

NSW Coastal Design Guidelines

The NSW Guidelines provide an approach for how urban design can be best used in a coastal context. A review of the principles for new coastal settlements under these guidelines is provided below.

New settlements

Respect the ecological limits of the site and its context.

The design for the Iron Gates development is based on a comprehensive site analysis. It seeks to protect areas identified as ecologically significant in perpetuity. Rehabilitation works within and surrounding the development site will contribute to the protection and enhancement of these significant areas.

Are developed with careful consideration for landform and views from public areas.

An average 40m setback has been proposed to the Evans River foreshore. This area will be revegetated and maintained as public open space, promoting usability of the foreshore and visual buffering between the urban footprint.

Provide alternative transport option from private car use.

Pedestrian pathways have been included along roadways and open space areas to promote active transport within and around the site. Bus services into the site will provide access to wider services.

Have a public domain.

The new settlement will maintain direct access with the existing public domain areas within Evans Head. The creation of the foreshore park area will provide a new area within the site for public access and enjoyment.

Part of the key to the success of new settlements is the way the public domain relates to the geographic location and topography. The components of the public domain include

A pattern of development based on the unique natural, urban, historic, visual and environmental features of the location.

The proposed development preserves important natural, visual and environmental features of the locality.

Reserves for nature conservation and flood processes.

Significant vegetation onsite will be conserved within the proposed open space allotments. All development lots are located outside of any identified flood prone area.

Open space and public places for the recreation and social needs of residents and visitors.

The public reserve fronting Evans River will be serviced by appropriate car parking, playground and picnic facilities to promote usability and recreation activity.

An interconnected street pattern providing long-term access and social and economic opportunities for the settlement.

The proposed street pattern achieves interconnectivity, with limited use of cul-de-sacs.

Areas for total water cycle management.

Bio-retention areas, soakage pits, ponds and gross pollutant traps are proposed to collect and manage stormwater before leaving the site.

Relationship to the environment

New development avoids areas of ecological value and respects setbacks between natural areas.

The Littoral Rainforest and SEPP 14 wetland areas will be protected by the creation of public reserve lots, ensuring works do not occur within any mapped SEPP 14 area, providing appropriate water quality management and setting residential development back from these significant areas.

Wildlife corridors, existing mature trees, rivers, streams, lakes and natural features are incorporated into green space networks, reserve areas, riverine and foreshore corridors.

The proposal seeks to retain vegetated corridors surrounding the site and along the foreshore to protect wildlife movements. The Flora and Fauna Assessment confirms that the proposal will not have any detrimental impact on wildlife corridors in the area.

Aboriginal and European places, relics and items are protected.

No works will be undertaken with the Midden area until the AHIP application has been resolved.

In addition to the protection of the shell midden, the proposed setback from the foreshore area will ensure views along the river are not impeded by residential development. This will assist in protecting the traditional views towards the foreshore area.

Isolated artefacts with cultural significance will not be impacted.

Foreshore and estuarine vegetation is protected.

An average 40m setback has been proposed to the Evans River foreshore. This area will be revegetated and maintained as public open space, promoting usability of the foreshore and visual buffer between the urban footprint. The proposal does not impact upon fish, marine vegetation or estuarine habitats.

The potential disturbance to acid sulphate soils is managed.

The potential presence of acid sulfate soils onsite has been reviewed and it was determined that it does not present a risk that would preclude development of the site. Detailed construction management plans will be required to be prepared and approved prior to construction works being undertaken onsite. This will include plans associated with the management of potential acid sulfate soils. These plans will be required as part of an application for a construction certificate.

Original native landscape is maintained and reinstated.

There will be a significant amount of native vegetation retained along the foreshore and within the dedicated reserve lots, which will ensure the natural scenic qualities of the NSW coast are protected.

Waterways and coastal lakes are protected through water sensitive urban design and total cycle water management.

The proposal will have minimal impact on water quality. A total water cycle management system will be included to manage potential water quality impacts such as bio-retention areas, seepage pits and gross pollutant traps as well as erosion and sediment control.

Degraded natural areas are rehabilitated.

Revegetation and rehabilitation works will be undertaken within proposed reserve areas to ensure environmental values are retained. This includes detailed landscaping works in the central reserve area and the road reserve to the south of the site to create an attractive and landscaped open space interface with the Evans River and protect aboriginal cultural heritage sites.

Vegetation is maintained whilst managing asset protection areas for bushfire protection.

The inclusion of perimeter streets and trails provide an asset protection zone for ecological and bushfire management.

Land swaps, community stewardship programs, transferable development rights and voluntary conservation agreements provide opportunities to sensitively locate development and protect ecosystems and views.

There is no requirements for 'land swaps'.

Native vegetation is preferred on public and private land.

All vegetation proposed to be retained and planted will be of native species.

Land is revegetated with species native to the local area.

All revegetation will be carried out utilising native species.

Visual sensitivity

Views to and along the foreshore align with streets.

The proposed setback from the foreshore area will ensure views are not impeded by residential development. This will assist in protecting the traditional views towards the foreshore area. The topography of the land provides limited viewing opportunity towards the river from within the site.

Views and vistas of the foreshore and natural features in or surrounding the site are aligned with public streets.

As noted above, traditional views towards the foreshore area will be protected. There is limited opportunity for viewing the foreshore from within the site due to the flat land. Parts of the site which are elevated will achieve distant water views.

Edges to the water and natural areas

In new coastal settlements the centre and surrounding residential areas are separated from the foreshore by a parkland or roadway or nature reserve.

A nature reserve and permitter road will provide separation of the residential development and the foreshore area.

Setbacks from the coastal edge and other surrounding natural areas, such as reserves and lakes, respect environmental constraints and protect properties from coastal hazards.

An average 40m setback is provided along the foreshore, minimising risks from coastal hazards.

Public access along the foreshore is generally located on the boundary between public and private land and along streets.

New public access to the foreshore area will be provided along the new public reserve fronting the Evans River.

Pathways through foreshore vegetation are restricted to ensure the ecological integrity is not degraded.

Off road pathways will be installed without the requirement to remove native vegetation.

Foreshore vegetation is not removed to create views.

No foreshore vegetation will be removed.

Land is not filled to promote views.

Land filling will only be provided for servicing, drainage and flood management purposes.

Streets

New coastal settlements have a street pattern similar to coastal hamlets or coastal villages. They present an ideal opportunity to provide a street pattern responding to the landform, views and permitting a high level of visual, pedestrian, cycle and vehicular permeability.

All roads have been designed based on the presence of existing infrastructure and form of the land and with a view to providing pedestrian friendly localised streetscapes which slow vehicle traffic speeds, while maintaining opportunity for on-street parking and incorporating definitive green edges.

The street pattern also:

- ***creates public neighbourhood centres and a main street;***
 - ***avoids privatised enclaves by providing direct access to the foreshore;***
 - ***provides an interconnected and permeable street pattern; and***
 - ***responds to pedestrian and cycle distances and connects to a local and regional network.***
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The proposed street network provides direct access to the existing Evans Head residential area, wider services and reserve areas.

Buildings

The pattern of land development within the settlement is designed to provide amenity.

The low density scale of the development, layout and retained ecological areas will provide a high level of residential amenity

The settlement has a compact footprint to reduce land take.

The development seeks to subdivide land zoned for residential purposes with lots ranging between 600m² – 800m² and more.

Blocks and streets are walkable and safe.

Street blocks are less than 250m in length promoting connectivity and walkability throughout the site.

The neighbourhood centre has commercial, retail, education and civic buildings and some shop-top housing.

No neighbourhood centre area is proposed.

Buildings address the street.

All allotments have direct street frontage allowing dwellings to be orientated towards and address the street.

Tourist developments integrate into the settlement's street pattern and define the edge between public and private land.

No tourist development is proposed.

Lot sizes and configurations are designed to support a range of housing types that integrate into the street pattern and the location of functions throughout the settlement.

A mix of lot sizes have been proposed based on the topography of the land, orientation and lot size provisions. This will promote housing choice throughout the settlement.

Residential areas consist of coastal cottages, detached and semi-detached houses, town houses and terraces.

A range of dwelling types will be permitted throughout the site including dwellings, dual occupancies and multi-unit development.

A diversity of lot and housing types are developed to accommodate various household sizes and types.

The mix of lot sizes and orientations will promote various household sizes and types throughout the site.

Buildings are designed to suit the climate and use environmentally sustainable building design and materials.

Buildings will be designed in accordance with Council's DCP provisions and BASIX requirements to ensure they suit the climate and energy requirements.

Housing types optimise visual and acoustic privacy, integrate passive solar design principles, minimise water use, and seek to achieve architectural distinction and excellence.

Council's building controls ensure that housing types promote residential amenity and achieve a consistent architectural character.

Height

Residential buildings are one to two storeys.

Building heights will be controlled onsite under Council's LEP and DCP. The LEP provides a maximum building height of 8.5m, which ensures a low building height limit (generally two storeys or less) for the land.

The neighbourhood centre or the main street has buildings up to two storeys.

No neighbourhood centre is proposed.

Where visual prominence is not apparent three storey buildings may be appropriate.

Building heights will be controlled onsite under Council's LEP and DCP. The LEP provides a maximum building height of 8.5m, which ensures a low building height limit (generally two storeys or less) for the land.

Heights are subject to place-specific urban design studies. New development is appropriate to the predominant form and scale of surrounding development (either present or future), surrounding landforms and the visual setting of the settlement. Buildings avoid overshadowing of public open spaces, the foreshore and beaches in centres before 3pm midwinter and 6.30pm Summer Daylight Saving Time. Elsewhere avoid overshadowing of public open spaces, the foreshore and beaches before 4pm midwinter and 7pm Summer Daylight Saving Time.

The proposed foreshore setback and use of perimeter roads around reserve areas will ensure these natural areas are not overshadowed by residential development.
