

C O F F S
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C I T Y
C O U N C I L



Medium-High Density Housing



Development Control Plan



INTRODUCTION

PREAMBLE

- This Development Control Plan (DCP) applies to multi-unit housing development on land zoned Residential 2C (Medium-High Density) under Coffs Harbour City Local Environmental Plan 2000.
- This Plan relates to development for multi-unit housing generally in the form of townhouses or three storey walk-up flats.
- 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 housing and residential environments to suit the diversity of people's needs and to meet community expectations about health, safety and amenity.

PROCEDURES

- Multi-unit housing requires 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 procedures flow chart.

PROCEDURES FLOW CHART

Step 1
Undertake Site Analysis (refer page 2)



Step 2
Consult Council Staff on draft proposal if necessary



Step 3
Check proposal meets controls in this DCP
If subdivision is also proposed obtain subdivision DCP



Step 4
Check Environmental Constraints Maps for:

- Flood Prone Land
- Obstacle Height Limit
- Aircraft Noise
- Heritage Items
- Bushfire Hazard
- Acid Sulfate Soils



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 where appropriate



Step 7
Consult with Council's Technical Liaison Committee or staff if necessary



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 alternate solution to all or any of the controls will be a better approach to meeting the objectives of this DCP.

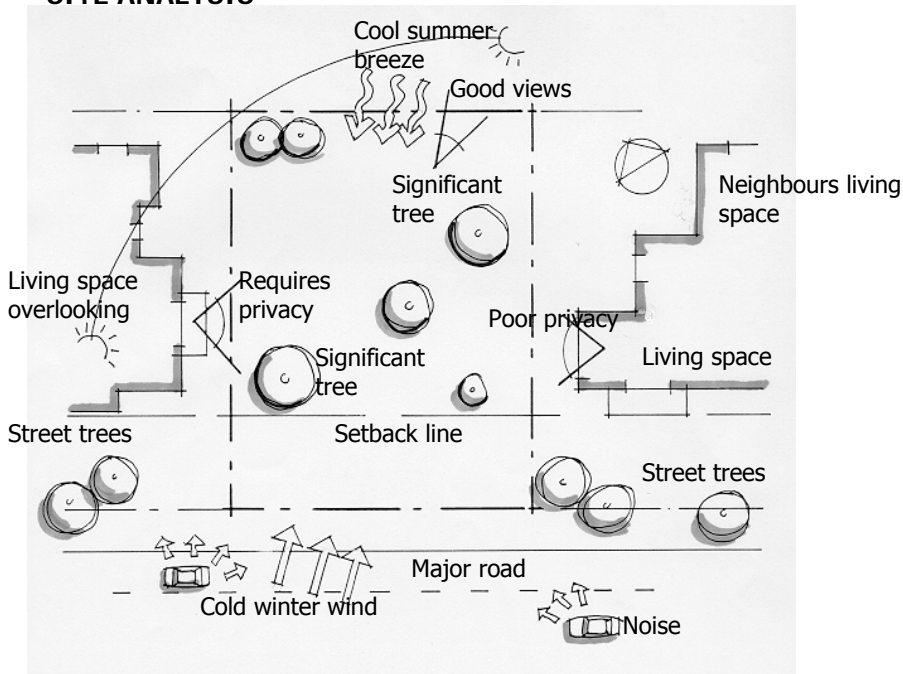
SITE ANALYSIS

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

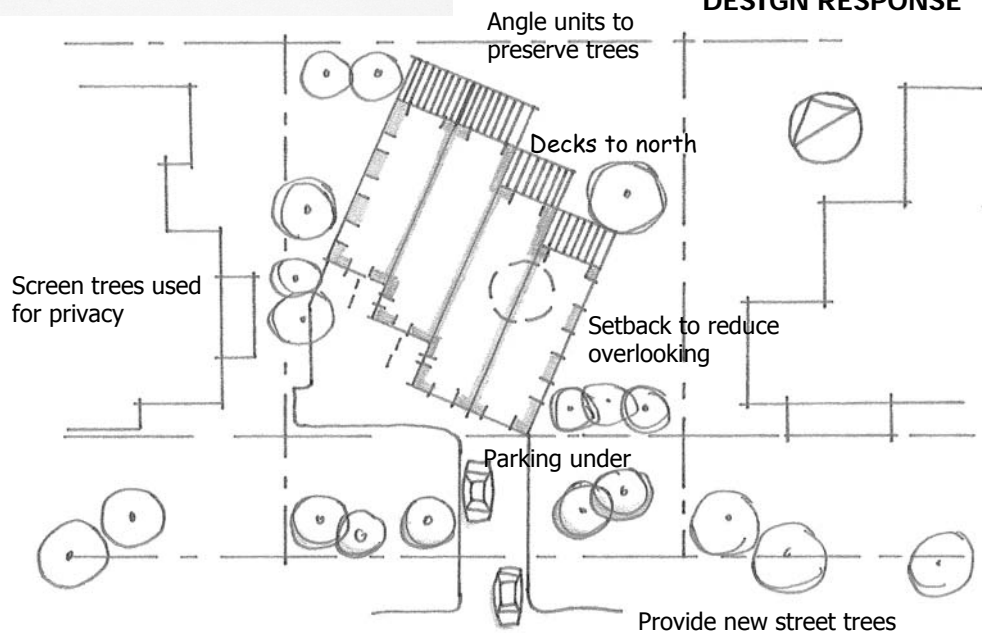
A site analysis plan (at scale 1:200) is to include:

- 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 based on dwelling size in accordance with the following:

Dwelling Size (GFA)	Site Area Per dwelling
Small dwelling (<55m ²)	50m ²
Medium dwelling (55-84m ²)	75m ²
Large dwelling (85-125m ²)	110m ²
Extra large dwelling (>125m ²)	150m ²

- All developments should provide a mix of dwelling sizes where possible.
- 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).

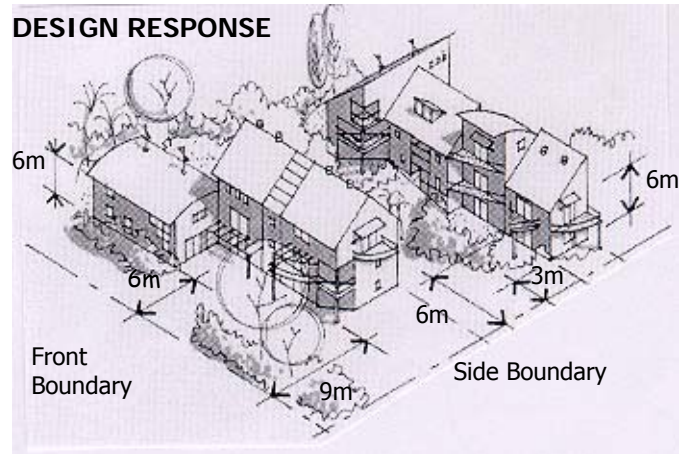
Note:
Gross floor area (GFA) - area within outer face of external walls excluding car parking areas and balconies.

SETBACKS

General Front Setbacks

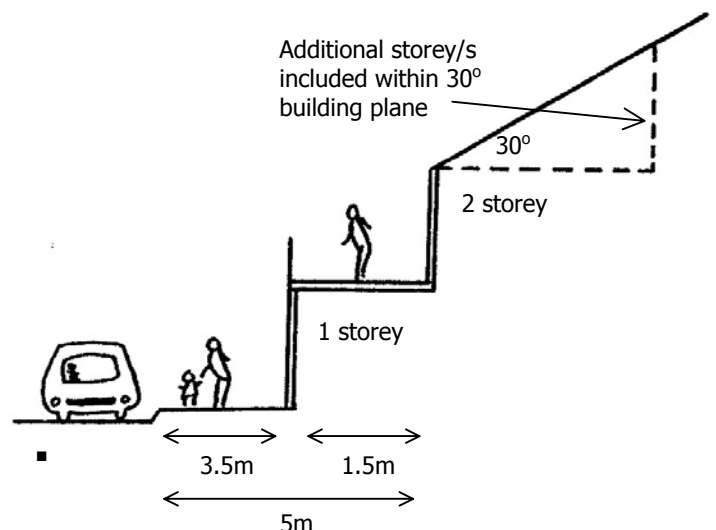
The following front setbacks apply to all areas other than the Jetty Area.

- Buildings are to be setback 9m from the front property boundary with a permitted encroachment to 6m for buildings with a height less than 6m (i.e. not more than two storey).



Jetty Area Front Setbacks

The following front setback applies to the Jetty area.



A 3.5m setback from the front boundary applies to single storey buildings and an additional 1.5m 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.

Note:

Jetty Area is the area bounded by the Railway Line, Coffs Creek, Howard Street, Hogbin Drive and Barry Street.

Side and Rear Setbacks

- Buildings are to be setback 6m from side and rear boundaries, with a permitted encroachment to 3m for buildings with a height less than 6m (refer diagram 'Design Response').

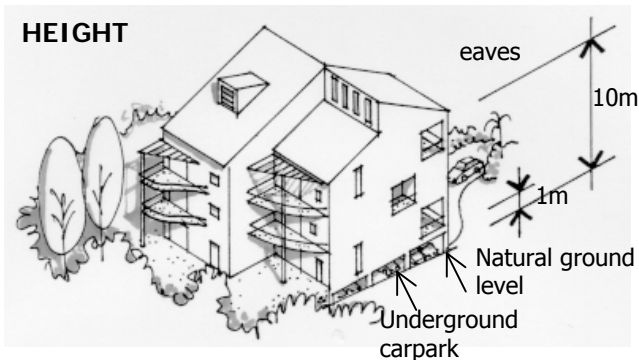
DESIGN

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

- 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 de 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.
- 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.
- Use pier or pole construction on slopes in excess of 20%. A maximum of 1m cut or fill is allowed outside the buildings external walls.

HEIGHT

- The maximum height of any building is not to exceed 10m. Underground car parking should not protrude more than 1m above natural ground level.



Note:

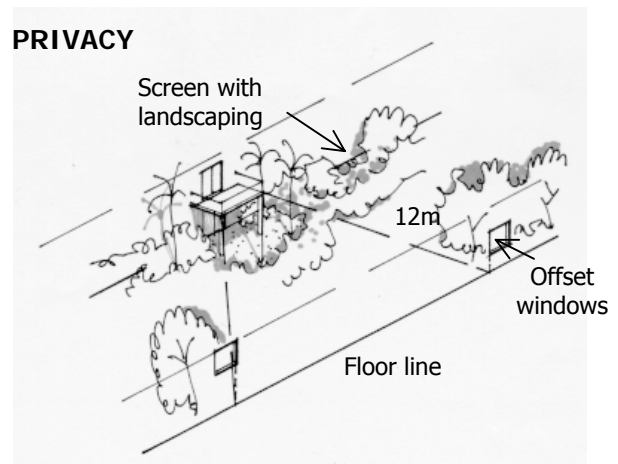
Height means the distance measured vertically from any point on the eaves of the topmost floor of the building to the natural ground level immediately below that point.

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.

PRIVACY

- Visual privacy for adjoining properties and within development projects should, where necessary, be achieved by:
 - using windows which are narrow, translucent and obscured;
 - ensuring that windows do not face directly onto the windows, balconies or courtyards of adjoining dwellings; and
 - screening opposing windows, balconies and courtyards.



- Where windows or balconies of dwellings are within 12m of windows or balconies of other dwellings, some form of screening or reduction in window areas should be provided to ensure visual privacy.

LANDSCAPING

- The landscaped area should be a minimum of 30% of the site area.
- Trees, which are capable of attaining the same height as the tallest building, should be planted within the front setback area.
- All development sites are to include at least 1m of landscaping on the perimeter of the site to enhance the design of the site.

- The landscaping should include one medium – tall shrub (2-6m tall) and six small shrubs (1-2m tall) per unit.

Note:

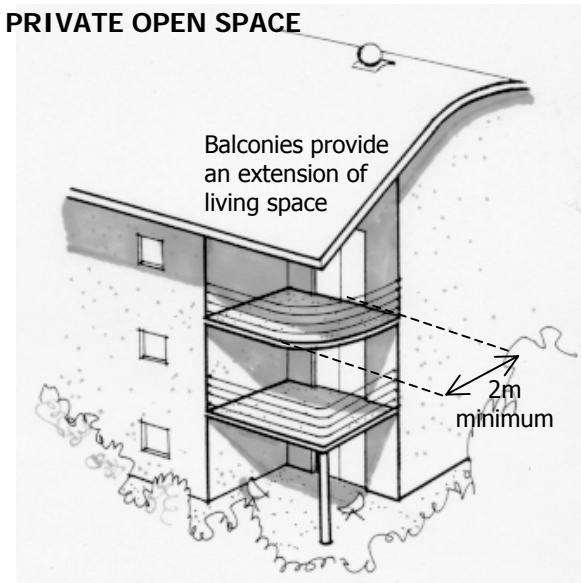
Refer to the Landscaping Information Sheet for guidelines on landscape planning and species selection. All development proposals are to be accompanied by a landscaping plan.

PRIVATE OPEN SPACE

- Private open space is to be provided for by way of balconies or terraces at the following rate:

Dwelling Type	Minimum area
Small dwelling (<55m ²)	8m ²
Medium dwelling (55-84m ²)	10m ²
Large dwelling (85-125m ²)	12m ²
Extra large dwelling (>125m ²)	16m ²

- Private open space is to have direct connection to indoor living areas and is to have a minimum width of 2m.
- 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.



VEHICLE ACCESS AND PARKING

Parking

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

Dwelling Type (GFA)	Car Parks per dwelling
Small Dwellings (≤100m ²)	1 space
Large Dwellings (>100m ²)	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.

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.

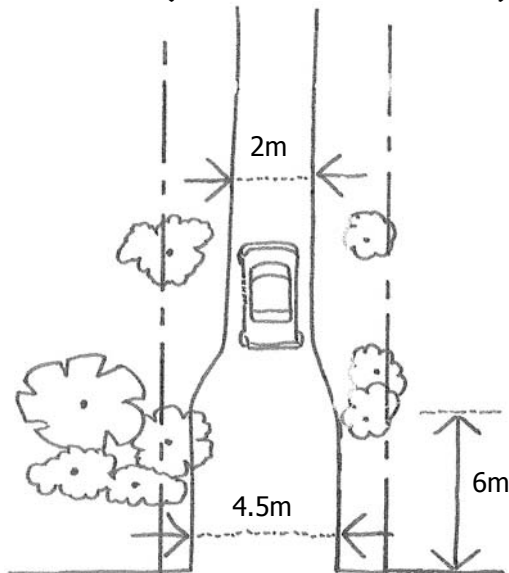
For additional information on car parking provisions, please refer to the Off Street Car Parking DCP.

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).
- 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 20% and the driveway grade should not change by more than 11% for every 1.4m of driveway.

DRIVEWAYS (3 OR MORE DWELLINGS)



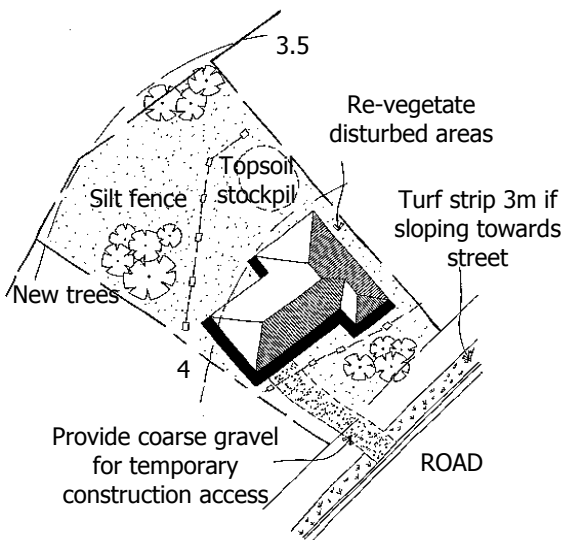
- Vehicle access and exit from car parking areas shall not comprise more than one reversing movement.

Note:

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

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 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.

Note:

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

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.

HERITAGE

- Consult "Heritage" Information Sheet if the property is listed below:

HERITAGE ITEM	DESCRIPTION
4 Azalea Avenue, Coffs Harbour	Lot 2, DP714437
151 Edinburgh Street, Coffs Harbour	Lot A & B, DP 366102
10 Collingwood Street, Coffs Harbour	Lot 1, Sec 65, DP758258
23 Moore Street, Coffs Harbour	Lot 3, Sec 61, DP758258
350 High Street, Coffs Harbour	Lot 1, DP211339

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