

STATEMENT OF VALIDITY

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental and Assessment Act 1979*.

Environmental Assessment Report prepared by

Name	Damian Chapelle
Qualifications	Bachelor of Town Planning
Address	186 Molesworth Street, Lismore
In respect of	The Ballina Gateway Project Corner of River and Kerr Street BALLINA NSW

Applicant and Land Details

Applicant	Sundowner Developments (NSW) Pty Ltd P.O. Box 3095 ROBINA TOWN CENTRE QLD 4230
------------------	---

Subject Site	The Ballina Gateway Project Corner of River and Kerr Street BALLINA NSW
---------------------	---

Property Description	Lot 6-8 DP 23897 Lot A DP 397985 Lot 4A & 4B DP 398716 Lots 6, 11 & 12 Section 4A DP 758047 Lots 8 & 9 DP 251206 Lot 10 DP 244352 Lot 1 DP 499510 Lot 1 DP 781715 Parish of Ballina, County of Rous
-----------------------------	---

Project Summary	New mixed-use development comprising tourist use, residential and retail uses.
------------------------	--

Declaration

I certify that I have prepared the contents of the [insert report or document name] in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and Regulation and that, to the best of my knowledge, the information contained in this report / documentation is not false or misleading.

Signature



Name

Damian Chapelle

Date

21 August 2006

BALLINA GATEWAY
ENVIRONMENTAL ASSESSMENT REPORT
MIXED USE DEVELOPMENT

TO:
DEPARTMENT OF PLANNING

SITE:
RIVER STREET, BALLINA

DATE: AUGUST 2006

OUR REF: 05/445

EXECUTIVE SUMMARY

Sundowner Developments (NSW) Pty Ltd has a vision to revitalise the western parts of the Ballina CBD through a mixed residential/tourist/retail development. **Newton Denny Chapelle** has been engaged to prepare the Environmental Assessment Report responding to the Director General Environmental Assessment Guidelines for the 3A Major Project.

Crone Partners Architecture Studios have designed the **Ballina Gateway Project** which is to be located at the western 'gateway' to Ballina Town Centre on the corner of River and Kerr Streets, Ballina, NSW. Crone Partners Architecture Studios have prepared a highly articulated architectural design for the site, having regard to the provisions of the Ballina Local Environmental Plan, North Coast Regional Environmental Plan, North Coast Design Guidelines and the NSW Coastal Policy. The proposal is a mid-scaled mixed development comprising a 90 room hotel, 84 apartments distributed over four residential buildings, an amenities building with a pool and gym and approximately ground floor retail space including a destination café on the waterfront. The development sits upon a subterranean 2-storey basement carpark.

The proposal will have a positive impact on the local economy. In the short term, the construction cost associated with the development alone is \$70m which translates to a further \$66m activity in production induced effects and \$69m in consumption induced effects. Total **economic activity** generated is equivalent to \$206m.

The vision for the site is that of the **gateway** for a revitalized Ballina Town Centre. The form, scale and architecture of the development, the material selection and the enhancement of the public domain surrounding and permeating the site has been developed to ensure that the development is well mannered and responds sensitively to its context and planning controls. The design objectives, creating a high quality living environment for residents and the wider community, responding to the visual surroundings by careful consideration of scale and built form, integrating with the streetscape and characteristic north coast landscapes and incorporating the highest standards of

sustainable design culminates in a proposal with a strong sense of place and identity.

The design philosophy creates a **stimulating contemporary design** combining residential, tourist, retail and open space development which demonstrates excellence in urban design and amenity. The design aims to **revitalise** the site and precinct, contribute to the growth, culture and identity of Ballina and integrate well-designed open space providing access to the river foreshore.

The project architects have designed the buildings to specifically respond to Ballina's subtropical lifestyle. The development seeks to optimise the climatic conditions of the locality and provide a linkage in cultural and historic typology relevant to the urban character of the site. The proposal will strengthen the commercial area and enhance public access to River Street and Kerr Street.

The building has been designed with **ESD** architecture in mind. Industry best practice is achieved in terms of operational energy efficiency through a passive building design approach. To help minimise embodied energy, preference will be given (at construction) to the sourcing of materials locally, especially heavy materials. The development has been designed to optimise **solar access** and minimise overshadowing of adjoining properties and open space ensuring that the **public foreshore** enjoys extensive periods of sunlight as well as providing natural light to all apartments.

The proposal by *Sundowner Developments (NSW) Pty Ltd* is a product of many factors. Those factors include:

- Policies at all level of Government to promote good quality residential, commercial & tourism developments;
- A strong demand in the Ballina locality for residential and serviced apartment, commercial/retail space and cafe facilities; and
- The unique site planning opportunity presented by the site, which is embellished with dual street and foreshore frontage.

CONTENTS

Executive Summary

1.0	INTRODUCTION	Page 1
1.1	Background	1
1.2	Statutory Context	1
1.3	Project Team	2
2.0	PROPERTY DESCRIPTION	3
2.1	Site Details	3
2.2	Site Location and Context	4
3.0	PROJECT DESCRIPTION	6
3.1	Description of Development Proposal	6
3.2	Development Schedule	11
3.3	External Materials and Finishes	11
3.4	Pedestrian Access	12
3.5	Landscape and Open Space	13
3.6	Access and Parking	16
3.7	Waste Management	19
3.8	Engineering Services	20
3.9	Staging of Construction	21
3.10	Ancillary Approvals	23
3.11	Integrated Development Approvals	24
4.0	STATUTORY AND POLICY PLANNING	25
4.1	Statutory Considerations	25
4.1.1	Deemed Environmental Planning Instruments	25
4.1.2	Local Environmental Plans	25

4.1.3	Development Control Plans	29
4.1.3.1	Name: Ballina DCP No. 1 – Urban Land	29
4.1.3.2	Name: Ballina Draft DCP	32
4.1.4	Regional Environmental Plans	34
4.1.5	State Environmental Planning Policies	35
4.2	Local Policy Controls	37
4.3	State Government Policy Controls	37
4.3.1	Name: NSW Flood Plain Development Manual	37
4.3.2	Name: NSW Coastal Policy 1997	37
4.3.3	Name: North Coast Design Guidelines	39
4.3.4	Name: Tourist Development Along the NSW Coast	39
4.3.5	Name: Coastal Design Guidelines for NSW	39
5.0	ENVIRONMENTAL INTERACTIONS	40
5.1	Architecture	40
5.2	Engineering Considerations	40
5.3	Access, Traffic and Parking	41
5.4	Mechanical Plant Compliance	41
5.5	Energy Efficiency	41
5.6	Wind Environment and Reflectivity	42
5.7	Security	44
5.8	Noise Impact	44
5.9	Ecological and Aboriginal Cultural Heritage Assessment	44
5.10	Landscape Assessment	45
5.11	Social and Economic Considerations	45
6.0	CONCLUSION	47

APPENDICES

Appendix 1 - Government Agency Correspondence

Appendix 2 - Crone Partners Architecture Studios

Architectural Design Statement – Dated: 10 August 2006

Project Statistics – Area Schedule / Apartment Mix / Carparking – Dated:
August 2006

Architectural Drawings – Revision A dated 10 August 2006

Apartment Book – dated 10 August 2006

Appendix 3 - Crone Partners Architecture Studios

Access Review Report – Dated: 10 August 2006

Appendix 4 - Context Landscape Design

Public Domain and Landscape Masterplan Report – Dated: 31 July 2006

Landscape Drawings – Dated July 2006

Appendix 5 - Newton Denny Chapelle

Traffic Impact Assessment – Dated: August 2006

Appendix 6 - The Mack Group

Waste Management Report – Dated: 12 July 2006

Appendix 7 - EMF Griffiths

Design Compliance – Dated: 1 August 2006

Appendix 8 - EMF Griffiths

ESD Requirements – Dated: 1 August 2006

BASIX Certificates - Dated 24 July 2006

NatHERS Certificates – Dated 24 July 2006

Appendix 9 - Heggies Australia

Wind and Reflectivity Assessment – Dated: 4 August 2006

Appendix 10 - Ardill Payne & Partners

Infrastructure and Engineering Report – Dated: July 2006

Appendix 11 - Crone Partners Architecture Studios

Crime Prevention Through Environmental Design Report –
Dated: 10 August 2006

Appendix 12 - Crone Partners Architecture Studios

SEPP 65 Compliance Analysis – Dated: 10 August 2006

Appendix 13 - Carter Rytenskild Group

Environmental Noise Impact Assessment – Dated: 10 July 2006

Appendix 14 - Place Environmental

Ecological Assessment Report – Dated: 26 July 2006

Appendix 15 - Hill PDA Consulting

Economic Impact Assessment – Dated: July 2006

Appendix 16 – Thomas Consulting

BCA Compliance Report August 2006

Appendix 17 - Statement of Commitments – Dated: August 2006

Appendix 18 – Landowners Consent

PLATES

- Plate 1 - 3D perspective – view north from Richmond River
- Plate 2 - 3D perspective – view from eastern end of River Street
- Plate 3 - 3D perspective – view from Richmond River to foreshore apartments and café
- Plate 4 - Stage 1 of development
- Plate 5 - Stage 2 of development
- Plate 6 - Stage 3 of development
- Plate 7 - Sequenced Site Consolidation Plan
- Plate 8 - Department of Planning – Maximum Heights and Site Coverage Plan

1.0

INTRODUCTION

1.1 Background

This Environmental Assessment Report (**EAR**) is submitted to the Department of Planning (hereafter referred to as 'the Department') in order to obtain approval from the Minister pursuant to Section 75J of Part 3A of the Environmental Planning and Assessment Act 1979 (***the Act***) for a staged mixed development comprising a 90 room hotel, 84 apartments distributed over four residential buildings, an amenities building with a pool and gym and approximately 1,200 square metres of ground floor retail space including a destination café building on the waterfront. The development sits upon a subterranean 2 storey common basement carpark at the corner of Kerr Street and River Street, Ballina.

This report has been prepared on behalf of the applicant, Sundowner Developments (NSW) Pty Ltd. Newton Denny Chapelle has prepared this Environmental Assessment Report (EAR) based on plans and information provided by Crone Partners Architecture Studios and supporting technical documents.

1.2 Statutory Context

Representation has been made by Crone Partners Architecture Studios on behalf of Sundowner Developments (NSW) Pty Ltd with the Department of Planning to determine whether the proposal is a major project under Part 3A of the Act. Correspondence from Crone Partners seeking the Ministers determination is found within **Appendix 1**.

The Minister determined in correspondence dated 11 October 2005 the project proposal is a major project to which Part 3A of the Act applies. This letter is contained within **Appendix 1**.

At the request of the Department a Project Application was lodged by Sundowner Developments (NSW) Pty Ltd on 14 November 2005 pursuant to Section 75E.

The project application had regard to those matters described in the Department's draft guidelines titled *Steps in the Assessment and Approval of Major Projects under Part 3A*.

The Department on 18 February 2006 issued the Director General's Environmental Assessment Requirements (**DGRs**) for the Project pursuant to Section 75F(2) of the Act. A copy of the letter from the Department of Planning outlining the DGRs in addition to consultation undertaken between the project team and relevant government agencies are also enclosed at **Appendix 1**.

Full regard has been had by the project team to the 'Heads of Consideration' as stipulated in the DGRs.

1.3 Project Team

A project of the subject kind has involved a range of specialist consultants. Set out below is a listing of key technical advisers:

Architects	Crone Partners Architecture Studios
Project Manger and Quantity Surveyor	GMP Management
Landscape Architect	Context
Traffic	Newton Denny Chapelle
Acoustic	CRG Traffic & Acoustics
Env./Civil Engineering	Ardill Payne & Partners
Mechanical & Electrical	EMF Griffiths Engineers
Environmental Engineer	Place Environmental
B.C.A. Consultant	Thomas Independent
Town Planning	Newton Denny Chapelle
Geotechnical	Coffey Geosciences
Waste Management	The Mack Group
Surveyor	Newton Denny Chapelle
Wind & Reflectivity	Heggies Australia
Economic Analysis	Hill PDA
Hydraulic Engineer	H Design

2.0 **PROPERTY DESCRIPTION**

2.1 Site Details

Property Description: Lot 6-8 DP 23897

Lot A DP 397985

Lot 4A & 4B DP 398716

Lots 6, 11 & 12 Section 4A DP 758047

Lots 8 & 9 DP 251206

Lot 10 DP 244352

Lot 1 DP 499510

Lot 1 DP781715

Parish of Ballina

County of Rous

Property Address: 256-274 River Street, Ballina

Registered Owner: Sundowner Developments (NSW) Pty Ltd
EA Sheather
Wantana Pty Ltd

Proponent: Sundowner Developments (NSW) Pty Ltd

Applicant: Crone Partners Architecture Studios for and on behalf of the owners.

Local Authority: Ballina Shire Council

Total Site Area: 11,311 m²

Existing Land Use: Motel/Residential/Commercial

Land Zoning: 3 Business Zone

2.2 Site Location and Context

The site is located at the western end of Ballina's commercial precinct at the 'bend' in the Pacific Highway. In the Draft Ballina Shire Combined Development Control Plan, Chapter 2 – Ballina Town Centre, it is referred to as a combination of the 'Riverside West' and 'Western Entrance' Precincts.

The 11,311m² site is bounded by River Street to the north; Kerr Street to the west; The RSL Carpark and Ballina Memorial Park to the east and the Richmond River to the south. The adjacent properties along River Street are a mix of commercial and retail uses. The area to the west of the site is characterized by low-density residential development. The area to the east of the site along the river frontage is dominated by the Ballina RSL Club and new multi storey buildings such as the Ramada Apartments.

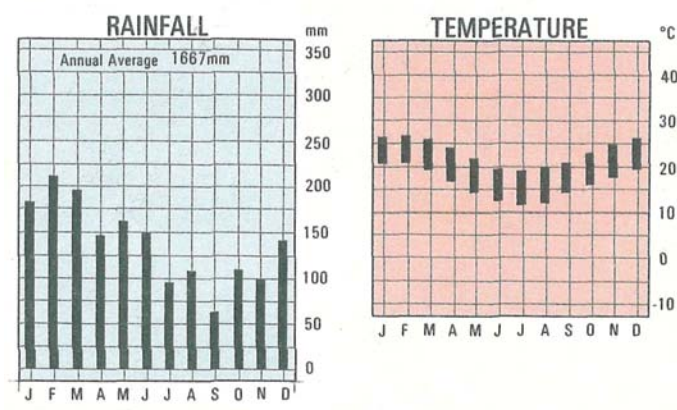
The site is generally rectangular in shape, with the exception of the existing slipways that cut into the site from the river/south boundary. The north boundary dimension provides a linear frontage to River Street of 114m. The property enjoys a linear river frontage of 165m to south and west boundaries.

The site has a number of current uses including retail shops, a single residence and motel and restaurant/function venue.

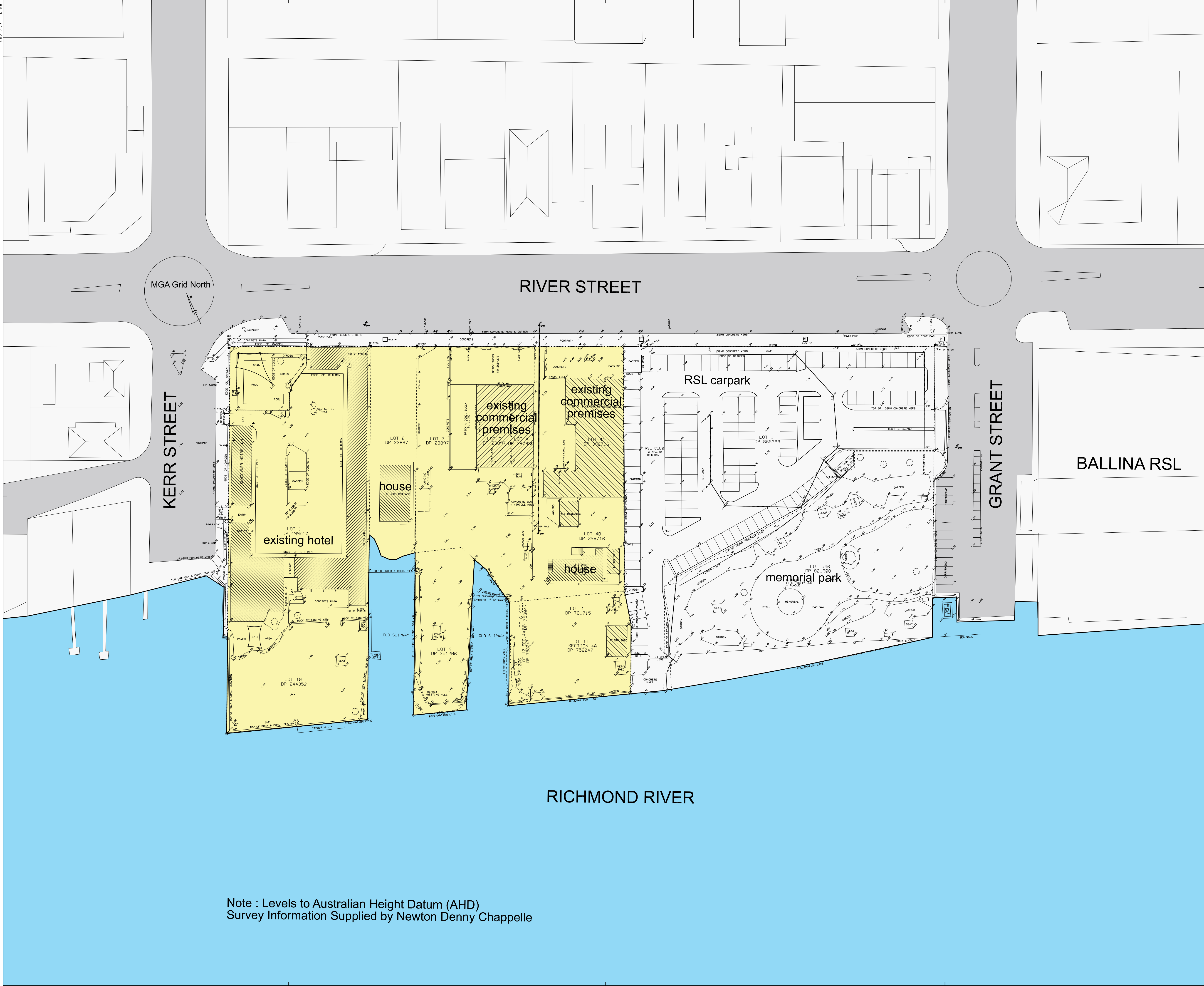
The site in its current form presents a number of constraints and opportunities, including;

- Poor accessibility to the riverfront. No public access from the Memorial Park.
- An irregular built form to the River Street streetscape.
- Minimal retail activity to River Street.
- Potential traffic and acoustic issues related to the River/Kerr Street intersection.

Ballina has a superb climate with extended summers and moderate winters. Set out below are some diagrams illustrating climatic information relevant to the locality.



C:\A 226\A226.dwg



Note : Levels to Australian Height Datum (AHD)
Survey Information Supplied by Newton Denny Chappelle

notes

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

copyright

The copyright of this drawing together with any other documents prepared by crone partners ply ltd (cp) remains the property of cp. cp grants licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.

quality assurance system

authorised by:.....

date:.....

revision

A 24/07/2006 EA SUBMISSION

architect

crone partners architecture studios
Ph: + 61 2 8295 5300 Fax: + 61 2 8295 5301

development manager

Samtay Group
Ph: 07 5562 0022 Fax: 07 5562 0422

quantity surveyor

GMP Management
Ph: 07 5532 6712 Fax: 07 5532 6876

town planner

Newton Denny Chapelle
Ph: 02 6622 1011 Fax: 02 6622 4088

structural engineer

Ardill Payne and Partners
Ph: 02 6686 3280 Fax: 02 6686 7920

mechanical, electrical & fire consultant

EMF Griffiths Engineers P/L
Ph: 07 5593 2075 Fax: 07 5593 2095

hydraulic & fire consultant

H Design
Ph: 07 3848 0333 Fax: 07 3848 0499

acoustic consultant

Jay Carter Acoustical Consultants
Ph: 07 5527 7433 Fax: 07 5527 7555

bca review & private certification

Thomas Independent
Ph: 07 5535 8688 Fax:

landscape architect

Context
Ph: 02 8244 8900 Fax: 02 8244 8988

traffic engineer

Newton Denny Chapelle
Ph: 02 6622 1011 Fax: 02 6622 4088

environmental engineer

Place Environmental
Ph: 07 3852 3922 Fax: 07 3852 4766

surveyor

Newton Denny Chapelle
Ph: 02 6622 1011 Fax: 02 6622 4088

wind & reflectivity

Heggies Australia
Ph: 02 9427 8100 Fax: 02 9427 8200

economic

Hill PDA
Ph: 02 9252 8777 Fax: 02 9252 6077

waste management

The Mack Group
Ph: 02 9550 0566 Fax: 02 9569 9372

client

Sundowner Developments (NSW) Pty Ltd

drawn

checked

date

plot date

file name

P:\ad\CA 226\Ballina Gateway\Sheet\ADAZ 0001.dgn

scale

1:500 @ A1, 1:1000 @ A3

GN

cronepartners
architecture
studios.

project

Ballina Gateway Project

drawing title

EXISTING SITE PLAN

ENVIRONMENTAL ASSESSMENT APPLICATION

CA2266 ADA

Z-0001

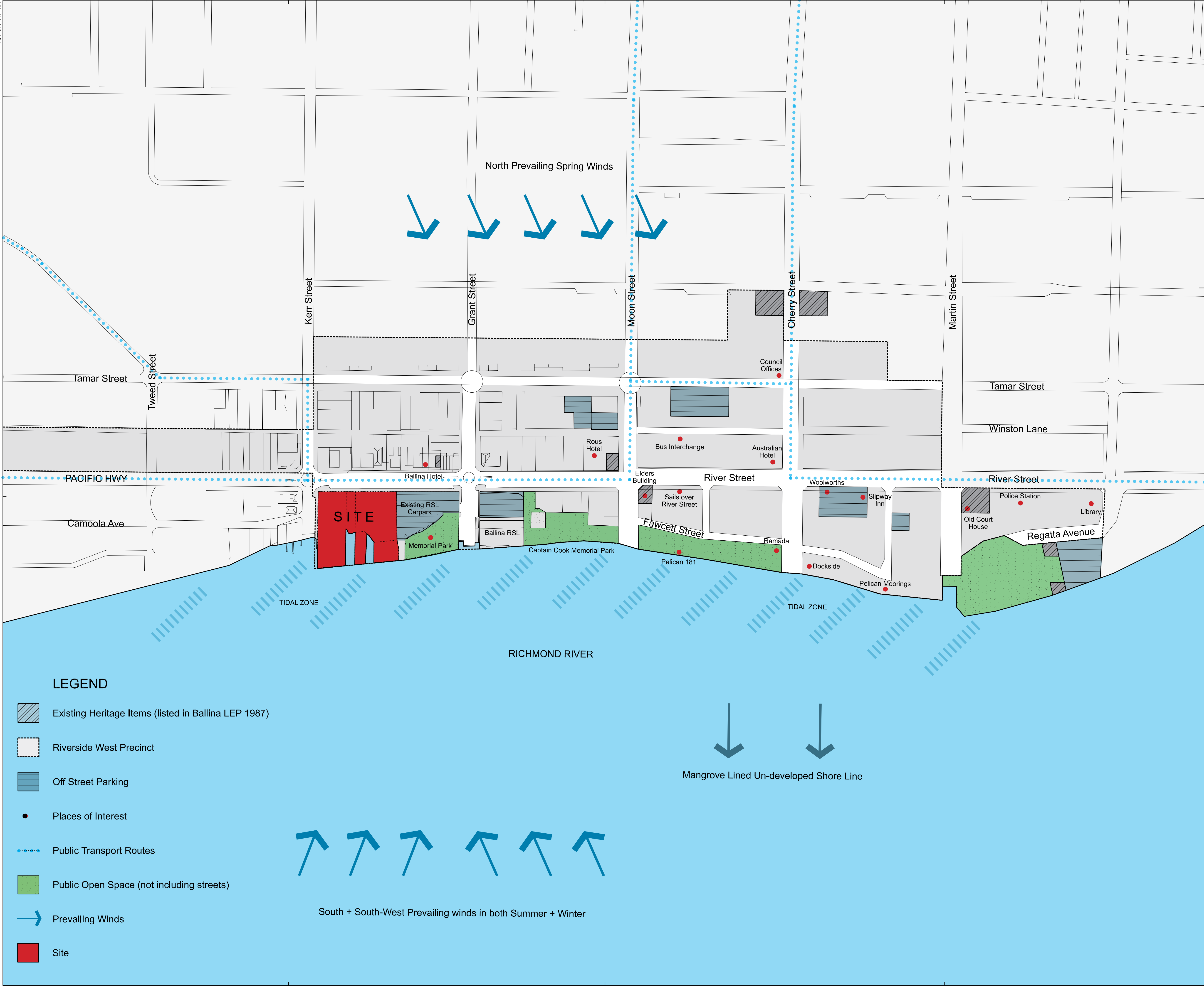
A

job no.

drawing no.

rev

CPA_A37_T1L_S11



LEGEND

- Existing Heritage Items (listed in Ballina LEP 1987)
- Riverside West Precinct
- Off Street Parking
- Places of Interest
- Public Transport Routes
- Public Open Space (not including streets)
- Prevailing Winds
- Site

notes
All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

copyright
The copyright of this drawing together with any other documents prepared by crone partners pty ltd (cp) remains the property of cp. cp grants licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.

quality assurance system

authorised by:..... date:.....

revision
A 24/07/2006 EA SUBMISSION

architect
crone partners architecture studios
Ph: + 61 2 8295 5300 Fax: + 61 2 8295 5301

development manager
Samtay Group
Ph: 07 5562 0022 Fax: 07 5562 0422

quantity surveyor
GMP Management
Ph: 07 5532 6712 Fax: 07 5532 6876

town planner
Newton Denny Chapelle
Ph: 02 6622 1011 Fax: 02 6622 4088

structural engineer
Ardill Payne and Partners
Ph: 02 6686 3260 Fax: 02 6686 7520

mechanical & electrical consultant
EMF Griffiths Engineers P/L
Ph: 07 5593 2075 Fax: 07 5593 2095

hydraulic consultant
H Design
Ph: 07 3848 0333 Fax: 07 3848 0499

acoustic consultant
Jay Carter Acoustical Consultants
Ph: 07 5527 7433 Fax: 07 5527 7555

bca review & private certification
Thomas Independent
Ph: 07 5535 8688 Fax:

landscape architect
Context
Ph: 02 8244 8900 Fax: 02 8244 8988

traffic engineer
Newton Denny Chapelle
Ph: 02 6622 1011 Fax: 02 6622 4088

environmental engineer
Place Environmental
Ph: 07 3852 3922 Fax: 07 3852 4766

surveyor
Newton Denny Chapelle
Ph: 02 6622 1011 Fax: 02 6622 4088

wind & reflectivity
Heggies Australia
Ph: 02 9427 8100 Fax: 02 9427 8200

economic
Hill PDA
Ph: 02 9252 8777 Fax: 02 9252 6077

waste management
The Mack Group
Ph: 02 9550 0566 Fax: 02 9569 9372

client
Sundowner Developments (NSW) Pty Ltd

drawn	checked	date	plot date
			26-Jul-06

file name
P:\cad\CA 2266 Ballina Gateway\Sheets\0003.dgn

scale
1:2500 @ A1, 1:5000 @ A3 GN
m 2.0 4.0 6.0 8.0 10.0
0

crone partners pty ltd, sydney abn 8008 598 9272
354 kent street, sydney, nsw 2000, australia
telephone +61 2 8295 5300 facsimile +61 2 8295 5301
www.cronpartners.com
australia china south east asia middle east

cronepartners
architecture
studios.

project
Ballina Gateway Project

drawing title
CONTEXT / LOCATION PLAN

DEVELOPMENT APPLICATION

job no.	drawing no.	rev
CA2266 ADA	Z-0003	A

3.0 PROJECT DESCRIPTION

This section of the report defines the site planning objectives utilised in schematic design. Further, this section describes the project by way of text, mapping and statistical information.

3.1 Description Of Development Proposal

Development consent is sought for a staged mixed development comprising a 90 room tourist hotel, 84 apartments distributed over four residential buildings, an amenities building with a pool and gym and approximately 1,200 square metres of ground floor retail space including a destination café building on the waterfront. The development sits upon a subterranean 2 storey common basement carpark at the corner of Kerr Street and River Street, Ballina.

This report describes the proposal and should be read in conjunction with the architectural plans found within **Appendix 2**. The character and nature of the proposal is further described in the Architectural Design Statement contained at **Appendix 2** of this report.

Plan Set 3.1 Architectural Drawing Set

SITE PLANS		
ADAZ 0001	Existing Site Plan	Rev A
ADAZ 0002	Proposed Site Plan	Rev A
ADAZ 0003	Context / Location Plan	Rev A
ADAZ 0004	Site Analysis Plan	Rev A
FLOOR PLANS		
ADAZ 1098	Basement 2 Floor Plan	Rev A
ADAZ 1099	Basement 1 Floor Plan	Rev A
ADAZ 1100	Ground Level Plan	Rev A
ADAZ 1101	Level 1 Floor Plan	Rev A
ADAZ 1102	Level 2 Floor Plan	Rev A
ADAZ 1103	Level 3 Floor Plan	Rev A
ADAZ 1104	Level 4 Floor Plan	Rev A
ADAZ 1105	Level 5 Floor Plan	Rev A
ADAZ 1106	Level 6 Floor Plan	Rev A
ADAZ 1107	Roof Plan	Rev A
ADAZ 1110	SEPP 65 Analysis and DOP Design Guidelines Envelope	Rev A

INDIVIDUAL APARMENTS		
ADAZ 1500 – 1564	Individual Apartment Plans	Rev A
ELEVATIONS		
ADAZ 2001	North + South Elevations	Rev A
ADAZ 2002	East + West Elevations	Rev A
ADAZ 2003	Building D Elevations	Rev A
ADAZ 2004	Waterfront Building Elevations	Rev A
SECTIONS		
ADAZ 3001	Section A & B	Rev A
ADAZ 3002	Section C & D	Rev A
ADAZ 3003	Section E	Rev A
DETAILED SECTIONS		
ADAZ 3101	Detailed Section – Buildings B + F	Rev A
ADAZ 3102	Detailed Section – Building C	Rev A
ADAZ 3103	Detailed Section – Building D	Rev A
SHADOW DIAGRAMS		
ADAZ 3901	Shadow Diagrams – December 21	Rev A
ADAZ 3902	Shadow Diagrams – June 21	Rev A
ADAZ 3903	Shadow Diagrams – March 21	Rev A
GFA CALCULATION PLANS		
ADAZ 1600	GFA Calculation – Basement 2	Rev A
ADAZ 1601	GFA Calculation – Basement 1	Rev A
ADAZ 1602	GFA Calculation – Ground Level	Rev A
ADAZ 1603	GFA Calculation – Level 1	Rev A
ADAZ 1604	GFA Calculation – Level 2	Rev A
ADAZ 1605	GFA Calculation – Level 3	Rev A
ADAZ 1606	GFA Calculation – Level 4	Rev A
ADAZ 1607	GFA Calculation – Level 5	Rev A
ADAZ 1608	GFA Calculation – Level 6	Rev A
FPA CALCULATION PLANS		
ADAZ 1700	FPA Calculation – Basement 2	Rev A
ADAZ 1701	FPA Calculation – Basement 1	Rev A
ADAZ 1702	FPA Calculation – Ground Level	Rev A
ADAZ 1703	GFA Calculation – Level 1	Rev A
ADAZ 1704	FPA Calculation – Level 2	Rev A
ADAZ 1705	FPA Calculation – Level 3	Rev A
ADAZ 1706	FPA Calculation – Level 4	Rev A
ADAZ 1707	FPA Calculation – Level 5	Rev A
ADAZ 1708	FPA Calculation – Level 6	Rev A
PHOTOMONTAGE IMAGES		
ADAZ 9001	Aerial 3D Perspective	Rev A
ADAZ 9002	View from East end of River Street	Rev A
ADAZ 9003	View from West end of River Street	Rev A
ADAZ 9004	View from the Richmond River	Rev A
ADAZ 9005	North + South Elevations	Rev A
ADAZ 9006	East + West Elevations	Rev A

The proposed development comprises the following;

- 90 room hotel (Building A) on the corner of River and Kerr Streets built to 7 storeys to comply with the Department of Planning Guidelines Envelope Drawing. This building reinforces the corner of the development and presents as the gateway to Ballina. The Hotel use satisfies the desire for a tourist use on the site.



Plate 1: 3D perspective – view north from Richmond River

- Waterfront Apartments (Buildings B & F), premium 5 storey apartment buildings situated on the two external 'fingers' of the site.
- River Street Building (Building C) comprises retail at ground level and 2 levels of dual key serviced apartments.
- Central Apartment Building (Building D) is a 7 storey building comprising 2 & 3 bedroom apartments. These apartments are double aspect apartments to gain benefit from the water views to the south and the sun to the north and facilitate cross ventilation. The apartments are arranged with one core between two apartments.

- Pool / Gym (Building E) has retail at ground level with amenities at the first floor. This building connects with Buildings C and D at their eastern ends resulting in framed entry from River Street to the central courtyard and a 2 storey undercroft below the eastern apartment of Building D. This amenities building reinforces the north-eastern corner of the development as well as providing a continuity of retail uses along River Street and the eastern public domain thoroughfare. It is proposed that the pool will be enclosed with louvred walls and roof allowing the space to be controlled to suit the weather.



Plate 2: 3D perspective – view from eastern end of River Street

- The waterfront café building (Building G) occupies the middle finger of the site between the two slipways. It sits proud of the adjacent waterfront apartment buildings so that it will be visible from the public foreshore and activate the waterfront, yet still lies within the 14m setback prescribed in the Department of Planning Design Guidelines Envelope. There is a proposed deck to the western side which penetrates the 4m setback to provide an outdoor seating area to the café. It is single storey so as not to diminish the value of the apartments in Building D behind, and to give the café a sense of individual identity.

The development has been designed in consideration of its context and its significance as a “gateway” to the Ballina township and CBD.

The buildings have been planned on the site to:

- Create a sense of permeability to and along the waterfront.
- Reinforce the streetscape of Ballina's main commercial street (River Street).
- Provide retail activity to River Street.
- Maximise views and amenity for the residential apartments.
- Provide opportunities for public access along the waterfront.
- Provide a diversity of apartment types to cater for a wider range of potential residents.



Plate 3: 3D perspective – view from Richmond River to foreshore apartments and cafe

3.2 Development Schedule

The following is a summary of the key development information of the proposal.

Table 3.1 Development Statistics

LAND USE	FLOOR AREA
Site Area	11,311 m ²
Gross Floor Area	21,834 m ² Tourist – 4,799 m ² Residential – 15,207 m ² Retail – 1,364 m ² Amenities – 464 m ²
Number of Guestrooms	90
Number of Apartments	84
Communal Open Space	5,278 m ²
Deep Soil Zone	3,571 m ²
Car Parking	Require 260 spaces; 275 spaces provided
Building Height	22 metres maximum (ceiling height)
Storeys	Maximum - 7 (seven)

3.3 External Materials and Finishes

The buildings are of framed reinforced concrete with predominant areas of glazing with timber or metal sun shading devices which provide façades that change according to the occupiers and the weather conditions. The apartment modules can clearly be read from the expressed concrete framed elements. The ground floor retail components consist predominantly of glazed shopfronts. The residential entrance lobbies are also glazed and protected by cantilevered metal awnings.

The roofs are a combination of raking roofs clad in pre-finished steel interspersed with flat concrete roofs. Parapet lines or cantilevered sun screening elements provide a strong termination to the top of the buildings. Roof top plant rooms are set back from the principle facades of the buildings and have been integrated into the building.

Consideration has been given to colours and materials that blend with natural colours and textures of the locality. Colours externally are generally off-white and light to mid greys with some more strongly coloured highlight areas of rusty red and darker grey articulating the facade.

3.4 Pedestrian Access

The project considers all user groups including residents, visitors, guests and staff and is inclusive of:

- People with sensory impairment,
- People with mobility impairment, and
- People with dexterity impairments.

The architectural design provides compliance with the Commonwealth Disability Discrimination Act (DDA) and thereby eliminates as far as possible, discrimination against people on the grounds of disability and delivers equality, independence and functionality to people with disabilities.

The following standards have been used to implement the Access Report:

- AS 1428.1 (80% of people with disabilities accommodated by the provisions of this standard)
- AS 1428.2 (Enhanced Access) where relevant
- AS 1428.4 (Tactile Ground Surface Indicators)
- AS 1735.12 (Lifts, Escalators and Moving Walks)
- Building Code of Australia (BCA) Volume 1

In summary, the design incorporates continuous accessible paths of travel to and within each of the separate buildings that the public would ordinarily be expected to have access. The items discussed in the Access Report show that a reasonable degree of accessibility has been designed into the project at DA stage and there is general

compliance with the statutory requirements pertaining to site access, common areas access, accessible parking and accessible sanitary facilities. Enhanced accessibility also benefits the elderly and people with young children.

The access report is contained within **Appendix 3** of this report.

3.5 Landscape and Open Space

Landscape

Context Landscape Architects vision for the Ballina Gateway Project is to create a high quality residential and social/recreational setting befitting the site's unique location on the Richmond River. A range of appealing and valued landscape settings will be formed and have a distinctive sense a place, memorable aesthetic qualities, community identity and a shared community and residential ownership.

The intent is for an integrated framework of entries, courtyards, linkages and open spaces for the enjoyment of residents, visitors, guests and the Ballina community alike. The range of settings will provide a positive renewal to this threshold site to Ballina.

The new landscape setting will be distinguished by its strong commitment to reinforce this new and vibrant hub of activity for Ballina. The landscape will create a positive change of image and forge a new community identity for ongoing revitalisation of the north bank of the Richmond River at the town centre.

The landscape master plan will address the following design objectives:

- **Enhance** the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- **Create** an identifiable public domain with range of inviting safe and accessible open spaces and linkages.
- **Ensure** CPTED (Crime Prevention Through Environmental Design) principles are upheld with planting structure allowing clear visibility between and within spaces and to ensure sightlines across outdoor spaces are maintained

- **Capitalise** on the views, lines and vistas to create a range of spatial and visual experiences
- **Assimilate** the development into the surrounding urban fabric through the development of an integrated and permeable landscape and open space environment, giving direct pedestrian access through and across the site to the Richmond River and adjoining street network.
- **Incorporate** water sensitive urban design principles and environmentally sensitive design to create a low maintenance, environmentally sensitive landscape that has a strong tree canopy with diverse shrub groundcover under
- **Create** a large variety of high quality public open spaces which are and can accommodate a range of recreational and social activities
- **Reuse** and incorporate existing site materials where possible

The landscape master plan and supporting design statement is contained within **Appendix 4** of this report.

Open Space

In respect to the supply of public open space, Ballina Shire Council have recently placed on public exhibition the *Open Space Contributions Plan (Draft Plan)* (June 2006). The Plan provides the proposed open space standards to be utilised in determining the appropriate land area for open space. The plan provides a rate of 0.33 hectares/1000 people for local and district parks.

The proposed development incorporates 84 units which comprise a mix of 36 two bedroom units and 48 three bedroom units. Additional to the residential component is the proposed tourist accommodation which comprises of 90 guestrooms (70% occupancy = total 63 beds). The Draft Plan contains the following occupancy rates as detailed below.

- 2 bedroom = 2 persons (Development generates 72 persons)
- 3 bedroom = 2.7 persons (Development generates 130 persons)
- tourist = 1 person/bed (Development generates 63 persons)

Utilising the above occupancy rates, a total population of 265 persons will be generated by the development. Applying the population generated by the development against the open space standard of 0.33ha/1000 persons contained in the Draft Plan, a local park area of 874.5m² is calculated, however the developer is of the view that there will be proportionately greater public use than envisaged by the the Draft Plan for open space. The proposed development makes provision for public open space as requested within the the Department of Planning "*maximum height and site coverage plan*" issued for the site on 17 March 2006, totalling 2063.1m². Accordingly, the development provides in excess of the open space requirements by 1,188.6m² to that prescribed by the Draft Plan.

Based, on the area of public open space required to service the population generated by the development, the proponent offers to dedicate to the Council free of cost under s94 of the Act, an area of 874.5m² of land for the purpose of foreshore public open space, and will not object to a condition of development consent to that effect.

Further, the proponent offers to dedicate to Council a further area of 1,188.6m² of land for the purpose of foreshore public open space at market value as determined in accordance with s56 of the *Land Acquisition (Just Terms Compensation) Act 1991*, and will not object to a condition of development consent to that effect.

In regards to the completion of embellishment works to the foreshore open space, the proponent seeks an offset against monetary s94 contributions that would otherwise be levied for Open Space and Community Facilities under the applicable Contributions Plan.

In respect to the future maintenance and management of the foreshore public open space, the proponent offers to enter into a servicing agreement in addition to preparing a draft Plan of Management addressing the use of public open space with Ballina Shire Council.

3.6 Access and Parking

Newton Denny Chapelle has completed a Traffic Impact Study (**TIS**) to address each item identified in Table 2.1 – Key Issues For Traffic Impact Studies as referenced in the Roads and Traffic Authorities Guide to Traffic Generating Developments. The TIS is found within **Appendix 5** of this report.

The development is consolidating the 6 existing multiple vehicular access points to only two locations. One being on the eastern boundary of the development (fronting to River Street) and one being on the western boundary (to Kerr Street). These two locations maximises a connectivity link within the basement and at the same time meet Ballina Shire Council's arterial road hierarchy objectives in minimise the number of intersections/driveway points.

The location of the driveway to River Street is logical in that it is mid block and sufficiently removed from both the Kerr Street and Grant Street intersections so as not to impact upon traffic management options at these locations. The development driveway location in River Street provides in excess of the desirable 80m sight line requirements of AS2890.1 – Off Street Car Parking for a 50kph speed environment. The access to Kerr Street is 50m from the Kerr / River Street roundabout, to which a minimum 30m separation is acceptable.

Parking Controls used in determining parking supply are in accordance with Ballina Shire Council's Policy Statement No 2 – Car Parking which include parking rates of:

- 1 space per 25m² of Retail/cafe Space at Ground Level
- Hotels >500m² parking based upon other similar facilities
- 2 Bed Apartments: 1.2 spaces
- 3 Bed Apartments: 1.5 spaces
- Visitor Parking: 1 space per 5 Apartments

Hotel parking is based upon the following:

- 1 space per Guestroom by the operating occupancy rate
- Operating occupancy rate of 75%
- 1 space per two full time hotel staff
- Adopt 10 equivalent full time hotel staff
- Hotel Restaurant Parking assume 30% Concurrent Usage For Guests

Table 3.2 – On-site Car Parking Standards and Provision

Description	Parking Rate	Number Off	Total
2 Bed Apartments	1.2 per Apartment	26	31.2
3 Bed Apartments	1.5 per Apartment	48	70.0
Apartment With Dual Key	1.75 per Apartment	10	17.5
Visitor Spaces	1 per 5 Apartments	84	16.8
Hotel Guestrooms	0.75 per Guestroom	90	67.5
Hotel Employees	1 per 2 staff	10	5.0
Hotel Restaurant	1 per 25m ² x 70%	208	5.8
Retail/Café/Al fresco Dining	1 per 25m ² x 100%	952	43.1
Courier	1 for the development	1	1
Total			259.9 (260)
Providing			275

Ballina Shire Council recognises parking credit entitlement whereby driveway cross-overs are reinstated so as to allow for more on street parking. The total existing driveway kerb lengths are 31m, to which the new development will require 2 x 6m = 12m, hence a credit length of 19m. This equates to 7 car parking spaces.

The existing site has traffic generation credit entitlements of 1457m² of mixed retail, two dwelling houses and a 26 unit motel. This calculates as an existing peak hour credit of 187 trips per hour as follows:

Table 3.3 - of Existing Credits For Peak Hour Trips

Description	Size	Peak Hour RTA Rate	Total (Peak Hr)
Mixed retail	1457m ²	12 trips per 100m ² /hr	175 Trips
Dwelling	2 off	0.85 per dwelling	2 Trips
Motel/Restaurant	26 Units	0.4 per Unit	10 Trips
Total			187 Trips per Hour

Assessment of the typical Total Peak Hour Trip Generation for the Ballina Gateway project as a whole is tabulated as follows using the RTA Peak Trip Hour generation rates.

Table 3.4 – Development Peak Hour Trip Generation

Description	Size	Peak Hour RTA Rate	Total (Peak Hr)
Mixed retail/cafe	1,160m ²	12 trips per 100m ² /hr	139.2 Trips
Small Apartments	2 Bedroom x 26	0.5 trips per Apartment	13.0 Trips
Large Apartments	3 Bedroom x 48	0.65 trips per Apartment	31.2 Trips
Hotel Accommodation	Guestrooms x 90	0.4 trips per Guestroom	36.0 Trips
Total say			220 Trips

An additional peak hour demand of 44 Trips per Hour occurs as a result of the development.

With the extra over vehicular trips generated by the development, a marginal increase in traffic flows within the CBD road network will result. Using the maximum of an extra 44 trips per hour, this equates to a nominal 4% growth in the trips along the River Street frontage of the site and less than 1% increase in the intersection movements at Kerr / River Street.

The development shall improve traffic performance of the Kerr Street/River Street roundabout by the provision of a centralised left turn lane for northbound traffic in accordance with the concept drawing SK1-Northbound Left Turn Layout. The design, documentation, service relocations and construction shall be borne by the development. These works shall only be required to be operational prior to the issue of the Occupation Certificate for Stage 3 of the development. Or alternatively in lieu of performing the works, payment to the local roads authority an amount of \$150,000 prior to the issue of the Construction Certificate of Stage 3 of the development towards necessary roadworks as determined by the roads authority which are within the immediate vicinity of the Central Business District to which this development is located.

Reference should be made to the Statement of Commitments within **Appendix 16** of this report.

3.7 Waste Management

The Mack Group has completed a report on the handling and management of waste generated by the development proposal. The Mack Group report is found at **Appendix 6** of this report.

Based on the waste generation estimates, it is envisaged that a weekly collection service will be required for general waste and for recyclable waste. Basic requirements for waste handling facilities are as follows:

- Adequate size.
- Integration with building design and site landscaping.
- Suitable screening from public areas.
- Appropriate access for collection.
- Assurance that OH&S requirements for waste contractors are met.

The long-term aim of the waste management strategy is to provide an ongoing and coordinated waste management service that satisfies mandatory authority requirements and is adaptable to changing operational needs.

Council will be responsible for providing a residential waste removal service. Commercial waste will be collected by a private contractor. The development will include the supply of the chutes and the equipment and the Body Corporate will look after the maintenance of all equipment and the coordination of this service with the cleaning service and council. The building attendant or cleaning contractor will be responsible for transporting all waste bins to the waste collection areas and for cleaning all the waste handling areas.

Table 3.5 – Waste Storage Provisions

Area Schedule - Typical Residential	Waste Store at Basement Level
Number of units = 10 - 14	SQM
A carousel compactor at the base of the chute	6
Recyclable 240 litre bins	4
Circulation space	4
Total space required	14m²

A storage space for recyclable waste crates will be provided near the lift on each floor. Provide space for 2 x crates per apartment.

Residents will be responsible for collecting and transporting their waste to the staging store, General waste will be dropped down the chute by each resident. Recyclable waste will be placed in 50 litre bins within the staging store. The cleaning contractor will tip the waste into 240 litre bins and transport these bins to the kerbside for collection. Waste from the common areas will be collected in dedicated bins and moved to the waste stores, by the cleaning contractor.

It is proposed that general residential waste will be collected in 240 litre bins at the rate of 1 bin per 3 apartments.

It is proposed that recyclable residential waste is collected in 50 litre crates at the rate of 2 per apartment. One will be for paper and one for glass. These crates will be emptied by a building attendant into 240 litre bins and transported to the kerbside for waste collection.

It is proposed that commercial waste will be collected in 240 litre bins, for either general or recyclable waste.

3.8 Engineering Services

Ardill Payne and Partners (APP) has provided engineering advice in relation to the proposed Ballina Gateway Development. Areas covered in this report are:

- Environmental engineering (contamination and site remediation)
- Stormwater management
- Construction engineering
- Sewerage disposal and Water Supply capacity
- Miscellaneous Infrastructure

The report and associated attachments is found within **Appendix 10** of this report.

3.9 Staging of Construction

The development will be completed and occupied in stages.

The lots on the eastern side of the site owned by Samtay Pty Ltd will be developed first. Comprising portions of Buildings E, F & G. The Stage 1 basement configuration can support the above development with available car parking in excess to the requirements of the Stage 1 buildings above and all of the common service facilities such as the substation are located within the Stage 1 development.

Stage 2 comprises buildings A & B further to basement Stage 2. Stage 3 comprises buildings C & D. The existing dwelling house, motel and restaurant located east of Stage 1 will continue to operate during Stage 1-3 as they relate to separate owners and commercial interests.

The following plates illustrate the three stages of the project.

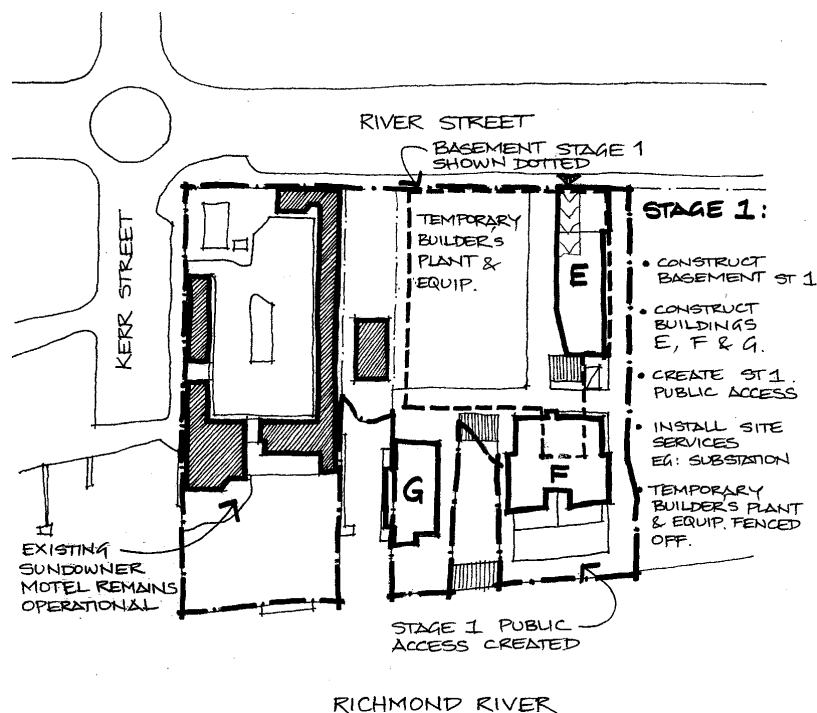


Plate 4: Stage 1

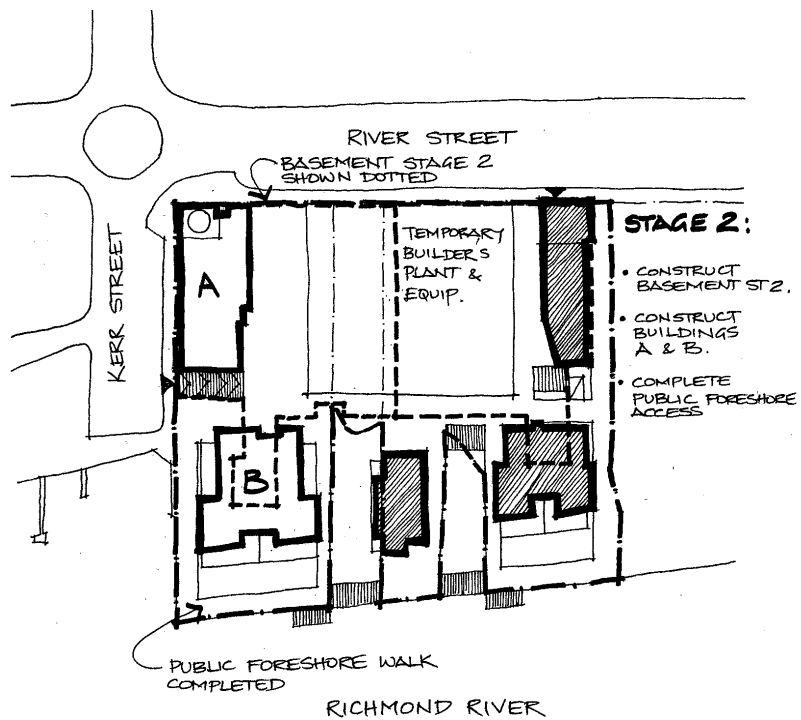


Plate 5: Stage 2

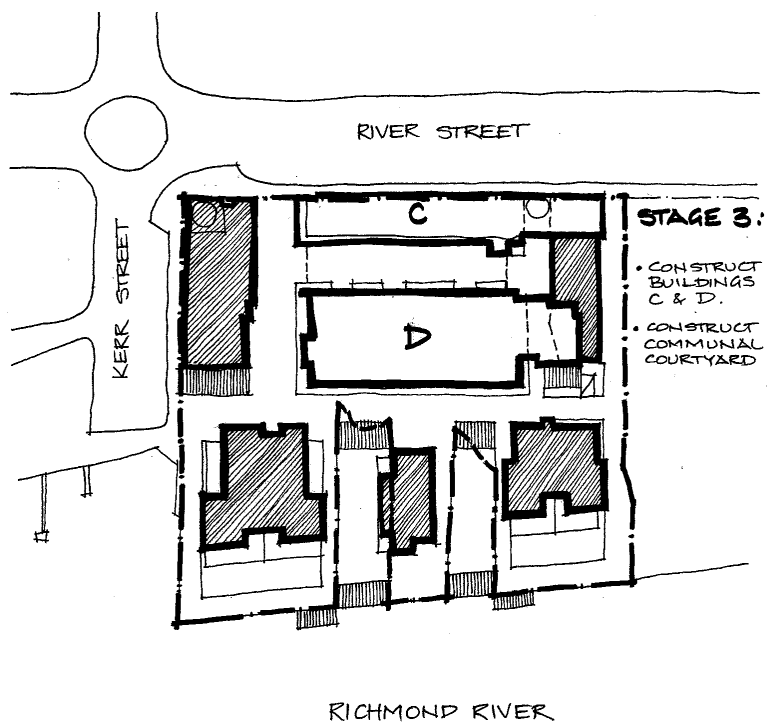


Plate 6: Stage 3

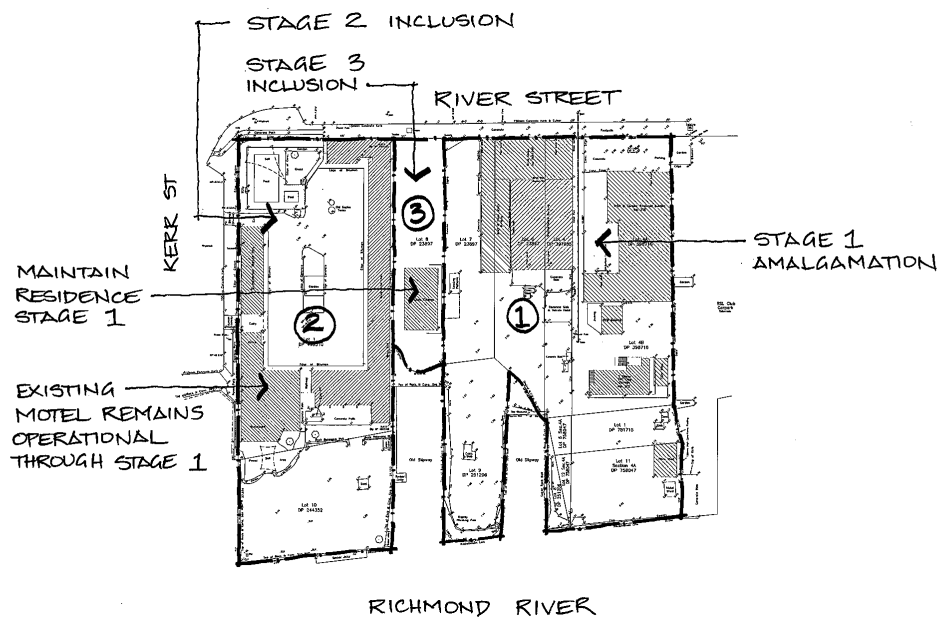


Plate 7: Sequenced Site Consolidation Plan

3.10 Ancillary Approvals

Further to the Development Approval sought, the following ancillary approvals are also sought from Council.

Water Supply, Sewerage and Stormwater Drainage Work

- Carry out water supply work
- Carry out sewerage work
- Carry out stormwater drainage work
- Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer

Public Roads

- S.138 Roads Act consent to undertake works in a public road

3.11 Integrated Development Approvals

The following integrated approvals pursuant to Section 91 apply to this project.

Table 3.7 – Integrated Approvals

Acts	Provision	Approval For
Rivers Foreshores Improvement Act 1948	Part 3A	Permit under Part 3A
Fisheries Management Act 1994	S201	Permit to carry out dredging or reclamation work
Water Act 1912	Pt 5	Dewatering (Groundwater)

4.0 STATUTORY AND POLICY PLANNING

Section 4.1 documents the range of planning controls applicable in the subject case. Sections 4.2 & 4.3 examine policies adopted by Council or other authority applicable in the subject matter which, whilst relevant, are not controls within the meaning of Section 79C (1) (a).

4.1 Statutory Considerations

Pursuant to the Environmental Planning & Assessment Act, 1979, a number of statutes are potentially applicable to any single development proposal. This section reviews the range of instruments and notes their application in terms of the subject development application proposal.

4.1.1 Deemed Environmental Planning Instruments

No deemed environmental planning instruments apply to the subject land.

4.1.2 Local Environmental Plans

Name: Ballina Local Environmental Plan 1987 (BLEP)

Application In Subject Case:

Zone: The land is zoned 3 – Business Zone.

Permissibility: Commercial, Retail, Restaurants, Tourist Facilities and Residential Buildings are permissible with Council's consent in the 3 – Business Zone.

Concurrence: No general concurrence provisions apply in relation to the: Commercial, Retail, Restaurants and Residential land use at the subject site.

Advertising: Development in the manner proposed is not “advertised development” within the meaning of the BLEP. However, it is under the North Coast REP.

Special Provisions Applicable: The following provisions of the BLEP are applicable to Council's consideration of the subject proposal:

Clause 6 "Model Provisions" Considerations: The following clauses of the Environmental Planning and Assessment Act Model Provisions, 1980 are relevant to the subject proposal:

MPC.5. Consideration of certain applications:

Clause 5(1) of the Model Provisions provides for consideration to be given by the architectural team as to probable aesthetic appearance of the proposed building and works when viewed from the river and from land zoned for open space purposes. The Architectural Design Statement is found within **Appendix 2** of this report and addresses the built form, context and appearance of the proposal.

Clause 5(2) requires Council to have regard to traffic impacts associated with the development of a Commercial/Residential/Tourist Hotel type building. A Traffic Engineering Report prepared specifically for the subject application is contained within **Appendix 5** of this report.

MPC.13. Off-street loading etc. facilities:

Clause 13(1) has been considered in the provision of loading and unloading facilities and is addressed within the Traffic Engineering Report contained within **Appendix 5** of this report.

MPC.30. Services:

Consideration has been made to the proposed water supply and facilities. Reference should be made to the Engineering Infrastructure Report contained within **Appendix 10**.

MPC.34. Flood prone land:

Ballina generally is prone to flooding. The issue of flooding has been carefully assessed by Council and included in a specific policy. The proposed development

is sited at a height consistent with the requirements of Model Provisions Clause 34(2) being RL 1.8m (AHD) with a designated floor level of RL 2.1m (AHD).

Clause 9 - Zone Objectives: The objectives of the 3 - Business zone are set out below.

"Zone No 3 Business Zone"

1 Objectives of zone

A The primary objectives are:

- (a) to regulate the subdivision and the use of land within the zone to maintain the status of the Ballina Central Business District as the retail, commercial and administrative centre of the Shire of Ballina,*
- (b) to allocate sufficient land for retail, commercial and administrative purposes within the Shire of Ballina and to regulate the subdivision and use of that land so that it is developed in accordance with a commercial hierarchy,*
- (c) to permit a wide range of uses within the zone that are associated with, ancillary to or supportive of the retail and service facilities within the zone, particularly tourist developments and industries referred to in Schedule 2, and*
- (d) to permit development where it is compatible with the commercial character of the zone and provides its residents with appropriate leisure facilities to ensure a high level of residential amenity.*

B The secondary objectives are:

- (a) to ensure there is adequate provision for car parking facilities within the vicinity of the zone, and*
- (b) to minimize conflicts between pedestrians and vehicular movement systems within the vicinity of the zone.*

C The exception to these objectives is development of land within the zone for public works and services outside the parameters specified in the primary and secondary objectives.

Comment: Objective A seeks to provide specifically for commercial and retail uses. Ancillary uses which support the commercial use inclusive of residential and tourist development are also permitted. As such this development is consistent with the primary zone objectives.

The secondary objectives are considered to be satisfied as outlined within the TIS found within **Appendix 5**.

Clause 17 – Limitation on Building Height: The proposal exceeds the prescribed maximum building height of 16m measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point pursuant to Clause 17(4) of the BLEP. The building height proposed is 22 metres and consistent with the Department of Planning "maximum height and site coverage plan" (refer **Plate 8** below) issued for the site. This drawing articulates the requirement for public open space, building line setbacks and maximum building heights.

It is submitted pursuant to State Environmental Planning Policy No.1, an objection to the building height standard is supported for the development based on the parameters prescribed within the Department of Planning "maximum height and site coverage plan". Reference should also be made to the Architectural Design Statement with respect to the justification of the building height and form in context with the surrounding locality as contained within **Appendix 2**.

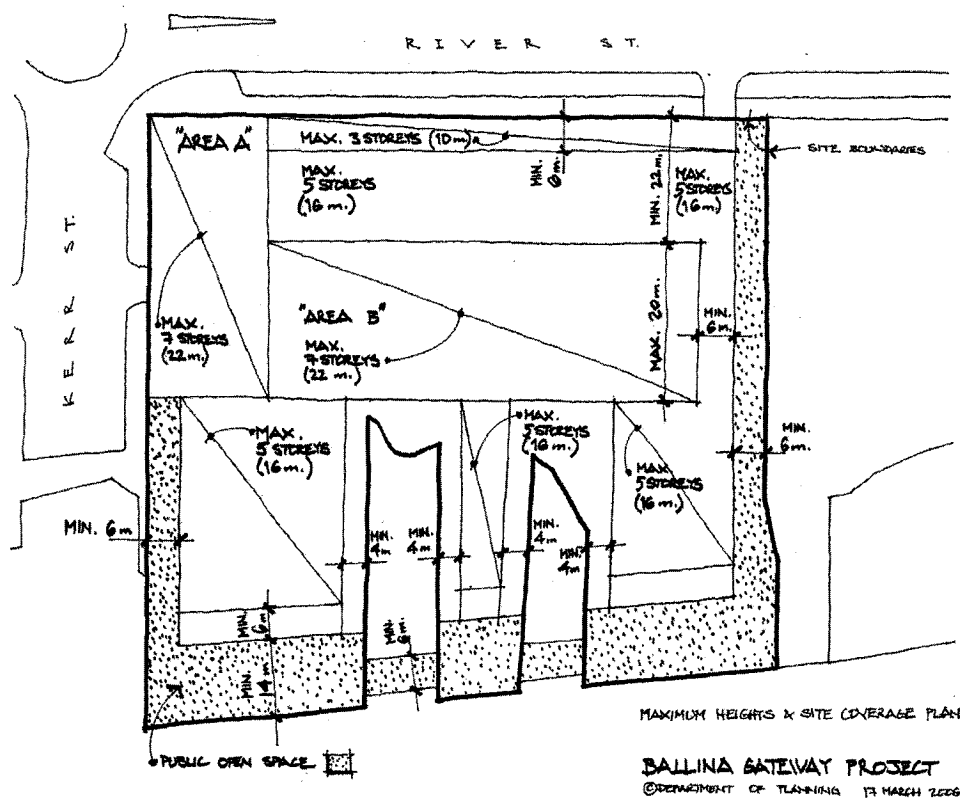


Plate 8: Department of Planning – Maximum Heights and Site Coverage Plan.

4.1.3 Development Control Plans

4.1.3.1 Name: Ballina DCP No. 1 – Urban Land

Application in Subject Case:

Pursuant to the provisions of Ballina DCP No. 1, the subject site is designated "C1" Ballina Business District. In this DCP area, the preferred land uses include a "*wide range of retail, commercial, community and residential activities*". The establishment of a mixed land use (commercial, retail and residential) development at the subject site is consistent with the abovementioned preferred land uses.

Various policy statements under the DCP No. 1 apply in relation to the subject land. The policy statements particularly relevant include:

- Policy Statement No.1 – multiple dwellings.
- Policy Statement No. 2 – car parking and access.
- Policy Statement No. 6 – landscaping guidelines.
- Policy Statement No. 7 – building height limitations.
- Policy Statement No. 11 – flood levels.

Policy Statement No.1 – multiple dwellings

Policy Statement No.1 sets out Councils requirements in respect to the construction of residential buildings as detailed below.

Policy Statement NO.1	Development Standard
Density	<ul style="list-style-type: none">• On merit subject to building height and car parking which the proposal is compliant.
Landscaped areas	<ul style="list-style-type: none">• 1,000m² + 50m² per unit for next 10 units over first 10 units & 30m² per unit thereafter.• Balcony may contribute up to 25m² of landscaped area.• Planting to contribute for each unit - 1 large tree (6m height), 4 medium trees (4-6m), 8 shrubs (1-4m).

	<ul style="list-style-type: none"> First 10 units = 1,000m² Second 10 units = 500m² (10 x 50m²) Remaining 64 units = 1,920m² (64 x 30m²) Total = 3,420m² Provided = > 3,420 m²
Private Open Space (for ground floor units)	<p>50m² per unit & may be provided in more than 1 location with a minimum area of 40m² and minimum dimension of 4m.</p> <ul style="list-style-type: none"> Ground Floor units 11 Required open space 50m² Total Area Required = 550m² Provided = > 1,006 m²
Building height	22 metres
Building setback	<p>Nil where development incorporates commercial use.</p> <p>The proposal provides a setback to the foreshore pursuant to the DOP "maximum height and site coverage plan" dated March 2006.</p>

▪ **Policy Statement No. 2 – car parking and access**

Policy Statement No. 2 sets out Councils requirements in relation to parking and access. As defined at Clause 3.1, Council adopts the standards contained in the RTA publication entitled "Guide to Traffic Generating Developments" in relation to parking requirements, parking layouts, driveway widths and vehicle turning circles for all proposed developments.

Newton Denny Chapelle has prepared a report reviewing the project in the light of the standards set out in the abovementioned RTA Publication (see **Appendix 5**).

The following car parking provisions are contained within the Policy Statement.

Description	Parking Rate	Number Off	Total
2 Bed Apartments	1.2 per Apartment	26	31.2
3 Bed Apartments	1.5 per Apartment	48	70.0
Apartment With Dual Key	1.75 per Apartment	10	17.5
Visitor Spaces	1 per 5 Apartments	84	16.8
Hotel Guestrooms	0.75 per Guestroom	90	67.5
Hotel Employees	1 per 2 staff	10	5.0
Hotel Restaurant	1 per 25m ² x 70%	208	5.8
Retail/Café/Al fresco Dining	1 per 25m ² x 100%	952	43.1
Courier	1 for the development	1	1
Total			259.9 (260)
Proposal			275

▪ **Policy Statement No. 6 – landscaping guidelines**

Policy Statement No. 6 sets out Council's general principles concerning landscape design. The proponent's landscape architect (*Context Landscape Design*) has adopted those principles, as well as the principles described in the North Coast Design Guidelines. The report by *Context* is contained within **Appendix 4**.

▪ **Policy Statement No. 7 – building height limitations**

Policy Statement No. 7 reflects the provisions of Clause 17(4) of the Ballina Local Environmental Plan. As described the proposal is non-compliant with the 16m height standard set out in the LEP. Reference should be made to the Department of Planning *Maximum Height and Site Coverage Plan* issued on 17 March 2006 for the land as contained within **Appendix 1** which dictates a maximum height of seven storeys for parts of the site of which the proposal accords.

▪ **Policy Statement No. 11 – flood levels**

Policy Statement No. 11 provides for the establishment of a minimum fill height and minimum floor level at the subject site of RL 1.8 m and RL 2.1 m respectively. The subject proposal provides for a minimum habitable floor level of RL 2.1 m. Accordingly, the development is consistent with the provisions of Policy Statement No. 11.

4.1.3.2 Name: Ballina Town Centre Draft DCP

The primary purpose of this chapter is to provide standards for regulating development of land within the Ballina Town Centre, which is shown in Figure 1.1. The controls within this chapter substantially replace those provisions contained in former Ballina DCP No. 1 – Urban Land. The Draft Chapter was placed on exhibition until 14 July 2006.

Draft Chapter 2	Development Standard
1.1 Citation and land to which the plan applies	The subject land is located within Plan 1.1 and therefore the Draft DCP applies.
2.1 Vision Statement	Reference should be made to the Architectural Design Statement within Appendix 2 of the EAR.
2.2 Development Principles	Reference should be made to the Architectural Design Plans & associated Statement within Appendix 2 of the EAR. It is submitted the proposal adheres to the principles of the development.
2.3 Structure Plan The elements include: Major entries The road hierarchy Existing and desired active street frontages Major public off-street car parks Existing and desired mid-block pedestrian links Existing and desired public open spaces Existing items of cultural heritage Desired laneways Significant vistas	Major entries/Active Street Frontage/ - Reference should be made to the Architectural Design Statement within Appendix 2 of the EAR. Road Hierarchy/Off-street parking - Reference should be made to the Traffic Report within Appendix 5 of the EAR. Public Open Space – The proposal accords with the Department of Planning Design Guideline for the development site. Pedestrian links – the proposal provides two pedestrian links from River Street in addition to the foreshore access. Significant Vistas - Reference should be made to the Architectural Design Statement within Appendix 2 of the EAR. Building or Features of Interest – The proposal provides for the retention of the slipways and continued public access.
Part 3 – Precinct Specific Controls	The development site is located in Western Entrance & Riverside West.
3.8 Riverside West Precinct 3.8.1 Desired Future Character	Reference should be made to the Architectural Design Statement within Appendix 2 of the EAR.
3.8.2 Building Envelope Control	The proposal accords with the prescribed standards with the exception of building height. In this regard, the architectural design accords with the Department of Planning <i>Maximum Height and Site Coverage Plan</i> . Reference should be made to the Architectural Design Statement within Appendix 2 of the EAR.

3.8.3 Other Development Controls	Norfolk Island Pines – Reference should be made to the Landscape & Ecological Reports found at Appendix 4 & 14 respectively.
3.9 Western Entrance Precinct	Refer to comments in respect to Sections 3.8.1 – 3.8.3 of the Draft DCP.
Part 4 – General Design and Development Control	
4.2 Mixed-Use development 4.3 Active Street Frontages	- Reference should be made to the Architectural Design Statement within Appendix 2 of the EAR.
4.5 Flood protection and building access	The proposal accords with the prescribed standards. In respect to access, reference should be made to the mobility report contained within Appendix 3.
4.6 Acid Sulfate Soils	Reference should be made to the Engineering Report contained within Appendix 10 of the EAR.
4.7 Pedestrian Access Links	Reference should be made to the Architectural Design Statement within Appendix 2 of the EAR.
4.8 Alfresco Dining	Noted.
4.9 Public Art	Noted.
4.10 Building facades, materials and finishes	Reference should be made to the Architectural Design Statement within Appendix 2 of the EAR.
4.11 Balconies	Reference should be made to the Architectural Design Statement within Appendix 2 of the EAR.
4.17 Environmental Design	Reference should be made to the EMF Griffiths Report found at Appendix 8 together with the waste report prepared by the Mack Group at Appendix 6 of the EAR.
4.18 Residential Amenity	Reference should be made to the following reports. Architectural Design Statement (Appendix 2) Landscape Master Plan (Appendix 4) CPTED Report (Appendix 11) SEPP 65 Assessment (Appendix 12) Environmental Noise Assessment (Appendix 13)
4.19 Pedestrian Access, Parking, Access	Reference should be made to the following reports. Architectural Design Statement (Appendix 2) Access/Mobility (Appendix 3) Landscape Master Plan (Appendix 4) Traffic Impact Assessment (Appendix 5) CPTED Report (Appendix 11)

4.1.4 Regional Environmental Plans

Name: North Coast Regional Environmental Plan, (NCREP)

Application in Subject Case:

The following provisions of the NCREP are relevant to Council's consideration of the Development Application:

C.15 Development control—wetlands or fishery habitats - The only issue associated with Clause 15 relates to the provision of adequate public foreshore reservations Clause 15(d). The *Maximum Height and Site Coverage Plan* issued by the Department provides a 14m wide strip for public foreshore access purposes.

C.32B Development control – coastal lands - Pursuant to the provisions of this clause, development must have regard to:

- the NSW Coastal Policy;
- the Coastline Management Manual;
- the North Coast Design Guidelines.

The subject application provides a generous building setback of 20m from the riverfront to the built form. This has the effect of improving the public domain characteristics of the interface between the building and the riverfront; reducing shadows; adopting ESD building design principles; providing for extensive public access and greater utilisation of the foreshore. Crone Partners Architectural Studio have adopted the recommendations and suggestions of the Department of Planning in relation to the design guidelines for the project (**Appendix 1**). Accordingly, it is submitted that the subject Development comprehensively addresses the key relevant matters of the Coastal Policy.

C.36F Development in the vicinity of heritage items - The proposed development is not located in the vicinity of a heritage item or precinct listed within the Ballina Local Environmental Plan 1987.

C.51 Development control—Director's concurrence for tall buildings -

Pursuant to Clause 51, the concurrence of the Director General of Department of Planning in circumstances where a building exceeds 14 metres in height. In this instance, the proposal accords with the *Maximum Height and Site Coverage Plan* issued by the Department of Planning for this project.

C.75 Development control—tourism development – Clause 75 relates to tourism development. The subject land is well serviced by road and airport services given the proximity to the Ballina-Byron Gateway Airport. The proposal has been designed to accord with the requirements of the North Coast Design Guidelines and Guidelines for Tourist Development. As referred to in the report under **Appendix 10**, the site enjoys adequate water, sewerage and drainage facilities. Ballina is a “prime tourism development area” within the meaning of Part 6 Division 1 of the North Coast Regional Environmental Plan.

C.81 Development control—development adjacent to the ocean or a waterway - Clause 81 is generally concerned with the provision of sufficient open space which is both accessible and open to the public within the vicinity of the proposed development and does not detract from the amenity of the waterway. The proposal provides accessibility by the public to the foreshore.

4.1.5 State Environmental Planning Policies

The following State Environmental Planning Policies apply to this development:

Title: SEPP No. 11 - Traffic Generating Developments

Gazetted: Gazetted 9.8.85

Development of the subject type is a Schedule 2, development within the meaning of State Environmental Planning Policy No. 11. Development of this type must to be referred to the Local Traffic Committee.

Title: SEPP No. 55 - Remediation of Land

Gazetted: Gazetted 28.8.98

SEPP 55 introduced state-wide planning controls for the remediation of contaminated land. The policy provides that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils be notified of all remediation proposals.

The subject site has been the subject of investigations pursuant to State Environmental Planning Policy 55. Reference should be made to the Engineering Report contained within **Appendix 10** of this report which outlines the methodology, results and management regimes undertaken in completing the site assessment.

Title: SEPP 65 – Design Quality of Residential Flat Development

Gazetted: Gazetted 26.7.02

SEPP 65 seeks to raise the design quality of residential flat development through the application of a series of design principles. The subject SEPP has a very broad definition in relation to development which is encompassed by the SEPP. Development of the subject kind falls within the parameters of this definition.

The project architect has specifically dealt with the series of design principles referred to in the State Environmental Planning Policy No. 65 as contained within **Appendix 12** of this report.

Title: SEPP 71 – Coastal Protection

Gazetted: Gazetted 1.11.02

SEPP 71 applies generally to land within the Coastal Zone. Part 2, Clauses 7(b) and 8 apply to this development. They set out specific matters for considerations. Those matters generally reflect the key elements of the Coastal Policy of which the proposal generally accords.

4.2 Local Policy Controls

Other than the provisions described in the above, it is understood that no specific policy of Council is applicable to the subject project.

4.3 State Government Policy Controls

The following State Government Policy documents are applicable in the subject case.

4.3.1 Name: NSW Flood Plain Development Manual

Application in the subject Case:

The whole of Ballina Island is prone to 1% flooding. For the purposes of the NSW Flood Plain Development Manual Policy, Council has adopted certain minimum fill height for the Ballina locality. The specified minimum floor height for the subject site is RL 2.1 m. The minimum habitable floor height proposed is RL 2.1 m consistent with the policy.

4.3.2 Name: NSW Coastal Policy 1997

Application in the subject Case

The Coastal Policy sets out a range of matters that are relevant to development applications. In particular the following strategic actions are relevant in the subject circumstances.

1.3.8 Stormwater

Ballina Shire Council have adopted a specific policy in relation to stormwater management. The policy provides for no net increase in pollutant load. This matter is addressed in the civil engineering report completed by Ardill Payne and Partners and contained within **Appendix 10**.

1.4.7 Integrated Development Proposals

The subject proposal will be classified as an “integrated development” for the purposes of the Environmental Planning and Assessment Act.

Development in the manner proposed is located adjacent to the Richmond River. However, no physical impact is likely in terms of the aquatic environment of the Richmond River. Further, stormwater management controls proposed will improve water quality.

2.1.3 DA Assessment Considerations

The approach to address any hazard associated with possible site contamination has been discussed under SEPP 55 within this report and within **Appendix 10**.

2.1.4 Acid Sulfate Soils Management

The preliminary site assessment is investigating the likelihood of acid sulfate soils at the subject site and if required the inclusion of a management plan to co-ordinate any disturbance during the construction process. This matter is addressed in the civil engineering report completed by Ardill Payne and Partners and contained within **Appendix 10**.

2.2.2 Sea Level Change

Ballina Shire Council has developed a minimum fill height (RL 2.1 m AHD) associated with development in the subject locality. That fill height has had regard to potential sea level change scenarios.

3.2.1 North Coast Design Guidelines and Guidelines for Tourist Developments along the Coast

The project architects have had regard to the provisions of the North Coast Design Guidelines in the formulation of a design for the subject project. Reference should be made to the Architectural Design Statement found at **Appendix 2**.

3.2.4 Design and Location of Principles for Development Applications

The proposal warrants the preparation of an architectural design report illustrating compliance with all the relevant provisions. Crone Partners Architectural Studio have prepared an architectural design statement as found within **Appendix 2** of this report.

4.3.3 Name: North Coast Design Guidelines

Application in Subject Case:

The North Coast Design Guidelines promote building design that “enhance and protect the North Coast unique environment”. The guidelines encourage light and airy buildings, which relate to the natural environment using landscaping with indigenous trees, shrubs and flowering plants. The architectural (**Appendix 2**) and landscape architectural (**Appendix 4**) documents illustrate the proposals compatibility with the guidelines.

4.3.4 Name: Tourist Development along the NSW Coast Guidelines

Application in Subject Case:

These guidelines are intended to supplement the North Coast Design Guidelines. The project is consistent with the location and design guidelines for tourism development including the following:

The proposal encompasses the foreshore access requirements stipulated by the Department and as such will expand the public domain to the foreshore of the Richmond River.

4.3.5 Name: Coastal Design Guidelines for NSW

Application in Subject Case:

These guidelines were released in February 2003 and were designed to “provide a framework for discussion and decision making involving coastal planning, design and development proposals between all stakeholders in the context of caring for the natural beauty and amenity of the coastal beaches, headlands, waterways and ecologies up stream”.

The project architects have had regard to the provisions of the Coastal Design Guidelines pertaining to site context, visual sensitivity, edge treatment and buildings.

5.0 ENVIRONMENTAL INTERACTIONS

This section of the report expands on the contextual description of the physical environment given in Section 1, and undertakes an analysis of environmental interactions (particularly those at aspects of S.79C (1) (b) and (c) relevant in the subject circumstances) applicable to the proposed development. Further, this section reviews a range of comprehensive environmental assessment requirements and the proposed method adopted to address the listed matters

5.1 Architecture

The development has been planned as a series of buildings based on the key design principles and issues as outlined in the following documents:-

- SEPP 65 - Design Quality of Residential Flat Development.
- Residential Flat Design Pattern Book - Coastal Apartment Building.
- Residential Flat Design Code.

The architectural design statement (**Appendix 2**) and the SEPP 65 Assessment (**Appendix 12**) prepared by Crone Partners Architectural Studio outlines in detail the key design principles include within the development project.

5.2 Engineering Considerations

Ardill Payne and Partners has been commissioned to provide Engineering advice to Sundowner NSW Pty Ltd in relation to the proposed Ballina Gateway Development on corner of River and Kerr Streets Ballina. Areas covered in this report are:

- Environmental engineering (contamination and site remediation)
- Stormwater management
- Construction engineering
- Sewerage disposal and Water Supply capacity
- Miscellaneous Infrastructure

Reference should be made to the Infrastructure & Engineering Report found within **Appendix 10**.

5.3 Access, Traffic and Parking

Impact of Generated Traffic - Development generation demands to be calculated in accordance with Roads and Traffic Authority development guidelines inclusive of existing land use credit generations. The TIA accompanying this application within **Appendix 5** of this report references modelling generation impacts upon existing Kerr Street intersection fronting the site, utilising most current RTA Paramics Model of Pacific Highway.

Access Points and Parking Configuration – The location of access points is compliant with Australian Standard AS2890.1 - Off Street Car Parking facilities requirements.

Parking Supply - Quantum of parking satisfies Ballina Shire Council CBD parking development controls contained within development Control Plan No.1.

Service Vehicles - Service vehicle needs are to be addressed via AS2890.2 Commercial Vehicle Facilities and RTA Access and Parking Design parameters.

5.4 Mechanical Plant Compliance

An assessment of the proposed mechanical plant & equipment has been completed by EMF Griffiths. The findings of the assessment are contained within **Appendix 7** of this report.

5.5 Energy Efficiency

The proposed development is intended to make good use of natural resources, energy and water throughout its full life cycle.

The Ballina Gateway Proposal provides a unique opportunity to address the issue of sustainable design within a site planning context. The design team is committed to the delivery of a comprehensive design that provides an integrated response to sustainability and applies best practice technologies to provide a high quality and efficient result for both the building occupants and the wider community.

The consideration of ESD on the site has two key focuses. Firstly, demand minimisation, and secondly, on-site generation and reuse. These measures for on-site generation and re-use of resources in association with good solar passive design are complimentary to the built form and essential to the environmental planning of the project.

A separate NatHERS Analysis and BASIX Certificate by EMF Griffiths Pty Ltd form part of the Environmental Assessment. To this end, an assessment of the energy efficiency is contained within **Appendix 8** of this report.

5.6 Wind Environments and Reflectivity

Heggies Australia Pty Ltd (Heggies) has conducted a wind impact and solar reflectivity assessment of the proposed development and the potential for impact on the surrounding environs. This report is contained within **Appendix 9** of this report.

Wind

The wind assessment of the proposed Ballina Gateway Project, has revealed the following wind impact considerations.

Some shielding is provided from northerly and westerly winds by low to mid rise buildings to the north and west of the development. Some shielding is also provided to the east façades by midrise buildings beyond Grant Street of the development.

In terms of the *future* wind environment with the proposed development, the following areas are noted as being of most significance:

- Ground Level footpath areas on River Street.
- Passageways between buildings on the site.

Landscaping and other windbreak treatments already included in the proposed development will assist in the preservation of wind amenity both at ground level surrounding the site and upper levels of the development. Additional recommendations have been provided by Heggies Australia P/L to assist in maintaining comfortable conditions at these locations throughout the year.

Heggies Australia Pty Ltd has predicted that, given the above, wind conditions at all public areas within and around the development, including street footpaths, should remain below the standard council 16 m/sec walking comfort criterion.

Reflectivity

This Reflectivity Analysis completed by Heggies P/L of the development shows that there will be no glazing elements within the Ballina Gateway Project facade development which are capable of causing adverse glare events at surrounding locations. This is due to the following factors:

- The development's glazing will have a reflectivity coefficient of *less than 20%*.
- The development buildings are of modest height relative to surrounding critical carriageways.
- Building set-backs also assist in limiting glare potential for the site.

The façade design overlooking surrounding carriageways involves a mix of glazing forms which limit the potential to generate significant glare, eg through recessing within balconies, location relative to facade indentations, etc.

In summary, through a combination of choice of glazing, facade design, façade orientation and low building height, no facades of the proposed Ballina Gateway Project Buildings will produce reflections causing either disability glare for passing motorists or unacceptable discomfort glare for passing pedestrians.

5.7 Security

Crone Partners Architecture Studios have prepared a report to identify crime risk in the proposed development and minimize opportunities for crime through environmental design. This CPTED Report within **Appendix 11** deals with the architectural design of the proposed development and makes the following recommendations within the following areas of the development.

- Built Elements
- Signage
- Lighting
- Body Corporate responsibility
- Body Corporate policies (security systems, eviction policy, police)
- Crime prevention training
- CCTV system.

5.8 Noise Impact

CRG Traffic & Acoustic have carried out an investigation in relation to the likely noise and vibration associated with both construction and on-going usage of the Resort Hotel. The report looks at ambient noise levels; noise generated from the development; vibration from the development and its effects on the surrounding locality. The report sets out noise mitigation measures which relate to building design & materials, management requirements (operating hours) and construction standards.

The acoustics report is to be found within **Appendix 13**.

5.9 Ecological and Aboriginal Cultural Heritage Assessment

A comprehensive fauna survey of the site was not considered necessary in the subject circumstances. The former slipway site has been extensively disturbed by the current commercial use. The only vegetation cover is seeded grass cover and three Norfolk pines. Accordingly, the proposal is unlikely to involve any significant effect on the environment of endangered flora or fauna.

In respect to Aboriginal Cultural Heritage, Place Environmental have provided the following commentary.

The Aboriginal Heritage Information Management System (AHIMS) database contains records of Aboriginal objects and declared Aboriginal places. The search results indicate that there are no known Aboriginal objects or declared Aboriginal places on or near the Site. Given the period since (and extent of) disturbance (bundling and filling of the foreshore; complete clearing of the Site and establishment of structures) it appears unlikely that any significant artifacts would persist.

The ecological report is found within **Appendix 14**.

5.10 Landscape Assessment

Context Landscape Design have prepared the landscape architectural designs for this project. The report of Context is found within **Appendix 4** of this report.

The landscape architecture for this project has been based upon Council's DCP, the North Coast Design Guidelines and thematic design considerations flowing from the recently exhibited Ballina Town Centre Landscape Proposal Concept Plans.

5.11 Social and Economic Considerations

This proposal provides for the construction of a 90 room international standard Tourist Hotel further to the retail, commercial office space and residential components on the development site. The tourist development will include complementary food, beverage and conference facilities on the ground floor. Total budget for the overall project is \$70m.

The advent of the proposed international standard hotel together with the proposed River Street and foreshore environment upgrade will enhance Ballina as a tourist destination.

Hill PDA, independent property consultants have estimated that one full time construction position for 12 months is created for every \$155,000 of construction work undertaken. Based on an estimated cost of \$70 million construction for the total development 452 job years will be generated.

Furthermore, \$70 million estimated cost in construction translates to a further \$66m activity in production induced effects and \$69m in consumption induced effects. Total economic activity generated is equivalent to \$206m.

Additional benefits identified by Hill PDA of the project are outlined below

- *We estimate that the proposed retail floor space will generate approximately 34 full time and part time jobs based on an assumed 35sqm of floor space per worker for specialty retail space.*
- *The proposal accommodates main street retailing that is in a position to effectively capture passing trade due to its high visual location along River Street in the Town Centre.*
- *Its location within the Town Centre and its significance as a "gateway" to the Ballina Town Centre, will act to strengthen the centre. The proposals inclusion of retail space within the existing cluster, will act to reinforce the Town Centres position in the retail hierarchy as it will stimulate spending in the core of the town centre rather than outside the town centre.*
- *The proposed mixed use development will generate a positive impact on tourism in the locality, which will benefit the local economy. The development will support tourism trade by providing accommodation, eateries (restaurants/cafés) for tourists in an ideal location where the main street meets the highway.*
- *The proposed mix development will lift the profile of the retail centre and will act to encourage visitations by extending the range of facilities and services within the centre.*
- *Investment Stimulus Benefit - These impacts can be difficult to quantify and are often not realised for many years after facilities and infrastructure has been realised. Nevertheless where a major property investment decision has been made it is generally viewed as a strong positive commitment for the local area and will stimulate further investment in the immediate area.*
- *Development will vastly improve the attractiveness of the centre because of the ability to park in the proposed car park, which will provide 266 spaces.*

The Hill PDA report is found in **Appendix 15**.

6.0

CONCLUSION

Sundowner Developments (NSW) Pty Ltd has commissioned the subject design by *Crone Partners Architecture Studios* in response to various factors and advice by those in the local, regional and state communities.

Sundowner Developments (NSW) Pty Ltd submit a mixed land use multi storey development at the subject site is relevant having regard to:

- policies of all levels of government to promote good quality tourism developments;
- strong demand for a apartment, commercial and serviced apartment establishments at Ballina; and
- the site planning opportunities presented by the site, particularly its proximity to the Richmond River.

The development has been designed in consideration of its context and its significance as a “Gateway” to Ballina CBD.

The form, scale and architecture of the development, the material selection and the enhancement of the public domain surrounding and permeating the site has been developed by Crone Partners Architecture Studios to ensure that the development is well mannered and responds sensitively to it’s context and planning controls.

The proposed development application is permissible under the Ballina LEP and accords with the both Director General’s Environmental Assessment Requirements and Design Guideline titled “Maximum Height and Site Coverage” plan issued by the Department of Planning. Further, it is consistent with all the relevant provisions of the North Coast Regional Environmental Plan.

In my opinion the development will satisfy a legitimate need and is capable of construction and use in a manner which mitigates potential adverse impacts consistent with the zone objectives detailed in Council’s LEP and its approval would be in the public interest within the meaning of Section 79C(1) (e) of the Act.

USAGE NOTE

The plans to this document were prepared for the exclusive use of *Sundowner Developments (NSW) Pty Ltd* to accompany the Environmental Assessment Report to the Department of Planning associated with the development of land described herein and is not to be used for any other purpose or by any other person or corporation. Newton Denny Chapelle in association with Crone partners accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

The maps, development plans and exhibits shown in this report are suitable only for the purposes of this report. No reliance should be placed on this information for any purpose other than for the purposes of this report. All dimensions, number, size and shape of lots/buildings as shown on plans in this document are subject to detailed engineering design plans and final survey and may vary subject to conditions of consent issued by Council.