

B17 - PLANNING CONTROLS - FRIDAY ISLAND,
BOGANGAR

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B17 - PLANNING CONTROLS - FRIDAY ISLAND, BOGANGAR

B17.1 INTRODUCTION

B17.1.1 Aims of this Section

- Ensure that the integrity of the design philosophy detailed in DA02/0895 is maintained;
- Ensure the desired future character of Friday Island is achieved;
- Maintain the density of Friday Island as detailed by the Concept Plan lodged with DA02/0895;
- Ensure the Island caters for adequate on street parking; and
- Ensure the amenity of surrounding residential development is maintained.

B17.1.2 Land to which this Section applies

This Section applies to Friday Island, Bogangar and is identified by Map 1.

B17.1.3 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.

The Plan should be read in conjunction with:

- | | | |
|-------------|---|--|
| Section A1 | - | Residential and Tourist Development Code |
| Section A5 | - | Subdivision Manual |
| Section A12 | - | (Repealed 29 April 2008) |

This Section contains provisions relating to the development of residential lots other than in accordance with the plan of subdivision approved by Council on 21 August 2002.

B17.1.4 How to use this Section

Council's overall objective for the development of the area is to create a safe, pleasant and efficient urban environment in a practical and financially effective manner.

In order to achieve this, this Section aims to ensure that due consideration is given to all relevant physical, social and economic factors affecting the land. While the responsibility for detailed site evaluation and design remains with developers, any proposal for development within the release area must fulfil the objectives and design requirements of this Section.

Intended developers are recommended at an early stage to discuss their proposal with officers of Council's Planning & Development Division prior to lodging a formal development application.

Compliance with the provisions of this Section does not necessarily imply that Council will grant consent to an application.

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 or policies apply to the site.
- Step 3:** Familiarise yourself with the Vision & Policy Principles for the Friday Island/Bogangar District (Clause B17.2).
- Step 4:** Consider the Planning Objectives, Strategies and Controls/Actions for the particular Clauses of this Section.

It is these components of this Section that will be used by Council to assess any proposal.

Where development does not comply strictly with the provision of this Section, Council may still consider approving the development where the applicant demonstrates that the proposal is consistent with the objectives of this Section and the intention of the particular guidelines, and the proposed development will result in an environmentally more satisfactory development.

Where a development is proposed on land to which this Section applies Council shall take the provisions of this Section into consideration in determining the application.

Compliance with the provisions of this Section does not necessarily imply that Council will grant consent to an application. Council must, in relation to development applications, also take into consideration those matters listed under Section 79C of the Environmental Planning and Assessment Act 1979.

In special circumstances, Council may consent to an application, which departs from the provisions of this Section.

B17.2 VISION AND POLICY PRINCIPLES

Desired Future Character

The approved Friday Island subdivision provides for a specific desired future character, namely unique island home sites, comprising 38 residential allotments, incorporating two (2) nominated dual occupancy allotments (being Lots 22 and 33) in accordance with Section A12 – Dual Occupancy Controls.

Achieving the Desired Future Character

To achieve this desired future character the subdivision is based on a concept plan for an integrated residential area, carefully balancing residential amenity with lot dimensions and size, road layout, road widths, on street parking, property frontages and yield. Future residents should be assured that the development as approved will be achieved.

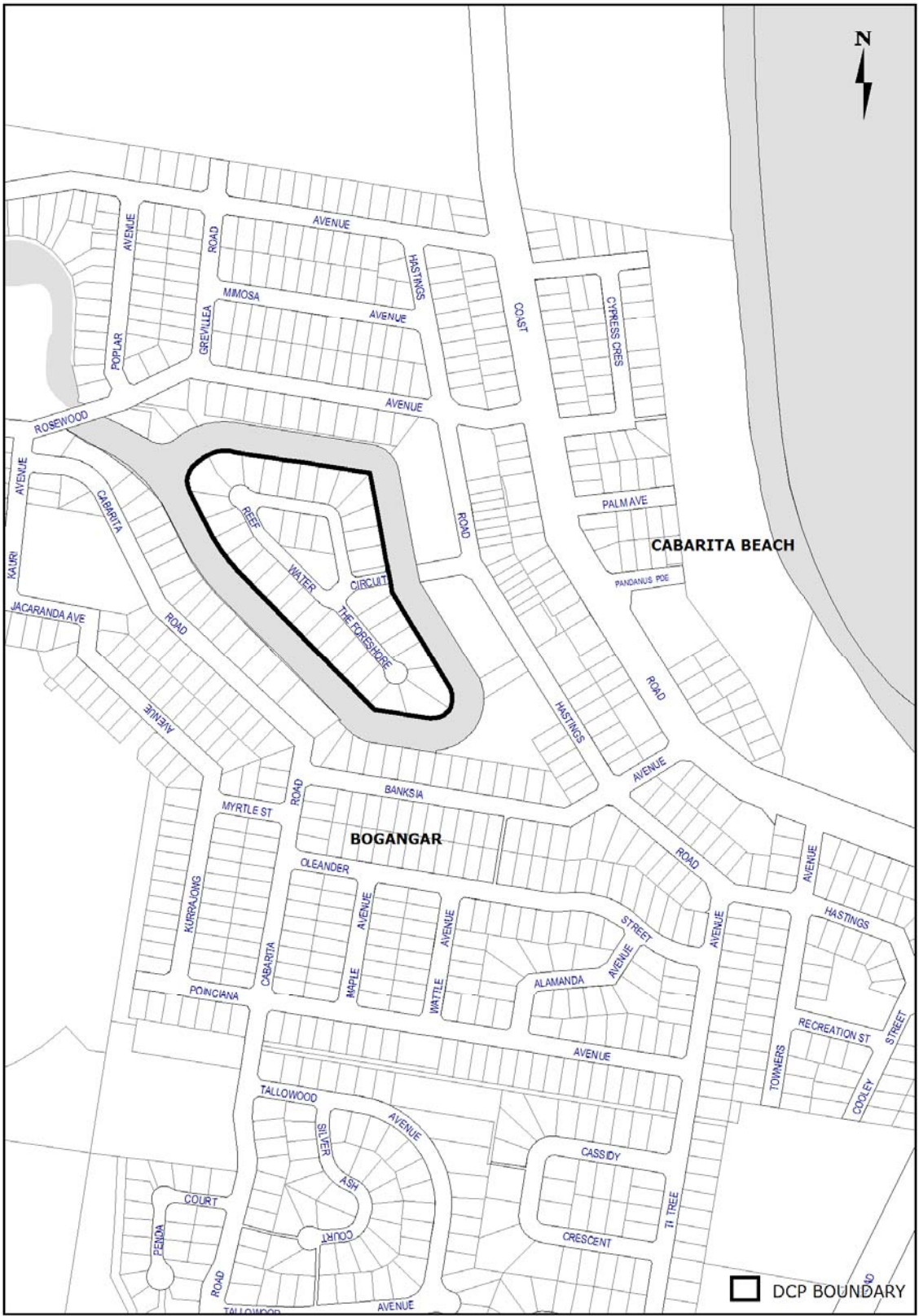
Future Development Applications

Council will not support any development application in respect of any residential lot created within Friday Island other than for a single dwelling house, or, in the case of the two nominated lots, dual occupancy dwellings

Future Applications for Subdivision

Given existing lot layout, road widths, cul-de-sac dimensions, lot frontages and limited availabilities for on street parking further subdivisions of existing lots will not be supported.

B17 – Map 1



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