

24 May 2011



Pre Exhibition Workshop

Area E Urban Release Development Code

Hello and welcome to the third Area E Landowners Workshop.

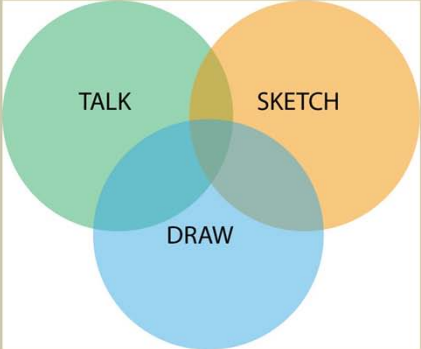
Area E Process
Where we are at – *Update*

**Today and the role of the
Area E Landowners
Workshop**
'Talk – Sketch – Draw'


Recap on our Last Meeting

Part 3A Application

Public Exhibition of the Code



Area E Urban Release Development Code **24 May 2011**



Today is the final of 3 landowners workshops prior to publically exhibiting the Plan , which are structured in a 'Talk – Sketch – Draw' format. Today comprises the 'Draw' component, within which we will present to you:

A recap on the previous workshop

An update on the Part 3A Application

Walk through the Development Code and Structure Plan.

After today we will be reporting the Draft Plan to our Councillors, seeking their endorsement to proceed to public exhibition, which we will recommend is publically exhibited for 30 days.

The landowners working group meetings have been designed to enable you to have your say in a positive, respectful environment. So feel free to comment, ask questions and we encourage you to be active, but let's also be mindful and respectful of the views of others.

Vision Mosaic



Area E Urban Release Development Code

24 May 2011



At our last workshop we presented the overriding vision, which included principles such as:

- Environmental stewardship;
- Creating a contemporary suburban village lifestyle;
- Using the village centre as the social, economic and cultural hub of the community;
- Creating a distinctive sense of place and character;
- Co-location of activities within walking distance of the village centre including main street retail strip, open space, market parks, community gardens;
- Integration of food stewardship into local pocket parks for community and market garden opportunity;
- An architecture and building design which works with both the climatic context and sloping site condition;
- Provision of best practice greenfield subdivision design principles in terms of sloping site, solar orientation, mix of lot size and development opportunity integrated with connected open space and environmental protection areas, and provision of integrated infrastructure services including water, sewer, power and IT.

Residential Mosaic



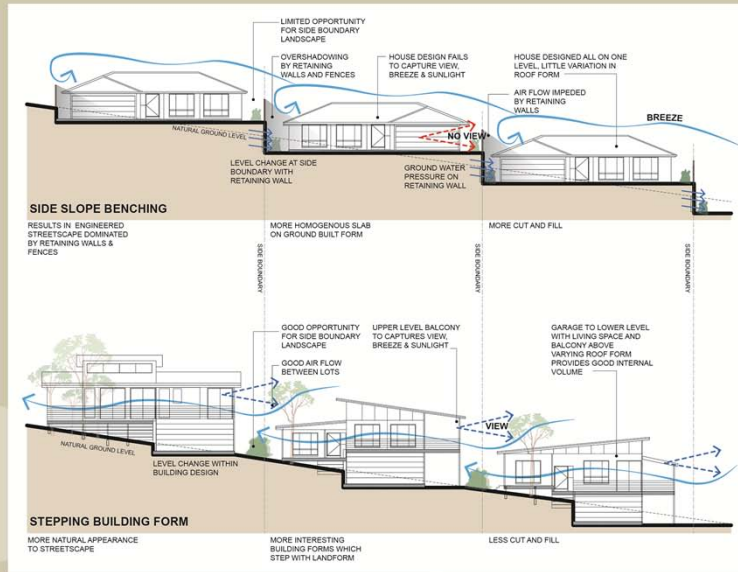
Area E Urban Release Development Code

24 May 2011



We discussed the provision of buildings which respond to site sloping conditions. Structural systems which step and suspend create interesting built form outcomes which respond better to our subtropical climate.

Residential Objectives – Cut and Fill



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Area E Urban Release Development Code

24 May 2011



Highlighting two examples of side slope development. Interface and amenity issues with the benching example. The sloping site design benefits from an elevated balcony for view and prevailing breezes.

Residential Objectives – Cut & Fill



Benching



Part slab / Part Suspended

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Public Exhibition of the Code

Area E Urban Release Development Code

24 May 2011



We also provided photographic examples of two side sloping developments and the difference in technique used.

Village Centre Objectives

- The village centre is to be the primary activity hub for the Area E Village by providing staged opportunity for retail, commercial and residential development, encouraging a range and mix of business and community uses and, improving the quality of the public domain and enriching the experience of its users.

- To encourage the development of the village centre as a 'high street' with integrated car parking, vehicular and pedestrian circulation and public domain improvements.

- Facilitate the development of key sites to an exemplary high standard of architecture and urban design which provides built form character embraces the public domain and provides landmark developments for the Area E community.

- Development of village centre to progressively implement a range of public domain and infrastructure works that address the key issues of pedestrian movement and comfort, parking and efficient vehicle movement, and improvements to the overall character and appearance of the village centre.

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Part 3A Application

Public Exhibition of the Code

Area E Urban Release Development Code

24 May 2011



For the Village Centre, we discussed place making and community, particularly;

Creating a central node with a strong nexus of, retail, community open space and residential uses.

Village centre needs to be the recognizable centre of the study area in terms of use and built form. The village centre needs to reflect:

Contemporary suburban village lifestyle;

Village centre as the social, economic and cultural hub of the community;

Creating a distinctive sense of place and character in terms of use and built form / architecture;

Co-location of activities within walking distance of the village centre including main street retail strip, open space, market parks, community gardens.

The core urban design principles to be integrated within the design of the village centre include:

Adaptability – accommodating a range of uses including retail, residential, community and open space, temporary and ephemeral uses such as fetes, markets etc

Active edges – integration of main street design principles, collection of finer grain retail units and a defined street edge of a scale commensurate with the village character.

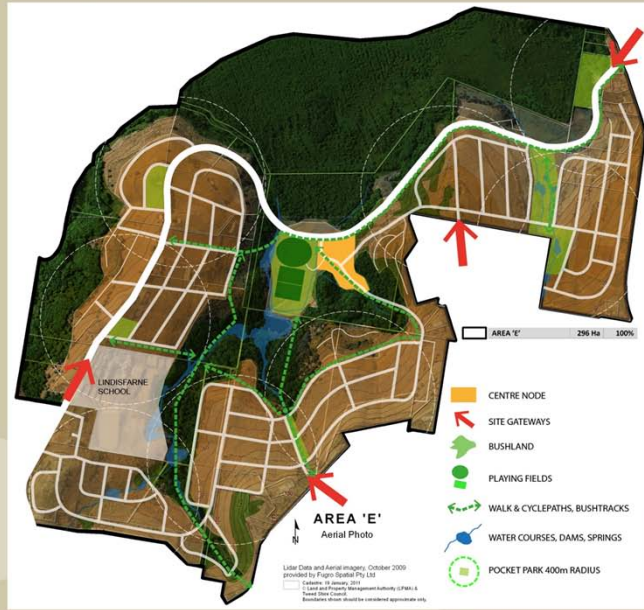
Legibility – simple form and structure plan design. Integration of open space as important part of the village centre.

Connectivity – despite challenges of the sloping site, strive for strong pedestrian along with vehicular connectivity of the village centre with surrounding residential areas. Use of open space areas for pedestrian connectivity.

Lifecycle appeal – provide opportunity for a range of uses which appeals to a wide age cycle and community enhancement. This includes open space, sports and recreation as well as community centre, community gardens and other social infrastructure.

Safety – Integration of residential uses within the village hub increases passive surveillance and safety.

Structure Plan



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Public Exhibition of the Code

Area E Urban Release Development Code

24 May 2011



We ran through a subdivision and structure plan and principles that were derived from a number of strategies. In particular;

Environmental

Preservation and enhancement / rehabilitation of environmental zones, maintenance of open drainage networks where possible, preservation of native bush land vegetation where possible. Recognize the areas high environmental amenity value and the important of breaking the urban form through green fingers.

Open Space

Integration of a variety of open space opportunities including mix of structured and more informal opportunities. Where possible, linking these areas back to drainage lines and bush land corridors and environmental protection areas creating ecological links permeating through the settlement.

Place making and Community

Identification of the most appropriate area across the site as the centre node centre, retail, community open space. Nexus of uses between. Recognizable centre of the study area. Social, economic, cultural and recreational hub of the settlement.

Land forming

Maintaining the integrity of the undulating landscape by reducing bulk earth works and site benching. The visual and landscape amenity is an important part the site and regions character.

Road Layout

Road layout to work with landform and contours reducing the amount of bulk earth works and retaining walls. Roads to generally follow a north-south; east west orientation to maximize opportunity for best solar orientation. Street pattern to be orthogonal and connected creating more regular lot sizes and shapes which are easier to build on. Street which run north south to take advantage of long views towards the Terranorra Broadwater.

Built form objectives - Appropriate built form to suit the undulating landform and sloping sites. Buildings should also be responsive to the climatic conditions of the site including solar path, solar exposure / shading, prevailing breezes, appropriate materials, internal and external living area configurations.

Dwelling and Allotment Mix - Subdivision design to include a range of lot sizes accommodating a range of building typologies. Emphasis on working with the landform, thereby accommodating appropriate building types on appropriate parts of the site to reduce bulk earth works. Accommodation types should include a mix of allotment sizes, integrated and multi-unit development opportunities, housing for aged care and shop top housing within the village centre.

Ensure development reflects site hazards and constraints such as flooding, acid sulphate soils, bushfire and soil stability.

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Area E Urban Release Development Code

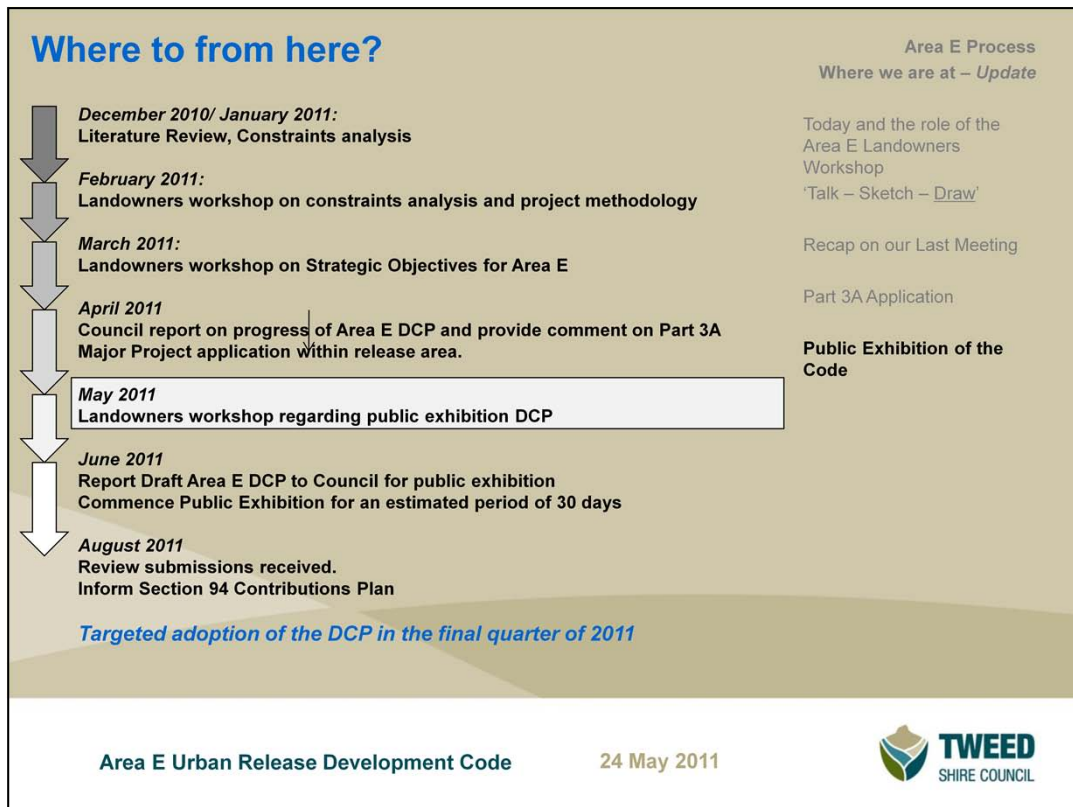
24 May 2011



As you all will know the submission period for the 'Altitude Aspire' Part 3A Application has closed. Those comments have been compiled by the Department of Planning and Infrastructure and passed onto the applicants for their assessment and response.

You may have also read that the State government has abandoned the Part 3A, however under savings and transitional arrangements, the Altitude Aspire Application assessment remains under the custody of the State.

Council and the applicant will be conducting a series of meetings over the upcoming months regarding the application to resolve issues identified and seek to provide a positive outcome for the site.



Coming back to the Area E DCP, where do we go from here?

As you may recall, Council compiled a comprehensive literature review and constraints analysis relating to the Area E site early this year and presented those findings to you in February.

With those findings we sought to embody the aims and vision established in past versions of the Area E DCP and developed a suite of Strategic Objectives for Area E, which were presented within our March workshop

We provided an update to the Tweed Councillors on the DCP and provided comment on the Altitude Aspire application in April.

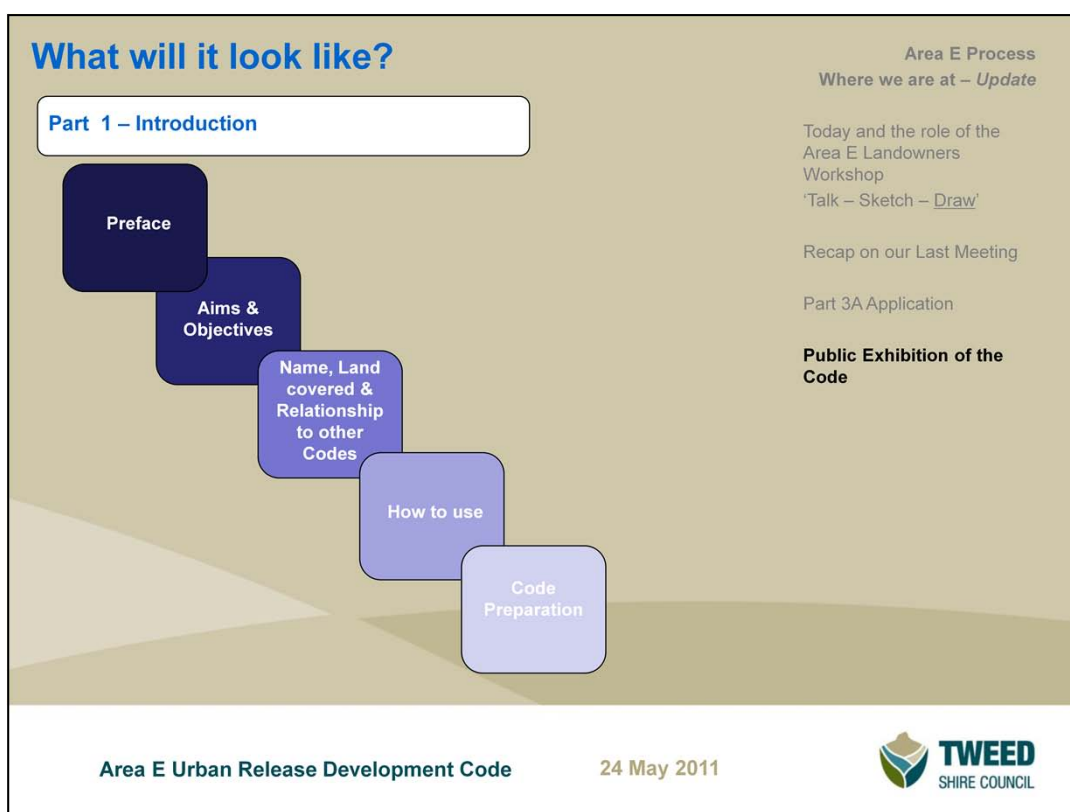
We are now at the stage where a draft DCP is sufficiently advanced to enable a wider and formal public consultation.

A report is currently being drafted for the June council meeting seeking Council's endorsement to proceed to public exhibition for a period of 30 days.

Throughout August we will review the submissions received, make

necessary amendments and inform the corresponding Section 94 Developer Contributions Plan with the view to having a DCP formally adopted by Council in the final quarter of 2011.

I'm sure many of you will view this as positive result and have the level of vision and certainty for Area E to progress.



Part 01 – Introduction Preliminaries



Part 2 – Area E in Context

Background

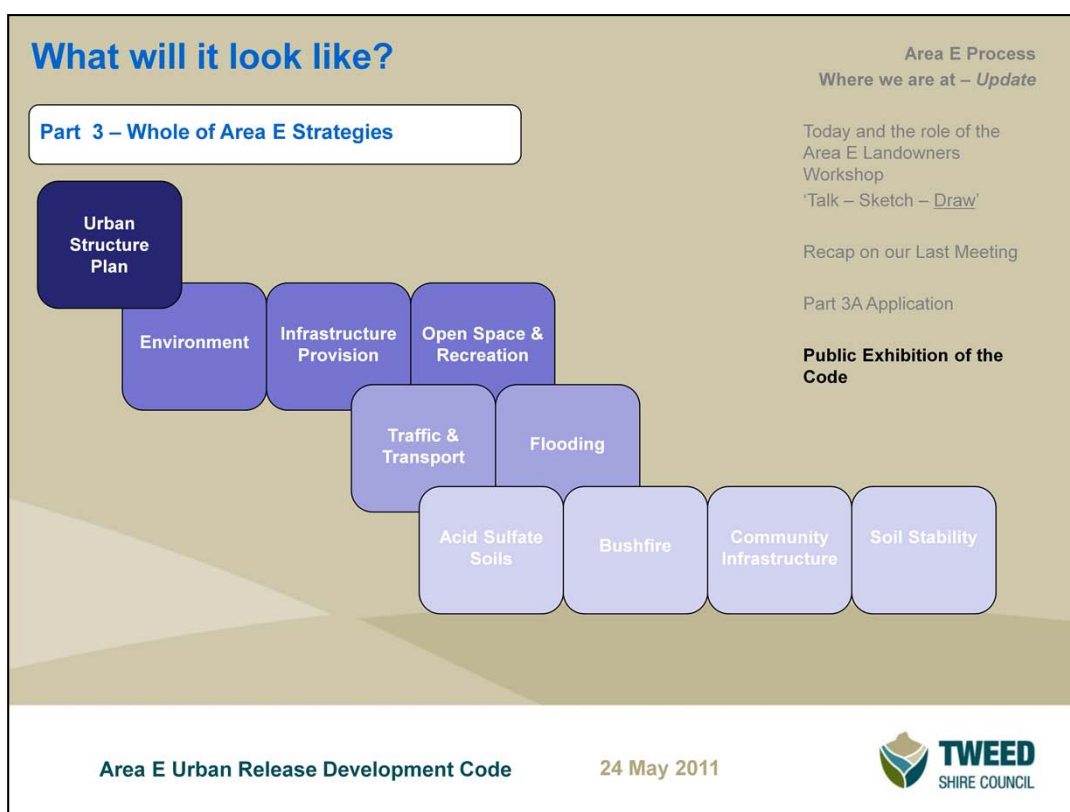
Existing Locality Character

Key Strategic Planning Issues when considering key State Planning Documents

- The Far North Coast Regional Strategy
- North Coast Urban Design Guidelines

Key Strategic Planning Issues when considering the Local Planning Framework

- The Tweed Local Environment Plan 2000
- Area E Local Environmental Study 2004
- Tweed Development Control Plan 2008
- Residential Tourist And Development Code
- Tweed Urban and Employment Land Release Strategy 2009

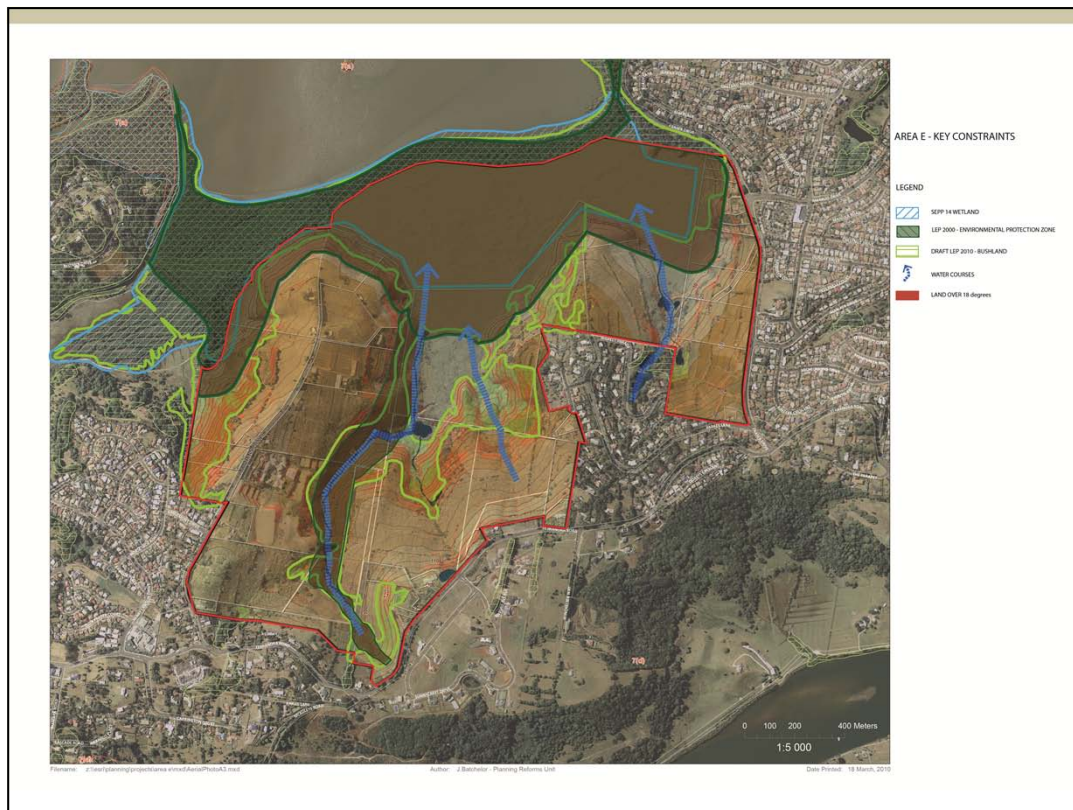


Part 3 – Whole of Area E Strategies

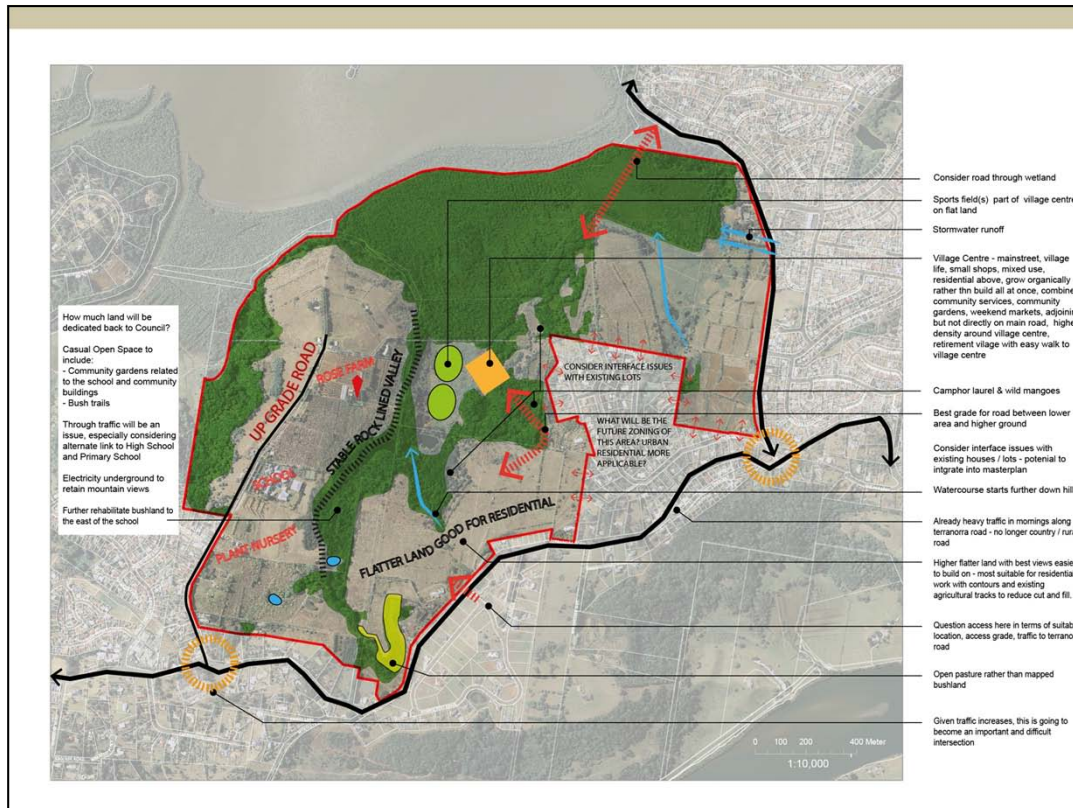
Urban Structure Plan

Strategies relating to:

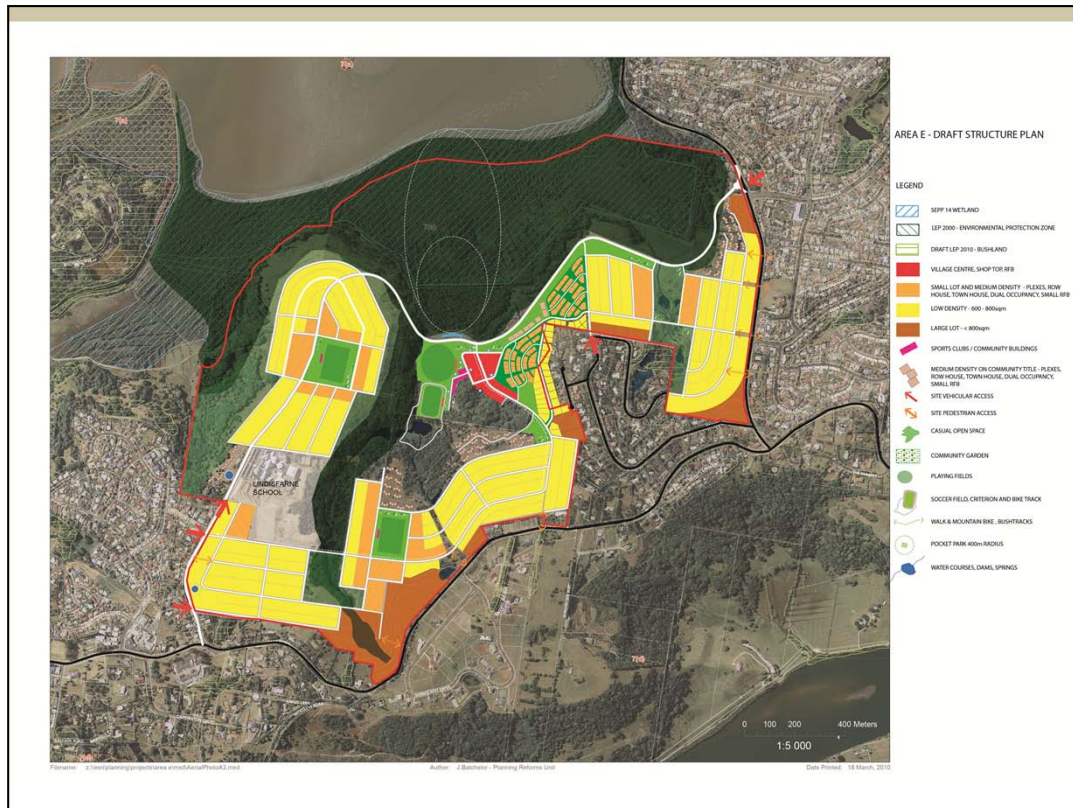
- Acid Sulfate Soils
- Bushfire Prone Land
- Environment
- Open Space & Recreation
- Infrastructure Provision
- Traffic and Transport
- Soil Stability
- Flooding
- Community Facilities



Key site characteristics



+ the ground truthing exercise we embarked on within Workshop 1



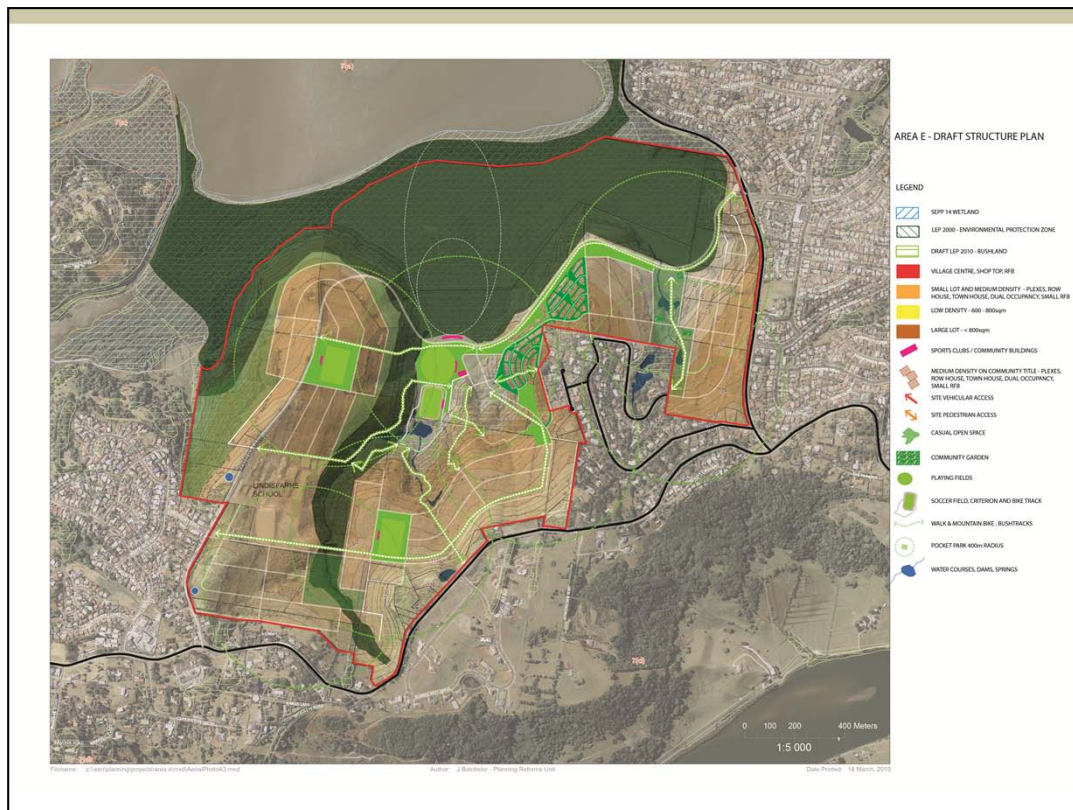
Informed this, the latest incarnation of the Area E Structure Plan

BUILDING / LOT TYPE	PLAN / DIMENSIONS	SECTION DIAGRAM	IMAGE
VILLAGE CENTRE, SHOP TOP, RFB			
SMALL LOT AND MEDIUM DENSITY PLEXES, ROW HOUSE, TOWN HOUSE, DUAL OCCUPANCY, SMALL RFB			
LOW DENSITY - 600 - 800sqm			
LARGE LOT - < 800sqm			
MEDIUM DENSITY ON COMMUNITY TITLE - PLEXES, ROW HOUSE, TOWN HOUSE, DUAL OCCUPANCY, SMALL RFB			

Supporting detail and diagrams to give an indication of how the built form may look and function.

Lot Type	Precinct A	Precinct B	Precinct c
Small Lot	152	135	80
Medium Lot	374	221	182
Large Lot	5	22	10
Shop Top	-	160*	-
Integrated	36	205	90
Structured Open Space	1.26 ha	3.78 ha	-
Casual Open Space	3.38 ha	2.71 ha	3.0 ha *
Dwelling Unit Total	567	743	362
Area E Dwelling Unit Total	1672		

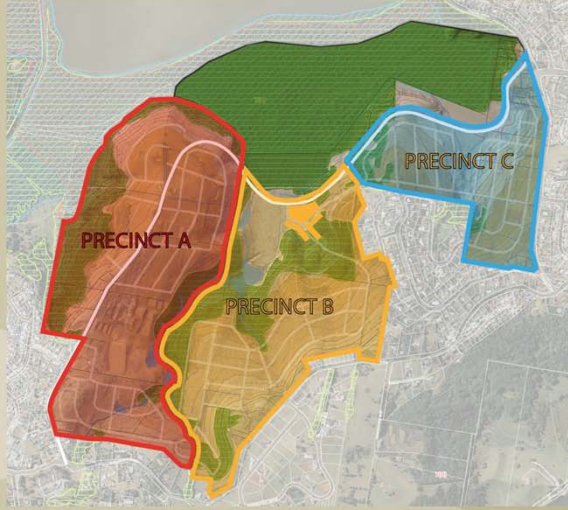
A matrix of what the structure plan potential is.



Open Space concepts.

What will it look like?

Part 4 –Area E Precinct Strategies



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24 May 2011



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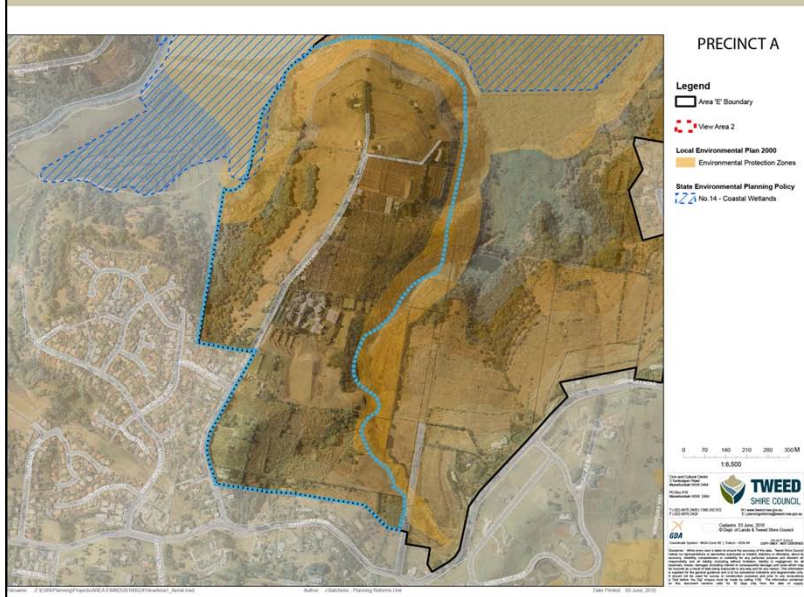
Part 04 – Precinct Plans provides a closer look at each of the distinct precincts within Area E.

Discussion points within Part 4 may include:

Broad residential density calculations,

Design principles for subdivisions

Any specific development controls or variations for established Council controls applicable



Key Elements

Defining Ridgeline running down Mahers lane

East and West Aspects

Gently sloping areas on eastern slope

Steep sloping areas to western slope

Fanatastic views over Broadwater to north and west to Border Ranges

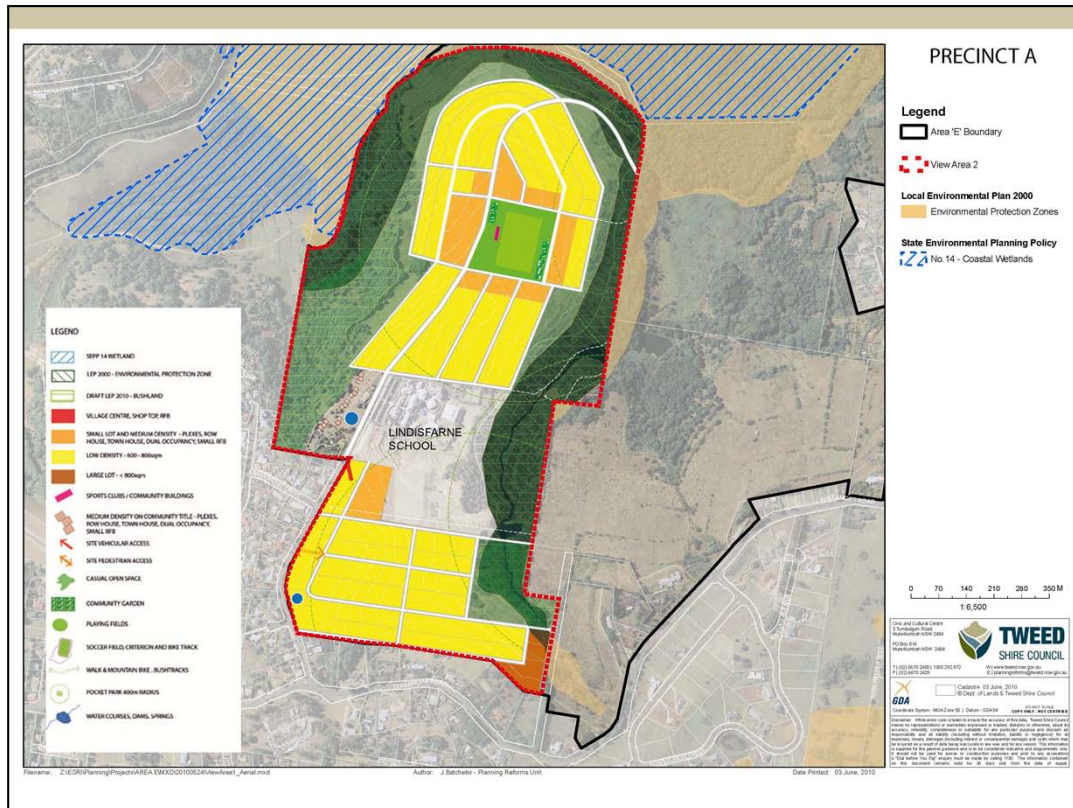
Good elevation

High school

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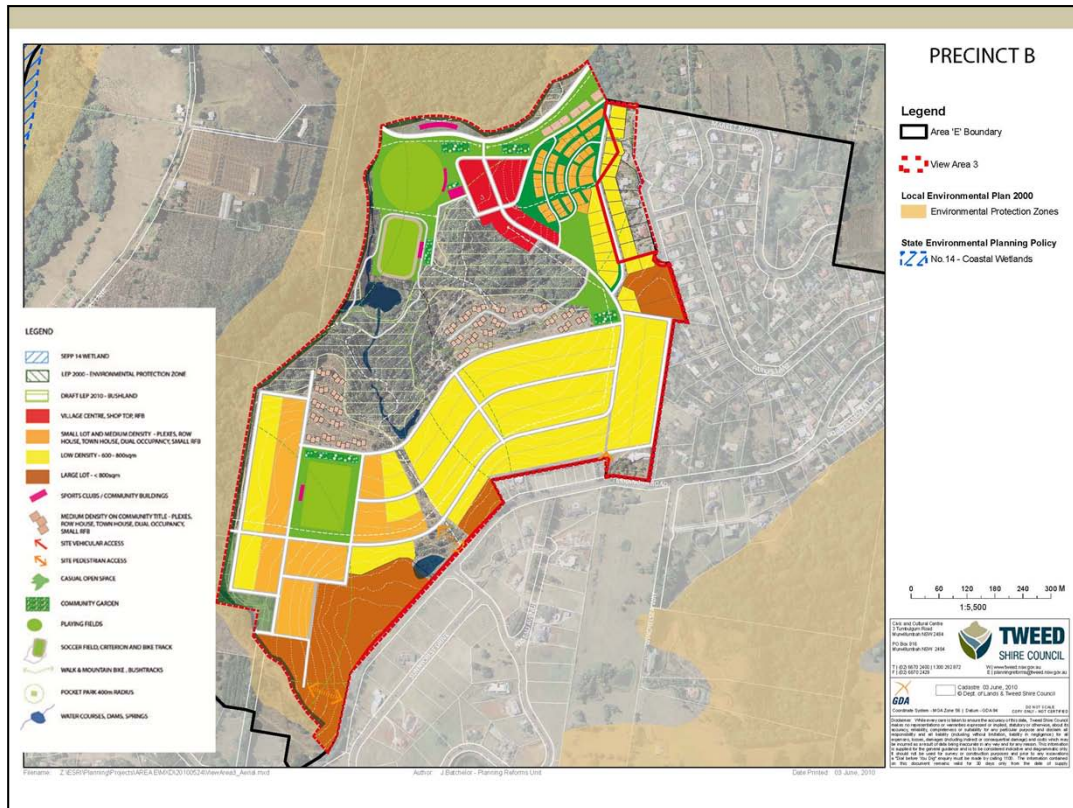
24 May 2011





Part 04 – Mahers Road





Part 04 – Ridge and Town Centre

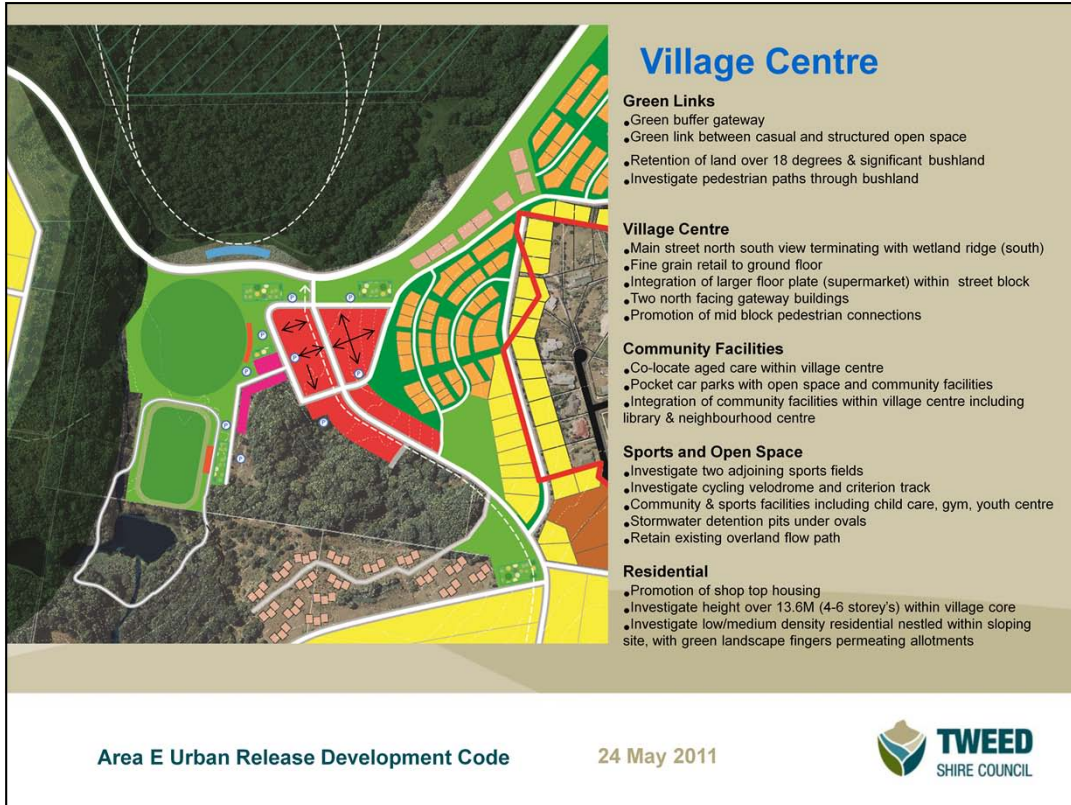


Source: Draft Centres Guidelines 2011

Area E Urban Release Development Code

24 May 2011





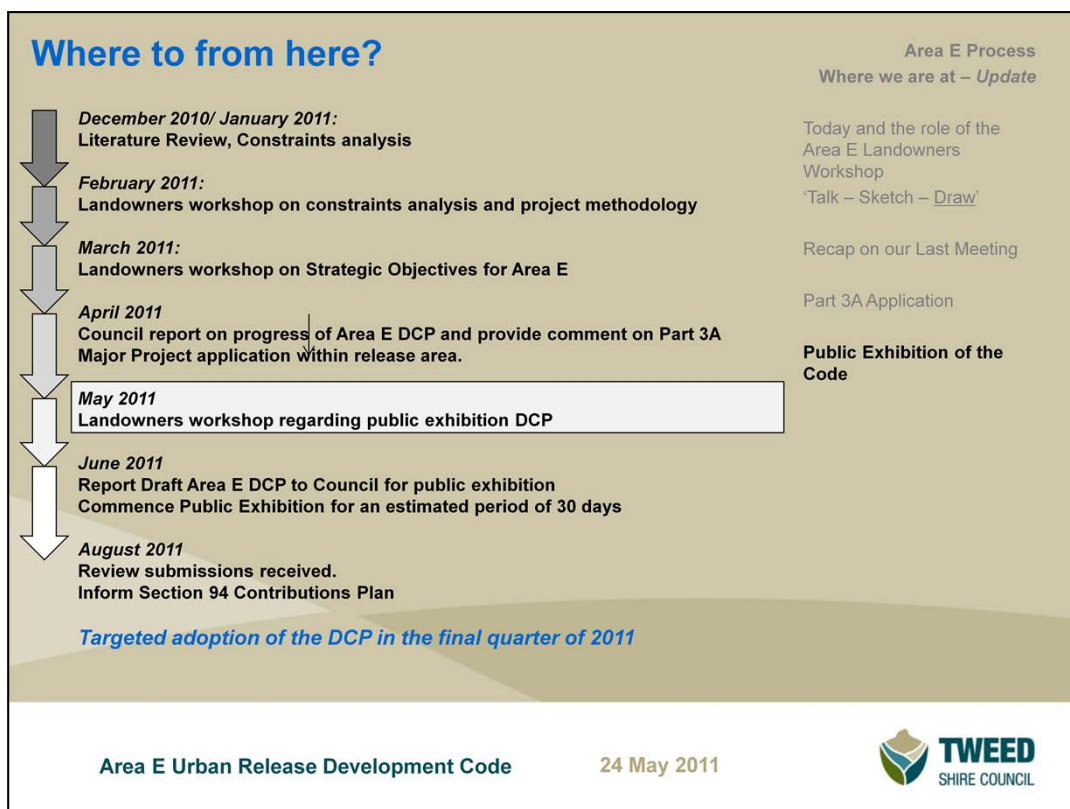


Source: Draft Centres Guidelines 2011

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24 May 2011





That brings us to the close of today's Landowners Workshop. Firstly, may I take the opportunity to thank you for your attendance and input into this process so far, I hope you have found it a positive and worthwhile process. I think you will agree, we've brought the draft DCP forward in leaps and bounds over the past months and your input has been invaluable to that.

I strongly encourage you to keep an eye out for the official notification of the DCP's public exhibition, which again we hope will commence in late June, read through the DCP and provide comment to Council.

Thank you again for your time today and throughout this process thus far, and hopefully we can have a DCP that embodies best practice and the visions established adopted within the final quarter of 2011.