

4.3 Creek Street

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4.3.1 EXISTING CHARACTER

The Creek Street precinct comprises a number of areas including: unsubdivided land along Christies Creek and Creek Street, residential lots along Creek Street, Christies Creek foreshore, the caravan park and the small lot housing to the rear of the caravan park. For locations refer *Plan: Creek Street*

Creek Street is a quiet coastal residential street that provides access only to lots along Creek Street, it is not a through road.

Large setbacks and unmade edges characterise the street. The setting is complemented by mature vegetation within many front gardens and along the street. Low and open coastal style fencing gives an informal character to the street.

The existing street qualities provide a pleasant and safe pedestrian experience.

Many of the lots along the southern side of the street back onto the creek reserve.

There is a large area currently unsubdivided that has the potential to provide public access to and along Christies Creek. Protecting the Creek foreshore is a key issue for this land.

The subdivision is likely to change creek street as it will increase traffic. This needs to be carefully managed to ensure pedestrian amenity is not affected and that the qualities of the street change as little as possible.

All land within the precinct is subject to flooding.

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.

Christies Creek Foreshores

Christies 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 Christies Creek foreshores are:

- Much of the foreshore area is zoned for Environmental Protection.
- Well vegetated and treed that in some sections has been cleared, providing screening between the properties and the creek. The vegetated foreshore edge is fairly deep and thick along much of the creek.
- Species consist of a mix of native and exotic vegetation.
- Foreshore land on lot 156 has been modified.
- Informal public access along some of the foreshore is available but is not continuous.



Plan: Creek Street

Creek Street

Creek Street is a quiet residential side street that is only accessible from the Tweed Coast Road.

Creek 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 Creek 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 the hills behind looking down Creek Street.

4.3.1.1 EXISTING BUILDING CHARACTER

Building types within this precinct include: caravans, holiday villas, one storey coastal cottages, one two storey houses. The caravan park has a wide range of holiday accommodation types.

Creek Street 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.

Buildings are set well back from the street. The street has the impression of a predominantly natural feel as a result of mature vegetation and large trees within front setbacks and soft surfaces rather than hard stand areas.

Key characteristics of buildings within the precinct include:

- The impression of a predominantly natural environment along Creek Street.
- Modest coastal houses.
- Soft engineering solutions to car manoeuvring areas.
- Open and low fencing or no fences.
- Pitched roofs and lightweight materials, mainly weatherboards and fibro houses.
- Caravans, cabins, villas and other holiday accommodation within the caravan park site, none of which are visible from any of the streets or roads within the precinct.
- Houses face the street with a residential address.



Existing housing along Creek Street

4.3.2 STRATEGY/DESIRED FUTURE CHARACTER

Creek Street is to retain its current role and function as a quiet residential street. The street is to retain its green verges, deep landscape setbacks and either no fences or low and open fences.

The natural environment along the foreshores of Christies Creek is to be protected and restored where clearing and changes to the landform have occurred.

The caravan park is to retain its current use as a multi-functional accommodation and recreation area.

Buildings within the precinct are to generally be single residential dwellings with some duplexes.

New subdivisions are to ensure that the Creek Street frontage; including setbacks, lot widths, buildings and landscaping, matches the existing street.

The termination of the Creek Street view corridor is to retain its natural and vegetated qualities.

New streets in the subdivision are to provide visual and physical access to open spaces, existing streets and the creek.

The design of streets is to provide for view corridors that terminate on natural areas rather than buildings.

The design of new streets and houses within flood affected areas will not result in adverse impacts to the natural and visual qualities of the precinct, nor will it affect the amenity of neighbouring lots or the views throughout Hastings Point.

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Landscape setbacks and either no fences or low and open fences are to be used to retain the qualities of the precinct on both new and existing lots.



Alternative solutions to concrete and bitumen hard stand areas are to be used on both new and existing lots.

4.3.2.1 STRATEGY PRINCIPLES

Strategic principles for Creek Street precinct are to:

1. Preclude large commercial buildings whilst supporting the commercial and functional interests of the caravan park and the service station.
2. Ensure Christies Creek foreshore contributes to protecting the integrity of the estuary ecology.
3. Retain and improve the natural setting along the creek.
4. Enhance and rejuvenate planted areas along the creek.
5. Implement a continuous creek buffer and public access to the foreshore.
6. Retain and recreate the natural setting along the creek.
7. Protecting pedestrian amenity along Creek Street by slowing traffic.
8. Ensure appropriate designs for food affected land.
9. Ensure streets continue to provide a quality pedestrian experience.
10. Retain and complement view sand vistas.
11. Retain current uses on the caravan park site.
12. Ensure new developments along Creek Street retain and replant vegetation along the street and within front setbacks to result in the street retaining its green and natural appearance.
13. Ensure well landscaped front setbacks along the Tweed Coast Road.
14. Ensure generally only small residential structures are allowed on the Caravan Park site.
15. Ensure flooding is addressed.
16. Ensure new buildings address streets and corner locations.
17. Ensuring buildings are low in scale.
18. Encourage the use of coastal materials and buildings that are broken down in form to respond to internal amenity and environmental conditions.
19. Avoid buildings that predominantly use unclad concrete and glass elevations.
20. Avoid long blank facades.
21. Ensure buildings present quality elevations facing streets, roads and laneways and public areas such as reserves, parks and the caravan park.
22. Ensure building types allow for housing choice and affordable housing.
23. Ensure building on corner sites address both streets.



Houses predominate throughout the precinct on both new and existing lots.



Houses are designed to employ passive solar design principles and respond to the sites environmental conditions as well as provide a pleasant outlook, cooling breezes and connection between indoor and outdoor spaces.



Plan. Diagrammatic representation of a possible outcome of the strategy for the Creek Street precinct
1:2500



4.3.2.2 DIAGRAMMATIC REPRESENTATION

1. The current use and utility of the caravan park is retained.
2. Park structures, caravans and tents are small in footprint and provide open space around them. Very low structures to match those existing are suitable.
3. Where fences are provided along Creek Street they are low and open.
4. Houses predominate throughout the precinct.
5. 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 to break down building bulk into a series of smaller forms.
6. Setbacks allow for dense landscaping and mature vegetation along the street and in rear yards.
7. Mature trees are retained where possible within the front and rear setback of lots.
8. New street trees and verge landscaping complement existing vegetation.
9. All of the existing natural areas; parks, reserves, conservation areas and foreshores are retained, recreated, protected and enhanced.
10. Creek foreshore riparian areas are protected and recreated to ensure the integrity of the waterway is retained and to provide a buffer between urban uses and ecological areas.
11. A new public park is created to provide a natural setting for informal recreation, education, relaxation within easy access to residences.
12. New streets align to provide visual termination on the creek foreshore.
13. New lots along Creek Street look identical to those existing and are all houses.
14. Only vegetation is visible along the Creek Street view corridor.

4.3.2.3 PUBLIC DOMAIN STRATEGIES AND IMPLEMENTATION

CHRISTIES 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 required between private properties and the waterway to separate 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 buffers.
- b. Re-establish native indigenous species.
- c. Re-establish the natural shoreline.
- d. Protect environmental systems.
- e. Provide public access to Christies Creek.

Implementation

1. A riparian buffer along Christies Creek is to be achieved in accordance with the *Tweed Coast Estuary Management Plan 2004-2008* 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*.
3. Detailed landscape plans and management are to be undertaken in consultation with the community and stakeholders using this strategy as a guide.

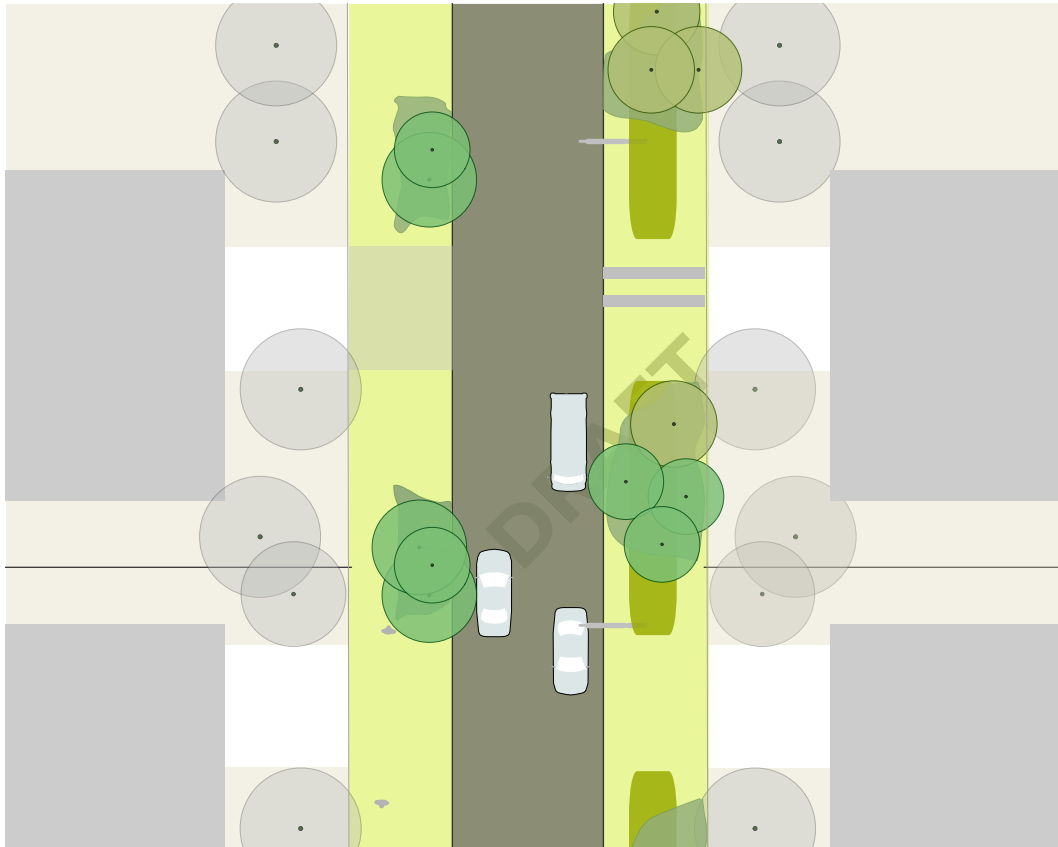


Strategy Diagram: Christies Creek

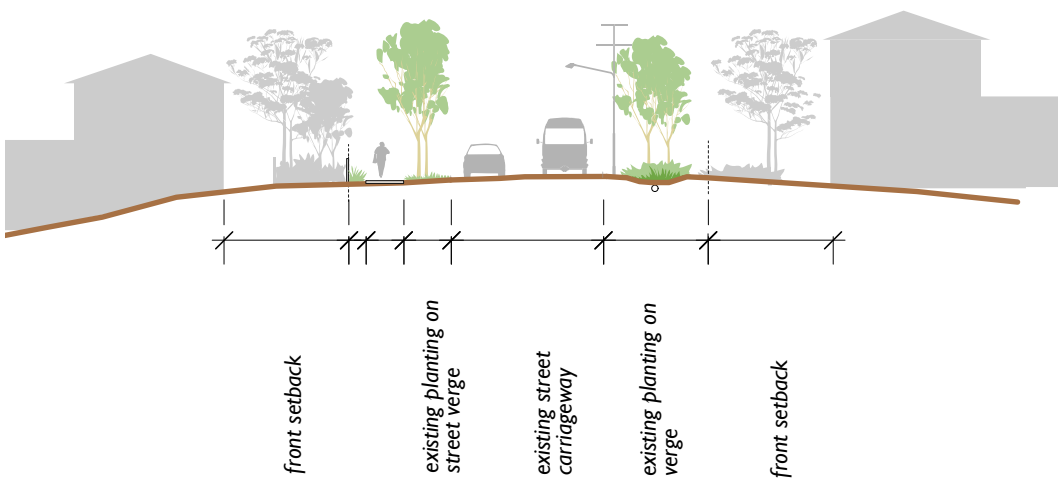
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CREEK STREET

Refer to 4.3.1 Existing Character, Plan; Creek Street Precinct for extent and location of Creek Street.



Indicative Plan



Indicative Section looking west

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

It will provide visual and pedestrian access to Christies Creek.

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

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

The key strategies for Creek Street are to:

1. Retain a pleasant and safe pedestrian experience by protecting existing street trees and not disrupting existing views and vistas.
2. Ensuring the natural qualities of the street are retained by choosing native indigenous species.
3. Retain grassed verges and unformed kerb and gutter where possible.
4. Provide soft engineering techniques such as bioretention swales within the street reserve for stormwater and road runoff treatment.
5. Simplify the visual qualities of the street by undergrounding power lines.
6. Ensure that new lots along Creek Street match existing lots in terms of the lot width, the building type, the setback and landscaping.
7. Ensure new lots do not change the view corridor.
- 8.

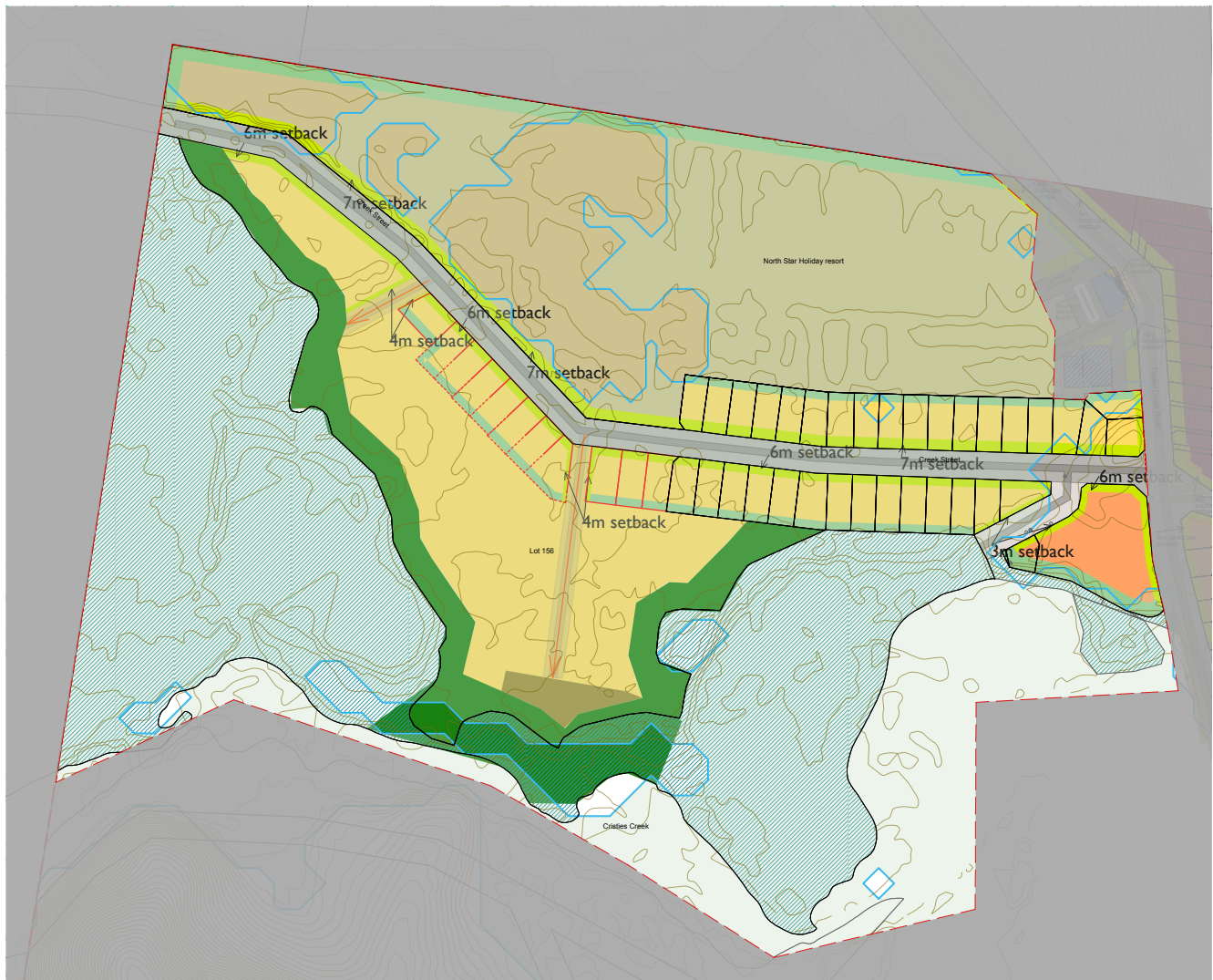
Implementation

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












Existing views along Creek Street looking west

4.3.3 CONTROLS - CREEK STREET



Key

-  Precinct boundary
-  Caravan Park
-  Building types: Houses, Duplexes
-  Building types: Houses, Duplexes and Townhouses
-  Site area affected by flooding/Probable maximum flood level
-  Front setbacks
-  Rear setbacks refer to Part 5 Building Type Controls where no dimension provided
-  Indicative locations of trees and vegetation to be retained, to be surveyed
-  Indicative area for riparian buffer
-  Indicative area for potential public park
-  New lots along Creek Street
-  Indicative length for new lots along Creek Street
-  New streets align straight to create view to surrounding natural areas
-  Conservation area

NOTE: All lots within the precinct may be affected by ASS

Control Diagram - Creek Street
1:5000 at A4

4.3.3.1 GUIDE TO USING THE CONTROLS

For development controls for land within the Centre refer to:

- i. This section: *Section 4.3.3 Controls - Creek Street*.
- ii. *Section 5 - Building Type Controls*.
- iii. *Section 4.5 - Visual Settings*.
- iv. *Tweed Development Control Plan*.

4.3.3.2 OBJECTIVES

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

The intention of the controls is to ensure:

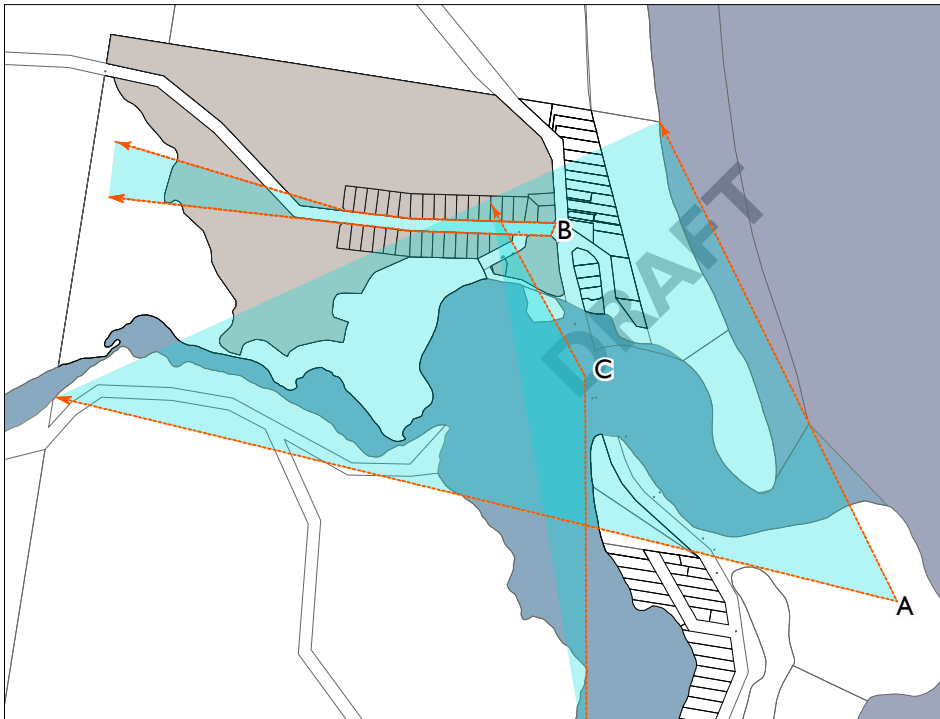
- a. Cohesive high quality development that creates the character of a small coastal settlement specific to Hastings Point.
- b. Buildings respond to the natural environment, environmental conditions and provide quality places to live, work and visit.
- c. Where ever possible local indigenous and mature 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. Views and vistas are retained.

4.3.3.3 CONTROLS - GENERAL

1. The estuary and associated foreshore public land is to be protected in accordance with the *Tweed Coast Estuary Management Plan 2004-2008, Cudgera, Cudgen and Mooball Creeks*.
2. Native vegetation is to be retained and restored to protect the estuary and foreshore areas 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 Headland (A) affects: lots along Creek Street and lot 156.
- ii. Creek Street (B) affects: Lot 156.
- iii. Looking West from the bridge (C) affects; Lot 156.



4.3.2.4 CONTROLS - CARAVAN PARK

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

4.3.2.5 CONTROLS - RESIDENTIAL LOTS

1. Suitable building types on 6b, 2a and 2e land as shown on the *Control Diagram; Creek Street* include; Dwelling Houses, Dual Occupancy Housing and Granny Flats. Refer also to *Part 5 - Building Type Controls*.
2. Suitable building types on 2b zoned land indicated on the *Control Diagram; Creek Street* include; Dwelling Houses, Dual Occupancy Housing, Granny Flats, Town Houses. Refer also to *Part 5 - Building Type Controls*.
3. Setbacks are to be in accordance with the *Control Diagram; Creek Street*, Where a setback dimension has not been indicated on the *Control Drawing* refer to *Part 5 - Building Type Controls*. Refer also to *Part 5 - Building Type Controls* for the design of setbacks.

4.3.2.6 CONTROLS - SUBDIVISION

1. New streets are to create view corridors to the surrounding natural landscape.
2. The qualities of the *Creek Street Visual Setting* are to be retained.
3. A new public park on Christies Creek is to be considered.
4. Lots are to be created fronting Creek Street that are similar in width, setbacks, building types and landscaping to existing lots along Creek Street.