



## Residential Tourist Lands



## Development Control Plan



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# PART 1 - INTRODUCTION

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## PREAMBLE

- This development control plan (DCP) only applies to land zoned 2E Residential Tourist under Coffs Harbour City Local Environmental Plan 2000.
- This Plan relates to development for tourist accommodation and residential development.
- Tourist development is development such as eco-tourism facilities, hotels, camp or caravan sites, motels and tourist facilities, or housing used for tourist accommodation.
- This Plan also relates to residential development that is permissible in the 2E zone, in the form of dwelling houses, dual occupancy and multi-unit housing.
- This plan came into force on 20 March 2002 and was amended on 4 May 2012.

## OBJECTIVES

The objectives of this DCP are to:

- encourage tourism development.
- ensure that the scale and intensity of residential and tourist development is appropriate to the environmental characteristics of the land and locality.
- promote ecologically sustainable development.

## PROCEDURES

- Tourist accommodation and residential development 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 procedures 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  
If subdivision is also proposed obtain subdivision DCP

**Step 4**

Check for Environmental Constraints and Information Sheets such as:

- Koala Habitat
- Contaminated Land
- Flood Prone Land
- Bush Fire Hazard
- Acid Sulfate Soils

**Step 5**

If development is within the following areas check relevant DCPs:

- Moonee
- Park Beach
- Hearnes Lake/Sandy Beach
- Big Banana/Summit Lands
- Boambee Creek

**Step 6**

Consult with adjoining owners – consider their opinions on proposal where appropriate

**Step 7**

Consult with Council's Technical Liaison Committee

**Step 8**

Lodge development application with Council



Where approval granted

**Step 9**

Submit application for Construction Certificate

**Step 10**

Commence work in accordance with conditions of approval

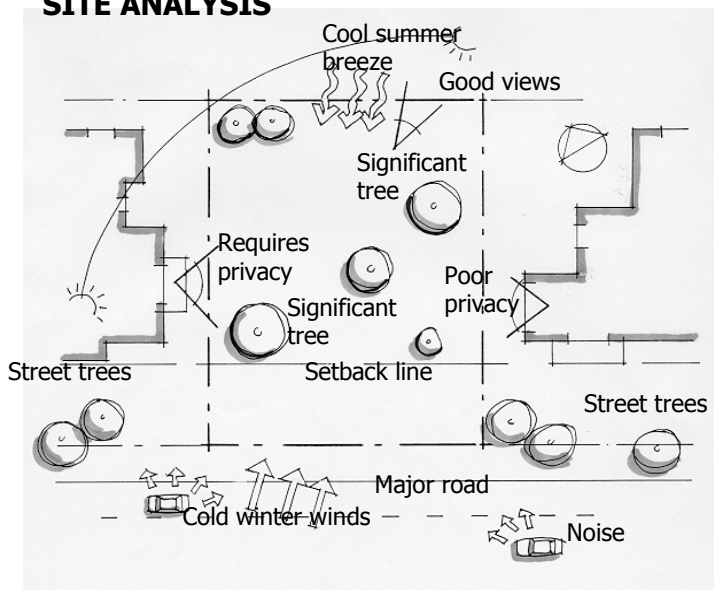
## HOW TO USE THIS DCP

Applicants are to comply with the General Controls in Part 2 and the Specific Controls in Part 3 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.***

## SITE ANALYSIS



## SITE ANALYSIS

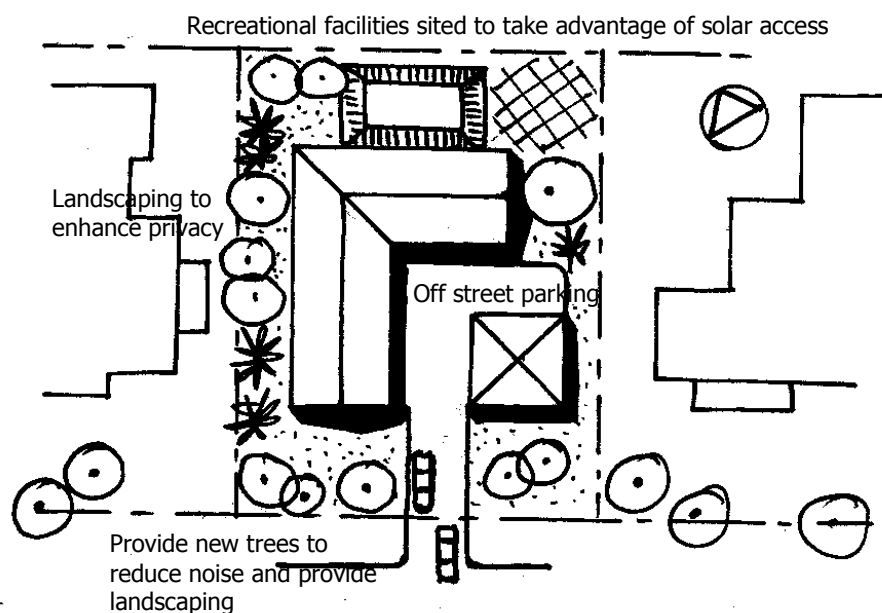
Site analysis is required to identify the opportunities and constraints for the design of the development.

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

- site dimensions (length, width)
- contours, especially steep land
- north point
- natural drainage, creeks, streams and watercourses
- any contaminated soils or filled areas
- existing trees (height, spread, species)
- views to and from site
- prevailing winds
- surrounding area (buildings, trees, open space and land uses)
- access points
  - sediment and erosion control

Proponents will need to demonstrate how the design responds to the site analysis.

## DESIGN RESPONSE



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## PART 2 - GENERAL CONTROLS

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### PERFORMANCE CRITERIA FOR TOURIST ACCOMMODATION

- The Coffs Harbour City Council area is attractive to tourists due to the natural setting of its beaches. Consequently, the highest priority in design of tourist development is the retention of natural dunes and bushland, and naturally vegetated rocky headlands, when viewed from the beach, or from the water near to shore.
- The success of tourism depends upon the host community providing a welcoming attitude to visitors. For this reason, tourist development is to be designed to minimise potential conflict between tourists and the resident population.

### DESIGN PRINCIPLES

The following general design principles should be considered:

- pitched, gabled or curved rooflines are encouraged, flat rooflines should be avoided except when used as a minor design variation;
- to achieve diversity in building design, consideration should be given to elements such as verandahs, awnings, balconies, window hoods, curved or pitched rooflines, and overall differentiation of top, middle and base of the building;
- inclusion of a mix of compatible materials; and
- balcony enclosures will only be permitted where the overall design of the facade is not adversely affected.

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

- the ability of the building design to address adjoining buildings, open space and dual frontage;
- use of building forms which emphasise the corner site;
- the use of modulated designs to break up the building form.

### DESIGN CONTROLS

(Density, Setback, Building Height)

#### General

Design controls for density, setback and building height vary for different allotments and locations. The maps in Part 3 of this DCP indicate the location of each 2E zoned site. The design controls that apply to that site accompany the map.

#### Density

Density refers to the number of units or dwellings which can be situated on a particular allotment. The density controls are designed to provide for appropriate development in the Residential Tourist zone while being compatible with the surrounding environment.

Density is described in two categories:

- **TOURIST DENSITY:** Applies to motels and other tourist accommodation and/or facilities.
- **RESIDENTIAL DENSITY:** For residential development, for example multi-unit housing which is not used for tourist accommodation purposes.

## Setback

Setback refers to the minimum distance a building can be located from the front, side and rear allotment boundaries.

## Building Height

Building Height is defined as 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.

## GENERAL CONSIDERATIONS

In hilly or undulating country, ridges should not be built on. When viewed from access roads, beaches, public reserves and waterways, the skyline should appear to be continuously vegetated.

## VEHICLE AND PARKING ACCESS

### Design and Safety

Road design and construction works area to conform to Council's Development Design Specification.

Car parking areas will be constructed to an all weather hard stand surface and be graded and drained to Council's stormwater system.

Motorists shall easily be able to locate the car parking area. Vehicles shall be able to enter and leave the site in a forward direction.

All car parking and manoeuvring areas are to be located on the development site and be clear of the footpath and verge.

For car parking requirements, refer to Council's Off Street Car Parking Development Control Plan.

## 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**, according to the table below:

No. of Dwellings	Visitor/overflow parking requirements
0-4	0 spaces
5-9	1 space
10-14	2 spaces
15-19	3 spaces

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.

## SUBDIVISION

Subdivision of Greenfield sites may consist of:

- traditional lots of 500m<sup>2</sup> to 800m<sup>2</sup>;
- duplex allotments;
- medium-density housing;
- housing development on traditional lots shall comply with the density, setback and design controls in Council's Low Density Housing DCP;
- multi-unit housing shall comply with the density, setback and design controls in Council's Medium Density Housing DCP.

## BEACH ACCESS

Developments which include pedestrian access to beaches shall make provision to protect natural sand dunes by addressing dune care and bushland protection issues. Vehicular access to beach and dune areas shall be prohibited other than those identified in an adopted Plan of Management.

## HOURS OF OPERATION

- Tourist activities within the 2E zone are to operate within hours which will not detrimentally affect adjoining land uses, particularly in terms of noise.
- Examples of such activities would include outdoor swimming pool operations at motels or caravan parks, playgrounds and the operation of shops or kiosks.
- Applicants for development are to address hours of operation in the application.

## SIGNS

Any signs associated with proposed developments shall enhance visual amenity of the proposal and the precinct.

For details, refer to Council's Signs DCP.

## 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 9.00am and 3.00pm on 22 June.

Applications are to include shadow diagrams which illustrate the shadows cast by buildings between 9.00am and 3.00pm on 22 June.

## PRIVACY

Visual privacy for adjoining properties and within development projects shall, where required in the opinion of Council, be achieved by either or all of the following:

- using windows which are narrow and/or translucent;
- ensuring that windows do not face directly onto windows, balconies or courtyards of adjoining dwellings; and
- screening opposing windows, balconies and courtyards.

## 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 may need to complete an on-line assessment at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au).

Alternatively, applicants may use a consultant to provide the BASIX compliance certificate.

## SAFER BY DESIGN

Development proposals need to address Safer By Design (NSW Police) requirements to promote community surveillance and minimise crime opportunities, by using design examples such as:

- provision of views over public open space areas from living areas;
- provision of casual views of common internal areas such as entrances, hallways, car parks and communal open space;
- window locations and/or balconies;
- separate entries and courtyards to ground level apartments;
- a clear definition between public and communal space; and
- provision of appropriate lighting to all communal areas.

## ENVIRONMENTAL/SITE CONSTRAINTS

Special controls apply to areas that are subject to environmental constraints. These constraints relate to:

- koala habitat;
- acid sulfate soils;
- contaminated land;
- flood liable land; and
- fire hazard.

Proponents of development on land identified on the maps need to meet the requirements outlined in the following relevant information sheets:

- Koala Habitat Information Sheet;
- Acid Sulfate Soils Information Sheet;
- Contaminated Land Information Sheet;
- Potentially Flood Prone Land Information Sheet; and
- Fire Hazard Information Sheet.

## BUSHFIRE HAZARD

- Bushfire hazard management must comply with the provisions of the *Planning for Bushfire Protection 2006 Guidelines*.
- Detailed reporting will be required at the development application stage. This will include specific information and assessment in regard to:
  - asset protection zones;
  - building protection;
  - hazard management;
  - evacuation safety;
  - availability of fire fighting operations;
  - water supplies; and
  - communications.
- All hydrant locations shall be provided with hardstand areas for positioning of fire appliances filling their tanks.
- Subdivision development shall ensure the provision of fire hydrants and perimeter fire roads or trails.

## VEGETATION MANAGEMENT

- A Vegetation Management Plan (VMP) must be prepared in accordance with Council's Biodiversity Guideline 1a: Preparing Vegetation Management Plans and must be lodged for preliminary approval when the development application for that subdivision proposal is lodged.
- Before a Subdivision Certificate regarding an approved Greenfield subdivision is issued, the relevant VMP must be lodged with Council for approval. All works (other than ongoing maintenance) prescribed by the VMP must be properly effected within the subdivision.

- The VMP must:
  - be prepared by a person who, in Council's opinion, is appropriately skilled;
  - identify the lands within each proposed lot that require revegetation and/or weed eradication works;
  - give particulars of the works planned on proposed subdivisions including (in the case of revegetation) details of the plantings proposed which must include suitable endemic habitat species with preference for fire resistant species e.g. Tallowwood;
  - ensure the plantings proposed will be consistent with, and contribute to the effectiveness of, wildlife or biodiversity corridors which may be located within proposed subdivisions; and
  - incorporate a plan for the maintenance of the works to be effected within the subdivision for the period of five years commencing on the date the works are completed on the proposed lot.
- The consent conditions for each development application for subdivision must include a condition that the developer must cause positive covenants, created in Council's favour pursuant to s.88E of the Conveyancing Act 1919, ensuring continued compliance with the VMP. The positive covenants must be created and registered on the title to each subdivision in conjunction with registration of the plan creating such lot. The form of the covenants must be in or to the effect of the form approved by Council from time to time.

## SERVICES

Subdivisions in urban areas are required to provide infrastructure to all lots including:

- road;
- footpath;
- kerb and gutter;
- drainage
- reticulated sewer and water;
- telecommunications;
- street lighting; and
- electricity.



## 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 services are to be provided by the applicant to all lots, in accordance with Council Standards.
- Plans for water and sewer main extensions are to be prepared by professional consultants in accordance with Council's Technical Guidelines.

## Unserviced Land

When land is not serviced by reticulated, water and/or sewer, residential and tourist developments are subject to a restriction of one dwelling per 10,000m<sup>2</sup> (one hectare).

### **Note:**

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

## 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 levels.

## Stormwater

- All stormwater is to be directed to the street drainage system or interallotment drainage easement where available.
- The design details will need to be approved by Council before the drainage is provided, and will need to be completed to Council's satisfaction prior to the issue of the Subdivision Certificate.
- Stormwater is to be gravity drained to Council's drainage system. In some circumstances inter-allotment drainage easements over downstream properties may be required. This will necessitate a letter of consent from the owner(s) of the downstream properties to be submitted with the development application.

- Drainage from sites should reflect the pre-existing or natural situation in terms of location, quantity, quality and velocity.

### **Note:**

***Interallotment drainage via easements may be required where stormwater cannot be gravity drained to the street or where the site is not serviced by a drainage easement. Concept details indicating stormwater disposal measures are to be submitted with the Development Application.***

## Garbage Collection Services

Refer to Council's Waste Management DCP for specific requirements.

## Letterboxes

Letterboxes for tourist facilities or dwellings are to be as compact as possible and located as close to the front boundary entrance as practical.

## SEDIMENT AND EROSION CONTROL

- Development Applications involving earthworks or vegetation removal shall include a Sediment and Erosion Control Management Plan.

## CULTURAL HERITAGE

- Some types of future development, such as Greenfield subdivision, has the potential to unearth artifacts. It will be the responsibility of the developer to undertake an Archaeological Assessment.
- An Archaeological Assessment must:
  - be undertaken by person(s) deemed to be suitably qualified by Council and the local Aboriginal Land Council.
  - comply with the National Parks and Wildlife Act 1979 and the Environmental Planning and Assessment Act 1979; and
  - consider specific 'links', which are important to the Gumbaingirr Aboriginal community.

- The developer must consult with the Aboriginal Land Council to determine if there is an appropriate Aboriginal place name. This place name is to be used if known.
- The requirement of the National Parks and Wildlife Act 1974 must be followed if cultural sites or places are identified on the site. This may necessitate the need for a Section 90 Heritage Impact Permit obtained from the Office of Environment and Heritage ahead of any site disturbance or destruction.

## OPEN SPACE AND LANDSCAPING

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

The landscaping plan shall be in accordance with the following concept landscaping plan.

Where development proposals involve Community Title, landscaping will be consistent with the Community Title Management Plan for the development proposal.

Refer to Council's Landscape Information Sheet for landscape planting and species selection.

Where possible, new tree planting should incorporate clean trunked native trees to frame views and allow canopies to rise above rooflines to become visually dominant over surrounding built form.

The layout of the development should incorporate broader areas of open space where taller native trees with large canopies could be planted.

### Street Tree Masterplan

A street Tree Masterplan will be required for subdivisions on greenfield sites\*. The Masterplan aims to guide street tree planting, providing for enhanced visual amenity which complements its natural setting.

**\* = Where public road is proposed, and may be required for community title subdivisions.**

Planting proposed by the Masterplan is to be determined having regard to:

- site and dwelling boundaries;
- location and canopy of existing trees, noting any trees that overhang the site;
- adjacent streets and trees;
- any connection to open space networks or proposed public reserves;
- paving materials and drainage treatment;
- details of any existing fencing and walls; and
- location of underground services.

## OFF-SITE INFRASTRUCTURE REQUIREMENTS

Site frontages are to have the following minimum standards to suit the type of development:

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

Developers will be required to upgrade site frontages, at the developer's expense (including design), to meet these standards upon development of the property.

### **Note:**

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

## DEVELOPER CONTRIBUTIONS

In most cases the payment of contributions is required to cover the cost of services and facilities which are provided by Council. These contributions are often levied with multi-unit housing or subdivision, prior to the issue of the Construction Certificate or Subdivision Certificate.

The development consent, issued by Council upon determination will indicate whether these contributions are required.

Council's authority to impose conditions for these payments is derived from Environmental Planning and Assessment Act and the Water Management Act 2000.

Ordinarily, developments involving residential / tourist land will be required to pay contributions and are outlined in Council's developer contribution plans and Development Servicing Plan 2003.

## NOTIFICATION

### Objectives

- To encourage public participation in the development control process; and
- To inform the community about potentially sensitive developments.

### When Will Development Be Notified/Advertised?

#### *General*

- Adjoining landowners will be notified if in the opinion of Council the enjoyment of land (see note) adjoining the development may be detrimentally affected by the proposed development.
- Owners of land other than adjoining land will be notified by advertisement in a local newspaper circulating in the Council area where in the opinion of Council (see note), the enjoyment of that land may be detrimentally affected by the proposed development.

#### **Note:**

***Council will consider the following in forming its opinion as to whether or not the enjoyment of land may be detrimentally affected by a proposed development:***

- ***the views to and the views from the land***
- ***the overshadowing of the land***
- ***the privacy of the land***
- ***the likelihood of the land being detrimentally affected by the proposed use of the streetscape.***

***The following development is not usually notified:***

- ***dwellings of single storey construction***
- ***minor alterations/additions including internal work***
- ***development in rural areas***
- ***private swimming pools or outbuildings.***

- Public authorities Council considers may have an interest in the determination of the application will be notified.

### ***Designated Development***

Designated development is advertised in accordance with the Environmental Planning and Assessment Act 1979 and Regulations.

### ***Integrated Development***

Integrated Development involving an approval:

- under Section 58 of the Heritage Act 1977;
- under the Water Act 1912; and
- under the Pollution Control Act 1970,

is advertised in accordance with the Environmental Planning and Assessment Act Regulations.

## State Development

State Development is advertised in accordance with the Environmental Planning and Assessment Act Regulations.

### **Notes:**

- ***A notice to an association for a community, precinct or neighbourhood parcel within the meaning of the Community Land Development Act 1989 or to a body corporate for a parcel within the meaning of the Strata Titles Act 1973 or the Strata Titles (Leasehold) Act 1986 is taken to be a notice under this section to the owner of each lot within the parcel concerned.***
- ***If a parcel of adjoining land is owned by more than one person, a notice to one owner is taken to satisfy the requirements of this section.***
- ***Notice is not required to be given to an owner of adjoining land if that owner is the person, or one of the persons, who made the application for approval to erect the building.***

## Contaminated Land

Category 1 remediation work, as defined in State Environmental Planning Policy No. 55 - Remediation of Land, is advertised in accordance with the Environmental Planning and Assessment Act Regulations for a period of 30 days.

A notice of completion of a category 1 remediation work must be provided to Council (with a copy to the consent authority if Council was not the consent authority) within 30 days after the completion of the work.

Notice must be given to the Council, at least 30 days prior to the commencement of category 2 remediation work.

## Form of Notice/ Advertisement

When Council notifies or advertises a development proposal, the following will be included in the written notice or published advertisement:

- description of the land (including address);
- name of applicant;
- name of consent authority;
- description of development;
- a statement, including the dates, that the application and any accompanying documents may be inspected at Council's office during working hours; and
- a statement that any person during the exhibition period may make a written submission.

In respect of category 2 remediation work of contaminated land, the notice must be in writing and:

- provide the name, address and telephone number of the person who has the duty of ensuring that the notice is given;
- briefly describe the remediation work;
- show why the work is category 2 remediation work;
- provide a property description, street address and map of the location of the land; and
- provide estimates of the dates for the commencement and completion of the work.

### **Note:**

***Minimum exhibition period is 14 days (30 days for integrated development).***

***Where proposal is for integrated development, the notice must contain a statement that it is integrated development and must state the approvals required and relevant approval bodies.***

## **Circumstances in which Notice Requirements May Be Dispensed With**

If:

- a development application is amended, or substituted, or withdrawn and later replaced before it has been determined by Council; and
- Council has notified/advertised the original application, in accordance with the format in this DCP; and
- Council is of the opinion that the amended, substituted or later application differs only in minor respects from the original application,

Council may decide to dispense with further notification/advertising in relation to the amended, substituted or later application.

### **Notice of Determination**

All persons making written submissions will be given written notice of the determination of the application.

### **Notification/Advertising Fee**

A fee to cover Council's costs for notifying or advertising in relation to this DCP may be charged on each application.

## PART 3 - SPECIFIC CONTROLS

### WOOLGOOLGA



#### CHARACTER STATEMENT

Development in Woolgoolga will be of a low density and low key nature. The development shall provide an environment for tourist and residential use in a beach setting, which lends itself to relaxation and recreational pursuits.

#### DEVELOPMENT EXAMPLES

Motels, Multi-Unit Housing, Bed and Breakfast Establishments and "Backpacker" style of accommodation facility.

#### CONTROLS

##### Density:

*Tourist:* 1 unit/300m<sup>2</sup>

*Residential:* 1 dwelling/400m<sup>2</sup>

##### Setback:

*Front:* 5 metres

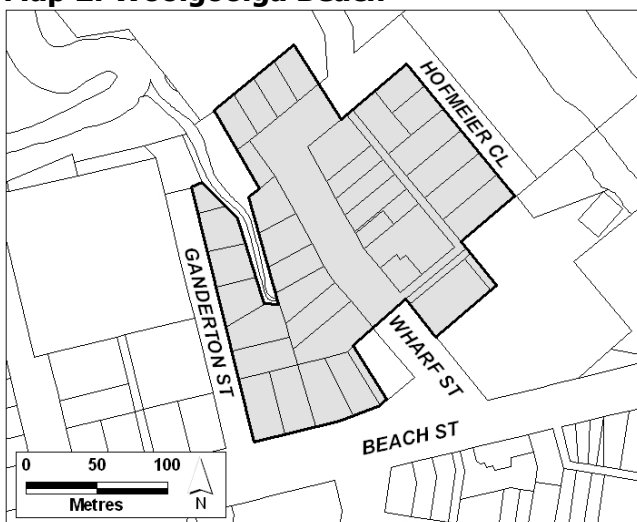
*Side and Rear:* 1.5 metres

**Height Limit:** 7.5 metres

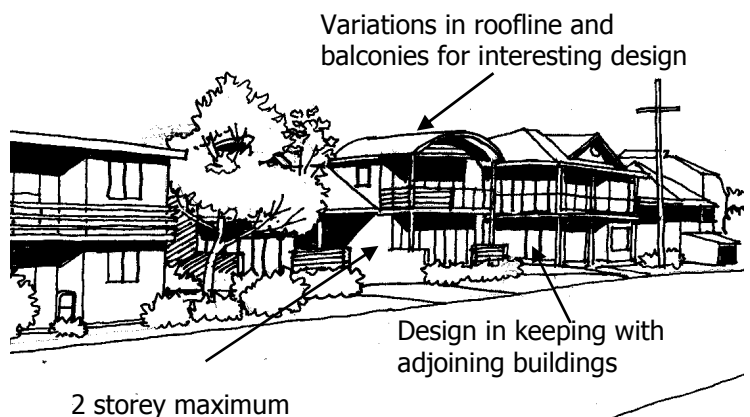
Map 1: Woolgoolga Entry Way



Map 2: Woolgoolga Beach



#### BUILDING DESIGN



# SAPPHIRE



## DEVELOPMENT EXAMPLES

*All precincts:* Tourist Facilities, Multi-unit Housing

*North Sapphire, South Sapphire:* Motels

*North Sapphire, Sapphire:* Eco-tourism facilities

## BUILDING DESIGN

Design of buildings shall reflect the nature of the character statement, in terms of views and being in keeping with the natural setting.

## CHARACTER STATEMENT

Development to provide a medium density style accommodation which will promote coastal views with a design in keeping with the natural environment, being beaches and coastal bushland setting.

## CONTROLS

### Density:

*Tourist:* 1 unit/150m<sup>2</sup>

*Residential:* 1 dwelling/200m<sup>2</sup>

### Setback:

*Front:* 20 metres to Pacific Highway, 6 metres to local roads.

*Side and Rear:* Assessed on merit.

### Height Limit:

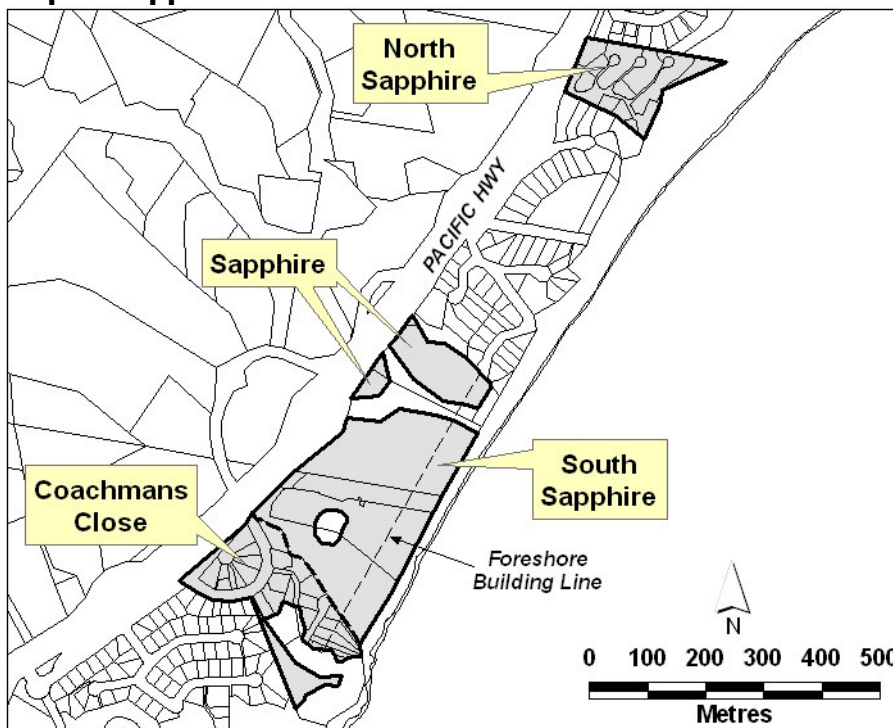
*Sapphire, South Sapphire:* 14 metres

*North Sapphire, Coachmans Close:* 7.5 metres.

## SITE CONSTRAINTS

Any proposed development between the Foreshore Building Line and the shoreline (50 metre wide buffer) requires development consent, regardless of any other provisions of this Plan.

**Map 3: Sapphire**

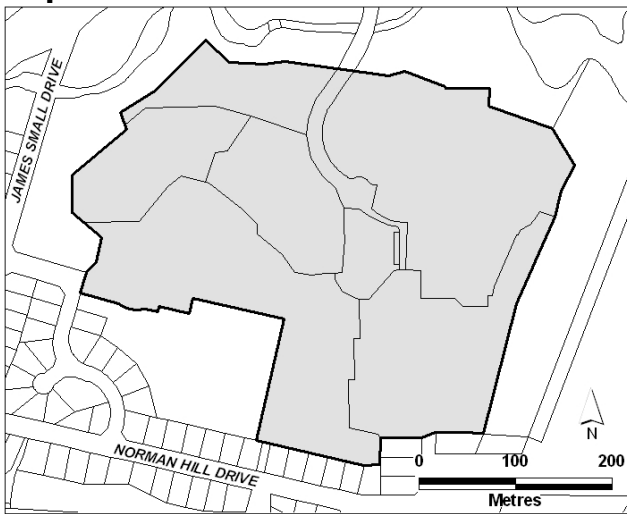




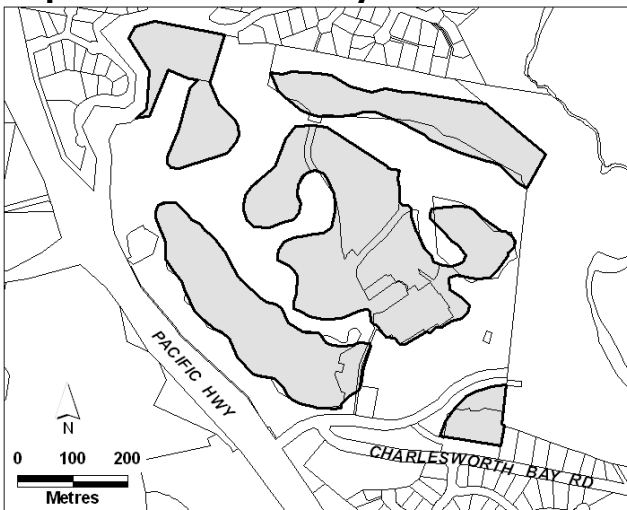
## KORORA/DIGGERS BEACH



**Map 4: Korora**



**Map 5: Charlesworth Bay**



**Map 6: Diggers Beach**



### CHARACTER STATEMENT

Development is to be of a medium or high density tourist nature with buildings in a landscaped setting, and may include a range of recreational facilities such as golf courses, tennis courts, restaurants and swimming pools.

### DEVELOPMENT EXAMPLES

Eco-tourism Facilities, Motels, Multi-unit Housing and Tourist Facilities.

### CONTROLS

#### Density:

*Tourist:* 1 unit/300m<sup>2</sup>

*Residential:* 1 dwelling/400m<sup>2</sup>

#### Setback:

*Front:* 20 metres to Pacific Highway, 6 metres to other roads

*Side:* 6 metres

*Rear:* 3 metres, reduced to 1 metre where the building height is <3 metres.

#### Height Limit:

*Korora, Diggers Beach:* 11 metres

*Charlesworth Bay:* 7.5 metres

### BUILDING DESIGN

Buildings are to contain elements which take advantage of ocean views and solar access where possible. The building shall be suitably landscaped to be compatible with, rather than dominate the surrounding environment.



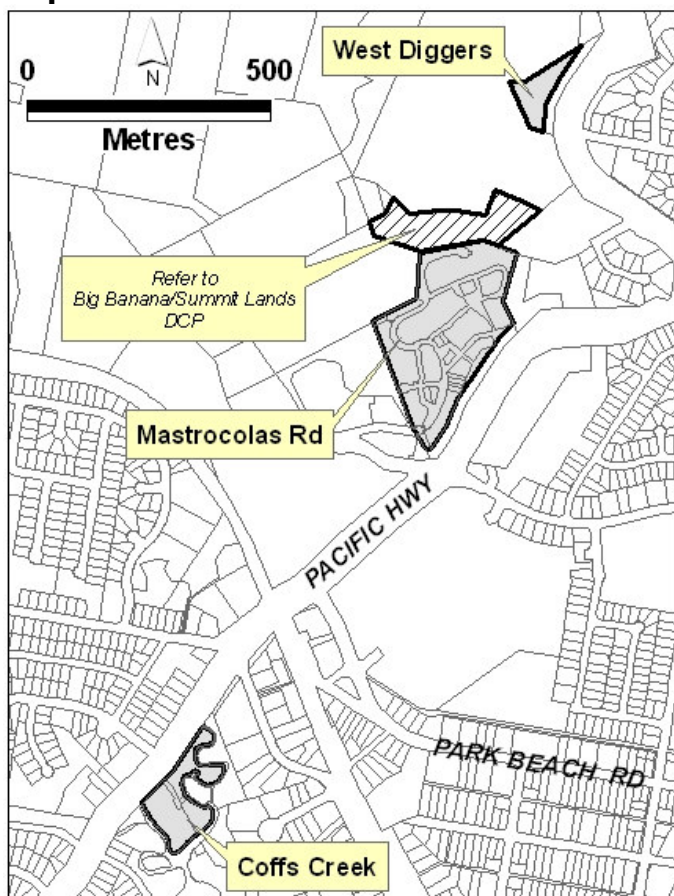
## NORTH COFFS HARBOUR



### DEVELOPMENT EXAMPLES

Motels, Multi-unit Housing, Tourist Facilities and Camping or Caravan Sites.

**Map 7: North Coffs Harbour**



### BUILDING DESIGN

The photograph above shows a multi-unit style of building on steep land which provides for views and solar access. Materials are to be compatible with surrounding bushland.

### CHARACTER STATEMENT

Development in these areas is to be medium density, and is to enhance the surrounding bushland environment. Such developments provide self-contained accommodation in close proximity to shops, services and tourist facilities.

### CONTROLS

#### Density:

Tourist:

*West Diggers:* 1 unit/150m<sup>2</sup>

*Mastrocolas Road:* 1 unit/200m<sup>2</sup>

*Coffs Creek:* 1 unit/400m<sup>2</sup>

Residential:

*West Diggers, Mastrocolas Road:* 1 dwelling/200m<sup>2</sup>

*Coffs Creek:* 1 dwelling/500m<sup>2</sup>

#### Setbacks:

*Front:* 20 metres

*Side and Rear:* Assessed on merit

#### Height Limit:

*West Diggers, Mastrocolas Road:* 11 metres

*Coffs Creek:* 10 metres

## PARK BEACH



## DEVELOPMENT EXAMPLES

*Park Beach East:* Refer to Park Beach Development Control Plan

*Park Beach West:* Dwelling-houses, Motels, Multi-unit Housing, Tourist Facilities.

## BUILDING DESIGN

Buildings are not to exceed two storeys and should contain elements which reflect the nearby Park Beach environment - balconies to enhance solar access, curved or pitched rooflines, light colours of materials, different types of materials.

## CHARACTER STATEMENT

Development is to be medium density which provides holiday accommodation near tourist facilities, shops, sporting facilities and beaches. Developments will be sensitive to the natural environment and be of a style in keeping with adjoining buildings.

## CONTROLS

### Density:

*Tourist:* 1 unit/150m<sup>2</sup>

*Residential:* 1 dwelling/200m<sup>2</sup>

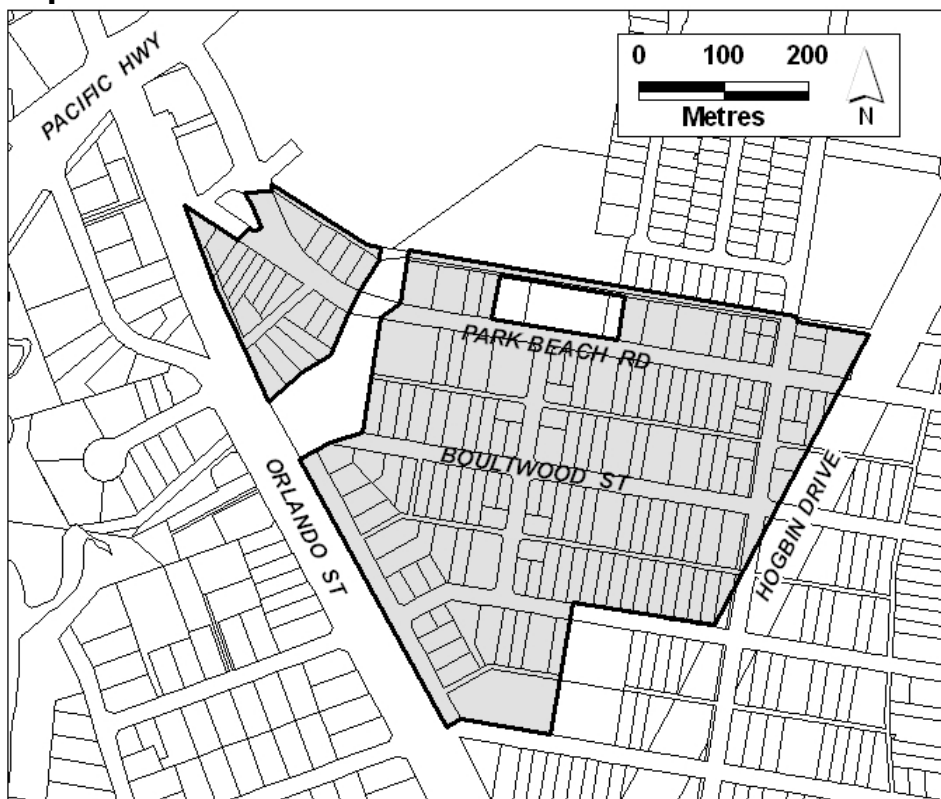
### Setback:

*Front:* 6 metres

*Side and Rear:* 3 metres, reduced to 1 metre where the building height is <3 metres.

**Height Limit:** 7.5 metres

**Map 8: Park Beach**



# COFFS HARBOUR

Map 9: Coffs Harbour Central



## DEVELOPMENT EXAMPLES

Motels, Multi-unit Housing and Tourist Facilities.

## BUILDING DESIGN

Buildings are not to exceed three storeys, will be suitably landscaped to reduce Pacific Highway noise and be constructed from materials which are in character with surrounding buildings.



## CHARACTER STATEMENT

This site provides high density developments in close proximity to the City Centre, public transport and facilities such as restaurants and shops.

## CONTROLS

### Density:

*Tourist:* 1 unit/80m<sup>2</sup>

*Residential:* 1 dwelling/100m<sup>2</sup>

### Setback:

*Front:* 6 metres

*Side and Rear:* 3 metres, reduced to 1 metre where the building height is <3 metres.

**Height Limit:** 11 metres



# SOUTH COFFS HARBOUR

**Map 10: South Coffs Harbour**



## DEVELOPMENT EXAMPLES

*Halls Road North, Halls Road South:*  
Motels, Multi-unit Housing, Tourist Facilities and  
Camping or Caravan Sites  
*North Boambee Road:* Tourist Facilities.

## BUILDING DESIGN

Buildings are not to exceed two storeys, will be suitably landscaped to reduce Pacific Highway noise and be constructed from materials which are in character with surrounding buildings. Suitable landscape buffers to Koala Habitat will be provided.

## CHARACTER STATEMENT

Developments in these locations are of generally medium density. Activities on these sites shall be of a style which complements adjoining bushland and Koala Habitat areas. Motel developments may include on-site facilities such as tennis to provide recreational opportunities for tourists.

## CONTROLS

### Density:

*Tourist:* 1 unit/150m<sup>2</sup>

*Residential:* 1 dwelling/200m<sup>2</sup>

### Setback:

*Front:* 20 metres to Pacific Highway, 6 metres to other roads.

*Side and Rear:* 3 metres, reduced to 1 metre where the building height is <3 metres.

**Height Limit:** 7.5 metres

## BOAMBEE BAY



### DEVELOPMENT EXAMPLES

Motels, Multi-unit Housing and Tourist Facilities.

### CONTROLS

**Density:**

*Tourist:* 1 unit/100m<sup>2</sup>

*Residential:* 1 dwelling/300m<sup>2</sup>

**Setback:**

*Front:* 6 metres

*Side and Rear:* 3 metres, reduced to 1 metre where the building height is <3 metres.

**Height Limit:** 11 metres.

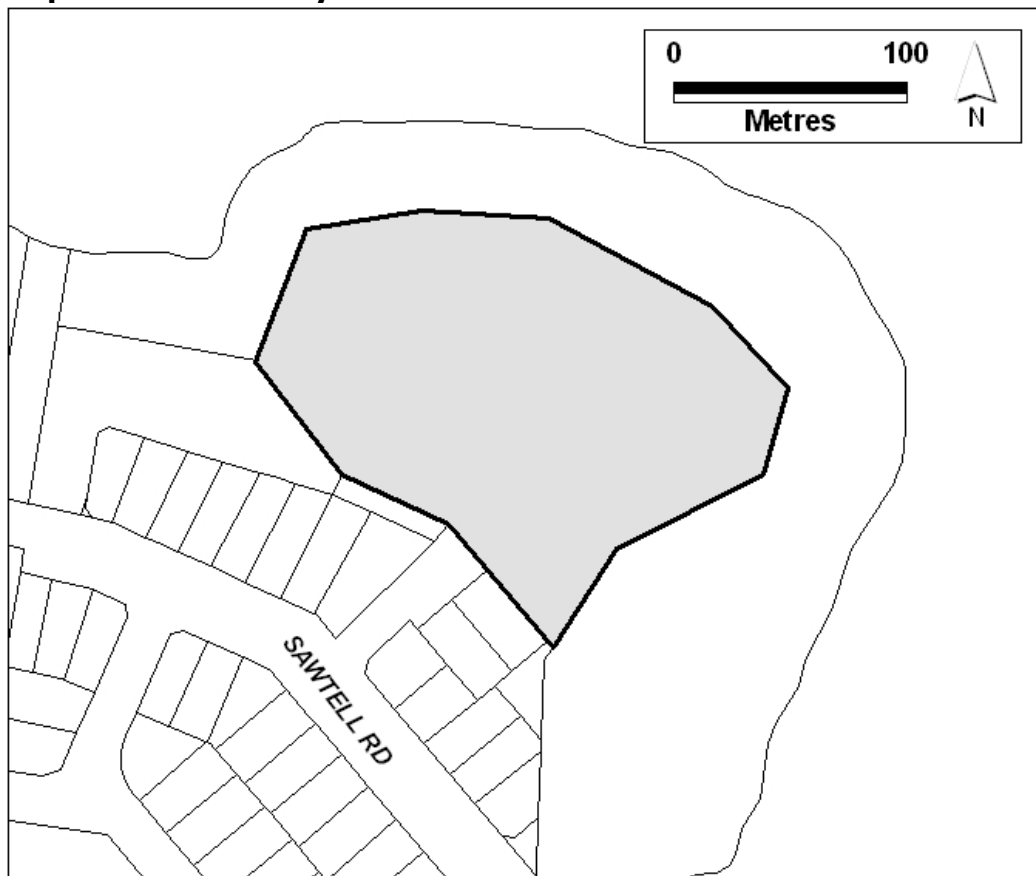
### CHARACTER STATEMENT

Development is to be resort-style accommodation in a natural setting. The character emphasises the surrounding bushland, Boambee Bay and its environmental values. On-site facilities such as swimming pools and playgrounds provide a relaxing and recreational atmosphere.

### BUILDING DESIGN

Designs will be in keeping with the natural setting, with landscaping providing natural shade areas. Designs are to minimise overlooking of adjoining units to enhance privacy. Building materials will complement the natural environment in terms of colour and types used.

**Map 11: Boambee Bay**



## SAWTELL



## CHARACTER STATEMENT

Development is to be medium density accommodation in a beachside environment. The development is to promote a relaxed living atmosphere enhanced by ease of access to beaches, sporting facilities and general recreation areas such as playgrounds and reserves.

## DEVELOPMENT EXAMPLES

Motels, Bed and Breakfast Establishments, Multi-Unit Housing and Tourist Facilities.

## CONTROLS

### Density:

*Tourist:* 1 unit/200m<sup>2</sup>

*Residential:* 1 dwelling/400m<sup>2</sup>

### Setback:

*Front:* 6 metres

*Side and Rear:* 3 metres, reduced to 1 metre where the building height is <3 metres.

**Height Limit:** 7.5 metres.

## BUILDING DESIGN

Building heights are not to exceed two storeys and incorporate elements such as pitched rooflines, shade structures (landscaping or built), and balconies. Use of a variety of materials provides interesting design which is to enhance the surrounding environment.

**Map 12: Boronia Street**

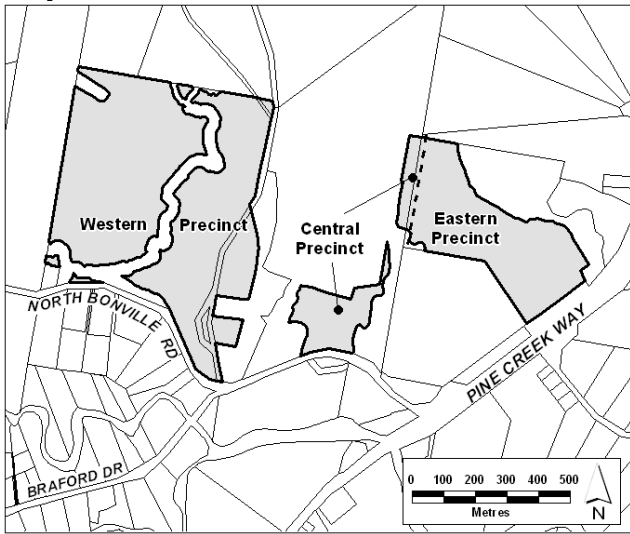


**Map 13: Murrays Beach**

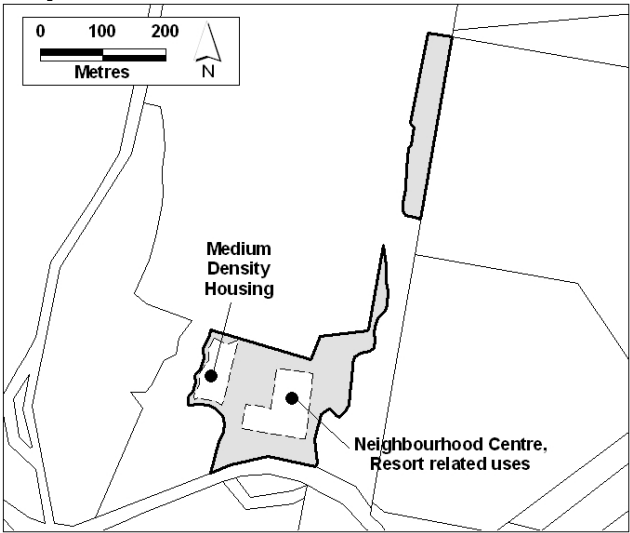


# BONVILLE

Map 14: Bonville



Map 15: Central Precinct detail



## CHARACTER STATEMENT

### Western and Eastern Precincts:

Residential areas that are in character and demonstrate connectivity with the nearby and broader landscape and rural surroundings, and the tourist functions and landscape qualities of the adjacent Bonville Golf Resort using environmentally sound development principles.

### Central Precinct:

This precinct is a Neighbourhood Centre that will provide a range of retail and personal services to support the population of the adjoining residential areas, at a form and scale consistent with the landscape setting. The Neighbourhood Centre will integrate effectively with the adjacent residential dwellings, which benefit from pedestrian and cycleway access. The precinct will protect and enhance the natural heritage and natural conservation areas.

### Dwelling Yield:

Residential development throughout the precincts is a combination of low density and medium density housing. The type, and maximum number, of dwellings to be constructed within the precincts must comply with the following table:

Precinct	Low Density	Medium Density
Western	209	97
Central	0	42
Eastern	109	44
<b>TOTAL</b>	<b>318</b>	<b>183</b>

## WESTERN AND EASTERN PRECINCTS

### Development Objectives

- Residential development is to respond in form and siting to the topography and street layout.
- Development is to allow for connectivity through provision of open space networks to encourage walking and cycling.
- Development is to be sited and designed to enable a suitable landscape buffer to the adjacent rural and rural residential lands.
- To consolidate medium density housing to key sites to enable an appropriate mix of housing types.

### ***Building Design***

- To achieve a scale of development that responds to the significant landscape setting of the Bonville Golf Resort.
- New buildings are to maintain the landscape setting by minimising alterations to the landform and preserving, where possible, existing significant trees.
- Buildings are to be sited and designed within highly visible gardens.
- Development is to maximise opportunities for key views into and from the site.
- Development is to achieve a reasonable separation between buildings to ensure a sense of openness in which the landscape setting predominates.
- Building setting and design are to achieve appropriate access to daylight; incorporate adequate natural ventilation; and achieve visual and acoustic privacy.

### **CENTRAL PRECINCT**

#### ***Development Objectives***

- Development is to retain the natural heritage conservation values, including the scenic beauty, views and vistas to landmarks, the backdrop of vegetation, the predominance of landscape over buildings, and a tranquil ambience.
- Buildings are to be sited and designed to create positive exterior public and communal spaces and to create a sense of arrival upon entering the precinct.
- Development is to create opportunities for centralised communal open space areas that are associated with access points to key buildings/ facilities in the precinct.

#### ***Building Design:***

- New buildings are to respect the scale of the landscape setting.
- Development is to ensure appropriate siting and orientation of the neighbourhood centre to provide adequate access to sunlight and achieve good natural ventilation.

### **CONTROLS (WESTERN AND EASTERN PRECINCTS)**

#### **Density:**

*Low Density Housing:* 550m<sup>2</sup> per allotment

*Medium Density Housing:* 35 dwellings/hectare

#### **Setback:**

##### ***Low Density Housing:***

*Front:* 5 metres minimum

*Side:* 2 metres minimum (single storey)  
3 metres minimum (2 storeys or greater)

*Rear:* Minimum of 20% of average site length

##### ***Medium Density Housing:***

*Front:* 6 metres minimum

*Side:* 3 metres minimum

*Rear:* 10 metres minimum

#### **Height Limit:**

*Low Density Housing:* 7.5 metres

*Medium Density Housing:* 9 metres

### **CONTROLS (CENTRAL PRECINCT)**

#### **Density:**

*Neighbourhood Centre:* maximum of 5,000m<sup>2</sup> gross floor area (GFA)

*BIG Resort related uses:* maximum of 3,000m<sup>2</sup> GFA

*Medium Density Housing:* 25 dwellings/hectare

#### **Setback:**

##### ***Medium Density Housing:***

*Front:* 6 metres minimum

*Side:* 3 metres minimum

*Rear:* 10 metres minimum

#### **Height Limit:**

*Medium Density Housing:* 9 metres

*Neighbourhood Centre:* 11 metres



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