

Recommendations

for

Review of Height, FSR and Setback Controls

Hastings Point, Tweed Coast, NSW

3rd April 2008
Draft B

for Tweed Shire Council

prepared by



rucker and associates | urban design

www.ruckerurbandesign.com ph: 02 95575833 fax: 02 95575933 L2/17 Federation Road Newtown Sydney NSW 2042 AUSTRALIA

Recommendations

Review of Height, FSR and Setback Controls

Hastings Point, Tweed Coast, NSW

Issue B

3rd April 2008

prepared for Tweed Shire Council

by Ruker and Associates Urban Design

Table of Contents

<i>Introduction</i>	3
Background.....	3
Purpose.....	3
Limitations.....	3
<i>Urban Design Analysis and Recommendations</i>	5
1. Regional and Local Context.....	5
<i>Opportunities and Constraints</i>	6
<i>Recommendations</i>	7
2. Immediate Context.....	9
<i>Opportunities and Constraints</i>	9
<i>Recommendations</i>	10
3. Built types, height, FSR and Setbacks.....	11
<i>Recommendations</i>	12
4. Ecology.....	14
<i>Recommendations</i>	14
<i>Concluding Recommendations</i>	15
<i>Appendix</i>	16
<i>Community Consultation – Analysis Phase</i>	16
<i>Community Consultation – Design Phase</i>	19
<i>Population Distribution by Urban Area</i>	22

Introduction

Background

Ruker and Associates Urban Design has been engaged by Tweed Shire Council to undertake an independent review of height, FSR and setbacks for Hastings Point.

This includes community consultation and the preparation of recommendations for the controls as they relate to the portion of land within Hastings Point shown in Figure A.

The background material used in formulating this report includes:

- Community consultation – Analysis phase, undertaken on the 2nd December 2007.
- Community consultation – Design phase, undertaken on the 16th March 2008.
- Photos and site visit conducted on the 20th September 2007.
- Tweed LEP, 2000.
- Tweed Shire Councils Draft Residential and Tourist Development Control Plan, 2007.
- The Coastal Design Guidelines for NSW, 2003.

Purpose

This report provides an analysis of and recommendations for FSR, Height and Setback controls for the portion of land within Hastings Point as shown in Figure A. This report is intended to guide Council in reviewing planning controls for Hastings Point to ensure future development enhances the character, livability and beauty of Hastings Point for both the short and long term.

In essence the consultation and this report answer the following question: Are the current controls under the Tweed LEP 2000 appropriate for achieving the desired built form outcomes for Hastings Point?

This report is undertaken within the context of the recently updated residential development controls for the Tweed Shire, namely the Draft Residential and Tourist Development Control Plan. The Draft plan sets out building types that coordinate all site and building controls to guide quality development relevant to and characteristic of the Tweed Coast. As such the Code provides new controls for Hastings Point. This report makes significant reference to the appropriateness of the new controls in relation to Hastings Point.

Limitations

Detailed survey work has not been undertaken by Ruker and Associates Urban Design prior to finalizing this report, nor is it part of the project scope.

This report is to be read in conjunction with the background material listed above.



Figure A. Study area shown in heavy dark outline.

Urban Design Analysis and Recommendations

I. Regional and Local Context

Hastings Point is a coastal settlement located on the Tweed Coast and the Pacific Ocean. It is one of the smaller settlements along the Tweed Coast. Its commercial centre serves the settlement only by providing basic daily supplies. Weekly and occasional shopping needs are serviced at Tweed Heads and Kingscliff in the short term, and subject to the approval of current development applications, Pottsville, Cabarita or Casuarina in the longer term.

Hastings Point is a well known and loved coastal place given its proximity to the water and the quality of public access along its estuary and coastal foreshores. It is imperative that planning for the settlement ensures that the coastal and natural assets which make it so unique are protected and enhanced. This has occurred to-date and is reflected in the current land use zoning, however, additional measures may be required to refine the zoning. Hastings Point must continue to be a valued place to live in and an attractive tourist destination by ensuring the settlement remains a pedestrian scaled and iconic coastal settlement on the NSW coast.

Hastings Point has not as yet been formerly identified as one of the settlement types outlined in the Coastal Design Guidelines for NSW.

Based on the present zonings and current statistical evidence the existing population of Hastings Point is estimated at over 600 people. This is illustrated in the Population Distribution by Urban Area see appendix.

It has a pristine natural environment and low scale built form. There are some larger three storey buildings with the majority remaining at one and two storeys.

The settlement has a medium density zoning and a three storey height limit under the LEP which has been in place since 1988. This has occurred to-date and is reflected in the current land use zoning, however, additional measures may be required to refine the zoning.

There are enough lots in Hastings Point that with full take up under the medium density zoning the population would be great than 500 people making it a small Coastal Village under the Coastal Design Guidelines classification (refer to the *Population Distribution by Urban Area Table* in the appendix). In the case of Hastings Point the figures shown in the table have not been tested against the physical, social and urban constraints of the settlement and therefore represent maximums not necessarily actuals or desirables. The actual total population size of the settlement needs to be determined during preparation of a locality plan where testing can be accurately undertaken.

The settlement's boundary in both the Tweed LEP 2000 and the Far North Coast Regional Strategy clearly demarcates between natural areas and urban areas. This ensures that the natural integrity of the settlement will not be the subject of further land release or other major urban land uses.

In defining the settlement boundary the Tweed LEP and the Far North Coast Regional Strategy have also achieved clear green belts and separation between neighbouring settlements to ensure that the visual integrity of the settlements setting is retained and that coastal strip development is avoided.

In so doing, land supply in sought-after coastal locations has not been increased therefore fueling the desirability of the land, increasing demand, increasing land prices and increasing interest to redevelop. This scenario will only continue in the future as coastal land suitable for redevelopment become even scarcer.

The principle of limiting the footprint of the settlement to protect the natural environment also necessitates the twin principle of ensuring that existing and limited land supply is employed to its highest and best use.

The crux of the problem for Hastings Point is that the existing character and small size of the settlement results in any new buildings having a high impact on the whole of the settlement.

Buildings that are not designed with regard for the coastal character of the place are particularly susceptible to incurring major impacts on the character of Hastings Point. In particular building design that does not ensure a high level of landscaping, informal, low and open front fences, reduced building massing, tapered roofs, and lightweight materials.

Of central importance in this regard is to ensure design excellence for any strata title developments given there is one chance only to redevelop the land. Furthermore design excellence must be demonstrated in all three disciplines; urban design, architectural design and landscape design.

In order to ensure design excellence; both a Locality Plan (a structure plan) that includes place specific building and site design controls need to be developed prior to any 3-storey and/or medium density (multi-dwelling housing) development (comprising three or more dwellings) being approved so as to ensure long term public and environmental good is balanced with economic returns on land redevelopment. Such plans are required to be developed and administered by council with input and consultation from the community and stakeholders.

In the event that a Locality Plan that includes site and building design guidelines is not undertaken then the building types referred to above are not appropriate building forms for Hastings Point particularly with regard for the study area.

Opportunities and Constraints

In relation to the local and regional context of the settlement:

- Statutory protection under the current Tweed LEP zonings of its footprint and a well defined boundary under the FNCS will do much to protect the settlements character.

- It is well placed to provide additional permanent and temporary accommodation within walking proximity to services and water based recreational opportunities.
- It is appropriate that development supports the existing and future character of the settlement as a small coastal village.
- It is important that the highest and best use of the land is achieved given the finite footprint of the settlement.

Recommendations

1. The settlement has the capacity for tempered and limited growth to the size of a small coastal village.
2. Hastings Point has the capacity and attributes to support additional accommodation.
3. The initiative of the Far North Coast Regional Strategy to clearly define the boundary and footprint of the settlement in accordance with the Tweed LEP is fully supported.
4. Design and implementation of a settlement wide urban design Structure Plan (Locality Plan) would need to be developed if the area is to achieve its development potential without compromising the character of a small village. These plans must be developed by Tweed Shire Council holistically rather than by individual landholders or on a site by site basis.
5. Any locality based plan would need to include building and site design guidelines specific for Hastings Point.
6. Site and building design guidelines need to be developed prior to any approval for multi-dwelling housing comprising of 3 or more storeys and/or 3 or more dwellings.

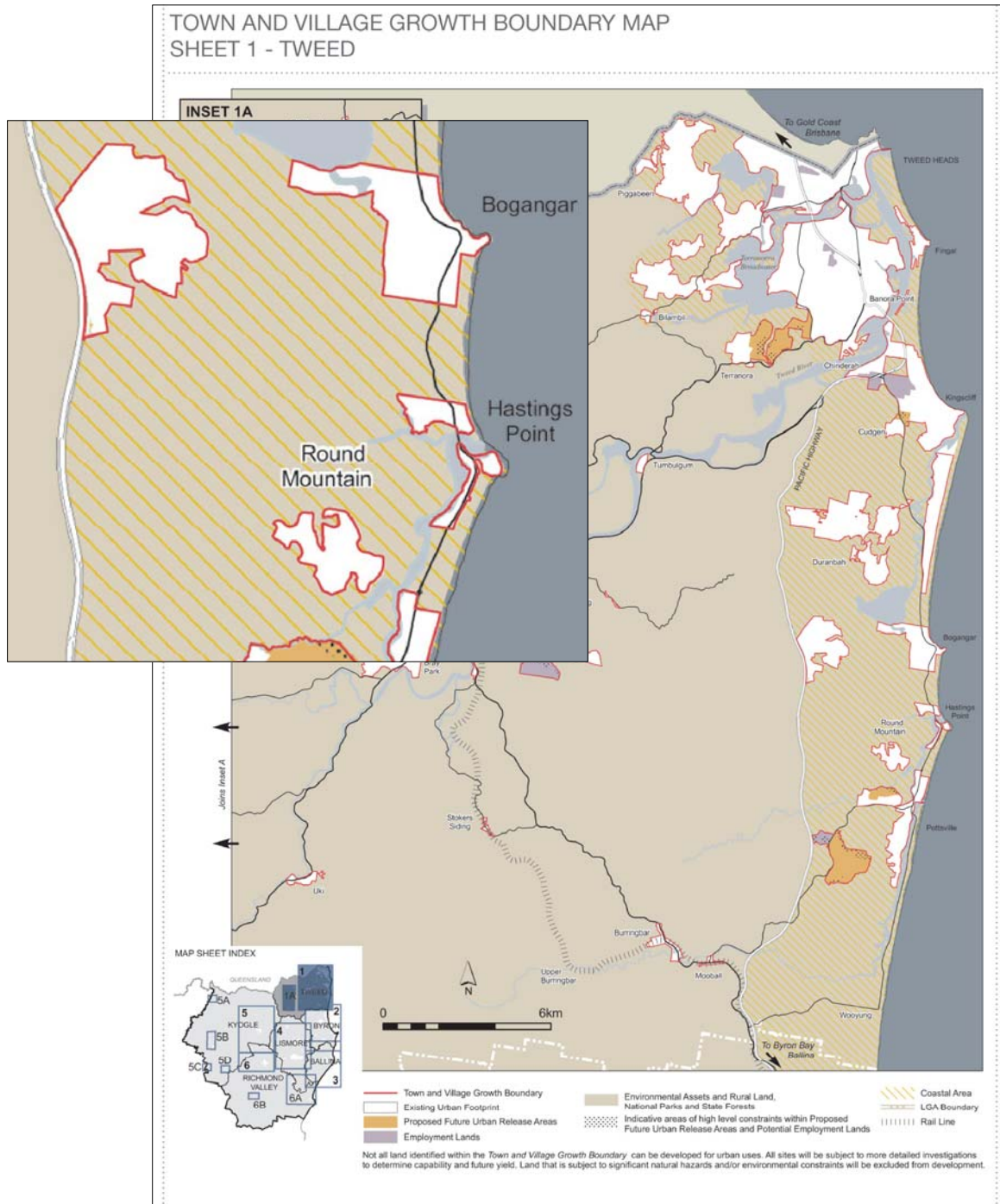


Figure B: Excerpt from the Far North Coast Regional Strategy identifying the boundary between urban and natural land within and surrounding Hastings Point.

2. Immediate Context

The study area is located on generally flat land fronting the Tweed Coast Road. There are a number of lots located on Young Street which are appreciably lower than the coast road of between a general estimate of 2m to 4m.

The subdivision of the study area is a rectilinear grid street pattern which results in a high level of amenity for residents, for the visual identity and image of the settlement and a quality public domain.

All lots are within a short walk of both the small centre and the estuary and ocean foreshores.

The immediate context of the study area has all the necessary attributes: walkability, public access to the foreshore and a small centre in proximity to not only be a quality living and holiday environment but also a unique and beautiful coastal place.

Nearly all lots have a street frontage with a bush view over the road and an estuary and/or bush frontage. Some lots have the public foreshore reserve between the lot and the estuary and some are located right up to the high water mark.

As such all lots have a high level of amenity and proximity to recreational opportunities. In addition all lots have a highly public 'face' both the front and the rear of the lot. To the front of lots along Tweed Coast Road and Young Street buildings and landscaping form the urban and visual character of the settlement, the frontage to the settlements main street (and its visual character) and are highly visible. To the rear of the lots building and landscaping create the frontage to the public domain and are also highly visible.

The high level of amenity for all lots makes them suitable for multi-dwelling building types where a higher rate of occupation can be achieved. However, the visibility of all lots to the front and to the rear also results in maximising the impact of larger building and poorly designed building to the detriment of the whole settlement.

Given the visual sensitivity of the settlement and the impact each lot has on the whole of the study area it is injudicious to encourage multi-dwelling building types without the certainty of carefully considered urban design site and building design controls located within a Locality Plan.

Opportunities and Constraints

In relation to the immediate context, the study area has the following opportunities and constraints:

- to provide more compact building forms and housing choice,
- to provide more housing within the area and maximise the highest and best use of the land given the shortage of available land for residential development and the desirability of the location,

- to create buildings scaled to suit the context of a small coastal village.
- to recognize the problems associated with medium density building types in a sensitive coastal location and the visual and environmental problems of large and poorly designed buildings.

Recommendations

1. Multi-dwelling building types need to be avoided until urban design site and building design controls and ideally a Locality Plan have been developed which includes addressing the visual sensitivity of the settlements estuaries and the visual character of the settlement along the Coast Road.
2. Multi-dwelling building types would only be suitable for Hastings Point subject to urban design site and building design controls which would be situated within a Locality Plan. Without these strategic measures multi-dwelling housing comprising 3 or more storeys and/or 3 or more dwellings are not suitable for Hastings Point.

3. Built types, height, FSR and Setbacks

Designing height, FSR and Setback controls is most effective when using the design tool called a 'building type'. This allows a great number of controls to be coordinated, tested and moderated in relation to one another to achieve an overall quality building form and site layout.

The Draft Residential and Tourist Development Code employs building types as the primary structuring element for the controls. Given the complex nature of buildings and sites there are more than 10 key controls and more than 40 secondary controls used to define quality building forms and site layouts.

Given the study area has a medium density zoning and a three storey height limit the applicable building types under the Draft Residential and Tourist Development Code include:

- Houses (low density).
- Dual Occupancies and Granny Flats (low density).
- Villas (medium density).
- Residential Flat Buildings (medium density).

Under the draft code Houses, Dual Occupancies and Granny Flats having an FSR of 0.55:1 and a height of 9m designed to allow for a two storey building with tolerance for higher ceiling heights, uneven ground levels and pitched roofs. These building types in terms of height and density are well within the ambit of the LEP zoning and are appropriate for Hastings Point. However they do not match the maximum development expectations and provide only a moderate increase in occupancy rates.

Under the draft code Villas have a higher FSR than Houses, Dual Occupancies and Granny Flats. They are designed to allow for a two storey building with tolerance for higher ceiling heights, uneven ground levels and pitched roofs. Given the higher FSR, Villas result in high site coverage generally as a result of increases in on-grade carparking required where densities increase but underground carparking is not utilized. As such villas will generally result in a high level of site clearance, less landscaping and reduced levels of privacy for neighbours. In Hastings Point Villas will however be limited to only 15 out of 44 lots representing 34% or at best where a variation allowance is factored at 10% this would still only represent 18 out of 44 lots (41%), as the minimum lot size suitable for villa developments is 1000m² under the Draft RTDCP. As such they will not present the same degree of incompatibility issues as other multi-dwelling housing types.

The definition of a Residential Flat Building under SEPP 65 is; a building with three or more storeys and four or more dwellings. As such, Residential Flat Buildings necessarily have a higher height and FSR. In the Draft RTDCP 13.6m is the overall height (to allow for a three storey building with tolerance for higher ceiling heights, uneven ground levels and pitched roofs) and a maximum FSR of 1.2:1 (subject to all the other controls in the Draft RTDCP being achieved).

Using the Draft RTDCP controls (which have been designed as generic controls for the whole of the LGA) and inserting a Residential Flat Building into an existing context of mainly one to two storey buildings (which at present mainly only have a single dwelling to a lot) will result in the RFB being out of character with the area.

In Hastings Point this is particularly the case given the settlement has so few lots and every lot is highly visible from the public domain and from both sides; the estuary and the street.

In addition recent examples of residential flat buildings in neighbouring settlements give an indication of the design and style sensibilities within the industry at present. The majority of these buildings will be inappropriate for Hastings Point as they do not match the low scale, informal, coastal and residential character of Hastings Point.

Given that Villas and RFB's are desirable building forms; to increase the occupancy rate of the settlement, and given they match the existing zoning, the opportunity to explore design options for a small flat building of reduced height and reduced bulk in relation to the controls as set out in the Draft RTDCP should be undertaken as well as a Villa design that achieves a greater amount of landscaping.

To ensure appropriate building and site design all building types must be accompanied by urban design, architectural and landscape site and building design guidelines specific to Hastings Point.

Where such design exploration is not undertaken and in the absence of urban design, architectural and landscape design guidelines Residential Flat Buildings are not an appropriate building type for Hastings Point.

Recommendations

1. Houses, Dual Occupancies and Granny Flats are appropriate building types for Hastings Point in terms of height and density. The planning controls designed and incorporated into the draft Residential and Tourist Development Code (Section A1 of the Tweed DCP) adequately accommodate the design of these building types in terms of achieving good urban design outcomes; they do however not cover building or landscape styles.
2. Villas are an appropriate building type in terms of height but they have less certainty of being in keeping with character of Hastings Point. Although the controls in the draft RTDC will provide good urban design outcomes however to provide certainty, the controls will need to be tested and were appropriate modified to better suite Hastings Point and embellish the controls.

3. Residential Flat Building are not an appropriate building type for Hastings Point unless they are governed by a building type that details a small flat building of reduced height. The draft RTDC provides a suite of controls that achieve good urban design outcomes; however, they are generic controls and in the context of such a sensitive location development of this scale can only be adequately covered where there are controls specific to that locality. Two new building types should be investigated; a smaller RFB comprising 2 storeys and a 3 storey RFB where the third level occupies only half of the third level.

4. Ecology

During the community consultation phase the issue of the impact of large buildings on the fragile ecology of the estuary and the creek was raised many times.

There is evidence that soil disturbance, vegetation removal and increases in stormwater quality and reduction in stormwater quality may be having serious and detrimental effects on the health and functionality of the estuary and waterway ecology.

The extent and nature of the impacts on the estuary arising from development within Hastings Point needs to be determined by an expert.

The extent, causes and cures need to be determined.

The site and building design issues that require testing include; underground carparking, the quality and quantity of stormwater, water harvesting and vegetation species.

In addition methods need to either put in place or checked to ensure sensitive ecologies and water quality are safeguarded during the construction and post construction phases of the development.

Recommendations

1. The scope of a locality plan could include addressing these issues or Council could determine to engage an ecologist or other environmental specialist to assess any associated environmental issues on the creek resulting from development in Hastings Point and the estuaries catchment.

Ecological issues were not part of the original brief however they will have an impact on the successful completion of a Locality Plan, alternative building types and site and building design guidelines.

Concluding Recommendations

This report finds that the current controls under the Tweed LEP 2000 will not provide the necessary level of certainty to ensure new buildings achieve a desirable built form outcome for Hastings Point.

After consideration of the built and natural attributes of Hastings Point it is apparent that the control in Tweed LEP 2000; building height, alone is not enough to ensure that developments result in buildings that suit the present and future character of Hastings Point.

Primarily this results from the issue that larger scale and denser building forms have greater impacts to the natural and urban environments and as such require a higher degree of design control specific to the context of the place and to achieving high quality buildings.

In particular multi-dwelling developments and three storey developments will have a significant impact on the character of Hastings Point as a small coastal village.

The existing position can be rectified by:

- Council developing a structure plan (locality plan) for the whole of Hastings Point.
- Council developing as part of the structure plan detailed site and building design guidelines on a street by street basis (block by block) and building types that suit Hastings Point to supplement and add to the Draft RTDC. This would look at all building types, of both two and three storeys.

In the case where the two recommendations above are not undertaken or in the interim during the development of the Hastings Point plans a two storey limit should be enforced.

As an outcome of this report the structure plan should include (but not be limited to):

- Clearly defining the boundary and footprint of the settlement in line with the Tweed Local Environmental Plan and the Far North Coast Regional Strategy.
- Exploration of, testing and detailing the capacity of the settlement within the context of it reaching the size of a small coastal village.
- Exploration of, testing and detailing the environmental constraints of the settlements waterways and estuary in relation to the effects of multi-dwelling developments including both design and construction.

Appendix

Community Consultation – Analysis Phase

HASTINGS POINT WORKSHOP I

The following assessment is based on the feedback forms received within the designated period and those prior to writing.

Individual comments from feedback forms

COMMENT	NUMBER OF TIMES MENTIONED
No 3 storeys	10
Retain 2b zoning but with a 2 storey height limit	10
Beautiful natural environment important, 'greenbelts' important	6
Retain village atmosphere	6
Protect pristine natural estuary	5
Water quality in HP estuary needs to be addressed	4
Need a locality plan	3
No overdevelopment	3
Low coast holiday destination, safe swimming, holiday feel	2
Overhaul sewerage treatment plant	2
Implement amendment 81 (2b at 2 storeys)	2
Existing houses are very tired and some are eyesores	2
Formalise access to beach	2
Need to improve community consultation	2
Dredge creek mouth, estuary	2
No camping on headland	1
No residential flat building development	1
Can't double population and not have infrastructure improvements	1
Keep existing zonings	1
Quality development needed	1
3 storeys ok if good quality design	1
Caravan park is an eyesore	1
Need space to the back and sides of lots	1
Illegal land clearing must stop	1
No large population increase	1
Reforest shoreline near bridge	1
Underground electric cables and power lines	1
Remove traffic calmer	1

Group Comment from Sheets

COMMENTS
Ecological health
Serious concerns over water quality associated with large scale developments.
Impact on salt marshes and weed beds within the creek.
Littoral rainforest on the eastern side of the road still evolving.
Where does storm water go? No. 4l storm water goes into ground
Want attention given to flooding waste/storm developments
Concerns over being able to retain greenbelts.
Access and infrastructure
Road should be cut off to headland and walkways constructed.
More development will bring more traffic and need for more parking.
Buildings and development
Size, bulk of development out of character, overshadowing?
Do we know of any villages where three (3) stories exist have proven detrimental?
Has the current three (3) storey building in H.P. caused any environmental or unjust favors?
Planning is planning, what do we have zones for? Allows owners with certainty.
Can't afford house but could afford a unit.
We want urban sprawl to be contained.
Block of flats or units on each block means minimum distance between buildings. Shade and privacy issues.
After initial sale of property to developers decreased value of land due to closeness of buildings.
Looking back from the estuary south the visual impact of three (3) storey would be huge. Overpowering existing buildings, some only ten (10) years old – detracting from the natural beauty of nearly littoral rainforest.
Green belt at three (3) storeys could/can see the ocean. What happened (and is still happening) at other sea views? The trees are being poisoned and/or chopped down.
Want sustainable housing.
No residential flat buildings, no decks constituting and extra storey, no underground car parking
The second storey of a building to be set back
Materials that complement the existing natural environment, buffer of vegetation between creek and buildings, road drainage to contend with flooding.
As the entire coast is redeveloped the fishing cottages will all disappear. As with other heritage villages examples should be retained. Some owners have restored the old cottages and done some development behind. This would retain the character and history of Hastings Point.
Consultation
We want to keep an open mind on the outcome of this workshop.
Hole in ground for tanks at service station – 5 metres – no water.
Most blocks do not back onto the creek.
Population
We need to be mindful of the future populations and growth of H.P. including their needs and requirements.
We have an idyllic lifestyle, we want to treasure it as much as possible. Compromise between old and new.
Concerns of increased footprint of population on local environment.
Population expands as more people want to share the coastline and estuaries. We need to have sustainable accommodation for these people. We cannot lock our beautiful area.
Don't want urban consolidation via three (3) storey in our village, excessive population growth, unsustainable development.
Planning
We need a locality plan.
Confusion over height limits have existed for many years with council stating 'Fingal, Pottsville and Hastings Point to be evaluated for two (2) storeys.' Hastings Cove corner Creek St zoned two (2) storeys 2B in 1999. Expectations of long time residents not to have large scale residential flat buildings built next door.
Tweed LEP 2000 defines zone 2(b) without mention of three (3) storeys but as "medium density housing that achieves good urban design outcomes".
DCP 6 (2001) clause 3.3 define building envelope thus: so the allowable building height and width depends on the width of the block.
HP blocks are long and narrow and therefore unsuitable for high buildings.
This is exacerbated because the side boundaries run east-west and therefore overshadowing is a problem. Refer to DCP 6 clause 3.3.6 Max length of shadow = 1.7 times building height. E.g. 12m building set-back 3m will shadow, 17m into adjacent block.
TSC only has to enforce existing rules.
Underground parking have been proposed right up to the boundary. How are they built in loose sand without undermining adjacent land?
DCP 6 clause 3.1.3 gives max ratio of 0.5

This is disregarded by developers and TSC – not marginally but grossly – e.g. 0.9
How does TSC address this?
Not true that DA's with 3 storeys have a smaller footprint.
Don't want T.S.C. to ignore policy/law and foster developers yields
Rigorous implementation of DCP rules, locality plan, management plan for SEPP 26 and estuary, Acid sulphate/run off protection, study/investigation of impact of surrounding areas on Cudgera & Christie's catchment area, cumulative impact study, two (2) storey town houses/ four (4) units per block
Identity
Want relatively unspoiled natural environment, small village with appropriate values size and amenity, low cost holiday destination, safe swimming, preserve village character/hamlet identity.
Village identity is now and should remain mainly low scale housing.
Current DA's
The point can't be excluded from discussions because it becomes a precedent for all future development. The council has already publicly stated that the bulk and scale of the development is controversial.
To point has no vegetation – does not contain same urban characteristics as the rest of H.P. – sheer wall overlooking road – over scale development.

HASTINGS POINT WORKSHOP 2

Community Consultation – Design Phase

Individual comments from feedback forms

There were in total 85 individual consultation responses received in relation to workshop no.2. 27 from persons who own or live within the study area, 51 from persons who own or live in Hastings Point but outside the study area and 7 from persons who do not live or own land in Hastings Point.

Some feedback sheets were answered in full with additional comment, some gave response only some answers, therefore under no category in the tables below are there exactly 85 responses in total.

	Agree	Perhaps	Disagree
A locality plan is needed	77		
A style guide is needed	76	1	
Appropriate Buildings are necessary	75		
Houses, Dual Occs and Granny flats have a fair chance of being in keeping with HP	66	6	4
Villas may be in keeping with the settlement	32	35	13
Is there less chance that 3 Storey Res Flat Buildings are appropriate for HP	6	20	53

It should be noted from the table above that in relation to the questions relating to both villas and RFB's that many respondents felt that there was some merit in the facilitation of these denser building forms but on certain grounds such as at certain height or setback.

Specific Height and FSR Controls for HP	Agree	Disagree	Comment
- height that is tied to building type	68	1	2 Storeys
- consistent setback to Tweed Coast road	69	1	Minimum required Greater than 6m
- two storey and two plus half third level RFB	2	76	No RFB's Definitely No third storey

The comments below were those included over and above responses to specific questions raised on the feedback sheets.

Don't want to down zone land	23
No 3 storeys. No place in Hastings Point for this building form due to visual impact	19
Need specific prescriptive controls for HP ie height, setback, overshadowing, site coverage etc	4
Natural landscape to dominate, not buildings. Green space coverage on individual sites paramount to retain character and protect amenity	11
Villas may be appropriate without 3 storey and high site coverage	1
Beautiful natural environment important, 'greenbelts' important. Built form should not detract.	4
Retain character, village atmosphere and promote quality of life	15
No underground carparking / threat to estuary resulting from surface water runoff	20
Protect pristine natural estuary and native wildlife	13
Traffic Management a problem	3
Low coast holiday destination, safe swimming, holiday feel (keep camping and caravan park)	16
Overhaul sewerage treatment plant. Potential for major contamination of estuary.	17
Formalise access to beach and pedestrian networks, public carparks. Improve Pedestrian safety	8
No residential flat building development	3
No large population increase	6
Moratorium to be reinstated	9
2 or 3 Storey acceptable, however aesthetics MUST improve. This would be better than some existing buildings	2
Want to rezone to low density	1

Group Comment from Sheets

Ecological health	
Erosion occurring at beach due to population increase	1
Fish stocks decreasing due to housing in close proximity to creek	1
All development to comply with principle's of ESD (Ecologically sustainable development) (ie ecology considerations, neighborhs, privacy, stormwater disposal, verandas)	4
Ground water runoff to not harm environment	1
More Environmental studies needed	1
TSC inspections for compliance	1
Native vegetation to be protected: Environmental Compliance	1
Access and infrastructure	
Sewerage treatment works not working	2
Protection of Public Walkways paramount	4
Drainage infrastructure not maintained by Council problems set to increase by non maintenance. Doubtful if Council has up to date stormwater controls and engineering guide	2
Buildings and development	
RFB's Not Appropriate	2
No 3 Storeys. 2 Storey if necessary but no third level. 3 Storeys could encourage dune clearing for views. 2 Storeys allows for increased setbacks and more vegetation etc	5
3 storeys enables owner to capitalise on ocean views, either in RFB or individual dwelling. Examples of 3 storey dwelling at 25 and 11 Coast Road. Three storeys allows access to ocean breeze which is inhibited by beach front crown land	2
Dual Occupancies appropriate for all of Hastings Point	1
Villas appropriate for Hastings Point Max FSR 0.6:1	1
Buildings to be sympathetic to coastal area in keeping with Coastal Style. Built environment not to dominate natural, ie landform and vegetation to visually dominate.	3
Underground carparking not acceptable	5
Basement carparking would alleviate carparking impacts at street frontage	2
Questioned if a study has been undertaken to determine if three storeys has impact on the physical environment or if it is more personal opinion.	1
Quality landscaping including mature plantings should be mandated as part of all new developments	1
Project Brief/Consultation	
2 nd Consultation process has less than half the landowners. Most attendees are from Creek Street.	1
Concern than John O'reilly does not represent the majority of landowners. Copies of stat declaration clearly represent the majority of landholders in the surveyed area.	1
Planning	
Don't want to down zone land	23
We need a locality plan. Defined set of ruled specifically for Hastings Point (north and south) and mitigate negative effect of population growth. Protection of Hamlet in accordance with guiding principles of NSW Coastal Guidelines (Height p 25 and 37, vegetation and landform visually dominate; no gated communities / public access to beach; maintain existing recreation sites including Council run caravan park).	5
Is max FSR 0.55:1 appropriate for Hastings Point. Should be ABSOLUTE Maximum.	3
Confirm FSR within a 2B Medium Density Zoning IS NOT 0.5:1	1
Hastings Point needs 2 storey with restriction on Density and FSR	3
6 metre setback for vegetation, shade, privacy, noise	1
Site analysis required to protect neighbours rights	1
Gated communities problematic	2
Ensuring the highest and best use of land – only appropriate when laws and policy adhered to not yield.	1
Suggest 1/3 of the block left undeveloped / high landscaped area	2
No further commercial development	1
Careful consideration must be given to style and design of new development. Height may not be the issue as much as achieving aesthetic appeal to suite local area.	1
Contain Urban Sprawl. Further expansion of settlement boundary not appropriate. Higher densities and increased heights might be appropriate to address this problem. Only limited land available at Hastings Point however is an attractive/ideallic place for future residents.	2
If land in study area was to be 'Downzoned' then some land owners may seek compensation in a 'class action'	3

against Council. Zonings give people security in their investment.	
Council under current LEP has approved 3 storey 7 x unit development on one of the blocks that (within the study area) has been labelled not big enough to accommodate villa. This development meets site coverage criteria and overshadowing. Therefore, how could adjoining land owners be advised to only build a duplex on their land.	1
Past mistakes not to be used as a precedent	1
Unfair reclamation and resumption of creek front land – example ensuing	1
Identity and Population	
Want relatively unspoiled natural environment, small village with appropriate values size and amenity, low cost holiday destination, safe swimming, preserve village character/hamlet identity.	
Village identity is now and should remain mainly low scale housing.	3
Multi-dwelling Housing spoils Hamlet identity	1
It is untrue to state "Northern side of settlement already developed" only 3 x 3 storey developments	1
Hastings Point has always been a village, why does this need to change	1
Aesthetic views from Headland exist to all areas north and south. Not one particular sight line.	1
Current buildings facing Coast Road at present. Is this beautiful?	1
Character of Hastings Point is ever changing and will continue to change over time like other coastal towns	1
Population inundation through higher density	1
Urban Consolidation (through higher density) allows for more people to enjoy this environment	2
Results South of the Bridge will impact on the North – Particularly lot 156.	1
Objection to Hamlet being taken over by "Young Guns"	1
Current DA's/Moratorium	
No justification for excluding The Point - becomes a precedent for all future development. The council has already publicly stated that the bulk and scale of the development is controversial.	1
The Moratorium should be reintroduced. WHERE IS IT?	2
Large Land Holding on Creek Street goes to State Government – Community wants rezoning via an environmental study into wetland /floodzone/access wildlife corridor.	2

Population Distribution by Urban Area

NOTE: In the case of Hastings Point the following figures have not been tested against the physical, social and urban constraints of the settlements and therefore represent maximums not necessarily actuals or desirables.

Table I shows the population distribution of Tweed Shire between its urban areas (ABS State Suburbs) based on the 1996, 2001 and 2006 census information. There are limitations with comparisons between census periods because the census collection districts are changed as areas grow and this can skew figures. However, the figures do reflect the land release areas in the northern areas of Banora Point, Terranora and Bilambil and the slowing of growth in the established areas of Tweed Heads in the last five years in particular. It also shows the relatively stable population of Murwillumbah and inland areas while there has been strong growth on the Tweed coast, particularly around Kingscliff and Pottsville. About 12 -15 % of the Tweed population lives outside of urban areas on farms and in rural residential development. This proportion is likely to stabilise and then slowly fall as the Tweed Shire population increases in predominantly urban locations.

Table I Tweed Shire Population by Urban Area 1996 - 2006

	1996	2001	2006	Projected maximum
Urban North				
Tweed Heads	7,660	7,547	7,125	
Tweed Heads West	4,782	4,752	5,870	
Tweed Heads South	6,778	8,538	7,321	
Banora Point	8,800	11,168	14,682	
Cobaki	634	713	700	
Cobaki Lakes	452	723	227	
Bilambil (Inc Bilambil Heights)	2,552	2,935	3,691	
Coastal				
Fingal Head	584	656	575	
Chinderah	1,663	1,636	1,341	

Kingscliff	3,960	4,779	6,017	
Kingscliff West (Cudgen)	505	505	535	
Casuarina			890	
Kings Forest			402	
Cabarita/Bogangar	2,733	3,082	3,050	
Hastings Point	681	722	614	1,510
Pottsville	1,930	2,553	3,781	
Total	12,056	13,933	17,205	
Murwillumbah (Inc Sth M'bah)	7,471	7,340	7,696	
Other Urban and Rural	10,517	11,546	11,667	
Tweed Shire	63,607	71,618	79,321	

Sources: ABS, Census 2006; Core Economics , 2005, GHD Pty Ltd 2008

