



Byron Shire

Development Control Plan
2014

Chapter E4

Brunswick Heads



BYRON
SHIRE
COUNCIL

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E4.1 Introduction

E4.1.1 Application of this Chapter

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

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

E4.1.2 Aims of this Chapter

The primary purpose of this Chapter of the DCP is to provide relevant criteria and standards for the future development of the **Brunswick Heads Urban Area**. The aims of this Chapter are:

1. To facilitate and provide guidelines for the development of the **Brunswick Heads Urban Area** consistent with the provisions of the Byron LEP 2014, the draft Byron Shire Residential Strategy 'residential character narratives' and other relevant strategies and 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 maintain and enhance the appearance and atmosphere of Brunswick Heads as a low-key, family-friendly coastal village.
4. To encourage new development to complement, support and strengthen the character, living amenity and tourist potential of the town and to maintain and enhance pedestrian and cycle access.
5. To foster and reinforce the restoration and protection of the riverside environment of Brunswick Heads.
6. To continue to implement environmentally sustainable development principles in the town's business area; and to further enhance its role as a dynamic local business sector offering a range of employment opportunities.
7. To reinforce the town's historical linkages and to protect identified **heritage items**.

E4.2 Brunswick Heads Residential Character Narrative

This section provides the residential character context and principles for development within the residential areas of Brunswick Heads. 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 Brunswick Heads.



Brunswick Heads is a small coastal village located on traditional lands of the people of the Bundjalung nation. The Bundjalung of Byron Bay (Arakwal) people have occupied these lands for generations. They continue to live on, and care for Country today. The population is expected to increase by some 820 people over the next 20 years to reach approximately 2450 people.

The functional, practical and utilitarian beginnings as a logging and fishing village set amongst valued nature reserves, wetlands, the Brunswick River and its estuary, foreshore parklands and the beach combine to give an aesthetic appeal that is humble and human in scale. This appeal has helped make Brunswick Heads a popular family-friendly seaside holiday destination over the decades.

Within the village are two distinct residential areas; the original village and the newer Bayside estate. This is evidenced by a contrasting street, lot layout and architectural styles reflecting the trend at the time of the original subdivisions. The community now generally supports a greater housing choice, diversity and equity. However it does not want to see the character of the older original village area eroded by unsympathetic new development.

Figure 1 following, links with the description below to help define the residential character of Brunswick Heads that contributes to its quintessential vibe as a small family-friendly coastal village both reminiscent and nostalgic of a holiday experience pre the 1960's.



Pocket A wraps around the village centre. Initially developed between 1890 and 1930 on a traditional grid layout with rear laneways, the older detached houses and 1920's holiday cottages evidenced

throughout the village contribute to an eclectic mix of housing stock recognised by the community as of historical significance as typified in Booyun, Fawcett, Mullumbimbi and Nana Streets. Most buildings are set back from the street and have established, landscaped gardens enclosed by variable height low set front fences.

The leafy wide streets have grassy nature strips with mature trees offering valued shade and habitat for wildlife. Some have edible street gardens and roadside parking arranged in pockets with a surface of gravel or grass. Residential 'character' is strongly influenced by landscape qualities (waterways, wildlife and green spaces), continuity of landscapes and predominantly flat topography. Commemorative and nostalgic Norfolk pines synonymous with seaside towns throughout Australia, punctuate the skyline. All lend to a relaxed, walkable and spacious feel.

Fisherman's cottages and residential watch towers provide a legacy from the past. The various styles and blend of external materials including fibro, rendered brick and weatherboard. Existing homes and new development in this area will need to maintain a consistency with the domestic scale, rhythm and defining features of existing houses. Large buildings typical of the 1970's flat development and cubist forms are inappropriate where they do not exhibit details appropriate to the existing mix of predominantly small scale traditional dwellings. These are typically single storey, with low pitched roofs, setbacks that minimise their impact and front doors and verandahs facing the street typical of a traditional seaside village atmosphere.

The rear lanes, once relegated to a service function, are evolving with the old sheds and garages repurposed or replaced with small adaptable, multi-functional dwellings that offer more affordable accommodation to both new and old residents and support the village's vitality and creativity. The transformation of these narrow but highly valued laneways maintains a connection with the service architecture of the past,

and retain pedestrian and cycle friendly space for residents to stop and chat.

Tweed Street has seen a change in function from highway to gateway to Brunswick Heads. The native Cyprus pines, streetscape and building form of this street hints entrance to a smaller coastal village set amongst estuaries and wetlands. Developments should connect with the street and look beyond just the basic provision of housing and transport aspects of Tweed Street to focus on the ways to creating an inviting, interesting and memorable vista:

- through the retention of low set pitched roof housing
- use of verandahs, porches and vertical windows and doors addressing the street
- pockets of parking interspersed with paths, open space, seating and vegetation to encourage walkability and a slowing of vehicles
- well blended planting of local indigenous trees and vegetation to create a visual connection to the estuaries and wetlands as well shade, shelter and ecological benefits.



Pocket B containing the more recent Bayside estate is characterised by typically brick and tile homes. This part of town is linked to the older part by a

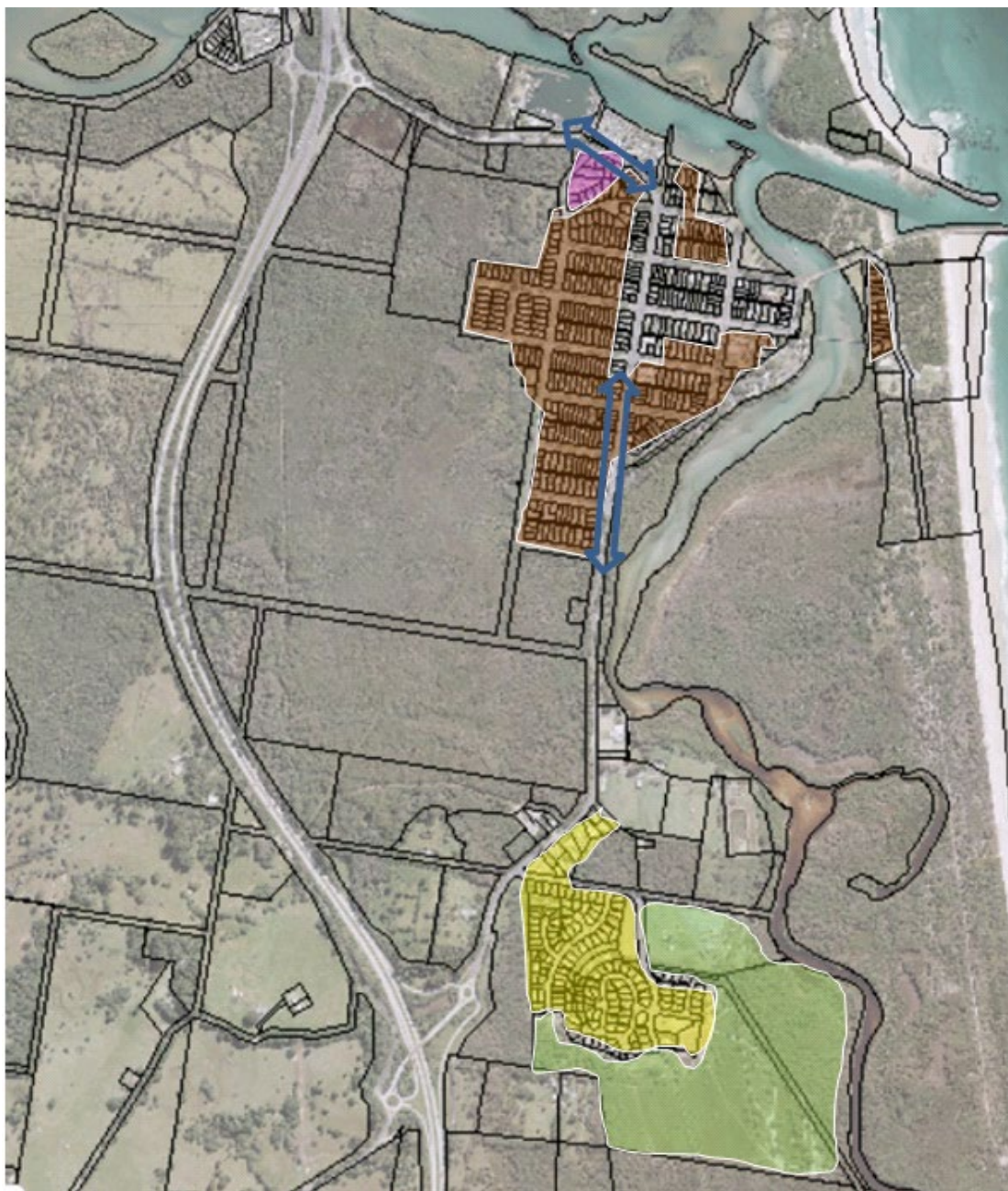
multi-use path surfaced with natural materials that winds through bushland, sporting fields and remnants of coastal cypress pine forest along the banks of Simpson's Creek. Most houses have either no or low front fences and variable front setbacks and streets continue the feeling of openness and community. The larger lots and vacant residential land as show in the Residential Strategy lend to potential accessible housing and one and two storey

medium density homes and that provides all the amenity of a traditional freestanding home in a well-designed and compact form. Parking for this form of development should be accommodated on site and the interface with the street designed to promote safety and community interaction. In this area it is similarly important that future housing complements the low scale character, natural landscape qualities and seaside atmosphere that characterise older Brunswick Heads.

The forest buffer between this pocket, the Old Pacific Highway and new Pacific Highway helps manage highway noise and vehicle emissions. It is also essential to help protect the koala corridor linking the Brunswick Heads Nature Reserve with the Tyagarah Nature Reserve. This corridor provides habitat and protection not only to

koalas but also to wallabies, goannas, long-nosed potoroos and a variety of other wildlife, including important bird habitat.

Future housing options will need to address the challenges of: a low growth and ageing population, decreasing household sizes, increasing number of lone person households, attracting young families, housing affordability and growing popularity with holiday makers. To do otherwise may result in Brunswick Heads having negative population growth over time and potentially falling below the 'critical mass' needed to maintain or improve the range of key services and facilities available.



Character categories

- **Sensitive:** reflects existing low scale built form and streetscape
- **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.

- **Emerging:** planned future neighbourhood areas for residents where character is successfully created through careful design considerations and recognition of the need to provide a low rise housing with a mix of lots sizes and housing types to meet a diverse population
- ⇔ **Gateways:** enhance as welcoming gateway feel to a seaside village - retaining wetland and esplanade vista, low scale & low intensity atmosphere and encouraging integrated street scaping

Figure E4.1: Brunswick Heads Residential Character Area

E4.3 General Provisions

E4.3.1 Character, Bulk and Scale of Development

Objectives

1. To ensure that all development is consistent with, and will maintain and enhance the low-key, family-friendly, coastal village character, streetscape and scale of Brunswick Heads.
2. To ensure that business, office and retail development in the B2 and B4 zone contributes to a unified and recognisable town centre character and applies sustainable development principles that further enhance the centre's role as a dynamic local business sector.
3. To ensure that residential development in Brunswick Heads will complement, support and strengthen the town's unique character, living amenity and tourist potential.

Performance Criteria

The existing and desired future character of Brunswick Heads is defined by the following characteristics:

1. Natural Environment

The **Brunswick Heads Urban Area** is bounded and strongly influenced by natural elements including the sea, the Brunswick River, wetlands, remnant forests, bushland and parklands. Development within the **Brunswick Heads Urban Area** is located, designed and oriented to support, complement and foster community access to and understanding of those natural elements. Development is designed to protect and enhance their integrity and to respect their natural edges. Where feasible, development allows and encourages the natural elements to expand into the development site.

2. Residential Areas

- a) The residential areas of Brunswick Heads contain a varied and compatible range of architectural styles, materials, landscapes and streetscapes. Housing comprises mainly low density, low rise single and **attached dwellings** with low-impact bulk and scale. New development is designed to respect the integrity and character of **heritage items**, consistent with Chapter C1 Non-Indigenous Heritage.
- b) New residential development is consistent with the requirements of Chapter D1 Residential Development in Urban and Special Purpose Zones. Development is designed to enhance the low key, family-friendly, coastal village character, streetscape and scale of Brunswick Heads. Landscaping is provided in accordance with the requirements of Chapter B9 Landscaping.

3. Business and Mixed Use Areas

- a) Land zoned B2 and B4 (along Tweed Street between Mullumbimbi and Booyun Streets) provides a safe, low traffic speed, pedestrian/cycle friendly environment that encourages outdoor dining and community activity in the street. Land zoned B4 along Tweed Street north of Mullumbimbi Street and south of Booyun Street provides a transition area between town centre business zones and residential areas. Development in this area uses **setbacks**, planting and design elements to contribute positively to village amenity and create a pedestrian/cycle friendly streetscape.
- b) New commercial and retail development is consistent with the requirements of Chapter D4 Commercial and Retail Development. Development is designed to enhance the low key, family-friendly, coastal village character, streetscape and scale of Brunswick Heads. **Shop-top housing** is encouraged.
- c) New development respects the north coast climatic conditions and adopts sustainable design principles. It incorporates footpath awnings and sun and rain protection for pedestrians. Landscaping is provided in accordance with the requirements of Chapter B9 Landscaping. Development respects **heritage items** and where relevant is consistent with Chapter C1 Non-Indigenous Heritage. It is compatible in design and character with its neighbours.
- d) Development should minimise excavation and provide vehicle access and parking at ground level.
- e) Development applications must demonstrate that:
 - i) the character, bulk, scale, density, streetscape and landscape treatment of proposed development will be compatible with and will enhance the low-key, family-friendly, coastal village character, scale and streetscape of Brunswick Heads, its built environment and its surrounds;
 - ii) the proposed development will be consistent and compatible with the relevant characteristics and criteria described above in: 1. Natural Environment, 2. Residential Areas and 3. Business and Mixed Use areas inclusive.
 - iii) building materials, textures, finishes and colours will be compatible with and enhance the coastal village character and scale of Brunswick Heads, its built environment and its surrounds;
 - iv) where applicable the proposed development is consistent with the requirements of other provisions of this DCP, including but not limited to Chapters B9 Landscaping, C1 Non-Indigenous Heritage, D1 Residential Development in Urban and Special Purpose Zones and D4 Commercial and Retail Development.

Prescriptive Measures

1. Excavated parking basements are not permitted within Brunswick Heads.
2. Additional vehicle footpath crossings are to be minimised in the business and mixed use zones.

3. The built form is to be limited to two storeys within the 9 metre height limit to reflect the low rise character of Brunswick Heads.
4. To maintain residential privacy, roof top decks are not permitted.
5. Front setbacks are to be maintained in accordance with Chapter D1 Residential Accommodation in Urban, Village and Special Purpose Zones, with front yards landscaped with lawn, and garden vegetation.

E4.3.2 Development in Tweed Street

Objectives

1. To promote integration of the character of the former Pacific Highway precinct with the remainder of the town.
2. To implement the adopted **Tweed Street Masterplan**.

Performance Criteria

Development applications that include land with frontage to Tweed Street, or that adjoin land with frontage to Tweed Street, must demonstrate:

- a) that the development is consistent with and/or complementary to the **Tweed Street Masterplan**;
- b) that the design of the project will contribute to the unified design, streetscape and landscape themes set out in the **Tweed Street Masterplan**; and
- c) that the development addresses and, where relevant, incorporates changes in the public realm set out in the **Tweed Street Masterplan**.

Prescriptive Measures

There are no Prescriptive Measures.

E4.3.3 Development Adjoining and Near the Brunswick River

Objectives

1. To ensure that development adjoining and near the river will foster and reinforce the restoration and protection of the riverside environment of Brunswick Heads.

Performance Criteria

1. Development applications that include land adjoining or near the Brunswick River must demonstrate that the proposed development will not adversely impact, and where feasible will enhance, the recreation, tourism, fisheries, ecological and landscape values of the River and its environs.
2. Buildings are to be suitably set back to ensure the visual amenity of the Brunswick River foreshore is maintained.

Prescriptive Measures

1. A minimum **setback** of 10m is required to the rear boundary for any building on land Zoned R2 adjoining the Brunswick River.
2. No stormwater is to be directed to the Brunswick River from buildings or hardstand areas.
3. Landscaping is to be dominated by native species endemic to an estuarine/ coastline environment.

E4.3.4 Pedestrian and Cycle Access

Objectives

1. To assist in the delivery of Council's adopted **Byron Shire Bike Strategy and Action Plan** where possible.
2. To provide an expansion of the existing pedestrian/ cycleways to improve connectivity throughout Brunswick Heads.
3. To ensure that the development of pedestrian and cycle pathways will incorporate **water sensitive urban design** measures and foster the protection and restoration of ecological and hydrological functions and values of **riparian corridors**.

Performance Criteria

1. Development applications must demonstrate that the pedestrian/ cycleway network illustrated on Map E4.1 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 pedestrian/ cycleway system as indicated on Map E4.1 and in accordance with Chapter B5 Providing for Cycling.
3. Development applications must demonstrate that the pedestrian/cycleway will not adversely impact, and where feasible will enhance the ecological and hydrological values of the river and its **riparian corridor**.

Prescriptive Measures

1. A minimum **setback** of 10m is required from the Brunswick River to any pedestrian or cycle pathway.
2. Where feasible, **riparian corridors** adjacent to pedestrian or cycle pathways are to be protected and enhanced by appropriate plantings of **locally indigenous** vegetation.

E4.3.5 Biodiversity Conservation

Objectives

1. To ensure that development takes into account and, where appropriate, contributes to the biodiversity values of Brunswick Heads and its surrounds.

Performance Criteria

Development applications must:

- a) address and identify biodiversity, connectivity, corridor and riparian values of the site, including its relationship to adjoining land, riparian areas, open space areas and the wider locality;
- b) where biodiversity, connectivity, corridor and/ or riparian values are present, outline a strategy to protect and enhance those values;
- c) include a strategy for removal and ongoing management of weeds and Camphor Laurel trees on the site.

Prescriptive Measures

There are no Prescriptive Measures.

Map E4.1 – Brunswick Heads Urban Area Map

