

Project Summary

Cumalum Structure Plan

This project summary describes the urban structure plan prepared by Ballina Shire Council to guide the future planning and development of a major urban growth area.



Brief outline

The Cumalum Structure Plan was prepared over a new release area, comprising approximately 1,450 hectares of land located northwest of Ballina and west of the village of Lennox Head. The plan involved a broad assessment of the land's urban suitability, and provides guiding principles for future development.

The urban development constraints identified include:

- Environmental Hazards – including flooding and land slip;
- Land Use Conflict – including road and aircraft noise;
- Ecological Values – including remnant vegetation and habitat corridors;
- Community Issues – including urban design and housing form and community facilities;
- Public Infrastructure – provides context for the provision of public infrastructure.

Regarding environmental constraints, the Structure Plan locates these issues along a spectrum of significance, outlining their implications on the capability and suitability of land and details the nature of further investigations required to be undertaken at rezoning stage.



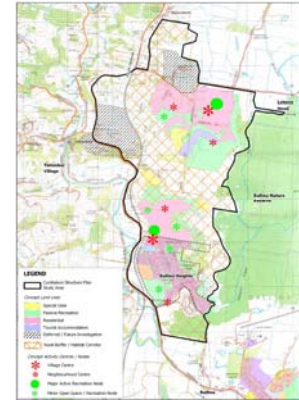
'The Cumalum Villages are envisaged as two distinct but related communities, designed and built so as to not impinge upon the surrounding rural and natural environment, each with its individual character and sense of place.'

'Each village will be a fully featured community, comprising residential areas embellished with public open space and a centrally located village centre, providing a focal point for commercial and community activities.'

In order to achieve the vision, future development within the area will be required to align with a number of development principles, relating to:

- Environmental Hazards
- Environmental Values
- Community Values
- Lifestyle and Urban Design

A Precinct Concept Plan has been prepared to assist the community and the Council to envisage the scale and character of urban development that is anticipated within the Study Area.



The Precinct Concept Plan is not intended to be prescriptive with

regard to future urban land use, but rather to broadly identify the extent of areas that appear, at this stage, to be suitable for future urban development, and to suggest a range and style of land uses that may be suitable in these areas.

The Structure Plan suggests that the Study Area has the capacity to accommodate two, possibly three, distinct 'villages', having residential areas of increasing density to a village centre, embellished with open space and buffered by land having a predominantly rural and/or 'natural' character.

The 'zoning' of land within the study area will however be determined through the statutory rezoning process, and will be subject to detailed environmental investigations at 'site level'.

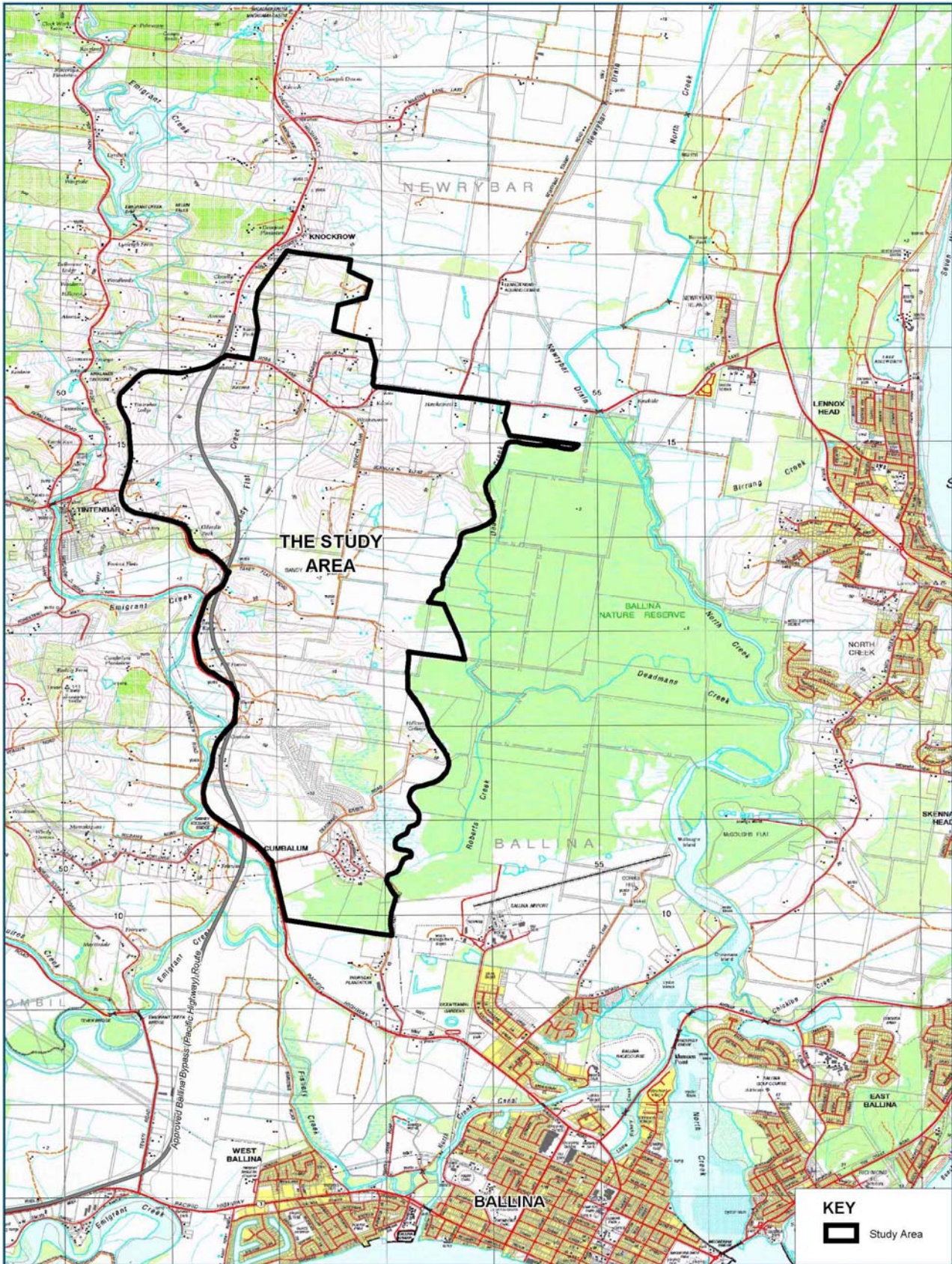
Significance of the project

The Cumalum Structure Plan was prepared to guide the future development of a major new residential release area, significant not only to Ballina Shire but also for the region.

Getting the planning 'right' for this area is, therefore, critical for accommodating urban development and population growth in a manner that achieves 'sustainable development' for the region.

Roles of those involved

Consultant	Function
Ballina Shire Council Strategic Services Group	Planning Authority



KEY
 Study Area



**Cumbalum Structure Plan
 Study Area Location**



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