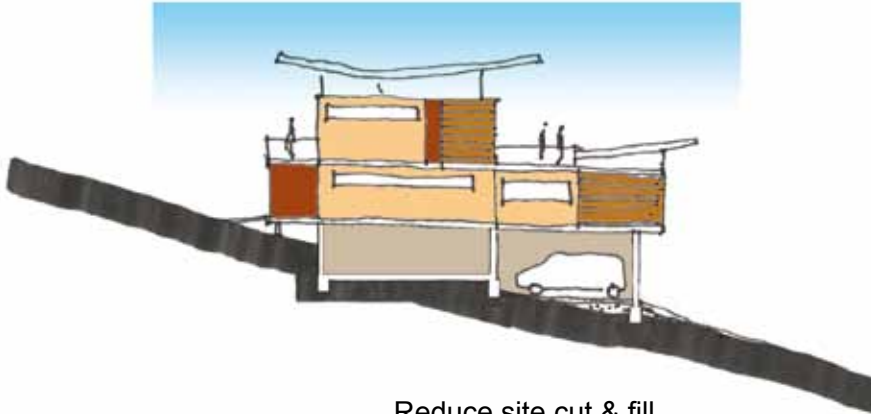
- To promote integration of landscape and building design.
- To promote the use of native endemic species.
- To protect Koala food trees.

### *Landscaping Controls*

1. A landscape plan (or site plan) demonstrating integration of landscape with building design for shade or screening to be submitted for new dwellings in accordance with provisions of the Tweed DCP Section A1 – Residential and Tourist Development Code;
2. No person shall remove, damage or in any way interfere with any Koala food trees, home range and primary browse trees located on the land or at any place in Koala Beach Estate;
3. The majority of plant species utilised on site is to be native to the area. A list of suitable and prohibited species has been attached at **Appendix 5.4**.

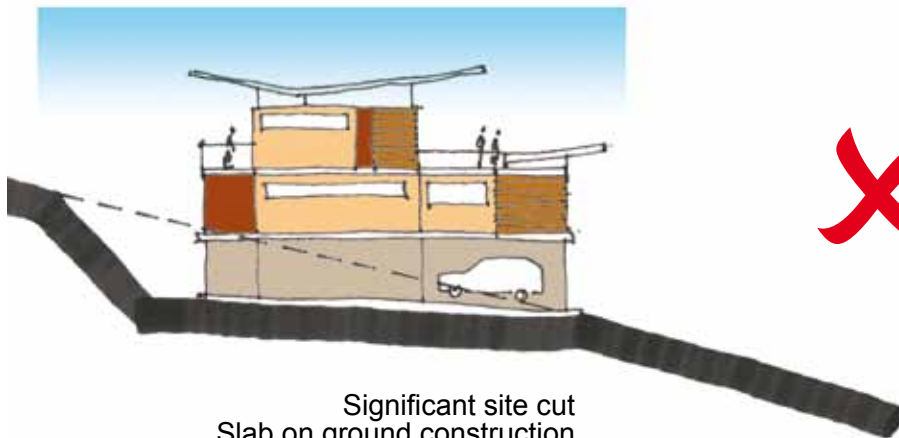
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## Hybrid Slab / Post & Beam



Reduce site cut & fill  
Hybrid slab & post and beam construction  
Excavate within building footprint  
Balcony projecting over car space on upslope

## Slab on Ground



Significant site cut  
Slab on ground construction

**Figure 4.39 Building on Sloping Sites**

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## Siting & Excavation

New buildings should have minimum impact on the site by minimising cut and fill and hard paved surfaces;

### *Objectives*

Dwellings should be sited to:

- Minimise site topographical adjustments of cut and fill.
- Follow the natural topography, where appropriate use split level design or pile/pole/suspended floor, or multiple slab construction in preference to site benching to accommodate a single level slab.
- Maximise northern solar orientation to living areas and private open space.
- Minimise overshadowing.
- Minimise the impact on natural vegetation.
- Provide maximum visual and acoustic privacy between dwellings.
- Ensure that the main dwelling entry is readily identifiable from the street, and that dwellings adjacent to a public reserve address the open space by way of design, fenestration and dwelling entry.

### **Siting & Excavation Controls**

1. All natural ground levels are to be maintained except where land reforming is necessary to allow the building and approved buildings or structures in which case excavation is limited to the width of the building footprint rather than the width of the site.
2. All excavation, cut and fill is to comply with the provisions of the Tweed DCP Section A1 – Residential & Tourist Development Code.
3. All excavations or landfill have retaining walls as prescribed and approved by the local authority and shall comply with the following criteria:
  - if the slope is greater than 1:1.5 or higher than 600mm the embankment shall be retained by logs, sleepers, masonry or other approved retaining walls;
  - retaining walls within 1.5m of the subject property boundary shall be completed prior to the construction of any building or other significant structure and other approved excavation or landfill shall be retained prior to the habitation of the building;
  - drains shall be provided at the foot of any retaining wall.





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## 4 Seabreeze Estate

- 4.1 Existing Condition**
- 4.2 Strategy**
- 4.3 Development Controls and Implementation**





Figure 4.40 Seabreeze Estate Map of Extents

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## **SEABREEZE**

### **4.1 Existing Condition**

Seabreeze Estate is a predominately residential estate located less than 500m west of the Pottsville village centre. Whilst the precinct has developed as a stand alone settlement surrounded by environmental and rural land, the formation of the Koala Beach – Seabreeze Link Road, as well as the potential augmentation of the Seabreeze precinct through land identified firstly within the Far North Coast Regional Strategy (FNCRS) and secondly, within the Tweed Urban and Employment Land Release Strategy will promote a broader integrated urban footprint.

The built form of the precinct is typical of suburban development in many parts of Australia and comprises a mixture of low and medium density housing, almost entirely in a detached built form. Whilst the precinct enjoys a three storey height limit under the Tweed LEP 2000, development is predominately single or two storeys. The Estate also contains several pocket and lineal parks providing passive open space opportunities to residents of the area, as well as dedicated sports fields which serve a more regional function.

The Seabreeze Estate was masterplanned from its inception, with only a minor degree of variation, as such the precinct has maintained much of its planned intent and design.

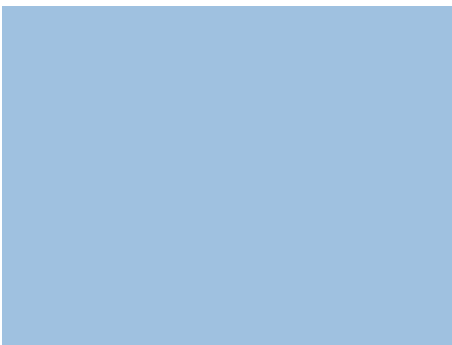


# SEABREEZE

Seabreeze Estate is a predominately residential estate located less than 500m west of the Pottsville village centre. The desired future character of Seabreeze is to maintain the existing residential character of the precinct providing a range of accommodation types, as well as investigating the development of a small commercial centre capable of fulfilling some day-to-day needs.



**The built form of the precinct is typical of suburban development in many parts of Australia and comprises a mixture of low and medium density housing, almost entirely in a detached built form.**







The Estate also contains several pocket and linear parks providing passive open space opportunities to residents of the area, as well as dedicated sports fields which serve a more regional function.



The overriding strategy for all of Pottsville's residential areas is to promote building design which responds to site, aspect and climatic considerations in terms of building site planning, materiality choice and construction type within a subtropical coastal context.





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## 4.2 Strategy

The purpose of this section is to provide Design Guidelines in the form of strategies and controls to guide the design, construction and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation, views, and topography of the site are preserved. These objectives and controls should be read in conjunction with the Tweed DCP Section A1 – Residential and Tourist Development Code.

### Desired Future Character

*To maintain the existing residential character of the precinct providing a range of accommodation types.*

Key proposals that will contribute to this broad strategy are:

- retention of Low Density and General Residential zonings across the Estate;
- promote a range of housing and accommodation types;
- use of 2 and 3 storey building height controls within the LEP; and
- limit retail and commercial development within the estate.

### Key Sites

*Facilitate the masterplanning and construction of high quality development on key sites which integrate seamlessly into the adjoining urban context. The ultimate development form should reflect the opportunities and constraints of the site, best practice urban design and environmental sustainability.*

Seabreeze still has two strategic sites to be developed, one being Lot 1 DP 1106275, a 4.3ha parcel located in the centre of the precinct, and secondly, the land to the north, identified within the FNCRS as a Future Urban Release Area. These two sites are discussed further as follows:



**Figure 4.41 Concept Plan - Lot 1 DP 1106275 Seabreeze Estate**



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### **- Lot 1 DP 1106275**

The masterplan for the Seabreeze Estate nominates the subject site for two parks, a 'town centre', medium density housing opportunities as well as approximately 30 housing lots. A similar range of land uses is encouraged to be maintained as part of the ultimate development outcome for this site.

The ultimate form of this key site should be focused on integrating with the surrounding built environment by way of building bulk, scale and floorplate sizes, servicing the day-to-day needs of the precincts' residents, as well as achieving high levels of permeability and a civic presence. The following structure plan briefly details the desired structure, form, and several key design elements for the site.

As discussed elsewhere, this Code reaffirms the Pottsville village centre as the prime location for retail activity within the locality. As such, retailing activities on the subject site must be of appropriate scale to the surrounding environment and seek to support the role of the village centre by providing lower order retail uses and community facilities, appropriate to the day-to-day needs of the precincts residents.

### **Far North Coast Regional Strategy Release Area - Lot 1147 DP 1115395**

Detailed investigations into the land identified under the FNCRS are being undertaken through a process separate to this Code. Whilst this Code therefore does not investigate the urban potential for the land, it does seek to provide overarching principles to ensure any development of the site is in accordance with the wider objectives and needs to the Pottsville locality and positively contributes to its surrounding environment.

As discussed in Part 3 of this Code this site is considered to hold opportunities to provide school facilities. In addition Section 4.3 requires a masterplan to be prepared for this site. Masterplanning of the site is to acknowledge this opportunity, and explore innovative designs to, where possible, provide such infrastructure.



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## Built Form

*Building designs should respond to site, aspect and climatic considerations in terms of building planning, materiality choice and construction type within a subtropical coastal context.*

The following design principles are to be embraced as a means of achieving the above strategy.

- promote a residential building type which employs the principles of passive design including response to the local climate, environment, specific site conditions, and solar orientation;
- pursue design excellence through promotion of holistic approach to site design integrating landscape with building;
- promote development that requires minimal cut and fill or site regrading;
- promote building and construction which is structurally relevant to the prevailing site context, use of a ranges of materials which have an inherent natural texture and colour avoiding wholesale use of brick or rendered blockwork;
- housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping; and
- housing design which promotes street character with generous windows, inviting front entrance, verandah or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.

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## 4.3 Development Control and Implementation

### ***Built Form Objectives***

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

### ***Built Form Controls***

1. Buildings are to incorporate the use of screening, sun shading devices and deep recesses to create deep shadows and shading on building facades.
2. Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces.
3. Landscape is integrated with built form and should be of a subtropical character with strong textures and colours & robust species.
4. Buildings incorporate composite construction, combining lightweight and masonry elements, and avoid a predominance of brick and tile or tile and rendered masonry.



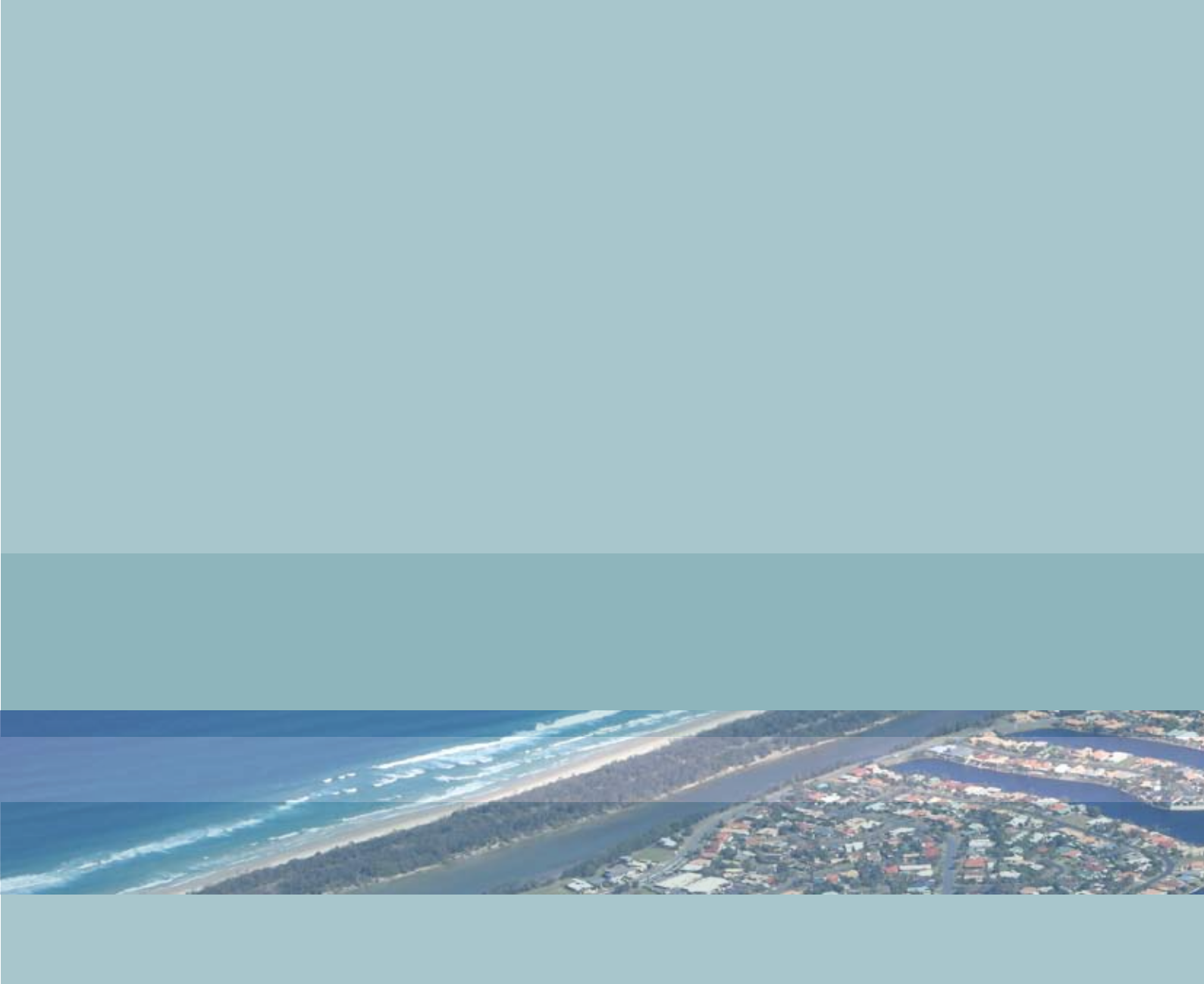
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### ***Key Site Objectives***

- Ensure that site planning reflects a detailed understanding of opportunities and constraints.
- Ensure that development is coordinated with its contextual environment (including any adjacent developments)
- Ensure that development proposals reflect principles of environmental sustainability and best practice urban design.

### ***Key Site Controls***

1. Lot 1 DP 1106274 and Lot 1147 DP 1115395 are to undertake a master planning process as described below.
2. Council will take into account the outcomes of a master planning process in its assessment of a development proposal and may require an independent assessment to assist in its decision making.
3. A thorough master planning process is to be undertaken such that development proposals are able to demonstrate the following (but not limited to):
  - Proposals for phasing of development
  - Urban design proposals, including proposals for density, height, building envelopes, views, privacy and security and other design elements, and an explanation of how they relate to an analysis of the site and its context.
  - Proposals for distribution of major land uses, including public access and open space
  - Proposals regarding connection and interface with the existing public domain
  - Proposals relating to the mitigation of environmental impacts including slope, flood mitigation, water and soil management, remediation of contaminated land, solar access and energy efficiency and the management of potential flora and fauna impacts.
  - Proposals relating to access, including public transport, pedestrian, cycle and road access, parking and proposals regarding traffic impact
  - Proposals regarding infrastructure provision and funding
  - Proposed patterns of subdivision
  - Proposals regarding site landscaping
  - The likely environmental impact (social, economic and ecological) of implementing proposals.



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## 5 Pottsville Waters

- 5.1 Existing Condition**
- 5.2 Strategy**
- 5.3 Development Controls and Implementation**







Figure 4.42 Pottsville Waters Map of Extents



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## **POTTSVILLE WATERS**

### **5.1 Existing Condition**

Pottsville Waters is an established residential area within the Pottsville Locality. Extending from Charles Street, along Overall Drive, to Buckingham Drive, the precinct comprises predominately single detached dwellings, however does include some multi-dwelling housing stock, predominately to the north of the precinct and a local commercial/retail node.

The precinct enjoys a low density setting, complimented by predominately single storey dwellings, generous built form setbacks and open landscaping throughout both private and public realm. Numerous pocket parks and lineal parks provide passive open space opportunities to residents of the area.

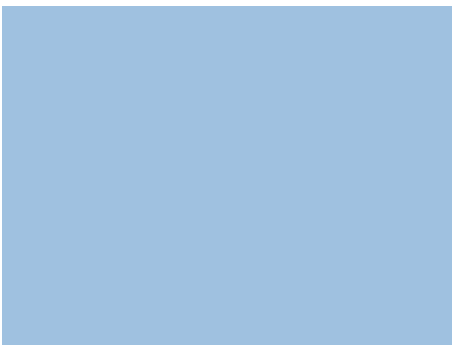
The existing commercial node is of a neighbourhood scale, primarily servicing its immediate residents. It is anticipated that the intensity of commercial uses within the precinct will increase over time as surrounding residential areas expand, however the site is anticipated to support the village centre and maintain its current neighbourhood scale.

# POTTSVILLE WATERS

**Pottsville Waters Estate is characterised by its feature man-made canal, small neighbourhood centre and range of housing types including a number of small residential flat buildings. The flat topography has resulted in a primarily slab on ground brick veneer construction building type.**



**The precinct comprises predominately single detached dwellings, however does include some multi-dwelling housing stock, predominately to the north of the precinct and a local commercial/retail node.**





**Pottsville Waters contains several pocket and linear parks along the creek providing passive open space opportunities to residents of the area.**







Cycleway to Pottsville Town Centre

Tree lined screening to car parking

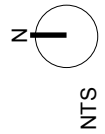
Row or terrace housing surrounding neighbourhood Centre

Landscaped Public Domain

500-1000m<sup>2</sup> Neighbourhood Retail Centre with on-site carparking

Ground floor retail, upper floor commercial or residential

Loading access handle



**Figure 4.43 Concept Plan - Pottsville Waters Neighbourhood Shops**



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## 5.2 Strategy

The purpose of this section is to provide Design Guidelines in the form of strategies and controls to guide the design, construction and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation, views, and topography of the site are preserved. These objectives and controls should be read in conjunction with the Tweed DCP Section A1 – Residential and Tourist Development Code.

### Desired Future Character

*To maintain the existing residential character of the precinct providing a range of accommodation types.*

Key proposals that will contribute to this broad strategy are:

- retention of Low Density and Medium Density zonings across the precinct;
- promote a range of housing and accommodation types;
- use of 2 storey building height controls within the LEP.

*Where suitable, encourage an increase in density within walking distance of the commercial node.*

By increasing residential density around the existing commercial node, opportunities are afforded to increasing the accessibility of the commercial node by pedestrian movement and housing choice. Council will further investigate a range of housing typologies within close proximity of the commercial node. In this regard, any density increase will need to be respectful of the existing and desired character, particularly the bulk and scale of the development as well as being responsive to the lot sizes afforded within this area.



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## Built Form

*Building designs should respond to site, aspect and climatic considerations in terms of building planning, materiality choice and construction type within a subtropical coastal context.*

The following design principles are to be embraced as a means of achieving the above strategy.

- promote a residential building type which employs the principles of passive design including response to the local climate, environment, specific site conditions, and solar orientation;
- pursue design excellence through promotion of holistic approach to site design integrating landscape with building;
- promote development that requires minimal cut and fill or site regrading;
- promote building and construction which is structurally relevant to the prevailing site context, use of a ranges of materials which have an inherent natural texture and colour avoiding wholesale use of brick or rendered blockwork;
- housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping; and
- housing design which promotes street character with generous windows, inviting front entrance, verandah or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.

Ground floor retail units, upper levels of commercial, retail or a combination of both

Ground floor min-market or farmers market with tavern on upper level. service access along southern boundary

medium density row houses fronting Royal Drive with rear lane access

Landscaped Public domain providing a strong through site pedestrian and cycle connection

At grade car parking on adjoining site

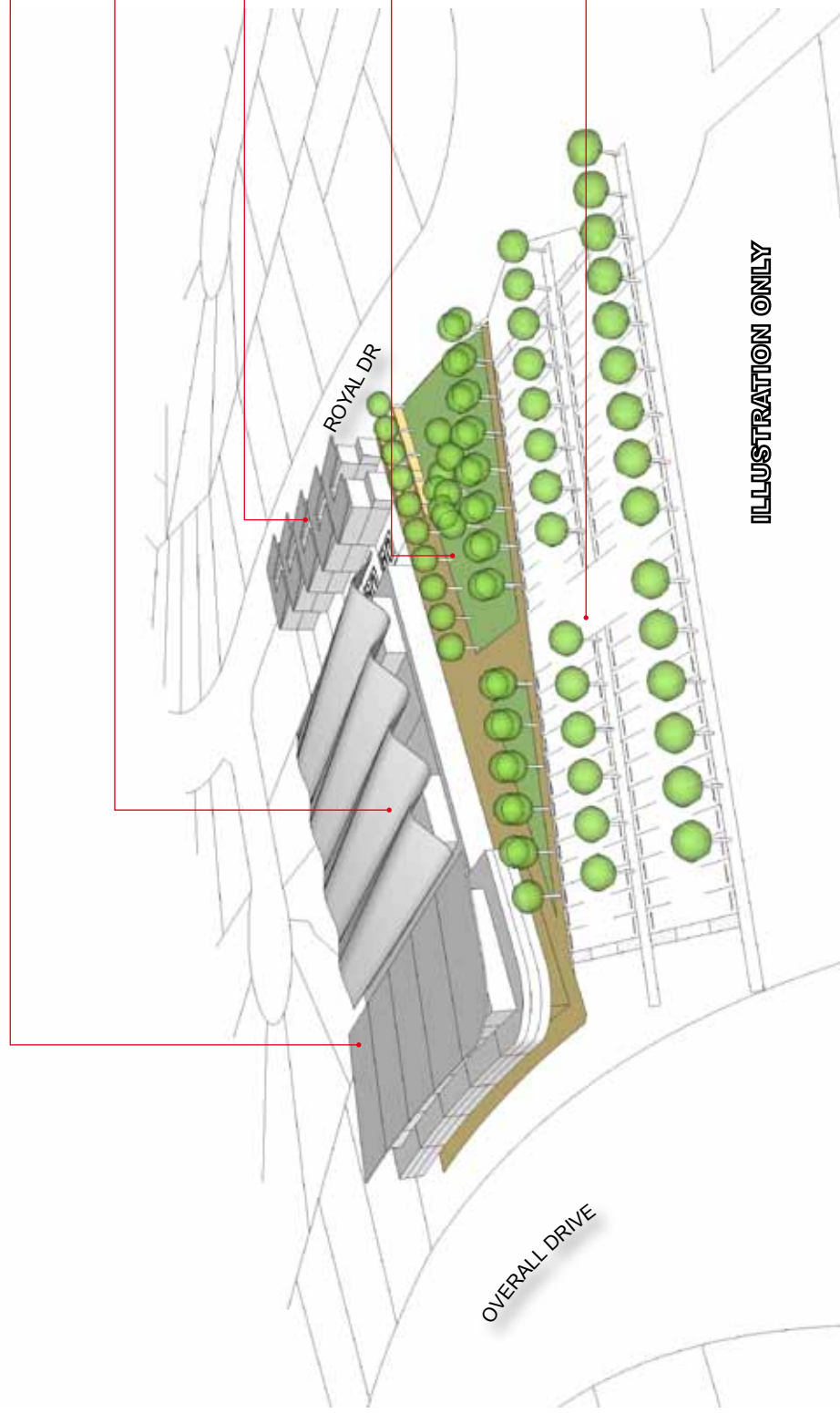


ILLUSTRATION ONLY

Figure 4.44 Concept Plan - Pottsville Waters Neighbourhood Shops



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## Commercial Node

*Facilitate the masterplanning and construction of high quality development on key sites which integrate seamlessly into the adjoining urban context. The ultimate development form should reflect the opportunities and constraints of the site, best practice urban design and environmental sustainability.*

Opportunities exist to substantially enhance the existing Pottsville Waters commercial node. To this extent Figure 4.43 & 4.44 provides a concept plan of how the amalgamation of the existing node with an adjoining property could provide an improved development outcome. Whilst these figures are illustrative only, the landowners are encouraged to explore opportunities to provide a co-ordinated development across the two sites.

Should these sites be redeveloped, Council requires that a masterplanning process be undertaken, detailing the following (but not limited to):

- Proposals for phasing of development.
- Urban design proposals, including proposals for density, height, building envelopes, views, privacy and security and other design elements, and an explanation of how they relate to an analysis of the site and its context. Council would consider an increase in the current 2 storey building height control where the strategic context is justified and exemplary urban design, architecture and public domain improvements are present.
- Proposals for distribution of major land uses, including public access and open space.
- Proposals regarding connection and interface with the existing public domain.
- Proposals relating to the mitigation of environmental impacts including slope, flood mitigation, water and soil management, remediation of contaminated land, solar access and energy efficiency and the management of potential flora and fauna impacts.
- Proposals relating to access, including public transport, pedestrian, cycle and road access, parking and proposals regarding traffic impact.
- Proposals regarding infrastructure provision and funding
- Proposed patterns of subdivision.
- Proposals regarding site landscaping.
- The likely environmental impact (social, economic and ecological) of implementing proposals.

Discussions with Council's Planning staff are encouraged throughout the preparation of the masterplan.



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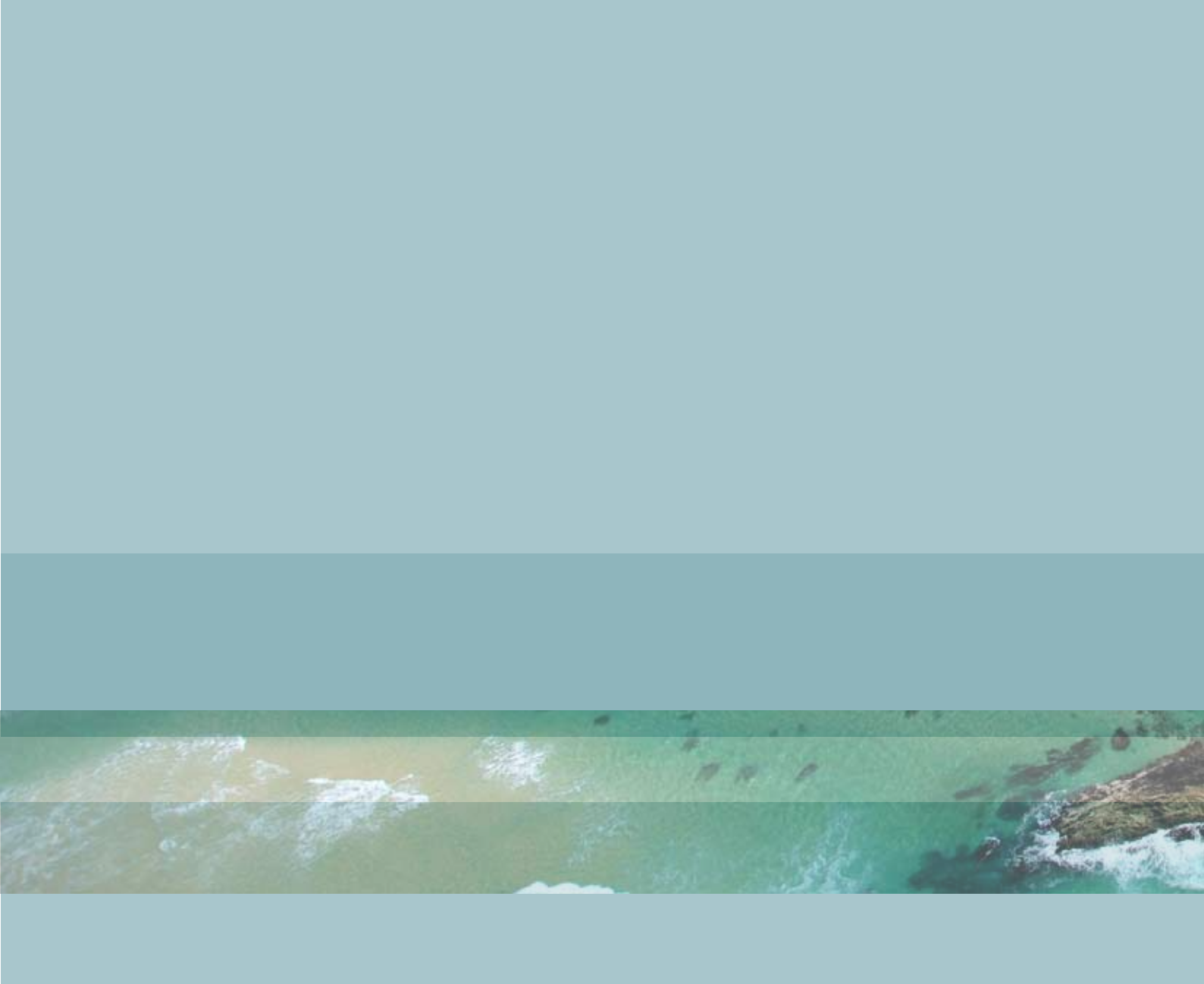
## 5.3 Development Control and Implementation

### ***Built Form Objectives***

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

### ***Built Form Controls***

1. Buildings are to incorporate the use of screening, sun shading devices and deep recesses to create deep shadows and shading on building facades.
2. Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces.
3. Landscape is integrated with built form and should be of a subtropical character with strong textures and colours & robust species.
4. Buildings incorporate composite construction, combining lightweight and masonry elements, and avoid a predominance of brick and tile or tile and rendered masonry.





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## 6 Black Rocks

- 6.1 Existing Condition**
- 6.2 Strategy**
- 6.3 Development Controls and Implementation**



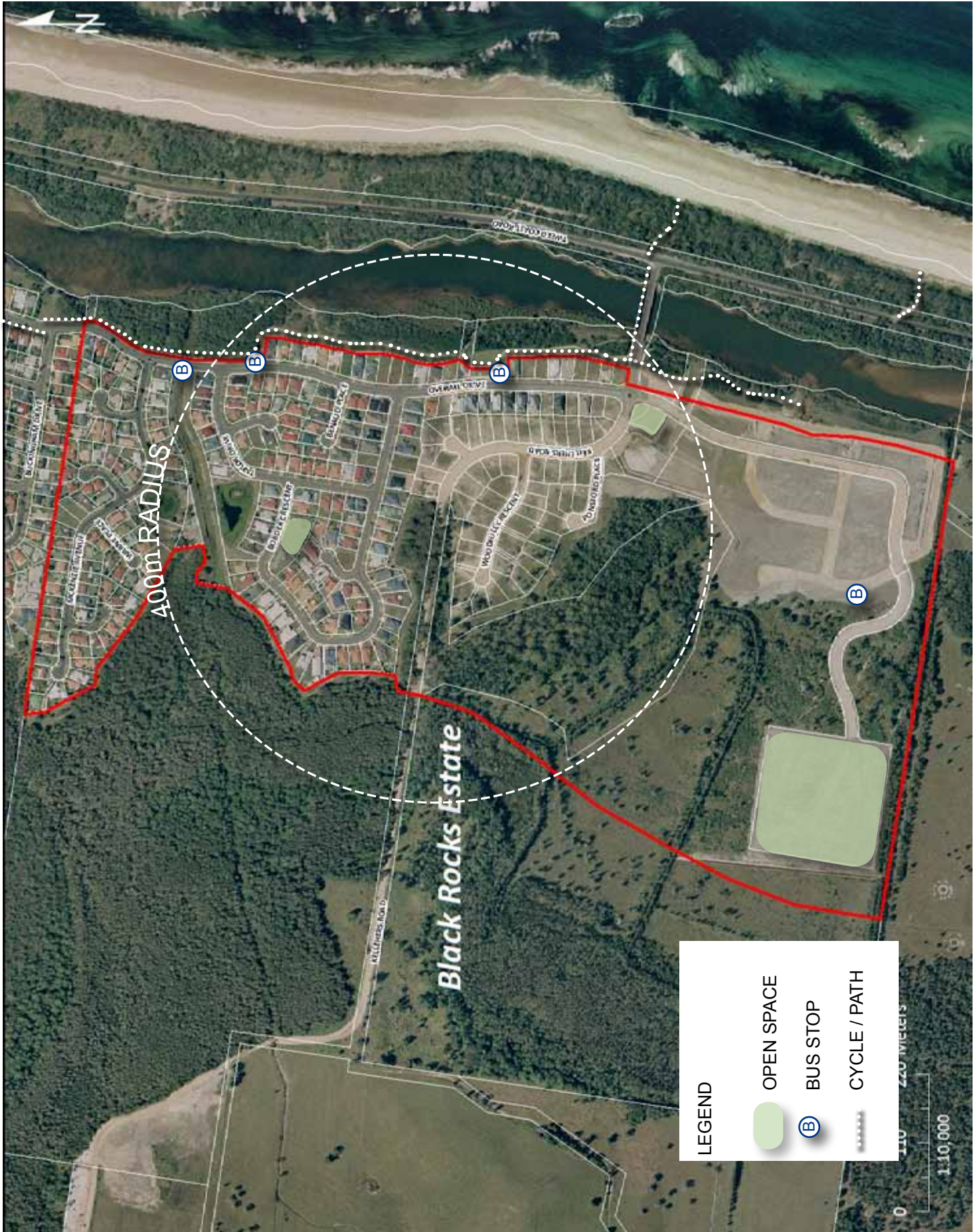


Figure 4.45 Blackrocks Estate Map of Extents



## Black Rocks

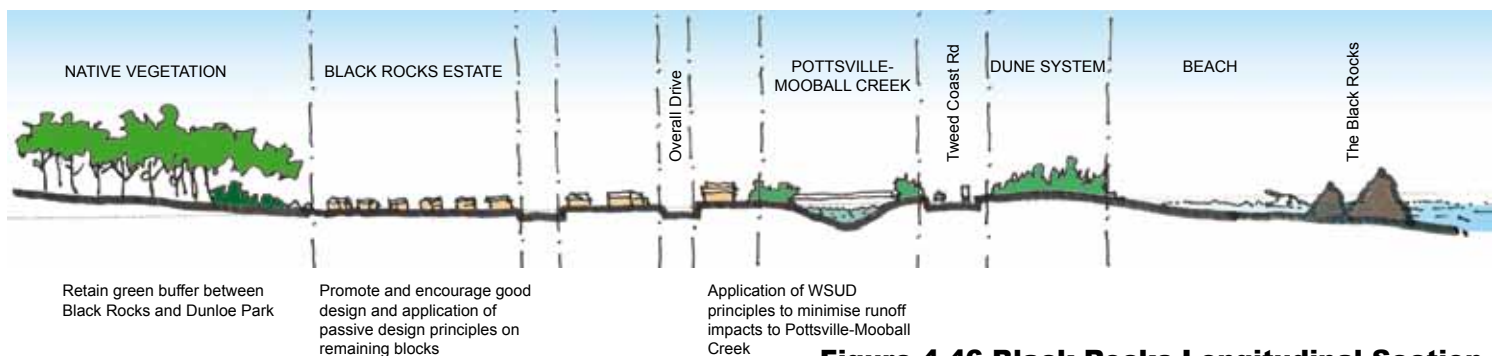
### 6.1 Existing Condition

Black Rocks is an evolving residential area within the Pottsville Locality comprising predominately single detached dwellings, complimented by a small amount of dual occupancy development. Immediately adjoining Pottsville Waters, the precinct extends from McKenzie Avenue, along Overall Drive, to Hassett Drive.

The Black Rocks Estate, which is a continuum of the lineal strip of development along Overall Drive from Pottsville Waters, runs parallel to the Pottsville-Mooball Creek in close proximity to areas of high visual and passive recreational amenity. There is a bridge crossing Pottsville-Mooball Creek at the intersection of Kellehers Road and Overall Drive providing vehicular access to the Tweed Coast Road, and pedestrian access to the beach. Initial stages of subdivision saw much of the site filled above projected flood levels and as such it is relatively flat with little remnant vegetation. Significant tracts of native vegetation adjoin the western perimeter providing an important green buffer, between Black Rocks and the potential release area at 'Dunloe Park'.

Similarly to Pottsville Waters, the precinct enjoys a low density setting, however Black Rocks has a more modern suburban architectural style than Pottsville Waters, with buildings often utilising heavier materials and designs of greater bulk. The dwelling type is predominantly of a slab on ground with brick or rendered brick veneer finish, typical of project or speculative home construction. Black Rocks also has an increased number of 2 storey dwelling houses and an increased presence of large masonry and colourbond fencing in the front setback with many of the street elevations dominated by double garage doors.

Open space is provided in one location, to the west of the precinct in the form of regional playing fields.



**Figure 4.46 Black Rocks Longitudinal Section**

# BLACK ROCKS ESTATE

The Black Rocks Estate, which is a continuum of the lineal strip of development along Overall Drive from Pottsville Waters, runs parallel to the Pottsville-Mooball Creek in close proximity to areas of high visual and passive recreational amenity. The desired future character of Black Rocks Estate is to maintain the low density residential character while investigating the development of an open space facility to the south of the precinct.



The bridge crossing Pottsville-Mooball Creek at the intersection of Kellehers Road and Overall Drive provides vehicular access to the Tweed Coast Road, and pedestrian access to the beach.



Initial stages of subdivision saw much of the site filled above projected flood levels and as such it is relatively flat with little remnant vegetation. The predominant building type is detached slab on ground brick veneer construction.







Significant tracts of native vegetation adjoin the western perimeter providing an important green buffer, between Black Rocks and the potential release area at 'Dunloe Park'.

**The overriding strategy for all of Pottsville's residential areas is to promote building design which responds to site, aspect and climatic considerations in terms of building site planning, materiality choice and construction type within a subtropical coastal context.**





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## 6.2 Strategy

The purpose of this section is to provide Design Guidelines in the form of strategies and controls to guide the design, construction and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation views and topography of the site are preserved. These strategies and controls should be read in conjunction with DCP A1 – Residential and Tourist Development Code.

### Desired Future Character

*To maintain the existing low density residential character of the precinct.*

Key proposals that will contribute to this broad strategy are:

- The current Low Density Residential zone is to be maintained.
- The current 2 storey height restriction is to be maintained.
- Multi dwelling housing is to remain at a density of 1 dwelling per 450m<sup>2</sup> of site area.

### Sports Precinct

*Develop a masterplan for the Black Rocks sports fields, including a multi-functional clubhouse to cater for a variety of uses.*

To affect this strategy, Council is to establish a working group with local sports groups and steer the development of a masterplan for the use of the sports fields.

Whilst the best use of the fields is to be investigated and established as part of the masterplan process, consideration should be given to firstly providing alternate uses to that already existing in the locality and secondly, to higher order facilities in light of Pottsville's growing population and need for higher order facilities.



Incorporate generous outdoor rooms and covered decks, preferably facing north.

Streetscape benefits from front yard landscaping and using hedge or light weight materials compatible with building materiality to front and return fences.

Reduce driveway hardstand width, and consider using porous material.

Garage set back from front building line.

Provide landscaping, for shade, visual amenity and privacy. Local endemic species are encouraged.

Locate dwelling and garage towards the southern boundary to maximise northern solar orientation to habitable rooms and open space.



**Figure 4.47 Site Planning Principles**



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## Built Form

*Building designs should respond to site, aspect and climatic considerations in terms of building planning, materiality choice and construction type within a subtropical coastal context.*

The following design principles are to be embraced as a means of achieving the above strategy.

- promote a residential building type which employs the principles of passive design including response to the local climate, environment, specific site conditions, and solar orientation;
- pursue design excellence through promotion of holistic approach to site design integrating landscape with building;
- promote development that requires minimal cut and fill or site regrading;
- promote building and construction which is structurally relevant to the prevailing site context, use of a ranges of materials which have an inherent natural texture and colour avoiding wholesale use of brick or rendered blockwork;
- housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping as illustrated in Figure 4.47; and
- housing design which promotes street character with generous windows, inviting front entrance, verandah or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.



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## 6.3 Development Control and Implementation

### ***Built Form Objectives***

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

### ***Built Form Controls***

1. Buildings are to incorporate the use of screening, sun shading devices and deep recesses to create deep shadows and shading on building facades.
2. Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces.
3. Landscape is integrated with built form and should be of a subtropical character with strong textures and colours & robust species.
4. Buildings incorporate composite construction, combining lightweight and masonry elements, and avoid a predominance of brick and tile or tile and rendered masonry.





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## 7 Dunloe Park Release Area

- 7.1 Existing Condition**
- 7.2 Strategy**
- 7.3 Development Controls and Implementation**





**Figure 4.48 Dunloe Park Release Area-** Nestled in the hinterland foothills to the west of the Black Rocks Estate. The site combines undulating grazing land with an existing quarry. Some parts of have substantial elevated coastal views

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## Dunloe Park Release Area

### 7.1 Existing Condition

The Dunloe Park Release Area is located adjacent to and west of the Black Rocks Estate and lies to the west of Mooball Creek. Currently accessed from Pottsville –Mooball Road and Kellehers Road the site enjoys a mixture of rolling hills and flat plains. The majority of this area is already identified in the Far North Coast Regional Strategy as a proposed future urban release area, however additional land has been identified within Council's Urban and Employment Land Release Strategy 2009.

Portions of the site contains patches of remnant vegetation and will be unsuitable for urban development. A major sand quarry has been approved for the southern part of this area and this may limit the urban potential of this part of the locality until this resource is exhausted. An existing quarry is located in the northern portion of the area and is coming to the end of its operational life.

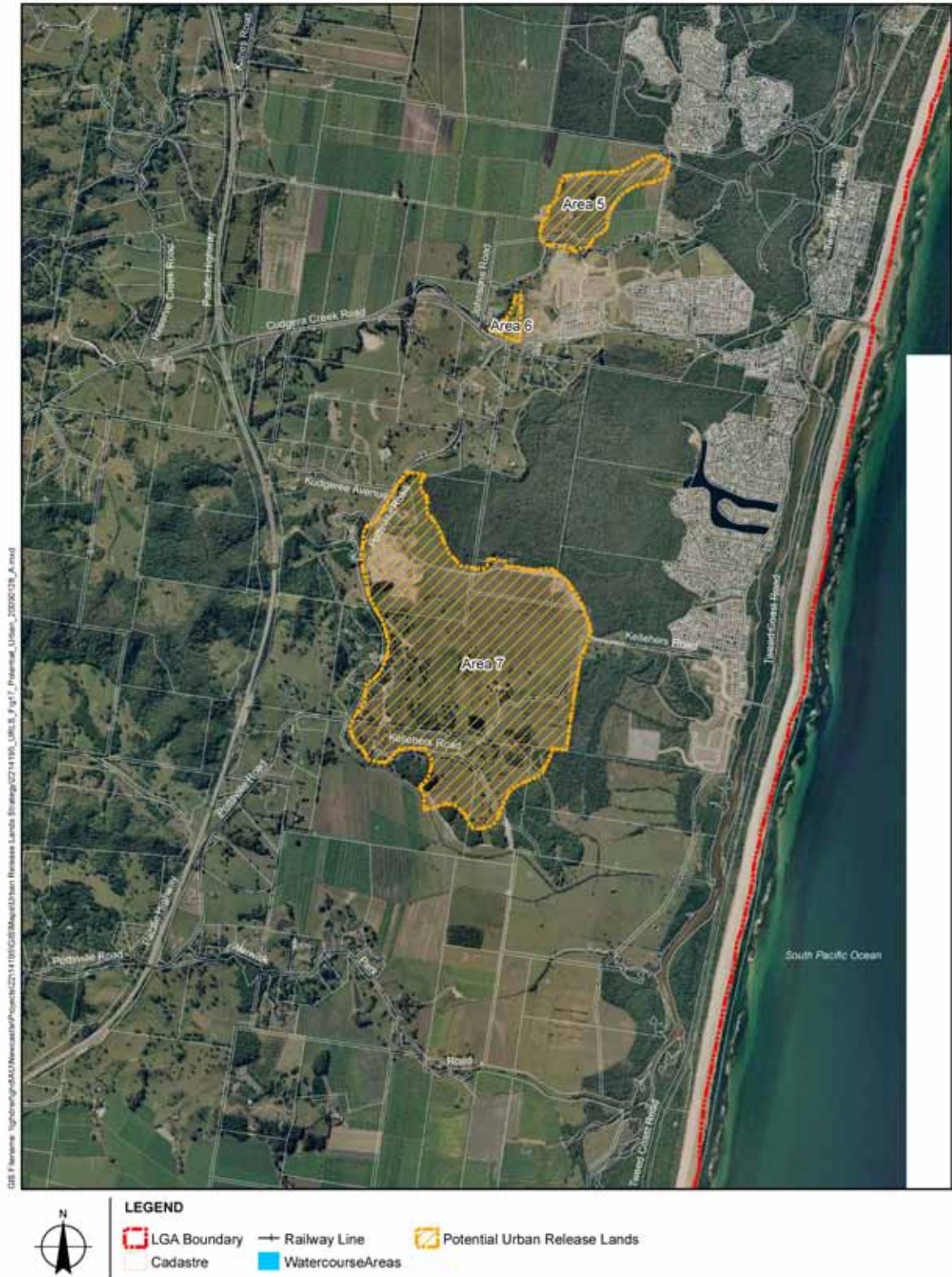
### 7.2 Strategy

The Dunloe Park release area has not progressed past the first stage being identification. Major planning and investigation works need to be undertaken before any detailed design controls can be drafted. There are significant constraints to the development of the site, including the need for a new sewer treatment plant.

*Ensure the planning, design and development of the Dunloe Park release area occurs in a manner that reflects detailed site opportunities and constraints, and that achieves best practice urban design and environmental sustainability.*

Achieving best practice within a development is always an objective of Tweed Shire Council, however in light of the extended timeframe for Dunloe Park to be realised, real opportunity is present for investigations into new and cutting edge technology to deliver an innovative product. The exploration of new products and design solutions for the Dunloe Park Release Area is advocated within this Code.





**Figure 4.49** Dunloe Park / Area 7 as identified within the Tweed Urban and Employment Land Release Strategy 2009



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*Ingrain the density targets established within the Tweed Urban and Employment Land Release Strategy (TUELRS) into any future concept of masterplanning process.*

The TUELRS 2009 identifies a 12 – 18 dwellings per net hectare density target for the Dunloe Park Release area. This density range applies across the site, affording opportunities for reduced densities within the constrained portions of the site and increased density in those areas largely free of constraint. In addition, careful planning will need to ensue to ensure these targets are met whilst providing alternate land uses within the site, for example, retail and commercial floorspace, community facilities and potentially school uses.

*Investigate the delivery of alternate forms, uses and facilities for public open space.*

The Pottsville locality currently possesses a wide variety of formalised sports and recreational activities, including facilities for AFL, soccer, hockey and tennis. Dunloe Park is uniquely positioned to investigate and promote further diversity for active users.

An example of such could include the investigation of a 'Wheels Precinct', primarily targeting cyclists of all abilities. With the topography of the land throughout the Dunloe Park Release Area, various mountain bike tracks and circuits could be formalised as well as on and off street training routes for cycling clubs and groups identified, and linked to points of interest throughout the release area. The establishment of a Criterium Circuit hosting regular competition is also likely to result in positive economic spin-offs for the immediate and wider Pottsville locality.

Alternative options may also be available and should be explored by the applicant as part of the masterplanning process.

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## 7.3 Development Control and Implementation

### *LEP Considerations*

As part of any application to Council to amend the LEP to permit the urban development of Dunloe Park, the proponent shall undertake detailed investigations including:

- The preparation of a Masterplan, prior to Council proceeding with an LEP amendment.
- Key principles to be addressed and embodied within a Masterplan for Dunloe Park (in addition to those identified in Part 3) are:
  - Provide a through site connection, linking Black Rocks Estate with Kudgerie Ave, Cudgera Creek Road and the highway.
  - The proposed street system and resulting subdivision pattern should relate to and respect the existing topography.
  - Maximise potential for solar orientation.
  - The provision of a consolidated local neighbourhood centre comprising retail, local community facilities (including a potential school site) should be explored as well as recreation/sporting facilities at a focal location within the site.
  - Any higher density housing that may be proposed should also be located in this area, close to facilities and services.
  - Should the location of a full-line supermarket not be accommodated in the village centre, the Master Plan may include the location of a full-line supermarket and ancillary retail.

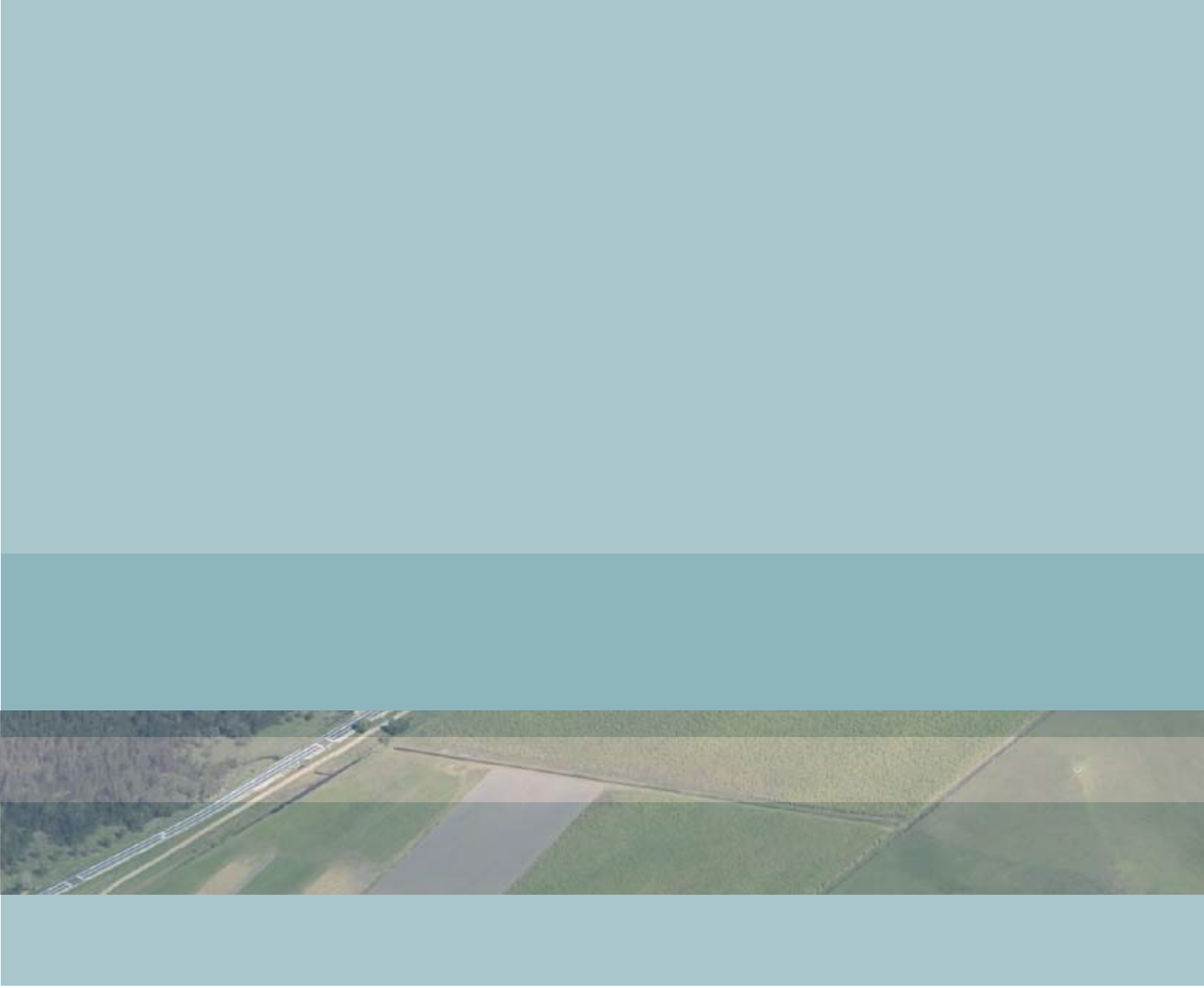
- 
- Implementation of a stormwater management strategy that demonstrates a Water Sensitive Urban Design (WSUD) approach to the management of stormwater on and from the site.
  - Open space corridors should connect areas of bushland and recreation areas, as well as protect existing riparian corridors and overland flow paths
  - The development of the Dunloe Park release area is to be based on an approved master plan.

*Development Control*

Nil, prior to detailed masterplanning taking place.

*Other Statutory and Non-Statutory Considerations*

Upon receipt or development of a master plan Council will investigate the need to create or amend relevant Section 94 Plans to enable the provision of public infrastructure.





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# 8 Kings Land

- 8.1 Existing Condition**
- 8.2 Strategy**
- 8.3 Development Controls and Implementation**





**Figure 4.50 Kings Land Release Area** - is located between Seabreeze and Koala Beach Residential Estates

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## **Kings Land**

### **8.1 Existing Condition**

Kings Land sits on an elevated position overlooking an operating cane farm. The land has undergone a desktop assessment within Council's Urban and Employment Land Release Strategy, concluding that the release area is not considered necessary or suitable for cane farming. The area has sound access opportunities via the Koala Beach-Seabreeze link road and urban services are presently available to the site boundary.

Opportunities are present for Kings Land to be developed in a coordinated manner with the potential extension of Seabreeze estate, and more broadly with Dunloe Park and employment land release areas, efficiencies may be gained in the provision of infrastructure, particularly sewer infrastructure.



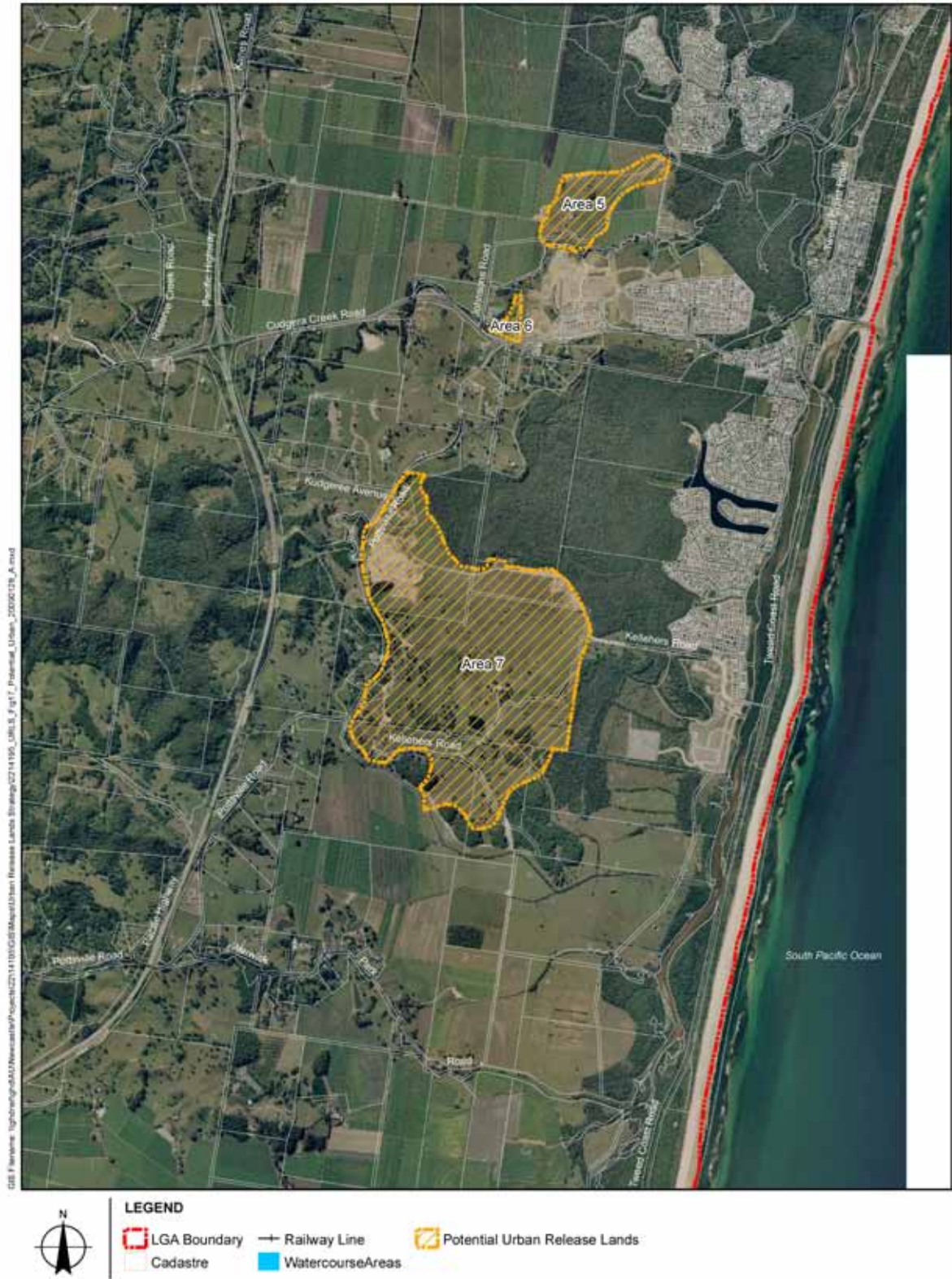


Figure 4.51 Kings Land / Area 5 - as identified within the Tweed Urban and Employment Land Release Strategy 2009



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## 8.2 Strategy

Detailed controls for the development of the Kings Land release area are premature in light of the likely timing of development and a need for the type of focused design response that is outside the scope of this plan. Nonetheless, the level of analysis and design attention provided by this plan process is sufficient to outline a number of key principles that should be embodied in any future proposal.

*Ensure the planning, design and development of the Kings Land release area occurs in a manner that reflects detailed site opportunities and constraints, and that achieves best practice urban design and environmental sustainability.*

Achieving best practice within a development is always an objective of Tweed Shire Council, however in light of the extended timeframe for Kings Land to be realised, real opportunity is present for investigations into new and cutting edge technology to deliver an innovative product. The exploration of new products and design solutions for Kings Land is advocated within this Plan.

*Provide planning, design and development of the Kings Land release area that establishes a point of difference when compared to other settlements within Pottsville.*

As detailed throughout this plan, each of the settlements within the Pottsville locality possesses different character of built form. Kings Land holds the opportunity to continue this unique attribute by exploring the opportunities of the release area to provide for site sensitive subdivision and built form design. Provision and exploration of including a range of lot sizes, development forms and architectural themes is considered highly desirable.



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## 8.3 Development Control and Implementation

### *LEP Considerations*

As part of any application to Council to amend the LEP to permit the urban development of Kings Land, the proponent shall detail investigations and intended actions into, but limited to, the following:

- Development of the Kings Land release area is to be based on an approved master plan.
- A masterplan may be prepared by either Council or a proponent.
- Key principles to be addressed and embodied within a masterplan for Kings Land (in addition to those identified in Section 3) are:
  - The proposed street system and resulting subdivision pattern is to be strongly based on the existing topography and is to maximise potential for solar orientation.
  - Implementation of a stormwater management strategy that demonstrates a Water Sensitive Urban Design (WSUD) approach to the management of stormwater on and from the site.
  - Open space corridors should connect areas of bushland and recreation areas, as well as protect existing riparian corridors and overland flow paths

### *Development Control*

Nil, prior to detailed masterplanning taking place.

### *Other Statutory and Non-Statutory Considerations*

Upon receipt or development of a master plan Council will investigate the need to create or amend relevant Section 94 Plans to enable the provision of public infrastructure.

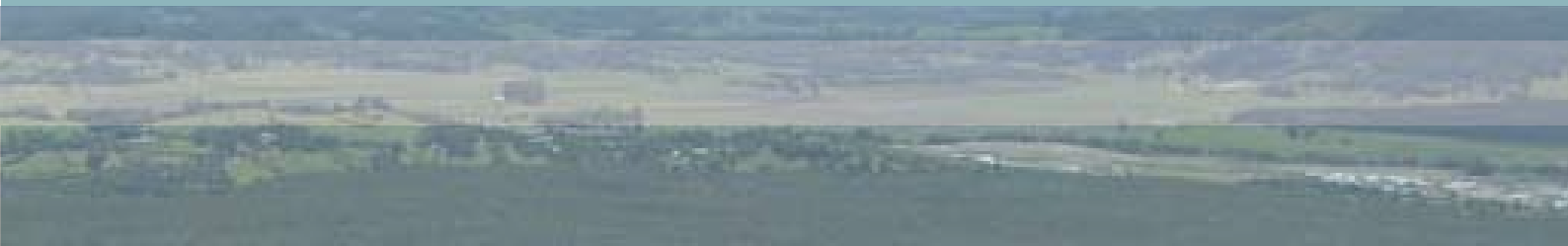




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# 9 Employment Lands

- 9.1 Existing Condition**
- 9.2 Strategy**
- 9.3 Development Controls and Implementation**





**Figure 4.52 FNCRS Employment Lands Proposal**

The site proposed for employment within the Far North Coast Regional Strategy (defined by the red dotted line) appears to be located over land that is constrained by slope and by bushland (shaded area).

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## Pottsville Employment Land

### 9.1 Existing Condition

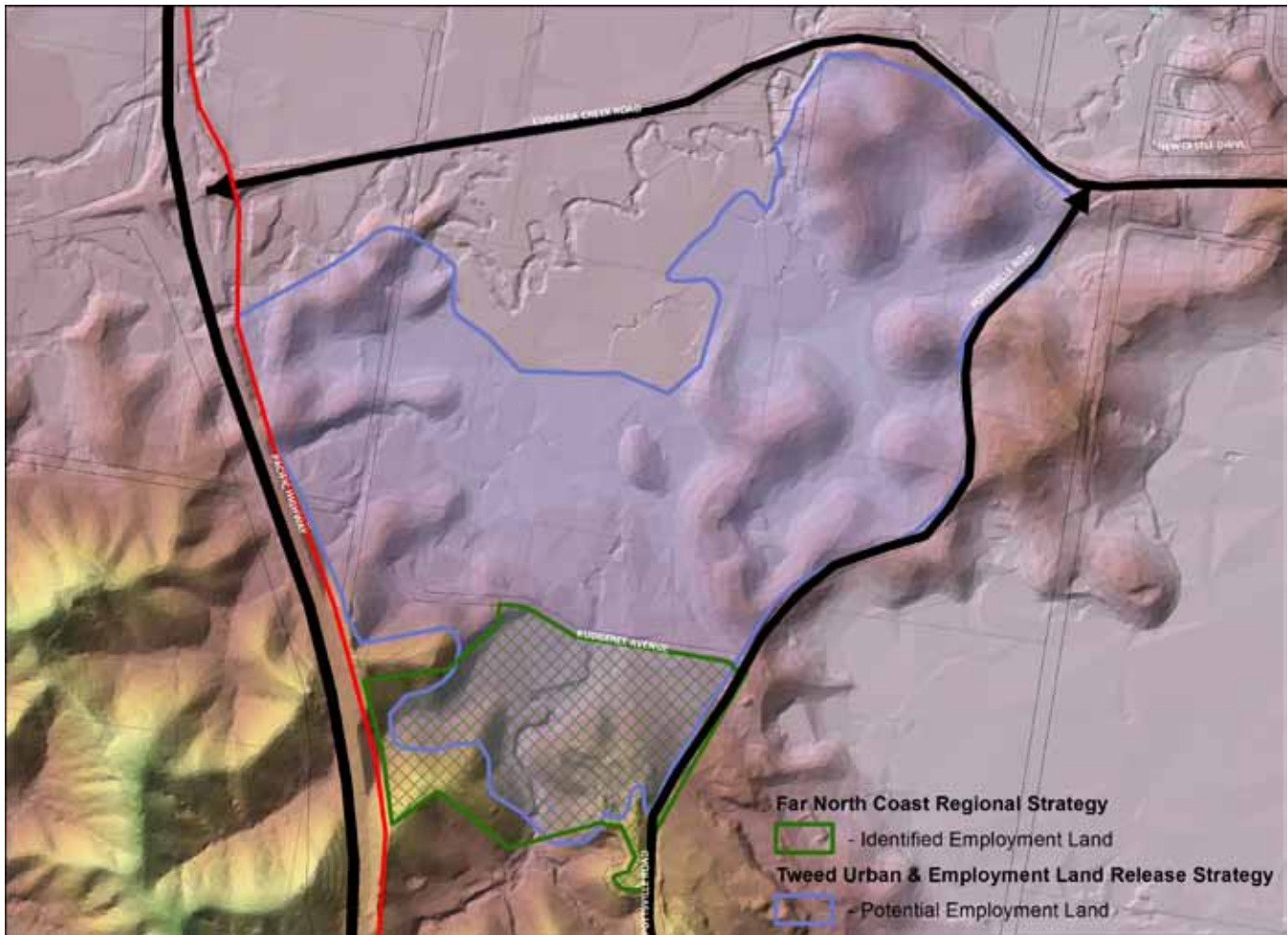
In recent times, there has been an increasing demand for employment opportunities in the southern portion of the Tweed Shire. An area of land has been identified in the Far North Coast Regional Strategy 2006 (FNCRS). The Tweed Shire Urban and Employment Lands Strategy 2009 (Tweed UELRS) has recommended an expansion of this area to include land to the north as shown in **Figure 4.53**. Such additional land will not be available for development until it has been formally included within the FNCRS.

It is not the intention of this Code to redefine the land identified, but rather provide general, over arching principles to ensure any future development respects the specific elements and 'make-up' of Pottsville.

To enable development of employment land within the Pottsville locality, the project must first be supported by a Planning Proposal to appropriately rezone the land. It would also be necessary to demonstrate how the development will be brought forward and integrated within the Pottsville locality and the principles and strategies contained within this Code. This should be done via a masterplan.

The FNCRS identifies Tweed Heads as a major regional centre and Murwillumbah as a major town. The Tweed UELRS also identifies land across the Shire for release in stages to ensure coordinated, integrated land use planning. Given the current shortage of employment lands on the Lower Tweed Coast, two 'connected' land parcels are identified in the West Pottsville area (see **Figure 4.53**), however both are to be the subject of a Planning Proposal which must demonstrate, amongst other matters, the relationship to the existing urban hierarchy of the Tweed Shire, the relationship to and connectivity with the Pottsville settlement and associated transport and access networks and environmental constraints.

The FNCRS identifies land for employment purposes south of Kudgerie Avenue and extending southwards over existing steeper land and bushland (see **Figure 4.53**). It is considered that much of this area is unsuitable for traditional industrial development due to topographical constraint, a factor recognised in the FNCRS mapping. Additionally, existing rural



**Figure 4.53 Proposed Pottsville Employment Lands**

The FNCRS identifies a short term area (green hatch), this is supported by a greater potential release area identified within the Tweed UELRS to be considered for longer term expansion (light blue).

residential properties located on the northern side of Kudgerie Avenue will be impacted upon by industrial traffic and will have a southern outlook over an industrial area rather than the current vegetated hillside backdrop.

The Tweed UELRS identifies a further portion of land north of Kudgerie Avenue extending towards Cudgera Creek Road (approximately 144ha). This proposed change in use will serve to provide a compatible relationship across Kudgerie Avenue, locate potential development on the most suitable land minimise potential impact on residents.



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## 9.2 Strategy

*The proposed employment land is to be the subject of further analysis and assessment consistent with the requirements of the FNCRS and the Tweed UELRS.*

Employment lands in the West Pottsville area will require the submission of a Planning Proposal to substantiate rezoning and indicate development types for the subject land. Any Planning Proposal should be prepared in accordance with Department of Planning requirements, and the content consistent with the provisions of the FNCRS and Tweed UELRS.

The release of land should be guided by the time frames allocated within these documents to meet demand for employment on the Lower Tweed Coast. In the rezoning and release of land, Council is to be mindful of the hierarchy of settlements within Tweed Shire and subsequent land uses appropriate to and complimenting this established hierarchy.

The desired zoning pursued is to be flexible to accommodate a variety of employment generating uses, and as such, following the principles of the FNCRS, 'strengthen economic activity and employment in existing sectors, as well as encourage diversification into new and emerging opportunities and take advantage of the Region's relationship with South East Queensland.'

The proposed employment area is to maximise potential to provide employment opportunity on the lower Tweed Coast, whilst demonstrating consideration of environmental and social factors and provide a high quality built form outcome.

Proposals for the development of Pottsville Employment Land are to have particular regard to:

- intended relationship to the urban hierarchy of the Tweed Shire;
- relationship to and connectivity with the local Pottsville settlement;
- efficient transport, access and permeability, being mindful of future population growth trends;
- be of high quality built form and design
- views and vistas throughout the locality, particularly from major roads and public areas to retain the landscape integrity of the area;



- 
- retain integrity of existing topography by investigating construction techniques which minimise cut and fill, as well as exploring potential variants in road layout, lot configuration and floorplate sizes; and
  - sewer infrastructure provision.

The identified employment site (particularly the longer term component) is crossed with vegetation, riparian and drainage corridors. These will need to be carefully considered during the design phase in order to ensure that development protects, and where appropriate embellishes, these corridors.

The land slopes upward to the south from Cudgera Creek Road, and in its developed state is potentially highly visible entrance to the Pottsville area. In order to minimise any negative visual impact, development should be set back from significant roads adjoining the site (Cudgera Creek road, the Pacific Highway and Pottsville-Mooball Road), and be screened by existing riparian, or new, vegetation to maintain the rural entrance experience that is characteristic of Pottsville from all directions.

Throughout the development process, proponents and Council are to facilitate development that meets existing demand and encourages flexibility and adaptability of internal and external spaces, including future release stages. At all stages, connectivity and accessibility (existing and future) should be adaptable for expansion or flexible to accommodate changes in demand for employment land. Such flexibility and adaptability should be integrated in the planning process, including development of Planning Proposals and development assessment.

*Land release for employment generation must be able to meet the employment needs of the Pottsville/Lower Tweed coastal community, whilst capitalising on the location of the land release and accessibility to the Pacific Highway.*

It is noted that this land will likely be attractive for development given its proximity and potential access to the Pacific Highway.

When assessing master plans or development proposals, Council will consider the needs of the market at that time, with focus in generating jobs for the residents of the Lower Tweed Coast. Whilst a range of uses will be suitable over the site, the principle focus of the land is to provide employment

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opportunities within this area of the Shire, as such, uses should demonstrate a capacity to generate and sustain jobs, especially, in employment categories identified as being under-represented in the Tweed.

Both the FNCRS and the Tweed UELRS provide a detailed analysis of existing industry sectors and potential growth markets. As such the development of employment lands should, encourage or facilitate these uses.

It is likely that the Pottsville Employment Lands will be attractive to uses dependant on freight logistics wishing to capitalise on the access to northern and southern markets along the Pacific Highway. When rezoning the land and formulating the land use table, care should be given to the uses deemed appropriate for the site. When considering these uses, Council will give consideration to the cumulative impact of potential low employment generating uses, based on uses approved and future market and employment needs.

Employment lands are not deemed appropriate for non employment generating uses such as retail and entertainment uses, except those which provide goods and services to the employment base and can demonstrate synergy with existing industrial and other uses.

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## 9.3 Development Control and Implementation

### LEP Considerations

As part of any application to Council to amend the Tweed LEP to permit the employment-generating development of the Pottsville Employment Land, the proponent shall detail investigations and intended actions into, but limited to, the following:

### Urban Structure

Development within the Pottsville Employment Area is to broadly reflect the following urban structure principles:

- The site may be planned and developed in 2 or more stages. Stage 1 is to be focused on Kudgerie Avenue.
- Ensure a positive visual and environmental relationship with the surrounding context, both rural lands and Pacific Highways.
- Provide flexibility for a range of lot sizes to meet market demand.
- Riparian corridors and significant vegetation are to be protected, and integrated in design.
- All external street frontages are to be buffered with landscaping.
- The road system is to reflect existing topographical constraints.
- Provide an effective traffic network and connections to the arterial road system.
- Access may be via Cudgera Creek Road and Pottsville-Mooball Road. Kudgerie Avenue is to be extended through to Cudgera Creek Road
- Development and/or other proposals on elevated sites are to reflect their visual prominence as an opportunity for special design consideration to minimise adverse visual impact and maintaining the integrity of existing ridgelines.

A site analysis plan demonstrating site characteristics (site boundaries, north point, contours, location of services and nature of surrounding development etc) and site opportunities and constraints will be required as part of any Planning Proposal submitted. The urban structure requirements as outlined in Part 3 of this Code are also to be addressed as part of any Planning Proposal.

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## Land Use

The principal land use within the Pottsville Employment Area is for the purpose of generating employment.

The objectives for land uses in this area are:

- Provide a wide range of industrial and commercial land uses, and other emerging sectors which generate employment.
- Encourage employment opportunities, whilst balancing competition from low employment generating industrial uses wishing to capitalise on access to the Pacific Highway.
- Minimise any adverse effect of industry on other land uses.
- A site specific response to zoning and land use table may be required to ensure the delivery of employment generating uses to serve as an employment base for residents of the Lower Tweed Coast.

## Landscape and Conservation of Natural values

A principal consideration of the development of the Pottsville Employment Land is its impact on the natural environment and the manner in which it is perceived from both passers-by and users of the area.

The key outcomes for this area:

- Protection of the major riparian corridors and drainage lines within significant open space corridors.
- Ensure Environmentally Sustainable Development (ESD) principles are integrated into developments, including promotion of energy efficient building design and orientation of allotments.
- Ensure that water sensitive urban design principles are integrated into the built and landscape elements of the site, including the on-site collection and re-use of stormwater.
- Significant trees are to be retained within buffers, setbacks and in road reservations. Significant trees include those with a girth greater than 30cm diameter at chest height or threatened species.
- Buffers along all road corridors are to be planted such that views into the employment area are predominantly obscured from external roads. The buffer planting zone is to include a 25m buffer along the Pottsville-Mooball Road and a 40m wide buffer along the Cudgera Creek Road.
- Street trees are to be planted on all internal streets.
- Street tree planting, including endemic species, is to be provided to enhance the appearance of the street and pedestrian environment, including providing protection from the sun.





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## **Built Form**

- Ensure the built form establishes a strong relationship to open space
- Ensure that development contributes to cohesive streetscapes and desirable pedestrian environments.
- Ensure a safe environment by promoting crime prevention through good urban design.
- Avoid street views of long building elevations not screened by landscaping or that display monotonous building forms and design.
- Encourage a high quality built form by encouraging activity on elevations fronting streets, ensuring buildings address streets, promote the identity of each tenancy and emphasis vertical forms with landscape, buildings and street lighting.
- Enable the provision of a high quality and integrated industrial area, particularly in terms of built form and landscaping.
- Buildings are to address the primary street frontage of an allotment with a clear and well lit pedestrian entry. Where a lot has a dual frontage, building entries shall address the major road frontage with loading and truck movements taking place on the other frontage.
- Parking areas and service loading areas are to be located behind the building line and integrated into site layout and building design, and not dominate the primary streetscape of an allotment. Where located at the side or rear of an allotment with more than one street frontage, these areas shall be appropriately screened from the secondary street frontage(s).
- Buildings are to provide variety to facades by the use of projecting upper storeys over building entries, upper storey display windows, emphasising street corners and varying roof forms. .
- Buildings are to provide effective sunshading for windows, wall surfaces and building entries (other than loading docks) by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sunshading devices including screens.
- Building forms are to be articulated using roofs with eaves that project beyond external walls, dividing long walls into a series of forms and emphasising customer entries and service doors.

### *Development Control*

Nil, prior to detailed masterplanning taking place.

### *Other Statutory and Non-Statutory Considerations*

Upon receipt or development of a master plan Council will investigate the need to create or amend relevant Section 94 Plans to enable the provision of public infrastructure.

