



Byron Shire Development Control Plan 2014

Chapter E9 Ocean Shores, New Brighton and South Golden Beach



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Chapter E9 – Ocean Shores, South Golden Beach and New Brighton

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Document History

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E9.1 Introduction

E9.1.1 Application of this Chapter

This Chapter applies to residential localities of Ocean Shores, New Brighton and South Golden Beach.

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.

E9.1.2 Aims of this Chapter

The primary purpose of this Chapter of the DCP is to provide the residential character context and principles for development within the above residential areas. The aims of this Chapter are:

1. To provide guidelines for the development of the above residential areas 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 Guides (for Complying development and Development Applications).
3. To encourage new development to complement, support and strengthen the residential character and living amenity of these localities.



E9.2 Ocean Shores, South Golden Beach and New Brighton Residential Character Narrative

This section provides the residential character context and principles for development within the above residential areas. The narrative statements draw on the unique qualities of these areas 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, 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 these localities.



Situated between the coast and the hinterland, this area houses the shire's second-largest urban community. Communities 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 400 people over the next 20 years to reach approximately 6,700 people.

The locality has grown in developmental waves. This is evidenced two distinct street patterns (grid and curvilinear), varying lot sizes and layouts, 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. Figure 1 following, links with the description below

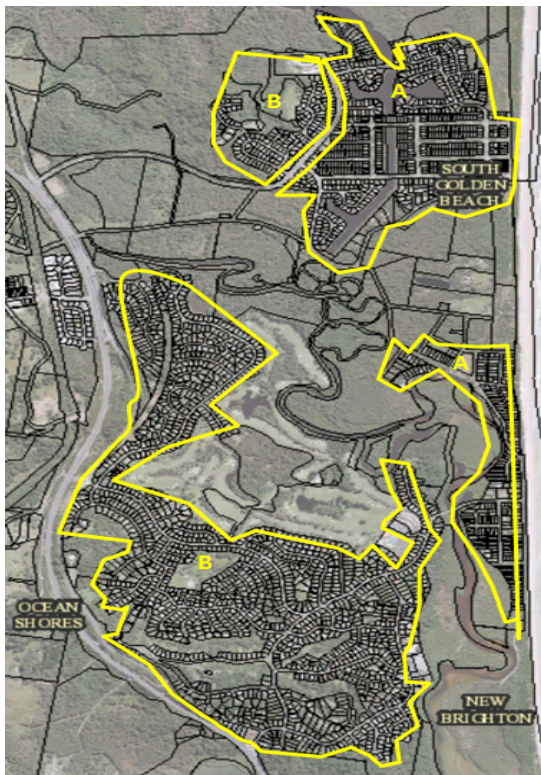
to help define the residential character of Ocean shores, South Golden Beach and New Brighton a community that lives in a coastal and estuarine environment and identifies as being inclusive, open and nature oriented.

Pocket A contains the small coastal localities of South Golden Beach and New Brighton. These villages are situated in a reserve of protected coastal wetlands and have grown over the years to become attractive places to live, work and holiday. These localities have limited opportunities for additional housing due to a combination of environmental sensitivity, flood risk and coastal erosion hazards.

Pocket B surrounding these localities is Ocean Shores, master planned in the 1970s to provide a residential suburb with its own shopping centre, entertainment facilities, golf course and primary school.

Original homes in Ocean Shores are typically brick and tile homes well set back from the street with relatively large lots and lawn areas. The built form is largely contained at two storeys with some pockets of three-storey housing. Newer homes and renovations responding to solar passive design and demands for greater

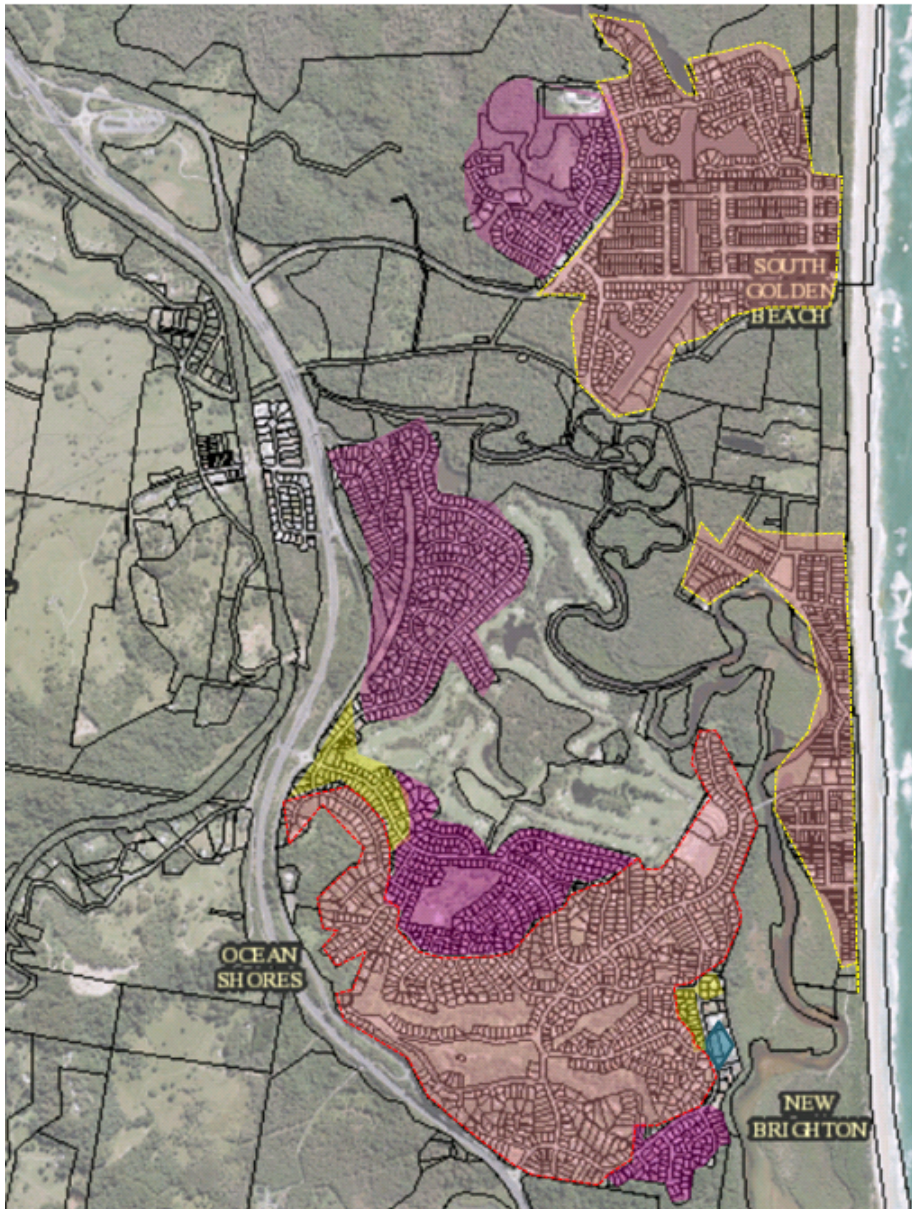
housing choice display greater variation in size, height, materials, architectural styles and orientation. Outdoor activity spaces are oriented toward the backyard, with the front yard serving primarily an aesthetic landscape function and containing very few front fences. Most townhouse and unit development is clustered around Rajah Road, a main thoroughfare, or near the Ocean Shores Shopping Centre, while dual occupancies and secondary dwellings are more widely dispersed throughout.



townhouses (to a lesser extent) on suitable sites. With a vitally important and challenging natural environment it is essential that future infill development respects the limitations of steep terrain, flooding and sensitive coastal habitat, as well as surrounding neighbourhood character. The amount of future growth that can be accommodated within Ocean Shores will largely depend on its capacity for infill and to be supported by adequate infrastructure (e.g. on-street parking). Higher average densities are generally suitable to areas within convenient walking distance of public transport, the Ocean Shores Shopping Centre and/or Billinudgel Village Centre. By providing greater housing choice in these localities, a greater mix of household types and age groups can be accommodated, which in turn can provide a more 'well-rounded' community.

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 area's overall residential character.

Future housing diversity in Ocean Shores will occur through infill residential development — mainly in the form of secondary dwellings, dual occupancies and



Character categories

- **Environmental Sensitive:** due to land slip and/or slope considerations - density and built form to address these considerations and to reflect existing low scale build form and streetscape
- **Environmental Sensitive:** due to coastal and/or flooding considerations - density and built form to address these considerations and to reflect existing low scale build form and streetscape
- **Subtle:** small clusters of low rise medium density complementing the existing form and terrain – likely to be incremental with many 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:** opportunity to expand on the creative/business start-up and vibrancy of centres

Figure E9.1: Ocean Shores, New Brighton and South Golden Beach Residential Character Areas



E9.3 General Provisions

E9.3.1 Character, Bulk and Scale of Development

Objectives

1. *To ensure that residential development will complement, support and strengthen the residential character and living amenity of these localities.*
2. *To ensure that infill development respects (where applicable) constraints associated with steep terrain, flooding and sensitive coastal habitat, as well as surrounding neighbourhood character.*

Performance Criteria

The existing and desired future character of these localities is defined by the following characteristics:

1. Natural Environment

The Ocean Shores, New Brighton and South Golden Beach localities are bounded and strongly influenced by natural elements including the sea, Nature Reserves (Billinudgel and Marshalls Creek), wetlands, remnant forests, bushland and parklands. Development within these localities 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 in these localities 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 residential neighbourhood character of these areas, consistent with residential character narratives in E9.2 above.
- 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. Ocean Shores Shopping Centre

- a) The Centre should be encouraged to evolve into a contemporary town centre with a wider range of community services, meeting places and office space whilst continuing to operate as a retail and specialty use commercial centre catering for the local catchment.
- b) Where possible, new commercial and retail development (or redevelopment) should take advantage of the Centre's proximity to the adjacent Marshall's Creek Nature Reserve and ocean view, with increased opportunities for outdoor eating and other complementary uses to enhance resident/ visitor experience



- c) New commercial and retail development shall be consistent with the requirements of Chapter D4 Commercial and Retail Development. Development is designed to enhance the low key, coastal village character, streetscape and scale of the shopping centre. .

Prescriptive Measures

There are no Prescriptive Measures.

