

# Hastings Point Locality Based Development Code

Tweed Development Control Plan Section B23



Amendments

Version	Effective	Description	Authorised
1.0	28.04.10	Public exhibition document	
2.0		Council Approved document	

Prepared  
Planning Reform Unit

Adopted  
-

Public Notice  
-

Version  
-

Printed  
-

**Tweed Development Control Plan  
Section B23**

**HASTINGS POINT LOCALITY BASED DEVELOPMENT CODE**

**CONTENTS**

<b>PART 01</b>	INTRODUCTION
<b>PART 02</b>	HASTINGS POINT IN CONTEXT
<b>PART 03</b>	VISION FOR HASTINGS POINT
<b>PART 04</b>	PRECINCT SPECIFIC STRATEGIES
<b>PART 05</b>	VISUAL SETTINGS
<b>PART 06</b>	BUILDING TYPE CONTROLS
<b>PART 07</b>	APPENDICES

# CONTENTS

## PART 1 - INTRODUCTION

<b>1.1 Preface</b>	<b>13</b>
<b>1.2 Preliminaries</b>	
1.2.1 The Purpose of this Locality Based Development Code	15
1.2.2 Name of this Code	17
1.2.3 Land and Development Covered by this Code	17
1.2.4 Relationship to other Documents	17
1.2.5 Planning Provisions Repealed	17
1.2.6 How to Use this Section of the Tweed DCP	18
1.2.7 Code Preparation	19

## PART 2 - HASTINGS POINT IN CONTEXT

<b>2.1 Background</b>	<b>23</b>
2.1.1 Demographic Information	23
2.1.2 Existing Locality Characteristics	23
<b>2.2 The Planning Framework</b>	<b>29</b>
2.2.1 The Far North Coast Regional Strategy 2006	29
2.2.2 North Coast Urban Design Guidelines 2008	30
2.2.3 The Coastal Design Guidelines for NSW 2003	31
2.2.4 The Tweed Local Environment Plan 2000	31
2.2.5 Tweed Development Control Plan 2008	32
2.2.6 Tweed DCP Section A1 - Residential Tourist and Development Code 2008	32
2.2.7 Tweed Urban and Employment Land Release Strategy 2009	32
<b>2.3 Community Consultation</b>	<b>34</b>
2.3.1 Who Has Been Consulted	34
2.3.2 The Consultation Process	34

## PART 3 - VISION FOR HASTINGS POINT

<b>3.1 Vision for Hastings Point</b>	<b>39</b>
<b>3.2 Locality Analysis</b>	<b>44</b>
3.2.1 Environmental Protection	44
3.2.2 Flooding and Sea Level Rise	46
3.2.3 Water Table and Acid Sulfate Soil	48
3.2.4 Scenic Protection and Views	50
3.2.5 Public Open Space and Public Facilities	52
3.2.6 Urban Vegetation	54
3.2.7 Circulation and Access	56
3.2.8 Precincts and Predominant Building Types and Precinct Areas	58

**PART 4 - PRECINCT SPECIFIC STRATEGIES**

<b>4.1</b>	<b>PENINSULA STREET AND THE NORTHERN ENTRY</b>	<b>63</b>
<b>4.1.1</b>	<b>Existing Character</b>	<b>65</b>
4.1.1.1	Existing Building Character	71
<b>4.1.2</b>	<b>Strategy and Desired Future Character</b>	<b>73</b>
4.1.2.1	Strategy Principles	75
4.1.2.2	Diagrammatic Representation	77
4.1.2.3	Public Domain Strategies and Implementation	78
<b>4.1.3</b>	<b>Controls</b>	<b>85</b>
4.1.3.1	Guide to Using the Controls	85
4.1.3.2	Objectives	85
4.1.3.3	Controls - General	85
4.1.3.4	Controls - Caravan Parks	87
4.1.3.5	Controls - Commercial Lots	87
4.1.3.6	Controls - Residential Lots	87
<b>4.2</b>	<b>CREEK STREET</b>	<b>89</b>
<b>4.2.1</b>	<b>Existing Character</b>	<b>91</b>
4.2.1.1	Existing Building Character	93
<b>4.2.2</b>	<b>Strategy and Desired Future Character</b>	<b>94</b>
4.2.2.1	Strategy Principles	95
4.2.2.2	Diagrammatic Representation	97
4.2.2.3	Public Domain Strategies and Implementation	98
<b>4.2.3</b>	<b>Controls</b>	<b>103</b>
4.2.3.1	Guide to Using the Controls	103
4.2.3.2	Objectives	103
4.2.3.3	Controls - General	103
4.2.3.4	Controls - Caravan Parks	105
4.2.3.5	Controls - Residential Lots	105
4.2.3.6	Controls - Subdivisions	105
<b>4.3</b>	<b>THE CENTRE</b>	<b>107</b>
<b>4.3.1</b>	<b>Existing Character</b>	<b>109</b>
4.3.1.1	Existing Building Character	115
<b>4.3.2</b>	<b>Strategy and Desired Future Character</b>	<b>116</b>
4.3.2.1	Strategy Principles	117
4.3.2.2	Diagrammatic Representation	121
4.3.2.3	Public Domain Strategies and Implementation	122

<b>4.3.3</b>	<b>Controls</b>	<b>133</b>
4.3.3.1	Guide to Using the Controls	133
4.3.3.2	Objectives	133
4.3.3.3	Controls - General	133
4.3.3.4	Controls - Caravan Parks	135
4.3.3.5	Controls - Commercial Lots	135
4.3.3.6	Controls - Residential Lots	135
<b>4.4</b>	<b>SOUTH HASTINGS POINT</b>	<b>137</b>
<b>4.4.1</b>	<b>Existing Character</b>	<b>139</b>
4.4.1.1	Existing Building Character	141
<b>4.4.2</b>	<b>Strategy and Desired Future Character</b>	<b>144</b>
4.4.2.1	Strategy Principles	145
4.4.2.2	Diagrammatic Representation	147
4.4.2.3	Public Domain Strategies and Implementation	148
<b>4.4.3</b>	<b>Controls</b>	<b>153</b>
4.4.3.1	Guide to Using the Controls	153
4.4.3.2	Objectives	153
4.4.3.3	Controls - General	153
4.4.3.4	Controls - Commercial Lots	155
4.4.3.5	Controls - Residential Lots	155
4.4.3.6	Controls - Public Buildings	155
<b>PART 5</b>	<b>- VISUAL SETTINGS</b>	<b>157</b>
5.1	How to use the Visual Settings	159
5.2	Views from the Headland	160
5.3	Creek Foreshore Park Looking North	162
5.4	Bridge Looking North	164
5.5	Bridge Looking West	166
5.6	Bridge Looking South	168
5.7	Creek Street	170
5.8	Southern Entry	172
5.9	Northern Entry	174
5.10	Young Street	176

<b>PART 6 - BUILDING TYPE CONTROLS</b> .....	<b>179</b>
<b>6.1 How to Use the Building Type Controls</b> .....	<b>181</b>
<b>6.2 Designing to Suit Hastings Point</b> .....	<b>183</b>
<b>6.3 Building Type Controls</b> .....	<b>185</b>
6.3.1 Dwelling Houses, Alterations and Additions to Dwelling Houses, Garages, Outbuildings, Swimming Pools, Tennis Courts .....	186
6.3.1.1 Dwelling Houses .....	188
6.3.1.2 Alterations and Additions to Dwelling Houses .....	188
6.3.1.3 Site and Building Design Controls .....	188
6.3.2 Dual Occupancies and Town Houses .....	198
6.3.2.1 Dual Occupancies and Town Houses .....	196
6.3.2.2 Town Houses (Villas) .....	198
6.3.2.3 Site and Building Design Controls .....	198
6.3.3 Shop-top and Residential Flat Buildings .....	206
<b>PART 7 - DESIGN RESOURCES</b> .....	<b>217</b>
<b>7.1 Built Form and Landscape Design Ideas</b> .....	<b>221</b>
7.1.1 How to Use the Design Resources .....	221
7.1.2 Designing Buildings to Suit Hastings Point .....	221
7.1.3. Building Form .....	223
7.1.4 Building Footprint and Height .....	229
7.1.5 Materials and Detailing .....	231
7.1.6 Landscaping .....	237
7.1.7 Roofs .....	239
7.1.8 Colour .....	240
7.1.9 Fencing and Walls .....	241
7.1.10 Ancillary Design Elements .....	242
7.1.11 Ramps and Driveways .....	243
<b>7.2 Species List</b> .....	<b>247</b>
<b>7.3 Constraints Maps</b> .....	<b>273</b>
<b>7.4 Community Consultation -         Sample of Questionnaire Responses and Summary         of Submissions</b> .....	<b>283</b>

## LIST OF FIGURES

Figure 1.1	Locality Based Development Code key strategy components	12
Figure 1.2	Locality Based Development Code implementation	14
Figure 1.3	Hastings Point Locality Based Development Code boundary	16
Figure 1.4	The Hastings Point Locality Based Development Code process	19
Figure 2.1	Tweed Shire population by urban area 1996 - 2006	22
Figure 2.2	Urban and village area likely maximum population range	
Figure 2.3	Geographic features	24
Figure 2.4	Far North Coast Regional Strategy Plan 2006	28
Figure 2.5	Local Environmental Plan - statutory context	32
Figure 2.6	Urban centre hierarchy - small villages	32
Figure 3.1	Illustrative plan of Hastings Point	43
Figure 3.2	Environmental protection	45
Figure 3.3	Flooding map inundation areas	47
Figure 3.4	Acid sulfate soil map	49
Figure 3.5	Lots potentially affected by visual settings	51
Figure 3.6	Public open space and public facilities	53
Figure 3.7	Urban vegetation plan	55
Figure 3.8	Circulation and access plan	57
Figure 3.9	Precincts and predominant building types	59
Figure 4.1	Extent of the Peninsula Street and Northern Entry Precinct	86
Figure 4.2	Peninsula Street and the Northern Entry Precinct illustrative plan	76
Figure 4.3	Strategy Diagram: Northern dunes and northern edge of estuary	78
Figure 4.4	Indicative plan and section looking north from the northern star	80
Figure 4.5	Indicative plan and section looking south along Peninsula Street	82
Figure 4.6	Control Diagram - Peninsula Street and the Northern Entry Precinct	84
Figure 4.7	Control Diagram - Peninsula Street and Northern Entry Precinct visual settings	86
Figure 4.8	Control Diagram - Indicative Section Height and Setback Controls	86
Figure 4.9	Extent of the Creek Street Precinct	90
Figure 4.10	Creek Street Precinct illustrative plan	96
Figure 4.11	Strategy Diagram: Christies Creek	98
Figure 4.12	Indicative plan and section looking west along Creek Street	100
Figure 4.13	Control Diagram - Creek Street	102
Figure 4.14	Control Diagram - Creek Street visual settings	104
Figure 4.15	Extent of the Centre Street Precinct	108
Figure 4.16	The Centre Precinct illustrative plan	120
Figure 4.17	Strategy Diagram: Creek Foreshore Park	122
Figure 4.18	Strategy Diagram: The Headland	124
Figure 4.19	Strategy Diagram: Cudgera Creek	126
Figure 4.20	Indicative Plan and Section looking north along Tweed Coast Road	128



Figure 4.21	Indicative plan and section looking south along Young Street	130
Figure 4.22	Control Diagram - The Centre Precinct	132
Figure 4.23	Control Diagram - The Centre Precinct visual settings	134
Figure 4.24	Extent of the South Hastings Point Precinct	138
Figure 4.25	Plan - South Hastings Point Precinct illustrative plan	146
Figure 4.26	Concept Diagram: Cudgera Creek	148
Figure 4.27	Concept Diagram: Southern eunes	149
Figure 4.28	Indicative plan and section looking north along Tweed Coast Road	150
Figure 4.29	Control Diagram - South Hastings Point Precinct	152
Figure 4.30	Control Diagram - South Hastings Point Precinct visual settings	154
Figure 5.0	View Field Descriptive Diagram	159
Figure 3.5	Lots potentially affected by visual settings	158
Figure 5.1	Viewfield from the headland	160
Figure 5.2	Control Diagram Viewfield from the headland	160
Figure 5.3	View for Photomontage from the headland	160
Figure 5.4	Viewfield from Creek Foreshore Park looking north	162
Figure 5.5	Control Diagram - Viewfield from the Creek Foreshore Park looking north	162
Figure 5.6	View for Photomontage from the Creek Foreshore Park looking north	162
Figure 5.7	Viewfield from the bridge looking north	164
Figure 5.8	Control Diagram - Viewfield from the bridge looking north	164
Figure 5.9	View for Photomontage from the bridge looking north	164
Figure 5.10	Viewfield from the bridge looking west	166
Figure 5.11	Control Diagram - Viewfield from the bridge looking west	166
Figure 5.12	View for Photomontage from the bridge looking west	166
Figure 5.13	Viewfield from the bridge looking west	168
Figure 5.14	Control Diagram - Viewfield from the bridge looking south	168
Figure 5.15	View for Photomontage from the bridge looking south	168
Figure 5.16	Viewfield along Creek Street	170
Figure 5.17	Control Diagram - Creek Street	170
Figure 5.18	View for Photomontage - Creek Street	173
Figure 5.19	Viewfield from the Southern Entry	172
Figure 5.20	Control Diagram - Southern Entry	172
Figure 5.21	Control Diagram - Southern Entry	173
Figure 5.22	View for Photomontage - Southern Entry	173
Figure 5.23	Viewfield from the Northern Entry	174
Figure 5.24	Control Diagram - Northern Entry	174
Figure 5.25	View for Photomontage - Northern Entry	175
Figure 5.26	View for Photomontage - Northern Entry	175
Figure 5.27	Viewfield - Young Street	176
Figure 5.28	Control Diagram - Young Street	176
Figure 5.29	View for Photomontage - Young Street	177



# PART 01 INTRODUCTION

## **1.1 Preface**

## **1.2 Preliminaries**

- 1.2.1 The Purpose of this Locality Based Development Code
- 1.2.2 Name of this Code
- 1.2.3 Land and Development Covered by this Code
- 1.2.4 Relationship to other Documents
- 1.2.5 How to use this Section of the Tweed DCP
- 1.2.6 Code Preparation

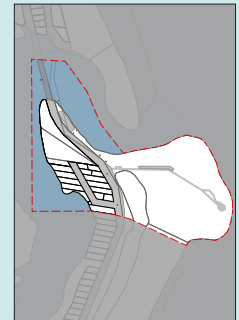


**STEP 01**

Find out what precinct your site falls within. Refer to Figure 3.9 Precincts and Predominant Building Types in Part 03 (pg.59).



The locality has been divided into precincts

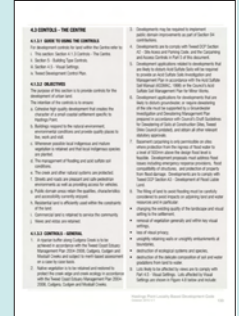


**STEP 02**

Understand the objectives and precinct specific controls contained in relevant section in Part 04 (pg.61).



Precinct specific development controls

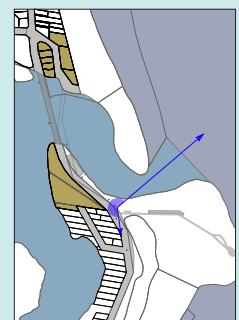


**STEP 03**

Understand the view analysis criteria set out in Part 05 (pg.157).



Precinct specific view settings



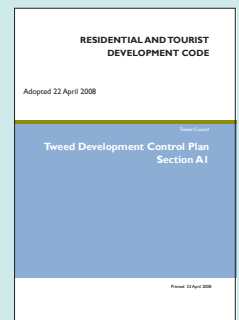
**STEP 04**

Refer to building type controls in Part 06.

- Dwelling house - Part 6.3.1 (pg.187)
- Town house or dual occupancy - Part 6.3.2 (pg.196)
- Residential flat building - Part 6.3.3 (pg.206)



Also refer to controls in DCP A1 and other planning documents as relevant.



**STEP 05**

Refer to design resources in Part 07, with specific reference to building and landscape design ideas which covers building form, materials and colour as well as preferred landscape species.



Design guidance



## 1.1 Preface

Since 2006, Tweed Shire Council have been undertaking a number of planning studies addressing key issues and locations in the Shire, which will contribute to a comprehensive review of the Tweed Local Environmental Plan 2000 and the Tweed Development Control Plan 2008. The Hastings Point Locality Based Development Code ("the Code") is a component of this wider exercise and is intended to provide the framework for managing growth and development in Hastings Point over the next 25 years.

Figure 1.3 identifies the boundary of the Hastings Point locality under this Code.

The Code has been prepared on the basis of extensive analysis and stakeholder input in regard to a wide range of issues, including traffic and transport, community facilities, retail, urban development, built form, landscape and environmental protection, as well as streetscape and public domain 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.
- **Open space and public domain:** Strategies for the development of private land and directions for improvements to public areas such as parks and streets.
- **Precinct areas:** Strategies, objectives and controls to guide development and management of land in Hastings Point.

Figure 1.1 Key steps to using the Hastings Point Locality Based Development Code



## **1.2 Preliminaries**

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

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

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

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

### **1.2.2 Name of this Code**

This Section is called “Section B23 – Hastings Point Locality Based Development Code” of the Tweed Development Control Plan 2008, herein often referred to as ‘The Code’ or ‘Code’.

### **1.2.3 Land and Development Covered by this Code**

The controls and guidelines identified within this Section of the Tweed DCP apply to development on land within the area bounded by the red line described in Figure 1.3 of this Code.



Figure 1.3 Hastings Point Locality Based Development Code Boundary  
This Code applies to all development on land situated within the boundary illustrated above.



## 1.2.4 Relationship to other Documents

The Tweed Local Environmental Plan (TLEP) is the principal environmental planning instrument applying to the Hastings Point Locality. This Section of the Tweed DCP contains detailed provisions that supplement the provisions of the TLEP. If there 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 Hastings Point 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 Hastings Point locality have warranted an alternative approach to those requirements. Where an inconsistency arises between this Section and Council’s various technical policies, guidelines and codes, this Section will prevail to the extent of that inconsistency.

This Code is intended to establish a strategic direction for the study area. Some of the strategic objectives of the study area may not necessarily be consistent with the current land use provisions of Tweed LEP 2000. Where inconsistencies occur, the land will need to be considered for rezoning in accordance with the provisions of the Environmental Planning and Assessment Act 1979.

## 1.2.5 Planning Provisions Repealed

This DCP repeals page 2 of the Area Specific Development Controls of the Tweed Development Control Plan 2008, Section A1 – Residential and Tourist Development Code, as it relates to the “area specific controls” for Hastings Point. The reason for the repeal is that the adoption of the Hastings Point Locality Based Development Code satisfies the ‘review period’ requirement of the abovementioned area specific controls, which were in-force pending the completion of this Plan.

**PART 01  
INTRODUCTION**

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

**PART 02  
HASTINGS POINT IN CONTEXT**

- BACKGROUND
- THE PLANNING FRAMEWORK
- COMMUNITY CONSULTATION

**PART 03  
VISION FOR HASTINGS POINT**

- VISION
- LOCALITY ANALYSIS

**PART 04  
PRECINCT PLANS**

- NORTH ENTRY & PENINSULA ST
- CREEK STREET
- THE CENTRE
- SOUTH HASTINGS POINT

**PART 05  
VISUAL SETTINGS**

- FROM HEADLAND
- BEACH PARK LOOKING SOUTH
- BRIDGE LOOKING NORTH
- BRIDGE LOOKING WEST
- BRIDGE LOOKING SOUTH
- CREEK ST
- SOUTHERN ENTRY
- NORTHERN ENTRY
- YOUNG ST

**PART 06  
BUILDING TYPE CONTROLS**

- DWELLING HOUSES
- DUAL OCCUPANCIES AND TOWNHOUSES
- RESIDENTIAL FLAT BUILDINGS AND SHOP TOP HOUSING

**PART 07  
DESIGN RESOURCES**

- BUILT FORM AND LANDSCAPE DESIGN
- LANDSCAPE SPECIES LIST
- CONSTRAINTS MAPPING
- COMMUNITY CONSULTATION

## 1.2.6 How to use this Section of the Tweed DCP

This Development Code, which is part of Tweed DCP 2008 is comprised of 7 parts:

- 1. Introduction** - This part identifies the boundaries, purpose and the relationship of the Code to other controls within the existing planning framework.
- 2. Hastings Point in Context** - This part provides an overall picture of existing conditions and statutory strategic planning framework for the Hastings Point Locality.
- 3. Vision for Hastings Point** - Details the over arching vision and its key strategies. The theme's discussed in this part affect the whole of the locality and detail existing conditions.
- 4. Precinct Plans** - The particular opportunities, constraints, character and values of each precinct within the Hastings Point locality are given particular emphasis. This Part provides controls specific to each precinct.
- 5. Visual Settings** - identifies key view fields within the locality and defines the key characteristics of those view fields. Development within the identified view fields would need to demonstrate that the key characteristics of the defined view field would not be compromised.
- 6. Building Type Controls** - Provides detailed objectives and controls for developments based on the building type proposed. This section ties in closely with the Residential and Tourist Development Code, Part A1, Tweed DCP. Design Controls that have been superseded are provided in this document, where a Design Control has not been superseded refer to Part A1.
- 7. Design Resources** - This section provides non-statutory information on detailed building and site design issues to provide an additional level of information on how developments can be tailored to suit Hastings Point. It also provides a plant species list and constraints maps.

## 1.2.7. Code Preparation

The following diagram provides a summary of the plan preparation process.

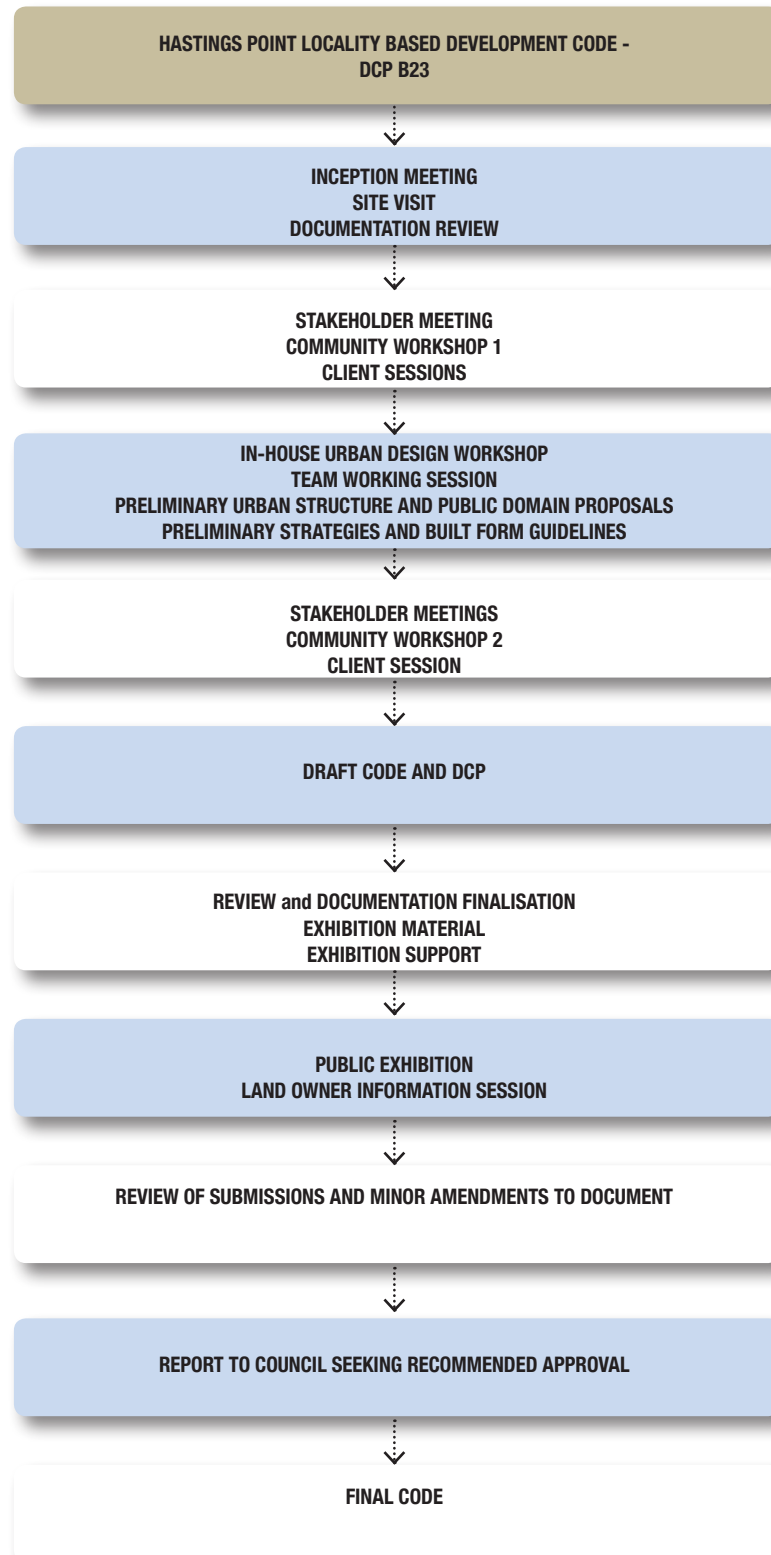


Figure 1.4 The Hastings Point Locality Based Development Code Process

