



Our Ref: 02342

Date: 7th August 2015

The General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Attention: Mr Joshua Townsend

RE: SEASIDE DCP AMENDMENT

Dear Joshua,

Further to our recent discussions please see attached suggested DCP amendments. We would be pleased if you could review these and potentially make contact to discuss and arrive at an agreed position.

We would also be pleased if you could email across the requisite costs agreement to facilitate payment by the proponents in this regard.

Please do not hesitate to contact me at any time should you have any queries in this regard.

Kind regards

Adam Smith
Director
Planit Consulting Pty Ltd

Enc.

Seaside DCP Amendment

OPTIONS

OPTION 1:

Delete the DCP altogether and rely on the current zonings and existing LEP overlay documents.

This option has merit in so much that the Seaside Area is rapidly being developed and as such the DCP will soon have little work to do. The LEP 2014 zonings were not in place when the DCP was originally put together and hence the majority of heavy planning work will now be done by the LEP.

The potential ramifications of this are considered to largely relate to removal of the existing 'site specific' controls pertaining to the beachfront lots at the southern end of the development. These lots are constrained and benefit from the existing site specific controls.

OPTION 2:

As above, with the exception of retaining the DCP contents relative to the beachfront lots only. Will need the inclusion of up front comment as to how this DCP is to be used strengthened so that the reader is made aware of the restricted ongoing relevance of the DCP.

~~OPTION~~ 3 (preferred):

Amend the DCP by way of the following:-

- a. Include comments that specifically state that where Small Lot Housing is proposed, that the provisions of Section A1 shall apply. These comments could be further reinforced, for instance, at the base of Table 2 on Page 33 and within the development controls set out on Page 38.
- b. At the top of page 38, the existing comments are as follows:-

This multi-unit residential development area provides a transition between the coastal housing on the periphery of Seaside City and the denser coastal apartments closer to the village centre. These developments are to be of medium density accommodation with a built form, proportion, scale, fenestration and symmetry of that of large coastal houses. Reference is to be made to the NSW Coastal Design Guidelines.

Amendments to the above could include as follows (amendments in red):

'This multi-unit residential development area provides a transition between traditional coastal housing in the Coastal Housing areas and higher densities within the village centre. These developments are to create a medium density outcome with a built form, proportion, scale, fenestration and symmetry of that of large coastal houses (not sure about retaining this reference?). A variety of housing types are encouraged including Small Lot Housing, Townhouses and Apartments. Reference is to be made to the NSW Coastal Design Guidelines.

c. On page 38, where minimum density is outlined, we would suggest that this be reworded to state a comment along the lines that 'densities should be maximised' and that the suggested minimum density does not apply to proposed small lot housing in the Coastal Multi Dwelling Housing area.

d. Inclusion at the end of Page 38 that clearly states that where Small Lot Subdivision is proposed, excluding the built form, that prior to release of the subdivision certificate, an agreed Design Covenant must be registered on all titles to guide the suitability of future design.

e. Inclusion on Page 38 under the heading of Lot Amalgamation of the following (suggested amendments in red)-

Change heading to Lot Amalgamation and Access

Amalgamation of lots is encouraged where possible and where it will provide improved urban design solutions, particularly where it will allow contemporary building types that address the street frontage or address mid lot landscaped areas. Where an internal or mid lot driveway access is provided, driveways and garages fronting the internal driveway are strongly encouraged. Where access is provided from existing roads, garages should be recessed at least 1m behind the front building line.

f. Change the minimum density provisions outlined in the table to Page 33 (all applicable zones) and on Pages 38 (Coastal Multi Dwelling Housing) and 39 (Village Centre Fringe) to reference:

Density: Densities should be maximised where possible.