

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT E7 NORTH BOAMBEE VALLEY (EAST)

Applies to

Lands in the North Boambee Valley, east of the Coffs Harbour Pacific Highway Bypass route 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 planning controls for land in the North Boambee Valley Urban Release Area, east of the preferred Coffs Harbour Pacific Highway Bypass route.

MAP1 - LOCALITY

DCP COMPONENTS

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COMPONENT A2 NOTIFICATION AND PUBLIC PARTICIPATION

PART B - LAND USE SPECIFIC INFORMATION

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COMPONENT B5 RURAL DEVELOPMENT REQUIREMENTS
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COMPONENT C2 ACCESS, PARKING AND SERVICING REQUIREMENTS
COMPONENT C3 LANDSCAPING REQUIREMENTS
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PART D - HAZARD MANAGEMENT INFORMATION

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COMPONENT D2 CONTAMINATED LAND MANAGEMENT REQUIREMENTS
COMPONENT D3 FLOODING AND COASTAL HAZARD REQUIREMENTS

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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

LEGEND

LAND TO WHICH THIS DCP APPLIES

-  RMS PACIFIC HIGHWAY PREFERRED BYPASS ROUTE
-  LAND EXCLUDED FROM THIS DCP



E7.1 PLANNING STRATEGY

E7.1.1 Objective

1. To provide a framework for a community that is sustainable, safe and vibrant.
2. To achieve a balanced development control system that has sustainable environmental outcomes.
3. Ensure future development has regard to landform, environmental conditions, the surrounding local road network, and the relationship with existing and approved adjoining residential areas (refer to Map 2).

E7.1.2 Masterplan

- Provide for an additional population of approximately 736 persons.
- Ensure that development has regard to existing development consents, land form, environmental conditions of the site, surrounding local road network, and the relationship with adjoining residential areas (refer to Figure 2).
- Require development to conform with the planning controls listed in this and other relevant components of this DCP.

Note: The Roads and Marine Services (RMS) have nominated the preferred Pacific Highway Bypass Route for Coffs Harbour (refer to Figure 1). This alignment impacts upon development in North Boambee Valley (East). An indicative subdivision layout is provided based on the proposed alignment. As the Pacific Highway assessment process progresses, the indicative road boundary may change, requiring the masterplan to be reviewed.

E7.1.3 Housing Strategy

- Ensure that future allotments encourage the provision of accessible, diverse and affordable housing options, while considering existing constraints.
- Ensure that land use incorporates appropriate development, provides safe, convenient and effective neighbourhoods.

E7.1.4 Infrastructure Strategy

- Ensure that the existing community is not burdened by the provision and/or maintenance of public utilities and facilities required as a result of future development.
- Provide a secure, potable water supply, as well as the collection, treatment and disposal of sewage generated by development in a way that meets environmental, health and operational needs of the community.

E7.1.5 Business Strategy

- Maintain and enhance connection between residential, community uses and the Halls Road Business Centre, to serve the daily shopping and service needs of the community.

E7.1.6 Traffic, Transport and Access Strategy

- Provide a street network that is robust (allowing for flexibility for adaptation), links the site to the surrounding residential and employment areas, with a high degree of amenity, connectivity and permeability for pedestrians and cyclists.
- Ensure that transport, access and services are appropriate to the density of development.

E7.1.7 Natural Environment Strategy

- Ensure that new dwellings support environmentally sensitive design principles.
- Ensure development is consistent with Council's Koala Plan of Management and Vegetation Management Plans.
- Ensure development is consistent with the principles of ecologically sustainable development by conserving and enhancing the ecological integrity, biodiversity, wildlife corridors, aquatic habitats, water quality, and environmental significance of North Boambee Valley (East).
- Maintain the natural beauty of the area by retaining natural landforms, minimising land excavation and fill, and by minimising erosion and pollution that may impact on the landscape.

E7.1.8 Open Space and Recreation Strategy

- Ensure an open space network is based on clear and accessible connections and promotes equality of access and opportunity.

E7.1.9 Community Centre Strategy

- Provide a community centre for social interaction and recreation, which meets the needs of a diverse and changing community.

E7.2 MATTERS FOR CONSIDERATION

E7.2.1 Objectives

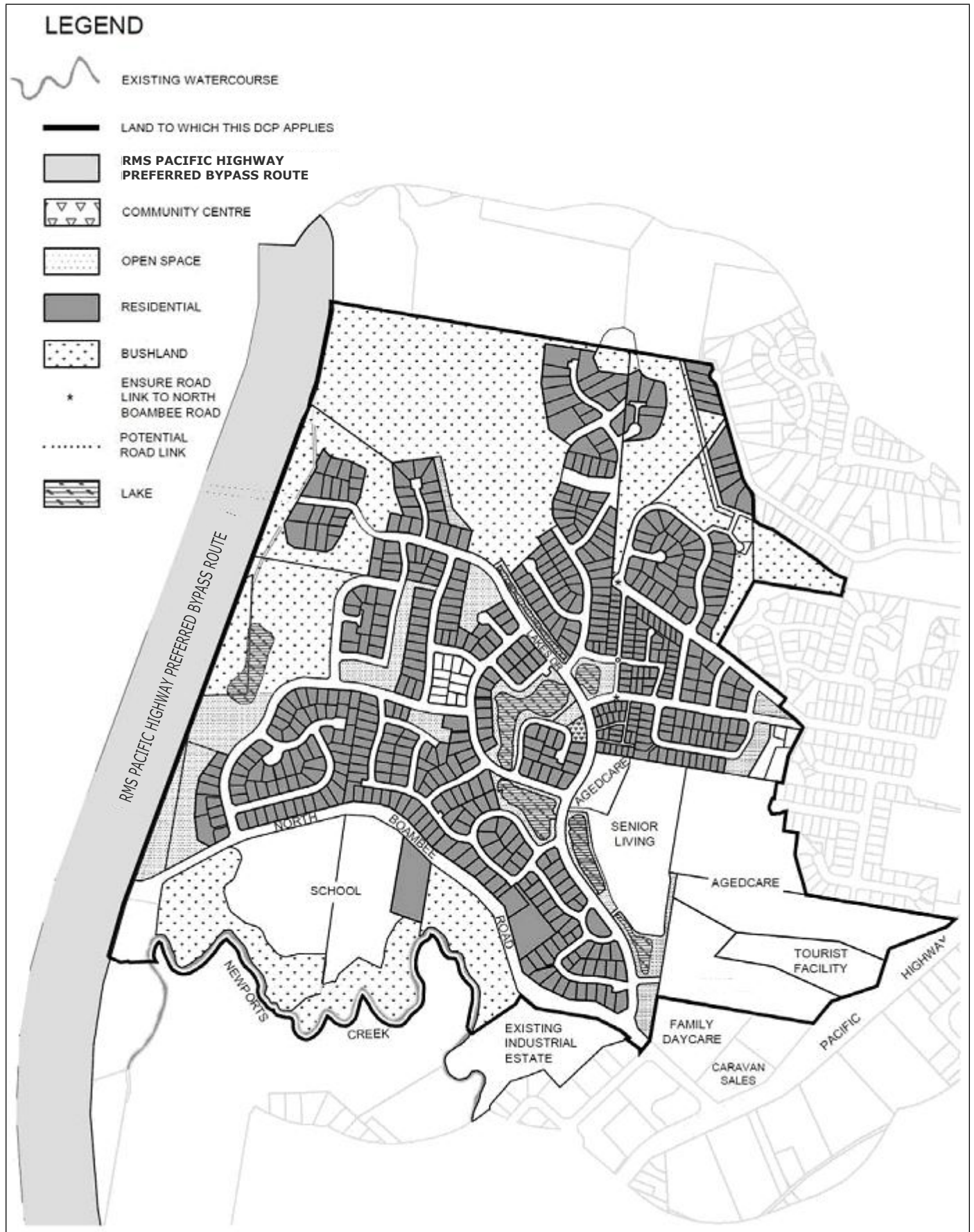
1. To ensure the release area is developed to its full potential within its environmental capacity.
2. To ensure development occurs in a timely manner when appropriate services are available.
3. To ensure water quality is maintained at acceptable levels to best practice policies.
4. To ensure adequate protection of all forms of cultural heritage in the release area.
5. To protect and enhance environmental protection areas from the potential impacts of future development.
6. To ensure that the impacts of Pacific Highway noise are adequately addressed and appropriate ameliorative measures put in place.
7. To ensure that road design caters for bus access and meets the needs of the community.
8. To provide for the active recreational needs of the community as development occurs.

E7.2.2 Controls

a) General

- i) Development is to comply with the planning strategy outlined in E7.1 above, and the controls of this and other relevant Components of this DCP.

MAP 2 - MASTERPLAN



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 shown in Map 3 by more than 15%.

MAP 3 – MINIMUM TARGET DENSITIES



PRECINCT	TARGET No. OF LOTS
1	97
2	47
3	25
4	113
TOTAL	282

c) Timing of Development

- i) No development is to occur until adequate road access and reticulated water and sewerage services are available.

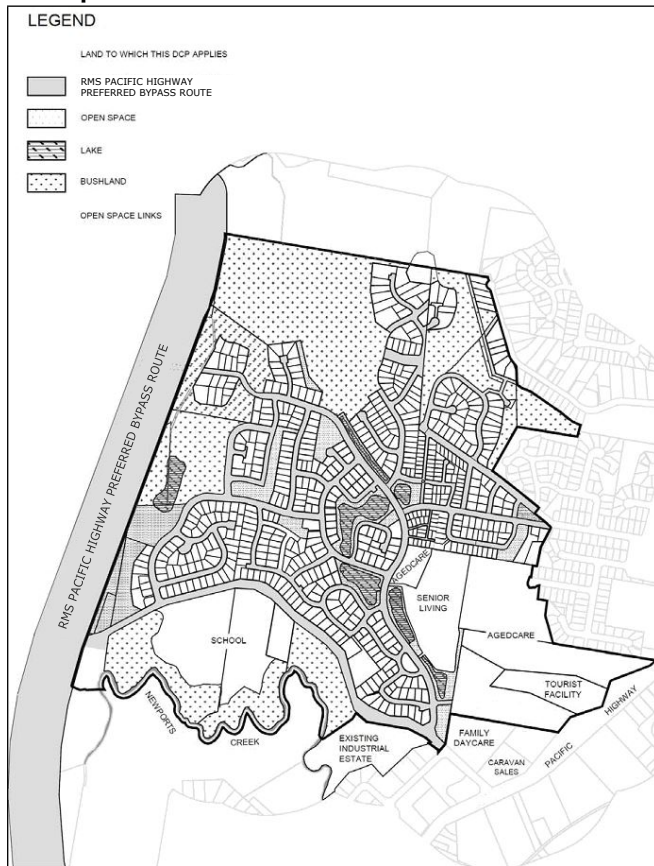
d) Slope

- i) Council may require the provision of a geotechnical report to verify the suitability of areas within the North Boambee Valley (East) urban release area prior to the commencement of any development. Any areas identified as medium likelihood of instability will require additional detailed geotechnical investigations having regard to development proposals submitted for development consent.
- ii) No structures shall be permitted in areas identified as having a high likelihood of slope instability.

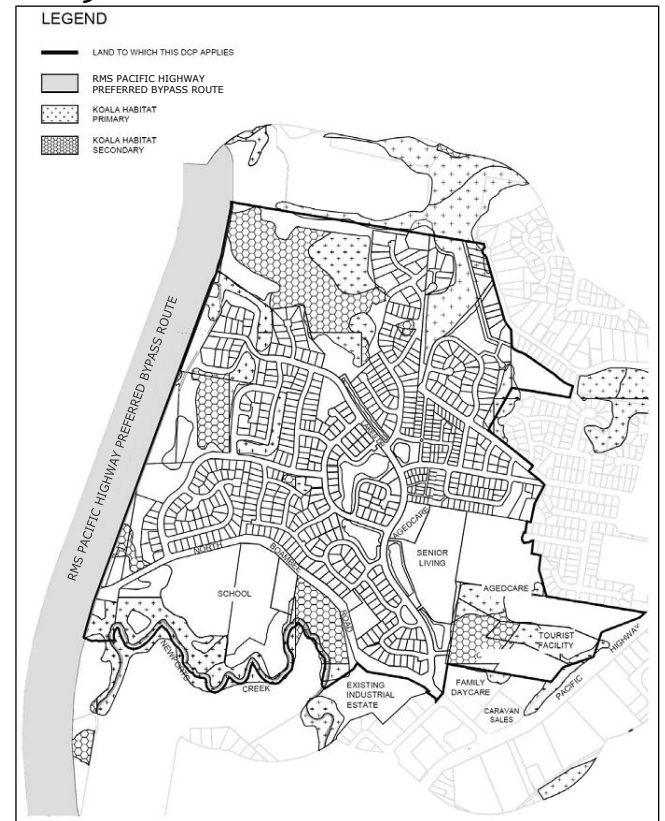
e) Open Space

- i) Open space areas, shown in proposed plans of subdivision, are to accord with Map 4.
- ii) Local parks are to be generally located within a reasonable walking (≤ 500 metres) distance of all residential properties and be 0.5 hectares or larger in area.
- iii) Development of adjacent open space is encouraged to be orientated towards the park to offer casual surveillance.

MAP 4 - OPEN SPACE NETWORK



MAP 5 - KOALA HABITAT



f) Natural and Habitat Areas

- i) Development proposals are to maximise the restoration, retention and preservation of indigenous trees, shrubs and groundcovers, as well as natural features, including rock features and watercourses.
- ii) All development is to incorporate soil conservation measures to minimise soil erosion.
- iii) Development should preserve existing wildlife corridors and provide habitat links between isolated areas through native species selection in new public domain planting.
- iv) Development should incorporate habitat protection measures to protect primary koala habitat trees and, where possible, other trees utilised by koalas in high activity areas (see Map 5).

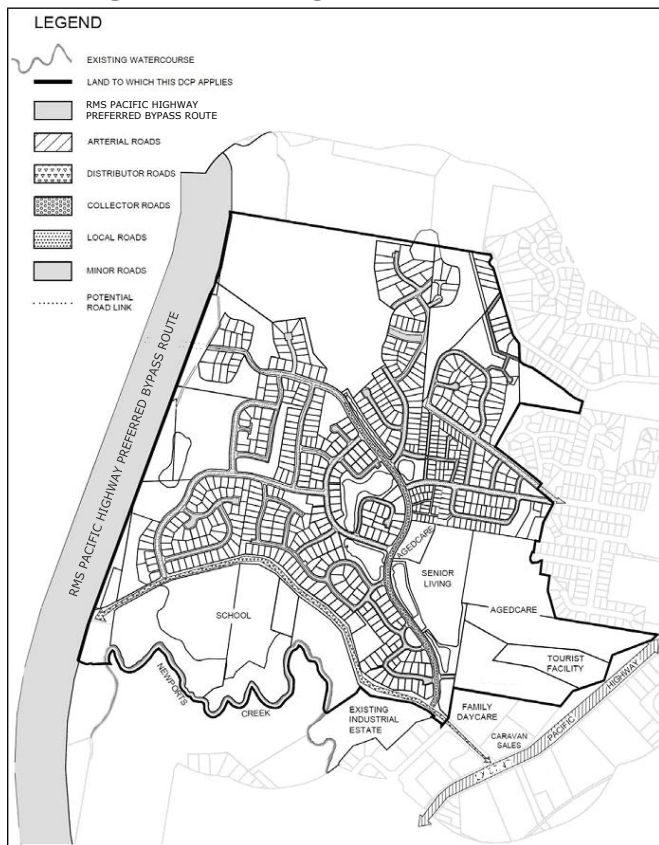
g) Water Quality

- i) Stormwater detention basins and water quality detention basins are to be integrated as part of the landscape network (refer to Map 2).

h) Road Hierarchy and Access Control

- i) Streets are to be designed in accordance with the street hierarchy identified in Map 6 and shall have regard to function.
- ii) Additional traffic calming measures are to be included on Lophostemon Drive and Halls Road to encourage a low speed traffic environment.
- iii) Roads that cross natural drainage channels are to be constructed using bridges with piered approaches in preference to culverts in order to maintain stream corridor function and be fish friendly.
- iv) A local feeder bus route is to be provided as per Map 7.

MAP 6 - STREET HIERARCHY



i) Aboriginal Cultural Significance

- i) When preparing an application for subdivision, an Aboriginal Cultural Heritage Assessment must be prepared in accordance with the requirements outlined at <http://www.environment.nsw.gov.au/licences/achregulation.htm>

j) Compatibility with Adjoining Land Uses

- i) The Rural Land Use Conflicts Information Sheet contains guidelines to minimise rural/urban land use conflicts. Any development application is to include appropriate methods to minimise land use conflicts.

MAP 7 - BUSES, PEDESTRIAN AND CYCLEWAY NETWORK

