



Pottsville Locality Based Development Code

Tweed Development Control Plan Section B21

Amendments

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**Tweed Development Control Plan
Section B21**

POTTSVILLE LOCALITY BASED DEVELOPMENT CODE

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PART 02 POTTSVILLE IN CONTEXT

PART 03 LOCALITY WIDE STRATEGIES

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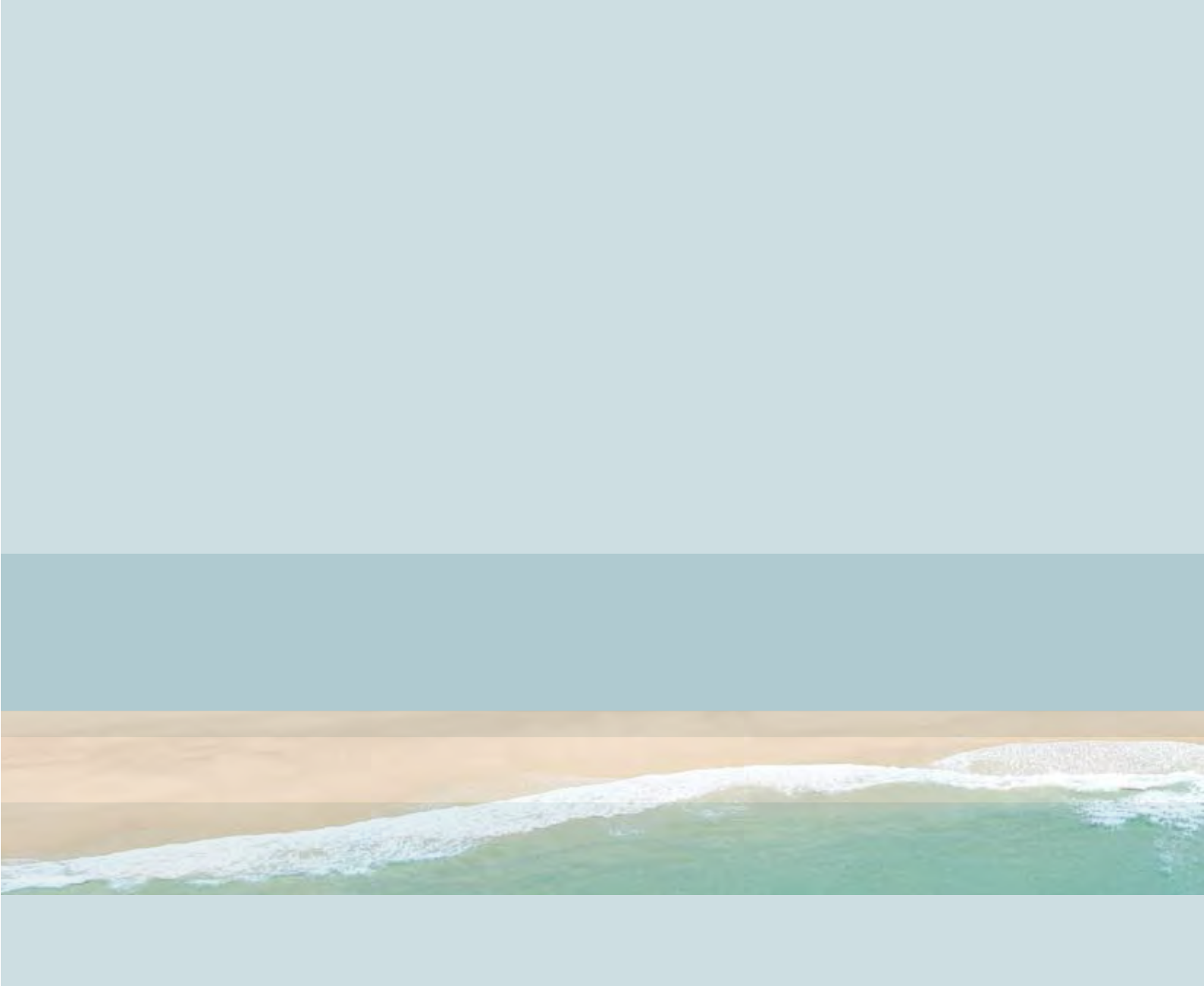


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PART 01 INTRODUCTION

Preface

- 1** The Purpose Of This Locality Based Development Code
- 2** Name Of This Code
- 3** Land And Development Covered By This Code
- 4** Relationship To Other Documents
- 5** How To Use This Section Of The Tweed DCP
- 6** Code Preparation



Preface

Since 2006, Tweed Shire Council have been undertaking a number of planning studies for key issues and locations in the Shire, all contributing to a comprehensive review of the Local Environmental Plan 2000 and Tweed Development Control Plan. The Pottsville Locality Based Development Code (“**the Code**”) was foreshadowed within the Tweed Futures 04-24 Plan and is a component of this wider exercise and is intended to provide the framework for managing growth in Pottsville over the next 25 years, building upon the work contained within the Pottsville Village Strategy 1998. **Figure 1.2** identifies the boundary of the Pottsville locality under this Code.

The Pottsville Locality Plan project brief required a Background Planning Study, a Structure Plan and a Development Control Plan to be prepared. These represent the key constituent parts of this Code.

The Code 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 village centre issues.

Based on those findings, the Code 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.
- **Major Retail Development;** The future of Pottsville has much to do with the demand for major retail development and its intended form and location. Strategies have been developed to provide siting and design guidance.
- **Pottsville Village Centre;** Pottsville village centre will continue as the dominant meeting place and business centre focus for the local community. Strategies have been designed to ensure the dominant role of the village as the primary business and shopping area in the locality, and to ensure that the village remains the hub for community activity and events.

POTTSVILLE LOCALITY BASED DEVELOPMENT CODE

INTRODUCTION

- PURPOSE OF THE CODE
- RELATIONSHIP TO OTHER DOCUMENTS
- HOW TO USE THIS SECTION

POTTSVILLE IN CONTEXT

- EXISTING CHARACTER
- KEY STRATEGIC PLANNING ISSUES
- LOCAL PLANNING FRAMEWORK

LOCALITY WIDE STRATEGIES

- URBAN STRUCTURE
- TRAFFIC & TRANSPORT
- ENVIRONMENT & COMMUNITY

AREA SPECIFIC STRATEGIES

- POTTSVILLE VILLAGE CENTRE
- POTTSVILLE NORTH
- KOALA BEACH
- SEABREEZE ESTATE
- POTTSVILLE WATERS
- BLACK ROCKS ESTATE

- DUNLOE PARK RELEASE AREA
- KINGS LAND RELEASE AREA
- EMPLOYMENT RELEASE AREA

APPENDICES

- FULL LINE SUPERMARKET MATRIX
- KEY DEVELOPMENT SITES
- DEVELOPING ON SLOPING SITES
- KOALA BEACH LANDSCAPE SPECIES
- POTTSVILLE CONSTRAINTS MAPPING
- COMMUNITY CONSULTATION

- **Residential Neighbourhoods;** Broad strategies that will guide the development of Pottsville's residential neighbourhoods, particularly new development areas, have been established.
- **Employment;** This Code reinforces the establishment of a new employment area for the Pottsville locality as identified in the Far North Coast Regional Strategy and Tweed Urban and Employment Land Release Strategy 2009 in the western part of the study area.
- **Community Facilities;** The type, location and accessibility of community facilities are important aspects for any area. Strategies have been designed and geared to assist with identifying demand for community infrastructure and the suitable locations for them. The delivery of community services, although primarily addressed in the Council's Whole of Shire Cultural and Community Facilities Plan, is also discussed.
- **Public Domain Improvements;** The quality of the public domain has important implications for the character of a place, the way it is used and appreciated. Several strategies have been developed to assist and guide the development and maintenance of a high quality public domain within the locality.
- **Traffic and Transport;** Vitally important for the functional efficiency of a place, as well as the way it is able to be used and appreciated. Strategies are provided for the road system, public transport, walking and cycling in Pottsville.
- **Open Space and Recreation;** Strategies are detailed on the general use of open space areas, their ability to provide a variety of functions and their integration into the built environment of Pottsville.
- **Infrastructure;** Investigate upgrading and expansion of existing cycleway and bus shelter facilities through Section 94 and other funding mechanisms. This Code provides information on urban structure and infrastructure demand that Council can use to forward plan for the collection of contributions for key community infrastructure.

**Figure 1.0 Locality Based
Development Code
Key Strategy Components**

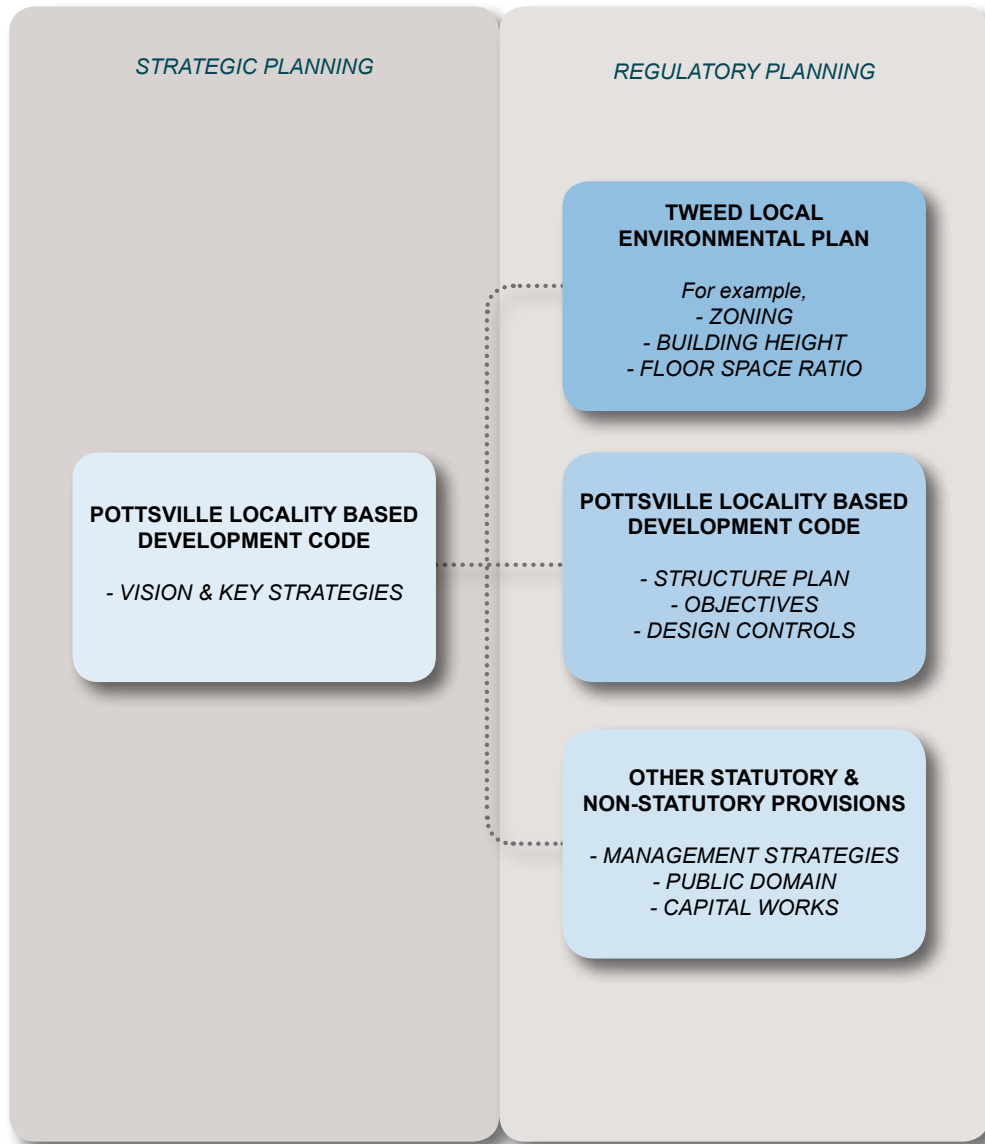


Figure 1.1 Locality Based Development Code Implementation

This Code combines both elements of the planning process so that the regulatory component has a strong strategic focus, justification and relevance. The above illustrates the relationship between the Locality Based Development Code and the various implementation mechanisms.

1 The Purpose of this Locality Based Development Code

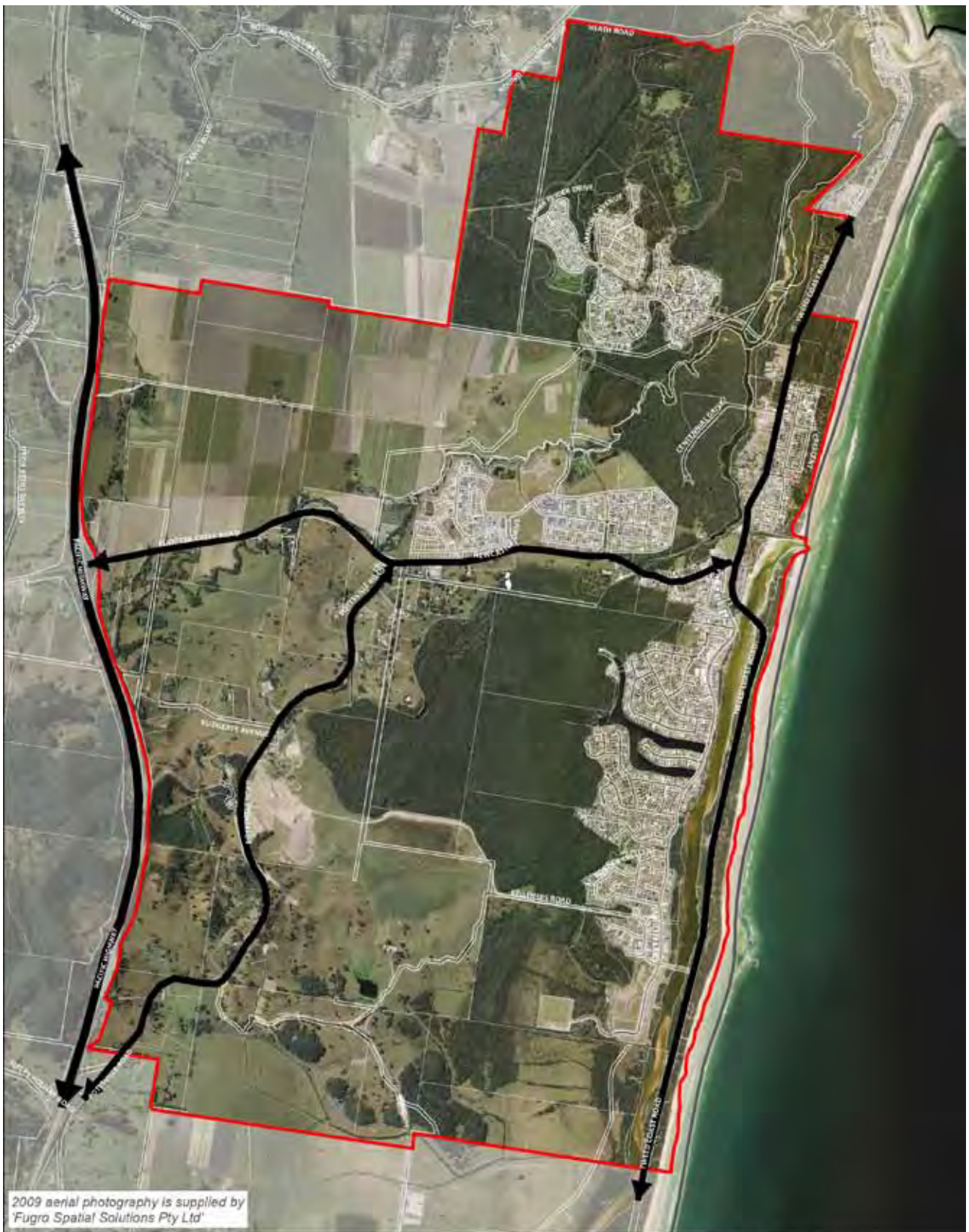
This Section of the Tweed Development Control Plan has been prepared in accordance with Part 3 Division 6 of the Environmental Planning and Assessment Act 1979 (“the Act”) and with Part 3 of the Environmental Planning and Assessment Regulation 2000.

This Code is part of a strategic framework for guiding the future development of the Pottsville locality and represents the most detailed level of the strategic framework.


The Code provides more detailed provisions to expand upon the Tweed Local Environmental Plan (TLEP) and Tweed DCP for development within the Pottsville locality that will:


- Contribute to the growth and character of the Pottsville village centre and surrounding areas,
- Protect and enhance the public domain, and
- Provide for future retail and employment centres as the population increases to meet the needs of the Pottsville locality area.

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



**Pottsville Locality Based Development Code
Tweed DCP Section B21**

 Land to which this plan applies

 Key Linkage

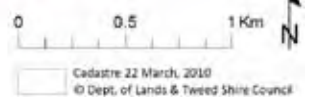


Figure 1.2 Pottsville Locality Based Development Code Boundary

This Code applies to all development on land situated within the boundary illustrated above.

2 Name of the Code

This Section is called “Section B21 – Pottsville Locality Based Development Code” of the Tweed Development Control Plan 2008.

3 Land and Development Covered by this Code

The controls identified within this Section of the Tweed DCP apply to development on land within the area bounded by the red line described in **Figure 1.2** of this Code.

4 Relationship to other Documents

The Tweed Local Environmental Plan (TLEP) is the principal environmental planning instrument applying to the Pottsville Locality. This Section of the Tweed DCP contains detailed provisions that supplement the provisions of the TLEP. If there is any inconsistency between this Section of the Tweed DCP 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 and tourist development within the Tweed Shire area. Section A1 is based on “building typologies” and is not site specific. This Section of the Tweed DCP has been developed specifically to apply to the conditions, opportunities and constraints present within the Pottsville locality. This Section may therefore provide for particular development types that differ to those covered by the Residential and Tourist Development Code.

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

The various technical policies, guidelines and codes of Tweed Shire Council also apply to the area of this Code in the manner they were originally intended. In some instances however, the particular circumstances of the Pottsville locality have warranted an alternative approach to those requirements. Where an inconsistency arises between this Section and the Council’s various technical policies, guidelines and codes, this Section will prevail to the extent of that inconsistency.

5 How to use this Section of the Tweed DCP

This Development Code, which is part of Tweed DCP 2008 is comprised of 5 parts:

**Part 01:
Introduction**

**Part 02:
Pottsville in
Context**

**Part 03:
Locality
Wide
Strategies**

**Part 04:
Area
Specific
Strategies**

**Part 05:
Appendices**

1. *Introduction* - This part identifies the boundaries, purpose and the relationship of the Code to other controls within the existing planning framework.
2. *Pottsville in Context* - This part provides an overall picture of existing conditions and statutory strategic planning framework for the Pottsville Locality
3. *Locality Wide Strategies* - This part details strategies and controls, in the context of an overarching vision and a number of key strategies, which are in turn implemented through a variety of means. The theme's discussed in this part affect the whole of the locality.
4. *Area Specific Strategies* - The particular opportunities, constraints, character and values of each precinct within the Pottsville locality are given particular emphasis through additional guidelines within this Part.

Each of the Sections of Parts 3 and 4 in this Plan utilise a similar format:

- *Existing Condition* – Evaluates the existing natural and built environment, key constraints and opportunities and characteristics.
 - *Strategy* – Identifies the desired outcome for each design element, precinct or theme. The rationale for the strategies is also provided.
 - *Implementation Methods* – Provides the principal means of achieving the objectives and may include numeric and/ or non-numeric requirements. It is the responsibility of the applicant to detail how these requirements are met, or in cases where they may not be applicable, establish the reasons why, within the context of any application lodged with Council.
5. *Appendices* - This part provides further supporting information relevant to the locality, including a full-line supermarket matrix, key development site concepts, constraint mapping and the public submission review.

In preparing an application for development, there are a number of specific steps that should be followed:

Step 1: Check the zoning of the site under the Tweed Local Environmental Plan to ensure that the proposed development is permissible and to determine what related provisions apply. Where a proposed development is inconsistent with the land use provisions of the Tweed LEP, refer to Step 7.

Step 2: Establish what other Sections of this DCP or Council Policies apply to the site.

Step 3: Familiarise yourself with the context, Locality Wide Strategies and Area Specific Strategies for the Pottsville Locality.

Step 4: Determine which Area the site is located within.

Step 5: Consider the Existing Condition, Strategy and Development Control and Implementation for the particular Area. Where a proposed development is consistent with the Strategy for a particular precinct, but inconsistent with the land use provisions of Tweed LEP, refer to Step 7.

Step 6: Follow the applicable design guidelines and refer to other applicable DCPs and policies. It is these components that will be used by Council to assess any development proposal.

Step 7: Where a proposed development is consistent with the Strategy and Development Control and Implementation for a particular Area, but is inconsistent with the land use provisions of Tweed LEP, the applicant will need to rezone the land in accordance with the provisions of the Environmental Planning and Assessment Act, 1979. Where a proposed development is inconsistent with the provisions of both Tweed LEP and the Strategy and Development Control and Implementation for a particular Area, the proposed development may be supported.

Compliance with the provisions of this Section does not necessarily imply that Council will grant consent to an application. Council must, in relation to development applications, also have taken into consideration those matters listed under Section 79(C) of the Environmental Planning and Assessment Act, 1979.



PART 02 POTTSVILLE IN CONTEXT

1 Background

2 Existing Locality Character

3 Key Strategic Planning Issues

3.1 The Far North Coast Regional Strategy

3.2 Settlement Pattern

3.3 North Coast Urban Design Guidelines

4 The Local Planning Framework

4.1 The Tweed Local Environment Plan 2000

4.2 Pottsville Village Strategy 1998

4.3 Tweed Development Control Plan 2008

4.4 Residential Tourist And Development Code

4.5 Tweed Urban And Employment Land Release Strategy





Regional Context and Future Growth

Census 2006 Population Statistics

0 2.5 5Km

Cadastre 22 March, 2010
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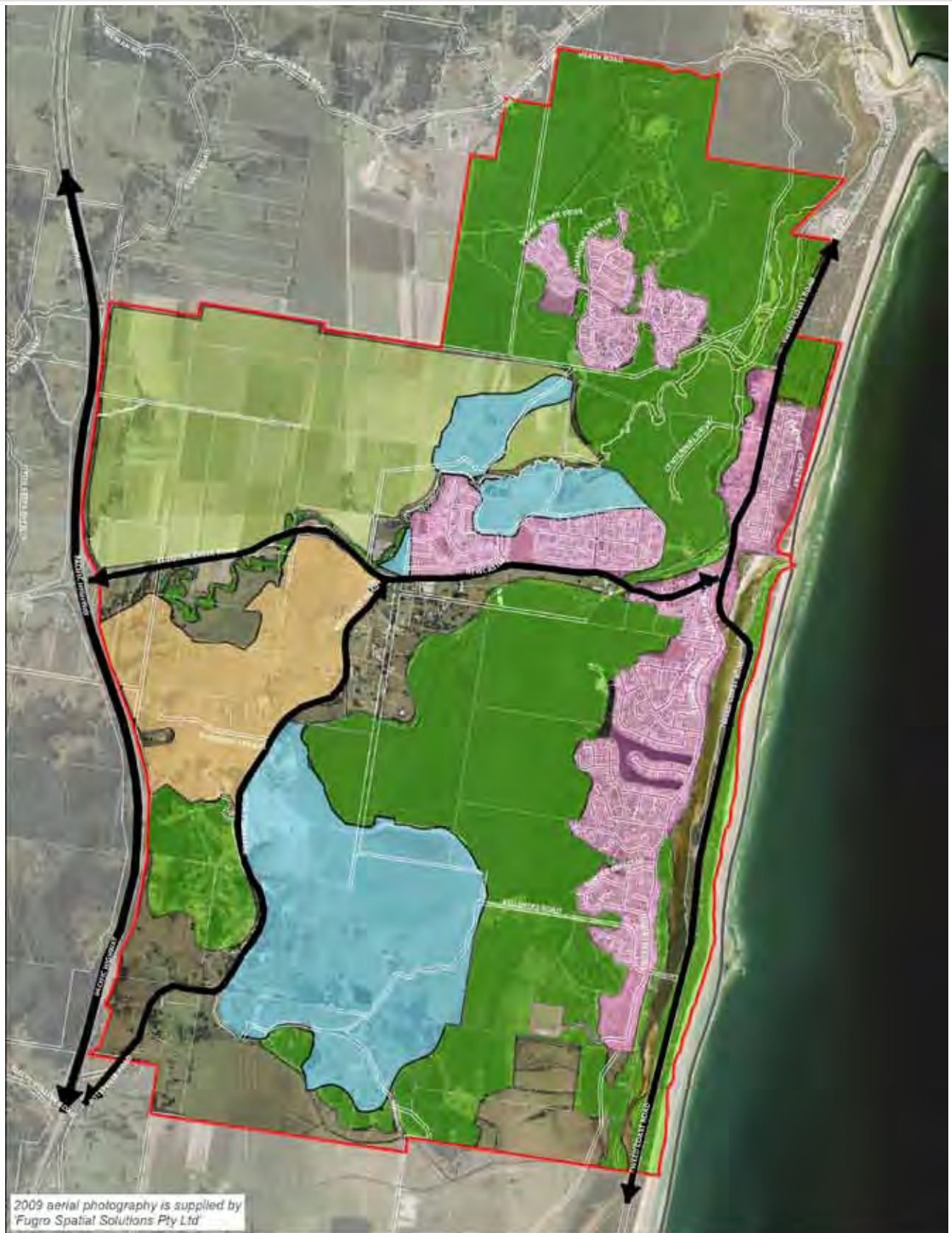
Figure 2.0 Regional Context & Future Growth
 The Pottsville Locality is an area of strong sustained growth that is likely to outstrip the population of it's adjoining settlements. The area will require higher order services, providing a southern anchor to the shire.

1 Background

Pottsville is located approximately 20km south of the Queensland – NSW border, with the study area being located generally between the Pacific Highway, Round Mountain, the Pacific Ocean and south of the Black Rocks Estate. The study area contains a number of residential estates, an existing village centre focused on Coronation Avenue, rural landholdings including substantial areas under cane production, and extensive areas of environmentally significant bushland and SEPP 14 wetlands. In addition, existing planning approvals are in place for the expansion of the Black Rocks Estate southward and completion of the Seabreeze Estate to the west, while two new residential release areas are identified within the NSW Far North Coast Regional Strategy (FNCRS) (see **Figure 2.3 and Figure 2.4**).

A number of key features contribute to the physical character of Pottsville, these are illustrated within **Figures 2.1 & 2.2** and comprise the following:

- The area's location between the Pacific Ocean and the Pacific Highway
- A pattern of distinct residential areas separated by green buffers including wetland and bushland areas, wildlife corridors and rural lands.
- An existing village centre that is located at the centre of these communities, and the separation of the village centre from the beachfront, by open reserves that support a range of passive and active recreational uses.
- Floodplains feeding off a rolling topography, resulting in the presence of several high points on the periphery of the area that serve to provide a visual backdrop from most locations.
- All approaches to Pottsville are through non-urban areas, adding to a "perceived isolation" in the context of other coastal Tweed locations.
- A significant and continuing sugar cane industry, occupying a large proportion of the northern part of the study area.



Broad Components of the Study Area

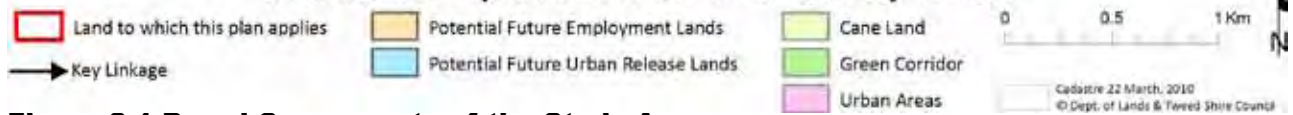


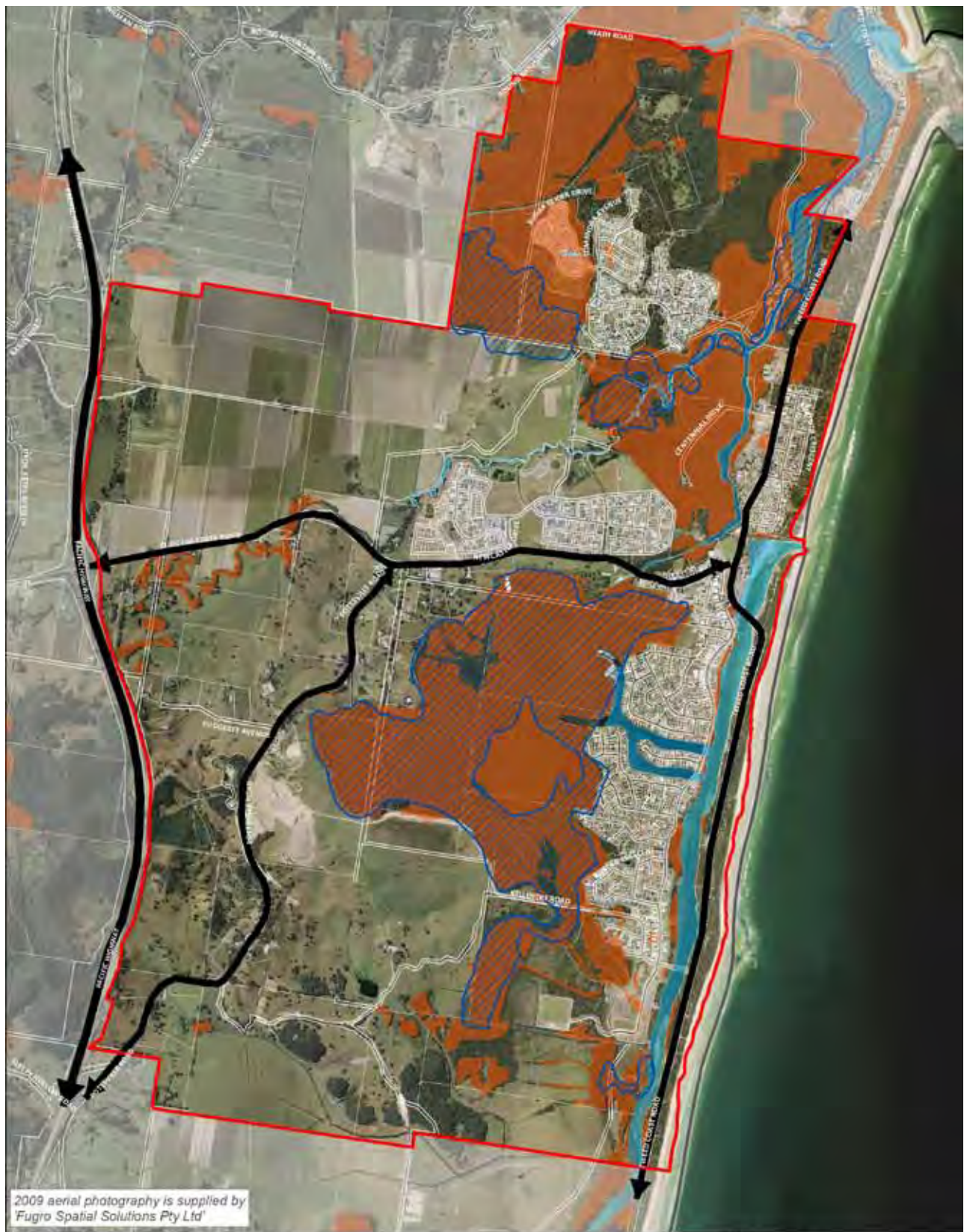
Figure 2.1 Broad Components of the Study Area

This plan illustrates the location of major elements of the Pottsville area, including planned urban expansion areas.

-
- Single and dominant north-south and east-west road connections.
 - An undeveloped frontal ocean beach dune system. This frontal dune is flanked by Mooball Creek in the southern part of the area, discharging to the Ocean adjacent to the village centre.

At the 2006 census the Pottsville area had a “place of usual residence” population of 3,781 persons. This compares to 2,553 in 2001. The estimated growth rate between 1991 (1,289 persons) and 2001 for Pottsville was approximately 7.2% per annum. Since 2001, this growth rate has accelerated to approximately 8% per annum. Based on these rates, Pottsville has sustained a growth rate higher than the Tweed average for over 15 years, although this rate may decline as zoned urban land is taken up.

Clearly, growth in Pottsville has been significant over the past 10 or more years, resulting in large changes to the function and character of the locality. In this time Pottsville has grown from a small village to a point where it sits on the threshold of larger scale changes arising through potential change to the retail structure (major supermarket) and the provision of additional services and facilities required by an expanding population. Identification of potential urban and employment land under the FNCRS and Tweed Urban and Employment Land Release Strategy further highlights the growth potential of Pottsville over the next 20 years and the potential change stemming from the increase in demand for services.



Key Physical Characteristics of the Pottsville Area



Figure 2.2 Key Physical Characteristics of the Pottsville Area
 The above illustrates the principal physical characteristics of the area

2 Existing Locality Character

Village Centre

The Pottsville village centre has a quiet coastal village feel borne out by its low scale development, small size, architectural character and relatively low scale provision of services, in particular retail shopping. While holiday periods greatly expand the local population, for the most part, the village centre is one of a string of small coastal villages and is far removed from the bustling centres of Tweed Heads and Murwillumbah.

The village centre still possesses a number of original buildings from the Town's early days, including the Cottage on Coronation, Pottsville Bait and Tackle and the 'Old' Pottsville Store. A number of former residential buildings have been converted to new uses such as restaurants and professional offices. These follow the spirit of the village and make positive contributions to the overall strength of character whereas, some of the more recent buildings lack elements of the essential character of the existing area, appearing much heavier and bulky in form.

The oval forms an excellent visual foreground for the village centre, providing a distinctive physical asset for Pottsville. The Phillip Street Reserve (the "Market Park") site opposite is of a similar value, particularly in relation to its use as a market site, though its general bare appearance could be improved to provide a more definitive 'gateway' or entry to the Village Centre. Trees are also a distinctive element of the village centre's character, though most of these are located in private yards and public reserve areas on the periphery. Where street trees are present, they are particularly characterful and can form the basis of an expanded streetscape enhancement program in the future.

A PLACE OF COMMUNITY...

The Pottsville village centre has a quiet coastal village feel borne out by its low scale development, small size, architectural character and relatively low scale provision of services, in particular retail shopping.



The reuse of former dwellings along Coronation Avenue for retail and commercial uses contributes significantly to streetscape character.

Pottsville Market Park and Oval are distinctive open space assets providing a green entry into the Pottsville Village.





A recent development on the corner of Coronation and Elizabeth Street demonstrates a number of the desirable design elements of the village centre including active street frontage, mix of use, awning over the footpath, building height and scale compatible with the street and an appropriate mix of materials and colour scheme. Landscaping at the upper level further contributes to the buildings overall contribution to the streetscape character.



Landscaped courtyards and footpaths, alfresco dining areas, front setback gardens in the private domain create idyllic pedestrian spaces which contributing to the character of the public domain and village centre generally.





Residential Character

Residential character in Pottsville can be broadly classified in terms of its location and time period of its development. The village centre area is characterised by older timber dwellings, larger allotments and mature vegetation, with a mix of newer masonry and higher density developments serving a mixed-use purpose.

Pottsville North (as referred to within this Code), being the area east of the Coast Road and north of the village centre also consists of older housing stock in the Pottsville context. Predominantly of masonry construction, the area contains a concentration of higher densities, of predominantly 2 and 3 storey accommodation. The areas more mature vegetation cover and remnants of the original coastal landscape provide a strong contribution to the established coastal character.

The remaining residential areas are characterised by standard forms depicting the time of their construction, comprising largely of slab-on-ground construction with reduced levels of vegetation and tree cover. While architectural styles have changed over time many of these areas are quite typical of suburban development in many parts of Australia and possess little differentiation other than the physical characteristics of their location. An exception to this pattern is the earlier stages of Koala Beach which through a strong design process and building covenant is distinctive in its approach to both landscape and architecture. In this area, much natural landscape has been retained both on individual lots and in green corridors on the site.

Additionally, the buildings in Koala Beach are characterised by lightweight construction that responds well to the local climate and landscape. This is further reinforced by a far greater attention to the public domain than has occurred in other residential areas.

A PLACE TO LIVE...

The Pottsville locality can be described as having a pattern of distinct residential areas separated by green buffers including wetlands and bushland areas, wildlife corridors and rural lands. Residential character in Pottsville can be broadly classified in terms of its location and time period of its development.



Village Centre residential areas are generally older style and built of lightweight timber frames often suspended off the ground with deep eaves, lightweight exterior cladding and well landscaped yards which is generally climatically responsive.



In many parts of Pottsville the ubiquitous beach shack is being replaced by more substantial family homes utilising a higher proportion of the allotment as well as employing modern materials and construction types.





Koala Beach residential estate is characterised by lightweight construction and integration of building design with sloping sites and landscape.



The remaining residential areas are characterised by standard forms depicting the time of their construction, comprising largely of slab-on-ground construction with reduced levels of vegetation and tree cover.



3 Key Strategic Planning Issues

Pottsville has experienced a significant increase in residential development over the recent past, evidenced by an 8% growth per annum in resident population. This development has resulted in a significant change to the character and functioning of the town. This growth in activity, along with population growth in the northern NSW coastal region, expansion of tourist opportunities, upgrading of the Pacific Highway and accompanying improvements to accessibility have contributed to the pressures presently affecting the village, its infrastructure and the surrounding environment. It is a trend that is set to continue, with steps being taken to release further residential and employment lands identified within the Far North Coast Regional Strategy and Tweed Urban and Employment Lands Release Strategy 2009 (Tweed UELRS).

Under both these strategies several investigation areas (potential release areas) have been identified and will require detailed investigation and masterplanning. These areas have the potential to increase Pottsville's total population to about 12,000 people. The following table details an overview of the identified future investigation areas:

Investigation Area	Population Range Estimate
Seabreeze (remaining zoned land, land identified in the FNCRS and land identified in the UELRS)	910 – 990
Black Rocks	250
Kings Land	648 – 972
Dunloe Park	4867 – 7300
Total	6675 – 9512

Table 2.1 – Potential Future Population Growth within the Pottsville Locality

Combined with infill development typical of existing residential areas, the Pottsville locality will start to out-grow its 'Village' typology, and will start to function more as a 'District Town Centre' (as defined in the Tweed UELRS), which will generate a genuine need and demand for higher order facilities; commercial, community, retail and employment.

Within this dynamic environment, a number of major internal and external factors have a strong influence on Pottsville and are key issues to be addressed within this Development Code. The major influences and issues affecting Pottsville may be surmised as;

- urban form and character, and particularly the retention of village character;
- environmental protection issues;
- implications of the Far North Coast Regional Strategy and other elements of the local planning framework;
- changing retail and economic factors (including demands for a supermarket);
- forecast residential development, resultant population growth and the potential demands on facilities and services;
- traffic and transport impacts and their management.

Each of these broad areas is addressed in the following subsections.

3.1 The Far North Coast Regional Strategy

The Far North Coast Regional Strategy (FNCRS) was adopted by the NSW State Government in December 2006. The FNCRS states its purpose as “to manage the Region’s expected high growth rate in a sustainable manner.” The FNCRS defines the location and form of future development within the region, taking into account environmental assets, character, cultural values and natural resources, while also providing for economic opportunities. The FNCRS incorporates specific regional infrastructure requirements identified in the State Infrastructure Strategy and will inform future infrastructure investment decision making for the Far North Coast.

The FNCRS represents the NSW Government position on the future of the Far North Coast. It is considered by State Government to be the overriding strategic planning document for the Region and has been prepared to both complement and inform other state and local planning instruments, including the Tweed Local Environmental Plan. The FNCRS is presented in **Figures 2.3 and 2.4.**



60,400 more people
51,000 new homes
32,500 new jobs
25 year plan
3 major regional centres
2 major towns

MAJOR REGIONAL CENTRE

TWEED HEADS
 The revitalisation of Tweed Heads CBD will become the focus for the Tweed urban area enabling it to provide a high level of services, employment and housing to complement those provided in the adjoining South East Queensland Region. Tweed Heads will also continue to develop as a major regional centre for tourism and the provision of retail services and community facilities.

LISMORE
 The majority of the growth will occur in the Lismore CBD and surrounding areas and an regional hub for creative industry and cultural activities, education, health, employment and retail.

DEVELOPING MAJOR REGIONAL CENTRE

BALLINA
 As a major regional centre it will be supported by new land releases in Lismore Head and Cumbalum. Employment, retail and tourism are important functions of the centre.

MAJOR TOWN

Major towns and towns provide a level of services and employment to support the surrounding communities of villages and rural settlement.

VILLAGE - COASTAL

VILLAGE - INLAND

SOUTHPORT/GOLD COAST

The Region will be growing South East Queensland. The South East Queensland Gold Coast operates as a Regional City providing key employment opportunities and high level services to its catchments.

STATE BOUNDARY

Note: for more information please see the detailed maps.



TOWN/VILLAGE GROWTH BOUNDARY

Includes all lands zoned and developed for urban purposes and future urban land release areas. Land within this boundary is for housing, business, infrastructure, community facilities, urban open space and environmental uses to meet the future regional population.

Not all land identified can be developed for urban uses. All sites will be subject to more detailed investigations to determine suitability and future yield.

EXISTING URBAN AREA

EXISTING RURAL RESIDENTIAL AREA

PROPOSED FUTURE URBAN RELEASE
 Land release areas will be developed to function as new communities with service provision to match the future population of the area.

EMPLOYMENT LANDS

Provides for serious employment related activities such as factories, warehouses, manufacturing and transport logistics identifies additional future lands to meet regional employment needs.

COASTAL AREA

Recognises the significance of the Region's coastal area in terms of environmental values, regional lifestyle and economic impacts associated with tourism and urban development. Limits future land release to land identified within the Town and Village Growth Boundaries.

MARINE PARK

WORLD HERITAGE AREA

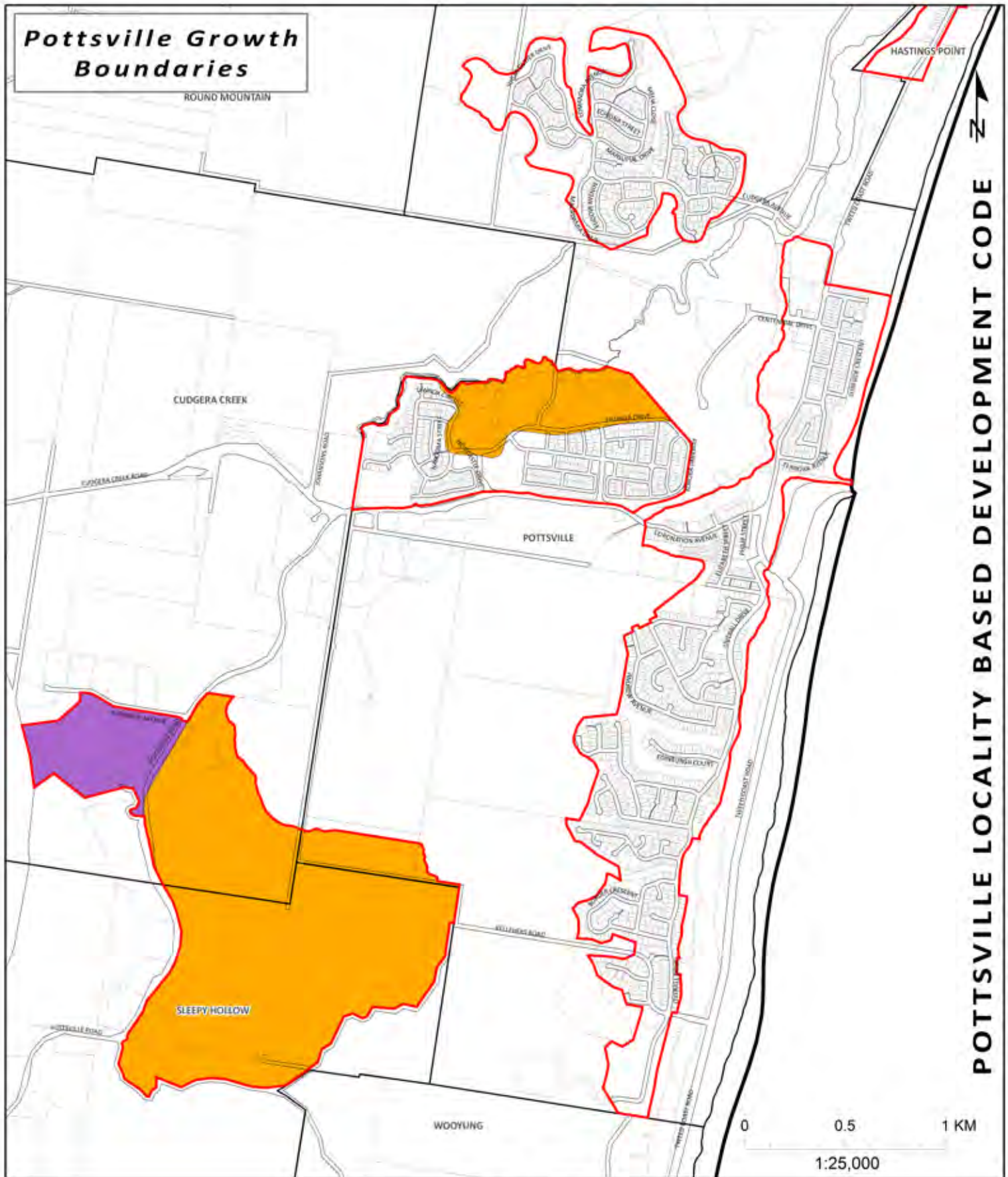
STATE FOREST

NATIONAL PARK, NATURE RESERVES AND CONSERVATION AREAS

ENVIRONMENTAL ASSETS AND RURAL LAND
 Identifies areas with environmental, cultural, historical, agricultural and recreational production values. This area will be protected from further urban settlement with existing land use rights maintained.

RAIL LINE

Figure 2.3 Far North Coast Regional Strategy Plan



LEGEND

- Town and Village Growth Boundary
- Proposed Future Urban Release Areas
- Employment Lands

Figure 2.4 Pottsville Growth Boundaries (derived from FNCRS)

3.2 Settlement Pattern

The FNCRS defines an urban growth boundary to control and focus growth within key areas of the region. The Strategy identifies the purpose of the growth boundary as a means of catering for the forecasted growth in the region in a manner that provides for the efficient utilisation of land allocated for urban development, without sacrificing the identity of the area. It is intended that urban development outside the growth boundary will not be approved and that local environmental plans, growth strategies and the like will be required to align with the regional Strategy's settlement pattern. As such, the growth Boundary defined for Pottsville will be a significant factor in defining any potential for additional land for urban purposes.

The growth boundary for Pottsville for the most part correlates with the existing urban footprint which includes the areas in and around the village that are already zoned for urban uses, such as residential, commercial and the like. In addition to these areas, there are two sites identified for potential future residential development; a northern extension to the Seabreeze Estate and the 'Dunloe Park' Release Area. Additionally, an employment area is identified on the western side of Pottsville – Mooball Road, adjacent to the existing sand quarry and adjoining Kudgerie Avenue.

Figure 2.4 illustrates the Pottsville local growth management boundary under the FNCRS.

3.3 North Coast Urban Design Guidelines

With significant future growth anticipated for the North Coast region the North Coast Urban Design Guidelines have been prepared by the NSW Department of Planning to support the Far North Coast and Mid North Coast Regional Strategies to manage this change; maintaining a prosperous economy and protecting the unique North Coast environment through good planning and urban design is the overriding purpose.

Councils', as part of their responsibilities under the Far North Coast and Mid North Coast Regional Strategies, are required to prepare a local growth management strategy for their local government area. The North Coast Urban Design Guidelines are designed to assist with this process, particularly when defining and understanding the character of localities.



This document has been prepared in two parts.

Part One of these guidelines is designed to assist councils in undertaking an assessment of the existing positive attributes of their own settlements to determine what planning responses may be required to maintain the character of the settlement through future settlement growth opportunities.

Part Two outlines the principles and strategies for managing environmentally, economically and socially sustainable settlement growth. It addresses growth management in three typical planning scenarios and at three scale levels.

4 The Local Planning Framework

4.1 The Tweed Local Environmental Plan 2000

Tweed Local Environmental Plan 2000 (TLEP) is the principle local planning document covering the Pottsville area. TLEP provides the overarching land use controls, through zoning (including densities).

Additional controls relate to:

- subdivision;
- roads;
- environmental and resource provisions;
- hazards and buffers;
- heritage;
- advertising signage;
- acquisition of land;
- number or additional miscellaneous and site specific issues.

Additionally, the TLEP provides controls for building height. In this respect, building heights are limited to 2 storeys along the Pottsville coastal strip incorporating Black Rocks Estate, Pottsville Waters, Pottsville village centre and Pottsville North. Outside of this area, a 3-storey maximum height restriction presently applies to the locality.

The TLEP has been in operation for about 10 years and has not been comprehensively reviewed during this time. In 2006 the NSW State Government released a Standard Instrument



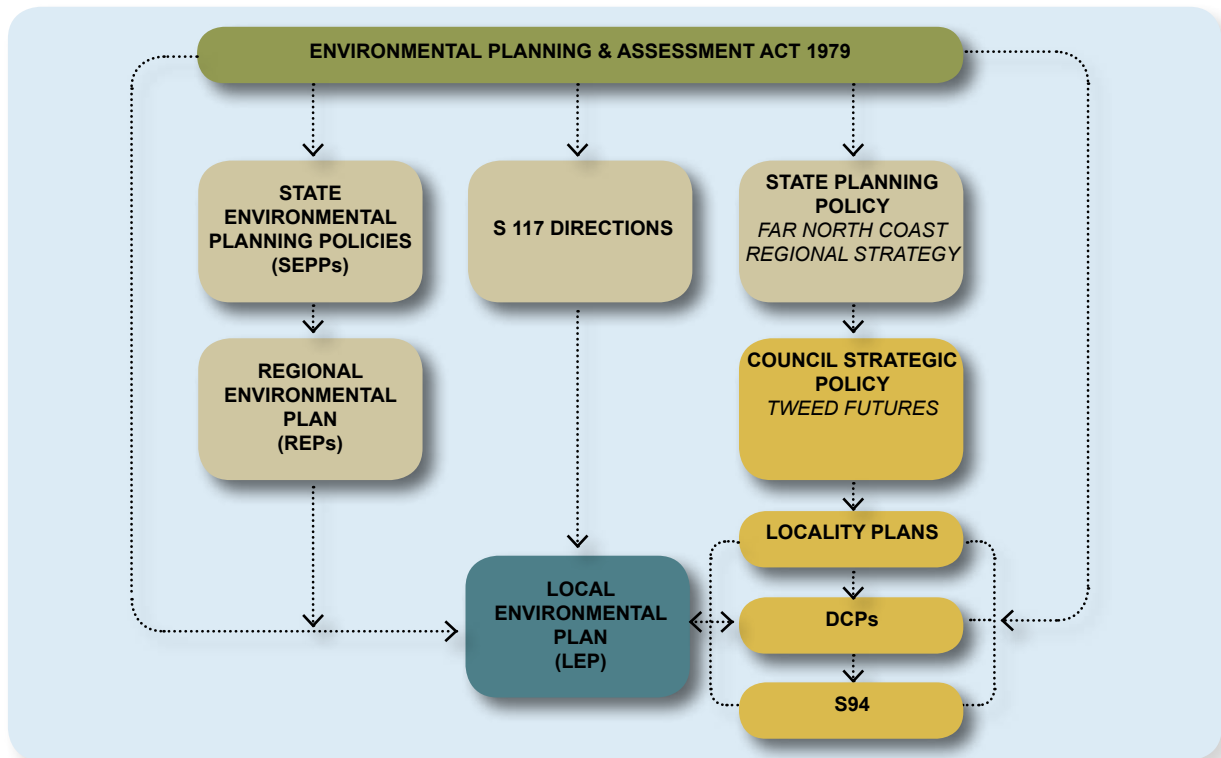


Figure 2.5 Local Environmental Plan - Statutory Context

Order which requires all LEPs to be reviewed and drafted to conform with a standard template. Tweed Council’s LEP is being reviewed as part of this process which is to be guided in part by locality based planning strategies. As such, not all recommendations of this Code will necessarily align with the current TLEP and any adapted amendments will be incorporated within the new LEP prepared under the NSW standard template.

4.2 Pottsville Village Strategy 1998



The existing Pottsville Village Strategy 1998 (PVS) was completed in October 1998. The PVS contemplated the development of Koala Beach, Flannery’s Land (now Seabreeze Estate) and Black Rocks Estate as the basis for decisions regarding the future form and pattern of development.

These three areas have now developed and the fundamental basis of the PVS has as a result been achieved. As such, this Code replaces the PVS, building on that earlier body of work to better reflect and take stock of the current and future needs of the Pottsville community.

Many of the key strategic planning objectives under the PVS have now been implemented. This is apparent in terms of

residential development, establishing a connection between Seabreeze and Koala Beach, the protection of a greenbelt between Pottsville and Hastings Point, and the expansion recreational and natural amenity areas. However, a number of strategies have not been implemented, including an employment area associated with the Seabreeze Estate, a village centre by-pass road, and the provision of a retail supermarket. Each of these issues are addressed within this Code along with updated strategies.

4.3 Tweed Development Control Plan 2008

The whole of Tweed Shire is covered by a consolidated DCP addressing a wide range of Shirewide planning issues as well as site specific policies for individual locations. Of greatest relevance is Section A1, titled Residential and Tourist Development Code, where detailed controls are provided for all forms of residential development in all areas of the Shire.

The role of this Code, in relation to Section A1, is to identify where the specific circumstances of the Pottsville area warrant alteration from its guidelines and controls, and then to provide a framework for a more site specific approach where this may be warranted.

4.4 Section A1 - Residential and Tourism Development Code

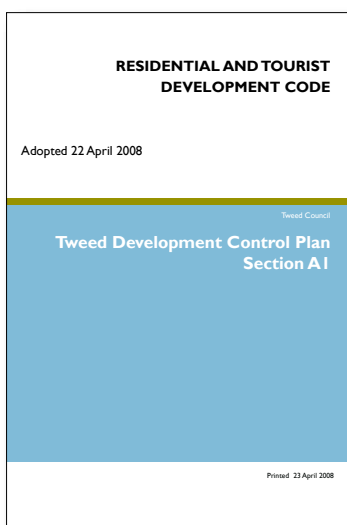
The core objective of Section A1 is to provide a comprehensive guide for the planning and design of development associated with residential and tourist development in all of Tweed Shire.

Section A1 has been formulated on a “building typology” basis, whereby controls and guidelines have been drafted to respond to the specific requirements of individual building types.

These include:

- Detached dwelling houses
- Dual occupancy
- Townhouses
- Row houses
- Residential flat buildings
- Shop top housing

Additionally, Section A1 also applies to alterations and additions, as well as ancillary development.



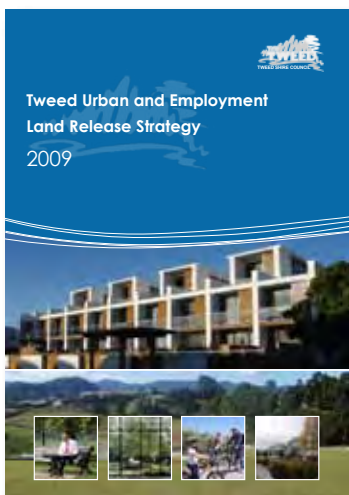


Each of these parts are relevant to the Pottsville study area context in the future.

The controls generally take the form of what are referred to as 'Building Type' controls and 'Site and Building Design Controls'. The building type controls are expressed as mandatory, while site and building controls are to be interpreted in regard to the specifics of individual sites. The approach of Section A1 is such that a generic set of minimum standards can be achieved for all building types in the Tweed Shire, regardless of location. Local differentiation is achieved within this framework through detailed building design and where mandatory controls are potentially relaxed as a result of criteria such as infill locations, irregular site geometry, and excessive topographic site constraints.

4.5 Tweed Urban and Employment Land Release Strategy 2009

In March 2009, Tweed Shire Council adopted the Tweed Urban and Employment Land Release Strategy 2009 (Tweed UELRS). The Tweed UELRS provides a desktop analysis of opportunities and constraints of the whole Tweed Shire to establish land suitable for urban and employment purposes. The strategy is of significance for the Pottsville locality as 4 release areas within the Pottsville locality were identified, 3 being for urban purposes and 1 for employment. Of the 4 release areas identified, 2 are already identified within the FNCRS, being Dunloe Park and the Pottsville Employment Land, both of which are also identified in the Tweed UELRS.



Whilst the areas identified in the Tweed UELRS will require further investigations and masterplanning prior to being appropriately zoned under Tweed Shire Council's LEP, and as such, the timing of their rezoning / release is subject to a number of factors, including the availability of sewer services and the market conditions / developer interest. In any event the release areas ultimately present a significant shift in the potential population of the Pottsville locality and the services required to facilitate significant growth.



PART 03 LOCALITY WIDE STRATEGIES

1 Urban Structure

- 1.1 Existing Condition
- 1.2 Strategy - Urban Structure

2 Traffic And Transport

- 2.1 Existing Condition
- 2.2 Strategy - Public Transport
- 2.3 Strategy - Bicycle
- 2.4 Strategy - Pedestrian
- 2.5 Strategy - Road Network
- 2.6 Development Control And Implementation

3 Environment & Community

- 3.1 Existing Condition
- 3.2 Strategy - Environment
- 3.3 Strategy - Community Facilities
- 3.4 Strategy - Education
- 3.5 Development Controls And Implementation



Figure 3.1 Pottsville Urban Structure Plan

1 Urban Structure

1.1 Existing Condition

Pottsville was first established as a small settlement around the existing village centre. Growth of the village has always been constrained, both by accessibility and by the nature of the landscape itself. The juxtaposition of environmentally sensitive areas, the ocean, creeks and flood liable land, cleared areas, agricultural land and the alignment of the main access routes has resulted in a settlement pattern that has evolved as separate and distinct areas or precincts.

The planning framework and timing of major urban releases has also contributed to a situation where each major “village” area is endowed with a specific character (partly the result of architectural approaches at the time) as well as strongly defined boundaries. In all cases, residential development areas of Pottsville are edged and defined by bushland, rural/agricultural lands and/or riparian corridors as well as flood liable land. A range of constraints maps illustrating these elements have been attached at **Appendix 5.5**. The same characteristic also applies to the potential future release areas.

In the same way that separate villages define the residential pattern, interlinked concentrations of bushland in many ways define the natural system. In this respect, significant areas of bushland, large enough to sustain a strong ecological base, are linked with corridors of bushland that provide connectivity opportunities for wildlife movement.

A further key feature of the existing settlement pattern is also associated with the “multi-village” structure identified above. Specifically, the Pottsville area possesses very clear edges from each of the three approach directions. In all cases, Pottsville is approached through rural and/or bushland that serves to define a clear greenbelt encompassing the urban areas. While not unique in coastal areas of the Tweed Shire, this characteristic is very much associated with the southern coastal towns of the Tweed and is a distinctive character element.



1.2 Strategy - Urban Structure

The broad settlement pattern is to respond to environmental constraints and maintain and enhance the existing “connected village” structure. New development areas should be selected and defined to contribute to this pattern.

Figure 3.1 provides an illustration of the preferred urban structure plan to be pursued within Pottsville.

The following statements verify the intent of the abovementioned Structure Plan:

- *The Structure Plan is to form the framework for decisions regarding the future supply of infrastructure.*
- *All currently defined bushland and wetland areas are maintained. Additional bushland and linkage areas have been identified at the south and western parts of the study area and provide a boundary to the expansion of Dunloe Park.*
- *All existing land under cane production is retained in its present use.*
- *The implication of protecting existing rural and environmental land is that a strong rural-urban edge and a “green entry” to Pottsville is maintained.*
- *The existing Pottsville village centre continues to be recognised as the focal centre for community interaction and activity.*

Development Controls and Implementation

LEP Considerations

Within the context of wider considerations for timing and location of development in the Tweed Shire, the Structure Plan will provide the basis for investigating the potential rezoning of land in the future.

Development Controls

Nil, the strategy identified in this Section does not presently require any additional or locality specific development controls.

Other Statutory and Non-Statutory Implementation

Nil, the strategy identified in this Section does not require any amendments or new statutory or non-statutory controls or documents.

URBAN STRUCTURE

The broad settlement pattern is to respond to environmental constraints and maintain and enhance the existing “connected village” structure. New development areas should be selected and defined to contribute to this pattern.



The existing Pottsville Village will continue to be recognised as the focal centre for commercial, community and social interaction and activity.





Improving the connectivity between the satellite residential areas with the village centre by way of improved cycleway and pedestrian paths is a key strategy of the Code.



The structure plan forms the framework for decisions regarding the future supply of land and infrastructure. The implication of protecting existing rural and environmental land is to preserve a strong rural-urban edge and a 'green entry' into Pottsville retained.





2 Traffic and Transport

2.1 Existing Condition

Integrated traffic and transport comprises several distinct elements these include public transport, bicycles, pedestrians and roads. This section includes an existing conditions analysis, which has been extracted from a separate report commissioned for this plan, prepared by GTA Consultants Pty Ltd.

Public Transport

Bus Services to and from Pottsville are limited, primarily as a consequence of low level of use, which is a continued trend in this area. The recent withdrawal of bus service 608 (Seabreeze to Kingscliff) operated by Surfside Bus Lines is an indication that this mode of transport is not yet considered an efficient or effective method of transport at present by the Pottsville community and hence is not viable to the operator.

Surfside Bus lines however do continue to operate bus service 603 (Black Rocks to Tweed Heads) along the Tweed Coast Road with bus stops located to the south and north of Coronation Avenue on Tweed Coast Road serving the Pottsville village centre.

Bicycles and Pedestrians

Pottsville does have a bicycle network although it appears that this could be given more prominence and made more cohesive given the context of the community profile (i.e. Young families and the elderly) and the advantages and opportunities provided by the natural environment. Observations on site indicated that there is an active use of bicycles as a mode of transport in Pottsville, particularly in relation to the Pottsville Public School which should be further encouraged through the provision of safe facilities for cyclists.

“No Cycling” signage on the footpath within the village centre is evidence that there have been some conflict issues between cyclists and pedestrians. The majority of pedestrian activity takes place within the village centre.

TRAFFIC AND TRANSPORT

Integrated traffic and transport comprises several distinct elements these include public transport, bicycles, pedestrians and roads.



It is recognised that a number of pedestrian vehicular conflicts currently occur within the village centre and around the locality generally.



Provision of parking within the village centre will be in a series of 'pocket car parks' which can be embellished to improve the urban design and pedestrian amenity.





Improving the connectivity between the satellite residential areas with the village centre by way of improved cycleway and pedestrian paths is an key strategy of the Code.



The village centre structure plan investigates the formation of a north loop road and car parking area to alleviate traffic pressure off Coronation Ave and to accommodate increased retail, commercial and residential activity within the Village Centre. Improving pedestrian street amenity is a key component of the Code.



Regardless of the relatively low traffic volumes there is limited formal or protected pedestrian crossing points from one side of the village to the other. In view of the fact that Coronation Avenue is relatively straight and wide and potentially encourages speeding, reducing the overall level of pedestrian safety.

Access across the Tweed Coast Road is of more relevance in terms of pedestrian safety given the higher volumes and speeds along this road. Linkages and access points to the beach are not clearly distinguishable and contribute to informal, less secure road crossing points. Links to the beach not particularly evident or prominent from within the village centre.

Outside of the village centre there also appears to be inconsistency in the provision of footpaths within the various residential subdivisions, which are essential for young families, where pedestrians with prams need to be able to walk safely away from the conflict of vehicular traffic.

Road Hierarchy and Traffic Volumes

Within the Pottsville locality there are two main roads, being Tweed Coast Road (MR450) and Pottsville Road/Coronation Avenue. From these two spine roads the Pottsville village centre and residential subdivisions have developed with a series of collector roads, which provide access from the residential areas to the main roads. All roads with the exception of the Pacific Highway and Tweed Coast Road are in the care and control of Tweed Council.

Traffic volume data provided by Tweed Shire Council indicates that the level of traffic flow on the main road network through Pottsville is moderate to low on the basis of the existing road hierarchy and current road capacity performance standards.

Parking

Pottsville village centre as a whole has ample parking to meet the current parking demand of the village. This has been verified not only by on-site observations but also by parking demand survey information provided by the Pottsville Community Association (Undertaken in May 2007) which indicates that there are some 340 parking spaces with an average 5 day weekly occupancy of approximately 70%. In other words there are approximately 100 parking spaces free during the week overall within Pottsville.

On the weekend, particularly when the Pottsville markets occur the parking demand increases to 75% occupancy overall with higher demands experienced in streets close to the market itself. This is indicative of peoples preference to park as close as possible to their end destination even when there is alternative parking options within 5 minutes walking distance.

Parking occupancy on Sunday is the lowest of all days of the week when the Pottsville markets does not occur.

Key Transport Issues

The key transport issues identified from existing conditions are as follows:

- low frequency public transport services with no buses servicing the centre of the Pottsville village;
- lack of recognisable bus interchange within Pottsville village centre;
- minimal end of trip facilities for cyclists in the way of secure bicycle parking;
- lack of specific bicycle paths heading north and south, current arrangement creates conflict with pedestrians and cars reversing out of driveways;
- the steep nature of the Koala Beach subdivision results in difficult access to Pottsville village centre by bicycle;
- the straight and open nature of Coronation Avenue lends itself to high traffic speeds and subsequent unsafe conditions for pedestrians;
- there are some delays and “inconvenience” experienced as a consequence of parallel parking, 3 point turn movements and loading on Coronation Avenue;
- there is inconsistency in the widths and the wideness of the residential sub-division roads;
- there is a lack of pedestrian footpaths within the residential subdivisions;
- there is high parking demand in close proximity to the market site during market days although as a whole parking supply is considered to be adequate; and
- the position of the access to the off street car park on the north side of Coronation Avenue does not allow sufficient width for one car to be stationary (waiting to turn) while other cars continue straight through, resulting occasionally in queuing back to the roundabout intersection.



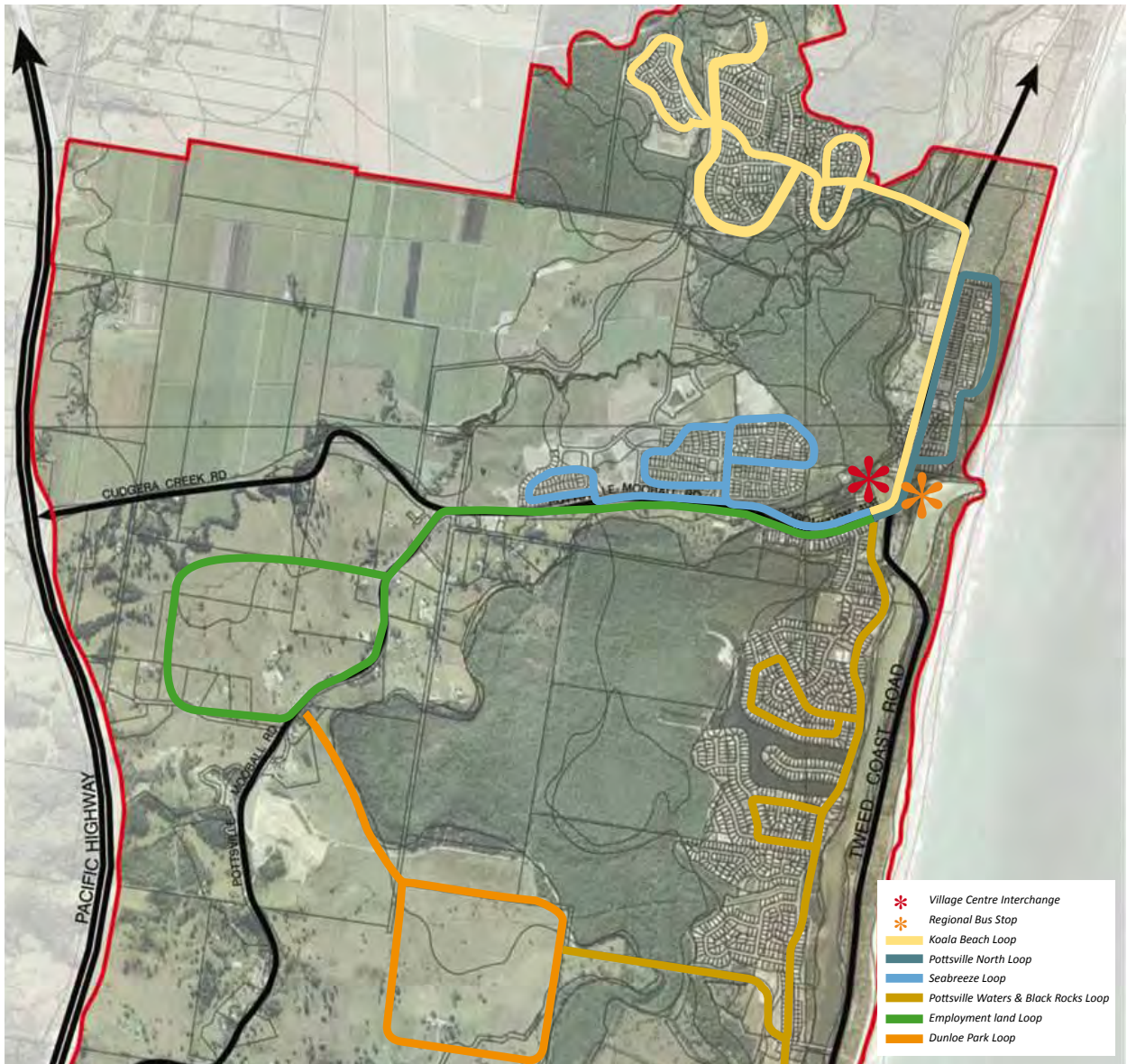
It is estimated that the existing population of Pottsville could increase from its current 3,700 level to a level somewhere between 10,000 – 12,000 persons, based on existing zoning and identified potential release areas. This increase in population would result in increased demand for services and access for the community and would put added pressure on the Pottsville road and transport network.

It is important that Pottsville Road/Coronation Avenue does not have to accommodate the additional future road capacity on its own and that other road links be provided to share the general traffic flows. It is also important that there be easy access from the Pacific Highway to the employment land for heavier vehicle types and that the impact on residential amenity is minimised. There will also be a need to develop new bus routes which serve the future Pottsville community for those people who either do not own a car or cannot drive, so that equitable access to services and employment is available to the broader Pottsville community.

Key Transport Opportunities

The key opportunities which have been identified for the Pottsville locality are as follows:

- provide new road links to improve accessibility between residential, employment and retail land uses and to share road capacity evenly as Pottsville expands ;
- provide a new service road in the Pottsville village centre to make loading/servicing of businesses more efficient by having rear loading arrangements;
- improve the village centre streetscape;
- improve the cycle parking provision within the village centre together with improving the on-road facilities to, from and within the village centre; and
- upgrade the pedestrian crossings from the village centre to and from the beach across the Tweed Coast Road.



Pottsville Village Hopper at a glance:

- Village Hopper operates on a hail and ride basis;
- Operate around a number of bus routes linking each of the residential subdivision areas with the Pottsville Village;
- Seats 26 passengers with 13 standing, the floor is lower than a conventional bus with level kerb access making it easier for on and off access;
- Consumes between 17 and 20 litres of fuel per 100 km, equivalent to three sedans;
- Passengers can communicate more readily and easily with the driver, with a degree of flexibility in the route and offering a door to door service.

Figure 3.2 Pottsville ‘Hopper’ Mini Bus System

2.2 Strategy - Public Transport

Ensure that there is a bus transport option providing access opportunities between the existing and future residential subdivisions and the Pottsville village centre and surrounds to further encourage this sustainable mode of transport

Key proposals that will contribute to this broad strategy are:

- a. To improve accessibility locally and to destinations surrounding Pottsville provide bus services which:
 - In the short to medium term service Koala Beach, Seabreeze and Pottsville village centre,
 - In the long term service all existing and future residential and employment lands.
- b. Support the bus services by providing bus stops and facilities (shelters and seating) accessible by everyone within 400m of their place of residence or work. As a minimum bus stops should be provided on the main roads and within the Pottsville village centre.
- c. Investigate the introduction of the 'Pottsville Hopper' (as shown in **Figure 3.2**) as a means of providing higher frequency public transport throughout the locality providing links to the village centre and regional bus services.

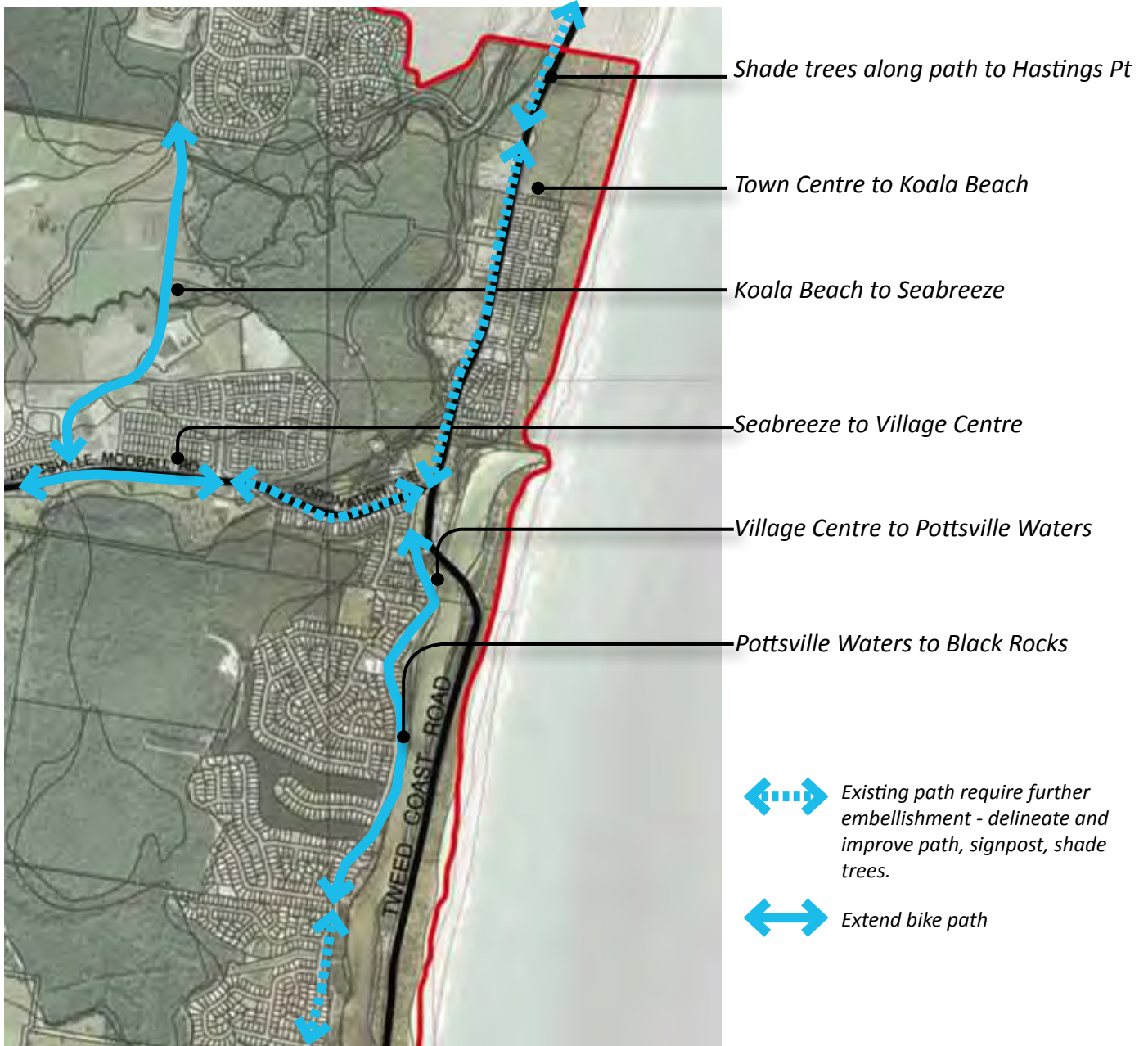


Figure 3.3 Pottsville Cycle Path Extensions & Embellishment

2.3 Strategy - Bicycle

Ensure that there is adequate integrated bicycle facilities (parking and on/off street routes), including the embellishment of the existing bicycle network to further encourage this healthy and sustainable form of transport

Key proposals that will contribute to this broad strategy are (refer **Figure 3.3**):

- a. provide secure and easily accessible bicycle parking at recreational, community and commercial locations. (i.e. Future village square, Community precinct, Pottsville Oval car park.).
- b. introduce “mixed traffic” bicycle route through the village centre. (e.g. logos on road and signage).
- c. extend the existing bicycle route on Pottsville Waters Road along Philip Street into the village centre.
- d. introduce a new on-road bicycle route supported by bicycle lanes along the new road between Koala Beach and Seabreeze to improve access from Koala Beach to Pottsville village centre.
- e. clearly identify and delineate on-street bicycle lanes with painted road surfaces, or other like methods.
- f. embellish the cycleway environment with elements such as plantings or public art to improve user comfort and experience.



Figure 3.4 Images of proposed streetscape works - to improve the pedestrian amenity and 'walkability' of the Village

2.4 Strategy - Pedestrian

Ensure that pedestrians have convenient and safe access to all facilities whether it is for work or recreational purposes via a comprehensive pedestrian network

Key proposals that will contribute to this broad strategy are:

- a. provide 2 x additional (total 3) formal pedestrian crossings across Coronation Avenue within the Pottsville village centre;
- b. provide 2 x pedestrian crossings across Tweed Coast Road providing a focal crossing point at the northern pedestrian crossing for access between the village centre and beach;
- c. provide adequate walking routes between major pedestrian attractors. (i.e. Shops/Recreation/Schools/Community Facilities).
- d. embellish the pedestrian environment with elements such as plantings or public art to improve user comfort and experience.



Figure 3.5 Strengthening Pedestrian Connections

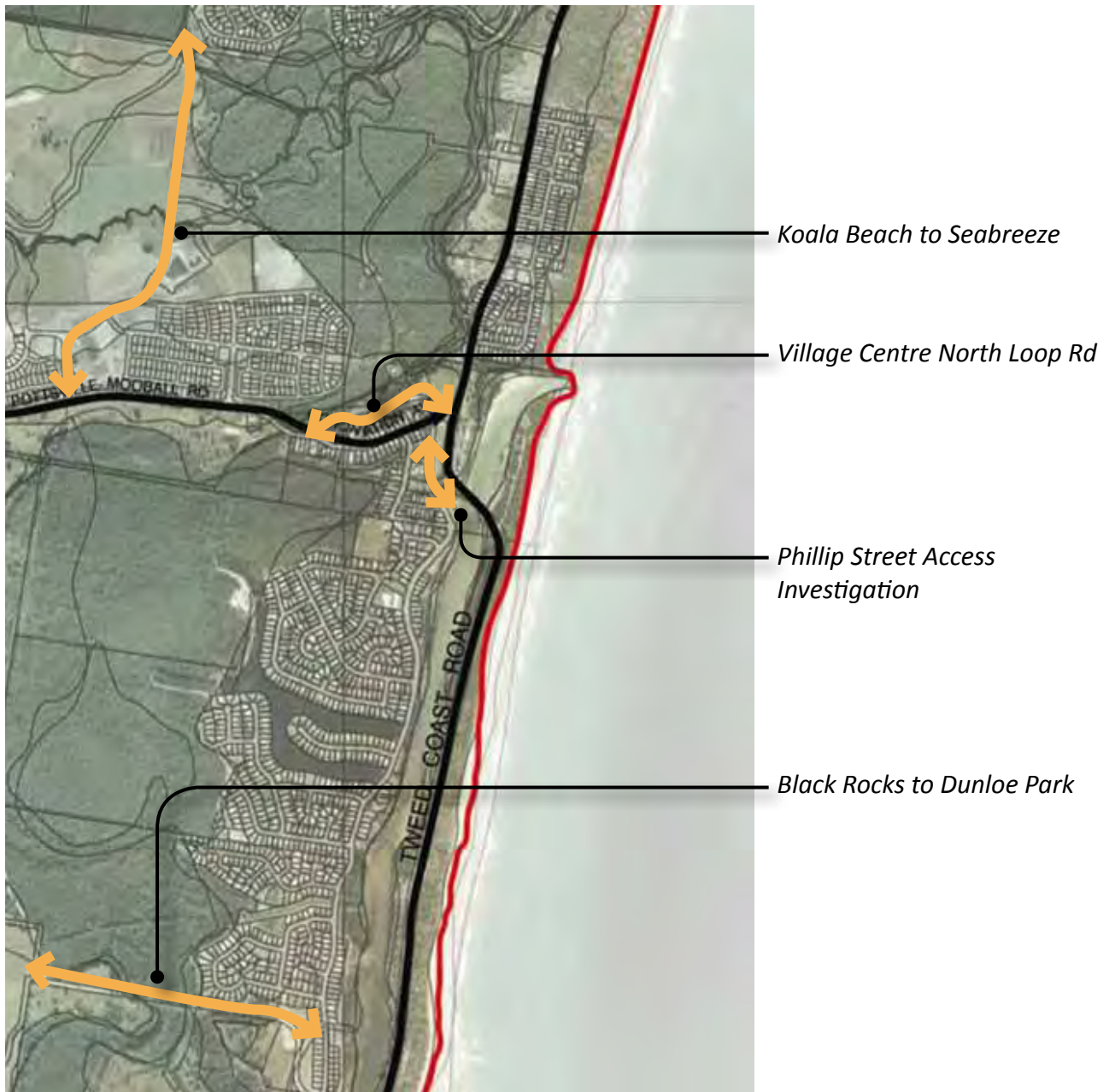


Figure 3.6 Pottsville Road Extensions

2.5 Strategy - Road Network

Ensure that there is sufficient road capacity to support future traffic growth and that the existing intersection methods of control are adequate to accommodate future traffic levels

Ensure that the access between neighbouring residential subdivisions and the village centre is as direct and convenient as possible and avoids unnecessary circuitous routes

Key proposals that will contribute to this broad strategy are (refer **Figure 3.6**):

- a. provide new north loop road and car parking area within the village centre;
- b. potential access between Phillip Street and Overall Drive within the village centre;
- c. provide new roads links between Koala Beach and Seabreeze;
- d. provide new road link between Black Rocks, potential future 'Dunloe Park' release area and potential future employment release area.

2.6 Development Control and Implementation

LEP Considerations

- Ensure that as part of any rezoning process on future release areas that assessment of appropriate link roads is undertaken within the Planning Proposal and agreements reached regarding the efficient construction of this infrastructure.
- Ensure that as part of any rezoning process on future release areas that detailed traffic investigation into the impacts upon the existing road network are carried out.

Development Control

For potential future release areas (as identified in the Structure Plan, Figure 3.1) at planning proposal, masterplan and development application stage, applications will need to detail:

- Public transport routes and links and how the location of land uses will encourage this method of transport.
- Location of bus stops within at least 400m of every place of residence or work.
- Desirable cycleway and pedestrian routes and links and how the location of land uses will encourage this method of transport.
- Provision of bicycle parking at recreational, community and commercial locations.
- Submission of a traffic report detailing the impacts of the proposal on the existing road network and mitigation measures to uphold the integrity, efficiency and level of service of the existing network.

Post the planning proposal and masterplan stage, individual development applications within the potential future release areas, and development within existing urban land, are required to address the following criteria:

- Applications involving the erection of a new dwelling, multi dwelling housing, commercial or industrial development are required to provide a footpath for the length of the property frontage in accordance with Council's footpath standards.

-
- For non-residential development providing employment for 40 persons or more, adequate change and shower facilities is to be provided for cyclists. Facilities should be conveniently located close to bike storage areas.
 - For non-residential development, applications will detail how the proposal incorporates elements to encourage pedestrian and bicycle access to and throughout the site. Examples of design elements that should be considered include:
 - Building design that allows passive surveillance of public and communal space.
 - Avoid creating blind corners and dark alcoves.
 - Provide entrances which are visually prominent.
 - Provide adequate lighting of all pedestrian accessways and building entries.
 - Provide clear lines of sight throughout the development.
 - Where appropriate, locating car parking on the side or rear of the lot away from the street frontage.

Other Statutory and Non-Statutory Considerations

Council is to further investigate upgrading and expansion of existing cycleway and bus shelter facilities through Section 94 Contributions Plan and other funding mechanisms.



3 Environment and Community

3.1 Existing Condition

Environment

There are a number of key environmental resources of vital importance to Pottsville, which are well protected and will continue to be an essential element of the attractiveness and character of Pottsville. These include the beach and frontal dune complex, Pottsville wetlands (SEPP 14), the Environmental Centre and bushland areas on the periphery of the village.

The low lying nature of the landscape, extensive riparian system and proximity to the ocean underscore the importance of stormwater and wastewater management. The fragility of the wetlands and the coastal region generally is such that sedimentation, exposure of acid sulphate soils and runoff of urban pollutants will become an enhanced threat as the area expands.

Community facilities and services

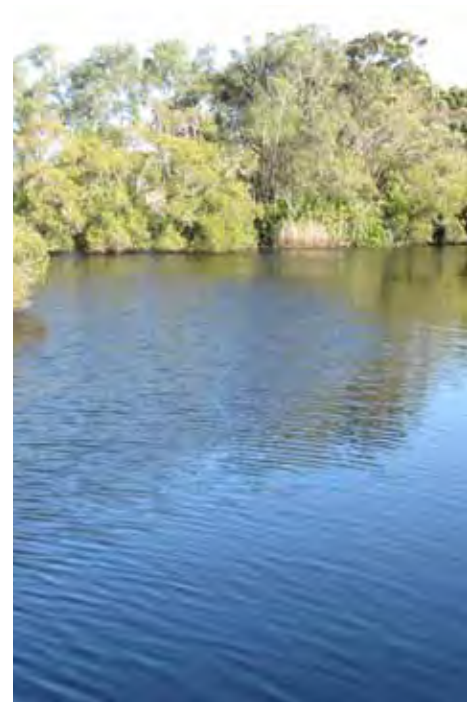
As may be expected in a relatively small and isolated villages such as Pottsville, formal community facilities are limited. At present, key facilities are located at the former school site in Elizabeth Street (meeting spaces, centrelink, mothers/playgroup group care, drop in/ support centre and IT training facilities). Additionally, meeting and function spaces are available at the Environment Centre.

A key service, currently absent from the area is local health care, though it is understood that the vacant site adjacent to the community centre in Elizabeth Street has been earmarked for such development in the future. Consultations have also highlighted a range of additional services and facilities (particularly those targeting youth) that are required. A key issue in Pottsville is the limit on suitably zoned or vacant land.

The Pottsville locality is currently served by one primary school, located in Pottsville north on the Coast Road. The nearest high school is some 20km away in Kingscliff. The current primary school site is constrained and is not readily able to expand to cope with an increasing population. Both the 2001 and 2006 census highlight a significant proportion of school age children. The continuation of this trend is probable and therefore, as the population grows to exceed 10,000, there will be a very real demand for additional educational establishments.

ENVIRONMENT & COMMUNITY

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The fragility of the wetlands and the coastal region generally is such that sedimentation, exposure of acid sulphate soils and runoff of urban pollutants will need to be carefully managed as the area expands.





The village centre will continue to be the focal point of social and cultural activity in the locality.



The former school site on Elizabeth Street is the principal location for community services in Pottsville at present. The site owned by TSC and adjoining NRAHS Land also offers potential for expansion. A Health Centre is currently planned over the adjoining site.



3.2 Strategy - Environment

Specific criteria for the protection of existing bushland and the treatment and management of stormwater are two areas where best practice are to be readily implemented through this Code as well as more general environmental controls. These controls are provided where necessary in each Section within Part 4 – Area Specific Controls.

3.3 Strategy - Community facilities

The focus for community facilities within Pottsville is to be within the village centre area, building on the substantial community focus that already exists.

Discussions with stakeholders during the preparation of this Code indicated a general perceived need for additional community facilities within Pottsville. Youth facilities, school opportunities and healthcare were consistently nominated as the principal local requirements, in most need.

As the population of the area grows to exceed 10,000 people, the demands placed on existing facilities will clearly increase. Likewise, the demands for travel to facilities that are not currently provided will become greater, and will likely further highlight the true demand existing for community based facilities of the presently perceived under provision.

While the Code itself cannot directly implement additional community facilities, it can provide a framework for their location and operation when provided. In this respect, a key role is to identify potential sites for key infrastructure and to influence the locational decisions of key providers.

A fundamental criteria of the Code is to support the existing village centre area as the principal community focus in Pottsville. As such, it is logical that additional opportunities be provided within the village centre.

A first priority is to expand the services available at the existing community centre site in Elizabeth Street. The vacant part of the site here has been identified as the location for a new area health service. This is a key opportunity for the village centre that needs to be promoted and supported by both Council and the local community. Not only will the community service



Figure 3.7 - The existing tennis courts site has the potential to be redeveloped as a sports and youth community focused precinct.



Figure 3.8 - Opportunity exists for the redevelopment of the community centre and adjoining NRAHS site as a purpose built neighbour centre which would combine a library, a neighbourhood centre, a child care centre, community meeting rooms, an Op Shop surrounded by community gardens.

focus of the village centre area be enhanced, but spin-off opportunities will exist for the location of allied professions within the village centre, further supporting the local economy, and provision of access to services.

Whilst the above points detail Council's desire to expand and consolidate community facilities within the village centre and predominately within their current location, the site also possesses the development potential to provide a full-line supermarket facility, another identified need for the locality and village centre. Further specific discussions regarding the retail potential of the site are contained with Part 4 of this Code, however the interrelationship between the community facilities and potential future retailing opportunities will need to be carefully considered by Council and any potential development proponents.

An objective of this Code is to embellish the level and quality of community facilities in the village centre, any proposal pursued on land currently containing community facilities would need to embody this objective within its methodology and design. Whilst the concept of integrating community facilities into a wider retail development is an available option, specific design options will need to be pursued to ensure equality of its use, maintenance of operating hours potentially outside core business hours. Any development will need to retain a sense of 'public ownership' to the community.

3.4 Strategy - Education

Plan effectively for the educational needs of the growing community

The age profile of Pottsville is such that there are a significant number of school age children currently residing in the area. At present, the area is provided with a single primary school, located on the Coast Road in North Pottsville. Anecdotally, this school, while not over capacity, continues to be well attended and enrolments appear to be growing.

Current population in Pottsville is 3,781, and capacity within existing zonings and approvals is somewhere in the order of 7,000 people. The potential addition of the Dunloe Park Release Area and Kings Land Release Area would see the total residential population increase to over 10,000 people in the coming years. With a Council adopted threshold for the provision of a primary school being 4,500 people and around

14,000 people for a high school, it may be surmised that in the years to come, adequate demand for an additional primary school and establishment of a local high school is likely to exist in Pottsville.

Council has previously prepared a Whole of Shire Cultural and Community Facilities Plan (C & CF Plan). The C & CF Plan makes a number of recommendations, of which the following are considered to have particular relevance to this Plan:

- The use of a 40% threshold in the provision of community facilities in the Tweed LGA in order to ensure that the highest level of social cohesion and development of social capital are achieved in all localities across the region, i.e. Whilst youth centres should be provided at a rate of 1 per 20,000 people, once a population of 8,000 is achieved, a youth facility should be provided.
- An estimated 3 year lead time for the development of primary schools and 5 years for high school provision.
- An additional high school is required within the coastal catchment
- 2 additional preschools are required within the coastal catchment

While current demand is not sufficient to warrant the construction of a high school site, the above recommendations indicate that planning will need to commence in the near future. In addition, good planning practice dictates that a Locality Based Development Code prepared in the current context should at least identify potential sites in the event that one is needed.

Based upon a desktop analysis, three main areas for future school sites are identified, comprising a site within the Seabreeze Estate, the potential future 'Dunloe Park' release area and finally the potential future employment release area west of the village centre. Each of these options are discussed below.

Potential Childcare
Centre Site



Figure 3.9 - Seabreeze Childcare - Opportunity exists for the integration of a child care centre directly adjoining the Seabreeze Neighbourhood shops.

Seabreeze Estate

The Seabreeze Estate has long been earmarked for a potential school, with a 6ha portion of land identified within the masterplan process for the Estate. The site is logically placed, neighbouring playing fields in both Seabreeze Estate and Koala Beach as well as the Seabreeze-Koala Beach link road, allowing an effective cross utilisation of existing infrastructure.

Whilst the Estate is substantially developed, the identified site is still largely in a 'greenfield' state, allowing appropriate opportunities to achieve a high quality outcome. A potential constraint for the Seabreeze site is the ability for any school to grow to meet the longer term needs of the Pottsville community, however the level of this constraint will not be known until further investigations occur. Additionally, traffic movement and access will need to be carefully considered to ensure minimal traffic impacts within the local road network.

There is also opportunity for the development of a child care centre to be integrated with a 'neighbourhood shop' site.

Dunloe Park Release Area

The Dunloe Park Release area, as a large and integrated site offers a clear opportunity for potential provision of a school in the future. Development of this site is potentially longer term (due to planning and infrastructure constraints) and as such, availability of a site may be coordinated with the achievement of demand thresholds.

Future masterplanning of a school site within the Dunloe Park Release Area should be mindful of the topography of the land and seek to maximise the opportunity for non-private vehicle transport to the site, particularly, foster pedestrian and cycling opportunities.

Within a wider context, the peripheral location of the Dunloe Park Release Area presents it as a potentially a less desirable option compared to Seabreeze Estate, which is more centralised to the Pottsville settlement and wider school catchment which is likely to extend beyond Pottsville, predominantly to the North. The advantage of the Seabreeze location allows, generally, shorter travel distances, greater ability for multi-purpose trips and potentially an increased population catchment within walking or cycling distance.

Employment release area

The employment release area also presents an opportunity for future school facilities. This release area is well positioned spatially, adjoining connector roads and offers similar opportunities to Dunloe Park. It will provide an opportunity for sustainable development planning.

Ultimately the opportunity for a school will largely be governed by the development land-use pattern, particularly through the final masterplanned uses and road networks. In this regard it is necessary to reaffirm that that Council's primary objective for the employment release area is to provide employment opportunities. The provision of a school is unlikely to satisfy this objective in isolation, though potential further education and research opportunities may assist.

In addition, the Employment release area is the only one of the three options that is not currently identified in the Far North Coast Regional Strategy, making the timing of development difficult to predict.

Based on the above desktop analysis, it is considered that the opportunities afforded to providing a school on the earmarked site (Lot 1147 DP 1115395) within Seabreeze Estate or the Dunloe Park Release Area outweighs the opportunities present within the Employment Release Area. As such, these opportunities should be explored as the priority and prime sites. In this regard, any application received by Council on Lot 1147 DP 1115395, or any masterplanning process for the Dunloe Park Release Area should acknowledge the sites potential for school use.

Development control requirements are provided within Section 3.5 should Council receive an application over these lands which does not include the provision of a school facility.

3.5 Development Controls and Implementation

LEP Considerations

Ensure that land within the village centre is appropriately zoned for the provision of additional community facilities.

Development Controls

DCP guidelines and controls should support community facilities and allied professional services within the village centre precinct and discouraged in other locations.

Should the provision of a school not be pursued on the site previously nominated as a potential school site within the approved Seabreeze Estate Masterplan (namely Lot 1147 DP 1115395) or within the Dunloe Park Release Area, any related development application is to detail, to the satisfaction of Council, the circumstances as to why a school can not or should not be provided on the site, with respect to, but not limited, to the following criteria:

- Building and Urban Design
- Siting of the school
- Recreation Areas
- Parking and servicing
- Traffic and pedestrians
- Noise generation
- Landscaping

Any application received is also required to address how any proposed alternative land use sought provides;

1. an appropriate use of the lands, and
2. represents a better outcome than the provision of a school.

Note: Whilst Council's adopted benchmark population requirements (detailed within the C & CF Plan) and timeframe for the construction of any further schooling facilities is acknowledged, the locality not possessing a sufficient population base at present is not deemed to be adequate justification on its own to exclude the use of the site for a school.

Other Statutory and Non-Statutory Implementation

Facilitate implementation of an area health service within the village centre, preferably located on the Elizabeth Street site.



PART 04 AREA SPECIFIC STRATEGIES

- 1.0** Pottsville Village Centre
- 2.0** Pottsville North
- 3.0** Koala Beach
- 4.0** Seabreeze Estate
- 5.0** Pottsville Waters
- 6.0** Black Rocks Estate
- 7.0** Dunloe Park Release Area
- 8.0** Kings Land Release Area
- 9.0** Employment Release Area





1 Pottsville Village Centre

1.1 Existing Condition

1.2 Strategy

1.2.1 Structure Plan

1.2.2 Key Development Sites

1.2.3 Retailing

1.2.4 Supermarket Design

1.2.5 Public Domain And Infrastructure

1.3 Development Control And Implementation





Figure 4.1. Extent of the Pottsville Village Centre

1 Village Centre

1.1 Existing Condition

General Conditions

Pottsville has the good fortune of having a comparatively compact and lively village centre, with a main street that has a strong retail trade and a memorable character. It also has a strong community precinct which contributes to its vitality. At the same time the centre has a relaxed green quality offered by its parkland and recreation areas, and its location alongside a vegetated dune running along the creek.

The village centre precinct predominately encompasses properties that adjoin Coronation Avenue, Elizabeth Street, Phillip Street, Charles Street and a portion of Tweed Coast Road. The full extent of the village centre for the purposes of this Code is identified on **Figure 4.1**.

The village centre's low key character is prized by locals and tourists alike.

Retail Land Uses

Current retailing and commercial activity in the village centre is commensurate of many typical small coastal villages. The village centre includes such uses as an IGA supermarket, real estate agents, pharmacy, post office, bakery, cafes and boutique lifestyle stores.

As discussed earlier in the Code, the population growth likely for the Pottsville locality is expected to generate a need for higher order facilities, particularly retail and commercial floorspace. The village centre has traditionally been the focal point of activity within the Pottsville locality and as such, forms a logical location for many of the high order facilities that are likely to occur in the future.

POTTSVILLE VILLAGE CHARACTER...

Pottsville has a comparatively compact and lively village centre, main street with ‘fine grain’ retail shopfronts that provide strong retail trade and a memorable character. It also has a strong community precinct which contributes to its vitality.



The village centre’s low key eclectic mix of building types and architecture is prized by locals and tourists alike.



In the interests of maintaining the primacy of the village centre in accordance with Council’s adopted Retail Strategy, this Code explores options for locating a full-line supermarket within the existing village centre





Current retailing and commercial activity in the village centre is commensurate of many typical small coastal villages. The village centre includes such uses as an IGA supermarket, real estate agents, pharmacy, post office, bakery, cafes and boutique lifestyle stores.



The landscape and visual setting of the village fringed by the oval, market and Ambrose Brown Park and proximity to the Creek contribute strongly to the village character.





Future growth and redevelopment of the village centre however will need to be carefully managed to uphold key elements of its present character, as well as environmental constraints. The following attributes are considered key constraints to future growth:

- To the north by environmentally sensitive areas.
- To the east by highly valued park and a caravan park which is likely to occupy the same location for years to come.
- To the west by existing residential areas.
- To the south by residential and community uses which are valued by the local community.

In the interests of maintaining the primacy of the village centre in accordance with Council's adopted Retail Strategy, this Code explores options for locating a full-line supermarket within the existing village centre, and forms the basis of the Village Centre Retail Strategy detailed in Section 1.2. Combined with an expanded community facilities precinct, the full line supermarket will become a key anchor use within the village centre forming important connections with the smaller speciality shops, cafes and restaurants fronting Coronation Avenue.

As a focus of community services and facilities, the village centre also offers a competitive advantage in providing for associated industries. This is particularly the case in respect of the health sector, given proposals for construction of a local facility on the neighbourhood centre site and adjoining Crown Land. Additionally, tourism activity is focused on the existing village centre and its immediate surrounds. This factor also offers opportunities for a market shift in the role and facilities provide by the village centre in response to the type of retail located elsewhere by a major supermarket and its associated speciality retail.

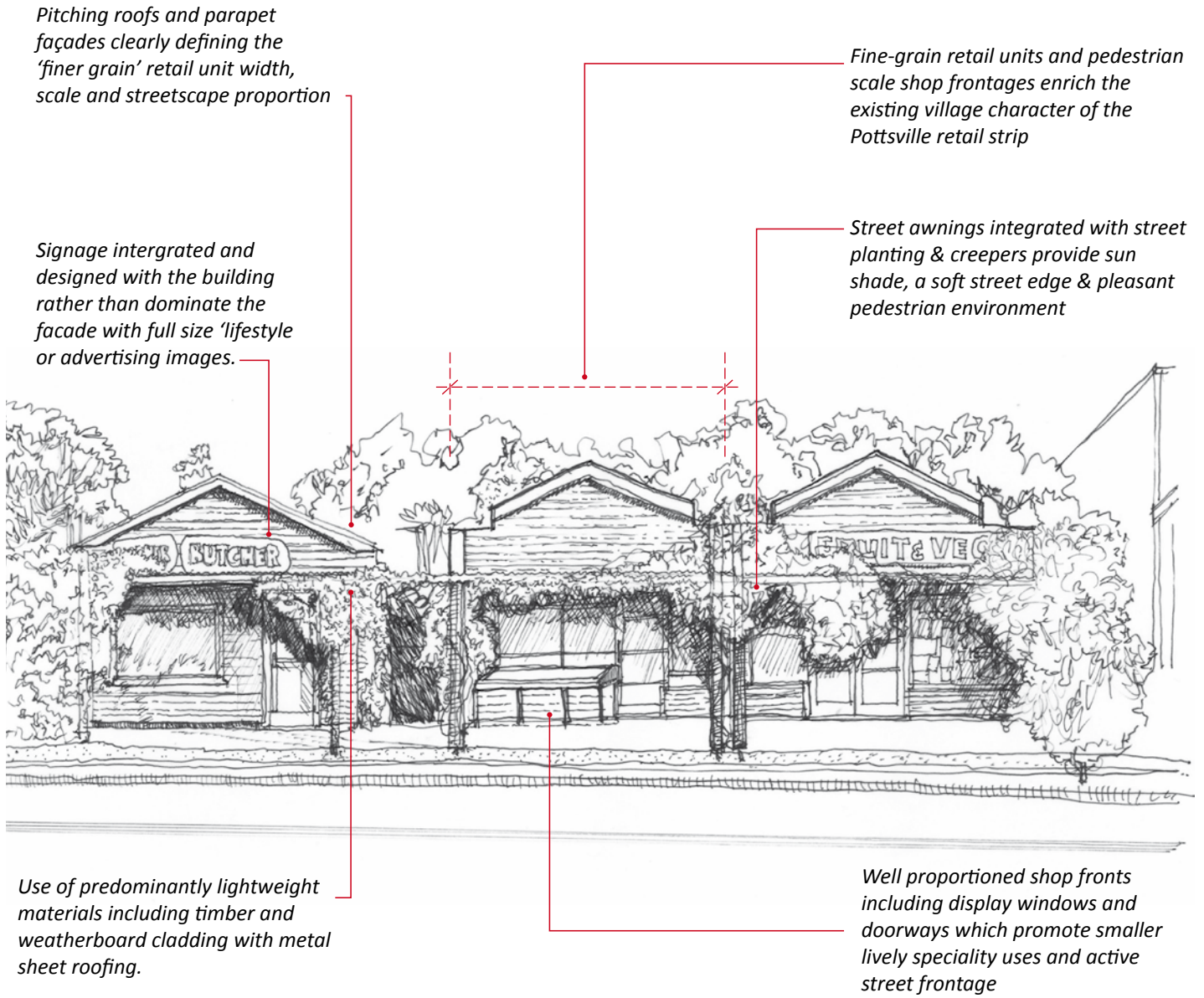


Figure 4.2 Distilling Built Form Character

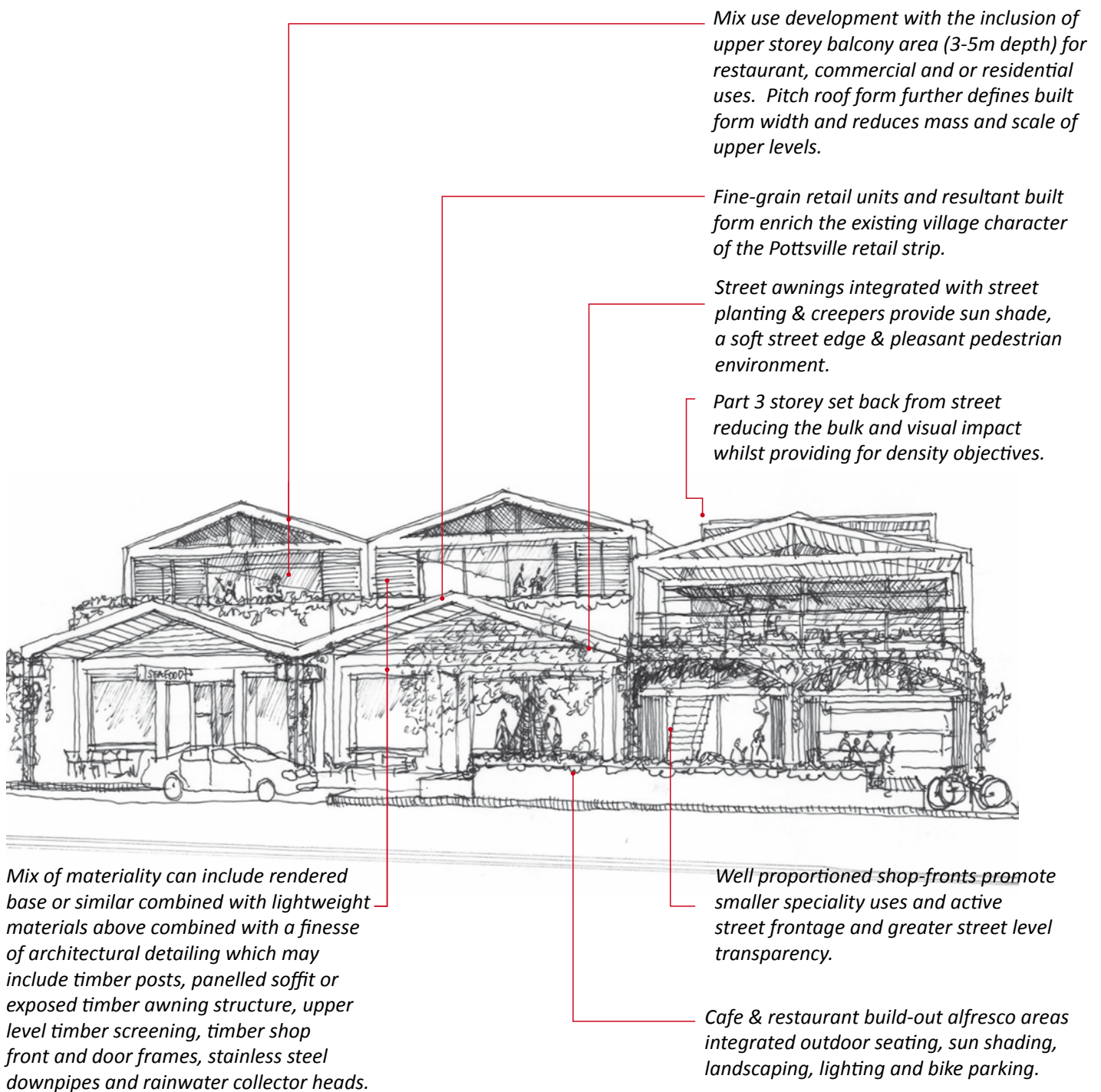


Figure 4.3 Pottsville Village Centre - Desired Infill Development Design Considerations

Key Urban Design/Architectural Elements

The relative low scale and compact commercial footprint of the existing Pottsville village creates a highly walkable realm, particularly along Coronation Avenue where ample car parking opportunity within close proximity to a range of smaller speciality stores fronting Coronation Avenue strengthens the 'high street' experience. The varied building line creates a series of street indentations which have in the past been utilised as alfresco dining areas. One cafe on the north side of Coronation Avenue utilises a side setback to create a courtyard space which also contributes strongly to the character of the public domain and village centre generally.

One of the defining features of the existing village character is the fine grain of shop frontage with a range of smaller speciality stores. This attribute reinforces the multi-purpose shopping experience which is good for business and good for active village use, reinforcing the villages walkability, range of services, character and identity.

This character is to a certain extent strengthened by the presence of a collection of older buildings including the bait and tackle shop and old general store. There are also examples of former dwellings being renovated and reinvented as a restaurant or cafe which also contribute strongly to the character and streetscape of Coronation Avenue.

However, the central component of the village centre has in recent years has been undergoing a transition where single detached weatherboard and fibro dwellings and older retail units have been redeveloped as retail, commercial and mixed uses. The mixed use building on the corner of Coronation Avenue and Elizabeth Street is a good example of redevelopment, whereas other recent development appears heavier and bulkier.

Whilst the redevelopment of the older retail units is somewhat inevitable as expanding retail opportunities call for increased and more flexible floor areas (which the older retail units can no longer provide for), it is important that the design of the infill development understands the underlying built form elements which contribute to the character of the Coronation Avenue streetscape.

Infill redevelopment should therefore not seek to mimic or replicate an architecture of older buildings, rather than providing a contemporary interpretation of the desirable design elements those buildings possess and the north coast coastal village vehicular.

The key architectural elements are illustrated in **Figures 4.2 & 4.3** and include:

- a fine grain retail frontage with well designed shop fronts providing a varied, interesting and lively frontage to Coronation Avenue;
- street awnings over the footpath providing shade and weather protection;
- integration of landscape and street planting, and street furniture,
- integrated signage which does not overwhelm or dominate the built form or streetscape;
- alfresco dining areas; and
- promotion of a mix of uses including residential or commercial uses to upper levels.

Community Facilities

Existing community facilities in the village centre comprise a series of small weatherboard buildings on the former school site fronting Phillip and Elizabeth Streets, to the south of Coronation Avenue. These facilities also play an important role in providing a range of community services within the village centre. Whilst the collection of buildings are not necessarily of exceptional architectural merit, the setting within landscape surrounds, including a well used vegetable garden, which connects to the southern end of the Market Park, is considered a community asset.

The future development of this site, as an expanded community precinct, requires a fresh evaluation determining the future community needs. This will require new or additional buildings capable of meeting this functional imperative. A development scenario of an expanded community facility has been attached at Appendix 5.2 as an indicative exploration of design and development opportunity.



This Code advocates the following principles for any future development of community facilities in the village centre:

- The provision of health and community services over both sites to become a 'community hub' in terms of social infrastructure and the ability to grow and meet the needs of future population growth;
- Maintain the character of the site as a collection of buildings in a park like setting;
- Address pedestrian connectivity between each of the buildings including the proposed North Coast Area Health Service (NCAHS) development and Pottsville Beach Neighbourhood Centre (PBNC) buildings
- Co-ordinated car-parking approach mutually beneficial for both PBNC and NCAHS facilities;
- Integrate landscape design into the masterplanning of the site including public domain within the PBNC 'courtyard' and minimising hardstand within the NCAHS site;
- Design of buildings to address Elizabeth Street and achieve a high standard of design as a public building. This can be achieved by use of materials and architectural detailing which embodies a contemporary north coast vernacular whilst achieving good passive design outcomes in terms of solar orientation, natural ventilation and integration of landscape.

Greenspaces, Market Park & Oval

The village centre is largely wrapped by a green belt, containing various levels of environmental significance. As detailed earlier in this Code, green breaks or fingers distinguishing the boundary of each precinct or settlement is symbolic of the settlement pattern within the Pottsville locality.

The green space surrounding much of the village centre provides a welcome entry statement to the village centre when approaching from the north, south and west as well as opportunities for active and passive recreation and activity. The Pottsville Memorial Oval and Market Park at the village centre entry is a significant asset and contributor to village character. The presence of the greenspace maintains a human scale to the village centre and softens the built form by providing a green view almost entirely throughout the precinct.



Existing Retail Core



Extend Retail Core & Promote Active Edges



Strengthen Open Space and Community Links



Traffic Network Improvements



Strengthen Pedestrian and Cycle Connections



Enhance Public Domain and Streetscape

Figure 4.4 Pottsville Village Centre Structure Plan Principles

1.2 Strategy

Strategy 1.2.1 - Structure Plan

The village centre is to be consolidated as the primary activity hub for the Pottsville community by increasing its opportunity for retail, commercial and accommodation development, encouraging a range and mix of business and community uses and, improving the quality of the public domain and enriching the experience of its users.

In order to ensure that the village centre maintains its role and function as the primary active hub within the Pottsville locality, a comprehensive Structure Plan has been developed to guide the future growth and development of the village centre.

The key components of the revised structure plan include:

- Increasing the maximum building height limit to 11 metres (allowing up to 3 Storeys);
- Encourage commercial and residential uses to upper levels within the retail core;
- Expand the commercial footprint of the village centre;
- Promote mixed use development at the periphery of the village centre;
- Build on smaller 'fine-grain' speciality uses and promote a complimentary relationship between the smaller retail and larger 'anchor' uses;
- Identification of a series of sites suitable for full-line supermarket development;
- Implementation of a northern loop road and several public car parking areas;
- More efficient car parking, pedestrian and vehicular circulation;
- Greater pedestrian permeability and streetscape amenity;
- Expand and build upon existing community facilities;
- New public domain or town square linking oval with market park; and,
- Consolidation of open space within the village centre, namely the Market Park (passive open space and market use) and Pottsville Memorial Oval (active open space).

Additionally, the facilities provided should focus on tourism/leisure, community and professional services and general retail markets.



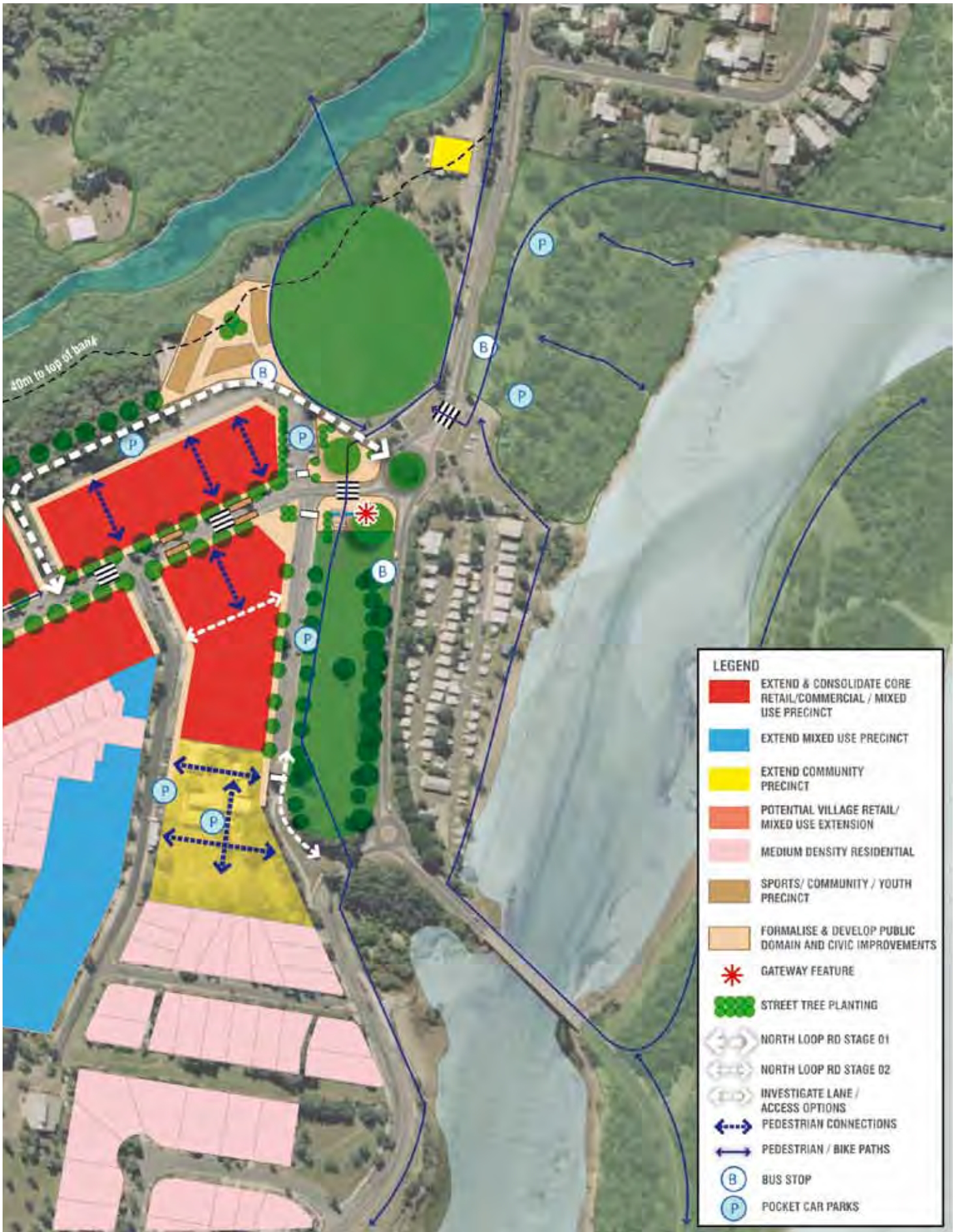
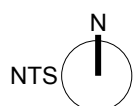


Figure 4.5 Pottsville Village Centre Structure Plan





LEGEND

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| <ul style="list-style-type: none"> 1. CROWN LANDS FULL-LINE SUPERMARKET SITE AND CAR PARKING 2. NORTH LOOP RD STAGE 01 - Coronation Avenue ACCESS 3. NORTH LOOP RD STAGE 02 - BY-PASS RD 4. NORTH LOOP RD CAR PARKING - 120 SPACES 5. PEDESTRIANISED LANE LINKING CAR PARK WITH Coronation Avenue (CURRENT IGA ACCESS) 6. SPORTS AND YOUTH PRECINCT - SPORTS CLUB FACILITIES, CHANGE ROOMS, STORAGE, KIOSK, COMMUNITY HALL, YOUTH CENTRE, COMMUNITY ROOMS, SKATE BOWL, MUSIC STAGE 7. BUS STOP / LAY WAY 8. SHARED ZONE, FORMALISED LANDSCAPING, CAR PARKING 9. SLIP ROAD ACCESS TO ROUNDABOUT - DUAL DIRECTION 10. FORMALISED PUBLIC DOMAIN. LARGE FEATURE TREE (MORTON BAY FIG), SEATING, BUBBLERS, BICYCLE PARKING, GRASSED MOUND, SHADE STRUCTURE, WATER FEATURE, TOWN SIGNAGE | <ul style="list-style-type: none"> 11. CARAVAN PARK SITE DEFERRED 12. NEW AMENITY BLOCK / INVESTIGATE KIOSK 13. AMBROSE BROWN PARK IMPROVEMENTS, CAR PARKING, CHILDRENS PLAY EQUIPMENT, BOARDWALKS 14. CARAVAN PARK SITE DEFERRED 15. MARKET PARK - INVESTIGATE STRUCTURE TO PROVIDE SHADED SEATING AREA & COVERED STALL AREA FOR MARKET DAYS 16. MARKET STALL EXPANSION 17. BBQ SHELTER 18. NRAHS MEDICAL CENTRE 19. INVESTIGATE LIBRARY 20. CAR PARKING 40 SPACES 21. EXPANDED NEIGHBOURHOOD CENTRE 22. REAR LANE ACCESS, ALTERNATE BOTTLESHOP DRIVE THRU 23. MIXED USE AREA COMBINING RETAIL, WORKSPACE, COMMERCIAL AND RESIDENTIAL USES(CURRENT IGA ACCESS) |
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Figure 4.6 Pottsville Village Centre Illustrative Masterplan

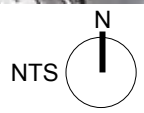
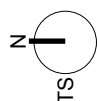




Figure 4.7 Pottsville Village Centre Full Line Supermarket Options NTS



Strategy 1.2.2 - Key Development Sites

Facilitate the development of key sites to an exemplary high standard of architecture and urban design which embraces the public domain and provides landmark development for the Pottsville community.

A number of key development sites have also been identified within the Pottsville village centre as having key strategic development opportunities which would benefit the functioning, vitality and appearance of the village centre. Each of these have been identified with a fact sheet illustrating an indicative development proposal attached at Appendix 5.2.

One such site occupies the corner of Coronation and Phillip Street. It is envisaged that existing development on the corner of Coronation Avenue and Phillip Street could be encouraged to be redeveloped within a 5 year time frame. This site could accommodate mixed-use comprising retail at the ground floor, commercial above, and as an additional incentive for redevelopment, accommodation/residential on a third storey, or two storeys of accommodation/residential on the second and third level. At the ground level, this new development provides an ideal opportunity to provide a 'piazzetta' or small public space with cafes/shops on the corner of Coronation Avenue and Phillip Street, creating both a public space focus and a welcoming entry into the village centre.

Strategy 1.2.3 - Retailing

Facilitate the construction of a 'Full-Line' supermarket on an appropriate location within the Village Centre within the next 5 years.

The location of a full-line supermarket within the Pottsville village centre has long been a desirable outcome for Council. Firstly detailed within the Pottsville Village Strategy 1998, then reinforced by Council's Retail Strategy 2005, the provision of appropriately scaled and located supermarkets in existing towns and villages has been encouraged, as opposed to new or out of centre options. This Code has reviewed the principles established within these documents and finds them valid for the Pottsville locality, particularly the village centre.

In order to determine the site suitability for a retail supermarket it was first necessary to identify the criterion by which each site was to be evaluated. This required a review of the needs

of major retail supermarket providers, particularly in relation to the gross floor area required for the supermarket, the total site area required to accommodate both the supermarket and associated car parking, as well as, vehicular and pedestrian accessibility, delivery servicing, and commercial realities such as visibility (product placement).

The table below identifies the site suitability key criteria for the investigation of potential 'full-line' supermarket sites within the Pottsville village centre.

Table 4.1 – Key Criteria for Evaluating Supermarket Site Suitability

Criterion	Comment
A minimum floor plate of 2,000 – 2,500m ²	The adopted MacroPlan Retail Sustainability Assessment identified that in the context of regional and/or coastal locations, full-line supermarkets are likely to deliver floor areas around 2,000 – 2,500m ² .
Ensuring efficient delivery access and servicing	Council's Traffic and Transport staff indicated that public concern was held throughout the Shire regarding delivery trucks and access to supermarket sites.
Integration into the urban fabric	The Pottsville village centre possesses several key urban design characteristics, particularly it's fine grain retail frontage and active edge along the frontage of Coronation Avenue. The location of a full-line supermarket needs to respect these character attributes.

Criterion	Comment
Provision of 100 – 135 car spaces	Referencing the desired floor space against both Council and NSW RTA car parking guides, between 100 – 135 vehicular spaces will be required.
Total site area of 4500 – 5000m ²	Combining the required floor space, service areas and car parking requirements, a total site area requirement of 4500 – 5000m ² was established.
A maximum 200m radius between Coronation Avenue and the supermarket car parking area	In order to further foster walkability within the town centre, and give rise to a greater percentage of multi- purpose trips and cross-utilisation of car spaces provided within the village centre

A desktop analysis of the village centre applying the key site suitability criteria identified several sites that have potential to support a full-line retail supermarket and that warrant inclusion in the Code for further future detailed investigation.

Following initial review of potential site further criteria were identified to distil a more detailed layer of analysis and to further validate the sites included within this Code. These criteria and brief comments for each site's relationship with this criteria is contained in **Appendix 5.1**.

In addition, preliminary findings were verified by way of desktop analysis by Council's Traffic and Transport Engineers to establish potential traffic or access constraints.

The investigations have concluded that there are at least seven potential options in the village centre and four out of centre options. These options are identified in an opportunities and constraints matrix in **Appendix 5.1**.



The seven identified sites in **Figure 4.7** do not rule out further opportunities within the village centre, however represent the most suitable sites identified with the criteria established. Land owners within the village centre whose property may not be identified are open to pursue the location of a supermarket on their site however there is a need to clearly address the above criteria as part of any development application. For any such sites, it is recommended that a preliminary concept plan be prepared and raised with Council's Planning Department.

It should not be read that the 2,000m² – 2,500m² minimum floor plate referred in Table 1 provides a restriction on the potential size of any full-line supermarket in the village centre. The nominated range has been utilised as a guide for the identification of sites and it is acknowledged that full-line supermarkets can include higher levels of gross floor area, similarly, supermarket floor space can be provided over a number of levels. This Code does not seek to restrict supermarket floorspace in the village centre to 2,500m².

Any development application for a full-line supermarket within the village centre will not be required to submit a retail sustainability/economic impact assessment unless greater than 3,800m² in gross floor area (GFA) (including the GFA of any ancillary speciality stores).

The construction of an out of centre supermarket in the Pottsville locality is not in keeping with the aims and objectives of this Code, nor Council's adopted retail strategy. However, it is acknowledged that land within the village centre is constrained and may ultimately prove unsuitable for a supermarket.

This Code has a review period set at 5 year intervals. It is envisaged that a retail sustainability analysis will be undertaken as part of the review to check the relevance of the identified potential supermarket sites should a supermarket not be pursued in the meantime. The review will also verify that the underlying need for additional supermarket floorspace is present and whether the Code should be amended to explore the out of centre options.

Strategy 1.2.4 - Supermarket Design

Facilitate the construction of a 'Full-Line' supermarket and any other large floorplate development that makes a positive contribution to the urban design and fabric of the village centre.

As discussed earlier, the Pottsville village centre possesses a strong architectural character which is to be continued into the future. New buildings should not aim to mimic or replicate the existing development style, but rather utilise the identified key architectural elements throughout the design process to guide and assist in making a positive contribution to the streetscape of the village centre.

Traditional 'big box' supermarket, being a large floorplate development, possessing minimal articulation and transparency within its facade and utilising expansive areas of 'at-grade' car parking, is not an acceptable design solution for the Pottsville locality.

Any full-line supermarket pursued within the village centre will need to embody a strong design focus, respectful of the key architectural and urban design features identified within this Code.

Council encourages innovative design solutions to ensure that the construction of a full-line supermarket within the village centre assists in the place-making implementation of this Code.

Developments with a floorplate of over 1,000m² are to demonstrate compliance with the following criteria:

- a. The proponent is to demonstrate how the proposal integrates and positively contributes to the identified architectural and urban design themes of the village centre, including, but not limited to;
 - scale and proportion of retail frontages comparable with that along Coronation Avenue (approx. 10-15m width);
 - high level pedestrian priority and comfort by way of shading, maintenance of a human scale and primacy over vehicular movement;
 - visual interest and variety of the building form and at street level;
 - variety of materials utilised, particularly on the primary façade, such as integrated landscaped elements, lightweight upper level materials and a high degree of shopfront transparency;
 - integration of landscaping and street furniture (seating, bins, bubblers, bike racks) along retail frontage and formed footpath.

Design options including sleeving large floor plate development with speciality retail and commercial space should be explored to assist in achieve with these objectives.

- b. The use of blank walls and expansive areas of unarticulated facades and oversized photographic imagery in shopfronts is not considered appropriate.
- c. Loading bays and delivery access are to be suitably screened and are not to impede pedestrian movement throughout the site.
- d. Development opportunities to integrate a number of different land uses within the overall development, particularly upper level residential or commercial in order to promote visual interest and variety to the built form, and capitalise on the lands capability, must be demonstrated.
- e. The use of landscaping across the site must be integrated with the development to create pleasant, functional spaces. The inclusion of roof-top gardens and vegetation are considered highly desirable.



Figures 4.8 4.9 Supermarket design - Supermarket design should develop as an extension of the existing village centre combining a range of smaller retail units around a larger floorplate suitable for a supermarket whilst adopting a high level of architectural design and detailing embodying the coastal village character.

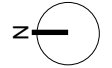


Figure 4.10 Pottsville Village Centre Public Domain & Infrastructure Improvement Plan NTS

Strategy 1.2.5 - Public Domain and Infrastructure

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

The principal focus for public activity within Pottsville is on its main street area, focused on Coronation Avenue.

Pedestrian and vehicular safety on Coronation Avenue has been raised consistently in community consultations as a key issue for the village centre. Unsafe pedestrian and car conditions are currently a by-product of speed, cars manoeuvring into car parks and a lack of defined pedestrian crossing points in the area.

In response to the issues identified, Public Domain and Infrastructure Improvements Plan has been formulated and is detailed within Figure 4.10. The key elements are discussed below.

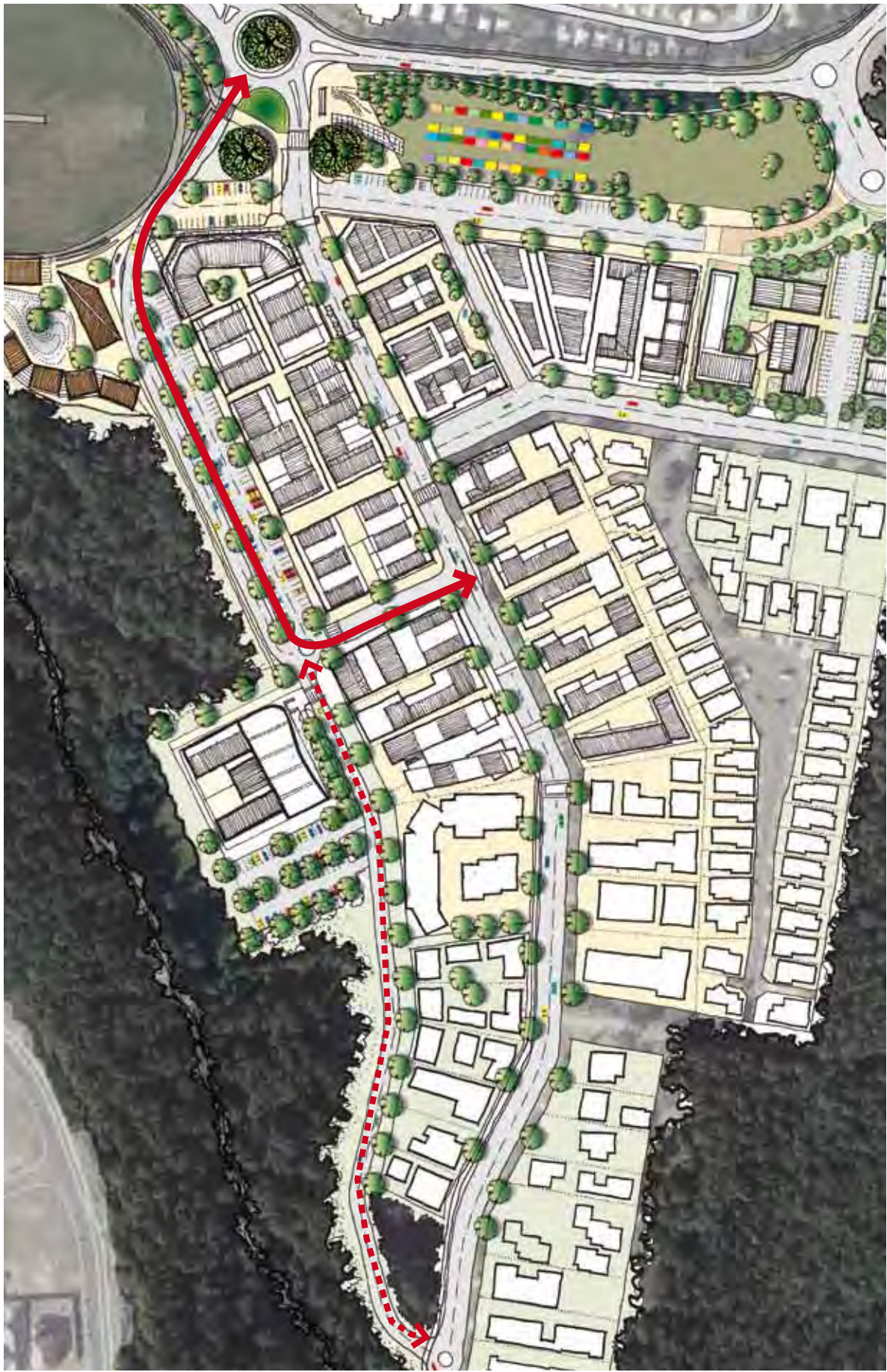
Construction of a North Loop Road



A key proposal within this Code is to provide a north loop road behind existing premises on the north side of Coronation Avenue to help alleviate traffic flow, provide more efficient servicing and opportunities for parking. The presence of this secondary access system provides the added benefit of ensuring strong activation of the street and a minimum of conflict between vehicles and pedestrians.

The objectives of the north loop road are to:

- Alleviate through traffic movements along Coronation Avenue
- provide and maintain a quality urban environment; and,
- ensure rear lanes adequately provide for their service function, while also providing a safe and pleasant pedestrian environment.

The north loop road may be pursued and constructed in 2-stages depending on the development scenarios proposed.



Stage 01 
Stage 02 

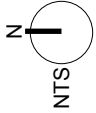


Figure 4.11 The 'north loop road' NTS

The first and highest priority section of the north loop road traverses from between 15 and 15A Coronation Avenue north, before heading east and linking to the existing roundabout on Tweed Coast Road. The implementation of this section of the north loop road is an imperative and a compulsory component of this Code.

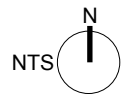
The second section of the north loop road extends the lane westward and intersects with Coronation Avenue at the western extremity of Coronation Avenue. The construction of this component of the north loop road is also considered desirable, should Site E or F (as per Figure 4.7) being developed for supermarket purposes.

The ultimate need for the western component of the north loop road will largely depend on the final location of the supermarket. These matters are to be further assessed as part of any development application lodged with Council via a traffic impact assessment, which will need to be prepared by the proponent. In addition, Council may undertake a local traffic study as a component of further detailed study to support and implement the Public Domain and Infrastructure Improvement Plan (PDIIP).

The Supermarket Matrix contained within Appendix 5.1 of this Code details potential infrastructure improvements necessitated by the development of a full-line supermarket. In this regard, should these works not be identified within a Section 94 Contribution Plan at the time of lodgment, Council will require that the works identified be addressed as part of a Voluntary Planning Agreement.



Figure 4.12 Illustrative Option for Phillip St Extension



Potential Extension of Phillip Street

This Code includes the potential opening of Phillip Street to through traffic, to firstly ensure adequate vehicular servicing for any 'full line' supermarket on Sites A, B or G (as per Figure 4.7) (delivery trucks and car parking) and secondly, to enable future opportunities to further disperse vehicular traffic within the village centre road network, creating greater levels of traffic efficiency in the village centre.

It is considered that the predominate nexus in re-establishing Phillip Street as a through road is the potential location of a full line supermarket along Phillip Street. Whilst the Structure Plan detailed in the Code provides for a extension of retail and commercial activity along Phillip Street, the provision of the Phillip Street extension is linked to the provision of a supermarket or as part of a broader traffic management strategy.

In the event of Site's A, B or G being developed for a supermarket use, the traffic impact assessment submitted with any Development Application is to explore the extension of Phillip Street as a through road, as well as alternative solutions to secure vehicular and delivery access to the site. Should the extension of Phillip Street be required to facilitate the orderly and economic use of the site as a supermarket facility, design options are to be explored, in consultation with the Pottsville community, to achieve the following objectives:

- Pedestrian primacy over vehicular traffic is to be maintained along Phillip Street;
- Clear and legible pedestrian and cycle crossing points are to be identified and provided to maintain and where possible enhance safety and permeability either side of Phillip Street; and,
- Traffic calming methods and other design solutions are to be explored to maintain pedestrian safety and comfort levels.

The details of the consultation undertaken, including any presentation materials, location/s and dates, methods of engaging the public and feedback received from the Pottsville community is to be recorded and included as part of any development application submitted.

Similarly, as part of any local traffic study undertaken as part of further detailed work, building upon the PDIIIP, should the extension of Phillip Street be identified as a need, the abovementioned requirements will also apply.

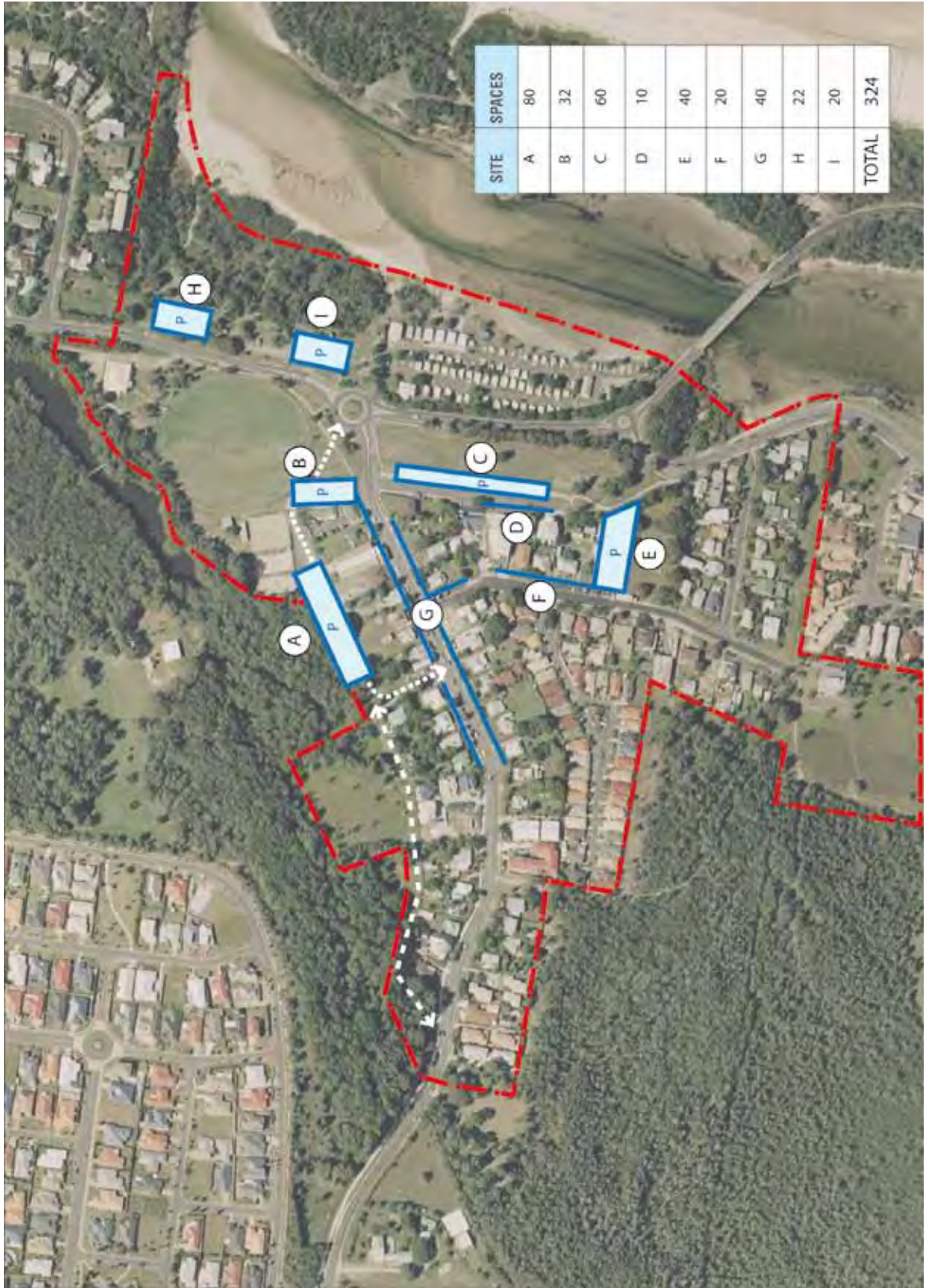


Figure 4.12 Proposed Pottsville Town Centre Car Parking

Co-Locating Carparks And Fostering Walkability

To assist in achieving Environmentally Sustainable Development (ESD) principles, the orderly and economic use of land, and to foster greater walkability within the village centre, the provision and location of car-parking is to be coordinated throughout the village so as to create pocket parking.

One of the constraints to achieving an appropriate utilisation of land in the village centre and achieving the ultimate built form permitted by the Council's planning controls is the provision of on site car parking. Pottsville village centre does not currently have the benefits of parking concessions in the Council's car parking code.

The village centre precinct is, in essence, entirely contained within a 300 metre radius from the midpoint of Coronation Avenue. As such, the precinct is highly accessible via pedestrian movement, enabling users arriving by vehicle to park in a single location and undertake numerous tasks, before returning to their vehicle.

The ability to cross-utilise car spaces enables the number of vehicle spaces required within the village centre to be reduced, thus the number of vehicle movements within the village will be less. This contributes towards greater environmental sustainability. The car parking analysis discussed within Part 3 of the Code reaffirms that Pottsville village centre presently enjoys a surplus of car parking spaces. To maximise the efficiency of cross utilising car spaces, this Code advocates the design and construction of a series of 'pocket car parks' distributed throughout the village centre. Preliminary locations and sizes of the pocket carparks are illustrated on the Public Domain and Infrastructure Improvement Plan, being Figures 4.10 and 4.12.

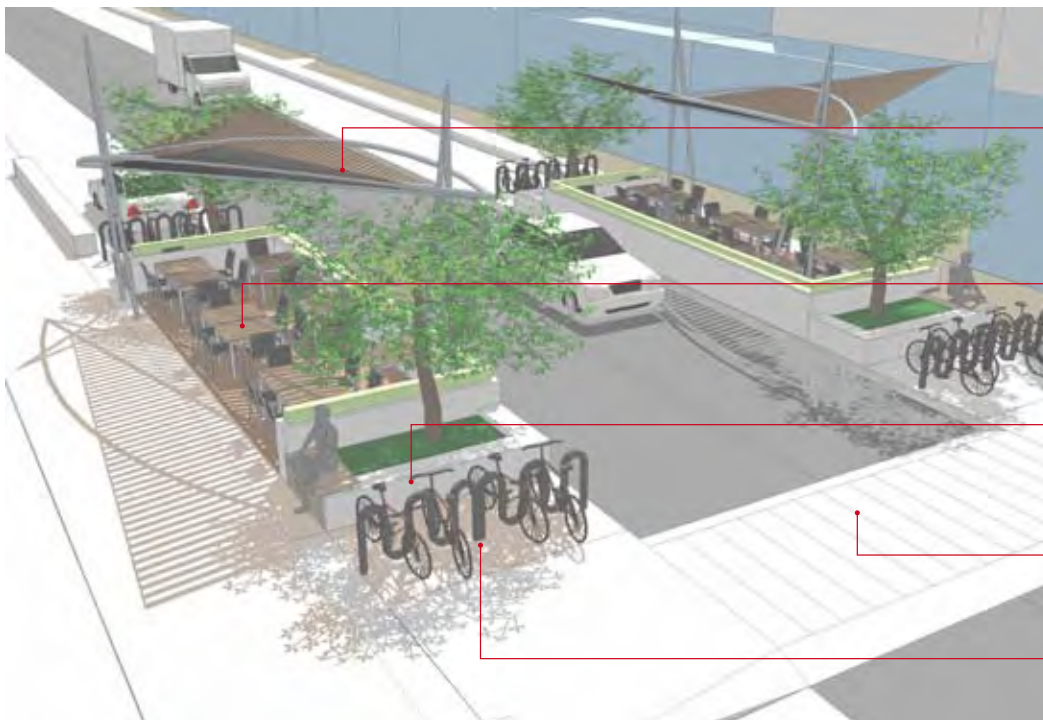
By dispersing the pocket car parks throughout the village centre numerous benefits are expected to be realised, including;

- by locating the parks on the periphery of the village centre precinct, traffic movements are further diffused, and the traffic impact upon Coronation Avenue reduced;
- the pocket parks are sized so as not to disrupt the urban fabric of the village centre, and dispersed to enable an equitable benefit to uses;
- create a greater level of permeability and walkability throughout the precinct by reducing distances between uses created by requiring large amounts of car parking in the core of the village centre; and



- Sports Precinct Forecourt, Kiss & Ride Bus Interchange
- Shared zone
- Through block pedestrian connections
- Embellished 'Gateway' Public Domain, water feature, street furniture, feature trees
- Pedestrian threshold crossing
- Recessed corner public space
- Street awnings integrated with street planting
- Cafe & restaurant build-out alfresco areas

Figure 4.13 Pottsville Village Centre Public Domain Improvements Concepts



- Sun Shading / Canopy
- Alfresco Dining area
- Planter box, bench seating
- Pedestrian Crossing
- Bike Parking

Figure 4.14 Pottsville Village Centre - Alfresco Build Outs

Cafe & restaurant build-out alfresco areas integrated outdoor seating, sun shading, landscaping, lighting and bike parking

-
- increase the efficiency and effectiveness of the spaces by enabling improved cross-utilisation of spaces and broader hours of use.

The constraint of car parking required for development within the village centre will be implemented via development controls contained with **Design Control 11** of this Part. In addition, to facilitate the construction of the desired pocket carparks the existing Section 94 Contributions Plan No. 23 – Off-Site Parking will be amended following adoption of this Code to include the objectives of this strategy, then develop a detailed works plan and schedule to facilitate construction.

Public Domain Improvements

To further improve pedestrian movement and walkability within the village centre the Public Domain Infrastructure and Improvements Plan (PDIIP) details several components to increase the primacy, safety and comfort of the walking experience. The PDIIP includes more formalised pedestrian crossing areas, which can be combined with planted build-outs which will effectively narrow road widths in key areas, creating a more clearly articulated village centre zone for drivers to negotiate at slower speeds.

The PDIIP proposes new build-out and crossing points at the two key intersections within the village centre. These build-out areas can provide locations for shaded seating areas as well as potential future outdoor dining locations along an otherwise narrow footpath. (refer Figure 4.14)

To provide additional shade and traffic calming on Coronation Avenue, it is proposed that some car bays be replaced with planted build-outs containing large shade trees, as the width of the footpath combined with the location of awnings, particularly on the north side, is currently too constrained to provide further shade planting.

Along with the redevelopment of the site on the corner of Phillip Street, a shaded piazzetta with ground floor cafes and retail, feeding onto it, can help to further activate the street and provide a welcoming entry into the centre from the north. (refer Appendix 5.2)

To further define the entry and arrival to the village centre, it is proposed that character and flowering trees be planted along both the Tweed Coast Road and Coronation Avenue, as indicated on the priority Capital Works Plan (Figure 4.10). Other areas recommended for short term capital works expenditure are



clarifying pedestrian links to the park on both sides of the road and links from the park to beach via directional planting, signage and surface treatment.

In addition to improvements focused on the street and footpath environment, it is important that entrances to the village centre and key spaces within it, contribute to an overall character in a suite of coordinated improvements. While it is recognised that full implementation of proposals will not be immediate and will require further detailed master planning design, consideration of the whole, assists in providing the framework and vision for the village centre, which can then be both implemented over time.

A final element of the PDIIP is a series of improvements to establish clear, legible links to the creek and the beach.

The PDIIP as detailed within this Code represents a conceptual view of potential improvements within the village centre and requires further investigation and detailed design for each component identified, as well as, other opportunities that may be present. Each component will need further design phases along with identifying funding opportunities, whether they be developer agreements, Section 94 Contributions, grant funding or the like. Further detailed work to advance to PDIIP is to be included as an Appendix to this Code as adopted by Council.



1.3 Development Control and Implementation

LEP Considerations

- Incorporate the landuses identified within the Structure Plan into the Tweed Local Environmental Plan by way of zoning amendments.
- Incorporate the prescribed Floor Space Ratio controls into the Tweed Local Environmental Plan.
- Incorporate height limits into the Tweed Local Environmental Plan.

Development Control

The following controls collectively define the future form, appearance and character of the village centre. It is considered that the outcomes of complying development in this respect will be to foster and maintain a strong, vital and vibrant village centre, which continues to be the focus of community activity.

DESIGN CONTROL 01 - Floor Space Ratio (FSR)

Floor space ratios are a measure of the density of development on a site. FSR on its own merit is not an effective control on building bulk and in this respect must be coordinated with controls for height, setbacks, site coverage, and the like, to result in an appropriate bulk and scale. FSR however is a highly effective mechanism for defining the total development potential of a site, providing the market with a clear indication of potential viability and providing a mechanism for assessing the potential external impacts of development, for example parking and traffic generation.

FSR Objectives

- Limit the potential for over development and underdevelopment of sites.
- Provide incentives for positive redevelopment and revitalisation through manipulation of development potential for key sites.
- Ensure the potential density of development for a site is coordinated with other built form controls and provision of car parking.

FSR Control

- a. The maximum FSR of development on any site within the Pottsville Village Centre (aside from those referred to within Point C) is not to exceed a Floor Space Ratio of 1.85:1.
- b. The minimum FSR of development on any site within the Retail Core is not to be less than 0.85:1 .
- c. In order to encourage the positive redevelopment of the sites fronting Coronation Avenue between Phillip Street and Elizabeth Street, Council may consider approving a development with an FSR of 2:1, where the development incorporates the following features:
 - i. Demonstrated general compliance with other guidelines of this DCP.
 - ii. Minimum site area of 1,000 m².
 - iii. Exemplary architectural design.
 - iv. Incorporation of a “Piazetta” on the corner of Phillip St and Coronation Avenue (the site area may be utilised in FSR calculations).
 - v. Street address and active frontages to Phillip Street and Coronation Avenue.
 - vi. Improved public domain, implemented in accordance with the proposed public domain framework.
 - vii. Gross Floor Area has the meaning attributed to it within Tweed Local Environmental Plan.

Minimum FSR Control

Development within the Retail Core is to achieve a minimum FSR of 0.85:1. In this regard, compliance with this control still requires compliance with other controls detailed throughout this Code and cannot be utilised as justification for any variation to the design controls stipulated in this Code.

Should the minimum FSR control not be met, the following criteria must be addressed:

- Attendance at a formal pre-lodgement meeting with Council’s Development Assessment Panel to discuss the constraints of the site and design solutions to ensure the orderly use of the land in light of the principles of this Code.
- Detail the constraints of the site that prohibit compliance with this control.
- Demonstration that the development proposed can easily be built upon, by way of alterations and additions. This should include the submission of a staged development proposal displaying the future compliance with this and other controls within this Code.



Figure 4.15 Floor Space Ratio
Map of Extents

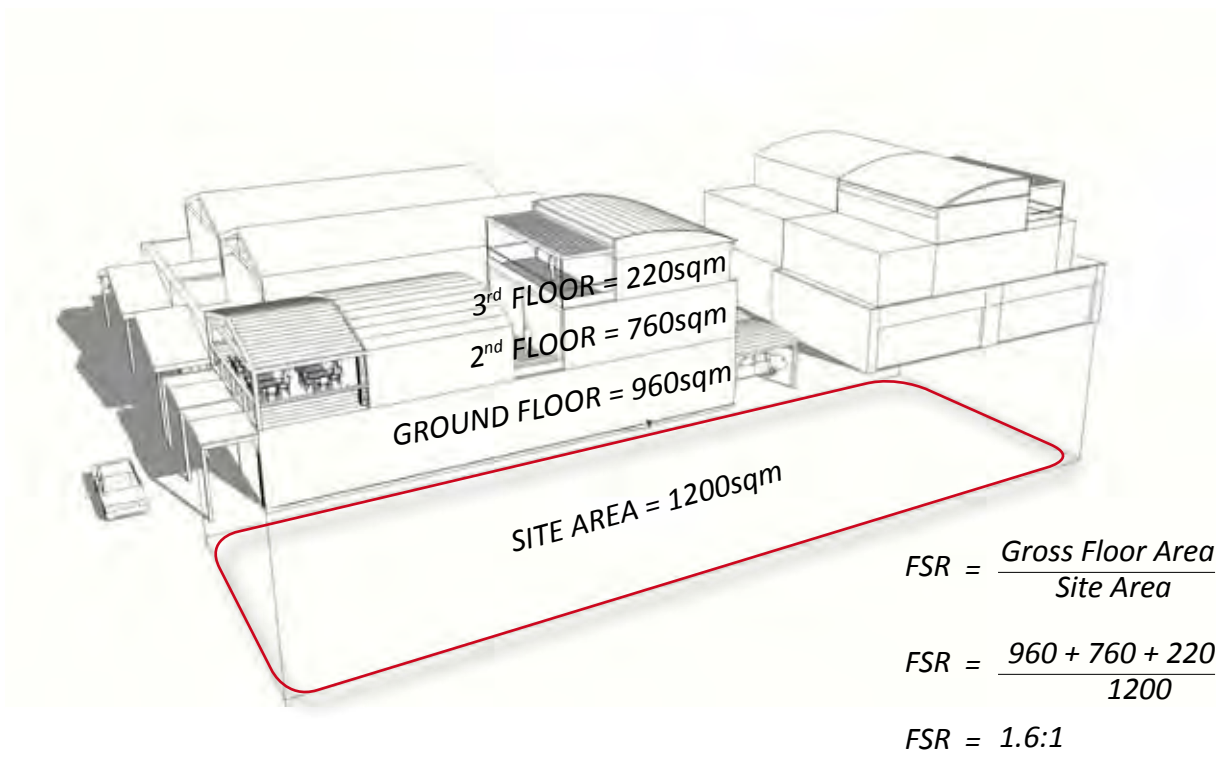


Figure 4.16 Floor Space Ratio
Promote a lively mix of uses and avoid under-development within the Village Centre

DESIGN CONTROL 02 - Site Coverage

Site coverage is defined as the area of a site that is built upon and impermeable. It includes all buildings and structures, not including at-grade hardstand parking as required by this Code. Controlling site coverage of buildings can result in natural ventilation between buildings, improved amenity, improved solar access and greater opportunities for landscape planting and stormwater infiltration. The Pottsville village centre has an established character of less than 100% site coverage, with buildings in many cases set back from front, rear and (sometimes) side boundaries.

Objectives

- Provide an area on village centre sites that enables soft landscaping and deep soil planting, permitting the retention and/or planting of trees that will grow to a large or medium size.
- Limit building bulk on village centre sites and improve the amenity of developments, allowing for good daylight access, ventilation and provision of high quality private and semi-public landscaped spaces.

Site Coverage Controls

- a. The maximum site coverage of any development within the Pottsville village centre is not to exceed 80%.
- b. For the purposes of this Code, site coverage is defined as all areas of a site that are developed upon, not including at grade car parking as required by this code.



Figure 4.17 Site Coverage
Map of Extents

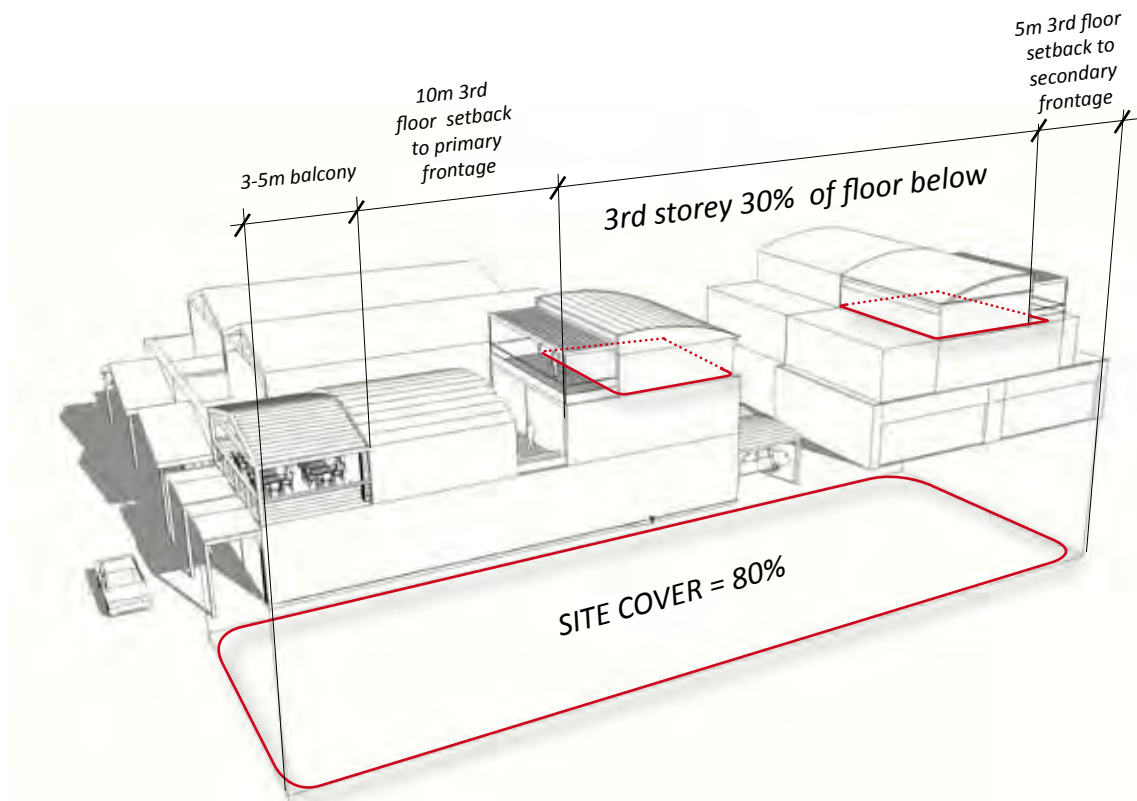


Figure 4.18 Site Coverage
Promote development which is of a scale, bulk and mass amenable to the Coronation Avenue character

DESIGN CONTROL 03 - Building Height

The definition of “building height” is contained within the Tweed Local Environmental Plan. Building heights have been determined by a range of factors including:

- a need to preserve a pedestrian scale in the Pottsville village centre;
- the existing and potential character of streets; and
- the potential to encourage positive change through improved development potential.

Objectives

- Ensure that the height of buildings does not negatively impact on the amenity of the public domain.
- Ensure appropriate solar access to adjacent public and private space.
- Provide an incentive for revitalisation and renewal of Coronation Avenue and Phillip Street.

Building Height Controls

- a. The maximum allowable height within the Pottsville Village Centre is 11 metres.
- b. The 3rd floor of any development is not to occupy more than 30% of the floorplate of the level immediately below and must be setback at least 10m from the front building line.
- c. In cases where Council has consented to an increased FSR (2:1), Council may also allow a greater upper storey floor area, up to a maximum of 70% of the floorplate of the level immediately below.
- d. Where development goes to a third level, residential type or tourist uses only are permitted on that third level.
- e. Where adjacent to lower scale development, the 3rd floor of proposed development is to step down to its lower scale neighbours.

Floor to floor and floor to ceiling heights

- f. Ground floors of all buildings within the village centre are to have a minimum floor to floor height of 3.6m in order to provide for flexibility of future use.
- g. Above ground level, residential floors are to have a minimum floor to ceiling height of 2.7 metres.
- h. Above ground level, commercial and retail floors are to have a minimum floor to floor height of 3.3 metres.



Figure 4.19 Maximum Building Height
Map of Extents

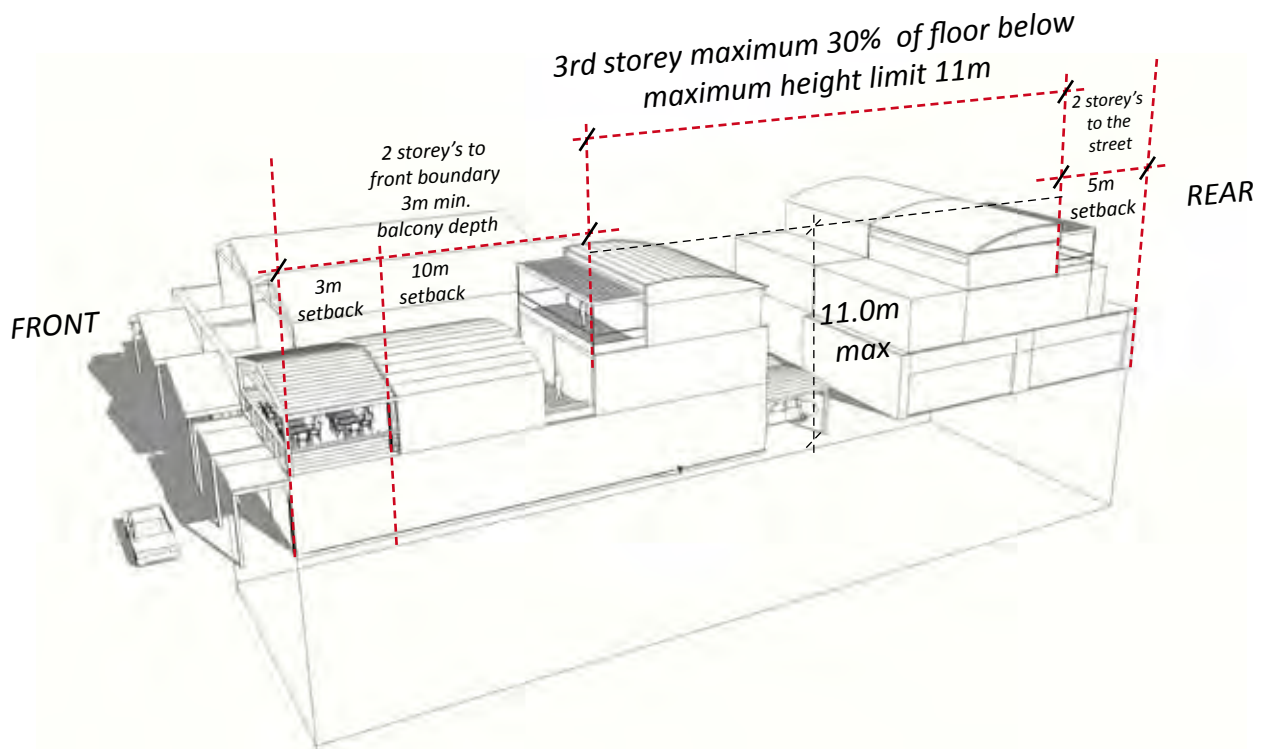


Figure 4.20 Building Height Relationships
Where taller development is to be located adjacent to lower scale existing properties, built form should step down to side boundaries.

DESIGN CONTROL 04 - Setbacks and Street Frontage

It is important that new buildings within the Pottsville village centre contribute to a strong definition of the street and public domain. The lower scale nature of village centre streetscape, variation in setbacks and a strong landscape presence in these spaces make a positive contribution to its image and character. The approach to street frontage height therefore needs to be one that provides for flexibility in street setbacks, whilst also maintaining a strong address to the street.

Active street frontage is characterised by lively pedestrian activity. In Pottsville, this is accomplished by the orientation of non-residential uses such as shops, to the street frontage, and through vibrant semi-public spaces, such as café courtyards that immediately border the street. These patterns are to be continued in the future.

Objectives

- Achieve a comfortable street environment for pedestrians.
- Provide a strong and appropriate definition of the public domain.
- Maintain a compatible relationship with existing buildings in the street.
- Create lively and interesting frontages to urban spaces.

Street Setbacks Controls

- a. Properties required to provide an Active Frontage (see **Figure 4.21**) and/or where a retail ground floor use is proposed, 85% of the building frontage is to align with the property boundary (zero setback).
- b. Council will only consider applications where zero front setback is not provided within the Active Frontage area if the application clearly demonstrates that the design makes a positive contribution to the overall image and character of the village centre through courtyards and other design treatments.
- c. Properties required to provide a Landscaped Frontage (see **Figure 4.21**) street setbacks of up to 6m are allowable but no less than 3m, provided that the street frontage space is considered as a semi-public space and comprises landscape and activities that contribute to activity and vitality of the street.
- d. The 2nd floor of any development must be setback a minimum of 3m from the primary frontage.
- e. The 3rd floor of any development must be setback at least 10m from the front building line

Active Frontage Controls

- a. Developments containing Shop-Top housing must provide a clear street frontage and/or carparking areas which are separate from the entry areas for other building uses.
- b. Shop front windows are not to be obscured by excessive signs, 'lifestyle' images, advertising and storage areas.
- c. The ground storey level of premises with frontage to a key public urban space and streets incorporates activities that are likely to foster casual, social and business interaction for extended periods (such as shop fronts, indoor/outdoor cafes and restaurants) for 85% of that frontage, and:
 - i. presents a maximum of 70% of building frontage as windows/ glazed doors and a maximum of 30% as solid façade;
 - ii. provide clear or relatively clear windows and, where provided, grille or translucent security screens rather than solid shutters, screens or roller-doors; and
 - iii. The design of upper storeys uses provide opportunities for occupants to look out over public space.

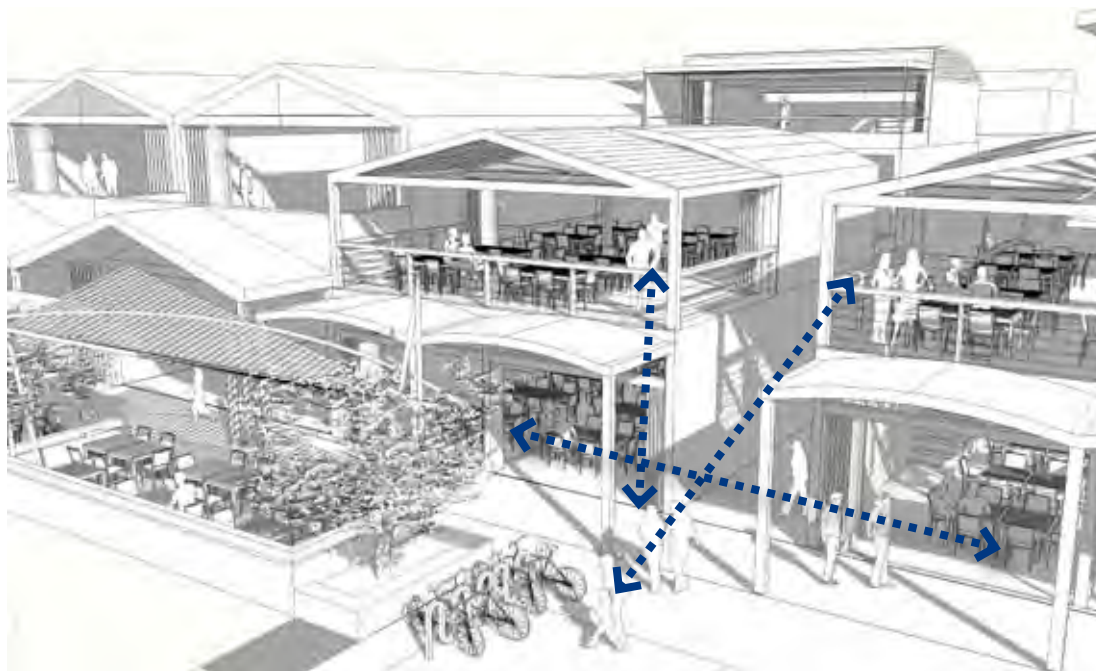


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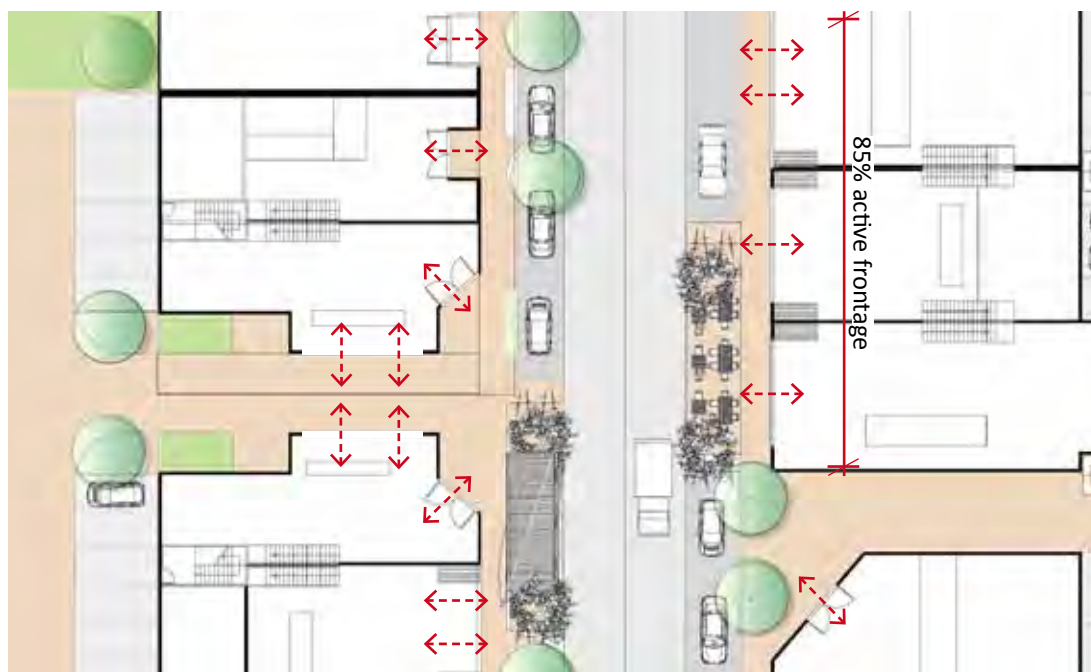
- Active Frontage - 0m setback permissible
- Landscaped Frontage - 3m min. setback

Figure 4.21 Active Frontages
Map of Extents





Strong visual connection between street, shopfront and upper balcony level



Active shopfronts and uses which engage with the street and pedestrian

Figure 4.22 Ground floor active frontage
The above diagrams illustrate principles for ground floor active frontage and for ground and upper level interaction with public spaces (including the street)

DESIGN CONTROL 05 - Building Orientation

The way in which buildings address the street has important implications for the quality of the public domain. In general terms, streets should be fronted by buildings that respond to the street alignment by orientation of their main entrances and facades. In Pottsville, examples of spaces between building frontages and the street also exist. These are typically well landscaped and contribute strongly to the character of the village centre. In such situations though, buildings continue to be oriented toward public streets.

Objectives

- Achieve a strong definition of the public domain.
- Reinforce a supportive relationship between buildings and streets.
- Contribute to a strong landscape quality within the village centre.

Building Orientation Controls

- a. The external facades of buildings are to be orientated to the streets that they front.
- b. The main “face” and entrance of all buildings is to be oriented toward, and be immediately visible from, the street directly in front.
- c. Where a building is located on an allotment that has more than one street frontage, the main pedestrian entry is to be oriented toward the more significant of the streets.



Figure 4.23 Building Orientation
Map of Extents

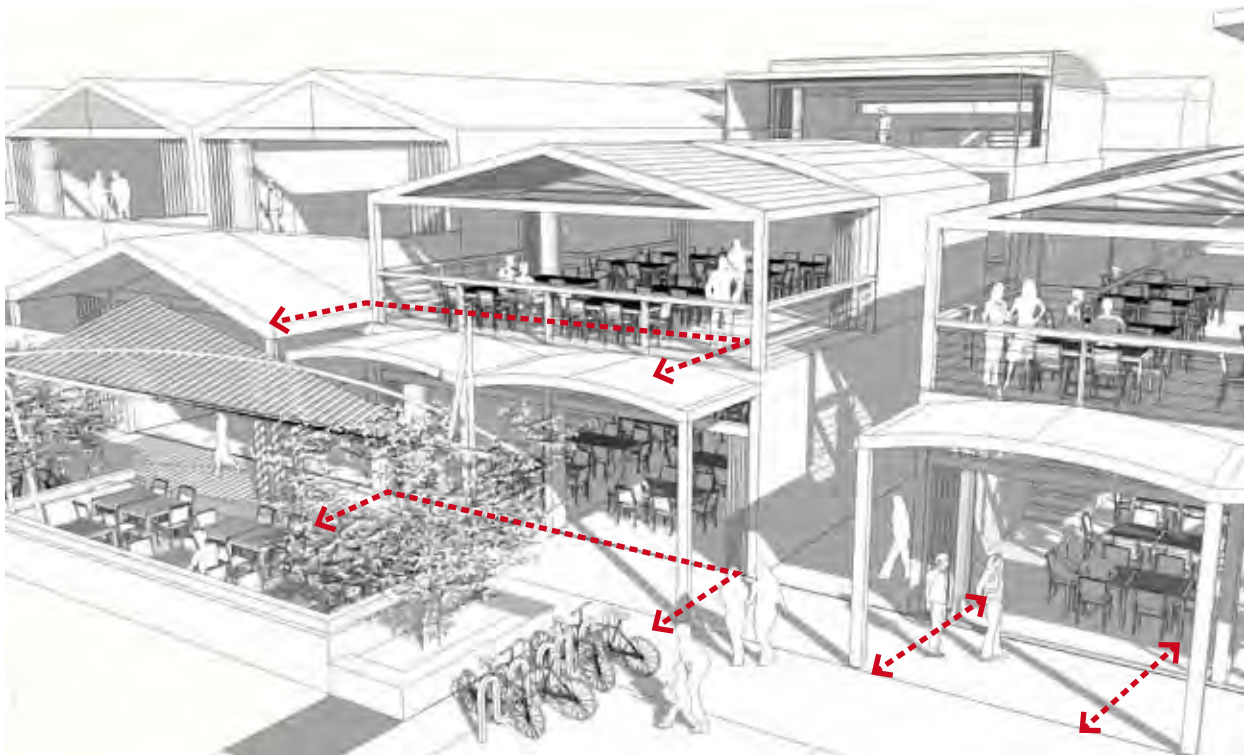


Figure 4.24 Building Orientation
Buildings should respond to the street in terms of entrance and facade treatment

DESIGN CONTROL 06 - Townscape and Building Character

The form and appearance of buildings holds significant implications for the character of the village centre and for the manner in which it is perceived by both residents and visitors. In the face of increasing competition from other centres it is vitally important that the village centre express an image, through all elements of its form that conveys a high quality, visually and climatically appropriate, built environment in order to attract and maintain future business and visitation.

Objective

- Development should create or contribute to the village townscape and landscape character of the precinct and the environs of the site in which the development is to be carried out.

Townscape and Building Character Controls

- a. Buildings and landscape in the village centre are to address the following characteristics:
 - i. Tops of buildings and roofs are to consider the townscape skyline encouraging a variety of roof planes (projecting roofs, skillion roofs, pitched roofs) and depth to the buildings elevation whilst concealing service and mechanical plant equipment from public view.
 - ii. Walls are to incorporate variation in frontages, use of varied textures, screening and layering.
 - iii. Buildings are to be articulated to create a human scale with awnings, recesses, detail and texture.
 - iv. Large vertical or horizontal masses are to be broken down with the use of a combination of colour, modelling of facade and layering.
 - v. Building construction is to avoid large areas of rendered masonry, instead using composite construction including lightweight cladding and screening materials.
 - vi. Entries are to be clearly identifiable.
 - vii. Buildings incorporate the use of screening, sun shading devices and deep recesses to create deep shadows and shading on building facades.
- b. Building facades in the village centre are to address the following characteristics:
 - i. Articulated to explore the 'fine grain' of retail use along Coronation Avenue
 - ii. Articulated to express the buildings distinct elements and functions
 - iii. Recognise and architecturally respond to desired streetscape characteristics.
 - iv. Pick up the horizontal and vertical lines of adjoining buildings.



Figure 4.25 Key Development Sites
Map of Extents



Figure 4.26 Townscape and Building Character
Both corner sites at the intersection of Coronation Avenue and Phillip Street hold significant development opportunity. The corner sites are visually prominent from the Coast Road and as such any future design needs to address this 'gateway' positioning.

DESIGN CONTROL 07 - Corner Buildings

Corner buildings are highly visible and provide the opportunity for notable design solutions. Strong corner buildings can provide valuable street definition and assist in defining the edges of precincts. In this respect, they are important elements contributing to the legibility and overall character of the village centre.

Objectives

- Enhance the legibility of the village centre.
- Provide a strong address for important junctions.

Corner Building Controls

- a. The design of buildings on corner sites are to be designed to express and/or emphasise the importance of their location through architectural expression including but not limited to: strong roof form, building structure, facade treatment and materiality which reinforces the corner, active ground floor component, depth to the building elevation and landscape treatments, and are to display the following characteristics:
 - i. 3D modelling of corner elements - e.g. truncation, articulated bays.
 - ii. A strong design contribution to the public domain and townscaping objectives of this Code.
 - iii. Landscape and footpath treatment at corners which reinforces the significance of the corner.



Figure 4.27 Key Corner Sites
Map of Extents



Figure 4.28 Corner Treatment
A combination of height, architectural treatment and building location can be used to emphasise the importance of street corners

DESIGN CONTROL 08 - Awnings and Weather Protection

Awnings assist in providing a pleasant and comfortable pedestrian environment, weather protection and contribute to the creation of a pedestrian scaled environment. Awnings are particularly important in typical shopfront design expressed in many parts of Coronation Avenue and Phillip Street.

Objectives

- Provide weather protection in areas of high pedestrian traffic and in semi-public space.
- Encourage the use of consistent and continuous awnings where retail shopfronts are provided.

Awnings and Weather Protection Controls

- a. Provide continuous awnings for all retail shopfronts that are located within the village centre.
- b. Wrap awnings around corners for at least 6 metres where a property is located on a street corner.
- c. Where buildings are set back from the street frontage boundary, alternate weather protection to the created semi-public space is to be provided. This could include pergolas, fabric screens, shade trees and the like.
- d. Awnings and shade structures should be designed to:
 - exclude summer afternoon sun where possible;
 - articulate significant building entries; and
 - Provide shelter to the street, but, where deep awnings occur, bring natural light to shop front.
- e. Awnings should have a minimum soffit height of 3.3 metres and be coordinated such that there are no more than minor variations in height between awning structures on adjacent buildings.
- f. Awnings should have a minimum depth of 3 metres and provide under awning lighting. Where a depth of 3 metres cannot be achieved due to the proximity of the carriageway to the property boundary, the outside edge of the awning is to be aligned to within 500mm of the kerb line.
- g. Any under awning sign is to maintain a minimum clearance of 2.8 metres from the level of the pavement.



- KEY**
- Awnings Required
 - - - - - Awnings Required if built to rear boundary / car park interface

Figure 4.29 Awnings
Map of Extents

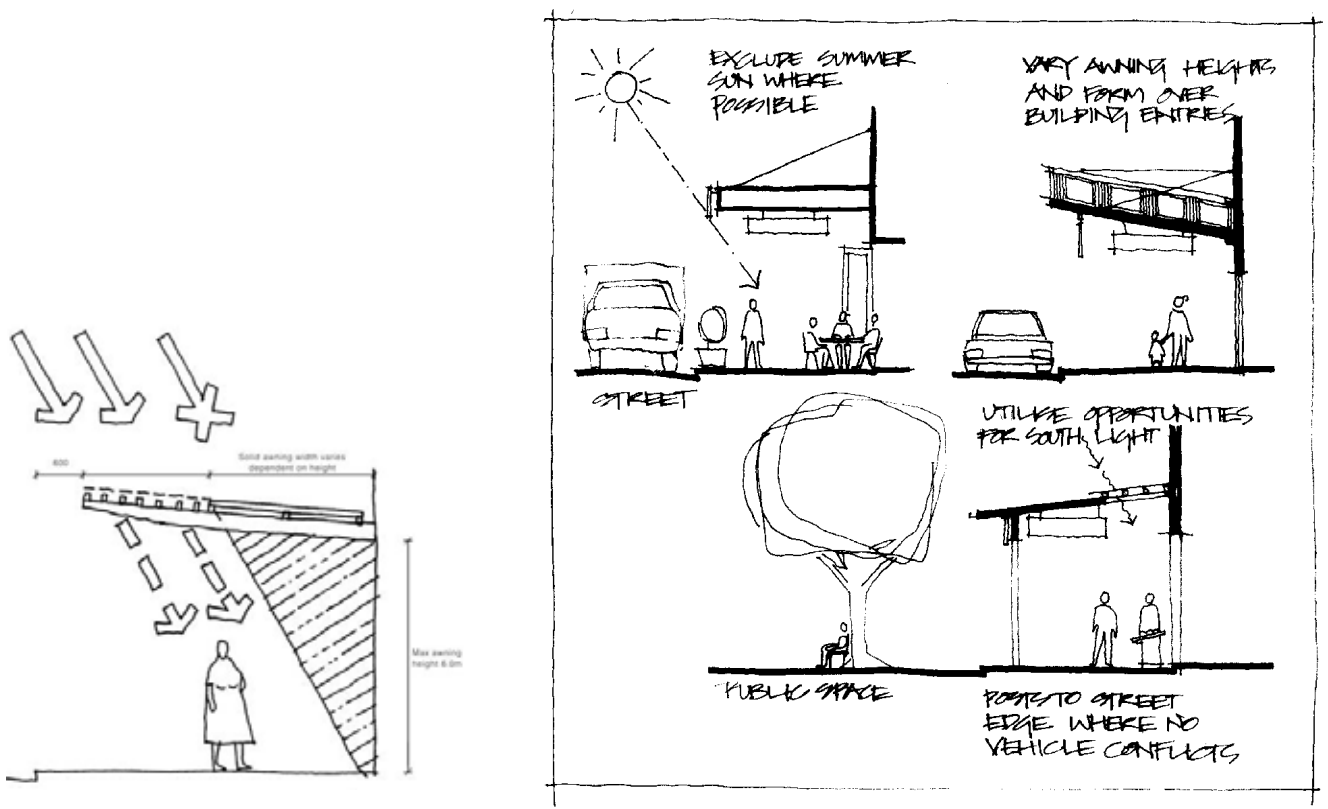


Figure 4.30 Design Consideration for Awnings

DESIGN CONTROL 09 - Mixed Use Development

Mixed use buildings incorporate various combinations of retail, commercial and residential uses. They are a unique building type that requires specific design outcomes to ensure a high quality built form outcome. This is particularly the case in village centre areas as streets normally experience high levels of activity, with the potential to affect residential amenity. Likewise, the location of residential development within a busy retail street context has the potential to disrupt the continuity of the street and impact on the quality of the public domain.

In Pottsville, mixed use development is appropriate as it provides opportunities to broaden the mix of uses in the village centre, within the development footprint. This greater opportunity will assist in maintaining and enhancing the attractiveness of the village centre for investment, and better enable it to compete with other emerging centres.

Objectives

- Ensure appropriate residential amenity is fostered in the design of mixed use development in Pottsville village centre.
- Provide enhanced surveillance and activity within the village centre.
- Provide opportunities for non-retail development in order to broaden the economic base and attractiveness of the village centre.

Mixed Use development Controls

- a. Mixed use development is defined as a vertical integration of 2 or more activities within the one building. A typical example of mixed use development is shop top housing.
- b. Mixed Use development is encouraged throughout the Pottsville village centre.
- c. The upper floor uses of mixed use buildings must have clearly defined and separate entrances from the street frontage.
- d. The entrances for upper floor activities is not to occupy more than 20% of the street frontage.
- e. Mixed use buildings must establish clear sight lines to the public domain, whilst allowing for suitable privacy for upper storey residential apartments.
- f. All parking is to be located at the rear or in a basement car park, and accessed via a rear lane where practical.



Figure 4.31 Mixed Use Development
Map of Extents



Figure 4.32 Promote Infill Development with a mix of uses such as shop top housing

DESIGN CONTROL 10 - Signage

To confine advertising and signage to appropriate, consistent and visually acceptable locations.

Individual signage is essential to commercial premises. Collectively, signage contributes significantly to the character of the public domain and should be considered in this context. It is important for commercial signage to be of a quality that enhances the character of Pottsville, while also fulfilling the needs of business operators.

Signage Controls

- a. All applications for new buildings or the substantial refurbishment of an existing building shall detail the design provisions made to accommodate future signage.
- b. Signs are designed and treated as an extension of the architecture of the building reflecting the building in terms of styling, materials and colour.
- c. The scale proportion and form of advertising devices and entry features are appropriate to the streetscape or other setting in which they are located.
- d. Signage devices do not obstruct the passage of pedestrians or vehicles. They do not impact on traffic safety and do not obstruct sight lines.
- e. Signage devices placed on footpaths and street edges (e.g. "a-frame" display boards) are not permitted.
- f. Pole signs are not permitted.
- g. Signage devices are designed and integrated into the building and landscape design so as to minimise visual clutter.
- h. Signage devices are constructed of robust materials so as to minimise ongoing maintenance.
- i. Signs will only be permitted above the awning of a building where they are incorporated into the design of the building.
- j. Signs are not to cover windows or detract from the architectural qualities of a building.



Figure 4.33 Signage
Map of Extents

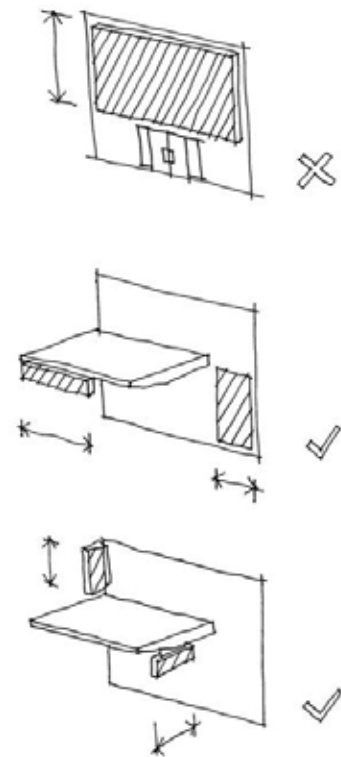


Figure 4.34 Design Consideration for Signage

DESIGN CONTROL 11 - Car Parking

To achieve the aims of this Plan the requirements for customer car parking under Section 4.1 of the Tweed DCP 2008 - Section A2, are varied in the following categories:

- shop and retail group (Table 4.9C);
- refreshment room and restaurant in the recreation, dining and entertainment group (Table 4.9D);
- development in the commercial, office group (Table 4.9G).
- development in the health, consulting group (Table 4.9H)

Objectives

- To encourage best use of land within the Pottsville village centre.
- To promote pocket car parks for the collective use of the village centre as a more efficient use of land.
- To ensure that the provision of parking is not inconsistent with the aims of this plan with regard to increasing gross floor area of buildings within the village centre.

Car Parking Controls

- a. Car parking provision for building categories listed in this section (referred above) are reduced by 50% for development less than 1,000m² GFA, or 30% for development more than 1,000m² GFA, of the abovementioned land uses.
- b. Of the minimum number of car spaces required, post any concessions granted, 50% of those spaces are to be provided on-site, whilst the remaining number of spaces are to be provided via a monetary contribution within Section 94 Plan No. 23 – Off Site Parking Spaces .

This is Council's preferred option, however it is acknowledged that this requirement may not be achievable in all circumstances. Council is therefore open to considering alternate design solutions.

- c. Council or the applicant may request the creation of a Voluntary Planning Agreement to provide the off-site car parking spaces as opposed to a Section 94 Contribution.
- d. Service and access facilities (e.g driveways) are to occupy no more than 50% of an individual properties frontage to the rear lane.
- e. Amalgamated rear access handle lanes are encouraged where they can service more than one development site.



Figure 4.35 Carparking
Map of Extents



Figure 4.12 Pocket Carparks

DESIGN CONTROL 12 - Public Domain Framework

Landscape within the public domain is to be implemented in accordance with the Public Domain Infrastructure Improvements Plan appearing in **Figure 4.10**.

Landscape

- Landscaping incorporates a planting design which provides:
 - framework of predominantly endemic native species;
 - native palm species planted as small groups amongst other tree types as an emergent feature;
 - visual interest through form, texture and variations in seasonal colour;
 - compatibility with buildings, hard paved areas, overhead and underground services;
 - scale relative to the size and nature of the development and its setting;
 - proposed development is to provide suitable casual surveillance of rear lanes.
 - landscape planting (particularly shade trees) is to be provided within or adjacent to the rear lane.
- The opportunities for water infiltration on site are maximised by:
 - draining portions of hard surfaced areas to permeable surfaces;
 - maximising areas of turf, garden beds and pervious paving types;
 - minimising the area of impervious surface finishes on the site; and
 - providing permeable surface treatments.

Other Statutory and Non Statutory Considerations

- Section 94 Contributions or developer agreements required for public infrastructure;
- Funding and works required for the implementation of public domain strategies;
- Prepare a detailed design and costing brief and commission an appropriate consultant or Council group to undertake;
- Prepare a detailed capital works budget, funding and implementation plan to be adopted by Council.

Negotiations with RTA required for proposals concerning Coronation Avenue and Tweed Coast Road

- The proposed rear lane is to provide parking and service access to properties, as well as an opportunity for vehicle circulation in the village centre;
- Proposed development is to provide a frontage and an additional pedestrian entrance to a rear lane wherever present.
- Council or the applicant may request the creation of a Voluntary Planning Agreement to provide the off-site car parking spaces as opposed to a Section 94 Contribution.



Figure 4.10 Public Domain and Infrastructure Improvements Plan
Map of Extents



Figure 4.13 Public Domain
Indicative Plan at intersection of Coronation Avenue & Market Park / Oval



2 Pottsville North

- 2.1 Existing Condition**
- 2.2 Strategy**
- 2.3 Development Controls and Implementation**

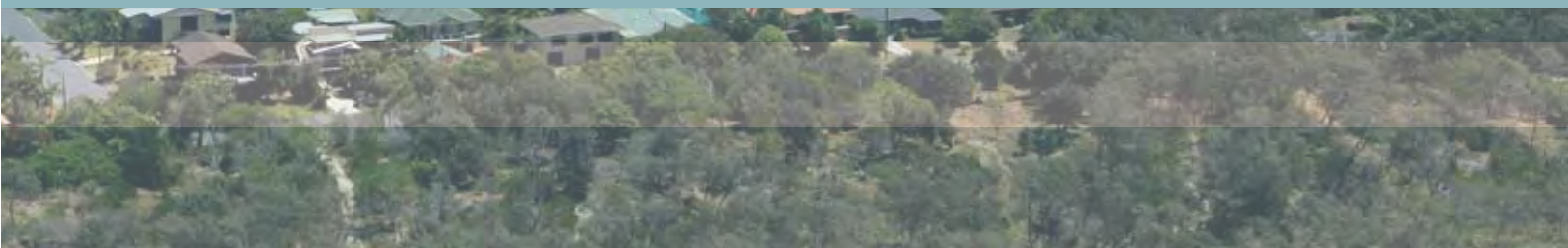




Figure 4.36 Pottsville North Map of Extents

POTTSVILLE NORTH

2.1 Existing Condition

The 'Pottsville North' precinct provides an established residential area, with varying housing forms and supporting land uses. Extending from Elanora Avenue to the south, to the Pottsville/Hastings Point suburb interface to the north, the precinct straddles Tweed Coast Road, though most of the built form is located to the eastern side of the road.

The precinct comprises a variety of housing stock, including single dwelling houses, dual occupancy, town houses, residential flat buildings as well as a motel, holiday units and caravan park sites. The Pottsville Bowls Club is also located in this precinct.

Building heights are regulated by the Tweed LEP 2000 to a maximum of 2 storeys throughout the majority of the Pottsville North precinct, however properties west of Tweed Coast Road and north of Cenntenial Drive are restricted to 3 storeys.

The desirability of this precinct, owing in-part to its close proximity to the beach, is resulting in a gradual redevelopment. Older buildings are being replaced with newer contemporary designs that maintain a low-density form and character.

The Tweed Coast Regional Crown Reserve Plan of Management (PoM), prepared for the Land and Property Management Authority and adopted by the Minister of Lands on 19 January 2010, details a strategic site for development is a parcel reserved for aged housing within the Pottsville North precinct. The PoM acknowledges vegetation on this site is substantially regrowth, that this stretch of coastline currently provides a green buffer separating the villages of Hastings Point and Pottsville and that if the proposal proceeds, maintenance of the buffer separating the villages should be considered in the design to avoid ribbon coastal development.

It is noted that the subject site is identified within this Code as part of a green buffer (refer Figure 3.1 – Urban Structure Plan). Should the Land and Property Management Authority wish

POTTSVILLE NORTH

Pottsville North is one of the older more established parts of Pottsville. Apart from a range of housing types from medium density to single detached dwellings, other key landuses in this precinct include the Pottsville Primary School, Pottsville North Caravan Park, Pottsville Hotel and the Pottsville Sports Club. The Headquarters for the Rural Fire Service and access to the Pottsville Environment Cent is also within this precinct.



Pottsville North residential area is characterised range of housing types from medium density accommodation predominantly fronting Tweed Coast Rd to single detached dwellings in the streets towards the beach.



The older beach houses within Pottsville North are being replaced by more substantial family homes utilising a greater proportion of the allotment, are generally much higher as well as utilising modern materials and construction types.





Pottsville North has a number of landuses including the Pottsville Primary School, Caravan Park, Pottsville Sports Club, Pottsville Hotel and the Environment Centre.



The overriding strategy for all of Pottsville's residential areas is to promote building design which responds to site, aspect and climatic considerations in terms of building site planning, materiality choice and construction type within a subtropical coastal context.



to pursue such a proposal the retention of the green buffer will need to be addressed, in addition to other components of the Code. Further, given the positioning of the site and its immediate interface with the Hastings Point locality, any proposal should also display consideration for the Hastings Point Locality Based Development Code.

2.2 Strategy - Principle Themes

The purpose of this section is to provide Design Guidelines in the form of strategies and controls to guide the design, construction and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation views and topography of the site are preserved. These strategies and controls should be read in conjunction with the Tweed DCP, Section A1 – Residential and Tourist Development Code.

Allow the normal redevelopment and evolution of the precinct from older dwelling stock to newer built form which respects the natural environment and is of commensurate scale to surrounding development.

As previously detailed, the Pottsville North precinct is slowly undergoing an evolution of built form via the gradual redevelopment of sites. The redevelopment of sites to closer align with the objectives and the Tweed LEP and contemporary urban design controls is encouraged within this Code.

Building designs should respond to site, aspect and climatic considerations in terms of building planning, materiality choice and construction type within a subtropical coastal context.

The following design principles are to be embraced as a means of achieving the above strategy.

- promote a residential building type which employs the principles of passive design including response to the local climate, environment, specific site conditions, and solar orientation;

-
- pursue design excellence through promotion of holistic approach to site design integrating landscape with building;
 - promote development that requires minimal cut and fill or site regrading;
 - promote building and construction which is structurally relevant to the prevailing site context, use of a ranges of materials which have an inherent natural texture and colour avoiding wholesale use of brick or rendered blockwork;
 - housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping; and
 - housing design which promotes street character with generous windows, inviting front entrance, verandah or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.



2.3 Development Control and Implementation

Objectives

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

Controls

1. Buildings are to incorporate the use of screening, sun shading devices and deep recesses to create deep shadows and shading on building facades.
2. Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces.
3. Front and return fences are not to exceed 600mm in height and have a minimum openness ratio of 60%.
4. Landscape is integrated with built form and should be of a subtropical character with strong textures and colours and where practical, local or endemic species.
5. Buildings incorporate composite construction, combining lightweight and masonry elements, and avoid a predominance of brick and tile or tile and rendered masonry.



3 Koala Beach

- 3.1 Existing Condition**
- 3.2 Strategy**
- 3.3 Development Controls and Implementation**



KOALA BEACH

3.1 Existing Condition

Located to the north of the Pottsville village centre the Koala Beach residential subdivision is surrounded by significant native vegetation inhabited by a small but significant koala population as well as a number of other rare or endangered flora and fauna species including the planigale, the Queensland blossom bat, microbats, the wallum froglet, glossy black cockatoos and the bush thick-knee. In response for the need to protect wildlife habitat a number of initiatives have been implemented, including; the restriction of cats and dogs, protection of koala food trees, raised dividing fences, and the establishment of a Wildlife and Habitat Management Committee.

Coupled with environmental criteria, building design requirements have been prescribed through the Lands Title by way of restriction-to-user, in order to achieve a particular design standard and to encourage building materiality and construction types appropriate to the site conditions.

The Koala Beach Estate consists of an undulating and sloping topography which enjoys views east to Pacific Ocean and west to the hinterland, encompassing Mt Warning and the Border Ranges. Koala Beach was released in six stages, each with a varying aspect, slope and site condition, which has been reflected in dwelling construction type across the estates differing staged releases.

Earlier stages occupying the eastern portion of the site within proximity of Cudgera Avenue, Muskhart Circuit and part of Sassafras Street now has well established native landscaping and buildings. These were designed in accordance with the restrictions upon the Land Title, which included; building materiality (predominantly timber, stone/concrete block/timber combination, colour bond roofing), building height, cut and fill (maximum of 1500mm above or below), dividing fences criteria (200mm clearance below, timber or brush fence materiality), and preferred native landscaping species.

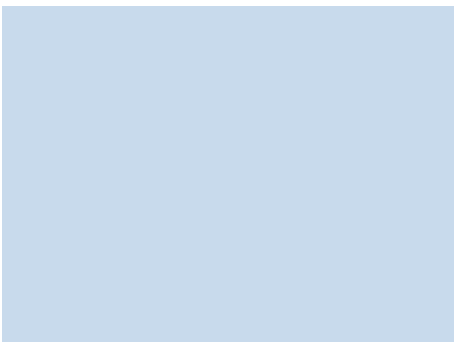
Whilst similar restrictions applied to later stages of the Koala Beach Estate, the approach to regulating and applying the criteria has to a certain extent been relaxed. This is clearly evident in the final stage release area bounded by Sugar Glider Drive where housing is predominantly single storey, slab on ground, with a rendered brick veneer construction.

KOALA BEACH

The desired future character for Koala Beach requires that any development (new build or alterations and additions) on the site be of high quality, be sensitive to the adjoining key native vegetation, and wildlife habitat, be appropriately sited within the natural context, maintaining integrity of ridgelines and undulating topography and be architecturally appropriate to the natural sensitive coastal site.



The Koala Beach Estate consists of an undulating and sloping topography which enjoys views east to Pacific Ocean and west to the hinterland, encompassing Mt Warning and the Border Ranges.





Koala Beach residential estate is characterised by lightweight construction and integration of building design with sloping sites and landscape.



The overriding strategy for all of Pottsville's residential areas is to promote building design which responds to site, aspect and climatic considerations in terms of building site planning, materiality choice and construction type within a subtropical coastal context.



3.2 Strategy

The purpose of this section is to provide Design Guidelines in the form of objectives and controls to guide the design, construction, and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation, views, and topography of the site are preserved. These objectives and controls should be read in conjunction with DCP A1 – Residential and Tourist Development Code.

Desired Future Character

The desired future character for Koala Beach requires that any development (new build or alterations and additions) on the site:

- *be of high quality;*
- *be sensitive to the adjoining key native vegetation, and wildlife habitat;*
- *be appropriately sited within the natural context, maintaining integrity of ridgelines and undulating topography;*
- *be architecturally appropriate to the natural sensitive coastal site.*

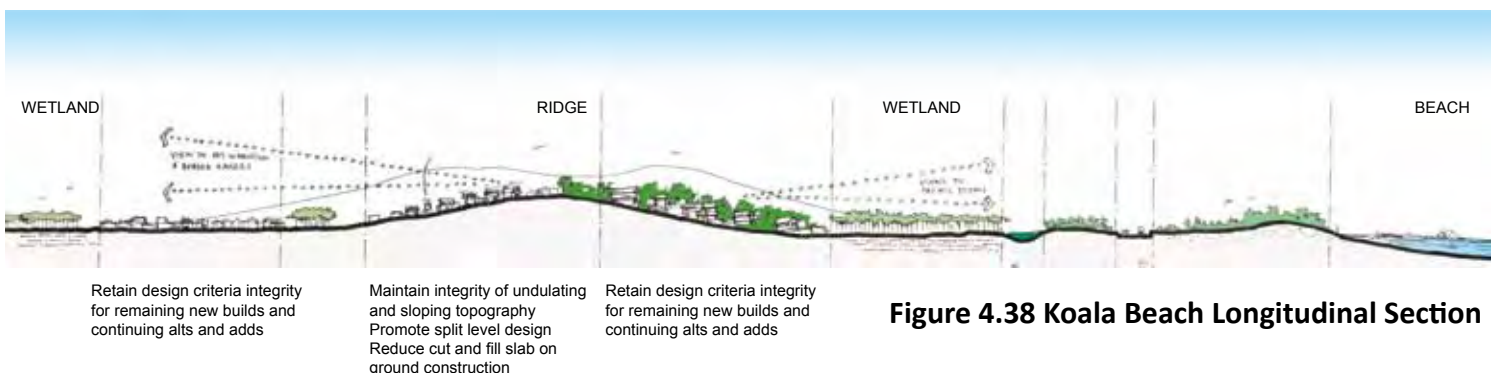


Figure 4.38 Koala Beach Longitudinal Section

Dwelling Design

All dwellings on the subject site are to be individually designed to suit the coastal character of the site and the particular characteristics of the individual lots and maintain the character of the estate as established through the development of the early stages.

The **material guide** overleaf illustrates some examples of appropriate architectural character and materials.

Building designs should respond to site, aspect, and slope in terms of planning, materiality, and construction type within a subtropical coastal context which:

- promotes a residential building type which employs the principals of passive design including response to the local climate, environment and specific site condition and solar orientation,
- pursue design excellence through promotion of holistic approach to site design including an understanding of solar path, prevailing breezes, as well as integrating landscape with building,
- promote development that requires minimal cut and fill or topographical adjustment;
- promote buildings which are appropriately sited within the natural context including maintaining natural ridgeline;
- promote building and construction which is structurally honest, lightweight, use of materials which have an inherent natural texture and colour;
- housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping;
- design for sun, shade and low energy design by taking advantage of winter sun, shading summer sun, thermal mass through material section and use of materials with a low embodied energy index;
- housing design which promotes street character with generous windows, inviting front door, veranda or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.

MATERIAL GUIDE

Finishes and materials should be appropriate to the local climatic conditions, solar orientation and site specific aspect, opportunities and constraints.

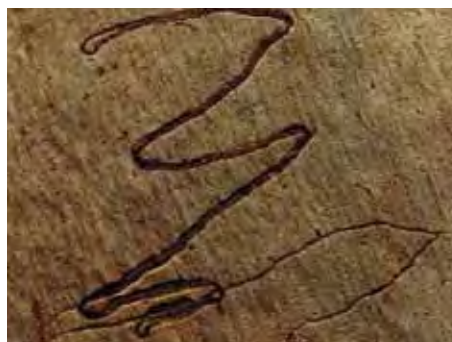
Suitable materials include:

- Timber, weatherboards, plywood, fibre cement sheeting, custom orb, mini orb.
- Face brick and rendered concrete block (or foam) is not to be used as the primary material.
- Walls of masonry, stone or brick are permissible where it adds to the detailing of an elevation.
- Darker tone metal deck roofing, no tile roofs.



Colours should:

- be complimentary to the natural landscape;
- consist of natural native palette;
- be resultant of the natural inherent colours of the materials e.g.) timber, stone, metal.





Screening to balconies, doors, windows including drop blinds, fixed or moveable louvres and timber battens both assist in passive climatic controls (sun and breeze) as well as add to a building articulation.



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Structural Systems

Should be lightweight, structurally honest and require minimal cut and fill or topographical adjustment on sloping sites.

Construction type should be appropriate to degree of slope where a hybrid of slab on ground and suspended post and beam combinations can minimise cut and fill.



Sparks Architects



3.3 Development Control and Implementation

Built Form

Built Form Objectives

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

Built Form Controls

1. New dwelling design and alterations and additions developed in accordance with criteria set out within any relevant s.88b instrument on the Lands Title.
2. Building materials should predominantly be lightweight including but not limited to: timber, weatherboards, plywood, fibre cement sheeting, custom orb, mini orb.
3. Face brick and rendered concrete block is not to be used as the primary material, however walls of masonry, stone or brick are permissible where it adds to the detailing of an elevation.
4. No building shall be erected having a roof other than meet sheeting, or eaves of less than 300mm.
5. A series of roof planes are required to break up the roof mass and building mass, as well as providing greater opportunity for natural light penetration and stack effect ventilation. The use of guttering is to be minimised. Dark tones should be used to reduced reflectivity.
6. New dwelling design and alterations and additions developed in accordance with criteria and provisions set out within Tweed DCP Section A1 – Residential and Tourist Development Code.

Landscaping

Koala Beach Estate is unique in terms of being a wildlife sanctuary and a designated Koala habitat. The preservation and enriching of native habitats and vegetation is a key consideration. All buildings should integrate native vegetation landscaping with building and site design to assist in thermal comfort of building living spaces, contribute positively to the visual amenity of the area, providing habitat for native animals and plants whilst providing a degree of privacy.

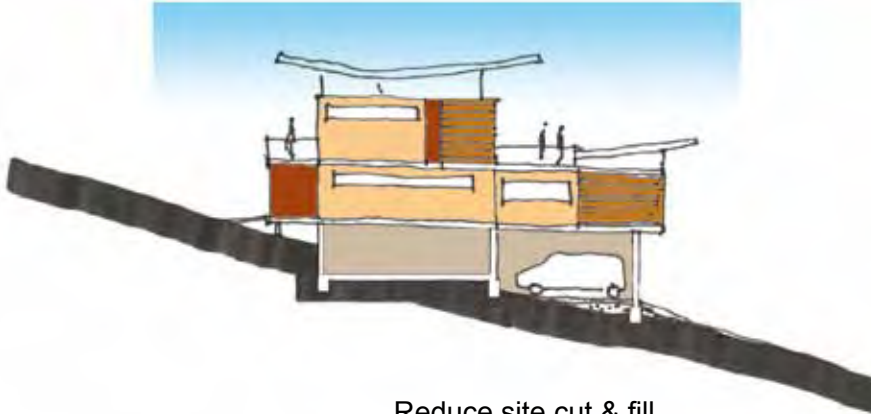
Landscaping Objectives

- To promote integration of landscape and building design.
- To promote the use of native endemic species.
- To protect Koala food trees.

Landscaping Controls

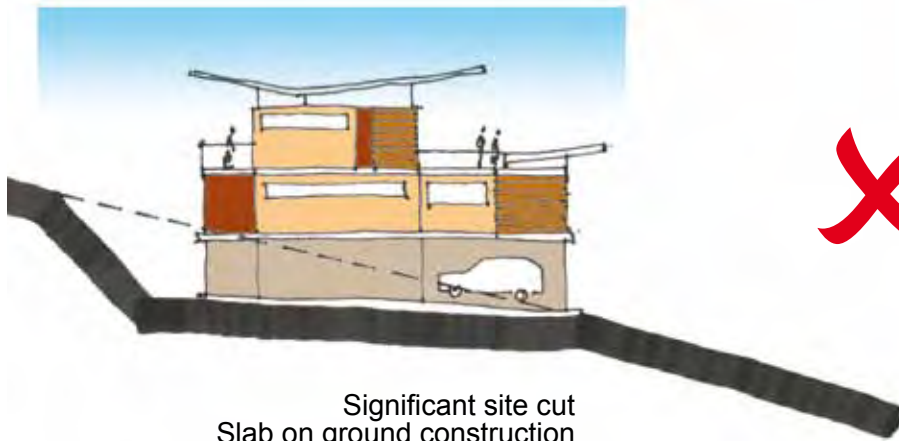
1. A landscape plan (or site plan) demonstrating integration of landscape with building design for shade or screening to be submitted for new dwellings in accordance with provisions of the Tweed DCP Section A1 – Residential and Tourist Development Code;
2. No person shall remove, damage or in any way interfere with any Koala food trees, home range and primary browse trees located on the land or at any place in Koala Beach Estate;
3. The majority of plant species utilised on site is to be native to the area. A list of suitable and prohibited species has been attached at **Appendix 5.4**.

Hybrid Slab / Post & Beam



Reduce site cut & fill
Hybrid slab & post and beam construction
Excavate within building footprint
Balcony projecting over car space on upslope

Slab on Ground



Significant site cut
Slab on ground construction

Figure 4.39 Building on Sloping Sites

Siting & Excavation

New buildings should have minimum impact on the site by minimising cut and fill and hard paved surfaces;

Objectives

Dwellings should be sited to:

- Minimise site topographical adjustments of cut and fill.
- Follow the natural topography, where appropriate use split level design or pile/pole/suspended floor, or multiple slab construction in preference to site benching to accommodate a single level slab.
- Maximise northern solar orientation to living areas and private open space.
- Minimise overshadowing.
- Minimise the impact on natural vegetation.
- Provide maximum visual and acoustic privacy between dwellings.
- Ensure that the main dwelling entry is readily identifiable from the street, and that dwellings adjacent to a public reserve address the open space by way of design, fenestration and dwelling entry.

Siting & Excavation Controls

1. All natural ground levels are to be maintained except where land reforming is necessary to allow the building and approved buildings or structures in which case excavation is limited to the width of the building footprint rather than the width of the site.
2. All excavation, cut and fill is to comply with the provisions of the Tweed DCP Section A1 – Residential & Tourist Development Code.
3. All excavations or landfill have retaining walls as prescribed and approved by the local authority and shall comply with the following criteria:
 - if the slope is greater than 1:1.5 or higher than 600mm the embankment shall be retained by logs, sleepers, masonry or other approved retaining walls;
 - retaining walls within 1.5m of the subject property boundary shall be completed prior to the construction of any building or other significant structure and other approved excavation or landfill shall be retained prior to the habitation of the building;
 - drains shall be provided at the foot of any retaining wall.



4 Seabreeze Estate

- 4.1 Existing Condition**
- 4.2 Strategy**
- 4.3 Development Controls and Implementation**





Figure 4.40 Seabreeze Estate Map of Extents

SEABREEZE

4.1 Existing Condition

Seabreeze Estate is a predominately residential estate located less than 500m west of the Pottsville village centre. Whilst the precinct has developed as a stand alone settlement surrounded by environmental and rural land, the formation of the Koala Beach – Seabreeze Link Road, as well as the potential augmentation of the Seabreeze precinct through land identified firstly within the Far North Coast Regional Strategy (FNCRS) and secondly, within the Tweed Urban and Employment Land Release Strategy will promote a broader integrated urban footprint.

The built form of the precinct is typical of suburban development in many parts of Australia and comprises a mixture of low and medium density housing, almost entirely in a detached built form. Whilst the precinct enjoys a three storey height limit under the Tweed LEP 2000, development is predominately single or two storeys. The Estate also contains several pocket and lineal parks providing passive open space opportunities to residents of the area, as well as dedicated sports fields which serve a more regional function.

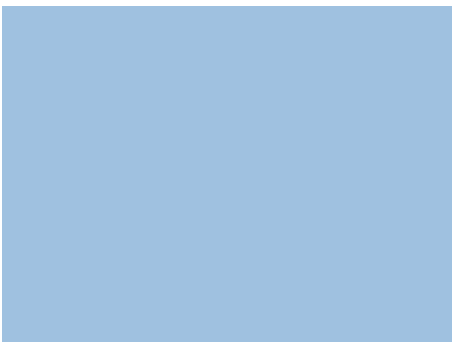
The Seabreeze Estate was masterplanned from its inception, with only a minor degree of variation, as such the precinct has maintained much of its planned intent and design.

SEABREEZE

Seabreeze Estate is a predominately residential estate located less than 500m west of the Pottsville village centre. The desired future character of Seabreeze is to maintain the existing residential character of the precinct providing a range of accommodation types, as well as investigating the development of a small commercial centre capable of fulfilling some day-to-day needs.



The built form of the precinct is typical of suburban development in many parts of Australia and comprises a mixture of low and medium density housing, almost entirely in a detached built form.





The Estate also contains several pocket and linear parks providing passive open space opportunities to residents of the area, as well as dedicated sports fields which serve a more regional function.



The overriding strategy for all of Pottsville's residential areas is to promote building design which responds to site, aspect and climatic considerations in terms of building site planning, materiality choice and construction type within a subtropical coastal context.





4.2 Strategy

The purpose of this section is to provide Design Guidelines in the form of strategies and controls to guide the design, construction and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation, views, and topography of the site are preserved. These objectives and controls should be read in conjunction with the Tweed DCP Section A1 – Residential and Tourist Development Code.

Desired Future Character

To maintain the existing residential character of the precinct providing a range of accommodation types.

Key proposals that will contribute to this broad strategy are:

- retention of Low Density and General Residential zonings across the Estate;
- promote a range of housing and accommodation types;
- use of 2 and 3 storey building height controls within the LEP; and
- limit retail and commercial development within the estate.

Key Sites

Facilitate the masterplanning and construction of high quality development on key sites which integrate seamlessly into the adjoining urban context. The ultimate development form should reflect the opportunities and constraints of the site, best practice urban design and environmental sustainability.

Seabreeze still has two strategic sites to be developed, one being Lot 1 DP 1106275, a 4.3ha parcel located in the centre of the precinct, and secondly, the land to the north, identified within the FNCRS as a Future Urban Release Area. These two sites are discussed further as follows:



Figure 4.41 Concept Plan - Lot 1 DP 1106275 Seabreeze Estate

- Lot 1 DP 1106275

The masterplan for the Seabreeze Estate nominates the subject site for two parks, a 'town centre', medium density housing opportunities as well as approximately 30 housing lots. A similar range of land uses is encouraged to be maintained as part of the ultimate development outcome for this site.

The ultimate form of this key site should be focused on integrating with the surrounding built environment by way of building bulk, scale and floorplate sizes, servicing the day-to-day needs of the precincts' residents, as well as achieving high levels of permeability and a civic presence. The following structure plan briefly details the desired structure, form, and several key design elements for the site.

As discussed elsewhere, this Code reaffirms the Pottsville village centre as the prime location for retail activity within the locality. As such, retailing activities on the subject site must be of appropriate scale to the surrounding environment and seek to support the role of the village centre by providing lower order retail uses and community facilities, appropriate to the day-to-day needs of the precincts residents.

Far North Coast Regional Strategy Release Area - Lot 1147 DP 1115395

Detailed investigations into the land identified under the FNCRS are being undertaken through a process separate to this Code. Whilst this Code therefore does not investigate the urban potential for the land, it does seek to provide overarching principles to ensure any development of the site is in accordance with the wider objectives and needs to the Pottsville locality and positively contributes to its surrounding environment.

As discussed in Part 3 of this Code this site is considered to hold opportunities to provide school facilities. In addition Section 4.3 requires a masterplan to be prepared for this site. Masterplanning of the site is to acknowledge this opportunity, and explore innovative designs to, where possible, provide such infrastructure.



Built Form

Building designs should respond to site, aspect and climatic considerations in terms of building planning, materiality choice and construction type within a subtropical coastal context.

The following design principles are to be embraced as a means of achieving the above strategy.

- promote a residential building type which employs the principles of passive design including response to the local climate, environment, specific site conditions, and solar orientation;
- pursue design excellence through promotion of holistic approach to site design integrating landscape with building;
- promote development that requires minimal cut and fill or site regrading;
- promote building and construction which is structurally relevant to the prevailing site context, use of a ranges of materials which have an inherent natural texture and colour avoiding wholesale use of brick or rendered blockwork;
- housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping; and
- housing design which promotes street character with generous windows, inviting front entrance, verandah or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.

4.3 Development Control and Implementation

Built Form Objectives

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

Built Form Controls

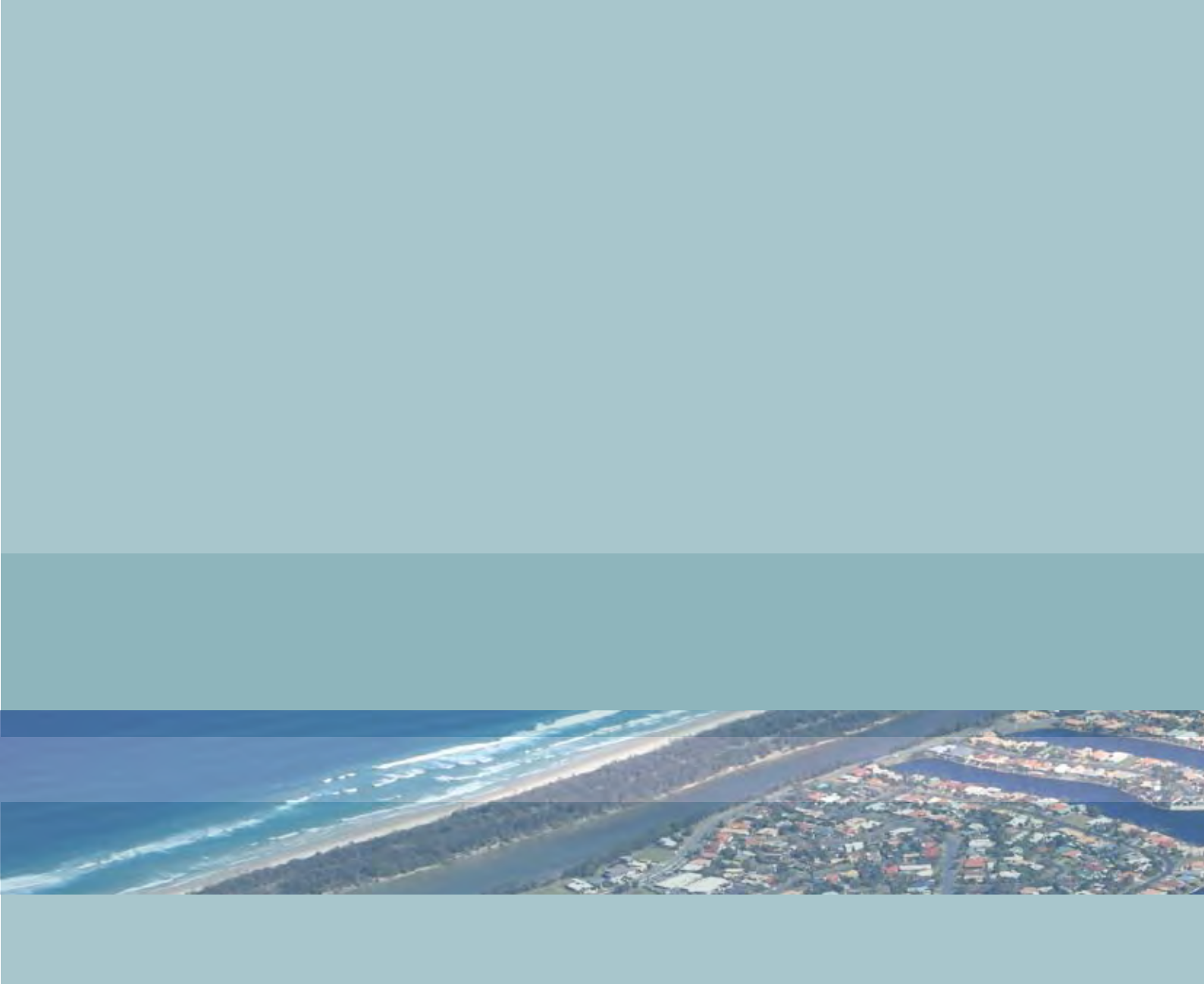
1. Buildings are to incorporate the use of screening, sun shading devices and deep recesses to create deep shadows and shading on building facades.
2. Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces.
3. Landscape is integrated with built form and should be of a subtropical character with strong textures and colours & robust species.
4. Buildings incorporate composite construction, combining lightweight and masonry elements, and avoid a predominance of brick and tile or tile and rendered masonry.

Key Site Objectives

- Ensure that site planning reflects a detailed understanding of opportunities and constraints.
- Ensure that development is coordinated with its contextual environment (including any adjacent developments)
- Ensure that development proposals reflect principles of environmental sustainability and best practice urban design.

Key Site Controls

1. Lot 1 DP 1106274 and Lot 1147 DP 1115395 are to undertake a master planning process as described below.
2. Council will take into account the outcomes of a master planning process in its assessment of a development proposal and may require an independent assessment to assist in its decision making.
3. A thorough master planning process is to be undertaken such that development proposals are able to demonstrate the following (but not limited to):
 - Proposals for phasing of development
 - Urban design proposals, including proposals for density, height, building envelopes, views, privacy and security and other design elements, and an explanation of how they relate to an analysis of the site and its context.
 - Proposals for distribution of major land uses, including public access and open space
 - Proposals regarding connection and interface with the existing public domain
 - Proposals relating to the mitigation of environmental impacts including slope, flood mitigation, water and soil management, remediation of contaminated land, solar access and energy efficiency and the management of potential flora and fauna impacts.
 - Proposals relating to access, including public transport, pedestrian, cycle and road access, parking and proposals regarding traffic impact
 - Proposals regarding infrastructure provision and funding
 - Proposed patterns of subdivision
 - Proposals regarding site landscaping
 - The likely environmental impact (social, economic and ecological) of implementing proposals.



5 Pottsville Waters

- 5.1 Existing Condition**
- 5.2 Strategy**
- 5.3 Development Controls and Implementation**





Figure 4.42 Pottsville Waters Map of Extents

POTTSVILLE WATERS

5.1 Existing Condition

Pottsville Waters is an established residential area within the Pottsville Locality. Extending from Charles Street, along Overall Drive, to Buckingham Drive, the precinct comprises predominately single detached dwellings, however does include some multi-dwelling housing stock, predominately to the north of the precinct and a local commercial/retail node.

The precinct enjoys a low density setting, complimented by predominately single storey dwellings, generous built form setbacks and open landscaping throughout both private and public realm. Numerous pocket parks and lineal parks provide passive open space opportunities to residents of the area.

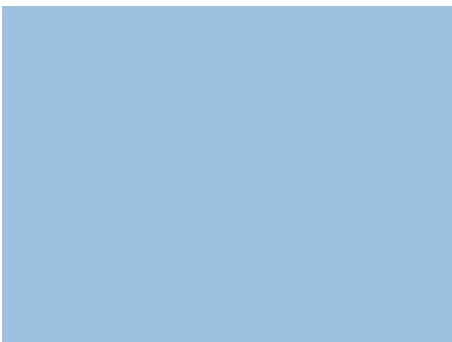
The existing commercial node is of a neighbourhood scale, primarily servicing its immediate residents. It is anticipated that the intensity of commercial uses within the precinct will increase over time as surrounding residential areas expand, however the site is anticipated to support the village centre and maintain its current neighbourhood scale.

POTTSVILLE WATERS

Pottsville Waters Estate is characterised by its feature man-made canal, small neighbourhood centre and range of housing types including a number of small residential flat buildings. The flat topography has resulted in a primarily slab on ground brick veneer construction building type.



The precinct comprises predominately single detached dwellings, however does include some multi-dwelling housing stock, predominately to the north of the precinct and a local commercial/retail node.





Pottsville Waters contains several pocket and linear parks along the creek providing passive open space opportunities to residents of the area.





Cycleway to Pottsville Town Centre

Tree lined screening to car parking

Row or terrace housing surrounding neighbourhood Centre

Landscaped Public Domain

500-1000m² Neighbourhood Retail Centre with on-site carparking

Ground floor retail, upper floor commercial or residential

Loading access handle

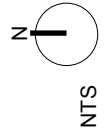


Figure 4.43 Concept Plan - Pottsville Waters Neighbourhood Shops

5.2 Strategy

The purpose of this section is to provide Design Guidelines in the form of strategies and controls to guide the design, construction and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation, views, and topography of the site are preserved. These objectives and controls should be read in conjunction with the Tweed DCP Section A1 – Residential and Tourist Development Code.

Desired Future Character

To maintain the existing residential character of the precinct providing a range of accommodation types.

Key proposals that will contribute to this broad strategy are:

- retention of Low Density and Medium Density zonings across the precinct;
- promote a range of housing and accommodation types;
- use of 2 storey building height controls within the LEP.

Where suitable, encourage an increase in density within walking distance of the commercial node.

By increasing residential density around the existing commercial node, opportunities are afforded to increasing the accessibility of the commercial node by pedestrian movement and housing choice. Council will further investigate a range of housing typologies within close proximity of the commercial node. In this regard, any density increase will need to be respectful of the existing and desired character, particularly the bulk and scale of the development as well as being responsive to the lot sizes afforded within this area.



Built Form

Building designs should respond to site, aspect and climatic considerations in terms of building planning, materiality choice and construction type within a subtropical coastal context.

The following design principles are to be embraced as a means of achieving the above strategy.

- promote a residential building type which employs the principles of passive design including response to the local climate, environment, specific site conditions, and solar orientation;
- pursue design excellence through promotion of holistic approach to site design integrating landscape with building;
- promote development that requires minimal cut and fill or site regrading;
- promote building and construction which is structurally relevant to the prevailing site context, use of a ranges of materials which have an inherent natural texture and colour avoiding wholesale use of brick or rendered blockwork;
- housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping; and
- housing design which promotes street character with generous windows, inviting front entrance, verandah or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.

Ground floor retail units, upper levels of commercial, retail or a combination of both

Ground floor min-market or farmers market with tavern on upper level. service access along southern boundary

medium density row houses fronting Royal Drive with rear lane access

Landscaped Public domain providing a strong through site pedestrian and cycle connection

At grade car parking on adjoining site

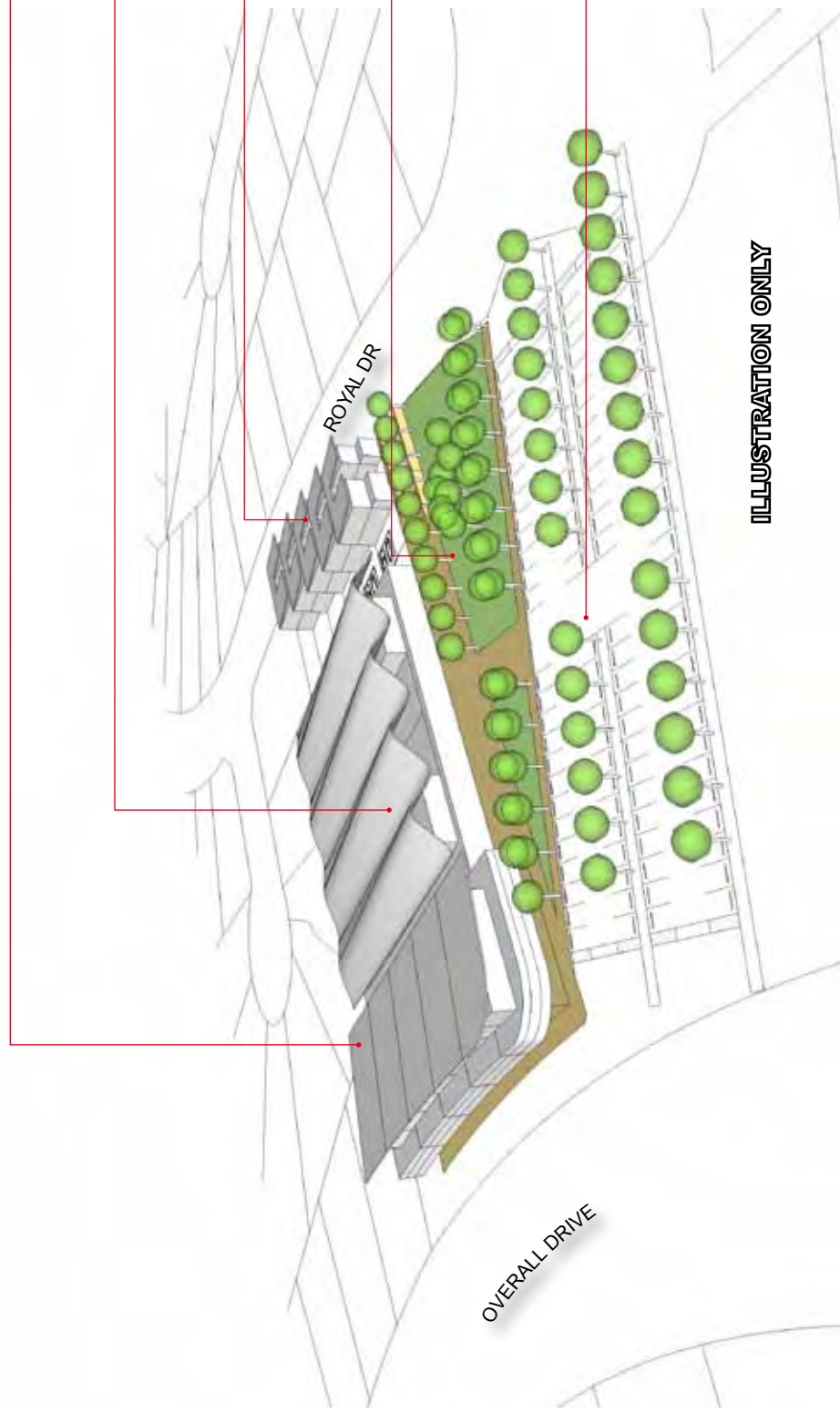


ILLUSTRATION ONLY

Figure 4.44 Concept Plan - Pottsville Waters Neighbourhood Shops

Commercial Node

Facilitate the masterplanning and construction of high quality development on key sites which integrate seamlessly into the adjoining urban context. The ultimate development form should reflect the opportunities and constraints of the site, best practice urban design and environmental sustainability.

Opportunities exist to substantially enhance the existing Pottsville Waters commercial node. To this extent Figure 4.43 & 4.44 provides a concept plan of how the amalgamation of the existing node with an adjoining property could provide an improved development outcome. Whilst these figures are illustrative only, the landowners are encouraged to explore opportunities to provide a co-ordinated development across the two sites.

Should these sites be redeveloped, Council requires that a masterplanning process be undertaken, detailing the following (but not limited to):

- Proposals for phasing of development.
- Urban design proposals, including proposals for density, height, building envelopes, views, privacy and security and other design elements, and an explanation of how they relate to an analysis of the site and its context. Council would consider an increase in the current 2 storey building height control where the strategic context is justified and exemplary urban design, architecture and public domain improvements are present.
- Proposals for distribution of major land uses, including public access and open space.
- Proposals regarding connection and interface with the existing public domain.
- Proposals relating to the mitigation of environmental impacts including slope, flood mitigation, water and soil management, remediation of contaminated land, solar access and energy efficiency and the management of potential flora and fauna impacts.
- Proposals relating to access, including public transport, pedestrian, cycle and road access, parking and proposals regarding traffic impact.
- Proposals regarding infrastructure provision and funding
- Proposed patterns of subdivision.
- Proposals regarding site landscaping.
- The likely environmental impact (social, economic and ecological) of implementing proposals.

Discussions with Council's Planning staff are encouraged throughout the preparation of the masterplan.



5.3 Development Control and Implementation

Built Form Objectives

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

Built Form Controls

1. Buildings are to incorporate the use of screening, sun shading devices and deep recesses to create deep shadows and shading on building facades.
2. Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces.
3. Landscape is integrated with built form and should be of a subtropical character with strong textures and colours & robust species.
4. Buildings incorporate composite construction, combining lightweight and masonry elements, and avoid a predominance of brick and tile or tile and rendered masonry.



6 Black Rocks

- 6.1 Existing Condition**
- 6.2 Strategy**
- 6.3 Development Controls and Implementation**





Figure 4.45 Blackrocks Estate Map of Extents

Black Rocks

6.1 Existing Condition

Black Rocks is an evolving residential area within the Pottsville Locality comprising predominately single detached dwellings, complimented by a small amount of dual occupancy development. Immediately adjoining Pottsville Waters, the precinct extends from McKenzie Avenue, along Overall Drive, to Hassett Drive.

The Black Rocks Estate, which is a continuum of the lineal strip of development along Overall Drive from Pottsville Waters, runs parallel to the Pottsville-Mooball Creek in close proximity to areas of high visual and passive recreational amenity. There is a bridge crossing Pottsville-Mooball Creek at the intersection of Kellehers Road and Overall Drive providing vehicular access to the Tweed Coast Road, and pedestrian access to the beach. Initial stages of subdivision saw much of the site filled above projected flood levels and as such it is relatively flat with little remnant vegetation. Significant tracts of native vegetation adjoin the western perimeter providing an important green buffer, between Black Rocks and the potential release area at 'Dunloe Park'.

Similarly to Pottsville Waters, the precinct enjoys a low density setting, however Black Rocks has a more modern suburban architectural style than Pottsville Waters, with buildings often utilising heavier materials and designs of greater bulk. The dwelling type is predominantly of a slab on ground with brick or rendered brick veneer finish, typical of project or speculative home construction. Black Rocks also has an increased number of 2 storey dwelling houses and an increased presence of large masonry and colourbond fencing in the front setback with many of the street elevations dominated by double garage doors.

Open space is provided in one location, to the west of the precinct in the form of regional playing fields.

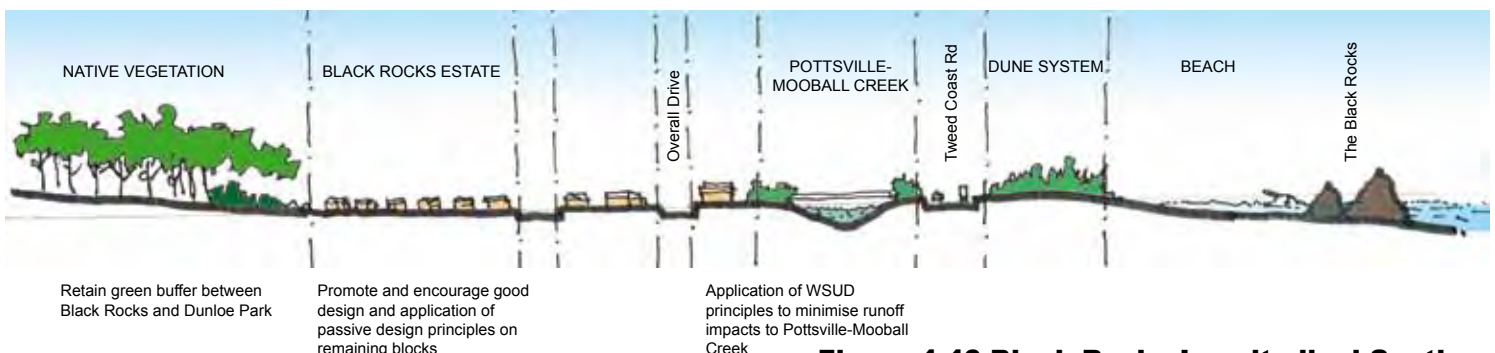


Figure 4.46 Black Rocks Longitudinal Section

BLACK ROCKS ESTATE

The Black Rocks Estate, which is a continuum of the lineal strip of development along Overall Drive from Pottsville Waters, runs parallel to the Pottsville-Mooball Creek in close proximity to areas of high visual and passive recreational amenity. The desired future character of Black Rocks Estate is to maintain the low density residential character while investigating the development of an open space facility to the south of the precinct.



The bridge crossing Pottsville-Mooball Creek at the intersection of Kellehers Road and Overall Drive provides vehicular access to the Tweed Coast Road, and pedestrian access to the beach.



Initial stages of subdivision saw much of the site filled above projected flood levels and as such it is relatively flat with little remnant vegetation. The predominant building type is detached slab on ground brick veneer construction.





Significant tracts of native vegetation adjoin the western perimeter providing an important green buffer, between Black Rocks and the potential release area at 'Dunloe Park'.

The overriding strategy for all of Pottsville's residential areas is to promote building design which responds to site, aspect and climatic considerations in terms of building site planning, materiality choice and construction type within a subtropical coastal context.





6.2 Strategy

The purpose of this section is to provide Design Guidelines in the form of strategies and controls to guide the design, construction and management of the building environment of the site. The intention of the guidelines is to ensure a cohesive high quality residential development and to ensure the environmental significance of surrounding native vegetation views and topography of the site are preserved. These strategies and controls should be read in conjunction with DCP A1 – Residential and Tourist Development Code.

Desired Future Character

To maintain the existing low density residential character of the precinct.

Key proposals that will contribute to this broad strategy are:

- The current Low Density Residential zone is to be maintained.
- The current 2 storey height restriction is to be maintained.
- Multi dwelling housing is to remain at a density of 1 dwelling per 450m² of site area.

Sports Precinct

Develop a masterplan for the Black Rocks sports fields, including a multi-functional clubhouse to cater for a variety of uses.

To affect this strategy, Council is to establish a working group with local sports groups and steer the development of a masterplan for the use of the sports fields.

Whilst the best use of the fields is to be investigated and established as part of the masterplan process, consideration should be given to firstly providing alternate uses to that already existing in the locality and secondly, to higher order facilities in light of Pottsville's growing population and need for higher order facilities.



Incorporate generous outdoor rooms and covered decks, preferably facing north.

Streetscape benefits from front yard landscaping and using hedge or light weight materials compatible with building materiality to front and return fences.

Reduce driveway hardstand width, and consider using porous material.

Garage set back from front building line.

Provide landscaping, for shade, visual amenity and privacy. Local endemic species are encouraged.

Locate dwelling and garage towards the southern boundary to maximise northern solar orientation to habitable rooms and open space.



Figure 4.47 Site Planning Principles

Built Form

Building designs should respond to site, aspect and climatic considerations in terms of building planning, materiality choice and construction type within a subtropical coastal context.

The following design principles are to be embraced as a means of achieving the above strategy.

- promote a residential building type which employs the principles of passive design including response to the local climate, environment, specific site conditions, and solar orientation;
- pursue design excellence through promotion of holistic approach to site design integrating landscape with building;
- promote development that requires minimal cut and fill or site regrading;
- promote building and construction which is structurally relevant to the prevailing site context, use of a ranges of materials which have an inherent natural texture and colour avoiding wholesale use of brick or rendered blockwork;
- housing design which maximises the use of outdoor living areas, allows access to warm winter sun and cooling summer breezes, takes advantage of views and retains (or establishes) the shade shelter and greenery of trees and landscaping as illustrated in Figure 4.47; and
- housing design which promotes street character with generous windows, inviting front entrance, verandah or covered deck creating a sense of comfort and safety for residents and pedestrians whilst reducing the impact of garages and driveways.



6.3 Development Control and Implementation

Built Form Objectives

- To promote best practice site and building design.
- To ensure buildings respond to site and climatic conditions.
- To improve the function and form of all new developments for the use and enjoyment of occupants and the broader community.

Built Form Controls

1. Buildings are to incorporate the use of screening, sun shading devices and deep recesses to create deep shadows and shading on building facades.
2. Buildings, wherever possible, achieve a high degree of integration between indoor and outdoor spaces.
3. Landscape is integrated with built form and should be of a subtropical character with strong textures and colours & robust species.
4. Buildings incorporate composite construction, combining lightweight and masonry elements, and avoid a predominance of brick and tile or tile and rendered masonry.



7 Dunloe Park Release Area

- 7.1 Existing Condition**
- 7.2 Strategy**
- 7.3 Development Controls and Implementation**





Figure 4.48 Dunloe Park Release Area- Nestled in the hinterland foothills to the west of the Black Rocks Estate. The site combines undulating grazing land with an existing quarry. Some parts of have substantial elevated coastal views

Dunloe Park Release Area

7.1 Existing Condition

The Dunloe Park Release Area is located adjacent to and west of the Black Rocks Estate and lies to the west of Mooball Creek. Currently accessed from Pottsville –Mooball Road and Kellehers Road the site enjoys a mixture of rolling hills and flat plains. The majority of this area is already identified in the Far North Coast Regional Strategy as a proposed future urban release area, however additional land has been identified within Council's Urban and Employment Land Release Strategy 2009.

Portions of the site contains patches of remnant vegetation and will be unsuitable for urban development. A major sand quarry has been approved for the southern part of this area and this may limit the urban potential of this part of the locality until this resource is exhausted. An existing quarry is located in the northern portion of the area and is coming to the end of its operational life.

7.2 Strategy

The Dunloe Park release area has not progressed past the first stage being identification. Major planning and investigation works need to be undertaken before any detailed design controls can be drafted. There are significant constraints to the development of the site, including the need for a new sewer treatment plant.

Ensure the planning, design and development of the Dunloe Park release area occurs in a manner that reflects detailed site opportunities and constraints, and that achieves best practice urban design and environmental sustainability.

Achieving best practice within a development is always an objective of Tweed Shire Council, however in light of the extended timeframe for Dunloe Park to be realised, real opportunity is present for investigations into new and cutting edge technology to deliver an innovative product. The exploration of new products and design solutions for the Dunloe Park Release Area is advocated within this Code.

Ingrain the density targets established within the Tweed Urban and Employment Land Release Strategy (TUELRS) into any future concept of masterplanning process.

The TUELRS 2009 identifies a 12 – 18 dwellings per net hectare density target for the Dunloe Park Release area. This density range applies across the site, affording opportunities for reduced densities within the constrained portions of the site and increased density in those areas largely free of constraint. In addition, careful planning will need to ensue to ensure these targets are met whilst providing alternate land uses within the site, for example, retail and commercial floorspace, community facilities and potentially school uses.

Investigate the delivery of alternate forms, uses and facilities for public open space.

The Pottsville locality currently possesses a wide variety of formalised sports and recreational activities, including facilities for AFL, soccer, hockey and tennis. Dunloe Park is uniquely positioned to investigate and promote further diversity for active users.

An example of such could include the investigation of a 'Wheels Precinct', primarily targeting cyclists of all abilities. With the topography of the land throughout the Dunloe Park Release Area, various mountain bike tracks and circuits could be formalised as well as on and off street training routes for cycling clubs and groups identified, and linked to points of interest throughout the release area. The establishment of a Criterium Circuit hosting regular competition is also likely to result in positive economic spin-offs for the immediate and wider Pottsville locality.

Alternative options may also be available and should be explored by the applicant as part of the masterplanning process.

7.3 Development Control and Implementation

LEP Considerations

As part of any application to Council to amend the LEP to permit the urban development of Dunloe Park, the proponent shall undertake detailed investigations including:

- The preparation of a Masterplan, prior to Council proceeding with an LEP amendment.
- Key principles to be addressed and embodied within a Masterplan for Dunloe Park (in addition to those identified in Part 3) are:
 - Provide a through site connection, linking Black Rocks Estate with Kudgerie Ave, Cudgera Creek Road and the highway.
 - The proposed street system and resulting subdivision pattern should relate to and respect the existing topography.
 - Maximise potential for solar orientation.
 - The provision of a consolidated local neighbourhood centre comprising retail, local community facilities (including a potential school site) should be explored as well as recreation/sporting facilities at a focal location within the site.
 - Any higher density housing that may be proposed should also be located in this area, close to facilities and services.
 - Should the location of a full-line supermarket not be accommodated in the village centre, the Master Plan may include the location of a full-line supermarket and ancillary retail.

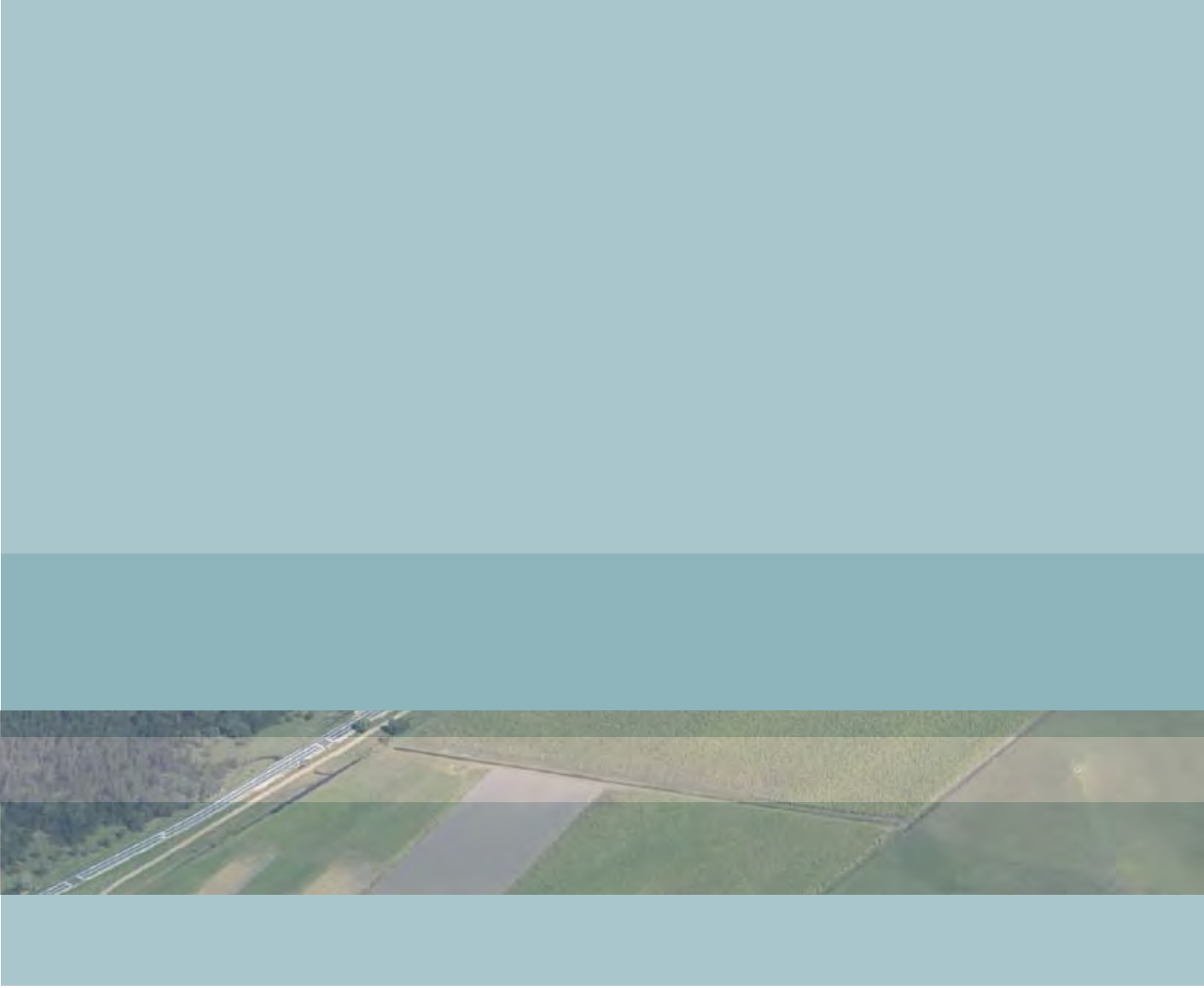
-
- Implementation of a stormwater management strategy that demonstrates a Water Sensitive Urban Design (WSUD) approach to the management of stormwater on and from the site.
 - Open space corridors should connect areas of bushland and recreation areas, as well as protect existing riparian corridors and overland flow paths
 - The development of the Dunloe Park release area is to be based on an approved master plan.

Development Control

Nil, prior to detailed masterplanning taking place.

Other Statutory and Non-Statutory Considerations

Upon receipt or development of a master plan Council will investigate the need to create or amend relevant Section 94 Plans to enable the provision of public infrastructure.



8 Kings Land

- 8.1 Existing Condition**
- 8.2 Strategy**
- 8.3 Development Controls and Implementation**





Figure 4.50 Kings Land Release Area - is located between Seabreeze and Koala Beach Residential Estates

Kings Land

8.1 Existing Condition

Kings Land sits on an elevated position overlooking an operating cane farm. The land has undergone a desktop assessment within Council's Urban and Employment Land Release Strategy, concluding that the release area is not considered necessary or suitable for cane farming. The area has sound access opportunities via the Koala Beach-Seabreeze link road and urban services are presently available to the site boundary.

Opportunities are present for Kings Land to be developed in a coordinated manner with the potential extension of Seabreeze estate, and more broadly with Dunloe Park and employment land release areas, efficiencies may be gained in the provision of infrastructure, particularly sewer infrastructure.



Figure 4.51 Kings Land / Area 5 - as identified within the Tweed Urban and Employment Land Release Strategy 2009

8.2 Strategy

Detailed controls for the development of the Kings Land release area are premature in light of the likely timing of development and a need for the type of focused design response that is outside the scope of this plan. Nonetheless, the level of analysis and design attention provided by this plan process is sufficient to outline a number of key principles that should be embodied in any future proposal.

Ensure the planning, design and development of the Kings Land release area occurs in a manner that reflects detailed site opportunities and constraints, and that achieves best practice urban design and environmental sustainability.

Achieving best practice within a development is always an objective of Tweed Shire Council, however in light of the extended timeframe for Kings Land to be realised, real opportunity is present for investigations into new and cutting edge technology to deliver an innovative product. The exploration of new products and design solutions for Kings Land is advocated within this Plan.

Provide planning, design and development of the Kings Land release area that establishes a point of difference when compared to other settlements within Pottsville.

As detailed throughout this plan, each of the settlements within the Pottsville locality possesses different character of built form. Kings Land holds the opportunity to continue this unique attribute by exploring the opportunities of the release area to provide for site sensitive subdivision and built form design. Provision and exploration of including a range of lot sizes, development forms and architectural themes is considered highly desirable.



8.3 Development Control and Implementation

LEP Considerations

As part of any application to Council to amend the LEP to permit the urban development of Kings Land, the proponent shall detail investigations and intended actions into, but limited to, the following:

- Development of the Kings Land release area is to be based on an approved master plan.
- A masterplan may be prepared by either Council or a proponent.
- Key principles to be addressed and embodied within a masterplan for Kings Land (in addition to those identified in Section 3) are:
 - The proposed street system and resulting subdivision pattern is to be strongly based on the existing topography and is to maximise potential for solar orientation.
 - Implementation of a stormwater management strategy that demonstrates a Water Sensitive Urban Design (WSUD) approach to the management of stormwater on and from the site.
 - Open space corridors should connect areas of bushland and recreation areas, as well as protect existing riparian corridors and overland flow paths

Development Control

Nil, prior to detailed masterplanning taking place.

Other Statutory and Non-Statutory Considerations

Upon receipt or development of a master plan Council will investigate the need to create or amend relevant Section 94 Plans to enable the provision of public infrastructure.



9 Employment Lands

- 9.1 Existing Condition**
- 9.2 Strategy**
- 9.3 Development Controls and Implementation**

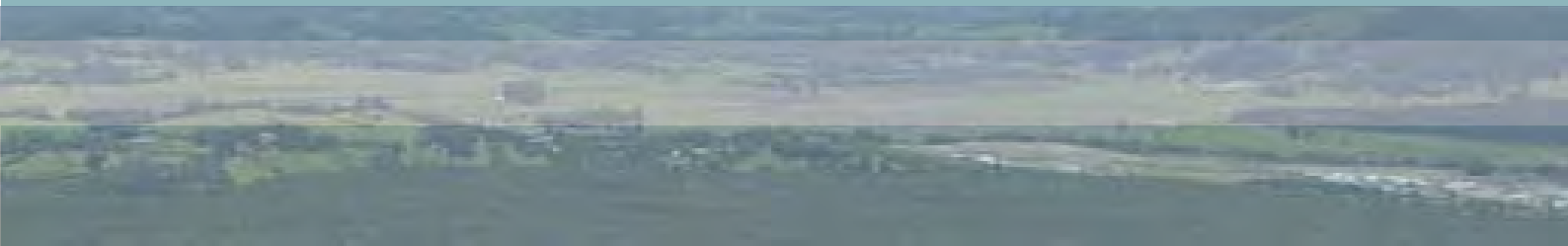




Figure 4.52 FNCRS Employment Lands Proposal

The site proposed for employment within the Far North Coast Regional Strategy (defined by the red dotted line) appears to be located over land that is constrained by slope and by bushland (shaded area).

Pottsville Employment Land

9.1 Existing Condition

In recent times, there has been an increasing demand for employment opportunities in the southern portion of the Tweed Shire. An area of land has been identified in the Far North Coast Regional Strategy 2006 (FNCRS). The Tweed Shire Urban and Employment Lands Strategy 2009 (Tweed UELRS) has recommended an expansion of this area to include land to the north as shown in **Figure 4.53**. Such additional land will not be available for development until it has been formally included within the FNCRS.

It is not the intention of this Code to redefine the land identified, but rather provide general, over arching principles to ensure any future development respects the specific elements and 'make-up' of Pottsville.

To enable development of employment land within the Pottsville locality, the project must first be supported by a Planning Proposal to appropriately rezone the land. It would also be necessary to demonstrate how the development will be brought forward and integrated within the Pottsville locality and the principles and strategies contained within this Code. This should be done via a masterplan.

The FNCRS identifies Tweed Heads as a major regional centre and Murwillumbah as a major town. The Tweed UELRS also identifies land across the Shire for release in stages to ensure coordinated, integrated land use planning. Given the current shortage of employment lands on the Lower Tweed Coast, two 'connected' land parcels are identified in the West Pottsville area (see **Figure 4.53**), however both are to be the subject of a Planning Proposal which must demonstrate, amongst other matters, the relationship to the existing urban hierarchy of the Tweed Shire, the relationship to and connectivity with the Pottsville settlement and associated transport and access networks and environmental constraints.

The FNCRS identifies land for employment purposes south of Kudgerie Avenue and extending southwards over existing steeper land and bushland (see **Figure 4.53**). It is considered that much of this area is unsuitable for traditional industrial development due to topographical constraint, a factor recognised in the FNCRS mapping. Additionally, existing rural

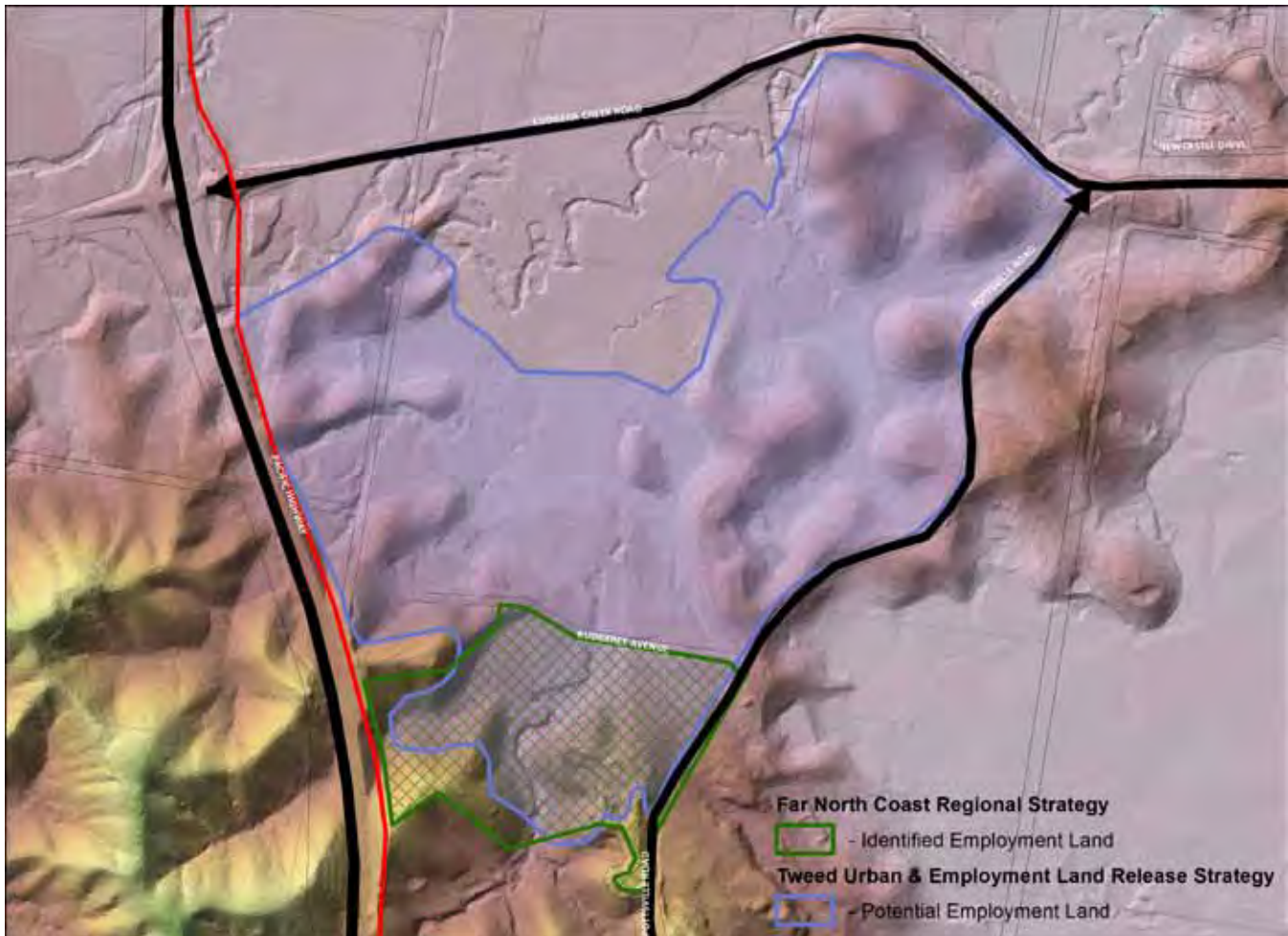


Figure 4.53 Proposed Pottsville Employment Lands

The FNCRS identifies a short term area (green hatch), this is supported by a greater potential release area identified within the Tweed UELRS to be considered for longer term expansion (light blue).

residential properties located on the northern side of Kudgerie Avenue will be impacted upon by industrial traffic and will have a southern outlook over an industrial area rather than the current vegetated hillside backdrop.

The Tweed UELRS identifies a further portion of land north of Kudgerie Avenue extending towards Cudgera Creek Road (approximately 144ha). This proposed change in use will serve to provide a compatible relationship across Kudgerie Avenue, locate potential development on the most suitable land minimise potential impact on residents.

9.2 Strategy

The proposed employment land is to be the subject of further analysis and assessment consistent with the requirements of the FNCRS and the Tweed UELRS.

Employment lands in the West Pottsville area will require the submission of a Planning Proposal to substantiate rezoning and indicate development types for the subject land. Any Planning Proposal should be prepared in accordance with Department of Planning requirements, and the content consistent with the provisions of the FNCRS and Tweed UELRS.

The release of land should be guided by the time frames allocated within these documents to meet demand for employment on the Lower Tweed Coast. In the rezoning and release of land, Council is to be mindful of the hierarchy of settlements within Tweed Shire and subsequent land uses appropriate to and complimenting this established hierarchy.

The desired zoning pursued is to be flexible to accommodate a variety of employment generating uses, and as such, following the principles of the FNCRS, 'strengthen economic activity and employment in existing sectors, as well as encourage diversification into new and emerging opportunities and take advantage of the Region's relationship with South East Queensland.'

The proposed employment area is to maximise potential to provide employment opportunity on the lower Tweed Coast, whilst demonstrating consideration of environmental and social factors and provide a high quality built form outcome.

Proposals for the development of Pottsville Employment Land are to have particular regard to:

- intended relationship to the urban hierarchy of the Tweed Shire;
- relationship to and connectivity with the local Pottsville settlement;
- efficient transport, access and permeability, being mindful of future population growth trends;
- be of high quality built form and design
- views and vistas throughout the locality, particularly from major roads and public areas to retain the landscape integrity of the area;

-
- retain integrity of existing topography by investigating construction techniques which minimise cut and fill, as well as exploring potential variants in road layout, lot configuration and floorplate sizes; and
 - sewer infrastructure provision.

The identified employment site (particularly the longer term component) is crossed with vegetation, riparian and drainage corridors. These will need to be carefully considered during the design phase in order to ensure that development protects, and where appropriate embellishes, these corridors.

The land slopes upward to the south from Cudgera Creek Road, and in its developed state is potentially highly visible entrance to the Pottsville area. In order to minimise any negative visual impact, development should be set back from significant roads adjoining the site (Cudgera Creek road, the Pacific Highway and Pottsville-Mooball Road), and be screened by existing riparian, or new, vegetation to maintain the rural entrance experience that is characteristic of Pottsville from all directions.

Throughout the development process, proponents and Council are to facilitate development that meets existing demand and encourages flexibility and adaptability of internal and external spaces, including future release stages. At all stages, connectivity and accessibility (existing and future) should be adaptable for expansion or flexible to accommodate changes in demand for employment land. Such flexibility and adaptability should be integrated in the planning process, including development of Planning Proposals and development assessment.

Land release for employment generation must be able to meet the employment needs of the Pottsville/Lower Tweed coastal community, whilst capitalising on the location of the land release and accessibility to the Pacific Highway.

It is noted that this land will likely be attractive for development given its proximity and potential access to the Pacific Highway.

When assessing master plans or development proposals, Council will consider the needs of the market at that time, with focus in generating jobs for the residents of the Lower Tweed Coast. Whilst a range of uses will be suitable over the site, the principle focus of the land is to provide employment

opportunities within this area of the Shire, as such, uses should demonstrate a capacity to generate and sustain jobs, especially, in employment categories identified as being under-represented in the Tweed.

Both the FNCRS and the Tweed UELRS provide a detailed analysis of existing industry sectors and potential growth markets. As such the development of employment lands should, encourage or facilitate these uses.

It is likely that the Pottsville Employment Lands will be attractive to uses dependant on freight logistics wishing to capitalise on the access to northern and southern markets along the Pacific Highway. When rezoning the land and formulating the land use table, care should be given to the uses deemed appropriate for the site. When considering these uses, Council will give consideration to the cumulative impact of potential low employment generating uses, based on uses approved and future market and employment needs.

Employment lands are not deemed appropriate for non employment generating uses such as retail and entertainment uses, except those which provide goods and services to the employment base and can demonstrate synergy with existing industrial and other uses.

9.3 Development Control and Implementation

LEP Considerations

As part of any application to Council to amend the Tweed LEP to permit the employment-generating development of the Pottsville Employment Land, the proponent shall detail investigations and intended actions into, but limited to, the following:

Urban Structure

Development within the Pottsville Employment Area is to broadly reflect the following urban structure principles:

- The site may be planned and developed in 2 or more stages. Stage 1 is to be focused on Kudgerie Avenue.
- Ensure a positive visual and environmental relationship with the surrounding context, both rural lands and Pacific Highways.
- Provide flexibility for a range of lot sizes to meet market demand.
- Riparian corridors and significant vegetation are to be protected, and integrated in design.
- All external street frontages are to be buffered with landscaping.
- The road system is to reflect existing topographical constraints.
- Provide an effective traffic network and connections to the arterial road system.
- Access may be via Cudgera Creek Road and Pottsville-Mooball Road. Kudgerie Avenue is to be extended through to Cudgera Creek Road
- Development and/or other proposals on elevated sites are to reflect their visual prominence as an opportunity for special design consideration to minimise adverse visual impact and maintaining the integrity of existing ridgelines.

A site analysis plan demonstrating site characteristics (site boundaries, north point, contours, location of services and nature of surrounding development etc) and site opportunities and constraints will be required as part of any Planning Proposal submitted. The urban structure requirements as outlined in Part 3 of this Code are also to be addressed as part of any Planning Proposal.

Land Use

The principal land use within the Pottsville Employment Area is for the purpose of generating employment.

The objectives for land uses in this area are:

- Provide a wide range of industrial and commercial land uses, and other emerging sectors which generate employment.
- Encourage employment opportunities, whilst balancing competition from low employment generating industrial uses wishing to capitalise on access to the Pacific Highway.
- Minimise any adverse effect of industry on other land uses.
- A site specific response to zoning and land use table may be required to ensure the delivery of employment generating uses to serve as an employment base for residents of the Lower Tweed Coast.

Landscape and Conservation of Natural values

A principal consideration of the development of the Pottsville Employment Land is its impact on the natural environment and the manner in which it is perceived from both passers-by and users of the area.

The key outcomes for this area:

- Protection of the major riparian corridors and drainage lines within significant open space corridors.
- Ensure Environmentally Sustainable Development (ESD) principles are integrated into developments, including promotion of energy efficient building design and orientation of allotments.
- Ensure that water sensitive urban design principles are integrated into the built and landscape elements of the site, including the on-site collection and re-use of stormwater.
- Significant trees are to be retained within buffers, setbacks and in road reservations. Significant trees include those with a girth greater than 30cm diameter at chest height or threatened species.
- Buffers along all road corridors are to be planted such that views into the employment area are predominantly obscured from external roads. The buffer planting zone is to include a 25m buffer along the Pottsville-Mooball Road and a 40m wide buffer along the Cudgera Creek Road.
- Street trees are to be planted on all internal streets.
- Street tree planting, including endemic species, is to be provided to enhance the appearance of the street and pedestrian environment, including providing protection from the sun.



Built Form

- Ensure the built form establishes a strong relationship to open space
- Ensure that development contributes to cohesive streetscapes and desirable pedestrian environments.
- Ensure a safe environment by promoting crime prevention through good urban design.
- Avoid street views of long building elevations not screened by landscaping or that display monotonous building forms and design.
- Encourage a high quality built form by encouraging activity on elevations fronting streets, ensuring buildings address streets, promote the identity of each tenancy and emphasis vertical forms with landscape, buildings and street lighting.
- Enable the provision of a high quality and integrated industrial area, particularly in terms of built form and landscaping.
- Buildings are to address the primary street frontage of an allotment with a clear and well lit pedestrian entry. Where a lot has a dual frontage, building entries shall address the major road frontage with loading and truck movements taking place on the other frontage.
- Parking areas and service loading areas are to be located behind the building line and integrated into site layout and building design, and not dominate the primary streetscape of an allotment. Where located at the side or rear of an allotment with more than one street frontage, these areas shall be appropriately screened from the secondary street frontage(s).
- Buildings are to provide variety to facades by the use of projecting upper storeys over building entries, upper storey display windows, emphasising street corners and varying roof forms. .
- Buildings are to provide effective sunshading for windows, wall surfaces and building entries (other than loading docks) by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sunshading devices including screens.
- Building forms are to be articulated using roofs with eaves that project beyond external walls, dividing long walls into a series of forms and emphasising customer entries and service doors.

Development Control

Nil, prior to detailed masterplanning taking place.

Other Statutory and Non-Statutory Considerations

Upon receipt or development of a master plan Council will investigate the need to create or amend relevant Section 94 Plans to enable the provision of public infrastructure.








PART 05 APPENDICES

- 5.1 Full Line Supermarket Matrix**
- 5.2 Pottsville Village Key Development Sites**
- 5.3 Developing on Sloping Sites**
- 5.4 Koala Beach Landscape Species List**
- 5.5 Pottsville Constraints Mapping**
- 5.6 Community Consultation**







5.1 Full Line Supermarket Matrix

POTTSVILLE VILLAGE SUPERMARKET LOCATION MATRIX

Site	Land Area			Traffic				
	Site <4 000m ²	Floor Plate 2000- 2500m ²	Future Expansion	Car Parking (130-160 spaces)	Customer Vehicle Access	Infrastructure Implication	Delivery Access	Public Transport
POTTSVILLE VILLAGE OPTIONS								
Site F 	+10 000m ²	✓ Yes	✓ Yes	80 North Loop Rd 30 on-street 60 basement TOTAL - 170	Access to adjoining at grade car parking via North Loop Road.	1. Form North Loop Road (East) 2. Investigate and potentially form North Loop Road (West) 3. Upgraded intersection at Coronation Street including right hand turning bay.	Via North Loop Road.	Within walking distance to existings bus stops and bus services.
Weighting								
Site A 	8 196m ²	✓ Yes	✓ Yes if basement car park	120 on site 80 basement 30 on-street TOTAL - 230	Access from both Elizabeth Street and potential extension of Phillip Street (to provide through connection to Overall Drive) to on-site at-grade and basement car parks.	1. Requires completion of Phillip Street 2. Access off Tweed Coast Rd including additional roundabout at intersection of Phillip Street and Overall Drive.	Trucks access off Tweed Coast Rd, into Phillip Street, then reverse into loading bay.	Within walking distance to existings bus stops and bus services.
Weighting								
Site C 	3138m ²	✓ Yes	✗ No	80 North Loop Rd 30 on-street 60 basement TOTAL - 170	Access to adjoining at grade and basement car parking via North Loop Road.	1. Form North Loop Rd 2. Upgraded intersection at Coronation Avenue including right hand turning bay.	Via North Loop Road	Within walking distance to existings bus stops and bus services.
Weighting								
Site D 	4002m ²	✓ Yes	✗ No	80 North Loop Rd 30 on-street 60 basement TOTAL - 170	Access to adjoining at grade and basement car parking via North Loop Road.	1. Form North Loop Road 2. Upgraded intersection at Coronation Avenue including right hand turning bay.	Via North Loop Road	Within walking distance to existings bus stops and bus services.
Weighting								
Site E 	4412m ²	✓ Yes	✗ No	80 North Loop Rd 30 on-street 60 basement TOTAL - 170	Access to adjoining at grade and basement car parking via North Loop Road.	1. Form North Loop Road (East) 2. Investigate and potentially form North Loop Road (West) 3. Upgraded intersection at Coronation Street including right hand turning bay.	Access from North Loop Road. Potential access directly from Coronation Avenue, however this scenario is not preferred.	Within walking distance to existings bus stops and bus services.
Weighting								

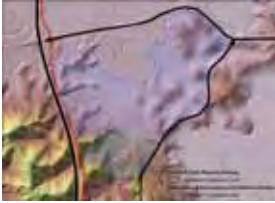

Village Centre					Environmental Impact				Ownership/ Availability
Contributes to Village Business Primacy?	Coronation Avenue Impact	Visual Impact	Pedestrian Amenity	Vehicle Pedestrian Conflict	Native Vegetation & Biodiversity	Landforming	Reuse of Land	Amenity/Social / Community Impact	
Central location, strengthens village business primacy and promotes positive relationships between anchor use and smaller businesses along Coronation Avenue.	Within 200m walking distance to Coronation Avenue. Integrity of the street scale and character defining fine grain of shop frontages along Coronation Avenue upheld.	One block back from Coronation St frontage however corner of site would be visually connected to Coronation St. Built form and visual impact (incl. signage) considered as part of any development proposal.	Extend pedestrian realm to site from Coronation Avenue, North Loop Road carpark and sports precinct/Pottsville Oval	Potential conflict when pedestrians traversing between the supermarket and the North Loop Road carpark.	Removal of some native vegetation required to accommodate North Loop Road and supermarket footprint. Part of the site within 40m from the top of Cudgera Creek bank. Comprehensive flora and fauna survey to identify potential impacts will be required Opportunity for offset/compensatory plantings.	Predominately flat site. Potentially flood liable. Provisions of Development Design Specification D7 - Stormwater Quality within Tweed DCP Section A5 to be addressed.	Much of the site is cleared. Native vegetation, including Riparian Zone surrounds site.	Potential amenity impacts on adjoining properties (fronting Coronation Avenue) will need to be considered.	1 Owner Crown Land Requires amendment to Tweed Local Environmental Plan Crown Land have approached Council with a redevelopment proposition over the site indicating a willingness to pursue a development scenario immediately. Short to medium term.
Central location, strengthens village business primacy and promotes positive relationships between anchor use and smaller businesses along Coronation Avenue.	Within 200m walking distance to Coronation Avenue. Integrity of the street scale and character defining fine grain of shop frontages along Coronation Avenue upheld.	Site visible across Market Park from Tweed Coast Road. Market park serve as landscaped visual buffer. Built form and visual impact (incl. signage) considered as part of any development proposal.	Extend pedestrian realm & active retail edge along Phillip Street. Positively address the interface with Market Park.	Site planning and design to minimise potential conflict particularly around thresholds to car parking & delivery areas.	Removal of some trees on site to accommodate supermarket footprint, car park and pedestrian and vehicular access. Norfolk Island Pines, Eucalyptus species across the site.	The site slopes from west (high) to east (low), as such some landforming required if excavating a basement car park.	Site currently used as community centre (old school site). Buildings are relatively old and will be increasingly difficult to maintain and meet functional requirements.	Historic ties of the Pottsville community to the old school buildings and site. Community facilities are to be provided within the development proposal, or suitable avenues explored for their relocation of elsewhere within the village centre Site currently in community use rather	Council Northern Rivers Area Health Service Requires amendment to Tweed Local Environmental Plan Short to medium term option.
Central location, strengthens village business primacy and promotes positive relationships between anchor use and smaller businesses along Coronation Avenue.	Occupying an entire block could undermine fine grain retail frontage. Specific design treatments required to positively contribute to the urban design of Coronation Avenue.	Consider visual impact of large supermarket frontage to Coronation Avenue. Facade and signage to Coronation Avenue should acknowledge scale and fine grain shopfront character.	Form pedestrian edge to North Loop Road carpark providing legible safe pedestrian access. Provide through block north-south pedestrian link from carpark to Coronation Avenue.	Pedestrian circulation within North Loop Road carpark needs to be considered as part of the carpark design.	Removal of some trees to accommodate North Loop Road. Opportunity for offset/compensatory plantings.	Relatively flat site. Excavation required if basement car parking included in site design.	Currently occupied by small dwelling converted to real estate office, and Pottsville Mall which currently is underperforming.	Site redevelopment would be consistent with surrounding land use objectives and would strengthen the Coronation Avenue business primacy. Contributes towards the increased retail and commercial level of service for Pottsville residents.	3 separate owners Requires consolidation of sites and owners intent. Pottsville Mall currently under-performing from a retail / commercial point of view. Good short to medium term option.
Central location, strengthens village business primacy and promotes positive relationships between anchor use and smaller businesses along Coronation Avenue.	Occupying an entire block could undermine fine grain retail frontage. Specific design treatments required to positively contribute to the urban design of Coronation Avenue.	Consider visual impact of large supermarket frontage to Coronation Avenue. Facade and signage to Coronation Avenue should acknowledge scale and fine grain shopfront character.	Form pedestrian edge to both North Loop Road and Coronation Avenue providing legible safe pedestrian access. Provide through block north-south pedestrian link from carpark to Coronation Avenue..	Pedestrian circulation within North Loop Road car park needs to be considered as part of the carpark design.	Removal of some trees to accommodate North Loop Road. Opportunity for offset/compensatory plantings.	Relatively flat site, no significant earth works required.	Currently IGA supermarket, opportunity to expand to full line on-site. Would require site redesign and loss of smaller retail units into larger supermarket floorplate.	Site redevelopment would be consistent with surrounding land use objectives and would strengthen the Coronation Avenue business primacy. Contributes towards the increased retail and commercial level of service for Pottsville residents.	3 separate owners Requires consolidation of sites and owners intent. Recent completion (2008) of the IGA supermarket and smaller retail units fronting Coronation Avenue could preclude redevelopment of site in the short term.
Central location, strengthens village business primacy and promotes positive relationships between anchor use and smaller businesses along Coronation Avenue.	Occupying an entire block could undermine fine grain retail frontage. Given the periphery location to the retail core, the potential impacts are considered reduced to other Coronation Avenue options.	Consider visual impact of large supermarket frontage to Coronation Avenue. Facade and signage to Coronation Avenue should acknowledge scale and fine grain shopfront character	Form pedestrian edge to both North Loop Road and Coronation Avenue frontages providing legible safe pedestrian access.	Potential conflict when pedestrians traversing between the supermarket and the North Loop Road carpark..	Removal of some native vegetation required to accommodate North Loop Road and supermarket footprint. Comprehensive flora and fauna survey to identify potential impacts will be required Opportunity for offset/compensatory plantings.	Relatively flat site, no significant earthworks required.	Currently occupied by Anglican Church, and 4 detached residential dwellings which would need to be acquired.	Displaced residents and Church / Parishners.	5 separate owners Requires consolidation of sites and owners intent. Commercial negotiation may require alternative site for Church.

POTTSVILLE VILLAGE SUPERMARKET LOCATION MATRIX

Site	Land Area			Traffic				
	Site <4 000m ²	Floor Plate 2000- 2500m ²	Future Expansion	Car Parking (130-160 spaces)	Customer Vehicle Access	Infrastructure Implication	Delivery Access	Public Transport
POTTSVILLE VILLAGE OPTIONS								
Site B 	4266m ²	✓ Yes	✗ No	80 North Loop Rd 30 on-street 60 basement TOTAL - 170	Access to adjoining at grade and basement car parking via North Loop Road.	1. Form North Loop Road 2. Upgraded intersection at Coronation Avenue including right hand turning bay. 3. Pedestrian threshold across Coronation Avenue providing strong link between car park and supermarket. 4. Rear access lane between Phillip & Elizabeth Street, investigate the need to complete Phillip St access to Tweed Coast Rd.	Rear access lane off Elizabeth Street.	Within walking distance to existings bus stops and bus services.
Weighting								
Site G 	+10 000m ²	✓ Yes	✓ Yes	+170 adjoining TOTAL - 170	Access to adjoining at grade car parking via Elizabeth Street.	1. Form new road Charles St, parrallel to Anne St 2. Upgraded intersection at Coronation Avenue including right hand turning bay. Will result in increased traffic flows through predominantly residential streets.	Via Elizabeth and newly formed Charles Street	Greater walking distance to existings bus stops and bus services than other village centre options, however still considered practical.
Weighting								
OUT OF VILLAGE OPTIONS								
Pottsville Waters 	8000m ²	✓ Yes	✗ No	80 adjoining 30 on-street 60 basement TOTAL - 170	Access to adjoining at grade car parking via Overall Drive.	1. Overall Drive intersection upgrade with right hand turn bay 2. Car park access from Royal Drive. Increased traffic flows along Overall Dr	Via Overall Drive	Within walking distance to existings bus stops and bus services.
Weighting								
Sea Breeze Estate 	4002m ²	✓ Yes	✗ No	Potensial for >130 TOTAL - +130	Access to adjoining at grade car parking via Seabreeze Boulevard.	Access and egress from Seabreeze Boulevard may require roundabout.	Via Seabreeze Boulevard.	Not presently serviced by public transport. Existing bus services not considered to be within accepted walking distance.
Weighting								

Village Centre					Environmental Impact				Ownership/ Availability
Contributes to Village Business Primacy?	Coronation St Impact	Visual Impact	Pedestrian Amenity	Vehicle Pedestrian Conflict	Native Vegetation & Biodiversity	Landforming	Reuse of Land	Amenity/Social / Community Impact	
Central location, strengthens village business primacy and promotes positive relationships between anchor use and smaller businesses along Coronation Avenue.	Occupying an entire block could undermine fine grain retail frontage. Specific design treatments required to positively contribute to the urban design of Coronation Avenue.	Consider visual impact of large supermarket frontage to Coronation Avenue. Facade and signage to Coronation Avenue should acknowledge scale and fine grain shopfront character.	Requires pedestrian threshold across Coronation Avenue	New pedestrian threshold and increased pedestrian movements (with shopping trolleys) would increase traffic stoppage significantly.	Removal of some trees to accommodate North Loop Road. Opportunity for offset/compensatory plantings.	Slightly sloping site (South to North) Landforming required if excavating a basement car park	Site currently under utilised as 4 units, bait shop, bottle shop and detached dwelling.	Displaced residents. Bait shop, whilst the building condition is average, and will be increasingly difficult to maintain and meet future functional requirements, it is perceived to contribute to the 'quaint coastal character' of Coronation Avenue	4 separate owners Requires consolidation of sites and owners intent.
Minor dislocation from Coronation Avenue, however still considered to contribute to the village business primacy.	Within 350m walking distance to Coronation Avenue. Integrity of the street scale and character defining fine grain of shop frontages along Coronation Avenue upheld.	Largely greenfield site, not within any significant existing view corridors and vistas. Built form and visual impact considered as part of any development proposal.	Largely car oriented option as removed from centralised village centre car parking areas.	Site planning and design to minimise potential conflict particularly around thresholds to car parking & delivery areas.	Whilst predominantly a cleared site, there is significant native vegetation to the west of the site. Comprehensive flora and fauna survey to identify potential impacts will be required	Relatively flat and cleared site.	Currently occupied by the Catholic Church.	Displaced Church and parishioners.	1 Owner Catholic Church Require owners intent. Commercial negotiation may require alternative site for Church.
Out of town site, detracts from village business primacy by relocating important retail anchor.	Results in loss of symbiotic relationship between smaller businesses and larger anchor use within village centre.	Highly visible travelling along Overall Drive. Built form and visual impact considered as part of any development proposal. Opportunity to become a lively neighbourhood hub.	Site redesign increase through site permeability. Good pedestrian accessibility for Pottsville Waters and many Black Rocks Estate residents.	Site planning and design to minimise potential conflict particularly around thresholds to car parking & delivery areas.	Most of the site has been developed. Opportunity to introduce some vegetation/planting to new public domain areas.	Relatively flat site. Potential excavation for some basement carparking.	Currently a mini-market, tavern and 4 speciality stores (bakery, chemist, video, pool shop), compatible consistent landuse, therefore redevelopment a compatible consistent use.	Increased intensity of retail use therefore more vehicle and delivery truck movements to and from the site than currently experiencing. Residential landuses surround.	3 separate owners
Out of town site, detracts from village business primacy by relocating important retail anchor.	Results in loss of symbiotic relationship between smaller businesses and larger anchor use within village centre.	Site highly visible from western approach. Design methods to be explored to minimise the visual impact, particularly from the western approach given the locality character identified within the Code (i.e. Rural approaches, green breaks, coastal vernacular)	Greenfield site, design would need to address pedestrian amenity, and quality of public domain.	Greenfield site, design would need to address pedestrian / vehicle circulation.	Predominately cleared site.	Sloping site, however generally flat in the Northwestern corner.	Green field site currently surrounded by predominantly low-density residential buildings.	Potential amenity impacts (noise, vehicle movements, operating hours, light spill to adjoining residential uses).	1 development consortium Metricon

POTTSVILLE VILLAGE SUPERMARKET LOCATION MATRIX

Site	Land Area			Traffic				
	Site <4 000m ²	Floor Plate 2000- 2500m ²	Future Expansion	Car Parking (130-160 spaces)	Customer Vehicle Access	Infrastructure Implication	Delivery Access	Public Transport
POTTSVILLE VILLAGE OPTIONS								
Pottsville Employment Lands 	<4000m ²	✓ Yes	✓ Yes	Potential for >130 TOTAL - +130	Access to adjoining at grade car parking via Pottsville Mooball Road.	1. Upgrade of intersecion of Cudgera Creek Road and Pottsville-Mooball Road. 2. Upgrade Mooball- Pottsville Road to handle increased vehicle movements.	Pottsville-Mooball Road, Cudgera Creek Road.	Public transport will be a consideration with the fututre potential release of the Pottsville Employment Lands.
Weight								
Dunloe Park 	<4000m ²	✓ Yes	✓ Yes	Potential for >130 TOTAL - +130	Access to adjoining at grade car parking via Pottsville Mooball Road or Kellehers Road	1. Potential upgrade of intersecion of Cudgera Creek Road and Pottsville-Mooball Road. 2. Potential upgrade Mooball-Pottsville Road to handle increased vehicle movements. 3. Potential upgrade Tweed Coast Road/Overall Drive to handle increased vehicle movements.	Pottsville-Mooball Road, Cudgera Creek Road.	Public transport will be a consideration with the fututre potential release of the Dunloe Park Release Area.
Weighting								

Village Centre					Environmental Impact				Ownership/ Availability
Contributes to Village Business Primacy?	Coronation St Impact	Visual Impact	Pedestrian Amenity	Vehicle Pedestrian Conflict	Native Vegetation & Biodiversity	Landforming	Reuse of Land	Amenity/Social / Community Impact	
Out of town site, detracts from village business primacy by relocating important retail anchor.	Results in loss of symbiotic relationship between smaller businesses and larger anchor use within village centre.	Greenfield site. Potential supermarket site not yet identified.	Greenfield site, design would need to address pedestrian amenity, and quality of public domain.	Greenfield site, design would need to address pedestrian / vehicle circulation.	Comprehensive flora and fauna survey to identify potential impacts will be required	Greenfield site. Potential supermarket site not yet identified	Greenfield site currently in rural land use. No existing infrastructure or support services surrounding.	Distance and isolation from Pottsville Village and existing residential areas would substantially increase car movements.	1 development consortium Heritage Pacific
Out of town site, detracts from village business primacy by relocating important retail anchor.	Results in loss of symbiotic relationship between smaller businesses and larger anchor use within village centre.	Greenfield site. Potential supermarket site not yet identified.	Greenfield site, design would need to address pedestrian amenity, and quality of public domain.	Greenfield site, design would need to address pedestrian / vehicle circulation.	Comprehensive flora and fauna survey to identify potential impacts will be required	Greenfield site. Potential supermarket site not yet identified	Greenfield site currently in rural land use. No existing infrastructure or support services surrounding.	Distance and isolation from Pottsville Village and existing residential areas would substantially increase car movements.	2 separate landowners



5.2 Key Development Sites

Overview

CNR PHILLIP AND CORONATION OPPOSITE MARKET PARK

The corner of Coronation Ave and Phillip St holds significant development opportunity to link the existing retail uses along Phillip Street into Coronation Ave. The corner site is visually prominent from the Coast Rd and as such any future design needs to address this 'gateway' positioning whilst also addressing the Memorial Oval to the North, the Market Park to the east as well as the Coronation Ave elevation and ground floor interface.

This 3 storey mixed use scenario combines 3 retail units on the ground floor including a larger tenancy (500m²) for use as a bar/restaurant use with allowance for a beer garden or alfresco dining area at ground level. The upper level could accommodate either an extension of restaurant or bar uses, or alternatively as commercial floorspace.

		Compliance	Comment
Use	Mixed use (Retail, Pub, Restaurant, Commercial, Residential)	✓ Yes	Complies
Height	2/3 Storeys	✓ Yes	Complies
FSR	1.6:1	✓ Yes	Complies
Site Area	1254sqm		
Building Area	2000 sqm (not including basement)		
Basement	1 Level	✓ Yes	
	25 cars spaces required:		25 car spaces accommodated in basement
	■ 10 commercial		
	■ 5 residential		
	■ 10 retail		
Ground Level	TOTAL 900 sqm		
	■ 3 retail units 550 sqm		
	■ 1 large tenancy pub/restaurant 400sqm		
	■ carpark entry ~ upper level entry/lobby		
Level 01	TOTAL 650 sqm		
	■ Commercial Floorspace		
Level 02	TOTAL 450 sqm		
	■ 4 Residential Units		



**DEVELOPMENT SCENARIO - MIXED USE CORNER OF CORONATION & PHILLIP STREET
RETAIL, RESTAURANT/PUB, COMMERCIAL, RESIDENTIAL**

Overview

CNR PHILLIP AND CORONATION OPPOSITE OVAL

This 3 storey mixed use development scenario combines 8 retail units on the ground floor with 10 residential units above in a double storey 'maisonette' configuration. The maisonette configuration results in each unit having access to the landscaped podium as well as increasing natural ventilation and natural light opportunities and views towards the estuary.

Another key feature is the elevated common landscaped terrace which services to decrease the overall mass and form of the building as well as increasing the airflow around and through the building, whilst providing occupants with an additional area landscaped amenity and recreation.

		Compliance	Comment
Use	Mixed use (Retail, Restaurant, Commercial, Residential)	✓ Yes	Complies
Height	2/3 Storeys	✓ Yes	Complies
FSR	1.75:1	✓ Yes	Complies
Site Area	1250 sqm		
Building Area	2170 sqm (not including basement)		
Basement	1 Level	✓ Yes	
	25 cars spaces required:	25 car spaces	accommodated in basement
	■ 10 commercial		
	■ 5 residential		
	■ 10 retail		
Ground Level	TOTAL 970 sqm		
	■ 8 retail units		
	■ 1 large tenancy 200sqm		
	■ carpark entry ~ upper level entry/lobby		
Level 01	TOTAL 700 sqm		
	■ 6 Residential Units		
Level 02	TOTAL 500 sqm		
	■ 4 Residential Units		



**DEVELOPMENT SCENARIO - MIXED USE CORNER OF CORONATION & PHILLIP STREET
RETAIL, RESTAURANT, COMMERCIAL, RESIDENTIAL**

Overview

COMMUNITY & NCAHS LANDS SITE

Opportunity exists for the redevelopment of the Pottsville Beach Neighbourhood Centre site and adjoining NCAHS site to more adequately accommodate the vast range of existing services for future need. Additional program which could be considered over the site includes a library, a child care centre and additional community meeting rooms.

The purpose built facility has the potential to provide an important social and community hub. The site is well connected to the Market Park and Pottsville Oval community and sports precinct strengthening the character defining green link. It is imperative that the existing pedestrian cross site links are maintained in any future development schemes over these two sites. The redevelopment has the opportunity to be a defining collection of public buildings (incorporating the old school building), an important social, community and cultural hub whilst embodying new technologies and key environmental sensibilities including passive heating and cooling, water harvesting and reuse and solar collection.

		Compliance	Comment
Use	Pottsville Beach Neighbourhood Centre, Northern Rivers Area Health	✓ Yes	Complies
Height	1/2 Storeys	✓ Yes	Complies
FSR	N/A	✓ Yes	Complies
Site Area	8196sqm		
Building Area	3700 sqm		
NRAHS	TOTAL 1000 sqm <ul style="list-style-type: none">■ Foyer, consultation suites, training rooms and facilities, amenities	✓ Yes	
Neighbourhood Centre	TOTAL 1000 sqm <ul style="list-style-type: none">■ Foyer, staff rooms & facilities, centrelink, counselling rooms, IT facilities, community outreach facilities, mens shed, play/ mothers group, meeting rooms, consultation suites, training rooms and facilities, amenities.		
Library	TOTAL 1500 sqm <ul style="list-style-type: none">■ Book Shelves & catalogue; reading rooms; education/classrooms; IT & internet facilities; staff rooms & kitchenette, amenities.		
Community gardens & Playground	TOTAL 200 sqm		

Neighbourhood Centre - A collection of small buildings in a park like setting. Buildings currently at capacity and unable to cope with future increase service demand.

Old School

Men's Shed

Co-locate car parking along Neighbourhood centre Boundary (32 spaces)

Rotate medical centre (c.800sqm) 90 degrees to achieve better connection with neighbourhood centre and north facing courtyard

Integrate landscaping through and around the building
Pedestrian orientated spaces



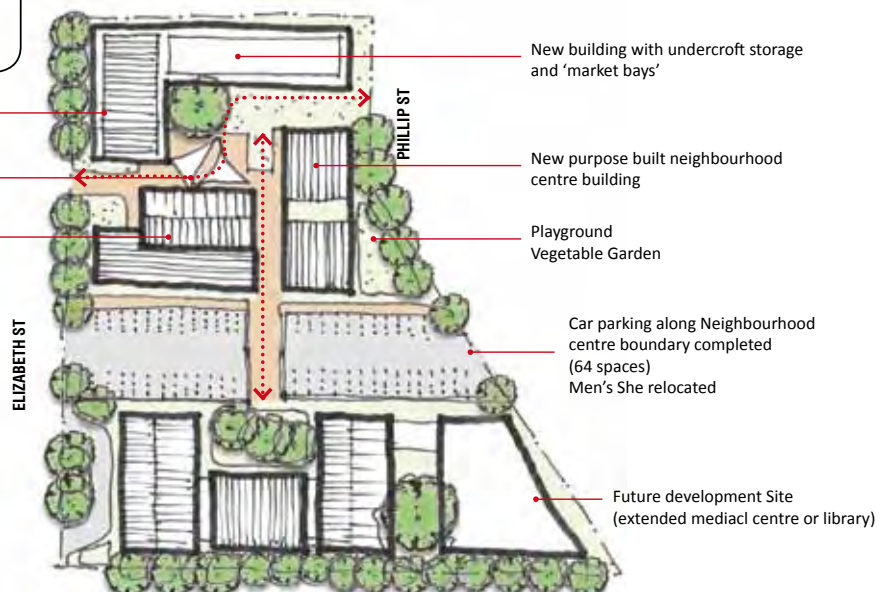
NOW

Neighbourhood Centre - Future scheme identifies a number of new buildings to meet growing demand whilst retaining the pedestrian orientated scale, landscaping and circulation through the site.

New Admin building part 2 storey

Courtyard improvements incl. shade structure

Old School retained and extended
Mens Shed relocated



FUTURE EXPANSION

DEVELOPMENT SCENARIO - OLD SCHOOL SITE & ADJOINING NRAHS LAND LIBRARY, NEIGHBOURHOOD CENTRE, AREA HEALTH, LIBRARY





DEVELOPMENT SCENARIO - CONCEPT NEW ADMINISTRATION BUILDING FOR POTTSVILLE BEACH NEIGHBOURHOOD CENTRE

Overview

TYPICAL CORONATION ST INFILL DEVELOPMENT

A typical 2/3 storey mixed use scenario combines retail units on the ground floor with food/beverage/restaurant/speciality store uses working in concert with the street build out areas. The upper level could accommodate either a level of commercial floorspace or residential accommodation. The 1st floor includes a recessed balcony which serves to provide shaded outdoor amenity whilst layering and articulating the elevation. Loading bay and car parking would be accessed off either a rear lane or shared access handle. It is imperative that the scale of the buildings reflects the Pottsville Coastal Village Character. This is achieved by relatively narrow shop fronts, awnings or shading over the footpath, integration of street planting into building design, complimentary signage and building material choice.

		Compliance	Comment
Use	Mixed use (Retail, Commercial, Residential)	✓ Yes	Complies
Height	2/3 Storeys	✓ Yes	Complies
FSR	1.75:1	✓ Yes	Complies
Site Area	1050sqm		
Building Area	1840 sqm (not including basement)		
Basement	1 Level	✓ Yes	
	12 cars spaces required:		6 car spaces accommodated in basement,
	■ 4 commercial		
	■ 4 residential		6 car space contribution
	■ 4 retail		
Ground Level	TOTAL 860 sqm		
	■ 4 retail units 215 sqm; OR		
	■ 2 large tenancy pub/restaurant 400sqm		
	■ carpark entry ~ upper level entry/lobby		
Level 01	TOTAL 700 sqm		
	■ 200sqm retail/restaurant balcony		
	■ Commercial Floorspace; or		
	■ 4 residential units lower levels		
Level 02	TOTAL 210 sqm		
	■ 4 residential Units upper levels		



**DEVELOPMENT SCENARIO - CORONATION ST MIXED USE IN-FILL DEVELOPMENT
RETAIL, ALFRESCO DINING, COMMERCIAL & OR RESIDENTIAL ABOVE**





DEVELOPMENT SCENARIO - CORONATION ST MIXED USE IN-FILL DEVELOPMENT
 RETAIL, ALFRESCO DINING, COMMERCIAL & OR RESIDENTIAL ABOVE

Overview

TENNIS COURT SITE

The existing tennis courts site has the potential to be redeveloped as a sports and community focused precinct. Potential new uses include a sporting club house with ancillary change rooms, storage, meeting rooms and kiosk; a multi- purpose community hall which can be adapted for indoor sports such as basketball and volley ball; and a linear building which has an embedded flexibility to be subdivided, expanded and contracted for a range of community needs such as youth drop in centre, child care, adult education, gym, yoga and pilates rooms as examples.

The collection of buildings address Pottsville Oval whilst enclosing a new public landscaped forecourt or skate bowl. This collection of buildings and new complimentary sports and community uses within this location will contribute to an increased use of Pottsville Oval.

		Compliance	Comment
Use	Sports Club, Community hall, gym, youth drop-in, yoga/pilates rooms.	✓ Yes	Complies
Height	1/2 Storeys	✓ Yes	Complies
FSR	0.6:1	✓ Yes	Complies
Site Area	4500sqm		
Building Area	2700 sqm		
Sports Club	TOTAL 900 sqm <ul style="list-style-type: none">Change roomsMeeting RoomKitchen / KioskEquipment storage	✓ Yes	
Community Hall	TOTAL 500 sqm <ul style="list-style-type: none">meeting facilitiesindoor sports (basketball, volleyball)		
Multi-Purpose	TOTAL 1200 sqm <ul style="list-style-type: none">Youth drop In; Child care; Yoga / pilates; Gym		
Public Domain	TOTAL 1900 sqm <ul style="list-style-type: none">Hard & soft landscaping, furniture, lighting, signageSkate bowlBocce court; Childrens play equipment		



**DEVELOPMENT SCENARIO - TENNIS COURT SITE ADJOINING POTTSVILLE OVAL
SPORTS CLUBHOUSE, COMMUNITY HALL, GYM, YOUTH FACILITIES**





- ① Vehicular access from north loop rd & car park to round about
- ② Shaded park, seating, lighting, water bubblers, lighting
- ③ Pedestrian threshold crossing linking oval with market park
- ④ Shared zone; paved parking, bollards
- ⑤ Public Space; water feature, shade signage, lighting, seating, bike parking, bubblers
- ⑥ Market park; temporary shade structures, utility outlets
- ⑦ Recessed corner, seating, alfresco dining
- ⑧ Pedestrian / cycle path to community centre / library & Formalised nose-in parking

GATEWAY CORNER PUBLIC DOMAIN



5.3 Developing on Sloping Sites

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

HILLSIDE CONSTRUCTION PRACTICE

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.

EXAMPLES OF GOOD HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES GOOD?

Roadways and parking areas - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

Cuttings - are supported by retaining walls (GeoGuide LR6).

Retaining walls - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR6) can be two or more times that in level ground. Retaining walls must be designed taking these forces into account.

Sewage - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

Surface water - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfil the same purpose (GeoGuide LR5).

Surface loads - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

Flexible structures - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

Vegetation clearance - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

ADOPT GOOD PRACTICE ON HILLSIDE SITES

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE) EXAMPLES OF **POOR** HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES POOR?

Roadways and parking areas - are unsurfaced and lack proper table drains (gutters) causing surface water to pond and soak into the ground.

Cut and fill - has been used to balance earthworks quantities and level the site leaving unstable cut faces and added large surface loads to the ground. Failure to compact the fill properly has led to settlement, which will probably continue for several years after completion. The house and pool have been built on the fill and have settled with it and cracked. Leakage from the cracked pool and the applied surface loads from the fill have combined to cause landslides.

Retaining walls - have been avoided, to minimise cost, and hand placed rock walls used instead. Without applying engineering design principles, the walls have failed to provide the required support to the ground and have failed, creating a very dangerous situation.

A heavy, rigid, house - has been built on shallow, conventional, footings. Not only has the brickwork cracked because of the resulting ground movements, but it has also become involved in a man-made landslide.

Soak-away drainage - has been used for sewage and surface water run-off from roofs and pavements. This water soaks into the ground and raises the water table (GeoGuide LR5). Subsoil drains that run along the contours should be avoided for the same reason. If felt necessary, subsoil drains should run steeply downhill in a chevron, or herring bone, pattern. This may conflict with the requirements for effluent and surface water disposal (GeoGuide LR9) and if so, you will need to seek professional advice.

Rock debris - from landslides higher up on the slope seems likely to pass through the site. Such locations are often referred to by geotechnical practitioners as "debris flow paths". Rock is normally even denser than ordinary fill, so even quite modest boulders are likely to weigh many tonnes and do a lot of damage once they start to roll. Boulders have been known to travel hundreds of metres downhill leaving behind a trail of destruction.

Vegetation - has been completely cleared, leading to a possible rise in the water table and increased landslide risk (GeoGuide LR5).

DON'T CUT CORNERS ON HILLSIDE SITES - OBTAIN ADVICE FROM A GEOTECHNICAL PRACTITIONER

More information relevant to your particular situation may be found in other Australian GeoGuides:

- GeoGuide LR1 - Introduction
- GeoGuide LR2 - Landslides
- GeoGuide LR3 - Landslides in Soil
- GeoGuide LR4 - Landslides in Rock
- GeoGuide LR5 - Water & Drainage
- GeoGuide LR6 - Retaining Walls
- GeoGuide LR7 - Landslide Risk
- GeoGuide LR9 - Effluent & Surface Water Disposal
- GeoGuide LR10 - Coastal Landslides
- GeoGuide LR11 - Record Keeping

The Australian GeoGuides (LR series) are a set of publications intended for property owners, local councils, planning authorities, developers, insurers, lawyers and, in fact, anyone who lives with or has an interest in a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the [Australian Geomechanics Society](#), a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian government's National Disaster Mitigation Program.



5.4 Koala Beach Landscape Species List

Native Flora for Planting at Koala Beach

(Prepared by John Turnbull – TSC Bushland Officer, June 2008)

Flora Species for Urban Gardens

Koala Beach can be divided into two broad vegetation communities;

- 1) Swamp sclerophyll areas which are located at lower elevations and are typified by Broad-leaved Paperbark and Swamp Oak forests. These communities occur adjacent to Sugar Glider Drive and lower sections of Sassafras Drive and Muskheart Circuit and;
- 2) Wet sclerophyll eucalypt forests on the low hills above the floodplain including Blackbutt (*Eucalyptus pilularis*) and Brushbox (*Lophostemon confertus*) open forests.

To guide landholders in the selection of appropriate species for use in suburban gardens consideration needs to be given to the slope, aspect, drainage and soil characteristics of their site as well as any existing onsite vegetation that may provide shade, shelter or competition for planted species.

South- and east-facing slopes tend to be more protected, cooler, moister and more likely to support rainforest and moisture loving species, while hill tops and north- or west-facing slopes which are more exposed to the sun and drying winds are more likely to support sclerophyll or hardier rainforest species. Low-lying areas will favour species that can tolerate prolonged water inundation or periodically wet soils.

Consideration should also be given the time that you will have to tend the garden, whether supplementary water will be required, what type of garden you are trying to create, e.g. low maintenance, bird-attracting, bush tucker, scented, etc. In addition the mature size of any species planted needs to be considered to avoid having to remove plants in the longer term; smaller, fast-growing and short-lived species can be inter-planted with slower growing or larger species as an interim measure.

Listed below is a small selection of locally endemic native species that would be suitable for planting at Koala Beach, reputable local nurseries should also be able to provide advice on what to plant where.

Common Name	Scientific Name	Habitat	Habit
Tall Shrubs – Small Trees (5-15m)			
Broad-leaved Lilly Pilly	<i>Acmena hemilampra</i>	Occurs in STRf & LRf; hardy in full-sun and adaptable to a range of free-draining soils	Commonly a 5-12m bushy coastal shrub/tree (can grow to 30m); Flaky, often fissured bark, bark on twigs smooth, becoming slightly flaky with age; attractive white fruits and decorative foliage.
Red Ash	<i>Alphitonia excelsa</i>	Natural colonizer of a range of situations from warmer Rf, OF and dry woodland, often in sheltered gullies or on steep slopes of the coast and inland; Planted as hardy cover spp due to rapid growth, potential cabinet timber.	Mostly 15-20m , some to 35m; Open crown with silver-backed leaves, buds and young stems grey to golden-brown hairy.
Rough-leaved Elm	<i>Aphananthe philippinensis</i>	In STRf and DRf, often along streams or on alluvial flats; fruits desirable to birds; appealing tree which adapts to cold and dry	Shrub or tree 8-20m+ , depending upon water availability; Dense, handsome foliage and compact tight crown with

Common Name	Scientific Name	Habitat	Habit
		sites; hardy when established.	sandpaper rough leaves.
Broad-leaved Native Gardenia	<i>Atractocarpus benthamianus</i>	Grows in STRf, WTRf and tall sclerophyll forest, north from Forster to Nambour, Qld.	Tall shrub or small tree to c. 8m high, young shoots pubescent; Leaves opposite or in whorls of 3 or 4; flowers white, fragrant
Grey Myrtle	<i>Backhousia myrtifolia</i>	In warmer rainforest, often close to streams and other sheltered sites; In open situations foliage is dense to the ground; Profuse flowering, hardy to cool conditions, can be slow growing at first.	3-7m with finely scaly bark
Weeping Bottlebrush	<i>Callistemon viminalis</i>	Common along stream banks and watercourses; often rocky areas; adaptable to full sun, most soil types and conditions, may be frost tender when young; bird attractive	Bushy 8-12m high or smaller; bark dark, furrowed; branches generally arching/weeping covered in silky hairs when young
Brown Kurrajong	<i>Commersonia bartramia</i>	In warmer rainforest, its margins and clearings on the coast and ranges; Important regeneration able to handle exposure; with fast growth rate, while filtered shade does not inhibit plants developing beneath; Frost sensitive when very young but generally very hardy.	7-8m tall; Pale trunk and horizontally layered branches are attractive especially when in flower;
Forest Maple	<i>Cryptocarya rigida</i>	From coastal STRf and WTRf, especially on their margins, and in tall eucalypt forest; north from Ourimbah area.	Shrub to small tree 6-15m
Tuckeroo	<i>Cupaniopsis anacardioides</i>	In LRF and scrub near the sea and along estuaries; Handsome small to medium shade tree or dense shrub when more exposed, seed attractive to birds; Hardy and adaptable.	To 10m , often smaller in isolated or exposed sites; new growth shortly pubescent and pink.
Orange Boxwood	<i>Denhamia celastroides</i>	Grows in most types of rainforest and margins with wet sclerophyll forest; tolerant of moderate frosts and full sun, prefers some shade may be slow growing	Shrub or small tree to 7m high; branchlets striate.
Corkwood	<i>Duboisia myoporoides</i>	In high-rainfall areas and on margins of STRf, WTRf, LRF and DRf and in regrowth; Hardy, fast growing and suitable for regeneration plots	6-10m shrubby tree, can reach 20 m high; Bark thick and corky, showy flowers.
Blueberry Ash	<i>Elaeocarpus reticulatus</i>	Mostly in gullies or along watercourses in marginal Rf areas, moist open forests	2-3m shrub to 6-8m small tree; attractive small flowers followed by blue fruits; very

Common Name	Scientific Name	Habitat	Habit
		and adjacent to the ocean; From sea-level to the ranges	hardy, tolerate frost, salt air, poor soil, wind, full sun and periodic dryness.
Red Olive Plum	<i>Elaeodendron australe</i> (<i>Cassine australis</i>)	Along the coast and ranges in coastal, inland and depauperate rainforests; Adaptable, bushy to the ground and excellent screen.	To 8m high, dioecious; stiff, leathery leaves are dark green and glossy with toothed or scalloped margins; bright-orange-red fruit occur in clusters and hang for several months.
Guioa	<i>Guioa semiglauca</i>	Grows in warmer rainforest from the coast to the ranges, often in regrowth; versatile, fast-growing and bird attracting, useful in regeneration plots. Hardy	6-10m , taller on fertile sites; Common pioneer spp., may produce several trunks or branch low down; Bark smooth, grey to dark grey, often ± blotched with lichen; New growth pubescent and adult foliage distinctly grey-green on underside.
Native Frangipani	<i>Hymenosporum flavum</i>	Grows in or near rainforest or WSf on fertile soils, north from Grose Valley (near Sydney) and inland to the Liverpool Ra.	Tall shrub or small tree, 8-12m rarely to 20 m high, occasionally partly deciduous; fragrant flowers in spring.
Foambark	<i>Jagera pseudorhus</i>	Occurs in warmer rainforests, WSf and their margins, on stream and creek banks on basaltic and alluvial soils; Full-sun and mild frost are tolerated	5-10m in open and up to 15m in forest, often smaller in open; Umbrella shaped crown and distinctive ferny foliage which apricot-pink flushes, most parts densely rusty-hairy.
Red Kamala	<i>Mallotus philippensis</i>	Grows on margins and within warmer rainforest; chiefly north from the Hunter R.; tough in full sun and depleted soil, useful regeneration spp.	Tree to 10m high, fruits covered in red granular material used in dyeing;
Muttonwood	<i>Myrsine variabilis</i> (<i>Rapanea variabilis</i>)	Grows on margins and within warmer rainforest; tough in full sun and depleted soil, useful regeneration spp.	Tree to 10m high.
Large-leaved Mock-olive	<i>Notelaea longifolia</i>	From Lismore to Cape York; hardy in dry and low fertility sites; useful regeneration spp to attract native bees and flies.	To c. 8-9m high, often with a dense crown of leathery leaves; branchlets grey or brown, usually with conspicuous white lenticels.
Scrub Turpentine	<i>Rhodamnia rubescens</i>	In STRf, WTRf, LRF, DRf and sclerophyll ecotone, common in margins and regrowth; Fruit provides valuable food source for frugivorous birds; Hardy in a wide range of soil types, habitats and temperature ranges	To 10m high, occasionally taller; Bark reddish brown, rough, scaly and fissured; young stems densely hairy, leaves hairy underneath.
Scentless Rosewood	<i>Synoum glandulosum</i>	Widespread in warmer rainforest, north from Milton.	Small tree to 7m high, with brown scaly bark, new growth pubescent.
Brush Cherry	<i>Syzygium australe</i>	In Rf along the E coast, almost always next to	From 3-30m , dependent upon site, usually <10m in

Common Name	Scientific Name	Habitat	Habit
		creeks; Excellent ornamental with dense crown, shade or screen tree Adapts to most soils, full sun and some frost; may suffer from psyllid attack.	the open; with attractive flowers and fruits, new growth is reddish.
Blue Lilly Pilly	<i>Syzygium oleosum</i>	Grows in LRF, STRF, WTRf and moist open forests from Wollongong to NE Qld; Often appears as regrowth; Adaptable to soils, fast-growing,	To 10m ; In full sun has dense, ground-hugging foliage with frequent bronze flushes of growth, with flaky bark, purple fleshy fruits and attractive foliage and form.
Water Gum	<i>Tristaniopsis laurina</i>	Grows near creeks in and around Rf and WSf; Widespread along coast and ranges; Handsome tree for screen or fill-in beneath taller spp; Handles cold, medium frost, wet soil, low fertility and full sun.	5-10m high but may grow to 20m; Usually shrubby tree with smooth, pale bark shedding in strips, leaves redden during cold weather
Tree Heath	<i>Trochocarpa laurina</i>	Grows in wet sclerophyll forest, warm-temperate rainforest to 800 m alt. and littoral rainforest, north from Bermagui.	Compact shrub to crooked tree to 13m high often shorter, glabrous; bark grey to brownish black, corky, finely fissured to platy.
Shrubs (<6m)			
Narrow-leaved Gardenia	<i>Atractocarpus chartaceus</i>	Grows in STRf and DRf, north from Richmond R. to Gladstone, Qld	Shrub to c. 3m high, ± pubescent.; Leaves opposite or in whorls of 3; flowers white, fragrant
Coffee Bush	<i>Breynia oblongifolia</i>	Widespread in or near warmer rainforest, also in moist areas in woodland and eucalypt forest.	Shrub to 3m high
Broad-leaved Palm Lilly	<i>Cordyline petiolaris</i>	In warmer rainforest and WSf from coastal lowlands and ranges, north from the Nambucca River to SW of Gladstone, Qld.	Shrub to 5m high, often sprawling and branched.
Red fruited Palm Lilly	<i>Cordyline rubra</i>	Coastal lowlands and ranges; north from Lismore to about Bundaberg. In warmer rainforest and wet sclerophyll forest.	Shrub to 4m ; sometimes branched.
Narrow-leaved Palm Lilly	<i>Cordyline stricta</i>	On coastal lowlands and ranges north from near Bilpin (lower Blue Mtns).	Shrub to 5m high, sometimes sprawling and branched towards base.
Glossy Laurel	<i>Cryptocarya laevigata</i>	Rf understorey shrub	To 5m tall, Dense, dark green, glossy foliage; hardy, bushy from young age with attractive red fruits.
Copper Laurel	<i>Eupomatia laurina</i>	Widespread in or near warmer rainforest and moist eucalypt forest on the coast and lower ranges; suits a shady site.	Loose, arching shrub 2-5m , branchlets often black.
Hovea	<i>Hovea acutifolia</i>	Grows on rainforest margins or in WSf or other damp sheltered sites.	Slender shrub to c. 4m high; stems and branches with a dense covering of

Common Name	Scientific Name	Habitat	Habit
			grey to rusty, curled and crinkled hairs intermixed with longer, straight hairs.
Olive Tea-tree	<i>Leptospermum liversidgei</i>	In low-lying sandy and peaty swamp coastal heath; does well in most soils that don't dry out readily and tolerates waterlogging; Sunny or semi-shaded sites suit.	To 4m high, bark close, younger stems with a short pubescence and foliage lemon-scented;
Wild May	<i>Leptospermum polygalifolium</i>	From sandy soils, common in moist sites and along watercourses; Reliable in a range of soils and conditions, variable in form, often used for screening or windbreak; Hardy and tolerates extended wet or dry periods.	1-6m x 1-3m ; spreading, silky-hairy new growth, sometimes bronze;
A Tea-tree	<i>Leptospermum whitei</i>	Grows in heath in sandy, swampy coastal soils; adaptable to soils; will not tolerate drying out, tolerates full sun to semi-shade, damaged by heavy frosts.	2-6m high with fibrous flaking bark in reddish-brown layers, younger stems pubescent;
Narrow-leaved Orangebark	<i>Maytenus silvestris</i>	In DRf, vine thickets, open forest and moist eucalypt forest, north from Camden and the Illawarra region.	Shrub to 4.5m high; narrow, toothed leaves and bright orange fruit with black seeds and orange surround.
White Dogwood	<i>Ozothamnus diosmifolius</i>	Grows on margins of rainforest and in heath in a variety of soils, often on ridges; widespread, north from Eden district.	Much-branched, erect shrub to 5m high, usually c. 2m high; branches with short rough hairy covering.
Narrow-leaved Geebung	<i>Persoonia linearis</i>	In sclerophyll forest or woodland on various soils; south from the Macleay R. catchment.	Erect shrub or small bushy tree 2-6m with flaky bark, young branchlets moderately to densely hairy.
Orange Thorn	<i>Pittosporum multiflorum (Citriobatus multiflorus)</i>	Grows in or near rainforest or wet sclerophyll forest, on shales or well-drained volcanic soils; provides roost site for small birds.	Rigid, much-branched 1-3m high, sometimes straggly shrub, branches bearing numerous slender spines; stems brittle.
Rough-fruited Pittosporum	<i>Pittosporum revolutum</i>	Grows in Rf, WSf, chiefly in coastal districts; very hardy in a range of situations, including full sun and light frost	Shrub to c. 3m high depending upon exposure, up to 8m in Rf
Hairy Psychotria	<i>Psychotria loniceroides</i>	Grows in LRf, warmer rainforest and wet sclerophyll forest; widespread, north from Bega district.	Shrub or small tree to c. 5m high, usually shorter.
Banana Bush	<i>Tabernaemontana pandacaqui</i>	Grows in warmer rainforest and wet sclerophyll forest, north from Manning R.	Shrub to 3m high, glabrous; fragrant white flowers and attractive yellow, banana-shaped fruit, seeds surrounded by red pulp
Poison Peach	<i>Trema tomentosa var.</i>	Widespread in regrowth	Shrub or small tree 3-6m

Common Name	Scientific Name	Habitat	Habit
	<i>viridis (T. aspera)</i>	and margins of rainforest, in moist sclerophyll forest and in open rocky areas.	tall, young branches pubescent; small black fruits attractive to parrots.
Veiny Wilkiea	<i>Wilkiea heugeliana</i>	In all rainforest except CTRf; widespread on the coast and ranges, north from the Beecroft Peninsula to SE Qld; hardy in sun or shade and most soils with adequate drainage.	Bushy shrub to 6m ; attractive black fruits on yellow receptacle; stiff leaves with toothed margin.
Palms and Cycads			
Bangalow Palm	<i>Archontophoenix cunninghamiana</i>	In STRf and LRf, mostly beside creeks and on wet alluvial flats, often in groves; Hardy to full sun, tolerates some cold; best planted enmasse.	20–25m tall and 25 cm diameter, enlarged at the base.
Shining Burrawang	<i>Lepidozamia peroffskyana</i>	In hilly country, in WSf and edges of STRf and WTRf; north from the Manning R. to Nambour, Qld. Sometimes cultivated as an ornamental, slow growing.	Thick trunk 0.5–7m high, usually less than 3m; compound leaves 2–3 m long on mature plants; leaflets up to 200 x 10–30cm long thick and glossy; male and female cones on separate plants
Walking Stick Palm	<i>Linospadix monostachya</i>	In STRf, WTRf and occasionally CTRf, from Bulahdelah to Gympie; The stems have been used to make walking sticks. The small knob at the base of the stem being carved to form a handle.	Single stemmed palm, stems mostly 1.3–2m high , occasionally to 5 m high, 2–3 cm diameter; Leaves divided, 50–130 cm long; flowers on a simple pendulous spike, 1–1.5 m long; bright red fruits.
Cabbage-tree Palm	<i>Livistona australis</i>	Widespread in coastal districts commonly in colonies; Grows in moist sclerophyll forest, along stream banks and often in swampy sites, and on margins of rainforest; require some early protection but hardy once established, tolerate some drying out, light frosts.	20–30m high (occasionally more), up to 50 cm diam., marked with annular scars and furrows;
Pineapple Zamia	<i>Macrozamia lucida</i>	In WSf and edges of STRf and WTRf north from Pottsville to Nambour, Qld; slow growing.	Unbranched palm-like shrub, stem mostly subterranean to 10–20 cm diameter , or more; Leaves mostly 2–15 in the crown, 80–110 cm long; male and female cones on separate plants.
Twiners/Scramblers			
Wombat Berry	<i>Eustrephus latifolius</i>	Grows in sclerophyll forest, woodland, heath and on margins of Rf; widespread, from coastal districts and inland.	Vine with stems to 6m long, sometimes much branched; yellow fruit capsule opens to reveal glossy black seeds.
Scrambling Lilly	<i>Geitonoplesium cymosum</i>	Grows in or near Rf, in sclerophyll forest and woodland, widespread in	Vine with stems to 8m long; fruit a black globose berry.

Common Name	Scientific Name	Habitat	Habit
		coastal districts and also on the ranges.	
Purple Coral Pea	<i>Hardenbergia violacea</i>	Widespread in a variety of habitats.	Climbing or prostrate, glabrous sub-shrub; stems often to 2 m long.
Climbing Guinea Flower	<i>Hibbertia scandens</i>	Occurs in moist sclerophyll forests, heaths and littoral forests.	Climber/sprawler with stems to 4m long.
Morinda	<i>Morinda jasminoides</i>	Grows in rainforest and sclerophyll forest, often in gullies; widespread.	Woody climber or scrambling shrub, ± glabrous; fruit an irregularly shaped orange fleshy head.
Groundcovers/Clumpers			
Native Ginger	<i>Alpinia caerulea</i>	Widespread in coastal rainforest; attractive arching stems and blue fruits.	Perennial herb with stems to 3m high.
Midgen Berry	<i>Austromyrtus dulcis</i>	Grows in heath or dry sclerophyll forest on sandy soils along coast.	Semi-prostrate spreading shrub, up to 0.5m high, with finely flaky bark; young shoots densely hairy.
Gristle Fern	<i>Blechnum cartilagineum</i>	Widespread hardy fern found in open forest and rainforest.	Fronds erect, clustered, all ± similar, pinnate, usually 50–100cm long, often pink when young, pale green and ± harsh when mature, segments usually alternate.
River Lily	<i>Crinum pedunculatum</i>	From shady, moist conditions under a canopy to exposed beach fronts, swamps and along stream banks; Hardy to sun, shade, poor drainage, saline influence, frost and indifferent soil.	Clumping plant with stout, sometimes branching pseudo stem to 45cm high; fragrant flowers carried on ends of stems
Blue Flax Lilly	<i>Dianella caerulea</i>	Grows in heath to sclerophyll forest.	Perennial tufted, solitary herb to 0.5m high.
Tall Saw-sedge	<i>Gahnia clarkei</i>	Grows on creek banks and near swampy areas in coastal districts, extending inland; attracts threatened Varied Sword-grass Brown butterflies.	Tuft forming sedge with stout stems, 2-2.5m high, "cutting edged" leaves and golden brown flower plumes followed by reddish brown fruit.
Mat Rush	<i>Lomandra hystrix</i>	Grows amongst rocks in Rf streams, often as dense colonies; hardy but needs ample water initially, adaptable to full sun, shade, frost and variable soils; excellent stream-bank erosion inhibitor.	1m bushy clumps.
Long-leaved Mat-rush	<i>Lomandra longifolia</i>	From inland areas to the coast; Needs free-drainage but adaptable to most soils and locations provided they receive some sunshine, hardy to most frosts; very variable spp so select local variants for planting.	1m+ clumps; tussocks form an important refuge for many fauna spp.
Kangaroo Grass	<i>Themeda australis</i>	Widespread in a variety of habitats.	Tufted perennial grass to 1.2m high; often tinted red.

Common Name	Scientific Name	Habitat	Habit
Grass Tree	<i>Xanthorrhoea johnsonii</i>	Usually grows in sclerophyll forest and heath in well-drained sites; north from Singleton, widespread.	Trunk 0.1–5m high; stem and crown usually 1; young leaves in spreading upright tuft; old leaves often strongly reflexed.
Threatened Species			
Beach Acronychia	<i>Acronychia imperforata</i>	Grows in lowland rainforest, usually near the coast in LRf; excellent for regeneration; May prove difficult to purchase as hard to propagate.	From 2-15m dependent upon site conditions, salt exposure, etc., commonly 6-10m ; Maintains an attractive lightly-leaved crown, frequently holding decorative fruits.
Toothed-leaved Palm Lily	<i>Cordyline congesta</i>	On coastal lowlands.	Shrub to 3m high, sparsely branched; with toothed margins and clusters of orange-red fruits
Long-leaved Tuckeroo	<i>Cupaniopsis newmanni</i>	In and on the margin of WTRf and STRf from Mullumbimby to Beenleigh, also Kin Kin, Qld.	Attractive shrub to small tree 3-8m , young shoots rusty, hairy; slender trunked, rarely branching; leaves compound with up to 24 leaflets
Rough-shelled Bush Nut	<i>Macadamia tetraphylla</i>	In STRf; Usually near the coast, confined chiefly to the Tweed and Richmond Rivers and to Mt. Tamborine.	Small to medium-sized tree 8-15m and often as broad; new growth reddish, attractive chains of flowers.
Stinking Cryptocarya	<i>Cryptocarya foetida</i>	In LRf and occasionally STRf, usually on sandy soils, mature trees known to occur on basalt.	Small to medium sized tree ; young growth hairy, soon becoming glabrous; flowers sometimes with an offensive odour.
Davidson's Plum	<i>Davidsonia pruriens</i> var. <i>jerseyana</i>	Confined to STRf and WSf at low altitudes in coastal areas.	Small, slender tree to 6-8m may be unbranched or form a clump of stems; new growth pink, hairy; blue-black ovoid fruit make excellent jam.
Sweet Myrtle	<i>Gossia fragrantissima</i> (<i>Austromyrtus fragrantissima</i>)	In DRf, STRf and riverine Rf of coastal districts from Lismore to Currumbin Creek.	Shrub or small tree , bark rough, flaky or fissured; fragrant flowers and small orange to red fruits.
Fine-leaved Tuckeroo	<i>Lepiderema pulchella</i>	In riverine, LSTRf and LRf from Brunswick River to Tallebudgera Ck.	Small tree 6-10m , new growth pink to pale green and limp, hardening to dark green; orange fruits develop in December.

Abbreviations

OF	- Open Forest
Rf	- Rainforest
DRf	- Dry rainforest
LRf	- Littoral rainforest
WTRf	- Warm Temperate rainforest
STRf	- Sub-Tropical rainforest
LSTRf	- Lowland Sub-Tropical rainforest
WSf	- Wet Sclerophyll forest

Feed species for local threatened fauna

Koala (*Phascolarctos cinereus*)

These species are large canopy trees that are unlikely to be suitable for use in residential blocks but could be utilised in public reserve areas, on larger blocks or along roadsides where appropriate. Local Koalas may also browse on or roost in other species.

Common Name	Scientific Name	Habitat
Grey Gum	<i>Eucalyptus propinqua</i>	Lower to mid slopes as part of wet sclerophyll assemblage
Tallowwood	<i>Eucalyptus microcorys</i>	Lower to upper slopes as part of wet sclerophyll assemblage
Forest Red Gum	<i>Eucalyptus tereticornis</i>	Alluvial flats and lower to mid slopes on fertile soils
Swamp Mahogany	<i>Eucalyptus robusta</i>	Low lying, swampy or periodically inundated areas

Glossy Black Cockatoo (*Calyptorhynchus lathami*)

Glossy blacks feed on the seeds of a range of She-oaks (*Casuarina* and *Allocasuarina*) and are dependant upon large hollow bearing eucalypts for nesting sites. The most appropriate species for domestic gardens are:

Common Name	Scientific Name	Habitat	Habit
Forest Oak	<i>Allocasuarina torulosa</i>	Upper slopes as understorey species in wet and dry open to tall open sclerophyll forest. Generally on higher-nutrient soils and in moister situations than <i>A. littoralis</i> .	Slender tree up to 10m, usually dioecious (male and female flowers on different plants).
Black She-oak	<i>Allocasuarina littoralis</i>	In sclerophyll woodland or tall heath, on sandy or poor soils; coast and adjoining tablelands.	Tree 5–15 m high, usually dioecious.

Common Blossom Bat (*Syconycteris australis*)

Blossom bats roost in rainforest species and preferentially forage on Coast Banksia (*Banksia integrifolia*), they also utilise other flowering sclerophyll species some of which may be too large for domestic gardens, including Swamp Mahogany, Forest Red Gum, Pink Bloodwood (*Corymbia intermedia*) and Broad-leaved Paperbark (*Melaleuca quinquenervia*). Suitable feed species for suburban gardens include:

Common Name	Scientific Name	Habitat	Habit
Coast Banksia	<i>Banksia integrifolia</i>	Widespread in coastal sites and near ranges, common on consolidated sand dunes and along tidal inlets in woodland	5–25m high, according to exposure. Leaves whorled, margins entire with occasional short teeth, lower surface white-shortly hairy
Swamp Banksia	<i>Banksia robur</i>	In woodland and heath in sandy ± permanently damp sites on the coast	Shrub with several stems arising from a lignotuber, usually 1–2 m high; branchlets rusty-tomentose
Fern-leaved Banksia	<i>Banksia oblongifolia</i>	In dry sclerophyll forest to heath; widespread on the coast	Several-stemmed shrub to 3 m high with lignotuber; bark reddish to grey-brown
Wallum Banksia	<i>Banksia aemula</i>	From low sclerophyll woodland or tall shrubland (wallum) on consolidated sand dunes, also on sandy flats which are sometimes seasonally waterlogged	Bushy shrub robust tree to 8 m high; bark warty
Old Man Banksia	<i>Banksia serrata</i>	Usually in dry sclerophyll	Shrub or tree, to 16 m high in

Common Name	Scientific Name	Habitat	Habit
		forest or woodland on sandstone or consolidated sand dunes, on the coast	favourable habitats, sometimes a shrub to 3 m in coastal sites high; bark warty
Heath-leaved Banksia	<i>Banksia ericifolia</i>	From heath, dry sclerophyll forest and woodland, widespread on the coast and ranges	Tall bushy shrub or small tree to 6 m high, single-stemmed at base
Wallum Bottlebrush	<i>Callistemon pachyphyllus</i>	Grows in moist ground in Wallum heath and hind dunes	Dense straggling shrub to 1.5 m high
Willow Bottlebrush	<i>Callistemon salignus</i>	Mostly grows in low-lying river flats and damp creeks, rarely in dry areas	Large shrub or small tree 3–10 m high; bark papery and peeling

Common Planigale (*Planigale maculata*)

Common Planigales are tiny marsupials with a body length of about 8 cm and a tail as long again. They differ from the common house mouse in having a long, pointed snout and large rounded ears. The head has a flattened appearance. Their fur is grey-brown above, sometimes with tiny white spots, and paler below (DECC 2008). Planting of specific flora species in suburban gardens is unlikely to provide useful habitat for planigales where adjacent bushland areas are in good condition. Planigales are also unlikely to nest in residential buildings.

They inhabit rainforest, eucalypt forest, heathland, marshland, grassland and rocky areas where there is surface cover, and usually close to water. They are active at night and during the day shelter in saucer-shaped nests built in crevices, hollow logs, beneath bark or under rocks. They are fierce carnivorous hunters and agile climbers, preying on insects and small vertebrates, some nearly their own size. They breed from October to January when females build a nest lined with grass, eucalypt leaves or shredded bark (DECC 2008).

To assist the survival of this species at Koala Beach a number of strategies are being implemented by Council in conjunction with the Koala Beach Wildlife Habitat Management Committee including, fox and feral cat control, protection of surrounding bushland through weed management to ensure adequate understorey diversity, maintenance of appropriate fire regimes to retain leaf litter and hollow logs, retention of adequate ground cover, especially near waterways, and protection from further development or clearing.

Residents can help this species to survive by controlling cane toads when encountered, avoid 'tidying' areas of bushland adjacent to their property, and contacting Council Officers if positive identification is required prior to rodent control where some uncertainty exists as to the target rodent's identification.

Further Information Sources

Flora

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Ocean Shores to Desert Dunes: The Native Vegetation of New South Wales and the ACT, David Keith, Department of Environment and Conservation, NSW, July 2004.

Tweed Vegetation Management Strategy 2004, M.B. Kingston, J.W. Turnbull and P.W. Hall, report prepared for Tweed Shire Council, August 2004

Flora Websites

Royal Botanic Gardens Sydney – photos, line drawings, etc

<http://plantnet.rbgsyd.nsw.gov.au/search/florasearch.htm>

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NSW Department of Environment and Climate Change –Threatened spp data, photos

http://www.threatenedspecies.environment.nsw.gov.au/tsprofile/browse_allspecies.aspx

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Frogs Australia Network

http://www.frogsaustralia.net.au/frogs/display.cfm?frog_id=172

Australian Water birds

<http://www.environment.gov.au/biodiversity/migratory/waterbirds/wetbrds.html>



APPENDIX 5.5 POTTSVILLE CONSTRAINTS MAPPING

5.5.1 SEPP 14 Wetlands & SEPP 26 Littoral Rainforest

5.5.2 Flood Planning Areas

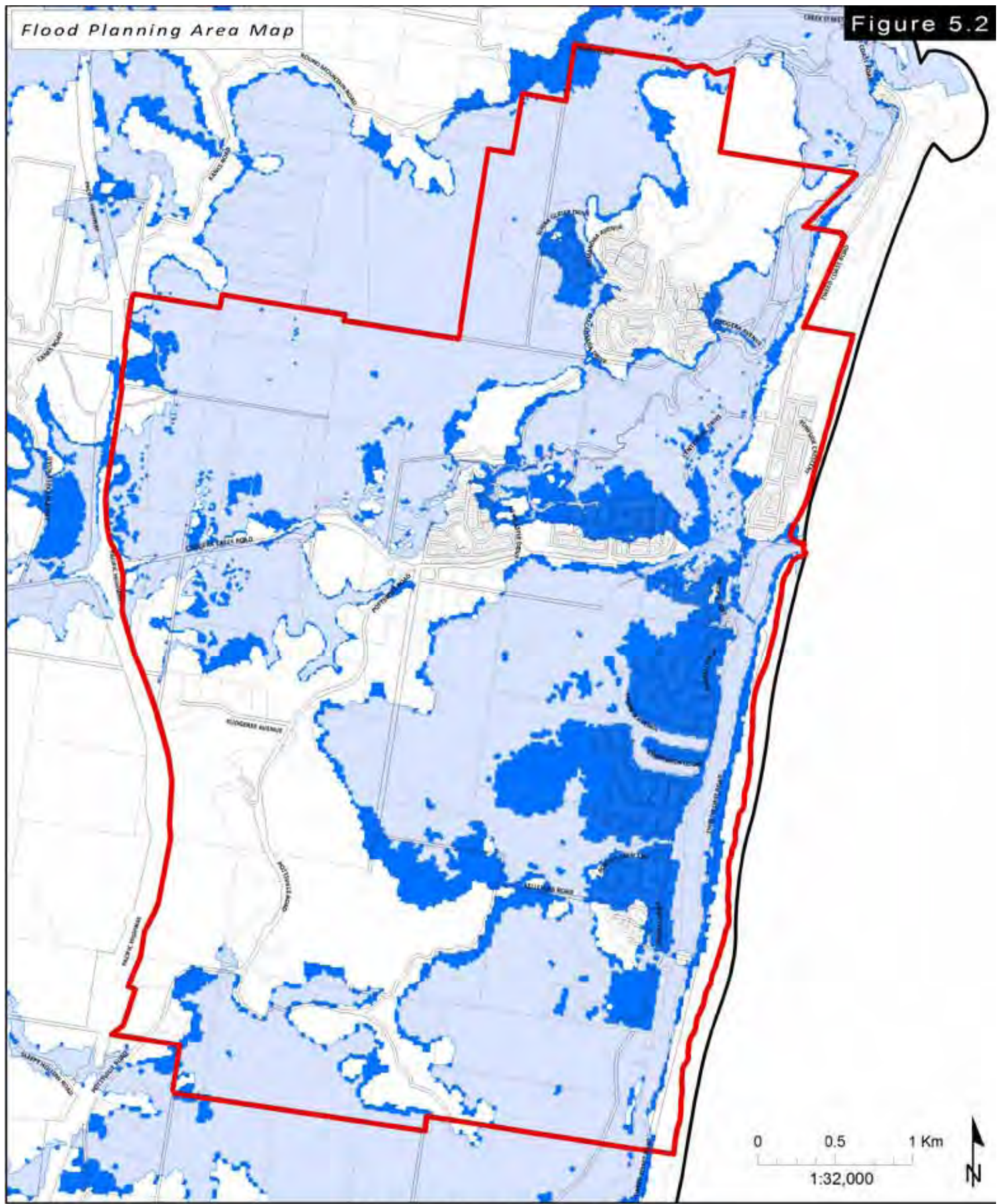
5.5.3 Bush Fire Prone Land

5.5.4 Acid Sulfate Soil

5.5.5 Broad Vegetation Communities

5.5.6 Ecological Sensitivity

5.5.7 Ecological Status



Flood Planning Areas

- Land to which this Plan applies
- Flood Planning Area
- Level of Probable Maximum Flood

Flood mapping is approximate only and is of limited resolution. Flood liable land is not limited to areas marked on the map, as not all watercourses and overland flow paths may have been considered. Some locations may require additional survey and/or flood studies to determine the extent of flood liable land

Filename: z:\env\planning\project\postwork\social\env\map\ flood planning area.mxd

Author: J.Battalio - Planning Services, 1108

Date/Version: 31 March, 2010

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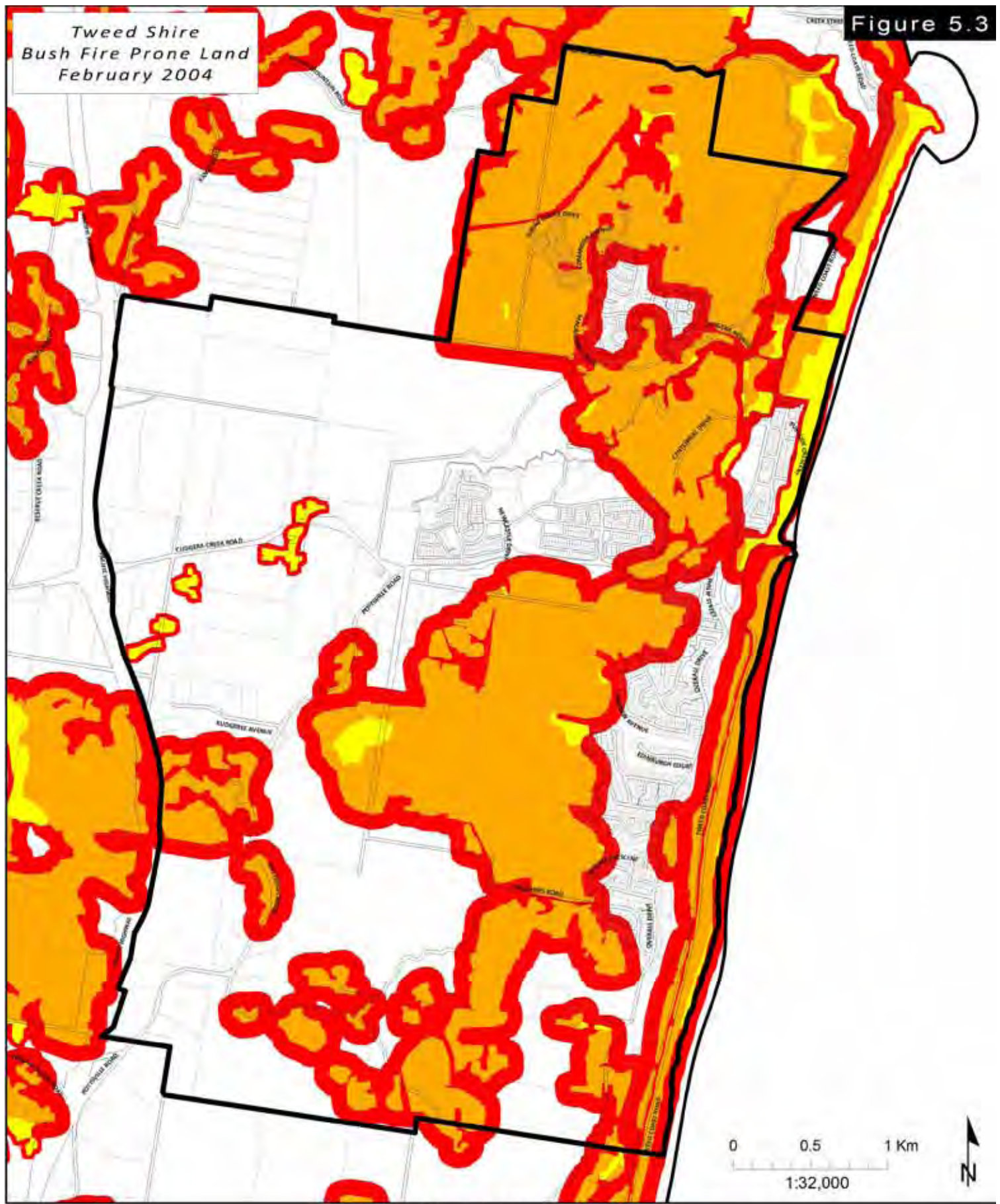
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Figure 5.3

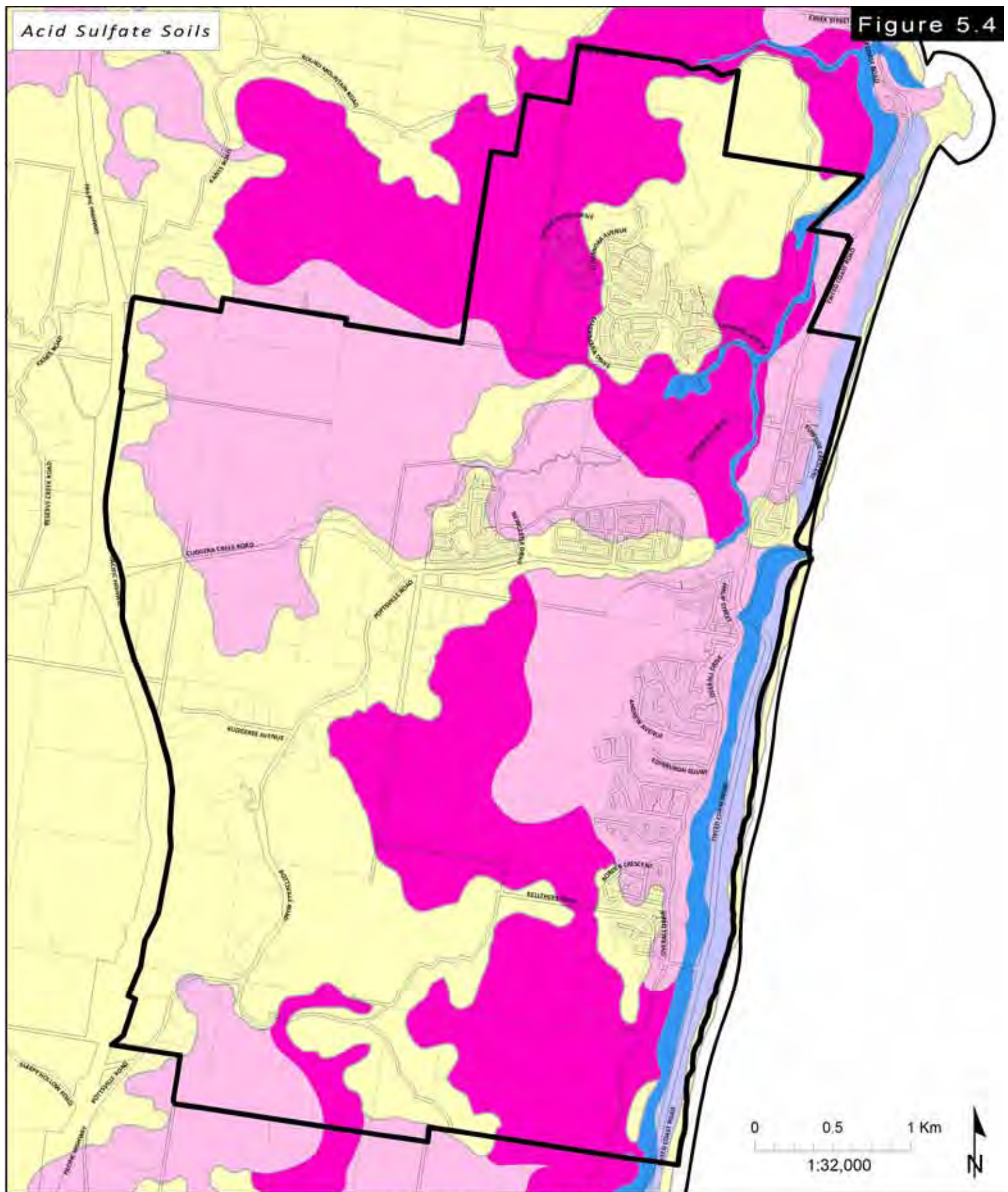


Tweed Shire
Bush Fire Prone Land
February 2004

Bush Fire Prone Land

- Land to which this Plan applies
- Bush Fire Prone Land – Vegetation Category 1
- Bush Fire Prone Land – Vegetation Category 2
- Bush Fire Prone Land – Buffer Zones – 100m and 30m

The Bush Fire Prone Land Map was prepared in conjunction with the Tweed Bush Fire Regulation Committee in accordance with guidelines produced by the NSW Rural Fire Service - Guideline Bush Fire Prone Land Mapping (August 2002). It should be read in conjunction with the Bush Fire Prone Land Report.



Acid Sulfate Soils

Land to which this Plan applies

- Class 1 Any Works
- Class 2 Works below the ground surface; Works by which the watertable is likely to be lowered
- Class 3 Works beyond 1 metre below the natural ground surface; Works by which the watertable is likely to be lowered beyond 1 metres below natural surface.

- Class 4 Works beyond 2 metres below the natural ground surface; Works by which the watertable is likely to be lowered beyond 2 metres below natural surface.
- Class 5 Works within 500 metres of adjacent class 1, 2, 3 or 4 land which are likely to lower the watertable below 1 metre AHD in class 1, 2, 3 or 4 land.

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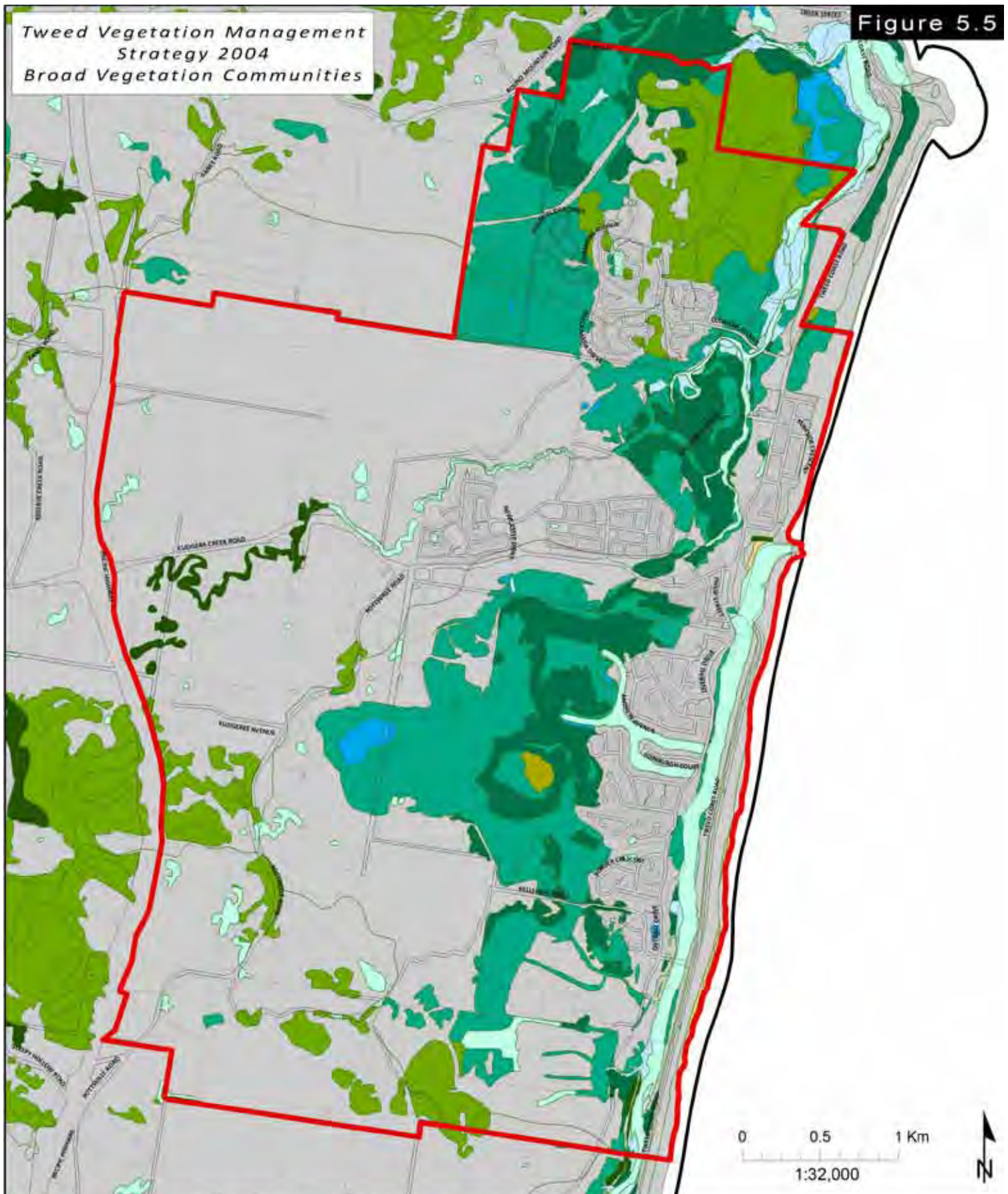
Metadata Reference: <http://canri.nsw.gov.au/nrd/records/ANZNS0359100087.html>
 Author: J.Batzdorfer - Planning Reference: 1109 Date Printed: 31 March, 2010

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Broad Vegetation Communities

- | | | |
|---------------------------------|-------------------------------------|---|
| Land to which this Plan applies | Highly Modified / Disturbed | Sclerophyll Forests / Woodlands on Sand Substrates and Alluvium |
| Estuarine Complexes | Melaleuca and Swamp She-oak Forests | Sclerophyll Open Forests on Bedrock Substrates |
| Fore-dune Complex | Miscellaneous Map Units | Sedgeland and Riparian Communities |
| Heathlands | Rainforest and Riparian Communities | |

Filename: c:\data\planning\projects\vegetation\community\broad-vegetation-communities.mxd

Author: J. Batzler - Planning Relations, UoM

Date Printed: 31 March, 2010

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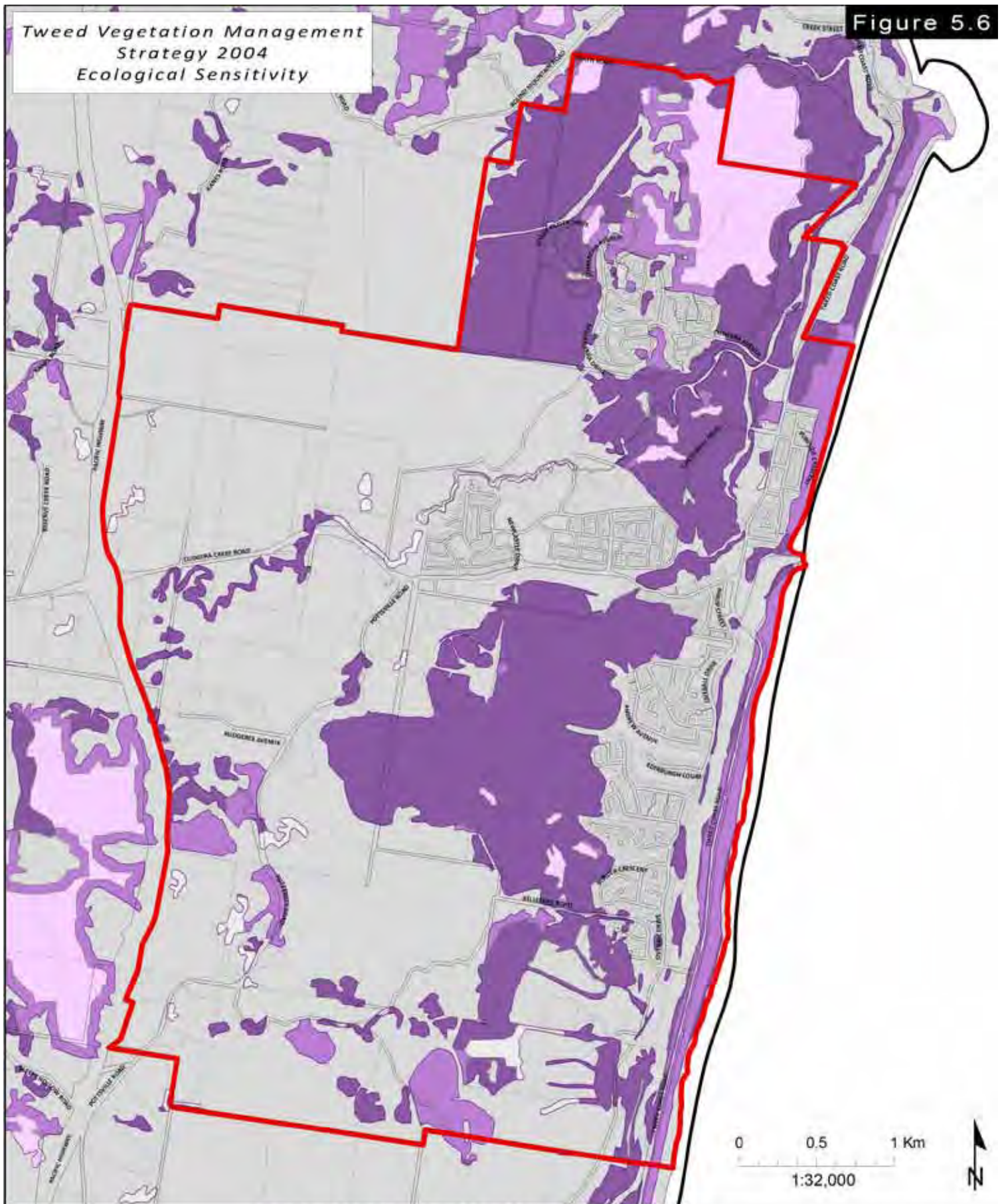
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Ecological Sensitivity

Land to which this Plan applies

High	Not Classified
Moderate	Not Determined
Low	

Ecological Sensitivity: This measures those components that are sensitive to ecological degradation. Examples of highly sensitive areas might include: dunal vegetation, narrow corridors, small isolated bushland remnants, or areas adjacent to forest edges. Refer to the 'Tweed Vegetation Management Strategy 2004' Report, see table 3.6 for criteria.
 Metadata Reference: <http://lanr.nsw.gov.au/nrd/records/ANZNS117100027.html>

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Author: J.Lalor/lor - Planning Systems Unit Date Printed: 31 March 2010

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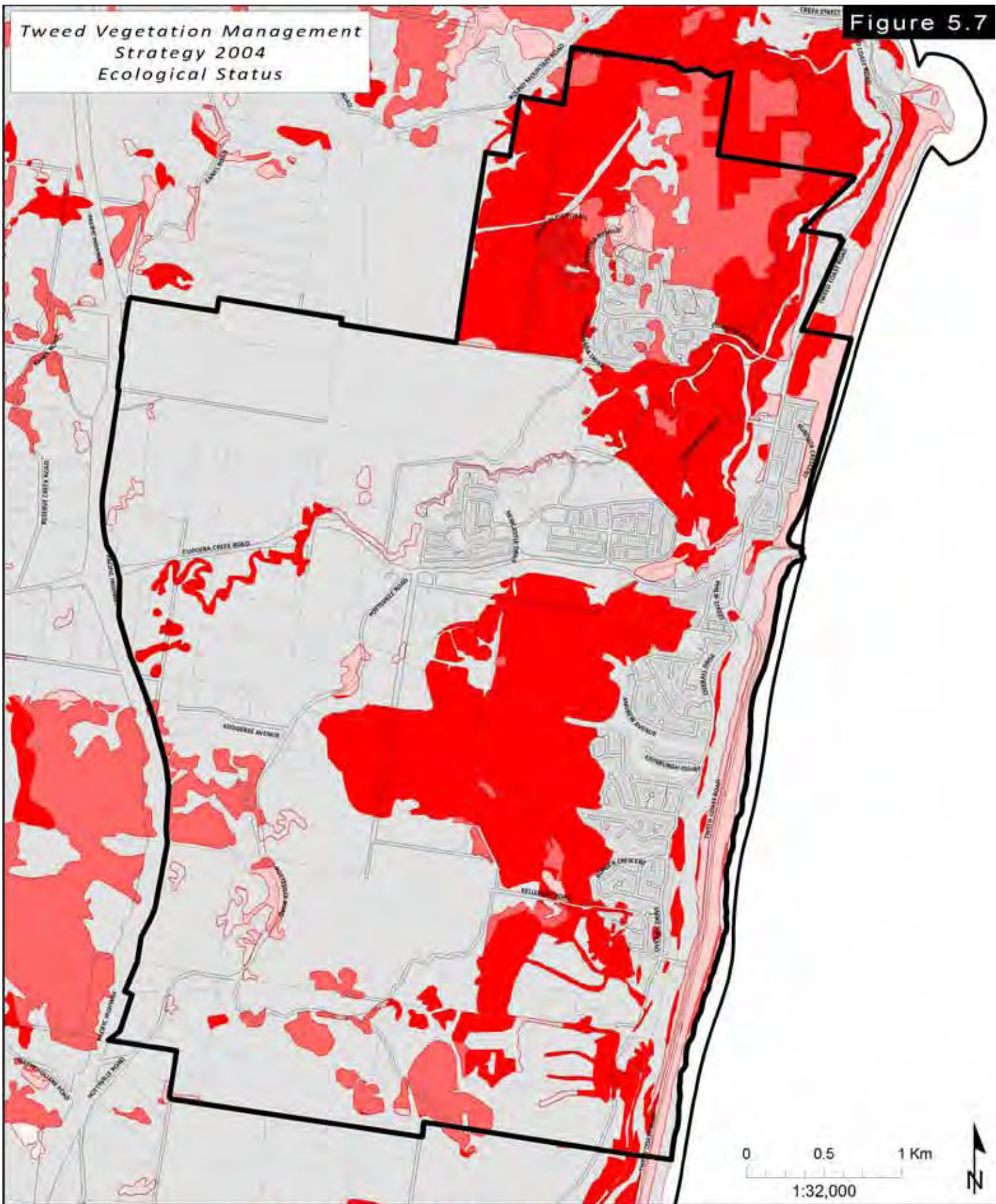
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Land to which this Plan applies	Very High	Low
	High	Not Classified
	Moderate	Not Determined

Ecological Status: This deals with attributes that contribute to the continued ecological functioning of a region, and in addition quantifies the regional status of ecosystems, communities and species. Areas of high Ecological Status might include areas where endangered communities or species are present, areas of critical habitat or high biodiversity, such as riparian areas or heathlands, significant corridors or simply large areas of forest. Refer to the 'Tweed Vegetation Management Strategy 2004' Report, see table 3.5 for criteria.

Metadata Reference: <http://ca.nrs.nsw.gov.au/nrdd/records/ANZNS1171000027.html>

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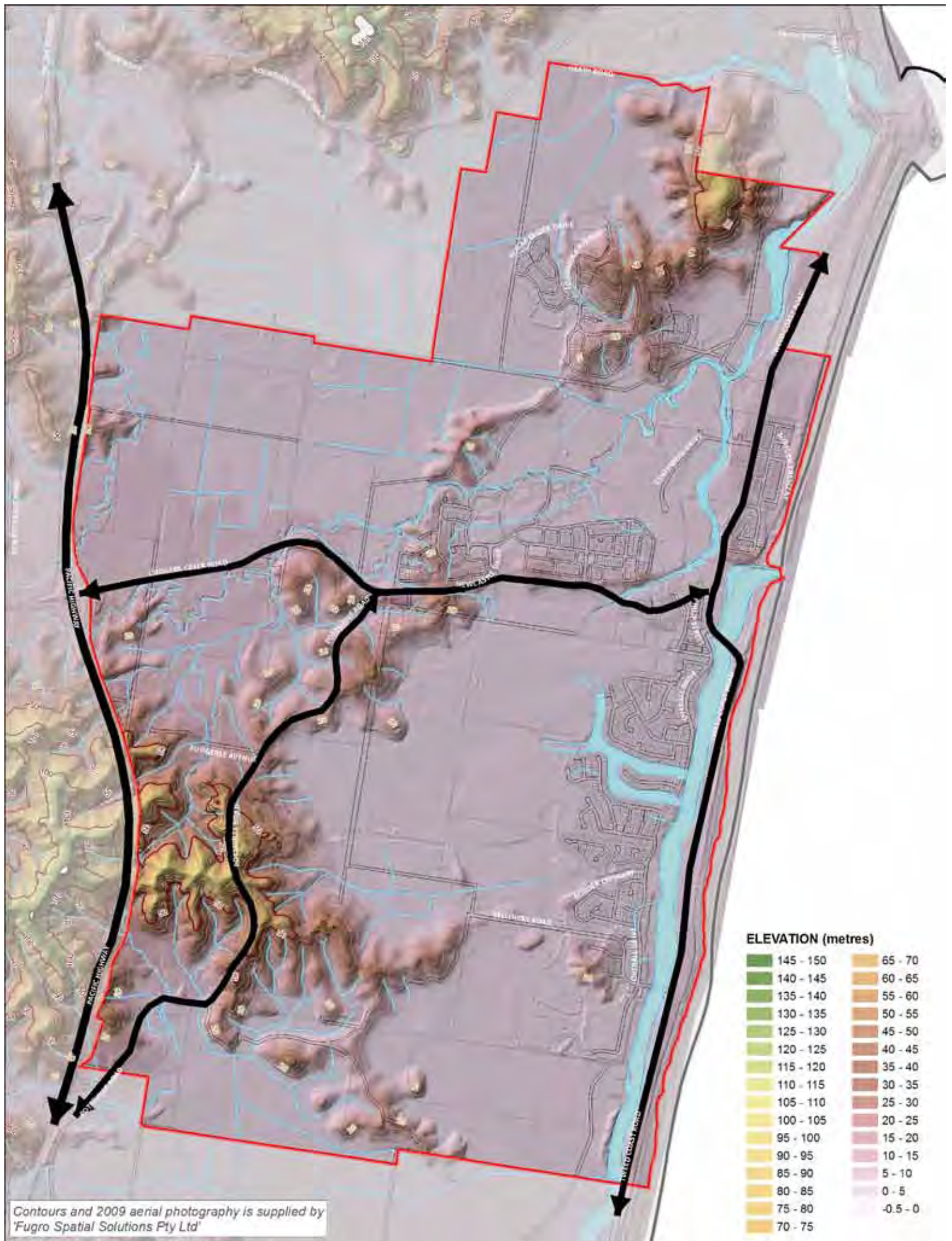
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ELEVATION (metres)

145 - 150	65 - 70
140 - 145	60 - 65
135 - 140	55 - 60
130 - 135	50 - 55
125 - 130	45 - 50
120 - 125	40 - 45
115 - 120	35 - 40
110 - 115	30 - 35
105 - 110	25 - 30
100 - 105	20 - 25
95 - 100	15 - 20
90 - 95	10 - 15
85 - 90	5 - 10
80 - 85	0 - 5
75 - 80	-0.5 - 0
70 - 75	

Topography and Hydrology

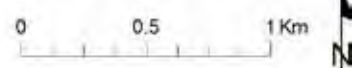
Land to which this plan applies

Key Linkage

10 metre Contour

50 metre Contour

Hydrology



Cadastrre 22 March, 2010
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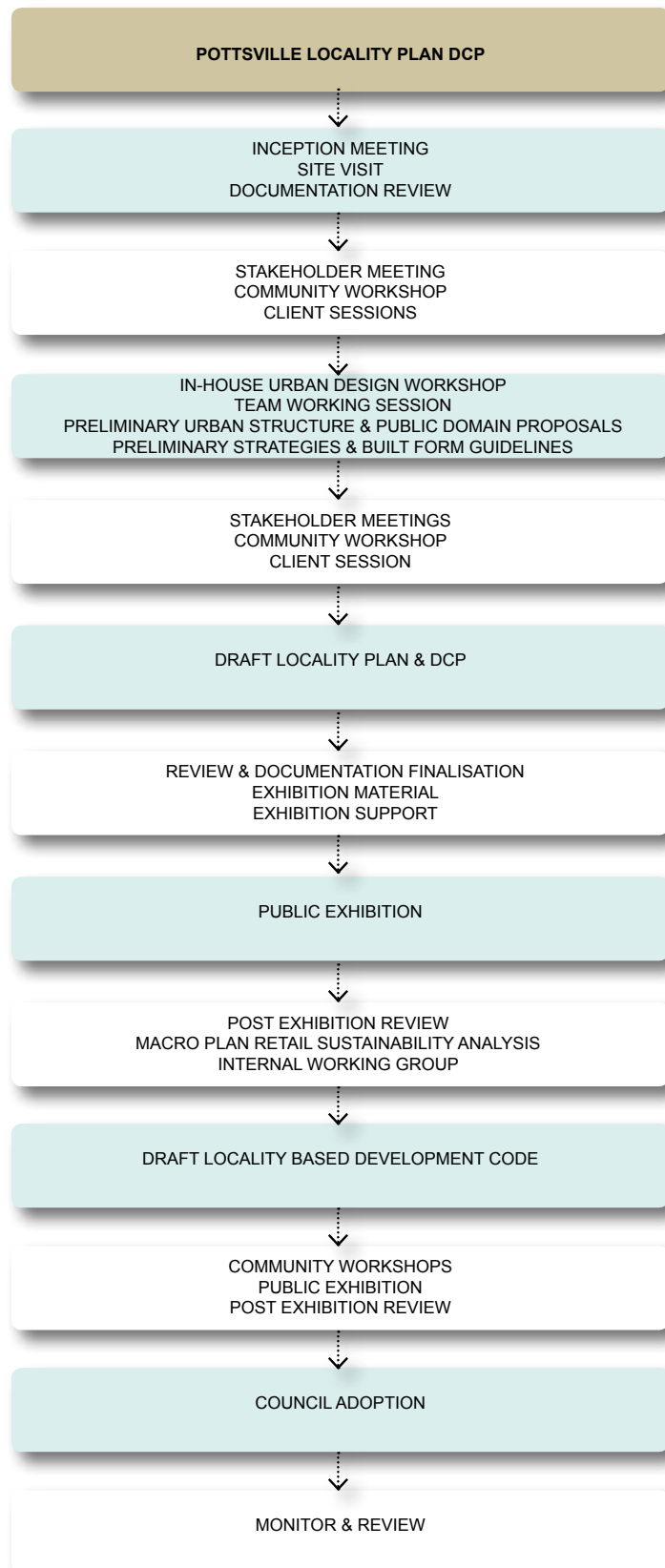


5.6 Community Consultation

5.6.1 Code Preparation

5.6.2 Public Consultation Submission Review

Code Preparation



The Pottsville Locality Based Development Code Process

Issue		Sub Nos.	Comments received	Planning Comment	Action
Theme	Specific				
Access and Mobility	Ageing Population	1, 2	The ability to cater for an ageing population, particularly those with limited mobility and ability to care for themselves. Suggestion that the Code should specifically target development addressing the needs of the population at each stage of their lives.	The code primarily targets urban/natural structure, land-use and design. Although incorporating principles of access and mobility, it is addressed in a broader sense than might otherwise be provided in detailed, targeted, and complimentary policies, such as, seniors housing, Building Code of Australia, housing for the disabled, adaptable housing and the like.	No change recommended
	General Mobility	1, 2, 35	Although generally supportive of the proposed pedestrian and cycleway connections, additional consideration should be directed to planning safer walking and cycling access to retail outlets.	The urban design practices embodied in the code emphasise the importance of and the need for improved cycle and pedestrian facilities. This is achieved in terms of public domain improvements and through the requirement for larger commercial and retail businesses to provide facilities, such as, bike storage and showers.	No change recommended
	Access and Mobility for wheelchair and scooter occupants	1	Recent development within Pottsville with poor pedestrian/wheelchair access People with disabilities not properly considered – no images of wheelchair or mobility scooter users.	New development is subject to the access and mobility provisions of the Building Code of Australia and under Australian Standard AS1428.1 – 2001 Part 1 – Design for Access and Mobility The public domain improvements identified are designed for the broader community and will need to comply with the access and mobility provisions of the above standards.	No change recommended

Issue		Sub Nos.		Comments received		Planning Comment		Action	
Theme		Specific							
Building Heights		General		3, 14		Two submissions sought a maximum 2 storey building height to be extended across the whole of the study area, aside from the CBD.		Analysis of the existing height controls throughout the study area on the basis of site topography, constraints and permissible building typology indicated that a single height control of 2-storey was not justified. There has been no design analysis to substantiate a better design outcome by way of a 2-storey height limit.	
		Village Centre		1, 2, 3, 17, 18, 19, 23, 34, 35, 36, 38, 41		Mixed issue with support and opposition raised about the proposed increase in building height from 2 to 3-storey. Limited support for an increase in height conditional on widening Coronation Avenue.		A detailed urban design analysis indicated that under specific conditions 3-storey development would not have a significant impact on the streetscape but could have a positive public benefit by improving access to and the diversity of housing and business opportunities within the village centre. The road reserve of Coronation Avenue is not sufficient to enable the widening of the road, and would require private land resumption. Based on current land tenure and the associated cost of redeveloping land resumption it is not a practical or justified option.	

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
<i>Environment</i>	Climate Change; natural hazards	1, 3	Reference and acknowledge environmental hazards such as bushfire, climate change and rising sea levels.	<p>The code's drafting and background analysis is based upon the best opportunities and constraints data available. This information is sourced from a wide range of specific documents that are frequently updated as new information becomes available, and it is not the role of this code to duplicate this information because this would undermine the currency of the code as information is updated.</p> <p>However, Appendix 5.5 to the Code contains a summary of the key constraint mapping for the study area, including bushfire prone land mapping and 1:100 year flood and PMF flood mapping.</p>	No change recommended.
	Emergency Planning	2, 4, 38	Increased emergency planning in the context of increased population growth and climate change, including infrastructure idea's to assist in flood mitigation.	<p>Emergency planning generally occurs through a variety of polices both at the local and State level, it is not the role of this Code to specify or supPLICATE those measures, but to incorporate best practice within the proposed urban design controls. For example, Council is currently undertaking a Floodplain Risk Management Strategy for the whole of Shire, which will provide greater clarity and options for managing development of flood liable areas and emergency and risk based scenarios that incorporate climate change projections.</p>	No change recommended.

Issue		Comments received		Planning Comment		Action
Theme	Specific	Sub Nos.				
	Improvements and maintenance	2	Improve quality of Cudgera Creek, remove weeds and provide greater access to Mooball Creek.		Council's Natural Resource Management Unit have proactively been undertaking assessments and the preparation of policies for the management of Cudgera and Mooball Creeks and their catchments. Further improvements and management of these Creeks will be identified within these more detailed studies.	No change is recommended.
<i>General</i>	Extent of study area	6	Discrepancy between the extent of the study areas of the Pottsville Locality Based Development Code and the Hastings Point Locality Based Development Code.		There is a gap between the two study areas of land that is covered by neither Plan. This occurred as a result of the identification of the study area boundaries which were selected independent of each other, but, which require amendment in order to maintain continuity within the planning framework for the area.	Amendment required. Boundary adjusted to adjoin the Hastings Point locality boundary
	Village Centre Area	3, 38	The boundary of the Pottsville Village Centre within the Code be reduced to exclude community and recreational land and the area required for riparian protection.		The areas of public land, including; the Market Park and Pottsville Oval, have been included within the same boundary as the Pottsville Village Centre because of their relationship, importance and role within the Village Centre. In design terms it would be undesirable to treat these elements independently of each other as it would under state the importance of the collective relationships between these elements that make-up a 'sense-of-place.'	No change recommended.

Issue	Sub Nos.	Comments received	Planning Comment	Action
Theme	Specific			
	6	A proposed future development for an aged care facility as identified in the NSW Department of Lands Plan of Management should be acknowledged.	This Code is not intended as a means for ratifying or implementing State agency policy, however, the Department's POM has been noted and appropriate guidelines included.	Amendment required Depts. POM noted, guidelines for future development consideration included.
	15, 17, 18, 19, 20, 21	Several submissions were received supporting the new Code as a successor to the Pottsville Village Strategy 1998 and Council's adopted Retail Strategy.		No change recommended.
Key Sites	2	Support for the development scenario prepared for land on the corner of Coronation Avenue and Phillip Street, opposite the Market Park.	This is an indicative illustration of one design solution and should not be interpreted as an intended or as the preferred design solution for any future development of this land.	No change recommended.

Issue	Sub Nos.	Comments received	Planning Comment	Action
Theme	Specific	Seabreeze	25, 38	
		<p>Concern was raised in relation to the Concept Plan for Lot 1 DP 110675, as displayed in Figure 4.4.2. Issues raised included compliance with the Seabreeze Masterplan, compliance with the strategies detailed, building heights and narrow lots for terrace housing not being suitable for the immediate area.</p> <p>Concern was raised in relation to the requirement for a masterplan to be prepared for Lots 1 and 1147 of DP 1106274, suggesting that no requirement be imposed over Lot 1 given the Seabreeze Estate is largely developed and that Section B15 be amended to encompass Lot 1147.</p>	<p>The Concept Plan detailed in Figure 4.4.2 is generally consistent with the Seabreeze Masterplan, save for a small increase in lot yield.</p> <p>The only substantial variation is the inclusion of a childcare centre to the north of the site, and the provision of additional passive open space to the south of the site. Both of these proposals provide additional public benefit to the wider community.</p> <p>Lots 1 and 1147 are considered to be key sites within the Seabreeze Estate and their development will play an important role in concluding the composition and character of the Estate.</p> <p>It is noted that Council is currently processing a rezoning application for Lot 1147 and an amendment to Section B15 of the Tweed DCP to encompass any additional urban land will be required.</p>	No change recommended.

Issue	Sub Nos.	Comments received	Planning Comment	Action	
Theme	Specific				
<i>Land Use</i>	Village Centre	17, 27	<p>Consolidation of commercial area</p> <p>Issue with extending the commercial areas west along Coronation Avenue</p> <p>Issue with locating supermarket in village</p> <p>Impact on Cudgera Creek from potential supermarket site located Crown Land referred to as Site 'F'.</p>	<p>Current best practice and Council's adopted retail policy indicate that consolidation of urban centres is the most sustainable way of managing economic and population growth, as well as limiting the impact on the natural environment.</p> <p>Council's consultant, MacroPlan, in their report of August 2008 also highlighted the adverse impacts that could arise on existing businesses and the village centre, as the primary activity hub, resulting from any large-scale out of centre retail/commercial development.</p> <p>Any future development with the village or otherwise will need to address impact on the natural environment; this is specifically raised in relation to the potential supermarket site 'F' which acknowledges the proximity of the site to Cudgera Creek.</p>	No change recommended.
<i>Public Domain Improvements</i>	Pottsville Community Hall	1, 2	Submissions were received seeking improvements to the Pottsville Community Hall.	The Pottsville Community Hall is noted as an important piece of public infrastructure that has the potential to accommodate broader community usage. Although acknowledged in the general discussion on potential public domain improvements, it is subject to the preparation of an independent public domain works and implementation plan, as referred to in Section 4 of the plan.	Minor amendment.

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Market Park	2, 4, 12, 35	<p>Several submissions were received in relation to the Market Park, specifically detailing a desire to maintain the status quo of the site by not relocating car parking for store holders, maintaining a passive open space environment and not including public domain improvements that inhibit the market space.</p>	<p>The Code has been amended to remove the previously proposed tennis courts from the Market Park, therefore leaving the Market Park substantially unaltered, except for the proposed 'gateway' improvements located on the northern end.</p> <p>The specific configuration of market stalls and carparking is beyond the scope of this code and is subject to the management plan governing the use of the land.</p>	<p>Amendment required</p> <p>Tennis courts have been removed and located in the new Black Rocks sports fields.</p>
	Pottsville Neighbourhood Centre	2, 10, 14, 35	<p>Support for the consolidation and expansion of the Pottsville Neighbourhood Centre.</p> <p>More modern architectural styles weren't supported at the expense of the current 'ambience'.</p>		<p>No change recommended</p>
	Proposed Youth Centre	1, 2, 6, 12, 14, 18, 19, 23, 35	<p>Support for the establishment of Youth and Community Facilities,</p> <p>The facility should contain a greater commercial component to offset construction costs and ongoing maintenance</p> <p>Concern that the proposal could not occur due to the presence of a mangrove riparian zone.</p>	<p>The Code does not preclude the inclusion of ancillary commercial development as part of the proposed youth centre. The Code provides an indicative illustration of one design solution and should not be interpreted as an intended or as the preferred design solution for any future development of this land. Any future development of this nature will need to address the environmental constraints of the site, specifically through placement of any built form, scale and construction design.</p>	<p>No change recommended</p>

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Beach Access	1, 2, 11, 23, 30, 38	Enhance beach access and ancillary carparking.	The Code has been reviewed and amendments made to specifically incorporate improved beach access as part of any future public domain or foreshore improvement plans.	Minor amendment
	Tennis Courts	2, 3, 4, 5, 6, 8, 12, 23, 30, 32, 35, 36, 38, 39, 41	<p>A large number of submissions were received objecting to the potential relocation of the Pottsville tennis courts to the Market Park, raising concerns to the impact of the courts on the markets, amenity impacts upon adjoining residences, the viability of their use due to the low-lying nature of the land and the effect on the 'village green' character of the Market Park.</p> <p>A small number of submissions were received in support of the relocation; additionally a small number of submissions supported the retention of the courts in their current location.</p>	<p>Discussions with the Pottsville Tennis Club have indicated a strong desire for increased quality facilities, with the desire to raise the number of courts from 4 to a minimum of 6. Desktop analysis indicates that their current location isn't conducive to this goal and the long-term viability of the club.</p> <p>Whilst maintaining a presence within the Village Centre is desirable to assist in capturing the tourist trade, the supply of appropriate sites is scarce. Submissions received suggest that the concept of positioning the courts on the Market Park has been firmly opposed by the Pottsville community, suggesting that the facilities could only be accommodated within the Village Centre in a roof-top format as part of a large floorplate development (such as a supermarket).</p> <p>Void of this occurring or being a satisfactory outcome to the club, the Black Rocks Sports Precinct appears to be the best location to enable the club to grow and secure long-term facilities.</p>	<p>Amendment required.</p> <p>Tennis Courts removed from the Market Park, and Black Rocks Sports Fields identified as a relocation option.</p>

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Landscape design in the village centre	2	Improve the treescape in Coronation Avenue	The Code contains Public Domain Improvements and Infrastructure Plan which includes improvements to street planting within Coronation Avenue.	No change recommended
	Pottsville Memorial Oval	16	Extend the Pottsville Memorial Oval to better suit the AFL club.	<p>Council's PRU have discussed this request with staff from Council's Recreational Services Unit (RSU). Preliminary investigations indicate that the Oval's ability to expand is constrained by natural and man-made features.</p> <p>The active use of the Pottsville Memorial Oval is encouraged as part of the Code; however it is acknowledged that depending on the circumstances of the AFL club and their requirements, they may require an alternate site. Should this be the case, alternate active recreational uses for the site should be explored.</p> <p>Council's RSU will continue discussions with the Pottsville AFL club regarding the provision of adequate facilities.</p>	No change recommended
	Lookout	38	Establish a lookout on Pottsville Mooball Road to overlook Dunlooe Park to the coast.	Acknowledged as a positive component of public infrastructure further investigations could be undertaken in respect of siting and funding, however these are outside of the scope of this Code. This issue has been raised with Council's Recreation Services Unit.	No change recommended

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
Public Infrastructure	School	7, 8, 16, 25	<p>Several submissions were received regarding the provision of a school within the locality.</p> <p>A submission was received from the landowner of one of the two priority sites identified stating: <i>'As we understand it the Department of Education do not require this Lot for a school.'</i></p> <p>In addition, a submission was received from the Department of Education and Training articulating in principle support for the strategy to plan effectively for the future community's educational needs and that Seabreeze Estate and Dunloe Park may provide opportunities for school locations, particularly as population within the area continues to grow.</p>	<p>Strategic planning to identify potential school sites comprises sound planning practice.</p> <p>The submissions received did not contain information articulating constraints to the land(s) that would undermine or prohibit the strategy, nor did they conclude that Pottsville would not require a school in the locality within the lifespan of this document. In addition, several submissions were received detailing support for the proposals contained within the Code.</p>	No change recommended

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Emergency Services Facilities	8, 36, 38	Identify future emergency services facilities within the Code	<p>Various units with Council have recently held discussions with key emergency service stakeholders regarding their placement within the Shire.</p> <p>Council remains open to further discussions in this regard; however investigations undertaken have been within a wider context than this Code.</p>	No change recommended
	Tertiary education facilities	8	Identify the provision of tertiary education facilities within the locality.	<p>Council's Whole of Shire Community and Cultural Facilities Plan details a general population benchmark for TAFE or university facilities of 150,000 – 200,000 people. With TAFE and university facilities already located within the Shire and the Shire's population below the general benchmark adopted, it is not considered that there is a strong need to nominate potential sites at this point.</p> <p>Nonetheless, the State Environment Planning Policy (Infrastructure) permits 'educational establishments' in a number of zones. Accordingly, should a proponent wish to pursue such a facility, the Code does not close off opportunities for tertiary facilities.</p>	No change recommended

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Open Space	1, 4, 23, 28, 30, 36	<p>Requests for a greater level of recreational facilities, namely an aquatic centre, gym, indoor/outdoor courts, Relocate the existing caravan parks to provide additional parkland.</p> <p>Objection to the Black Rocks sports fields being used as a higher order facility as well as it's use at night on environmental grounds.</p>	<p>The Code does not restrict private enterprises, as this is subject to the LEP permissibility. In relation to public infrastructure this Code is not the mechanism for facilitating recreational activities, above those identified, but falls to Council's regional infrastructure plan or will require the development of further specific plans, or, will be covered by the master-planning process for the new release areas.</p>	No change recommended
	Sewer	38	Detail the shortfall in waste water treatment facilities within the Code.	<p>The servicing capabilities of the Pottsville Locality are being further investigated through methods other than this Code. It is not the role of this code to duplicate this information because this would undermine the currency of the code as information is updated.</p>	No change recommended

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
Release Areas	Employment Lands	2, 38	<p>The employment lands area be developed as per 'best practice'.</p> <p>The extent of the employment area should be refined to enable the protection of riparian zones and the maintenance of the lands topography.</p>	<p>The Code advocates the establishment of 'best practice' planning for the release area.</p> <p>The extent of the Potential Future Employment Land was identified and adopted as part of the Tweed Urban and Employment Land Release Strategy 2009 (Tweed UELRS).</p> <p>A specific environmental assessment of this land is beyond that undertaken as part of the Tweed UELRS would be required as part of any rezoning application and is not within the scope of this Code.</p> <p>Council has not received any specific analysis of the land post adopting the Tweed UELRS that would necessitate a change in the identified boundary.</p>	No change recommended

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Area 6	38	<p>Area 6 Release Area should not be used for urban development as the parcel should be retained as riparian zone to the Cudgera Creek.</p>	<p>The extent of Area 6 was identified and adopted as part of the Tweed Urban and Employment Land Release Strategy 2009 (Tweed UELRS).</p> <p>A specific environmental assessment of this land beyond that undertaken as part of the Tweed UELRS would be required as part of any rezoning application and is not within the scope of this Code.</p> <p>Council has not received any specific analysis of the land post adopting the Tweed UELRS that would necessitate a change in the identified boundary.</p>	No change recommended
	Dunloe Park	4	<p>Specific development and advices on land use should not be given on Dunloe Park until a masterplan has been released.</p>	<p>Major planning and investigation works need to be undertaken before any detailed design controls can be drafted for the Dunloe Park Release Area. However, it is appropriate that broad strategies and considerations are formulated to assist in establishing several parameters to inform the masterplanning process.</p>	No change recommended
	Kings Land	2	<p>Develop of Kings Land</p>	<p>This land is identified in the Tweed Urban and Employment Land Release Strategy 2009 as a future investigation area.</p>	No change recommended

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
<i>Supermarket</i>	General	24, 25, 29, 36, 38, 39, 42	<p>Questioning the need for a full-line supermarket in Pottsville</p> <p>Concern a full-line supermarket would cause economic stress on current operators</p> <p>Concern that a full-line supermarket would not positively integrate into the urban fabric of the village centre</p> <p>Concern that a full-line supermarket would result in adverse traffic impacts on the village centre</p> <p>Concern that the sites identified were not suitable for the establishment of a full-line supermarket</p> <p>Support that sites identified were suitable for the establishment of a full-line supermarket</p> <p>Support for the retail strategy promoted</p> <p>Specific concern for individual full-line supermarket sites identified.</p>	<p>There are mixed views about the need as well as the preferred location for a supermarket. This Code is based on the best available information. At the time of drafting that information included general community support for a supermarket and the dictates of the Council's adopted Retail Strategy 2005, which is to consolidate existing urban centres. This is seen to be the better approach to urban sustainability, greater economic prosperity and socially responsible.</p>	No change recommended
	Site A	3, 4, 35, 38	<p>This site is not considered appropriate.</p> <p>Public land is not considered suitable for development</p> <p>The site needed to be maintained for community use.</p>	<p>No justification or reasoning as to why this site was considered inappropriate provided.</p> <p>Site A was previously identified for potential supermarket use within the Pottsville Village Strategy 1998.</p> <p>The Code provides guidance to ensure the long-term retention of community facilities should Site 'A' be developed for supermarket purposes.</p>	No change recommended

Issue Theme		Sub Nos.	Comments received	Planning Comment	Action
	Specific				
	Site B	38	This site is not considered appropriate.	No justification or reasoning as to why this site was considered inappropriate provided. Site B was previously identified for potential supermarket use within the Pottsville Village Strategy 1998.	No change recommended
	Site C	38	This site is not considered appropriate.	No justification or reasoning as to why this site was considered inappropriate provided. Site C was previously identified for potential supermarket use within the Pottsville Village Strategy 1998.	No change recommended
	Site D		No specific submissions received		No change recommended
	Site E	4	Support for the site 'E' as a full-line supermarket option		No change recommended.
	Site F	2, 3, 4, 6, 13, 27, 29, 33, 34, 37, 38, 39, 40	Not considered suitable for a full-line supermarket for the following reasons: <ul style="list-style-type: none"> o Flooding and Drainage o Use of Crown land for commercial development o Environmental concerns o Proximity to Cudgera Creek o Amenity 	Based on preliminary desktop analysis this site seems to have an ability to accommodate a supermarket. However, the Code is very clear that the land is constrained and it will be the responsibility of any proponent to demonstrate the ultimate level of suitability.	No change recommended
	Site G		No specific submissions received		No change recommended.

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Pottsville Waters	2, 4	Support for the Pottsville Waters site as a full-line supermarket option.	<p>The various aspects of the Pottsville Waters option are identified within the Full Line Supermarket Matrix, contained with Section 5.1 of the Code.</p> <p>Whilst the various strategies identified within the Code enable a substantial increase in retail floor area, it is acknowledged that locating a full-line supermarket in the village centre may ultimately prove unsuitable and that the retail recommendations of the Code be reviewed within a 5 year period.</p>	No change recommended.
	Seabreeze Estate	25	<p>Support for a full-line supermarket within the Seabreeze Estate, articulating that an 'unconstrained site area, good accessibility which is highly visible providing a 'visual gateway to Pottsville' and conveniently located in the context of the wider Pottsville village catchment make the Stage 8 site highly suitable for a full line supermarket.'</p> <p>In addition, it was submitted that the Seabreeze Site is consistent with Principle 5 of Council's Retail Principles and is generally consistent with the principles contained in the Draft Centres Policy – Planning for Retail and Commercial Development Consultation, Department of Planning Draft April 2009.</p>	<p>This site was proposed for a supermarket and ancillary uses in 2008 and was the subject of a lengthy and detailed court case. It was very clear on Council's reasons for defending the appeal and its ultimate successful defence that the site was and is not considered the better option over the village centre. However, the site has not been precluded indefinitely, but, may be further considered as part of the future reviews of the Code.</p>	No change recommended.

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Dunloe Park	1, 14	<p>Dunloe Park was too far away to be considered a suitable option for a full-line supermarket,</p> <p>Dunloe Park considered it to be the best location for a supermarket.</p>	<p>The various aspects of the Dunloe Park Release Area are identified within the Full Line Supermarket Matrix, contained with Section 5.1 of the Code.</p> <p>Whilst the various strategies identified within the Code enable a substantial increase in retail floor area, it is acknowledged that locating a full-line supermarket in the village centre may ultimately prove unsuitable and that the retail recommendations of the Code be reviewed within a 5 year period.</p>	No change recommended.
	Employment Land	26, 36, 38	<p>Preferred site should a suitable site within the village centre not be identified.</p> <p>The Code fails to adequately analyse and plan for the current and future retail needs of Pottsville and resultant impacts upon the locality, other planning policies. When recognising the retail landscape, the Employment Land Release Area is viewed as the best suited site for a 'medium to long term retail site'.</p>	<p>The various aspects of the Employment Land Release Area are identified within the Full Line Supermarket Matrix, contained with Section 5.1 of the Code.</p> <p>Whilst the various strategies identified within the Code enable a substantial increase in retail floor area, it is acknowledged that locating a full-line supermarket in the village centre may ultimately prove unsuitable and that the retail recommendations of the Code be reviewed within a 5 year period.</p>	No change recommended.

Issue		Comments received		Planning Comment		Action	
Theme	Specific	Sub Nos.					
Traffic	Phillip Street	1, 2, 3, 5, 10, 23, 32, 35, 36, 38, 41	Submissions received detailed a strong value in the retention of pedestrian primacy, along with concerns regarding the potential increase in noise and how that would relate to amenity levels and the loss of property values	The extension of Phillip Street to Overall Drive is not a compulsory component of the Code. Should this extension be identified as essential in the future, public consultation and design measures to ensure the maintenance of appropriate levels of amenity on adjoining properties will be investigated at this time.	Amendment required. Requirements and need for Phillip Street extension clarified.		
	Service Road	2, 8, 10, 14, 15, 16, 17, 18, 19, 21, 23, 34, 39, 42	Strong support for the eastern, or 'Stage 1' loop road. The loop road would provide greater efficiency and require less construction if the rear car parks were interlinked.	The Code advocates for the establishment of the link road.	No change recommended.		
	Pedestrian Safety	2, 15, 30, 42	Current inadequate pedestrian safety on Coronation Avenue and Elizabeth Street. Reorganise pedestrian crossings and construct the north loop road to improve pedestrian safety. Lack of pedestrian safety opposite Black Rocks Bridge.	The concerns received have been forwarded to Council's Traffic and Transport Engineer.	No change recommended.		

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Public transport	3, 11, 38	<p>Clearly identify a singular bus interchange in the CBD</p> <p>Assure that future release areas provide appropriate road infrastructure to enable public transport.</p> <p>A lack of bus parking within the village centre</p>	<p>Post review, the location of existing bus stops and a future bus interchange have been specifically highlighted in the Code.</p> <p>The Code, along with other Council Plans, provides development controls to ensure future development adequately provides infrastructure for public transport.</p>	Minor amendment
	Carparking	2, 6, 14	<p>Adequate parking currently exists in the village,</p> <p>Underground carparking should not be relied upon for future development.</p> <p>The pocket carparks create a perverse mechanism to raise funds for the loop road, which would have the flow-on effects of:</p> <ul style="list-style-type: none"> o High cost to provide car parking – therefore impacting commercial viability, o Complex and costly land acquisition, <p>Detrimental effect on the efficient functioning of a supermarket.</p>	<p>The design controls contained within the Code do not require the construction of basement carparking as part of any specific development.</p> <p>As detailed within the Code, adequate parking currently exists in the Pottsville village centre. The Code proposes a series of pocket carparks to foster greater walkability within the village centre and gain greater efficiency of land through actively encouraging multi-purpose trips.</p> <p>It is not considered that the carparking provisions of the Code will significantly increase the cost of development or adversely affect the efficiency or viability of development. rather, presents an opportunity for new development to positively contribute to the improvement of the village centre environment.</p>	No change recommended.

Issue		Sub Nos.	Comments received	Planning Comment	Action
Theme	Specific				
	Loop Road (West)	13, 24, 33, 39	Concern was raised in relation to the Western portion of the North Loop Road and it's potential impact upon existing developments amenity, which would have roads fronting both northern and southern boundaries of the sites.	The Western portion of the North Loop Road is not a compulsory component of the Code. Should this road be identified as essential in the future, design measures to ensure the maintenance of appropriate levels of amenity on adjoining properties will be investigated at that time.	No change recommended.
	General	23, 38	Open Kellehers Road to connect with Pottsville/Mooball Road Improve the quality and safety of Pottsville/Mooball Road	The through connection of Kellehers Road to Pottsville/Mooball Road is contained in the Code, however it's construction is only considered necessary with the establishment of the Dunloe Park Release Area. The quality and safety of Pottsville/Mooball road is outside the scope of this Code. The concerns received have been forwarded to Council's Traffic and Transport officer for further investigation.	No change recommended.
<i>Urban Design</i>	General	2	Residential design should be more site responsive and environmentally sustainable.	The Code contains residential strategies and controls that seek improved architectural design, both in terms of environmental response and positively contributing to the established character.	No change recommended.

Issue Theme	Specific	Sub Nos.	Comments received	Planning Comment	Action
	Village Centre	1, 2, 4, 8, 23	<p>Criticism of the material selection in recent developments,</p> <p>Include controls to compliment existing buildings and enabling the landscaping and built environment to merge together with no dominant features,</p> <p>Disallow carparking in the village centre,</p> <p>Pursue covered malls</p> <p>Provide greater setbacks for buildings on southern side of Coronation Avenue to allow more space.</p>	<p>Specific Design Controls have been formulated to provide a high quality built form which respects the character and amenity of the village centre. Further, one Design Control specifically addresses carparking need and the desired positioning of carparks provided.</p>	No change recommended.
	Design Control 12	4	<p>Landscaping within the village centre should focus on a diversity of endemic native species and should adopt the Koala Beach landscaping principles.</p>	<p>Specific landscape species for use in the Pottsville village centre are to be investigated as part of future detailed design to the Public Domain Improvements and Infrastructure Plan</p>	No change recommended.