

# HASTINGS POINT

## Locality Based Development Code Tweed Development Control Plan Section B23

17th March 2009

for Tweed Shire Council

DRAFT



**ruker** | urban design

[www.rukerurbandesign.com](http://www.rukerurbandesign.com)

**pod**  
landscape architecture

## **PART 1 - INTRODUCTION**

### 1.1 PREFACE

### 1.2 PRELIMINARIES

- 1.2.1 The purpose of this locality based development code
- 1.2.2 Name and commencement
- 1.2.3 Land and development covered by this plan
- 1.2.4 Relationship to other documents
- 1.2.5 How to use this section of the Tweed DCP
- 1.2.6 Copyright, intellectual property and photographs
- 1.2.7 Plan preparation

## **PART 2 - HASTINGS POINT IN CONTEXT**

### 2.1 BACKGROUND

- 2.1.1 Demographic information
- 2.1.2 Existing locality characteristics

### 2.2 THE PLANNING FRAMEWORK

- 2.2.1 The Far North Coast Regional Strategy
- 2.2.2 North Coast Urban Design Guidelines
- 2.2.3 Coastal Design Guidelines for NSW 2003
- 2.2.4 The Tweed Local Environment Plan 2000
- 2.2.5 Tweed Development Control Plan 2008
- 2.2.6 Tweed DCP Section A1 - Residential Tourist and Development Code
- 2.2.7 Tweed Urban and Employment Land Release Strategy

### 2.3 COMMUNITY CONSULTATION SUMMARY

- 2.3.1 Who has been consulted
- 2.3.2 The consultation process
- 2.3.3 Summary of comments

## **PART 3 - VISION FOR HASTINGS POINT**

### 3.1 VISION FOR HASTINGS POINT

### 3.2 ILLUSTRATIVE PLAN

### 3.3 STRATEGIES

- 3.3.1 Environmental protection
- 3.3.2 Flooding
- 3.3.3 Water table and acid sulfate soil
- 3.3.4 Scenic protection and views
- 3.3.5 Public open space and public facilities
- 3.3.6 Urban Vegetation
- 3.3.7 Circulation and access
- 3.3.8 Building types and precinct areas

## **PART 4: PRECINCT PLANS AND VISUAL SETTINGS**

### 4.1 THE CENTRE

#### 4.1.1 Existing Character

##### 4.1.1.1 Building Character

#### 4.1.2 Strategy/Desired Future Character

##### 4.1.2.1 Strategy Principles

- 
- 4.1.2.2 Diagrammatic representation
  - 4.1.2.3 Public domain strategies and implementation
  - 4.1.3 Controls
    - 4.1.3.1 Guide to using the controls
    - 4.1.3.2 Objectives
    - 4.1.3.3 Controls - General
    - 4.1.3.4 Controls - Caravan Parks
    - 4.1.3.5 Controls - Commercial lots
    - 4.1.3.6 Controls - Residential lots
  - 4.2 PENINSULA STREET AND THE NORTHERN ENTRY
    - 4.2.1 Existing Character
      - 4.2.1.1 Building Character
    - 4.2.2 Strategy/Desired Future Character
      - 4.2.2.1 Strategy Principles
      - 4.2.2.2 Diagrammatic representation
      - 4.2.2.3 Public domain strategies and implementation
    - 4.2.3 Controls
      - 4.2.3.1 Guide to using the controls
      - 4.2.3.2 Objectives
      - 4.2.3.3 Controls - General
      - 4.2.3.4 Controls - Caravan Parks
      - 4.2.3.5 Controls - Commercial lots
      - 4.2.3.6 Controls - Residential lots
  - 4.3 CREEK STREET
    - 4.3.1 Existing Character
      - 4.3.1.1 Building Character
    - 4.3.2 Strategy/Desired Future Character
      - 4.3.2.1 Strategy Principles
      - 4.3.2.2 Diagrammatic representation
      - 4.3.2.3 Public domain strategies and implementation
    - 4.3.3 Controls
      - 4.3.3.1 Guide to using the controls
      - 4.3.3.2 Objectives
      - 4.3.3.3 Controls - General
      - 4.3.3.4 Residential lots
      - 4.3.3.5 Caravan Parks
      - 4.3.3.5 Subdivisions
  - 4.4 HASTINGS POINT SOUTH
    - 4.4.1 Existing Character
      - 4.4.1.1 Building Character
    - 4.4.2 Strategy/Desired Future Character
      - 4.4.2.1 Strategy Principles
      - 4.4.2.2 Diagrammatic representation
      - 4.4.2.3 Public domain strategies and implementation

- 
- 4.4.3 Controls
    - 4.4.3.1 Guide to using the controls
    - 4.4.3.2 Objectives
    - 4.4.3.3 Controls - General
    - 4.4.3.4 Controls - Commercial lots
    - 4.4.3.5 Residential lots
  - 4.5 VISUAL SETTINGS
    - 4.5.1 How to use the Visual Settings
    - 4.5.2 The Headland
    - 4.5.3 Estuary Park Looking North
    - 4.5.4 Bridge looking North
    - 4.5.5 Bridge looking West
    - 4.5.6 Bridge Looking South
    - 4.5.7 Creek Street
    - 4.5.8 Southern Entry
    - 4.5.9 Northern Entry
    - 4.5.10 Young Street

#### **Part 5: BUILDING TYPE CONTROLS**

- 5.1 HOW TO USE THE BUILDING TYPE CONTROLS
- 5.2 CONCEPT, DESIGNING TO SUIT HASTINGS POINT
- 5.3 BUILDING TYPE CONTROLS
  - 5.3.1 Dwelling Houses, Alterations and Additions to Dwelling Houses, Garages, Outbuildings, Swimming Pools, Tennis Courts
  - 5.3.2 Dual Occupancies and Hastings Point Town Houses
  - 5.3.3 Shop-top and Residential Flat Buildings

#### **Part 6: DESIGN RESOURCES**

- Built Form and Landscape Design Ideas
- Species List
- Constraints Maps

---

DRAFT

# I.0 - Introduction

## CONTENTS

### I.1 PREFACE

### I.2 PRELIMINARIES

- I.2.1 The purpose of this locality based development code
- I.2.2 Name and commencement
- I.2.3 Land and development covered by this plan
- I.2.4 Relationship to other documents
- I.2.5 How to use this section of the Tweed DCP
- I.2.6 Copyright, intellectual property and photographs
- I.2.7 Plan preparation

DRAFT

DRAFT



Figure 1.1 The Hastings Point Locality shown outlined with a red line



## I.1 PREFACE

Since 2006, Tweed Shire Council has undertaken a number of planning studies for key issues and locations in the Tweed, all contributing to a comprehensive review of the *Local Environmental Plan 2000* and *Tweed Development Control Plan*. The *Hastings Point Locality Based Development Code* (from here on within this document called the *Plan* or *this Plan*) is a component of this wider exercise and is intended to provide the framework for managing growth in Hastings Point over the next 25 years.

Figure 1.2 identifies the boundary of the Hastings Point locality under this *Plan*.

The *Plan* project brief required a Background Planning Study, a Structure Plan and a Development Control Plan (DCP) to be prepared. These represent the key constituent parts of this *Plan*.

The *Plan* has been prepared on the basis of extensive analysis and stakeholder input in regard to a wide range of key issues, including traffic and transport, community

facilities, retail and employment, urban development, built form, landscape and environmental protection, as well as streetscape and public domain issues.

Based on those findings, the *Plan* provides policy guidance in relation to a number of key strategy areas. These include:

- Urban Structure: Illustrating the broad pattern of land use and interrelationship of activities.
- Open Space and Public Domain: Strategies for the development of private land and directions for improvements to public areas such as parks and streets.
- Precinct Areas: Strategies, objectives and controls to guide development of land in Hastings Point.

DRAFT

## 1.2 PRELIMINARIES

### 1.2.1 PURPOSE OF THIS LOCALITY BASED DEVELOPMENT CONTROL PLAN

This section of the *Tweed Development Control Plan* has been prepared in accordance with *Part 3 Division 6 of the Environmental Planning and Assessment Act 1979* (“the Act”) and with *Part 3 of the Environmental Planning and Assessment Regulation 2000*.

This *Plan* is part of a strategic framework for guiding the future development of the Hastings Point locality and represents the most detailed level of the strategic framework.

This *Plan* provides more detailed provisions to expand upon the *Tweed Local Environmental Plan 2000 (TLEP)* for development within the Hastings Point locality that will:

- Provide guidance on the growth and future character of Hastings Point;
- Protect and enhance public domain, open space and environmental areas; and
- Guide the development of Hastings Point residential areas.

Under *Section 79C of the Act*, the consent authority is required to take into consideration the relevant provisions of this *Plan* in determining an application for development within the identified Hastings Point locality area.

### 1.2.2 NAME AND COMMENCEMENT

This *Plan* is called *Section B21 – Hastings Point Place Based Development Control Plan* of the *Tweed Development Control Plan 2008*.

### 1.2.3 LAND AND DEVELOPMENT COVERED BY THIS PLAN

The controls identified within this section of the *Tweed DCP* apply to development on land within the Hastings Point locality area as shown in *Figure 1.1*.

### 1.2.4 RELATIONSHIP TO OTHER DOCUMENTS

The *Tweed Local Environmental Plan (TLEP)* is the principal environmental planning instrument applying to the Hastings Point Locality.

This section of the *Tweed DCP* contains detailed provisions that supplement the provisions of the *TLEP*. If there are inconsistencies between this *Plan* and the *TLEP*, the *TLEP* shall prevail to the extent of that inconsistency.

A *Residential and Tourist Development Code (Tweed DCP Section A1)* has been prepared by Council to apply to all forms of residential development within the Tweed Shire area. The Code is based on building types and is therefore generic rather than site specific.

This *Plan* has been developed specifically to apply to the conditions, opportunities and constraints present within the Hastings Point locality. This Section may therefore provide for particular development types that differ to those appearing in the *Residential and Tourist Development Code*.

Where an inconsistency arises between this *Plan* and the *Tweed Residential and Tourist Development Code*, this *Plan* will prevail to the extent of that inconsistency. Where this section is silent in regard to a particular issue, the provisions of the *Tweed Residential and Tourist Development Code* apply.

The various technical policies, guidelines and codes of Tweed Shire Council also apply to the area of this *Plan* in the manner they were originally intended. In some instances however, the particular circumstances of the Hastings Point locality have warranted an alternative approach to those requirements. In such cases, the objectives of this section will prevail.

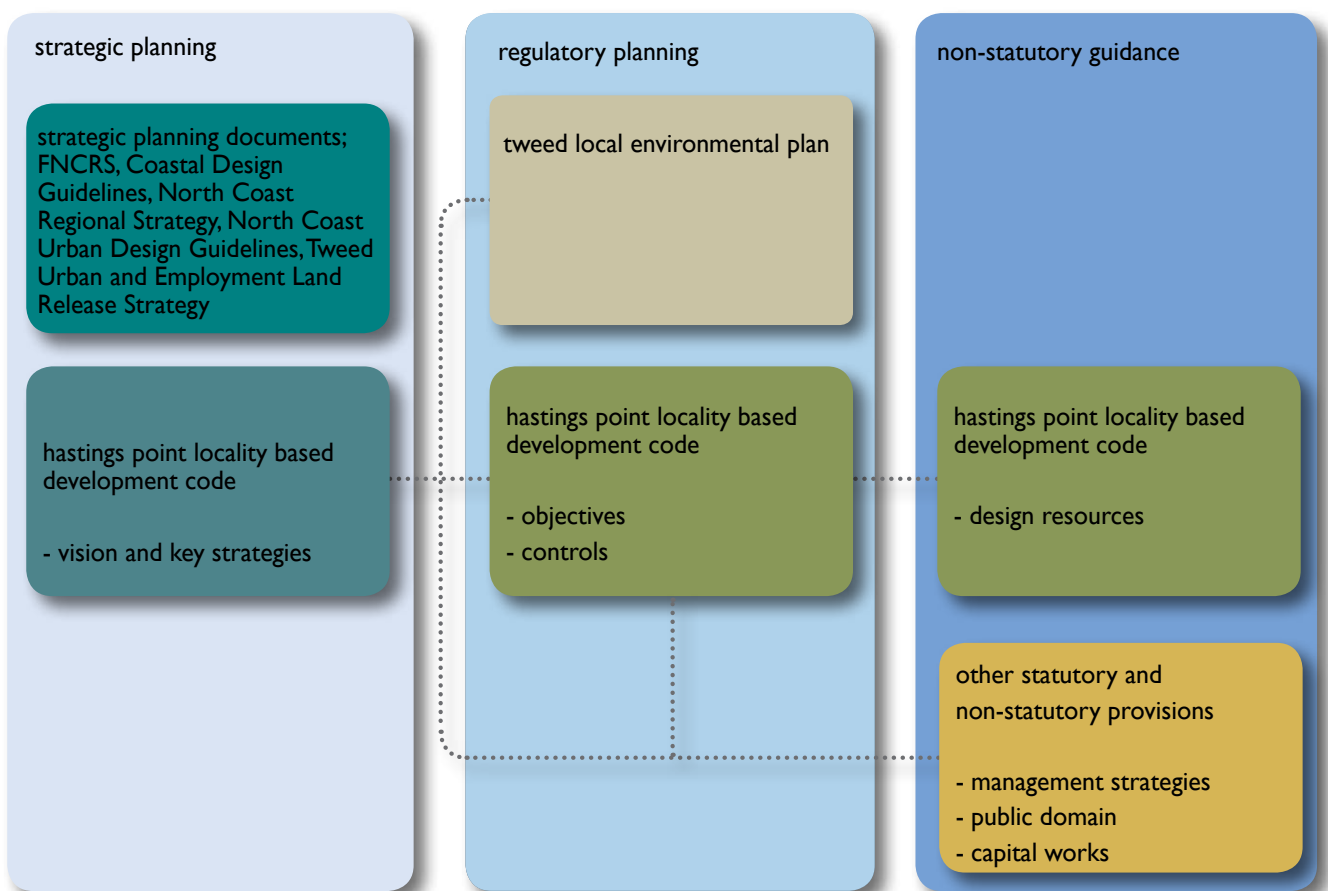


Figure 1.2 Locality Plan Implementation

*This Plan combines both elements of the planning process so that the regulatory component has a strong strategic focus, justification and relevance as well as detailed design guidance. The above illustrates the relationship between the Locality Plan and the various implementation mechanisms.*

### 1.2.5 HOW TO USE THIS SECTION OF THE TWEED DCP

This Plan has 6 parts:

**Introduction** - Identifies the boundaries, purpose and the relationship of the DCP to other controls within the existing planning framework.

**Hastings Point in Context** - Provides an overall picture of existing conditions and the statutory and strategic planning framework for the Hastings Point Locality

**Vision for Hastings Point** - Details the overarching vision its key strategies. The theme's discussed in this part affect the whole of the locality and detail existing conditions.

**Precinct Plans** - The particular opportunities, constraints, character and values of each precinct within the Hastings Point locality are given particular emphasis. This Part provides controls specific to each precinct.

**Building Type Controls** - Provides detailed objectives and controls for developments based on the building type proposed. This section ties in closely with the *Residential and Tourist Development Code, Part A1, Tweed DCP*. Design Controls that have been superseded are provided in this document, where a Design Control has not been superseded refer to *Part A1*.

**Design Resources** - This section provides non-statutory information on detailed building and site design issues to provide an additional level of information on how developments can be tailored to suit Hastings Point. It also provides a plant species list and constraints maps.

### 1.2.6 COPYRIGHT, INTELLECTUAL PROPERTY AND PHOTOGRAPHS

All text, diagrams, images and precedent photographs are copyright to and the intellectual property of Ruker Urban Design and POD Landscape Architecture.

All text, diagrams and images in this document are for the exclusive use of Tweed Shire Council for the purposes of this plan; the *Hastings Point Locality Based Development Code*.

Site photographs in this document were taken by Ruker Urban Design, POD Landscape Architecture and Tweed Shire Council staff between 2008 and 2010. They are representative of that place at that time and are not necessarily intended to be a representation of what exists currently.

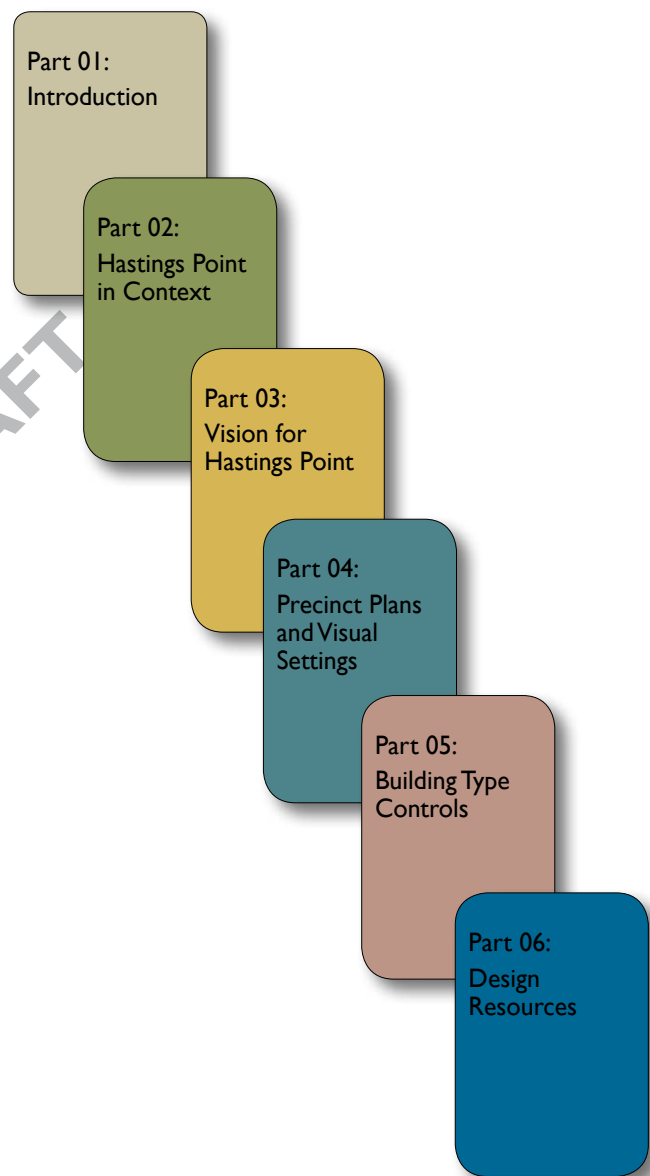


Figure 1.3 Document Structure

The document provides series of nested levels of information from the broad settlement wide strategies down to detailed site and building design information.

1.2.7 PLAN PREPARATION

Figure 1.4 provides a summary of the plan preparation process.

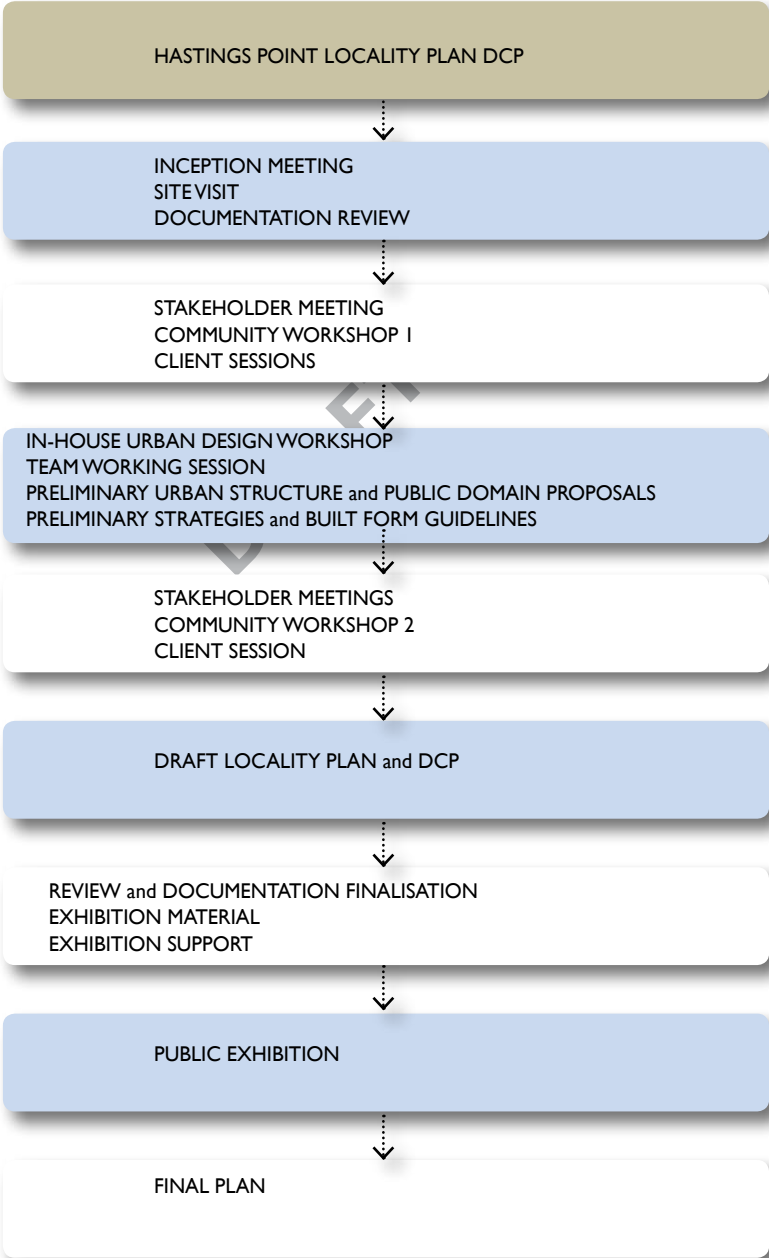


Figure 1.4 The Hastings Point Locality Plan and DCP Process