

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT E11 WEST COFFS

Applies to

Lands in the West Coffs Release Area under Coffs Harbour Local Environmental Plan 2013 as show 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 existing and proposed development in the West Coffs Urban Release Area.

MAP 1 - LOCALITY

DCP COMPONENTS

PART A - INTRODUCTORY AND GENERAL INFORMATION

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COMPONENT B2 RESIDENTIAL DEVELOPMENT REQUIREMENTS
COMPONENT B3 BUSINESS DEVELOPMENT REQUIREMENTS
COMPONENT B4 INDUSTRIAL DEVELOPMENT REQUIREMENTS
COMPONENT B5 RURAL DEVELOPMENT REQUIREMENTS
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PART C - ISSUE SPECIFIC INFORMATION

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COMPONENT C2 ACCESS, PARKING AND SERVICING REQUIREMENTS
COMPONENT C3 LANDSCAPING REQUIREMENTS
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COMPONENT C7 WASTE MANAGEMENT REQUIREMENTS
COMPONENT C8 INTEGRATED (NATURAL) WATER CYCLE MANAGEMENT REQUIREMENTS

PART D - HAZARD MANAGEMENT INFORMATION

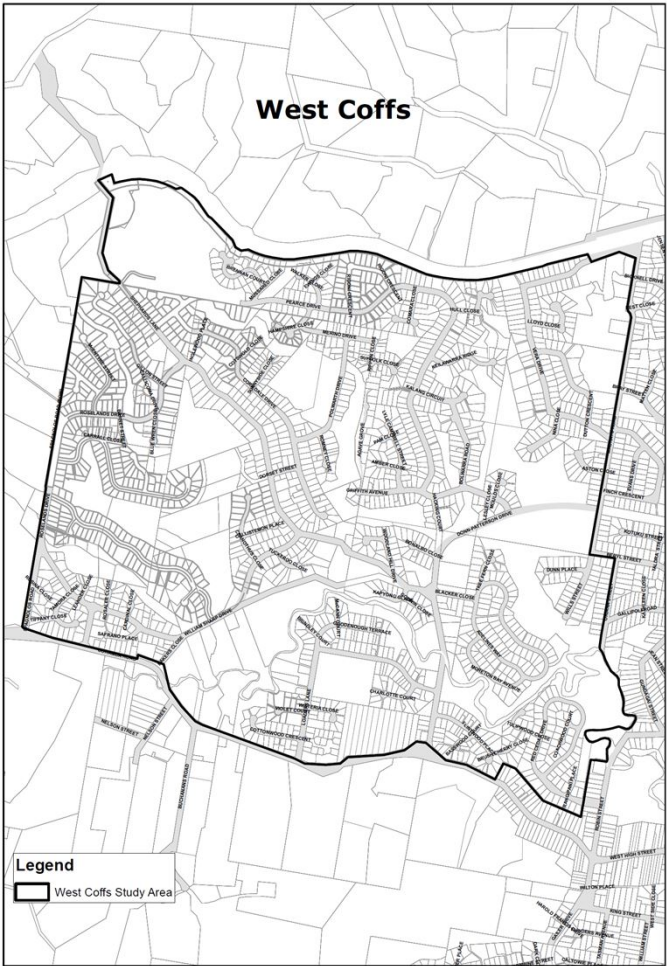
COMPONENT D1 EROSION AND SEDIMENT CONTROL REQUIREMENTS
COMPONENT D2 CONTAMINATED LAND MANAGEMENT REQUIREMENTS
COMPONENT D3 FLOODING AND COASTAL HAZARD REQUIREMENTS

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



E11.1 PLANNING STRATEGY

E11.1.1 Objective

1. To provide an overall plan that enables the integration of existing and proposed development, and which coordinates public and private development.

E11.1.2 Masterplan

- Achieve a minimum **dwelling yield** of 510; an additional 1,305 people.
- Require development to conform to the planning controls listed in this and other relevant components of this DCP.

E11.1.3 Servicing Strategy

- Extend water and sewer from the nearest point identified in Council's Water and Wastewater Developer Servicing Plan for West Coffs.
- Ensure that development does not proceed where services are not in place, unless the developer forward funds the services.

E11.1.4 Traffic and Transport Strategy

- Provide for the safe, convenient and efficient movement of people.
- Ensure a road network that minimises excavation and filling.
- Establish a road hierarchy with collector roads circulating the area to service local roads.
- Establish bus routes and pedestrian/cycle links.
- Implement the construction of culverts across the Pearce Drive continuation and creek realignment.

E11.1.5 Natural Environment Strategy

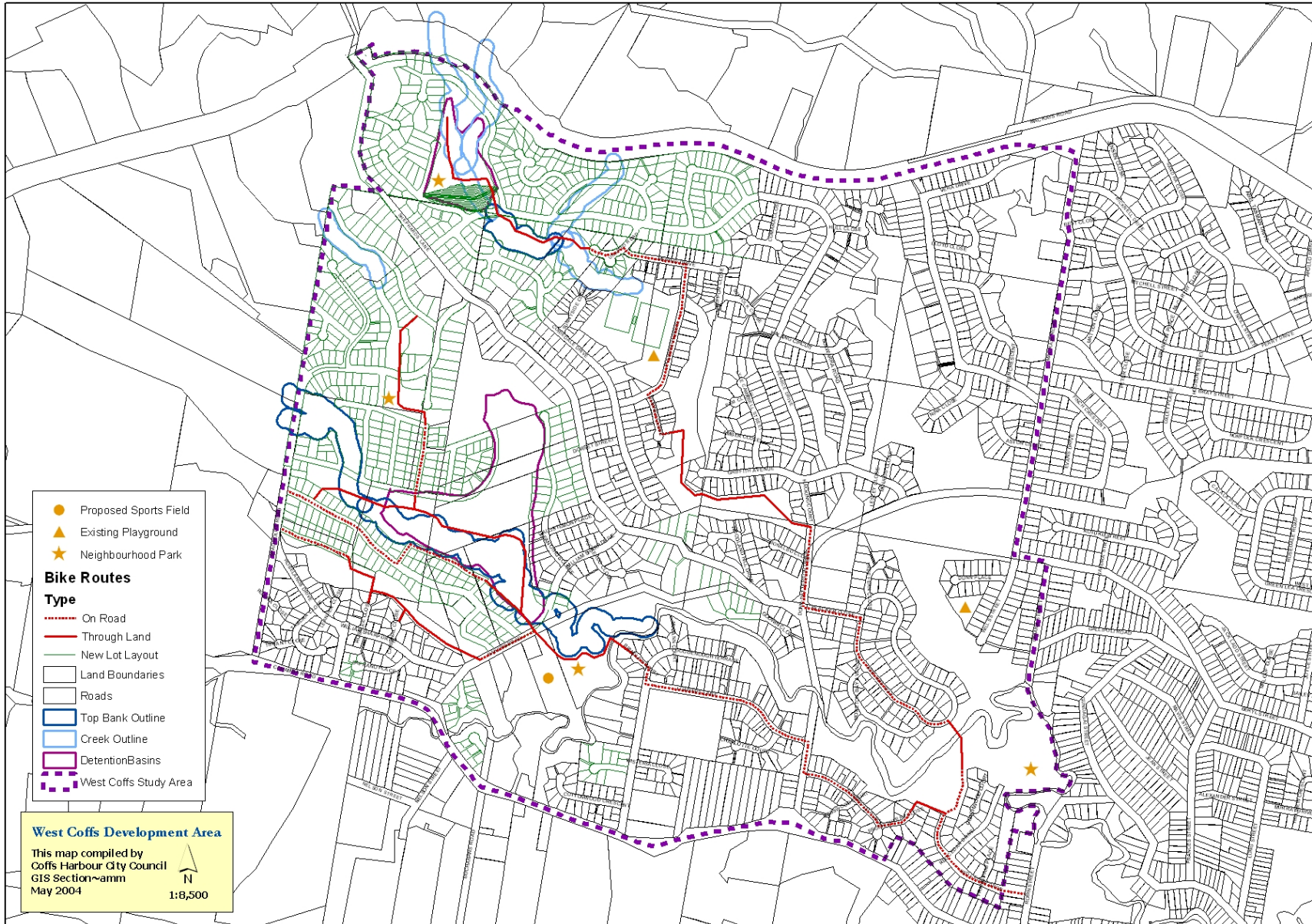
- Establish and enhance 20 metre wide habitat linkages within the E2 Environmental Conservation Zone.
- Protect threatened species and priority fauna that occur within the West Coffs area.
- Restore fragmented riparian vegetation along Coffs Creek and enhance the diversity of native species in the West Coffs area.
- Prevent the decline of significant species, within the habitat linkages of West Coffs, such as the Tusked Frog and Pacific Baza.
- Strengthen Koala Corridors by protecting Very High Value and High Value Vegetation identified on Map 4.
- Purchase protected areas for public ownership through developer contributions.
- Ensure that noxious and exotic vegetation is removed from protected areas before they are acquired.
- Ensure that Water Sensitive Urban Design principles are incorporated into building and construction techniques.
- Improve the water quality of Coffs Creek by regenerating / revegetating degraded and fragmented riparian areas.

E11.1.6 Open Space and Recreation Strategy

- Provide local level open space recreation facilities on land zoned RE1 Public Recreation adjacent to William Sharpe Drive which comprises:
 - playing fields
 - children's playgrounds
 - tennis courts
 - associated amenities
 - car parking
 - shelter sheds.
- Incorporate protected areas into a network of Public Open Space.
- Provide passive recreation opportunities throughout the Open Space Network.

- Provide neighbourhood parks comprising a mix of junior and senior children's play equipment, which are generally located within 500 metres walking distance from future housing.
- Provide shared pedestrian and cycle pathways linking residential areas to key community and recreation sites as well as providing opportunities for non-motorised commuting.
- Ensure that perimeter roads are provided adjacent to areas of open space to facilitate public access and maintenance, and to reduce the potential for private encroachments.
- Provide a companion animal 'off-leash' area within the William Sharpe Drive detention basin area.

MAP 2 - MASTERPLAN



E11.2 MATTERS FOR CONSIDERATION

E11.2.1 Objectives

1. To provide timely water and sewer facilities within the adopted servicing strategies for Coffs Harbour.
2. To enable development to proceed at a reasonable cost to developers and the community.
3. To ensure development contributes to the economic growth of Coffs Harbour.
4. To ensure that community, educational, leisure and recreational facilities are adequate to serve the future residents of the area.
5. To ensure that development provides adequate footpaths, cycleways, public transport and road links to adjoining neighbourhoods and natural areas and assists in reducing reliance on cars.
6. To provide adequate measures in the built environment to ensure public safety.
7. To protect and maintain natural bushland, native habitats, water quality, scenic amenity and recreational potential of the natural environment.
8. To ensure that development adequately addresses any environmental risk hazards.
9. To provide residential development that is sympathetic to the natural features of the area.

E11.2 Controls

a) General

Development is to comply with the Planning Strategies outlined in E11.1 above, and the controls contained in this and other relevant Components of this DCP.

b) Slope

- i) Land that has been identified on Map 3 as having a slope $\geq 20\%$ shall be developed in accordance with the following requirements:
 - a concept plan is to be submitted to Council, which provides details of any earthworks, finished ground levels on all lots, and final land slope for each lot; and
 - perimeter roads are to be provided to protect riparian areas and along both sides of detention basins.

Note: Perimeter roads may be marginally below the 1% flood level (i.e. within the inundation area).
- ii) Lots with a final slope $\geq 20\%$ shall be developed in accordance with the following requirements:
 - the developer shall provide a building envelope with an area of no less than 250m² of functional proportions;
 - building envelopes are not to exceed a maximum grade of 20%; and
 - a concrete access driveway to each lot is to be provided, by the developer, at no more than 20% grade.

c) Water Quality

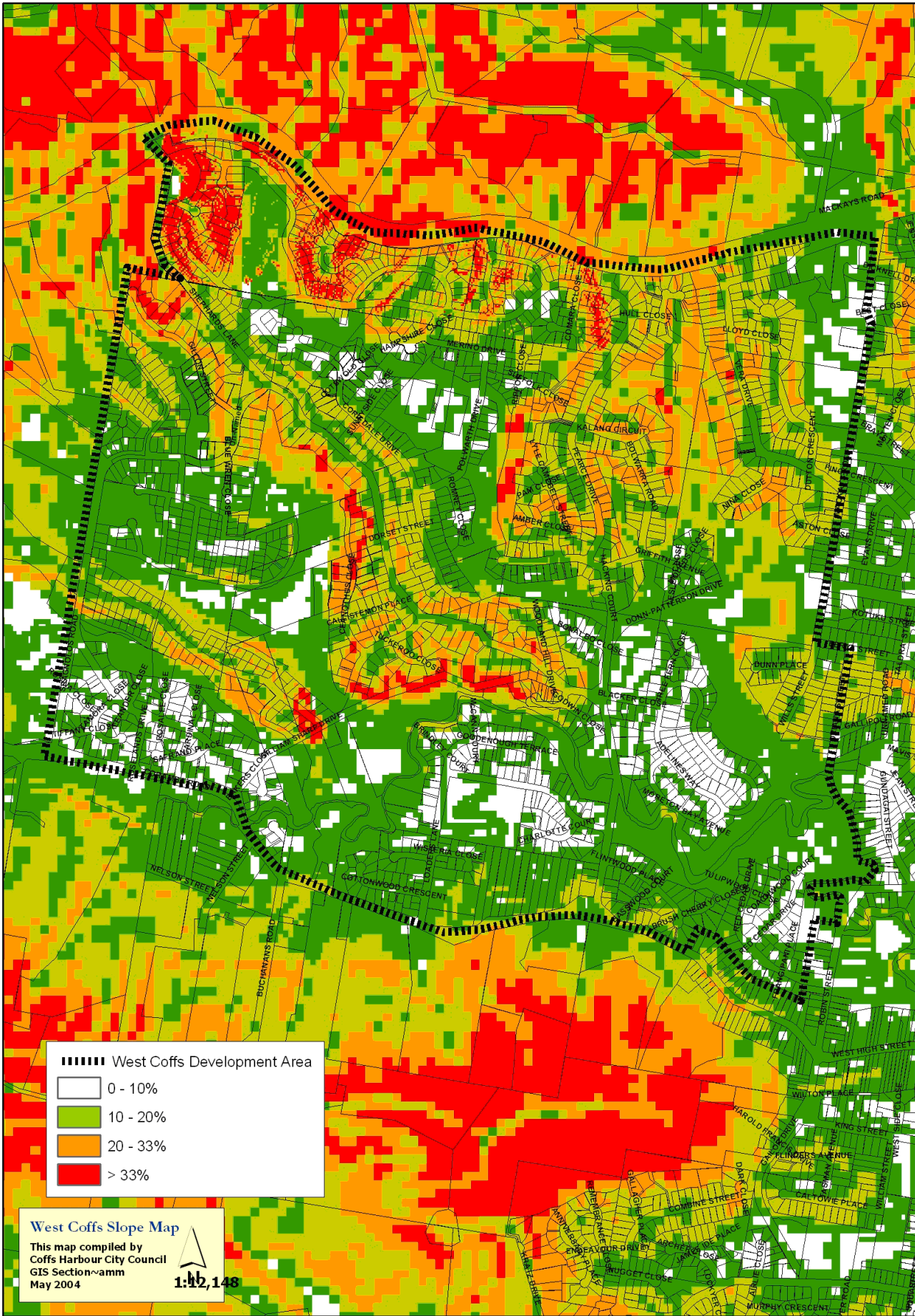
- i) Development involving earthworks or vegetation removal shall be accompanied by an Erosion and Sediment Control Plan in accordance with Component D1 of this Development Control Plan (DCP).
- ii) Development is to incorporate perimeter roads separating riparian buffer areas from residential lots.
- iii) Development is to improve the water quality of Coffs Creek by regenerating/revegetating degraded and fragmented riparian areas.

iv) Development applications (DA) for subdivision are to be accompanied by water quality modelling to demonstrate achievement of water quality targets identified in Council's [Water Sensitive Urban Design Policy 2009](#).

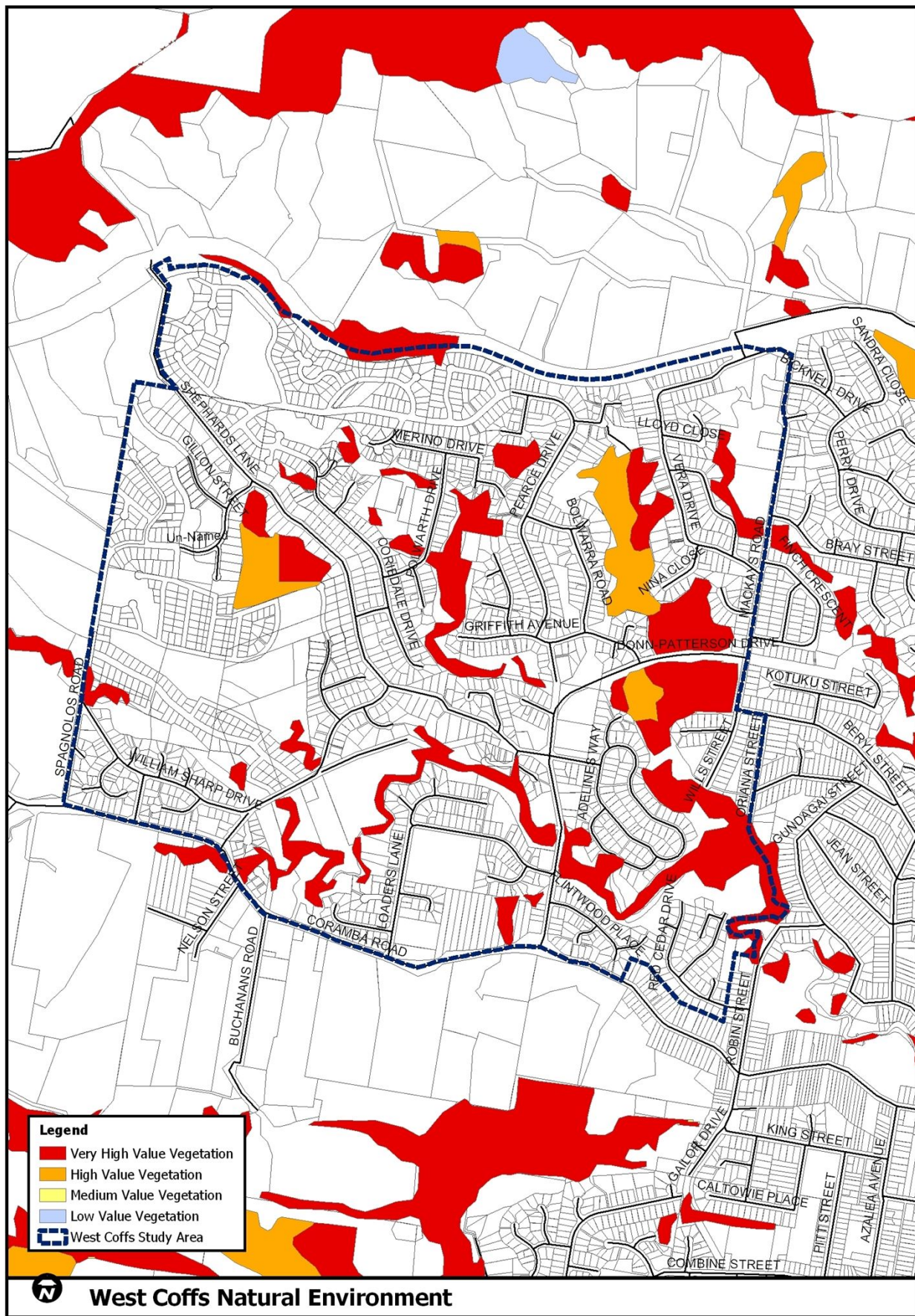
d) Natural and Habitat Areas

- i) Comprehensive rehabilitation plans are to be submitted for all riparian areas as part of the DA process.
- ii) Riparian areas are to be revegetated by developers in accordance with Council's standards before the release of subdivision and construction certificates.
- iii) Protected areas are to be fenced off before commencement of any earthworks.

MAP 3 - SLOPE ANALYSIS



MAP 4 - NATURAL ENVIRONMENT



Source: Coffs Harbour Vegetation Management Study (Ecograph 2002)

e) Contaminated Land

- i) Any land identified on Map 5 with a history of Banana Cultivation shall be tested and if necessary remediated to reduce the potential for public health risks.

f) 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 and requirements can be obtained from [Regulation of Aboriginal Cultural Heritage](#).

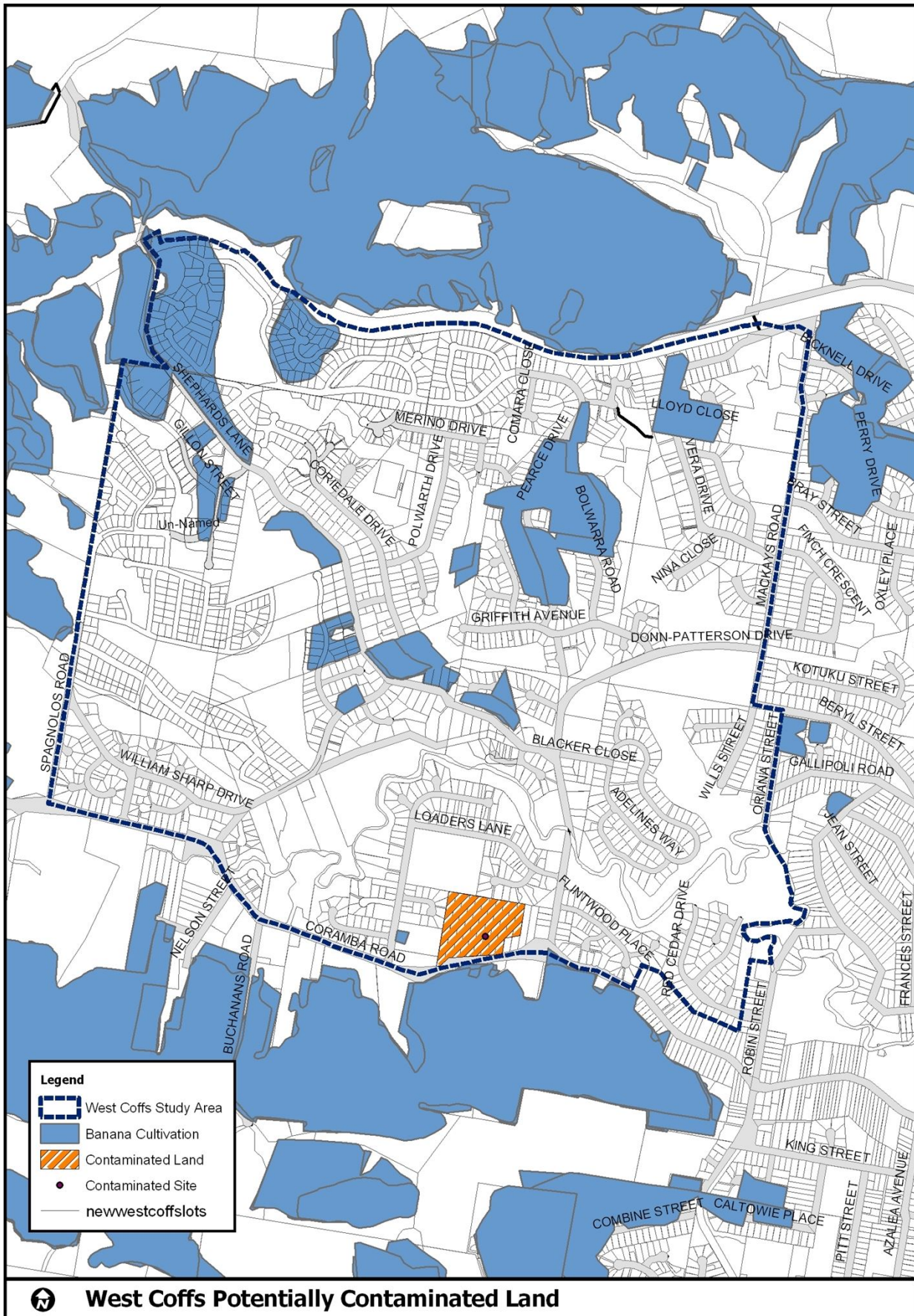
g) Road Design and Access Control

- i) A "conforming driveway" to each lot must be provided by the developer. The design is to be submitted to Council with the DA for dwellings.
- ii) Traffic control facilities, which include the construction of culverts across the Pearce Drive continuation and creek realignment shall be implemented.






h) Lands to be Acquired

- i) Lands to be purchased by Council are identified on the land acquisition map (refer to Map 6).
- ii) Lands that can not be developed due to significant constraints shall be incorporated into environmental protection areas and dedicated to Council at no cost. The majority of this land is identified in Map 6.

MAP 5 - CONTAMINATED LAND



Legend

-  West Coffs Study Area
-  Banana Cultivation
-  Contaminated Land
-  Contaminated Site
-  newwestcoffslots

 **West Coffs Potentially Contaminated Land**

MAP 6 – LANDS TO BE ACQUIRED/DEDICATED



COFFS HARBOUR CITY COUNCIL
 Locked Bag 155 COFFS HARBOUR NSW 2450
www.coffslp.net