

SECTION B28 CLUB BANORA

Version 1.0

SCHEDULE OF AMENDMENTS

Version	Date of Council Adoption	Effective Date	Description
1.0	-	-	Draft document for public exhibition

Club Banora B2 Local Centre Site Development Control Plan

Preamble:

Best practice urban design starts with the consideration of contextually appropriate site planning and design principles which underpin site configuration, building design, public domain and site movement and access regimes. This ensures at the conceptual stages of the planning process that development of the site occurs within the context of the locality. Good design in turn adds value to the overall amenity of the retail centre, streetscape and character of the locality.

The Club Banora site has the opportunity to provide a well articulated and active frontage to Leisure Drive and make strong connections with the adjoining retail centre to the immediate east and include a series of public domain and landscape elements to improve the overall visual and experiential amenity. Given the highly walkable surrounding residential catchment, access to the site as well as access across the site connecting with the existing retail uses to the east is a high priority. Collectively these two sites will form the Banora local centre precinct.

While the ultimate objective is for integration between the subject site and the existing adjoining retail development, it is acknowledged that this integration may not occur concurrently. Notwithstanding this, it is critical that site design measures to facilitate this integration by way of active edges, physical pedestrian paths, landscape, shared open space and vehicular connections are considered at the early stages of the planning and design process. This will assist adjoining landowners understand how integration could occur and commence planning for adjustments consistent with the overall site planning intention, thereby facilitating the creation of a more holistic integrated retail centre for Banora Point.

Objectives:

01. To achieve an appropriate scale of retail development in the context of the Banora Point catchment area and Tweed's retail hierarchy.
02. To achieve integrated site planning and urban design outcomes by facilitating high quality business, retail and public domain land uses that recognise the contextual relationship of the site with the surrounding area by:
 - Drawing on best practice site appropriate urban design principles to effectively integrate the development of the site within its context.
 - Providing a sense of place and high quality retail and business environments which include well scaled building forms, strong connectivity to and across the site, co-ordinated car parking and vehicular movement and provision of public domain and outdoor amenity spaces for site users.
 - To ensure that future development of the site is designed to integrate contextual and climatically appropriate passive design principles.

Land to which this section applies

This Section applies to lands identified within Figure 1.0 known as Part Lot 2 DP 1040576.



Figure 1.0 - Land to which this section applies.

Planning and Design Principles:

Floor area of retail development

- P1. Encourage a compatible scale and range of retail services available to the Banora Point catchment area consistent with Council's adopted retail principles.

Site Planning and Integration

- P2. Encourage integration between the subject site and existing adjoining retail centre to the immediate east by way of active edges, pedestrian paths, active retail uses, landscaping as well as vehicular connections linking car parking areas.
- P3. Avoid long featureless elevations to public interfaces by activating where practical streets and pedestrian spaces by encouraging articulated shop fronts and awnings, particularly to Leisure Drive and along pedestrian circulation routes.
- P4. Preference for car parking not to dominate prominent street edges including Leisure Drive. Large car parking areas dominating street edges generally results in poor pedestrian and visual amenity.
- P5. Co-ordinate connectivity to and across the site for pedestrians, cyclists, mobility scooters and motorists with a focus on accessibility and universal design. Where possible separate pedestrian and vehicular movement and co-locate car parking areas.

Building Design

- P6. Encourage a cohesion in high quality building design across the site including recognition of the subtropical climatic context in terms of applying passive design principles and use of a mix of appropriate building materials. Single material long unarticulated elevations are unacceptable.
- P7. Design smaller retail units to front public and street interfaces to encourage an active edge, diversity of use and building form with a preference to locate larger floor plate uses, such as supermarkets, deeper within the centre floor plate.

Public Domain

- P8. Create a focal point for the community by way of a pedestrian orientated public domain within the site with a preference for that space to directly adjoin Leisure Drive.
- P9. To provide quality site landscaping appropriate to the nature and scale of the development to enhance the appearance and amenity of development.
- P10. Maximise solar orientation to public areas by ensuring an effective balance between natural light and shade (trees and awnings).

Controls

- C1. A site analysis, documenting site context constraints and opportunities is required for development applications involving the development of a retail centre demonstrating how the proposed development responds to and integrates with the site context, adjoining land uses and other opportunities and constraints.
- C2. Development consent must not be granted to development for the purpose of retail premises in excess of 5000 square metres unless an Economic Impact Assessment has been completed addressing Council's Retail Principles and can justify a variation to the provision.
- C3. All development applications involving the development of a retail centre/buildings are to submit a Statement of Design Intent and relevant documentation and diagrams to supplement the site analysis. The statement of design intent should address each of the Planning and Design Principles as they relate to the site, building, public domain and landscape design.
- C4. All development applications involving the development of a retail centre/buildings are to submit a landscape/public domain plan making provision for appropriate public open space, landscaping areas, deep soil zones and buffers. Any proposed removal of trees or vegetation is to be identified on the landscaping plan.

Additional advice:

Council's adopted seven retail principles include:

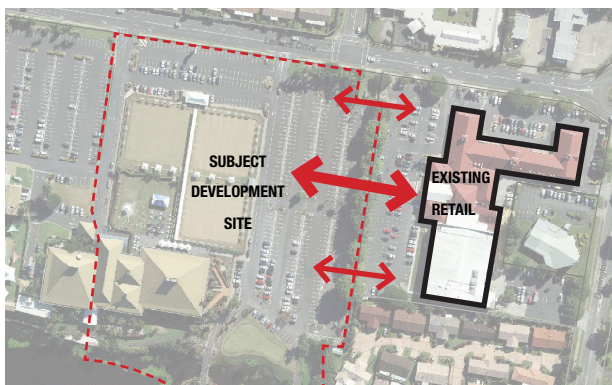
1. The character of existing towns and villages and the retail facilities they already have be protected.
2. Where appropriate, Council will support the incremental expansion of existing retail centres in such a way as not to threaten or fracture those existing centres, rather than building new ones.
3. Reinforce Tweed Heads south as the major district retail centre by encouraging the expansion and when Tweed's population demands that increased range and level of shopping.
4. Maintain and wherever possible enhance the special appeal of the retail centre of Murwillumbah and those village centres of similar style.
5. Limit the scale of new large scale retail centres in the coastal region to a level which caters for the majority of chore type shopping needs. This concept to reflect the need to reduce fuel consumption and to support sustainability within each centre through discouraging vehicle use and encouraging walking and cycling.
6. Council does not support the establishment of another district retail shopping centre.
7. The retail concepts in these recommendations form the basis of locality plans in the Shire and any retail development applications which are submitted in the interim of these locality plans being prepared and approved by Council be assessed so that the above retail strategies are supported and not compromised.

Note:

Applicants are encouraged to engage with Council during early phases of design development stage to ensure compatibility against the design principles and controls contained herewith.

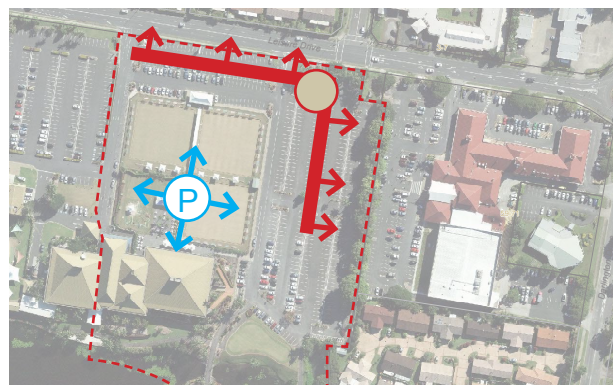
Applicants are encouraged to engage the services of a qualified architect in the preparation of design concepts, documentation and administration of construction in order to achieve high quality design and detail in construction and best practice in sustainability.

Core Urban Design Principle Diagrams



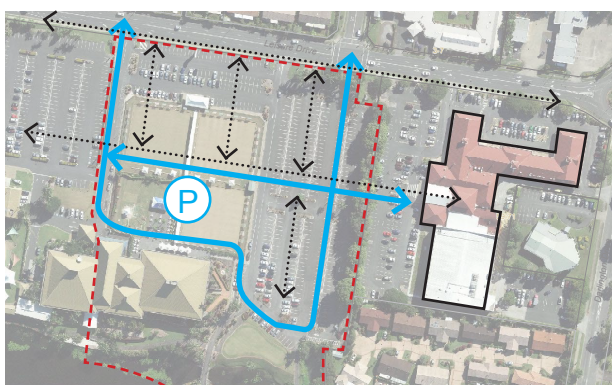
Integrate with adjoining retail

Encourage integration of the existing adjoining retail centre by way of active edges, physical pedestrian paths, landscape, shared open space and vehicular connections.



Activate Street Frontage and adjoining retail interface

Activate street frontages and pedestrian spaces by encouraging smaller scaled articulated shop fronts with awnings, particularly to Leisure Drive and along pedestrian circulation routes. Avoid long featureless elevations to public interfaces. Preference for car parking to be co-located to service a range of site landuses and not to form the defining street edge.



Co-ordinate and co-locate site access and car parking

Co-ordinate connectivity to and across the site for pedestrians, cyclists, mobility scooters and motorists with a focus on accessibility and universal design. Where possible separate pedestrian and vehicular movement and co-locate car parking areas for the benefit of retail areas, Club Banora and other site uses.



Landscape and Public Domain

Establish a network of connected public and landscaped spaces within the site in terms of types, sizes and scales. There is opportunity for a large public domain area addressing the Leisure Drive frontage enhancing pedestrian amenity, connectivity and streetscape amenity.



Subtropical Building Design

Encourage high quality building and public domain design across the site including recognition of the subtropical climatic context in terms of passive design principles and use of building materials. Concrete tilt-up structures and long unarticulated elevations are unacceptable.



Anchor Large Floor Plate Uses

Locate the larger floor plate uses such as supermarkets deeper within the site with a preference for smaller active retail development fronting public domain and street interfaces.