

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT D₃ FLOODING AND COASTAL HAZARDS

Applies to

Proposed development on any land in the Coffs Harbour local government area that is subject to potential coastal hazard impacts and/or potentially flood prone land.

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

8 August 2013

Effective Date

2 October 2013

Amendments

Nil

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 provides the relevant requirements for the development of land in the Coffs Harbour Local Government Area that is subject to potential coastal hazard impacts and/or potentially flood prone land.

D3.1 FLOODING

The Great Dividing Range passes very close to the coast in the Coffs Harbour Local Government Area (LGA). With the proximity of the coastal ranges to the ocean, the coastal plain has no major river systems, but there are numerous small creek systems. Overall there are 16 major coastal creeks plus the inland waterways of the Bobo River, Little Nymboida River, Bucca Creek and Orara River. Flooding is therefore an important consideration in development on the numerous floodplains within the LGA.

Council's flood policy and Floodplain Risk Management Studies and Plans have been developed in line with the [NSW Government's Floodplain Development Manual 2005](#) and [Flood Prone Land Policy](#).

DCP COMPONENTS

PART A - INTRODUCTORY AND GENERAL INFORMATION

COMPONENT A1 ADMINISTRATION
COMPONENT A2 NOTIFICATION AND PUBLIC PARTICIPATION

PART B - LAND USE SPECIFIC INFORMATION

COMPONENT B1 SUBDIVISION REQUIREMENTS
COMPONENT B2 RESIDENTIAL DEVELOPMENT REQUIREMENTS
COMPONENT B3 BUSINESS DEVELOPMENT REQUIREMENTS
COMPONENT B4 INDUSTRIAL DEVELOPMENT REQUIREMENTS
COMPONENT B5 RURAL DEVELOPMENT REQUIREMENTS
COMPONENT B6 POST EUROPEAN HERITAGE REQUIREMENTS
COMPONENT B7 BIODIVERSITY REQUIREMENTS

PART C - ISSUE SPECIFIC INFORMATION

COMPONENT C1 DESIGN REQUIREMENTS
COMPONENT C2 ACCESS, PARKING AND SERVICING REQUIREMENTS
COMPONENT C3 LANDSCAPING REQUIREMENTS
COMPONENT C4 ADVERTISING SIGNS REQUIREMENTS
COMPONENT C5 SEX SERVICES PREMISES REQUIREMENTS
COMPONENT C6 MINOR EARTHWORKS REQUIREMENTS
COMPONENT C7 WASTE MANAGEMENT REQUIREMENTS
COMPONENT C8 INTEGRATED (NATURAL) WATER CYCLE MANAGEMENT REQUIREMENTS

PART D - HAZARD MANAGEMENT INFORMATION

COMPONENT D1 EROSION AND SEDIMENT CONTROL REQUIREMENTS
COMPONENT D2 CONTAMINATED LAND MANAGEMENT REQUIREMENTS
COMPONENT D3 FLOODING AND COASTAL HAZARD REQUIREMENTS

PART E - LOCALITY BASED SPECIAL INFORMATION

COMPONENT E1 COFFS HARBOUR REGIONAL AIRPORT (DEFERRED)
COMPONENT E2 BOAMBEE CREEK
COMPONENT E3 COFFS HARBOUR CITY CENTRE
COMPONENT E4 HEARNES LAKE / SANDY BEACH (DEFERRED)
COMPONENT E5 KORORA LARGE LOT RESIDENTIAL MOONEE (DEFERRED)
COMPONENT E6 NORTH BOAMBEE VALLEY (EAST)
COMPONENT E7 NORTH BONVILLE
COMPONENT E8 SAWTELL VILLAGE PRECINCT
COMPONENT E9 SOUTH COFFS
COMPONENT E10 WEST COFFS
COMPONENT E11 WEST WOOLGOOLGA
COMPONENT E12 PACIFIC HIGHWAY DEVELOPMENT SETBACK AREA
COMPONENT E13 HALLS ROAD BUSINESS PRECINCT
COMPONENT E14 TOURIST DEVELOPMENT REQUIREMENTS

PART F - GLOSSARY AND APPENDIX

COMPONENT F1 GLOSSARY
COMPONENT F2 APPENDIX 1

D3.1.1 Objectives

1. To reduce the impact of flooding and flood liability on individual owners and occupiers of flood-prone property.
2. To reduce private and public losses resulting from floods, utilising ecologically positive methods wherever possible.
3. To minimise the effects of development on flooding in natural water courses.

To achieve these objectives, Council encourages a broad risk management hierarchy of:

- avoidance of flood risk;
- minimisation of flood risk using appropriate planning controls; and
- flood risk mitigation.

Avoidance and minimisation of flood risk are the options encouraged in all instances. This is managed primarily through land use planning and development control for implementation. Flood risk mitigation is the least preferred option, being reactive, costly and most likely to adversely affect the natural environment.

The flooding controls listed in this component of the DCP do not apply if it can be demonstrated that the subject site is not potentially flood prone.

D3.1.2 Controls

Development of flood prone lands is to be undertaken in accordance with Coffs Harbour City Council's [Floodplain Development and Management Policy](#), as well as flood controls in Floodplain Risk Management Studies and Plans developed for individual catchments such as the [Coffs Creek Floodplain Risk Management Study](#) (where appropriate).

D3.2 COASTAL HAZARD ZONE

The [Coastal Processes and Hazards Definition Study](#) undertaken in 2010 has been prepared in accordance with the procedures in the NSW Government's [Coastline Management Manual \(1990\)](#), and the [Guidelines for Preparing Coastal Zone Management Plans](#). The study also accords with both the [NSW Coastal Policy 1997](#) and provisions of Part 4A of the [Coastal Protection Act 1979](#).

The [Coastal Processes and Hazards Definition Study](#) is the formal starting point of the coastal management plan, and involves a comprehensive technical assessment of the processes that could affect the coastal area.

D3.2.1 Objectives

1. To reduce the impact of coastal hazards on individual owners and occupiers within the Coffs Harbour LGA.
2. To ensure that knowledge of coastal hazards guides the location and design of future development along the Coffs Harbour LGA coastline.
3. To provide development controls that seek to minimise the damage potential to existing and proposed developments posed by specific coastline threats.

D3.2.2 Controls

Areas identified as being at risk within the [Coastal Processes and Hazards Definition Study](#) 2010 are to comply with the provisions of Council's Coastal Hazard Zone policy.