

C O F F S
H A R B O U R
C I T Y
C O U N C I L



North Bonville



Development Control Plan



TABLE OF CONTENTS

PART 1 - THE PLAN

Preamble.....	1
Objectives.....	1
Procedures.....	1
How to use this DCP	1

PART 2 - PLANNING PROCEDURE

Masterplan.....	3
Housing Strategy.....	4
Servicing Strategy	4
Traffic and Transport Strategy.....	4
Natural Environment Strategy.....	7
Landscape Open Space and Recreation Strategy	7

PART 3 - PLANNING CONTROLS

Density	9
Dual Occupancy.....	9
General Store	9
Contaminated Land	9
Acid Sulfate Soils	9
Fire Hazard	9
Water Quality	14

PART 1 - THE PLAN

PREAMBLE

- ◆ This Development Control Plan (DCP) applies to land in North Bonville zoned Residential 2A Low Density under Coffs Harbour Local Environmental Plan 2000 (refer Map 1).
- ◆ This Plan came into force on 19 December 2001. This Plan was amended on the 7/07/2005

OBJECTIVES

The controls in this DCP seek to:

- provide a detailed planning strategy for the development opportunities and conservation values inherent in North Bonville;
- maintain the water quality, scenic amenity, habitat and recreational potential of the natural environment; and
- provide measures to protect the natural and built environment.

PROCEDURES

This DCP contains the general controls applying to development within North Bonville. People wishing to develop within the low density residential zone will be required to comply with the Low Density Housing DCP and, where subdivision is proposed, the Subdivision DCP.

Note:

The above DCPs should be read in conjunction with this DCP.

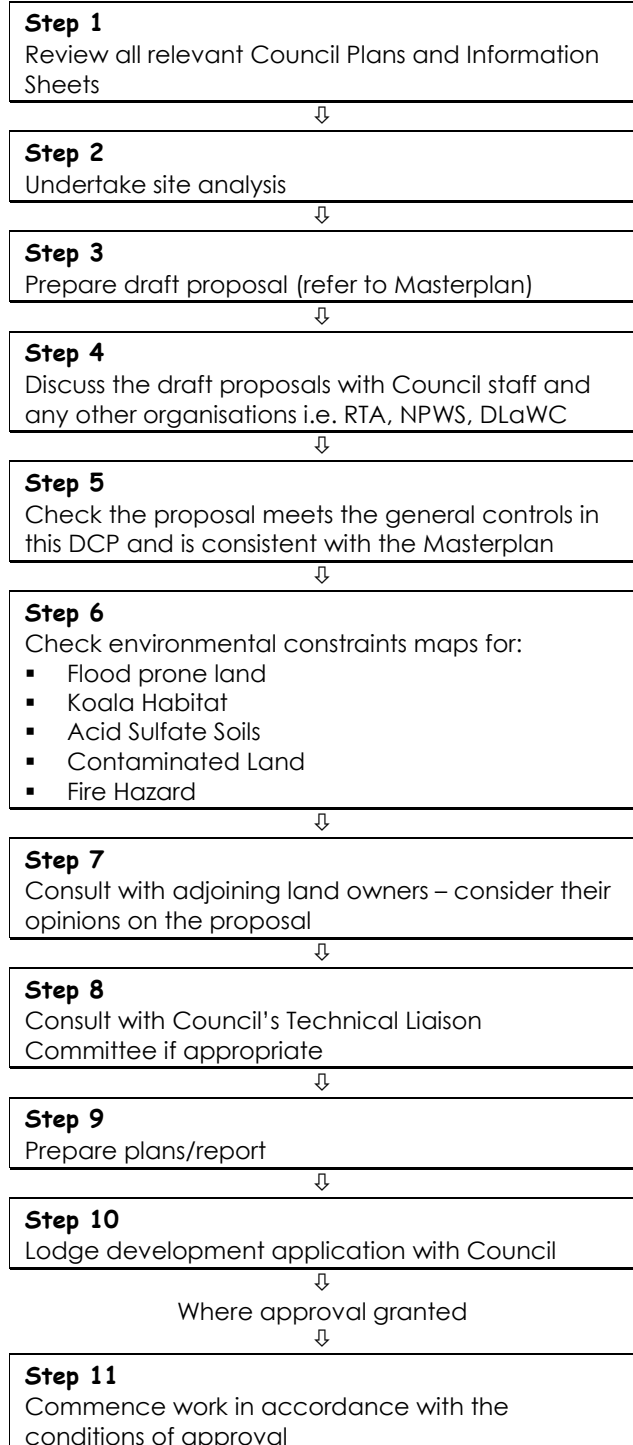
HOW TO USE THIS DCP

The DCP is divided into three parts:

- ◆ Part 1 - The Plan; introduction;
- ◆ Part 2 - Planning Strategy; sets out the overall strategy for the area; and
- ◆ Part 3 - Planning Controls; details the specific controls for development within the release area.

Applicants are to comply with the overall Planning Strategy and detailed Planning Controls unless it can be demonstrated that an alternative solution to all or any of the controls will meet the strategy objectives. To lodge a development application, applicants shall follow the step by step process shown in the procedures flow chart.

PROCEDURES FLOW CHART

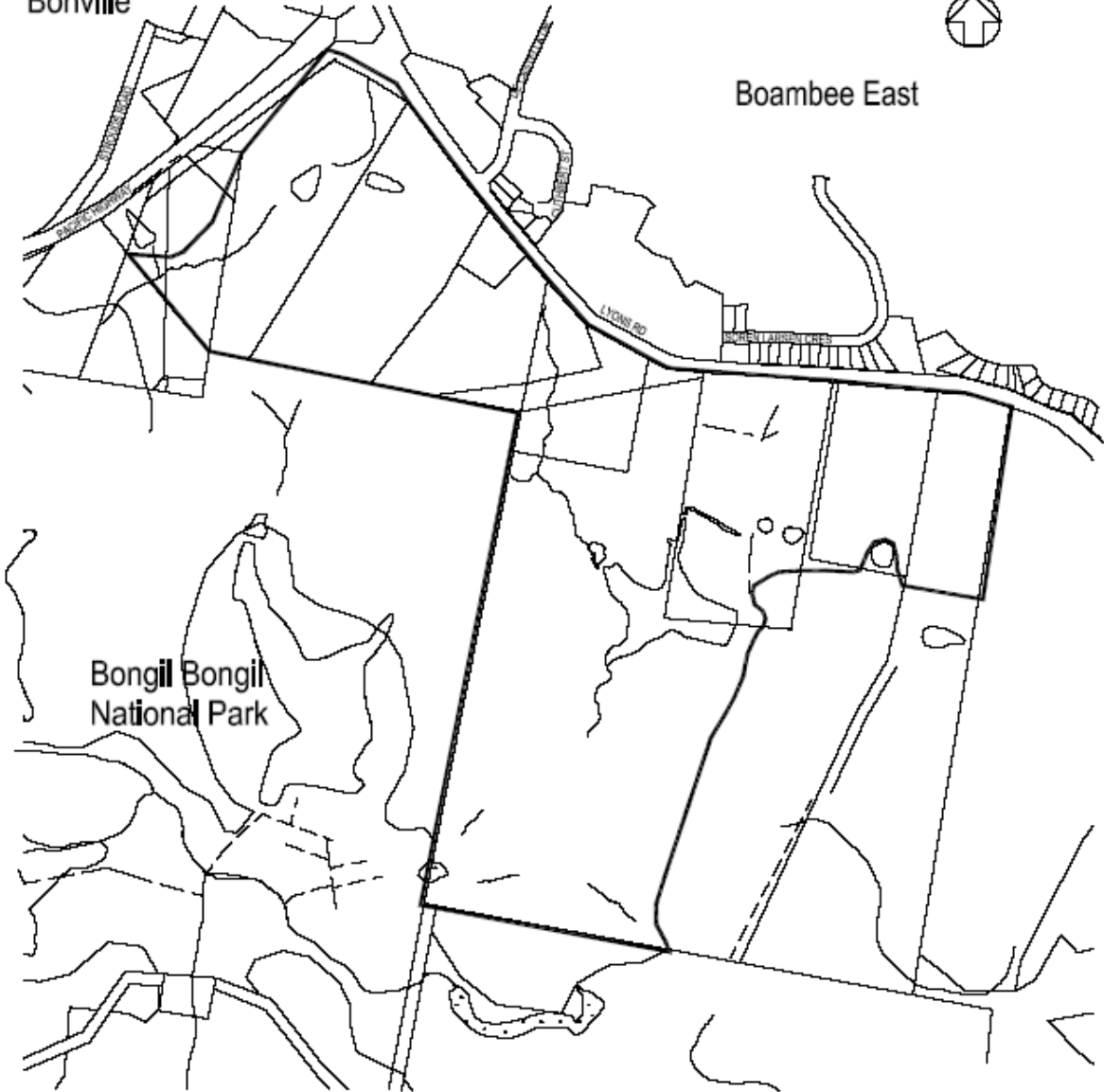


NORTH BONVILLE

Bonville



Boambee East



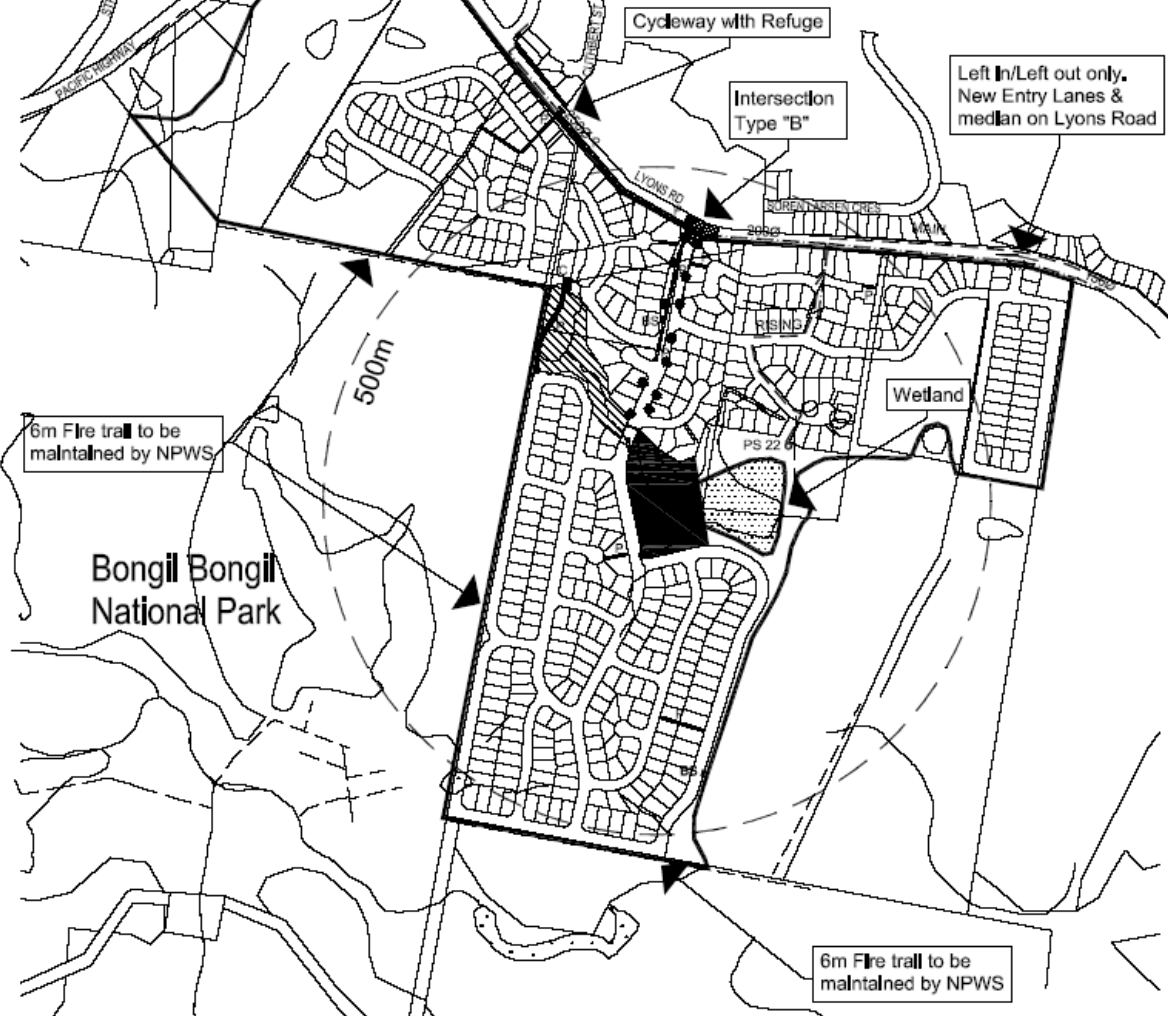
Bongil Bongil
National Park

MAP 1
LOCALITY

NORTH BONVILLE

Bonville

Boambee East



-  Neighbourhood Park (1ha Approx.)
-  Street Tree Planting
- BS  Bus Shelters
- P  Bicycle & Pedestrian Paths

MAP 2 THE MASTERPLAN

PART 2 - PLANNING STRATEGY

MASTERPLAN

Objective

To provide an overall plan for the area that enables the integration of existing and proposed development.

Strategy

- ◆ A lot yield of approximately 395 lots with a potential for a minimum of 464 dwellings.
- ◆ Coordinate development of the area in accordance with the Masterplan (refer to Map 2).

HOUSING STRATEGY

Objective

To provide for a variety of housing types and other compatible land uses, protection of residential amenity and a sense of community.

Strategy

- ◆ Permit dwelling houses, dual occupancy and multi-unit housing.
- ◆ Seek to maximise the dwelling yield in the study area.
- ◆ Allow for the provision of a "General Store" adjacent to the neighbourhood park.

SERVICING STRATEGY

Objective

To provide a secure, potable water supply and to provide for collection, treatment and disposal of sewage wastes generated by development in a way that meets the environmental, health and operational expectations of the community.

Strategy

- ◆ Water will be supplied to North Bonville by extending and constructing the existing water main. The area is to be serviced by the Toormina Reservoir.
- ◆ A portion of the study area is currently serviced by a sewerage pump station which pumps back to the Sawtell Catchment Plant. Several smaller pump stations and gravity sewers will have to be constructed by developers to service the remainder of the study area.
- ◆ Stormwater/urban drainage systems shall be designed so as to reduce problems associated with urban runoff such as potential erosion and sedimentation.

TRAFFIC AND TRANSPORT STRATEGY

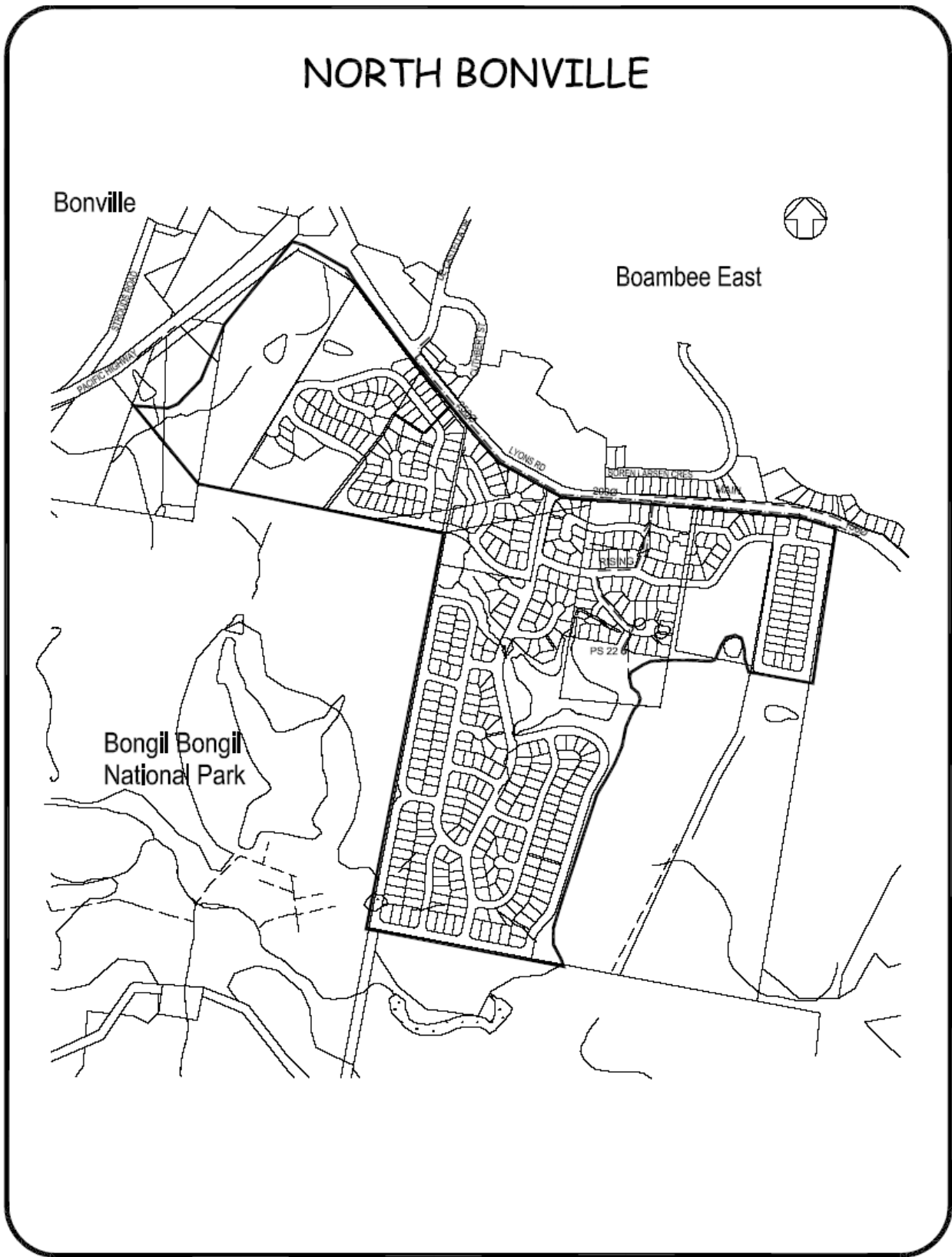
Objective

To provide for safe, convenient and efficient movement of people.

Strategy

- ◆ Establish a road hierarchy that restricts direct access to approved intersections only onto Lyons Road.
- ◆ Establish a bus route and designated shelters.
- ◆ Provide pedestrian/cycle links for access to schools, shops, parks and community facilities outside of North Bonville.

NORTH BONVILLE



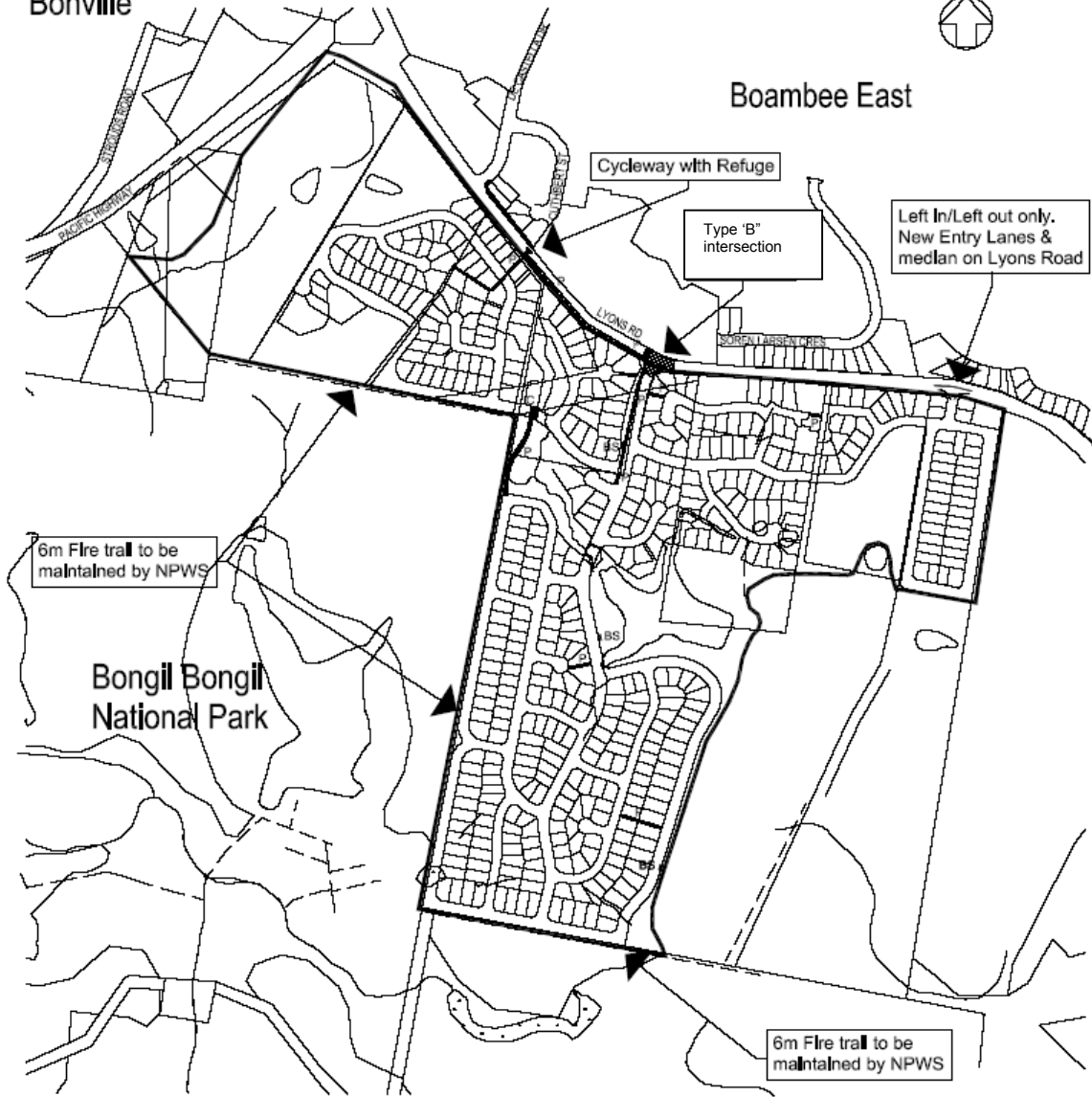
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MAP 3
WATER SERVICES & SEWER STRATEGY

NORTH BONVILLE

Bonville

Boambee East



- P  Bicycle & Pedestrian Paths
- BS  Bus Shelters

VIRTUAL PLANING UNIT BONVILLE UNIT UNIT ADVANCING URBANISATION 14/11/2020 AMT

MAP 4
TRAFFIC & TRANSPORT STRATEGY

NATURAL ENVIRONMENT STRATEGY

Objective

To have a neutral impact upon the water quality in the Bongil Bongil National Park and to minimise impacts upon the flora and fauna habitat and natural setting of the area.

Strategy

- ◆ Maintain vegetation of regional significance and minimise the risks associated with bushfires.
- ◆ Require on-site soil and water management practices to minimise soil erosion and water pollution.
- ◆ Minimise impacts on the Bongil Bongil National Park and Bonville Creek.
- ◆ Develop wildlife corridors by revegetating or planting those vegetation species which will promote biodiversity.
- ◆ Devise a Management Plan in accordance with the Companion Animals Act to help control cats and dogs to protect the koala population in the study area.
- ◆ Incorporate filter strips and coarse sediment and gross pollutant traps into subdivisions.
- ◆ Require flora and fauna investigations in sensitive bushland areas.
- ◆ Require specialised fencing and sign posting as a condition of consent in properties adjoining areas of significant or substantial bushland and Bongil Bongil National Park.
- ◆ Development of artificial wetland.

LANDSCAPE, OPEN SPACE AND RECREATION STRATEGY

Objective

To enhance the local streetscape, provide for neighbourhood recreation requirements and to complement and enhance the adjoining Bongil Bongil National Park.

Strategy

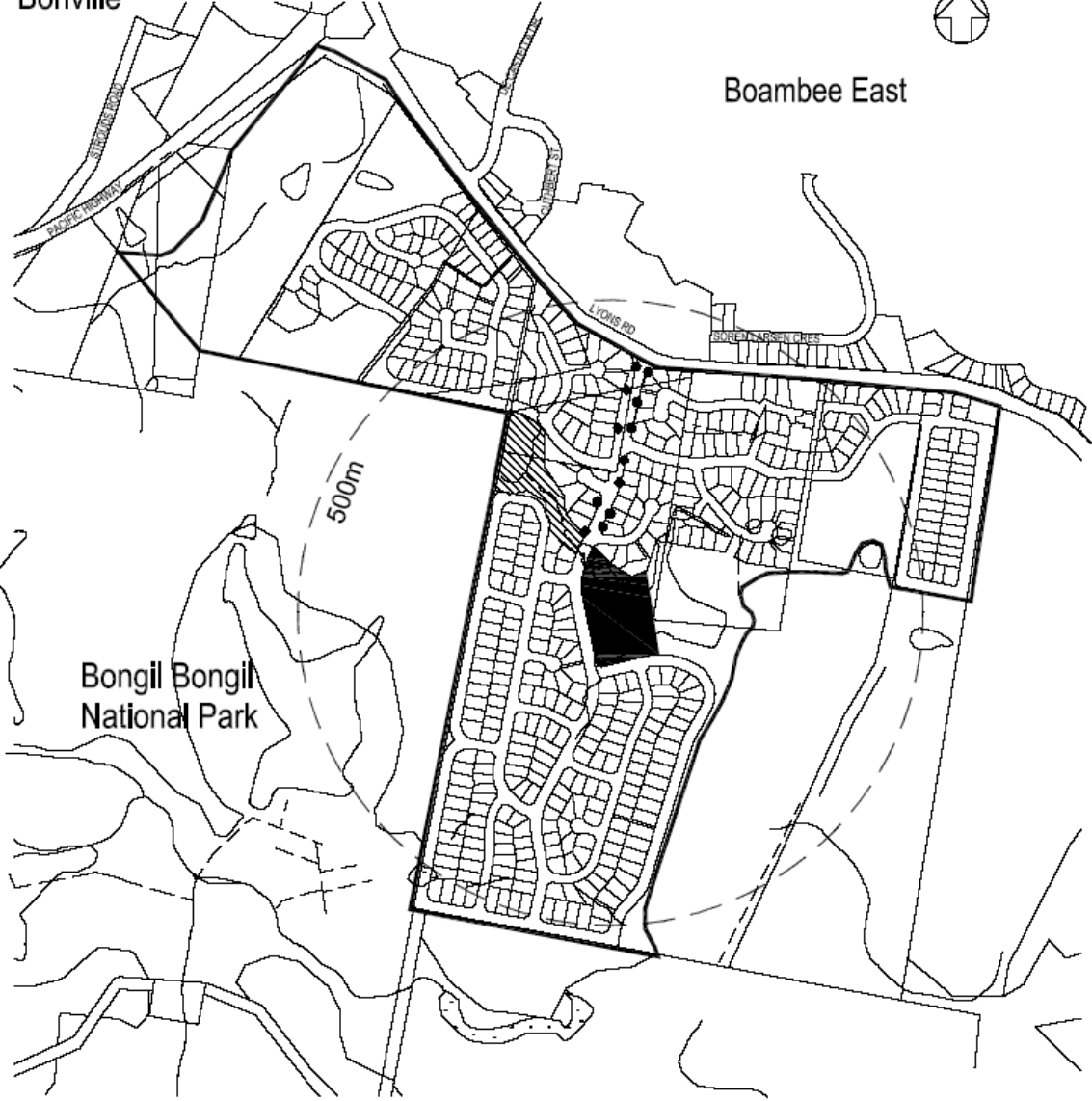
- ◆ Protect existing significant or native vegetation particularly where neighbourhood park proposed.
- ◆ Provide and control pedestrian and bicycle access to and through open space areas.
- ◆ Provide a neighbourhood park and children's playground within reasonable walking distance (ie 500m) of the community to be served (refer Map 5).
- ◆ Observe any tree preservation order in force over North Bonville.
- ◆ Investigate the addition of lands zoned Environmental Protection 7A Habitat and Catchment, to the east of the study area, and other residual land (identified on Map 5) to Bongil Bongil National Park.

NORTH BONVILLE

Bonville



Boambee East



Neighbourhood Park (1ha Approx.)



Street Tree Planting

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**MAP 5
OPEN SPACE & RECREATION**

PART 3 - PLANNING CONTROLS

DENSITY

The density of development (number of potential dwelling units) shall be in accordance with the targets shown in Map 6. These targets provide for a minimum density.

Applicants will be required to demonstrate the means to achieve at least the minimum target density shown.

DUAL OCCUPANCY

All dual occupancy sites are to be nominated in the development application.

GENERAL STORE

Provision shall be made adjacent to the Neighbourhood Park for a site to be developed for the purposes of a "general store" to service the daily needs of the local population.

POTENTIAL CONTAMINATED LAND

Sites with potential to contain contaminated soils shall be tested and remediated where necessary to reduce the potential for public health risks (refer Map 7). Remediation works will need to be undertaken in accordance with State Environmental Planning Policy No. 55 - Remediation of Land and Council's Contaminated Land Information Sheet.

ACID SULFATE SOILS

Some properties within the study area are affected by acid sulfate soils (refer Map 8). Management measures will need to be established for areas with medium to high potential for acid sulfate soils as minimal disturbance to the water table is essential to maintain water quality in Bonville Creek. Management of acid sulfate soils shall be in accordance with Council's Acid Sulfate Soils Information Sheet.

FIRE HAZARD

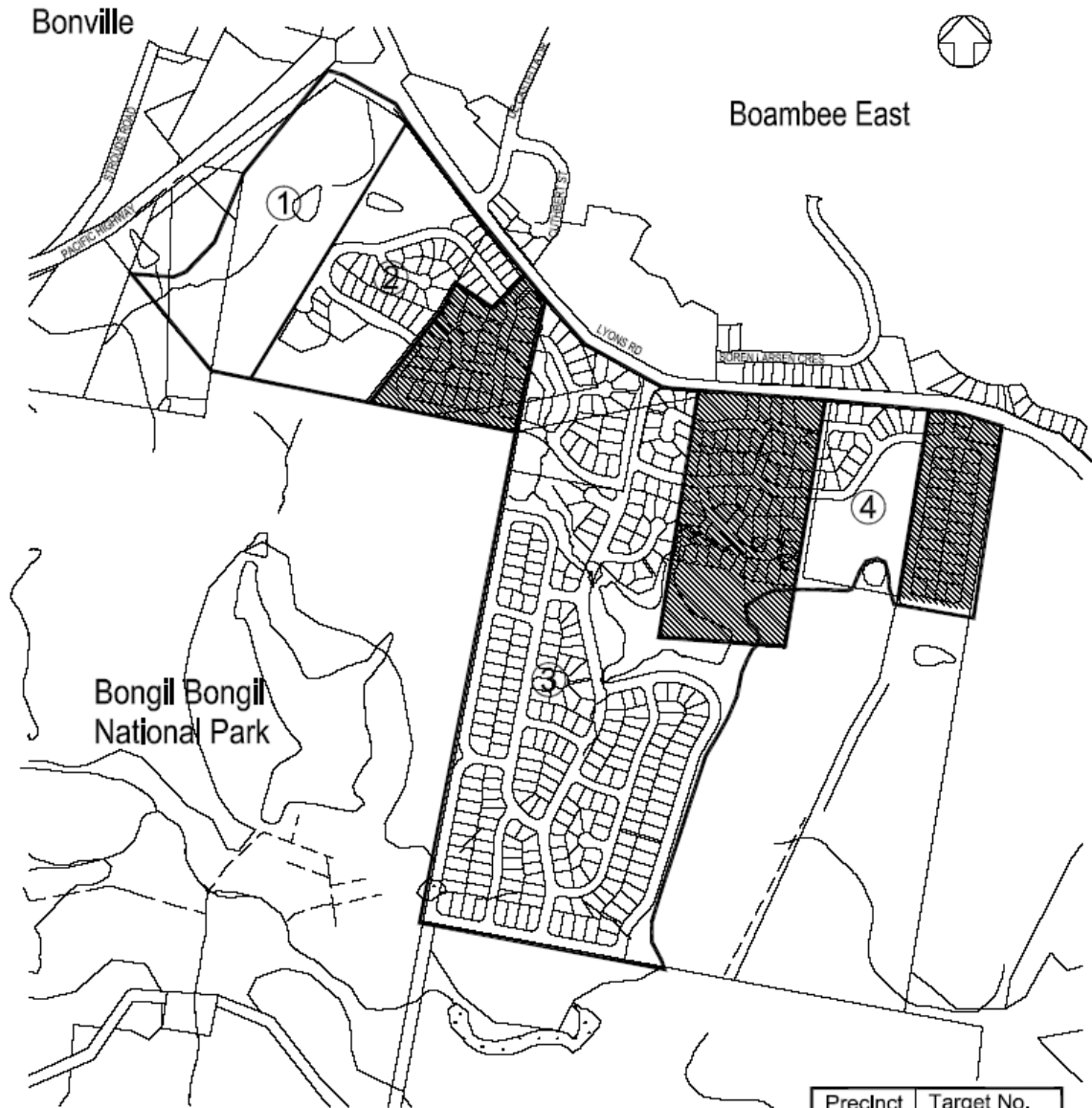
To minimise the risk to residential areas from bush fires, particularly from the adjoining Bongil Bongil National park, fire protection zones (FPZ) should be provided in the design of subdivisions. The width of FPZs, perimeters of buildings, location of dwellings, roads and water storage for fire fighting purposes shall be provided in accordance with Council's Fire Hazard Information Sheet.

ARCHAEOLOGY

Applications for subdivision or other development involving landform modification shall be accompanied by an **archaeological report** prepared by an appropriately qualified person.

All consents involving earthworks shall be subject to Council's standard condition, which specifies action to be taken if any artefacts are unearthed.

NORTH BONVILLE



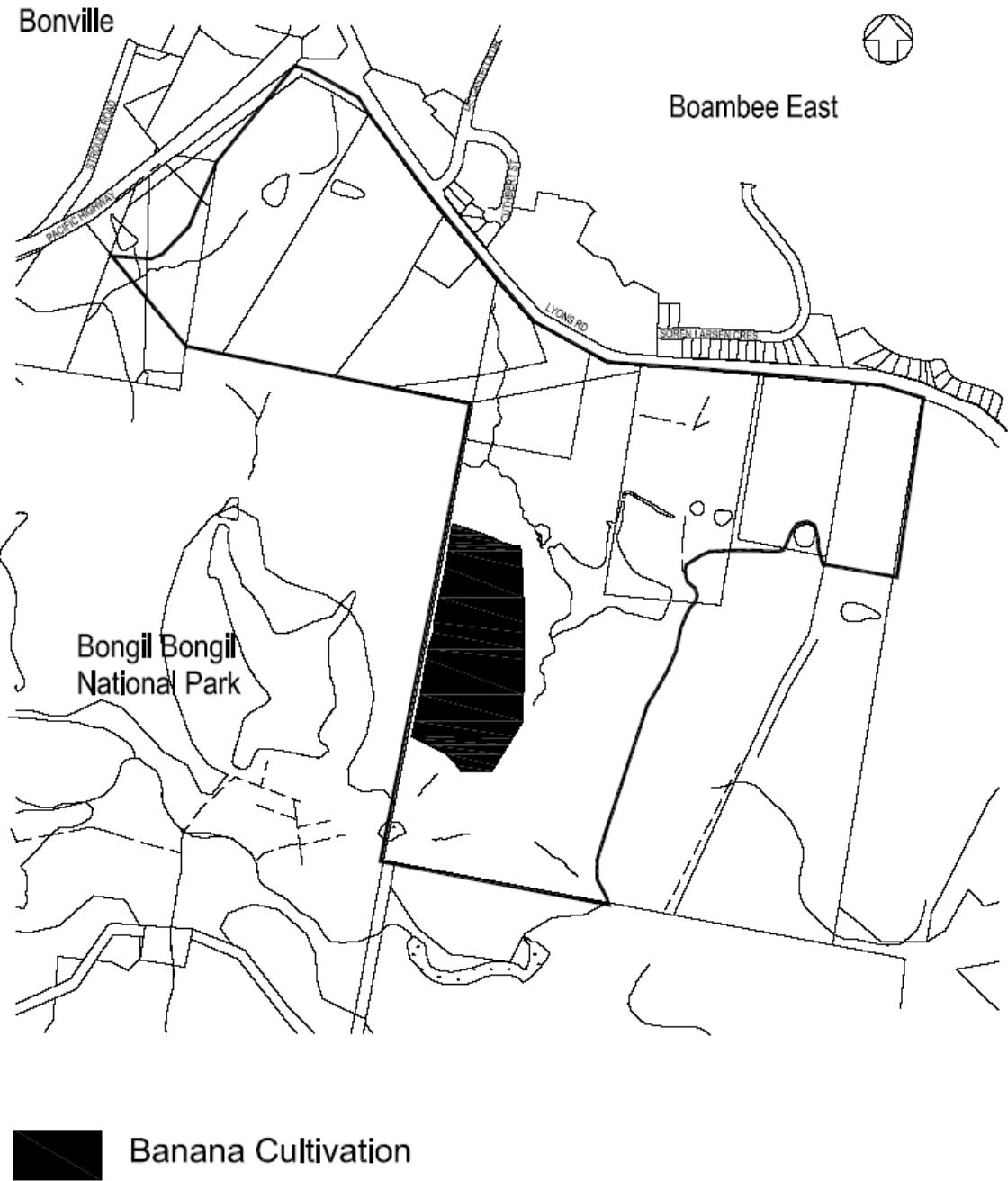
No target densities set as subject to approved development application or land already developed

Prednct	Target No. of Lots
1	11
2	45
3	154
4	15
Total	225

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**MAP 6
DENSITY**

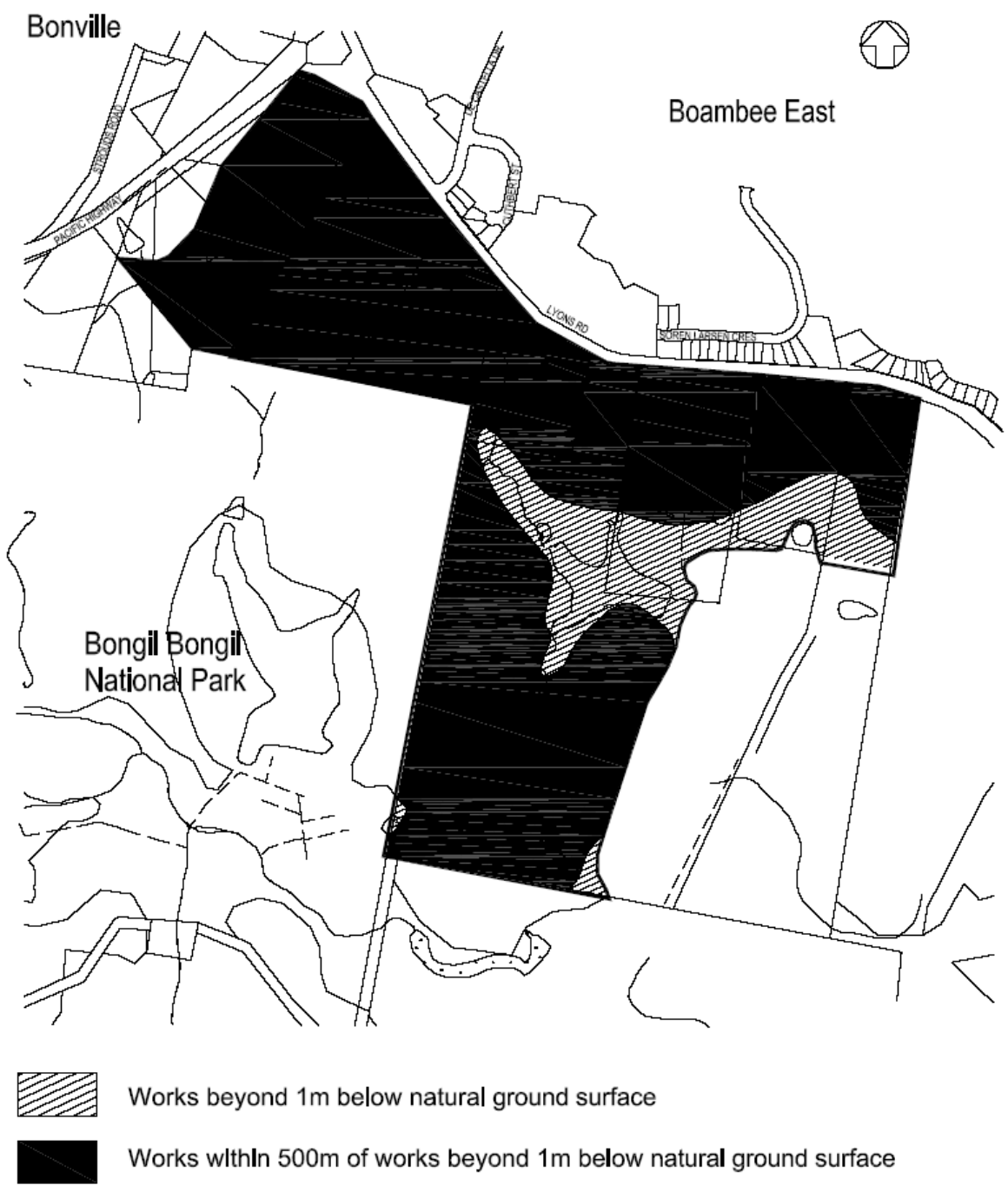
NORTH BONVILLE



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MAP 7
POTENTIAL CONTAMINATED LAND

NORTH BONVILLE



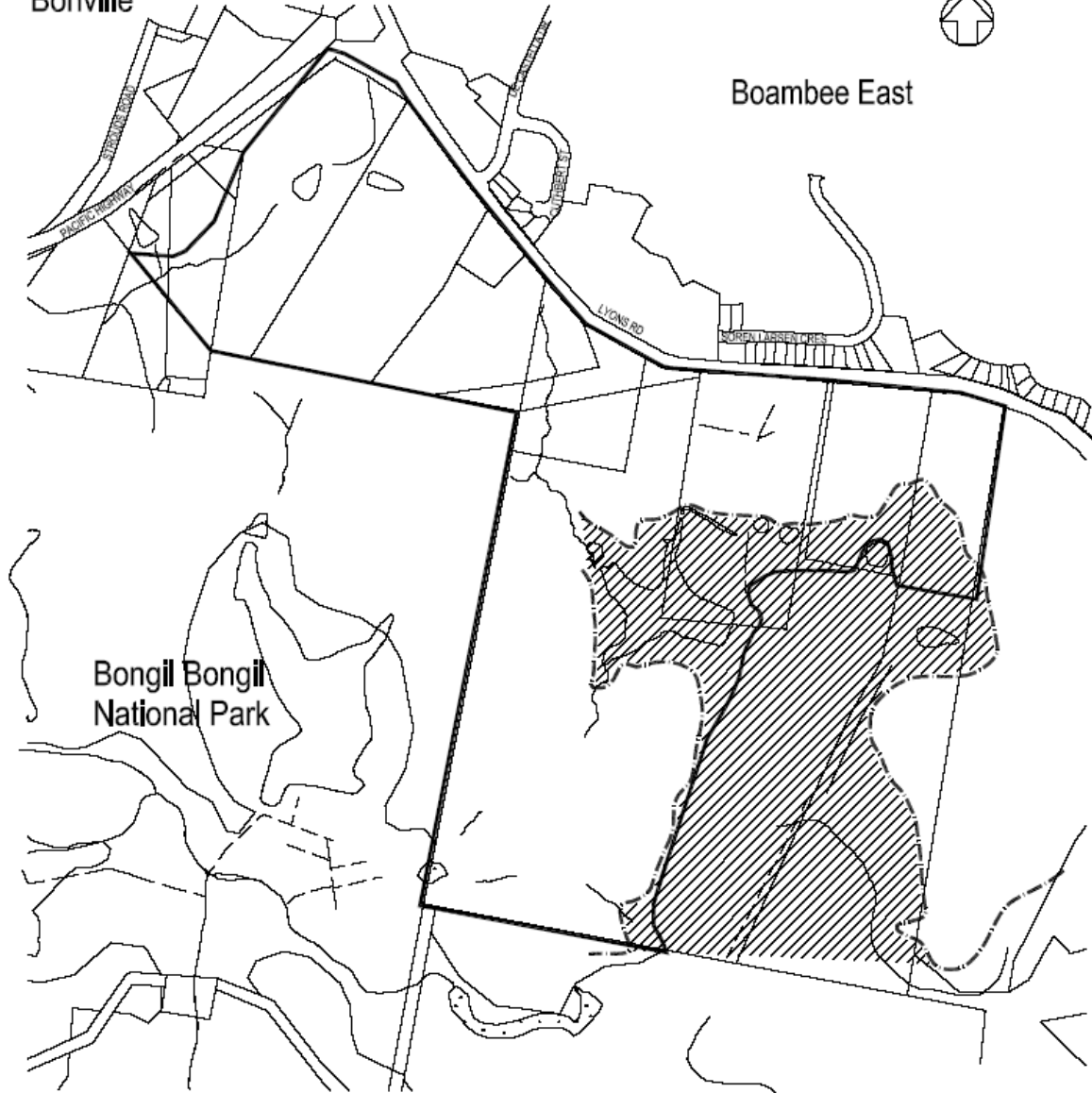
MAP 8
ACID SULFATE SOILS

NORTH BONVILLE

Bonville



Boambee East



— · — 1 In 100 Flood Line (R.L.4.1 AHD)

 Flood Prone Land

1:10000 PLAN OF NORTH BONVILLE NORTH BONVILLE LOCAL GOVERNMENT JURISDICTION 1:10000 PLAN

MAP 9
FLOOD PRONE LAND

WATER QUALITY

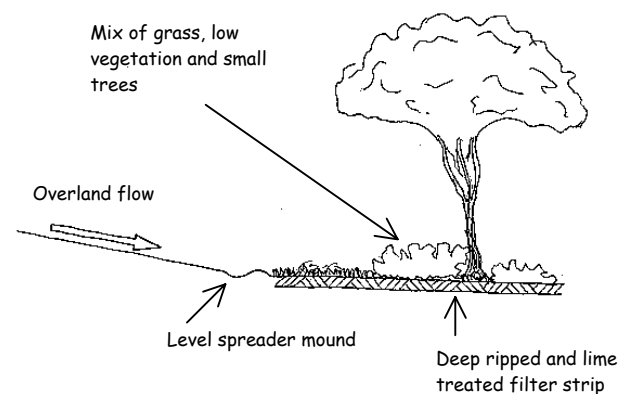
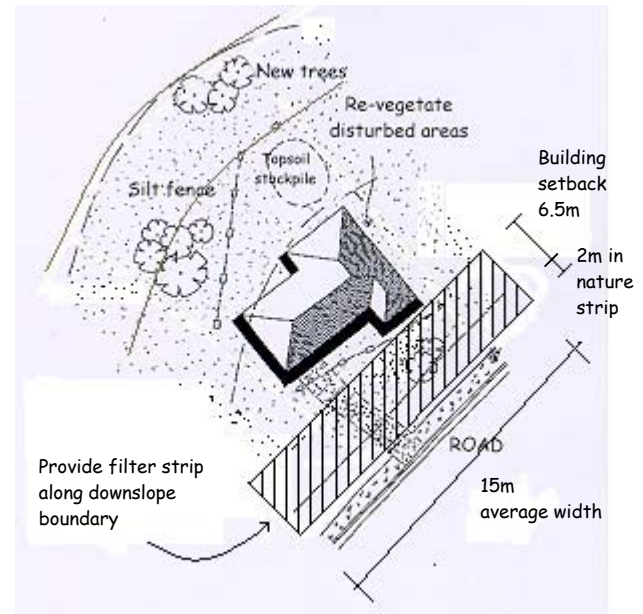
Water quality in the release area is to be protected by three main measures:

- filter strips;
- coarse sediment and gross pollutant traps; and
- a wetland.

The Contributions Plan provides for the provision of the coarse sediment and gross pollutant traps and wetland.

Filter strips are required to be provided for low density housing proposals 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.



Note:
A building setback of 6.5 metres will be required to meet the standards for the filter strip.

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