

9.2 DCP Amendment - 16 Tara Downs, Lennox Head.DOC

BSDCP 2012 Draft Amendment Chapter 4 Residential and Tourist Development



Ballina Shire Development Control Plan 2012

Draft Amendment Chapter 4 - Residential and Tourist Development – 16 Tara Downs
Lennox Head

July 2016

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The following table provides details of the amendments proposed to Ballina Development Control Plan 2012 (DCP). The proposed amendments arose as a consequence of the Council's consideration of a planning proposal relating to 16 Tara Downs, Lennox Head, at its Ordinary Meeting on 23 June 2016.

No.	DCP Reference	Proposed Amendment				
1	<p>Chapter 4 – Residential and Tourist Development</p> <p>Part 4 Special Area Controls</p> <p>4.6 - 16 Tara Downs</p>	<p>4.6 16 Tara Downs, Lennox Head</p> <p>4.6.1 Application</p> <p>Applies to:</p> <table border="1" data-bbox="646 646 1705 792"> <tr> <td data-bbox="646 678 814 703">Location/s:</td> <td data-bbox="823 678 1705 727">16 Tara Downs Lennox Head (as shown on the Special Area Controls Map – Residential - Sheet _SR_003_020).</td> </tr> <tr> <td data-bbox="646 735 814 776">Development Type/s:</td> <td data-bbox="823 735 1705 760">Residential Accommodation and Subdivision.</td> </tr> </table> <p>4.6.2 Planning Objectives</p> <ol style="list-style-type: none"> a. Provide for vegetation buffers to significant vegetation located on this site; b. Provide for bushfire asset protection zones; c. Provide for the location of indicative building envelopes for dwellings impacted by vegetation buffers and bushfire asset protection zones. <p>4.6.3 Development Controls</p> <p>A. Element - Retention of Native Vegetation</p> <ol style="list-style-type: none"> i. Buffers must be established to protect certain native trees located on this site. Such buffers must extend a minimum distance of 12 metres from the trunk of native trees contained within nominated tree clusters as shown in Appendix B. All lots containing or adjacent to such trees must be designed to incorporate indicative building envelopes as required by Element C. ii. All building work, including the installation of swimming pools, must be undertaken outside the vegetation buffer areas. 	Location/s:	16 Tara Downs Lennox Head (as shown on the Special Area Controls Map – Residential - Sheet _SR_003_020).	Development Type/s:	Residential Accommodation and Subdivision.
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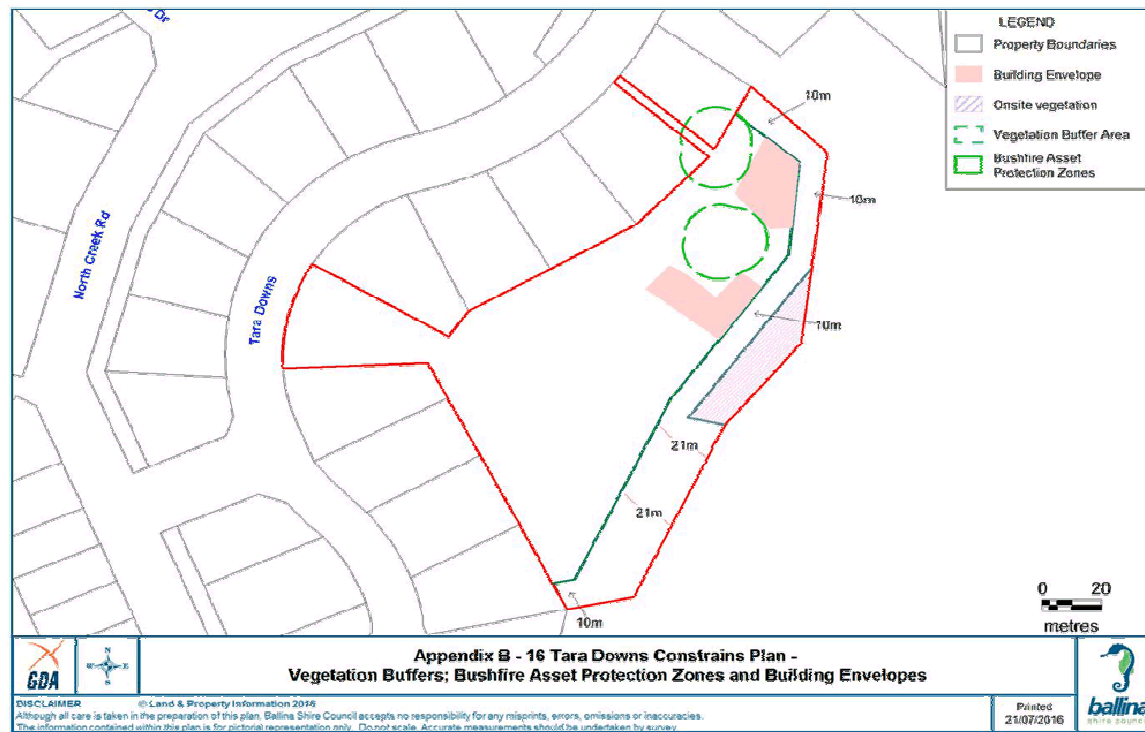
No.	DCP Reference	Proposed Amendment
		<p>iii. Vegetation buffer areas are required to be located generally as indicated in Appendix B.</p> <div data-bbox="913 516 961 565" style="text-align: center;"> </div> <div data-bbox="993 509 1682 573" style="background-color: #e0e0e0; padding: 5px;"> <p>Note:</p> <p>i. Vegetation buffer areas may be incorporated into site landscape areas.</p> </div> <p>B. Element – Bushfire Asset Protection Zones and Site Access Arrangements</p> <p>i. Bushfire asset protection zones are required to be provided in locations generally as indicated in Appendix B. Final design of bushfire asset protection zones is to achieve separation distances consistent with BAL 29 under AS 3959.</p> <div data-bbox="913 760 961 808" style="text-align: center;"> </div> <div data-bbox="993 753 1682 1016" style="background-color: #e0e0e0; padding: 5px;"> <p>Note:</p> <p>i. Site access arrangements are to address the requirements of <i>Planning for Bushfire Protection 2006</i>.</p> <p>ii. Subdivision of this site is subject to further assessment in accordance with Section 100B of the <i>Rural Fires Act 1997</i>. Final location of bushfire asset protection zones and site access arrangements will be determined by the Rural Fire Service following such assessment.</p> </div> <p>C. Element – Building Envelopes</p> <p>i. Development must be consistent with the indicative building envelopes, shown in Appendix B, relating to the vegetation buffers and bushfire asset protection zones referred to in Elements A and B.</p> <div data-bbox="913 1154 961 1203" style="text-align: center;"> </div> <div data-bbox="993 1148 1682 1230" style="background-color: #e0e0e0; padding: 5px;"> <p>Note:</p> <p>i. Final location of buffers and building envelopes to be determined by survey.</p> </div>

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No.	DCP Reference	Proposed Amendment
2	<i>Special Area Control Map – Residential</i> <i>Sheet SR_003_020</i>	Amend the Special Area Control Map to show that Special Residential controls apply to the 16 Tara Downs Site.

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Appendix B 16 Tara Downs Site Constraint Plan – Vegetation Buffers, Bushfire Asset Protection Zones and Building Envelopes



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Proposed Amendment 2 – Special Area Control Map – Residential Sheet SR_003_020

