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Moonee



Development Control Plan 2004



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PART 1 – THE PLAN

PREAMBLE

- This Development Control Plan (DCP) applies to land in Moonee under Coffs Harbour City Local Environmental Plan 2000 (as shown in Map 1).
- This Plan came into force on 22 September 2004 and repeals the previous DCP.

AMENDMENTS

This Plan was amended on

OBJECTIVES

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

Economic Sustainability

- 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 Local Government Area.
- Development is able to proceed at a reasonable cost to both developers and the community.
- Development of the area is to contribute to the economic growth of the City.

Social Sustainability

- 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 road links to adjoining neighbourhoods and natural areas to assist in lessening reliance on cars.
- Development is to establish a road hierarchy that minimises the number of direct access points onto the Pacific Highway.

Environmental Sustainability

- Development is to protect and maintain natural bushland and native habitats and archaeological values of the landscape.
- Development is to be free from environmental risk hazard associated with flooding, acid sulfate soils, urban capability, noise and bushfire hazard.
- Development is to lead to improvement in water quality to ensure a healthy estuary for natural systems, residents and tourists.

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.

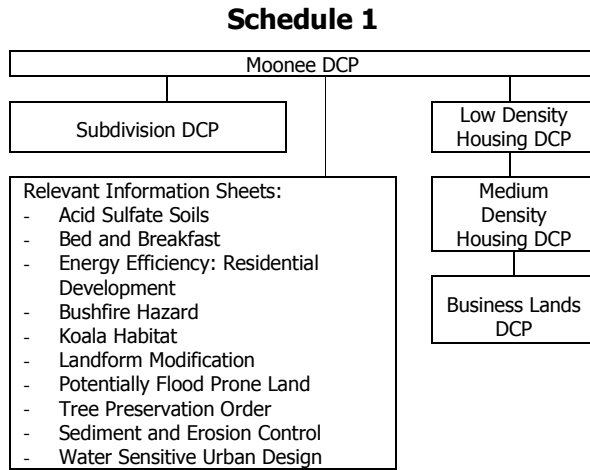
Applicants are to comply with the controls unless it can be demonstrated that an alternate solution to all or any of the controls will be a better approach to meeting the objectives of this DCP.

PROCEDURES

This DCP contains the general controls applying to subdivisions within the Moonee Release Area. The Subdivision DCP provides more detailed controls in relation to subdivision. Residential development in zone 2A or 2E will be required to comply with the Low Density Housing DCP.

Non-residential development in the Business zones will need to comply with the Business Lands DCP. Residential development in zone 3G will need to comply with the densities specified in this DCP, and with the Medium Density Housing DCP.

The Schedule shows the relationship between this DCP and other DCPs and the Information Sheets.

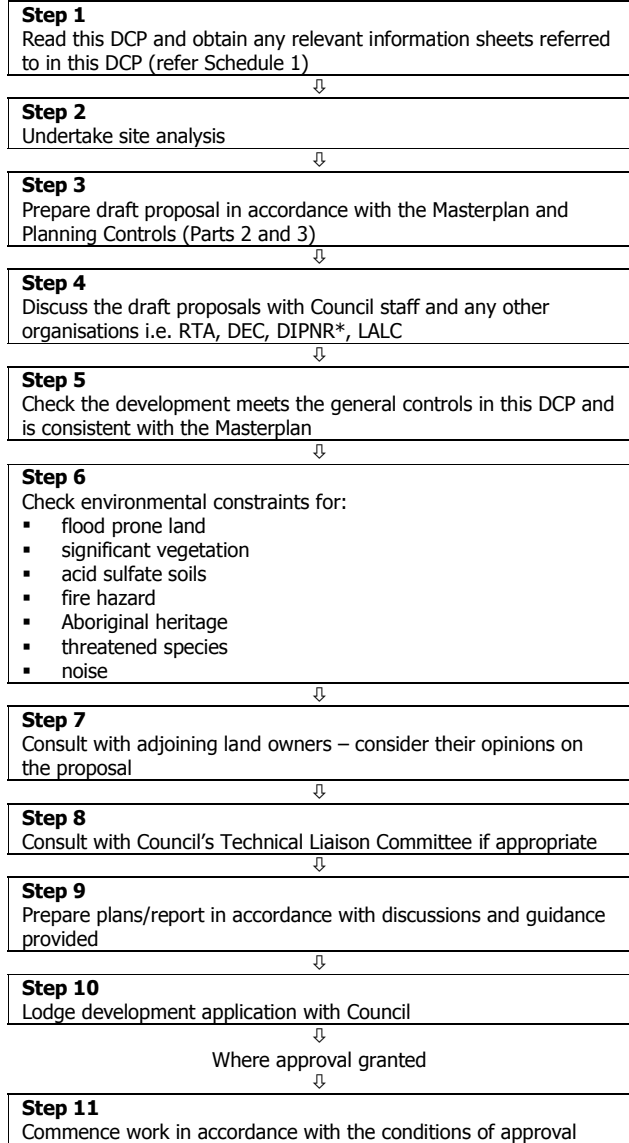


**MAP 1
LOCALITY**

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

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

PROCEDURES FLOW CHART



** State Environmental Planning Policy (SEPP) No. 71 – Coastal Protection requires certain development proposals to prepare a Masterplan. Liaison with the Department of Infrastructure, Planning and Natural Resources is recommended to ascertain whether your proposal requires a Masterplan.*

** Development proposals that strictly conform to this DCP may achieve a waiver to the requirement for a Masterplan from DIPNR.*

HOUSING STRATEGY

- Optimise dwelling yield on areas able to be developed.
- Densities to generally be within the range of 8-12 dwellings/hectare.
- Require medium density housing in areas adjoining the business centre, with densities to be in the range of 25-40 dwellings/hectare.

URBAN DESIGN STRATEGY

- Urban form is to create four precincts, separated by substantial greenbelts, while linking to a central hub.
- Each new precinct is to establish a village character.
- The central hub is to adjoin the existing Moonee Village (The Village).
- Development within The Village is to maintain the existing village character.
- Village sizes are to be about:
 - North Moonee: 1,670 persons
 - Central Moonee (including The Village): 1,530 persons
 - West Moonee: 710 persons
 - North Sapphire: 1,320 persons.

SERVICING STRATEGY

- Land in the southern catchment (see Map 3) is to be serviced from the south. All other development is to connect to water and sewer mains in Moonee.
- It will be the responsibility for the developer to extend water and sewer from the nearest point identified in Council's Water and Wastewater Servicing Plans.
- Where services identified in Council's Water and Wastewater Servicing Plans are not in place at the time the developer wishes to proceed, it will be the developers responsibility to forward fund these services.

**MAP 3
SERVICES**

BUSINESS STRATEGY

- Encourage retail and commercial development to provide weekly business services for the local community and for district services in the business zones.
- Require medium density housing in the mixed use business zone.

COMMUNITY FACILITIES STRATEGY

- Provide a multi purpose hall to serve the Moonee community.
- School and fire station to be provided by State government.

TRAFFIC AND TRANSPORT STRATEGY

- Provide a collector road system that ensures the Highway is not used for local trips.
- Upgrade the existing collector roads to cater for increased traffic generation.
- It will be the responsibility of the developer to extend road access to the identified collector road system.
- Where the collector road has not been constructed at the time the developer wishes to proceed, it will be the developer's responsibility to forward fund road acquisition and construction. Council will undertake any land purchases, at the developers cost.
- Provide pedestrian and cycleway links to the coastal walk, northern beaches cycleway, and to the school, shops, playing fields, parks and beaches.

- Implement traffic control measures:
 - roundabouts on Moonee Beach Road, Split Solitary Road and Old Bucca Road
 - traffic calming at cycleway crossover points on collector road system
 - upgrade to Highway intersections to occur prior to consent being granted to major development.
- Require public road access to the Beach through Split Solitary Road, when redevelopment occurs.
- Provide bus bays and shelters to service the entire area.

NATURAL ENVIRONMENT STRATEGY

- Exclude urban development from within 100m of Moonee Creek, 50m of Skinners Creek, and from within 20m of all other creeks, to protect riparian vegetation and maintain water quality, and provide habitat linkages.
- Exclude urban development from within 50m of State Environmental Planning Policy No 14 Coastal Wetlands.
- Eliminate adverse impacts of development upon the aesthetic, recreational and ecological value of the flood plain (the 1 in 100 year flood extent).
- No development is to occur within 100m of any osprey nest, access roads may encroach within 100m, but no closer than 70m.
- All high and very high value vegetation identified in Council's Vegetation Strategy within 100m of the Solitary Islands Marine Park is to be protected.
- All high and very high value vegetation identified by Council's Vegetation Strategy with a low level of disturbance is to be protected.
- Known Wallum Froglet habitat is to be protected.
- Map 4 identifies land considered to be subject to significant constraints requiring protection.

- All potential wallum froglet habitat areas are to be investigated to accurately map actual habitat.
- Exclude from development, areas of potential high water table where there is likely to be adverse impacts on groundwater or surface water quality.
- Map 5 identifies land requiring detailed assessment to determine its suitability for development.
- All areas to be protected are to be dedicated to Council as development occurs.
- Land identified as containing regionally significant land is to be protected. Long-term management is to be in accordance with Council's Vegetation Strategy.
- A minimum 40m-separation area is to be provided between areas to be protected and future housing areas to ensure adequate bushfire protection is able to be provided without the need to remove protected vegetation.
- Any areas that are undevelopable due to the affect of the 40m separation area are to be added to the land to be dedicated.

OPEN SPACE AND RECREATION STRATEGY

- Incorporate protected areas identified in the Natural Environment Strategy into a network of public open space, as shown in Map 6.
- Establish a district-sporting complex adjacent the school site.
- Provide children's playgrounds within reasonable walking distance (500m) of all future housing.
- Ensure public access is provided to all areas of public open space.

**MAP 4
CONSTRAINTS**

**MAP 5
LIMITATIONS**

**MAP 6
OPEN SPACE NETWORK**

PART 3 - PLANNING CONTROLS

DENSITY

- The density of development within each precinct as shown in Map 7 is to generally be:
 - North Moonee 10 dwellings/ha
 - Central Moonee 12 dwellings/ha
 - Medium Density 40 dwellings/ha
 - The Village 10 dwellings/ha
 - West Moonee 8 dwellings/ha
 - North Sapphire 10 dwellings/ha.
- The target dwelling yield shown in Map 7 is a target minimum to be achieved. Where applicants propose traditional detached housing lots, the lot yield must meet the target density.
- The maximum dwelling yield shall not exceed the target shown in Map 7 by more than 15%.
- Buildings are generally not to exceed 6m in height (generally no more than two storeys).

Note:

Height means the distance measured vertically from any point on the eaves/gutter line of the building to the natural ground level immediately below that point.

General Controls

- Council's Low Density Housing DCP shall apply to housing development within Zone 2A (other than the North Sapphire Precinct).
- Council's Medium Density Housing DCP shall apply to housing development within the area zoned 3G – Mixed Use.

North Sapphire Precinct Controls

- Land within the North Sapphire Precinct, may be developed for a variety of housing types, generally consisting of:
 - traditional lots of 500m² to 800m²

- mews allotments of 320m² to 480m²
- duplex allotments
- integrated housing allotments.
- The housing type mix shall provide for:
 - at least 30% of all dwellings to be on traditional lots
 - not more than 40% of all dwellings being on mews allotments
 - not more than 40% of all dwellings being located within integrated housing development.
- Housing development on traditional lots shall generally comply with the density, setback and design controls in Council's Low Density Housing DCP.
- Integrated housing shall generally comply with the density, setback and design controls in Council's Medium Density Housing DCP.
- Housing development on mews allotments shall generally provide:
 - vehicular access from a rear laneway
 - a minimum 3m front setback
 - a minimum 1m setback from laneway
 - a minimum of 88m² landscaped area
 - a minimum 2m side setback on at least one side
 - where a zero setback on one side is proposed, satisfactory legal arrangements are made for maintenance, there are no openings in the wall, and the wall is fire rated masonry construction.
 - adequate solar access is provided to each dwelling
 - adequate private open space is provided for each dwelling (minimum area of 32m², minimum dimension of 3m) with direct connection to indoor living areas.
- Mews allotments subdivision will require construction to at least floor level prior to linen plan release.

**MAP 7
TARGET DENSITIES**

TIMING OF DEVELOPMENT

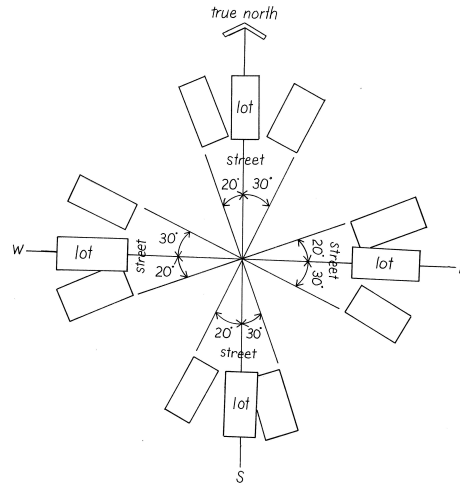
- No development is to occur until reticulated water and sewerage services, and road access are available to the land.

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.
- To ensure the protection of water quality, the following buffers are to be provided to creeks, measured from mean high water mark (as determined by Council):
 - Moonee Creek 100m
 - Skinners Creek 50m
 - All other creeks 20m.
- These buffer areas are to be rehabilitated and revegetated using endemic species, in accordance with a detailed plan approved by Council, and dedicated as public open space as development proceeds.
- Development applications for subdivision are to be accompanied by water quality modelling to assess the impact of development on water quality compared to the water quality targets identified in Council's Urban Stormwater Management Plan (see Appendix 1).
- Development is to incorporate Water Sensitive Urban Design in accordance with Council's adopted policy.
- Development applications for low lying areas (see Map 5) are to be accompanied by groundwater monitoring over 12 months and an assessment of the impacts of proposed development, particularly placement of fill, drainage and stormwater facilities on groundwater quality and levels, and the impacts on the estuary.

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 development shall be designed in accordance with Council's Energy Efficiency Information Sheet.

FLOODPLAIN MANAGEMENT

General

Development will be required to comply with Council's Flood Prone Land Policy, parts of which are summarised below.

Subdivision

- All lots shall generally be contained on land above the 1% flood level, as determined by Council.
- Where development involves landform modification below the 1% flood level, the proposed development shall comply with the following provisions.
 - A flooding analysis is to be submitted with the development application and approved by Council's Flooding Engineer prior to issue of consent.
 - No filling will be permitted within the High Flood Risk Precinct;

- Minor filling may be permitted within the 1% flood extent subject to an engineers report certifying the development will not result in any increased flood affectation elsewhere and results in a better planning solution. Minor filling being regarded as filling resulting in the 1% flood line having a more regular shape and/or minor movement of the line to facilitate a more practical and/or efficient development.
- No adverse change to the flood behaviour will be permitted, either on properties adjoining the site or elsewhere including upstream and downstream of the site. This includes consideration of level and velocity for the full range of flood events;
- Local perimeter roads should be above the 1% flood level.
- Road layout and subdivision design shall consider flood evacuation issues for pedestrians and vehicles.
- Roads across waterways are to be constructed to Council standards.
- In designing subdivisions, consideration must be given to the requirement for dwelling floor levels to be 500mm above the 1% level.
- Flood liable land unable to be developed should generally be added to land to be dedicated to Council, as development occurs.

NATURAL AND HABITAT AREAS

- Many natural and habitat areas will be protected through the provision of creek buffers and excluding development from flood liable land.
- Land within 100m of any Osprey nest shall be added to land to be dedicated to Council as development occurs.
- Development applications shall require assessment having regard to Council's Vegetation Strategy.
- Council has identified potential wallum froglet habitat (Map 5). Any development or works on this land will require assessment under the Threatened Species Conservation Act. Actual habitat areas shall be added to land to be dedicated to Council as development occurs.
- Perimeter roads shall be provided that separate residential development from natural and protected areas.
- Development shall have regard to the Koala Habitat Information Sheet.
- For all lands required to be dedicated to Council:
 - a rehabilitation principles plan is to be submitted with the development application incorporating any bushfire management measures
 - a detailed rehabilitation plan of works for each stage is to be submitted and approved prior to issue of the construction certificate
 - works are to be completed prior to release of line plan
 - works may be staged but must be commensurate with staging of subdivision.
- Protected areas are to be fenced off prior to commencement of works, to prevent construction vehicle access.

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.

BUSHFIRE HAZARD

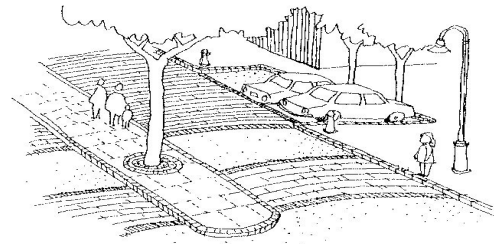
All proposals for subdivision must be accompanied by a bushfire assessment in accordance with Council's Bushfire Information Sheet.

NOISE

Applications for subdivision within 300m of the Pacific Highway will be required to be accompanied by an acoustic report, identifying measures (mounding, acoustic barriers, building design, building materials, etc) to ensure future residents are not subject to unacceptable traffic noise levels. Assessment is to be undertaken by an appropriately qualified person, having regard to the DEC document "The Environmental Criteria for Road Traffic Noise May 1999". Development is to be conditional upon provision of these measures.

ROAD DESIGN AND ACCESS CONTROL

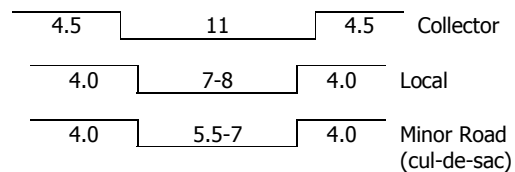
- Development shall be designed to incorporate the collector roads shown in Map 2.
- Land required for a local road (17m) shall be dedicated to Council. Within the northern road catchment area (refer to Moonee Contributions Plan) the value of this land will be credited against developer contributions.
- The developer shall construct the road to collector standard with the cost difference between a local road (8m) and collector road (11m) construction being credited against developer contributions.
- Refer to Council's Subdivision DCP.
- Threshold and pavement treatments are to be provided throughout the subdivision to create an attractive streetscape.



Threshold and pavement treatment

- Roads are to be constructed in accordance with the standards below.

	Collector Road	Local	Minor Road
Road Reserve Width	20m	15-16m	13.5-15m
Carriageway Width	11m	7-8m	5.5-7m
Verge	2 x 4.5m	2 x 4.0m	2 x 4.0m
Minimum Design Speed	50km/h	40km/h	25km/h



Note:
Council may accept different standards for mews allotments.

ROAD DESIGN FOR BUS ACCESS

Development is to provide for:

- the safe and efficient movement of buses through the subdivision.
- appropriate road widths on roads likely to form part of a bus route.
- bus shelters as indicated in Map 2.
- linking bus routes and bus stops to the pedestrian network.

PEDESTRIAN AND CYCLEWAY PATHS

The developer is to provide local share paths where they pass through the development in accordance with Map 5.

MOONEE BEACH ROAD

Properties affected by the realignment of Moonee Beach Road (see map below) are to dedicate the required land as development occurs. Land value will be credited against developer contributions.

SPLIT SOLITARY ROAD

Development of land affected by the proposed extension of Split Solitary Road (see map below) for the purposes of residential subdivision or multi-unit housing shall be required to dedicate land as a condition of consent to ensure the provision of public access to beach foreshore areas.

ROAD DEDICATION

ROAD DEDICATION

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