



## High Density Housing



## Development Control Plan



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# INTRODUCTION

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## PREAMBLE

- This Development Control Plan (DCP) applies to housing development on land zoned Residential 2D (High Density) under Coffs Harbour City Local Environmental Plan 2000 (see also enclosed map and Precinct Controls).
- This Plan came into force on 22 July 2000.

## AMENDMENTS

This Plan was amended on 11 October 2007 and 7 August 2008.

## OBJECTIVES

The controls in this DCP seek to:

- encourage high density development which is innovative, responsive to the site's visual, environmental and cultural characteristics and in accordance with the desired future character of the area; and
- provide a range and style of housing which is appropriate to the diversity of the people who live in and visit Coffs Harbour.

**Note:**

***Proponents of development are encouraged to engage an architect to prepare proposals for high density housing development.***

## HOW TO USE THIS DCP

This DCP contains the general controls applying to all high density development. Reference must also be made to the Precinct Controls which contain more specific criteria relating to each residential high density area.

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.

All housing, including alterations, additions, etc in the 2D zone, requires the approval of Council through the lodgement of a development application. To lodge a development application, applicants shall follow the step-by-step process shown in the procedures flow chart.

### PROCEDURES FLOW CHART

**Step 1**

Review all relevant Council Plans and Information Sheets

**Step 2**

Undertake site analysis (including lot consolidation layout – refer to Precinct Controls)

**Step 3**

Prepare draft proposals

**Step 4**

Discuss the draft proposals with Council staff

**Step 5**

Check the proposal meets the general controls in this DCP and any specific matters in the relevant Precinct Controls

**Step 6**

Check environmental constraints maps for:

- Flood prone land
- Heritage items/areas

**Step 7**

Consult with adjoining land owners – consider their opinions on the proposal

**Step 8**

Consult with Council's Technical Liaison Committee if appropriate

**Step 9**

Prepare plans/report

**Step 10**

Lodge development application with Council



Where approval granted

**Step 11**

Commence work in accordance with the conditions of approval



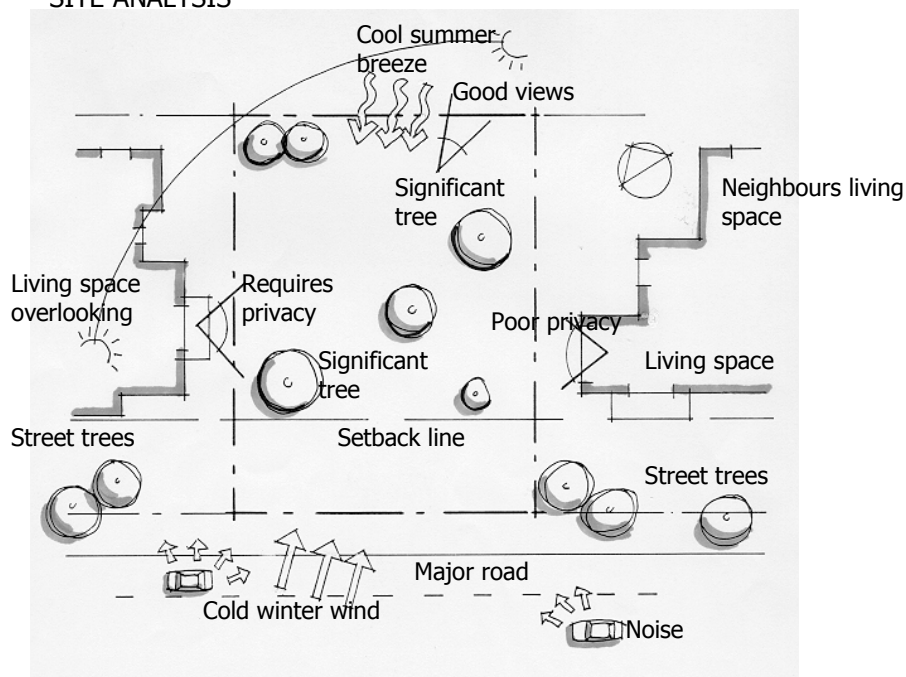
## SITE ANALYSIS

All applicants are required to submit a site analysis drawing at a scale of 1:200 or larger with their application which includes:

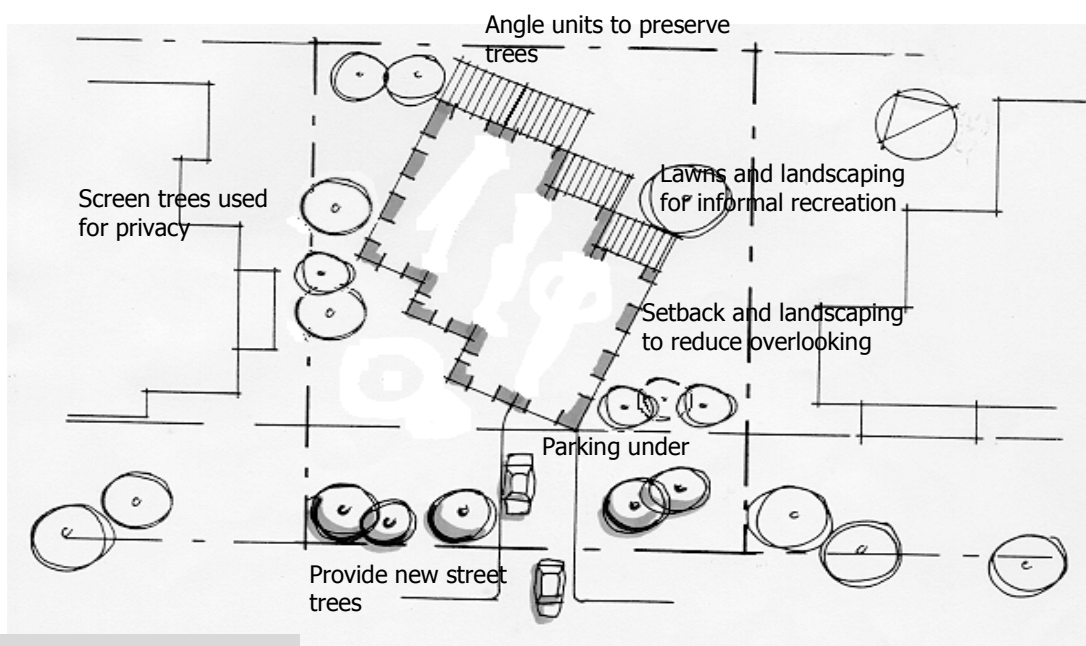
- site dimensions (length, width);
- spot levels or contours;
- north point;
- natural drainage;
- any contaminated soils or filled areas;
- services (easements, utilities);

- existing trees (height, spread, species);
- views to and from site;
- prevailing winds;
- surrounding buildings;
- details of proposed design measures to reduce energy demand, including orientation, shading, thermal mass, insulation and any other passive design measures;
- elevations of adjoining buildings and the streetscape; and
- consideration of overshadowing on public open space and adjoining properties.

### SITE ANALYSIS



### DESIGN RESPONSE



**Note:**

Refer to site consolidation diagram for each precinct – pages 9, 12 and 15.

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# GENERAL CONTROLS

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## DENSITY

Development proposals are to meet the following densities:

Dwelling Size (GFA)	Min. Site (land) Area required per dwelling
Small dwelling (<55m <sup>2</sup> )	50m <sup>2</sup>
Medium dwelling (55-70m <sup>2</sup> )	60m <sup>2</sup>
Large dwelling (>70m <sup>2</sup> )	80m <sup>2</sup>

- To meet these densities the consolidation of allotments is encouraged (refer to Precinct Controls).
- Real property subdivisions creating smaller allotments is considered to be inconsistent with this DCP and is discouraged.
- Detached dual occupancies (including subdivisions) are not consistent with the objectives of this DCP and will not be approved.

**Note:**

**Gross Floor Area (GFA) – area within outer face of external walls excluding car parking areas and balconies.**

## HOUSING MIX

- Development shall achieve a combination of dwelling sizes.
- At least 20% of the total number of dwellings shall be small dwellings (ie <55m<sup>2</sup>).

## SETBACKS AND HEIGHT

For detailed information refer to individual area Precinct Controls.

## DESIGN

The following general design principles shall be considered:

- pitched and gabled rooflines are encouraged, flat rooflines shall be avoided except when used as a minor design variation;
- to achieve variety in the built form, careful consideration shall be given to sunshading devices, balconies, window patterns, roof tops, and overall differentiation of top, middle and base;
- materials shall include a mix of compatible materials;
- balcony enclosures will only be permitted where the overall design of the facade is not adversely affected.



**Clearly defined top, middle and base**

Special emphasis shall be given to the design of buildings on corner allotments, including consideration of the following:

- how the building addresses its neighbouring buildings, open space, dual frontage;
- giving the corner a splayed, concave, convex or square recess treatment or a taller building element such that it gives form to the intersection;
- design measures to break up the building form.

- buildings shall not exceed a total length of 45m. Wall planes shall not exceed 30m in length without the roof and wall design being broken.

## **ADAPTABLE HOUSING**

Consideration shall be given to developing a design which allows residents to 'age-in-place', that is, the housing will adapt to and help support residents' changing needs as they age.

Reference shall be made to Council's Adaptable Housing Information Sheet and where possible, the provisions contained within this Information Sheet shall be incorporated into the design of the development.

## **SOLAR ACCESS**

Buildings shall be designed to allow at least two hours of sunshine upon the living areas of adjacent dwellings and open space areas between 9.00am and 3.00pm on 22 June.

Shadow diagrams are to be submitted to illustrate the shadows cast by buildings at 9.00am and 3.00pm on 22 June.

## **ENERGY EFFICIENCY**

Buildings shall be designed to comply with any Council adopted policy for the design of energy efficient housing.

## **PRIVACY**

Visual privacy for adjoining properties and within development projects shall, where necessary, be achieved by:

- providing screening by way of walls, fences, awnings or planting to prevent overlooking;
- staggering windows where possible;

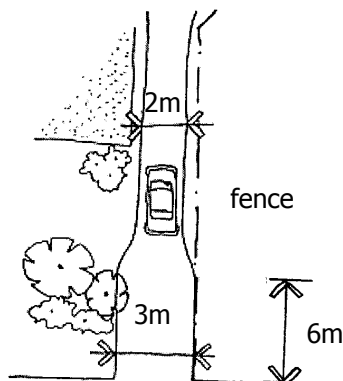
- maintaining separation distances between the dwellings of:
  - 6m between rooms which are not the main living areas e.g. bathroom;
  - 9m between rooms which are used frequently but not main living areas e.g. kitchen; and
  - 12m between main living rooms and bedrooms;
- minimise balconies or common rooms (such as foyer, lobby or similar) overlooking an adjacent dwelling; and
- minimise balconies or common rooms (such as a foyer, lobby or similar) overlooking an internal courtyard or private open space.

## **VEHICLE AND PARKING ACCESS**

- Car parking is to be provided as one space per unit.
- The minimum dimensions of car parking spaces shall be 2.4m x 5.5m.
- Minimum headroom in undercover parking is 2.1m and 2.5m for disabled persons.
- Garage doors and parking spaces can be widened if manoeuvring areas are limited.
- Parking shall be provided within the building envelope (i.e. underground or basement parking) to minimise external hard landscaping on-site. Underground construction must not impact on the viability of ground level landscaping.
- Refer to Council's Car Parking DCP and AS2890 "Parking Facilities" for further details.

## Vehicle Crossings

- Vehicle crossings (driveways from kerb to boundary) are to be constructed of concrete. These vehicle crossings shall be limited to one per development and be 4.5 to 6m wide to cater for two-way traffic.



Increase to 4.5m for >2 dwellings

- Prior to construction, a vehicle crossing application is to be submitted and approved by Council.

## EROSION AND SEDIMENT CONTROL

- Proposals are to be accompanied by an Erosion and Sediment Control Plan for approval by Council prior to the release of a construction certificate (refer "Erosion and Sediment Control" Information Sheet).
- All stockpiles of topsoil, sand, aggregate, spoil, vegetation or other material capable of being moved by running water shall be stored clear of any drainage lines, easements or natural watercourses, footpath, kerb or road surface.
- Temporary or permanent guttering and downpipes shall be installed before roof material is laid and connected to an approved stormwater disposal system.
- All disturbed areas shall be rendered erosion resistant by revegetation or landscaping prior to occupation.

### **Note:**

**A road opening permit must be obtained from Council prior to carrying out works on Council property.**

## OPEN SPACE AND LANDSCAPING

All development proposals are to be accompanied by a landscaping plan prepared by a qualified landscape architect or designer.

The plan shall show the precise location of existing trees, trees proposed to be removed, and retained. All proposed landscaping shall also be shown on the plan.

Trees, which are capable of attaining a minimum height of 10 metres, shall be planted within the front setback area.

Trees, which are capable of attaining at least the same height as the upper most living room or bedroom windows shall be planted in the side and rear setbacks.

Landscaping shall aim to create a human scale at ground level, to provide for informal recreation use (eg outdoor lawn areas), to soften buildings and hard landscaping, and provide privacy. Landscaping beds shall generally be a minimum of 2m wide to accommodate the required density and height of planting.



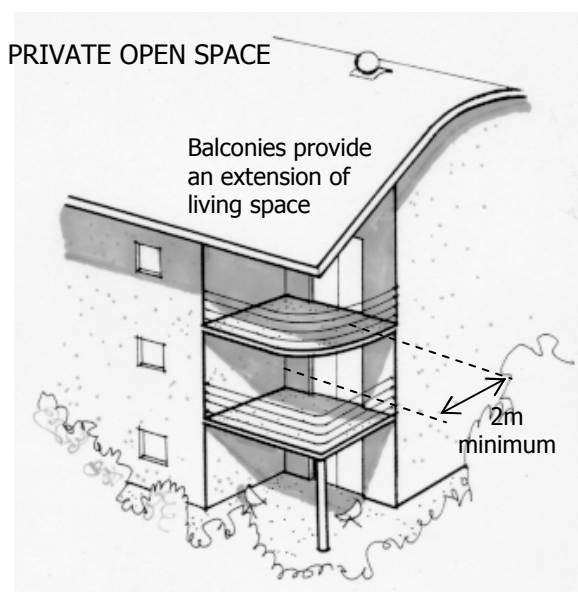
**Allow for tall canopy trees to reduce building scale**

Soft landscaping (i.e. trees, shrub beds and lawns) is to be provided in the majority of the front setback area and for a minimum width of 3-6m in the side and rear setback.

Hard landscaping in the front setback shall be limited to driveway crossing and letterboxes. The site area and visual impact of other hard landscaping and utility areas such as driveways, parking, garbage and drying areas is to be minimised through design and material selection. See also Vehicle and Parking Access.

Street trees are to be provided in accordance with Council's Street Tree Masterplan and planting requirements.

Refer to the Landscape Guidelines for landscape planting and species selection.



Balconies or terraces shall be provided with the following minimum areas:

Small dwelling (<55m <sup>2</sup> )	8m <sup>2</sup>
Medium dwelling (55-70m <sup>2</sup> )	10m <sup>2</sup>
Large dwelling (>70m <sup>2</sup> )	12m <sup>2</sup>

In order to provide useful open space to dwellings above ground level, any balcony or terrace shall be directly accessible from the living area of the dwelling and have a minimum width of 2m.

## SERVICES

### Water Meters

- A separate water meter is to be provided for each dwelling and is to be readily accessible to Council's meter reader.

### Mains Extensions

- Some water and sewer mains will need to be upgraded depending on the level of development achieved.
- Water and sewage connections, where not available to the lot, will require the extension of Council's mains to service that lot.
- Plans for water and sewer main extensions are to be prepared by professional consultants in accordance with Council's Technical Guidelines.
- Buildings are to be located no closer to sewer mains than Council policy permits.
- Fire fighting water requirements will need to be provided by the developer.

#### **Note:**

***The service must be installed as per the Technical Guidelines and be inspected by Council during installation.***

### Letterboxes

- Provision shall be made for letterboxes located as compact and close to the front boundary entrance as practical.

### Stormwater

- All stormwater is to be directed to the street drainage system or interallotment drainage easement where available.
- A stormwater detention system is required for all development, except where directly connected to a trunk drainage system or it is demonstrated that the downstream drainage system can cope with runoff from the development.

#### **Note:**

***Interallotment drainage via easements may be required.***

## Garbage Services

- The garbage stand area is to be located in a position behind the front building alignment and is to be constructed of materials which are in keeping with the character of the development.
- The garbage shall be screened from a public place or where more than one receptacle can be seen from within the development.
- For developments of 12 or more dwellings, provision shall be made for the storage and removal of bulk garbage containers. Appropriate access shall be made for vehicles engaged in bulk garbage collection.
- Garbage disposal units discharging to the sewer will not be permitted.
- Garbage storage areas within buildings shall be provided with washdown facilities and be graded and drained to the sewer.
- Buildings over three storeys in height must provide an approved garbage chute.

**Note:**

***Specific details regarding layout and construction standards are available in Council's "Code for Waste Handling in Buildings".***

## 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.

## ROADWORKS

The precinct concept plans identify landscape blisters, street tree planting and footpaths. Development shall be subject to construction of any of the following identified works for the full road frontage of the property, including both road frontages for corner lots. The works include:

- kerb and gutter formed to provide any identified landscape blister;
- road shoulder sealing;
- footpaths;
- street tree planting.

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# COFFS CREEK PRECINCT

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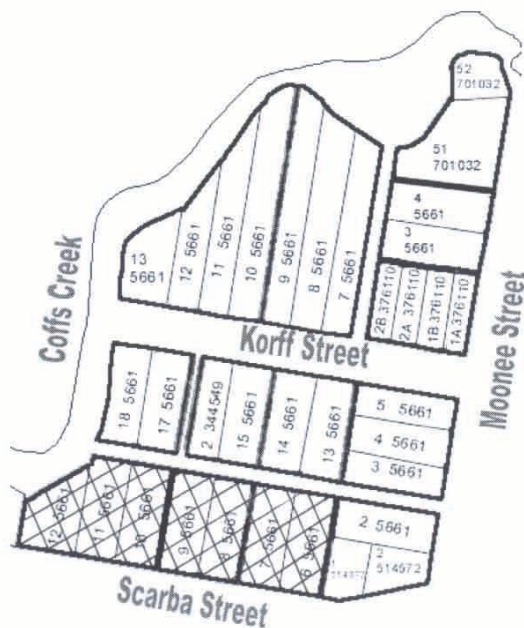
## OBJECTIVES

The objectives are:

- to retain a tranquil atmosphere;
- to preserve items of heritage significance;
- to utilise the creek edges for low key recreation; and
- to retain and enhance the Coffs Creek vegetation.

## DESIGN GUIDELINES

- ◆ Consolidation of allotments to achieve the permitted density and lots with frontage about the same as the lot depth is encouraged (eg square in shape).



**Note:**

**Preferred lot consolidation layout.**

- The cross-hatched area above requires lane access to be provided by construction and widening by the developer.

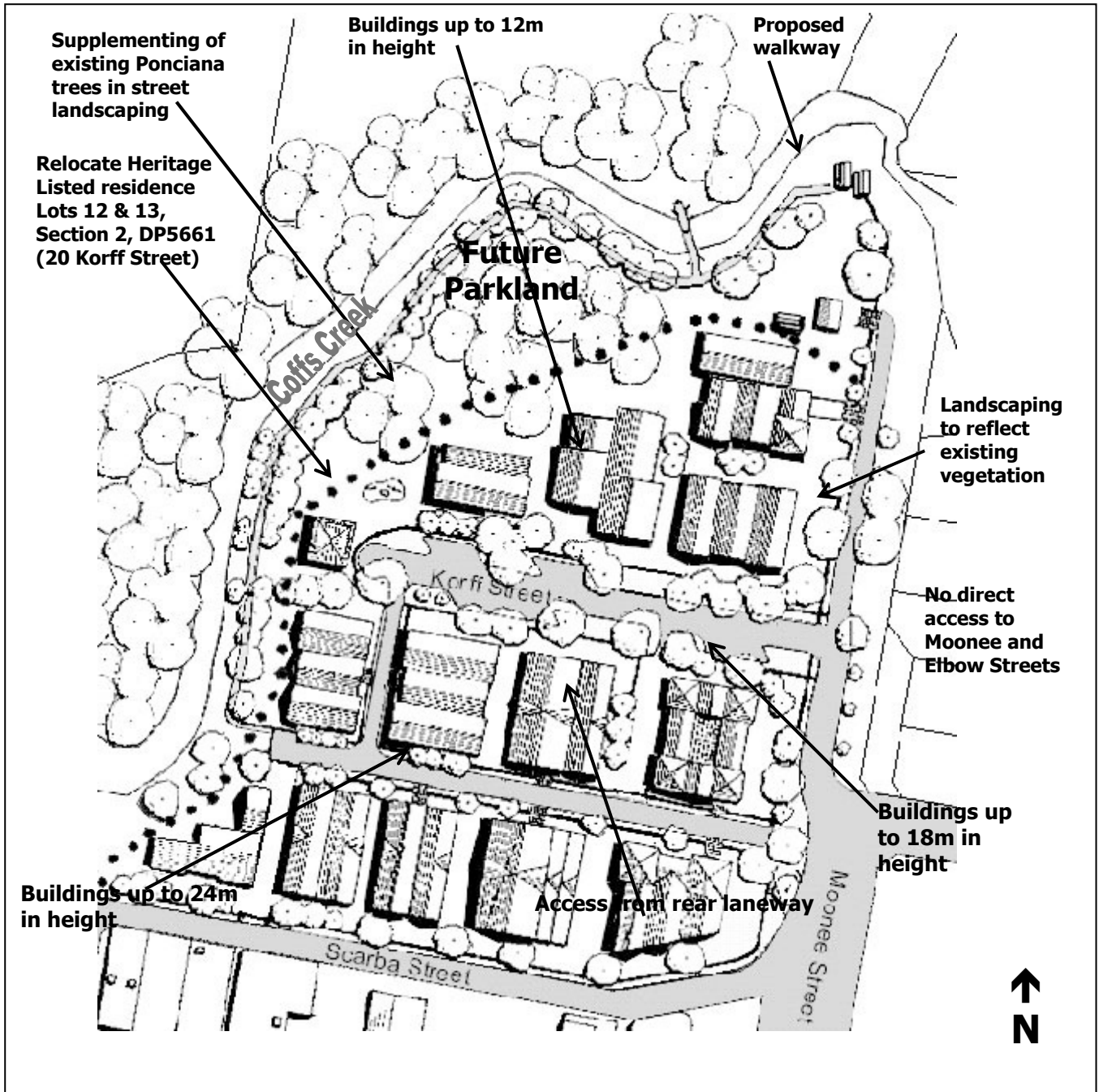
- Sites with frontage to Scarba Street shall provide vehicular access only from the rear laneway.
- The construction of landscape blisters and angle parking in Korff Street.
- Supplementing of the existing Poinciana trees in street landscaping for the length of allotment frontage of the development.
- The residence at 20 Korff Street is a heritage listed item in Schedule 5 of Coffs Harbour City Local Environmental Plan (LEP) 2000. Development of this property is subject to Clause 21 of the LEP and in accordance with a conservation plan. Subject to the findings of the conservation plan, Council considers relocation of the residence a preferred option as shown on the concept plan, and its use for community purposes.
- Development of lots adjoining Coffs Creek to be subject to dedication for future parkland. This will provide a continuous walking trail along the creek for the length of the Precinct. In addition, linkages across the creek and to Moonee Street will also be established.
- The construction of footpaths shall be made along the full length of street frontages as well as connecting the creek walking trail.
- Site landscaping shall reflect "existing vegetation" along the creek. Dense landscaping in front setback areas shall be provided to create a continuation of the natural setting of the creek.

**Note:**

**"Existing vegetation" means vegetation that would naturally occur along Coffs Creek.**

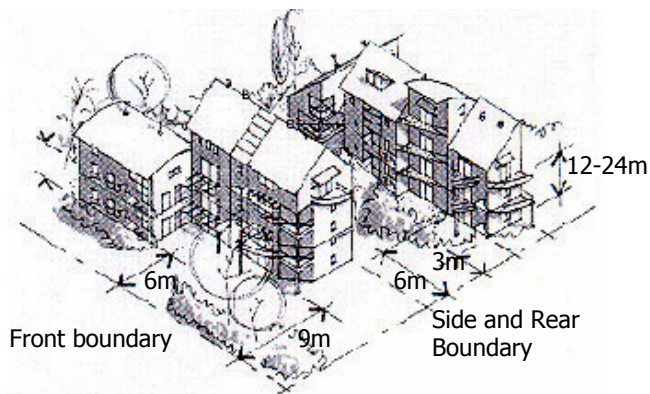
- Building design, materials and choice of colours shall be compatible with the natural setting of the precinct eg use of timber in decks or pergolas, green and brown pastel colours, etc.

## COFFS CREEK CONCEPT PLAN



## BUILDING SETBACKS

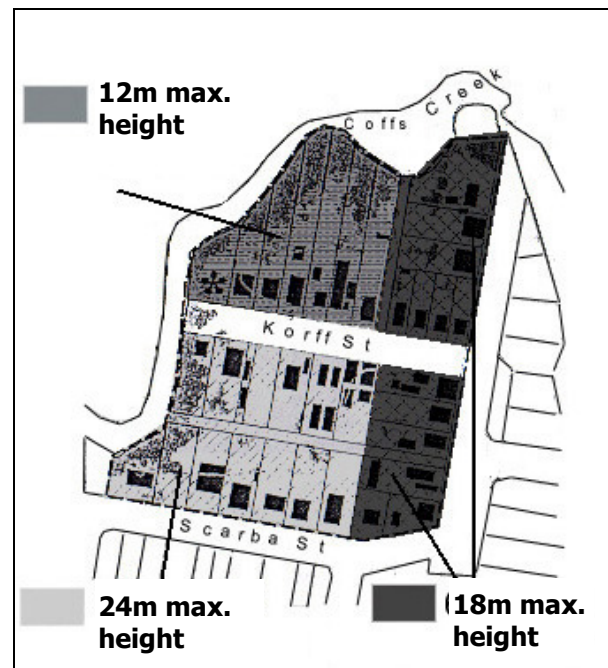
- Setbacks are to be provided in accordance with the diagram below.
- A minimum front boundary setback of 9m applies to all development.
- Buildings are to be setback a minimum of 6m from side and rear boundaries (except for properties adjoining Coffs Creek), with a permitted encroachment of 3m for buildings with a height less than 6m.
- A minimum 6m building setback from rear boundaries applies to all properties other than those adjoining Coffs Creek.
- A building setback from the creek is to be provided in accordance with the concept plan on page 10.



- Steps or ramps not more than 1m in height, pergolas, screens or sunblinds, light fittings, electricity or gas meters, aerials, unroofed terraces and landings, may encroach into the setback area.
- Soft landscaping requirements apply to the setback areas. See Open Space and Landscaping for more details.

## BUILDING HEIGHTS

- The heights of buildings are to be in accordance with the diagram below.



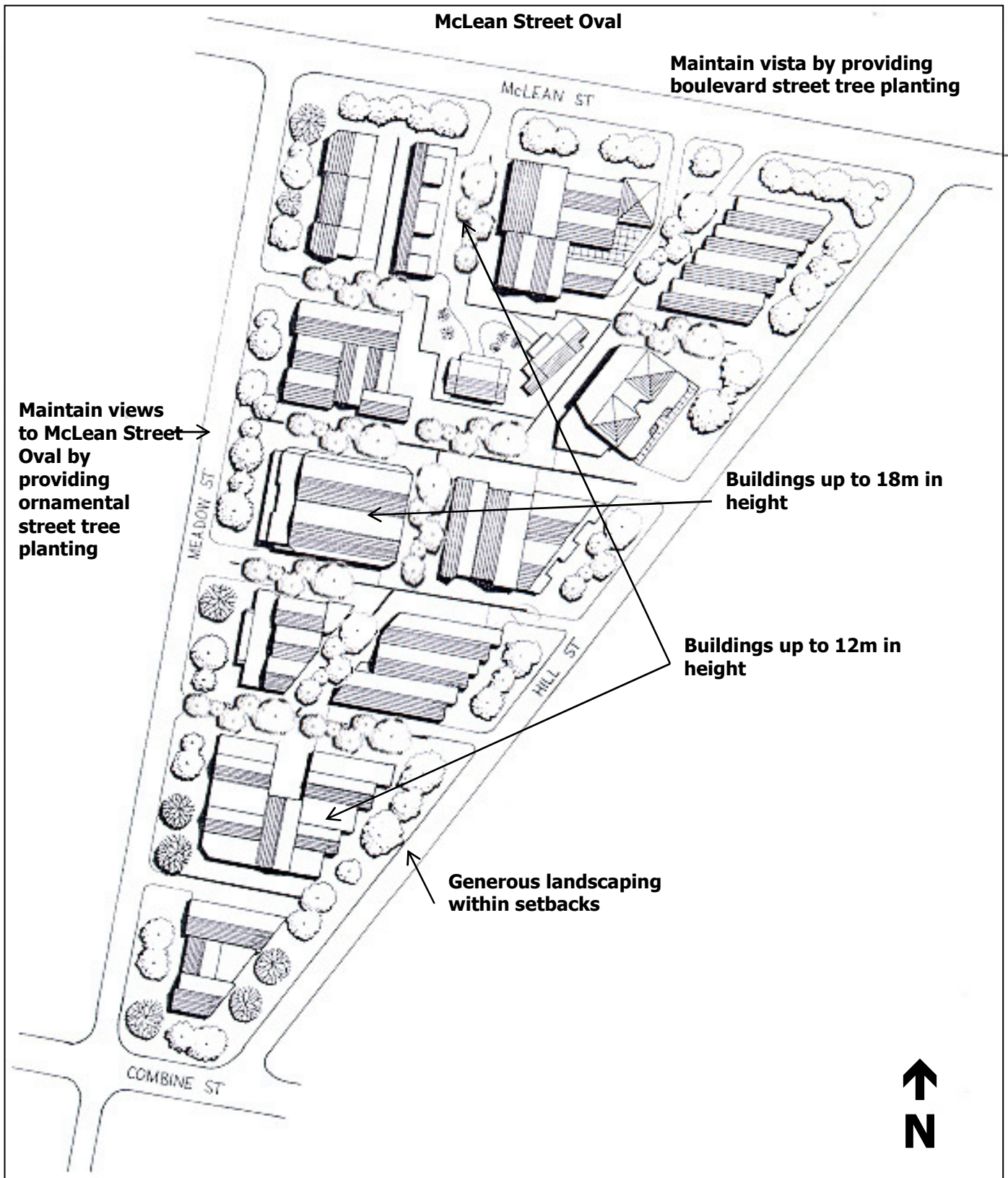
**Note:**  
Height means the distance measured vertically from any point on the eaves of the top most floor of the building to the natural ground level immediately below that point.

## DEVELOPMENT ON FLOOD PRONE LAND

- Habitable areas shall be designed at a minimum finished floor level of 500mm above the 1 in 100 year flood level.
- Any part of a building proposed below the 1 in 100 year flood level shall be suitably flood proofed.
- Basement car parks shall be designed incorporating a weir to 100mm above the 1 in 100 year flood level.

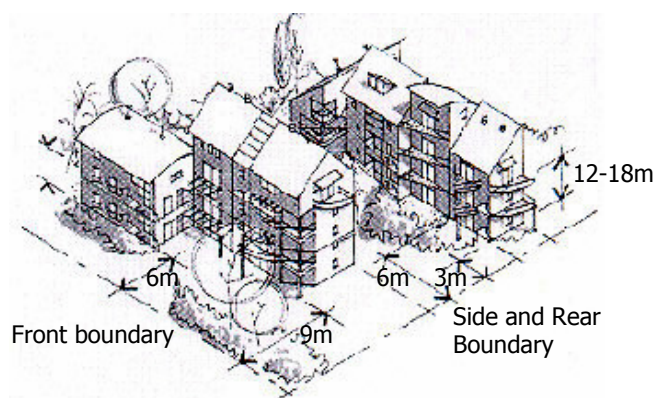


## McLEAN STREET CONCEPT PLAN



## BUILDING SETBACKS

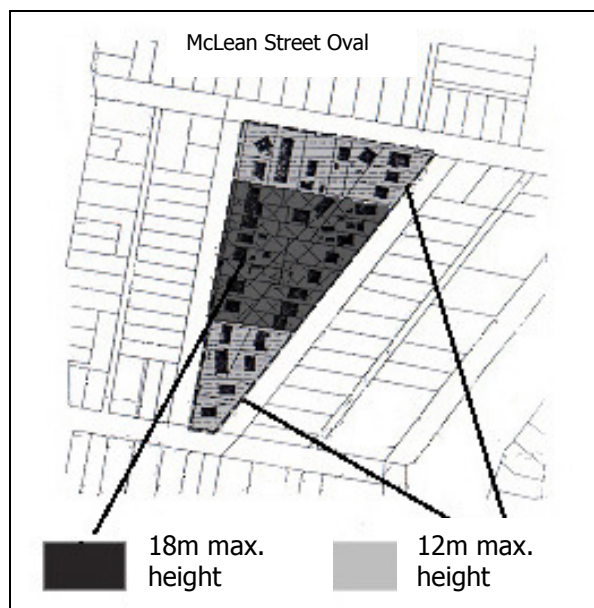
- Setbacks are to be provided in accordance with the diagram below.
- A minimum front boundary setback of 9m applies to all buildings along the McLean Street frontage with a permitted encroachment of 3m for buildings or parts of buildings less than 6m in height.
- A minimum front boundary setback of 6m applies to all buildings along other street frontages.
- Buildings are to be setback 6m from side and rear boundaries with a permitted encroachment of 3m for buildings or parts of buildings with a height less than 6m.



- Steps or ramps not more than 1m in height, pergolas, screens or sunblinds, light fittings, electricity or gas meters, aerials, unroofed terraces and landings, may encroach into the setback area.
- Soft landscaping requirements apply to the setback areas. See Open Space and Landscaping for more detail.

## BUILDING HEIGHTS

- The heights of buildings are to be in accordance with the diagram below.



**Note:**  
*Height means the distance measured vertically from any point on the eaves of the top most floor of the building to the natural ground level immediately below that point.*



***Provide varied heights to break up building form***

# ALBANY STREET PRECINCT

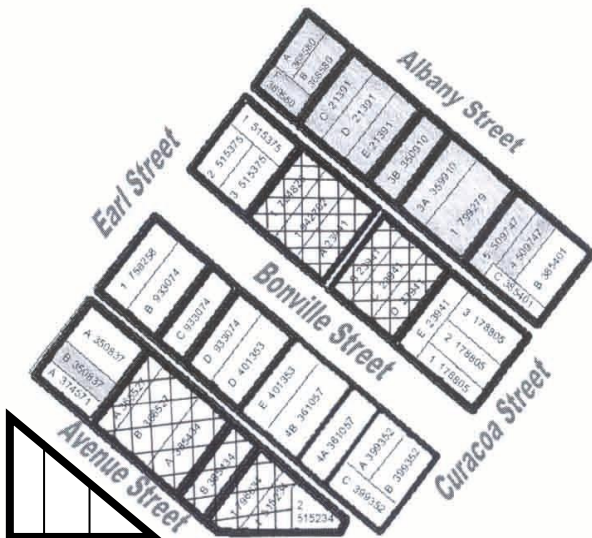
## OBJECTIVES

The objectives are:

- to maintain views to the hill sides west of the City Centre; and
- to retain a private, enclosed or meeting place atmosphere in Bonville Street.

## DESIGN GUIDELINES

- Consolidation of at least two lots is recommended as shown in the diagram below.
- The shaded area below requires lane access to be provided by construction and widening by the developer.



### **Note:**

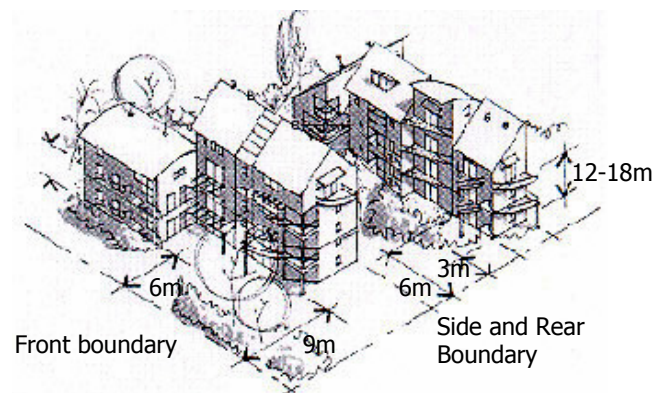
#### ***Preferred lot consolidation layout.***

- The cross-hatched area in the above diagram will require access to an easement or extension to the drainage system.

- Vehicular access shall be provided from the existing rear lanes to limit traffic conflict along Albany and Earl Street.
- The laneways between Curacoa and Earl Streets are to be constructed by the developer.
- No vehicular access from Albany and Earl Streets.
- The construction of footpaths shall be made along the full length of street frontages.

## BUILDING SETBACKS

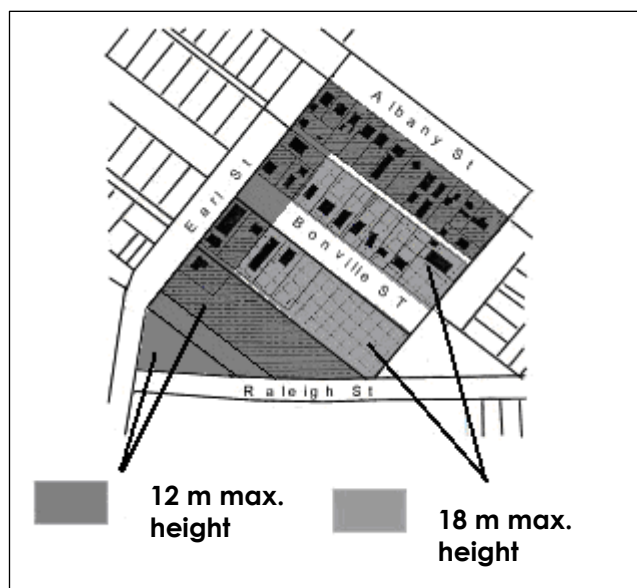
- Setbacks are to be provided in accordance with the diagram below.
- A minimum front boundary setback of 9m applies to all buildings along Albany and Earl Streets with an encroachment of 3m from buildings or parts of buildings less than 6m in height.
- A minimum front boundary setback of 6m applies to all buildings along other street frontages.
- Buildings are to be setback 6m from side and rear boundaries with a permitted encroachment of 3m for buildings or parts of buildings with a height less than 6m.



- Steps or ramps not more than 1m in height, pergolas, screens or sunblinds, light fittings, electricity or gas meters, aerials, unroofed terraces, landings, may encroach into the setback area.
- Soft landscaping requirements apply to the setback areas. See Open Space and Landscaping for more details.

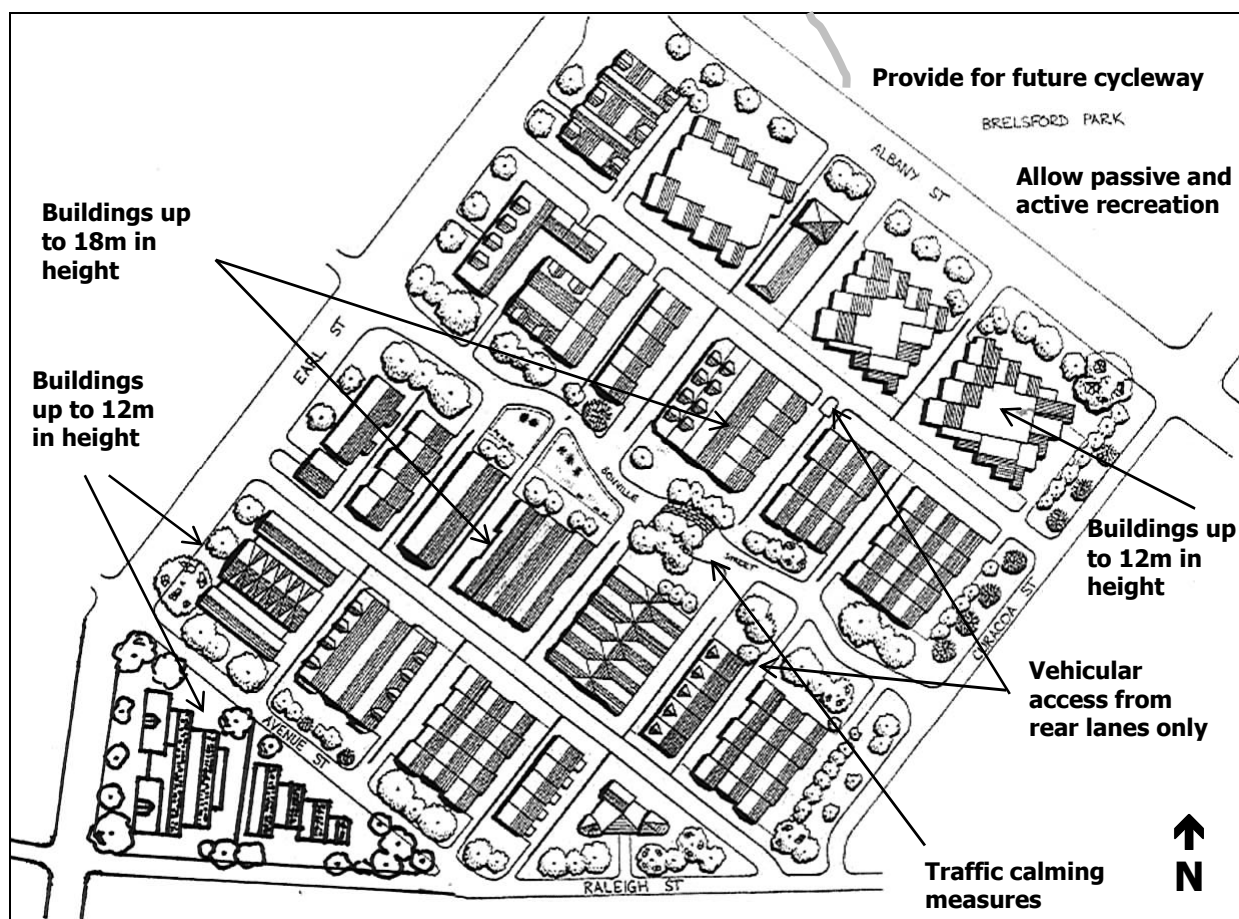
## BUILDING HEIGHTS

- The heights of buildings are to be in accordance with the diagram below.



**Note:**  
Height means the distance measured vertically from any point on the eaves of the top most floor of the building to the natural ground level immediately below that point.

## ALBANY STREET CONCEPT PLAN



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