

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT E12 WEST WOOLGOOLGA

Applies to

Lands in the West Woolgoolga 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 Woolgoolga Urban Release Area.

E12.1 INTRODUCTION

The West Woolgoolga Urban Release Area is predominantly a low density residential housing area surrounded by land uses such as large lot residential development and rural activities.

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

MAP 1 - LOCALITY



E12.1 PLANNING STRATEGY

E12.1.1 Objective

1. To provide an overall plan for the area that enables the integration of existing and proposed development.

E12.1.2 Masterplan

- Achieve a minimum lot yield of 330 lots; an additional 944 people (refer to Map 2).
- Ensure that development is able to proceed at a reasonable cost to both developers and the community.
- Ensure that development of the area will contribute to the economic growth of Woolgoolga.
- Require development to conform to the planning controls listed in this and other relevant components of this DCP.

E12.1.3 Servicing Strategy

- Ensure that water is supplied by extending the existing water main network.
- Require the sewer rising main from Pump Station 14 to be upgraded and then diverted along the Pacific Highway to Pullen Street.
- Require proponents of development to construct several small pump stations and a gravity sewer line, as needed.

E12.1.4 Community Facilities Strategy

- Ensure that a neighbourhood park and children's playground are provided within 500m of the community to be served.
- Require pedestrian paths and cycleways to be constructed by the developer, except where they are within identified open space areas and along the collector road.
- Ensure that the construction of a cycle/pedestrian bridge occurs upon release of 165 lots.

E12.1.5 Traffic and Transport Strategy

- Enable the collector road to be progressively constructed concurrent with subdivision/ development.
- Construct the realignment of Newmans Road will occur when 165 lots are released.

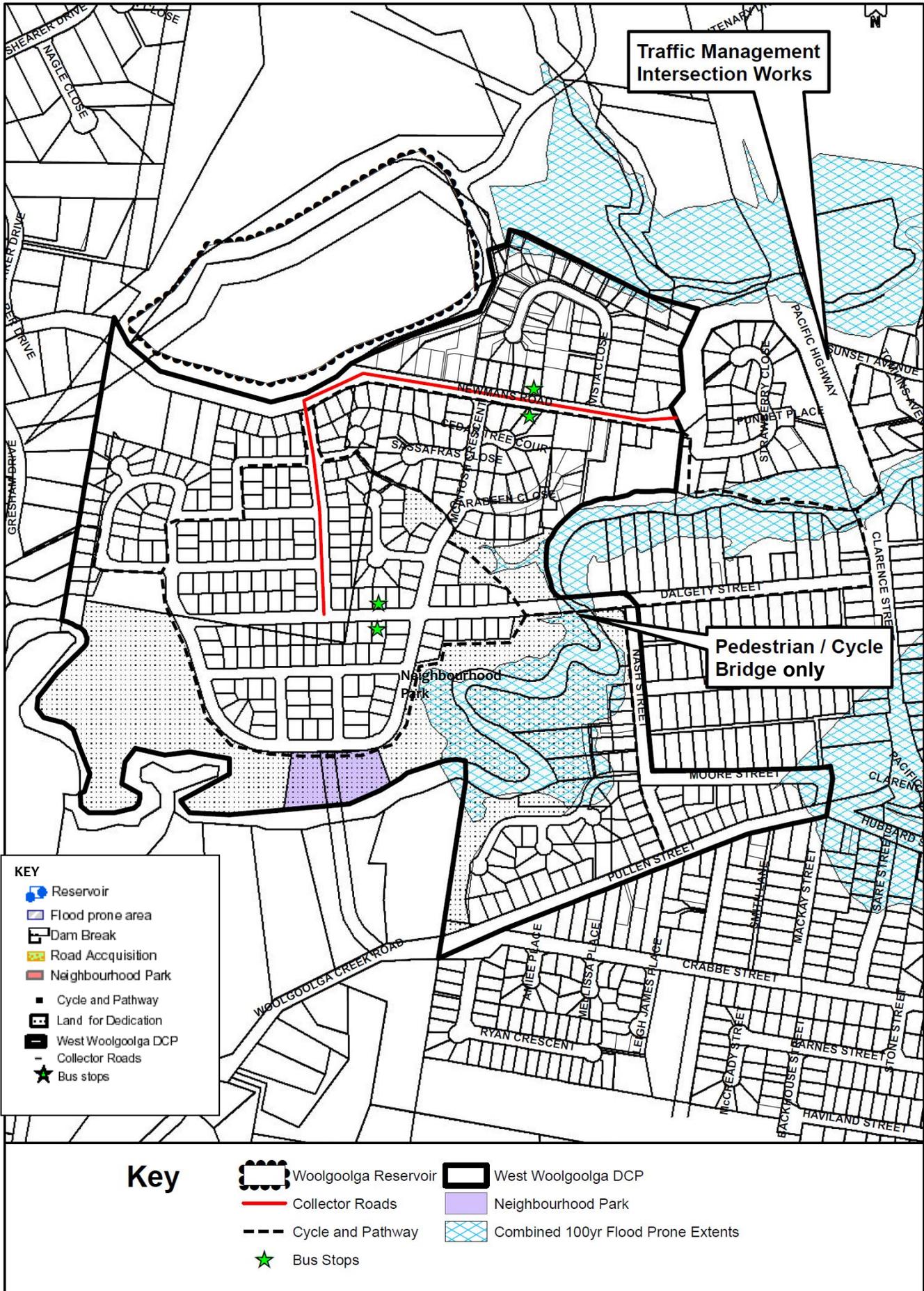
E12.1.6 Natural Environment Strategy

- Ensure that the identified areas for conservation shown on the Masterplan are dedicated as development occurs, and funded through developer contributions.
- Require a minimum 20 metre wide perimeter road to be provided adjacent to conservation areas.
- Ensure that the provision for bushfire Asset Protection Zones does not involve the clearing of native vegetation and conservation areas.
- Require that buffers are to be provided between proposed residential development and sensitive/ significant vegetation and riparian areas. These buffers will also facilitate Asset Protection Zones for bushfire protection purposes. The buffers become passive open space for community enjoyment.

E12.1.7 Desired Future Locality Character

- The future character of the West Woolgoolga Urban Release Area is the creation of affordable, environmentally friendly residential housing on allotments of varying sizes, with an average size of 700m².
- The majority of lots are to be oriented to facilitate solar access.
- Reducing reliance on private motor vehicles will be assisted with the provision of a suitable pedestrian/cycle network within the area, linking to district and regional facilities.

MAP 2 - MASTERPLAN



E12.2 MATTERS FOR CONSIDERATION

E12.2.1 Objectives

1. To ensure the release area is developed to its full potential but within its environmental capacity.
2. To ensure development only occurs when appropriate services are available to the release area.
3. To ensure water quality is maintained at acceptable levels in the release area by adopting 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 and to ensure the environmental values of the Solitary Islands Marine Park are maintained.
6. To ensure that a high level of road design caters for good access (including for buses) and is of an acceptable standard to meet the needs of the community.
7. To provide for the active recreational needs of the community as development occurs.

E12.3.2 Controls

a) General

Development is to comply with the Planning Strategies outlined in E12.1 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 lots) 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%.

c) Water Quality

- i) Development involving earthworks or vegetation removal shall be accompanied by a Sediment and Erosion Control Management Plan in accordance with Component D1 of this Development Control Plan (DCP).
- ii) Development shall incorporate best practice Water Sensitive Urban Design (WSUD) principles in accordance with Council's [WSUD Policy](#).
- iii) Water quality in the creeks is to be protected through WSUD measures incorporating the "treatment train", rather than reliance on "end of pipe" solutions.

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

MAP 3 - TARGET DENSITIES




 ~ NO TARGET DENSITIES SET AS
 SUBJECT TO APPROVED DEVELOPMENT
 APPLICATION OR LAND HAS ALREADY
 BEEN DEVELOPED

PRECINCT	TARGET No. OF LOTS
1	139
2	102
3	32
4	57
TOTAL	330

e) Heritage Conservation

- i) Developers of land will be required to commission appropriate heritage impact assessment studies (Aboriginal and European) for development applications (DA) that may result in places, sites or objects with heritage significance being disturbed.
- ii) The assessment study is to identify the appropriate actions to be carried out in areas of cultural heritage sensitivity.

f) Pedestrian and Cycleway Paths

- i) The developer is to provide pedestrian and cycleway paths within the development in accordance with the Masterplan (refer to Map 2).

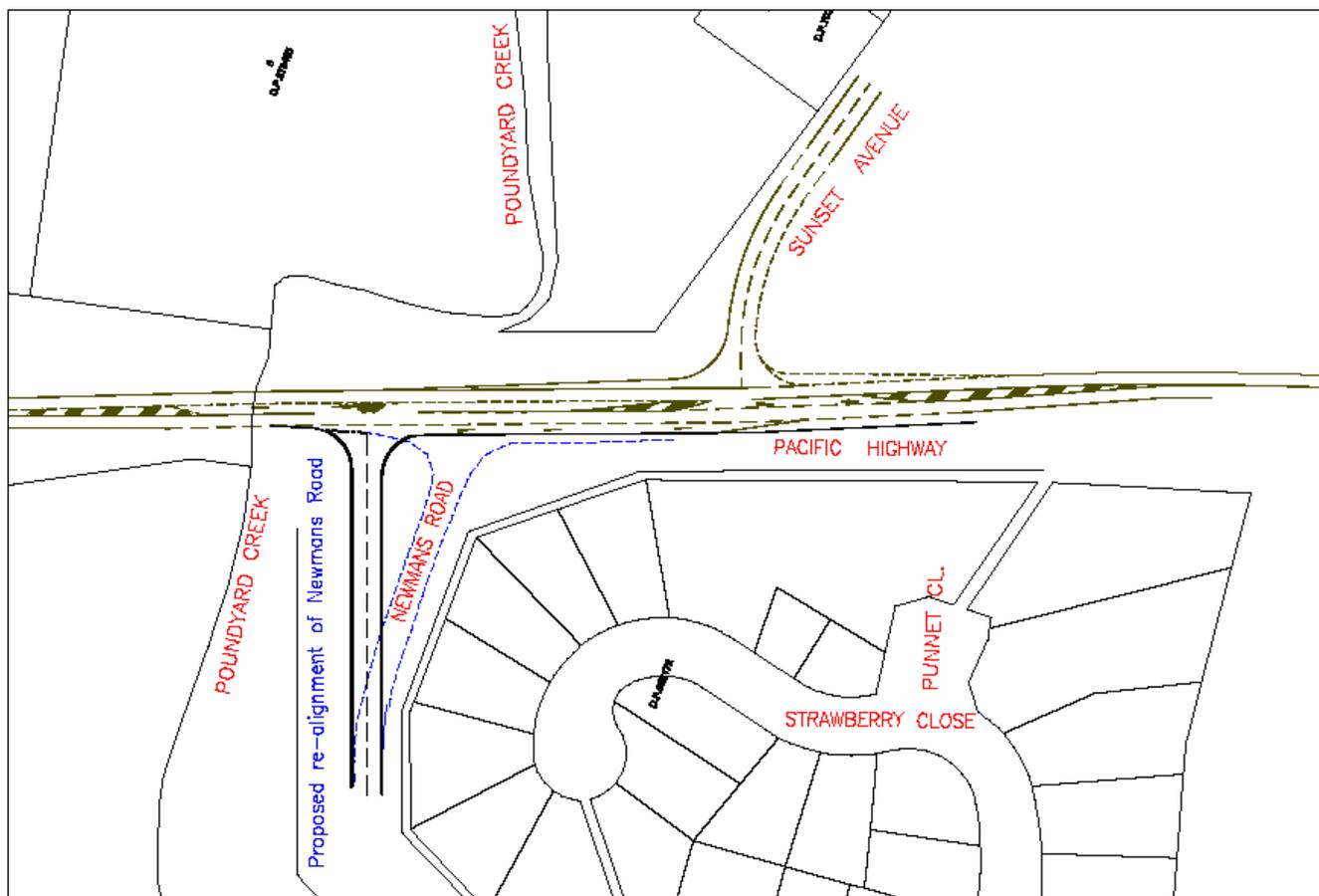
g) Road Design and Access Control

- i) The collector road is to be progressively constructed concurrent with subdivision/development.
- ii) Pedestrian paths and cycleways are to be constructed by the developer, except where they are within identified open space areas and along the collector road.
- iii) The cycle/pedestrian bridge will be commenced once sufficient funds have been collected in Section 94 Contributions.

h) Newmans Road Interchange

- i) The proposed realignment of the Newmans Road Interchange is shown in Map 4 below.

MAP 4 - NEWMANS ROAD INTERCHANGE



i) Noise

- i) Applications for subdivision within 300 metres of the Pacific Highway 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 from the highway.
- ii) Applications must also comply with Clause 102 of the [State Environmental Planning Policy \(SEPP\) \(Infrastructure\) 2007: Impact of Road Noise or Vibration on Non-Road Development](#).
- iii) Assessment is to be undertaken by an appropriately qualified person, having regard to the Office of Environment and Heritage's [NSW Road Noise Policy](#). Development is to be conditional upon provision of these measures.

j) Lands to be Acquired/Dedicated

- i) Lands to be purchased by Council are identified on Map 5.
- 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 these types of lands are identified on Map 5.

MAP 5 – LANDS TO BE ACQUIRED/DEDICATED



- ~ WEST WOOLGOOLGA DCP
- ~ LAND FOR DEDICATION
- ~ ROAD ACQUISITION
- ~ NEIGHBOURHOOD PARK

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