

---

**B27**

**61 MARANA STREET  
BILAMBIL HEIGHTS**



## SCHEDULE OF AMENDMENTS

<b>Version</b>	<b>Date of Council Resolution</b>	<b>Effective Date</b>	<b>Description</b>
1.0	05.02.15		Public exhibition version (28/10/15 - 27/11/15)
2.0	04.02.16	16.02.16	Final adopted version

---

# Contents

<b>1. Introduction</b>	<b>4</b>
1.1. Application of this Section	4
1.2. Aims of this Section	5
1.3. Objectives of this Section	5
1.4. Reference to other technical information	5
<b>2. Context</b>	<b>6</b>
2.1. Site constraints / opportunities	8
<b>3. Development Principles</b>	<b>13</b>
3.1. Staging of the development	13
3.2. Access	14
3.3. Distribution of land uses	15
3.4. Subdivision pattern / provision of services	16
3.5. Building envelope / built form controls	17
3.6. Public domain	18

# 1. Introduction

## 1.1. Application of this Section

<b>Applies to:</b>	
Land to which this section applies	All land within the Royal Terranorra Resort site, known as 61 Marana Street, Bilambil Heights (Lot 30 DP 850230), as shown on Figure 1 following, and as shown on the Key Sites Map within the Tweed LEP 2014.
Development to which this section applies	All development

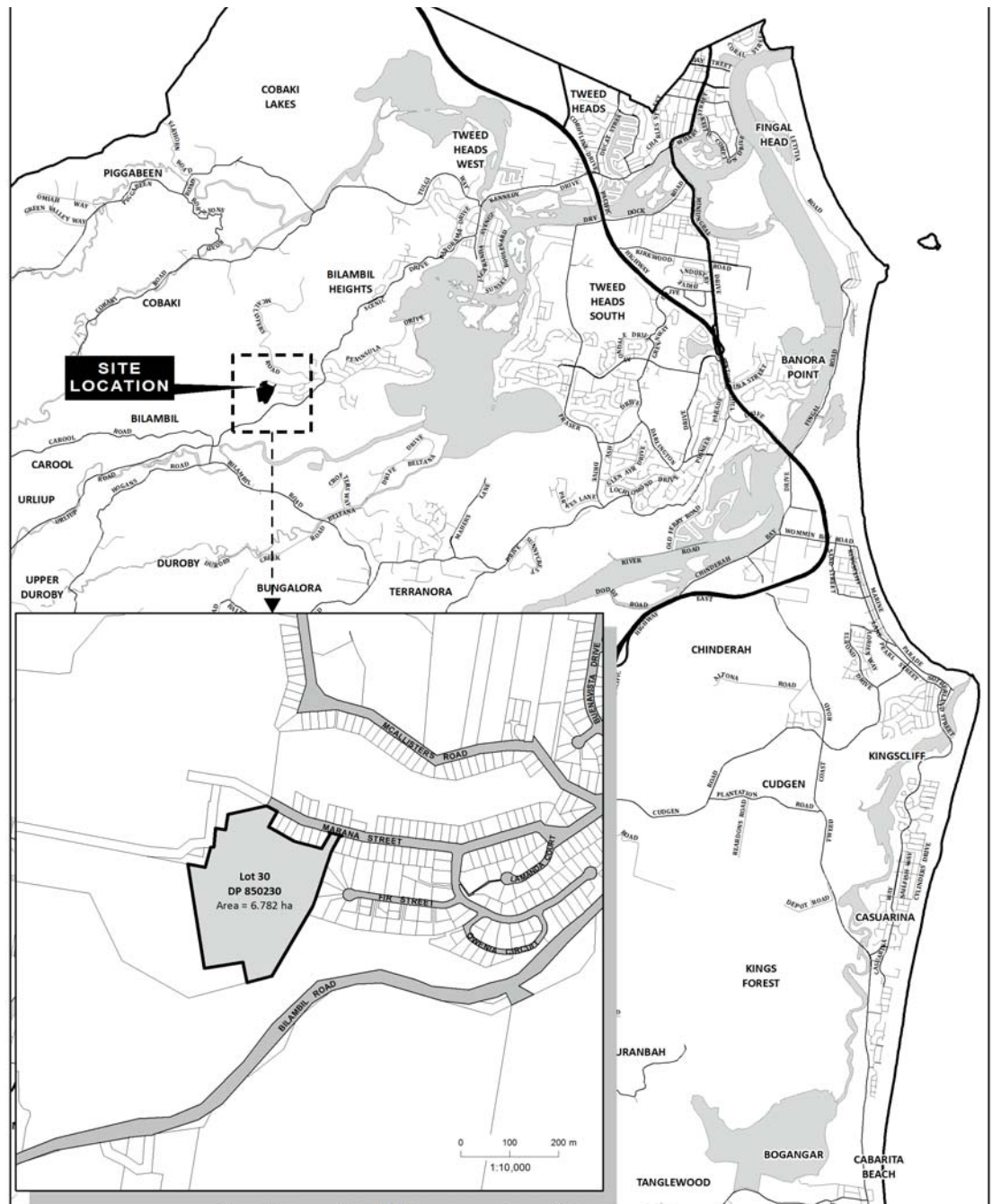


Figure 1 Land to which this Section applies

## 1.2. Aims of this Section

- A1. Provide a framework for the sequencing and development of the former Royal Terranorra Resort site.
- A2. Provide a framework for the infrastructure, open space and drainage and servicing requirements,

## 1.3. Objectives of this Section

- O1. Ensure development integrates with the surrounding Bilambil Heights residential context.
- O2. Ensure sequencing of development on the site correlates with the traffic capacity of the road network.
- O3. Ensure suitable infrastructure and servicing.

## 1.4. Reference to other technical information

The planning proposal prepared to facilitate the development of the site was supported by a number of technical assessment reports. A number of recommendations arise from these reports, and are to be reference for future development, including:

- *Traffic Impact Assessment*, CRG Traffic and Transport Engineering Consultants, August 2014.
- *Aboriginal Cultural Heritage Due Diligence Assessment*, Everick Heritage Consultants, November 2013.
- *Site Based Stormwater Management Plan*, Wood and Grieve Engineers, August 2014 Revision C.
- *Conceptual Services and Earthworks Report*, Wood and Grieve Engineers, August 2014 Revision C.
- *Broadscale Geotechnical and Slope Stability Assessment*, Cardno Bowler, October 2012.
- *Terrestrial Flora and Fauna Assessment*, Planit Consulting, June 2014.
- *Bushfire Assessment*, Planit Consulting, November 2013.
- *Contaminated Land*, HMC Environmental Consulting, June 2014.

---

## 2. Context

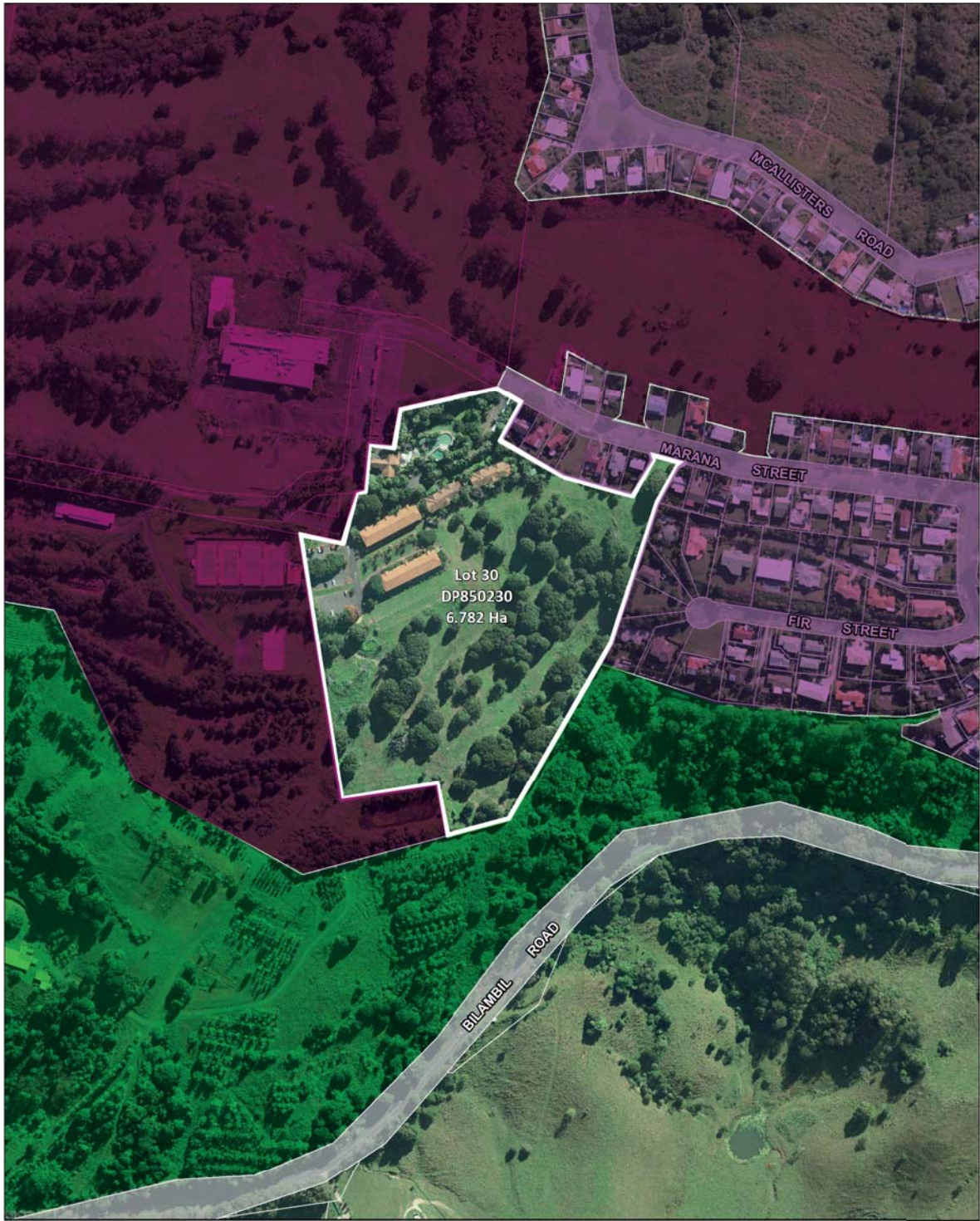
The redevelopment of the site for residential uses has arisen from the discontinued use of the former Royal Terranorra Time Share Resort.

The site sits on the fringe of the Bilambil Heights residential area and adjacent the large “Rise” development release area as shown in Figure 2. Whilst the residential character of the area is currently low scale suburban on the rural fringe, this is likely to change as the “Rise” development is realised. This site sits as an interface between the current and the future residential character, addressing the low scale residential to the east and the future development of a village centre, school and retirement living to the west and north.

To address this interface, a mix of residential types, sizes and forms is encouraged, whilst respecting the adjoining residential character.

The site is steeply sloping and adjoins land zoned Environmental Protection, which includes a contiguous east west vegetation corridor and subregional fauna corridor.





**LEGEND**

	Environmental Protection
	Existing Low Density Residential
	Future Urban Development

  
Scale 1:4000 @ A4

Figure 2 Subject Site, shown with white edging, and surrounding development context

---

## 2.1. Site constraints and opportunities

A number of studies prepared to support the planning proposal, as outlined in 1.4 *Reference to other technical information*, provide an assessment of the natural, environmental and cultural attributes of the site. These attributes have been considered in the zoning of the subject site for development and have informed the Development Principles Plan in Figure 5. The following provides a brief summary of key considerations.

Understanding these constraints and providing future development that responds to the conditions through appropriate lot sizes and orientation to maximise the solar access, views and breezes and planning to protect natural features is critical to the livability of the future dwellings.

### **Natural condition: topography, slope and views**

The site is steeply sloping to the south and south east and has a southern hillside aspect, as shown in Figure 3 Subject site constraints. Notwithstanding, the site offers sweeping views across Bilambil Valley and significant long views of Mount Warning from the future Marana Street entry roadway, as shown in Figure 4 Subject site opportunities.

### **Aboriginal Cultural Heritage Due Diligence Assessment**

Whilst there are no known Aboriginal Cultural heritage sites, a precautionary approach is recommended and supported by the Aboriginal Advisory Committee (AAC).

As resolved by the AAC, immediately following stripping of the vegetation of the site a survey of the site is to be carried out by a member of the Tweed Byron Local Aboriginal Land Council.

### **Flora and fauna**

There are no known threatened species located on the site. The high open forest to woodland and low closed paddock found on the site offers habitat for a number of species including Grey-headed Flying Fox, Fruit Dove, and Rose Crowned Fruit Dove. Removal of the camphor laurel, which serves as a stepping stone for the Rose Crowned Fruit Dove for flight patterns, may impact this species.

Adequate replacement or compensatory habitat of native rainforest species should be provided through communal landscaping and open space areas.

### **Bushfire**

The eastern boundary of the site is subject to the Bushfire Prone Land Buffer and as such future development will need to consider and comply with the requirements of *Planning for Bushfire Protection*.



### **Watercourses, wetlands and riparian lands**

A natural drainage corridor / watercourse is found along the eastern boundary of the site. Given the uncertainty as to the scale of earthworks required to enable development and considering the sensitivity of the downstream receiving environment (Bilambil Creek) and 'naturalness' of the in-stream watercourse features, this watercourse is to be retained and the natural and structural integrity enhanced. Objectives to ensure the integrity and water quality of this drainage corridor / watercourse are provided in the Development Principles Plan Figure 5.

### **Climate change**

The site is not high risk of climate change impacts. The site does however, adjoin a significant corridor of environmental protection land which provides an east west habitat corridor offering retreat from the coastal areas.

### **Acid sulphate soils**

The site, being elevated, is not subject to acid sulphate soil risk.

### **Flooding**

The site, being elevated, is not subject to the flood planning level.

### **Contamination**

A Detailed Site Contamination Investigation was undertaken by HMC Environmental Consulting, June 2014. This study did not record any contaminants of concern. Based on the findings of the assessment, the past and current land uses, the site is considered suitable for residential use.

### **Traffic**

A key constraint on the development of the site is the current traffic capacity of Kennedy Drive, which is currently the only access to Tweed Heads and further east and north of the site. Additions to the road network to address this capacity constraint are part of the "Rise" and Cobaki developments.

Responding to this constraint, the traffic generation from the site has been capped at 363 vehicle trips per day until such time as the Kennedy Drive by-pass (consisting of dedication and construction of the full length of Cobaki Parkway, the new bridge over Cobaki Creek and the Scenic Drive Deviation) is completed and dedicated to Council.

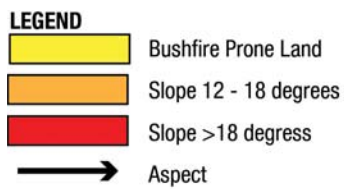
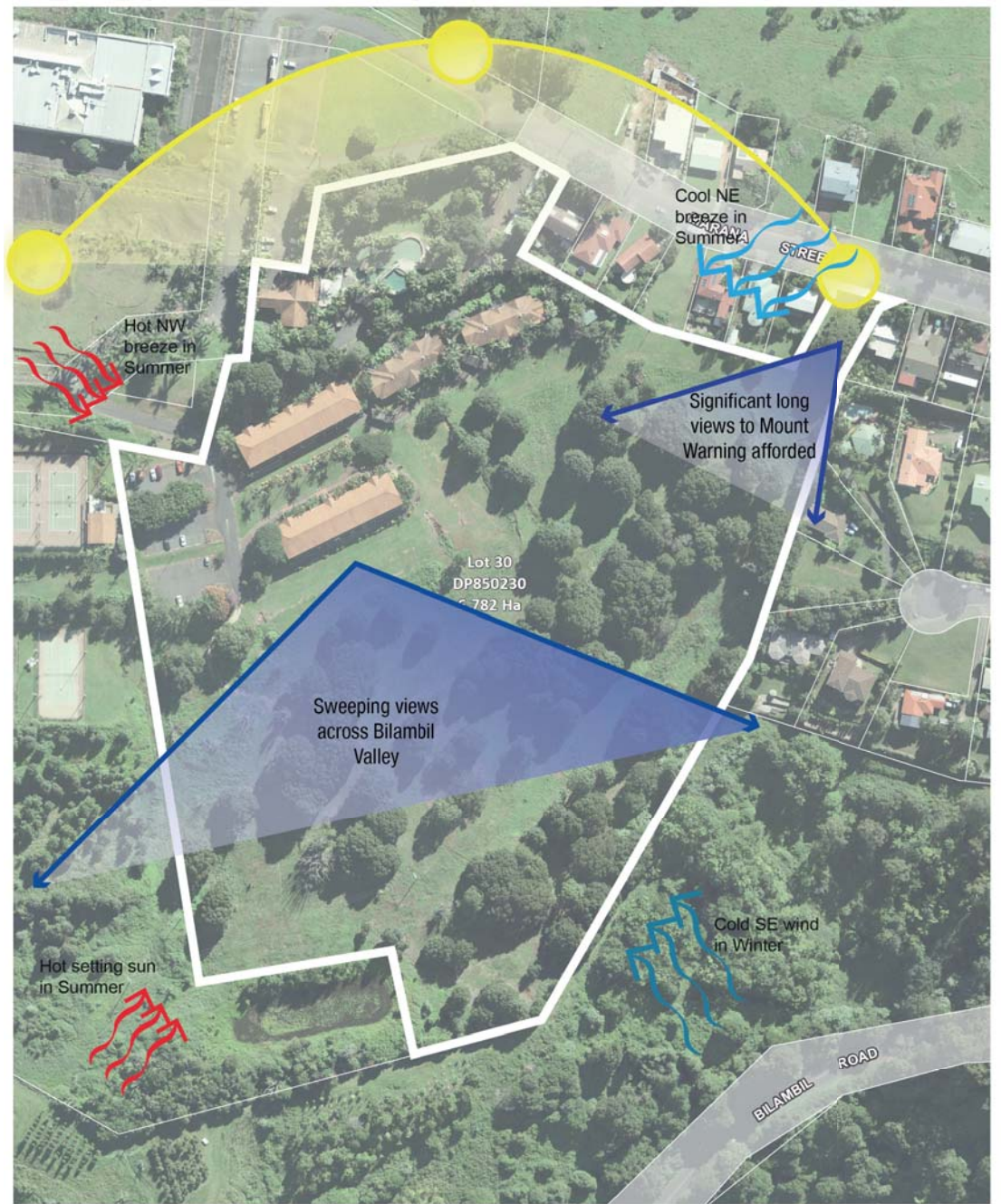


Figure 3 Subject site constraints





Scale 1:2000 @ A4

Figure 4 Subject site opportunities

---

## Development Principles Plan Summary

**Principle (1)** Within any development application lodged on the subject site, Stage 1 must include the change of use of the existing tourist facility to residential accommodation. Stage 1 development will also be limited to 363 trips until the Kennedy Drive bypass is completed.

**Principle (2)** Ensure that east-west orientated roads follow the lands contour in order to minimise earthworks both at the subdivision and future dwelling stages.

**Principles (3A) and (3B)** Access to the site is to be provided within the North-eastern and North-western corners of the site.

**Principle (4)** The subdivision layout is to include a perimeter road to absorb the bushfire hazard to the east of the site and incorporate the drainage reserve.

**Principle (5A)** Stormwater will primarily be conveyed along the eastern boundary of the site to the south-eastern corner. It is desirable for the conveyance to be accommodated within or parallel to a road reserve along with suitable plantings and WSUD techniques. The drainage reserve along the eastern boundary is to be configured and managed in a way that retains and enhances the natural and structural integrity, maintains conveyance performance of the watercourse and ensures water quality is not adversely affected in the long term.

**Principle (5B)** Stormwater conveyance from the north-western portion of the site should be coupled with a pedestrian access path, providing a mid-block connection to provide a more generous view corridor and assist walkability through shorter travel distances within the site.

**Principle 5(C)** Stormwater detention is located in the southern section of the site.

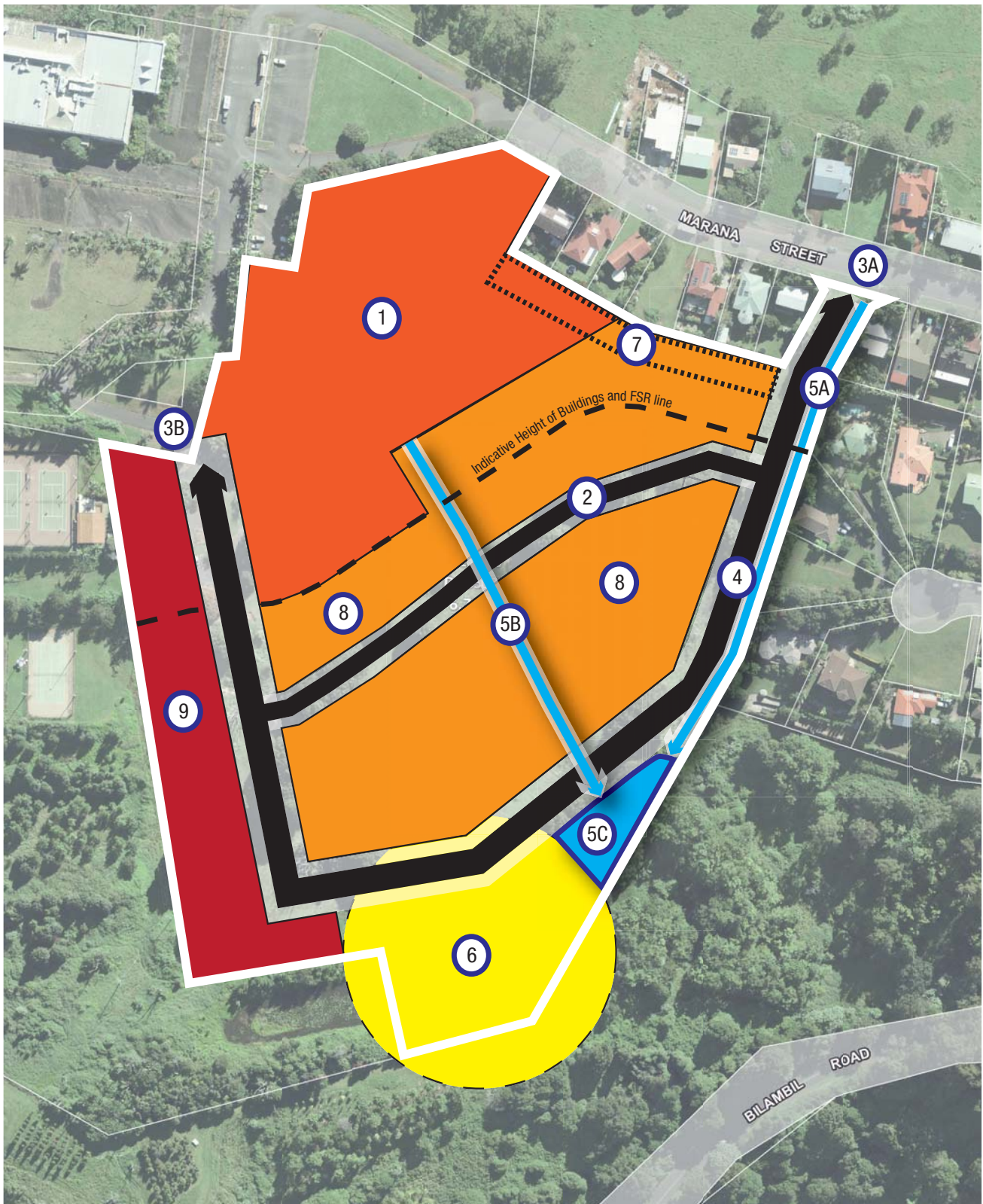
**Principle (6)** A sewer pump station is to be provided to the south of the site, inclusive of a 50m buffer. The prescribed buffer is to be accommodated within the subject property, unless owners consent is provided by external properties that are affected by the buffer.

**Principle (7)** Allotments within this locality will need to provide a greater rear setback to minimise impacts on the adjoining established residential dwellings.

**Principle (8)** Allotments within this precinct will predominately feature a north-south orientation in order to maximise views and support road alignments along the east-west contour. Whilst these properties will be afforded sweeping views of the valley, significant views to Mt. Warning are available to the south-southwest. In this regard, subdivision and built form will need to be mindful of ensuring view sharing opportunities. Further, future development will need to acknowledge that the view opportunities and lot layout will reinforce private open space areas to the south of each allotment, which, coupled with the downslope of the site, will result in desirable solar access being difficult to achieve. Future development should provide within submitted Development Applications it's methodology for achieving maximum solar aspect in light of the these conditions. Larger lot sizes, skylights and varied floor-to-ceiling heights with accompanying roof forms are recommended to harness the sites climatic condition.

**Principle (9)** Allotments within this precinct will predominately feature an east-west orientation. In order to maximise solar access and view sharing, wider, but shallower lots should be pursued. Critical attention will however be needed at the interface of each lot to ensure excessive overlooking and overshadowing does not occur and a desirable streetscape is achieved.





Development Principles (8) and (9) provide and indication of the medium density residential areas as provided by the LEP development standards.



Scale 1:2000 @ A4

Figure 5 Development Principles Plan

---

### 3. Development Principles

#### 3.1. Staging of the development

The development of the site is integrally linked to the traffic capacity of Kennedy Drive. As such the staging of the development to respond to this constraint whilst ensuring suitable access and infrastructure is paramount.

#### Planning Principles

- P1. Opportunity is created in the initial stage for the adaptive residential reuse or redevelopment of the former time share apartments.
- P2. Traffic generation does not exceed the capacity constraints of Kennedy Drive at any stage of the development.
- P3. The sequencing of development responds to the traffic capacity, access and site infrastructure and servicing.

#### Objectives

- O1. Ensure the sequencing of the development responds to the traffic capacity constraints.
- O2. Ensure the adaptive reuse of the former timeshare apartments is within the first stage.

#### Controls - General

- C1. Adaptive reuse of the former timeshare apartments for permanent residential must be undertaken within stage 1, as shown as Principle (1) on Figure 5.
- C2. Development of the site is limited to 363 vehicle trips per day until the Kennedy Drive bypass is completed and dedicated to Council.
- C3. Sequencing and structure of the development of the site will otherwise be in accordance with the Development Principles Plan, as shown in Figure 5, as traffic capacity enables.



## 3.2. Access

Managing access through the staging of the development is essential to ensure suitable access for construction, residents and services.

### Planning Principles

P1. Suitable access is provided at all stages of the development.

### Objectives

01. Ensure suitable access to the site at all stages of the development.
02. Roads are designed to follow the topography of the site. and encourage pedestrian walkability.

#### NOTE:

*New access to this site, shown as Principle (3B) in Figure 5, in association with the future Rise development is discussed in the Director General's Report on the Major Project 08\_0234.*

*Section A2 of the DCP provides additional controls in relation to access and parking and is to be read in conjunction with this section.*

### Controls - General

- C1. Roads are to designed to follow the topography of the site and minimise the need for cut and fill, as shown as Principle (2) in Figure 5.
- C2. Mid-block connections to encourage walkability are encouraged as shown in Principle 5(B) in Figure 5.
- C3. Access may initially be provided through the current Marana Street resort car park, until such time as new access to the site from the north west is provided as part of the adjoining Rise Development Concept Plan, through open space next to the Spine Road.
- C4. Access from the north east of the site, as Principle (3A) in Figure 5, is to be provided in conjunction with the development of the adjoining residential development.
- C5. A perimeter road along the eastern and southern boundary, as shown as Principle (4) in Figure 5, affords the opportunity to include the drainage adjacent the road reserve and provides setback to the bushfire prone land which may form part of the asset protection zone.
- C6. Extension of the road network internally or the provision of temporary turning heads is required to facilitate efficient ingress and egress from the site.
- C7. All roads to be dedicated to Council are designed to accommodate service vehicles, and garbage trucks at all stages of the development.

---

### **3.3. Distribution of land uses**

The future use of the site is predominantly for residential development with a mix of dwelling typologies and sizes in order to achieve housing diversity.

#### **Planning Principles**

- P1. Low density detached dwellings are to be provided at the interface of the existing residential area to the east.
- P2. Medium density development is located to along the interface to the north and west of the site.
- P3. Open space areas to be integrated with the medium density uses.
- P4. Land use and dwelling types relate and are responsive to the sloping typography.

#### **Objectives**

- 01. Ensure a mix of residential flat buildings, medium density, single dwellings and dual occupancy.
- 02. Ensure integration of the open space with the medium density areas.
- 03. Ensure the development of the site integrates with the surrounding residential character.

#### **Controls - General**

- C1. Structure of the development will be in accordance with the Development Principles Plan in Figure 5.

## 3.4. Subdivision pattern and provision of services

### Planning Principles

- P1. The subdivision pattern responds to the opportunities, constraints and topography of the site and integrates a mix of residential uses with the surrounding residential locality.
- P2. Infrastructure and servicing is provided in an effective and sustainable location and manner, which protects the natural environment and integrates with the adjoining built environment.

### Objectives

- O1. Ensure the eastern drainage reserve is designed in a manner that ensures water quality and drainage performance.
- O2. Ensure the subdivision and servicing integrates with the natural environment and the adjoining built environment.
- O3. Development ensures suitable planning to protect dwellings and people from bushfire threat.

### Controls

- C1. The stormwater detention and sewer pump station are to be located in the southern section of the site as shown as Principles (5C) and (6) respectively on the Development Principles Plan, Figure 5.
- C2. The required buffer to the sewer pump station is to be provided within the subject site. The buffer may extend beyond the subject site, subject to the written consent of the adjoining land owner being provided.
- C3. The drainage reserve along the eastern boundary with the existing residential, as shown as Principle (5A) in Figure 5, is to be configured and managed in a way that retains and enhances the natural and structural integrity, maintains conveyance performance of the watercourse and ensures water quality is not adversely affected in the long term.
- C4. Setbacks to this drainage reserve from any built form, infrastructure and or services to the western top bank shall be of appropriate dimensions that achieve the overall intent and operation of the drainage use.
- C5. Ensure the preservation of known or discovered ecological values associated with the existing drainage lines through and adjacent the site.
- C6. Asset protection zones are provided in accordance with the slope requirements and *Planning for Bushfire Protection*.
- C7. A mid block pedestrian connection and integrated drainage path as shown as Principle (5B) in Figure 5 is encouraged.

#### NOTES:

*Stormwater detention, drainage reserves and other infrastructure and services are to be in accordance with the DCP Section A5.*

*Retaining structures are to be in accordance with the requirements of the DCP Section A5 and the DCP Section A1.*

### 3.5. Building envelope and built form controls

#### Planning Principles

- P1. The built form and building typologies provide:
- Lot and dwelling design is appropriate to the slope and south / south easterly aspect of the site and maximises northern solar access.
  - Lot layout and design maximises the views across the Valley and to Mount Warning.
  - There is variety in the massing and form of buildings and dwellings.
  - Articulation provides depth and interest to the front of buildings and dwellings.
  - A mix of materials to all buildings and dwellings provides architectural interest and visually breaks up the building mass.
  - Eaves, window hoods, screens, balconies and verandahs moderate the subtropical climate.
  - Landscaping which integrates with the scale of buildings, enhances the appearance and is used to moderate the subtropical climate.

*NOTE:*

*Building envelope, height, setback, and other built form controls are in accordance with the DCP Section A1.*

*DCP A1 provides topography, cut and fill requirements that are to be read in conjunction with this Section.*

#### Objectives

01. Ensure development is contemporary in design and appropriate to the subtropical climate.
02. Ensure the design and use of material provides articulation to moderate massing and create visual interest.

#### Controls

- C1. Dwelling design is to be contemporary subtropical and compatible with the established residential design character.
- C2. Historical styles such as Federation, Georgian, Colonial, Italianate, Tuscan, Tudor are not acceptable design solutions.
- C3. Lot sizes may need to be varied, or larger, to enable a compliant dwelling footprint to each site.
- C4. North-south oriented lots are deeper and east-west oriented lots are wider to maximise the solar access for future dwellings.
- C5. Lots to the north of the site bordering the established residential dwellings, shown as Principle (7) on the Development Principles Plan Figure 5, provide a side and /or rear setback to these dwellings of a minimum of 8 metres to provide separation of the medium density from the adjoining established residential dwellings.

---

## 3.6. Public domain

### Planning Principles

- P1. Public domain areas are aesthetically pleasing, functional for purpose and maintenance friendly.

### Objectives

- O1. Adaptive reuse of the established public open space and recreation areas is to be encouraged.

### Controls

- C1. Communal landscaping and open space areas are to include compensatory habitat planting of native rainforest species and native species endemic to the locality.
- C2. Public recreation areas are to be integrated within the medium density development areas.
- C3. Public domain areas and pedestrian ways are to be integrated with landscaping across the site.

