

Pacific Pines Estate Enquiry by Design Workshop A Summary of Outcomes



Indicative aerial perspective of the Neighbourhood Centre and pond

Introduction

This brochure provides a summary of the Pacific Pines Estate “Enquiry by Design” Workshop, its purpose and its outcomes.

Petrac recently acquired the balance of the Pacific Pines Estate from the Pidcock family after the completion of a national tender process. The 80 hectare site was sold with an existing approved Master Plan in place for 524 residential lots, a Tavern, a Community Hall, a Childcare Centre and a local shopping centre.

Petrac decided to consult directly with the Lennox Head community, via the Enquiry by Design Workshop (EBD held from March 30 to 3 April, 2007) to improve on the current Master Plan.

The Pacific Pines Estate EBD Workshop was a unique and innovative consultation and design process.

The outcomes of the Workshop are being put forward by Petrac to the community, Ballina Shire Council and State Government as a concept for the future development of the remaining Pacific Pines land. A key purpose of this brochure is to provide an opportunity for the wider public to comment and suggest ways to further improve the Workshop outcomes.

The Site & Key Features

Pacific Pines is a residential estate located to the south of Lennox Head Village. The staged construction of this estate commenced in 1990. The balance of the site now, owned by Petrac, shares boundaries with existing residential developments and the Ballina Nature reserve to the west. The site has frontage to North Creek Road, Montwood Drive, Fox Valley Way, Stoneyhurst Drive and Hutley Drive, part of which has been dedicated by Council but not yet constructed.

The Pacific Pines site is considered a ‘sensitive coastal location’ (State Environmental Planning Policy 71) as a consequence of its proximity to the Coastal Wetland (SEPP 14) of Ballina Nature Reserve.

Parts of the site enjoy views to the northern end of Seven Mile Beach and Alstonville Plateau.



Aerial perspective of existing site

Background

Why Prepare another Design for Pacific Pines?

Planning History

There is widespread awareness of the Pacific Pines estate amongst Lennox Head residents. However, the community are less aware of the planning details relating to the site. The first Master Plan for the site was completed in the late 1980s when the site was zoned 'Village Area' under the Ballina LEP 1987. Several stages of this original plan have already been developed.

State Environmental Planning Policy 71 Master Plan

In 2002, the State Government introduced planning rules and guidelines for coastal developments. The SEPP71 Master Plan was created under these rules and approved by the Minister in March 2006.

Part 3A Concept Plan Approval Required

In 2006 the State Government introduced new laws relating to Major Projects, including coastal subdivisions. Petrac is required to revise the Master Plan to meet the requirements of a Concept Plan (under Part 3A of the EP&A Act). This Concept Plan will need to review many of the matters already addressed in the Master Plan and provides an opportunity to redesign the Master Plan to better suit current needs and opportunities.

Existing Planning Approvals

There are three planning approvals which already exist for specific works on the site. These include approval to construct the sportsfields, construct the water quality control pond, and carry out some excavation and filling of the land.

Lennox Head Enquiry by Design Objectives

Prior to the EBD, Petrac outlined the following broad objectives to ensure the design of the Pacific Pines site better contributed to the Lennox Head community:

- Design of the site as a focal point of the valley;
- Incorporation of an innovative, high quality Retirement Community;
- Integration with existing surrounds;
- Optimise routes for walking, cycling and buses
- Ensuring the environmental features are protected and enhanced;
- Revision of the street and drainage network to better fit with natural slopes and valley lines;
- Ensuring provision of community and other facilities;
- Preparation of housing design principles that will create a special coastal Lennox Head character for the development; and
- Identify the first stage of the development and an appropriate staging program.



SEPP 71 Master Plan

Broader Planning Context

Far North Coast Regional Planning Strategy

This Strategy is a broad planning document that forecasts population growth in the Local Government areas of Ballina, Byron, Kyogle, Lismore, Richmond Valley and the Tweed. It includes the Pacific Pines land and surrounding sites, including Henderson Farm, within the urban growth boundary. The plan indicates that Ballina Shire will accommodate as many as 8,400 new dwellings between now and 2031.

The Strategy also outlines more specific planning requirements for new developments along the Far North Coast, including a 60/40 housing mix of standard residential allotments with medium-density housing options.

Lennox Head Community Aspirations Strategic Plan

The Strategic Plan for Lennox Head was prepared as a partnership between Council and the community. It sets out a range of strategic actions for the future development of the Lennox Head area.

The Lennox Head community has a strong affinity with the outcomes of the Strategic Plan. The priorities and elements outlined in it were a key focus of the EBD.

Lennox Head Structure Plan

Following the adoption of the Lennox Head Strategic Plan, Council released the Structure Plan in 2004. This provides a framework for new urban release areas in Lennox Head.

The Structure Plan identifies constraints including areas of conservation and wildlife corridors, while also addressing arterial road networks and preferred locations for sporting and community facilities. The remaining Pacific Pines land is noted in the Structure Plan within the 'urban zone'.

Coastal Design Guidelines

The Coastal Design Guidelines (2004), aim to ensure future developments are sensitive to the unique natural and urban settings of coastal places in NSW. The Guidelines provide for best practice approach to urban design in a coastal context and will be used as a point of reference by the EBD Team and Petrac during the planning phase.



EBD Workshop tent

What is an EBD?

Enquiry by Design (EBD) is a collaborative design process that provides a great opportunity to create a well resolved and broadly supported design for important sites such as Pacific Pines. The EBD Workshop brought together Petrac and its design team with Council staff, relevant Government agencies, surrounding developers and the local community to conceive a new concept for Pacific Pines.

What happened at Pacific Pines EBD ?

The five day Workshop took place from 30th March to 3rd April 2007 in Lennox Head, at a temporary design studio set up on the Williams Reserve tennis courts. A brochure explaining the Workshop and inviting participation at various sessions was distributed to households in the greater Lennox Head area.

The opening public meeting explained the Workshop process, together with key issues and opportunities for the land. The audience then worked in groups to contribute to a future vision for the project. Over the following days urban designers, planners and experts in traffic, economics and community development all worked together with residents, businesses, landowners and interest groups to translate the potential improvements for the Pacific Pines land into design outcomes. The EBD Workshop outcomes were presented at a final public meeting on the 3rd of April.

The EBD process considered all aspects of the Pacific Pines Estate's constraints and opportunities at once – instead of looking at each issue in isolation. It used detailed design solutions to test the practicality and acceptability of proposed changes so stakeholders could see, understand and value the proposals.

A key outcome of the Workshop was a draft Concept Plan for the whole site. The draft Concept Plan addresses the street and lot layout, Neighbourhood Centre design, street types, park designs and housing mix. The EBD Workshop also



Lennox Head Structure Plan Summary Map

Issues & Opportunities

produced building design and character concepts for the commercial, residential and retirement components of the development.

Over 80 people were present at both the opening and closing presentations of the Workshop, with a large number also attending throughout the five days.



Public figures and professionals discussing plans



Opportunities being discussed

Community Survey

Preceding the EBD, an independent community telephone survey was undertaken which involved the input of 300 Lennox Head residents.

A range of important topics were covered in the survey, including: workplace and travel distances, retail and general, residential growth, retirement housing, supermarkets, sporting facilities, community activities, traffic and transport.

The survey results reflected the strong sense of community among Lennox Head residents, based heavily on the collective appreciation for the simple and relaxed coastal lifestyle.

One of the most valuable outcomes from the community survey was Petrac gaining an understanding of the importance of preserving the unique 'village feel' of Lennox Head when considering the new Concept Plan.

Finally, the survey results were examined and included with the broad collection of other research and investigations conducted by the EBD team on Lennox Head, the surrounding region and the Pacific Pines Estate.

As part of preparation for the Workshop, Petrac and the EBD Team identified, researched and consulted on the range of issues Pacific Pines presents for the concept planning process. The objective was to quantify all site constraints and opportunities in order to best understand how these may be translated into positive outcomes.

The aspirations and concerns of the community were also quantified and combined to produce a broad list of overarching issues and opportunities to be addressed during the development of the site.



Opening public meeting

Lennox Head Retail Services

The community highly values the unique atmosphere and retail services provided by the Lennox Head Village. Community concern was raised regarding the form, scale and function of the proposed Neighbourhood Centre on the Pacific Pines Estate and its potential impact of the Lennox Head Village shopping strip.

Generally the community was divided on the prospect of a supermarket on the Pacific Pines land. However, the key priority was the protection of the existing character and community scale of the Village, as a defining attribute for Lennox Head.

The opportunity was identified to compliment the Lennox Head Village with a range of differing retail and specialty services on the Pacific Pines estate.

Sporting and Recreation Facilities

For a number of years the community has been frustrated by the limited supply of quality sporting fields and recreational facilities to cater for school events, local sporting competitions and other activities. Petrac acknowledged the urgent need to prioritise the delivery of the sporting fields and an amenities block. Access to the fields and the completion of Hutley Drive was also a major issue.

Traffic and Transport

A critical issue for small coastal towns such as Lennox Head is the provision and improvement of infrastructure to respond to the pressures of tourism and population growth. Transport and traffic were identified by residents as major concerns requiring attention, with specific focus on:

- Increasing public transport provision;
- Investigating road network options to alleviate growing pressure on the coastal road;
- Increasing walkability through effective design and planning of future growth;
- Montwood and Hutley Drive traffic calming measures;
- The timing and completion of the Hutley Drive connection; and
- Investigating solutions for the beachfront parking and access congestion.

It is recognised the greater contextual transport, connectivity and traffic matters are significant priorities to be addressed in response to the continued growth of Lennox Head and the development of the Pacific Pines land. Circulation within the site and the connection to surrounding movement networks will be the underlying focus and a key factor in providing a successful Master Planned community.

Site Drainage and Flooding

The Pacific Pines land is constrained by stormwater flows, drainage and some flooding issues. Council has recently adopted stormwater management policies for new urban development. Expert advice from engineers and hydraulic specialists has been sought to respond to these.

Topography and Slope Constraints

Preliminary site analysis has indicated the undulating slope of the site is a significant physical constraint. Incorporation of house design codes to respond to the steep slopes will be essential to creating an attractive and sustainable



View from pond to Norfolk Pines

neighbourhood. Geotechnical investigations have been undertaken to assess slope stability, soil and building conditions and safety.

Parks and Green Links

The site accommodates a range of indigenous and remnant vegetation. This provides a significant opportunity for new development to preserve and complement the rural and natural characteristics of the locality through retention, rehabilitation and management of sensitive corridors, open space networks and landscaping. Whilst the green links will provide habitat for native animal species, the inclusion of adequate park areas will offer families attractive opportunities for recreation and contribute to a sense of place.



View through figs to pond

School Relocation

Preliminary research for potential land uses on the Pacific Pines site identified the possibility to incorporate a school. Whilst the population and demographic analysis determined that only a marginal demand for a second school in Lennox Head would occur in the foreseeable future, the idea of relocating Lennox Head Primary School to the Pacific Pines site was suggested based on a changing distribution of school enrolments. Specifically, it is anticipated that a larger proportion of enrolments will come from west of the coast road, which may justify relocation of the school.

Petrac is aware of the community's strong affinity with the existing school and will only promote this option to State Government if there is clear community support for this option.

Coastal Building Design & Character

The natural attributes of the site, such as its coastal and rural amenity, rolling topography and scenic outlooks are elements for success in the creation of desirable communities.

Site planning for solar orientation, building on slopes, responsive architectural character and design merit are all issues appropriately balanced and sensitively integrated as part of the Master Planning process.

A significant opportunity exists to design and provide high quality built form outcomes which reflect, preserve and enhance the unique coastal character of Lennox Head.



Townhouses at Angels Beach



House at Pacific Pines

Retirement and Downsizing

Different age groups require and prefer different dwelling types. As families age, children move out, forming new smaller households such as young couples, empty nesters and single households.

The most recent population forecasts have revealed an enormous requirement for housing construction within the area, as the ageing population continues to decrease persons per household and accelerate housing need. Market research highlighted these trends, with the 2007 Community Survey illustrating a significant demand to downsize from the 50+ age group, in addition to high levels of dissatisfaction across the community with the current provision of aged care and retirement housing in Lennox Head.

With the closest aged care and retirement housing options located in Ballina and Byron Bay, there

exists an immediate opportunity to provide a dedicated aged care / retirement living option, which supports local demand for senior living options and ageing in place.

Community Facilities

With the purchase of the Pacific Pines estate, Petrac took responsibility for the development of a range of community facilities, including Community Hall and childcare facilities in addition to the well publicised issue of the sporting and recreational facilities.

Petrac sort to confirm the relevance of the existing approved facilities and evaluate other options which may better meet future needs.

An assessment of childcare need highlighted a significant short fall in the Lennox Head area, with only a small 46 place ABC Developmental Learning Centre located on North Creek Road. This opportunity was confirmed by the 2007 Community Survey, where an overwhelming majority supported inclusion of a childcare facility as part of the development mix.

Other community facility opportunities which received strong support and would ultimately form part of the design testing process included a medical centre, an adult education facility, a centre for artistic activities and a Community Hall for use as a venue for public meetings, music, drama, and classes such as yoga and martial arts.

Dwelling Types and Diversity

The recently released State Government Far North Coast Regional Strategy, in aiming to reduce coastal growth pressure and decrease urban sprawl, has set specific dwelling mix requirements for new residential development in order to cater for a rapidly changing demographic and increasing issues with housing affordability.

The 2007 Community Survey found the majority of residents favoured a diverse range of housing types and styles in the future stages of Pacific Pines including smaller more affordable products, including villa and courtyard homes.

Large separate houses dominate the Lennox Head landscape, however research shows smaller dwellings are becoming increasingly popular and the preference for 2-storey living is declining. Whilst traditional separate housing will continue to remain the major housing segment in Lennox Head there is a need to provide a mix of dwelling types and sizes to better cater for the changing demographic and dwelling demands.

The EBD Outcomes

The EBD produced an Indicative Concept Plan for Pacific Pines, and a series of other plans detailing parts of the Concept Plan. It also produced building concepts and sketches of how the development might look and feel.

Indicative Concept Plan

The Concept Plan shows the overall urban structure of the development. It includes a Neighbourhood Centre next to Hutley Drive and an integrated Retirement Community east of the pond. The Pacific Pines community will be connected to surrounding areas by five streets: Hutley Drive north, Hutley Drive south, Montwood Drive, Stoneyhurst Drive and the future connection to Henderson Farm, which may connect through to Ross Lane. The residential street network is highly interconnected, and most streets run down-slope to the Centre, ensuring easy walking access.

The **Neighbourhood Centre** (coloured red and blue) is designed as a Main Street, and will have shopping, small businesses, medical centre, leisure, community and retirement facilities clustering around the pond. The Centre is within walking distance of most future residents. (The dashed line shows areas within a five minute walk of the Centre). Many residents will enjoy views down their streets to the Centre and pond, as well as distant views to the west past Henderson Farm and the North Creek Wetlands.

The **sportsfields** (currently under construction) will be completed and enhanced. Existing natural **habitats** are protected, and a new brook flows through the Retirement Community, linking the existing lines of remnant native bush in the east, and a natural spring, to the pond. Two lovely copses of fig trees are protected in their own **parks**, generally framed by slow-speed streets, and overlooked by houses.

The **Retirement Community** is on relatively flat ground at the base of the amphitheatre, and contains highly walkable slow-speed streets, which integrate with the rest of the development. The Retirement Community facilities, apartments and an Assisted Living Centre directly front the boardwalk around the pond.

Most of the site is to be **residential**. The yellow-coloured street blocks have detached houses on lots of around 600-800sqm. The central residential precinct, (orange areas north of the centre) feature smaller, centrally-located homes, for people who choose to do less gardening, and prefer to live close to this quiet attractive Centre.

Natural features within this amphitheatre define the different **residential precincts**. The northwest residential precinct over Hutley Drive abuts some littoral forest, and has the Sports Facilities to the south.

Residents on the northern "Stoneyhurst" ridge enjoy sunny sea views to the north, and distant south-westward views across the Centre and the Wetlands. Residents on the steeper eastern slope have larger lots, and enjoy distant westward views, and can take a 10-minute walk down the creek parkway and into the Centre.

Residents on the southern slope will enjoy a sunny view, and can easily walk across the creek parkway, through or past the Retirement Community, to the Centre and sportsfields.



Indicative Concept Plan

- Neighbourhood Centre
- Retirement Village/ Low-medium density housing
- Residential
- Community Use
- Park

Keynotes

- | | |
|------------------------------|----------------------------------|
| 1. Neighbourhood Centre | 9. Hutley Drive south |
| 2. Retirement Community | 10. Montwood Drive link |
| 3. Central Pond | 11. Stoneyhurst Drive link |
| 4. New brook and linear park | 12. Central residential precinct |
| 5. Sports facilities | 13. North west residential |
| 6. Fig tree parks | 14. Northern ridge residential |
| 7. Link to Henderson Farm | 15. Eastern slope residential |
| 8. Hutley Drive north | 16. Southern residential |

The Green Network

This plan shows the proposed network of parks and major avenue streets that traverse the site and connect into the adjoining wetlands of the Ballina Nature Reserve and North Creek. The plan also shows an indicative lot layout for the development.

Parks & open space

In addition to the sportsfields, extensive parkland totalling 16% of the site is provided. The Pond Park provides the central park for the whole community. The pond edges are landscaped to create a variety of spaces, from formal, terraced plazas to boardwalks to picnic areas to planted parkland, along with walking and cycle paths. The other parks highlight the impressive fig trees, or other remnant vegetation and the valley line, which is to be a feature brook.

Walking & cycling network

The interconnected street network forms the main walking and cycling network. In addition, there are walkways through the parks and open space, and several pedestrian links through to Lennox Meadows and to the existing housing to the south-east.

Drainage & water management

The natural drainage lines are celebrated, and designed to incorporate features to both detain water after rain, as well as to contribute to its cleansing before it enters the pond. The pond is designed as the primary water treatment feature. In addition, several streets will be detailed with grassed parking areas in the traditional North Coast manner, to contribute to water quality enhancement.

Retention of significant vegetation

All identified areas of significant remnant native vegetation are retained, and provided with adequate buffers for their protection.

Sportsfields

The sportsfields are to be improved in several ways. The layout is modified to ensure the tennis courts can also become netball courts. The pavilion is enlarged to provide adequate equipment storage and is located to overlook the main fields from an upstairs level. The main cricket field will be fitted with a turf wicket to enable senior competition. Additional parking will be provided along the northern edge street to cater for busy events. In addition, the park is organised to enable expansion westward onto Council land, providing additional courts, playground, parking and passive open space.



Green network plan and proposed lot layout



Sportsfields east of Hutley Drive

The Neighbourhood Centre

The small mixed use Neighbourhood Centre will serve the broader North Creek Valley community, not just the Pacific Pines development. The Centre is small, and will complement the existing Lennox Head Neighbourhood Centre, by providing a place where the local valley community can easily walk or drive, to get daily needs and local services.



The Neighbourhood Centre

Keynotes

1. Main Street
2. Hutley Drive
3. Retail core
4. Tavern
5. Medical centre
6. Arts business centre
7. Childcare centre
8. Assisted Living facility
9. Offices/service businesses
10. Home-based businesses
11. Rear parking

The Centre fronts Hutley Drive and the pond. Most of the shops and small commercial businesses front onto Main Street, while the Tavern and Community Hall front both Main Street and the pond. There is parking on Main Street and Hutley Drive, but most parking is in a shaded parking area tucked behind the shops.

The pond frontage near Main Street is designed as the main gathering place for the community. The waterfront area features decks and plazas, a terraced amphitheatre, shady boardwalks, seats, paths and informal parkland.

Many of the buildings will be two storeys, with residential or visitor accommodation upstairs, with balconies overlooking the Pond Park and sportsfields. An Arts Business Enterprise Centre is proposed for the Hutley Drive frontage. Some of the buildings on the side streets will be live-work units, suited to home-based businesses.

At the end of Main Street, the three-storey Assisted Living building will terminate the view. Residents in the Assisted Living facility will be able to look out onto the daily activities of the community, including the Childcare Centre, and take short walks to the centre.

Looking from Hutley Drive, the pond is framed by the two Tavern buildings with their shady decks and fountain. The family-friendly Tavern has screened outdoor bars and dining areas, a restaurant, coffee shop, and function rooms.



Tavern view to lakeside looking northeastwards

In the retail core, around eight shops and a small 450sqm supermarket (totalling around 1,200sqm of retail) front Main Street. As population and demand grows, the rear parking area is designed to accommodate an expansion of the supermarket up to 1,700sqm, and several additional shops, to take the total retail to 2,500sqm.

Street trees shade the footpaths and are planted in the parallel parking lanes to visually narrow the streets and slow the traffic. All footpaths in the Centre are wide enough for outdoor dining and other events. All buildings have verandahs to make walking more comfortable.



Main Street view looking eastwards

The Community Hall features a large room with a stage, a commercial kitchen, meeting rooms and public toilets. It opens out onto a waterfront deck.



Community Hall view looking eastwards on pond side deck

A Retirement Community

A Retirement Community enjoys the centre-stage in the Pacific Pines 'amphitheatre'. The Retirement Community integrates closely with the adjoining Neighbourhood Centre, the pond and brook, and the adjoining dwellings ascending the amphitheatre slopes.

The southerly extension of Main Street runs through the Retirement Community, with two bus stops serving it, one between the Assisted Living Centre and the Community Hall, and the other at the creek crossing. The surrounding residential street network connects through the Retirement Community's pedestrian-friendly slow-speed private streets.

The main entrance to the Retirement Community enjoys a place of honour as the eastern terminus of the Main Street vista. An outdoor arcade links this entrance to the Community Hall, as seen in the view below from the Childcare Centre across Main Street.



View to Assisted Living from Childcare Centre looking towards pond

Communal facilities are located in the Assisted Living Centre, and include dining rooms, a private Tavern, health centre with lap pool and spa, and numerous courtyards and decks. Upper level rooms, accessed by lifts, will enjoy views across the pond and more distant ridges in all directions.

Private balconies or verandahs for the 54 units in the three-storey Assisted Living Centre and the two-storey 54-unit apartment building overlook the pond with its public boardwalk.



Boardwalk view looking southwards along edge of the pond



A Retirement Community is centrally located overlooking the pond

Most of the Retirement Community comprises a variety of courtyard and duplex dwellings. From the east, a natural spring flows from preserved native bushland in a gurgling brook parkway through the Retirement Community, overlooked by mostly single-storey courtyard and duplex dwellings along park-edge streets.

Keynotes

1. Assisted living 3 storeys
2. Retirement apartments (2 storey with lift access)
3. Courtyard & duplex Retirement Community (single storey) with yard
4. Bus Route



Looking over Brook to bridge and Retirement Community, view out to hills and Norfolk Island Pines

Terrace cottages with front verandahs and small gardens on narrow lots front the Main Street through the Community. They will have especially welcoming street frontages, as their garages are located on rear lanes.

There will be a wide range of retirement dwelling choices, from cosy cottages with verandahs and tiny gardens, spacious duplexes overlooking the brook parkway, to upper-level apartments with airy balconies and distant views, all enjoying their communal facilities and the Neighbourhood Centre, a five-minute stroll away.

Street Network & Traffic Volumes

Street Types & Landscaping

Hutley Drive and Main Street

Both Hutley Drive and Main Street are proposed as traditional two-lane streets with on-street parallel parking. Shade trees would be planted in the



View from Hutley Drive at Neighbourhood Centre looking southwards, showing street trees, footpaths and slow-speed traffic lanes

parking lanes to visually narrow the street and provide shade for pedestrians and parked cars. Slow points and kerb extensions at intersections will reduce the crossing distance for pedestrians and slow the speed of turning traffic.

Residential Streets

Most of the residential streets will be narrower than typically found in Lennox Head. This is to better fit streets to the hillsides and to help slow traffic. It also contributes to sustainability by reducing the amount of paved area. Most streets will have generous footpaths and shade trees.

'Green' Residential Streets

Key streets will be designed as traditional north coast avenues with large trees in wide grassed parking areas. These will include the Stoneyhurst Drive extension along the northern ridge. This will allow an impressive avenue of Norfolk Island Pines to be established as a prominent ridgeline feature, complementing the existing pine skyline at North Creek Road and Henderson Farm.



Stoneyhurst Drive looking eastwards along the ridgeline, with Norfolk Island Pines planted in grassed parking areas

A key focus of the EBD was to plan and design the street network and street connections to the surrounding community and further destinations.

A major concern of the community related to the need to ensure Hutley Drive is constructed soon, and traffic from the Pacific Pines development does not overload the existing residential street links, especially Montwood Drive. At the EBD, traffic volumes were modelled according to a range of scenarios. These showed Hutley Drive needed to be linked through to the north in the short term, and to the south in the medium term. Petrac is now working with nearby developers to progress the Hutley Drive extensions with Council.

Traffic volumes using Montwood Drive will be reduced by relocating the Neighbourhood Centre on Hutley Drive, and constrained by ensuring the Montwood connection is relatively indirect and constrained to slow speeds where it passes through the Retirement Community.

The connection to Henderson Farm will be provided along the north side of the sportsfields. The street will be designed to enable it to be linked through to Ross Lane in future, if required.

Bus Routes

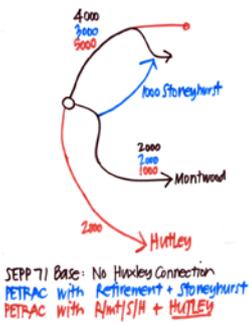
The community would be served by buses that would run down Hutley Drive (from the north) to Main Street, then run through the Retirement Community and up Montwood Drive. Bus stop locations have been identified, so that most of the community is within a five minute walk of a bus stop. When Hutley Drive is extended southward, it too may provide a bus route.

Traffic Calming of Hutley Drive through Lennox Meadows & Montwood Drive

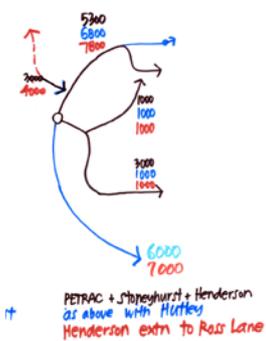
Presently both the section of Hutley Drive in Lennox Meadows and Montwood Drive are wide roads, with few mature street trees. These streets enable traffic to speed, and to generate more noise than if traffic was slower.

The EBD proposed both of these existing streets should be traffic-calmed with street trees, slow points and line-marking to slow traffic and to make the streets more attractive and pleasant for residents and pedestrians. The detailed design of any improvements will be done in consultation with the existing residents.

1200m² Retail Centre



1200m² Retail + Henderson



Traffic volumes with a 1200sqm-sized retail centre, and with additional Henderson Farm development

Building Guidelines

Primary School Opportunity

Pacific Pines will not allow houses that are conventional suburban brick and tile designs on insensitively flattened sites stepping down slopes. The EBD prepared a framework for Building Design Guidelines.

These will have four main intentions:

1. To optimise community interaction and amenity, by means of:
 - Reducing dominance of garages in the streetscape;
 - Ensuring active frontages with windows and doors overlooking streets (applies both to residential and commercial buildings); and
 - Requiring low front fences along key residential streets to support choice of interaction between residents in their dwellings and verandahs and pedestrians on the footpaths.
2. To build sensitively on slopes, so the development harmonises with the land form, by using small stepped cut and fill excavation, and/or pole construction on steeper slopes.



Typical streetscape on sloping land, with houses stepping lightly down the slope

3. To incorporate environmentally sustainable building design features that respond to the North Coast climate, including:
 - Cross ventilation and passive solar layout;
 - Rain water tanks and porous paving;
 - Deep eaves and shaded windows; and
 - Shady verandahs and decks for outdoor living.
4. To create a distinctive character that refers to building traditions of the Far North Coast, by means of:
 - Retaining walls integrated into buildings, rather than visibly expressed on wider flat lots;
 - Metal pitched roofs in non-reflective harmonising colours;
 - Delicate wood-framed verandahs and decks with shady pergolas or trellises overhead for outdoor living;
 - Houses with more complex, smaller-scale forms, rather than big bland boxes; and
 - Structures sitting lightly on the land.

By about 2020, 75% of Lennox Head's children will live west of the Coast Road, many in or near Pacific Pines. Thus the current Lennox Head Primary School will become increasingly remote from the students it needs to serve, and it will suffer increased traffic and parking pressures. However, population projections for Lennox Head do not justify two primary schools, as by 2020 there may only be around 450 students.



Possible school site, east of Hutley Drive and north of the sportsfields

Petrac recognised the only possible new primary school site for Lennox Head may be on its land just north of the new sportsfields. The EBD investigated whether the Lennox Head Primary School could be relocated to this site, if supported by the community.

The plan above shows how a compact public primary school could fit on the site. The new school would offer state-of-the-art facilities on a three-hectare site. Students would play outdoors in yards terracing up the slope behind the school, and would use the fields for sport during school hours. This school site would enable many children to walk or cycle to school.

If the relocation of the school is strongly supported by both the community and the Department of Education and Training, Petrac is willing to facilitate this new school on its land. The relocation would need to be funded by the sale and development of the current school site at Lennox Head. Alternatively, Petrac will build houses on that land as currently proposed.

Housing Yields & Types

Consistency of Outcomes

The EBD plan provides for around 757 dwellings. To provide choice and to respond to the diverse housing demands and cater for smaller households, older people and affordable housing.

There will be a wide range of housing types including:

- Conventional residential lots;
- Larger lots on steeper slopes;
- Smaller cottage lots;
- Duplexes;
- Terrace housing;
- Live-work dwellings;
- Apartments over businesses;
- Retirement cottages;
- Retirement apartments; and
- Assisted Living.

There has been concern that the Petrac development will be providing for more intensive development or for more people than previous approved plans.

Comparison of Plans

The following table provides a comparison between the three plans that have been prepared for Pacific Pines, and shows that the EBD Concept Plan provides less development than the 1989 DCP plan.

The EBD plan provides more dwellings than the SEPP71 Plan but caters for only slightly more people, as many of the retiree dwellings will suit single people. The EBD Plan has the highest proportion of open space and the smallest Neighbourhood Centre area of the three plans.

Consistency of Outcomes with Lennox Head Structure Plan

The Lennox Head Structure Plan (adopted December, 2004) acknowledges a previously endorsed layout showing 800 lots and a neighbourhood shopping centre, community centre, playing fields and local playgrounds on the Pacific Pines Estate. State Government will be responsible for the approval of future stages of the estate, but Council will be able to make submissions to the approvals process. Council expectations, as paraphrased from the Structure Plan, include community and commercial infrastructure as envisaged in the endorsed layout, and the southern extension of Hutley Drive. A paraphrased list of development principles from the Structure Plan includes:

- Housing diversity with higher densities located closer to activity node/s;
- Development to be sensitive to the character, climate and topography of the area, and to respect and enhance existing high conservation habitats;
- Movement network to take into account future population, employment locations, the environment and community views for Lennox Head and environs; and
- Improve public transport, to serve co-located shops, playing fields and community facilities.

Petrac's proposals are consistent with these objectives.

PLAN	1989 DCP	2006 SEPP71 MASTER PLAN	PETRAC EBD CONCEPT PLAN
Dwellings	870, including 330 mdh*	600, including 177 mdh*	757, including 120 mdh* & 261 retirement
People	2,166	1,494	1,555
Centre Area	4ha	3.7ha	3ha
Park Area	Small parks plus sportsfields	8.7ha plus sportsfields	13ha plus sportsfields

Comparison table of options for Pacific Pines site

* Medium Density Housing

Proposed Staging

The first stage of development is proposed to be a subdivision plan generally covering the highlighted area below, to create streets and lots for the Retirement Community and the Neighbourhood Centre.

Around 30 residential lots will also be created as part of this first stage. Most of these will be in the area abutting the existing residential development to the south. Hutley Drive will be constructed from Lennox Meadows to just south of Main Street.



Indicative Stage 1 development area

Community Dividends

One aim of the EBD was to identify what community facilities and features were required to meet the needs of the Pacific Pines and surrounding community.

The following items were identified and Petrac has committed to deliver the following community dividends:

Sportsfields

- Expedite temporary access and completion of Hutley Drive;
- Light the main sportsfield;
- Turf wicket for main sportsfield;
- Convert tennis courts to allow netball also;
- Construct amenities block with expanded area for equipment and maintenance gear, with slab roof suited to adding upper storey; and
- Provide pedestrian link from Montwood Drive to sportsfields.

Community Centre (with resident consultation)

- Provide temporary community centre in shop fronts; and
- Construct 300sqm Community Hall as early as possible.

Traffic-calming (with resident consultation)

- Hutley Drive; and
- Montwood Drive.

Arts and Business Enterprise Centre

- Provide temporary Arts Business Enterprise space in shopfronts; and
- Investigate establishment of a permanent Arts Business Enterprise Centre.



Indicative Concept Plan

What Happens Next...

Moving Forward

The EBD generated significant support within the Lennox Head community, and we thank you for your participation. Many people are keen to see things moving forward. In particular, Petrac will expedite construction of the Sports Facilities, including the Hutley Road extension needed to access them.

Many Lennox Head citizens expressed interest in moving to Petrac's proposed Retirement Community. This will be part of Petrac's proposed early stages of development, along with key components of the Neighbourhood Centre, including the first stage of the proposed Community Hall.

If the community actively seeks to relocate the Lennox Head Primary School to Pacific Pines, and if the Department of Education and Training is also supportive of this initiative, which would involve the redevelopment of the existing Lennox Head Primary School to generate funding for the relocation, then Petrac will willingly advance this initiative.

We Welcome Your Comments

Your comments: Your comments are now sought on the EBD outcomes and in particular the proposals contained in this brochure. Please tell us what you like and support, as well as those proposals you may have concerns about. Please send your comments to Petrac at the address below. **Please submit comments no later than 30th of June, 2007.** Comments will be compiled and analysed by Petrac.

Submission to State: Petrac will submit an Environmental Assessment Report for its Part 3A Concept Plan application in accordance with the Director General's Requirements. Petrac will also prepare a first stage project application.

Keep Up To Date

www.enquirybydesign.com.au

Watch this website for frequent updates on Petrac's progress toward making the EBD Outcomes a reality for Lennox Head.

Contacts & Further Information

Petrac Ph: 07 3004 7400
PO Box 3910 South Brisbane Q 4101
Stephen Bowers, Director Special Projects,
sbowers@petrac.com.au
or
Luke Whistler, Development Manager,
lwhistler@petrac.com.au

The Pacific Pines EBD Core Team

Ecologically Sustainable Design Pty Ltd

Ph: (03) 9481 0637
North Fitzroy, Victoria
Wendy Morris – EBD Leader
Chip Kaufman – Lead Urban Designer

Deicke Richards

www.drarchitects.com.au
Ph: (07) 3839 4380
Fortitude Valley, Queensland
Peter Richards – Lead Urban Designer
Cameron Davies – Urban Designer
Cassie Boyle – Urban Designer
Phil Smith – Architect
Arno King – Landscape Architect

Geolink

www.geolink.net.au
Ph: (02) 6687 7666
Lennox Head, New South Wales
Rob Van Iersel – planner
Veronica Monkley – ecologist

Annand Alcock Urban Design

Ph: (02) 9267 0683
Sydney, New South Wales
Clive Alcock – Urban Designer
Evy Anwar – Urban Designer

BN Group

Ph: (02) 9437 0511
Sydney, New South Wales and Brisbane, Queensland
Stephen Blaxland – Architect

Studio 39

www.thomsonadsett.com.au
Ph: (07) 3840 9980
South Brisbane, Queensland
Don Marshall – Architect

Ardill Payne & Partners

www.ardillpayne.com.au
Ph: (02) 6686 3280
Ballina, New South Wales
Bill Payne – Civil Engineer
Tony Cromac – Civil Engineer

Architectural Practice Academy

Ph: (07) 3225 8630
Brisbane, Queensland
John Clarke
Catherine Watts
Donna Druitt
Brent Sanders
Danny Mathis

LandPartners

www.landpartners.com.au
Ph: (07) 3842 1000
South Brisbane, Queensland
Noelene Evans – Urban Designer

Peter Edgeley Pty Ltd

www.labyrinth.net.au/~petere/images
Ph: (03) 9866 6620
Melbourne, Victoria
Peter Edgeley – Illustrator