

B12 - FRASER DRIVE, BANORA POINT

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- B12 - FRASER DRIVE, BANORA POINT..... 1**
- B12.1 INTRODUCTION 1
 - B12.1.1 Aims of this Section 1
 - B12.1.2 Land to which this Section applies..... 1
 - B12.1.3 How does this Section relate to other Sections and Environmental Planning Instruments? 1
- B12 - Map 1 2
- B12.2 DEVELOPMENT PRINCIPLES AND OBJECTIVES..... 3
 - B12.2.1 Access 3
 - B12.2.2 Soil Erosion 3
 - B12.2.3 Vegetation Management and Mosquito Control..... 3
 - B12.2.4 Flooding..... 3
 - B12.2.5 Density 3
 - B12.2.6 Sewerage 3



B12 - FRASER DRIVE, BANORA POINT

B12.1 INTRODUCTION

B12.1.1 Aims of this Section

- Present Council's objectives with regard to development of land at Fraser Drive, Banora Point.
- Implement the Department of Health's policy on "Proposed Subdivisions - Domestic Wastewater Disposal" by requiring that each lot created is connected to Council's sewer network.

B12.1.2 Land to which this Section applies

This Section applies to all land within the area defined by the bold black line as shown in B12 – Map 1.

B12.1.3 How does this Section relate to other Sections and Environmental Planning Instruments?

Where an inconsistency arises between this Section and any environmental planning instrument applying to the same land, the provisions of environmental planning instrument prevails. An environmental planning instrument means a State Environmental Planning Policy, a Regional Environmental Plan or a Local Environmental Plan.

Where there is an inconsistency between this Section and any other Sections, the provision of this Section shall prevail.

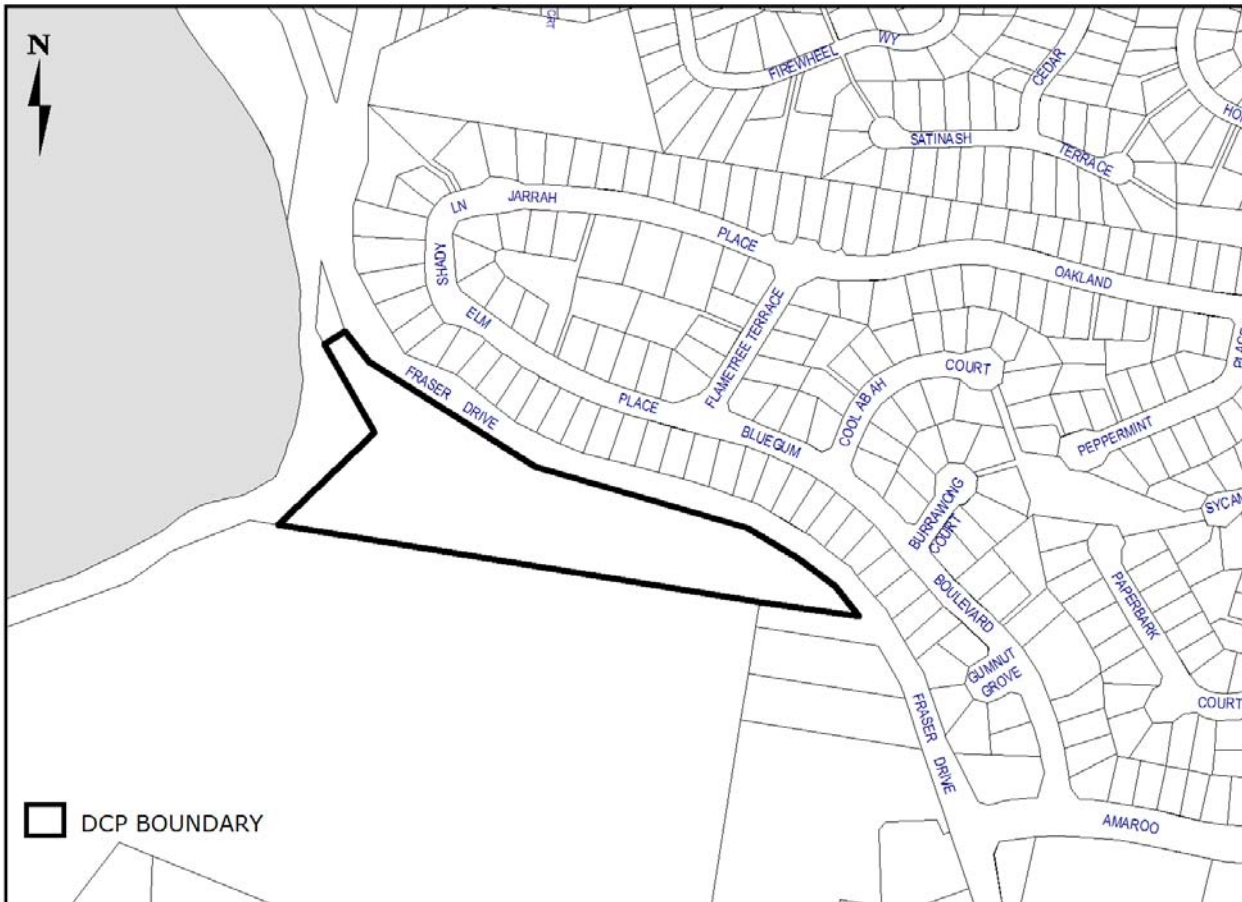
This Section is generally consistent with the provisions of the other Sections identified in this DCP. In the event of any inconsistencies, the provisions of this Section shall prevail.

To encourage good design and to comply with other policies adopted by Council, it is important that this Section be used in conjunction with the other Sections contained within this DCP. In particular, this Section should be used in conjunction with:

Section A1	-	Residential and Tourist Development Code
Section A2	-	Site Access and Parking Code
Section A3	-	Development of Flood Liable Land
Section A5	-	Subdivision Manual
Section A6	-	Biting Midges and Mosquito Control
Section A9	-	Energy Smart Housing
Section A10	-	Exempt and Complying Development
Section A12	-	(Repealed 29 April 2008)
Section A14	-	(Repealed 29 April 2008)

Copies of these documents may be obtained upon request from Council.

B12 - Map 1



B12.1.4 How to use this Section

In preparing an application for development, there are a number of specific steps that should be followed:

- Step 1:** Check the zoning of the site under Tweed LEP 2000 to ensure that the proposed development is permissible and to determine what related provisions apply.
- Step 2:** Establish what other Sections of this DCP or Policies apply to the site (Clause B12.1.3).
- Step 3:** Follow the applicable design guidelines (Clauses B12.2.1 – B12.2.6 inclusive) and refer to other applicable Sections and Policies to prepare your application. It is these components that Council will use to assess any development proposal.
- Step 4:** Discuss your final application with Council staff, then lodge it for determination.

In special circumstances, Council may approve an application that departs from the provisions of this Section.

B12.2 DEVELOPMENT PRINCIPLES AND OBJECTIVES

B12.2.1 Access

Access to the subject land from Fraser Drive is to be restricted to one point.

B12.2.2 Soil Erosion

All development should incorporate soil conservation measures to minimise soil erosion during and following completion of development.

As a condition of development consent, Council will require the applicant to submit details showing measures to be taken to ensure the control of erosion and sedimentation.

All erosion and sedimentation control measures shall be in place prior to construction work commencing on site.

B12.2.3 Vegetation Management and Mosquito Control

The clearing of vegetation on the subject site is to be restricted. Clearing will only be permitted:

- In the vicinity of proposed house sites and the immediate land surrounding each dwelling.
- For the construction of driveways and essential services such as, but not limited to, a dwelling's sewer connection.
- If Council, as a method of mosquito control, approves the clearing of vegetation.

All applications for development must provide details of any clearing that is proposed as well as any on-site measures for mosquito control.

In dealing with measures for mosquito control applicants are advised to refer to Section A6 – Biting Midges and Mosquito Controls of this DCP. Should applicants require further information Council's Entomologist may be of assistance.

B12.2.4 Flooding

No structures are to be built or filling placed below the design flood level of RL 2.65m AHD.

B12.2.5 Density

The maximum number of lots that can be created by the subdivision of the subject land is 5.

B12.2.6 Sewerage

Each lot created by the subdivision of the land is to be connected to Council's sewer network by the extension of services in accordance with Section A5 - Subdivision Manual of this DCP.

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