

4.0 - Precinct Plans and Visual Settings

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4.1 The Centre

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- Estuary Beach Park
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4.1.1 EXISTING CHARACTER

The Centre comprises a number of complementary areas including: the retail area, the Caravan Park, Cudgera Creek foreshores, the Estuary Beach Park, the Headland, part of the Tweed Coast Road and Young Street. For locations refer *Plan: The Centre Precinct*.

The centre is the primary public area within Hastings Point where a number of important social, recreational and functional activities occur. It is the heart of the settlement as it provides easy access to the ocean, beaches, Cudgera Creek, the Estuary Beach Park, the Headland, the Caravan Park and the shop.

Retail Area

The retail centre at present comprises one shop. This serves the whole settlement and also provides a place for informal social interaction.

Caravan Park

The caravan park is an important site within Hastings Point. It provides accommodation choice in this popular destination and affordable accommodation thereby retaining public access to and enjoyment of the coast.

Cudgera Creek Foreshores

Cudgera Creek foreshores are important for estuary and ecological health. The creek is one of the main natural features in the settlement and is valued for its natural and pristine qualities.

The characteristics of Cudgera Creek foreshores are:

- The western side of Cudgera Creek is zoned for Environmental Protection.
- The foreshore area is well vegetated and treed.
- The vegetated foreshore edge is fairly deep and thick along some of the creek providing screening between the properties and the creek.
- Species consist of a mix of native and exotic vegetation.
- Foreshore land behind the mangroves to the rear of lots along Young Street is highly modified.
- Informal public access along some of the foreshore is available but is not continuous.



Plan: The Centre Precinct



The caravan park has open spaces around buildings and limited hard surfaces.



Parking is important in proximity to the centre for access to the shop and the beach park.



The creek is one of the main natural features in the precinct and is valued for its natural and pristine qualities.



The Centre as it exists in 2009

Coastal cottages are located close the front boundary, have low pitched roofs and mature vegetation.

The retail area has easy and accessible on street parking and a northerly aspect. It is also in close proximity to some of the busiest areas within Hastings Point; the park, the beach and the caravan park.

Estuary Beach Park

The estuary beach park is a primary public place within Hastings Point as it provides a protected swimming area within a natural park setting that is easily accessed.

The key features of this area are:

- The views from the Tweed Coast Road out over the water
- Native coastal vegetation extending throughout and surrounding the park.
- An access point for launching small water crafts, canoes and jet ski's.
- Picnic shelters and a children's play area.
- Shifting sandbanks, coastal accretion and sand drifts that alter the estuary opening to the ocean.
- Car parking and amenities in proximity to the park and the water.
- A calm water area for swimming.

The Headland

The Headland affords view up and down the coast as well back towards Hastings Point. The Headland is valued by locals and visitors for its scenery, surf watching and access to the beach. It is also valued as a camping area during summer. Other popular activities include rock fishing and educational school excursions along the rock platform.

The headland has exposed and open grassed areas that are used for camping during summer inter dispersed with native indigenous vegetation.

The key characteristics of the headland are:

- Open grassed areas for camping.
- Coastal dunes and dune vegetation.
- Littoral rainforest.
- Walking access to the estuary.
- Vehicular access to the Headland.

Tweed Coast Road

The Tweed Coast Road is the main road running through the settlement. As the main thoroughfare, the Tweed Coast Road



The estuary and park are highly valued recreational spaces in a unique and beautiful natural setting.



The Headland provides excellent views north, south, west and east.



Informal and semi-natural parkland and the beach are unique characteristics of the centre of Hastings Point. The park has minimal structures and informal, natural and unmade edges.

provides the main visual impression of the settlement.

The key characteristics of the Tweed Coast Road are:

- Visual connection to the estuary, the hills in the distance and the bridge.
- A sense of arrival to the centre of the settlement which gives access to the shop, parking, the caravan park, the estuary, beach, park and headland.
- Residential dwellings and commercial buildings located close the front boundary.

Young Street

Young Street is a quiet residential side street that is only accessible from the Tweed Coast Road for vehicles. Pedestrian access connects back to the Tweed Coast Road along the laneway.

Young Street has an informal character with private yards blending with the streetscape.

The generous grassed public reserves are an important component of the street as they provide a safe and pleasant pedestrian experience.

The key characteristics of Young Street are:

- A quality pedestrian environment.
- Deep grassed verges with no kerb and gutter.
- A mix of vegetation types and sizes including native and exotic.
- Views of Cudgera Creek and the hills behind.



Existing view Looking North along the Tweed Coast Road



Existing view Looking South along Young Street.

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4.1.1.1 EXISTING BUILDING CHARACTER

Building types and structures within this precinct include: caravans, tents, small one storey coastal cottages, two and three storey houses and a two storey retail building.

Buildings types are distributed in response to the zoning of the land and natural constraints such as flooding and topography.

The caravan park has new boutique tents close to the Creek which suit the site well whilst providing accommodation choice. As such these are appropriate for this site. Caravans are small and visually unobtrusive and allow views of the mountains behind.

The Tweed Coast Road has mainly one and some two storey single residential dwellings. These are of varied architectural character but generally have low pitched roofs, domestic scale windows and doors facing the street, low fencing and landscaped setbacks.

One, two and three storey houses are located along Young Street generally set well back from the street. The street has the impression of a predominantly natural feel partly as a result of many lots being vacant and some lots with very small and old coastal shacks.

Both residential and commercial land is likely to be redeveloped given the age of buildings and the desirability of the location.

Key characteristics of buildings within the centre precinct include:

- The impression of a predominantly natural environment along Young Street.
- Zero setbacks for commercial buildings along the street, shopfront windows and awnings addressing the street and accommodation above.
- Buildings along the Tweed Coast Road built close to the street boundary, with low pitched roof and a residential address to the street.
- Tents, caravans and small buildings are very low in height and spaced out create openness and views through. Tents and caravans are minimal structures that do not disturb the ground.
- Houses face the street with a residential address.



Existing tents



Existing caravans



Existing houses



Existing houses



Existing retail building

4.1.2 STRATEGY/DESIRED FUTURE CHARACTER

The centre is to retain its current role and function as an informal, natural beach and estuary setting with excellent public access to the water and open spaces for recreational, relaxation and educational experiences.

Its commercial heart is to be retained and reinforced as a very small centre providing basic retail services such as a corner shop and a restaurant or cafe. The centre is to remain without large scale commercial premises.

The retail centre has opportunities for upgrading and extending. Some additional commercial space could allow for additional cafes and an outdoor seating area with a northern and eastern orientation.

The caravan park is on public land. It is flood affected and within a visually sensitive area, as such only small or semi-

permanent or temporary structures are suitable. Boutique tents and caravans are ideal structures to provide upgraded and additional accommodation whilst minimising visual impacts and being sensitive to the natural assets and constraints of the land.

Private lots along Young Street and the Tweed Coast Road can provide multi-dwelling accommodation choice in Hastings Point where new buildings feature small scale building frontages and a residential address to streets and the Tweed Coast Road, lightweight materials, broken down forms, low and open fencing, densely landscaped front gardens using indigenous local species and complement public views.

Along the Tweed Coast Road building forms fronting the road are to have the appearance of houses with domestic



Elevation Looking West from Yungari Road/Hastings Point Lookout Road, diagrammatic Illustration of possible built form and landscaping solution outcome for the Centre.



scale and design, windows and a front door facing the street, landscaped front gardens, low pitched or skillion roofs and up to a maximum of two storeys.

Buildings along Young Street are to feature a mix of materials and detailing that breaks down the building bulk and gives it a coastal and residential scale.

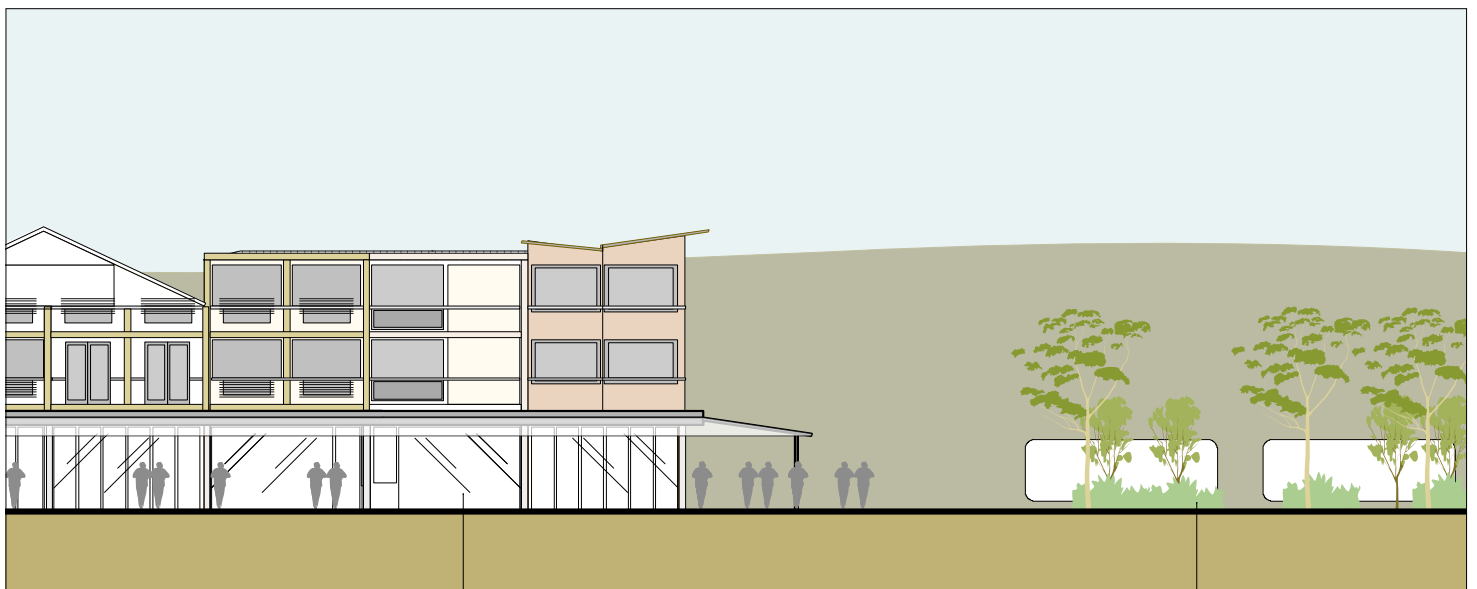
Small residential flat buildings may be possible where the above design features are achieved and where buildings can address flooding, ASS soils, retain views and where the top level building footprint occupies no more than 30% of the level below.

Importantly natural areas that surround and penetrate the Centre are to be retained and enhanced with local indigenous species to ensure that the ecological integrity of the area is preserved.

A continuous buffer along the Creek is to be created to ensure Cudgera Creek foreshores and the estuary are protected.

Those aspects of the Centre that will stay the same and be enhanced include:

- The small scale of the retail area.
- The natural edge to the creek foreshore.
- The Estuary Beach and Park.
- The naturalness of all public open spaces including parks, foreshores, beaches and streets.
- The current use, density of development and building types on the caravan site.
- The green, natural qualities along Young Street are to be retained with well landscaped front setbacks and street reserves.



4.1.2.1 STRATEGY PRINCIPLES

Strategic principles for the Centre are to:

1. Ensure Cudgera Creek foreshores contribute to protecting the integrity of the estuary ecology.
2. Retain and improve the natural setting along the creek.
3. Ensure that the Beach Park and the Headland retain their current uses and current amenity whilst ensuring that the natural environment retains its integrity.
4. Enhance and rejuvenate planted areas to provide additional areas of shade and shelter in the park.
5. Improve pedestrian amenity along the Tweed Coast Road by slowing traffic.
6. Ensure residential streets continue to provide a quality pedestrian experience.
7. Improve the retail centre by providing additional retail space and outdoor dining opportunities.
8. Preclude large commercial buildings whilst providing some additional retail in keeping with the requirements and scale of a small coastal settlement.
9. Ensure only small structures are allowed on the caravan Park.
10. Retain current uses on the caravan park.
11. Ensure any changes to the caravan park; either minor (such as fences) or major (such as buildings) do not affect views within the precinct.
12. Ensure appropriate designs for food affected land.
13. Ensure buildings complement the identified views and vistas.
14. Ensure new developments along Young Street retain and replant vegetation within the street reserve and within front setbacks to result in the street having a green and natural appearance.
15. Ensure well landscaped front setbacks along the Coast Road.
16. Avoid buildings that predominantly use unclad concrete and glass elevations.
17. Avoid long blank facades.
18. Ensure all new buildings either commercial or residential provide quality elevations and address streets, corner locations and public places such as reserves and parks.
19. Encourage the use of coastal materials and building massing that results in broken down forms that provide quality residential amenity and improve environmental conditions inside and outside the building.
20. Ensure building types support housing choice and affordable housing options throughout the settlement

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Plan. Diagrammatic representation of a possible outcome of the strategy for The Centre precinct
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4.1.2.2 DIAGRAMMATIC REPRESENTATION

1. New shop top housing at the heart of the settlement contribute to creating a small coastal village centre.
2. One or two additional shops complement the existing shop.
3. Outdoor dining opportunities are provided with streetscape improvements.
4. The current use and utility of the caravan park are retained.
5. Park structures, caravans and tents are small in footprint and provide open space around them.
6. Fencing is low and open along the Tweed Coast Road, the laneway and lots along Young Street.
7. Medium density housing provides accommodation choice and affordable housing options.
8. New buildings complement the character of a small coastal settlement by responding to the environment, being rich in a mixture of coastal materials and detailing and designed breaking down building bulk.
9. Setbacks allow for dense landscaping and mature vegetation along the street and in rear yards.
10. Mature trees are retained within the front and rear setback of lots.
11. New street trees and verge landscaping complement existing vegetation.
12. All of the existing natural areas; parks, reserves, conservation areas and foreshores are retained, protected and enhanced.
13. Creek foreshore riparian areas are protected to ensure the natural integrity of the waterway is retained and to provide a buffer between urban uses and ecological areas.
14. The Beach Park is retained as it is; as a natural beach front public area for informal recreation, education, relaxation and easy access to the water.
15. Some minor improvements are proposed such as additional native shade trees, extending the pathway and an additional crossing as well as the upgrading of park facilities.
16. The natural qualities of the headland are protected.
17. The Headland is protected as is; as a natural headland with camping areas, areas for native vegetation, viewing areas and access to the rocks and beaches.
18. Coastal planting of local native indigenous species screens carparking areas and provide definition between camping areas.
19. The boat launch area and carparks are retained.



4.1.2.2 PUBLIC DOMAIN STRATEGIES AND IMPLEMENTATION

ESTUARY BEACH PARK



Strategy Diagram: Estuary Beach Park

The Estuary Beach Park is to continue to be an important place within Hastings Point with easy access to a calm water swimming area in proximity to a natural park where relaxation, recreation and educational experiences occur. The park is to be enhanced by rejuvenating planted areas to provide some additional shade and shelter.

The key strategies for the beach park are to:

- a. Enhance the covering and quality of native vegetation throughout the park to provide more sheltered areas for picnicking and other passive recreational activities whilst retaining views and vistas of the waterway, the bridge, the caravan park and the general store.
- b. Shade is to be provided by the addition of native indigenous coastal trees.
- c. Extend the pathway linking the playground, the car park, the amenities block and the crossing point to the general store.
- d. Upgrade existing shelters and barbecue facilities.
- e. Upgrade the playground facility.
- f. Continue to provide a location for launching small water crafts, canoes and jet skis.

Implementation

1. Detailed landscape and park design plans are to be undertaken in consultation with the community and stakeholders using this strategy as a guide.

Key

- Precinct boundary
- Indicative location existing vegetation to be retained
- Indicative location proposed vegetation
- New footpath
- Existing footpath
- Upgraded childrens play area
- Existing boat launch area
- Views to be retained



Existing view from the southern edge of the park



Artists impression of the proposed park improvements

Enhancements with additional coastal vegetation planting to provide shade and shelter within the park space. Vistas of the water and surrounding landscape are retained through the planting areas.



THE HEADLAND

The key strategies for the Headland are to:






- a. Identify one main pathway to each destination that is to be retained, all other pathways are to be revegetated.
- b. Enhance coastal planting to provide screening to car parking areas using native indigenous vegetation.
- c. Provide additional definition and screening to camping areas using native indigenous vegetation.
- d. Retain camping areas.
- e. Support the use of the headland for educational school excursions, viewing, fishing and walking.

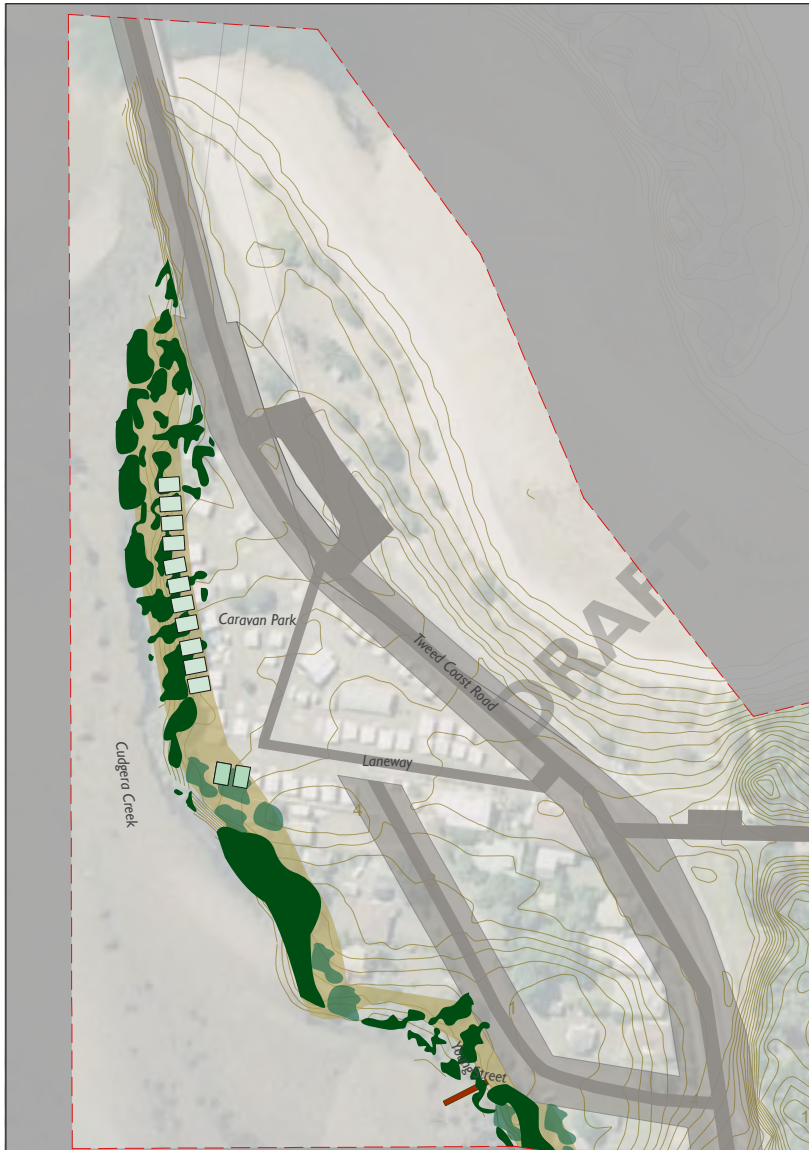
Implementation

- 1. Detailed landscape and park design plans are to be undertaken in consultation with the community and stakeholders using this strategy as a guide.

Strategy Diagram: The Headland







Key

-  Precinct boundary
-  Indicative location existing vegetation to be retained
-  Indicative location proposed vegetation
-  Existing track to be retained
-  Existing track to be revegetated



Strategy Diagram: Cudgera Creek

Key

-  Precinct boundary
-  Indicative location existing vegetation to be retained
-  Indicative location proposed vegetation
-  Indicative location for buffer zone
-  Tents
-  Potential canoe stop area

CUDGERA CREEK FORESHORE

The creek foreshore is an important environmental area .

The key concern for riparian areas is to provide habitat and natural embankment stabilisation and to protect the integrity of the aquatic and estuarine environment.

A buffer is to be created to provide separation between urban uses and ecological systems. It is to be created with appropriate revegetation, through weed control, by limited built structures and limiting foreshore retention.

The key strategies for the Cudgera Creek foreshore are to:

- a. Establish a riparian buffer.
- b. Re-establish native indigenous plant species.
- c. Reduce structures that stabilise the foreshore unnaturally.
- d. Provide a natural area that separates urban uses from environmental systems.

Implementation

1. A riparian buffer along Cudgera Creek is to be achieved in accordance with the *Tweed Coast Estuary Management Plan 2004-2008, Cudgera, Cudgen and Mooball Creeks* and subject to merit-based assessment on a case by case basis.
2. Native vegetation is to be retained and restored to protect the Creek edge and ecology in accordance with the *Tweed Coast Estuary Management Plan 2004-2008, Cudgera, Cudgen and Mooball Creeks*.
3. Detailed landscape plans are to be undertaken in consultation with the community and stakeholders using this strategy as a guide.

THE MAIN STREET - TWEED COAST ROAD

Refer to 4.1.1 Existing Character, Plan; the Centre for extent and location of The Main Street; Tweed Coast Road.

This section of the Tweed Coast Road is to be the main pedestrian and vehicular access route running through the settlement.

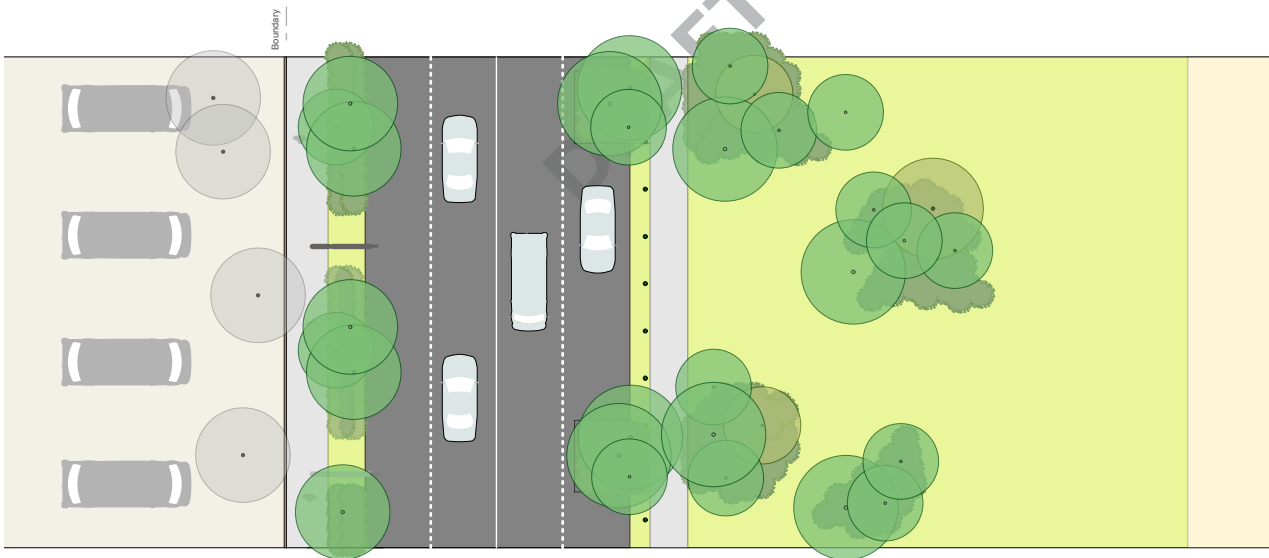
It is to be recognized for its importance as;

- the main vehicular and pedestrian route through the settlement,
- the main vehicular and pedestrian route providing access to residential streets,
- the main pedestrian route providing access to the beach, the ocean foreshores, public parks, creek foreshores and carparks,

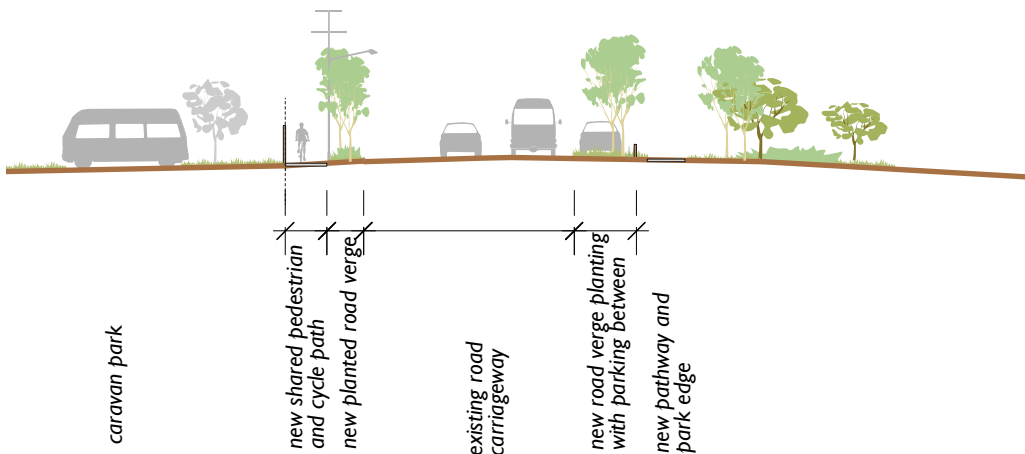
- the main vehicular route providing access to neighbouring settlements,
- the main bus route along the coast.
- the main cycle route along the coast,
- an important location to view the surrounding natural landscape.

The character of the street is to be an access road to and through the settlement where traffic moves slowly through the area as well as a highly used pedestrian place where people can walk safely.

Gaining both vehicular and pedestrian access to the open spaces, shops and other facilities in the centre is of equal importance to this stretch of the Tweed Coast Road.



Indicative Plan



Indicative Section looking north

The key strategies for the Main Street; Tweed Coast Road are to:

1. Improve the pedestrian experience by providing additional street trees whilst not disrupting existing views and vistas.
2. Ensuring the natural qualities of the place are enhanced by choosing native indigenous species.
3. Improve pedestrian safety by providing pathways of appropriate widths of 2.0- 2.5m for shared pedestrian and cycle ways.
4. Improve pedestrian safety by providing low planting between the roadway and the footpath.
5. Slow traffic by reducing the visual width of the road

corridor through street tree planting.

6. Simplify the visual qualities of the road by redesigning large and unsightly signage, undergrounding power lines and repositioning urban facilities such as garbage bins to be less visually obtrusive.

Implementation

1. Detailed streetscape and landscape plans are to be undertaken in consultation with the community and stakeholders using this strategy as a guide.



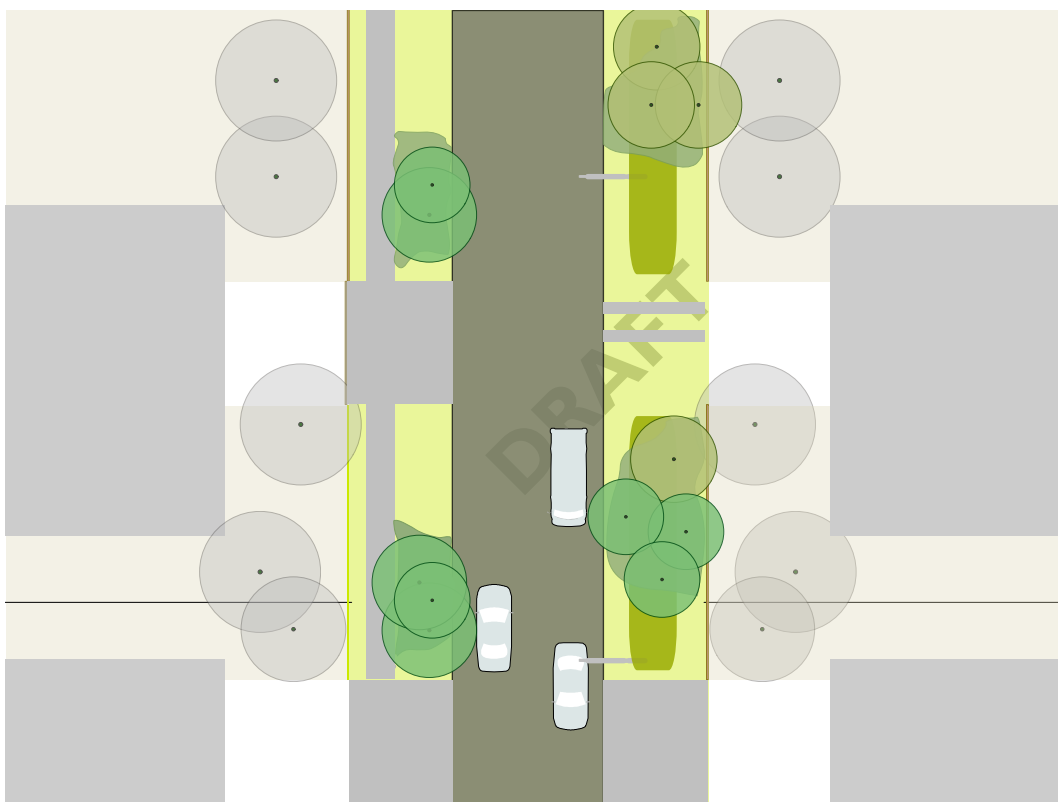
Existing view along the Tweed Coast Road looking north west



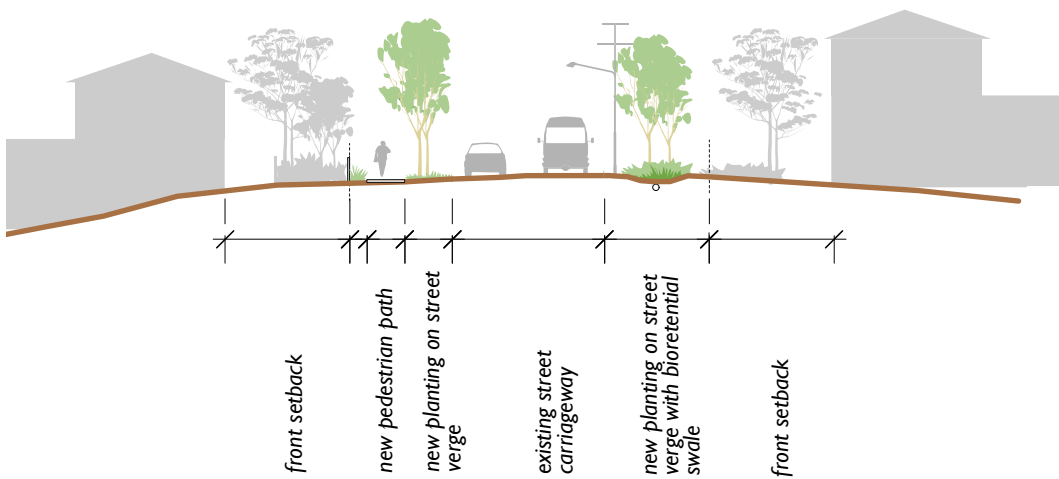
Artists Impression of the Tweed Coast Road looking north west

YOUNG STREET

Refer to 4.1.1 Existing Character, Plan: the Centre for extent and location of Young Street.



Indicative Plan



Indicative Section looking south

Young Street is to be retained and reinforced as a quiet residential street accessible via the Tweed Coast Road.

It will also continue to provide visual and pedestrian access to Cudgera Creek.

Young Street is to retain its informal landscape character with private garden landscaping appearing to blending with streetscape vegetation.

The generous grassed public reserves are to continue to provide pedestrian amenity and are to be enhanced with additional planting for shade and ecological improvements.

The key strategies for Young Street are to:

1. Improve the pedestrian experience by providing additional street trees whilst not disrupting existing views and vistas.
2. Ensure the natural qualities of the place are enhanced by choosing native indigenous plant species.
3. Reinforce the street reserve as a pleasant and safe pedestrian place.
4. Retain grassed verges and unformed kerb and gutters where possible.
5. Provide soft engineering techniques such as bioretention swales within the street reserve for stormwater and road runoff treatment.
6. Simplify the visual qualities of the street by undergrounding power lines and ensuring signage, bins and other urban elements are to prominent within the view.

Implementation

Detailed streetscape and landscape plans are to be undertaken in consultation with the community and stakeholders using this strategy as a guide.

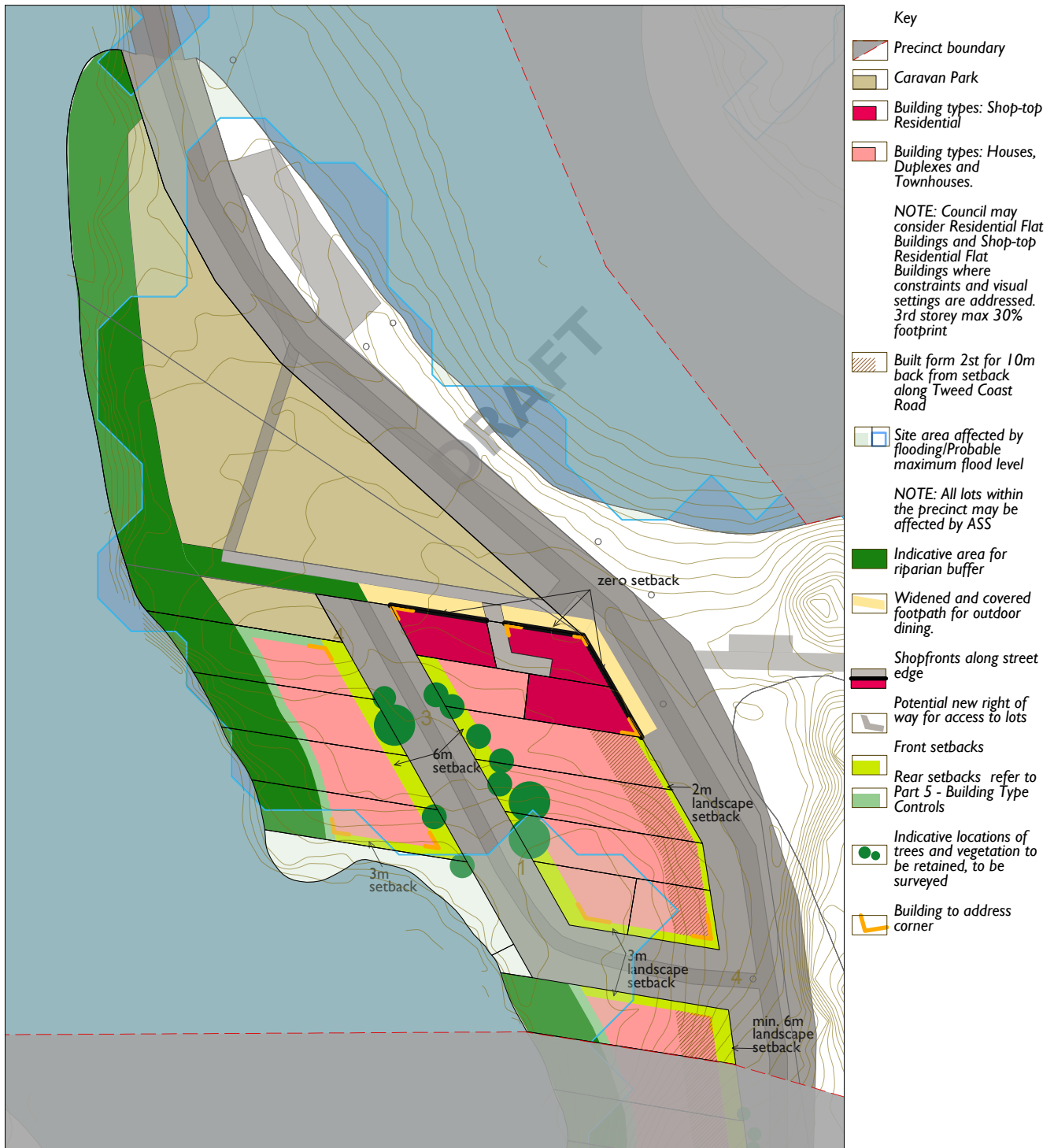


Existing view along Young Street looking south



Artists Impression of Young Street looking south

4.1.3 CONTROLS - THE CENTRE



Control Diagram - The Centre
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4.1.3.1 GUIDE TO USING THE CONTROLS

For development controls for land within the Centre refer to:

- i. This section: *Section 4.1.3 Controls - The Centre.*
- ii. *Section 5 - Building Type Controls.*
- iii. *Section 4.5 - Visual Settings.*
- iv. *Tweed Development Control Plan.*

4.1.3.2 OBJECTIVES

The purpose of this section is to provide controls for the development of urban land.

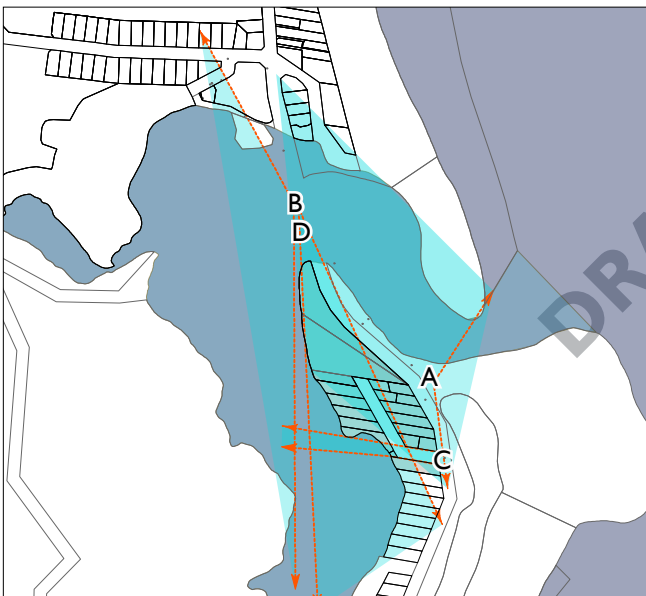
The intention of the controls is to ensure:

- a. Cohesive high quality development that creates the character of a small coastal settlement specific to Hastings Point.
- b. Buildings respond to the natural environment, environmental conditions and provide quality places to live, work and visit.
- c. Where ever possible local indigenous and mature vegetation is retained and that local indigenous species are planted.
- d. The management of flooding and acid sulphate soil conditions.
- e. The creek and other natural systems are protected.
- f. Streets and roads are pleasant and safe pedestrian environments as well as providing access for vehicles.
- g. Public domain areas retain the qualities, characteristics and accessibility currently enjoyed.
- h. Residential land is efficiently used within the constraints of the land.
- i. Commercial land is retained to service the community.
- j. Views and vistas are retained.

4.1.3.3 CONTROLS - GENERAL

1. A riparian buffer along Cudgera Creek is to be achieved in accordance with the *Tweed Coast Estuary Management Plan 2004-2008, Cudgera, Cudgen and Mooball Creeks* and subject to merit-based assessment on a case by case basis.
2. Native vegetation is to be retained and restored to protect the creek edge and creek ecology in accordance with the *Tweed Coast Estuary Management Plan 2004-2008, Cudgera, Cudgen and Mooball Creeks.*
3. Developments may be required to implement public domain improvements as part of Section 94 contributions.
4. Developments are to comply with *Tweed DCP Section A2 - Site Access and Parking Code* and the *Carparking and Access controls* in Part 5 of this document.
5. Development applications related to developments that are likely to disturb Acid Sulfate Soils will be required to be supported by an *Acid Sulfate Soils Investigation and Management Plan in accordance with the Acid Sulfate Soil Manual (ASSMAC, 1998).*
6. Development applications for developments that are likely to disturb groundwater, or require dewatering of the site must be supported by a *Groundwater Investigation and Dewatering Management Plan* prepared in accordance with Council's *Draft Guidelines for Dewatering of Soils at Construction Sites, Tweed Shire Council* (undated), and obtain all other relevant statutory approvals.
7. Basement carparking is only permissible on sites where protection from the ingress of flood water to a level of 500m above the design flood level is feasible. Development proposals must address flood issues including emergency response provisions, flood compatibility of structures, and protection of property from flood damage. Developments are to comply with *Tweed DCP Section A3 - Development of Flood Liable Land.*
8. The filling of land to avoid flooding must be carefully considered to avoid impacts on adjoining land and water resources and in particular:
 - changing the existing quality of the landscape and visual setting to the settlement,
 - removal of vegetation generally and within key visual settings,
 - loss of visual privacy,
 - unsightly retaining walls or unsightly embankments at boundaries,
 - destruction of ecological systems and species,
 - destruction of the delicate composition of soil and water gradations from land to water.

8. Lots likely to be affected by views are to comply with *Part 4.5 - Visual Settings*. Lots affected by Visual Settings are:
- i. From the Beach looking North (A) affects: The Caravan Park, lots along the Tweed Coast Road, the retail area.
 - ii. From the Bridge looking West (B) affects: The Caravan Park.
 - iii. Young Street view corridor (C) affects: Lots along Young Street.
 - iv. From the Bridge looking South (D) affects: The Caravan Park, lots along Young Street.



4.1.2.4 CONTROLS - CARAVAN PARK

1. The caravan park is to be retained for holiday accommodation providing caravan, tent and cabins only.
2. Fencing along public boundaries, streets and roads must be low and open maximum of 1.2m high.

4.1.2.5 CONTROLS - COMMERCIAL LOTS

1. Create a widened footpath area of approximately 6m for outdoor dining as indicated on the *Control Diagram; The Centre*.
2. Redevelopment of lots is to consider negotiating for a right of way in the location indicated on the *Control Diagram; The Centre*.

3. The Ground floor of commercial buildings must be designed to provide shopfronts along the street.
4. Suitable buildings types for commercial land include: Commercial Buildings, Coastal Shop-top Housing. *Part 5 - Building Type Controls*.
5. Shop-top Residential Flat Buildings up to 3 storeys may be considered by Council where the applicant can demonstrate to the satisfaction of council through graphic and design explorations that the building has;
 - achieved all of the design considerations necessary for buildings in a small coastal village context as set out in the various parts of this document,
 - retained the visual settings,
 - addressed flooding,
 - addressed all other *Strategic Principles and Objectives of the Precinct*.
6. Where Council will consider a shop-top residential flat building the 3 storey footprint must only occupy a maximum 30% of the footprint below and have at least 50% of the 3rd floor within a pitched.
7. Buildings are to have zero setbacks along the street boundary in the location indicated on the *Control Diagram; The Centre*.
8. All controls for Shop-top Residential Flat Buildings and Shop-top Housing also apply. Refer to *Part 5 - Building Type Controls*.
9. Setbacks are to be in accordance with the *Control Diagram; The Centre*. Refer also to *Part 5 - Building Type Controls*.

4.1.2.6 CONTROLS - RESIDENTIAL LOTS

1. Suitable building types on 2b zoned land include; Dwelling Houses, Dual Occupancy Housing, Granny Flats and Town Houses. Refer also to *Part 5 - Building Type Controls*.
2. Residential Flat Buildings up to 3 storeys may be considered by Council where the applicant can demonstrate through graphic and design explorations that the building has;
 - achieved all of the design considerations necessary for buildings in a small coastal village context as set out in the various parts of this document,
 - retained the visual settings,
 - addressed flooding,
 - addressed all other *Strategic Principles and Objectives of the Precinct*.
3. Where Council will consider a residential flat building its form facing the Tweed Coast Road as identified on

the *Control Diagram*: *The Centre* is to be a maximum of 2 storeys for at least 10m back from the front setback. They must have either pitched or skillion roof forms facing the Tweed Coast Road. The remainder of the site can be a maximum of 3 storeys with the third level to a maximum footprint of 30% of the level below.

4. Refer to *Part 5 - Building Type Controls* for controls for Houses, Dual Occupancies, own Houses, Residential Flat Buildings and Shop-top.
5. Setbacks are to be in accordance with the *Control Diagram*; *The Centre*. Refer also to *Part 5 - Building Type Controls*.

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