

South Golden Beach Development Plan 1988

In 1987-88, a committee of association members drafted a Development Control Plan for the area that reflected the thinking of a great number of residents of South Golden Beach and North Ocean Shores. Here is the draft that was sent to Byron Shire Council in June, 1988.

SOUTH GOLDEN BEACH - NORTH OCEAN SHORES, INCLUDING THE WATERWAYS.

Committee - South Golden Beach Progress Association.

Foy Dilkes	801710
Allan Brennan	801244
Tom Saunders	801821
Elma Saunders	801821
Robert Gow	801929
Dudley Church	

with Councillor Brian Boniface as Advisor.

The South Golden Beach Progress Association has formed a committee to prepare and draft a Development Control Plan for South Golden Beach and North Ocean Shores, including the Waterways; this draft to be formally submitted to Byron Shire Council with a request to prepare a Development Control Plan to be placed on public display for further comment.

Objective:-

South Golden Beach.

To allow continued development in this area to occur in such a manner as to complement existing development and retain the holiday village style of South Golden Beach.

North Ocean Shores, which includes the 'Waterways'. This refers to all existing building blocks.

These two areas are residential as distinct from the 'Holiday village' style of South Golden Beach.

The residents' wishes are that the areas remain with the same objectives as the covenants set out to protect, and that was to have a clean and peaceful environment with a country like atmosphere. All blocks were sold with this in mind and appropriate prices paid for this privilege.

∴ Block sizes should remain as is, with no further dividing, with one only residence per block; it was never intended to be a high density living area and a quick look at all the building blocks and land still available shows that there is no such need. The size of the blocks, which are only moderate, presents the opportunity to enhance the area by gardens, shrubs and trees and allows for a reasonable back yard for children and/or dogs to play.

The clauses as set out in the original draft commencing at 'Building Development' from clauses 1 to 18 to apply. 'Granny flat' is not intended to denote a separate building, but is to be part of the one residence.

Duplex buildings were not allowed for in the planning of these areas (as above) and none should be permitted.

Vehicular Systems.

1. Kalaroo Circuit Bridge to be constructed as a matter of urgency.
2. Access roads to South Beach to be upgraded to provide flood free access in conjunction with the flood mitigation programme.
3. The road system in South Golden Beach to be substantially improved with regard to construction, drainage and sealing.
4. Heavy vehicle parking on roadways to be restricted to two hours for the purpose of loading and unloading.

Non - Vehicular Systems.

1. Future subdivision to recognise the need for walking and cycling tracks to provide access to recreational and community facilities.
2. A footbridge to be constructed to connect Helen St. across the waterway.

Community Facilities.

If for any reason the Bond Development at North Ocean Shores does not proceed, the following community facilities are considered necessary to serve the future needs of the South Golden Beach and North Ocean Shores area.

1. Commercial Centre containing a Bank and Post Office to be sited in an area bounded by Shara Boulevard, Kalaroo Circuit and Hardy Avenue.
2. Street lighting to be brought up to a satisfactory standard.
3. Bus shelters to be placed at bus stops.
4. Swimming Pool.
5. Twenty Four hour Police Station within the Shire, preferably to be placed at Mullumbimby.
6. Provision of flood rescue equipment and the development of flood rescue strategies.
7. Larger waste disposal bins to be placed at beaches.

Recreational Areas.

1. The area of Crown Land to the south of Helen Street behind the beach dunes adjacent to lot 219 to be developed as Public Recreation Area.
2. Area fronting Shara Boulevard opposite Kolora Way to be maintained as Public Reserve.
3. Area behind beach dunes at the end of Pacific Esplanade to be developed as Public Reserve.

Resource Management.

1. That a beach management and dune stabilisation programme be established, as per plan.
2. That flood mitigation works be undertaken as a priority and when complete that such works be maintained to a functional level.

Building Development.

1. Subdivision - established residential allotments in South Golden Beach and North Ocean Shores not to be further subdivided.
2. Setbacks from front alignment for future development to be a minimum of 6 metres with consideration given to all other aspects of Development Directors Report 88/10.
3. Side boundary alignment to be a minimum of 3 metres for North Ocean Shores and 1 metre for South Golden Beach.
4. Rear boundary alignment to be a minimum of 3 metres for North Ocean Shores and 2.4 metres for South Golden Beach.
5. Minimum dwelling size (living area) for North Ocean Shores to be 120 square metres and for South Golden Beach 110 square metres.
6. No fences to be erected forward of the front building alignment, side and rear fencing to be erected to existing Council building codes.
7. Construction Materials.

Roofing Materials - to be non reflective materials of a colour complementary to the construction materials of the rest of the structure.

North Ocean Shores Wall Materials. Wall surface area to consist of no less than 20% brick, the remainder to be timber, concrete, textured cladding materials or glass.

8. No previously erected residential building to be re-sited into the North Ocean Shores development, unless it complements the character of the whole area, when completed.
9. No temporary building or structure including fencing to be allowed except in the course of construction of dwellings, commercial or community facilities or where required in the normal operation of Council works. All such temporary structures to be removed on completion of works.

10. No building to remain visually incomplete externally for a period exceeding six months unless it can be established that satisfactory mitigating circumstances apply.
11. Residential allotments forward of the building alignment to be established to a standard comparable to adjoining properties on completion of construction of the dwelling and to be maintained to that standard.
12. All weather driveway to be provided to the dwelling within 12 months of first occupation.
13. Ancillary buildings are to be of a type, and to be constructed of materials, complementary to the main building.
14. No permanent residency in caravans to be allowed on residential allotments.
15. No allotment to be filled to a level to cause drainage on to adjacent allotments of storm water.
16. Allotments accessed through easements not to be allowed in future subdivisions in North Ocean Shores or South Golden Beach.
17. No Duplex development to be allowed on existing allotments in the established North Ocean Shores residential area.
18. Dog owners to be required to provide an enclosed area for their dog to prevent free ranging activity of dogs.

Authority.

At the last general meeting of the South Golden Beach Progress Association (which incorporates the areas of North Ocean Shores and The Waterways) on June 11, a motion was carried giving this committee the authority to present this Development Control Plan on its behalf as it will not be meeting again until July 9.

Footnote.

Members should be aware that when the Council's overall development plan is placed on public display, further personal input can be made.