



Sawtell Town Centre



Development Control Plan



CONTENTS

INTRODUCTION.....	1
PREAMBLE	1
HOW TO USE THIS DCP.....	1
LAND TO WHICH THIS PLAN APPLIES	1
MASTERPLAN	2
VISION	2
CHARACTER STATEMENT.....	2
SUSTAINABILITY.....	2
PROCEDURES.....	3
HERITAGE	5
GENERAL CONTROLS	6
SITE ANALYSIS	6
DESIGN PRINCIPLES	6
SETBACKS.....	7
SIGNS.....	8
DESIGN FOR ACCESS AND MOBILITY	15
CAR PARKING	15
CONTRIBUTIONS	15
REAR LANEWAYS	15
LINKS	15
LANDSCAPING	16
LOADING/UNLOADING BAYS.....	16
INFRASTRUCTURE REQUIREMENTS	16
SERVICES	16
EROSION AND SEDIMENT CONTROL	18
ANNEXURE 1	19

INTRODUCTION

PREAMBLE

- This Development Control Plan (DCP) applies to the area as defined in the map on page 2.
- This DCP supplements the provisions of Coffs Harbour City Local Environmental Plan 2000.
- This Plan came into force on 29 April 2006.



HOW TO USE THIS DCP

This DCP contains a Masterplan for the precinct and controls that compliment the Masterplan.

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 vision, character statement and sustainability objectives of the DCP.

LAND TO WHICH THIS PLAN APPLIES



Sawtell Village Centre

MASTERPLAN

VISION

To maintain and enhance the character of the existing Sawtell Village Precinct, while also creating an attractive and lively focus for the Sawtell area, reflecting its heritage significance.

CHARACTER STATEMENT

Sawtell Village is unique, with a heritage seaside village atmosphere created by the significant ficus trees, attractive landscaped median strip and older style shops of the small-scale town centre.

The relaxed holiday feel of the village is complemented by a mix of local needs, uses, restaurants and entertainment facilities.

Sawtell's heritage ambience has been acknowledged, embraced and built on by all who own and use the village.

SUSTAINABILITY

The controls in this DCP reflect the objectives of the Masterplan and seek to achieve the following:

Economic Sustainability

- To create opportunities to ensure the long term economic viability of the village;
- To provide planning controls to ensure appropriately scaled development of the village is recognised and continues; and
- To retain and enhance the atmosphere and character as a tourist heritage village.

Social Sustainability

- To provide for the needs of tourists and local residents;
- To provide an attractive, healthy and safe place for all people;
- To create employment opportunities for local residents; and
- To ensure all development reflects the heritage appeal of the village.

Environmental Sustainability

- To recognise the proximity of the village to the beach and creeks, and ensure that development uses do not impact on these;
- To ensure new building work is energy efficient and does not compromise the efficiency of adjacent buildings; and
- To provide opportunities for the enhancement of the streetscape character by protecting and improving the existing landscaping and signs within the village.



Attractive shade ambience of the Main Street

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); and
- change of use from commercial premises to other commercial premises.

Note:

Sex shops and commercial premises selling or exhibiting publications within the meaning of the Indecent Articles and Classified Publications Act require approval.

Step 1

Undertake Site Analysis (refer page 3)



Step 2

Check proposal meets controls in this DCP



Step 3

Consult Council Staff on draft proposal



Step 4

Check if land is heritage listed



Step 5

Design any building or works in accordance with the controls in this DCP



Step 6

Consult with adjoining owners – consider their opinions on the proposal



Step 7

Consult with Council's Technical Liaison Committee



Step 8

Lodge development application with Council



Where approval granted



Step 9

Commence work in accordance with conditions of approval



"Welcome to Sawtell . . ." sign
located at north and south of central median

Maximum Building Height
Two storeys at Street Frontage
(refer Diagram 3 Page 7)

Upgrade Laneways
With bitumen, lighting and landscaping (refer laneway plan Page 15)

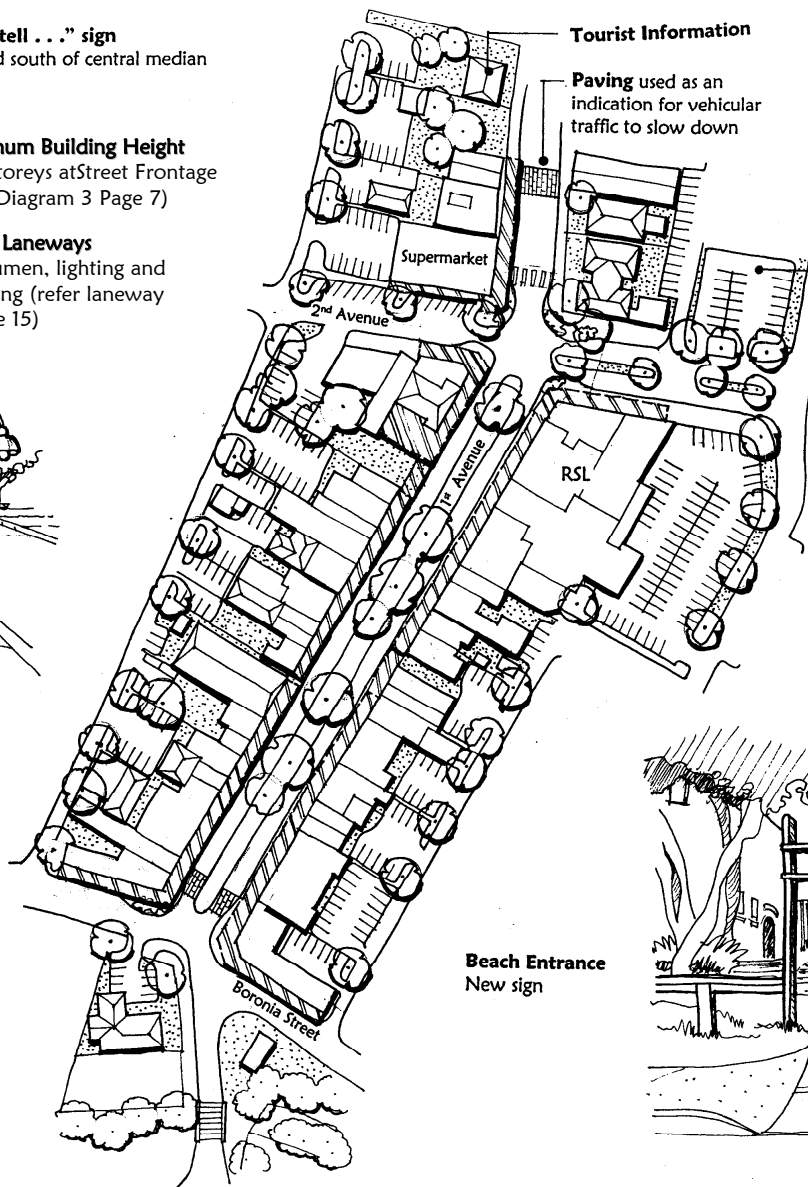
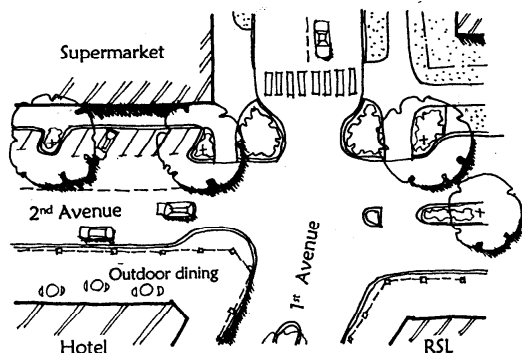
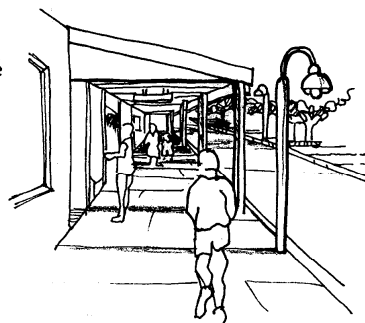
Street Furniture

Provide consistent theme in furniture

New simpler, heritage style street lights to be provided

Colour Theme

Pastels of blues, yellows, pinks, oranges and greens.



Tourist Information

Paving used as an indication for vehicular traffic to slow down

Conservation Zone

To extend north over Second Avenue to end of commercial zone.

Heritage Items

- ◆ Sawtell Hotel
- ◆ Four Ficus trees

Council Car park

To be upgraded and landscaped

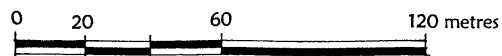
Landscaping

- ◆ Upgrade in central median
- ◆ Upgrade in footpath areas
- ◆ New park/ garden around toilets in Boronia Street
- ◆ Upgrade in council car park
- ◆ Provide additional street trees in Second Avenue, First Ave. and Boronia street

Town Map

(and information sign) to be located in central median

Beach Entrance
New sign



Sawtell Masterplan – A Heritage Village

HERITAGE

Sawtell Village is a recognised heritage precinct, with 16 individual heritage items covered by a "local or regional significance" status refer Annexure 1).

Heritage Conservation Area



The Sawtell Cinema has local heritage significance

- Any buildings or works in this precinct require the submission of a "Statement of Heritage Impact" with any Development Application.
- A Statement of Heritage Impact (SOHI) is required to accompany an application proposing to alter a heritage item or item in the Conservation Area and addresses:
 - what impact the proposed works will have on the item's heritage significance;
 - what measures are proposed to mitigate negative impacts;
 - the financial implications of the proposed works and alternatives.



The Bank building has heritage significance

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)
- existing building/s on site
- spot levels or contours
- north point
- natural drainage
- services (easements, utilities)
- surrounding streetscape (facades, awnings, etc)
- surrounding area (buildings, trees, open space, land uses)
- existing trees (height, spread, species).

Note:

Applicants must 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.

DESIGN PRINCIPLES

- For developments of more than one storey, building design is to provide for a distinguishable top, middle, base and entry.
- The design of buildings on corner sites will include features acknowledging the corner (see Diagrams 1 and 2).
- All buildings shall include awnings for shelter from rain and the sun; these must align with adjoining buildings where possible to form a continuous protection, and will include a variety of materials.
- Colours, textures and materials of buildings and landscape elements shall reflect the character of the seaside holiday theme of the 1930s to the 1960s eras. Suggested colours are pastels of blue, green, yellow, red and orange.

DIAGRAM 1



Schematic suggestions for north-west corner of First Avenue and Boronia Street

DIAGRAM 2



Schematic suggestions for north-west corner of First Avenue and Second Avenue

New buildings shall be designed in accordance with the following design guidelines and building parameters.

- 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.
- The building shall be energy efficient. Refer to Council's Energy Efficiency Information Sheet.



Example of a new building with good pedestrian access and appealing entrance

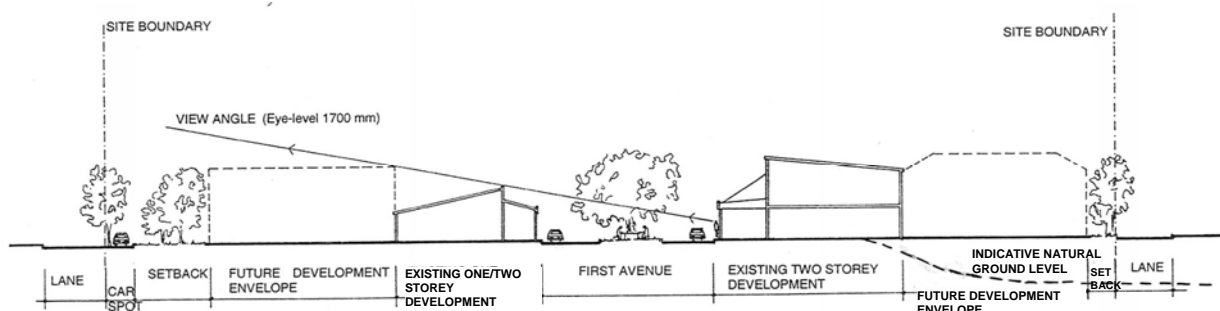
- Building entryways are to be provided at the same levels as the footpath and will not be obstructed by low walls, steps or the like.

- The design of first floor residential or office buildings shall 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).
- A maximum height of two stories at the First Avenue frontage is permitted. Refer diagram 3.
- Heritage Guidelines.

SETBACKS

- Buildings can be built to the front and side boundaries (zero setbacks) where:
 - the guidelines of the Masterplan in this DCP permit it;
 - there is no adverse impact upon the amenity of the adjoining properties; and
 - there is no interruption to overland drainage paths.

Diagram 3 – Example of Indicative Height Requirements for New Development in Sawtell Township



**CROSS-SECTION OF FIRST AVENUE
INDICATING FUTURE DEVELOPMENT BUILDING ENVELOPE**

SIGNS

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

OBJECTIVES

The controls for signs in this DCP seek to:

- enhance visual amenity;
- provide equity for outdoor advertisers; and
- provide safety guidelines for outdoor advertisers.

PROCEDURES

This part describes the conditions under which a sign may be erected in Coffs Harbour (refer to flow chart on page 15). A proposed sign will fall into one of the following categories:

1. Signs requiring Consent

All signs other than those listed below require consent.

2. Signs not requiring Consent

There is no need to apply for consent if the sign falls into the categories in **Table 1**. This means you may erect the sign without Council approval.

Table 1
Signs Allowed Without Consent

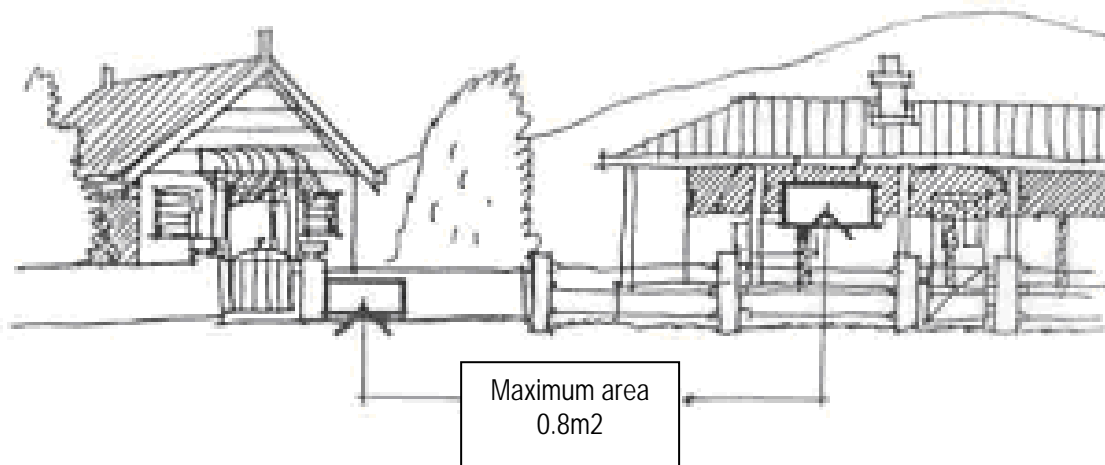
Zone	Type of Sign
Residential	One residential sign per allotment Discretionary signs
Business	Discretionary signs Business signs
Special Uses	Discretionary signs
Open Space	Discretionary signs
Environmental Protection	Real Estate signs Temporary signs

Note:

1. ***Refer to dictionary (Appendix) for explanation of these signs.***
2. ***Signs are to be ancillary to the land use function on the site.***

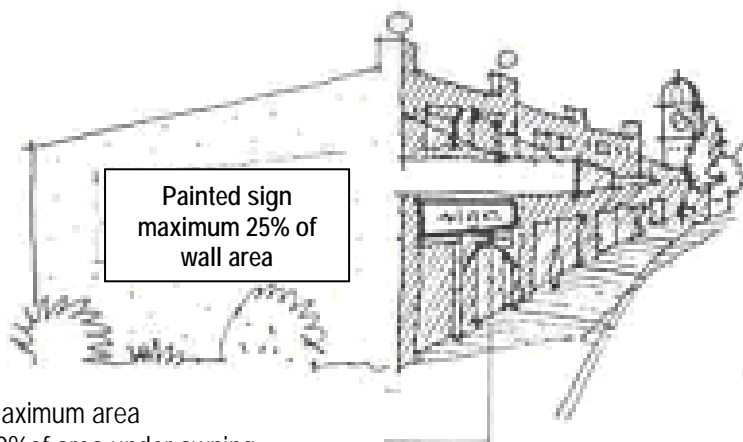
SIGNS NOT REQUIRING CONSENT

Residential



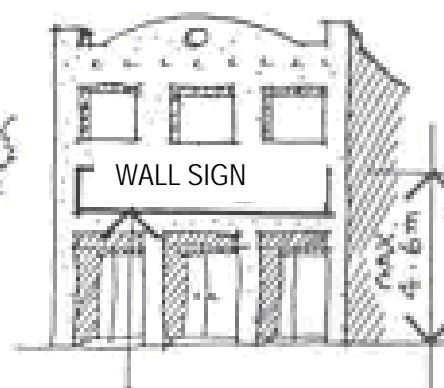
Business

Where awnings exist...



Maximum area
50% of area under awning
for wall sign.

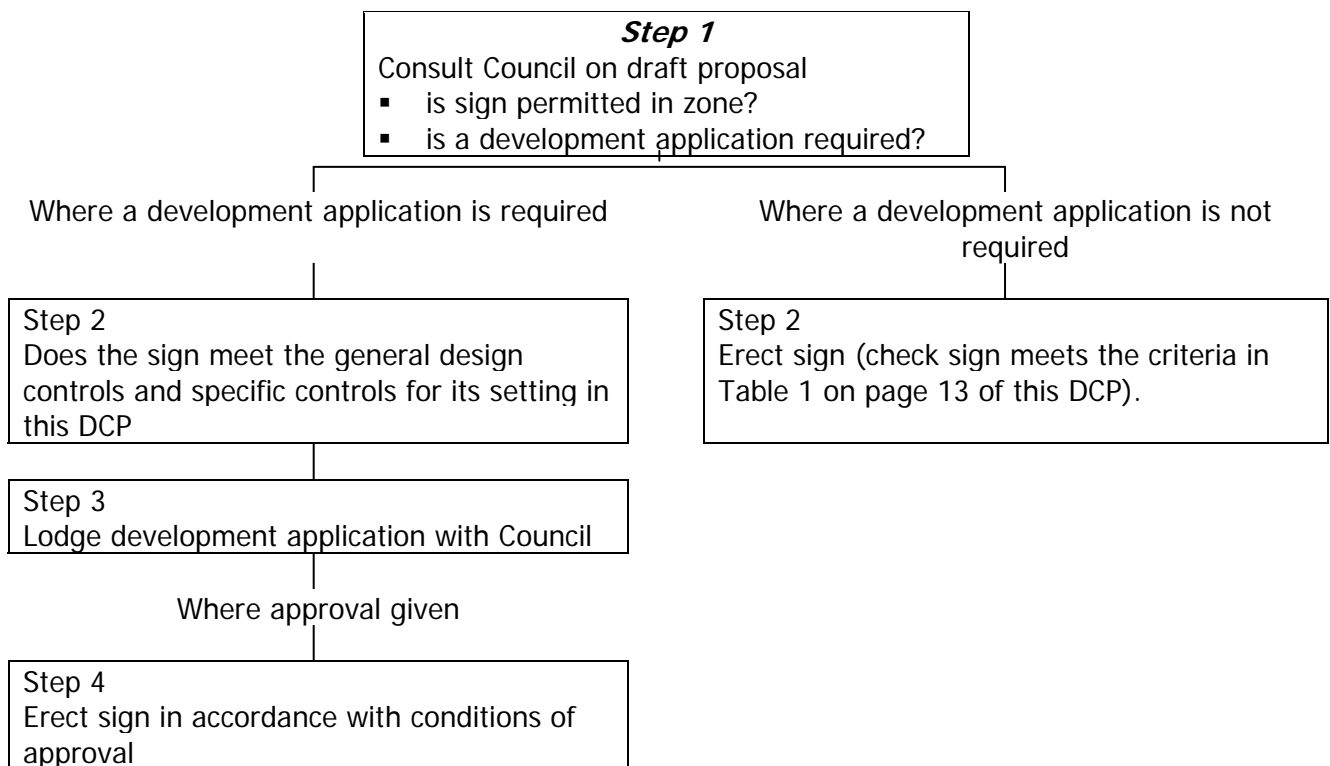
Where no awnings exist...



Maximum 50% wall coverage
positioned below first floor
window or 4-6 metres above
ground level, whichever is less.



PROCEDURES FLOW CHART



GENERAL DESIGN CONTROLS

These controls apply to all areas.

- ◆ The number of signs on a site shall be minimized to avoid visual clutter.
- ◆ The scale of signs will be complimentary to the architecture of buildings, proportional to the scale of buildings or development and be in keeping with the setting of the surrounding area.
- ◆ Signs shall not cause a hazard to traffic, including vehicles and pedestrians/cyclists.

PRINCIPLES

The following general principles apply to signs:

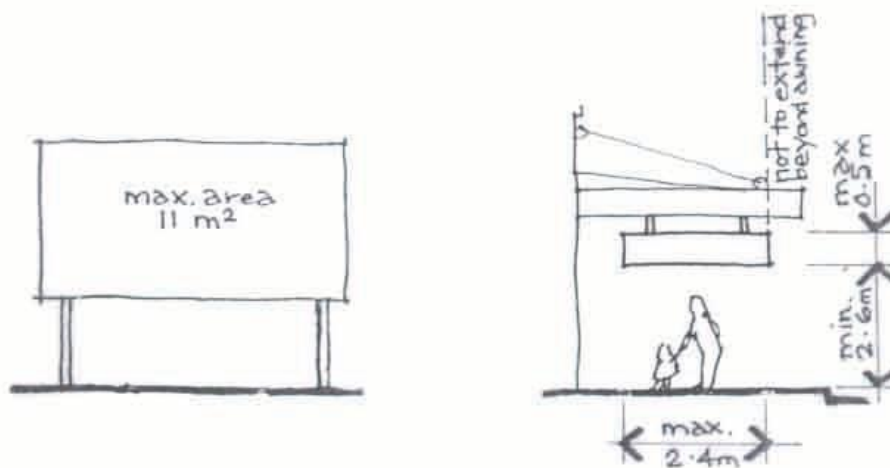
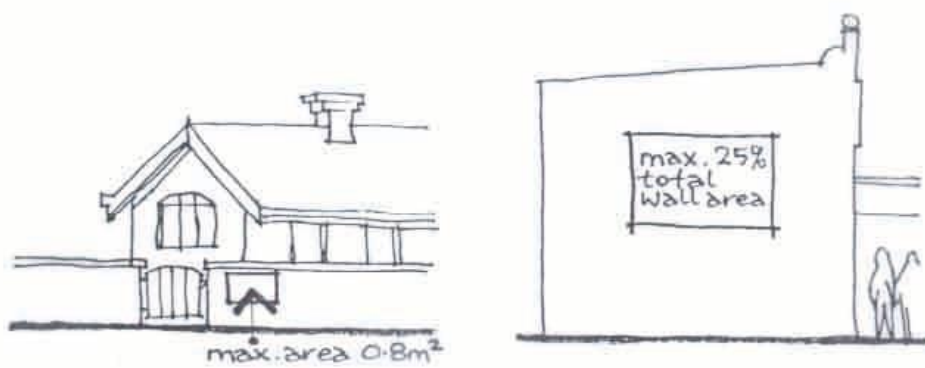
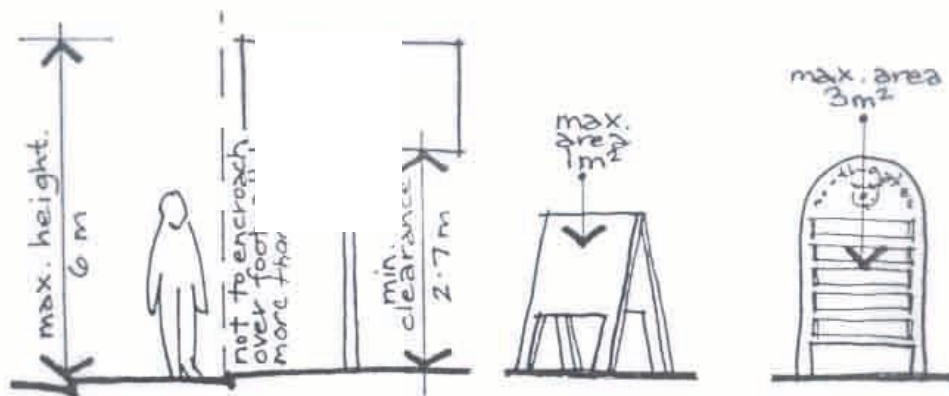
- signs are to provide a simple and clear message (symbols are easier to comprehend than words).
- signs are not to cause a traffic hazard by inhibiting driver vision of the: road; traffic signals or signs; pedestrians; or vehicles.
- signs on footpaths are not to cause a hazard to pedestrians or cyclists (refer to Council's Policy on A-Frame signs).
- signs are not to extend beyond the roofline or be erected on top of awnings which, in the opinion of the Council, detracts from the design values of the building façade.
- signs are not to be erected on trees, light poles and the like.

Size of Signs

The size of signs is to be in accordance with the diagram below, where specified.

Existing Signs

Where a number of approved signs that would not comply with this DCP exist on a property, an endeavour is to be made to consolidate the number of signs or simplify the sign messages.



TOURIST FACILITIES

- Tourist facilities providing accommodation on sites with an area less than 2,000m² are to have no more than two (2) signs per site;
- Signs that detract from the architectural appearance of a building are not permitted.

Note:

Signs on larger tourist resort developments and tourist theme developments (with a site area greater than 2,000m²) will be considered on merit having regard to the principles of this DCP.

RESIDENTIAL SETTINGS

(see diagram below)

- ♦ These controls apply to residential settings:
 - to be located on the building(s) or fence associated with the use;
 - not to exceed dimension standards and design guidelines described in the general design controls;
 - not to be erected on walls facing adjoining residences; and
 - to be below the roof eaves line or parapet line and relate to the architectural appearance of the building and its environs.
 - signs for home occupations and home industries are limited to an area of 0.8m² and are to indicate the name and occupation and other related matters of the resident only.
 - No more than one permanent sign per site will be permitted.

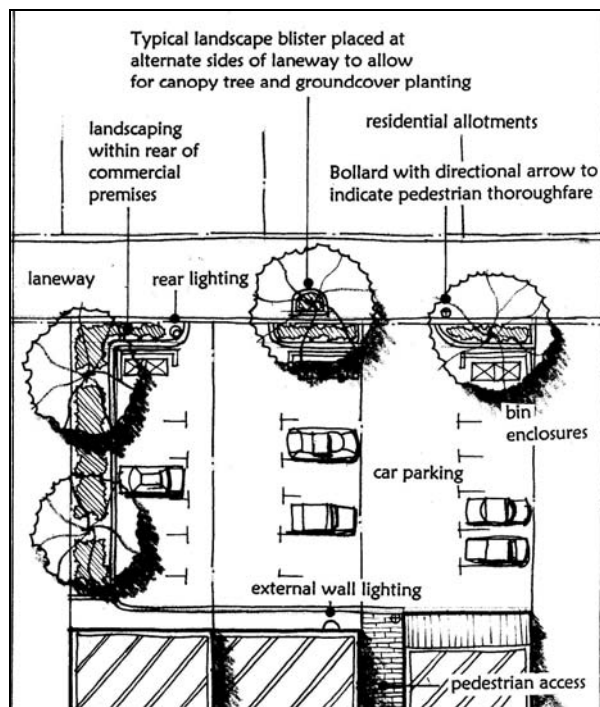


DESIGN FOR ACCESS AND MOBILITY

- New buildings and alterations to existing buildings are to be designed to incorporate disabled access and facilities.
- Parking areas, footpaths, recreation areas, outdoor dining areas and other public spaces are to be designed as barrier-free environments for people with disabilities.

CAR PARKING

- Car parking is to be provided in accordance with Council's Off-Street Car Parking Development Control Plan (Sawtell).
- Where rear lane access is available this shall be used for direct vehicular access and service instead of main roads.
- On-site car parking at the rear of commercial premises are to be maximised, while also giving priority to landscaping around the car parking area.
- Example of well landscaped and designed rear car parking.



CONTRIBUTIONS

Where all required parking cannot be provided on site, Council will accept a contribution in lieu of on-site parking.

REAR LANEWAYS

Rear laneways will be required to be upgraded and reasphalted with roll over kerbing for the width of the development site to form part of the laneway upgrade. Landscaping (a single tree) will be required to be provided in the laneway.



Rear Laneway to be upgraded

LINKS

Pedestrian links from First Avenue to rear car parking areas are to be provided in development sites to encourage and facilitate the use of rear on-site parking.

Attractive, well-lit links will ensure their high usage.

LANDSCAPING

- A landscape plan prepared by a qualified landscape architect or designer is to be submitted showing existing trees and proposed landscaping at the rear of the premises.
- Landscaping is to be provided in the parking areas and in rear setbacks visible from streets, service roads or residential development.
- Incorporate signs into landscaping, where appropriate (egg "Customer Parking").
- Refer Landscaping Information Sheet for guidelines on landscape planting and species selection.



Sawtell Hotel - c 1932
One of Sawtell's most significant heritage buildings

LOADING/UNLOADING BAYS

- Bays shall be located such that vehicles do not utilise any public road, footway, laneway, or service road when loading/unloading.
- Bays and turning areas shall have dimensions designed in accordance with the size of vehicles that will service the site.

INFRASTRUCTURE REQUIREMENTS

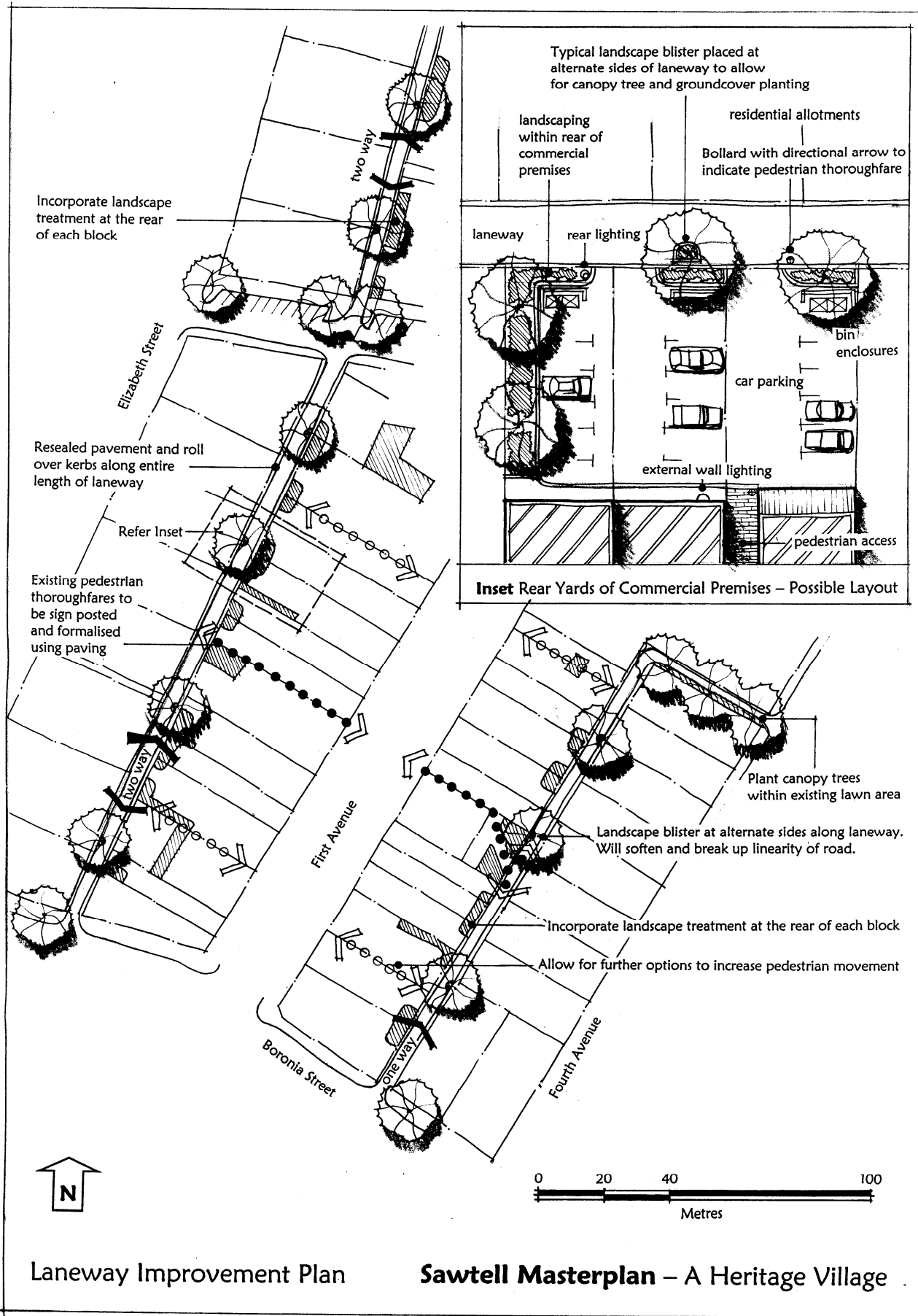
Developers are to provide the following minimum standards:

- 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 (see "Rear Laneways" above).

SERVICES

Waste

- Trade waste facilities are to be designed to comply with Council's Trade Waste Policy with suitable access for service vehicles.
- Waste and recyclable storage areas are to be screened from public areas and public view.



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 adaptor 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.

EROSION AND SEDIMENT CONTROL

Proposals for new developments 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).



The central median with its four heritage listed ficus trees, enhances Sawtell's village atmosphere

**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**

ANNEXURE 1

ITEM DESCRIPTION	LEVEL OF SIGNIFICANCE	PROPERTY DESCRIPTION
Shops & dwellings – 8-12 First Avenue	Local	Lot G, DP362060
Office – 12-16 First Avenue	Local	Lot F, DP362060
Shop – 18 First Avenue	Local	Lot E, DP362060
Bank – 20 First Avenue	Local	Lots 181 & 182, DP600370
Shop – 26-30 First Avenue	Local	Lot 16, DP18379
Office & Dentist – 34-36 First Avenue	Local	Lot D, DP22356
Flats – 66-68 First Avenue	Local	Lot 28, Sec 21, DP32212 Lot A, DP420494
Shops & dwellings – 63-67 First Avenue	Local	Lot 7, DP857331
Shop – 45-49 First Avenue	Local	Lot 3, Sec 19, DP14800
Shop – 31-33 First Avenue	Local	Lot 1, DP359683
Cinema – 25 First Avenue	Local	Lot 102, DP846196
Restaurant – 21-23 First Avenue	Local	Lot 1, DP622641 Lot 6, Sec 19, DP14800
Public Reserve – Noreen Anderson & Dora Climpson Memorial Gardens (central landscaped area)	Local	Central median