



# Big Banana/Summit Lands



# Development Control Plan



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# PART 1 - INTRODUCTION

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## PREAMBLE

- This Development Control Plan (DCP) applies to development on land shown on the Masterplan in Part 2 of this DCP.
- This DCP supplements the provisions of Coffs Harbour City Local Environmental Plan 2000.
- This Plan came into force on 23 July 2009.

## OBJECTIVES

The controls in this DCP seek to encourage appropriate development which is sensitive to the natural and aesthetic values of the land.

## HOW TO USE THIS DCP

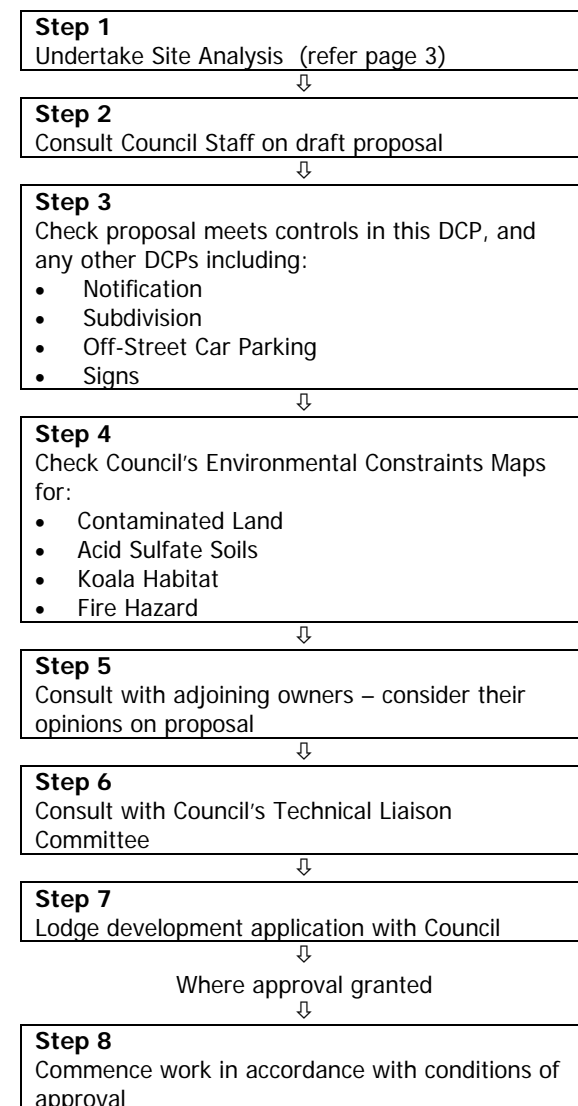
This DCP comprises three parts:

- **Part 1: Introduction** which explains the purpose and reasons for the DCP.
- **Part 2: Masterplan** which describes the overall planning strategy for the land; and
- **Part 3: Planning Controls** which describes the development rules and guidelines which apply to the land.

## PROCEDURES

Most development in the land requires the approval of Council. To assist this process, applicants should refer to the following flowchart:

### *PROCEDURES FLOW CHART*



# PART 2 - MASTERPLAN

New developments shall be in accordance with this Masterplan and the Planning Controls described in Part 3 of this DCP.

## VISION

A residential precinct which is of an innovative design, which retains and enhances the environmental and aesthetic values of the site.

## OBJECTIVE

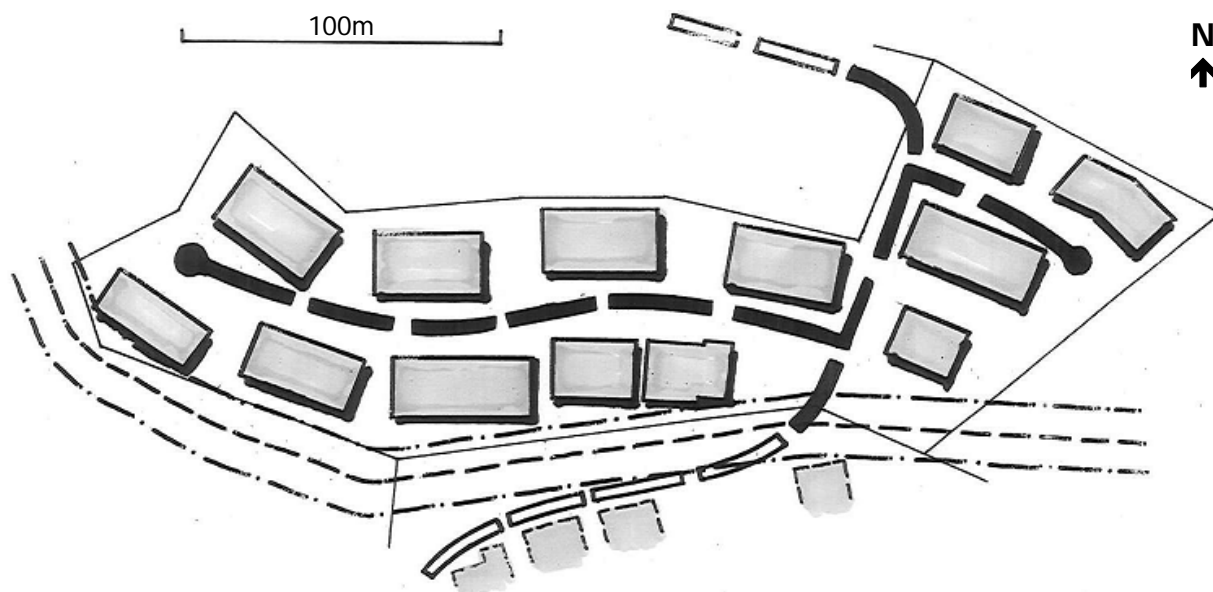
To provide a plan for the land which enables residential development, which maximizes visual and social amenity, while enhancing the natural and landscape values of the land.

## SPECIFIC STRATEGIES

### Economic Sustainability

- Stimulate high quality residential development.
- Locate the development in close proximity to commercial and retail facilities.

### BIG BANANA/SUMMIT LANDS CONCEPT MASTERPLAN



### Social Sustainability

- Provide appropriate streetscape and improve social amenity through landscaping, tree planting and establishment of green space links.
- Social benefits are generated from close proximity to shops, services and tourist facilities.

### Environmental Sustainability

- Establish and maintain native vegetation areas, particularly ridgeline planting areas.
- Require on-site soil and water management practices to minimise soil erosion and maintain water quality.
- Establish a habitat link on the ridgeline, which will be incorporated in all development proposals.

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# PART 3 - PLANNING CONTROLS

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## SITE ANALYSIS

All applicants are required to submit a site analysis at all appropriate scale with their application, which includes:

- site dimensions (length, width);
- 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;
- heights of adjoining buildings;
- location of surrounding buildings;
- details of proposed design measures to reduce energy demand, including orientation, shading, thermal mass, insulation and any other passive design measures;
- elevations of adjoining buildings and the streetscape;
- method of calculation for shadows cast at mid-summer and mid-winter at 9.00am, 12.00 noon, 3.00pm and 6.30pm (daylight savings time);
- consideration of overshadowing on public open space and adjoining properties;
- courtyards;
- existing car parking;
- service vehicle access; and
- street address.

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

**Note:**

***Applicants are to comply with the provisions of State Environmental Planning Policy (SEPP) No. 65 – Design Quality of Residential Flat Development, which requires the involvement of a qualified designer throughout the design, approval and construction stages.***

## DENSITY

The Masterplan in Part 2 of this DCP indicates a 'yield' of 49 dwellings, situated within the building footprint located on the Masterplan.

## SETBACKS

Building setbacks serve as a means of protecting public amenity and form part of the character of the streetscape of the area. They may provide:

- landscape and visual settings for buildings;
- noise attenuation;
- privacy from the street;
- buffer to activities on the street;
- definition between public and private domain; and
- areas for solar access to buildings.

The minimum setback requirements are:

- Front: 20 metres (Highway frontage)
- Side and Rear: Assessed on merit.

Buildings must also be set back a minimum of 10 metres from the ridgeline, as shown in the Masterplan on page 2 of this DCP.

## BUILDING HEIGHT

Buildings are not to exceed 11 metres in height.

**Note:**

***Height means the distance measured vertically from any point on the eaves of the topmost floor of the building to the natural ground level immediately below that point.***

## BUILDING DESIGN

The following general design principles are to be considered:

- pitched, gabled or curved rooflines are encouraged, flat rooflines are to be avoided except when used as a minor design variation;
- to achieve diversity in building design, consideration will 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;
- balcony enclosures will only be permitted where the overall design of the façade is not adversely affected;
- a corridor of native vegetation should be incorporated along the ridgeline of the hill which follows the southern boundary of the study area. This corridor should have a minimum width of 10 metres and should be incorporated as part of the proposed buffer on the "Summit" site. The purpose of this buffer is to provide visual amenity and a habitat link through the proposed development. Any requirement for bushfire mitigation should be provided outside of this zone; and
- the density of development, particularly at higher levels of the study area, should be reduced to mitigate visual impact. Buildings should be smaller in size, and occupy a small footprint. This would reduce the overall physical bulk of the development and ensure optimal scope for vegetation between buildings.

## NOISE MITIGATION

Developments on this site will consider potential traffic noise and vibration impacts which may be generated by traffic on the Pacific Highway.

Assessment is to be undertaken by a appropriately qualified person, having regard to the following guidelines: *NSW Industrial Noise Policy* (EPA 2000) and the *NSW Environmental Criteria for Road Traffic Noise* (EPA 1999).

## 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.

## SUBDIVISION

Refer to Council's Subdivision Development Control Plan.

## 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 planting should be optimised to reinforce the visual significance of trees throughout the development. Consideration should be given to the use of a mix of native tree species, planted informally and in groups. This approach would allow greater control and flexibility of tree placement than conventional, evenly spaced plantings and would, for instance, enable larger trees to be planted away from view corridors.

## SERVICES

### *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 sewer services are to be provided by the applicant to all lots, in accordance with Council Standards. The Community Association will own and be responsible for the maintenance of those services. This will be included in the Community Title Management Plan.
- Plans for water and sewer main extensions are to be prepared by professional consultants in accordance with Council's Technical Guidelines.

#### ***Note:***

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

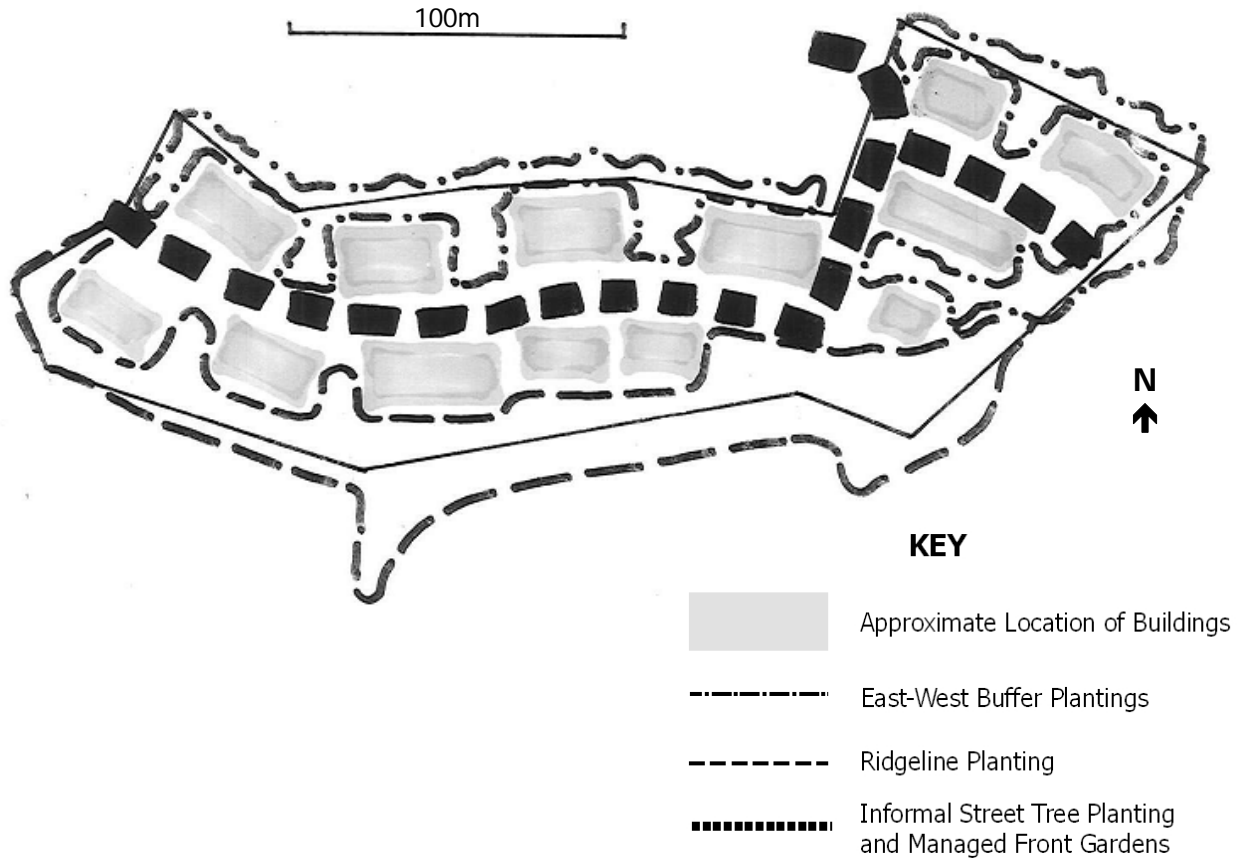
### *Letterboxes*

Provision shall be made for letterboxes located as compact and close to the front boundary entrance as practical.

### *Garbage Collection Services*

Refer to Council's Waste Management Development Control Plan for specific requirements.

# BIG BANANA/SUMMIT LANDS LANDSCAPE PLAN



## SIGNS

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

For details, refer to Council's Signs Development Control Plan.

## WATER QUALITY

### *Sediment and Erosion Control*

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

## BASIX (Building Sustainability Index)

All applications for residential developments require a BASIX compliance certificate.

### To obtain a BASIX Certificate

To carry out a BASIX assessment, applicants need to complete an on-line assessment at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)



## ***Safer By Design***

Development proposals need to address Safer By Design 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.

## **ADVERTISING/NOTIFICATION OF PROPOSALS**

For details, refer to Council's Notification Development Control Plan.

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