

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT E₉ SAWTELL VILLAGE PRECINCT

Applies to

Lands in the Sawtell Village Precinct 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

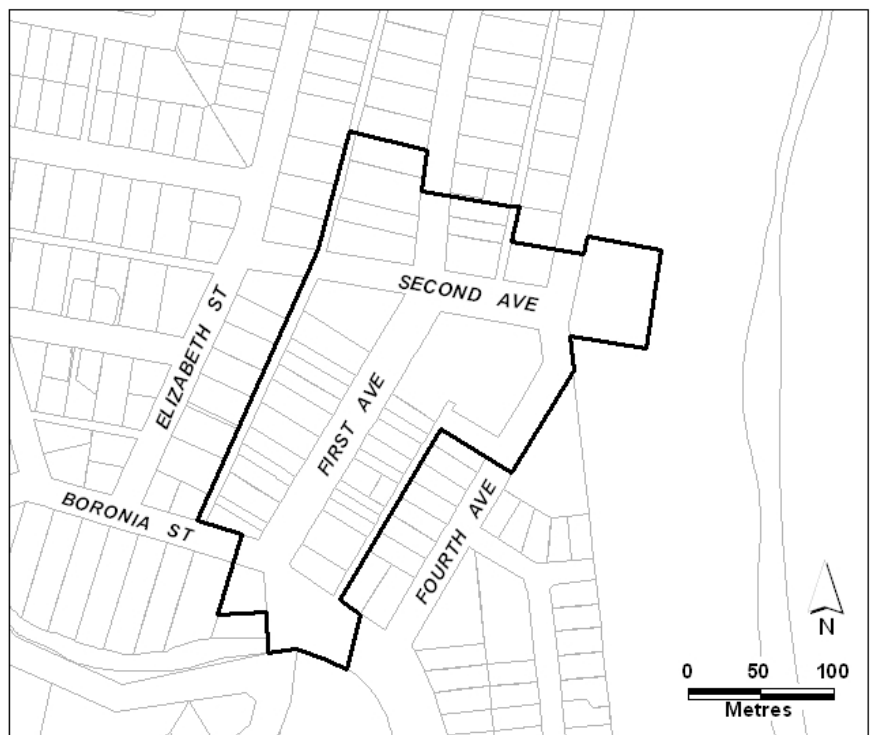
Disclaimer

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 that will maintain and enhance the character of the existing Sawtell Village Precinct.

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

Eg.1 PLANNING STRATEGY

Eg.1.1 Objective

1. To maintain and enhance the character of the existing Sawtell Village Precinct, while also creating an attractive and lively focus for the Sawtell area, reflecting its heritage significance.

Eg.1.2 Masterplan

- Provide for the needs of visitors, tourists and local residents.
- Provide an attractive, healthy and safe place for all people.
- Create employment opportunities for local residents.
- Ensure all development reflects the heritage appeal of the village.
- Require development to conform to the planning controls listed in this and other relevant components of this DCP.

Eg.1.3 Housing Strategy

- Allow for shop top housing where appropriate.

Eg.1.4 Urban Design Strategy

- Ensure that development strengthens local character and identity and promotes a sense of community through a range of design techniques that respect the heritage significance of the area.
- Ensure that development connects well to existing or proposed development on adjacent sites.
- Ensure that building siting and design enhances solar access.
- Ensure that building design incorporates climatic considerations.
- Retain and enhance the atmosphere and character of the area as a tourist heritage village.

Eg.1.5 Business Strategy

- Create opportunities to ensure the long term economic viability of the village.
- Provide planning controls to ensure appropriately scaled development of the village is recognised and continues.

Eg.1.6 Natural Environment Strategy

- Recognise the proximity of the village to the beach and creeks, and ensure that development uses do not impact on these attributes;
- Ensure new building work is energy efficient and does not compromise the energy efficiency of adjacent buildings; and
- Provide opportunities for the enhancement of the streetscape character by protecting, maintaining and improving the existing landscaping and signs within the village.

Eg.1.7 Character Statement

- Sawtell Village is unique, with a heritage seaside village atmosphere created by the significant ficus trees, attractive landscaped median strip and older style shops of the small-scale town centre.
- The relaxed holiday feel of the village is complemented by a mix of local restaurants and entertainment facilities.
- Sawtell's heritage ambience has been acknowledged, embraced and built on by all who own and use the village.



"Welcome to Sawtell . . ." sign
located at north and south of central median

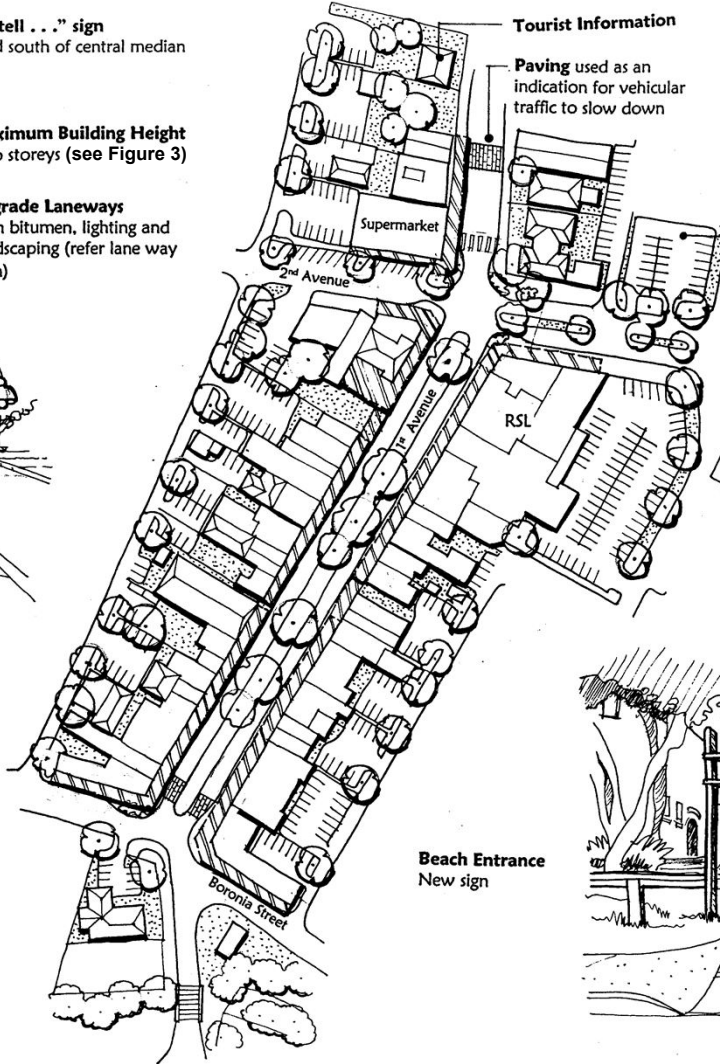
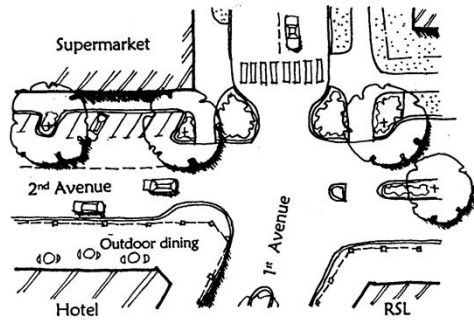
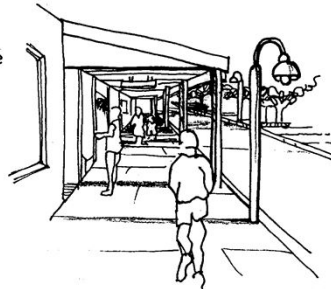
Maximum Building Height
Two storeys (see Figure 3)

Upgrade Laneways
With bitumen, lighting and
Landscaping (refer lane way
plan)

Street Furniture
Provide consistent theme in furniture

New simpler, heritage style street
lights to be provided

Colour Theme
Pastels of blues, yellows, pinks,
oranges and greens.



Tourist Information

Paving used as an
indication for vehicular
traffic to slow down

Conservation Zone
To extend north over Second
Avenue to end of commercial zone.

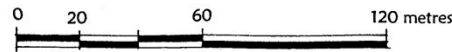
Heritage Items
♦ Sawtell Hotel
♦ Four Ficus trees

Council Car park
To be upgraded and landscaped

Landscaping
♦ Upgrade in central median
♦ Upgrade in footpath areas
♦ New park/ garden around
toilets in Boronia Street
♦ Upgrade in council car park
♦ Provide additional street trees in
Second Avenue, First Ave. and
Boronia street

Town Map
(and information sign) to be
located in central median

Beach Entrance
New sign



Sawtell Masterplan – A Heritage Village

E9.2 MATTERS FOR CONSIDERATION

E9.2.1 Objectives

1. To enhance the character of village areas.
2. To provide design criteria that encourages good urban design practice.
3. To preserve the heritage significance of heritage items and the heritage conservation area.

E9.2.2 Controls

a) Site Analysis

- i) A site analysis is required to identify opportunities and constraints for building design. The complete requirements for an adequate site analysis are outlined in the Context and Site Analysis Information Sheet relating to the preparation and lodgement of a development application (DA).

Note: Applicants should engage the services of a qualified Building Design Professional to design new buildings and extensions to existing buildings that will be in the public view.

b) Design Principles

- i) For developments of a height greater than one storey, building design is to provide for a distinguishable top, middle, base and entry.
- ii) The design of buildings on corner sites will include features acknowledging the corner (see Figures 1 and 2).
- iii) All buildings shall include awnings for shelter from rain and the sun; these must align with adjoining buildings where possible to form a continuous link of protection from the elements, and will include a variety of materials.

- iv) Colours, textures and materials of buildings and landscape elements shall reflect the character of the seaside holiday theme of the 1930s to the 1960s eras. Suggested colours are pastels of blue, green, yellow, red and orange.

FIGURE 1 – SCHEMATIC SUGGESTIONS FOR NORTH WEST CORNER OF FIRST AVENUE AND BORONIA STREET



FIGURE 2 – SCHEMATIC SUGGESTIONS FOR NORTH-WEST CORNER OF FIRST AVENUE AND SECOND AVENUE



- v) Building design shall be of a scale which is compatible with the streetscape and character of surrounding development.
- vi) A maximum height of two stories is permitted, in accordance with Figure 3 below.

FIGURE 3 – BUILDING ENVELOPES FOR NEW DEVELOPMENT IN THE SAWTELL CONSERVATION AREA (VIEWED WEST-EAST)

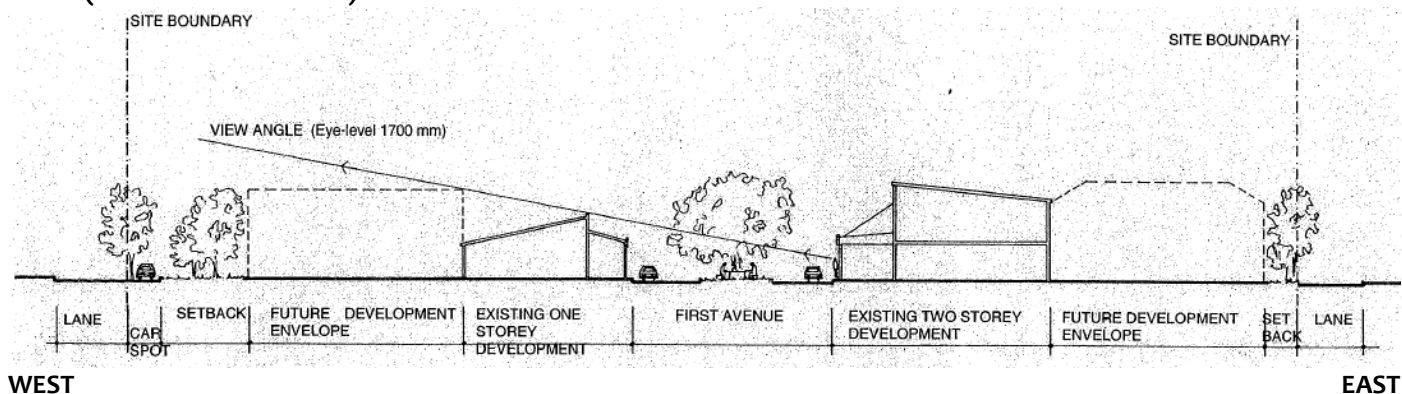


FIGURE 4 - EXAMPLE OF A NEW BUILDING WITH GOOD PEDESTRIAN ACCESS AND APPEALING ENTRANCE



vii) Building entryways are to be provided at the same level as the footpath and shall not be obstructed by low walls, steps or the like.

viii) The design of first floor residential or office buildings shall be diverse and livable by incorporating some or all of these elements:

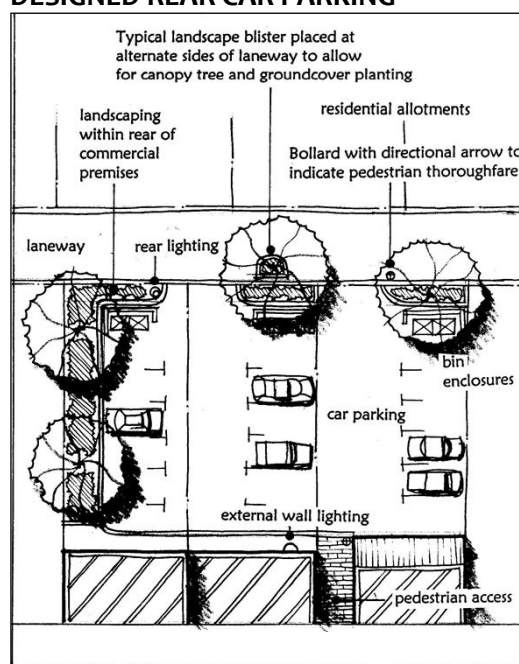
- decks;
- verandahs/awnings;
- window hoods;
- wide eaves;
- lattice; and
- climate control windows (i.e. louvres or small windows).

ix) The design of development within the Sawtell Conservation Area is to be undertaken in accordance with the recommendations of the [Sawtell Heritage and Building Design Guidelines](#).

c) Car Parking

- i) Where rear lane access is available this shall be used for direct vehicular access and service instead of First Avenue.
- ii) Opportunities for on-site car parking at the rear of commercial premises are to be maximised, while also giving priority to landscaping in the car parking areas.

FIGURE 5 - EXAMPLE OF WELL LANDSCAPED AND DESIGNED REAR CAR PARKING



d) Pedestrian Links

- i) Pedestrian links from First Avenue to rear car parking areas are to be provided in development sites to encourage and facilitate the use of rear on-site parking.
- ii) Pedestrian links are to be attractive and well-lit.

e) Landscaping

- i) A landscape plan prepared by a qualified landscape architect or designer is to be submitted showing existing trees and proposed landscaping at the rear of the premises where relevant.
- ii) Landscaping is to be provided in the parking areas and in rear setbacks visible from streets, service roads or residential development.
- iii) Incorporate signs into landscaping, where appropriate (e.g. "Customer Parking").

**FIGURE 5 - SAWTELL HOTEL - C 1932
ONE OF SAWTELL'S MOST SIGNIFICANT HERITAGE
BUILDINGS**



f) Loading/Unloading Bays

- i) Bays shall be located so that vehicles do not utilise any public road, footway, laneway, or service road when loading/unloading.
- ii) Bays and turning areas shall have dimensions designed in accordance with the size of vehicles that will service the site.

g) Infrastructure Requirements

- i) Development is to provide the following minimum standards where relevant:
 - 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.

FIGURE 6 - REAR LANEWAY TO BE UPGRADED



h) Services

i) Waste

- Trade waste facilities are to be designed to comply with Council's Trade Waste Policy, with suitable access for service vehicles.
- Waste and recyclable storage areas are to be screened from public areas and public view.

ii) Stormwater

- All stormwater is to be directed to the street drainage system or inter-allotment drainage easement where available.
- Surface water is not to be directed to neighbouring properties. Stormwater to kerb connections is to be via kerb adaptor units and is to incorporate Water Sensitive Urban Design (WSUD) in accordance with Council's [WSUD](#).

iii) Water and Sewerage Services

- Water and sewer connections, where not available to the lot, will require the extension of Council's mains to service that lot.
- Plans for water and sewer main extensions are to be prepared by professional consultants in accordance with Council's Technical Guidelines.
- The service must be installed as per the Technical Guidelines and be inspected by Council during installation.

iv) Erosion and Sediment Control

Development proposals 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 Erosion and Sediment Control requirements in Component D1 of this Development Control Plan (DCP)).

FIGURE 7 - THE CENTRAL MEDIAN WITH ITS FOUR HERITAGE LISTED FICUS TREES, ENHANCES SAWTELL'S VILLAGE ATMOSPHERE



