

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT E15 TOURIST DEVELOPMENT PRECINCTS

Applies to

Tourist residential development proposed on land zoned R1 General Residential within the Coffs Harbour Local Government Area (see the mapped areas within this Component)

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

26 September 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 the general controls for tourist residential development on lands zoned R1 General Residential within the Coffs Harbour Local Government Area.

E15.1 PLANNING STRATEGY

E15.1.1 Objectives

1. To encourage tourism development.
2. To ensure that the scale and intensity of development is appropriate to the environmental characteristics of the land and locality.
3. To promote ecologically sustainable development.

E15.1.2 Masterplan

- Guide development in the R1 General Residential zones in accordance with the individual 'precinct' plans contained in this component of the DCP.
- Require development to conform to the planning controls listed in this and other relevant components of this DCP.

DCP COMPONENTS

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PART F - GLOSSARY AND APPENDIX

COMPONENT F1 GLOSSARY
COMPONENT F2 APPENDIX 1

E15.1.3 Urban Design Strategy

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

E15.1.4 Business Strategy

- Allow tourist oriented business development to provide for the needs of tourists.
- Allow for shop top housing as part of a tourist oriented mixed use proposal.

E15.1.5 Desired Future Locality Character

- The future character of development within each of the General Residential zones is set out within the individual “precinct” plans.

E15.2 GENERAL REQUIREMENTS FOR LAND ZONED R1 GENERAL RESIDENTIAL

E15.2.1 Objective

1. To ensure that the design and operation of residential tourist development responds positively to its surrounds.

E15.1.2 Controls

a) General

- i) Development is to comply with the Planning Strategy outlined in E15.1 above, and the controls contained in this and other Components of this DCP.
- ii) Controls for density and setback vary for different allotments and locations. The maps indicate the location of each R1 zoned site and the design controls that apply.

Note: Controls for R1 zoned lands at Hearnese Lake are contained in Component E4 Hearnese Lake.

b) Density

- i) The density of development is to comply with the density controls outlined in each of the localities listed in E15.3 below.

Note: Density is described in two categories:

- *tourist density: applies to motels and other tourist accommodation and/or facilities; and*
- *residential density: applies to residential development, for example multi-unit housing, which is not used for tourist accommodation purposes.*

c) Hours of Operation

- i) Tourist activities are to operate within hours which will not detrimentally affect adjoining land uses, particularly in terms of noise and lighting nuisance.
- ii) Details of proposed hours of operation are to be provided with the development application (DA).

d) Views

- i) The views (including view corridors) from adjoining properties, as well as those from the subject land, should be taken into consideration when designing new buildings.

E15.3 SITE SPECIFIC CONTROLS FOR LAND ZONED R1 GENRAL RESIDENTIAL

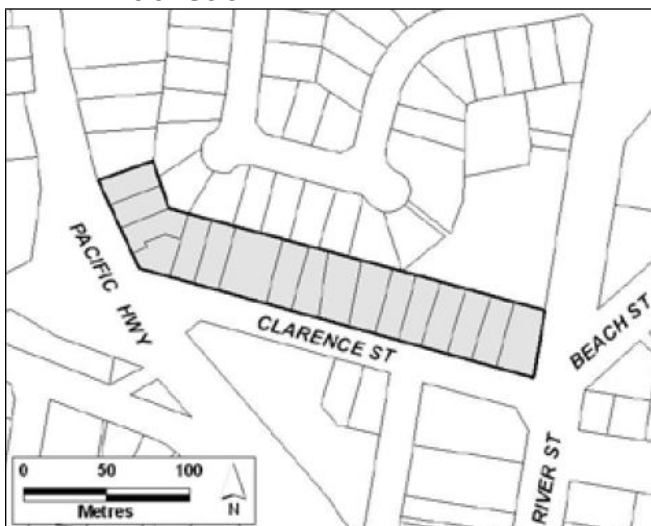
E15.3.1 Objective

1. To ensure that the scale and intensity of tourist residential development is appropriate to the environmental characteristics of the land and locality.

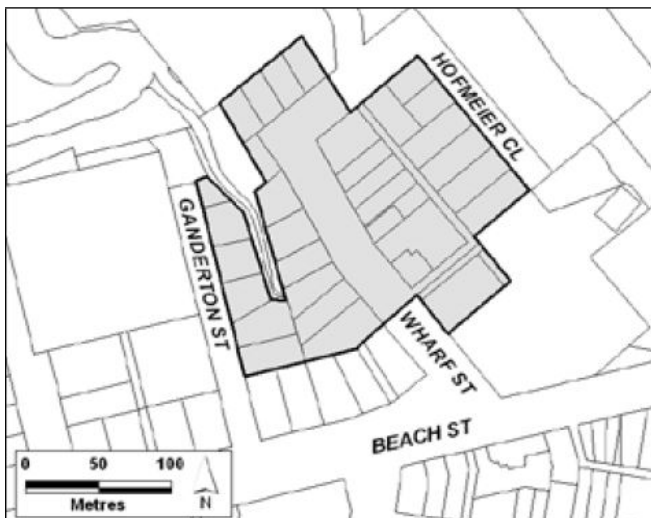
E15.3.2 Woolgoolga

These controls relate to lands in the Woolgoolga area:

MAP 1 - WOOLGOOLA ENTRY WAY



MAP 2 - WOOLGOOLGA BEACH



a) Building Design Statement

- i) Development in Woolgoolga will be of a low density and low key nature. The development shall provide an environment for tourist and residential uses in a relaxed beach setting.
- ii) Interesting design elements are encouraged, such as variations in roofline and balconies.

b) Controls

i) Density

- Tourist: one unit/300m²; and
- Residential: one dwelling/400m².

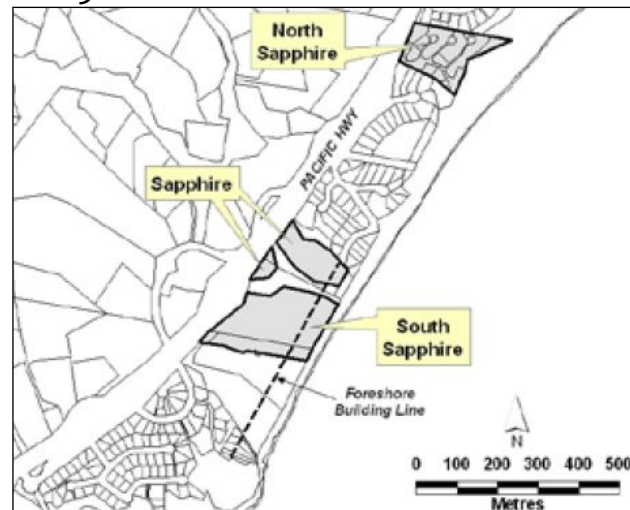
ii) Setback

- Front: five metres; and
- Side and Rear: 1.5 metres.

E15.3.3 Sapphire

These controls relate to lands shown in the Sapphire area:

MAP 3 - SAPPHIRE



a) Building Design Statement

- i) Development is to provide a medium density style accommodation which will promote coastal views and be designed with consideration to the natural environment, being beaches and coastal bushland setting.

b) Controls

i) Density

- Tourist: one unit/150m²; and
- Residential: one dwelling/200m².

ii) Setback

- Front: 20 metres to Pacific Highway, six metres to local roads; and
- Side and Rear: Assessed on merit.

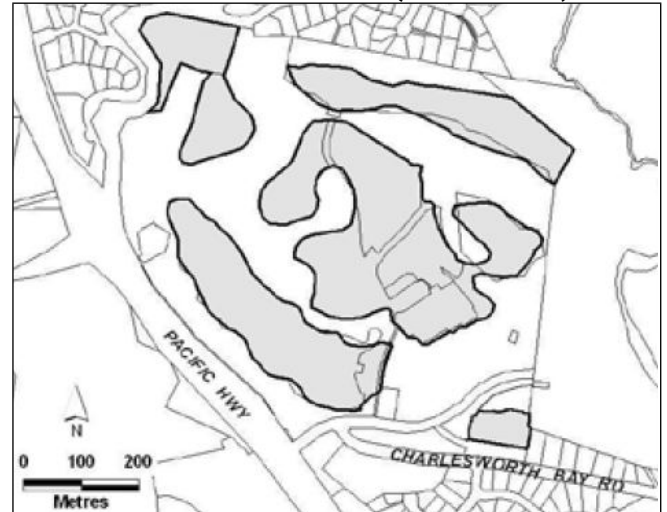
E15.3.4 Korora/Charlesworth Bay/Diggers Beach

These controls relate to lands in the Korora/ Charlesworth Bay/Diggers Beach area:

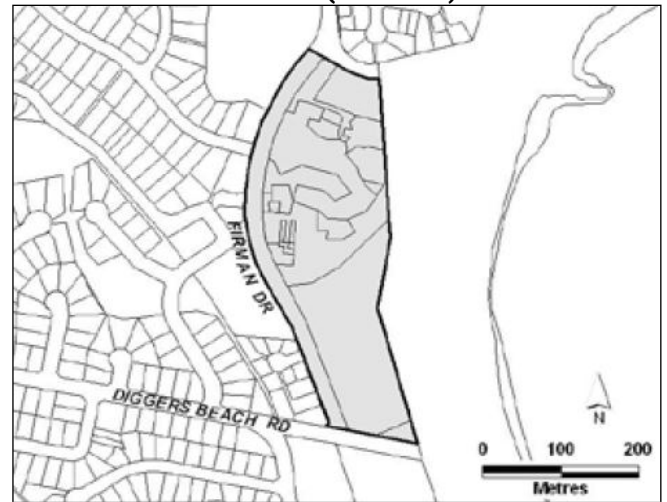
MAP 4 – KORORA (OPAL COVE)



MAP 5 - CHARLESWORTH BAY (PACIFIC BAY)



MAP 6 - DIGGERS BEACH (AANUKA)



a) Building Design Statement

- i) Development is to be of a medium or high density tourist nature and may include a range of recreational facilities such as golf courses, tennis courts, restaurants and swimming pools.
- ii) Buildings are to contain elements which take advantage of ocean views and solar access where possible.
- iii) Buildings are to be suitably landscaped to be compatible with, rather than dominate the surrounding environment.

b) Controls

i) Density

- Tourist: one unit/300m²; and
- Residential: one dwelling/400m².

ii) Setbacks

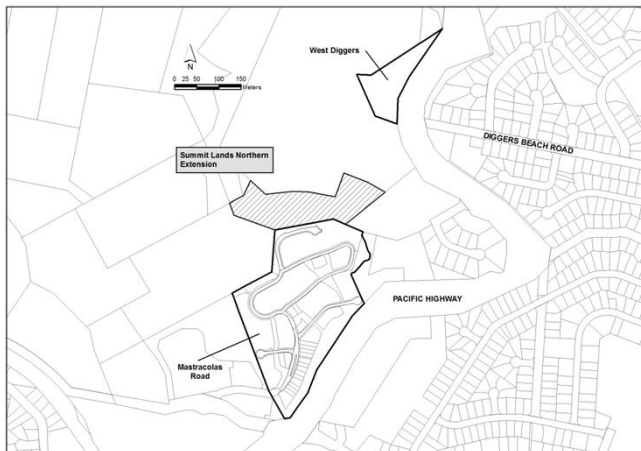
- Front: 20 metres to Pacific Highway, six metres to local roads;
- Side: six metres; and
- Rear: three metres, reduced to one metre where the building height is less than three metres.

Note: Charlesworth Bay (Pacific Bay) is also subject to an approved [Masterplan-No.51-11-2004](#), which includes additional development controls. Contact Council for further information.

E15.3.5 North Coffs Harbour

These controls relate to lands in the North Coffs Harbour area:

MAP 7 - NORTH COFFS HARBOUR



(a) Building Design Statement

- i) Residential development in these areas is to be medium density in nature, and is to enhance the surrounding bushland environment. Such developments are to provide self-contained accommodation in close proximity to shops, services and tourist facilities.

- ii) Buildings should be designed, located and landscaped to reduce amenity impacts on adjoining properties and public places.
- iii) Proposals are to incorporate the use of natural colours (greys, greens and browns) where practicable.

Note: This location supports a style of building on steep land which provides for views and solar access.

(b) Controls

i) Density

- Tourist:
 - West Diggers: one unit/150m²; and
 - Mastrocolas Road: one unit/200m².
- Residential:
 - West Diggers, Mastrocolas Road: one dwelling/200m²

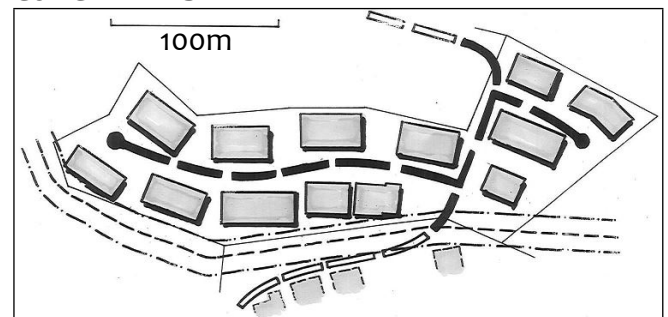
ii) Setbacks

- Front: 20 metres
- Side and Rear: Assessed on merit

E15.3.6 Summit Lands Northern Extension

These controls relate to lands shown in Figure 1 below:

FIGURE 1 - SUMMIT LANDS NORTHERN EXTENSION CONCEPT MASTERPLAN



KEY

- Approximate Building Footprint
- Site Boundary
- Road Network
- Approximate Ridgeline
- 10 metre offset from Ridgeline (20 metres total)

a) Building Design Statement

- i) Residential development in this area is to be designed to enhance the surrounding bushland environment and maximise visual and social amenity.

b) Controls

i) Density

- Development should accord with the Masterplan in Figure 1 and achieve a minimum 'yield' of 49 dwellings, situated within the building footprint identified.
- The maximum dwelling yield shall not exceed the target density by more than 15%.

ii) Setbacks

The minimum setback requirements are:

- all dwellings must front the street; and
- side and rear: assessed on merit.

Buildings must be set back a minimum of 10 metres from the ridgeline, as shown in Figure 1.

Note: Merit assessment of side and rear boundaries will have regard to:

- *streetscape;*
- *amenity of surrounding properties; and*
- *setbacks of neighbourhood development.*

iii) Building Location and Landscape Design

The following principles are to be considered:

- the 10 metre vegetated ridgeline corridor buffer is to provide visual amenity and a habitat link through the proposed development;
- any requirement for bush fire mitigation should be provided outside of this zone;

- the density of development, particularly on the upper levels of these lands, should be reduced to mitigate visual impact;
- buildings on upper lands should be smaller in size and occupy a smaller footprint. This will reduce the overall physical bulk of the development and ensure optimal scope for vegetation between buildings;
- where possible, new tree planting should incorporate clean trunked native trees to frame views and allow canopies to rise above rooflines to become visually dominant over surrounding built form;
- the layout of the development should incorporate broader areas of open space where taller native trees with large canopies could be planted;
- street tree planting should be optimised to reinforce the visual significance of trees throughout the development; and
- consideration should be given to the use of a mix of native tree species, planted informally and in groups.

iv) Noise Mitigation

Assessment is to be undertaken by an appropriately qualified person, having regard to the following guidelines: [NSW Industrial Noise Policy \(1999\)](#) and the [NSW Road Noise Policy \(2011\)](#) for any development on this site.

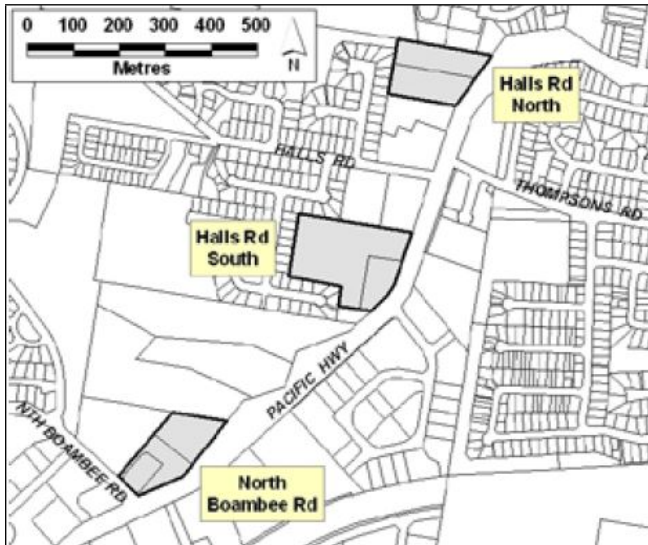
v) Garbage Collection Services

- The road design shall provide for waste servicing vehicles and appropriate legal arrangements shall be put in place to facilitate access for this service.

E15.3.7 South Coffs Pacific Highway

These controls relate to lands in the South Coffs Harbour area:

MAP 8 - SOUTH COFFS PACIFIC HIGHWAY



a) Building Design Statement

- i) Developments is to be of a medium density nature. Activities on these sites shall complement nearby bushland and koala habitat areas.
- ii) Buildings will be suitably landscaped to reduce Pacific Highway noise and be constructed from materials which are in character with surrounding buildings.
- iii) Suitable landscape buffers to koala habitat should be provided.

b) Controls

- i) **Density**
 - Tourist: one unit/150m²; and
 - Residential: one dwelling/200m².
- ii) **Setbacks**
 - Front: 20 metres to Pacific Highway, six metres to other roads; and
 - Side and Rear: three metres, reduced to one metre where the building height is less than three metres.

B15.3.8 Boambee Bay

These controls relate to lands shown in the following figure:

MAP 9 - BOAMBEE BAY



a) Building Design Statement

- i) Development is to be resort-style accommodation in a natural setting. The character is to emphasise the surrounding bushland, Boambee Creek and its environmental values. On-site facilities such as swimming pools and playgrounds are to provide a relaxing and recreational atmosphere.
- ii) Designs are to be in keeping with the natural setting, with landscaping providing natural shade areas. Designs are to minimise overlooking of adjoining units to enhance privacy. Building materials should complement the natural environment in terms of colour and types used.

b) Controls

i) Density

- Tourist: one unit/100m²; and
- Residential: one dwelling/300m².

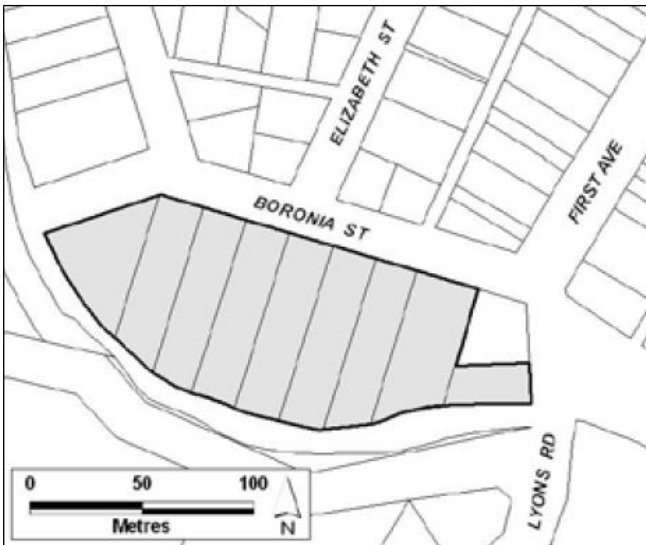
ii) Setbacks

- Front: six metres; and
- Side and Rear: three metres, reduced to one metre where the building height is less than three metres.

B15.3.9 Sawtell

These controls apply to the Sawtell area shown:

MAP 10 - BORONIA STREET



MAP 11 - MURRAY'S BEACH



a) Building Design Statement

- i) Development is to support medium density accommodation in a beachside environment.
- ii) Development should promote a relaxed living atmosphere enhanced by ease of access to beaches, sporting facilities and general recreation areas such as playgrounds and reserves.
- iii) Buildings should incorporate elements such as pitched rooflines, shade structures (landscaping or built) and balconies. Use of a variety of materials is to provide an interesting design which will enhance the surrounding environment.

b) Controls

i) Density

- Tourist: one unit/200m²; and
- Residential: one dwelling/400m².

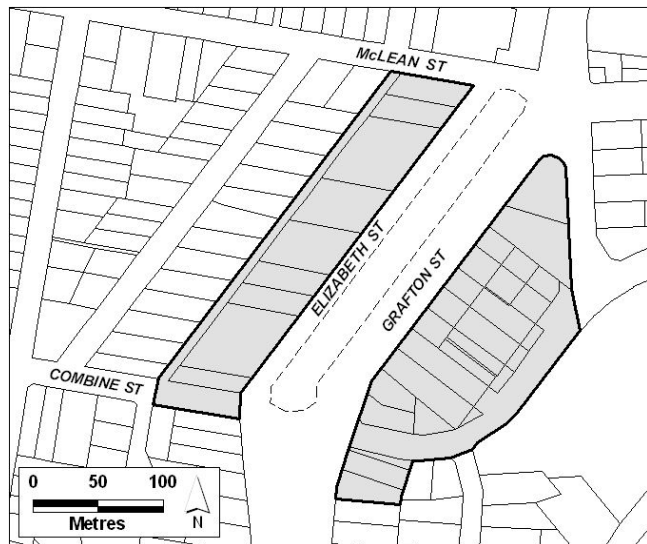
ii) Setbacks

- Front: six metres; and
- Side and Rear: three metres, reduced to one metre where the building height is less than three metres.

E15.3.10 Coffs Harbour CBD Southern Approach

These controls apply to lands shown in the Coffs Harbour CBD Southern Approach area:

MAP 12 - COFFS HARBOUR CENTRAL



a) Building Design Statement

- i) This site provides higher density development in close proximity to the City Centre, public transport and facilities such as restaurants and shops.

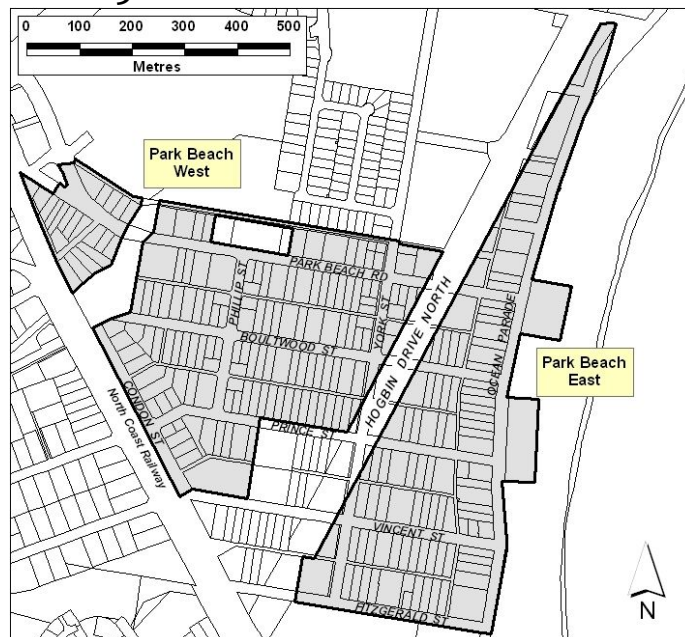
b) Controls

- i) **Density**
 - Tourist: one unit/80m²; and
 - Residential: one dwelling/100m².
- ii) **Setbacks**
 - Front: six metres; and
 - Side and Rear: three metres, reduced to one metre where the building height is less than three metres.

E15.3.11 Park Beach

These controls apply to the Park Beach area shown:

MAP 13 - PARK BEACH



a) Building Design Statement

- i) Development can be medium density which provides holiday accommodation near tourist facilities, shops, sporting facilities and beaches.
- ii) Development will be sympathetic to the surrounding built and natural environment and be of a style in keeping with adjoining buildings.
- iii) Buildings should contain elements which reflect the nearby Park Beach environment - balconies to enhance solar access, curved or pitched rooflines, light colours and materials, as well as different types of materials.

b) Controls – Park Beach West

i) Density

- Tourist: one unit/150m²; and
- Residential: one dwelling/200m².

ii) Setbacks

- Front: six metres; and
- Side and Rear: three metres, reduced to one metre where the building height is less than three metres.

c) Controls – Park Beach East

i) Density

Unit Size (GFA)	Min. Site (land) Area required per unit
Motel/Tourist Accommodation (<50m ²)	40m ²
Small residential dwelling (<55m ²)	50m ²
Medium residential dwelling (55-70m ²)	60m ²
Large residential dwelling (>70m ²)	80m ²

NB: Motel/Tourist accommodation >50m² must comply with residential provisions

- Proposals which involve a mix of dwelling sizes will be determined on merit, consistent with the maximum allowable height limit that applies to the site.
- The consolidation of allotments may be necessary to meet these densities.

ii) Setbacks (South of Park Beach Road)

- Front: six metres; and
- Side and Rear: three metres, reduced to one metre where the building height is less than three metres.

iii) Setbacks (North of Park Beach Road)

- Setbacks for this area are indicated in Figures 1 and 2 shown below.

E15.2.12 Coffs Harbour Jetty

These controls apply to lands shown in the Coffs Harbour Jetty area:

MAP 14 - COFFS HARBOUR JETTY



a) Building Design Statement

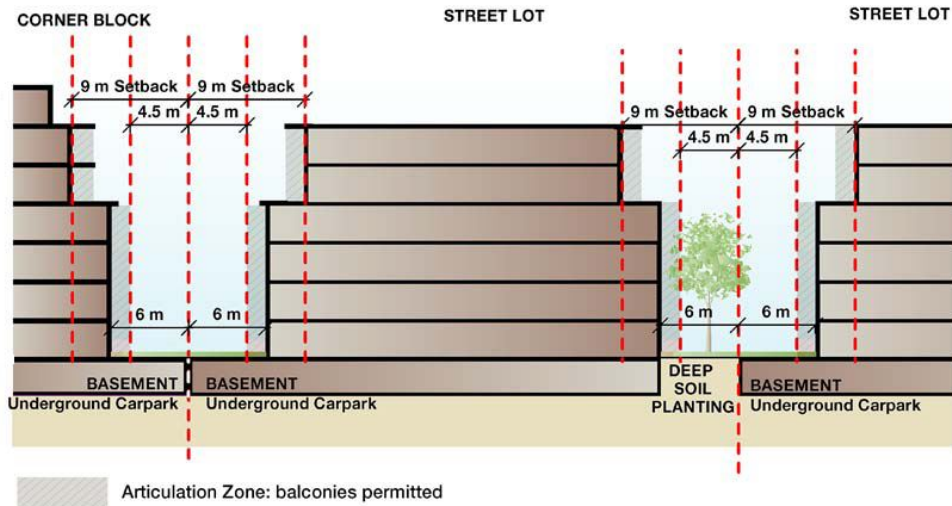
- These sites provide predominantly medium-high density residential developments in close proximity to the Jetty Village, public transport and facilities such as restaurants and shops.

b) Controls

i) Setbacks

- Front: A 3.5 metre setback from the front boundary applies to single storey buildings and an additional 1.5 metre setback applies for every additional storey. Additional storeys over and above the second storey are to be included within a 30° building plane measured from the horizontal and taken from the corner of the second storey (see Figure 3); and
- Side and Rear: six metres, reduced to three metres where the building height is two storeys or less.

FIGURE 1

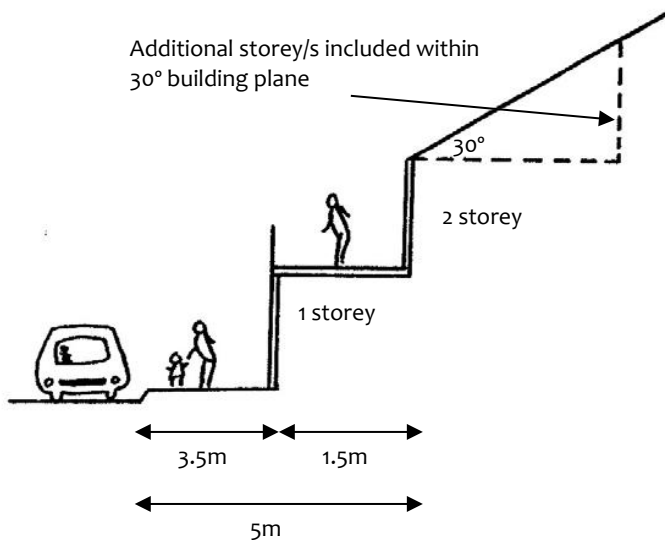


SECTION A

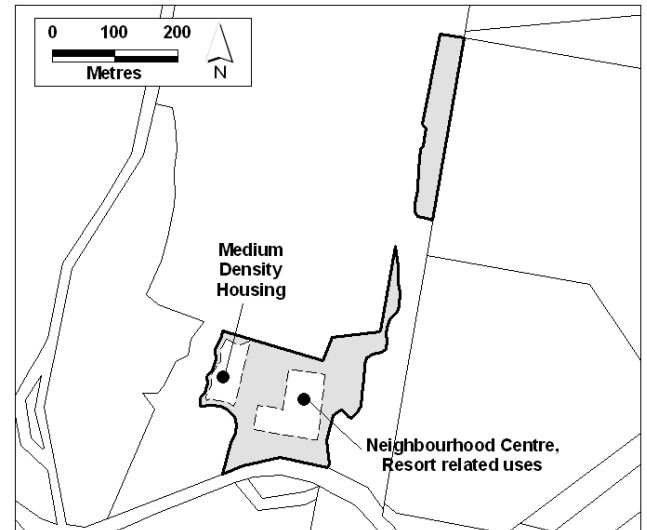
FIGURE 2



FIGURE 3



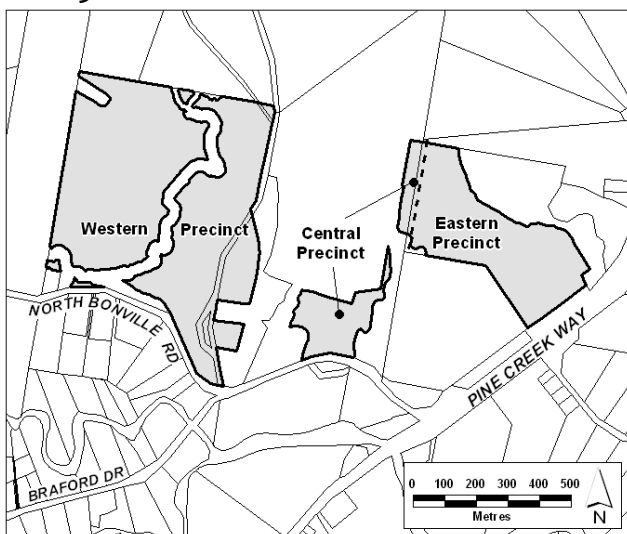
MAP 16 – CENTRAL PRECINCT DETAIL



E15.3.13 Bonville

These controls apply to the Bonville area shown on Map 15:

MAP 15 - BONVILLE



a) Building Design Statement

i) Western and Eastern Precincts

Develop residential areas in character with, and connecting with the landscape and rural surroundings, the tourist functions and the landscape qualities of the adjacent Bonville Golf Resort.

ii) Central Precinct

- The Neighbourhood Centre is to provide a range of retail and personal services to support the population of the adjoining residential areas.
- The Neighbourhood Centre is to connect with the adjacent residential dwellings, which benefit from pedestrian and cycleway access.
- Development within the precinct is to protect and enhance the natural heritage and natural conservation areas.

iii) Western and Eastern Precincts

• Building Design Statements

- Residential development is to respond in form and siting to the topography and street layout.
- Development is to allow for connectivity through provision of open space networks to encourage walking and cycling.

- Development is to be sited and designed to enable a suitable landscape buffer to the adjacent rural and rural residential lands.
- To consolidate medium density housing to key sites to enable an appropriate mix of housing types.
- To achieve a scale of development that responds to the significant landscape setting of the Bonville Golf Resort.
- New buildings are to maintain the landscape setting by minimising alterations to the landform and preserving, where possible, existing significant trees.
- Buildings are to be sited and designed within highly visible gardens.
- Development is to maximise opportunities for key views into and from the site.
- Development is to achieve a reasonable separation between buildings to ensure a sense of openness in which the landscape setting predominates.
- Building setting and design are to achieve appropriate access to daylight; incorporate adequate natural ventilation; and achieve visual and acoustic privacy.

b) Controls

i) Density and Dwelling Yield

Western/Eastern

- Low Density Housing: 550m² per allotment; and
- Medium Density Housing: 35 dwellings/hectare.
- The precincts are to provide a mix of low density and medium density housing.

- Development of this precinct must comply with the following table:

Precinct	Low Density	Medium Density
Western	209	97
Central	0	42
Eastern	109	44
TOTAL	318	183

ii) Setbacks

Western and Eastern

- Low Density Housing:
 - Front: five metres;
 - Side:
 - two metres (single storey); and
 - three metres (two storeys or greater).
 - Rear: Minimum of 20% of average site length;
- Medium Density Housing:
 - Front: six metres;
 - Side: three metres; and
 - Rear: 10 metres.

c) Central Precincts

i) Building Design

- Development is to retain the natural heritage conservation values, including areas of scenic beauty, views and vistas to landmarks, the backdrop of vegetation, the predominance of landscape over buildings, and a tranquil ambience.
- Buildings are to be sited and designed to create positive exterior public and communal spaces and to create a sense of arrival upon entering the precinct.
- Development is to create opportunities for centralised communal open space areas that are associated with access points to key buildings/ facilities in the precinct.

- New buildings are to respect the scale of the landscape setting.
- Development is to ensure appropriate siting and orientation of the neighbourhood centre to provide adequate access to sunlight and achieve good natural ventilation.

i) **Density**

- Neighbourhood Centre: maximum of 5,000m² gross floor area (GFA);
- BIG Resort related uses: maximum of 3,000m² GFA; and
- Medium Density Housing: 25 dwellings/hectare.

ii) **Setback**

- Medium Density Housing:
 - Front: six metres;
 - Side: three metres; and
 - Rear: 10 metres.