



Business Lands



Development Control Plan



INTRODUCTION

PREAMBLE

- This Development Control Plan (DCP) applies to development on land zoned Business 3A, 3B, 3C, 3D, 3E, 3F and 3G under Coffs Harbour City Local Environmental Plan 2000.
- Appendix A depicts a Development Principles Plan. All development proposals in the Halls Road Business Precinct must comply with these controls.
- This Plan came into force on 20 April 2000 and was amended on 4 September 2008.

OBJECTIVES

The controls in this DCP seek to:

- improve the urban form of business centres; and
- provide measures to enhance the natural and built environment.

PROCEDURES

- The erection of a building; the initial use of a building; change of use not described below; and other activities require the approval of Council.
- The following does not require the approval of Council:
 - change of use of a shop to another shop (the change in use is not to involve the change of use of a non-food shop to a food shop);
 - change of use of a commercial premises to another commercial premises;

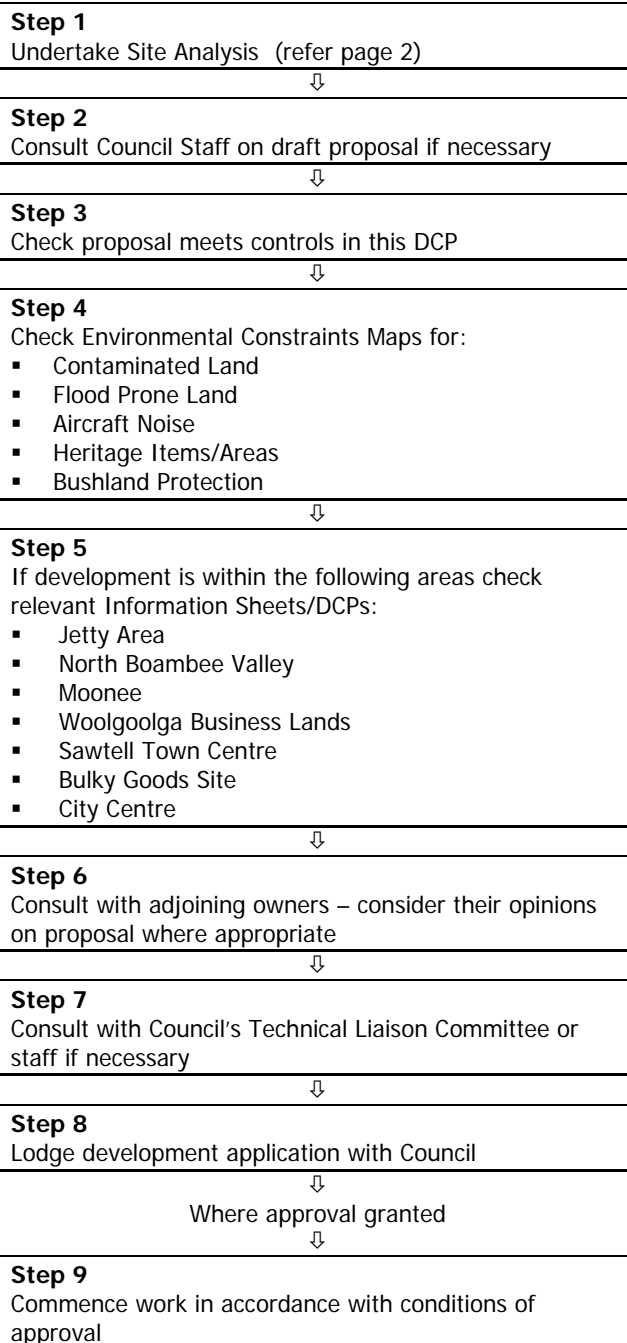
Notes:

While approval is not required, proponents are to notify Council in writing of the proposed change.

Sex shops and commercial premises selling or exhibiting publications within the meaning of the Indecent Articles and Classified Publications Act require approval.

- Where approval is required applicants should follow the step by step procedures shown in the procedures flow chart.

PROCEDURES FLOW CHART



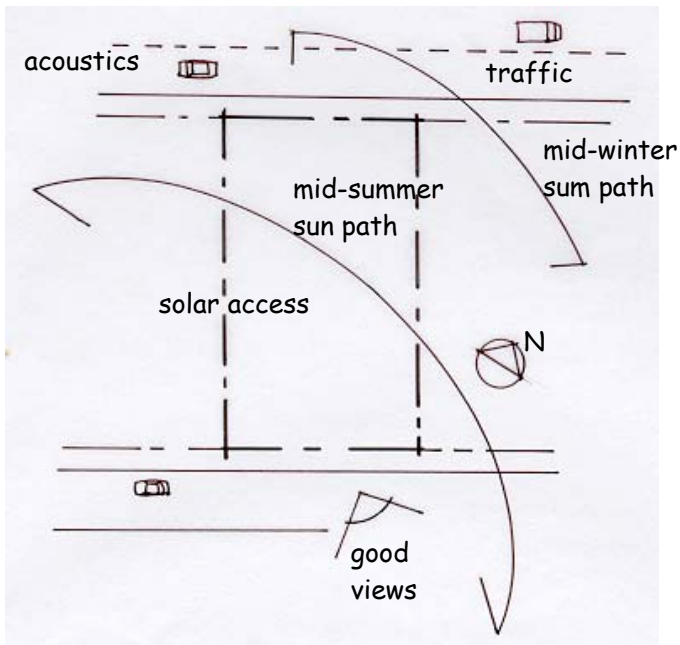
HOW TO USE THIS DCP

Applicants are to comply with the controls unless it can be demonstrated that an alternative solution to all or any of the controls will be a better approach to meeting the objectives of this DCP.

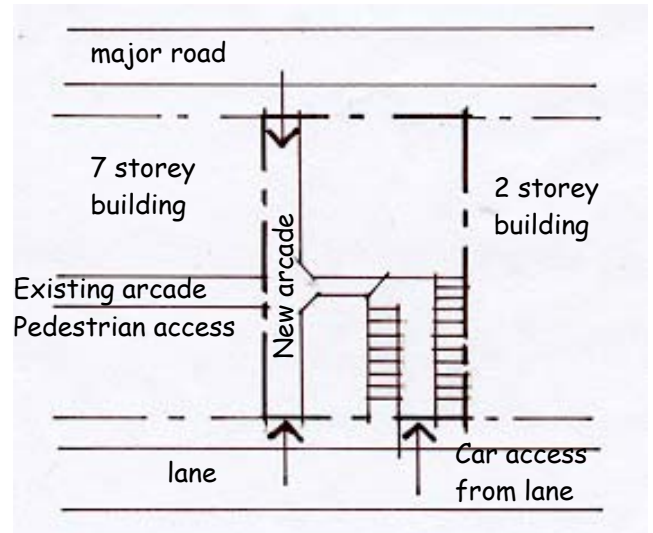
SITE ANALYSIS

Site analysis is required to identify opportunities and constraints for building design.

SITE ANALYSIS



DESIGN RESPONSE (PLAN)



DESIGN RESPONSE (ELEVATION)

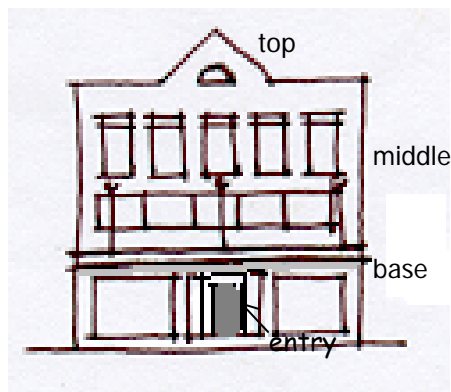
Transition in design: through height, roof lines and façade treatment.



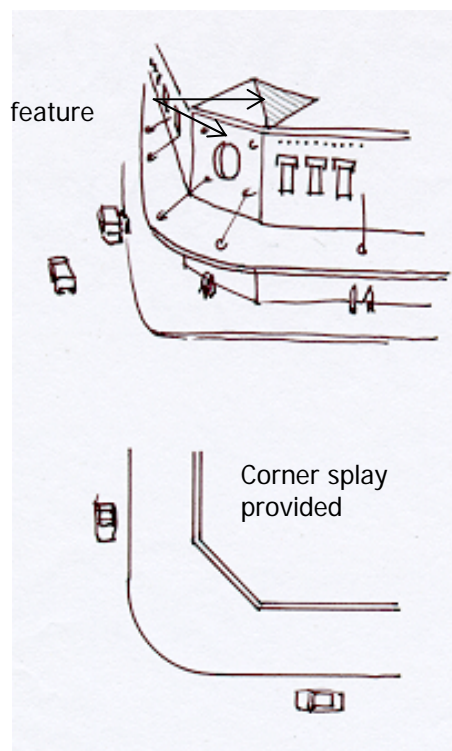
CONTROLS

BUILDING DESIGN

- Building design should provide for a distinguishable top, middle, base and entry.



- On corner sites and sites where vistas are terminated, buildings should include special architectural emphasis acknowledging the corner or vista.



- Buildings should be designed to take advantage of views without significantly compromising the views from surrounding buildings, in particular residential buildings.

- Provide awnings or colonnades for shelter from rain and the sun; these should align with adjoining buildings.
- Make buildings energy efficient (refer to Energy Efficiency Information Sheet).
- Buildings are to be designed in accordance with the special building design controls that apply to:
 - City Centre;
 - Sawtell Town Centre;
 - Woolgoolga Business Lands;
 - Bulky Goods Site;
 - Jetty Area;
 - Moonee; and
 - North Boambee Valley.
 (refer to relevant Information Sheet/DCPs).

DENSITY

- The bulk, scale and intensity of development should be consistent with the aim of the zone.
- Development is not to result in a building that exceeds the floorspace ratio indicated in the table below:

Zone	Floorspace Ratio
Business 3B City Centre Support (except Gateway Site)	1:1
Business 3C Town Centre	1:1
Business 3D Tourist Service Centre	1:1
Business 3E Town Centre Support	1:1
Business 3F Neighbourhood	0.5:1
Business 3G Mixed Use (except City Centre)	1:1

Note:
Floorspace ratio means the ratio of the gross floor area of any buildings on the site to the site area.

SETBACKS

- Buildings in the 3A City Centre, 3B City Centre Support and 3C Town Centre Zones should generally abut the property boundary adjacent to any roadway; exceptions for corner sites.
- Building setbacks in other zones will be assessed on merit.

Note:

Special setback requirements apply to Woolgoolga, see Information Sheet.

PARKING AND ACCESS

- Applicants are requested to submit a traffic assessment with the development application.
- Off street car parking areas are to be provided in accordance with the "Off Street Car Parking Development Control Plan".
- Car parking areas should provide for safe and efficient ingress and egress.
- Car parking areas should be screened from public areas.
- Where rear lane access is available, this should be used for direct access to car parking areas and loading/unloading areas.
- Appropriate facilities and access should be provided for people with disabilities.

LOADING/UNLOADING BAYS

- Bays should be located such that vehicles do not utilise any public road, footway, laneway, or service road when loading/unloading.
- Bays and turning areas should have dimensions designed in accordance with the size of vehicles that will service the site.

FLOODING

Building floor levels are to be 500mm above the 1 in 100 year flood level. Car parks are to be above the 1 in 100 year flood level.

HERITAGE

- Development proposals within the Sawtell Conservation Area or involving heritage items are to be accompanied by a heritage assessment report which demonstrates the means to protect an items or areas significance.
- Development proposals adjacent heritage items should be accompanied by a report demonstrating the means by which the proposal will integrate with the item(s).

OFF-SITE INFRASTRUCTURE REQUIREMENTS

Site frontages are to have the following minimum standards to suit this type of development. Developers will be required to upgrade site frontages, at the developer's full cost (including design), to meet these standards upon development of the property:

- sealed road pavement;
- concrete kerb and gutter;
- concrete footpath to the nearest cross street;
- piped stormwater drainage;
- if access is to be via a lane, the lane is to be constructed full width from at least one street.

SERVICES

Waste

- Facilities are to be provided to meet the trade waste and recyclables storage needs generated on the premises.
- Where excavation is proposed, sites for disposal of excavated material are to be nominated in the proposal for Council approval.
- Trade waste facilities are to be designed to comply with Council's Trade Waste Policy.

Water and Sewerage Services

- Water and sewer connections, where not available to a lot, will require the extension of Council's main to service that lot.
- Design plans are to be prepared by a suitably qualified Engineer.

Stormwater

All stormwater is to be directed to the street drainage system, or to an inter-allotment drainage easement where available. Surface water is not to be directed to neighbouring properties. Stormwater to kerb connections are to be via kerb adaptor units.

LANDSCAPING

- A landscape plan prepared by a qualified landscape architect or designer is to be submitted showing existing trees and proposed landscaping.
- Landscaping is to be provided in the front setback areas (if applicable), in parking areas and in rear setbacks visible from streets, service roads, railway lines or residential development.
- Incorporate signs into landscaping, where appropriate.
- Refer Landscaping Information Sheet for guidelines on landscape planting and species selection.

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APPENDIX A

DEVELOPMENT PRINCIPLES PLAN






Halls Road Business Precinct

Development Controls

LOCALITY MAP



LEGEND

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

GENERAL CONTROLS

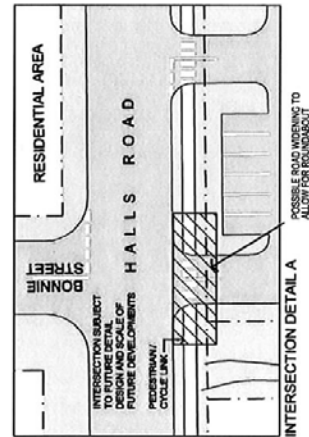
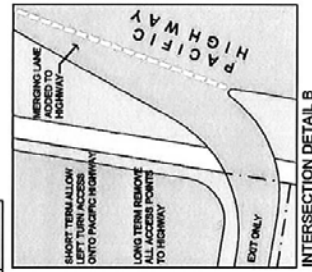
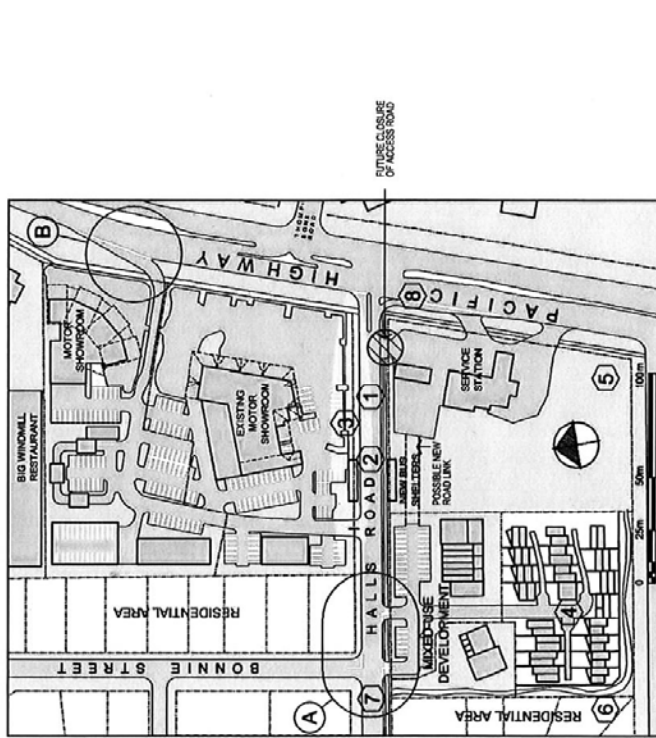
- The following development principles apply to developments within the Business Precinct:
- Development is to provide a positive contribution to the streetscape of Halls Road and the Pacific Highway;
 - Development is to provide for the safe and efficient ingress and egress to and from sites for vehicles, pedestrians and cyclists;
 - Development is to be in accordance with Council's Stormwater Management Plan.

SITE CONTROLS

1. No new access within 90m of Pacific Highway
2. 11.0m wide collector road meets standard to provide access, parking and public transport
3. Area subject to inundation. Requires drainage investigation. Additional pipes required to take stormwater south and connect with trunk drainage
4. Low areas of site subject to inundation - site requires some filling. Existing open channels to be retained
5. All stormwater drains to run under highway and discharge into existing open channel on east side of highway
6. Rehabilitated drainage channel
7. Pedestrian and cycle link
8. New slip lane subject to detail design and scale of future developments

The following site controls apply to developments within the Business Precinct:

- Development for the purpose of retail premises are not to exceed 3000m² gross floor area on Lot 10 DP 1076396;
- All signs are to be in accordance with State Environmental Planning Policy No.64 - Advertising and Signage or the Signs Development Control Plan;
- Internal access arrangements are to ensure that all vehicles can enter and leave sites in a forward direction;
- Car parking provision is to meet the Off Street Car Parking Development Control Plan;
- All major development proposals are to be accompanied by a Landscape Plan prepared by a suitably qualified person;
- Provision for bicycle storage racks is to be included in all major development proposals.



Place Management Plan