

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT E2 BOAMBEE CREEK

Applies to

Lands in the Boambee Creek Area under Coffs Harbour Local Environmental Plan 2013 as shown in Map 1

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 detailed controls for development for any permissible use within the zones applying to the Boambee Creek Urban Release Area.

MAP 1 - LOCALITY MAP

DCP COMPONENTS

PART A - INTRODUCTORY AND GENERAL INFORMATION

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COMPONENT A2 NOTIFICATION AND PUBLIC PARTICIPATION

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COMPONENT B2 RESIDENTIAL DEVELOPMENT REQUIREMENTS
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COMPONENT B4 INDUSTRIAL DEVELOPMENT REQUIREMENTS
COMPONENT B5 RURAL DEVELOPMENT REQUIREMENTS
COMPONENT B6 POST EUROPEAN HERITAGE REQUIREMENTS
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COMPONENT C2 ACCESS, PARKING AND SERVICING REQUIREMENTS
COMPONENT C3 LANDSCAPING REQUIREMENTS
COMPONENT C4 ADVERTISING SIGNS REQUIREMENTS
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COMPONENT C6 MINOR EARTHWORKS REQUIREMENTS
COMPONENT C7 WASTE MANAGEMENT REQUIREMENTS
COMPONENT C8 INTEGRATED (NATURAL) WATER CYCLE MANAGEMENT REQUIREMENTS

PART D - HAZARD MANAGEMENT INFORMATION

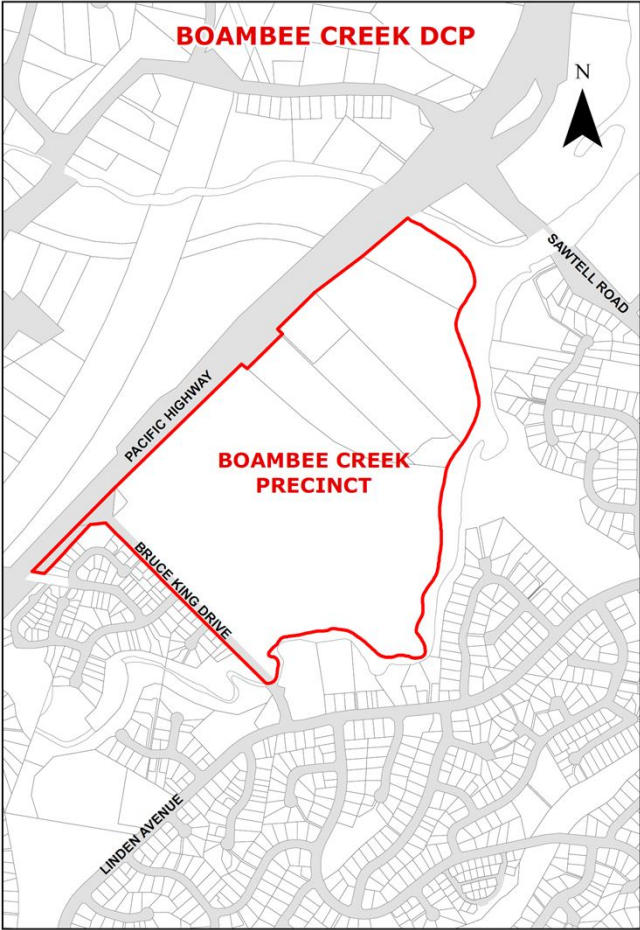
COMPONENT D1 EROSION AND SEDIMENT CONTROL REQUIREMENTS
COMPONENT D2 CONTAMINATED LAND MANAGEMENT REQUIREMENTS
COMPONENT D3 FLOODING AND COASTAL HAZARD REQUIREMENTS

PART E - LOCALITY BASED SPECIAL INFORMATION

COMPONENT E1 COFFS HARBOUR REGIONAL AIRPORT (DEFERRED)
COMPONENT E2 BOAMBEE CREEK
COMPONENT E3 COFFS HARBOUR CITY CENTRE
COMPONENT E4 HEARNES LAKE / SANDY BEACH (DEFERRED)
COMPONENT E5 KORORA LARGE LOT RESIDENTIAL
COMPONENT E6 MOONEE (DEFERRED)
COMPONENT E7 NORTH BOAMBEE VALLEY (EAST)
COMPONENT E8 NORTH BONVILLE
COMPONENT E9 SAWTELL VILLAGE PRECINCT
COMPONENT E10SOUTH COFFS
COMPONENT E11WEST COFFS
COMPONENT E12WEST WOOLGOOLGA
COMPONENT E13 PACIFIC HIGHWAY DEVELOPMENT SETBACK AREA
COMPONENT E14 ...HALLS ROAD BUSINESS PRECINCT
COMPONENT E15 TOURIST DEVELOPMENT PRECINCTS

PART F - GLOSSARY AND APPENDIX

COMPONENT F1 GLOSSARY
COMPONENT F2 APPENDIX 1



E2.1 PLANNING STRATEGY

E2.1.1 Objective

1. To provide a framework for a community that is sustainable, safe and vibrant.

E2.1.2 Masterplan

- Guide residential development in accordance with Map 2.
- Require development to conform to the planning controls listed in this and other components of this Development Control Plan (DCP).

E2.1.3 Housing Strategy

- Site and design buildings to enhance solar access/climate considerations.
- Ensure densities comply with those specified on Map 3 – Target Densities.

E2.1.4 Urban Design Strategy

- Ensure that neighbourhoods are pedestrian focussed with an emphasis on social opportunities and public open space areas.
- Ensure that urban form provides a site-responsive approach that supports and enhances the context in which it is located, particularly the topography and environmental constraints of the land.
- Provide for development that strengthens local character and identifies and promotes a sense of community through a range of design techniques.
- Provide for development that connects well to existing or proposed development on adjacent sites.

E2.1.5 Servicing Strategy

- Ensure that servicing meets the needs of the present and future community whilst ensuring a healthy and sustainable built and natural environment.
- Ensure that the provision and management of servicing is in accordance with “best practice” standards.
- Ensure that the existing carrier system is upgraded in a number of sections leading to the Sawtell Treatment Works.

E2.1.6 Traffic and Transport Strategy

- Ensure that a collector road link is constructed from Bruce King Drive to the Boambee Creek Precinct. Map 4 shows the identified road hierarchy.
- Provide for threshold and pavement treatments throughout the subdivision to create an attractive streetscape.
- Bus routes and bus stops are shown in Map 5 and are to achieve a walking distance from all future dwellings of not more than 400 metres.
- Road widths and bus bays are to be provided in the design of subdivision to meet the above requirements.

E2.1.7 Community Facilities Strategy

- Provide pedestrian/cycle links to main community facilities and recreation facilities.

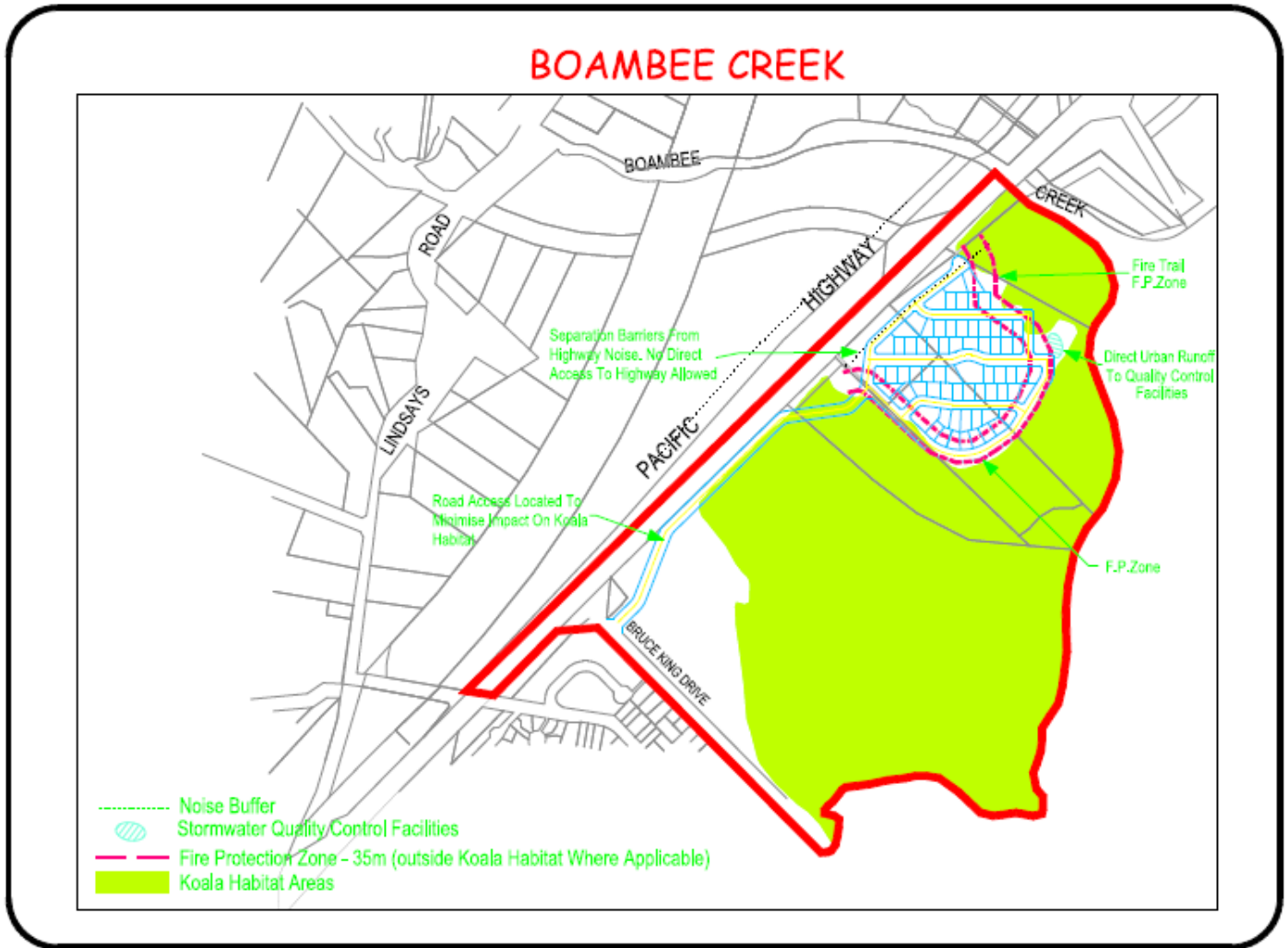
E2.1.8 Natural Environment Strategy

- Establish vegetated buffers to the creek.
- Maintain significant regional vegetation and minimise the risks associated with bushfires.
- Utilise best management practices to minimise on-site soil erosion and water pollution.

E2.1.9 Landscape and Recreation Strategy

- Protect and maintain significant and/or important native vegetation.
- Provide access to sports ground.

MAP 2 - MASTERPLAN



E2.2 MATTERS FOR CONSIDERATION

E2.3.1 Objectives

1. To protect and maintain natural bushland, native habitats and koala populations.
2. To provide for development that will lead to improvement in water quality in creeks and achieve water quality standards that ensure healthy estuaries, for natural systems, residents and tourists.
3. To provide for development that is free from environmental risk hazard associated with flooding, acid sulphate soils, urban capability, noise and bushfire hazard.
4. To provide adequate community, educational, leisure and recreational facilities to serve future residents of the area.
5. To provide adequate footpath, cycleway, public transport and road links to adjoining neighbourhoods and natural areas to assist in lessening reliance on cars.
6. To create a sense of place for residents, respecting the natural setting and aboriginal archaeological values of the landscape.
7. To provide for water and sewerage facilities within a reasonable time frame and within adopted water and sewerage strategies for the Coffs Harbour local government area.
8. To provide for development that contributes to the economic growth of the City.

E2.2.2 Controls

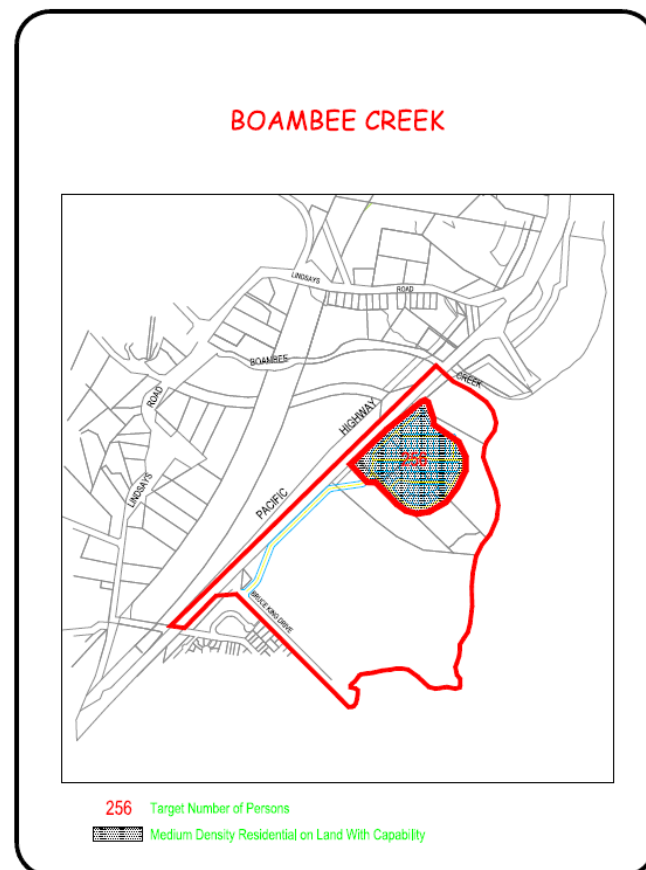
a) General

- i) Development is to comply with the planning strategies outlined in E2.1 above, and the controls contained in this DCP.

b) Target Densities

- i) The minimum target densities shown in Map 3 are to be achieved for the release area.
- ii) The maximum dwelling yield shall not exceed the target density by more than 15%.

MAP 3 - TARGET DENSITIES



c) Timing of Development

- i) No subdivision or development for residential purposes is to occur until reticulated water and sewerage services are available to the land.
- ii) No subdivision or development is to occur in the release area until the access road from Bruce King Drive is constructed, or is to be constructed as part of a development.

d) Noise

- i) Applications for subdivision within 300 metres 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.
- ii) Applications must also comply with Clause 102 of the [State Environmental Planning Policy \(SEPP\) \(Infrastructure\) 2007](#): Impact of Road Noise or Vibration on Non-Road Development and Clause 102(3) Development for Residential Use.
- iii) Assessment is to be undertaken by an appropriately qualified person, having regard to the Office of Environment and Heritage's [NSW Road Noise Policy](#). Development is to be conditional upon provision of these measures.

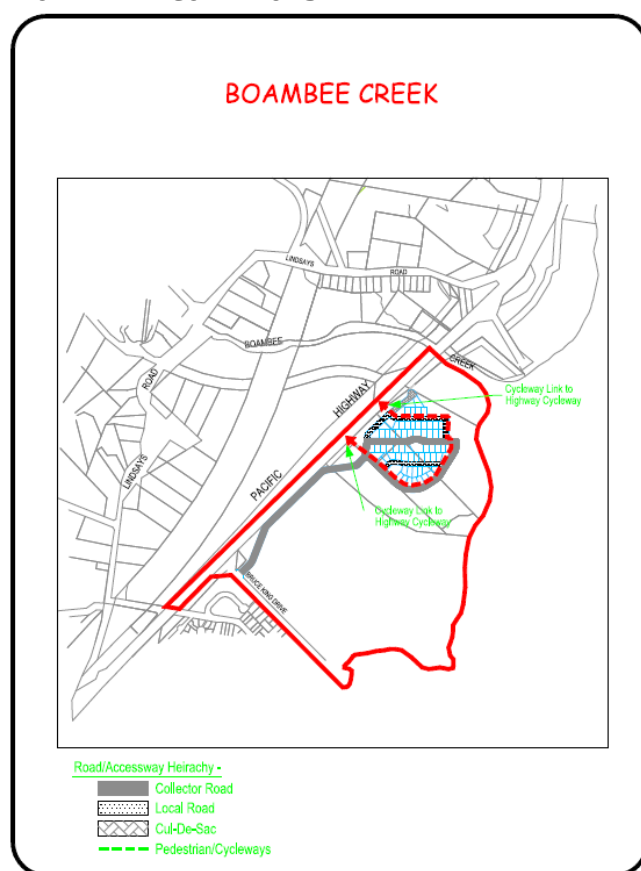
e) Open Space, Pedestrian and Cycleway Links

- i) Pedestrian paths and cycleways are to be constructed by the developer carrying out subdivision in accordance with Map 4.

f) Road Hierarchy and Access Control

- i) Collector road from Bruce King Drive linking to the release area is to be constructed by developer.
- ii) Map 4 shows the identified road hierarchy.
- iii) Threshold and pavement treatments are to be provided throughout the subdivision to create an attractive streetscape.

MAP 4 - OPEN SPACE, ROAD HIERARCHY AND MOVEMENT CORRIDORS



g) Road Design for Bus Access

- i) Bus routes and bus stops are shown in Map 5 and are to be provided by the developers of the urban release area.
- ii) Road widths and bus bays are to meet Council's requirements (refer Component C1).

MAP 5 - SCHOOL BUS SERVICES



h) Sewerage Reticulation

- i) The existing carrier system requires upgrading in a number of sections leading to the Sawtell Treatment Works. A contribution charge will apply.
- ii) Headworks charges will apply at the rate identified for the Sawtell Treatment Works.

MAP 6 - SEWERAGE RETICULATION

