



Medium Density Housing



Development Control Plan



INTRODUCTION

PREAMBLE

- This Development Control Plan (DCP) applies to housing development on land zoned Residential 2B (Medium Density) under Coffs Harbour City Local Environmental Plan 2000.
- The Plan applies to development for multi unit housing, typically in the form of townhouses, villas and the like.
- This Plan came into force on 20 April 2000.

AMENDMENTS

- This plan was amended on 26 July 2003.
- This Plan was further amended on 7 February 2008.

OBJECTIVES

The controls in this DCP seek to:

- encourage innovative housing which is pleasant to live in, relates to the desired future neighbourhood character, is responsive to the site and is environmentally sensitive; and
- improve the quality and choice of residential environments to suit the diversity of people's needs and to meet community expectations of health, safety and amenity.

PROCEDURES

- Residential flats and townhouses require the approval of Council.
- Approval is sought through the lodgement of a development application.

- Applicants should follow the step by step procedures shown in the flow chart.

PROCEDURES FLOW CHART

Step 1

Undertake Site Analysis (refer page 2)

**Step 2**

Consult Council Staff on draft proposal

**Step 3**

Check proposal meets controls in this DCP

**Step 4**

Check Environmental Constraints Maps for:

- Koala Habitat
- Contaminated Land
- Flood Prone Land
- Acid Sulfate Soils
- Obstacle Height Limit
- Aircraft Noise
- Bushfire Hazard
- Bushland Protection

**Step 5**

If development is within the following areas check relevant Information Sheets/DCPs:

- | | |
|------------------------|------------------|
| ▪ Jetty Area | ▪ Moonee |
| ▪ North Boambee Valley | ▪ North Bonville |
| ▪ Boambee Creek | ▪ West Coffs |
| ▪ Acid Sulfate Soils | ▪ Fire Hazard |

**Step 6**

Consult with adjoining owners – consider their opinions on proposal

**Step 7**

Consult with Council's Technical Liaison Committee

**Step 8**

Lodge development application with Council



Where approval granted

**Step 9**

Commence work in accordance with conditions of approval

HOW TO USE THIS DCP

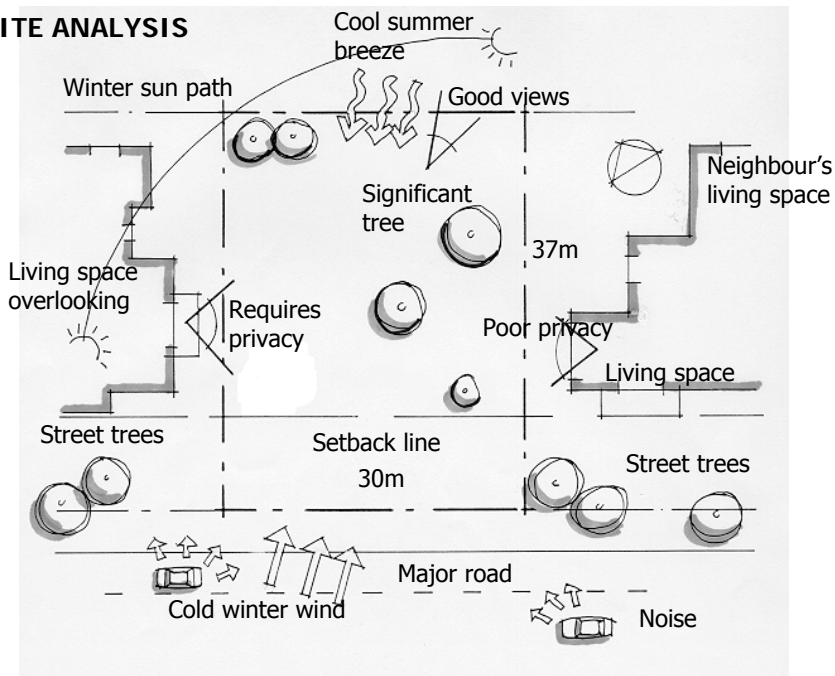
- Applicants are to comply with the controls unless it can be demonstrated that an alternative solution to all or any of the controls will be a better approach to meeting the objectives of this DCP.

SITE ANALYSIS

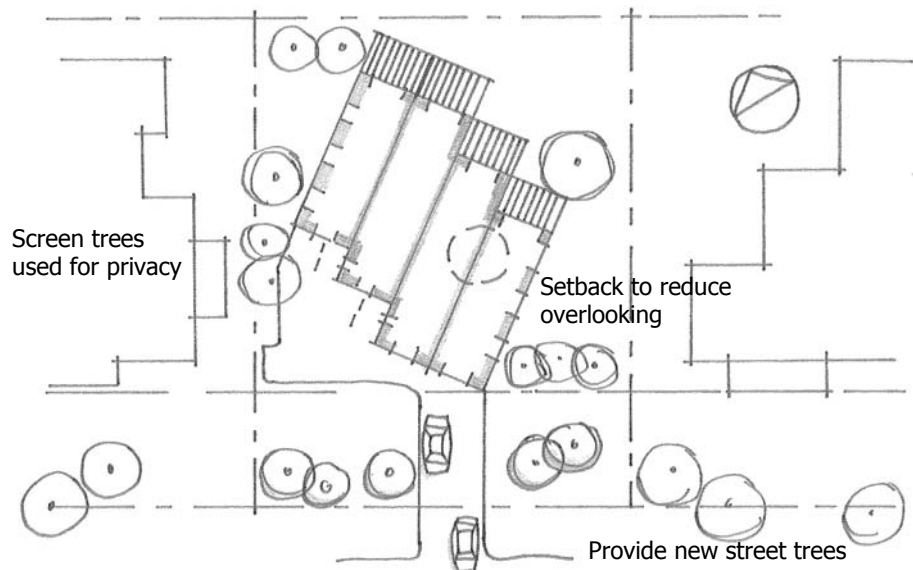
- Site analysis is required to identify opportunities and constraints for building design.

- A site analysis plan (at scale 1:200) is to include:
 - 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; and
 - surrounding buildings.

SITE ANALYSIS



DESIGN RESPONSE



CONTROLS

DENSITY

- Density is not to exceed one dwelling per 200m² of site area.
- A minimum area of 88m² is to be provided for each dwelling for landscaping.
- For three or more dwellings the frontage of the property is to be at least 5.5m wide, so as to provide sufficient area to the side of the driveway for services such as water meter and mail box, as well as landscaping. For every additional dwelling over three, the width of the frontage of the property to the street is to be increased by 1m (i.e. four dwellings, frontage of 6.5m).

Note:
Landscaping is that part of the lot not used for driveways, car spaces or buildings.

SETBACKS

- Buildings are to be generally setback 6m from the front boundary.
- Side and rear setbacks are to be generally 3m, with a reduced setback to 1m where the building height is less than 3m.
- Buildings can be built to the side and rear boundaries (zero setbacks) where:
 - the building has maximum boundary wall height of 3m, unless matching an existing or simultaneously constructed wall;
 - satisfactory legal arrangements for maintenance of boundary walls are in place;

- there is no adverse impact upon the amenity of the adjoining properties;
- there is no interruption to overland drainage paths;
- there are no openings in the boundary wall; and
- the wall is of fire rated masonry construction.

DESIGN

- Buildings are not to exceed 6m in height (generally no more than two storeys).

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

HEIGHT

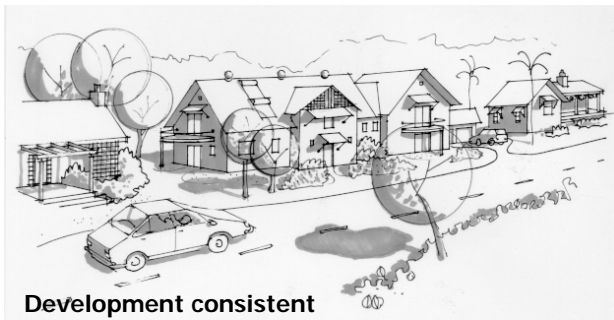


- Make the design of buildings interesting and livable by incorporating some or all of these elements:
 - decks;
 - pergolas;
 - verandahs and balconies;
 - hoods (window/door);
 - wide eaves;
 - lattice;
 - climate control windows (ie louvres or small windows);
 - pitched roofs; and
 - a mix of light weight materials.

- Use pier or pole construction on slopes in excess of 20%. A maximum of 1m cut & fill is allowed outside the buildings external walls.
- Fencing is not to be located along a boundary adjoining public land unless it is no greater than 1.5m high, and includes either a setback for landscaping purposes, or recesses for this same purpose.

Note:
Council is not bound to enforce S88B instruments in private matters such as developer preferred building materials.

- Minimise direct overlooking of living areas and private open space of other dwellings.



Development consistent with streetscape

- Building design should provide an appropriate scale to the streetscape.
- Make design energy efficient refer to "Energy Efficiency" Information Sheet.

Special emphasis should 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; and
- the use of modulated designs to break up the building form.

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

- Buildings are to be designed to make a positive contribution to the street, by eliminating blank, featureless walls.
- Buildings should allow for some outlook to streets, lanes or other public space areas to increase surveillance and thereby provide for a safer environment.

SOLAR ACCESS

- Buildings should be designed to allow at least two hours of sunshine upon the living areas of adjacent dwellings and open space areas between 9.00 am and 3.00 pm on 22 June.
- Where the possibility of overshadowing may occur, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed building at 9.00am, 12.00 noon and 3.00pm on 22 June.

PRIVATE OPEN SPACE

- Each dwelling is to have 32m² of private open space with direct connection to indoor living areas.
- Private open space areas are to have a minimum dimension of 3m and a slope not greater than 1 in 8.
- Private open space (including swimming pools) is not to be located at the front of a development adjoining public road, unless details of satisfactory fencing are included with the proposal.

ENVIRONMENTAL CONSTRAINTS

- Special controls apply to areas that are subject to environmental constraints. These constraints relate to:
 - koala habitat;
 - acid sulfate soils;
 - contaminated land;
 - flood prone land;
 - fire hazard;
 - obstacle height limit; and
 - aircraft noise.
- Refer to the following information sheets where relevant:
 - Koala Habitat Information Sheet;
 - Acid Sulfate Soils Information Sheet;
 - Contaminated Land Information Sheet;
 - Flood Prone Land Information Sheet;
 - Fire Hazard Information Sheet;
 - Obstacle Height Limit Information Sheet; and
 - Aircraft Noise Information Sheet;

Note:
The constraints maps can be viewed at Council.

VEHICLE ACCESS AND PARKING

Parking

- Garages and parking structures are to be sited and designed so as not to dominate the street frontage.
- Car parking is to be provided behind the front setback at the following rate:

| Dwelling Type (GFA) | Parking Requirement per dwelling |
|---|----------------------------------|
| Small Dwellings ($\leq 100\text{m}^2$) Large Dwellings ($> 100\text{m}^2$) | 1 space 2 spaces |

- Where two spaces per dwelling are required, one parking space is allowed between the dwelling and the front boundary.
- Parking spaces shall be designed in accordance with Australian Standard 2890.1 and 2890.2.
- Minimum internal dimensions of enclosed garages is 3m x 6m.
- Minimum headroom in undercover parking is 2.1m.
- Garage doors and parking spaces can be widened if manoeuvring areas are limited.

Note:
GFA – Gross Floor Area – area within outer face of external walls excluding car parking areas and balconies.

Visitor/Overflow Car Parking Requirements for all Residential Development

Visitor/overflow car parking is to be provided at a rate of **one space per every five dwellings or part thereof**.

Visitor/overflow car parking is to be provided within the development site. Visitor/overflow parking is to be behind the front setback and freely accessible at all times.

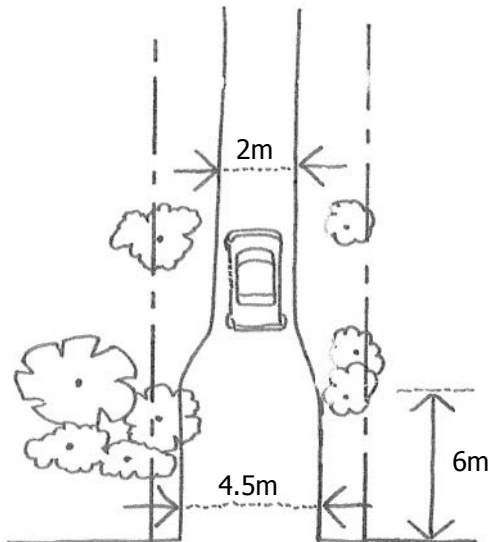
Visitor/overflow car parking where proposed must be clearly detailed in the development documentation.

For additional information on car parking provisions, please refer to the Off Street Car Parking DCP.

Driveways

- To reduce the impacts of stormwater runoff, improve visual amenity, and maintain on-street car parking driveways should be minimised.
- A driveway, which serves a maximum of three dwellings, is to have a minimum paved width of 2m.
- A shared driveway, which serves three or more dwellings, is to have a minimum paved width of 4.5m at the street, continuing at this width to a depth of 6m.
- Long driveways may require 'passing points' (particularly on busy roads).

DRIVEWAYS (3 OR MORE DWELLINGS)



- Provision is to be made for vehicles to enter and leave the site in a forward direction, where, the site is steep, the site fronts a busy road, the site has three or more dwellings on it, the street has high pedestrian use and where driveways are more than 30m in length. Turning areas are to be designed to allow the 85% Design Car Turning Path.
- Driveways should have gradients less than 16% and the driveway grade should not change by more than 11% for every 1.4m of driveway.

- Vehicle access and exit from car parking areas shall not comprise more than one reversing movement.

DEVELOPER CONTRIBUTIONS

- Developer contributions are payable for any development creating two or more dwellings on one lot.

Note:

Developer contributions are a monetary payment to fund increased demand for public facilities generated by the development.

LANDSCAPING

- A landscape plan prepared by a qualified landscape architect or designer, is to be submitted showing the location of existing trees, proposed landscaping and trees to be removed or retained.
- Landscaping should be provided in front and side setback areas and other areas of the site to improve the streetscape, soften the appearance of buildings and paved areas and to provide shade, shelter and visual screening.
- Landscaping should include species that will grow to a height consistent with the building height.
- The landscaping should include one tree (to building height), one tall shrub (min. 4m tall) and six shrubs (min. 1m tall) per unit.

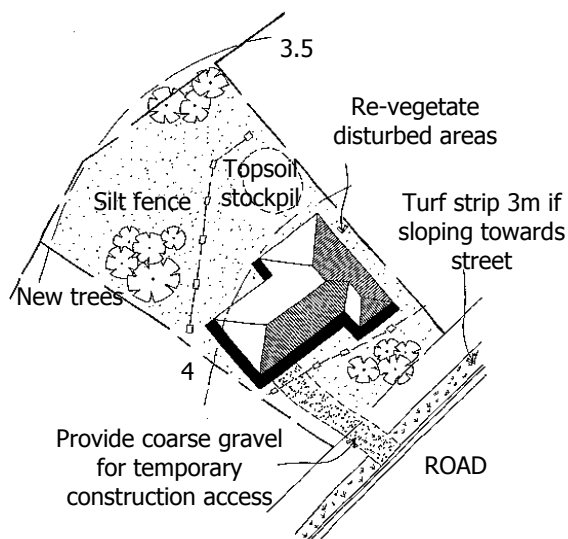
Note:

Refer to the Landscaping Information Sheet for guidelines on landscape planning and species selection.

EROSION AND SEDIMENT CONTROL

- For proposals for three or more dwellings an Erosion and Sediment Control Plan is required to be submitted to and approved by Council prior to the release of the construction certificate; refer "Erosion and Sediment Control on Building and Development Sites – Policy and Code of Practice".
- For proposals for two or less dwellings the following is required:
 - three strips of turf parallel to, and against, the kerb;
 - coarse gravel to define a single construction access no more than 3m wide;

- install sediment fence:
 - along the road frontage immediately upslope of the turf strips or around the low side of the area of construction if the site slopes away from the road;
 - around the low side of stockpiles; and
 - with the ends of the fences turned upslope;
- 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;
- before roofing material is laid, temporary or permanent guttering and downpipes shall be installed and connected to an approved stormwater disposal system; and
- all disturbed areas shall be rendered erosion resistant by revegetation or landscaping within four weeks of building activities being completed or suspended.



INFRASTRUCTURE

The following must be provided for the street or lane frontage of the property:

- sealed road pavement;
- concrete kerb and gutter;
- concrete footpath;
- 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

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

- Water and sewerage connections, where not available to the lot, will require the extension of Council's mains to service that lot.

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 water body 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

- Provision should be made for the storage of garbage and recycling bins within 6m of the front property boundary.
- Garbage areas are to be easily accessible, screened, and provided with a hose cock to allow cleaning.

Letterboxes

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

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