

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT B₃ BUSINESS DEVELOPMENT REQUIREMENTS

Applies to

All forms of business development undertaken in the Coffs Harbour Local Government Area that is located outside the City Centre.

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

Nil

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 design considerations for business development in the Coffs Harbour Local Government Area that is located outside of the Coffs Harbour City Centre.*

** see Component E₃ – Coffs Harbour City Centre Plan for detailed provisions that apply within the Coffs Harbour City Centre.*

B3.1 GENERAL REQUIREMENTS

B3.1.1 Objective

1. To ensure that business development provides buildings that are appropriate to their context.

B3.1.2 Controls

a) Setbacks (outside of the Coffs Harbour City Centre Area (see Component E₃))

- i) Building setbacks will be assessed on merit.

Note: Merit assessment of front, side and rear setbacks will have regard to:

- streetscape;
- amenity of surrounding properties; and
- setbacks of neighbouring development.

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- ii) No buildings and 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.

b) Flooding

- i) Development of flood prone lands is to be undertaken in accordance with the Coffs Harbour City Council's [Floodplain Development and Management Policy](#), as well as flood controls in floodplain risk management studies and plans developed for individual catchments, such as the [Coffs Creek Floodplain Risk Management Study](#) (where appropriate).

B3.2 LIMITING AMENITY IMPACTS ON ADJOINING RESIDENTIAL PROPERTIES

B3.2.1 Objectives

1. To ensure that business development does not result in unacceptable amenity impacts to adjoining residential development.
2. To encourage the design of business development to incorporate methods to reduce the potential for amenity impacts on adjoining residential properties.

B3.2.2 Controls

- i) Where new business development (both new development and relevant alterations and extensions to existing development) adjoins existing residential zoned land, the design is to incorporate methods to reduce visual and acoustic impacts on adjoining residential lands. This may be achieved by using landscaping, mounding and/or screening, suitable location of delivery areas, appropriate delivery hours and/or limiting after hours deliveries.
- ii) All noise generating equipment such as mechanical plant or equipment, air conditioning units, fixed vacuum systems, mechanical ventilation from car parks, driveway entry shutters, garbage collection areas or similar, as well as delivery areas, must be designed to protect the acoustic privacy of neighbouring residential properties.
- iii) All such noise generating equipment must be acoustically screened.
- iv) Noise levels at the property boundary of residential development must not exceed a LAeq, 15 minute of 5dB above background noise.
- v) No development is to result in obtrusive lighting impact.

B3.3 OFF-SITE INFRASTRUCTURE REQUIREMENTS

B3.3.1 Objective

1. To ensure the provision of off-site infrastructure for the development of business zoned land in the Coffs Harbour Local Government Area (LGA).

B3.3.2 Controls

- i) Site frontages are to provide the following minimum standards to suit each type of development. Developers will be required to upgrade site frontages, at the developer's full cost (including design), to meet these minimum standards upon development of the property:
- sealed road pavement;
 - concrete kerb and gutter;
 - concrete footpath to the nearest cross street;
 - 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.

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

B3.4 MIXED USE DEVELOPMENT

B3.4.1 Objectives

1. To encourage a variety of mixed use developments in business areas.
2. To create lively streets and safer public spaces in business areas.
3. To ensure that the design of mixed use buildings addresses residential amenity.

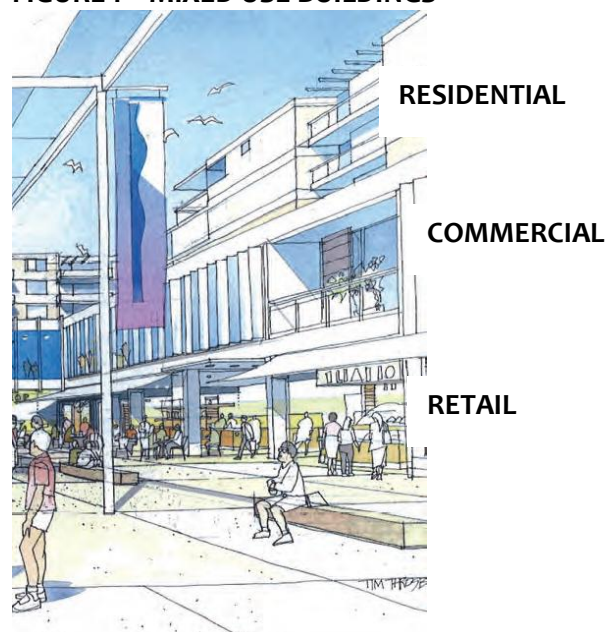
B3.4.2 Controls

- i) Relevant development is to provide flexible building layouts which allow variable tenancies or uses on the first (one or) two floors of a building above the ground floor.
- ii) Locate separate commercial service requirements, such as loading docks, so as not to interfere with any residential access, servicing needs and primary outlooks.
- iii) Locate clearly identified residential entries directly from the public street.

- iv) Clearly separate commercial and residential entries and vertical circulation.
- v) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.
- vi) Provide safe pedestrian routes through the site, where required.
- vii) Front buildings onto major streets with active uses.
- viii) Avoid the use of blank building walls at the ground level.

Note: Where the residential development is "shop-top housing" the front, side and rear setbacks may be consistent with the setbacks of the retail or business premises, where it can be demonstrated, there is acceptable design treatment of potential impacts such as overshadowing, privacy or view loss, or where adjacent development is built to the boundary.

FIGURE 1 – MIXED USE BUILDINGS



B3.5 OFFICE AND BUSINESSES IN THE B6 ENTERPRISE CORRIDOR ZONE

B3.5.1 Objectives

1. To encourage appropriate development on lands zoned B6 Enterprise Corridor, which is pleasant to work in, responsive to the site and surrounds and is functional.
2. To ensure that buildings in the B6 zone positively contribute to the overall architectural quality of the LGA.
3. To ensure that buildings in the B6 zone are appropriate to their use and context.

B3.5.2 Controls

- i) Building layout is to avoid any potential for overlooking or overshadowing of adjoining residential development.
- ii) The location and means of access to on-site car parking should be clearly visible to passing motorists.
- iii) Car parking should be located at the rear of the building away from the street frontage, or behind the front building line.
- iv) Signage is to be integrated into the overall façade design.
- v) Building set backs will be assessed on merit, and are to consider any adjoining residential development.

Note: *Merit assessment of front, side and rear setbacks will have regard to:*

- *streetscape;*
- *amenity of surrounding properties; and*
- *setbacks of neighbouring development.*

