

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT C1 DESIGN REQUIREMENTS

Applies to

All types of assessable development within the Coffs Harbour Local Government Area

Note that Local Environmental Plan 2013 has been deferred in some locations of the Local Government Area. This Development Control Plan does not apply to those deferred locations.

Date adopted by Council

13 December 2012

Effective Date

2 October 2013

Amendments

8 August 2013

Disclaimer

The hyperlinks to various State or Federal Government legislation have been included in this Development Control Plan in good faith and were current at the time that this document was prepared.

Applicants, landowners and any person(s) using the hyperlinks should ensure that the relevant legislation or policy is the most up-to-date version. This information may be obtained from the relevant government authority administering the legislation.

This Component contains general design requirements for development undertaken in the Coffs Harbour Local Government Area.

C1.1 GENERAL DESIGN ISSUES

C1.1.1 Objectives

1. To encourage innovative design which results in development that is pleasant to live or work in, relates to desired future neighbourhood character, is responsive to the site and that is environmentally sensitive.
2. To provide design criteria that encourages good urban design practice.
3. To ensure that the design of residential buildings provide for the acoustic and visual privacy of future residents.
4. To restrict the reflection of sunlight to surrounding areas and buildings.

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C1.2.2 Controls

a) Building Design in Urban Areas

i) General

- On sloping land, the height and bulk of the building, particularly on the down slope, is to be minimised. Cut and fill is to be reduced by using designs minimising the building footprint and allow the building mass to step down the slope. A maximum of one metre cut or fill is allowed outside the building's external walls.
- Avoid excessive ramping for car parking by locating garages under the dwelling on the higher street access side.
- All retaining walls for excavation or filling are to be identified in the development application. Those affecting adjoining properties i.e. adjacent to property boundaries are to be constructed prior to commencement of footings for the building. All other approved retaining walls are to be in place prior to the issue of an occupation certificate.
- Buildings should allow for some outlook to streets, lanes or other public space areas to increase passive surveillance.

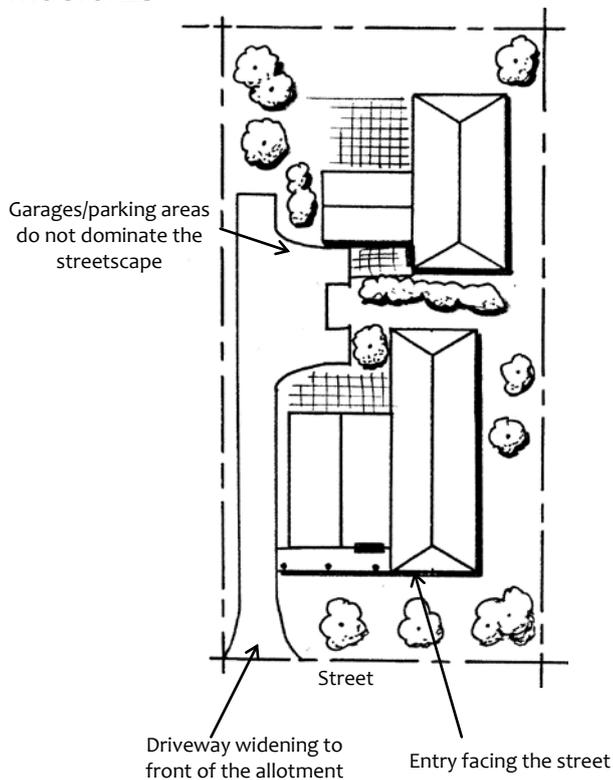
ii) Residential (Dwellings, Dual Occupancies, Multiple Units and the like)

- Buildings and road works are not to be located on prominent ridgelines or hillsides.
- The floor level of the residential buildings is to be a minimum of 300mm above finished ground level with provision for the diversion of stormwater.

- The design of residential development should consider adjoining properties and development in relation to the following:
 - appropriate alignment and street frontage heights;
 - façade proportions including horizontal or vertical emphasis;
 - heritage; and
 - building separation and amenity.
- Residential buildings should incorporate some or all of these elements:
 - verandahs, decks, pergolas, lattice, awnings, balconies, window hoods, curved or pitched rooflines and overall differentiation of the top, middle and base of the building;
 - inclusion of a mix of compatible materials; and
 - balcony enclosures will only be permitted where the overall design of the facade is not adversely affected.
- Development proposals are to have regard to existing views and view corridors and are to be designed so that existing views are not substantially affected.
- The design of buildings on corner allotments, should consider the following:
 - the ability of the building design to address adjoining buildings, open space and dual frontage;
 - use of building forms which emphasise the corner site; and
 - use of modulated designs to break up the building form.
- Direct overlooking of living areas and private open spaces of other dwellings should be minimised.
- Use pier or pole construction on slopes in excess of 20%.

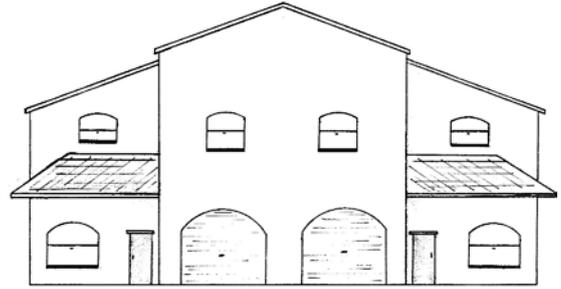
- Garages and parking structures are to be sited and designed so as not to dominate the street frontage (see Figure 1). The aggregate width of a garage door/s facing the street frontage is not to exceed the width of a standard double garage entry.

FIGURE 1 - SITING OF GARAGE AND PARKING STRUCTURES



- Where dual occupancy development is proposed and both dwellings will have frontage to the street, structural variation to the dwellings design is to be provided to prevent the dwellings from being the mirror reverse of each other (see Figure 2).

FIGURE 2 - MIRROR REVERSING: UNACCEPTABLE DESIGN SOLUTION



- Building design should be of an appropriate scale to the existing streetscape (see Figure 3).

FIGURE 3 - CONFORM WITH STREETScape



Note:

- When building in the vicinity of sewerage mains, Council's [Sewerage Mains – Building in the Vicinity of Policy](#) will apply.
- Council is not bound to enforce S88B Instruments in private matters such as density and developer preferred building materials.

iii) Solar Access

- Building design shall allow for at least two hours of sunshine upon the indoor living areas of adjacent dwellings or units (both within the same site and on adjacent properties) and the outdoor private open space areas between 9.00am and 3.00pm on 22 June of any given year.
- Living areas and private open space areas of proposed developments should face North to North East to maximise solar access.

- When excessive overshadowing is likely to occur, Council may require shadow diagrams to be submitted to confirm whether the shadows cast will impact on surrounding properties indoor and/or outdoor living areas.
- The shadow diagrams are to be professionally prepared and based on a survey of the relevant site and the adjoining development/ properties.
- Where required, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed building at 9.00am, 12.00 noon and 3.00pm on 22 June, and are to take into consideration existing vegetation.

iv) **Commercial and Industrial Development**

- All points of an office floor should be no more than 10 metres from a source of daylight (e.g. windows, atria or light wells) in buildings less than 24 metres in height, and no more than 12.5 metres from a window or daylight source in buildings over 24 metres in height.
- Building design should include atria, light wells and courtyards to improve internal building amenity and achieve ventilation.
- Large unrelieved expanses of wall or building mass are not appropriate when facing a public road reserve or adjoining residential areas.
- The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building.
- Display areas, ancillary offices, staff amenities and other low-scale building elements should be located at the front of the industrial premises and integrated into the overall design and “street address” of the development.

- Building materials that are highly reflective or less durable are to be avoided.
- Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.
- Limit opaque or blank walls for ground floor uses to 30% of the street frontage.
- Colours and textures of all external finishes are to be compatible with surrounding development.
- Articulation to building facades, fenestration or architectural enhancements with application of appropriate colours and landscaping are to be used where possible to enhance the overall appearance of a development.
- Where al fresco dining is proposed it shall be provided at street level.
- Where development is affected by the ‘flood planning level,’ risk will be mitigated through innovative design solutions.
- Where building floors must be raised more than 1 stair to accommodate the ‘flood planning level’ this will be dealt with internally and/ or at the rear via a rear laneway to ensure that the relationship of the shop to the street is not compromised.
- A material sample board and schedule is required to be submitted with applications for development over \$1 million or for that part of any development built to the street edge.

v) **Awnings**

- Awnings increase the usability and amenity of public footpaths by protecting pedestrians from sun and rain.

- Continuous street frontage awnings are to be provided for all new commercial developments in the Heritage Conservation Area within Sawtell, and relevant Woolgoolga business zoned areas. Outside these areas weather protection is to be provided at the main entrance to each building.
- Awning design must match building façades and be complementary to those of adjoining buildings.
- On commercial buildings, awnings are required where a building fronts car parks and/or internal pedestrian courtyards.
- Where a building is sited on a street corner, awnings should be wrapped around the corner for a minimum of six metres.
- Awning design should include:
 - a minimum 2.8 metres deep where street trees are not required, otherwise minimum 2.4 metres deep;
 - a minimum soffit height of 3.2 metres and maximum of four metres;
 - follow articulation or sloping streets and be integral with the building design and not exceed 700mm in width;
 - a low profile, with slim vertical fascias or eaves (generally not to exceed 300mm in height); and
 - be setback from the kerb to allow for clearance of street furniture, trees, etc. (minimum 600mm).
- To control solar access, vertical blinds may be permitted along the outer edge of awnings.
- Signage on blinds is not permitted.
- Provide under awning lighting to facilitate night use and to improve public safety. Lighting is to be recessed into the soffit of the awning or wall mounted.

- The bottom edge of awnings (including blind hooks and bars) attached to buildings facing public places shall be no less than two metres high from footpath level.

b) Building Design in Rural Areas

- i) The design of buildings should be in keeping with the rural character of the area.
- ii) Proposals are to incorporate appropriate materials (i.e. timber, corrugated roofing or similar) and natural colours (greys, greens, browns) where practicable.
- iii) Fences and gates should be constructed using traditional materials and designs.
- iv) Large sheds, greenhouses, solar panels and associated solar tracking devices and other structures should be designed, located and landscaped to reduce amenity impacts on adjoining properties and public places.
- v) Attached dual occupancy development in a rural, rural residential or large lot residential setting/ zoning is to:
 - appear as a single integrated development not two separate developments;
 - be under common roofline;
 - be attached by a common “shared” wall;
 - have similar roof form, profile, slope and height for both components of the dual occupancy;
 - have similar design elements for both components of the dual occupancy; and
 - share a common access driveway.
- vi) Buildings are not to be located on or above prominent ridgelines.

c) Acoustic and Visual Privacy

- i) Windows, balconies, verandahs, decks and the like should be designed and oriented to minimise overlooking of main living areas and private open spaces of adjacent dwellings. Effective design is preferred to the use of screening devices, high sills or obscured glass.
- ii) If the windows and doors of proposed dwellings cannot provide measures that prevent direct view into the living area/bedroom windows of an adjoining dwelling the following should be incorporated:
 - be located out of alignment with the windows of adjoining dwellings; or
 - have fixed obscure glazing to a minimum height of 1.5 metres above floor level; or
 - use another form of screening to the satisfaction of the Consent Authority.
- iii) Dwellings are to be sited and designed to limit the potential for noise transmission to the living and sleeping areas of adjacent dwellings.
- iv) Careful consideration should be given to the location of noise generating activities/items such as air-conditioning units, swimming pool equipment, recreation areas, driveways and car spaces to minimise the impact on the amenity of adjoining properties.
- v) A roof top balcony, terrace and the like on residential developments and outbuildings is not suitable where it compromises privacy and amenity.

d) Reflectivity

- i) New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.
- ii) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.

C1.2 SUBDIVISION DESIGN CONTROLS

C1.2.1 Objectives

1. To encourage regular shaped allotments that respond to the particular circumstances of the site.
2. To encourage subdivisions that provide appropriate connectivity and that result in greater levels of walking and cycling in neighbourhoods.
3. To ensure that road frontages maintain streetscape integrity and provide for an adequate area to accommodate services.
4. To encourage lot configurations that maximise solar access.

C1.2.2 Controls

a) Allotment Shape

- i) All lots shall be of a regular shape wherever possible.
- ii) Subdivision proposals should contain a suitable frontage to depth ratio, to avoid 'gun-barrel' type development to allow for the suitable separation of dwellings and to permit development which responds to particular site circumstances such as orientation and topography.
- iii) In large lot residential zones the applicant shall demonstrate appropriate separation between future dwelling envelopes to maintain adequate privacy and amenity values.
- iv) Subdivisions are not permitted where three or more 'battle-axe handles' will be directly adjoining each other.

b) Subdivision Pattern and Connectivity

- i) Subdivision layouts should provide road networks based on a grid pattern demonstrating connectivity.
- ii) Pedestrian connectivity must be provided by the public road network rather than narrow pedestrian linkages.
- iii) Subdivision layouts shall not involve the creation of lots that back onto public reserves or waterways. Public reserves, drainage reserves and the like should be bordered by a public road.
- iv) Appropriate measures for stormwater control and enhanced opportunities for use of public reserve areas will be considered as part of the subdivision proposal.
- v) Footpaths should provide an accessible integrated network of walking and cycling routes for safe and convenient travel to local destinations and points of interest. See Component C2 (Access, Parking and Servicing Requirements) for detailed controls relating to footpaths and cycleways.

c) Frontage Requirements

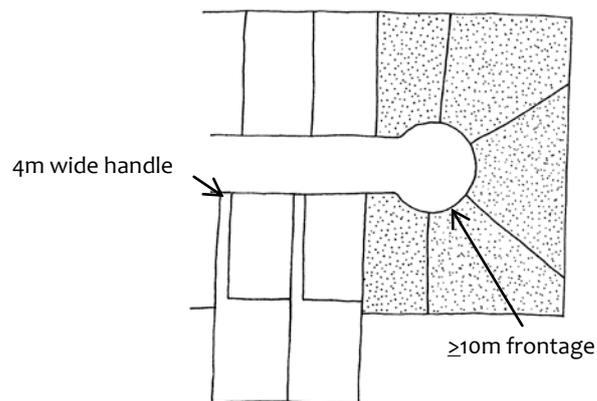
- i) All lots in residential zones are to have a minimum frontage* of four metres to public road**, except:
 - where two 'battle axe handle' shaped lots in a (Torrens Title) subdivision will share a single driveway, then the combined widths of the 'handles' is to be at least four metres wide. Each lot is to have an adequate area at its frontage for a water meter and letter box, in addition to accommodating a driveway; and

* *Strata and Community Title lots may achieve such frontage via their common property.*

** *not including a lane.*

- lots which have frontage to a cul-de-sac head are to have a minimum frontage of 10 metres per lot (per dwelling) (refer Figure 4). The frontage is to contain driveway access to one side of the frontage to enhance visitor car parking availability, and to maintain streetscape integrity.

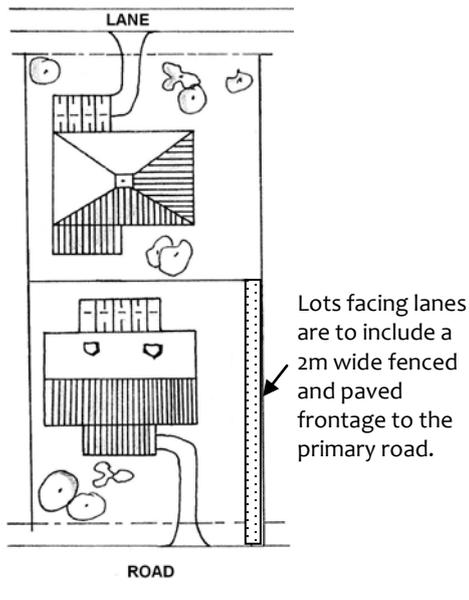
FIGURE 4 – FRONTAGE REQUIREMENTS FOR LOTS FRONTING A CUL-DE-SAC HEAD



 *Lots fronting a cul-de-sac head*

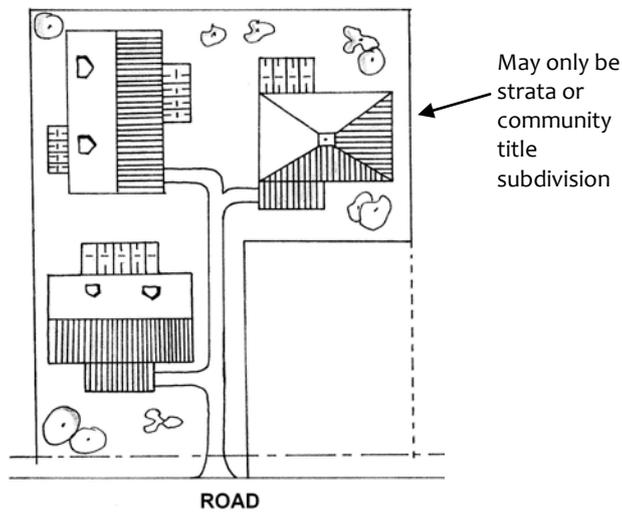
- ii) An urban subdivision which will involve a lot having vehicular access to a lane will only be permitted in conjunction with substantial commencement of the lots development (i.e. vacant lots off laneways are not to be created).
- iii) Lots adjoining lanes are to have a two metre wide frontage, fenced and paved to the primary road, to provide for pedestrian access, letter boxes and services (water, sewer, electricity, communication) (refer Figure 5).

FIGURE 5 – FRONTAGE REQUIREMENTS FOR LOTS ACCESSED FROM A LANEWAY



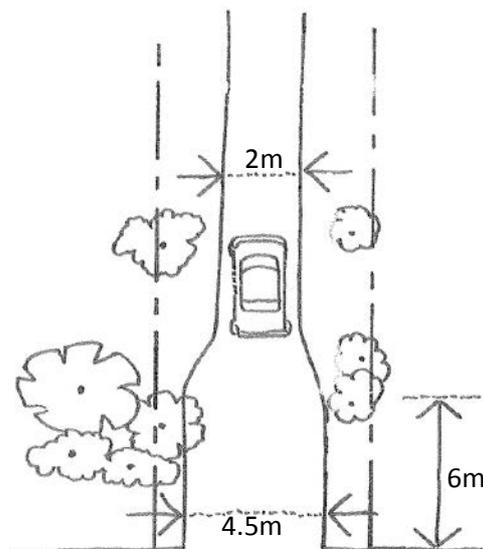
- iv) Where an urban subdivision will create three lots or three dwellings using a common driveway, then the form of subdivision is to be either Strata or Community Title (refer Figure 6).

FIGURE 6 – SUBDIVISION OF TWO OR MORE DWELLINGS USING A COMMON DRIVEWAY



- v) In the above situation, the common driveway is to be constructed in concrete, and be a minimum of 4.5 metre wide at the street, continuing at this width to a depth of six metres, and thereafter to a minimum width two metres (refer Figure 7). This driveway is to be constructed prior to the issue of the Subdivision Certificate.

FIGURE 7 – COMMON DRIVEWAYS (THREE OR MORE DWELLINGS)

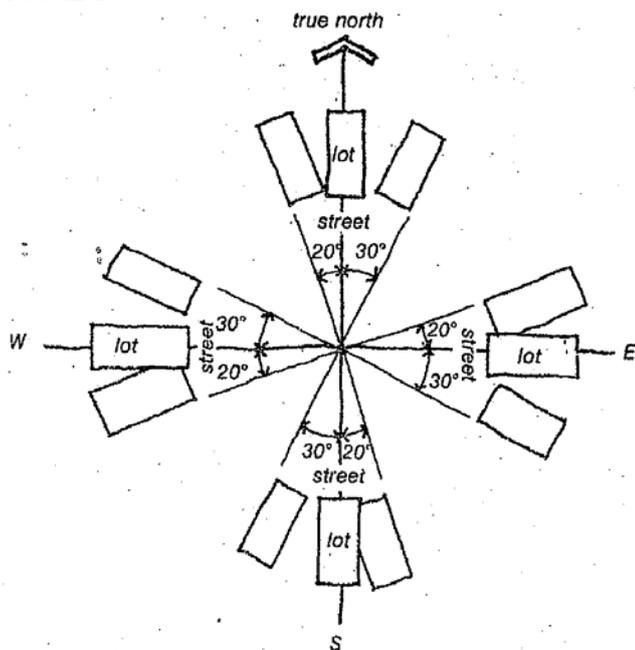


- vi) Adequate area at the frontage, to accommodate water meters and letter boxes, is also required.

d) Energy Efficiency – Lot Orientation

- i) Design subdivisions to maximise solar access and to minimise potential overshadowing impacts to existing and future development.
- ii) Orientate roads so that the majority of their length is within the range N20°W to N30°E or E20°N to E30°S (refer Figure 8).

FIGURE 8



- iii) On sloping sites, smaller lots should be concentrated on north facing slopes and larger lots on south facing slopes.

e) Flood Affected Areas

- i) Ensure each residential lot has a minimum building site area of 400m² located above the 1% (100 year) flood level and a minimum building line width of 15 metres.
- ii) Local perimeter roads should be above the 1% (100 year) flood level.
- iii) Ensure road layout and subdivision design consider flood evacuation measures for pedestrians and vehicles.

C1.3 PEDESTRIAN ACCESS AND MOBILITY

C1.3.1 Objectives

- 1. To ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for all people.

- 2. To improve the opportunities for people with a disability to participate in and contribute to the economic, cultural, social and political life of our community as equal citizens.

C1.3.2 Controls

a) Pedestrian Access to Buildings

- i) Equitable access to all premises used by occupants is to be provided in accordance with the *Disability Discrimination Act 1992*;
- ii) An accessway (as defined in AS 1428.1) is to be provided from allotment boundaries to the principle pedestrian entry for all buildings where the Premises Standards apply.
- iii) Certification from an accredited access consultant may be required for demonstrating compliance with the Standards at the discretion of the Certifying Authority.
- iv) Parking areas, footpaths, recreation areas, outdoor dining areas and other public spaces are to be designed as barrier-free environments for all people.
- v) Retail and commercial shop fronts within the City Centre Core shall be accessible from all street frontages using no more than one stair.

b) Pedestrian Overpasses and Underpasses

- i) In exceptional circumstances, new over-passes or under-passes may be considered subject to an assessment of impacts on safety and crime prevention, streetscape amenity, and the activation of the public domain. In such circumstances, overpasses are to be fully glazed, not greater than 10 metres wide.

c) Pedestrian Access to Open Space

- i) Pedestrian links are to be provided throughout a proposed subdivision layout at ends of cul-de-sacs, linking open spaces, and to adjoining existing or proposed cycle ways and pedestrian paths.
- ii) Where open space is included in a subdivision proposal, it should be provided to meet the minimum requirements of Council's [Open Space Strategy](#).

C1.4 SAFER BY DESIGN EVALUATION

Basic [Crime Prevention through Environmental Design](#) (CPTED) principles and strategies are used by consent authorities to assess applications and to justify the modification of proposals to minimise risk.

C1.4.1 Objective

1. To ensure that [CPTED](#) principles are considered in the preparation and assessment of relevant development applications.

C1.4.2 Controls

- i) Council will consider and apply [CPTED](#) principles when assessing all developments.
- ii) Council will determine which development applications will be:
 - referred to the NSW Police Service for comment; or
 - jointly reviewed by trained police and Council for crime risk, depending on the size or nature of proposals and their likely impact on community safety.
- iii) The likely development proposals for referral are indicative only and is subject to variance, to reflect changes in crime patterns and size/importance of proposals.

iv) The likely referrals include:

- multiple units, townhouse/villa developments (20 or more dwellings);
- mixed-use developments (with 20 or more dwellings);
- new or upgraded commercial/retail development (major works);
- new or upgraded schools (major works);
- large sports and community facilities;
- clubs/hotels (i.e. including proposals to extend hours, gaming rooms etc);
- new service stations/convenience stores;
- hospitals;
- financial institutions/automatic tellers;
- unusual developments (i.e. arcades, sex services premises, amusement centres); and
- subdivisions (exceeding 50 lots).

C1.5 CONSOLIDATION OF ALLOTMENTS

C1.5.1 Objective

1. To ensure that buildings are positioned on land in the most appropriate and efficient manner possible.

C1.5.2 Controls

- i) Consolidation of allotments will be required where any buildings are proposed to occupy more than one allotment. This control applies to new buildings as well as alterations to existing buildings.