



Byron Shire Development Control Plan 2014

Chapter E1 Suffolk Park



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Chapter E1 – Suffolk Park

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E1.1 Introduction

E1.1.1 Application of this Chapter

This Chapter applies to all development on certain land at Suffolk Park, which is known as the **Suffolk Park Urban Area**. The land to which this Chapter applies falls within various zones pursuant to Byron LEP 2014 and is illustrated on the **Suffolk Park Urban Area Map**.

The provisions of other Chapters of this DCP also apply to development to which this Chapter applies. However in the event of any inconsistency between this Chapter and other Chapters, the provisions of this Chapter shall prevail.

E1.1.2 Aims of this Chapter

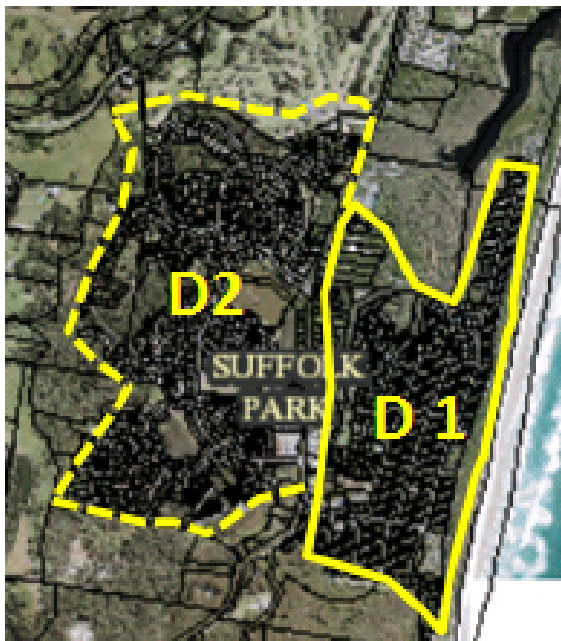
The primary purpose of this Chapter is to provide criteria and standards for the future development of the **Suffolk Park Urban Area**. To assist in that regard, the aims of this Chapter are:

1. To facilitate and provide guidelines for the development of the **Suffolk Park Urban Area** consistent with the provisions of Byron LEP 2014, the draft Byron Shire Residential Strategy 'residential character narratives', the **Tallow Creek Floodplain Risk Management Study and Plan** and other relevant Chapters of this DCP.
2. To inform the content of any **Design Verification Statement** and site analysis required by the *Low Rise Housing Diversity Design Guides (for Complying development and Development Applications)*.
3. To promote compatible, innovative urban development of a high design quality that reflects and reinforces the low rise, coastal residential character and scale of Suffolk Park.
4. To facilitate the provision of community, recreational and commercial facilities to serve existing and future residents of Suffolk Park and its surrounding locality.
5. To preserve areas of significant habitat and vegetation value, to promote their active regeneration and to protect them from the impacts of development and domestic animals.
6. To preserve the important scenic backdrop of the escarpment land to the west of Broken Head Road.
7. To control development in a way that ensures that the integrity of Tallow Creek and its riparian and wetlands systems are maintained and enhanced.
8. To identify land in the **Suffolk Park Urban Area** that may be affected by future coastal hazards and to apply development controls proportionate to the hazards affecting that land.

E1.2 Suffolk Park Residential Character Narrative

This section provides the residential character context and principles for development within the Suffolk Park residential areas. The narrative statements draw on the unique qualities of this locality and provide an important direction for the development controls and built form guidelines. The statements divide the residential areas into pockets based on context including topography, setting, heritage, streetscape, land uses and built form. Accompanying the narrative is a figure showing a tiered approach to possible character change to signal how new residential development should respond to the streetscape and/or neighbourhood character within different parts of this locality.

The statements have been established via the Residential Strategy through consultation with the community and other key stakeholders. They build on the existing structure and important elements contributing to the residential neighbourhood character of Suffolk Park.



Pocket D1 Suffolk Park east of Broken Head Road is accessed via Clifford Street with the adjacent local shops a popular community meeting place. The area is a mix of traditional grid subdivision, a modified grid layout introducing cul-de-sac, battle-axe lots, mixed lot sizes and a number of gated enclaves of detached and attached housing. A number of the original brick and tile houses, duplex and small unit developments having been renovated or replaced with larger more architectural designed dwellings. The leafy streets have wide grassy nature strips some bordered

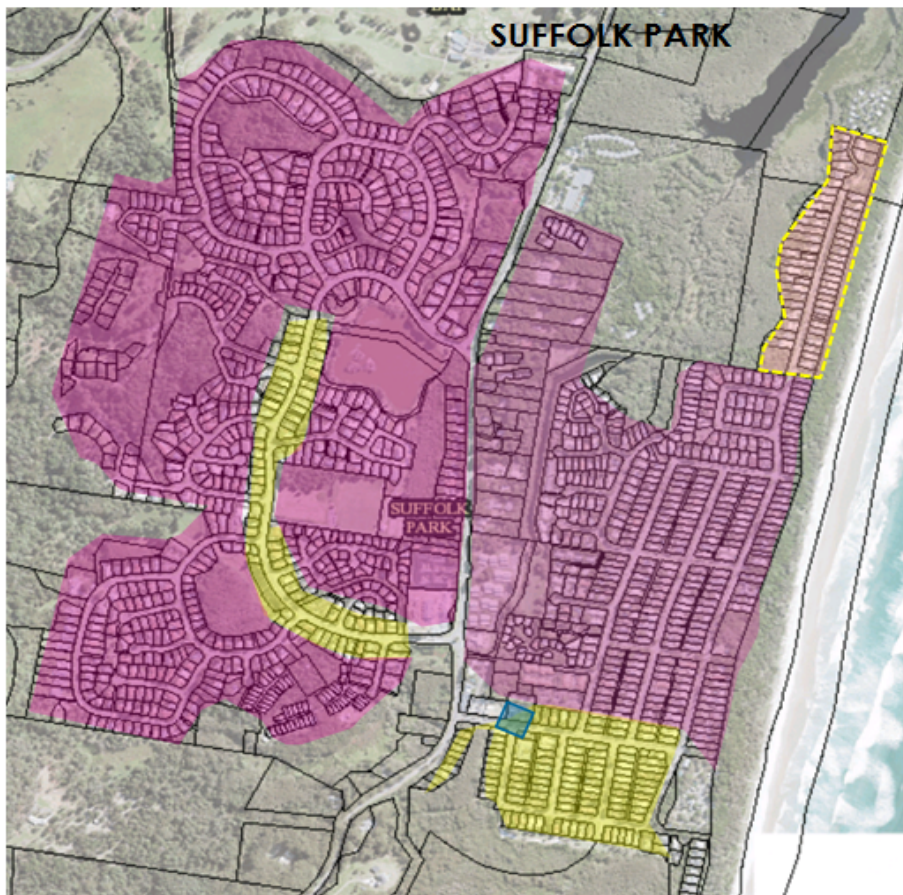
by kerb and channel. This area's low density coastal residential character is accentuated by landscape qualities (low dunes, waterways, wildlife, green spaces), continuity of landscapes and predominantly flat topography, rather than housing design.

Pocket D2 Suffolk Park west (Baywood Chase and Byron Hills) is a more recent residential area, master planned in the 1990s to provide a residential suburb with its own neighbourhood shopping centre. Original homes are typically brick and tile homes well set back from the street with relatively large lots and lawn areas. The built form is contained at two storeys. Newer homes and renovations responding to solar passive design and demands for greater housing choice display greater variation in size, height, materials, architectural styles and orientation. Outdoor activity spaces are oriented toward the backyard, with the front yard serving primarily an aesthetic landscape function and containing diverse range of fencing types. Enclaves of detached and attached housing and unit development are clustered around the southern end of Beech Drive, while dual occupancies and secondary dwellings are more widely dispersed throughout. The area's coastal

and hinterland views, hilly topography and abundance of subtropical vegetation, along with a wide array of wildlife, give it a distinctly natural feel. These attributes combine with the substantial presence of well-tended yards, gardens and leafy streetscapes to form the pocket's overall residential character.

lesser extent) on suitable sites. It is important that future infill development respects the limitations of steep terrain, flooding and the coastal habitat and complements the low scale character and natural landscape qualities of this pocket.

Future housing in Suffolk Park will occur through infill residential development — mainly in the form of secondary dwellings, dual occupancies and townhouses (to a



Character categories

- **Subtle:** *small clusters of low rise medium density complementing the existing form – likely to be incremental with many of existing elements remaining*
- **Transitional:** *earmarking an area for change incorporating pockets of low rise medium density homes that match the amenity of traditional free standing homes, while introducing contemporary dwelling forms for old and young singles and families – retaining attributes that are valued by the community. How the area will look and feel in the future is likely to evolve, and in some cases notably*
- ◆ **Urban Village:** *an opportunity to expand on the creative/business start-up culture and vibrancy of centres*

Figure 1 Suffolk Park residential character areas

E1.3 General Provisions

E1.3.1 Character, Bulk and Scale of Development

Objectives

1. *To ensure that development is consistent with and will enhance the low rise, coastal residential character and scale of Suffolk Park.*
2. *To preserve the important scenic backdrop of the escarpment land to the west of the [Suffolk Park Urban Area](#).*
3. *To ensure that all development takes into account climate change and/ or coastal hazard considerations.*

Performance Criteria

Development applications must demonstrate that:

- a) the character, bulk, scale and density of proposed development will be compatible with and will enhance the low rise, coastal residential character and scale of Suffolk Park, its built environment and its surrounds; and
- b) within a 'Coastal Erosion Hazard Area' on the [Suffolk Park Urban Area Map](#) (Map E1.1) that proposed development shall be compatible with the design requirements in E1.2.9.

Prescriptive Measures

There are no Prescriptive Measures.

E1.3.2 Development in or near the B1 Neighbourhood Centre Zone

Objectives

1. *To ensure that progressive development of the land within Zone B1 results in the short and long term provision of an integrated local commercial and community centre to serve the business and community needs of the Suffolk Park residents and surrounding areas.*
2. *To ensure that development in the immediate locality does not jeopardise the continued operation of the Neighbourhood Centre on land within Zone B1.*
3. *To ensure that the scale, character and likely impacts of development on land within Zone B1 will be compatible with development in the locality and with the low rise, coastal residential character and scale of Suffolk Park.*

Performance Criteria

Development applications on or near land within Zone B1 as identified on Map E1.1 as a 'Neighbourhood Centre Area' must demonstrate that the proposed development will achieve the Objectives above.

Prescriptive Measures

1. **Dwelling(s)** may be permitted within Zone B1 only if demonstrated to be directly associated with and subsidiary to retail, business, community or associated development within Zone B1. **Shop top housing** is Council's preferred form of residential development within Zone B1.
2. Development applications for development on land within Zone B1 must comply with Chapter D4 Commercial and Retail Development.
3. Development applications seeking consent for development on any part of the land within Zone B1 must include a concept plan for the entire area within Zone B1, demonstrating that the proposed development will form an integral and interconnected part of the existing and future Neighbourhood Centre in terms of:
 - a) provision of an integrated Neighbourhood Centre to serve the business and community needs of Suffolk Park and surrounding areas;
 - b) compatibility in bulk, scale, character, colours and materials consistent with the context of a local business and community focal point/ meeting area;
 - c) provision of outdoor landscaping, paving, shade, weather protection and community meeting space;
 - d) integrated vehicle and bicycle facilities, access and parking.
4. Development applications for development on land that adjoins Zone B1 must demonstrate that the proposed development does not jeopardise the continued operation of the Neighbourhood Centre.

E1.3.3 Development in the Vicinity of Tallow Creek

Objectives

1. *To protect the integrity of Tallow Creek as a natural riparian system.*
2. *To maintain and enhance the drainage, open space, recreational and ecological functions of Tallow Creek and its **riparian corridor**.*
3. *To provide for a public open space corridor along Tallow Creek.*

Performance Criteria

Any development of land adjoining Tallow Creek must demonstrate how it will maintain and enhance the riparian, ecological, bank stability, landscape, connectivity and natural functions of the waterway and its surrounds.

Prescriptive Measures

1. Development applications seeking consent to development of land located in, adjoining or near Tallow Creek as identified on Map E1.1 must demonstrate that:
 - a) the proposed development will not adversely affect the natural functions of Tallow Creek in terms of water quality, maintenance of pre-development stormwater flow and velocity, bank stability, erosion and sedimentation, aquatic and terrestrial habitat values, aesthetic and public recreation values;
 - b) a public open space corridor will be provided and dedicated or transferred to Council as Public Reserve for a minimum distance of 10 metres each side of the

- centreline of Tallow Creek, together with any necessary measures to ensure that Council can legally access that area for maintenance and management purposes;
- c) proposed buildings, parking areas, driveways or other works other than landscaping and/ or environmental repair works will be located at least 10 metres from the bank of Tallow Creek, or further if warranted by bank stability considerations;
 - d) landscaping and environmental repair works will be undertaken in association with the proposed development to enhance the **riparian corridor** functions of Tallow Creek. A minimum vegetation buffer of 5 metres is to be provided on the western side of the creek from inside the rear property boundary consisting of species endemic to Tallow Creek.
 - e) The proposed development will comply with the requirements of other relevant Chapters of this DCP, including but not limited to Chapter B2 Preservation of Trees and Other Vegetation, B3 Services, B6 Buffers and Minimising Land Use Conflict and B9 Landscaping.
 - f) Where relevant, the proposed development will be consistent with the provisions of Chapter C2 Areas Affected by Flood.

E1.3.4 Development in the Native Cypress Pine community

Objectives

1. *To protect and enhance the integrity and viability of the remaining native cypress pine (*Callitrus Columellaris*) forest in the Suffolk Park locality.*

Performance Criteria

There are no Performance Criteria.

Prescriptive Measures

Development applications on land where native cypress pine (*Callitrus Columellaris*) is present, must include a survey and ecological evaluation of the extent, density and condition of native cypress pine forest on the site. Where native cypress pine is present, development applications must:

- a) include a **vegetation management plan** that identifies the proposed means of protecting and enhancing the integrity and viability of the native cypress pine community on the site;
- b) demonstrate that the design and operation of the proposed development will ensure the protection and enhancement of the native cypress pine community on the site and in the locality.

E1.3.5 Vehicular Access to Broken Head Road

Objectives

1. *To preserve the traffic capacity and functions of Broken Head Road as an important arterial road.*

Performance Criteria

There are no Performance Criteria.

Prescriptive Measures

1. Development applications should minimise the creation of additional vehicular access points onto Broken Head Road.
2. Development applications that propose to upgrade or relocate an existing vehicular access onto Broken Head Road must:
 - a) be accompanied by a Traffic Impact Assessment consistent with the requirements of Chapter B4 Traffic Planning, Vehicle Parking, Circulation and Access
 - b) demonstrate that the proposed design and means of access to Broken Head Road will not increase traffic hazards or adversely affect the traffic capacity of Broken Head Road and will comply with the requirements of Chapter B4 Traffic Planning, Vehicle Parking, Circulation and Access.

E1.3.6 Pedestrian and Cycle Access

Objectives

1. *To assist in the delivery of Council's adopted bike plan where possible.*
2. *To provide an expansion of the existing pedestrian/cycleway network to improve connectivity throughout Suffolk Park.*

Performance Criteria

1. Development applications must demonstrate that the existing or future footpath/ cycleway network illustrated on Map E1.1 and detailed in Council's adopted **Byron Shire Bike Strategy and Action Plan**, will be incorporated into new developments.
2. Any proposed internal pathway network must be integrated with the existing or future footpath/ cycleway network illustrated on Map E1.1, and in accordance with Chapter B5 Providing for Cycling.

Prescriptive Measures

There are no Prescriptive Measures.

E1.3.7 Development in SP3 Tourist Zone

Objectives

1. *To ensure that development within the SP3 Tourist Zone in the Suffolk Park Urban Area is compatible with and does not adversely impact on the vegetation, scenic, landscape and biodiversity values or bush fire risk of the site and its surrounds.*
2. *To recognise established tourist and camping sites and facilities in the Suffolk Park Urban Area as important economic and tourist resources for the Shire, and to preserve their function for the future well being of the local community and visitors.*

Performance Criteria

Development applications on land within Zone SP3 identified on Map E1.1 as a 'Tourist Area' must demonstrate that the proposed development:

- a) will not create adverse impacts on ecological or biodiversity values of the site or its surrounds;
- b) will not create or contribute to bush fire risk;
- c) will not detract from the scenic values of the site and its surrounds;
- d) will not diminish but contribute to the established vegetation screening and scenic landscape character of the north eastern part of Suffolk Park;
- e) will not reduce the number of camping and/ or caravan sites, or **tourist and visitor accommodation** beds available on the site.

Prescriptive Measures

There are no Prescriptive Measures.

E1.3.8 Development in RE2 Private Recreation Zone

Objectives

1. *To ensure that development within the Zone RE2 in Suffolk Park Urban Area is compatible with landscape character and biodiversity values of the site and its surrounds.*
2. *To recognise the established golf course as an important recreational, landscape, tourism and economic resource for the Shire and preserve these functions for the future well being of the community and visitors.*

Performance Criteria

Development applications on land within Zone RE2 and identified on Map E1.1 as a 'Private Recreation Area' must demonstrate that the proposed development:

- a) will not create adverse impacts on ecological or biodiversity values of the site or its surrounds;
- b) will not detract from the scenic values of the site and its surrounds;
- c) will contribute to the landscape and vegetation characteristics of the site and its surrounds;
- d) will not adversely affect the ongoing operation or efficient functioning of the established golf course on the site.

Prescriptive Measures

There are no Prescriptive Measures.

E1.3.9 Development and servicing of land affected by predicted coastal hazards

Objectives

1. To define how public utility services may be provided to development which is potentially threatened by **coastal hazards**.
2. To ensure the impact of **coastal hazards** on potential development is minimised by ensuring any development ceases as the **erosion escarpment** approaches the development.

Performance Criteria

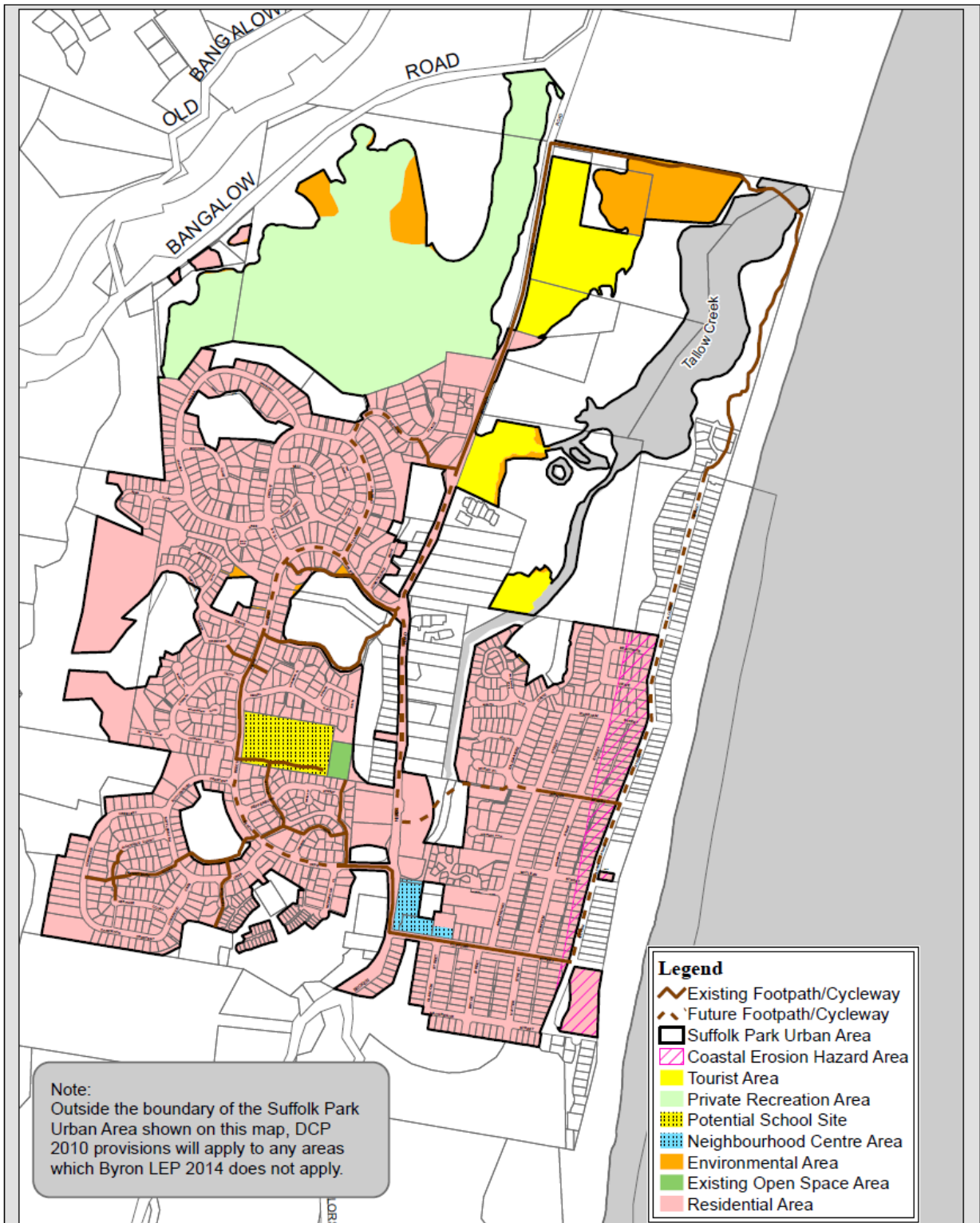
1. Vehicular access, water, sewerage, electricity, telephone and other services must be located so as to minimise the impact from actual or predicted **coastal hazards**.
2. Development on land identified as 'Coastal Erosion Hazard Area' on the **Suffolk Park Urban Area Map** (Map E1.1) must be designed to be relocated or demolished, or to cease operation, should the **erosion escarpment** come within 50 metres.

Prescriptive measures

1. All services must be provided from the landward side of the development such that the building is between the services and the **erosion escarpment**.
2. Development within the 'Coastal Erosion Hazard Area' will be considered on the understanding that any consent granted will be subject to the proviso that should the **erosion escarpment** come within 50 metres of any building then the development consent will cease.
3. If the development consent does cease then the owner of the land will be responsible for the removal of all buildings.
4. The option of demolition as the means of removal will be available to all buildings.
5. Prior to the issue of a Construction Certificate a restriction as to user must be placed on the title pursuant to the provisions of Section 88E of the Conveyancing Act 1919, stating:

"The subject land and any improvements erected thereon must not be used for the purpose of (land use) in the event that the erosion escarpment as defined by the Works and Services Director of the Council of the Shire of Byron from time to time comes to within 50 metres of any buildings or any part thereof at any time erected on the said land".

Map E1.1 – Suffolk Park Urban Area Map



0 280 560 Metres
Scale 1:12,500
 note: scale is accurate at A4 page size

Disclaimer - While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it.
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Byron Shire DCP 2014 E1.1 Suffolk Park Urban Area Map

