

# COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

## COMPONENT E14 HALLS ROAD BUSINESS PRECINCT

### Applies to

Development undertaken on lands in the Halls Road Business Precinct 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.

*This Component provides the development principles and site controls for development within the Halls Road business precinct.*

### 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.

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 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

## **E14.1 PLANNING STRATEGY**

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### **E14.1.1 Objectives**

1. To provide a framework for a community that is sustainable, safe and vibrant.
2. To encourage compatible quality development in the Halls Road area.

### **E14.1.2 Masterplan**

- Guide new development in the area in accordance with the Masterplan (see Figure 1).
- Require development to conform to the planning controls listed in this and other relevant components of this DCP.

### **E14.1.3 Urban Design Strategy**

- Ensure that new development makes a positive contribution to the local streetscape.
- Ensure that new development successfully integrates with existing development.

### **E14.1.4 Business Strategy**






- Allow some smaller retail and commercial development to provide for the day to day services of the local community.
- Allow for shop top housing as part of a mixed use proposal.
- Ensure that development on B6 zoned lands will support and not detract from the vitality of other commercial centres.

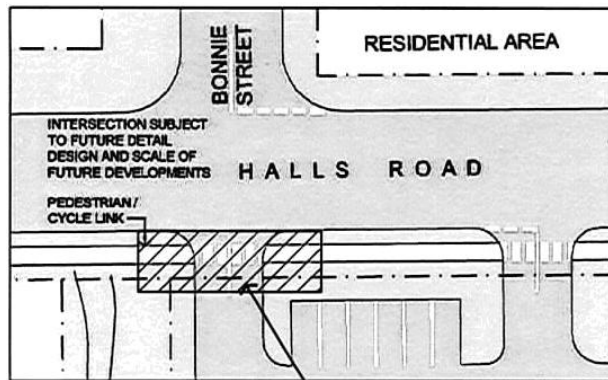
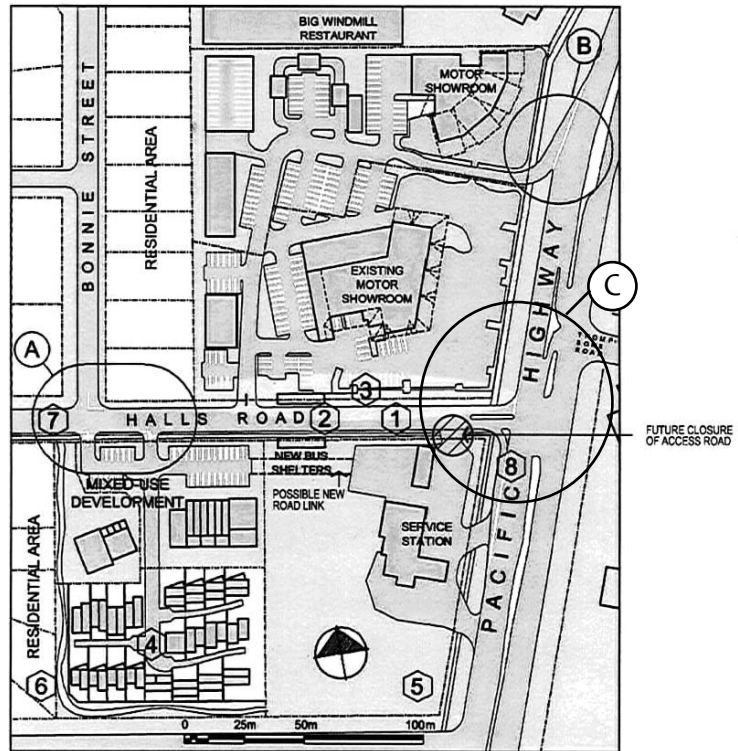
### **E14.1.5 Traffic and Transport Strategy**

- Provide a new slip lane from the Pacific Highway to Halls Road.
- Provide pedestrian and cycle links.

FIGURE 1: MASTERPLAN

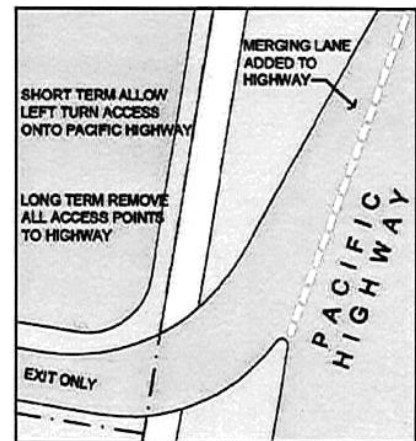
LEGEND

-  BUILDINGS (INDICATIVE ONLY)
-  RESIDENTIAL AREAS
-  SOFT LANDSCAPING
-  ROADS / HARD-PAVING
-  PEDESTRIANS / CYCLISTS

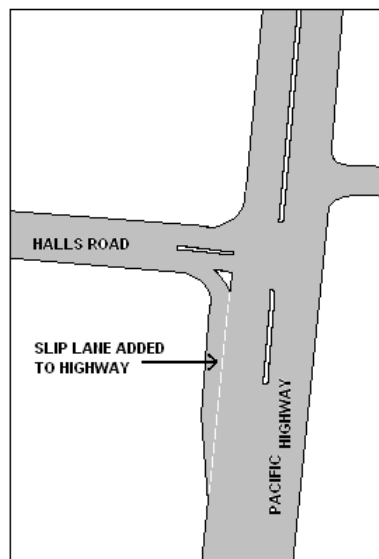


INTERSECTION DETAIL A

POSSIBLE ROAD WIDENING TO ALLOW FOR ROUNDABOUT



INTERSECTION DETAIL B



INTERSECTION DETAIL C

## E14.2 MATTERS FOR CONSIDERATION

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### E14.2.1 Objectives

1. To ensure that development has a positive impact on the streetscape of Halls Road and the Pacific Highway.
2. To ensure that development provides for the safe and efficient ingress and egress to and from sites for vehicles, pedestrians and cyclists.

### E14.2.2 Controls

#### a) Access and Flooding

- i) No new access points onto Halls Road will be permitted within 90 metres of the Pacific Highway (refer ① on Figure 1).
- ii) Halls Road is to be an 11 metre wide collector road (refer ② on Figure 1).
- iii) The northern side of Halls Road (from the Pacific Highway to Bonnie Street) is subject to flooding – this requires drainage investigation. Additional pipes will be required to take stormwater south and connect with existing trunk drainage (refer ③ on Figure 1).
- iv) Low areas of the site (on the southern side of Halls Road) are subject to flooding and therefore will require some filling. Existing open channels are to be retained (refer ④ on Figure 1).
- v) All stormwater drains south of the eastern end of the service station site (Lot 11 DP1076396) are to run under the Highway and discharge into the existing drainage channel on the eastern side of the Highway (refer ⑤ on Figure 1).
- vi) Commercial land located in the western end of the study area, (south of Halls Road Lot 10 DP1076396), contains a drainage channel which requires rehabilitation (refer ⑥ on Figure 1).

vii) Pedestrian and cycle links, west of the intersection of Halls Road and Bonnie Street are to be provided (refer ⑦ on Figure 1).

viii) A new slip-lane off the Pacific Highway is to be provided (subject to detail design) and is to be determined by the scale of future development (refer ⑧ on Figure 1).

#### b) Site Specific

- i) Internal access arrangements are to ensure that all vehicles can enter and leave sites in a forward direction.
- ii) Bicycle storage racks are to be included in all major development proposals.

**Note: Coffs Harbour Local Environmental Plan 2013 (LEP 2013) (Schedule 1) limits development for the purposes of shops, on Lot 10 DP 1076396 not exceeding 750m<sup>2</sup> per individual premises and to a maximum of 3,000m<sup>2</sup> gross floor area.**