7. Urban Structure

The structure plan responds to, and reflects, the opportunities and constraints assessment, relevant policies and requirements highlighted in Chapter 2 and the application of sound planning principles including those stated in Chapter 4 and 6.

This plan represents a “starting point” to generate further discussion with the community during the public exhibition period.

7.1 Precinct Area Recommendations

The purpose of the plan is to broadly identify the extent of areas that appear, at this stage, to be suitable for future urban development, and to suggest a range of land uses that may be suitable in these areas.

The land use structure plan provides a mix of residential, industrial, commercial and open space land uses. The potential development areas are shown in Appendix E.

The structure plan has been divided into four ‘planning precincts’, which are based on the broad planning assessment of the study area. The structure plan is shown in Figure 1 and the planning precinct areas are shown in Figure 2.

The structure plan also includes the major infrastructure easement for the high voltage electricity transmission line.

Rezoning proposals and development applications over these areas will need to demonstrate compliance with the site-specific requirements documented for each of these areas.

If an area is not illustrated as a precinct area, this land is not considered suitable for future urban development. The reasons for excluding any given parcel of land are based on the findings of one or more of the planning policies outlined in Chapter 2 to 5.
LEGEND

- STUDY AREA
- EXISTING WATERCOURSE - (INDICATIVE)
- RTA'S PREFERRED PACIFIC HIGHWAY BYPASS ROUTE
- LOW DENSITY RESIDENTIAL
- LOW DENSITY / MEDIUM RESIDENTIAL
- COMMUNITY CENTRE / CHILD CARE CENTRE
- AGED CARE / SENIOR LIVING
- NEIGHBOURHOOD CENTRE
- GENERAL INDUSTRIAL (SMALL LOT)
- POCKET INDUSTRIAL
- POCKET PARK
- ROAD
- ACTIVE OPEN SPACE
- RURAL AREA
- POTENTIAL INDUSTRIAL INVESTIGATION AREA
- QUARRY
- POTENTIAL QUARRY ACCESS ROAD
- KOALA HABITAT
- ENVIRONMENTAL CONSERVATION ZONE
- STEEP LANDS / DRAINAGE / WATER MANAGEMENT
- 5 MINUTES WALKING DISTANCE

COFFS HARBOUR CITY COUNCIL
NORTH BOAMBEE WEST
STRUCTURE PLAN

scale 1:10000 for A3
date NOV 2008

Figure 01
7.1.1 Precinct 1 - Residential Low Density

Precinct 1 is bordered by North Boambee Road to the south and Roberts Hill to the north. The total area of precinct 1 that has been identified as having potential for urban development is 65 hectares (refer to Appendix Figure 16). Currently the majority of the area is zoned 1A Rural Agriculture under the Coffs Harbour Local Environmental Plan 2000. Throughout the area some pockets are zoned as 7A Environmental Protection – habitat and catchment. A proportion of land to the east is zoned 2A Residential low density, 5A Special Uses – community purposes and 6C Open Spaces – private recreation. However, the RTA’s preferred Pacific Highway bypass route dissects these zones.

The main issues and land use features of this precinct include the following.

- Several pockets of primary and secondary Koala habitat, bushfire hazard and tall open forest are scattered on the north and northwestern edges of this precinct.
- Prominent hills to the north and west (approximately from 20 to 50 AHD).
- Existing banana plantations.
- Several rural properties.
- A natural and formed watercourse (Newport’s Creek) flowing east to west and north through the centre of the area.

Development Issues and Opportunities

The development area contains a number of constraints and opportunities for development including:

- **Slope characteristics:** precinct 1 is characterised by areas of steeply sloping land with a number of ridgelines across the middle to the north, bordering the western areas and along the southern sections on North Boambee Road. Development can be constrained by steeply sloping land, particularly in regard to the high costs of providing services and preparing suitable building areas. Within the potential residential area shown in Appendix Figure 5 a slope analysis was undertaken to identify those areas constrained by excessive slope, which is unlikely to allow services such as roads, water and sewerage. Generally these were slopes above 20%.

  The design and construction of any development on this sloping land should have regard to the potential for erosion, slip and mass movement. Measures should be taken to minimise the risk of property damage over time (drainage, retaining walls, erosion control) in accordance with the recommendations of the required geotechnical report. Avoid exposure of soils, extensive cut and fill and implement appropriate methods to control runoff.

- **Flood:** (refer to Appendix Figure 12) Flooding within this precinct emanates from surface waters and discharges from Newport’s Creek. The current flood studies (Bewsher Consulting, 1991) for this area date back to 1991 and do not consider the effects of the RTA’s preferred Pacific Highway bypass route. Appendix Figure 12 illustrates sections previously identified in the Bewsher Consulting (1991) flood study as high hazard floodway. These sections within the study area are not designated watercourses and therefore it may be possible for them to be replaced by an engineering solution.

  These areas have been identified as ‘flood ways subject to further investigation’ and are not considered a hard constraint. Further studies need to be undertaken to determine the extent of this constraint and controls that might be imposed to ensure that there are no adverse impacts from flooding on adjoining areas.
Vegetation: (Refer to Appendix Figure 14) the majority of the area has been cleared for agricultural purposes. However, there are several pockets of Tall Open Forest and Open Forest Communities, which are mostly located along the ridgelines. Disturbance of these communities is to be avoided. The remaining vegetation communities on the western, northern and eastern boundaries of the precinct should be conserved and actively rehabilitated to create viable corridor links between the open space areas to the north in Roberts Hill Reserve and west to Boambee State Forest.

Koala habitat: Both primary and secondary Koala habitats are located in this precinct. Until further ground truthing is completed, application of the precautionary principle when determining development outcomes should be a foremost consideration in the rezoning and development of this precinct.

Bushfire – Within the precinct there are significant areas of potentially developable land located within or adjacent to bushfire prone land (refer to Appendix Figure 9). This will have significant implications for the design of any subdivision and for the location and construction standards of residences within these areas.

Scenic quality – the vegetation communities along the ridgelines of North Boambee Valley currently provide an attractive and memorable green statement to potential views to and from this area. It is essential that substantial vegetation buffers are retained and any development within this area is integrated into the landscape so as not to detract from its natural beauty. In addition, selective provision of green spaces, landscaped buffers, drainage reserves and appropriate street planting will assist in softening the visual impacts associated with urban development on low lying areas.

Proximity to the neighbourhood centre (precinct 2): some of the residential development is within 400 metres walking distance as well as the close proximity to residential development in the Lakes Estate.

Traffic – access will be from North Boambee Road.

Desired Future Character

This area is heavily constrained and has limited development potential for residential development and requires more detailed local assessment to determine just how much development is sustainable especially once flood studies are completed for the RTA’s preferred Pacific Highway bypass route.

The future character should be that of environmentally sensitive housing which is clustered in some parts of the precinct in order to conserve other areas. Provision for very low-density “bushland” housing in sensitive areas (in large lots approximately 1000m²) to facilitate and enhance environmental protection areas. Planting of new appropriate native species should assist to maintain and enhance environmental values.
Design Outcomes and Recommendations

Precinct 1 is to be developed for low-density residential development. The area will become a distinct point of difference for residential densities in Coffs Harbour and can capitalise on the regional opportunities for demand for coastal locations noted earlier. The critical success factors for this precinct include the following.

- The expected density for this designation is 10-12 dwellings per hectare with building heights up to 2 storeys. The 12 dwelling per hectare density will be located within a 400 metre walkable catchment of the neighbourhood centres (precinct 2).

- Larger lots with increased depth are being encouraged on the northern boundaries adjacent to the environmental protection areas as part of a strategy to provide a soft transitional interface.

- It is estimated that development of this precinct will result in some 354 lots. This could be higher depending on further flood studies. A population of approximately 920 persons could be reasonably expected to eventuate from development of the precinct.

- Development on the land shown in the structure plan is considered appropriate where it can be demonstrated that development is designed to integrate with the natural environment through the use of appropriate materials, colour treatments and landscape treatments. Disturbance of prime habitat trees and associated undergrowth should be avoided and corridor links maintained to facilitate fauna movement through the site. Development outcomes are not achieved at the expense of environmental quality, vegetation retention or scenic quality. Development will be required to be consistent with the requirements of the Coffs Harbour City Council Koala Plan of Management and Habitat and Biodiversity Corridor Linkage Strategy (in preparation). Careful consideration will need to be given to the management of bushfire risk in accordance with Planning for Bushfire Protection guidelines. Fringe effects on adjoining areas should be minimised (eg. No cats and dogs, control of weed infestation, dumping of waste, prohibit lighting of fires, limit access to formalised tracks).

- Much of the precinct contains steep slopes, which are unable to contain residential development. The sensitivity of the land that is able to contain future development will need the corresponding need for innovative design especially in terms of maintaining the scenic quality of the area. The design of buildings needs to respond to the unique topography, and in particular avoid elevated buildings with large building bulk.

- Ensure neighbourhood parks and waterway corridors are well integrated to these residential precincts.

- Improve and enhance open space connections and corridors.

- Create peripheral roads, wherever possible, adjacent to vegetated areas within the bushfire asset protection zones to assist with access for fire control, to reduce fringe effects of urban development and to improve the scenic quality of public spaces (sloping lands may prevent these).

- Maintaining the character and the scenic quality of the area through retention of existing vegetation, landscape treatment and urban design controls.

- Require a full master plan for this precinct with a well-developed management regime as part of any development proposal for this precinct.
7.1.2 Precinct 2 – Village Centre

Precinct 2 is bordered by North Boambee Road to the north and dense vegetation and Newport’s Creek to the south. The total area of precinct 2 that has been identified as having potential for development is 6.6 hectares. The precinct is currently zoned 1A Rural Agriculture surrounded to the south by 7A Environmental Protection – habitat and catchment under the Coffs Harbour Local Environmental Plan 2000.

The main issues and land use features of this precinct include the following.

- Located on a ridgeline adjacent to North Boambee Road (approximately from 20 to 40 AHD).
- A large primary Koala habitat, bushfire habitat and tall open forest are located to the south of the precinct.
- Vegetated hill slopes and ridgelines and a road enclose the precinct.
- Close proximately (within walking distance) to residential area (precinct 1).
- Several rural properties.
- The precinct has several landowners.

Development Issues and Opportunities

- **Slope Characteristics**: precinct 2 is characterised by areas of steeply sloping land with a number of ridgelines across the middle to the north, border the western areas and along the southern sections as well as on Englands Road. Development in this area will be heavily constrained by steeply sloping land, particularly in regard to the high costs of providing services and preparing suitable building areas. Within the potential future industrial area shown in Appendix Figure 5, a slope analysis was undertaken to identify those areas constrained by excessive slope, which is unlikely to allow services such as roads, water and sewerage. Generally these were slopes from 15% to 20%. The design and construction of any development on this sloping land should have regard to the potential for erosion, slip and mass movement. Measures should be taken to minimise the risk of property damage over time (drainage, retaining walls, erosion control) in accordance with the recommendations of the required geotechnical report.

- **Vegetation/Koala Habitat**: (Refer to Appendix Figure 14 and Appendix Figure 13) this precinct borders primary Koala habitat, which has also been classified as Tall Open Forest Communities. Until further ground truthing is completed, application of the precautionary principle when determining development outcomes should be a foremost consideration in the rezoning and development of this precinct. Therefore, disturbance of this bordering community is to be avoided.

- **Bushfire**: (refer to Appendix Figure 9) This vegetation community has also been classified as Category 1 Bushfire Vegetation and will have significant implications for the design of the precinct and for the location and construction standards of residences within these areas. Any residential development will need to have a minimum Asset Protection Zone that may typically be from 10 metres to 60 metres. The setbacks are typical figures but are dependant on the nature of the adjacent vegetation community and the slope of the land present.

- **Scenic Quality** – as the precinct is sited on a ridgeline the views north and south will provide an attractive and memorable green statement. Selective provision of green spaces, landscaped buffers, drainage reserves and appropriate street planting will assist in softening the visual impacts associated with urban development.
Traffic – access will be from North Boambee Road. An opportunity exists to provide special gateway treatments at the intersection of North Boambee Road and the entrance to the village centre.

Local Neighbourhood Shopping Centre – A new local neighbourhood shopping centre of approximately 4000m² in total area. This centre is intended to primarily provide for the daily convenience needs of local residents including those residing in North Boambee Valley (east). It is expected to consist of a small convenience store of approximately 500 m² - 1000 m² and a combined 1,500 m² of other retail based small scale tenancies such as DVD hire, café, post office, takeaway food premises, detached bottle shop, newsagency or the like.

Community Facilities – There is an identified need for a cluster of community facilities including a community hall, childcare centre and accommodation for seniors living or aged care services. This will enhance their local service capability and diversify local employment and business opportunities. For convenience and accessibility, these facilities should be located in close proximity to the proposed neighbourhood centre and the sporting field.

Open Space – Land for open space with playing fields has been allocated as part of precinct 2. Footpath and cycle way linkages to the neighbourhoods and other desired destinations are required to be incorporated into the design of future development in the area. The location would appear ideally suited to the construction of a childcare centre, having good accessibility and available mid-week parking facilities. The open space areas are intended to complement and supplement the land within precinct 2.

Low / Medium Density Residential - this designated land is located adjacent to the neighbourhood centre, along the major street (North Boambee Road) and orientate towards parks, waterway and other public spaces. The expected density is 16-28 dwellings per hectare, with heights up to 2 storeys. There is a large variety of housing types including small lot houses (<450m²), duplexes and townhouses that may incorporate living and working arrangements.

Incorporate structured and passive surveillance of open space.

Cycle/Pedestrian Links – need to be established connecting with village centre, community facilities.

Streetscape and Urban Design – needs improved urban structure and development control.

Desired Future Character
The opportunity exists to create a small neighbourhood centre, some community facilities and a sports field. Opportunities also exist for low and low/ medium density housing and aged care/seniors living. The low to medium density housing should be a mix of 2- storey duplex and row housing with a mix of small lot housing 10-15m frontages also taking advantage of the amenity and proximity to the neighbourhood centre.
Community uses are located within the neighbourhood centre and along North Boambee Road (higher order streets) with good accessibility. These uses enrich the life of the community and include facilities such as public/community buildings. Community uses are linked to open space in order to improve amenity for residents.

**Design Outcomes and Recommendations**

- It is estimated that population of approximately 59 persons could be reasonably expected to eventuate from development of the precinct. This is based on the assumption that there are 7 single dwelling lots and approximately 10 lots for low to medium density. In addition, it has been assumed that the precinct will include seniors living at approximately 20 units/ha (net density).

- Locate a small neighbourhood centre as shown on the structure plan. This centre should have rear lanes for service and parking access. Crime Prevention Through Environmental Design (CPTED) principles are to be incorporated in the layout of the premises.

- The centre is expected to meet the local shopping needs of residents in the not only residents in the North Boambee (West) but nearby residents in North Boambee (east).

- The centre should contain a small (800-1000 m²) supermarket and a small number of support/convenience retail shops with residences over and community facilities. Parking for the supermarket should be behind the building. Further development in this area should be of a type, which enables retail, mixed use or work from home at the ground level with, residential above. This will provide the necessary robustness to enable this small centre to grow over time.

- The neighbourhood centres is to be ‘master planned’ and take account of key design elements such as, building orientation; positioning of doors and windows; weather protection; pedestrian movement paths and levels; outdoor seating and service access; and to create integrated centre characters.

- The location of the centre will ensure direct visual exposure to passing trade.

- A small supermarket should either have windows fronting the street or be ‘sleeved’ by other active use such as ‘linear’ buildings.

- Retail / commercial should be built to the front alignment and activate the street.

- Parking should be on street and clustered at the rear.

- The location of the access road will provide a substantial asset protection zone from the existing bushfire vegetation.

- The park should be designed to have a close visual and functional relationship to surrounds in terms of access points, pedestrian movement paths, placement of playground and other park furniture, lighting and landscape planting to channel views and facilitate passive surveillance the areas.

- Structure the park with edge roads fronted by low/medium density housing (terrace/row houses and duplex).

- Locate proposed community facility as focal or icon building fronting the park so as the two are mutually supportive and with parking discreetly located behind or adjacent the active open space. This should be a building of significant architectural presence. There is possibly potential for a childcare centre associated with the community centre.

- Possible low density residential located on the southern ridge.
Aged Care / Seniors Living falls within the category of “Special Protection Developments” and a significant Asset Protection Zone. This will be subject to the nature of the adjacent vegetation community and the slope of the land present.

The village centres is to be developed with a high level of accessibility and convenience to its immediate catchment.
FIGURE 4  PRECINCT 2- VILLAGE CENTRE

Indicative only - Not to Scale