

DCP Section A1 –Residential and Tourist Code - Area Specific Development Controls



Area Specific Development Controls provide development provisions that are formulated in response to an identified specific need of a site or locality. These proposed Area Specific Development Controls apply to the proposed subdivision on Lot 156 Creek Street.

The controls presented below will assist to achieve and maintain a desired low density, leafy character within the Creek Street streetscape and preserve existing visual outlooks in this street. The controls are also intended to reduce the presence of solid structures in close proximity to open space areas thereby achieving a soft transition from future dwellings across to the riparian vegetation of the local creek systems. These controls would be complimentary to those controls presented throughout Section A1 and would prevail to the extent of inconsistency of any other development provision of Section A1 of the DCP.

Objectives

- To minimise the visual impact of the development on the streetscape of Creek Street through the preservation of existing vegetation.
- To provide an appropriate interface between allotments within the development and the adjoining open space foreshore areas.
- Maintain a coastal character associated with existing low density development of Creek Street and the riparian vegetation of the site both within Creek Street and between the allotments of the subdivision and adjoining open spaces.

Controls

Residential Allotments

- a. Garages, carports or outbuildings are to be setback a minimum of 5m from any boundary adjoining public open space (including lots adjoining the emergency flooding access track). This Control applies to Lots 19 - 21, 32 and townhouse style development within proposed Lots 22 & 31.
- b. Any garage, carport or outbuilding on Lots 19 - 21, 32 and townhouse style housing within proposed Lots 22 & 31 are to be well screened from the view of public open space areas through the use of appropriate landscaping and/or combining these structures into the design of a dwelling and being located under the roof of the main dwelling.
- c. All fencing of boundaries that adjoin public open space, (including lots adjoining the emergency flooding access track), are to be a maximum of 1.2m in height.

Tourist Allotments

- d. A maximum of two entry/exit driveways are permissible to Lots 18 and 39, with a maximum of one entry/exit driveway permitted with connection to Creek Street.

Townhouse Allotments

- e. Minimum 4m front setback for each allotment, with the exception of secondary frontages, where a 3m setback is permitted.

Allotments in General

- f. Driveways to lots with frontage to Creek Street are to be located and constructed such that they avoid, where possible, the removal of trees adjacent to the property boundary, both within the property boundary and within the Creek Street Road Reserve. Trees within the road reserve may only be removed to accommodate an approved driveway location and to allow approved service location.

Fig. Typical Diagram Depicting Potential Building Envelopes on Townhouse Style Allotments