

Appendix Seven – Draft Amendments Ballina Shire DCP 2012

Proposed Amendments to Ballina DCP 2012 – Attached Dual Occupancy in Wollongbar

Proposed amendments are shown in red text below

Draft Amendment to Chapter 2 – General and Environmental Considerations:

- Amend the following text within the Note in Part 3.5 Land Slip / Geotechnical Hazard:



Note:

Attached dual occupancy development within the R2 Low Density Residential Zone in Alstonville and Wollongbar upon lots having a slope gradient of greater than 20% is deemed to be an inappropriate form of development having regard to land slip risk factors and the degree of site works (cut and fill / retaining walls) required.

Draft Amendments to Chapter 3 – Urban Subdivision:

- Amend Table 3.1 in Part 3.2.1 Minor Subdivision Control Elements; Element G: Minimum Lot Size and Shape:

Table 3.1 – Lot Size Requirements				
Built Form	Zone	Min. Lot Size	Min. Lot Width	Requirements
<i>Detached Dwelling Houses</i>	R2, R3	450m ² 550m ² – per corner lot	12m	Irregular shaped lots to contain a building envelope nominating rectangle with minimum dimensions of 10m x 15m
<i>Dual Occupancies</i>	R3	450m ² – per attached dual occupancy 600m ² – per detached dual occupancy	12m	Must be capable of containing a building envelope nominating rectangle with minimum dimensions of 10m x 15m
<i>Dual Occupancy (Attached)</i>	R2 (Alstonville & Wollongbar)	900m ²	12m	20% maximum slope gradient permitted
<i>Dual Occupancy (Attached)</i>	R2 (Wardell)	450m ² – per attached dual occupancy	12m	Must be capable of containing a building envelope nominating rectangle with minimum dimensions of 10m x 15m
<i>Semi-Detached Dwellings</i>	R3	300m ² per dwelling	10m	Integrated development requirements

Table 3.1 – Lot Size Requirements				
Built Form	Zone	Min. Lot Size	Min. Lot Width	Requirements
				(Chapter 4 Section 3.2)
<i>Attached Dwellings</i>	R3	300m ² per dwelling	10m	Integrated development requirements (Chapter 4 Section 3.2) Parent lot to be nominated at the subdivision stage Dwellings to be accessed via rear laneway
<i>Multi Dwelling Housing</i>	R3	1000m ²	10m	Density provisions regarding site area per unit are provided in Chapter 4
<i>Residential Flat Buildings</i>	R3	1000m ²	On merit	Density provisions regarding site area per unit are provided in Chapter 4

Draft Amendments to Chapter 4 – Residential and Tourist Development:

- Amend Table 4.6 in Part 3, Element N – Minimum Lot Area and Width:

Table 4.6 - Minimum Lot Areas and Width for Residential Accommodation		
Type of Residential Accommodation	Zone	Minimum Lot Area
<i>Dwelling House</i>	R2, R3	450m ² 550m ² – corner lots
<i>Dual Occupancy</i>	R3	450m ² - attached 600m ² - detached
<i>Dual Occupancy (Attached) (Alstonville & Wollongbar)</i>	R2	900m ² and width of 12 metres at the building line
<i>Dual Occupancy (Attached) (Wardell)</i>	R2	450m ² and width of 12 metres at the building line
<i>Semi-Detached Dwelling (per dwelling)</i>	R3	300m ²
<i>Attached Dwelling (per dwelling)</i>	R3	300m ²
<i>Multi Dwelling Housing</i>	R3	1000m ²
<i>Residential Flat Building</i>	R3	1000m ²

Draft Amendments to Part 3.3 Attached Dual Occupancy (incorporating retention of existing dwellings)

3.3.1 Application

Applies to:	
Location/s:	Certain lots within the Zone R2 at Alstonville, Wollongbar and Wardell (Refer Ballina LEP 2012 Schedule 1)
Development Type/s:	Applications for <i>attached dual occupancy</i> development which seek to retain an existing <i>dwelling</i>

3.3.2 Background

Ballina LEP 2012 was amended to permit *attached dual occupancy* development upon certain lots within the R2 zone at Alstonville, **Wollongbar** and Wardell. The amendments permit new purpose built *attached dual occupancy* development. They also permit the incorporation of existing dwellings within the *attached dual occupancy* development. Section 3.3 addresses amenity impacts associated with the retention of existing *dwellings* as part of *attached dual occupancy development*.