

Item #	Description	Reasoning	Chapter and Provision
1	Definition: Gross Floor Area same meaning as LEP	Clarification	Part A
2	Definition: Coastal zone	Update the definition to reflect the SEPP and Coastal Management Act	Part A
3	Definition: Wet bar	New definition to clarify wet bar	Part A
4	Definition: Weatherproof area	Clarification of definition which comes from the adopted North Byron Floodplain Risk Management Plan	Part A
5	Remove notification requirements from DCP and link to Community Participation Plan (CPP)	Notification and exhibition requirements are now contained within Byron CPP. DCP should link to CPP to reduce overlap.	Part A
6	Insert information required for applications for re-sited buildings.	Links to our re-sited building fact sheet to ensure appropriate information is submitted with these applications	Part A
7	Update reference to Environmental Planning Assessment Regulation 2021	The 2021 regulations replaced the 2000 regulations. The change is to update the DCP to have the correct reference.	Part A
8	Updating B3.2.1 8) Road Access Crown Roads to reflect latest Crown Lands road policy	DCP should reflect Crown Roads policy as the current drafting is now inconsistent.	B3.2.1
9	Insert new prescriptive measure in line with Austroad standard and; Embed Road Access and Safety Principles (RASPs) within the DCP.	To clarify the application of Austroads standards. Res 20-741	B4.2.3

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		Note: RASPs have been reworded where required to fit within the context of the DCP. The overall intent of the principles remains.	
10	<p>Insert Caretaker dwelling requirement to provide car parking and provide a definition in Part A.</p> <p>Include additional controls to limit ancillary dwellings in industrial zones to one per Torrens Title Lot and clarify the purpose of these dwellings are for onsite caretakers to manage and maintain the site.</p>	<p>New definition for caretakers dwelling to ensure carparking requirements for these dwellings are met.</p> <p>Provide guidance and clarification that ancillary dwellings are for the purpose of onsite caretakers to manage and maintain the site and that these dwellings are limited to one per Torrens Title lota. This ensures that the predominant use of the area remains industrial.</p>	B4, Part A and D1.11.1
11	Include requirement for on-site waste collection within residential development with 6 or more dwellings where there is inadequate space for kerbside collection and on major roads.	To minimise street clutter and ensure waste from all dwellings can be collected safely.	B8.4.2
12	Multiple amendments to signage DCP Chapter	Review of Councils signage policy and resolution 20-095	B10
13	Update the flood matrix FL1 to read All floor levels to be greater than or equal to the 5% AEP flood level	A recommendation of the North Byron Floodplain Risk Management Plan.	C2
14	Include open space requirements for dwelling houses	Currently no requirement on single dwelling houses. Same requirements for dual occupancies proposed for single dwellings to ensure useable outdoor space for all dwellings.	D1

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15	Include density provisions for multi-dwelling housing in Low Density Residential zones. Does not apply to applications including affordable housing	Ensure multistorey dwellings are consistent with the low density objectives of the zone and sufficient site area for services.	D1
16	Changes to multiple controls for dwellings including Building Height Plane, Solar Access and Privacy	Changes based on a review of recent DAs and the application of existing controls within D1. Separates controls into building height plane, solar access and privacy for easier interpretation and application.	D1
17	Ensure dual occupancies with rear lane access comply with the infill subdivision rear lane access requirements in D6.	The preamble of this part links to the D6 provisions however this should also be included as a prescriptive measure. This ensures safe vehicle and pedestrian access when dual occupancies are accessed via a rear lane.	D1
18	Include requirement for multi-storey dwellings to have internal connecting staircases.	Provides all-weather connection to both floors of the house.	D1 and D2
19	Slightly refine objectives of expanded house to allow for variation in the built form of dwelling houses without promoting unnecessary large footprints within environmentally sensitive areas.	There currently is only one objective and it is to facilitate expanded dwelling houses. The objective has been refined to allow for variation in built form rather than facilitate. An additional objective is to minimise the development footprint within environmentally sensitive areas.	D1 and D2
20	Remove reference to Superseded Byron Rural Settlement Strategy	The settlement strategy has been replaced by the Byron Rural Land Use Strategy. Chapter D2 currently references the objectives of the superseded strategy and specific parts. The relevant objectives have been	D2

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		included in the DCP directly without referencing the strategy.	
21	Include rear and side setback requirements for dual occupancies and secondary dwellings in the rural zones.	Currently no numerical standard setback exists in the rural zones, instead referencing consistency with Chapter B6 Buffers and Minimising Land Use Conflicts. 10m setback has been introduced for dual occupancies and secondary dwellings with a note that larger setbacks may be required based on chapter B6. Also included “minimise impacts on adjoining residents” in the objective for locating these types of dwellings. Res 21-337 .	D2.5.5
22	Amend multiple parts within the Public Art chapter including, changing the chapter from D8 to B15, lifting the dollar value trigger amount, updating objectives and changing reference to the Arts and Creative Industry Advisory Committee.	The chapter has been reviewed based on its application of the last few years and to reflect current building prices. No fundamental changes to the provisions of this chapter are proposed.	D8
23	Reinstate landscaped buffer controls for area within Clover Hill Bangalow.	The map that required this buffer was removed as part of the recent amendments to the Bangalow DCP Chapter. The map included indicative road and footpaths which have been constructed so the map was removed. As a consequence the buffer requirement was also removed. It is proposed to reinstate this map with the buffer only.	E2
24	Include prescriptive measures within the general provisions applying to Chapter E4	The addition of prescriptive measures to this part seeks to clarify basement car parking is not supported in	E4.3

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	Brunswick Heads to clarify that excavated basement parking is not supported, limit the built form to two storeys within the 9 metre height limit, prohibit roof top decks and provide front landscaping requirements.	Brunswick Heads and strengthen controls to ensure future development complements the low density character of the village.	
25	Introduce controls specific to Wategos Beach residential area relating to building envelope, basement size, excavation, visual assessment and stormwater management.	Provide controls specific to Wategos that limits excavation and building site coverage to acknowledge the environmental and public values of the locality. The controls seek to ensure development in this area is respectful to the locality and consistent with the low-density zone objectives.	E5.10