

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT E8 NORTH BONVILLE

Applies to

Lands in the North Bonville Release 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

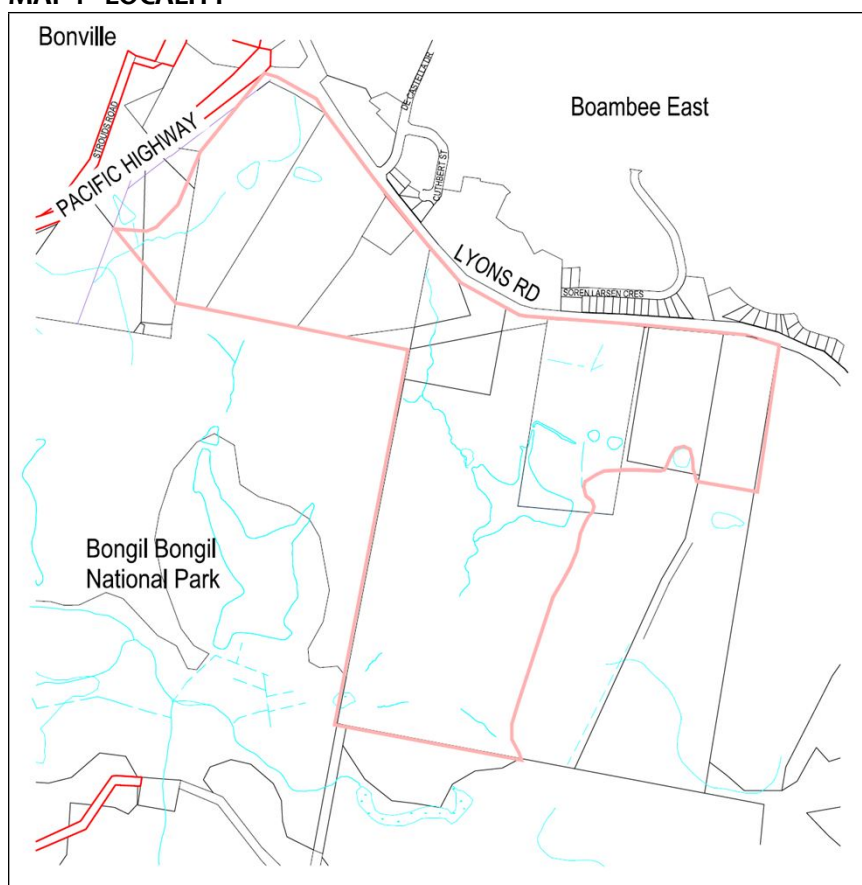
Disclaimer

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 the North Bonville Urban Release Area.

MAP 1 - LOCALITY



DCP COMPONENTS

PART A - INTRODUCTORY AND GENERAL INFORMATION

COMPONENT A1 ADMINISTRATION
COMPONENT A2 NOTIFICATION AND PUBLIC PARTICIPATION

PART B - LAND USE SPECIFIC INFORMATION

COMPONENT B1 SUBDIVISION REQUIREMENTS
COMPONENT B2 RESIDENTIAL DEVELOPMENT REQUIREMENTS
COMPONENT B3 BUSINESS DEVELOPMENT REQUIREMENTS
COMPONENT B4 INDUSTRIAL DEVELOPMENT REQUIREMENTS
COMPONENT B5 RURAL DEVELOPMENT REQUIREMENTS
COMPONENT B6 POST EUROPEAN HERITAGE REQUIREMENTS
COMPONENT B7 BIODIVERSITY REQUIREMENTS

PART C - ISSUE SPECIFIC INFORMATION

COMPONENT C1 DESIGN REQUIREMENTS
COMPONENT C2 ACCESS, PARKING AND SERVICING REQUIREMENTS
COMPONENT C3 LANDSCAPING REQUIREMENTS
COMPONENT C4 ADVERTISING SIGNS REQUIREMENTS
COMPONENT C5 SEX SERVICES PREMISES REQUIREMENTS
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

E8.1 PLANNING STRATEGY

E8.1.1 Objectives

1. To provide an overall plan for the area that enables the integration of existing and proposed development.
2. To provide for a variety of housing types and other compatible land uses, protection of residential amenity and a sense of community.
3. To provide a secure, potable water supply, and to provide for collection, treatment and disposal of sewage wastes generated by development, in a way that meets the environmental, health and operational expectations of the community.
4. To provide for safe, convenient and efficient movement of people.
5. To have a neutral impact upon the water quality in the Bongil Bongil National Park and to minimise impacts upon the flora and fauna habitat and natural setting of the area.
6. To enhance the local streetscape, provide for neighbourhood recreation requirements and to complement and enhance the adjoining Bongil Bongil National Park.

E8.1.2 Masterplan

- Provide for lot yield of approximately 225 lots with a potential for a minimum of 257 dwellings.
- Coordinate development of the area in accordance with the Masterplan (refer to Map 2).
- Require development to conform to the planning controls listed in this and other relevant components of this DCP.

E8.1.3 Housing Strategy

- Permit dwelling houses, dual occupancy and multi-unit housing where appropriate.
- Seek to maximise the dwelling yield in the study area.
- Allow for the provision of a "General Store" adjacent to the neighbourhood park.

E8.1.4 Servicing Strategy

- Ensure that water will be supplied to North Bonville by extending the existing water main. The area is to be serviced from the Toormina Reservoir.
- Require several smaller pump stations and gravity sewers (constructed at the developer's expense) to service the remainder of the study area.
- Ensure that stormwater/urban drainage systems are designed to reduce problems associated with urban runoff such as potential erosion and sedimentation.

E8.1.5 Traffic and Transport Strategy

- Establish a road hierarchy that restricts direct access to approved intersections onto Lyons Road.
- Establish a bus route and provide bus shelters in designated locations.
- Provide pedestrian/cycle links for access to schools, shops, parks and community facilities located outside of North Bonville.

E8.1.6 Natural Environment Strategy

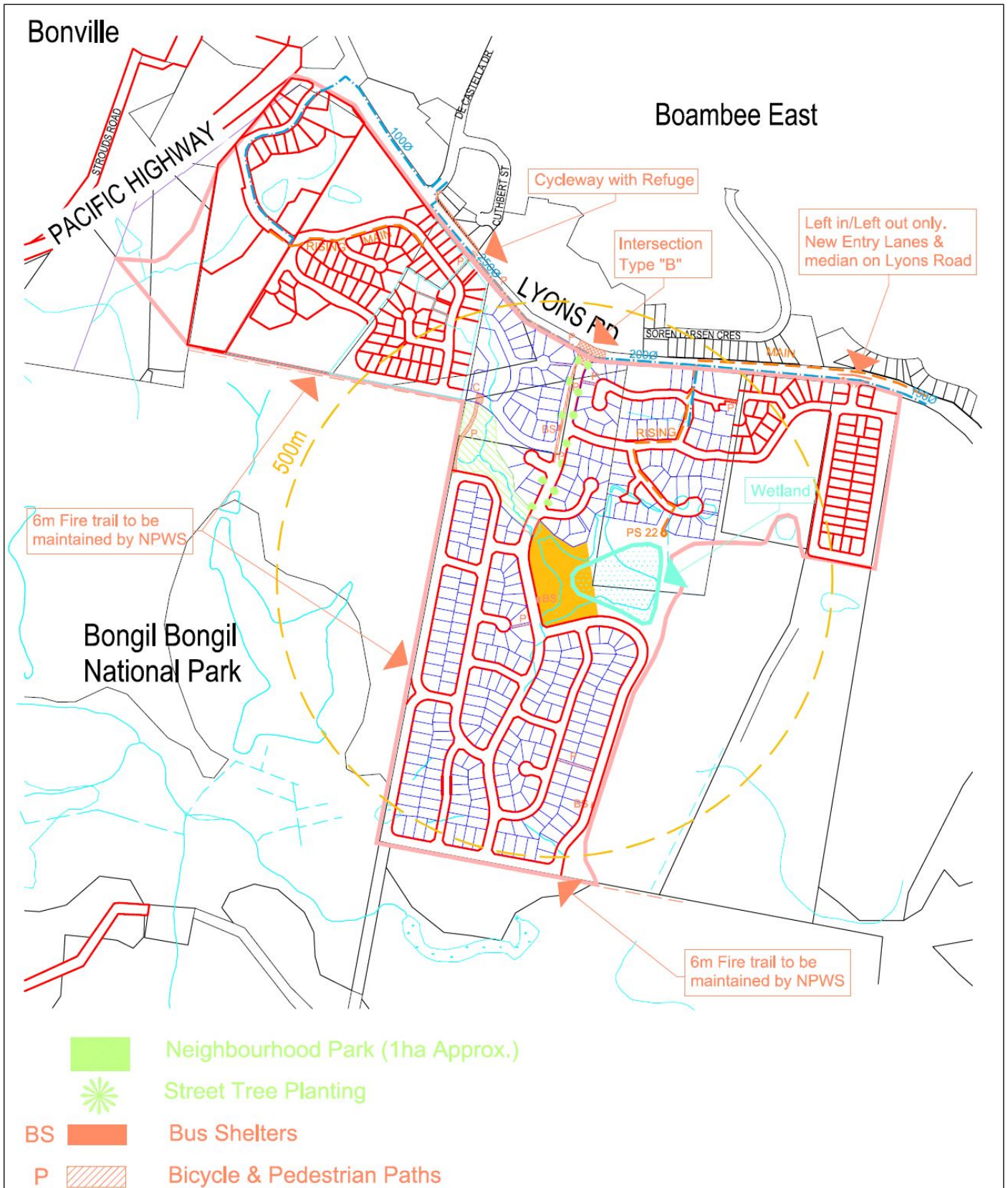
- Maintain vegetation of regional significance and minimise bushfire risks.
- Require on-site soil and water management practices to minimise soil erosion and minimise impacts on the Bongil Bongil National Park and Bonville Creek.

- Develop wildlife corridors by revegetating or planting vegetation species which will promote biodiversity.
- Devise a Management Plan in accordance with the Companion Animals Act to help control cats and dogs to protect the koala population in the study area.
- Incorporate filter strips and coarse sediment and gross pollutant traps into subdivisions.
- Require flora and fauna investigations in sensitive bushland areas.
- Require specialised fencing and sign posting as a condition of consent in properties adjoining areas of significant or substantial bushland and Bongil Bongil National Park.
- Develop an artificial wetland.

E8.1.7 Landscape, Open Space and Recreation Strategy

- a) Protect existing significant or native vegetation particularly where a neighbourhood park is proposed.
- b) Provide and control pedestrian and bicycle access to and through open space areas.
- c) Provide a neighbourhood park and children's playground.
- d) Observe any tree preservation order in force in the area.
- e) Investigate the addition of lands zoned E2 to the east of the study area, and other residual land (identified on Map 5) to Bongil Bongil National Park.

MAP 2 - MASTERPLAN



E8.2 MATTERS FOR CONSIDERATION

E8.2.1 Objectives

1. To ensure the release area is developed to its potential and 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 future development.
6. To ensure impacts of Pacific Highway noise are adequately addressed and appropriate ameliorative measures put in place.
7. To ensure a high level of road design and good access arrangements for the release area.
8. To ensure road design meets the needs of the community, and caters for bus access.
9. To provide for the active recreational needs of the community as development occurs.

E8.2.2 Controls

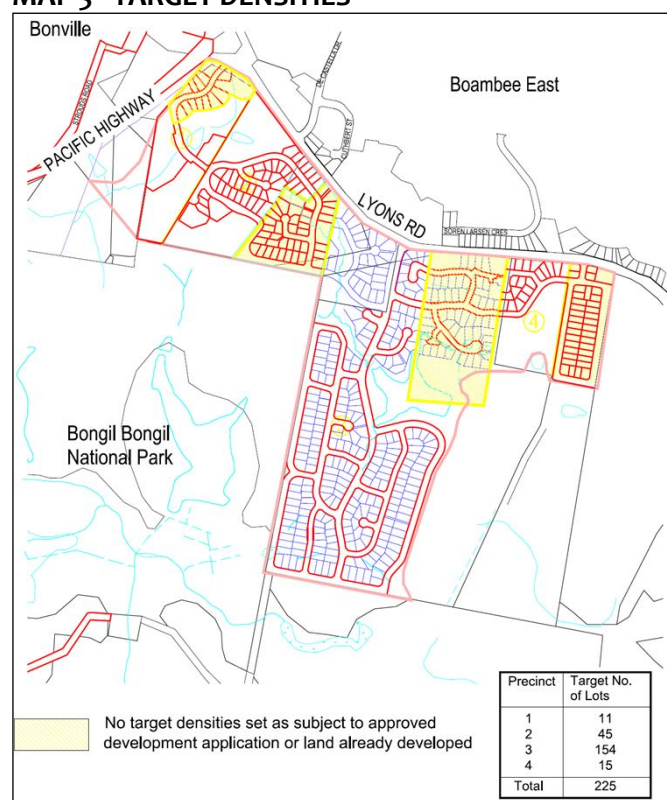
a) General

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

b) Target Densities

- i) The density of development (number of potential dwellings) shall be in accordance with the targets shown in Map 3. These targets provide for a minimum density.
- ii) Applicants will be required to demonstrate the means to achieve at least the minimum target density shown.
- iii) The maximum dwelling yield shall not exceed the target density by more than 15%.

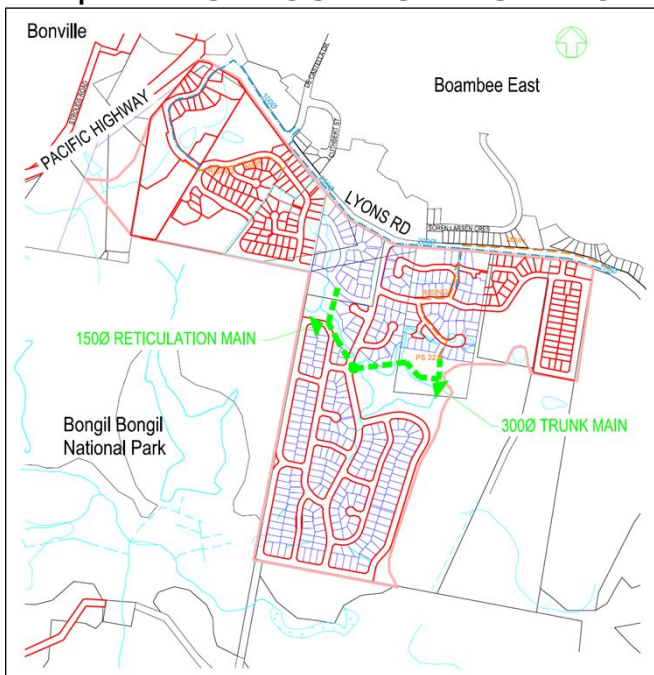
MAP 3 - TARGET DENSITIES



c) Timing of Development

- i) No development is to occur until adequate road access and reticulated water and sewerage services are available.
- ii) Proponents of development will be required to extend water and sewer from the nearest point identified in Council's [Water](#) and [Wastewater](#) Developer Servicing Plans (see Map 4).

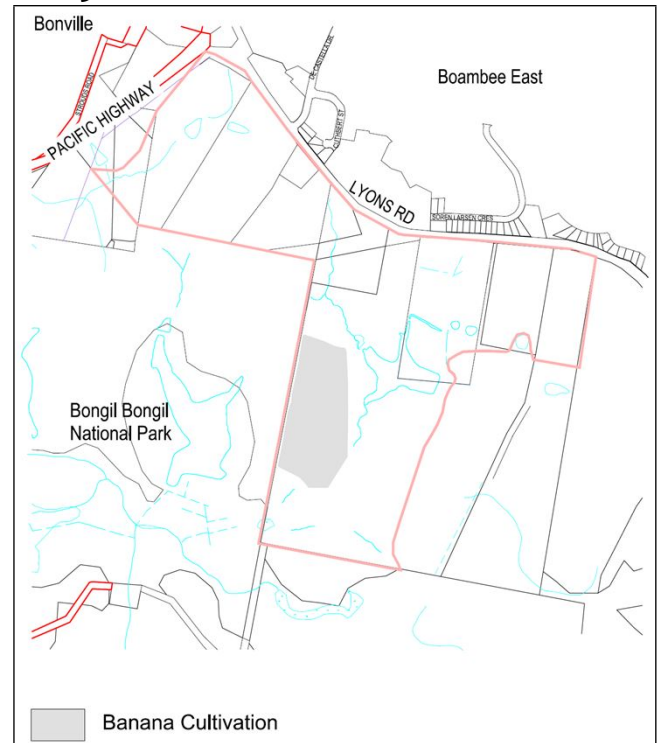
MAP 4 - WATER SERVICES AND SEWER STRATEGY



d) Potential Land Contamination

- i) Sites with potential to contain contaminated soils shall be tested and remediated to reduce the potential for public health risks (refer Map 5).
- ii) Remediation works will need to be undertaken in accordance with legislative requirements.

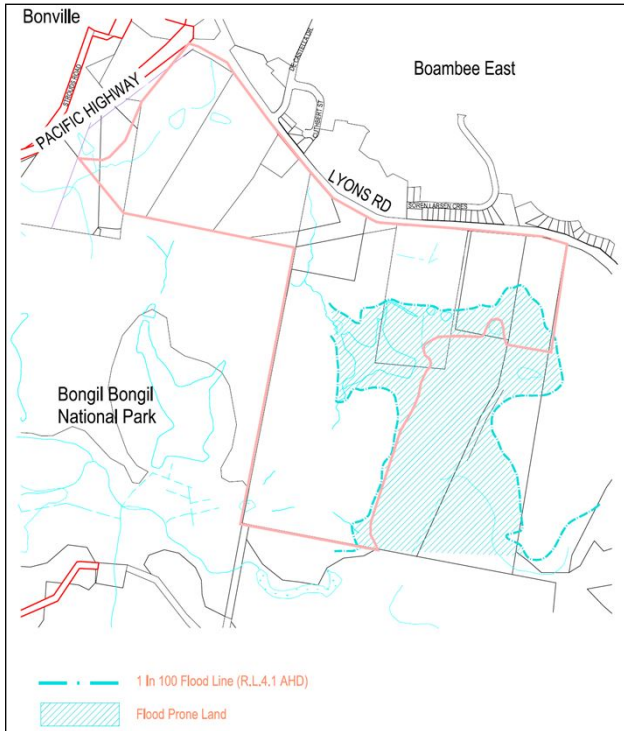
MAP 5 - POTENTIAL LAND CONTAMINATION



e) Flood Prone Land

- i) Some properties within the study area are considered to be flood prone lands (see Map 6).
- ii) Development will be required to comply with Council's [Flood Prone Land Policy](#).

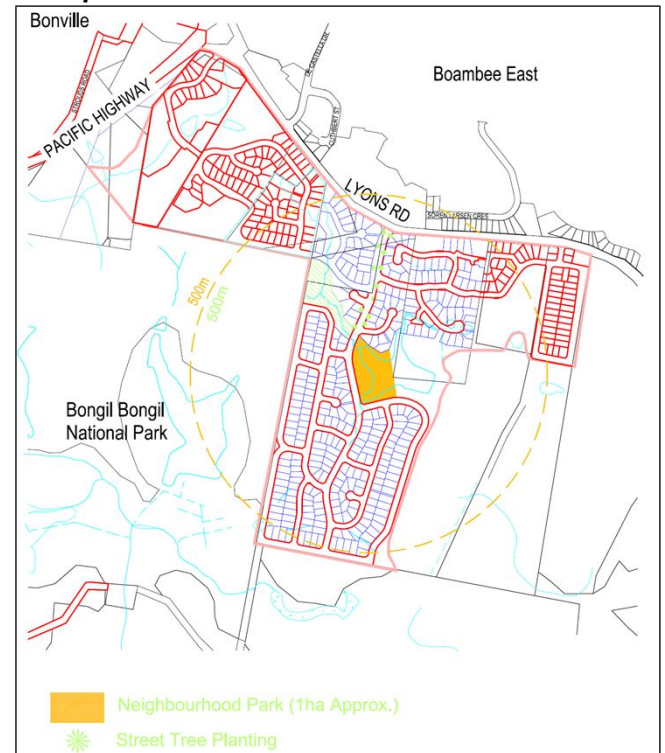
MAP 6 – FLOOD PRONE LAND



f) Landscape, Open Space and Recreation

- i) Existing significant or native vegetation shall be protected, particularly where a neighbourhood park is proposed.
- ii) Pedestrian and bicycle access shall be provided through open space areas.
- iii) A neighbourhood park and children's playground within reasonable walking distance (i.e. 500 metres) of the community to be provided (refer Map 7).

MAP 7 - OPEN SPACE AND RECREATION



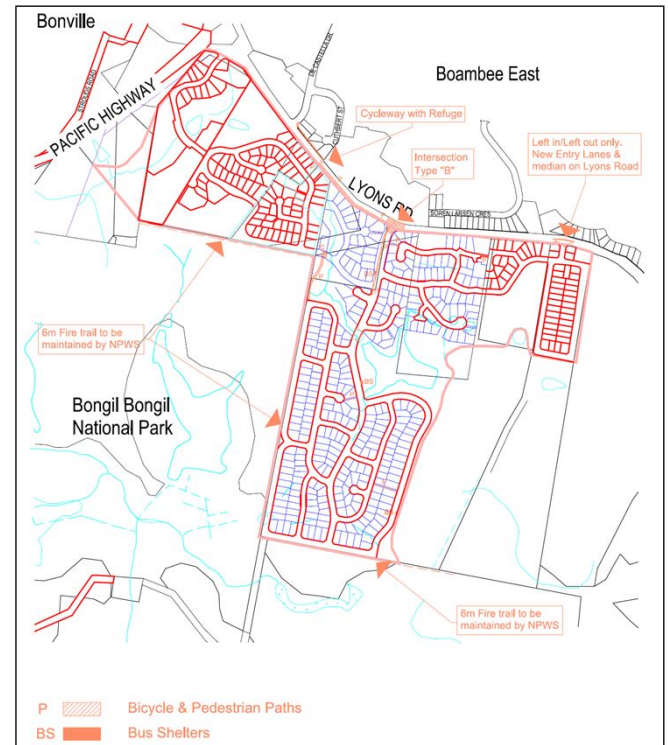
g) Natural and Habitat Areas

- i) Development shall minimise impacts on the Bongil Bongil National Park and Bonville Creek.
- ii) Wildlife corridors shall be enhanced by revegetating or planting those vegetation species which will promote biodiversity.
- iii) A management plan in accordance with the [Companion Animals Act 1998](#) shall be prepared to help control cats and dogs, in order to protect the koala population in the study area.
- iv) Specialised fencing and sign posting shall be required adjoining areas of significant or substantial bushland and Bongil Bongil National Park.
- v) The development of an artificial wetland is recommended.

h) Road Hierarchy and Access Control

- i) The road hierarchy shall restrict direct access to approved intersections only onto Lyons Road (see Map 8).
- ii) Pedestrian/cycle links for access to schools, shops, parks and community facilities outside of North Bonville shall be provided.

MAP 8 - TRAFFIC AND TRANSPORT STRATEGY



i) Services

- i) Water, sewer, roads, drainage, footpaths, power and communication services to be provided to all lots by the developer. This includes any upsizing of any lead in or downstream mains unless agreed by Council. All works to be in accordance with Council's [Development Design and Construction Specification](#).
- ii) Water will be supplied to North Bonville by extending and constructing the existing water main. The area is to be serviced by the Toormina Reservoir.
- iii) Council has funded the main sewer pump station for this area. Any additional pump stations are to be fully funded by the developer.
- iv) Stormwater/urban drainage systems shall be designed so as to reduce problems associated with urban runoff such as potential erosion and sedimentation.

j) Archaeology

- i) Applications for subdivisions involving 'green field' sites and/or earthworks shall be accompanied by an archaeological report prepared by an appropriately qualified person.
- ii) All consents involving earthworks shall be subject to Council's standard condition, which specifies action to be taken if any artefacts are unearthed.
- iii) Additional information can be obtained from [Regulation of Aboriginal Cultural Heritage](#).

k) Water Quality

- i) Water quality in the release area is to be protected by three main measures:
 - filter strips;
 - coarse sediment and gross pollutant traps; and
 - a wetland.
- ii) The Contributions Plan provides for the provision of the coarse sediment and gross pollutant traps and wetland.

l) Land Dedication/Acquisition

- i) Lands to be purchased by Council are identified on the land acquisition map (refer to Map 9).
- ii) Lands that can not be developed due to bush fire buffers, creek buffers, development buffers, significant vegetation and other constraints shall be incorporated into environmental protection areas and dedicated to Council at no cost. The majority of these types of lands are identified in the land dedication map (refer to Map 9).

MAP 9 – LAND DEDICATION AND ACQUISITION

