

C O F F S
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C I T Y
C O U N C I L



Boambee Creek



Development Control Plan



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INTRODUCTION

PREAMBLE

- This Development Control Plan (DCP) applies to the Boambee Creek area, as shown in Map 1.
- The Plan relates to development for any permissible purpose within the zones applying to the Boambee Creek area.
- This Plan came into force on 14 December 2001.

OBJECTIVES

The controls in this DCP seek to achieve the following objectives:

Environmental Objectives

- Protect and maintain natural bushland, native habitats and koala populations.
- Development is to lead to improvement in water quality in creeks and achieve water quality standards that ensure healthy estuaries, for natural systems, residents and tourists.
- Development is to be free from environmental risk hazard associated with flooding, acid sulfate soils, urban capability, noise and bushfire hazard.
- Development of the area is to be energy efficient and minimise greenhouse gas emissions.

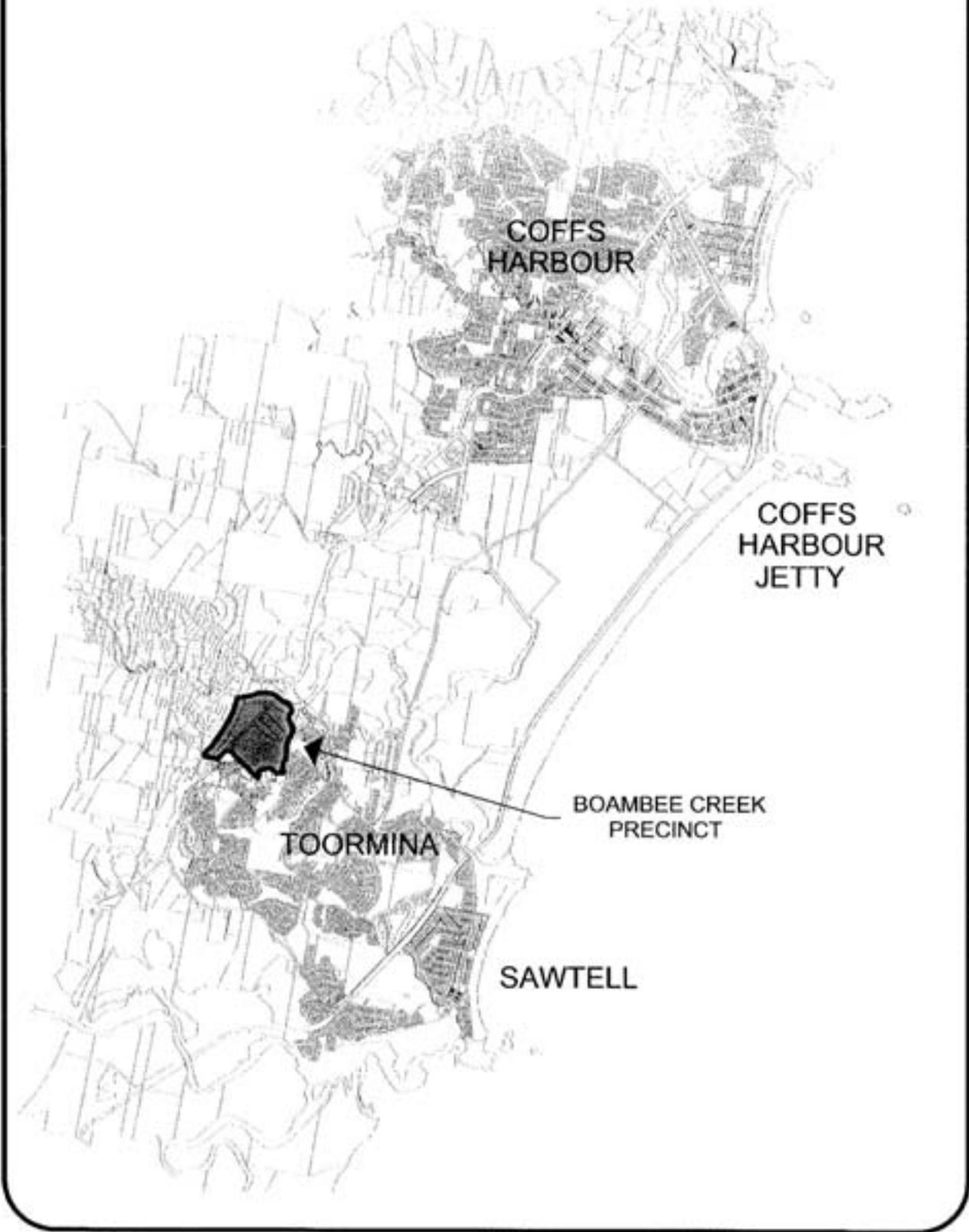
Social and Cultural Objectives

- Community, educational, leisure and recreational facilities are to be adequate to serve future residents of the area.
- Development is to provide adequate footpath, cycleway, public transport and roadlinks to adjoining neighbourhoods and natural areas to assist in lessening reliance on cars.
- Development is to create a sense of place for residents, respecting the natural setting and aboriginal archaeological values of the landscape.

Economic Objectives

- Water and sewerage facilities are able to be provided within a reasonable time frame and within adopted water and sewerage strategies for the Coffs Harbour City Council area.
- Development is able to proceed at reasonable cost to both developers and the community.
- Development of the area is to contribute to the economic growth of the City.
- Development of the land is not to have a negative impact on the City Centre as the primary commercial district of the City.

BOAMBEE CREEK



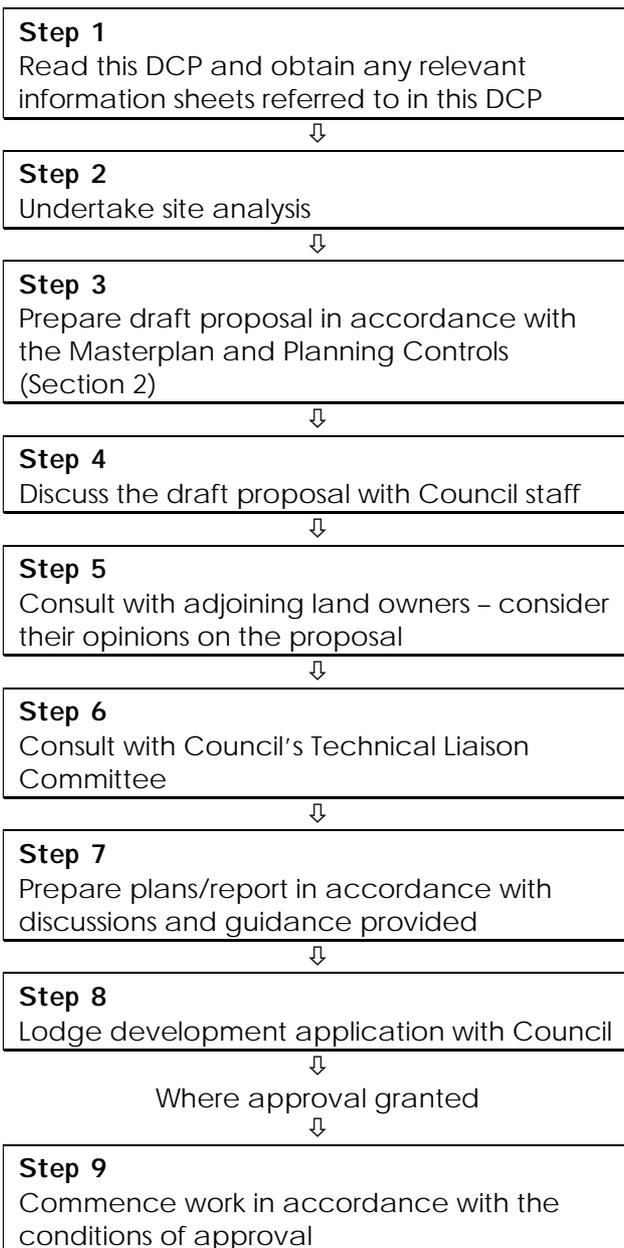
MAP 1
LOCALITY

PROCEDURES

Development generally requires the consent of Council. This consent is sought through the lodgement of a development application.

Applicants should follow the step by step procedure shown in the procedures flow chart.

PROCEDURES FLOW CHART



HOW TO USE THIS DCP

- Development is to conform with the principles specified in the Masterplan.
- Development is to be designed to achieve the objectives of the Masterplan.
- Variations to the Masterplan presented in Map 2 may still achieve the objectives.
- The Planning Controls detail the design requirements to achieve the Masterplan.

MASTERPLAN

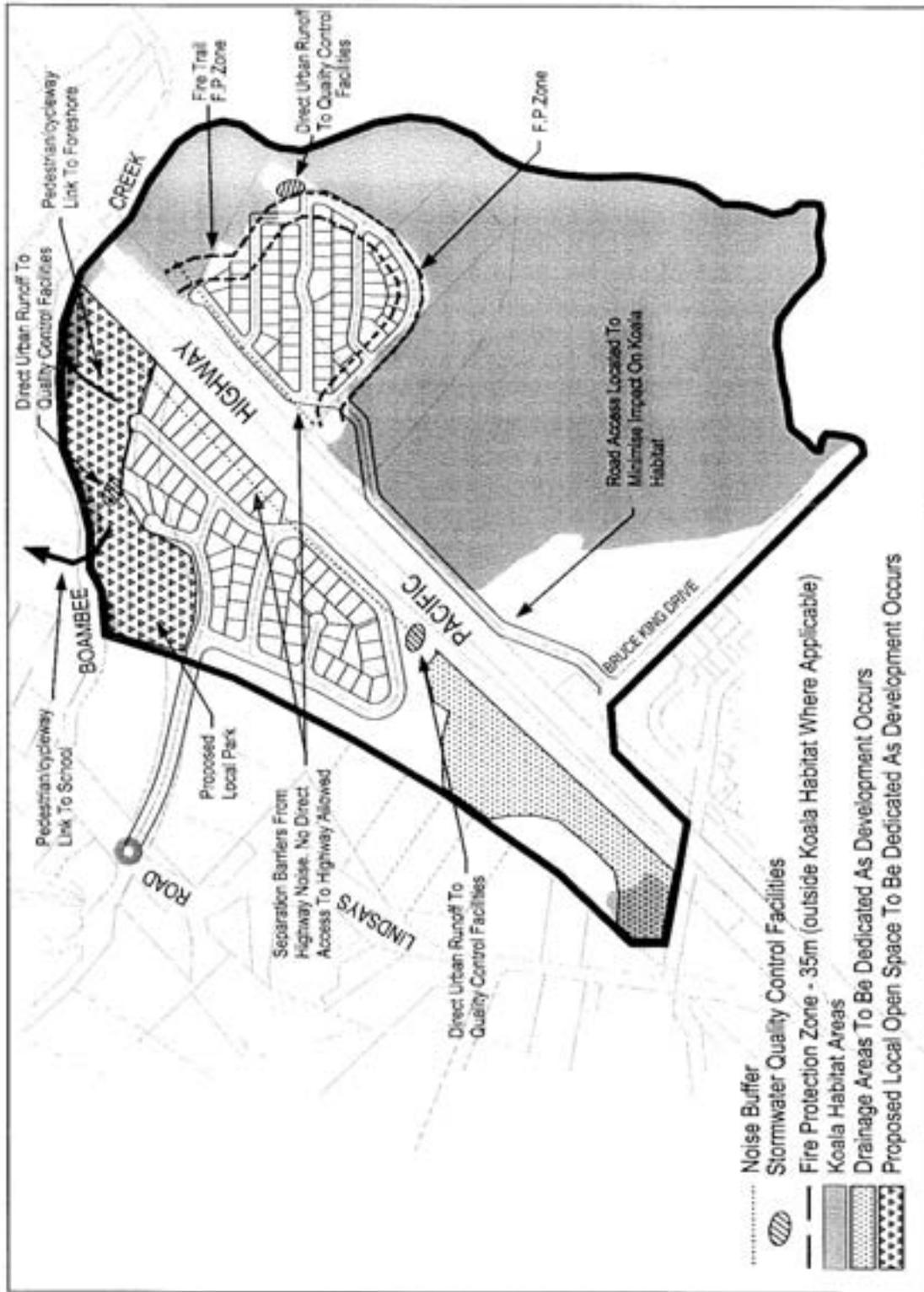
Objectives

- Provide the basis for achieving the environmental, social, cultural and economic objectives listed in the introduction.
- Provide an overall plan that enables the co-ordination of public and private development.

Strategy

- Guide residential development in accordance with Map 2, which provides a design solution for achieving the objectives.
- Other design solutions will exist, and may be approved subject to meeting all the objectives.
- Require development to conform with the planning controls listed in the following parts.

BOAMBEE CREEK



MAP 2
MASTERPLAN

PLANNING CONTROLS

RESIDENTIAL DEVELOPMENT CONTROLS

Timing of Development

- No subdivision or development for residential purposes is to occur until reticulated water and sewerage services are available to the land.
- No subdivision or development is to occur in the East Precinct until the access road from Bruce King Drive is constructed, or is to be constructed as part of a development.

Acid Sulfate Soils

- Any works which are likely to lower the watertable below 1m AHD, or disturb soil below 1m AHD is to be assessed for acid sulfate soils, in accordance with Council's acid sulfate soils information sheet.

Noise

- Development applications for residential subdivision in the Boambee Creek Precinct area shall be accompanied by a noise assessment to identify acoustic barriers or earth berms to achieve noise levels in future dwellings that comply with the EPA Manual "Criteria for Road Traffic Noise".

Aboriginal Archaeology and Human Grave

- Any works involving landform alteration on the south bank of Boambee Creek between Lindsays Road and the Pacific Highway shall require aboriginal archaeological monitoring as a condition of consent.
- All consents involving earthworks shall be subject to Council's standard condition, which specifies action to be taken if any artifacts are unearthed.
- Map 3 shows the location of the grave of a former landowner. Any application to develop the land must provide an indication of how this will be managed.

Vegetation and Habitat

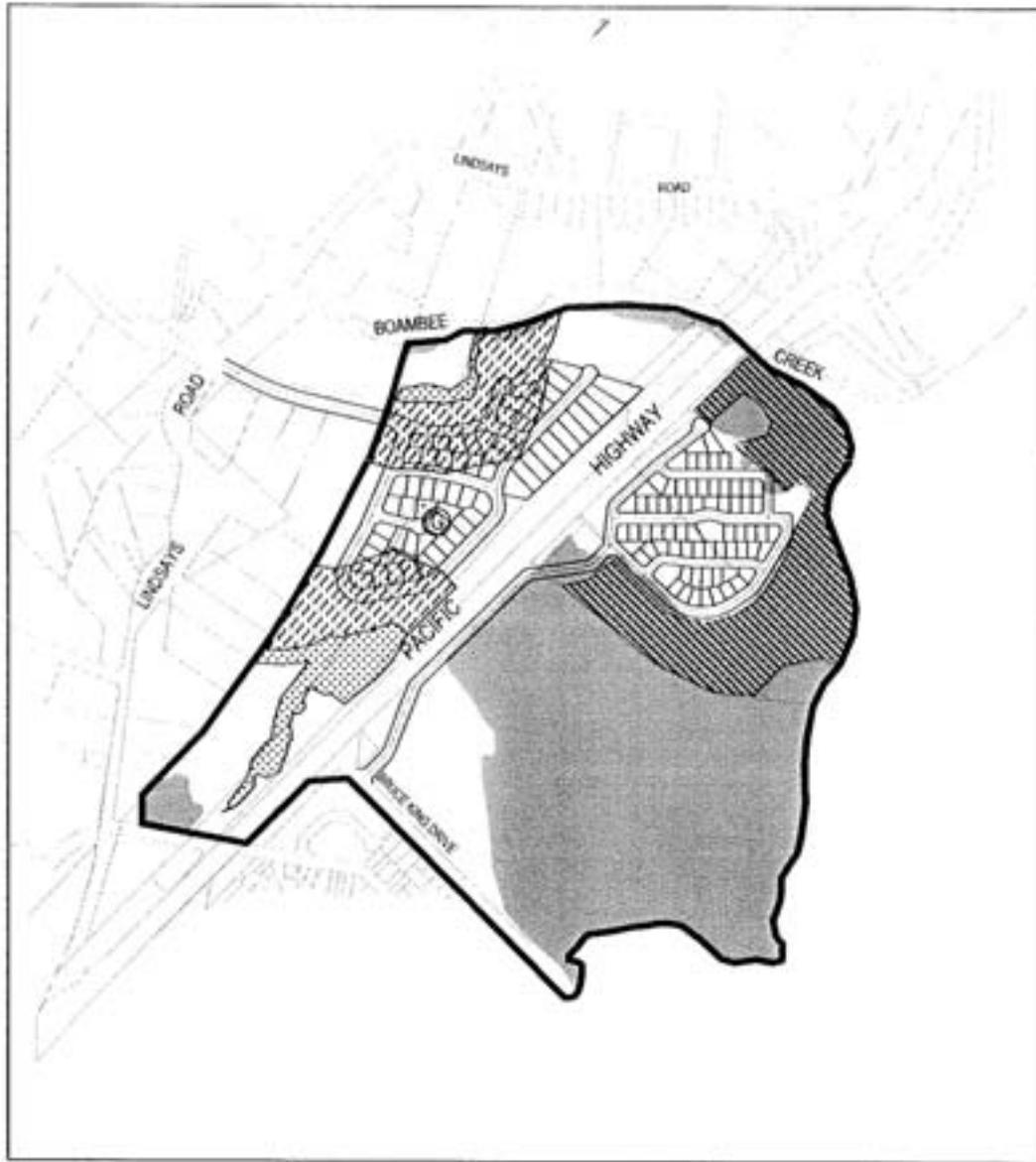
- Map 3 shows the location of the population of the threatened plant species "Eleocharis tetraquetra".
- Development proposals for land within 100m of this threatened species shall consider potential impacts and incorporate appropriate design to ensure development will not destroy, damage or compromise the ecological or scientific value of the population.

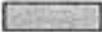
- Applications for development on land within 100m shall take into consideration the provisions of the *Eleocharis tetraquetra* Recovery Plan, and any comments provided by the National Parks and Wildlife Service.
- Identified areas for koala habitat shown on Map 3 are to be dedicated as development occurs, and funded through developer contributions.
- A minimum 20m wide perimeter road/reserve shall be provided adjacent to koala habitat and linkages.
- A minimum 35m Fire Protection Zone (FPZ) shall be provided between koala habitat and buildings.
- Subdivision design shall ensure adequate building envelopes are provided in all lots to achieve the required FPZ, see Section 10.

Subdivision of Zone 7A Land

- Subdivision of Zone 7A is permissible where each created lot containing any 7A zone also contains sufficient land within a residential zone to allow a dwelling house to be erected.
- This does not include land identified as habitat and identified for public ownership as the long-term management solution (refer Map 3).
- Lots containing 7A zone shall incorporate building envelope restrictions as a section 88B instrument on the title, requiring building works to be located outside of the 7A zone.

BOAMBEE CREEK



 Koala Habitat (Existing)
 Koala Habitat To Be Dedicated
As Development Occurs

 Threatened Plant Species
 100m Buffer to Threatened
Plant Species
 Human Grave

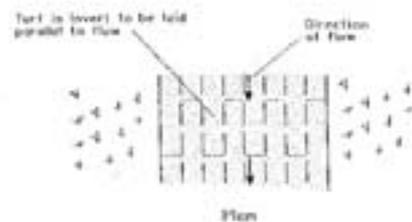
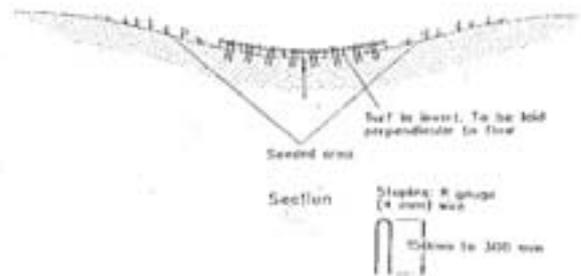
MAP 3
VEGETATION AND HABITAT

Sediment and Erosion Control and Water Quality

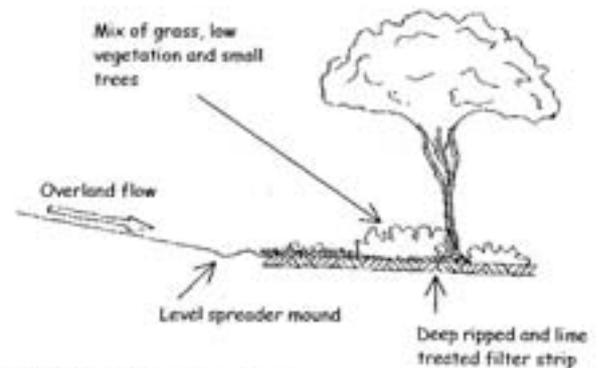
- Development involving earthworks or vegetation removal shall be accompanied by a Sediment and Erosion Control Management Plan in accordance with Council's Policy.
- Development applications are to include water quality modelling at the sub-catchment level to demonstrate achievement of stormwater management objectives for new developments as set out in Council's Urban Stormwater Management Plan (June 2000), pp 117-8.
- The following facilities and measures have been identified as necessary to achieve these targets based on catchment modelling.
- Off-site treatment facilities have been identified and are to be provided through developer contributions.
- Subdivision design shall incorporate the grass swale drains and filter strips (as shown in Map 4) and provide a drainage system to direct stormwater to the proposed off-site treatment facilities.
- **Grass swale drains** to be installed as follows:
 - ensure that sufficient upstream site work practices are in place to ensure that sediment is unlikely to reach the swale;
 - remove topsoil and stockpile outside swale area;
 - form a shallow depression ensuring that its grade does not exceed 5 per cent and sideslopes do not exceed 30 per cent;
 - prepare seedbed and sow seed;
 - turf the invert;
 - pin turf through topsoil to natural ground at 1 pin per square metre;
 - fertilise and irrigate frequently for two months to establish vigorous ground cover.



Grass swale drains

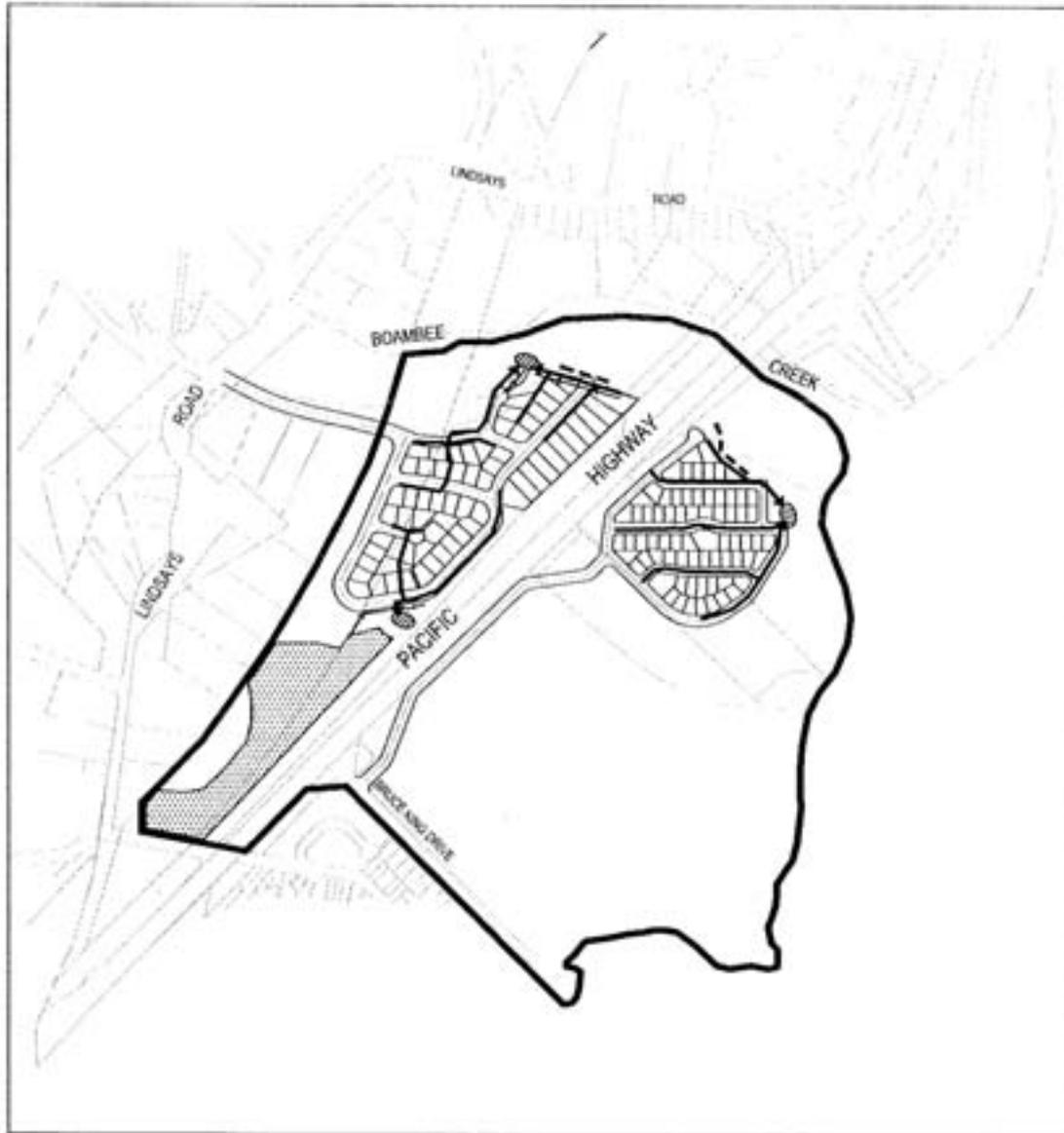


Grass Swale Drains



Off-site Filter Strips

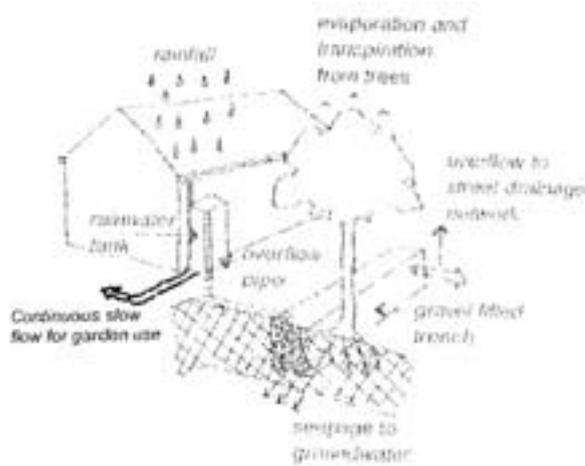
BOAMBEE CREEK



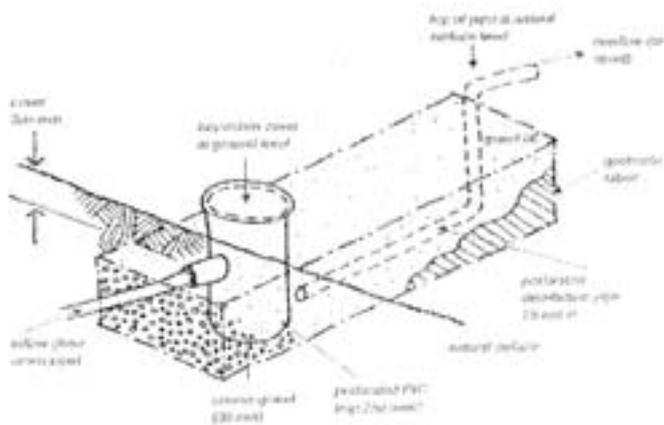
-  Drainage Areas To Be Dedicated
-  Stormwater Quality Control Facilities
-  Direction Of Flow
-  Location Where Filter Strips May Be Required
-  Grass Swale Drains To Maximise Infiltration Of Stormwater

MAP 4
DRAINAGE AND STORMWATER QUALITY CONTROL

- Building development, including single dwellings, shall incorporate the following on-site stormwater facilities:
 - roof-water detention tanks;
 - roof-water infiltration;
 - infiltration trenches or sumps for runoff from hard surface areas;
 - filter strips and infiltration trenches.

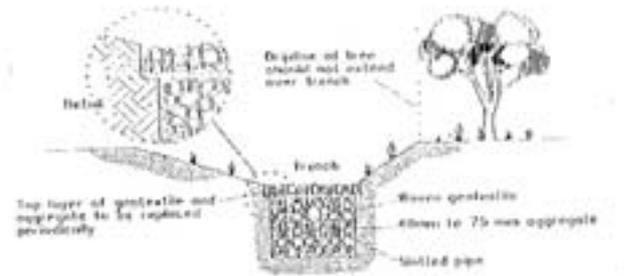


Roof water detention and infiltration

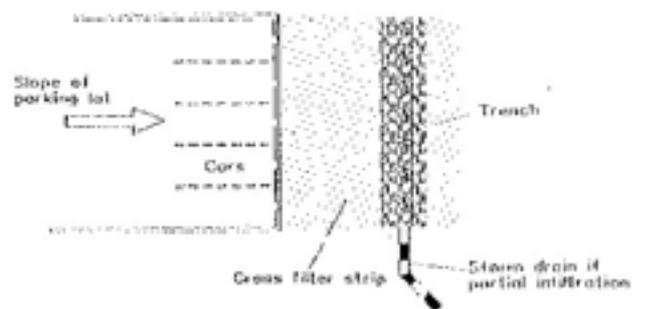


On-Site Retention Device

- **Infiltration trenches** to be constructed as follows:
 - ensure that runoff likely to reach the trench is free from sediment by installing all of the required sediment controls before digging the trench;
 - construct a grass filter on all sides of the trench;
 - ensure that no trees overhang the trench area and that no roots will grow into the trench;
 - line the excavation with a geotextile;
 - half fill trench with 40mm to 75mm aggregate on the geotextile to form a cap to the trench;
 - connect the outlet of the slotted pipe to a safe disposal area;
 - rehabilitate the grass surround with turf.



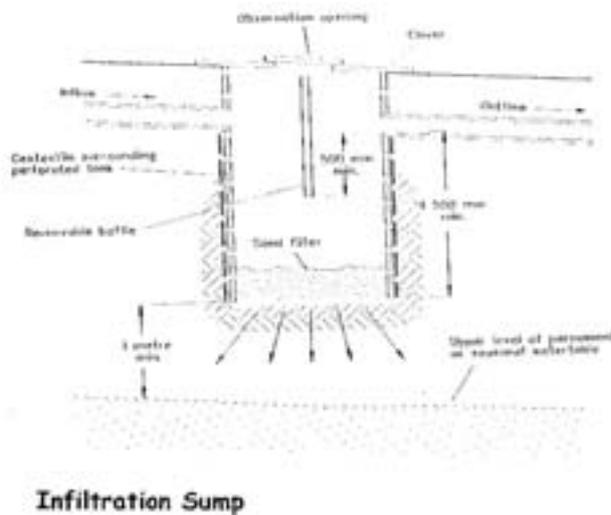
Parking lot perimeter trench



Median strip trench design

- **Infiltration sumps** to be constructed as follows:

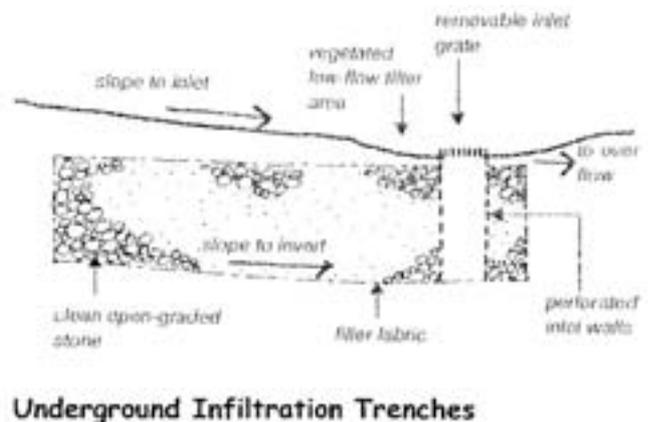
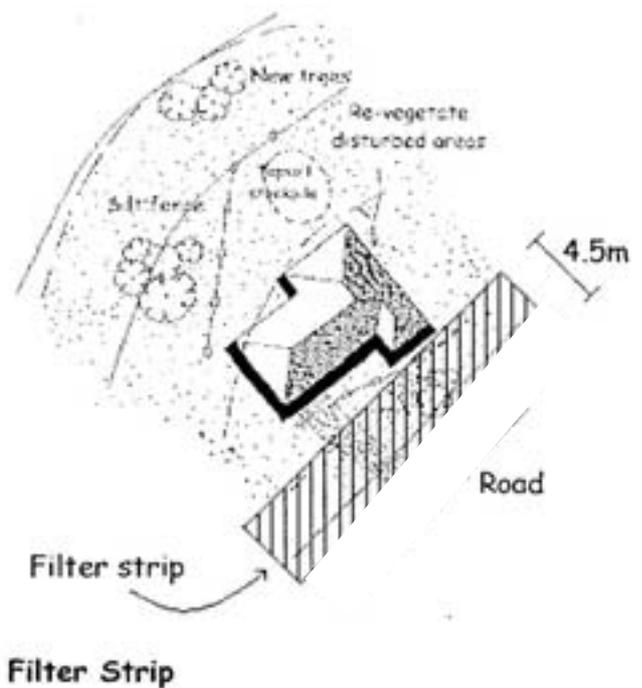
- direct the hard-surface run-off to the inflow pipe taking any suitable step to remove bulky material before it can enter the sump;
- connect the outlet to a safe disposal area;
- place a geotextile liner on the outside of the pit.
- install a removable baffle, central to the inflow/outflow ensuring that it reaches 500mm below the invert of the outlet pipe.



- **Filter strips** are required to be provided for low density housing proposals on lots less than 5% slope in accordance with the following.

- filter strip to be located adjacent to the downslope boundary of the lot;
- as much stormwater runoff as practical, other than roof water, is required to be diverted through the filter strip;
- a level spreading mound is required to stop flow concentration (100-150mm high) - runoff collects behind the mound then flows evenly over the top;

- filter strips may be a combination of lawn and prepared garden beds with shrubs and trees - plant species used should have low water, fertiliser and pesticide requirements;
- at least 30% of the filter strip is to be deep ripped before planting;
- agricultural lime (20kg per 50m²) is required to be spread over the filter strip to improve soil structure and increase permeability, or alternatively a sandy loam topsoil (150mm cover) can be used, soil should have significantly greater permeability than existing soil.



Bushfire Hazard

- Subdivision development shall incorporate the perimeter fire roads or trails shown in Map 5.
- The developer shall provide the fire hydrants shown in Map 5.
- Subdivision development shall ensure the provision of fire hydrants in strategic locations next to where fire trails adjoin roads. Map 5 provides an indication of appropriate locations.

BOAMBEE CREEK



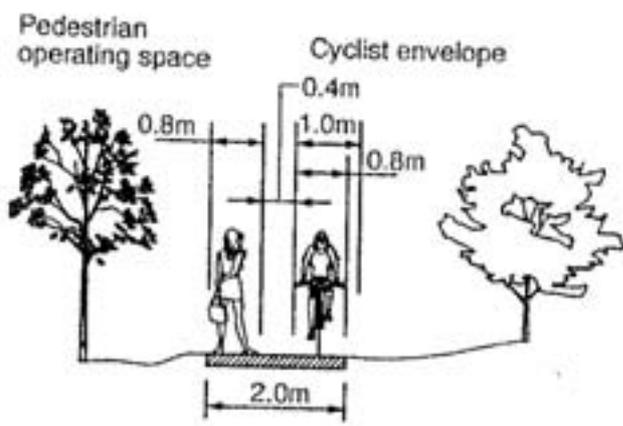
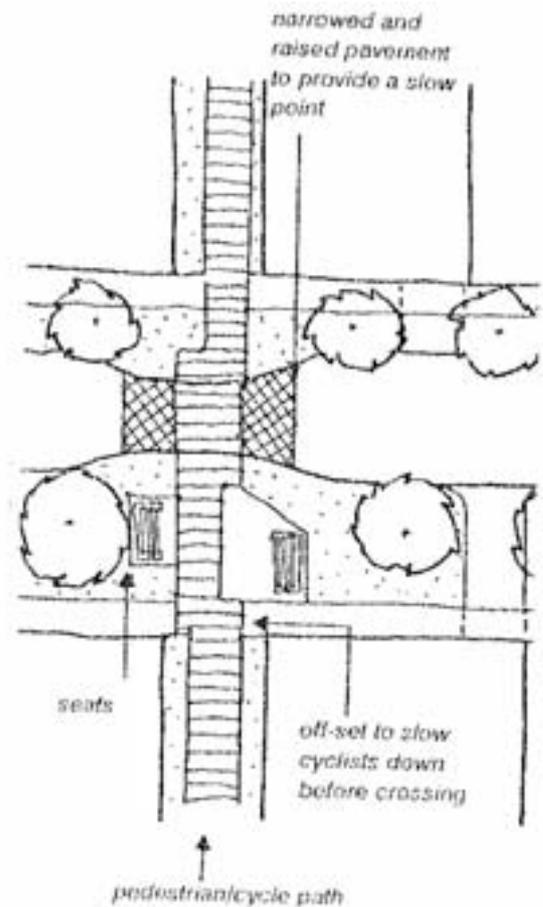
- Ⓜ Fire Hydrants
- ▬ Fire Trails
- ▨ Fuel Free Zone

20 ~ Denotes Total Width Of Fuel Free Zone And Fuel Reduction Zone

MAP 5
BUSHFIRE PROTECTION MEASURES

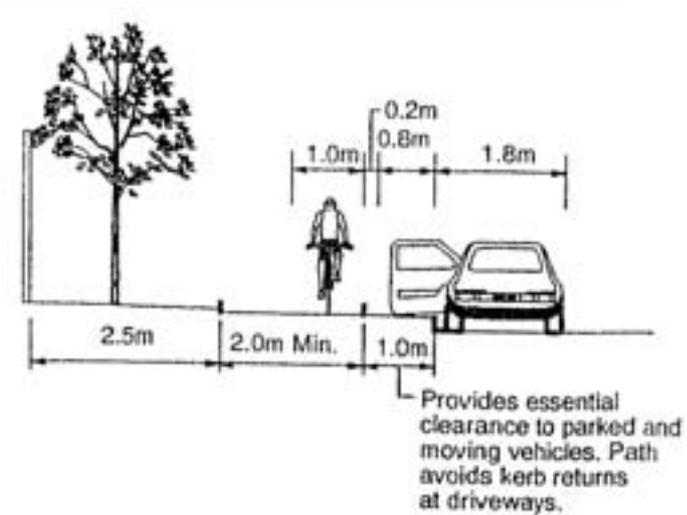
Open Space, Pedestrian and Cycleway Links

- Land shown in Map 6 for local open space is to be dedicated as development occurs.
- Playground equipment, pedestrian and cycleways are to be provided as shown in Map 6.
- Pedestrian paths and cycleways are to be constructed by the developer carrying out subdivision, except where the paths/cycleways are within identified future open space areas, where construction will be carried out as part of the developer contributions plan.
- Playground equipment is to be provided by developer contributions.

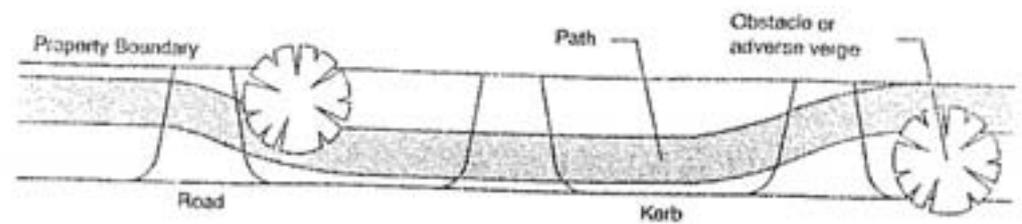


Absolute minimum shared path - off road

Shared path crossing collector road

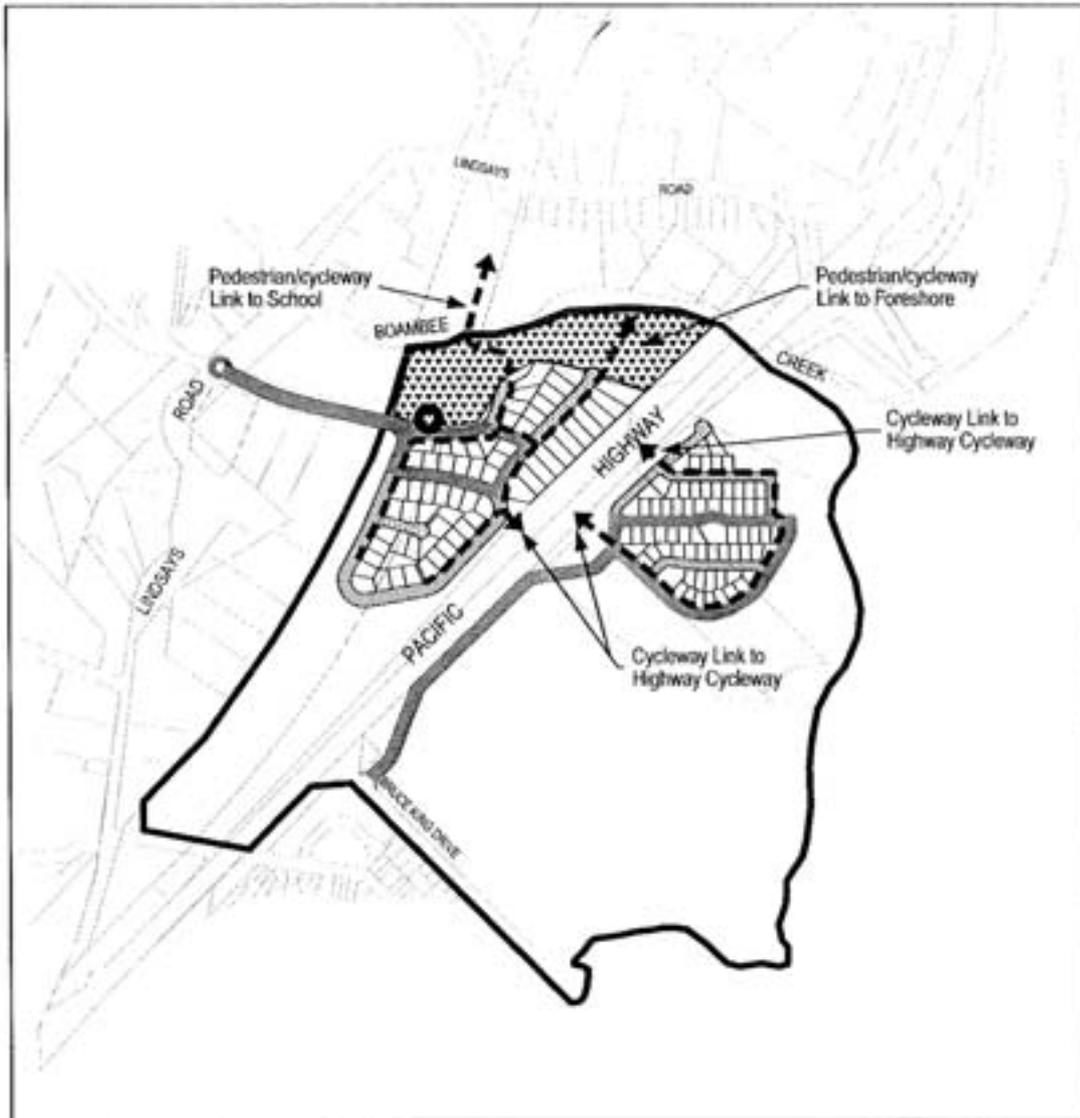


Shared pedestrian and cycle path - within road reserve



Shared path alignment within road reserve

BOAMBEE CREEK



Road/Accessway Hierarchy -

Collector Road

Local Road

Cul-De-Sac

Pedestrian/Cycleways

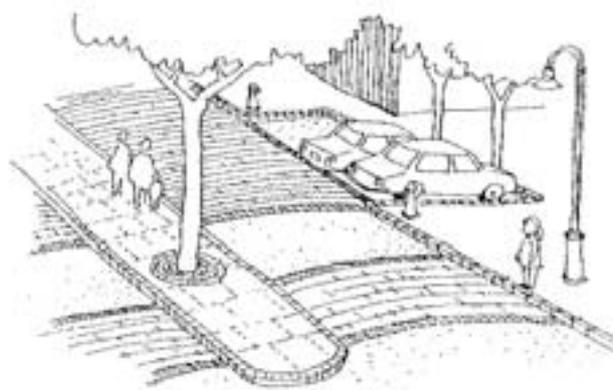
Proposed Local Open Space/Foreshore

Playground Equipment

MAP 6
OPEN SPACE, ROAD HIERARCHY AND MOVEMENT CORRIDORS

Road Hierarchy and Access Control

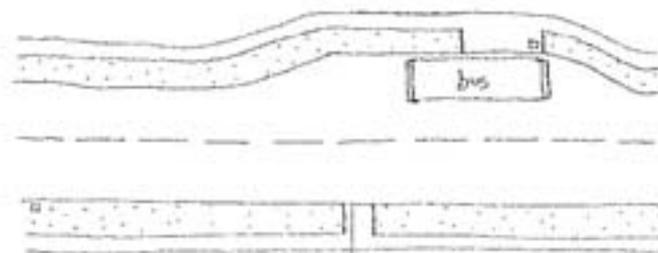
- Intersection upgrade and collector road from Lindsays Road to the Boambee Creek Precinct, west of the highway, to be the responsibility of the developer as all the land is in one ownership.
- Collector road from Bruce King Drive linking to Boambee Creek Precinct, east of highway, to be by developer contributions.
- Map 6 shows the identified road hierarchy.
- Roads to be constructed based on Table 1.
- Threshold and pavement treatments are to be provided throughout the subdivision to create an attractive streetscape.



Threshold and pavement treatment

Road Design for Bus Access

- Bus routes and bus stops are shown in Map 7 and are to achieve a walking distance from all future dwellings of not more than 400m.
- Road widths and bus bays are to be provided in the design of subdivision to meet the requirements shown in the diagram.
- Bus shelters are to be provided through developer contributions.

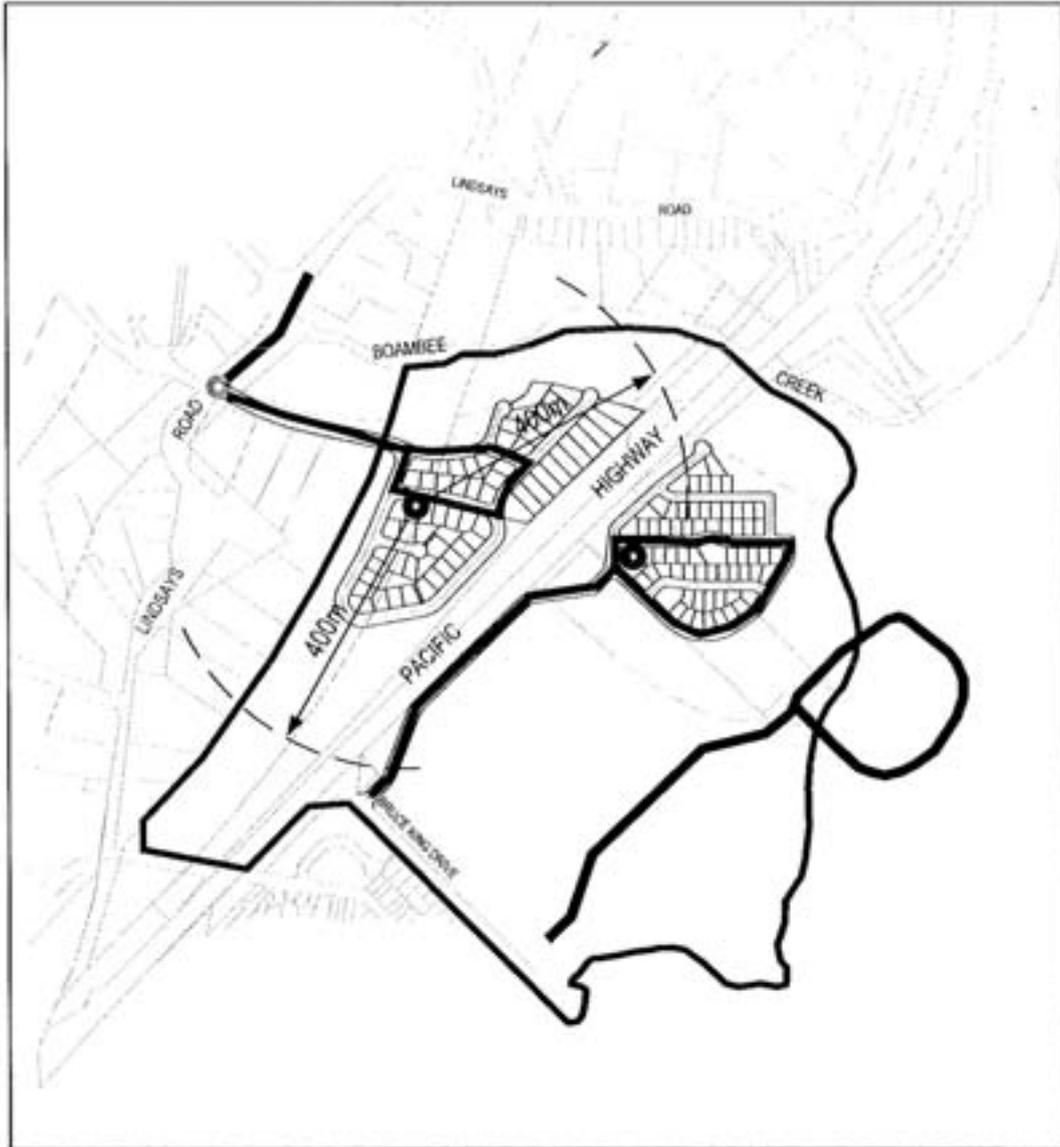


Bus bay

Table 1 - Road Design

STREET TYPE	ROAD RESERVE WIDTH MINIMUM	CARRIAGEWAY WIDTH MINIMUM	VERGE WIDTH EACH SIDE MINIMUM	FOOTPATH	CYCLES
Cul-de-sac	12m	5.0m	3.5m	No	Share with vehicles
Local Road	14m	5.5m	4.0m	No	Share with vehicles
Collector Road - minimum	17m	7.5m	4.5m	1.2m wide both sides	Share with vehicles
- on identified cycleways (see Map 8)	17m	7.5m	4.5m	2m wide both sides	Share with pedestrians
- on bus routes (see Map 9)	19m	7.5m plus indented bus bay	4.5m	2m wide both sides	Share with pedestrians

BOAMBEE CREEK



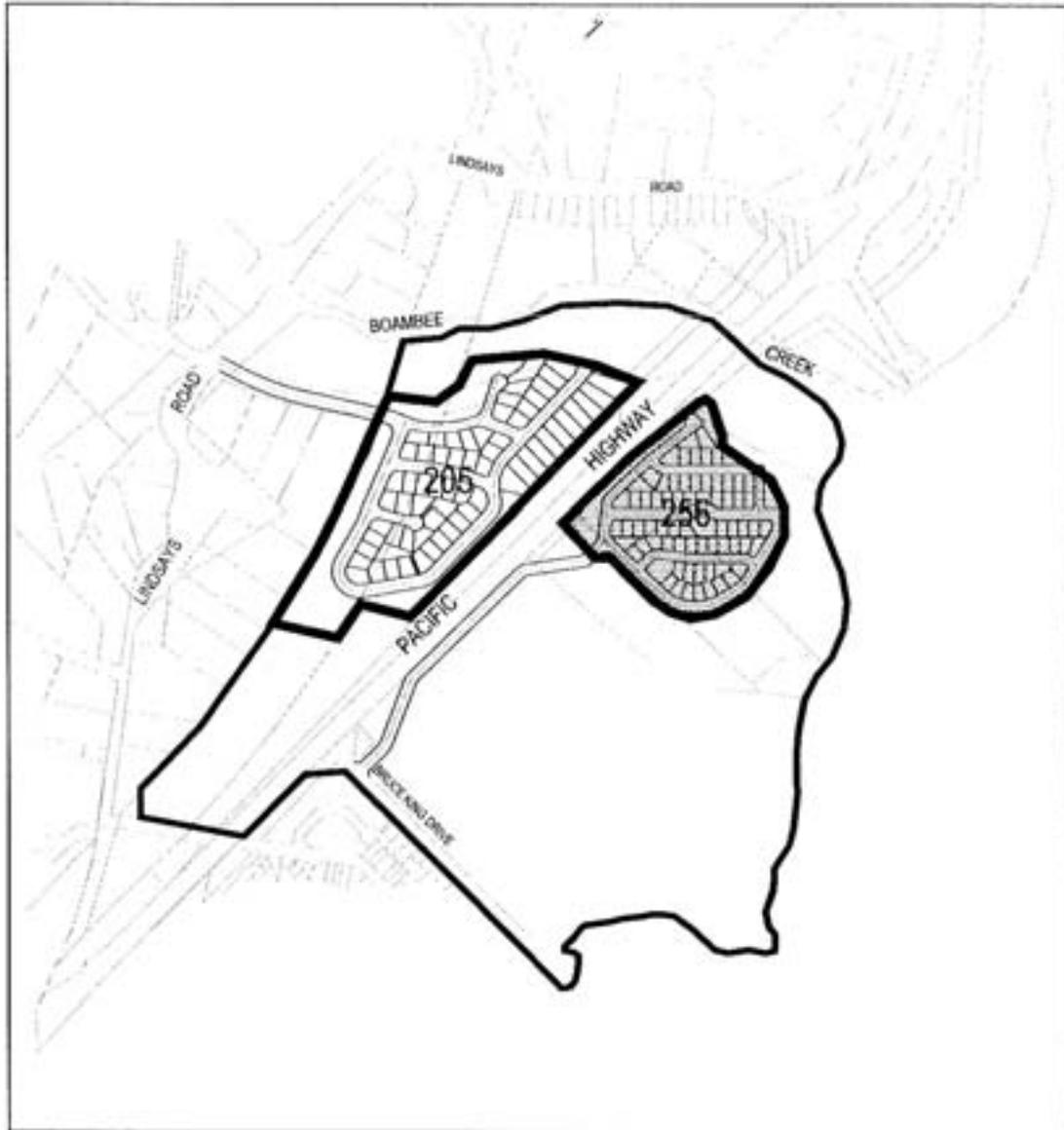
- Bus Shelter
- Bus Route

MAP 7
SCHOOL BUS SERVICES

Residential Densities

- Map 8 identifies target population densities for the precinct.
- Target densities are a minimum requirement. Densities may exceed those shown.
- Applications must demonstrate how densities will be achieved where multi-unit development is proposed.
- Development of the areas shown as “medium density” on Map 8, is to comply with the standards specified in the Medium Density Housing DCP.
- Development in the remaining areas of residential zones is to comply with the Low Density Housing DCP.

BOAMBEE CREEK



205 Target Number of Persons

 Medium Density Residential on Land With Capability

MAP 8
TARGET DENSITIES

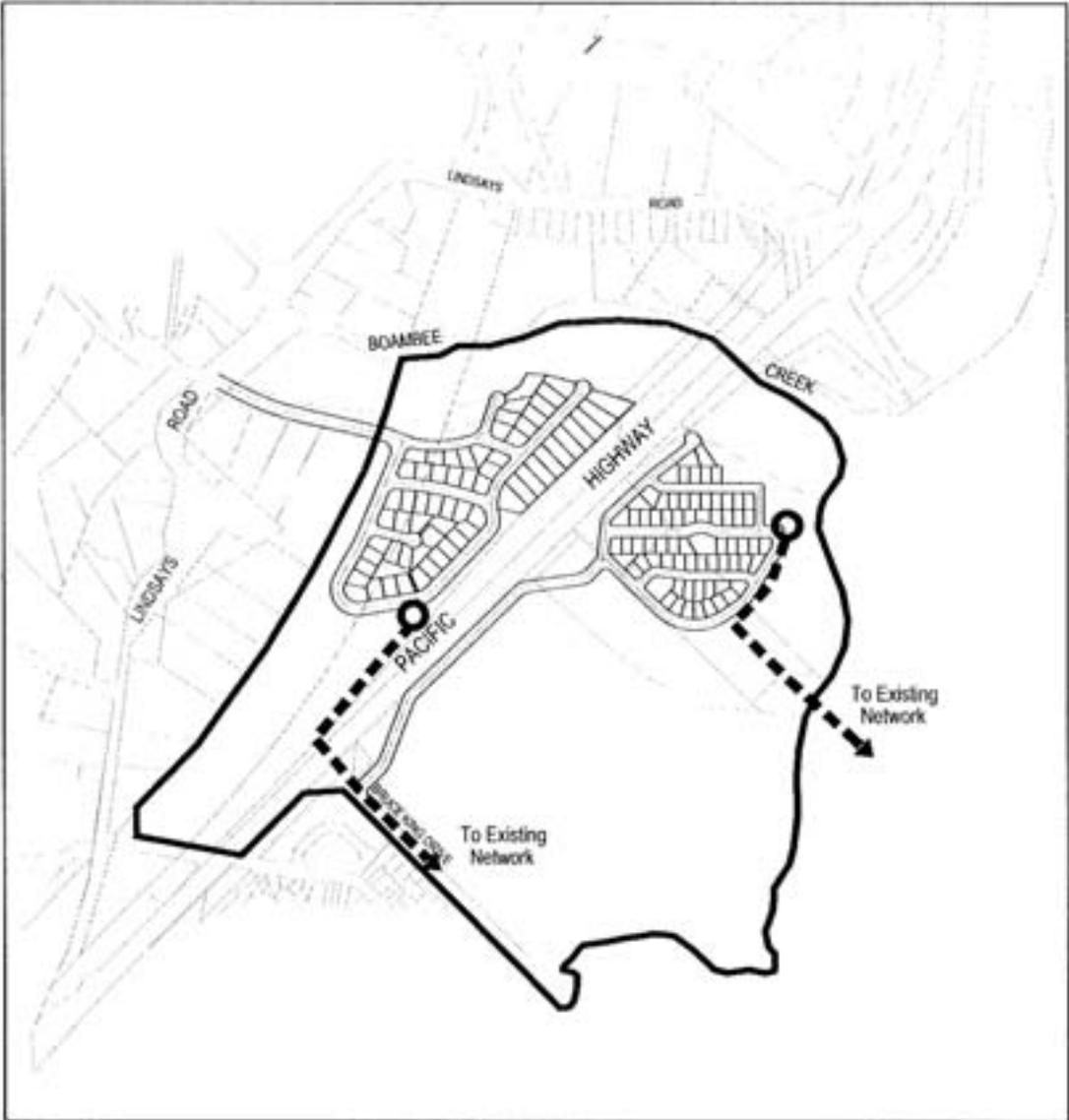
Water Reticulation

- Lindsays Road shall require extension of the water main in Bruce King Drive under the Pacific Highway. The developer is to be responsible for this work.

Sewerage Reticulation

- Sewerage reticulation will be via a pumping station and new rising main under the Pacific Highway as shown in Map 9. The developer will be responsible for this work.
- The existing carrier system requires upgrading in a number of sections leading to Sawtell Treatment Works. A contribution charge will apply.
- Headworks charges will apply at the rate identified for the Sawtell Treatment Works.

BOAMBEE CREEK

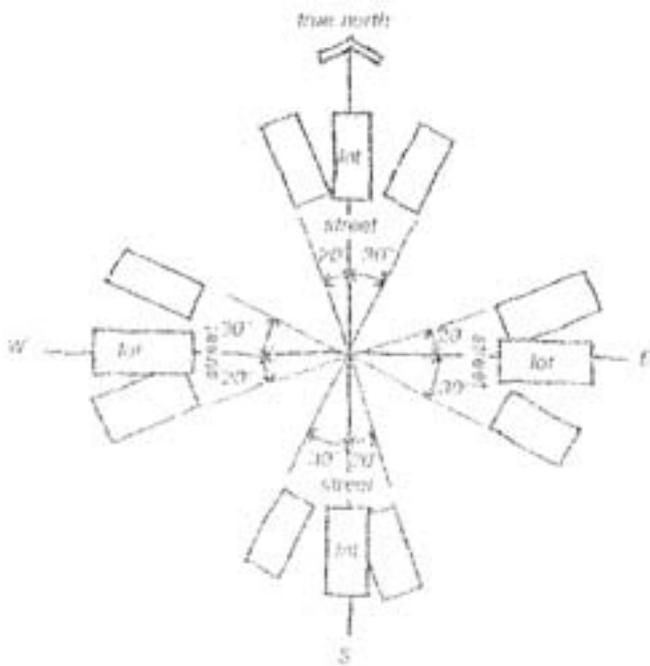


- Sewer Pumping Station
- Sewer Rising Main

MAP 9
SEWERAGE RETICULATION

Energy Efficient Design

- Lots are to be orientated to facilitate the siting of dwellings that will have adequate solar access.
- A minimum of 75% of lots in any proposed subdivision for single dwelling allotments, shall be orientated so that the long axis of the lot is within the range shown in the Diagram.
- Residential and tourist accommodation shall be designed in accordance with Council's Energy Efficiency Information Sheet.
- Applications for residential subdivision shall include an analysis of cost comparison between solar powered street lighting and main grid supply, including a 10 year operating cost for each. Where the total capital and 10 year operating costs is equal or lower for solar powered supply, Council will require it installation.



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