

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT B₂ RESIDENTIAL DEVELOPMENT REQUIREMENTS

Applies to

Residential development undertaken on residential land zoned R1, R2, R3, R4 and R5 in the Coffs Harbour Local Government Area including associated development

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

13 December 2012

Effective Date

2 October 2013

Amendments

8 August 2013

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 development controls for residential development throughout the Coffs Harbour Local Government Area.

Note: This Component should be read in conjunction with any requirements as set out in the localities contained in Part E of this Development Control Plan (DCP).

B2.1 DENSITY

B2.1.1 Objectives

1. To ensure that the density of residential development is appropriate to the scale and character of each location.
2. To ensure that all development provides a variety and choice of dwelling types and sizes where possible.

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B2.1.2 Controls

- i) Table 1 below establishes the target densities for each zone:

TABLE 1 – TARGET DENSITIES FOR EACH ZONE

Zone	Dwelling Use / Size	Site Area per Dwelling
R1	Refer to Component E15	
R2	For serviced residential land	1 dwelling/400m ²
	For un-sewered lots (R1 or R2 zone)	1 dwelling per minimum lot size shown on the Lot Size Map.
R3	Small (<55m ²)	1/50m ²
	Medium (55-84m ²)	1/75m ²
	Large (85-125m ²)	1/110m ²
	Extra Large (>125m ²)	1/150m ²
R4	Small (<55m ²)	1/50m ²
	Medium (55-70m ²)	1/60m ²
	Large (>70m ²)	1/80m ²
R5		1 dwelling/per minimum lot size shown on the Lot Size Map

Note:

1. *Not including the area of any access handle or internal driveway.*
 2. *Different density provisions may apply in many other parts of the Coffs Harbour Local Government Area (LGA); refer to Part E (area based provisions) for specific density requirements.*
 3. *Density is based on site area per dwelling and/or dwelling size.*
- ii) For dual occupancy development proposed on R2 Low Density Residential zoned lands, the gross floor area (GFA) is not to exceed 40% of the land/allotment area.

B2.2.2 Controls

a) Building Setbacks for all Residential Development

- i) The minimum building setback requirements for residential development are as specified in Table 2.
- ii) Buildings can be built to side and rear boundaries (zero setbacks) in the R1 General Residential, R2 Low Density Residential zone and R3 Medium Density Residential zoned lands where:
 - the building has a maximum boundary wall height of three metres, unless matching an existing or simultaneously constructed wall;
 - there is no adverse impact upon the amenity of the adjoining properties;
 - there is no interruption to overland drainage paths;
 - there are no openings in the boundary wall (see Figure 1 below); and
 - the wall is of masonry construction.

B2.2 BUILDING SETBACKS

B2.2.1 Objectives

1. To create a clear transition between public and private space.
2. To create good quality entry spaces to lobbies, foyers or additional dwelling entrances.
3. To allow an outlook to, and surveillance of, the street.
4. To allow for street landscape character.

- iii) No buildings, associated or ancillary development are to be located within the 20 metre Pacific Highway Development Setback Area. See Component E13 for further information regarding this requirement, including mapped applicable areas.

FIGURE 1 - ZERO SETBACKS

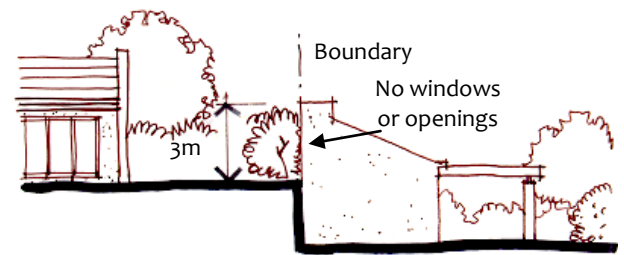


TABLE 2 – MINIMUM BUILDING SETBACKS FOR RESIDENTIAL DEVELOPMENT OUTSIDE THE COFFS HARBOUR CITY CENTRE AREA (SEE COMPONENT E3)

Zone	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback
General Residential (R1)	Refer Component E15	Refer Component E15	Refer Component E15
Low Density Residential (R2)	6m	900mm (from walls) 675mm (to outer edge of roof gutter and eaves)	900mm (from walls) 675mm (to outer edge of roof gutter and eaves)
Medium Density Residential (R3*)	9m Permitted encroachment to 6m for buildings with a height less than 8.5m (i.e. not more than two storeys)	6m Permitted encroachment to 3m for buildings with a height less than 8.5m (i.e. not more than two storeys). Permitted encroachment to 1m for single storey buildings	6m Permitted encroachment to 3m for buildings with a height less than 8.5m (i.e. not more than two storeys). Permitted encroachment to 1m for single storey buildings
Large Lot Residential (R5)	10m	5m	5m

* These setbacks apply to all forms of residential development including dwellings, dual occupancies, residential flat buildings and multi-dwelling housing.

b) Articulation Zone

- i) A dwelling house, other than a dwelling house that has a setback from a primary road of less than three metres, may incorporate an articulation zone to a primary road.
- ii) The following building elements are permitted in an articulation zone:
- an entry feature or portico;
 - a balcony, deck, patio, pergola, terrace or verandah;
 - a window box treatment;
 - a bay window or similar feature;
 - *an awning or other feature over a window; and
 - **a sun shading feature.

- iii) A building element on a dwelling house (other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house) must not extend more than:

- one metre above the gutter line of the eaves of a single storey dwelling house; or
- above the gutter line of the eaves of a two storey dwelling house.

- iv) The maximum area of all building elements within the articulation zone, other than a building element listed in subclause (ii)* or ** above, must not be more than 25% of the area of the articulation zone, measured through the horizontal plane of the elements.

Note: The above requirements apply to:

1. A dwelling house or a dual occupancy (a building) and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house or dual occupancy; and
2. An outbuilding, or alterations and additions to an existing outbuilding (also a building).

B2.3 FRONTAGE WIDTH REQUIREMENTS

B2.3.1 Objective

1. To ensure that the design of residential development provides an appropriate response to the character of the surrounding area.

B2.3.2 Controls

a) Frontage width Requirements for Multi Dwelling Housing Proposals

- i) Proposals for three or more dwellings will only be approved where the frontage of the property is at least 5.5 metres wide. For every additional dwelling over three, the width of the frontage of the property to the street is to be increased by one metre (i.e. four dwellings, frontage of 6.5 metres).

B2.4 PRIVATE OPEN SPACE

B2.4.1 Objective

1. To ensure that residential development provides an adequate amount of functional private open space that is appropriate to the context of the location.

B2.4.2 Controls

- i) Each dwelling is to have private open space with direct connection to indoor living areas through sliding glass doors or other similar openings. This space should ideally be oriented to maximise use.
- ii) Ground level private open space (including swimming pools) is not to be located at the front of a development adjoining a public road, unless details of satisfactory fencing are included with the proposal.

- iii) The positioning of new private open space areas is not to unreasonably compromise the private open space of other nearby dwellings (on the same site or on adjacent properties).

- iv) Private open space within zones R1, R3 and R4 is to be provided at the following rate:

Dwelling Type	Minimum area
<55m ²	8m ²
55-84m ²	10m ²
85-125m ²	12m ²
>125m ²	16m ²

- v) Private open space within zones R1, R3 and R4 is to have a minimum width of two metres.

- vi) Private open space in the R1, R3 and R4 zones can include balconies and terraces.

- vii) Ground level private open space areas, on developments in the R2 zone are to:

- have a minimum dimension of four metres;
- a ground slope not greater than one in eight; and
- provide a minimum of 90m² for each dwelling and be provided in one area. Consideration may be given to the division of this area into two, with the smallest portion being no less than 40m².

- viii) On sites with a slope greater than one in eight where usable private open space cannot be physically provided at ground level, large open decks will be considered as a suitable alternative.

B2.5 ON-SITE EFFLUENT DISPOSAL

B2.5.1 Objective

1. To ensure that on-site effluent disposal (within non-sewered residential areas) is achieved by appropriate means.

B2.5.2 Controls

- i) Effluent disposal must comply with Council's [On-Site Sewage Management Strategy](#).
- ii) Effluent disposal systems are to be set back 100 metres from permanent waterways and/or 40 metres from gullies or drainage depressions.

B2.6 INFRASTRUCTURE REQUIREMENTS

B2.6.1 Objective

1. To ensure that necessary infrastructure is provided to support housing in the Coffs Harbour LGA.

B2.6.2 Controls

- i) Where a dual occupancy is proposed (both on vacant land or an addition to an existing dwelling), site frontages are to provide concrete kerb and gutter, as well as a vehicle crossing.
- ii) Where multi-dwelling housing is proposed, site frontages are to provide the following:
 - sealed road pavement;
 - concrete kerb and gutter;
 - concrete footpath;
 - piped stormwater drainage; and
 - if access is to be via a lane, the lane is to be constructed full width from at least one street, kerbed and guttered on one side of the road and contain adequate stormwater drainage provisions.

- iii) Developers will be required to meet all associated costs of upgrading site frontages, upon development of the property.

Note: Construction standards for these works are contained in Council's [Development Design and Construction Specification](#) document.

B2.7 ASSOCIATED RESIDENTIAL DEVELOPMENT

B2.7.1 Objectives

1. To ensure structures and outbuildings associated with residential development do not dominate the street frontage.
2. To ensure that the appearance of associated residential development is of a high quality and integrates with the streetscape.
3. To ensure associated residential development demonstrates consistent height, bulk and scale with the existing or proposed development in the locality.

B2.7.2 Controls

a) R1, R2, R3 and R4 Zones

Note: Associated residential development includes outbuildings (sheds and the like), garages, carports, fences, walls and swimming pools.

- i) All associated structures and outbuildings should be constructed with materials and to a level of workmanship that result in minimal visual impact on adjoining properties and the amenity of the area.
- ii) Associated structures and outbuildings are to be positioned to optimise backyard space.

- iii) The maximum floor area of an outbuilding on a lot in zone R1, R2, R3 and R4 is not to exceed:
 - 45m², if the lot has an area of at least 450m² but less than 600m²;
 - 60m², if the lot has an area of at least 600m² but less than 900m²; or
 - 100m², if the lot has an area of at least 900m².
- iv) Open walled ancillary structures and outbuildings with a maximum roof height of three metres may extend to the boundary subject to there being no adverse impact on the amenity of the adjoining properties.

b) R5 Large Lot Residential Zone

- i) The maximum floor area for outbuildings is 200m².

c) Fencing and Walls

- i) Fencing should not block views from a dwelling towards the street or similarly obscure the visibility of the front entrance of a dwelling.
- ii) Council will consider the provision of solid fencing between 1.2 – 1.5 metres high in front of the building line provided it is set back a minimum of 0.6 metres from the front boundary to allow for landscaping for not less than 50% of the length of the fence. Fences between 1.5 – 1.8 metres high must be setback a minimum of one metre from the front boundary to allow for landscaping for not less than 50% of the length of the fence.
- iii) Solid fencing must not impact on traffic visibility, and fencing adjacent to a

driveway must incorporate appropriate setback splays or openings to ensure pedestrian visibility is maintained.

- iv) Fence materials and details are to be compatible with fencing in the immediate locality. Sheet metal (including colour bond) is not to be the dominant feature of a front fence.
- v) All fencing behind the line of the dwelling/ building façade, side and rear fences, may be a maximum of 1.8 metres.
- vi) Side fences which project forward of the front building line should step down to the adjoining front fence.
- vii) Expansive flat and blank surfaces to street frontages are to be minimised to reduce the opportunity for graffiti.

d) Swimming Pools

- i) Swimming pool safety fencing is to be in accordance with the [Swimming Pools Act](#) and [Regulations](#).
- ii) Swimming pools located within the front setback are to comply with the [Swimming Pools Act](#) and [Regulations and B2.7.2\(c\)](#).
- iii) Cut and fill of the area surrounding the swimming pool is to be limited to a maximum of one metre.
- iv) All mechanical pump and filter equipment is to be adequately soundproofed so as not to create a noise nuisance in terms of the [Protection of the Environment Operations Act](#).

- v) All waste water is to be connected to Council's sewer main via a suitable 100mm diameter gully trap. A minimum air gap of 100mm is to be provided between the discharge outlet and the gully grate. In unsewered areas, waste water is to be discharged to an absorption pit positioned within the property where it will not impact on an adjoining property or a nearby waterway.
- vi) The water edge of the pool is to be positioned a minimum of 0.9 metres from a side or rear boundary. A reduced setback will be considered by the Consent Authority if it can be demonstrated that the pool will not cause any detrimental impact on the adjoining property.

e) Garages and Carports within the Street Setback Area

- i) Council will consider reduced street setbacks for carports and garages in the following circumstances:
 - there is an existing pattern of similarly located carports/garages in the street;
 - the topography of the land is such that the carport/garage can form a part of an existing slope or retaining wall;
 - the topography of the land is such that the existing house is significantly below the street level;
 - the house is located on a corner lot. In this case a carport/garage can be built to the secondary street;
 - the existing house's setback is significantly greater than other setbacks in the street; or
 - the subject lot is irregular in shape and location.

- ii) New carports/garages to existing or infill houses are to be designed and constructed in a manner that is integral to, and consistent with the style and standard of finishes of the existing house. They should be a continuation of the existing house and contribute in a positive manner to the streetscape of the local area.

f) Preferable Location for Carports and Garages

- i) Where an existing dwelling has access from a rear lane or the width of the lot is sufficient to allow access from the street, carports and garages are to be located at the rear or attached to the side of the existing dwelling. In this case the Council would consider relaxing side setback requirements if required.
- ii) Carports built to side boundaries should be built without walls.

