

# Bangalow Development Control Plan Changes

## **Structure of the E2 Bangalow Chapter**

The chapter has been changed in structure so that it reflects a more logical 'from the outside in' approach. This means that the areas of the village further from the centre are dealt with first, followed by the centre and Heritage Conservation Areas, closer to the village core.

## **Removal of Information relating to New Subdivisions**

Many of the provisions relating to new subdivisions within Bangalow Chapter E2 have been removed, given that these areas have largely been developed. Any new significant subdivisions identified through the residential strategy will need to create their own structure plan to ensure consistency with existing character and feel. This will lead to any required DCP updates for these areas. They will also be assessed under existing DCP provision in Byron DCP 2014 relating to subdivision, access and stormwater etc.

## **Removal of double up between Chapter E2 and Chapter C1**

Where there were areas of conflict/double up between Chapters E2 Bangalow and C1 Non-Indigenous Heritage we have removed and or conjoined sections to provide greater clarity when assessing development applications.

## **Moving Heritage Character controls for Station Street and Byron Street to Chapter C1**

We have moved the more heritage related controls from chapter E2 to Chapter C1 in an attempt to ensure that these are accounted for as part of our heritage adviser's review of any development application in this area. This should improve efficiency when we review development applications at the Heritage Adviser uses Chapter C1 to analyse Development Applications in detail.

The formatting of these sections has also changed to make them easier to read and compare.

## **Separating controls for Station Street precinct and Byron Street precinct**

We have made a clear distinction between the Byron Street and Station Street precincts to preserve the distinct character of these areas and ensure there are differences in design for any future development in these precincts. The character statements and specific controls have been included in Chapter C1.

## **New Active Street Frontages Provisions**

This provision aims to create a livelier and more vibrant centre in the Byron Street and Station Street precincts. It will require that ground floor uses are commercial in nature and require that development avoids poor design features such as large expanses of blank walls.

## **Connectivity and Permeability Provisions**

These provisions relate to the connectivity and permeability of new development. This is the extent to which development on lots allows for movement through the site, and connects to other adjoining sites. They require that any new development consider pedestrian connections through and around the site, and that any existing connections remain as a part of new development.

## **What are the other controls on development in Bangalow?**

The following development controls are not changing, but Council has provided an overview here to help you understand other areas not covered in the E2 Bangalow Chapter and C1 Non-Indigenous Heritage Chapter.

### **Byron Local Environmental Plan 2014**

The LEP sets out various controls relating to the development in Bangalow including but not limited to:

- Minimum lot sizes for subdivision
- Minimum lots sizes for Dual occupancies
- Minimum lot sizes for multi-dwelling housing
- Minimum lot sizes for Manor Houses
- Height limits
- Floor Space Ratios
- Zoning

### **Byron DCP Chapter D1**

Chapter D1 sets out general controls relating to development in residential areas. These include (but are not limited to)

- Setbacks
- Building height plane controls
- Screening and landscaping
- Fences
- Balconies
- Pedestrian and cycle access
- Private open space
- Character
- Siting and design

### **Chapter C1 – Non-Indigenous Heritage**

This chapter has specific provisions relating to the Heritage Conservation Area and the management of Heritage items. It covers requirements for development including:

- Heritage Impact Statement requirements
- Relationships to Heritage Items
- Roof forms
- Verandahs
- Fences
- Windows and doors
- Materials
- Landscaping and gardens
- Streetscape context
- Colours
- Subdivision
- Dual occupancy
- Alterations and additions
- Change of use