





PLAN 1
STRUCTURE PLAN
BURNS BEACH



LEGEND:

	Subject Site		Car Parking embayments (Location and number of bays subject to approval at sub-plan)
	R20 Residential		Subject to design guidelines
	R25 Residential		Staging Boundary
	R40 Residential		Local shop site
	R60 Residential		Lunch bar/ Restaurant/ Cafe site

While compliance is essential, it is not sufficient to ensure the success of a development. It is the responsibility of the applicant to ensure that the development is in accordance with the Burnside Structure Plan.

Scale 1: 800 @ A3	
0 400 metres	
COMPLETED BY: DPS	DRAWN BY: JWP
DATE: 22/01/2011	REVIEWED: AHD
GRID: PCG 04	DATUM: AHD
DRAWING NUMBER: PACB143a	JOB CODE: PACB143a
FILE ID: M:\PACB\BASE\PACB143a.dgn	



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Statutory Planning Section (PART 1)

1. Amend the Burns Beach Structure Plan by:
 - Rezoning the portions of Burns Beach estate as indicated on the Amend 'Plan 1 – STRUCTURE PLAN' from 'R20 Residential' to 'R40' Residential'; and
 - Rezoning the 'R20 Residential' zone to 'R25 Residential' within the 'Northern Residential Precinct'.

2. Amend the Structure Plan text by:

- i. Modifying PART 1 – Section '9.2 Land Use and General Provisions' from:

“Development of all lots within the Northern Residential Precinct shall be in accordance with the R20 residential density code, except where defined on the approved Structure Plan at R40 and R60, and development shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's policies, relevant Local Laws and the Building Codes of Australia, except where they have been varied in the following instances:

Land use permissibility and general provisions in the Northern Residential Precinct shall be the same as those within the Residential zone under the City's District Planning Scheme No 2. For lots within the Northern Residential Precinct with a R20 residential density code, the provisions of the Residential R20 Precinct apply.”

To read:

“Development of all lots within the Northern Residential Precinct shall be in accordance with the R25 residential density code, except where defined on the approved Structure Plan at R40 and R60, and development shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's policies, relevant Local Laws and the Building Codes of Australia, except where they have been varied in the following instances:

Land use permissibility and general provisions in the Northern Residential Precinct shall be the same as those within the Residential zone under the City's District Planning Scheme No 2. For lots within the Northern Residential Precinct with a R25 residential density code, the provisions of Clause 5.2 shall apply.”

- ii. Modifying PART 2 – Section '10.4 – Northern Residential Precinct – Density' from:

“The bulk of the development in the Northern Residential Precinct will conform with the R20 Code. A number of smaller pockets of R60 and R40 development are proposed surrounding the large park at the high point of the Precinct, and also adjacent to the coastal road. These have been shown on the Structure Plan (Plan 1) and in the below extract from the Structure Plan. The increased amenity value of the open space areas and coastal proximity provides the opportunity for increased density in these areas.”

To read:

“The bulk of the development in the Northern Residential Precinct will conform with the R25 Code. A number of smaller pockets of R60 and R40 development are proposed surrounding the large park at the high point of the Precinct, and also adjacent to the coastal road. These have been shown on the Structure Plan (Plan 1) and in the below extract from the Structure Plan. The increased amenity value of the open space areas and coastal proximity provides the opportunity for increased density in these areas.”



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This structure plan is a development instrument under the Planning and Design Act 2015. It is subject to the provisions of the Planning and Design Act 2015 and the Planning and Design Regulations 2015. It is subject to the conditions of the Burns Beach Structure Plan 2011.

 NORTH	Scale 1:8000 @ A3
	0 400 metres
COMPLETED: DPS	DRAWN BY: JNP
DATE: 22/8/2011	REVIEWED:
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