



West Coffs



Development Control Plan



PART 1 – THE PLAN

PREAMBLE

- This Development Control Plan (DCP) applies to land in West Coffs under Coffs Harbour City Local Environmental Plan 2000 (as shown in Map 1).
- This Plan came into force on 28 July 2004.

AMENDMENTS

- This Plan was amended on

OBJECTIVES

The controls in this DCP seek to achieve the following objectives:

Economic Sustainability

- To provide water and sewer facilities within a reasonable time frame and within the adopted servicing strategies for Coffs Harbour Local Government Area;
- To enable development to proceed at a reasonable cost to developers and the community;
- To ensure development contributes to the economic growth of Coffs Harbour.

Social Sustainability:

- To ensure that community, educational, leisure and recreational facilities are adequate to serve future residents of the area;
- To ensure that development provides adequate footpath, cycleway, public transport and road links to adjoining neighbourhoods and natural areas and assists in reducing reliance on cars;
- To provide adequate measures in the built environment to ensure public safety.

Environmental Sustainability

- To protect and maintain natural bushland, native habitats, water quality, scenic amenity and recreational potential of the natural environment;
- To ensure that development adequately addresses any environmental risk hazards associated with flooding, acid sulfate soils, slope, soil contamination and bushfire hazard;
- To provide a planning strategy for the residential development of the area, which is sympathetic to its natural features.

HOW TO USE THIS DCP

The DCP is divided into three parts:

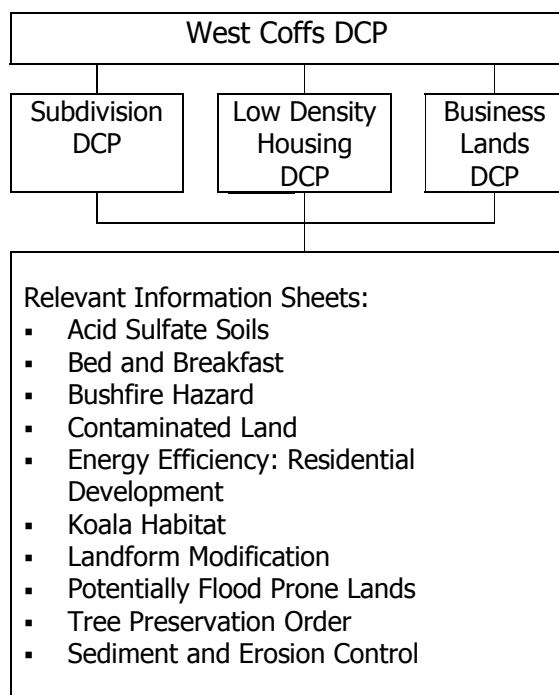
- Part 1 – The Plan, an introduction, which outlines the purpose of the document and how it is to be used.
- Part 2 – Planning Strategy, which outlines the overall planning strategy for the area.
- Part 3 – Planning Controls, which details the specific controls for development within the release area.

PROCEDURES

This DCP contains the general controls applying to development within West Coffs. People wishing to develop within the area will be required to comply with the Low Density Housing DCP and the Subdivision DCP (see schedule below).

On the commercially zoned lands compliance with the Business Lands DCP is necessary.

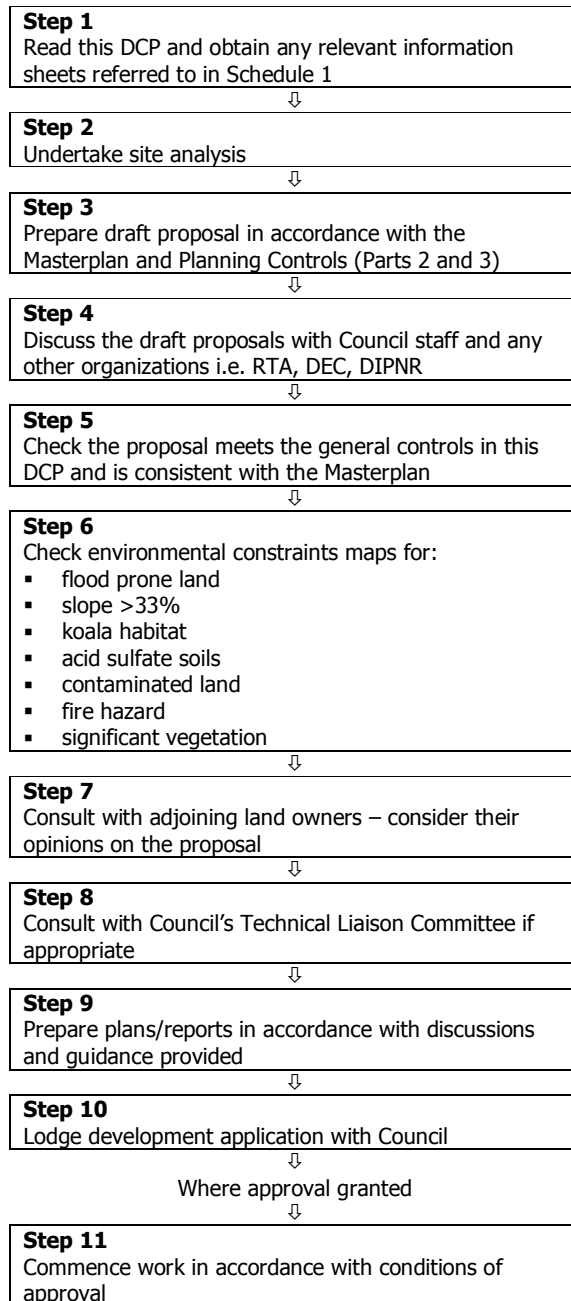
SCHEDULE 1



Development generally requires Council consent. Consent is sought through lodgement of a development application.

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

PROCEDURES FLOW CHART





**MAP 1
LOCALITY**

PART 2 – PLANNING STRATEGY: MASTERPLAN

OBJECTIVE

- To provide an overall plan for the area that enables the integration of existing and proposed development, and which coordinates public and private development.
- To allow alternative development solutions other than those shown in the Masterplan (Map 2) provided that the objectives in the Planning Controls are not compromised.

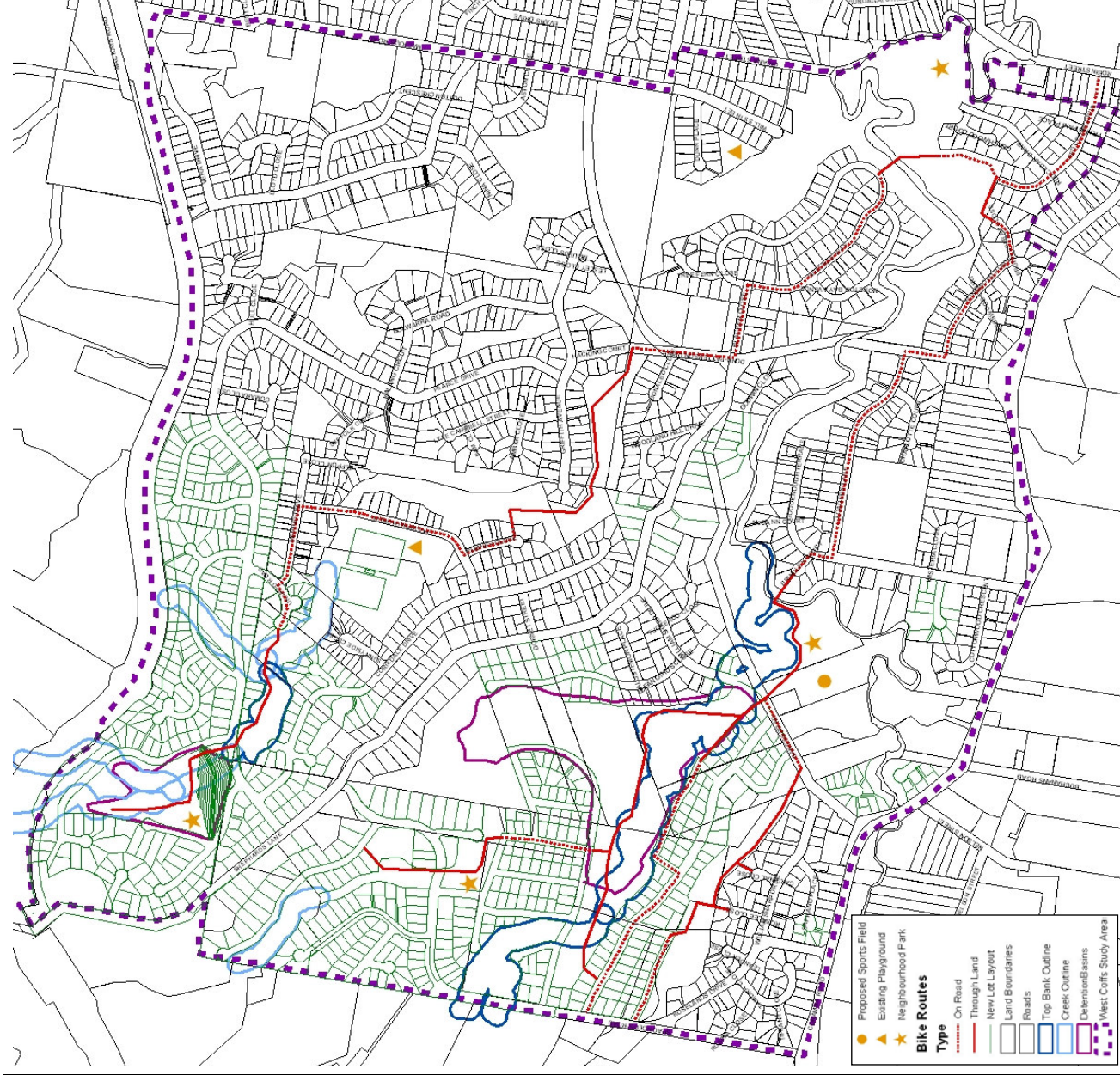
SPECIFIC STRATEGIES

Economic Sustainability

- A minimum **dwelling yield** of 510; an additional 1305 people.
- Water** is to be supplied in accordance with Council's adopted Water and Wastewater Developer Servicing Plan for West Coffs.
- Sewerage** reticulation and pump stations are to be constructed in accordance with Council's Water and Wastewater Developer Servicing Plan for West Coffs.
- A local **neighbourhood centre** is to provide day-to-day retail and commercial needs of the community.

Social Sustainability

- A **neighbourhood park** and **children's playground** is to be provided generally within 500m of the community to be served.
- Pedestrian paths** and **cycleways** are to be constructed by the developer, except where they are within identified open space areas.
- Bus shelters** are to be provided adjacent to open space areas, so that all residential areas are generally no further than 500m from the nearest shelter.
- The **collector road system** will be provided through developer contributions paying for widening of local roads.
- A **community centre** is to be constructed to provide a common meeting area and outreach facilities for residences.



SPECIFIC STRATEGIES

Environmental Sustainability

- Land identified as having a slope of >20% must comply with specific requirements outlined in **Section 3 – Planning Controls**.
- Conservation areas identified on the Masterplan are to be acquired as development occurs and funded through **developer contributions**.
- A minimum 20m wide **perimeter road** shall be provided adjacent to conservation areas.
- Bushfire **Asset Protection Zones** shall not encroach on conservation areas or involve the clearing of native vegetation.
- All proposals for subdivision must be accompanied by a bushfire assessment in accordance with Council's **Bushfire Information Sheet**.
- Flood Detention Basins** are to be provided as shown on **Map 6** and are to be funded in accordance with the Developer Contributions Plan.
- Development is to conform with the **Coffs Creek Floodplain Management Plan**.



WEST COFFS RELEASE AREA

MAP 2

HOUSING STRATEGY

- To maximise dwelling yield on areas able to be developed.
- Land that has been identified as having a slope of $\geq 20\%$ shall be developed in accordance with the requirements specified in **Section 3 - Planning Controls**.

SERVICING STRATEGY

- To ensure that it is the developer's responsibility to extend water and sewer from the nearest point identified in Council's Water and Wastewater Developer Servicing Plan for West Coffs.
- To ensure that development does not proceed where services are not in place at the time the developer wishes to proceed, unless the developer forward funds the services.

BUSINESS STRATEGY

- To provide an area on Bakers Road, adjacent to proposed community and recreational facilities, for the development of a neighbourhood centre.
- To ensure that the neighbourhood centre is developed in accordance with the Business Lands DCP.
- To provide an outdoor public precinct for a centralised meeting area and to encourage community cohesion.

COMMUNITY FACILITIES STRATEGY

- To provide a multi-purpose community centre on land zoned 'community purposes' adjacent to Bakers Road.
- To provide recreation facilities on land zoned 6A Open Space adjacent to Bakers Road and on Polwarth Drive comprising:
 - playing fields
 - children's playgrounds
 - tennis courts
 - associated amenities
 - car parking
 - shelter sheds.

TRAFFIC AND TRANSPORT STRATEGY

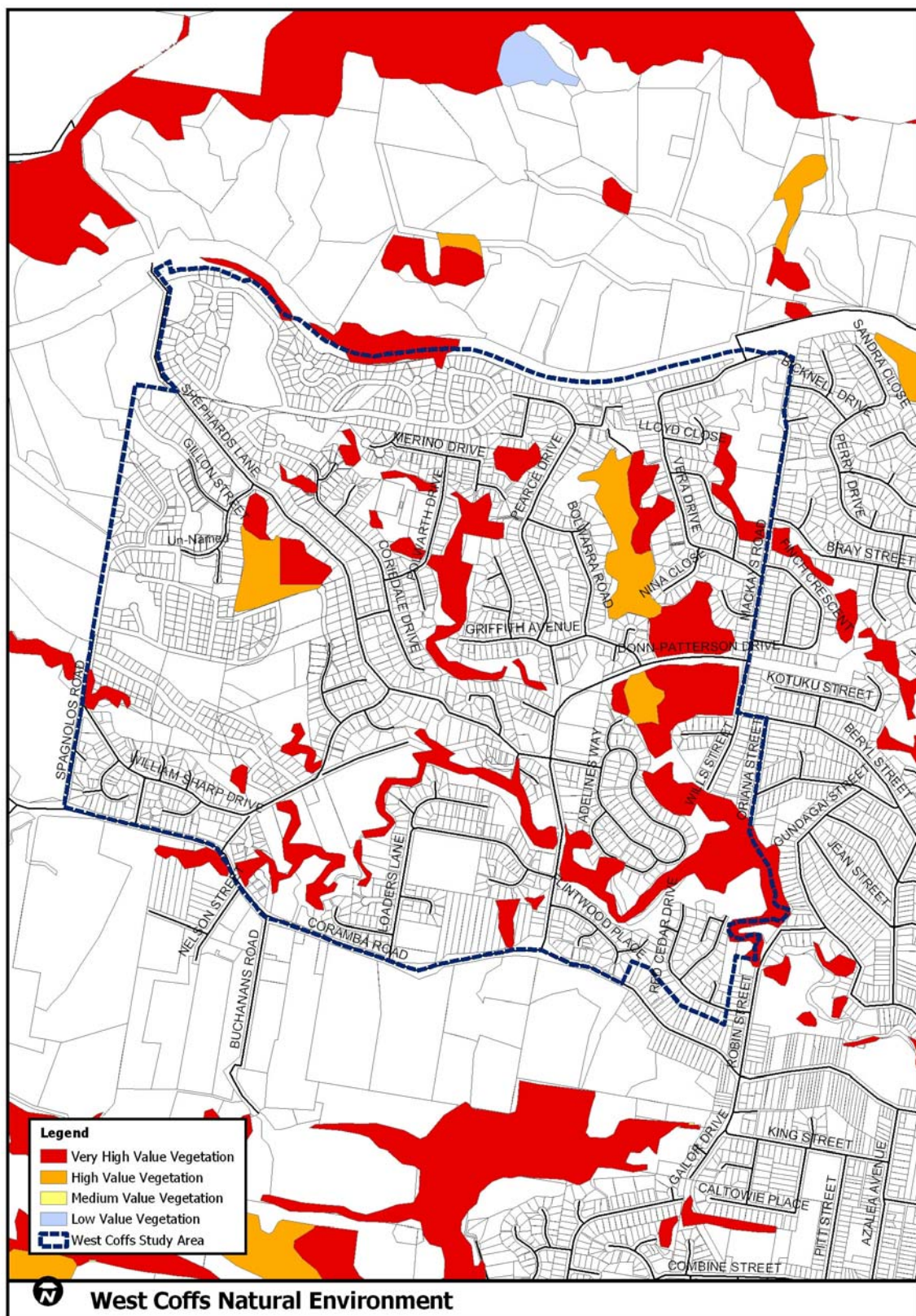
- To provide for the safe, convenient and efficient movement of people.
- To provide a road network which respects the natural features of the area by minimising excavation and filling.
- To establish a road hierarchy with collector roads circulating the area to service local roads.
- To establish bus routes and pedestrian/cycle links.
- To implement traffic control facilities, which includes the construction of culverts across the Pearce Drive continuation and creek realignment.

NATURAL ENVIRONMENT STRATEGY

- To establish and enhance 20 metre wide habitat linkages within the 7A (Habitat and Catchment) Zone.
- To protect threatened and priority fauna that occur within the West Coffs area, including but not limited to the following vulnerable and endangered species:
 - Giant Barred Frog
 - Little & Common Bent Wing Bats
 - Rose Crowned and Wompoo Fruit Doves
 - Barred Cuckoo Shrike
 - Koala
 - Grey-headed Flying Fox
- To restore fragmented riparian vegetation along Coffs Creek and its tributaries and enhance the limited diversity of native species in the West Coffs area.
- To prevent the decline of significant species within the West Coffs area such as the Tusked Frog and Pacific Baza by re-enforcing habitat linkages.
- To strengthen Koala Corridors identified in Council's *Koala Plan of Management* by protecting Very High Value and High Value Vegetation identified on **Map 3**.
- To purchase protected areas for public ownership through developer contributions.
- To ensure that noxious and exotic vegetation is removed from protected areas before they are acquired.
- To ensure that Water Sensitive Urban Design principles are incorporated into building and construction techniques to minimise erosion and loss of sediments into Coffs Creek and its tributaries.
- To improve the water quality of Coffs Creek and its tributaries by regenerating / revegetating degraded and fragmented riparian areas.
- To retain isolated vegetation, which is currently being mapped by Council as a project funded under the Environment Levy.

OPEN SPACE AND RECREATION STRATEGY

- To provide recreation facilities on land zoned 6A Open Space adjacent to Bakers Road and on Polwarth Drive which comprises:
 - playing fields
 - children's playgrounds
 - tennis courts
 - associated amenities
 - car parking
 - shelter sheds.
- To incorporate protected areas identified in the Natural Area Strategy into a network of Public open Space.
- To provide passive recreation opportunities throughout the Open Space Network.
- To provide neighbourhood parks comprising a mix of junior and senior children's play equipment, which are generally within 500 metre walking distance from future housing.
- To provide shared pedestrian and cycle pathways linking residential areas to key community and recreation sites as well as providing opportunities for non-motorised commuting.
- To ensure that perimeter roads are provided adjacent to areas of Open Space to facilitate public access and maintenance, and to reduce encroachments.
- To provide a companion animal 'off-leash' area within the Bakers Road detention basin.



MAP 3
NATURAL ENVIRONMENT

PART 3 - PLANNING CONTROLS

DENSITY

- Development within zone 2A is to comply with the Low Density Housing DCP.
- The neighbourhood centre is to comply with the Business Lands DCP and is not to exceed a maximum height of two storeys.

SLOPE

- Land that has been identified on **Map 4** as having a slope $\geq 20\%$ shall be developed in accordance with the following requirements:
 - A concept plan is to be submitted to Council, which provides details of any landform modification, finished ground levels on all lots, and final land slope for each lot.
 - Perimeter roads are to be provided for protected riparian areas and along both sides of detention basins.

Note: Perimeter roads may be marginally below the 1% flood level (i.e. within the inundation area).

- Lots with a final slope $\geq 20\%$ shall be developed in accordance with the following requirements:
 - The developer shall provide a building envelope with an area of no less than 250m² of functional proportions.
 - Building envelopes are not to exceed a maximum grade of 20%.
 - A concrete access driveway to each lot is to be provided, by the developer, at no more than 20% grade.

TIMING OF DEVELOPMENT

- No subdivision or development for residential purposes is to occur until reticulated water and sewerage services are available to the land.
- Funding of construction is to be in accordance with Council's Water and Wastewater Developer Servicing Plan for West Cofts.
- The collector road is to be progressively constructed concurrent with subdivision/development of the release area.

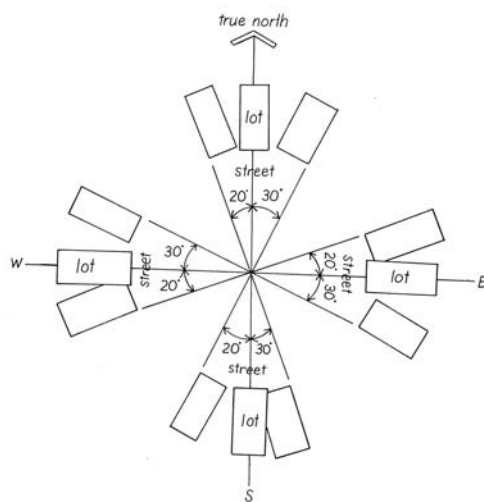
WATER QUALITY

- Development involving earthworks or vegetation removal shall be accompanied by an Erosion and Sediment Control Plan in accordance with Council's Information Sheet.
- Development shall provide for the protection and rehabilitation of 20m wide riparian buffers along creek lines.
- Development is to incorporate perimeter roads separating riparian buffer areas from residential lots.
- Development applications for subdivision are to be accompanied by water quality modelling to demonstrate achievement of water quality targets identified in Council's Urban Stormwater Management Plan.
- All new dwelling houses and dual occupancies are to include a rainwater tank with a minimum capacity of 4,500 litres, and connected to provide water for outside use and toilet flushing.

NATURAL AND HABITAT AREAS

- A minimum 20m wide perimeter road shall be provided adjacent to conservation areas and detention basins (see Road Design and Access Control).
- Comprehensive rehabilitation plans are to be submitted for all riparian areas as part of the Development Application process.
- Riparian areas are to be revegetated by developers in accordance with Council's standards before the release of linen plans (construction certificate).
- Protected areas are to be fenced off before commencement of earthworks.
- The removal of high and very high value vegetation as part of any development within the West Coffs area is subject to the Development Application process.
- Isolated vegetation, currently being mapped by Council as part of a project funded by the Environment Levy, is to be retained wherever possible.

ENERGY EFFICIENT DESIGN



- Lots are to be orientated to facilitate the siting of dwellings to achieve adequate solar access.
- A minimum of 75% of lots in any proposed subdivision for single dwelling allotments, shall be orientated so that the long axis of the lot is within the range shown in the Diagram.

- Residential development shall be designed in accordance with Council's Energy Efficiency Information Sheet.

POTENTIALLY CONTAMINATED LAND

- The following requirements apply to any land identified on **Map 5** with a history of Banana Cultivation.
- Where Site Assessment Reports, Remedial Action Plan's, or Validation Reports are required as part of development applications, these are to be prepared in accordance with relevant guidelines prepared by the NSW Environment Protection Authority (EPA) including the following:
 - *Guidelines for Assessing Banana Plantation Sites* (EPA 1997) and;
 - *Guidelines for Consultants Reporting on Contaminated Sites*.
- The National Environmental Protection Council's *National Environment Protection (Assessment of Site Contamination) Measure* (1999) shall also be considered.
- These reports are to be prepared by suitably qualified and experienced professionals.
- Where the aggregate area to be remediated is more than 3 hectares, then the development will become designated development requiring the preparation of an Environmental Impact Statement.
- Where the RAP applies to land with a slope more than 15% (**See Map 4**) the RAP is to be supported by a suitably detailed erosion and sediment control plan.
- No remediation is to occur without Council approval; compliance with the abovementioned guidelines; and compliance with SEPP 55 – Remediation of Land.

- Where remediation is necessary, the Construction Certificate (linen release) shall not be issued until a Validation Report has been submitted to Council, which demonstrates in accordance with the above guidelines that the site is suitable for residential land use.

FLOOD PRONE LAND

General

Development will be required to comply with Council's Coffs Creek Flood Information Sheet, parts of which are summarised below.

Subdivision

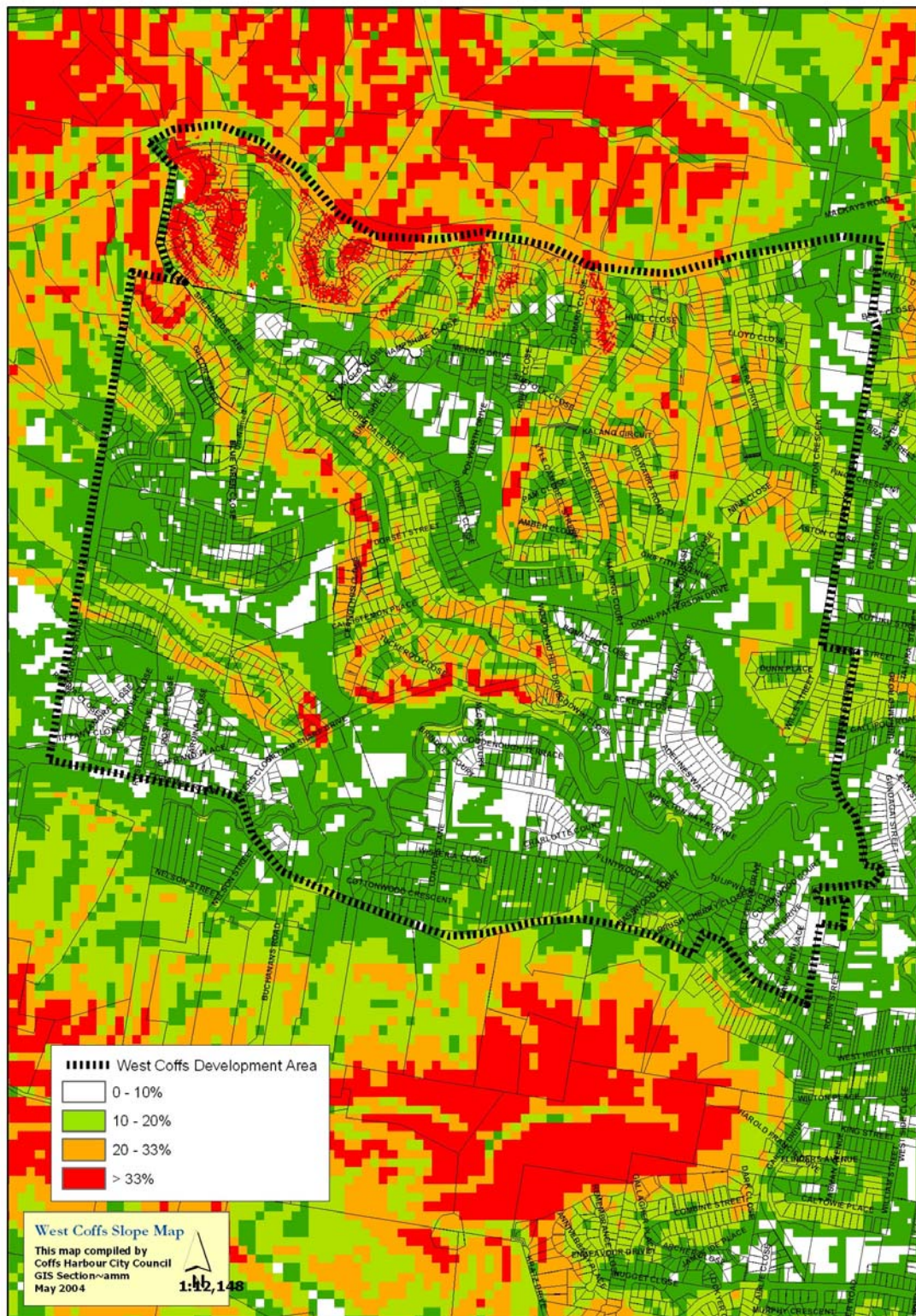
- All lots shall be contained on land above the 1% flood level as shown on **Map 6**.
- The following flood investigation and analysis is required: -
 - Determine the 20-year, 100-year and PMF flood level, velocity and extents for the site prior to the proposed development occurring;
 - Adopt flows and downstream conditions from those derived from the Coffs Creek Flood Study;
 - Include sensitivity testing;
 - Analyse and map the High Flow Corridor ($V \times D > 1$) modelling.
- The proposed development shall comply with the following provisions.
 - No filling will be permitted within the High Flow Corridor;
 - Compensatory cut and fill may be permitted within the 1% flood extent subject to an engineers report certifying the development will not result in any net loss of flood storage and will not increase flood affectation within the creeks banks or elsewhere;

- No adverse change to the flood behaviour will be permitted, either on properties adjoining the site or elsewhere including upstream and downstream of the site. This includes consideration of level velocity for the full range of flood events;
- The flooding analysis is to be submitted with the development application and approved by Council's Flooding Engineer prior to issue of consent.

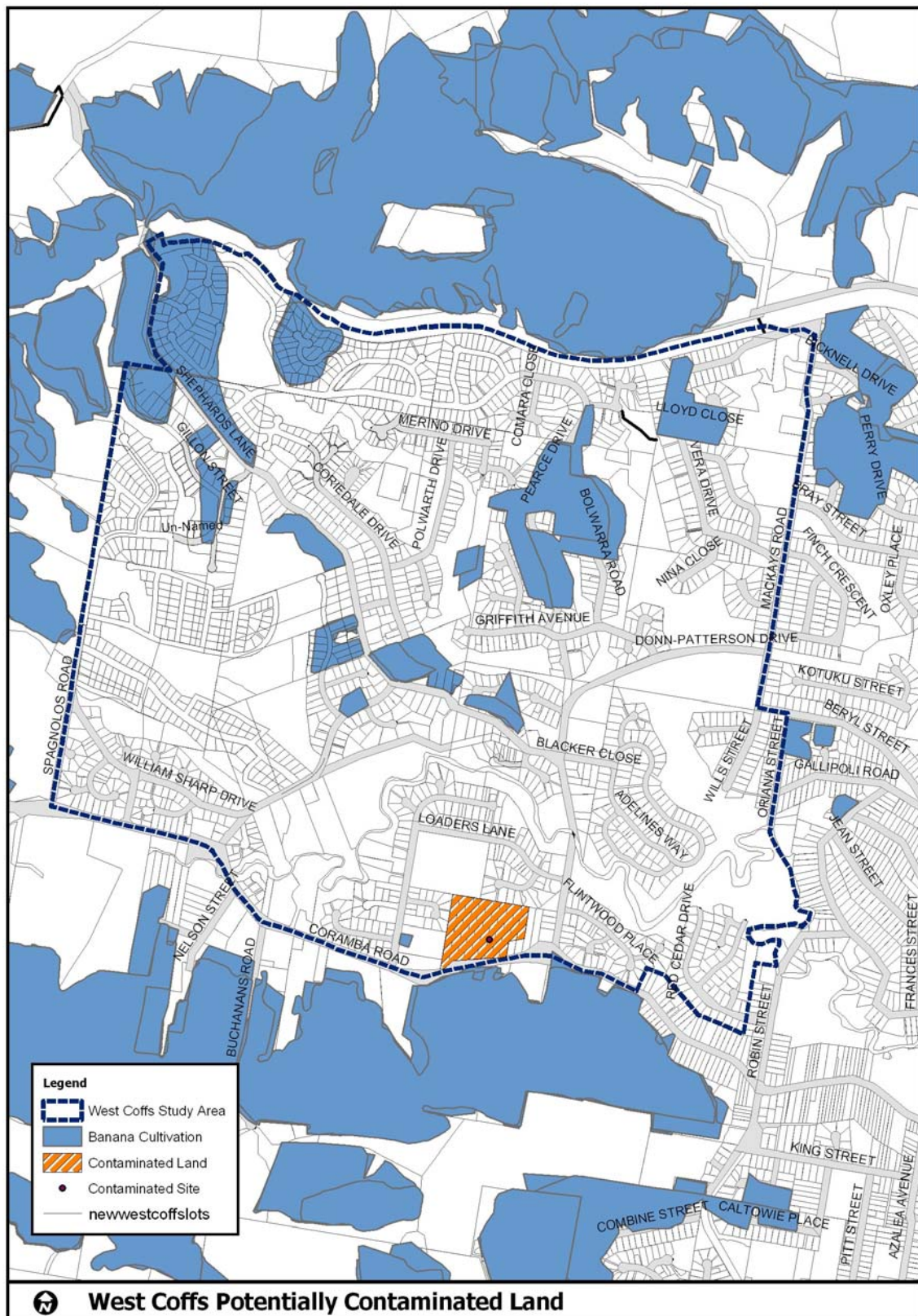
- No net fill is permitted within the 1% flood extent unless specifically allowed by the Coffs Creek Floodplain Management Plan.
- Local perimeter roads should be above the 1% flood level wherever practical. Where it is impractical to do so the finished surface level of the local perimeter road must be above the 5% flood level.
- Road layout and subdivision design shall consider flood evacuation issues for pedestrians and vehicles.
- Roads across waterways are to be constructed to Council standards.
- In designing subdivisions, consideration must be given to the requirement for dwelling-house floor levels to be 500mm above the 1% level.

All Other Development

Refer to Council's Coffs Creek Flood Information Sheet.



MAP 4
SLOPE ANALYSIS



MAP 5
POTENTIALLY CONTAMINATED LAND



MAP 6
FLOOD PRONE LAND

ARCHAEOLOGY

- Applications for subdivision or other development involving landform modification shall be accompanied by an archaeological report prepared by an appropriately qualified person.
- All consents involving earthworks shall be subject to Council's standard condition, which specifies action to be taken if any artefacts are unearthed.

BUSHFIRE HAZARD

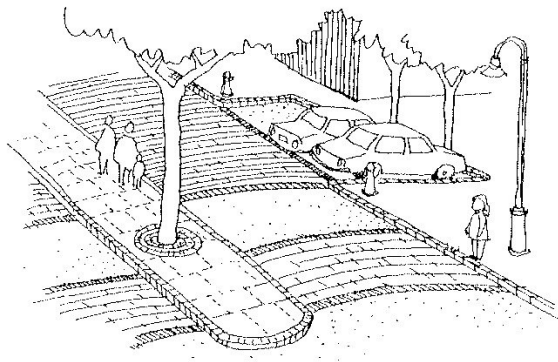
All proposals for subdivision must be accompanied by a bushfire assessment in accordance with Council's Bushfire Information Sheet.

PEDESTRIAN AND CYCLEWAY PATHS

- The developer is to provide pedestrian and cycleway paths within the development in accordance with the Masterplan.

ROAD DESIGN AND ACCESS CONTROL

- Threshold and pavement treatments are to be provided throughout the subdivision to create an attractive streetscape.



Threshold and pavement treatment

- Roads are to be constructed in accordance with the standards below.

	Distrib. Road	Collect. Road	Local	Minor Road
Road Reserve Width	22m	20m	15-16m	13.5-15m
Carriageway Width	13m	11m	7-8m	5.5-7m
Verge	2 x 4.5m	2 x 4.5m	2 x 4.0m	2 x 4.0m
Minimum Design Speed	60km/h	50km/h	40km/h	25km/h
Formation clear of table drain	N/A	N/A	N/A	N/A
Bitumen Seal	N/A	N/A	N/A	N/A

Verge 4.5	Carriageway 13	Verge 4.5	Distributor
4.5	11	4.5	Collector
4.0	7-8	4.0	Local
4.0	5.5-7	4.0	Minor Road (cul-de-sac)

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

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