

C O F F S
H A R B O U R
C I T Y
C O U N C I L



Jetty Area



Development Control Plan



CONTENTS

INTRODUCTION

Preamble.....	1
Objectives	1
How to use this DCP.....	1
Land to Which this Plan Applies.....	1
Procedures	1
Masterplan	2

GENERAL CONTROLS

Site Analysis	3
Design Principles.....	4
Setbacks	5
Environmental Constraints	5
Car Parking.....	5
Landscaping	5
Infrastructure Requirements	5
Flooding	6
Services (Waste, Stormwater, Water and Sewerage Services)	6
Heritage.....	6
Erosion and Sediment Control	6

PRECINCT CONTROLS

Precinct 1 Orlando Street.....	7
Precinct 2 Jetty Strip	8
Precinct 2 Building Envelope Controls	9
Precinct 2 Design Controls - Jetty Strip Development	9

INTRODUCTION

PREAMBLE

- ◆ This Development Control Plan (DCP) applies to development on land in the Jetty Area as defined on the Precincts Map on Page 2.
- ◆ This DCP supplements the provisions of Coffs Harbour City Local Environmental Plan 2000.
- ◆ This Plan came into force on 23 July 2001, and was amended on 22 August 2007.
- ◆ Where any inconsistency between the provisions of the Jetty Area DCP and the Business Lands DCP occur, the provisions of the Jetty Area DCP prevail.

OBJECTIVES

The controls in this DCP seek to:

- ◆ create a lively Jetty Area as a focal point for Coffs Harbour.
- ◆ encourage innovative development that will enhance the special qualities of the Jetty Area for a diversity of uses and users.

HOW TO USE THIS DCP

This DCP contains General Controls and Precinct Controls relating to two precincts derived from the Jetty Area Masterplan on page 2.

Applicants are to comply with the controls of this DCP 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.

Note:
Applicants should engage the services of a qualified Building Design Professional to design new buildings and extensions to existing buildings that will be in the public view.

LAND TO WHICH THIS PLAN APPLIES

This Plan applies to the land shown on the Concept Masterplan on page 2 of this DCP.

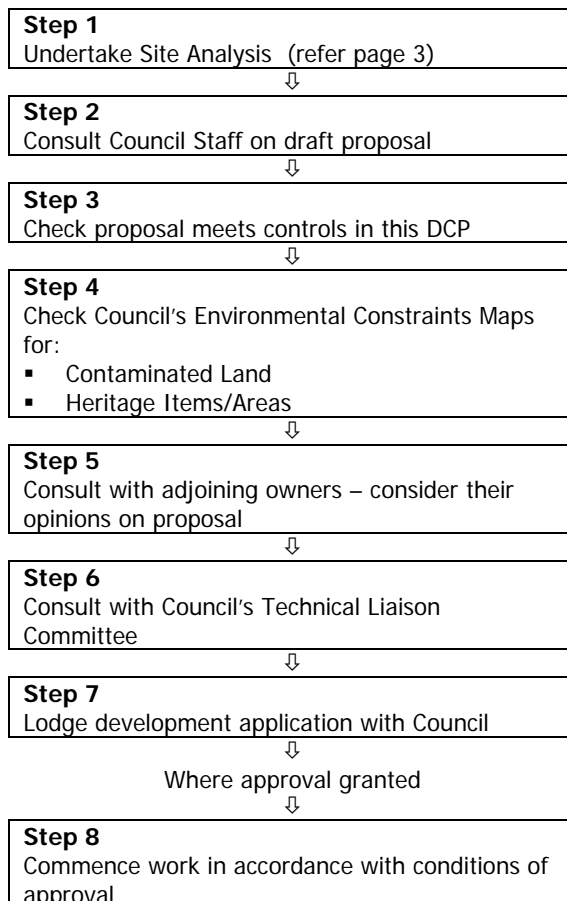
PROCEDURES

- ◆ Most development requires the approval of Council except for the following:
 - change of use of a shop to another shop (which does not involve the change of use of a non-food shop to a food shop);
 - change of use from commercial premises to other commercial premises.

Notes:

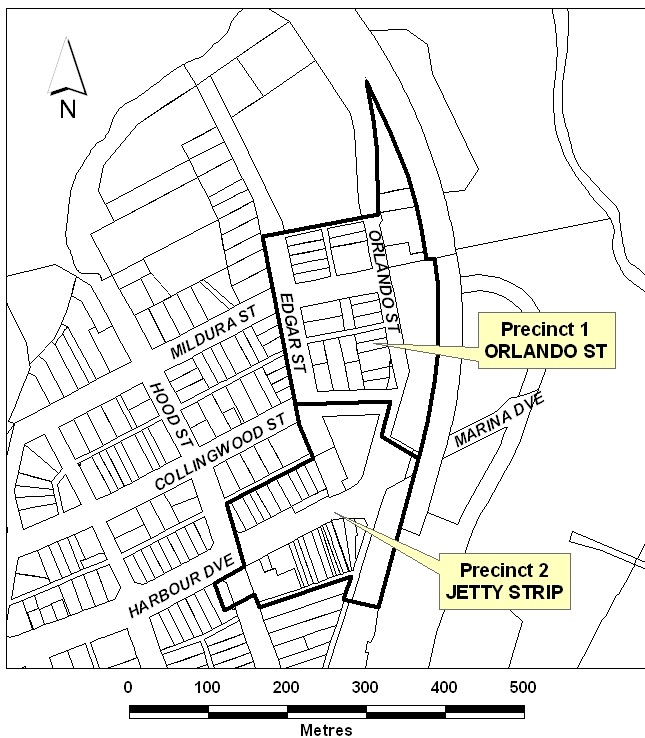
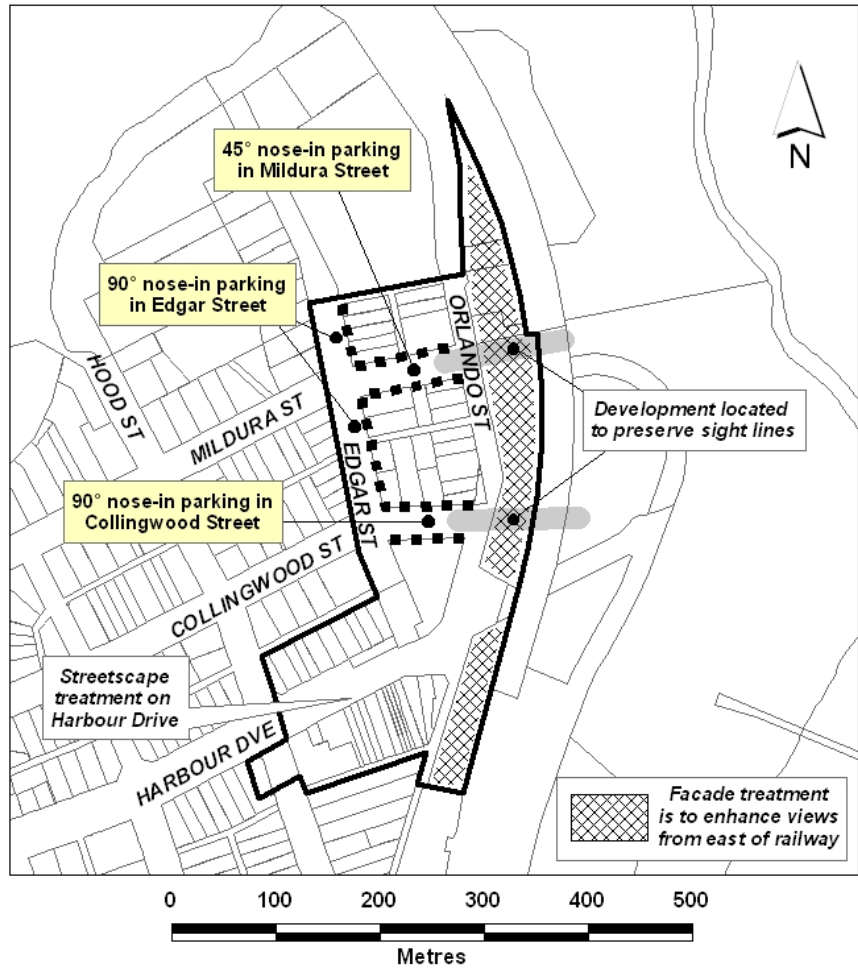
In cases where approval is not required, proponents are to notify council in writing of the proposed change. Sex shops and commercial premises selling or exhibiting publications within the meaning of the Indecent Articles and classified Publications Act require approval.

PROCEDURES FLOW CHART



MASTERPLAN

New developments shall be in accordance with this Masterplan and the Precinct Controls.



PRECINCT MAPS

The area has been divided into two precincts which are shown on the map above. The **General Controls** in this DCP apply to the area in its entirety, the **Precinct Controls** are relevant to each precinct.

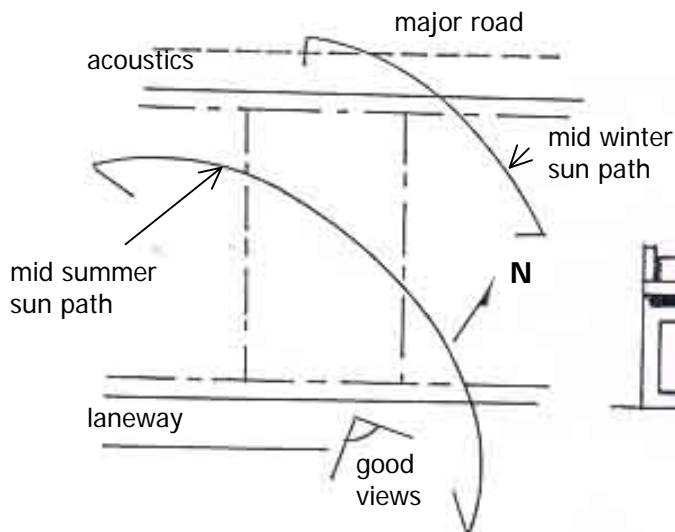
GENERAL CONTROLS

SITE ANALYSIS

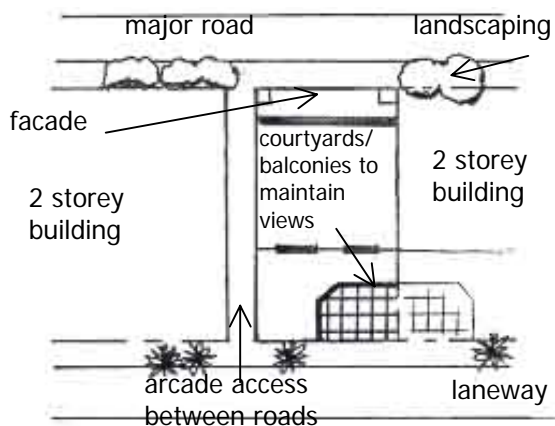
Site analysis is required to identify opportunities and constraints for building design. A site analysis plan (at scale 1:200) is to include:

- Site dimensions (length, width, area)
- 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 area (buildings, trees, open space, land uses)
- Surrounding streetscape (facades, awnings etc.)

EXAMPLE OF SITE ANALYSIS



EXAMPLE OF DESIGN RESPONSE



DESIGN PRINCIPLES

- ◆ For developments of more than one storey, building design shall provide for a distinguishable top, middle, base and entry (see Diagram 1).
- ◆ The design of buildings on corner sites will include features acknowledging the corner (see Diagram 2).
- ◆ Buildings are to be designed to take advantage of views without significantly compromising the views from surrounding buildings, in particular residential buildings.
- ◆ Public buildings shall include awnings for shelter from rain and the sun; and are to align with adjoining buildings where possible to form a continuous protection, and may include a variety of materials.
- ◆ Colours, textures and materials of buildings and landscape elements shall reflect the character of the coast, harbour and beaches. Suggested colours are blues, greens and lighter shades.
- ◆ The design of buildings will be diverse and livable by incorporating some or all of these elements:
 - decks
 - verandahs/awnings
 - window hoods
 - wide eaves
 - lattice
 - climate control windows (i.e. louvres or small windows).

An example of such treatment is shown in the photograph on this page.

- ◆ Building design shall minimise direct overlooking of living areas and private open space of other buildings.
- ◆ Building design shall be of a scale which is compatible with the streetscape and character of surrounding development.



DIVERSITY IN BUILDING DESIGN

BASIX (Building Sustainability Index)

All applications for residential developments require a BASIX compliance certificate.

To obtain a BASIX Certificate

To carry out a BASIX assessment, applicants need to complete an on-line assessment at www.basix.nsw.gov.au

DIAGRAM 1

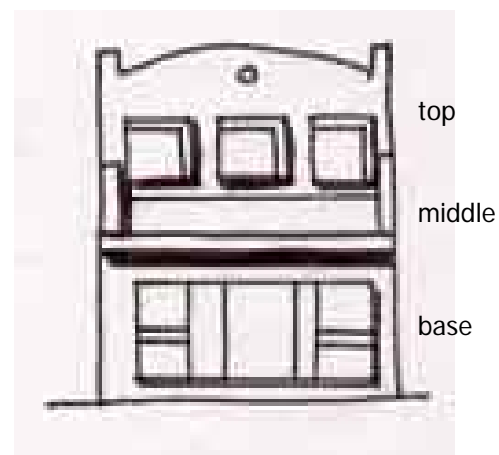
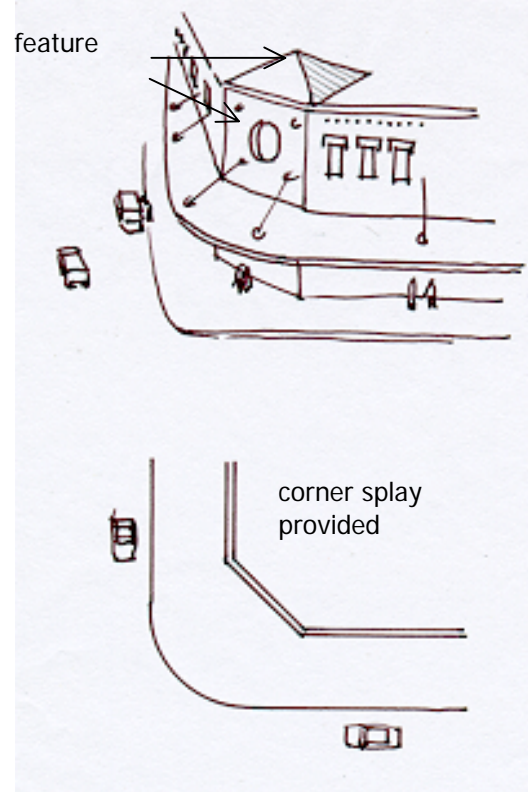


DIAGRAM 2



SETBACKS

- ◆ Building setbacks will be in accordance with the Precinct Controls.
- ◆ Buildings can be built to the side and rear boundaries (zero setbacks) where:
 - there is no adverse impact upon the amenity of the adjoining properties; and
 - there is no interruption to overland drainage paths.

ENVIRONMENTAL CONSTRAINTS

- ◆ Special controls apply to areas that are subject to environmental constraints. These constraints relate to Contaminated Land.
- ◆ In such areas, applicants need to follow the requirements on the relevant information sheet available from Council.
- ◆ Development adjacent to the railway line is to incorporate mitigation measures designed to reduce the impact of noise and vibration from trains.

CAR PARKING

- ◆ Car parking for residential developments will be provided in accordance with Council's Off-Street Car Parking Development Control Plan. All parking for residential developments will be provided on-site.
- ◆ Where some or all off-street car parking for business purposes cannot be provided on-site, applicants will be levied for developer contributions to provide on-street parking in Edgar Street, Collingwood Street and Mildura Street. Refer to Council's Jetty Area Car Parking Developer Contributions Plan for details.
- ◆ Where rear lane access is available this shall be used for direct vehicular access and service instead of main roads.
- ◆ Vehicle entry and exit from public off-street car parking areas shall be in a forward direction.

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.

INFRASTRUCTURE REQUIREMENTS

Developers are to provide the following minimum standards:

- 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.

FLOODING

Applicants are to refer to Council's Potentially Flood Prone Land Information Sheet.

Council has a Floodplain Development and Management Policy dealing with development on flood prone land. The Policy is available from Council.

SERVICES

Waste

Trade waste facilities are to be designed to comply with Council's Waste Management Development Control Plan.

Stormwater

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

Water and Sewerage Services

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

HERITAGE

The Coffs Harbour Jetty Post Office is listed as a heritage item.

Development at the Post Office (350 Harbour Drive, Coffs Harbour) and adjoining sites shall comply with the principles described in Council's Heritage Information Sheet.

EROSION AND SEDIMENT CONTROL

- ◆ Proposals for new developments are to be accompanied by a Sediment and Erosion and Sediment Control Plan for approval by Council prior to the release of a construction certificate.
- ◆ 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.
- ◆ All disturbed areas shall be rendered erosion resistant by revegetation or landscaping prior to occupation.

PRECINCT CONTROLS

PRECINCT 1 - ORLANDO STREET

Development Objectives

- ◆ To provide development standards for a mixed-use business and residential area which complements the adjacent Jetty Strip, using design principles which are sensitive to the visual environment in terms of preservation of sight corridors and views to the foreshores area.
- ◆ To provide for inclusion of residential areas as part of the mixed-use nature of the site.

Controls

- ◆ New buildings are to be located within the building footprints shown on the site constraints map so that the sight lines to the shoreline from Collingwood and Mildura Streets are preserved. The footprint includes area for landscaping purposes.
- ◆ New buildings are limited to 10 metres in height.

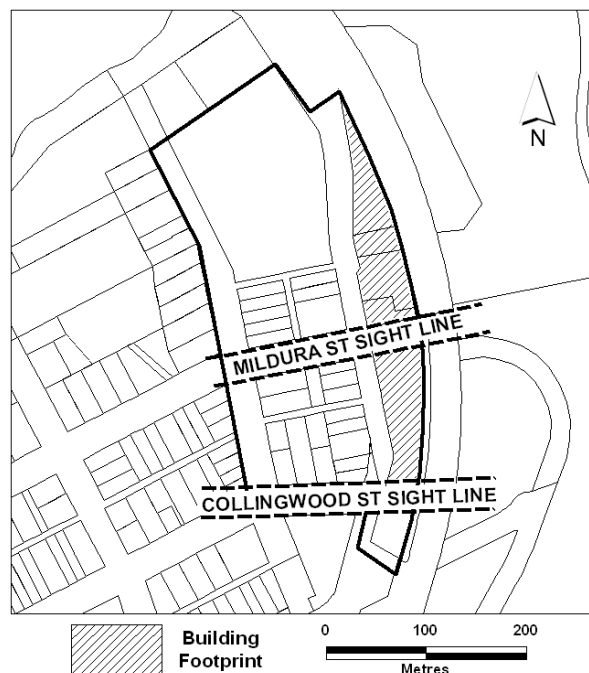
Note:

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

- ◆ Wall planes shall not exceed 10 metres in length without the wall and roof planes being offset by a recess or similar architectural feature as in the photograph on this page.
- ◆ Building proposals shall include designs fronting the open space areas to the east of the railway line, which will provide interesting views from those areas.

- ◆ The number of access points from Orlando Street will be minimised. Council may require provision of land for service access to buildings and to link car parks.

SITE CONSTRAINTS



PRECINCT 2 - JETTY STRIP

Development Objectives

- ◆ To provide development standards which will enable the Jetty Strip to be a lively business centre which will be a focal point of Coffs Harbour, while enhancing the original architecture of the precinct.

Controls

- ◆ Buildings are limited to 10 metres in height (except when used as corner statements, shown on the diagram on Page 9).

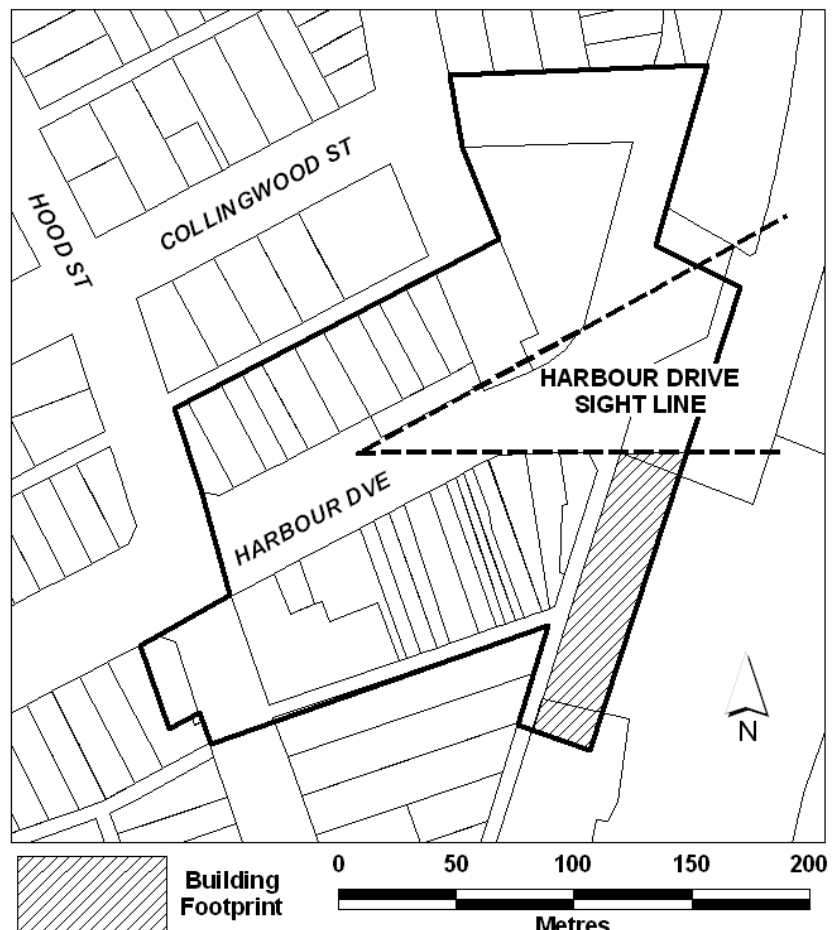
Note:

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

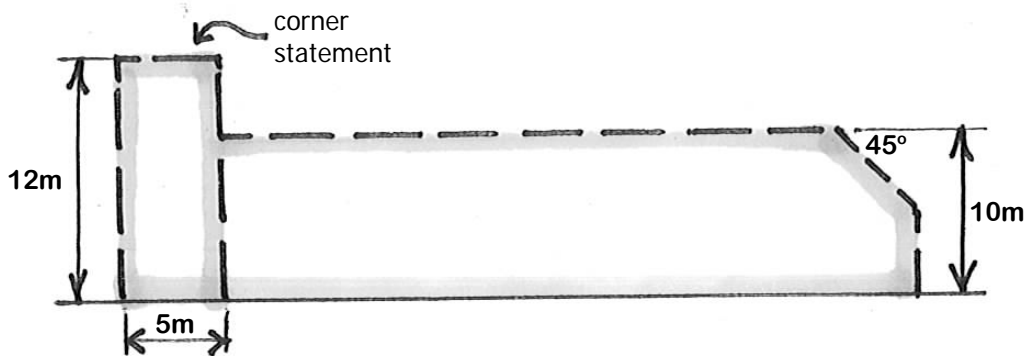
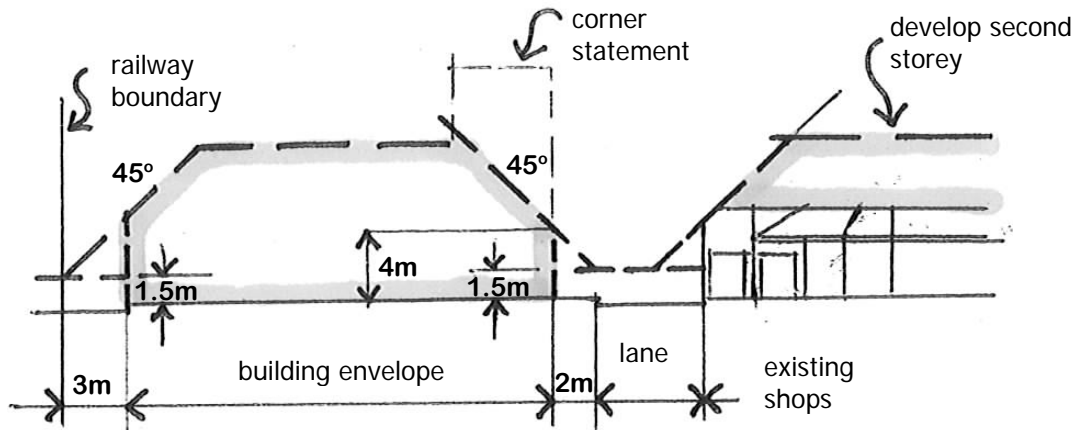
- ◆ New buildings are to be located within the building envelope shown on the site constraints map below and on the building envelope controls (page 9) so that the sight line from Harbour Drive to the shoreline is preserved. The envelope includes area for landscaping purposes.

- ◆ The design of new buildings and alterations to existing buildings shall include materials and colours which are in keeping with the historical theme of the Jetty Strip; being the ocean, beaches, foreshore and the maritime industry.
- ◆ Buildings on the southern side of Harbour Drive may be built to the allotment boundary, otherwise a two metre setback applies to this precinct.
- ◆ Proposals shall include façade designs fronting the open space areas to the east of the railway line, which will provide interesting views from those areas.

SITE CONSTRAINTS



BUILDING ENVELOPE CONTROLS



DESIGN CONTROLS - JETTY STRIP DEVELOPMENT



SIGN CONTROLS

Signs are to comply with Council's Signs Development Control Plan.



**Coffs Harbour City Council
Cnr Coff and Castle Streets
(Locked Bag 155)
COFFS HARBOUR NSW 2450**

**Telephone: (02) 6648 4000
Website: www.coffsharbour.nsw.gov.au**