

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT E5

KORORA LARGE LOT RESIDENTIAL

Applies to

Lands in the Korora Release Area zoned for large lot residential 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 guidelines and planning controls for large lot residential development in the Korora Release Area.

MAP 1 - LOCALITY

DCP COMPONENTS

PART A - INTRODUCTORY AND GENERAL INFORMATION

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COMPONENT C8 INTEGRATED (NATURAL) WATER CYCLE MANAGEMENT REQUIREMENTS

PART D - HAZARD MANAGEMENT INFORMATION

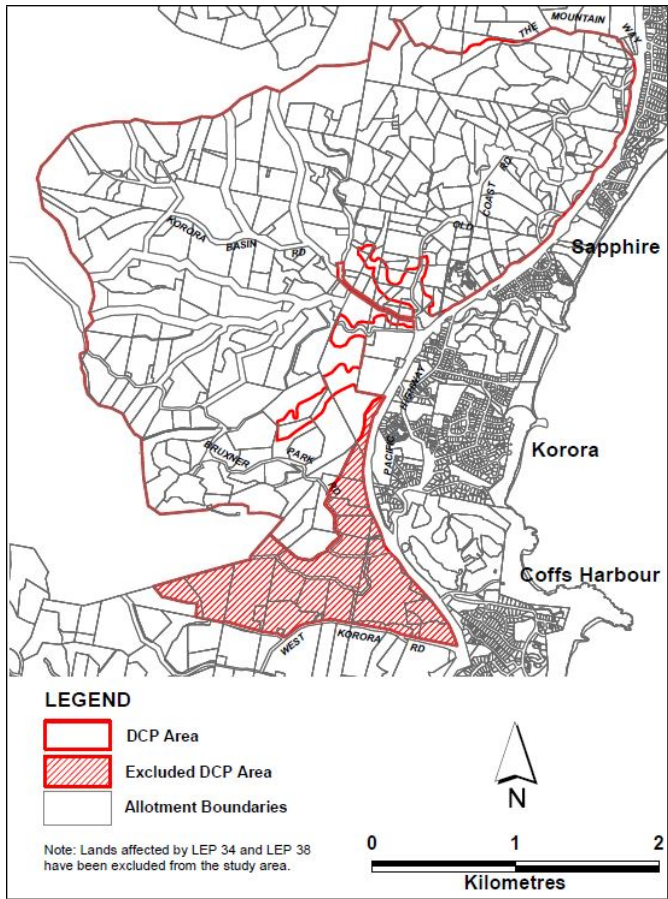
COMPONENT D1 EROSION AND SEDIMENT CONTROL REQUIREMENTS
COMPONENT D2 CONTAMINATED LAND MANAGEMENT REQUIREMENTS
COMPONENT D3 FLOODING AND COASTAL HAZARD REQUIREMENTS

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



E5.1 PLANNING STRATEGY

E5.1.1 Objectives

1. To provide a framework for a community that is sustainable, safe and vibrant.
2. To provide an overall plan for the area that enables the integration of existing and proposed development.

E5.1.2 Masterplan

- Develop rural residential development with an ultimate population of approximately 1,500 people.
- Maintain a distinctive neighbourhood (rural) character for the area as shown on the masterplan in Map 2.
- Require development to conform to the planning controls listed in this and other relevant components of this DCP.

E5.1.3 Housing Strategy

- Allow for subdivision, dwelling houses, attached dual occupancies and tourist facilities.
- Encourage development of a neighbourhood centre incorporating cultural, recreational and low key commercial facilities.

E5.1.4 Servicing Strategy

- Ensure that water is supplied from rainwater collection tanks servicing the individual sites or by other means to Council's satisfaction.
- Ensure that sewage is collected, treated and disposed of by approved on site systems

E5.1.5 Traffic and Transport Strategy

- Establish a road hierarchy that avoids the Highway being used for local trips within the Korora area.
- Design a roadway environment to reflect the road hierarchy.
- Implement road-widening strategy eg widening of the Old Coast Road, part of Rowsells Road and Finlays Road. This is shown on Map 3.
- Widen and upgrade Bruxner Park Road and install safety barriers where required.
- Provide Intersection Treatment - several intersections require upgrading and are indicated on Map 3.
- Properties in the DCP that area are constrained by access issues are shown on Map 2.

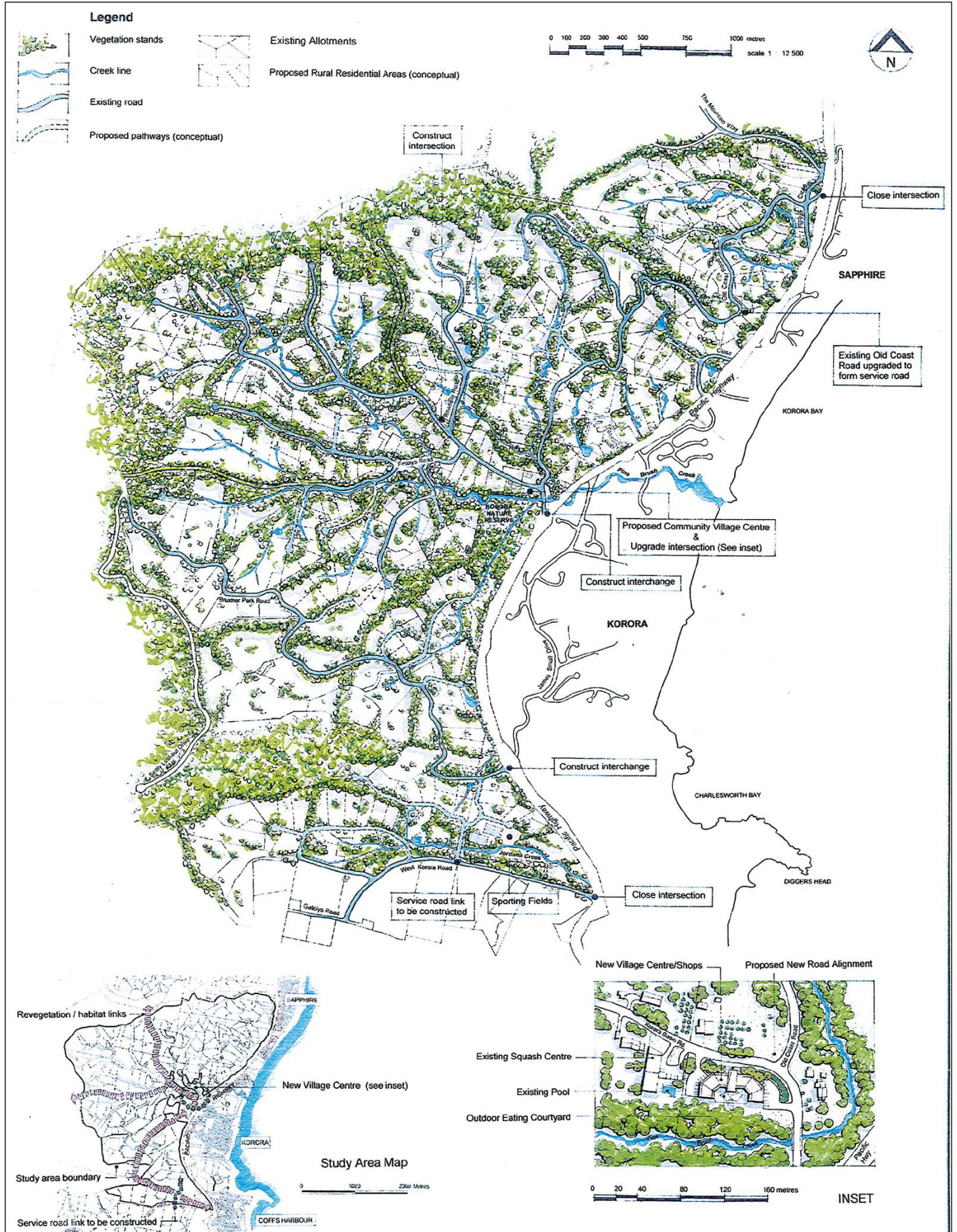
E5.1.6 Community Facilities

- Ensure that social infrastructure needs are based on an anticipated population of 1,500 persons, which includes the existing population.
- Ensure that development caters for the recreational needs of the population (existing and expected), including the provision of a sports ground.
- Provide pedestrian/cycle links to main community facilities and recreation facilities.

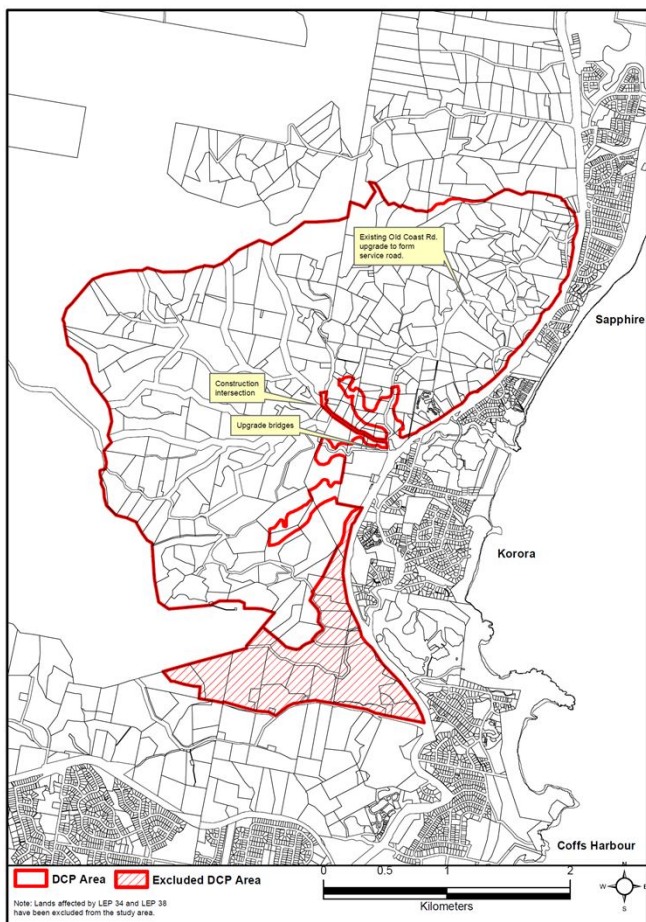
E5.1.7 Business Strategy

- Provide for low key commercial development including a mix of retail, commercial and tourist development.
- Ensure that buildings are limited to two storeys to maintain a low scale character in keeping with the existing rural character.

MAP 2 - MASTERPLAN



MAP 3 - ROAD WIDENING AND UPGRADING STRATEGY



E5.1.8 Natural Environment Strategy

- Establish vegetated buffers to the creeks.
- Maintain significant regional vegetation and minimise the risks associated with bushfires.
- Utilise best management practices to minimise on-site soil erosion and water pollution.
- Develop wildlife corridors by revegetating or planting those vegetation species which will promote biodiversity.

E5.1.9 Landscape and Recreation Strategy

- Protect and maintain significant and/or important native vegetation.
- Provide for a sports ground.

E5.2 MATTERS FOR CONSIDERATION

E5.2.1 Objectives

1. To encourage tourist development which is innovative, responsive to the site's visual, environmental and cultural characteristics and be in keeping with the desired future character of the area.
2. To have a neutral impact upon the water quality in Pine Brush Creek and to minimise impacts upon the flora and fauna resources and natural setting of the area.
3. To provide safe, convenient and efficient movement of people.
4. To protect and maintain natural bushland, native habitats and koala populations, including revegetation of linkages.
5. To provide for the collection, treatment and on-site disposal of sewage using methods which satisfy the environmental, health and operational expectations of the community.
6. To provide a secure, potable water supply.
7. To ensure stormwater is effectively disposed of utilising best management practices.
8. To reduce the impact of agricultural related activities on adjoining lands.
9. To ensure satisfactory waste management services are available for the release area.
10. To minimise environmental risk hazard associated with building on steep land in the release area.

E5.2.2 Controls

a) General

- i) Development is to comply with the planning strategies outlined in E5.1 above, and the controls contained in this and other relevant components of this DCP.

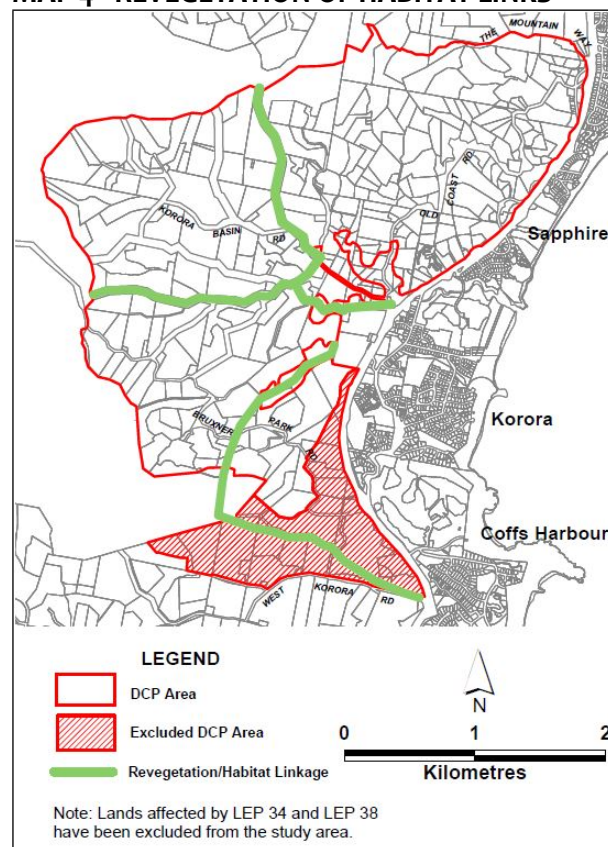
b) Road and Access Design

- i) Relevant Development Applications are to implement the road widening and upgrading strategy as shown in Map 3.
- ii) Prior to preparing a development application, owners shall check with the Council or their consultants to find out the extent of road/access upgrading that will be required prior to subdivision approval.
- iii) No new access points will be permitted directly to/from the Pacific Highway.
- iv) Access arrangements to the proposed lots from a public road, all required road works and internal private driveways are to be designed to Councils standards (refer Component C2.3.2(d)(ii)).

c) Vegetation and Habitat

- i) Each lot created by a large lot residential subdivision shall include a building envelope of 1,500m² situated outside any E2 zone.
- ii) Any road construction shall avoid land in the E2 zone that is koala habitat. If there is no feasible alternative, compensatory planting of trees must be provided.

MAP 4 - REVEGETATION OF HABITAT LINKS



d) Compensatory Works

- i) Much of the land to which this Component applies has become degraded as a consequence of past practices including clearing and lack of weed control. Accordingly an outline for a Vegetation Management Plan (VMP) must be prepared for each proposed large lot residential subdivision and must be lodged for preliminary approval when the development application (DA) for that subdivision proposal is lodged (refer to Component B7)
- ii) Before a Subdivision Certificate regarding an approved large lot residential subdivision is issued, a detailed VMP must be lodged with Council for approval. All works (other than ongoing maintenance) prescribed by the VMP must be properly effected on each large lot residential lot (refer to Component B7).

- iii) Any consent issued for a large lot subdivision in Korora will be conditioned to require that the developer enter into a positive covenant, created in Council's favour pursuant to [Section 88b Instrument](#) of the [Conveyancing Act 1919](#), ensuring continued compliance with the VMP. The positive covenants must be created and registered on the title to each large lot residential lot in conjunction with registration of the plan creating such lot. The form of the covenants must be in or to the effect of the form approved by Council from time to time.

e) Effluent Disposal

- i) Effluent disposal must meet Council's [On-site Sewer Management Strategy](#).
- ii) Areas unsuitable for on-site effluent disposal are zoned E2 and shown on Map 5.
- iii) Map 5 also shows areas suited for particular types of on-site effluent disposal.

f) Water Supply

- i) Water tanks with sufficient capacity to serve domestic needs shall be provided. This supply is to be separate to water storage provided for fire fighting purposes.
- ii) No bores, wells or spear points are to be located within 250 metres of the nearest effluent disposal system and must be licensed by the Department of Water and Energy.

g) Bananalands Buffers

- i) A 10 metre revegetated buffer is to be provided between existing banana plantations and land to be subdivided or land identified as building envelopes for dwellings.
- ii) Requirements for rural land use conflict as outlined in the Rural Land Use Conflict Information Sheet shall be referred to when preparing relevant DAs.

h) Garbage Service

- i) Council's contractors provide a service to the areas shown on Map 6. Any development proposed outside these areas will require consultation with Council to determine waste management arrangements.

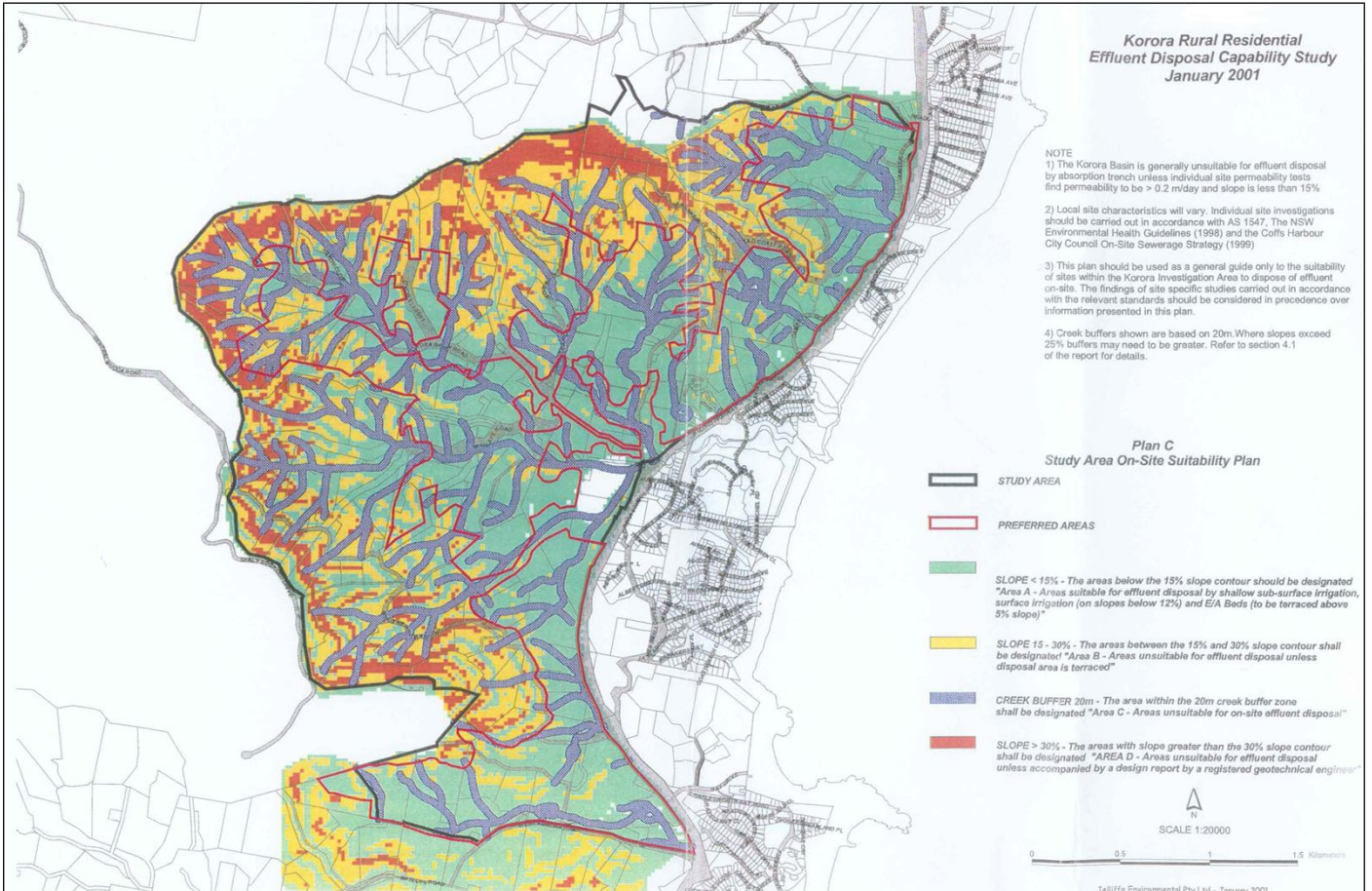
i) Erosion Control

- i) Subdivision and building proposals on land steeper than 20% are to be accompanied by an Erosion and Sediment Control Plan for approval by Council prior to the release of a Construction Certificate (refer to Component D1).

j) Tourist Potential

- i) Intensive tourist facilities require merit consideration. Particular attention shall be paid to the following:
- access;
 - potable water;
 - effluent disposal;
 - impacts on habitat; and
 - bush fire.

MAP 5 - EFFLUENT DISPOSAL CAPABILITY STUDY



MAP 6 - GARBAGE SERVICE AREAS

