Project

Broken Ridge is a 44 ha site located on the Coast Road 3 km south of Suffolk Park and about 9 km south of Byron Bay. The site was acquire, rezoned and developed by the White, Bourke and Stone families.

Brief outline

Broken Ridge is an "eco village" within the meaning of the *Byron Shire Rural Settlement Strategy 1998*. The development has been designed to strictly accord with the exacting provisions of that Strategy. It is a Community Title subdivision for 12 rural lots, located in 3 distinct clusters and 1 neighbourhood association lot containing all of the roads, services and site rehabilitation works.

All the proposed dwelling lots are clustered within the cleared part of the site west of Midgen Creek. All existing vegetation is retained, vegetation corridors actively extended throughout the site and have been embellished over time to become a private ecological sanctuary.

Only 14% is set aside for residential accommodation with the balance of some 86% being for community land. The project has a development density of 2.25 dwellings per ha.

Significance of the project

The significance of the Broken Ridge project is its implementation of the Byron Rural Settlement Strategy. The site planning objectives were:

- To carry out development in a manner which creates a high quality rural settlement, responding to the physiograpic and biological opportunities and constraints of the site, without impacting on the residential amenity of the surrounding land.
- To identify and protect site flora of high conservation value and enhance the biological diversity of the land through revegetation and riparian rehabilitation.
- To identify and protect important site fauna and improve the habitat value of the land.
- To ensure that all building envelopes were sized, shaped and orientated to enable dwellings to incorporate micro climatic management and maximise their energy efficiency.
- To provide for public utilities to each proposed lot in a sustainable, efficient and cost effective manner.
- Ensure that access to and within the site is safe and has minimal impact on the environment.
- Ensure that the quality and quantity of stormwater exiting the site is not adversely affected by the proposed subdivision and that existing drainage patterns are not materially altered.
- Ensure that the development is not likely to be affected by, or present any hazard.
- Maintain the visual integrity of the site.
- Ensure existing hydrological conditions on the site are not significantly altered as a consequence of the proposed development.

The underpinning character of this development is the way in which it responds to the physiographic and biological characteristics of the site whilst integrating with the character and scale of the surrounding landscape.

All existing vegetation has been retained, vegetation corridors actively extended throughout the site. Substantial active and passive reforestation has been carried out within the community property. This reforestation work is guarded by a community environmental repair strategy:

A community wastewater management system is an integral component of the development criteria. It ensures maximum re-use of treated grey water on individual allotments, together with a centralised state of the art black water treatment system incorporating subsoil irrigation of community property lands.

Roles of those involved

Design professionals and those involved with developing or managing the project were:

Consultant	Function
G B Steel	Project Manager
M Bourke	Project Manager
L White	Architecture
GeoLINK	Civil and Environmental Engineering
Sheryn Da Re	Landscape Architecture
Land Partners	Environmental Repair
Morgans	Civil Construction
S J Connelly	Strategic Planning
Cantys	Surveyors