



Korora Rural Residential



Development Control Plan



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PART 1 - THE PLAN

PREAMBLE

- This Development Control Plan (DCP) applies to the rural residential development area in Korora, as shown on Map 1.
- This Plan came into force on 27 February 2004.

AMENDMENTS

- This Plan was amended on 22 March 2006.
- This Plan was further amended on 20 April 2006.

OBJECTIVES

The controls in this DCP seek to:

- protect and maintain natural bushland, native habitats and koala populations, including revegetation of linkages in a general east and west direction.
- seek to achieve water quality standards that ensure healthy estuaries, for natural systems and human use.
- minimise environmental risk hazard associated with flooding, acid sulfate soils, contamination, noise, odour, air emissions and bushfire hazard.
- Promote energy efficient development of the area to minimise greenhouse gas emissions.
- encourage tourist development which is innovative, responsive to the site's visual, environmental and cultural characteristics and be in keeping with the desired future character of the area.

HOW TO USE THE DCP

The DCP is divided into three parts:

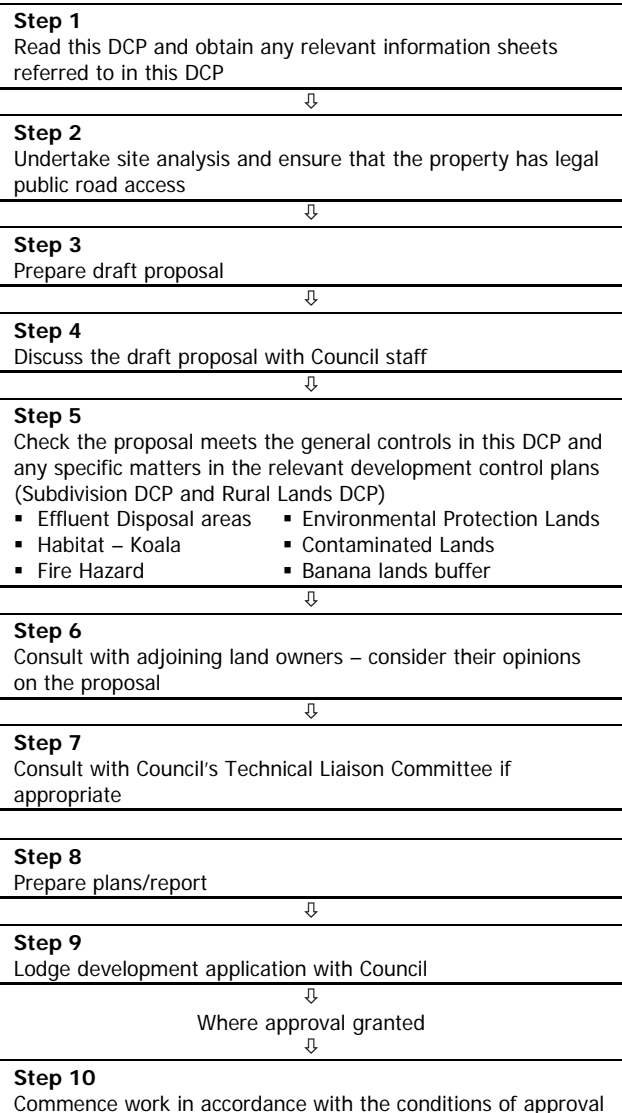
- **Part 1 – The Plan:** introduction
- **Part 2 – Planning Strategy:** sets out the overall strategy for the area.
- **Part 3 – Planning Controls:** details the specific controls for development within the release area.

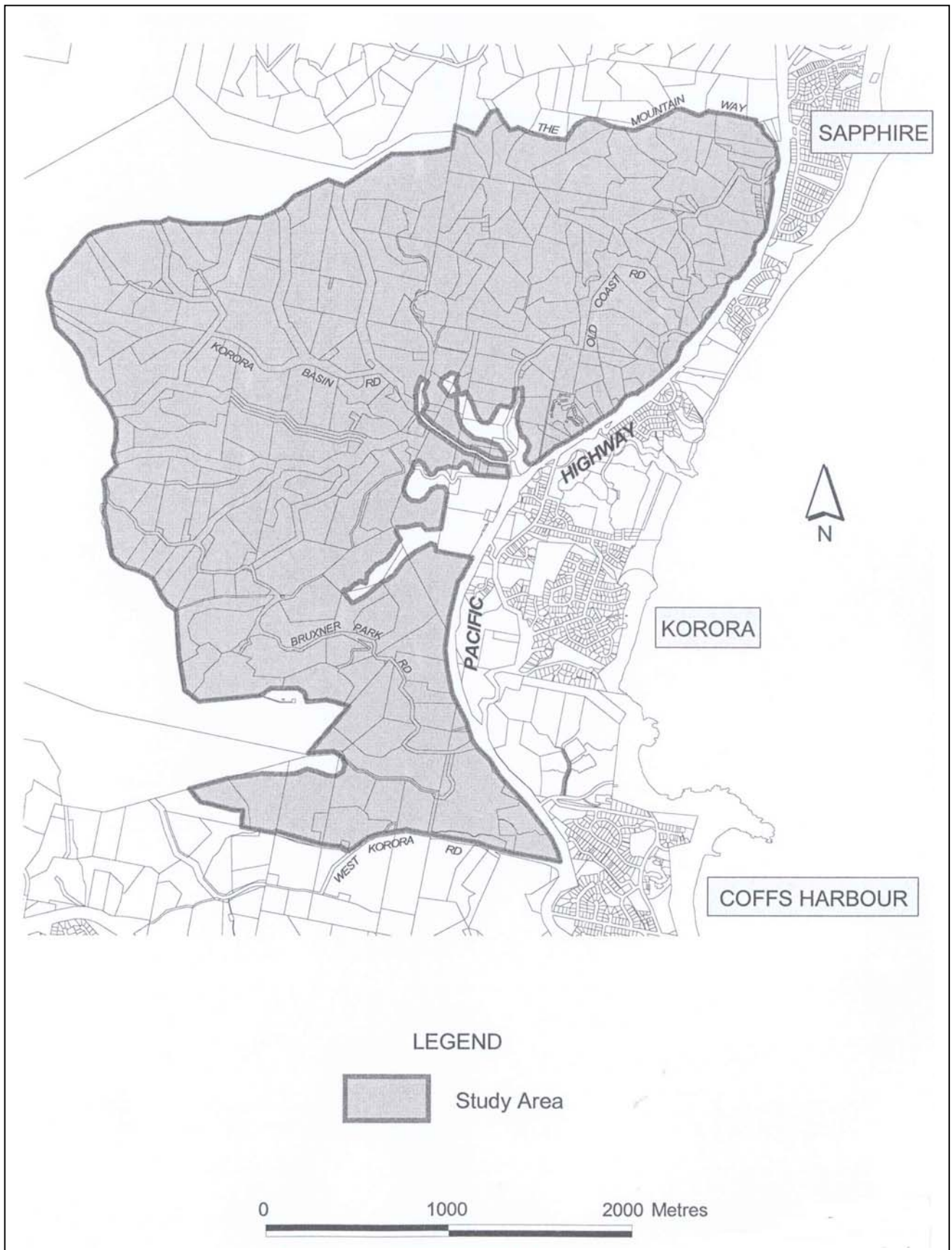
Applicants are to comply with the overall Planning Strategy and detailed Planning Controls unless it can be demonstrated that an alternative solution to all or any of the controls will meet the strategy objectives.

This DCP contains the general controls applying to all development for rural residential and other purposes in the Korora area.

Development, including subdivision of land, requires the approval of Council through the lodgement of a development application. To lodge a development application, applicants shall follow the process shown in the procedures flow chart below.

PROCEDURES FLOW CHART





MAP 1
KORORA DCP AREA

PART 2 – PLANNING STRATEGY

MASTERPLAN

Objective

To provide an overall plan for the area that enables the co-ordination of public and private development.

Principles

- Develop rural residential development with an ultimate population of approximately 1,500 people.
- Maintain distinctive neighbourhood (rural) character for the development as shown on the masterplan.

HOUSING STRATEGY

Objective

To provide for a variety of housing types and other compatible land uses, protection of rural residential/rural amenity and create a sense of community.

Strategy

- Permit subdivision, dwelling houses, attached dual occupancies and tourist facilities.
- Encourage development of a neighbourhood centre incorporating cultural, recreational and low key commercial facilities.

SERVICING STRATEGY

Objectives

- To provide a secure, potable water supply.
- To provide for the collection, treatment and on-site disposal of sewage using methods which satisfy the environmental, health and operational expectations of the community.

Principles

- Water will be supplied from rainwater collection tanks servicing the individual sites or by other means to Council's satisfaction.
- Sewage will be collected, treated and disposed of by approved on site systems

TRAFFIC AND TRANSPORT STRATEGY

Objective

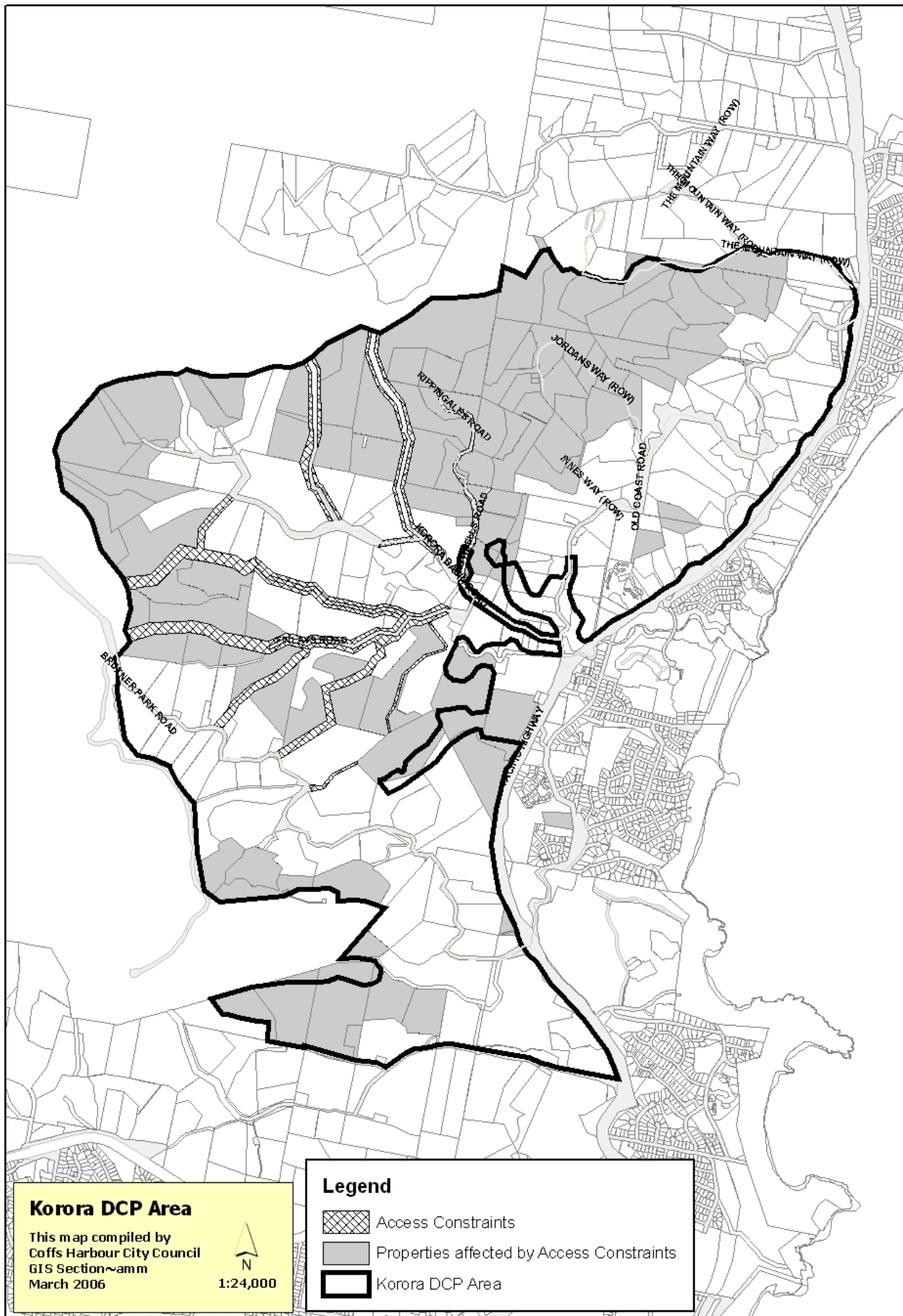
To provide safe, convenient and efficient movement of people.

Strategy

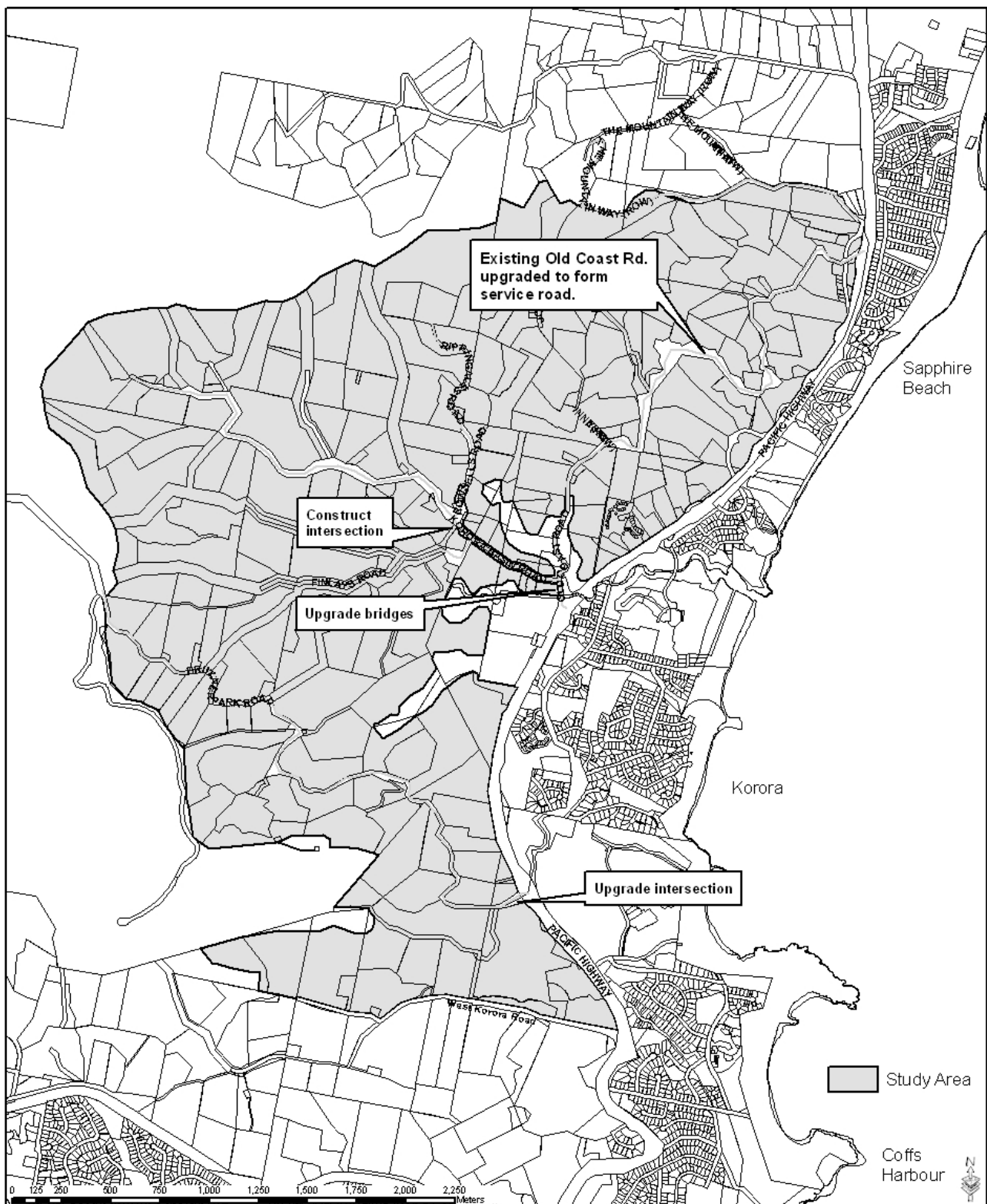
- Establish a road hierarchy that avoids the Highway being used for local trips within the Korora area.
- Design roadway environment to reflect the road hierarchy.
- Implement road-widening strategy eg widening of the Old Coast Road, part of Rowsells Road and Finlays Road. This is shown on Map 3.
- Widen and upgrade Bruxner Park Road and install safety barriers where required.
- Provide Intersection Treatment - several intersections require upgrading; these are indicated on Map 3.
- All Crown Lands and windbreaks are to be converted to unmaintained Council roads.
- Many properties in the DCP area are constrained by access. Prior to preparing a development application, owners shall check with the Council or their consultants to find out the extent of road/access upgrading that will be required prior to subdivision approval.
- Identify properties that are constrained by access issues; these are shown on Map 2.



KORORA RURAL RESIDENTIAL MASTERPLAN



MAP 2
PROPERTIES CONSTRAINED BY ACCESS ISSUES



MAP 3
ROAD WIDENING AND UPGRADING STRATEGY

COMMUNITY FACILITIES

Objective

To provide for the changing community needs of the Korora area and provide equitable access to community facilities.

Strategy

- Social infrastructure needs are based on an anticipated population of 1,500 persons. This includes the existing population.
- To cater for the recreational needs of the population (existing and expected), provision of a sports ground is required.
- Provide pedestrian/cycle links to main community facilities and recreation facilities.

BUSINESS STRATEGY

Objective

To provide a neighbourhood business centre that provides for convenience shopping and service needs of the community and serves as a focus for the community.

Strategy

- Provide for low key commercial development including a mix of retail, commercial and tourist development.
- Buildings are to be limited to two storeys to maintain a low scale character in keeping with the existing rural character.

NATURAL ENVIRONMENT STRATEGY

Objective

To have a neutral impact upon the water quality in Pine Brush Creek and Jordans Creek and to minimise impacts upon the flora and fauna resources and natural setting of the area.

Strategy

- Establish vegetated buffers to the creeks.
- Maintain significant regional vegetation and minimise the risks associated with bushfires.
- Utilise best management practices to minimise on-site soil erosion and water pollution.
- Develop wildlife corridors by revegetating or planting those vegetation species which will promote biodiversity.

LANDSCAPE AND RECREATION STRATEGY

Objective

To provide a landscape masterplan and the establishment of recreation facilities.

Strategy

- Protect and maintain significant and/or important native vegetation.
- Provide a sports ground.

SITE ANALYSIS

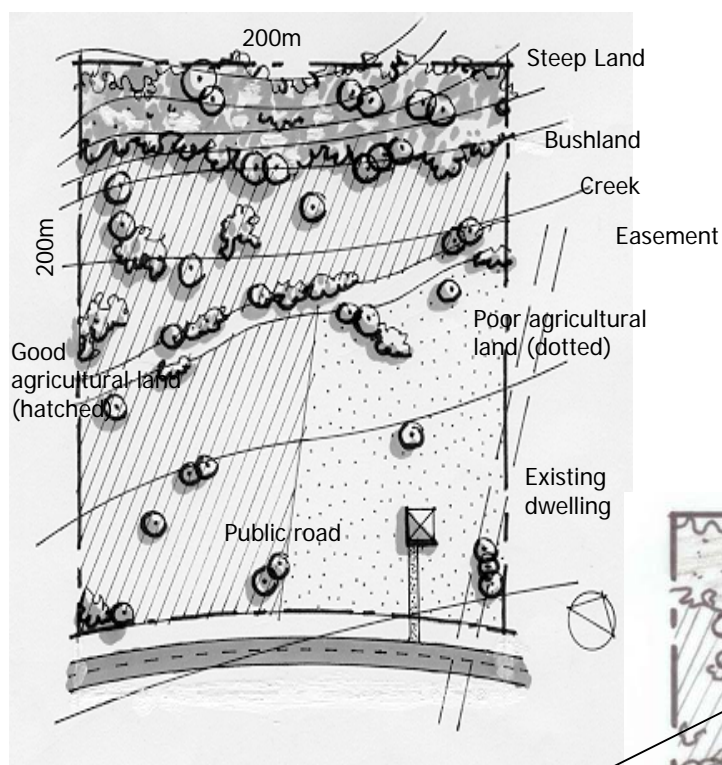
All applicants are required to submit a site analysis plan at a scale of 1:200 or larger with their application. This plan is to include:

- site dimensions (length, width);
- legal public road access;
- 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;
- access trails and fire trails to be identified.

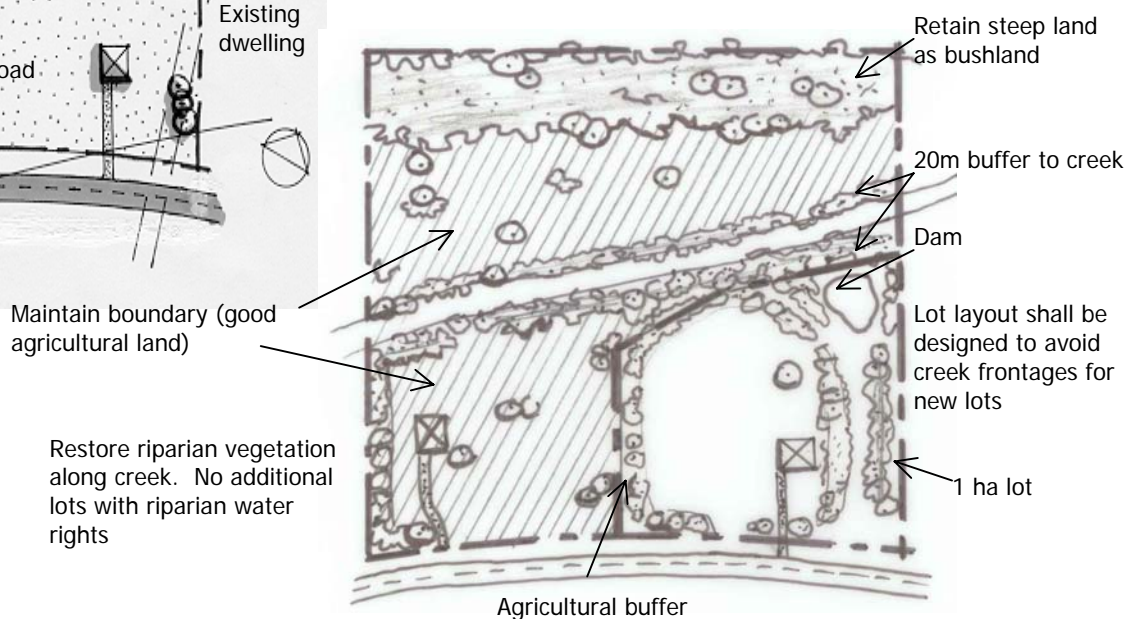
- details of proposed design measures to reduce energy demand, including orientation, shading, thermal mass, insulation and any other passive design measures;
- submission of a geotechnical report detailing house site stability, access road stability and impacts of effluent disposal;
- elevations of adjoining buildings and the streetscape; and
- consideration of overshadowing on public open space and adjoining properties.

All applicants are to demonstrate that these factors have been considered in the design of the development.

SITE ANALYSIS



DESIGN RESPONSE



PART 3 - PLANNING CONTROLS

SUBDIVISION STANDARDS

- The minimum allotment size is to be 1 hectare in Area A and 2 hectares in Area B as shown on Map 4.
- Subdivision of Zone 7A is permissible where each resultant allotment contains an adequate building envelope outside the 7A zone and the subdivision is desirable for achieving long-term management of the land within the 7A zone; and
- Where the composite parcel contains land in Zone 7A and Zone 1B, each allotment is not less than the minimal area specified in a Council adopted DCP, and in no case, not less than 1 hectare”.

ROAD AND ACCESS DESIGN

- No new access points will be permitted directly to/from the Pacific Highway.
- Applications for subdivision shall include details of access arrangements to the proposed lots from a public road and required road works. Any internal private driveways are to be designed to Councils standards appropriate for the level of service. In general this will require:
 - Driveways with a grade up to 10% are to be bitumen sealed (two coats).
 - Driveways with a grade of greater than 10% and less than 20% shall be of asphalt construction (hotmix).
 - Steeper driveway (greater than 20%) are to be of concrete construction (F72 steel reinforcement).
 - If the driveway services up to four allotments it is to be a minimum 3.0 metres wide and have sign posted passing bays every 50 metres.
 - If the driveway services more than 4 allotments it is to be a minimum 4.5 metres wide.
 - Appropriate drainage and erosion control measures are to be implemented both during construction and operation of any private driveway.

- Subdivision of properties will be conditional upon the developer upgrading all roads leading to the property to the following minimum standards:
 - Minimum 4.5 metre wide sealed road pavement with 0.5 metre wide gravel shoulders (0 to 10% bitumen seal, 10 to 20% Asphalt, >20% reinforced concrete). ***Note: extra widening and/or passing bays may be required at some locations;***
 - Minimum 1.0 metre wide grass verge suitable for safe pedestrian usage;
 - A turning area for garbage trucks;
 - Drainage measures such as stabilized table drains and piped drainage.

VEGETATION AND HABITAT

- All primary and secondary koala habitat is zoned 7A.
- Each lot created by a rural residential subdivision shall include a building envelope of 1,500m² situated outside the 7A zone.
- Any road construction shall avoid land in the 7A zone that is koala habitat. If there is no feasible alternative, compensatory planting of 2 trees for each habitat tree removed must be provided.

REMEDIAL WORKS

- Much of the land to which this Plan applies has become degraded as a consequence of past practices including clearing and lack of weed control accordingly:
 - An outline for a Vegetation Management Plan (VMP) must be prepared for each proposed rural residential subdivision and must be lodged for preliminary approval when the development application for that subdivision proposal is lodged.

- Before a Subdivision Certificate regarding an approved rural residential 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 on each rural residential lot.
 - The VMP must:
 - (a) be prepared by a person who, in Council's opinion, is appropriately skilled;
 - (b) identify the lands within each proposed rural residential lot that require revegetation and/or weed eradication works;
 - (c) give particulars of the works planned on each proposed rural residential lot including (in the case of revegetation) details of the plantings proposed which must include suitable endemic habitat species with preference for fire resistant species eg Tallowwood;
 - (d) ensure the plantings proposed will link with areas shown as "Revegetation/Habitat Link" on Map 5; and
 - (e) incorporate a plan for the maintenance of the works to be effected on each proposed lot 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 rural residential 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 rural residential lot 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.



LEGEND



DCP Area

Allotment Boundaries

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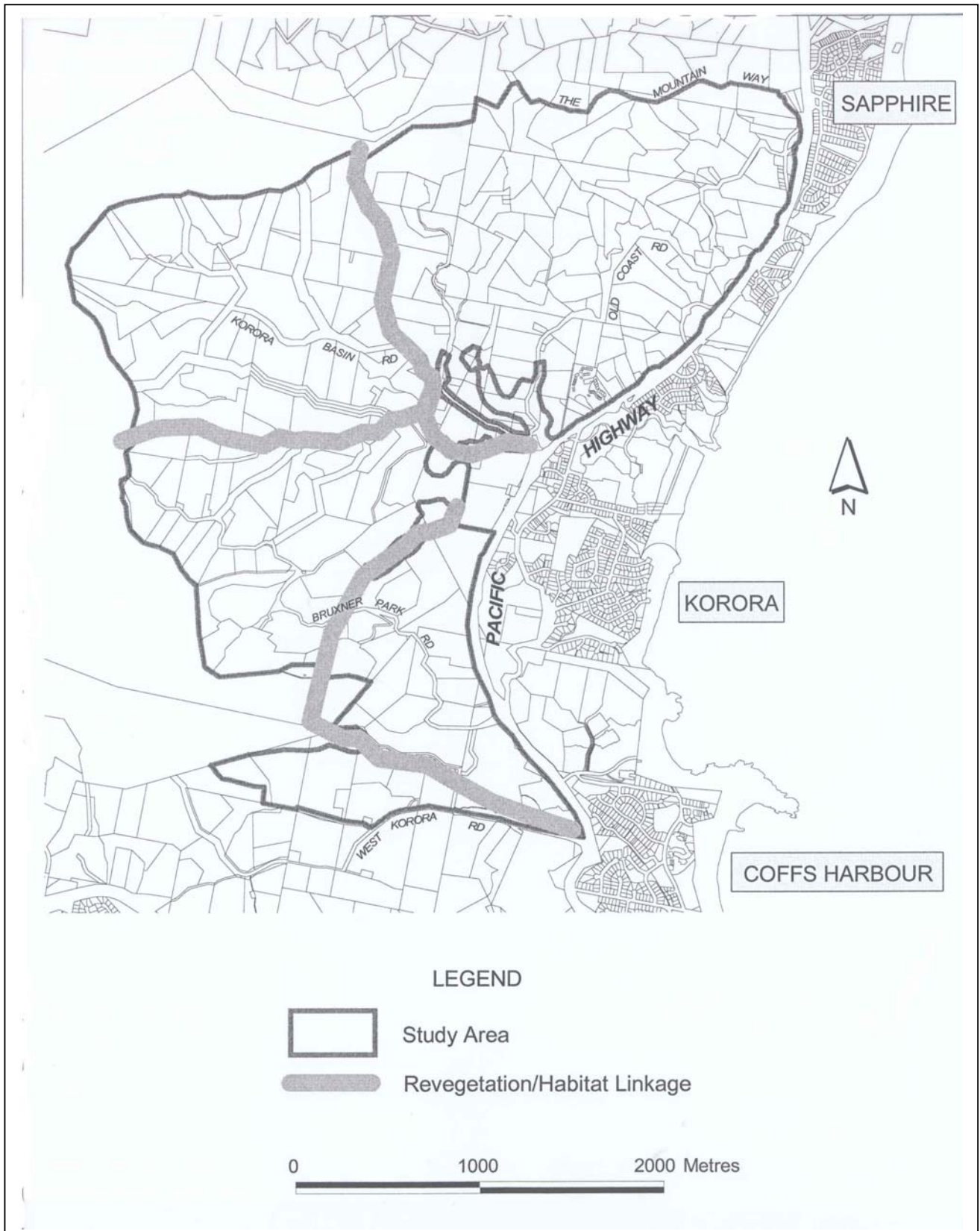


Kilometres



Note: Minimum subdivision standards apply to land zoned 1B Rural (Living) by Coffs Harbour City Local Environmental Plan 2000.

MAP 4 SUBDIVISION STANDARDS



MAP 5
REVEGETATION OF HABITAT LINKS

EFFLUENT DISPOSAL

- Effluent disposal must meet Council's On-Site Sewage Management Strategy.
- Areas unsuitable for on-site effluent disposal are zoned 7A and shown on Map 6.
- Map 6 also shows areas suited for particular types of on-site effluent disposal.
- The minimum setback from watercourses and dams is 20m.

BUSHFIRE HAZARD

Dwellings

- Appropriate Asset Protection Zones (APZ) shall be provided around all dwellings. Refer to Planning for Bushfire Guidelines for APZ information.
- A minimum 20,000 litre water storage tank specifically for fire fighting purposes is to be provided on each lot prior to dwelling occupation.
- The provision of appropriate APZ for future dwellings is to be assessed with each individual DA.
- Future dwellings must be located to allow access by RFS vehicles.

Subdivision

- Any plan for rural residential subdivision shall identify fire trails and access arrangements for fire fighting during bushfire events.
- Details on any available pumping equipment shall be provided at the time of DA for subdivision (including irrigation systems, grey water systems and the like). The water source shall be located in a position to allow access by RFS vehicles.
- Existing accesses are to be upgraded to the standard established on page 8 of this DCP, as a part of future subdivisions.
- All applications, for subdivision are to include details on the management of bushfire fuels and bushfire threat.

- Future subdivisions shall address access issues such as road widths, turning areas, passing bays, slope and construction standards in accordance with the provisions of this DCP and the document titled "Planning for Bushfire Protection 2001".
- Proposed subdivisions are to demonstrate appropriate fire trail provision, to create links for emergency vehicles.
- Where subdivision is proposed, on land greater than 18° slope, details of how APZ are to be maintained including method, machinery to be used (if any), sediment erosion protection measures to be implemented, maintenance regime (when and how often).

General

- Any revegetation works are to include suitable endemic habitat species with preference given to fire resistant species.
- Planning for Bushfire Protection, in regard to the provision of APZ on lands with slopes less than 18°, to be applied.

WATER SUPPLY

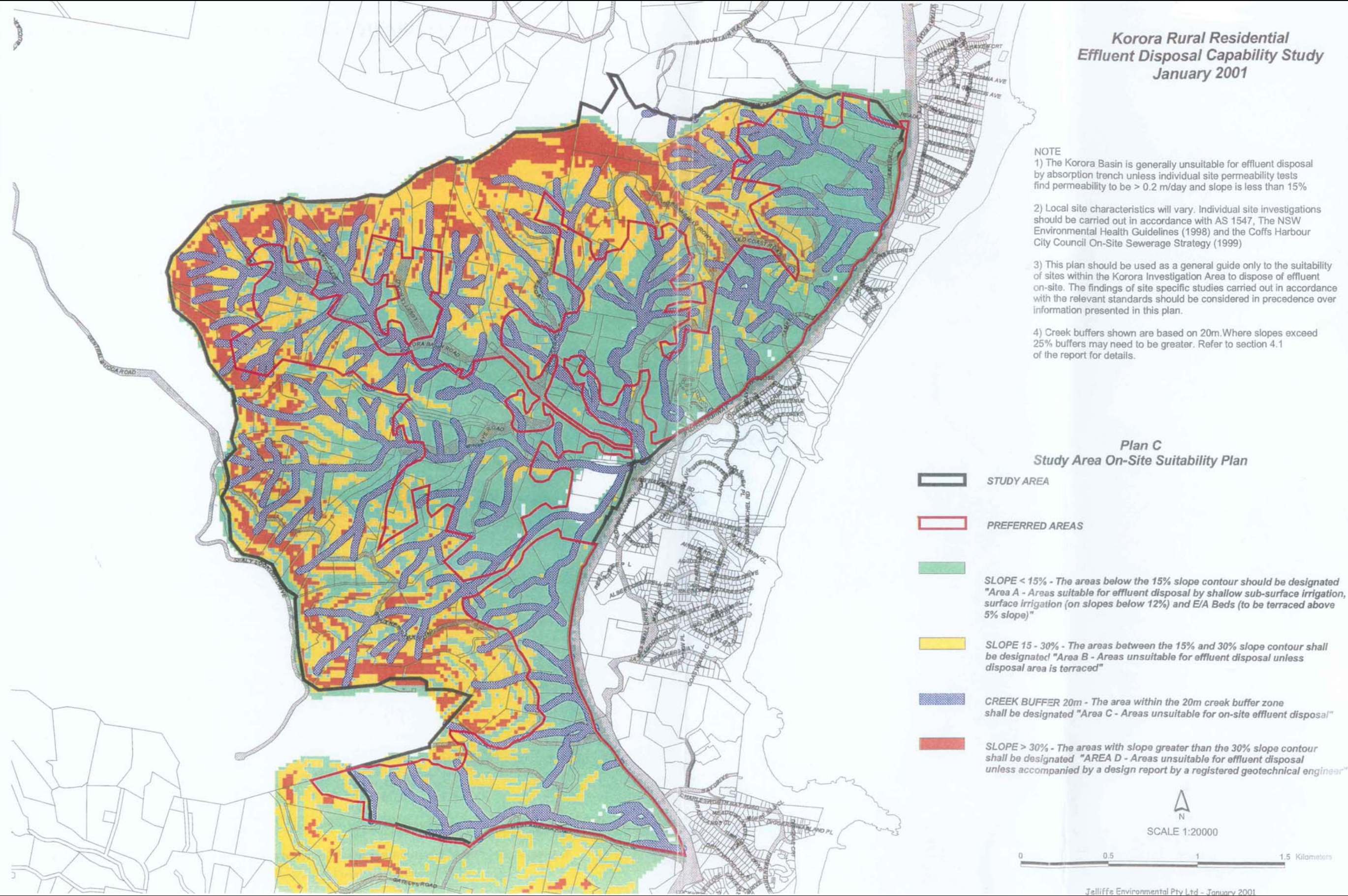
- Water tanks with sufficient capacity to serve domestic needs will be provided. This supply is separate to water storage provided for fire fighting purposes.
- No bores, wells or spear points are to be located within 250m of the nearest effluent disposal system and must be licensed by DIPNR.
- Water saving devices are to be utilised.

WATER QUALITY

The main factor influencing water quality is effluent disposal. Appropriate methods to control effluent disposal will result in achieving water quality goals.

STORMWATER

- All stormwater from buildings is to be diverted into domestic water tanks, fire fighting storage facilities or rubble pits.



**MAP 6
EFFLUENT DISPOSAL CAPABILITY STUDY**

CONTAMINATION

- 1B zoned land with a history of bananaland use is to have matrix soil sampling undertaken prior to any subdivision/dwelling approval.
- Soil sampling is to be in accordance with Council's guidelines.
- Site assessments shall be conducted in accordance with Council requirements and the NSW Environment Protection Authority's Contaminated Sites Guidelines, including "Guidelines for Assessing Banana Plantation Sites", "Guidelines for Consultants' Reporting on Contaminated Sites" and "Guidelines for the Vertical Mixing of Soil on Former Broad Acre Agricultural Land", as well as SEPP55 and the National Environmental Health (Assessment of Site Contamination) Measure (NEPC, 1999).
- Site assessments shall be submitted with development applications for subdivisions (and for dwellings where subdivision is not proposed and the land has not had a previous contaminated land site assessment). Where the results of the site assessment does not satisfy relevant guideline requirements for sensitive landuse, a Remedial Action Plan (RAP) may also be required. Where this is the case, the RAP must also be submitted with development applications.
- Remediation is to be undertaken, where required, with a minimum 1500m² building envelope on each created lot prior to release of development consent for dwelling.
- Soil sampling results and any required RAP are to be submitted with the development application for dwellings.
- Where the RAP applies to land with a slope more than 20% the RAP shall incorporate the procedures identified in *Vertical Mixing Operations on Former Broad Acre Agricultural Land - Guidelines for Soil and Water Management*. The developer shall demonstrate, to Council's satisfaction, that remediation is able to be carried out without significant risk of mass movement potential and that acceptable soil loss targets can be achieved.

- A development consent for dwellings shall not be issued until submission of a report demonstrating remediation has achieved acceptable levels of contamination for residential use of the land.

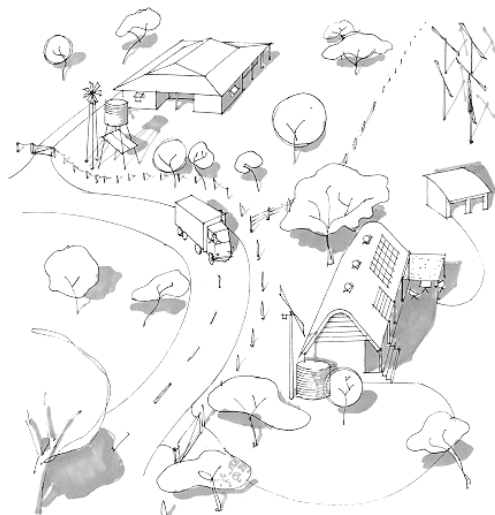
BANANALANDS BUFFERS

A 10m revegetated buffer is to be provided between existing banana plantations and land to be subdivided or land identified as building envelopes for dwellings.

BUILDING DESIGN

- Make the design of residential buildings interesting and liveable by incorporating some or all of these elements:
 - decks;
 - pergolas;
 - verandahs;
 - eaves;
 - lattice; and
 - climate control windows

Traditional and modern designs can blend in with rural character



- All buildings on land over 20% slope are to be of bearer and joist or pole and pier construction.
- Rural structures, such as large sheds and shade houses, shall be screened by vegetation and be setback at least 6m from a road or shared driveway.

- Make dwelling design energy efficient (refer Energy Efficiency Information Sheet).
- Front fences and gates shall be constructed using traditional materials and designs.
- All buildings and effluent disposal systems shall be setback a minimum of 20m from any creek, stream or watercourse.
- Buildings are not to be located on prominent ridgelines.

GARBAGE SERVICE

- Council's contractors provide a service to the areas shown on Map 6. Any development proposed outside these areas will require consultation with Council to resolve waste management arrangements.

LETTERBOXES

- Provision shall be made for letterboxes located as close to the front entrance as practical.
- House numbering shall be provided.

EROSION CONTROL

- Subdivision and building proposals on land steeper than 20% 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 eroded by running water shall be stored clear of any drainage lines, easements or natural watercourses, path or road surface.
- All disturbed areas shall be rendered erosion resistant by revegetation or landscaping prior to release of the final plan of subdivision or occupation of any dwelling.

TOURIST POTENTIAL

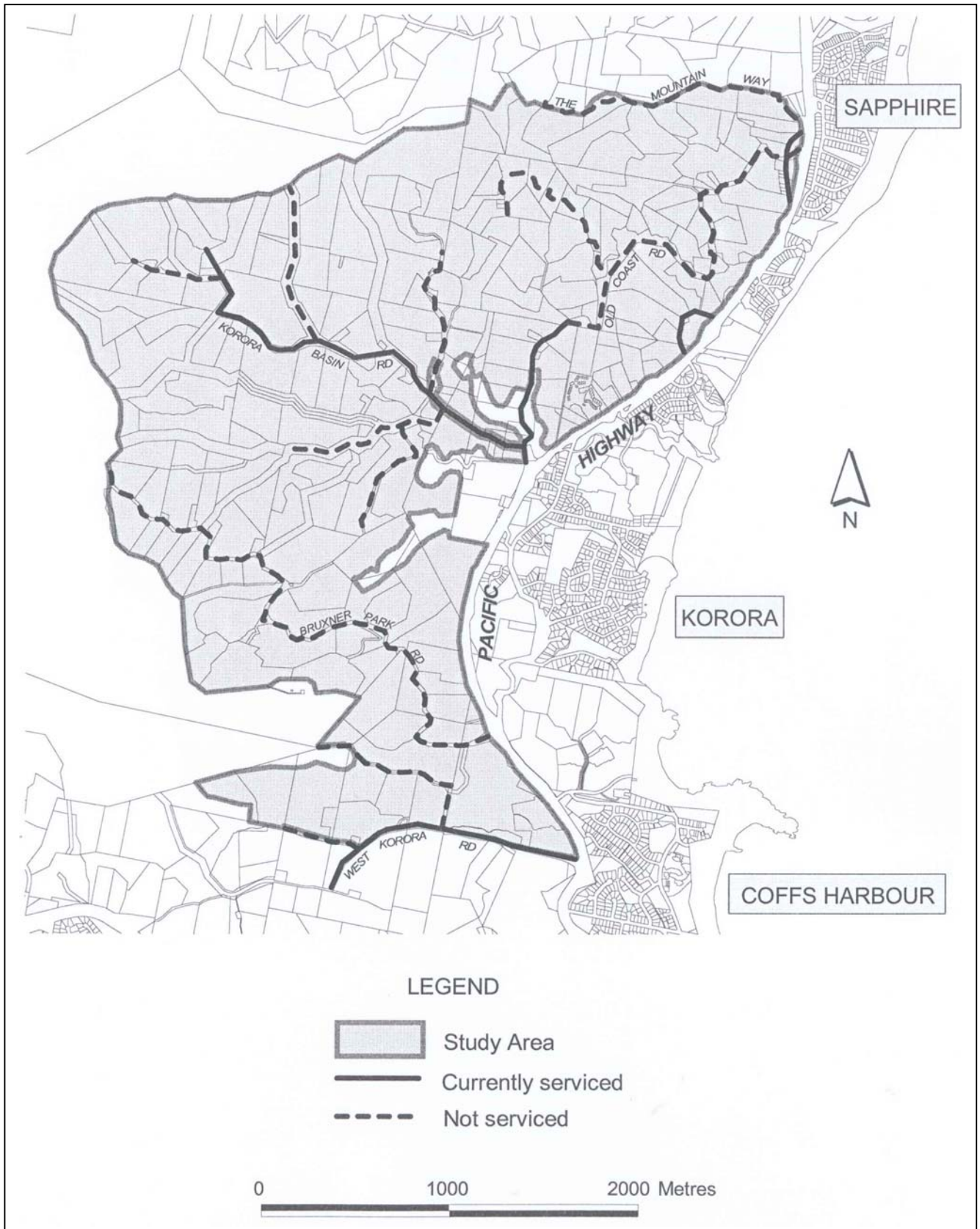
The Korora area has great appeal from a tourism perspective. Several sites currently operate a variety of tourist facilities in the rural setting, eg bed and breakfast accommodation, cabins, restaurants/cafes, art and craft galleries.

More intensive tourist facilities also exist eg motel accommodation, integrated resorts and caravan parks. Any applications for these facilities require merit consideration. Particular attention is required to the following:-

- Access
- Potable water
- Effluent disposal
- Impacts on habitat
- Bushfire

LEP 2000 currently allows in the 1A and 1B rural zones tourist facilities, camp or caravan sites for temporary residency, ecotourism facilities, entertainment facilities, recreation facilities, restaurants and the like.

In the Environmental Protection 7A zone, bed and breakfast establishments and ecotourism facilities are permissible with the consent of Council.



MAP 7
GARBAGE SERVICE AREAS

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

**Telephone: (02) 6648 4000
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