

# COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

## COMPONENT E13 PACIFIC HIGHWAY DEVELOPMENT SETBACK AREA

### Applies to

All lands in the Coffs Harbour Local Environmental Plan 2013 that are affected by the Pacific Highway development setback area 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 outlines the requirements for properties that are affected by the Pacific Highway development setback area.*

### E13.1 PLANNING STRATEGY

#### E13.1.1 Objective

1. To provide a plan for lands adjacent to the Pacific Highway that fosters the integration of development and does not adversely impact on the environmental qualities of the land.
2. To protect the scenic qualities of the Pacific Highway, while still enabling appropriate development.

#### E13.1.2 Traffic and Transport Strategy

- Ensure that the scenic qualities of specific locations of the Pacific Highway are protected (see Map 1).
- Ensure that development does not adversely affect the efficient operation of the Pacific Highway.

#### E13.1.3 Natural Environment Strategy

- Ensure that buffers are provided between the Pacific Highway and residential development.
- Ensure that sensitive/significant vegetation and riparian

## 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

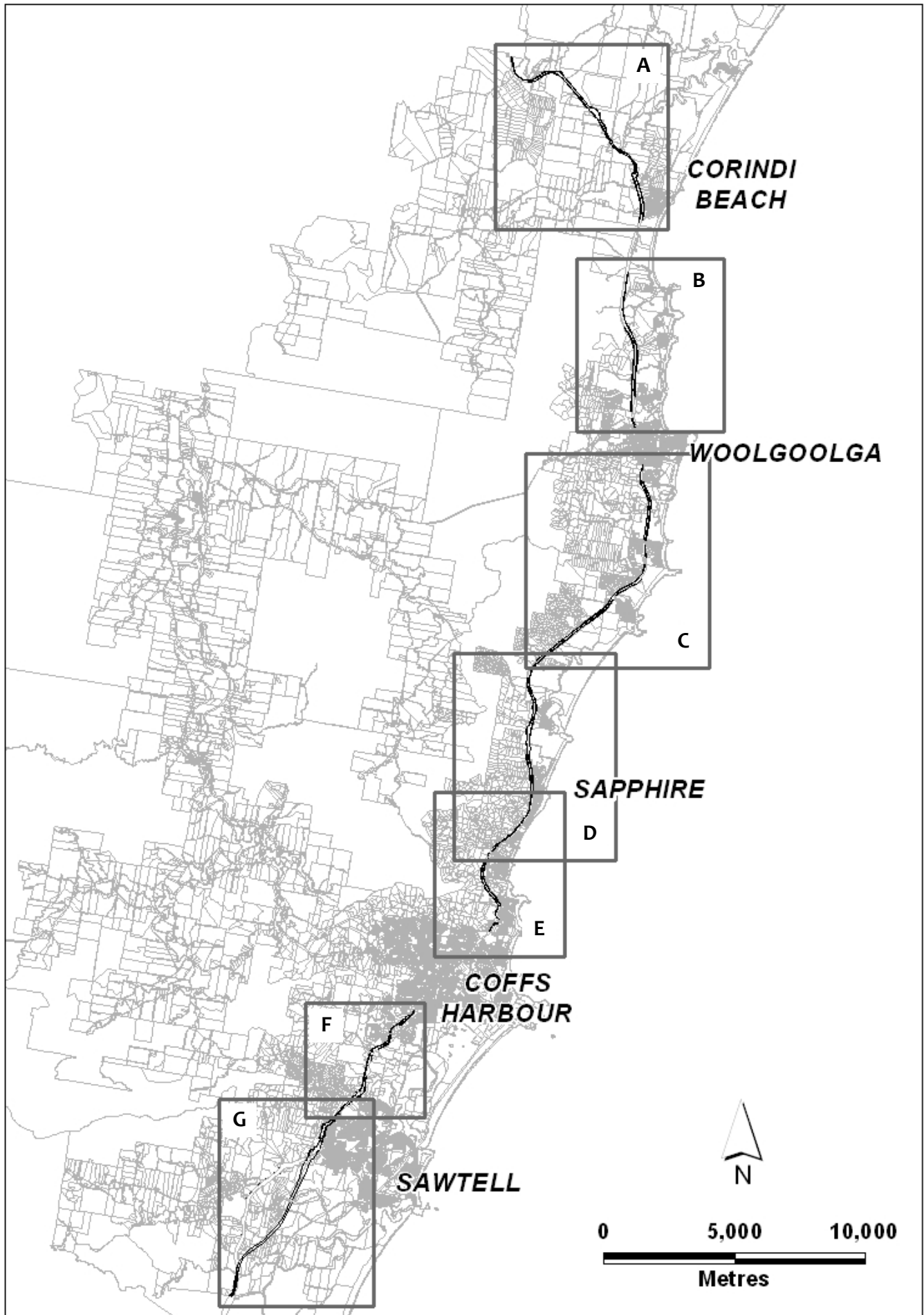
COMPONENT E1 COFFS HARBOUR REGIONAL AIRPORT (DEFERRED)  
COMPONENT E2 BOAMBEE CREEK  
COMPONENT E3 COFFS HARBOUR CITY CENTRE  
COMPONENT E4 HEARNES LAKE / SANDY BEACH (DEFERRED)  
COMPONENT E5 KORORA LARGE LOT RESIDENTIAL  
COMPONENT E6 MOONEE (DEFERRED)  
COMPONENT E7 NORTH BOAMBEE VALLEY (EAST)  
COMPONENT E8 NORTH BONVILLE  
COMPONENT E9 SAWTELL VILLAGE PRECINCT  
COMPONENT E10 .....SOUTH COFFS  
COMPONENT E11 .....WEST COFFS  
COMPONENT E12 .....WEST 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

areas within the development setback area are protected.

MAP 1 - LOCALITY



## E13.2 PLANNING CONTROLS

---

### E13.2.1 Objectives

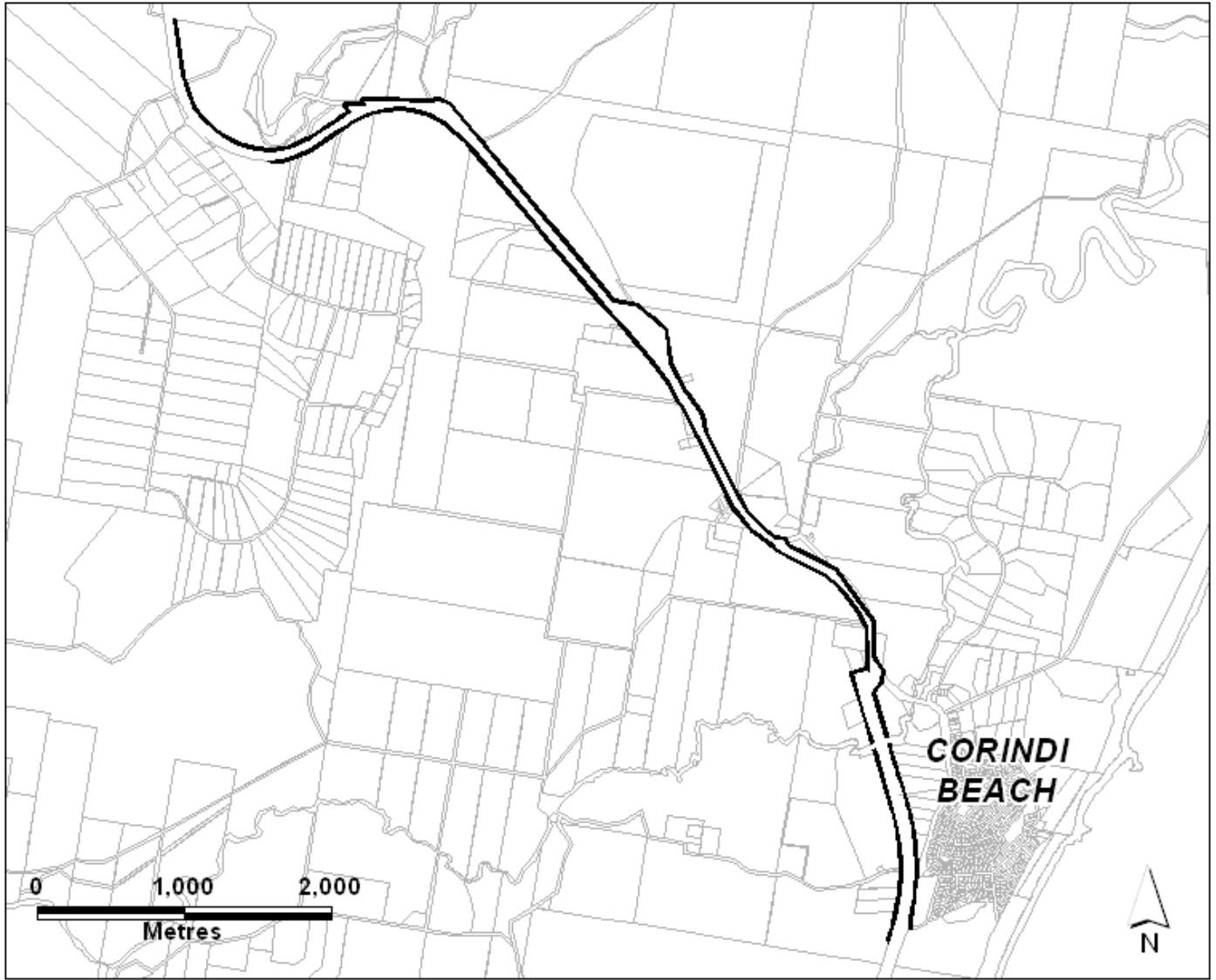
1. To enable development that does not adversely impact on the scenic qualities of land adjacent to the Pacific Highway.
2. To enable development that is within the environmental capacity of the land and can be adequately serviced.

### E13.2.2 Controls

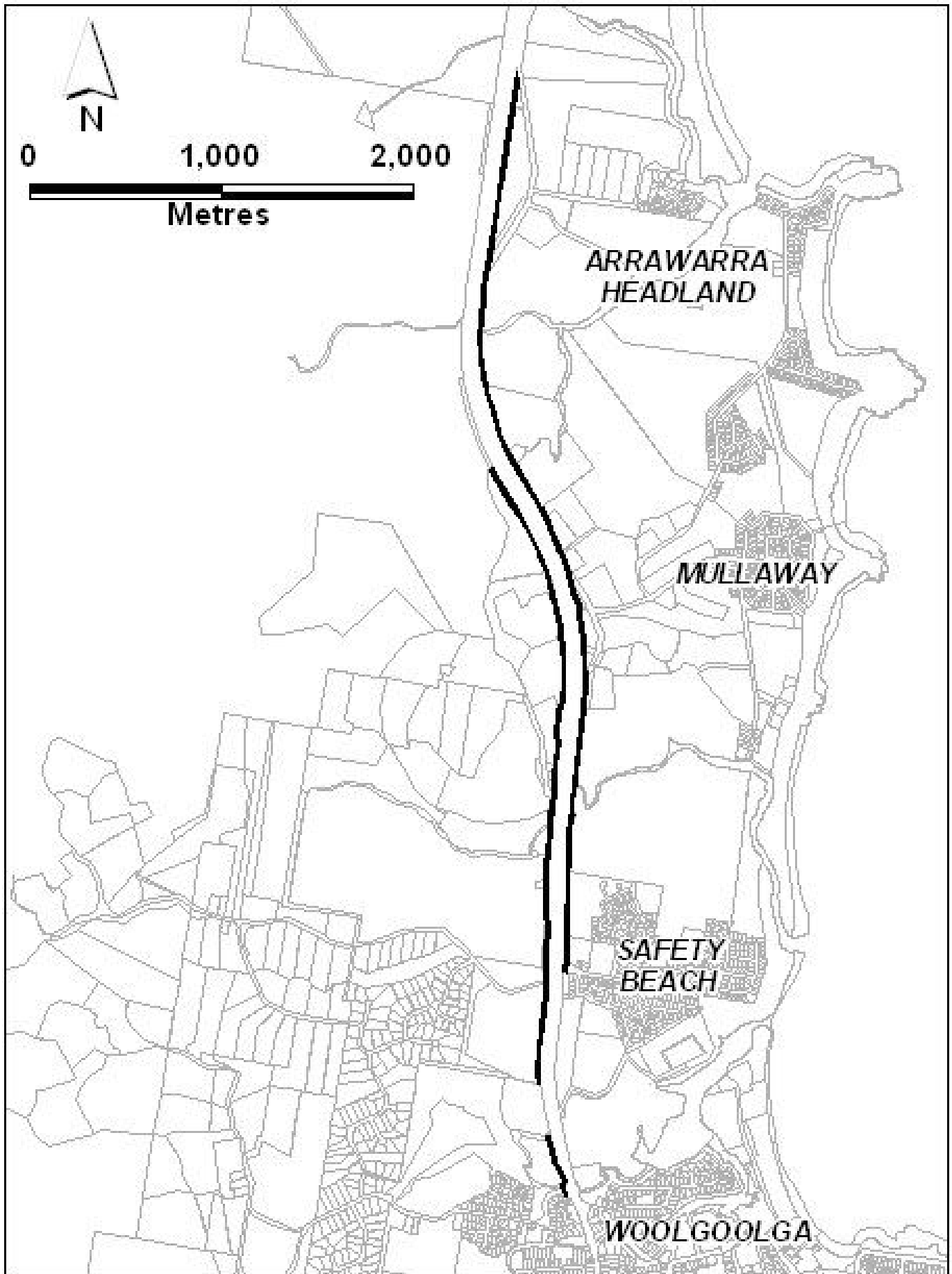
- i) Development is not permissible within the 20 metre wide Pacific Highway Development Setback Area identified in Maps 2-8, unless it can be demonstrated that:
  - the proposed development is unlikely to adversely impact on the scenic qualities of the locality; and
  - the proposed development is within the environmental capacity of the land; and
  - the proposed development can be adequately serviced.
- ii) Applications for development within the Pacific Highway Development Setback Area are to be accompanied by sufficient information to demonstrate how the planning controls and objectives are to be satisfied.

**Note: The Pacific Highway Development Setback is 20 metres wide from the boundary immediately adjoining the Pacific Highway.**

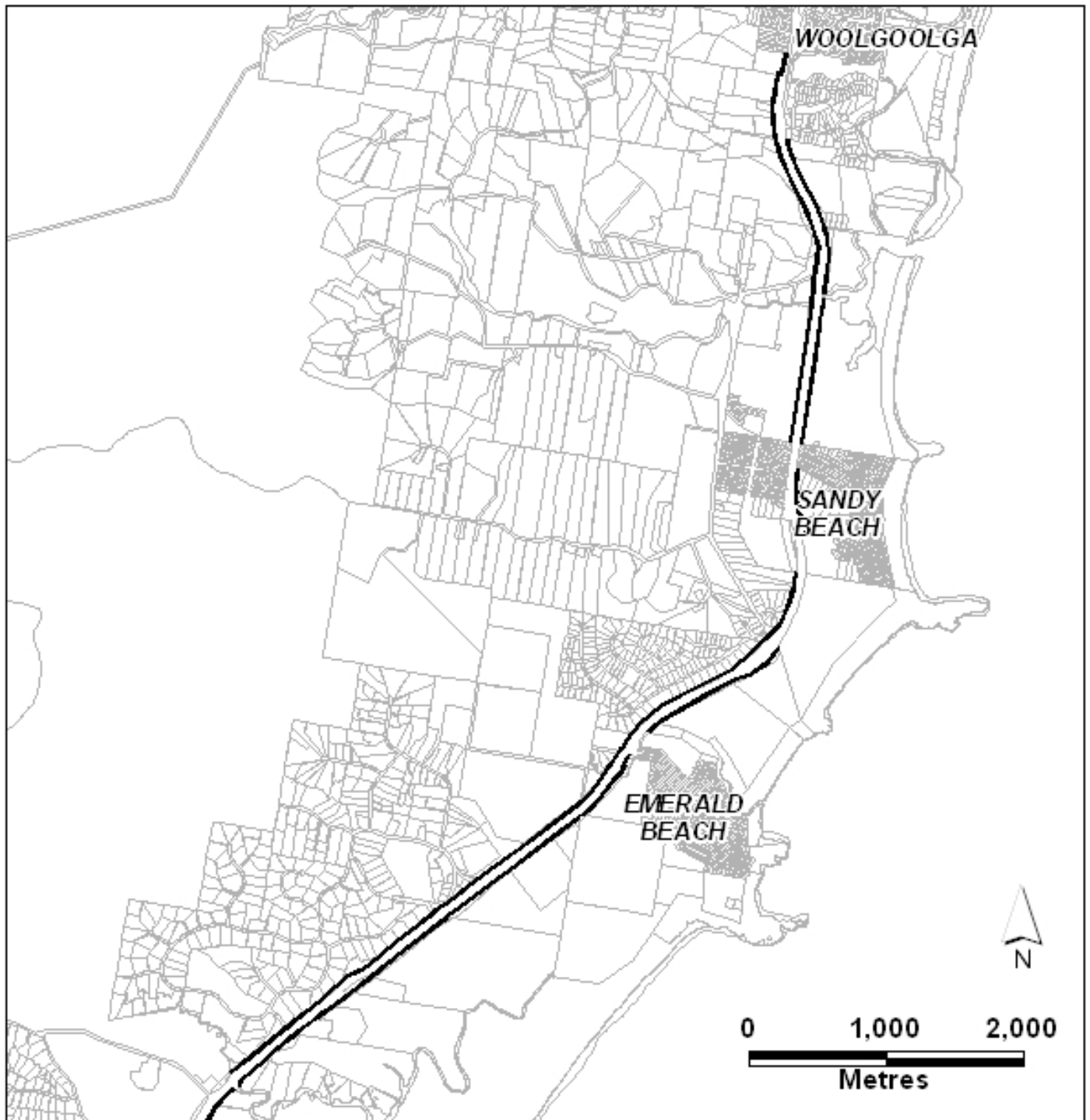
MAP 2 – LOCALITY A



MAP 3 - LOCALITY B

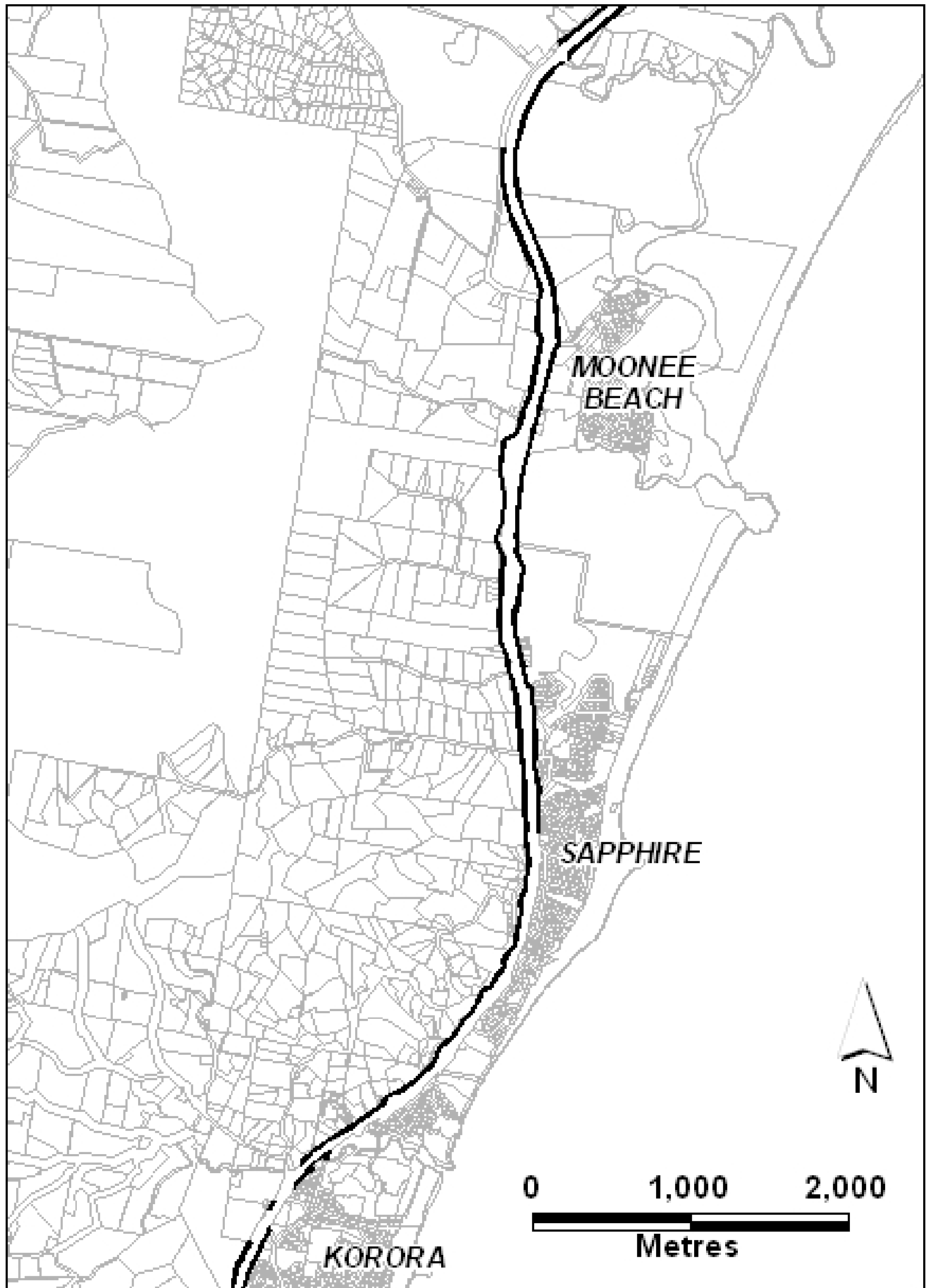


MAP 4 – LOCALITY C

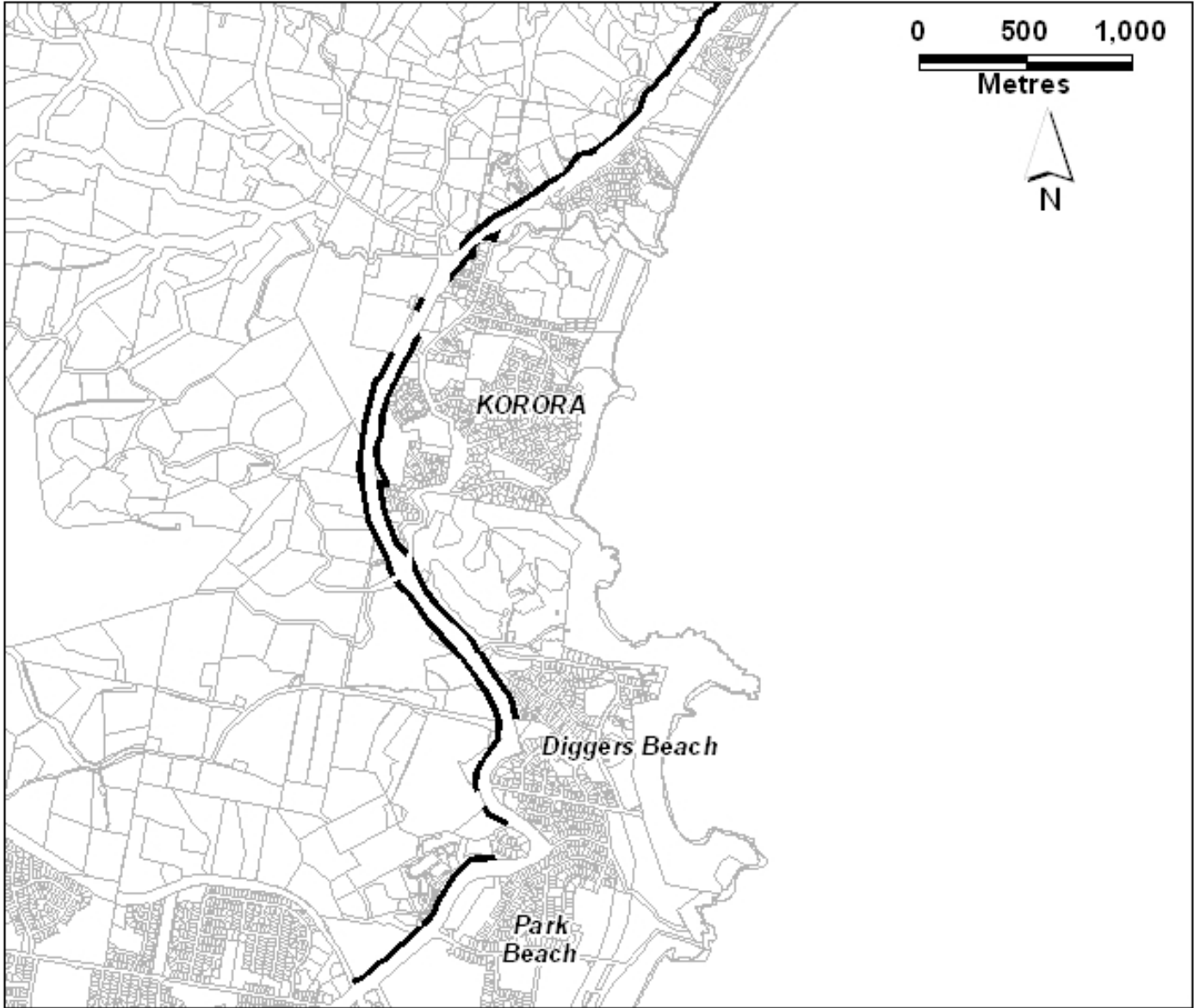




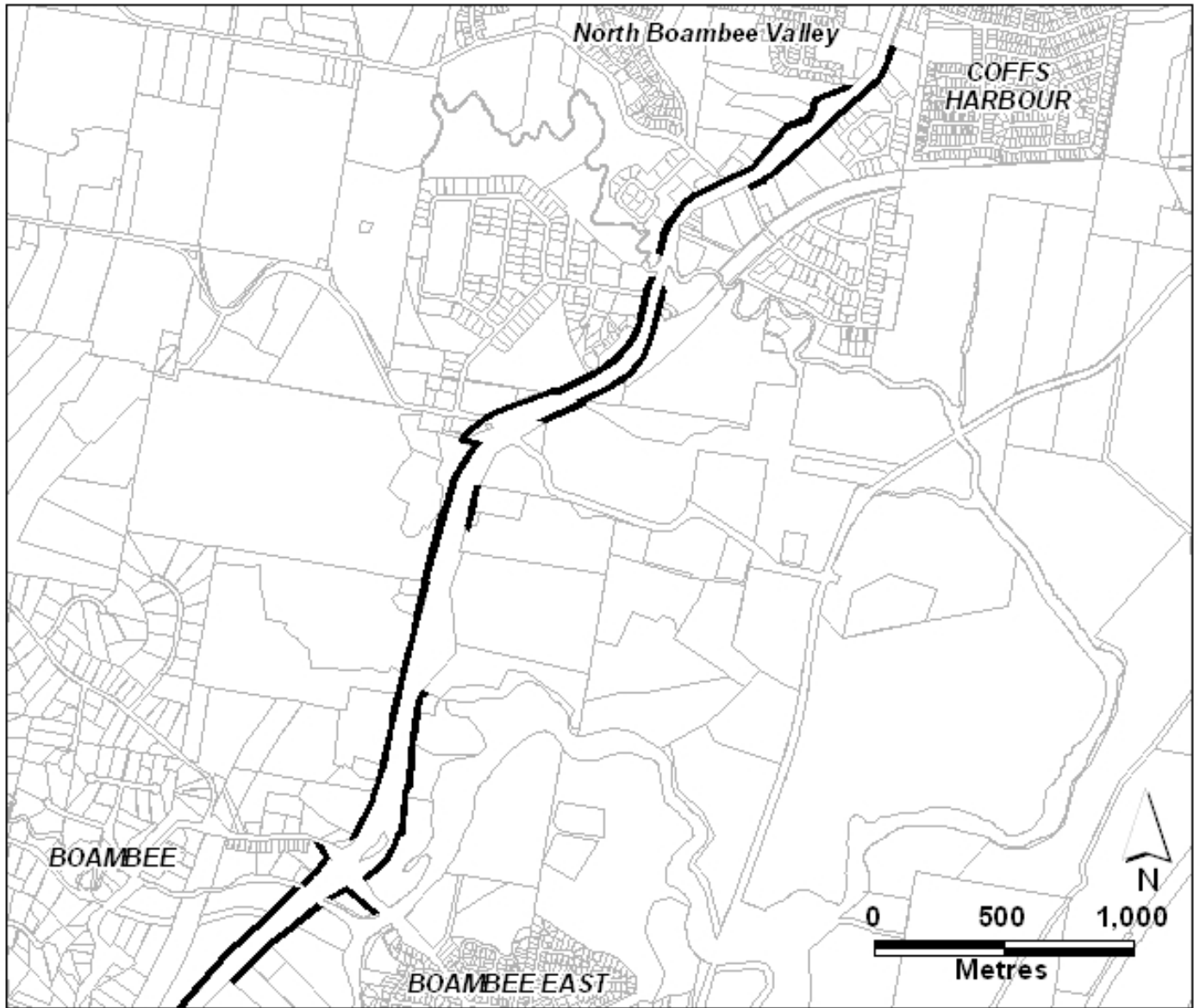
MAP 5 - LOCALITY D



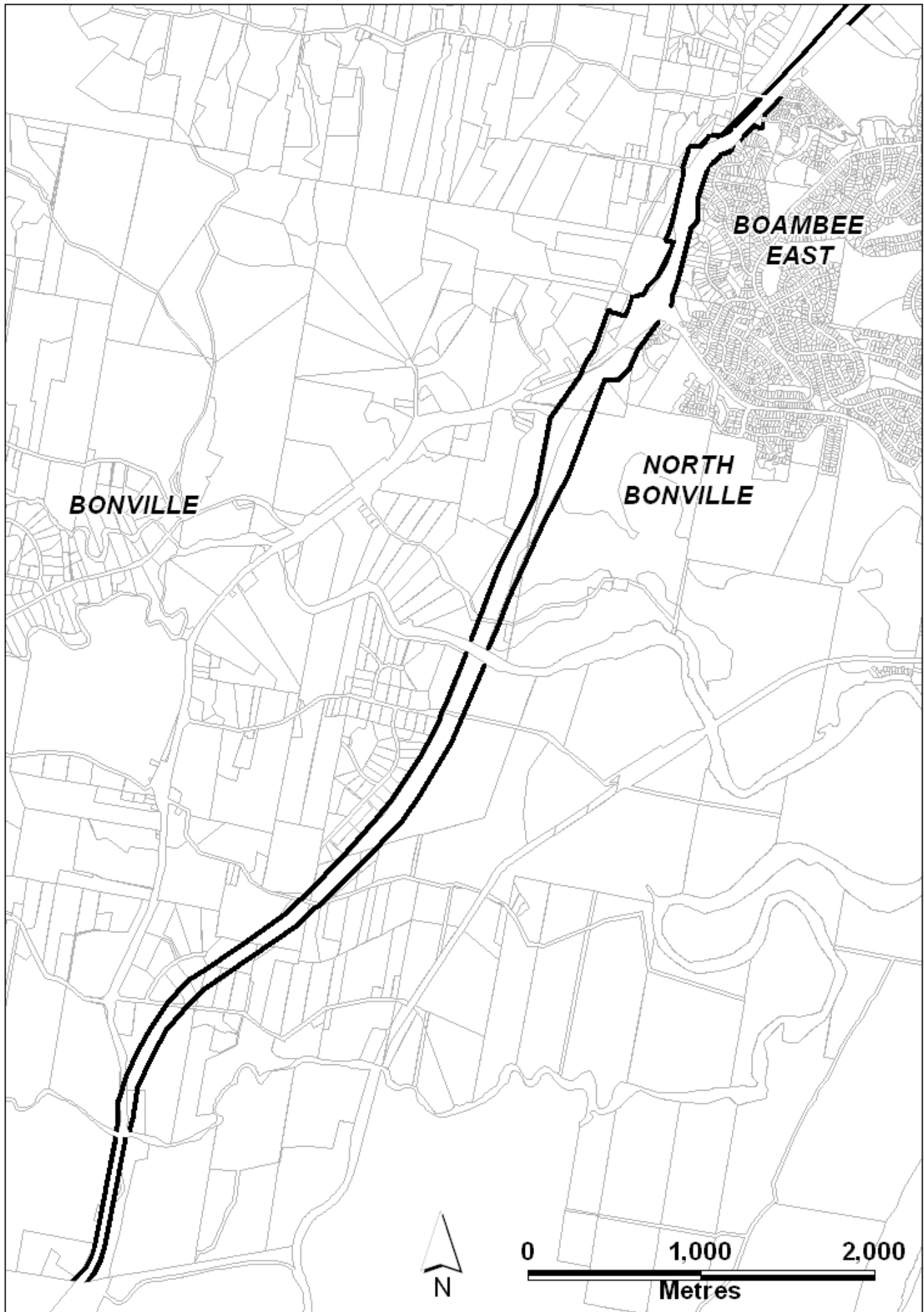
MAP 6 – LOCALITY E



MAP 7 – LOCALITY F



MAP 8 – LOCLAITY G



COFFS HARBOUR CITY COUNCIL  
Locked Bag 155 COFFS HARBOUR NSW 2450  
[www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au)