

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT E10 SOUTH COFFS

Applies to

Lands in the South Coffs Release Area under Coffs Harbour Local Environmental Plan 2013 as shown on 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 land in the South Coffs Harbour Release Area.

MAP 1 – LOCALITY

DCP COMPONENTS

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PART D - HAZARD MANAGEMENT INFORMATION

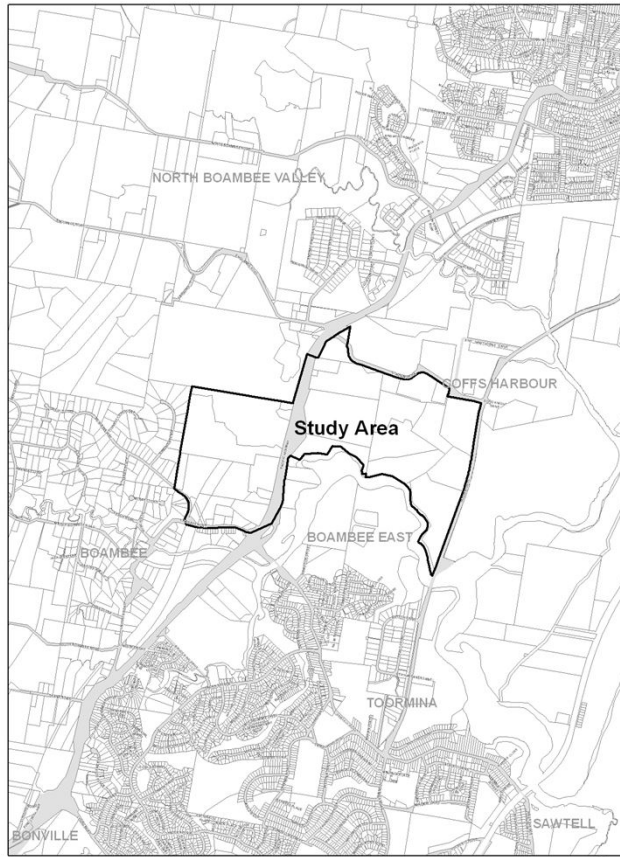
COMPONENT D1 EROSION AND SEDIMENT CONTROL REQUIREMENTS
COMPONENT D2 CONTAMINATED LAND MANAGEMENT REQUIREMENTS
COMPONENT D3 FLOODING AND COASTAL HAZARD REQUIREMENTS

PART E - LOCALITY BASED SPECIAL INFORMATION

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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
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COMPONENT F2 APPENDIX 1



South Coffs
Development Control Plan

Map 1 - Locality

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E10.1 MASTERPLAN

E10.1.1 Objectives

1. To provide the basis for achieving the environmental, social, cultural and economic objectives listed in E10.2 below.
2. To provide an overall plan to enable the coordination of public and private development.

E10.1.2 Masterplan

- Provide for an additional population of approximately 796 people in accordance with the masterplan (refer to Map 2 Masterplan).
- Require development to conform to the planning controls listed in this and other relevant components of this DCP.

E10.1.3 Urban Design Strategy

- Ensure that neighbourhoods are pedestrian focussed with an emphasis on social opportunities and public open space areas.
- Provide a variety of lot sizes to facilitate housing diversity and to meet the people's choice/housing needs.
- Ensure that urban form is site-responsive, particularly to the topography and environmental constraints of the land.
- Strengthen local character and identity and promote a sense of community through a range of design techniques.
- Ensure that development connects to existing and/or proposed development on adjacent sites.
- Ensure that development provides open space linkages to adjacent environmental protection and/or open space areas.
- Enhance solar access through appropriate building siting and design.
- Incorporate climatic considerations in appropriate building design.

10.1.4 Servicing Strategy

- Ensure that servicing will meet 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 developers are required to extend water and sewer as identified in Council's Water and Wastewater Developer Servicing Plans.
- Ensure that development enables efficient provision of utility services to new localities.
- Ensure that development incorporates Water Sensitive Urban Design.

Note: No water reticulation shall be provided to the rural residential area west of the Pacific Highway.

10.1.5 Business Strategy

- Encourage appropriate retail and commercial development on business zoned lands to provide for the daily needs of the South Coffs neighbourhood.
- Limit office development to small scale establishments (no greater than 150m² per allotment) to ensure that the CBD maintains its regional status.
- Ensure that development on B6 zoned lands supports and does not detract from the vitality of other commercial centres.

10.1.6 Community Service Strategy

- Encourage community service development to support the role of the central business district.
- Ensure that links between proposed neighbourhoods and surrounding town centres such as Coffs Harbour, Toormina and Sawtell are established.
- Ensure that urban form provides good accessibility through street layouts and promotes walking and cycling.

- Ensure that adequate transport and pedestrian linkages to community facilities and open space areas are provided.
- Encourage community service provision to evaluate the needs of the community and respond to demand.

10.1.7 Traffic and Transport Strategy

- Ensure that urban form integrates and consolidates surrounding commercial and community services via existing road networks.
- Ensure that traffic management infrastructure results in the efficient and safe movement of people.

Note: Preferred road and intersection locations are shown in Map 7.

- Ensure that bus shelters are provided to service the area, as identified in the Masterplan.

10.1.8 Natural Environment Strategy

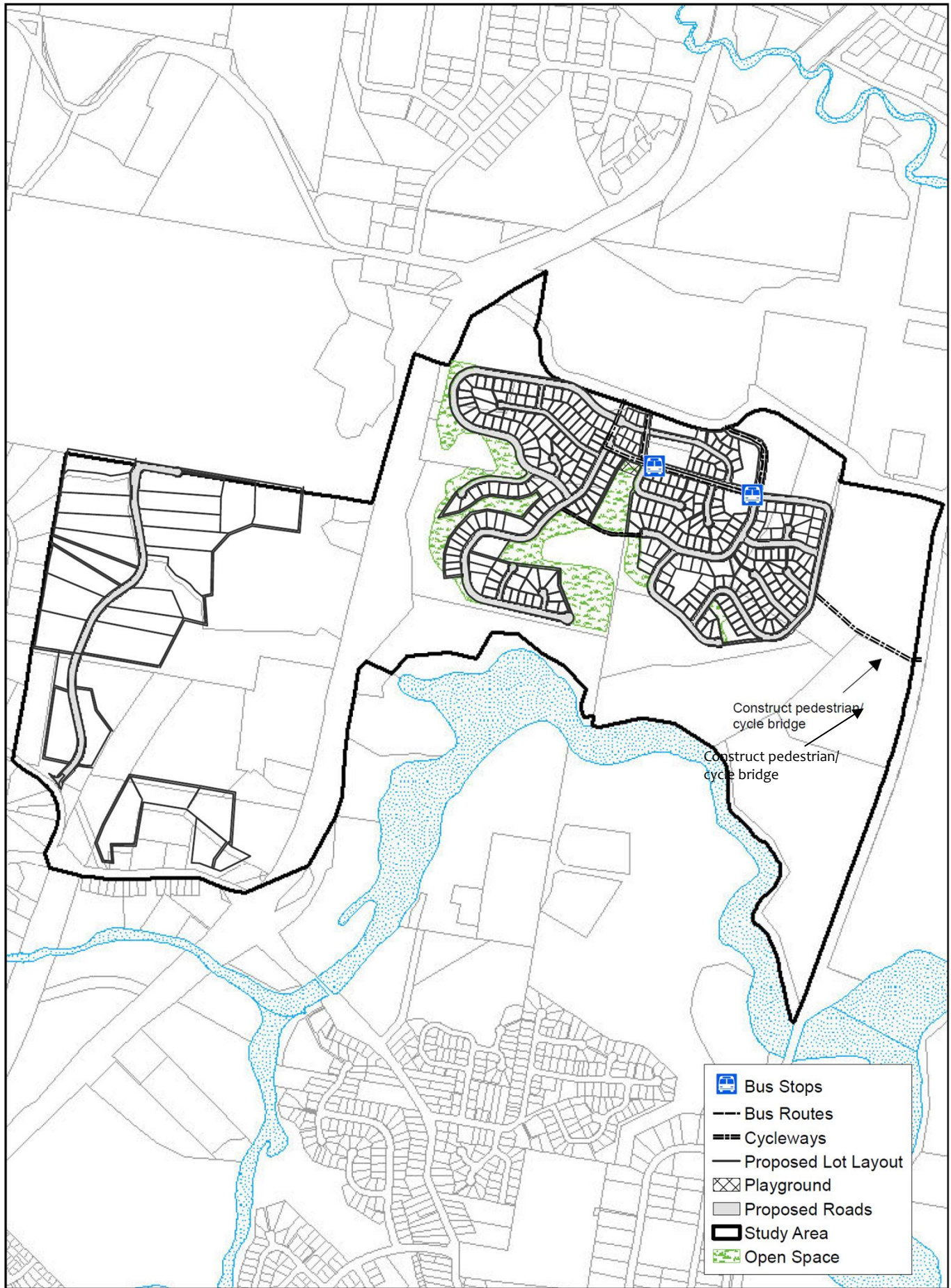
- Protect and enhance environmental protection areas as identified on the Masterplan (including bushfire buffers, creek buffers, development buffers, significant vegetation and other constrained land).
- Exclude urban development from sensitive areas to protect riparian vegetation, maintain water quality and provide habitat linkages.
- Protect and enhance high value vegetation.
- Exclude urban development from known habitat for endangered fauna species.
- Provide sufficient bushfire buffers between environmental protection areas and future development without the removal of high value vegetation.
- Seek the dedication of land that cannot be developed due to the bushfire buffer requirements and incorporate into environmental protection areas at no cost to Council.

10.1.9 Open Space and Recreation Strategy

- Ensure that neighbourhood open space areas are located within 500 metres of all residences.
- Incorporate environmental protection areas into a network of public open space.
- Manage open space areas and community land in accordance with the relevant Plan of Management.
- Encourage passive recreation within open space areas (including bushfire buffers) where it does not involve the removal of native vegetation and/or damage the environmental values of the area.

Note: Map 6 outlines the proposed Open Space Network for the South Coffs Harbour Release Area.

MAP 2 - MASTERPLAN



E10.2 MATTERS FOR CONSIDERATION

E10.2.1 Objectives

1. To ensure that the provision of public utilities and facilities are developed as a result of future development.
2. To ensure that development contributes to the economic growth of the City and provide links to local employment opportunities.
3. To ensure that commercial development in the South Coffs release area supports the Coffs Harbour City Centre does not negatively affect its functioning.
4. To provide safe and attractive neighbourhoods that provide for the diverse needs of the community while offering a wide choice of housing and leisure opportunities, as well as associated community facilities.
5. To lessen the dependence on cars while improving the accessibility of public transport services and infrastructure while encouraging walking and cycling.
6. To ensure development protects areas of high conservation value.
7. To ensure that development takes into account environmental constraints, including soil erosion, flooding and bushfire risk, and protects areas of natural and cultural significance.
8. To incorporate best practice urban water management techniques relating to stormwater quality and quantity, water conservation and re-use and ecosystem health.
9. To ensure development protects enhances and maintains natural bushland, native habitats and koala populations, including the revegetation of linkages between habitats to the north and south.

10. To maintain or improve in water quality to ensure healthy estuaries, for natural systems, residents and tourists.

E10.2.2 Controls

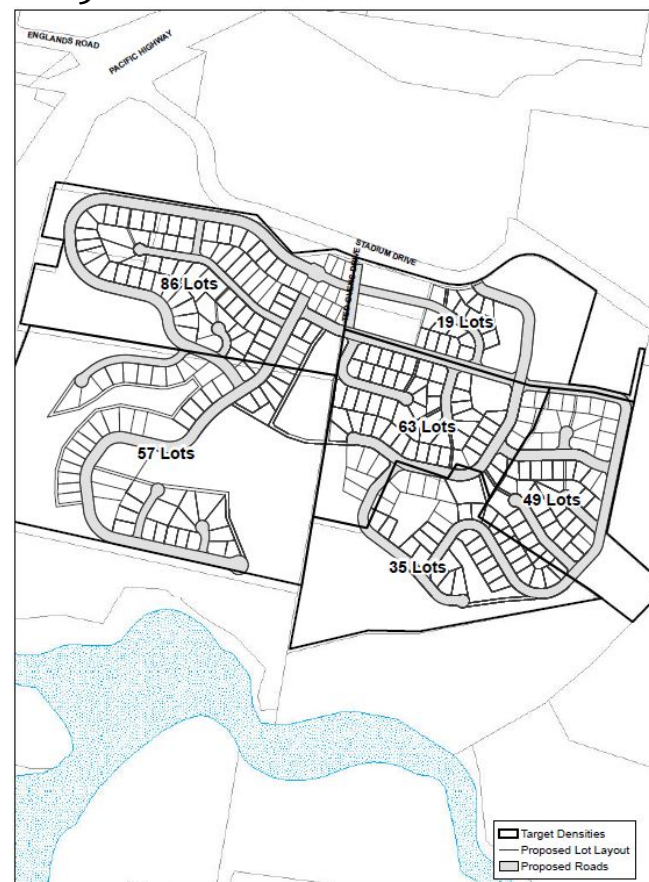
a) General

Development is to comply with the planning strategies outlined in E10.1 above, and other relevant components of this DCP.

b) Target Densities

- i) The density of development is to be in accordance with the minimum target densities specified on Map 3.
- ii) The maximum dwelling yield shall not exceed the target density by more than 15%.

MAP 3 – MINIMUM TARGET DENSITIES



c) Lot Layout

- i) Development is to integrate with existing or proposed development on adjacent sites.
- ii) Subdivision layouts are to establish legible street and open space networks and provide for buildings fronting streets to ensure safe, attractive and efficient circulation of pedestrians, cyclists and drivers.

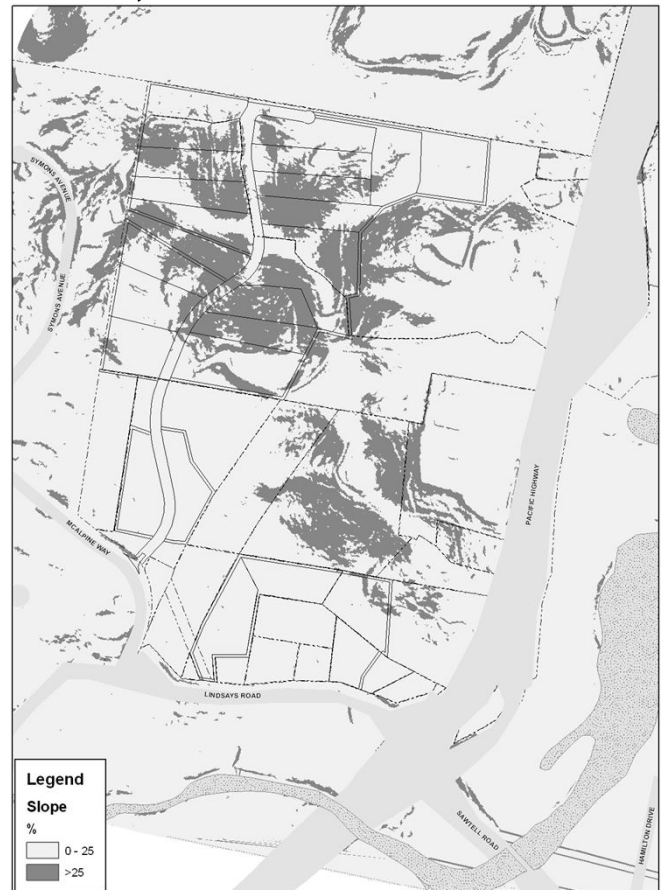
d) Urban Capability, Soil Erosion and Landslip

- i) All development applications (DA) on land with more than 25% slope shall be accompanied by detailed geotechnical information assessing land slip risks, construction considerations and soil and erosion considerations.
- ii) Land slope categories are shown on Maps 4A and 4B.

MAP 4A - STEEP LAND (EASTERN SIDE OF PACIFIC HIGHWAY)



MAP 4B - STEEP LAND (WESTERN SIDE OF PACIFIC HIGHWAY)



e) Water Quality

- i) To ensure the protection of water quality, the following buffers are to be provided to creeks, measured from mean high water mark (as determined by Council):
 - Boambee Creek 50 metres; and
 - all other creeks 20 metres.

Note: Mean High Water Mark is defined in LEP 2013.
- ii) These buffer areas are to be rehabilitated and revegetated using endemic species, in accordance with a detailed plan approved by Council (see Component B7 Biodiversity Requirements), and dedicated at no cost to Council.

- iii) DAs for subdivision are to be accompanied by water quality modelling to assess the impact of development on water quality compared to the water quality targets identified in Council's [Water Sensitive Urban Design Policy](#).
- iv) DAs involving low lying areas are to identify impacts of development, and recommend ameliorative measures. Particular attention is to be given to the placement of fill, drainage and stormwater facilities that have regard to groundwater quality and existing conditions.

f) On-Site Effluent Disposal (for the area zoned Rural R5)

- i) On-site effluent disposal is to meet the objectives and criterion of Council's On-Site Sewage Management Strategy.

g) Banana Lands Buffer

- i) The Rural Land Use Conflict Information Sheet shall be considered and referenced when preparing applications for subdivisions and dwellings.

h) Cultural Heritage

- i) Any future development has the potential to unearth artefacts. It will be the responsibility of the developer to undertake appropriate Archaeological Assessment.
- ii) An Archaeological Assessment must:
 - be undertaken by person(s) deemed to be suitably qualified by Council and the Local Aboriginal Land Council (LALC);

- comply with the [National Parks and Wildlife Act 1974](#) and the [Environmental Planning and Assessment Act 1979](#); and
- consider specific 'links', which are important to the Gumbaingirr Aboriginal community.

- iii) The developer must consult with the LALC to determine if there is an appropriate Aboriginal place name. This place name is to be used if known.
- iv) The requirements of the [National Parks and Wildlife Act 1974](#) must be followed if cultural sites or places are identified on the site. This may necessitate the need for a Section 90 Heritage Impact Permit obtained from the NSW Office of Environment and Heritage ahead of any site disturbance or destruction.

Note: Additional information on Aboriginal Cultural Heritage requirements can be obtained from <http://www.environment.nsw.gov.au/licences/achregulation.htm>.

i) Natural and Habitat Areas

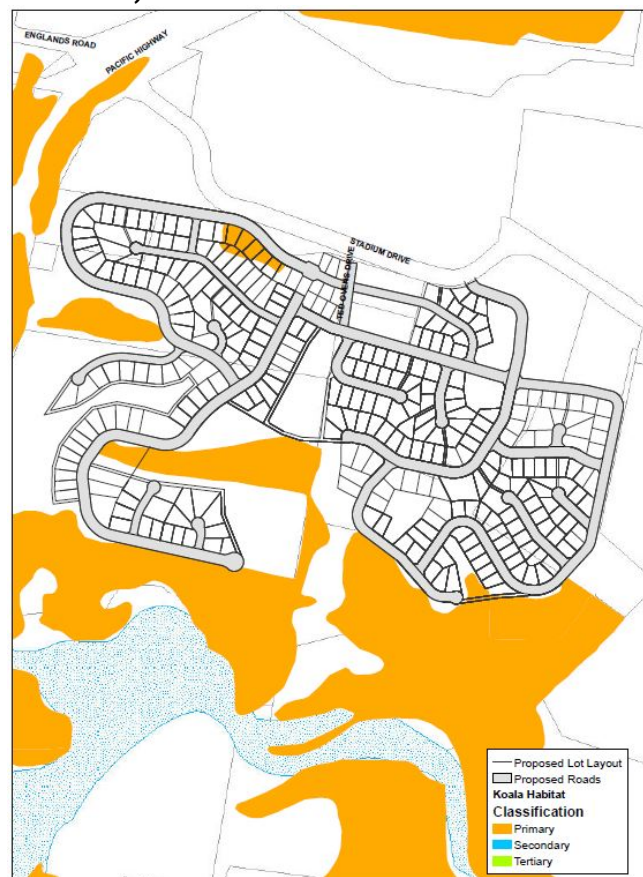
- i) Environmental protection areas as identified on the Masterplan (including bush fire buffers, creek buffers, development buffers, significant vegetation and other constrained land) are to be protected and enhanced.
- ii) Exclude urban development from known habitat for endangered fauna species, and provide sufficient buffers to development.
- iii) Bush fire buffers shall be provided between environmental protection areas and future development without the removal of high value vegetation.
- iv) Land shall be dedicated, free of cost, that cannot be developed due to the bush fire buffer requirements and incorporated into environmental protection areas at no further cost to Council.

- v) Where practical, perimeter roads shall be provided adjacent to all environmental protection areas to provide a separation distance between residential development and natural areas. Perimeter roads may be incorporated into bush fire trails.
- vi) Design of roads that cross key linkages shall incorporate lighting, signage and road narrowing/traffic calming to facilitate safe crossings for koalas.
- vii) Species diversity will be protected where environmental protection zones are implemented and managed to protect primary koala habitat (refer to Maps 5A and 5B).
- viii) Indigenous species should be used in street planting and landscaping.

j) Large Lot Residential

- i) The following provisions concern land zoned for large lot residential purposes:
 - no removal of koala habitat trees for roads within a Environmental Protection (E2) zone, unless there are no feasible alternatives, and compensatory planting provided in accordance with the Biodiversity Component (B7) of this DCP; and
 - all lots created by a large lot residential subdivision shall include a development envelope, which contains an area of 1,500m² outside of any Environmental Protection (E2) zone.

MAP 5A - KOALA HABITAT (EASTERN SIDE OF HIGHWAY)



MAP 5B - KOALA HABITAT (WESTERN SIDE OF HIGHWAY)



k) Open Space and Recreation

- i) Development proposals are to incorporate environmental protection areas into a network of public open space.
- ii) Management of open space areas and community land is to be undertaken in accordance with the relevant Plan of Management.
- iii) Encourage passive recreation within open space areas (including bush fire buffers) where it does not involve the removal of native vegetation and/or damage to the environmental values of the area (see Map 6).

MAP 6 – OPEN SPACE NETWORK



l) Noise and Air Quality

- i) Applications for subdivision within 300 metres of the Pacific Highway and/or land adjoining industrial areas 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 noise levels.
- ii) Assessment is to be undertaken by an appropriately qualified person, having regard to the following guidelines: [NSW Industrial Noise Policy](#) and the [NSW Road Noise Policy](#).

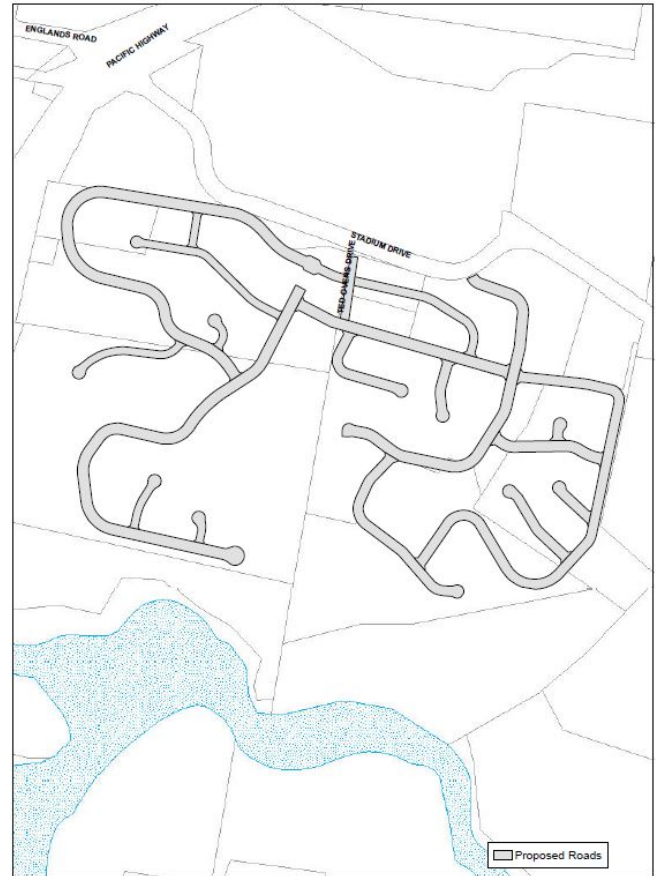
Note: Noise reduction may require judicious design in terms of location factors, internal layouts, building materials and construction.

- iii) Residential development of land within 200 metres of the crematorium emission stacks shall be designed to comply with prevailing Health Department requirements. Ancillary development including parking, access and private open space may be provided within the two hundred-metre buffer.
- iv) Development within 200 metres of the major sporting facilities shall be designed and constructed to reduce likely internal noise levels experienced as a result of the use of the sporting fields.

m) Road Design and Access Control

- i) Urban form shall integrate and consolidate surrounding commercial and community services via existing road networks.
- ii) Preferred road and intersection locations are shown in Map 7.
- iii) Bus shelters to service the area, as identified in the Masterplan must be provided by the developer at no cost to Council.
- iv) It will be the responsibility of the developer to:
 - extend local road access to the masterplan identified road system;
 - ensure pedestrian and cycleway linkage are provided to local schools, shops, playing fields and parks;
 - implement traffic calming devices at cycleway crossover points on the collector road systems; and
 - utilise minimum road and verge width to prevent impacts on roadside ecology.

MAP 7 - PROPOSED ROAD NETWORK



- v) Road design and construction works are to conform to Council's [Development Design and Construction Specification](#).
- vi) Access for residents is to be provided by means of two intersections located along Stadium Drive. No direct access to Stadium Drive is permitted from any created lot.
- vii) Intersection locations on Stadium Drive are to be limited to those shown in Map 7.
- viii) Threshold and pavement treatments provided throughout the subdivision are to be designed to create an attractive streetscape.
- ix) Bus routes and bus stops are shown in Map 8 and are to be placed within 400 metres of any likely future dwelling.

MAP 8 - BUS ROUTES AND BUS STOPS



o) Services

- i) Developers will be required to extend water and sewer infrastructure as identified in Council's Water and Wastewater [Developer Servicing Plans](#) (refer Maps 9A and 9B).
- ii) Where services identified in Council's Water and Wastewater [Developer Servicing Plans](#) are not in place, it will be the developer's responsibility to forward fund these services.
- iii) No water or sewer reticulation shall be provided to the rural residential area west of the Pacific Highway.

n) Pedestrian and Cycleway Paths

- i) Pedestrian paths and cycleways are to be constructed by the developer undertaken the subdivision (except where the paths/cycleways are within identified future open space areas, and construction will be carried out as part of the developer contribution plan).
- ii) Playground equipment, pedestrian paths and cycleways are to be provided as shown in Map 2.
- iii) The developer is to provide footpaths in accordance with Council's requirements.
- iv) Playground equipment is to be provided by developer contributions.

MAP 9A - SERVICING STRATEGY
(Water)



**MAP 9B - SERVICING STRATEGY
(Sewer)**

