



<b>Policy Name:</b>	<b>LOCAL PLANNING POLICY: BLUE HAVEN SECOND BEACH DEVELOPMENT</b>
<b>Objective:</b>	To provide a framework for the approval of development in the Blue Haven Second Beach Development Area shown as SCA7 in Local Planning Scheme No. 24.
<b>Key Words:</b>	Blue Haven, Second Beach, Development
<b>Statutory Compliance:</b>	<ul style="list-style-type: none"><li>• Local Planning Scheme No. 24</li><li>• Residential Design Codes</li></ul>

### 1. Aim

- (i) To provide development control within the area known as the Blue Haven Second Beach Development Area.

### 2. Scope

- (i) This Local Planning Policy applies in the area shown as SCA7 on the Local Planning Scheme No. 24 Scheme Map.

### 3. Policy Provision

#### 3.1 Visual

- (i) No development will be permitted which, in the opinion of the local government, will be likely to endanger the visual amenity of Twilight Beach Road and the coastal views as seen from any lot or public place, and the ocean.

#### 3.2 Setbacks

- (i) Setbacks are to be in accordance with the provisions of SCA7.
- (ii) Where a range of setbacks is provided any proposal for development at less than the higher setback will be referred to the adjoining landowner for comment in accordance with Clause 64 of the Deemed Provisions.

#### 3.3 Amenity

- (i) The local government will expect any residential development, sheds or outbuildings to be constructed of materials that will not be intrusive or draw attention.
- (ii) The use of reflective material is not supported unless adequately screened from public view and adjoining properties by a dwelling or an alternative acceptable screen.

### 3.4 Clearing

- (i) No land shall be cleared, (other than for construction of buildings) without the prior permission of the local government in accordance with Part 7 of the Deemed Provisions. An application for such permission shall include a statement as to the measures that will be taken to prevent wind and water erosion and a plan showing the proposed landscaping, including the design and location of pathways and driveways.
- (ii) Clearing as required by the Fire Hazard Reduction Notice under the Bush Fire Act 1954 is exempt under Section 61 of the Deemed Provisions.

### 3.5 Outbuildings and incidental developments

- (i) The local government will not permit the erection of sheds or other buildings between a house erected on the lot and any road except in the case of a corner lot or a lot with dual street frontages where the local government may permit such a building to be built between the residence and any road other than Twilight Beach Road.

### 3.6 Fill

- (i) No land shall be filled or excavated without the prior permission of the local government in accordance with Part 7 of the Deemed Provisions. An application for such permission shall include a statement as to the measures that will be taken to prevent wind and water erosion and a plan showing the proposed landscaping, including the design and location of pathways and driveways.
- (ii) Fill within the area is subject to compliance with the Placement of Fill – Local Planning Policy.

### 3.7 Fencing

- (i) No fencing shall be erected without the prior permission of the local government, in accordance with Part 7 of the Deemed Provisions. The local government will consider the use of materials, colour and height of the fence in an attempt to ensure that such structures blend into the landscape.
- (ii) Fencing in accordance with Schedule 3 of the Fencing Local Law will generally be supported with the exclusion of Clause 2) as electric fences are prohibited in the Policy Area.

### 3.8 Development in Fire Prone Area

- (i) All new development for a habitable building and any other structure within 6 metres of a habitable building requires a BAL Assessment to be prepared and implemented. Development is to comply with AS 3959 – Construction of buildings in bushfire-prone areas.

- (ii) Any change of use where a development has not been previously developed in accordance with AS 3959 – Construction of buildings in bushfire-prone areas will not be supported where additional clearing is required to achieve compliance with the Standard.