



## SOUTH COFFS



## DEVELOPMENT CONTROL PLAN



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# PART 1 - INTRODUCTION

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## PREAMBLE

- This Development Control Plan (DCP) applies to land in the South Coffs Harbour Release Area under the Coffs Harbour City Local Environment Plan 2000 (as shown in Map 1)
- This plan came into force on 28 May 2009.

## AMENDMENTS

- This plan was amended on .....
- This DCP repeals any other DCP made before this DCP. This DCP prevails to the extent of any inconsistency.

## OBJECTIVES

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

### Economic Sustainability

- To ensure that the existing community is not burdened by the provision of public utilities and facilities required as a result of future development.
- To equitably provide public utilities in a timely, cost-efficient and effective manner.
- To ensure development contributes to the economic growth of the City and provides links to local employment opportunities.
- To ensure that commercial development acts to support the City Centre as the primary commercial district of Coffs Harbour and does not negatively affect the functioning of the City Centre.

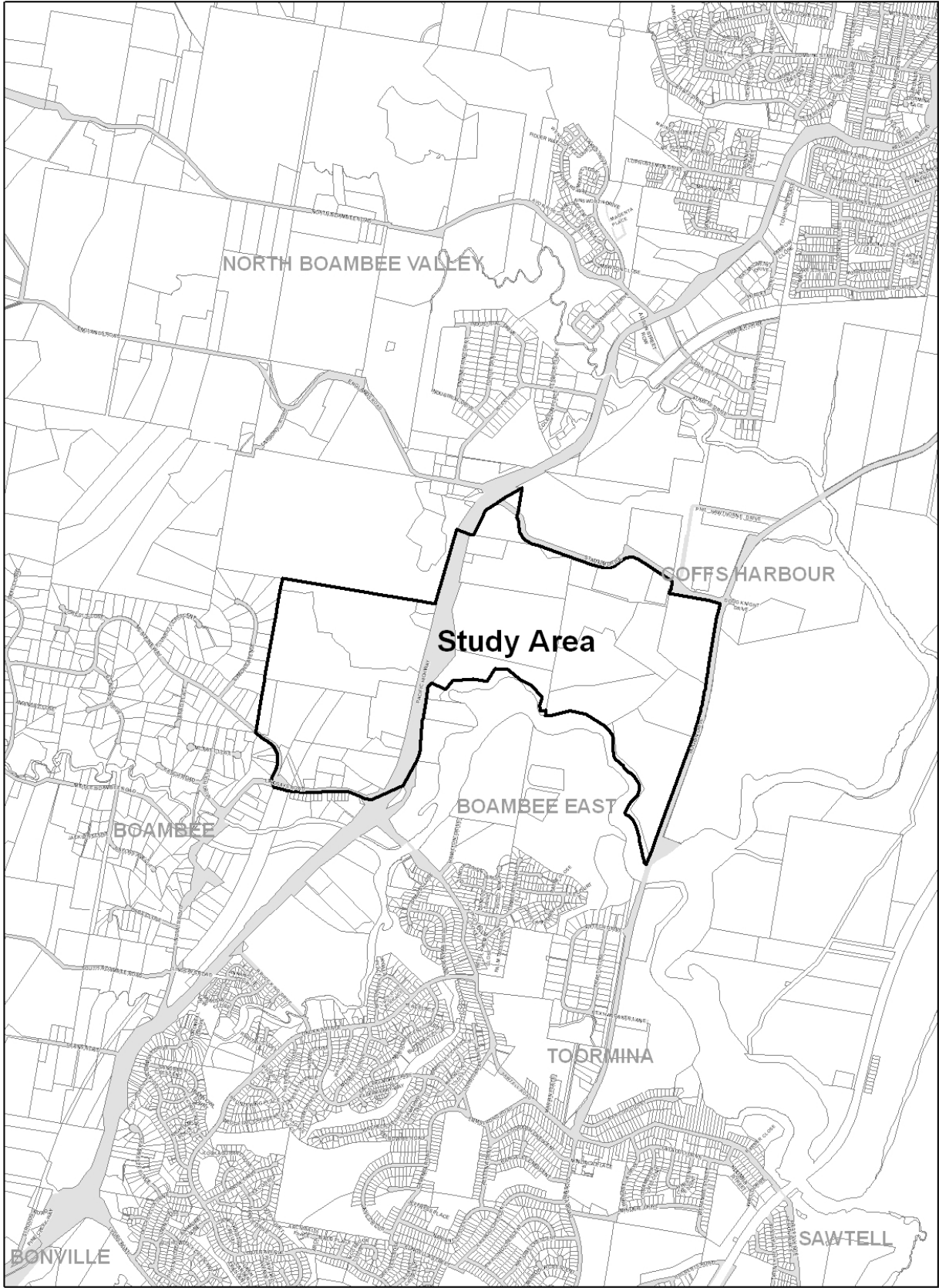
### Social Sustainability

- To provide safe and attractive neighbourhoods that meet the diverse needs of the community and offer a wide choice of housing and leisure opportunities, as well as associated community facilities.
- To improve the accessibility of public transport services and provide infrastructure to encourage walking and cycling, and to lessen the dependence on cars.
- Development is to create a sense of place for residents, respecting the natural setting and Aboriginal archaeological values of the landscape.

### Environmental Sustainability

- To ensure development complements the conservation of biodiversity by protecting areas of high conservation value.
- To ensure that development takes into account environmental constraints including soil erosion, flooding and bushfire risk, and protects areas of natural and cultural significance.
- To ensure that development incorporates best practice urban water management techniques relating to stormwater quality and quantity, water conservation and re-use and ecosystem health.
- To ensure that development is consistent with the aims and objectives of State Environmental Planning Policy 71 – Coastal Protection.
- To ensure development protects and maintain natural bushland, native habitats and koala populations, including the revegetation of linkages between habitats to the north and south.
- To ensure development leads to maintenance or improvement in water quality that ensure healthy estuaries, for natural systems, residents and tourists.
- To ensure development of the area is energy efficient and minimises greenhouse gas emissions.

**MAP 1 – LOCALITY**



South Coffs  
Development Control Plan

*Map 1 - Locality*



# HOW TO USE THIS DCP

The DCP is divided into four 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; and
- Part 4 – General Development Controls; includes general building, subdivision, environmental and servicing guidelines for development within the study area.

Applicants are to comply with the overall Planning Strategy and detailed Planning Controls unless it can be demonstrated that, in the opinion of Council, an alternative to any or all of the controls will meet the objectives of this DCP.

## PROCEDURES

Part 3 of this DCP contains the specific controls applying to development within the South Coffs Harbour Release Area.

Part 4 of this DCP provides more detailed development controls for activities outside the scope of Parts 2 and 3.

Applicants are also required to comply with the requirement of the Building Sustainability Index (BASIX) for certain types of development. Liaison with the Department of Planning is recommended to assist with development proposals. Development generally requires the consent of Council. This consent is sought through the lodgement of a development application.

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

### PROCEDURES FLOW CHART

**Step 1**

Read this DCP and obtain any relevant information sheets.

**Step 2**

Undertake site analysis.

**Step 3**

Prepare draft proposal in accordance with the Masterplan (Map 2) and Planning Controls (Parts 2, 3 and 4)

**Step 4**

Discuss the draft proposals with Council staff and any other organisations i.e. DoP\*, RTA, DECC, DWE, MPA and LALC

**Step 5**

Check the development meets the general controls in this DCP and is consistent with the Masterplan (Map 2)

**Step 6**

Check environmental constraints for:

- Flood prone land
- Significant vegetation
- Acid sulfate soils
- Fire hazard
- Cultural heritage
- Threatened and/or Endangered Species, Populations, Ecological Communities
- Noise

**Step 7**

Consult with adjoining land owners – consider their opinions on the proposal.

**Step 8**

Consult with Council's Technical Liaison Committee if appropriate

**Step 9**

Prepare plans/report in accordance with discussions and guidance provided

**Step 10**

Lodge development application with Council/Consent Authority



Where approval granted

**Step 11**

Commence work in accordance with the conditions of approval

**\* State Environmental Planning Policy (SEPP) No. 71 – Coastal Protection applies to land within the DCP study area. Liaison with the Department of Planning is recommended to assist with development proposals.**

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## PART 2 – PLANNING STRATEGY: MASTERPLAN

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### OBJECTIVES

- To provide the basis for achieving the environmental, social, cultural and economic objectives listed in Part 1 of this DCP.
- To provide an overall plan to enable the coordination of public and private development.

### SPECIFIC STRATEGIES

#### Economic Sustainability

- Provide for an additional population of approximately 796 people.
- Enable sustainable residential and rural living opportunities (refer to Map 6 Target Densities).
- Enable development that supports educational accommodation and sporting accommodation needs.
- Require developers to provide reticulated water and sewer to new development by extending the existing network (refer Map 3 Servicing Strategy).
- Require developers to forward fund any works required ahead of Council's Developer Servicing Plans.

#### Social Sustainability

- Construction of a collector road system in accordance with the Masterplan will be the responsibility of the developer.
- Developers will be required to provide pedestrian access in a timely manner, linking residential areas to the public open space network.
- Developers will be required to provide bus shelters so that all residential areas are generally located within five hundred metres from the nearest shelter.
- Developers will be required to provide children's playgrounds so that all residential areas are no further than five hundred metres from the nearest facility.
- Land subject to significant environmental constraints and drainage reserves may be identified as providing for future neighbourhood open space.
- Place name selection will include consultation with the local Aboriginal Land Council to determine if there is an appropriate aboriginal place name.

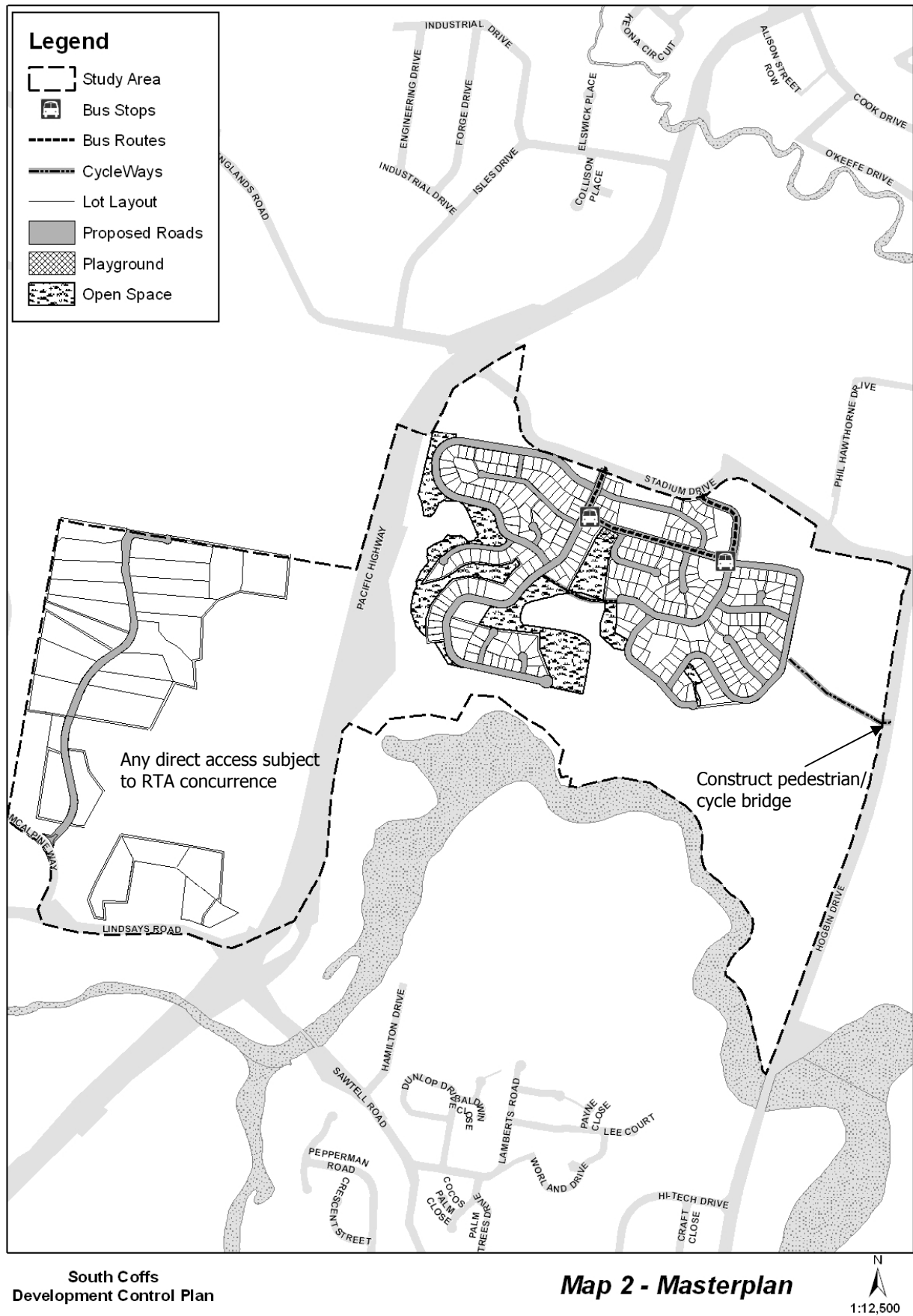
#### Environmental Sustainability

- All development will have regard to the need for quality environmental management.
- Restrict development from environmental protection areas and require the dedication of such land to Council as part of development proposals at no further cost to Council.
- Encourage input from the broader community to guide environmental decisions based on the concept of ecologically sustainable development.
- Ensure development proposals provide bushfire buffers that do not encroach on environmental protection areas or involve the removal of native vegetation.



- Encourage the use of bushfire buffers for passive recreational activities and/or community facilities where it does not involve negative impacts on environmental values.
- Utilise best practice water sensitive urban design strategies to reduce nutrient loading, sedimentation and chemical contamination of local waterways.
- Restrict urban development from land identified with a significant flood risk.
- Utilise acoustic design to ensure highway traffic and industrial noise does not exceed acceptable levels within residential areas.
- Provide landscaped buffers (utilising local native species) between future residences and the highway/industrial land, and where practical incorporate essential service corridors.

## MAP 2 - MASTERPLAN



## URBAN DESIGN STRATEGY

- Neighbourhoods shall be pedestrian focussed with an emphasis on social opportunities and public open space areas.
- A variety of lot sizes and types shall be provided to facilitate housing diversity and choice to meet the requirements of people with different housing needs.
- Urban form is to ensure a site-responsive approach that supports and enhances the context in which it is located, particularly the topography and environmental constraints of the land.
- Development shall strengthen local character and identity and promote a sense of community through a range of design techniques.
- Development shall connect well to existing or proposed development on adjacent sites.
- Development shall provide open space linkages to adjacent environmental protection and/or open space areas.
- Residential development utilising 'gated' street formats is strongly discouraged.
- Building siting and design shall enhance solar access.
- Building design will incorporate climatic considerations.

## SERVICING STRATEGY

- Servicing will meet the needs of the present and future community whilst ensuring a healthy and sustainable built and natural environment.
- The provision and management of servicing shall be in accordance with "best practice" standards.
- Developers will be required to extend water and sewer from the nearest point identified in Council's Water and Wastewater Developer Servicing Plans.
- Where services identified in Council's Water and Wastewater Servicing Plans are not in place, it will be the developer's responsibility to forward fund these services.

- Development shall enable efficient provision of utility services to new localities, and shall ensure that Water Sensitive Urban Design features be incorporated at the time of development.
- No water reticulation shall be provided to the rural residential area west of the Highway.

### Water Reticulation

#### Stadium Drive Precinct only

- Water reticulation to the Stadium Drive area shall be provided by linking to the existing 200mm main.

### Sewerage Reticulation

#### Stadium Drive Precinct only

- A Sewerage Strategy that identifies the method of providing sewerage reticulation to the entire Stadium Drive Precinct shall accompany development applications for subdivision or urban development. Map 3 provides a preliminary design as a guide.
- Full upfront costs of sewerage reticulation are to be borne by the developer.
- Sewerage reticulation will be via a series of pumping stations and rising mains for the catchment, pumping directly to the Coffs Harbour Sewerage Treatment Works.
- Headworks charges will apply at the rate identified for the Coffs Harbour Treatment Works.

## BUSINESS STRATEGY

- Encourage appropriate retail and commercial development to provide for the needs of the South Coffs neighbourhood.
- Limit office development to small scale establishments (no greater than 100m<sup>2</sup> per establishment) to ensure that the CBD maintains its regional status.
- Encourage higher density housing in the 3G Business zoned lands to access transport service and retail nodes.

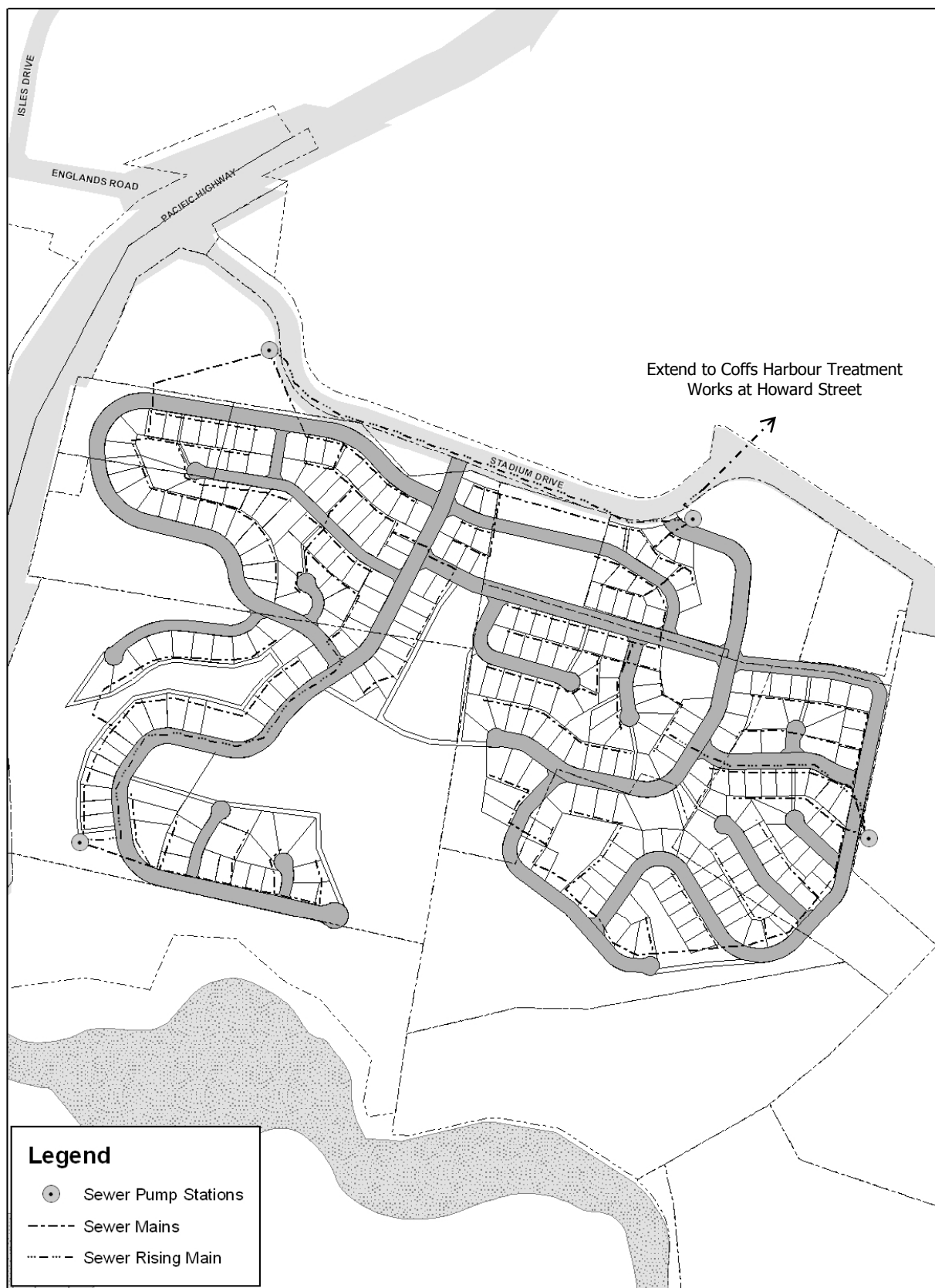


South Coffs  
Development Control Plan

Map 3A –Services – Water Indicative Layout



**Note: All costs to the developer**



## COMMERCIAL AND COMMUNITY SERVICE STRATEGY

- Commercial and community development will support the Coffs Harbour Central Business area in its role as the central business district.
- Links between proposed neighbourhoods and surrounding town centres such as Coffs Harbour, Toormina and Sawtell will be established.
- Urban form will provide good accessibility through street layout and promote walking and cycling.
- Adequate transport and pedestrian linkages to community facilities and open space areas will be provided.
- Community service provision shall evaluate the needs of the demographic and be responsive to demand.

- It will be the responsibility of the developer to:
  - extend local road access to the identified collector road system;
  - ensure pedestrian and cycleway linkage are provided to local schools, shops, playing fields and parks;
  - implement traffic calming devices at cycleway crossover points on the collector road systems; and
  - utilise minimum road and verge width to prevent impacts on roadside ecology.
- For Industrial zoned lands any access direct to the Pacific Highway will require concurrence from the RTA.

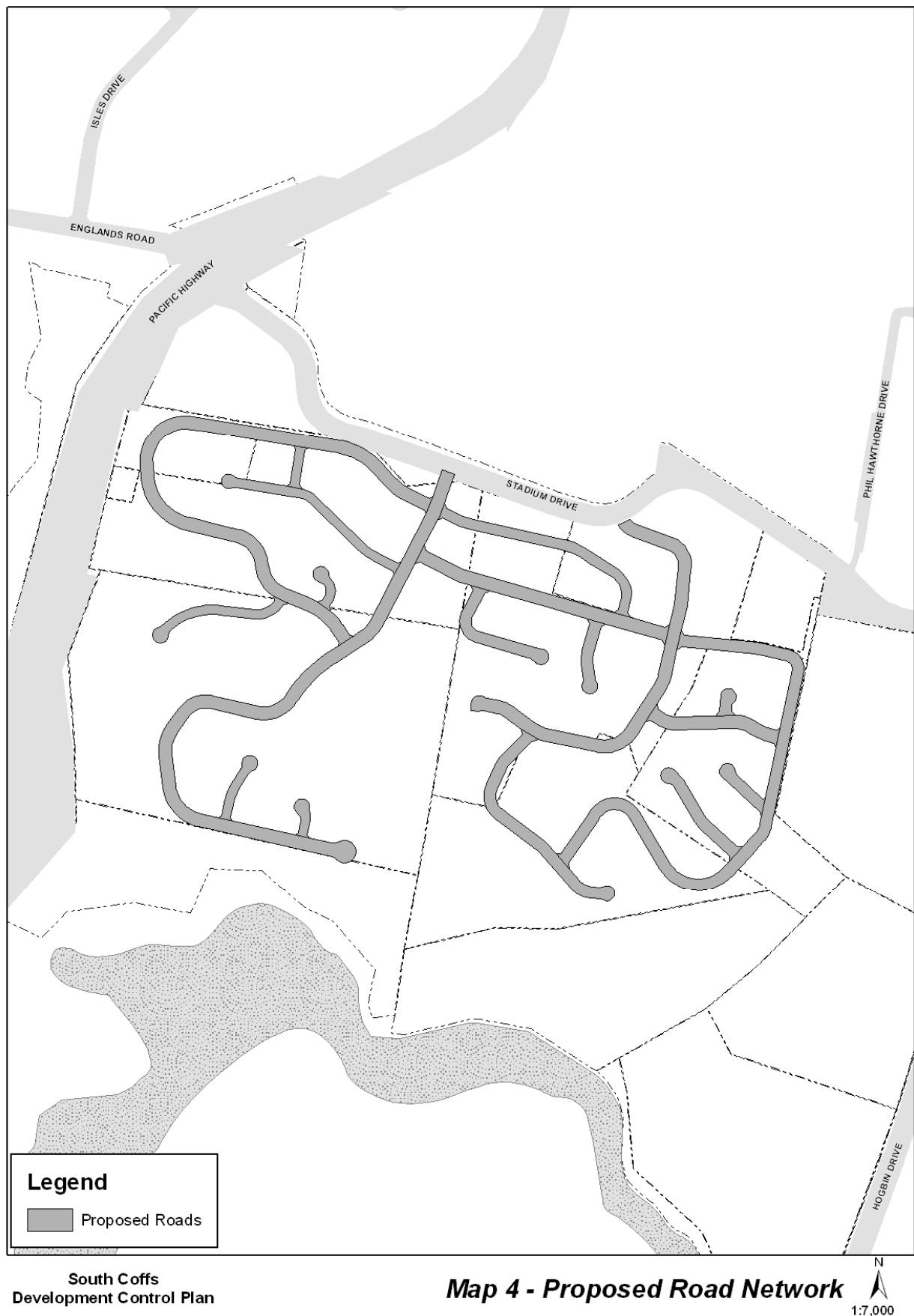
**Note:**

***The RTA may rationalise all direct access points to the Pacific Highway.***

## TRAFFIC AND TRANSPORT STRATEGY

- Urban form shall integrate and consolidate surrounding commercial and community services via existing road networks.
- Traffic management will achieve efficient and safe movement of people.
- Preferred road and intersection locations are shown in Map 4.
- Bus shelters to service the area, as identified in the Masterplan must be provided by the developer.

## MAP 4 – PROPOSED ROAD NETWORK



## **NATURAL ENVIRONMENT STRATEGY**

Map 5 outlines the proposed Open Space Network for the South Coffs Harbour Release Area.

- Protect and enhance environmental protection areas as identified on the Masterplan (includes bushfire buffers, creek buffers, development buffers, significant vegetation and other constrained land).
- Exclude urban development from sensitive areas to protect riparian vegetation, maintain water quality and provide habitat linkages.
- Protect and enhance high value vegetation.
- Exclude urban development from known habitat for endangered fauna species, and provide sufficient buffers to development.
- Provide bushfire buffers between environmental protection areas and future development without the removal of high value vegetation.
- Obtain the dedication of land that cannot be developed due to the bushfire buffer requirements and incorporate into environmental protection areas at no further cost to Council.

## **OPEN SPACE AND RECREATION STRATEGY**

- Neighbourhood open space will be located within 500 metres of all residences.
- Incorporate environmental protection areas into a network of public open space.
- Manage open space areas and community land in accordance with the relevant Plan of Management.
- Encourage passive recreation within open space areas (including bushfire buffers) where it does not involve the removal of native vegetation and/or damage to the environmental values of the area.



## MAP 5 – OPEN SPACE NETWORK



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## PART 3 - PLANNING CONTROLS

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### DENSITY

The density of development is to be in accordance with the target densities specified on Map 6.

### HEIGHT

Buildings are not to exceed six metres in height

**Note:**  
*Height means the distance measured vertically from any point on the eaves/gutter line of the building to the natural ground level immediately below that point.*

### HOUSING MIX

#### General Controls

- Development is to comply with the controls provided below and in Part 4 of this DCP.
- Lots must have appropriate area and dimensions to enable efficient siting and construction of a dwelling and ancillary buildings, provision of private outdoor space, convenient vehicle access to a public road and adequate parking.
- Tourist development shall be in accordance with the prevailing guidelines.
- Where practicable bush fire buffers can be utilised for recreational activities, community facilities and stormwater treatment.

### URBAN DESIGN

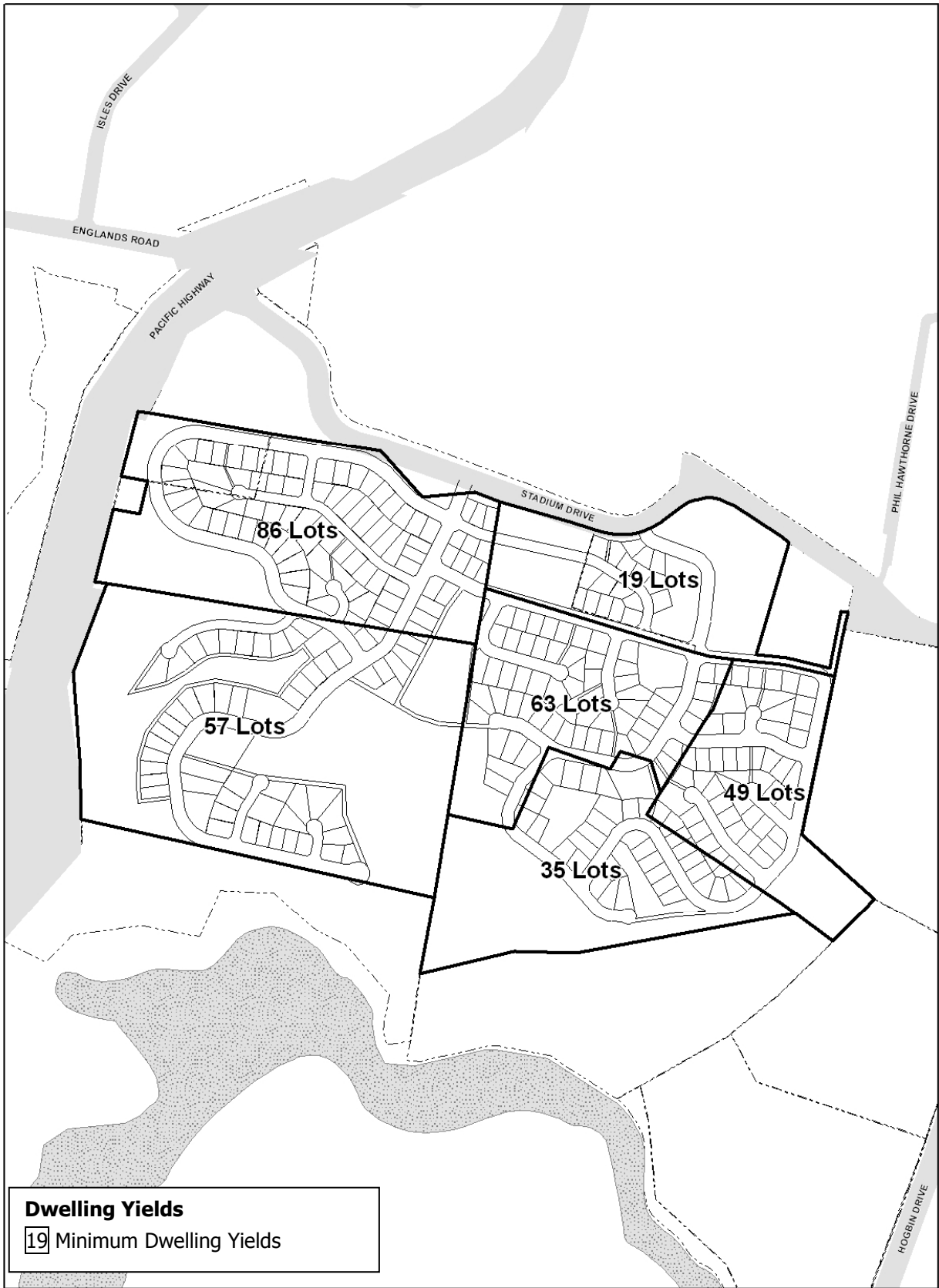
- Development shall integrate with existing or proposed development on adjacent sites.
- Development shall provide open space linkages to adjacent environmental protection and/or open space areas.
- Residential development utilising 'gated' street formats is strongly discouraged.
- Subdivision layouts shall establish legible street and open space networks, and shall generally provide for buildings fronting streets to ensure safe, attractive and efficient circulation of pedestrians, cyclists and drivers.
- A landscape plan is required detailing treatment of the streetscape utilising local native species and shall include a three-year maintenance plan. Landscape plans shall be submitted to Council prior to the release of the Subdivision Certificate.
- Landscaping requirements shall not rely on Council land and is to occur on public land only at the request of Council.

### URBAN CAPABILITY, SOIL EROSION AND LANDSLIP

Development applications involving subdivision, road construction or remediation work on land sloped by more than 25% shall be accompanied by detailed geotechnical information assessing soil erosion and land slip risks.

Land slope categories are mapped in Map 7.

MAP 6 – TARGET DENSITIES



South Coffs  
Development Control Plan

Map 6 - Target Densities

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## MAP 7 – STEEP LAND



South Coffs  
Development Control Plan

*Map 7 - Steep Land*

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South Coffs  
Development Control Plan

**Map 7 - Steep Land**

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## WATER QUALITY

Development involving earthworks or vegetation removal shall be accompanied by a Sediment and Erosion Control Management Plan in accordance with Council's Policy.

- To ensure the protection of water quality, the following buffers are to be provided to creeks, measured from mean high water mark (as determined by Council):
  - Boambee Creek 50m
  - All other creeks 20m.
- These buffer areas are to be rehabilitated and revegetated using endemic species, in accordance with a detailed plan approved by Council, and dedicated as public open space as development proceeds.
- Development applications for subdivision are to be accompanied by water quality modelling to assess the impact of development on water quality compared to the water quality targets identified in Council's Urban Stormwater Management Plan.
- Development is to incorporate Water Sensitive Urban Design in accordance with Council's adopted policy.

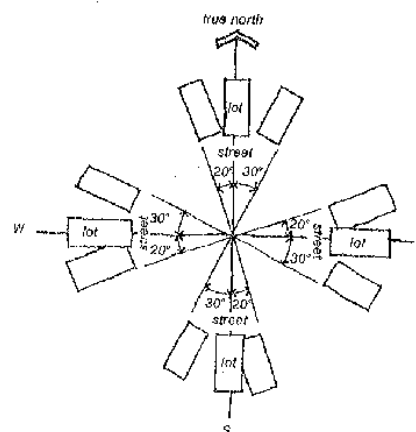
Development applications for low lying areas (are to be accompanied by groundwater monitoring over 12 months and an assessment of the impacts of proposed development, particularly placement of fill, drainage and stormwater facilities on groundwater quality and levels, and the impacts on the estuary.

## ON-SITE EFFLUENT DISPOSAL (FOR AREA ZONED RURAL 1B)

On-site effluent disposal is to be achieved by appropriate means having regard to circumstances and site constraints. In addition, effluent disposal must have the ability to meet the health and performance objectives and criterion detailed under Council's On-Site Sewage Management Strategy.

## ENERGY EFFICIENT DESIGN

- Lots are to be orientated to facilitate the siting of dwellings that will have adequate solar access.
- A minimum of seventy five per cent 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 below.



- Residences shall be designed in accordance with Council's Energy Efficiency Information Sheet to meet a 3.5 star efficiency rating.
- Applications for residential subdivision shall include an analysis of cost comparison between solar powered street lighting and main grid supply including a ten-year operating cost for each. Where the total capital cost is equal to or lower for solar-powered supply, Council will require solar-powered street lighting be installed.
- Refer to BASIX website for specifications to meet the requirements of the BASIX Certificate: [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## POTENTIALLY CONTAMINATED LAND

- The following requirements apply to any land with a history of Banana Cultivation and/or potentially contaminated lands.

- A detailed site assessment report with regard to potential soil and groundwater contamination shall be submitted with development applications for the above land.
- 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 including the following:
  - *Guidelines for Assessing Banana Plantation Sites* (EPA 1997) and;
  - *Guidelines for Consultants Reporting on Contaminated Sites*.
- The National Environment and Heritage Protection Council's *National Environment Protection (Assessment of Site Contamination) Measure (1999)* shall also be considered as part of assessment reports.
- Where the detailed site assessment indicates that a Remedial Action Plan (RAP) is required, this Plan shall accompany all Development Applications.
- These reports are to be prepared by suitably qualified and experienced professionals.
- Where the aggregate area to be remediated is more than three hectares, the development becomes designated development and requires the preparation of an Environmental Impact Statement.
- No remediation is to occur without: Council approval; compliance with the abovementioned guidelines; and compliance with SEPP 55 – Remediation of Land.

## General

- Development applications for land being potentially contaminated and/or previously used for banana cultivation shall include as a minimum, consideration of site history and the potential for soil contamination from previous land use.

- Where this consideration identifies soil contamination and/or cannot exclude the possibility of contaminated land, then a detailed site assessment shall be undertaken as above.

## ACID SULFATE SOILS

All construction works that are likely to lower the water table below one metre AHD, must consider the likelihood of Acid Sulfate Soils.

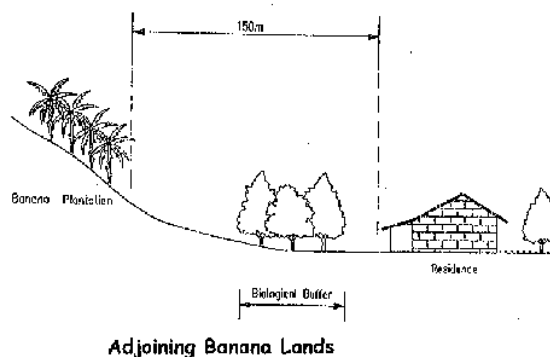
## BANANA LANDS BUFFERS

A setback of 150 metres between dwellings and any banana plantation subject to aerial spraying is to be provided unless a negotiated buffer of a lesser distance is otherwise permitted (refer diagram).

A reduced setback is permitted where aerial spraying is reduced or eliminated (i.e. where hand spraying used, where disease resistant species are planted that do not rely on spraying, etc).

A biological buffer of at least 30 metres in width and of mixed species plantings is to be provided as a component of the 150 metre buffer.

The height of the biological buffer planting is to be at least 1.5 times the release height of the aerial spray (approximately 10 to 15 metres high).



## CULTURAL HERITAGE

- Any future development has the potential to unearth artefacts. 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 1974 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 Department of Environment and Climate Change ahead of any site disturbance or destruction.

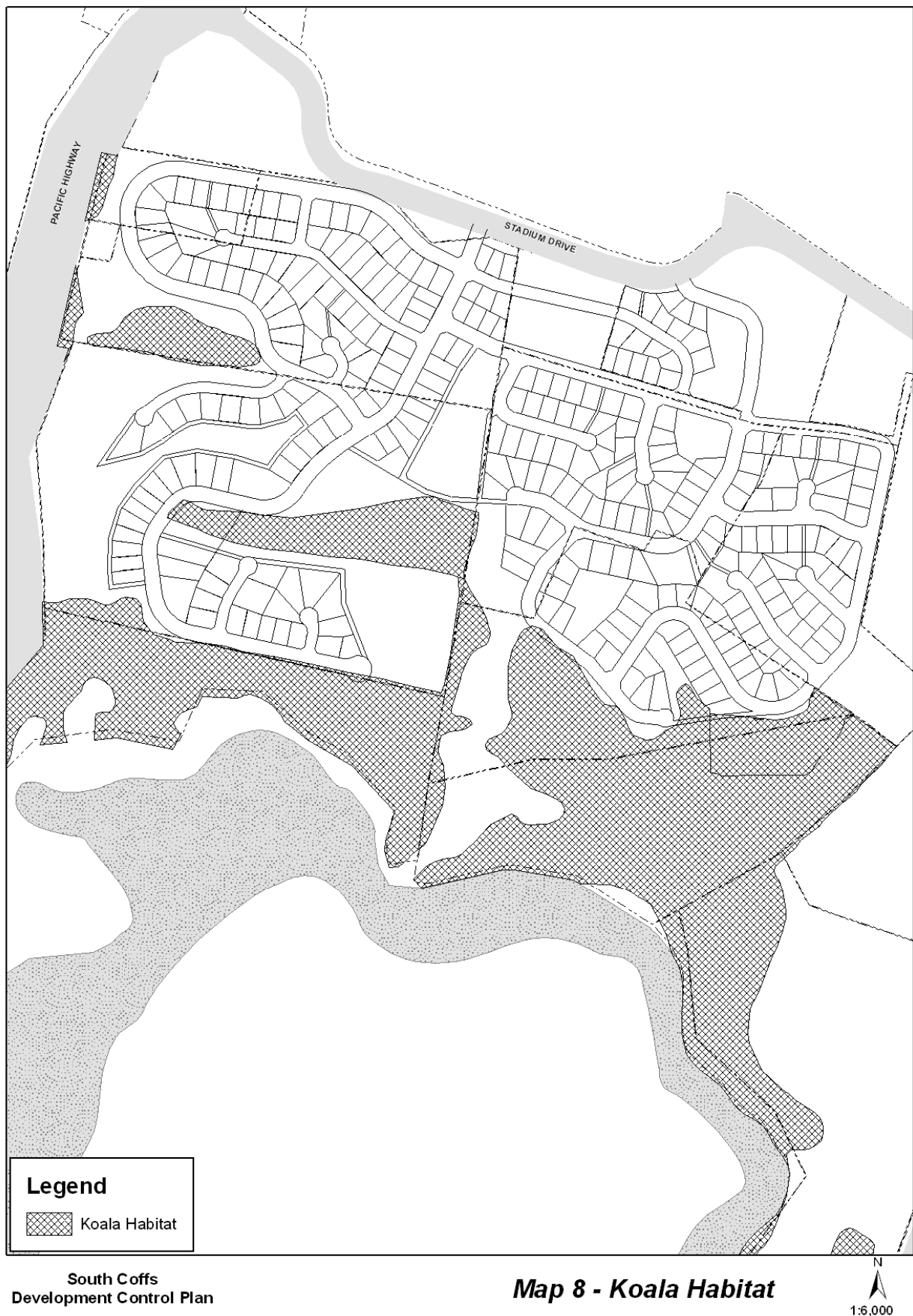
## NATURAL AND HABITAT AREAS

- Development applications shall require assessment of natural and habitat areas.
- Development shall have regard to Council's Koala Plan of Management.
- Where practical, perimeter roads shall be provided adjacent to all environmental protection areas to provide a separation distance between residential development and natural areas. Perimeter roads may be incorporated into bushfire buffers.
- Design of roads that cross key linkages shall incorporate lighting, signage and road narrowing/ traffic calming to facilitate safe crossings for koalas.

- Species diversity will be protected where environmental protection zones are implemented and managed to protect prime habitat.
- Indigenous species should be used in street planting and landscaping.
- A minimum 40 metre Fire Protection Zone (FPZ) shall be provided between koala habitat/linkages and buildings.
- Residential subdivision design shall ensure adequate building envelopes are provided in all lots to achieve the required FPZ.
- Habitat linkages will be facilitated in the design and layout of new development.
- The following provisions concern land zoned for rural residential purposes in the South Coffs Harbour Release Area:
  - no road construction shall require removal of koala habitat trees within a Environmental Protection 7A zone, unless there is no feasible alternative, and compensatory planting of two trees for each tree removed is provided;
  - all primary and secondary koala habitat is zoned Environmental Protection 7A; and
  - all lots created by a rural residential subdivision shall include a development envelope, which contains an area of 1,500m<sup>2</sup> outside of any Environmental Protection 7A zone.



## MAP 8 – KOALA HABITAT





South Coffs  
Development Control Plan

**Map 8 - Koala Habitat**

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## BUSHFIRE HAZARD

- Establishment of Asset Protection Zones is required to provide a buffer zone between any development and the bushfire hazard. A buffer of 20-40m between vegetated areas and residential development and a buffer of 60-80m for special protection purposes (i.e. aged housing and tourist accommodation) shall be provided.
- Bushfire Hazard management must comply with the provisions of the *Planning for Bushfire Protection 2001 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 services;
  - access for 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.

## NOISE AND AIR QUALITY

- Applications for subdivision within 300m of the Pacific Highway and/or land adjoining industrial areas will be required to be accompanied by an acoustic report. This report should identify measures (mounding, acoustic barriers, building design, building materials, etc) to ensure future residents are not subjected to unacceptable noise levels.

- Assessment is to be undertaken by an 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).
- Noise reduction may require judicious design in terms of location factors, internal layouts, building materials and construction.
- No additional dwellings or accommodation are to be constructed within 400m of the Coffs Coast Resource Facility's area of operation.
- Residential development of land within 200m of the crematorium emission stacks shall be designed to comply with prevailing Health Department requirements. Ancillary development including parking, access, private open space may be provided within the two hundred-metre buffer.
- Development within 200m of major sporting facilities shall be designed and constructed to reduce internal noise levels from the sporting fields.

## ROAD DESIGN AND ACCESS CONTROL

- Development shall be designed in accordance with the Traffic and Transport Strategy detailed in Part 2.
- Road design and construction works are to conform to Council's Development Design Specification.
- Local native street trees are to be planted and protected with tree guards and maintained for a period of three years.
- No access will be permitted directly onto the Pacific Highway.
- Access for residents within the proposed subdivision is to be provided by means of two intersections located along Stadium Drive. No direct access to Stadium Drive is permitted from any created lot.

- Intersection locations on Stadium Drive are to be limited to those shown in Map 4. Intersection construction will be funded by developer contributions.
- Road construction through land identified for dedication to be funded by developer contributions.
- Threshold and pavement treatments are to be provided throughout the subdivision to create an attractive streetscape.
- Roads are to be constructed in accordance with the standards in the following table:

	Collector Road	Local	Minor Road
<b>Road Reserve Width</b>	20m	15-16m	13.5 – 15m
<b>Carriageway Width</b>	9-11m	7-8m	5.5 – 7m
<b>Verge</b>	4.5 – 5.5m	2 x 4.0m	2 x 4.0m
<b>Minimum Design Speed</b>	50km/h	40km/h	25km/h

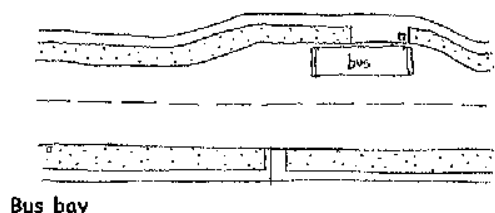
4.5	9-11	4.5	Collector
4.0	7-8	4.0	Local
4.0	5.5-7	4.0	Minor Road (cul-de-sac)

### Road Design for Bus Access

Development is to provide for:

- the safe and efficient movement of buses through the subdivision;
- appropriate road widths on roads likely to form part of a bus route;
- linking bus routes and bus stops to the pedestrian network;
- bus turning area and bus shelters;
- bus routes and bus stops are shown in Map 9 and are to be of not more than 400m from future dwellings;

- road widths and bus bays are to be provided in the design of subdivision to meet the requirements shown in the diagram; and
- bus shelters are to be provided through developer contributions.



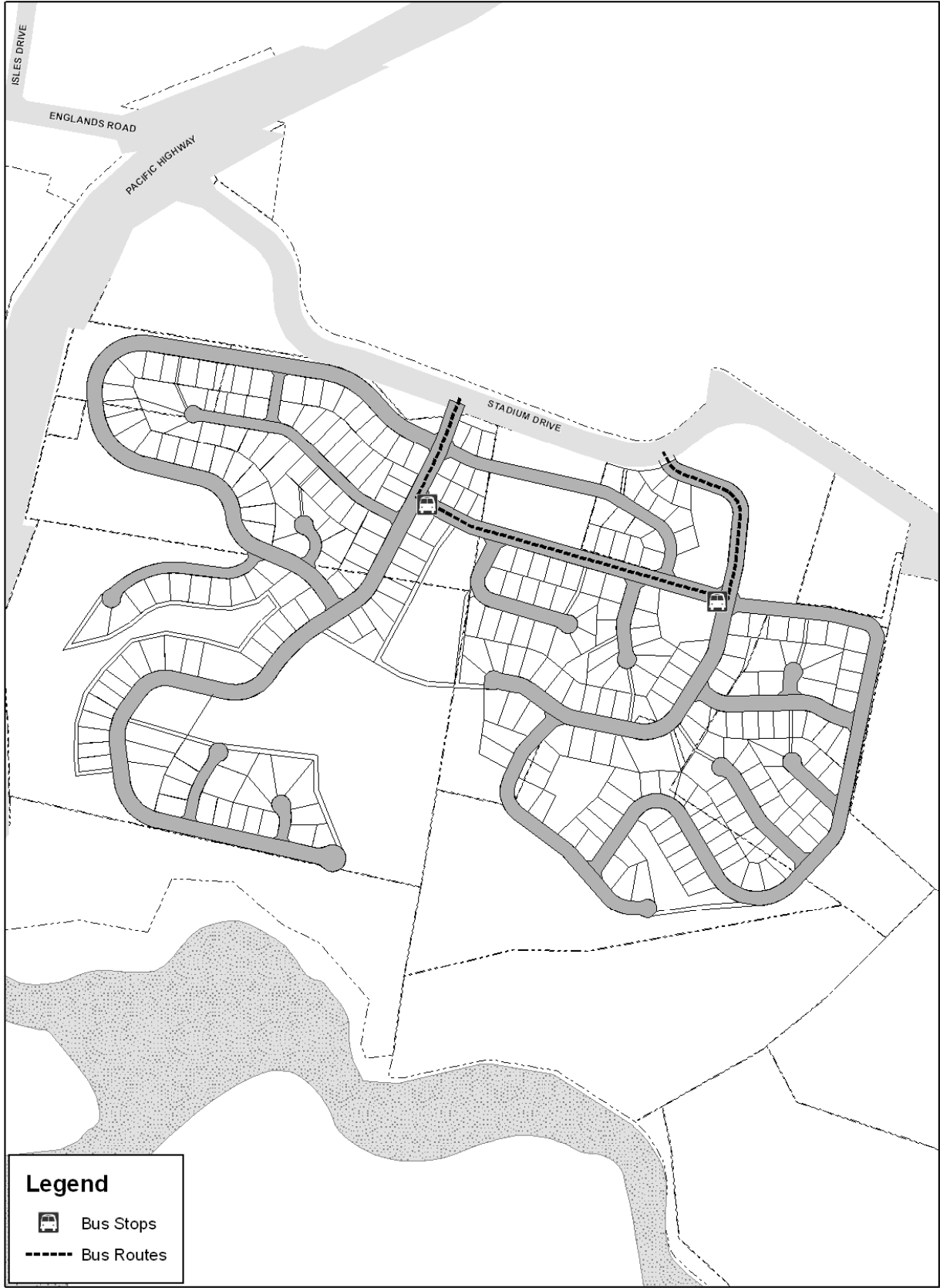
### Road Design for Bushfire Access

The following recommendations apply to bushfire prone areas:


- all public roads shall be two-wheel drive, all weather roads;
- all public roads shall be two-way, that is, at least two traffic lane widths (eight metres minimum) with shoulders on each side, allowing traffic to pass in opposite directions;
- all public roads shall restrict the use of speed humps and chicanes to control traffic;
- all public roads shall be "through" roads. Dead end roads are not recommended, but if unavoidable, dead ends should not be more than 200 metres in length, incorporate a minimum 12 metres radius-turning circle, and shall be clearly signposted as dead ends;
- the capacity of all road surfaces should be sufficient to carry fully loaded fire fighting vehicles (approximately 28 tonnes or nine tonnes per axle);
- curves should have a minimum inner radius of six metres and be minimal in number to allow for rapid access and escape;
- the minimum distance between inner and outer curves shall be six metres;


- maximum grades shall not exceed 15% or gradient specified by road design standards, whichever is the lesser gradient;
- all hydrant locations shall be provided with hardstand areas for positioning of fire appliances filling their tanks;
- perimeter roads are to have a reserve width of 20 metres; and
- internal roads are to have a minimum width of 5.5 metres with an additional one metre wide clearance to each side, free of all "street furniture".

**MAP 9 – BUS ROUTES**



**Legend**

 Bus Stops

 Bus Routes

South Coffs  
Development Control Plan

**Map 9 - Bus Routes and Bus Stops**



## **PEDESTRIAN AND CYCLEWAY PATHS**

- Pedestrian paths and cycleways are to be constructed by the developer carrying out subdivision, except where the paths/ cycleways are within identified future open space areas, where construction will be carried out as part of the developer contribution plan.
- Playground equipment, pedestrian paths and cycleways are to be provided as shown in Map 2.
- The developer is to provide footpaths in accordance with Council's requirements.
- Playground equipment is to be provided by developer contributions.

# PART 4 – GENERAL DEVELOPMENT CONTROLS

## RESIDENTIAL LOW DENSITY

### OBJECTIVES

The controls in this DCP seek to:

- encourage innovative housing that is pleasant to live in, relates to the desired future neighbourhood character, is responsive to the site and is environmentally sensitive; and
- improve the quality and choice of housing and residential environments to suit the diversity of people's needs and to meet community expectations about health, safety and amenity.

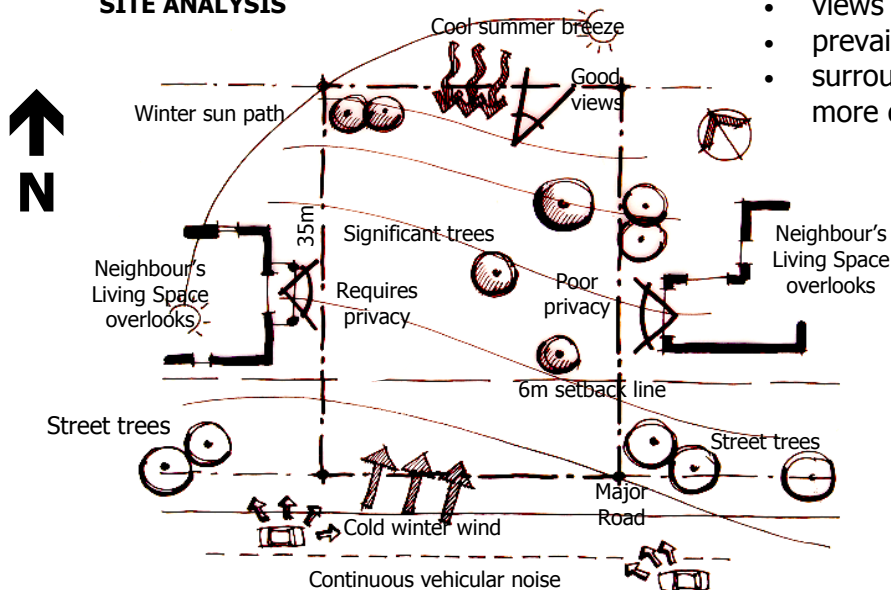
### SITE ANALYSIS

Site analysis is required to identify opportunities and constraints for building.

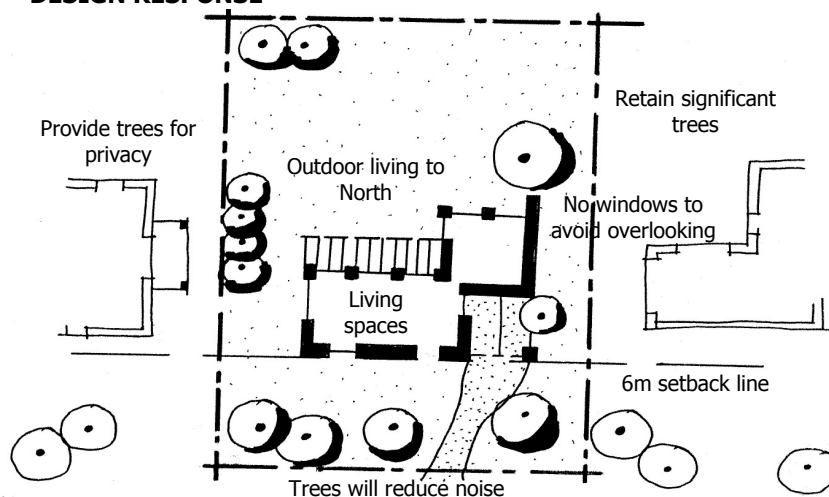
A site analysis plan (at scale 1:200) is to include:

- site dimensions (length, width);
- spot levels or contours;
- north point;
- existing site drainage;
- any contaminated soils or filled areas;
- services (easements, utilities);
- existing trees (height, spread, species);
- views to and from site;
- prevailing winds; and
- surrounding development (where three or more dwellings are proposed).

### SITE ANALYSIS

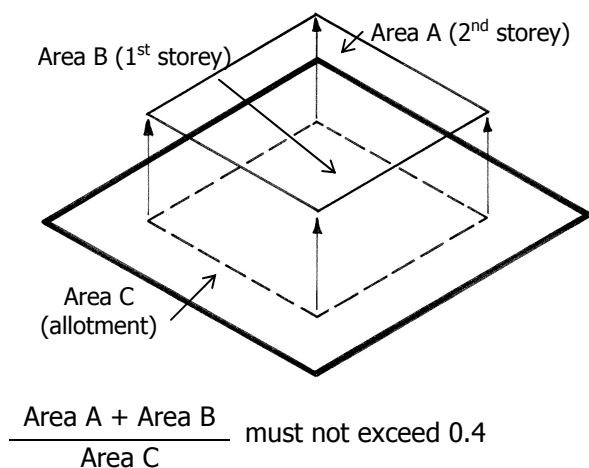


### DESIGN RESPONSE





- A minimum area of 185m<sup>2</sup> is to be provided for each dwelling for landscaping.
- For dual occupancy development, the floor area of the proposed dwellings is not to exceed a floor space ratio of 0.4:1. The following diagram indicates this.



**Note:**

- **The floor area is the sum of the areas of each floor of both dwellings excluding verandahs, all parking areas, storage sheds and the like. The floor area is to be measured from the outer face of the external enclosing walls.**
- **The floor space ratio is the floor area of the proposed dwellings, divided by the area of the existing lot.**

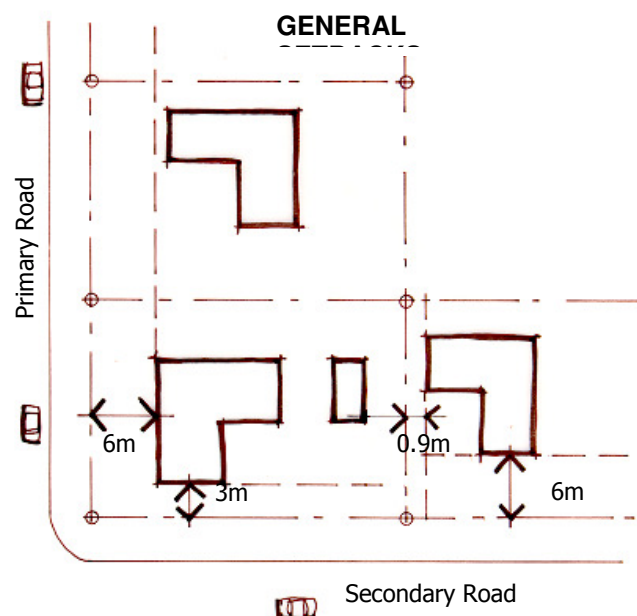
- For three or more dwellings the frontage of the property is to be at least 5.5m wide, so as to provide sufficient area to the side of the driveway for services such as garbage bin storage, water meter and mail box, as well as landscaping. For every additional dwelling over three, the width of the frontage of the property to the street is to be increased by 1m (i.e. four dwellings, frontage of 6.5m).

**Note:**

**Landscaping is that part of the lot not used for driveways, car spaces or buildings.**

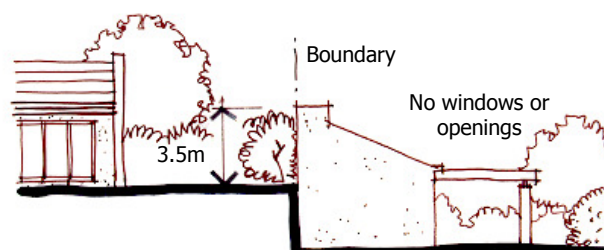
## SETBACKS

- Buildings are to be generally setback a minimum of 6m from the front boundary. On corner lots buildings can be setback 3m from the secondary street boundary.



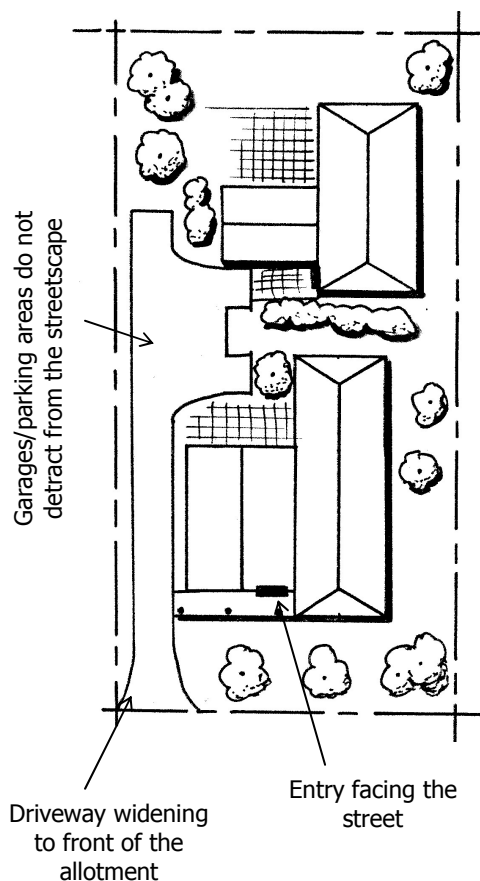
- Buildings are to be setback 20m from creeks and major watercourses.
- Side and rear setbacks are generally 900mm from walls and 675mm to outer edge of roof gutter and eaves.
- Buildings can be built to side and rear boundaries (zero setbacks) where:
  - the building has maximum boundary wall height of 3m, unless matching an existing or simultaneously constructed wall;
  - satisfactory legal arrangements for maintenance of boundary walls are in place;
  - there is no adverse impact upon the amenity of the adjoining properties;
  - there is no interruption to overland drainage paths;

## ZERO SETBACK

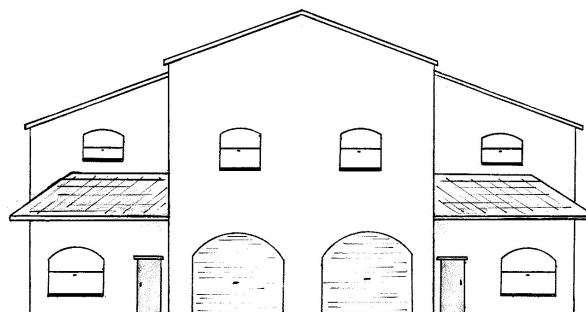


- generally, should only occur on the southern boundary;
- there are no openings in the boundary wall; and
- the wall is of fire rated masonry construction.
- The design of buildings is interesting and livable by incorporating some or all of these elements:
  - decks;
  - pergolas;
  - verandahs;
  - eaves;
  - lattice; and
  - climate control windows (i.e. louvres or small windows, selected glass).
- Use pier or pole construction on slopes in excess of 20%. A maximum of 1m cut or fill is allowed outside the buildings external walls.
- Buildings are to be designed to enhance the street, by eliminating blank, featureless walls, which detract from the appearance of the street.

## DESIRABLE DESIGN FOR DUAL OCCUPANCY



- Buildings should allow for some outlook to streets, lanes or other public space areas to increase surveillance and thereby provide for a safer environment.
- Minimise direct overlooking of living areas and private open space of other dwellings.
- Building design should provide an appropriate scale to the streetscape.
- Garages and parking structures are to be sited and designed so as not to dominate the street frontage.
- Where dual occupancy development is proposed and both dwellings will have frontage to the street, the dwellings are not to be mirror reversed.



**Mirror reversing: unacceptable design solution**

- Fencing is not to be located along a boundary adjoining public land unless it is no greater than 1.5m high, and includes either a setback for landscaping purposes, or recesses for this same purpose.

### **Note:**

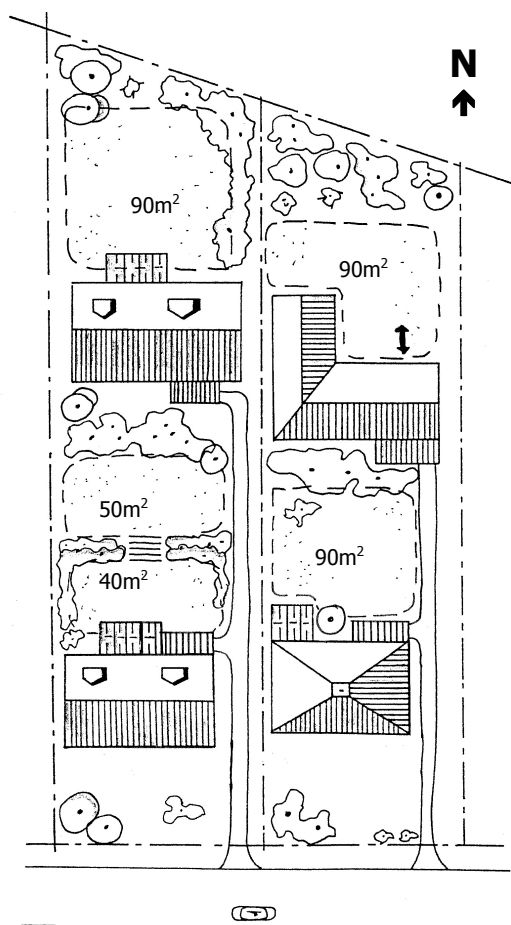
***Council is not bound to enforce S88B instruments in private matters such as density and developer preferred building materials.***

## 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 9.00 am and 3.00 pm on 22 June.
- Where the possibility of overshadowing may occur, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed building at 9.00am, 12.00 noon and 3.00pm on 22 June.

## PRIVATE OPEN SPACE

- Each dwelling is to have private open space with direct connection to indoor living areas through sliding glass doors or other similar openings. This space should be oriented to provide for maximum year round use.
- A minimum of 90m<sup>2</sup> is to be provided for each dwelling, preferably provided in one area. Consideration may be given to the division of this area into two areas, with the smallest portion being no less than 40m<sup>2</sup>.
- Each open space area is to have a minimum dimension of 4m and a slope not greater than 1 in 8.
- Private open space (including swimming pool areas) is not to be located at the front of a development adjoining public road, unless details of satisfactory fencing are included with the proposal.



- Dwellings are not to unreasonably compromise the private open space of nearby dwellings.

## VEHICLE ACCESS AND PARKING

### Parking

- Car parking is to be provided behind the front setback at the following rate:

Dwelling Type (Floorspace)	Parking Requirement per dwelling
Small dwellings ( $\leq 100\text{m}^2$ )	1 space
Large dwellings ( $> 100\text{m}^2$ )	2 spaces

- Car parking areas should be incorporated into the building or provided at, or behind, the front setback of the building.
- Where more than one space is required one parking space is allowed between the dwelling and the front boundary.
- The minimum dimensions of car parking spaces should be 2.4m x 5.5m.

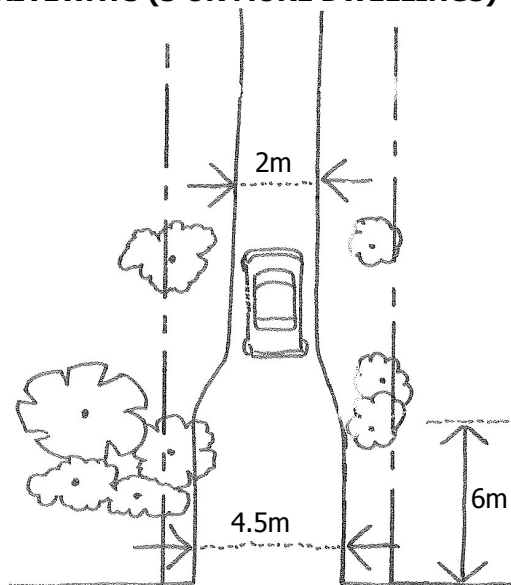
### Driveways

- To reduce the impacts of stormwater runoff, improve visual amenity, and maintain on-street car parking driveways should be minimised.
- A driveway, which serves a maximum of three dwellings, is to have a minimum paved width of 2m.
- A shared driveway, which serves three or more dwellings, is to have a minimum paved width of 4.5m at the street, continuing at this width to a depth of 6m.
- Long driveways may require 'passing points' (particularly on busy roads).
- Provision is to be made for vehicles to enter and leave the site in a forward direction, where the site is:
  - steep;
  - fronts a busy road;
  - has three or more dwellings on it;
  - subject to high pedestrian use; or
  - where driveways are more than 30m in length.

Turning areas are to be designed to allow the 85% Design Car Turning Path.

- Driveways should have gradients less than 20% and the driveway grade should not change by more than 11% for every 1.4m of driveway.

### DRIVEWAYS (3 OR MORE DWELLINGS)



**Note:**  
For minimum lot frontages and width of battleaxe handles also refer Council's Subdivision DCP.

### DEVELOPER CONTRIBUTIONS

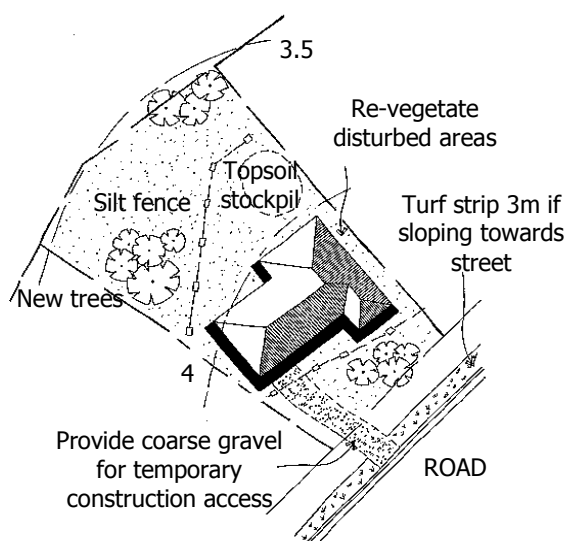
- Developer contributions are payable for any development creating two or more dwellings on one lot.

**Note:**  
Developer contributions are a monetary payment to fund increased demand for public facilities generated by the development.

### EROSION AND SEDIMENT CONTROL

- For proposals for three or more dwellings an Erosion and Sediment Control Plan is required to be submitted to and approved by Council prior to the release of the construction certificate; refer "Erosion and Sediment Control on Building and Development Sites – Policy and Code of Practice".

- For proposals for two or less dwellings the following is required:
  - three strips of turf parallel to, and against, the kerb;
  - coarse gravel to define a single construction access no more than 3m wide;
  - install sediment fence:
    - along the road frontage immediately upslope of the turf strips or around the low side of the area of construction if the site slopes away from the road;
    - around the low side of stockpiles; and
    - with the ends of the fences turned upslope;
  - all stockpiles of topsoil, sand, aggregate, spoil, vegetation or other material capable of being moved by running water shall be stored clear of any drainage lines, easements or natural watercourses, footpath, kerb or road surface;
  - before roofing material is laid, temporary or permanent guttering and downpipes shall be installed and connected to an approved stormwater disposal system; and
  - all disturbed areas shall be rendered erosion resistant by revegetation or landscaping within four weeks of building activities being completed or suspended.



## 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.

### Stormwater

- All stormwater is to be directed to the street drainage system, or to an interallotment drainage easement where available. Surface water is not to be directed to neighbouring properties. Stormwater to kerb connections are to be via kerb adapter units. House fencing should not obstruct overland flows of water. House floor levels must be at least 300mm above finished ground level.

**Note:**  
***Interallotment drainage via easements may be required.***

# SIGNS

## OBJECTIVES

The controls 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). A proposed sign will fall into one of the following three (3) categories:

### 1. Signs which are Prohibited

Signs, except real estate and temporary signs, are specifically prohibited in Environmental Protection zone Nos 7A, 7B and 7C.

### 2. Signs requiring Consent

All signs other than those listed in point 3 below require consent. Consent is sought through the lodgement of a development application (refer to procedures flow chart).

### 3. Signs not requiring Consent

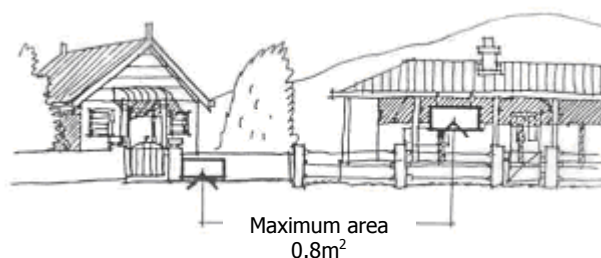
There is no need to apply for consent if the sign falls into the categories in **Table 1**. This means you may erect the sign without Council approval.

**Table 1**  
**Signs Allowed Without Consent**

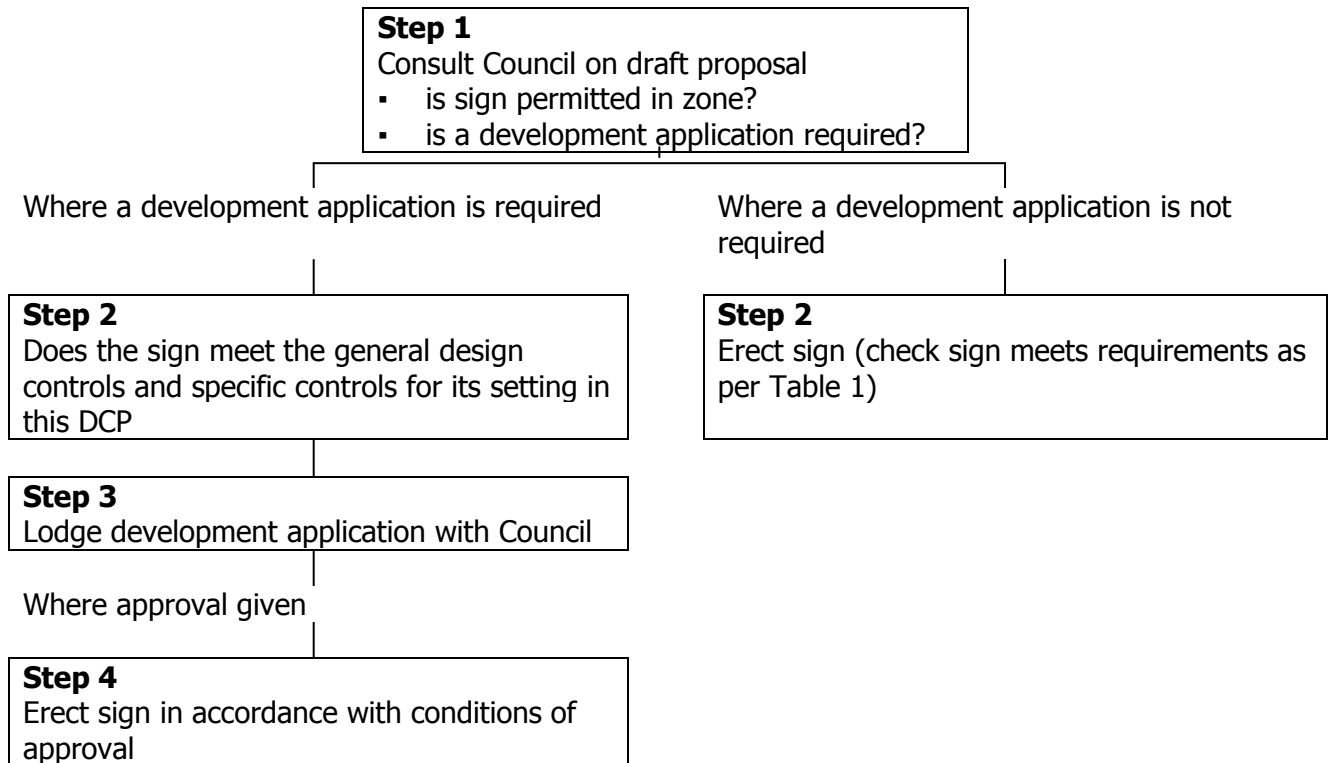
Zone	Type of Sign
Residential	One residential sign per allotment Discretionary signs
Open Space	Discretionary signs
Environmental Protection	Real Estate signs Temporary signs

## SIGNS NOT REQUIRING CONSENT

### Residential



## **PROCEDURES FLOW CHART**



### **SIGN DICTIONARY**

**"discretionary advertisement"** means:

- (a) an advertisement that is not visible from outside the site where it is located;
- (b) **a real estate sign;**
- (c) **a temporary sign;**
- (d) a public notice displayed by a public authority;
- (e) advertisements behind the glass line of a shop window;
- (f) a single **pylon sign** erected on a site lawfully used for the purpose of a tourist facility; or
- (g) **a painted wall sign.**

**"pylon sign"** means an advertisement erected on a pole (or pylon) that is independent of a building and has a height of not more than 6m but not less than 2.7m above ground level.

**"real estate sign"** means a 'For Sale' or 'To Let' sign erected at or affixed to the property the subject of the sign and:

- (a) in the case of an advertisement in respect of residential or rural premises does not exceed 2.5m<sup>2</sup> in area;
- (b) in all other cases does not exceed 4.5m<sup>2</sup> in area; and
- (c) is not displayed for more than 14 days after sale or letting.

**"residential sign"** means a non-illuminated advertisement not exceeding 0.8m<sup>2</sup> in area that indicates the name, occupation and other particular matters of the resident(s) of the premises upon which the advertisement is displayed.

**"temporary sign"** means an advertisement of a temporary nature which:

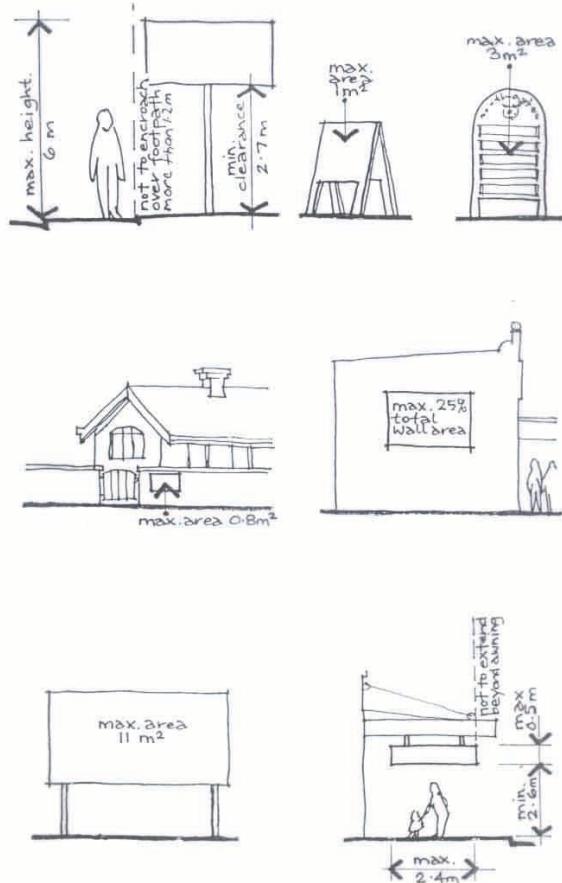
- (a) concerns any local event of a religious, educational, cultural, political, social, or recreational nature;
- (b) does not include advertising of a commercial nature, except for the name of any sponsor; and
- (c) is not displayed earlier than 28 days before the commencement date of the event and is removed within 14 days after the end of the event.

## Size of Signs

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



## RESIDENTIAL SETTINGS

- These controls apply to residential settings:
  - signs for commercial, industrial, retail or tourist/recreation activities area:
    - 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  $0.8\text{m}^2$  and are to indicate the name and occupation and other related matters of the resident only.
  - No more than one permanent sign per site should be erected.

## RESIDENTIAL





# RURAL 1B LIVING ZONE

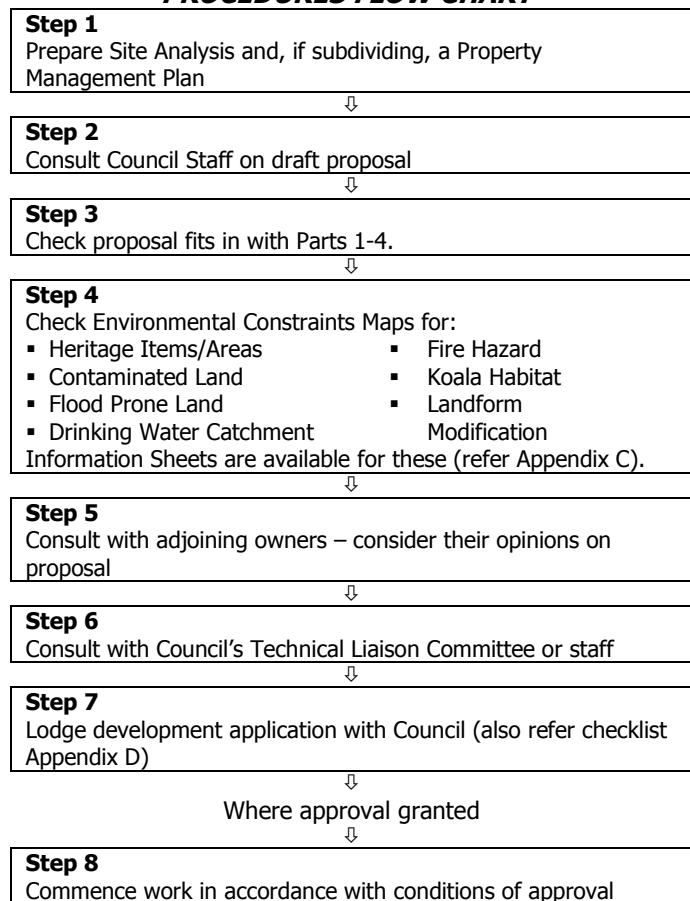
## AIM

The aim of this zone is to provide for rural residential living opportunities.

## DEVELOPMENT APPLICATION PROCESS

If your proposal is listed as being a use that is "Development with Consent" you need to lodge a development application (refer Appendix A). The process for gaining approval is described below:

### PROCEDURES FLOW CHART



## SITE ANALYSIS

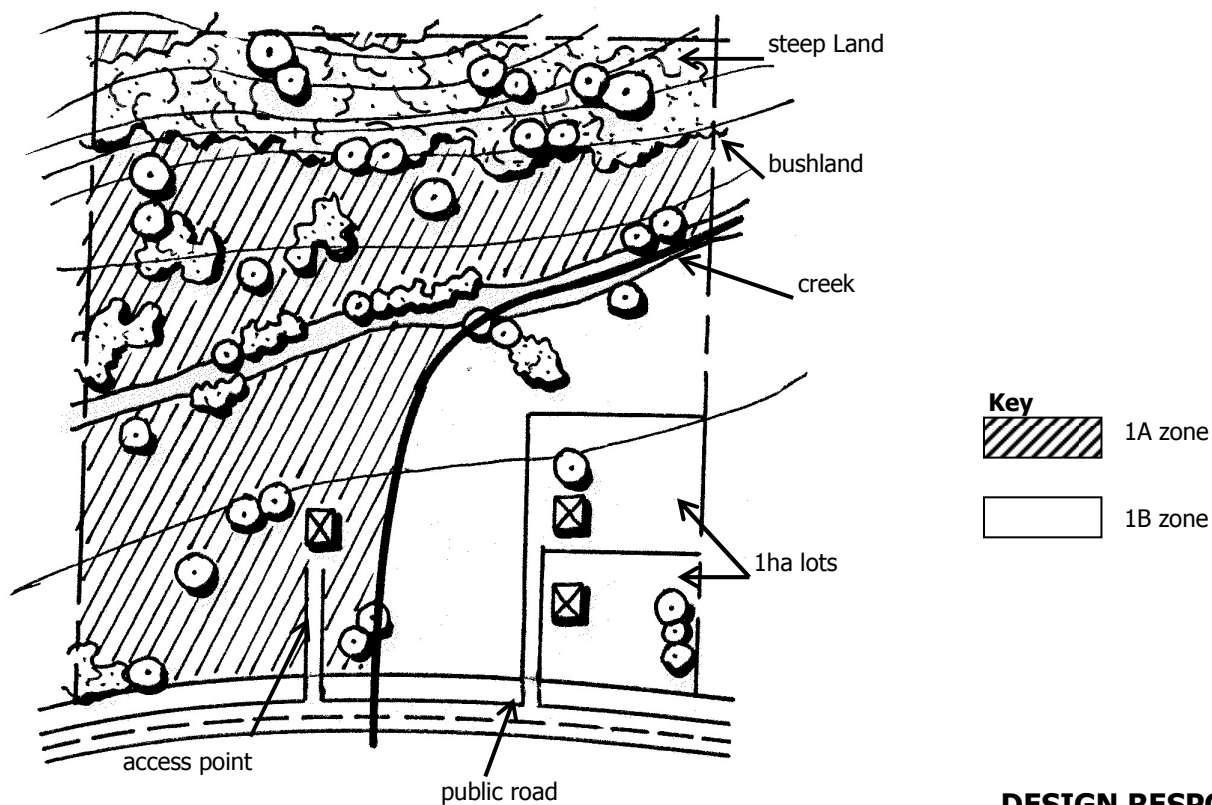
Site analysis is required to identify opportunities and constraints for building and subdivision design.

A site analysis plan (at scale 1:500) is to include, where relevant, the following:

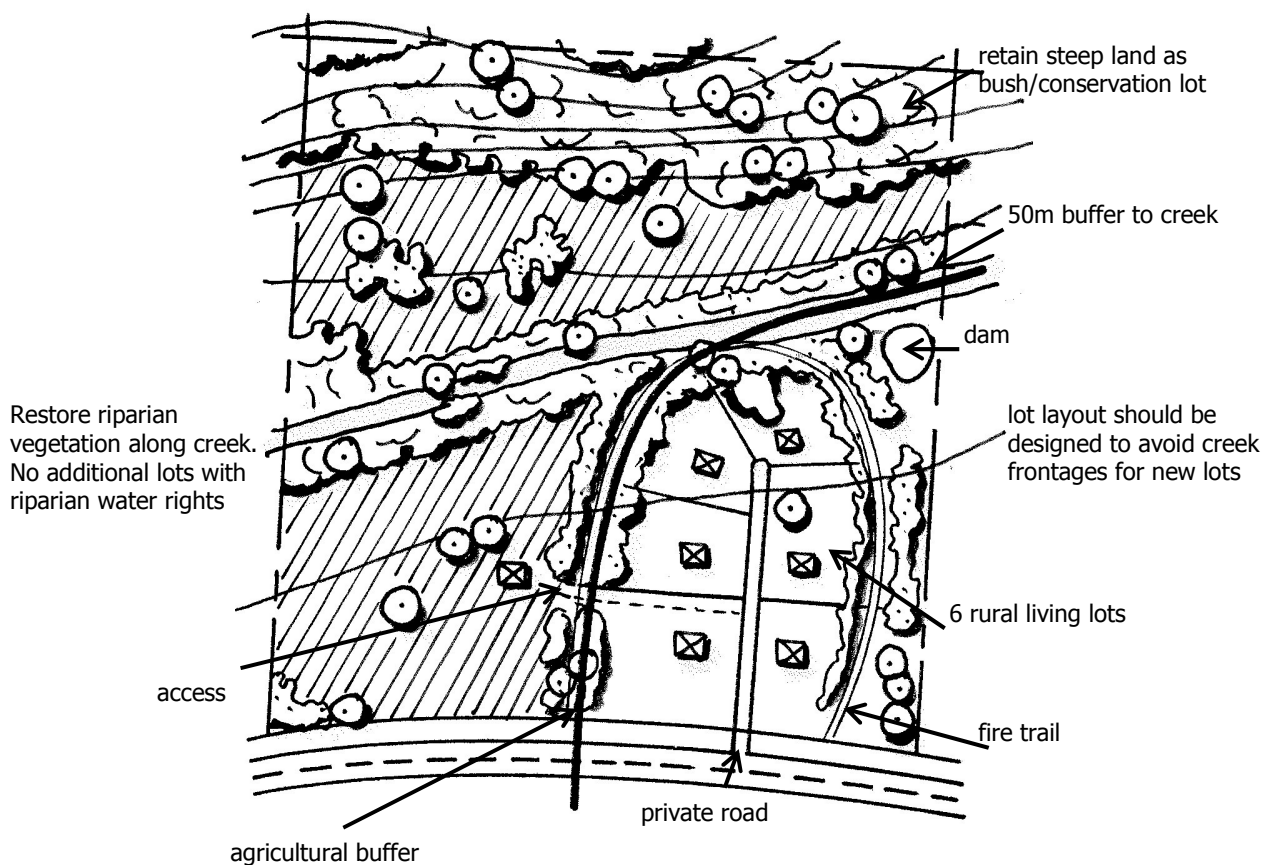
- site dimensions (length, width);
- north point;
- natural drainage, creeks, streams, watercourses;
- any contaminated soils or filled areas;
- land suitable for agriculture;
- contours, especially steep land;
- bushland;
- views to and from site;
- adjoining land uses;
- access points;
- suitable areas for effluent disposal;
- soils of the site;
- slope;
- potential land uses;
- location of dwellings;
- location of farm infrastructure (eg dams, pumps, roads, tracks, powerlines, sheds, etc); and
- areas that may require buffers.

(Refer diagram on next page).

## SITE ANALYSIS



## DESIGN RESPONSE



**Note:**  
Community Title Subdivision  
provides the flexibility for this  
type of subdivision.

## BUILDINGS

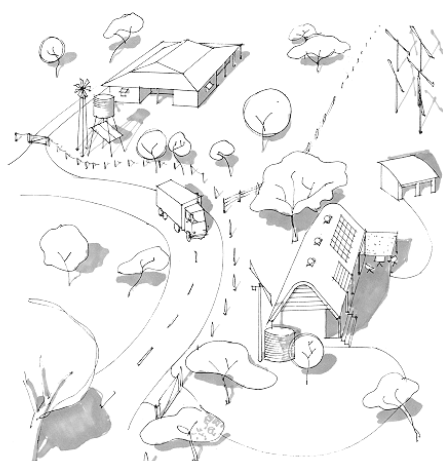
### Design

The design of buildings should be in keeping with the rural character.

Traditional materials (i.e. timber, corrugated roofing or similar) and natural colours (greys, greens, browns) are encouraged.

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

Make dwelling design energy efficient (refer BASIX Guidelines).

Fences and gates should be constructed using traditional materials and designs.

Large sheds, greenhouses and other ancillary structures should be designed, located and landscaped to reduce visual impacts on adjoining properties and public places.

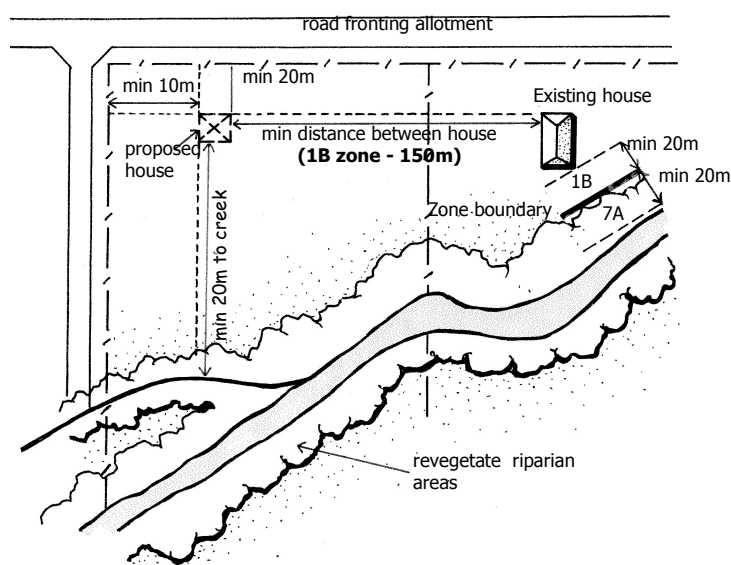
## Setbacks

Building setbacks are described in the following table and diagram.

Preferred Setbacks	Rural 1B Zone
Front (road)	20m
Side/rear	150m from nearest dwelling
Environmental Protection zone/Stream/watercourse	20m
Fire hazard	Refer to Fire Hazard Information Sheet
Corner lots (secondary road)	10m

### Note:

**Any setback required for bushfire hazard protection prevails over these setbacks.**



## NON-RESIDENTIAL DEVELOPMENT

The Hinterland and Coast have 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, cafes, art and craft galleries.

More intensive tourist facilities could be developed eg motel accommodation, integrated resorts and caravan parks. Any applications for these facilities require further consideration on their merits. Special attention is required to the following:

- access, parking, traffic;
- potable water;
- effluent disposal;
- impacts on habitat;
- bushfire; and
- impacts on amenity (noise, odour, privacy, design).

In the rural zones, tourist facilities, camp or caravan sites for temporary residency, ecotourism facilities, entertainment facilities, recreational facilities, restaurants and the like are permissible.

All applications for non-residential development will be assessed on merit having regard for the zone aim, sustainability principles and character statement described earlier.

### On-Site Effluent Disposal

- Effluent disposal is to be achieved by appropriate means having regard to circumstances and site constraints. In addition, effluent disposal must have the ability to meet health and performance criteria contained within Council's On-Site Sewage Management Strategy.
- Proponents for subdivision are to submit a detailed site and soil assessment addressing:
  - flood potential and runoff;
  - exposure;
  - slope, landform and erosion potential;
  - available land area; and
  - soil features.

## SUBDIVISION

### Lot Size

#### Rural 1B (Living) Zone

The minimum lot size that can be created by subdivision is 1ha.

On each lot created a dwelling or attached dual occupancy is permissible with consent of Council.

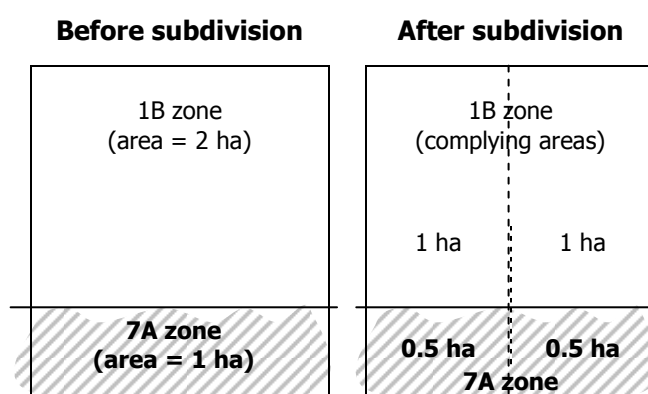
Subdivision of zone 7A is permissible where each resultant allotment contains an adequate building envelope outside the 7A zone and the subdivision is desirable for achieving long-term management of the land within the 7A zone.

Where the composite parcel contains land in zone 7A and zone 1B, each allotment is not less than the minimal area specified by Council ie 1 ha.

Where the composite parcel contains land in zone 7A and zone 1A, each allotment is no less than Council's adopted minimum for the 1A zone.

#### **Note:**

***1ha = 10,000m<sup>2</sup> = 2.47 acres***  
***Strata subdivision in rural areas for residential purposes is not permitted.***



## Boundary Adjustments

The following criteria applies to boundary adjustments:

- boundary adjustments are only permitted between allotments with existing approved dwellings erected upon them;
- development applications for boundary adjustments must provide for the preservation of existing or potentially productive agricultural, forestry or other rural land activity;
- created allotments must not be inconsistent with any development standard i.e. not less than 1 ha;
- no new dwelling entitlements are to be created under an application for a boundary adjustment;
- suitable access arrangements shall be made between adjoining properties. This includes limiting one access point onto local, arterial or main road networks and no increase in the number of existing access points;
- suitable buffers to dwellings, water courses, etc are to be provided (refer to Setbacks and Buffers Section);
- any environmental constraints to the land must be addressed (refer to Environmental Constraints Section); and
- where land is partly zoned 7A, the boundary adjustment must ensure the resultant lots contain a building envelope of not less than 1500m<sup>2</sup> outside the 7A zone.

## Riparian Areas

Coffs Harbour City Council is committed to its Camphor Laurel eradication program. Any proposal for subdivision of rural lands should identify affected areas and include a program for their removal.

Riparian areas shall not be accessed by stock, any proposal for subdivision shall incorporate:

- fencing off the area to allow rehabilitation;
- removal of weeds;
- planting of appropriate endemic species.

The activities of Landcare groups are encouraged to assist in the rehabilitation of riparian areas; the extent of any Landcare activities on the property should be shown on the plans with the development application.

## Water Rights

Subdivision proposed in accordance with this DCP, shall not enable the creation of any new water rights. Subdivision shall not create new lots with riparian access.

The design of lots should minimise boundary lengths in proportion to lot size.

Water rights conveyed under Catchment Management Plans prevail in all cases.

## ENVIRONMENTAL CONTROLS

### Constraints

Special controls apply to areas that are subject to environmental constraints, as follows:

- Koala Habitat;
- Contaminated Land;
- Flood Prone Land;
- Fire Hazard;
- Heritage.

**Note:**  
*The constraints maps can be viewed at Council.*

## Sediment And Erosion Control

Development involving earthworks or vegetation removal shall be accompanied by a Sediment and Erosion Control Management Plan in accordance with Council's Information Sheet.

## VEHICULAR ACCESS AND SERVICES

Refer to "Rural Roads Information Sheet" for vehicular access requirements.

Electricity, telephone and other connections are to be provided by the proponent.

Alternative power sources should be considered, which include:

- Photovoltaic modules (solar panels);
- Wind turbines;
- Micro hydro (water) generators; or
- A combination of these.

## Water Supply

Water tanks with a minimum capacity of 60,000 litres are required for domestic purposes.

A 10,000 litre water storage tank reserved specifically for fire fighting purposes is required (***refer to Fire Hazard Information Sheet***).

Water saving devices are to be utilised ie dual flush toilet systems, AAA-rated showerheads and aerated taps.

## Stormwater

Stormwater is not to be directed to neighbouring properties.

House floor levels must be at least 300mm above finished ground level.

## Environmental Impact Statements

Certain rural activities may require the preparation of an Environmental Impact Statement (EIS). Examples of such activities are:

- aquaculture in sensitive areas;
- construction of large artificial waterbodies;
- extractive industries;
- composting facilities and works, including facilities and works for the production of mushroom substrate; and
- turf farms.

Proponents of such activities should consult Council for advice before proceeding with their proposal.

# BUSINESS LANDS

## OBJECTIVES

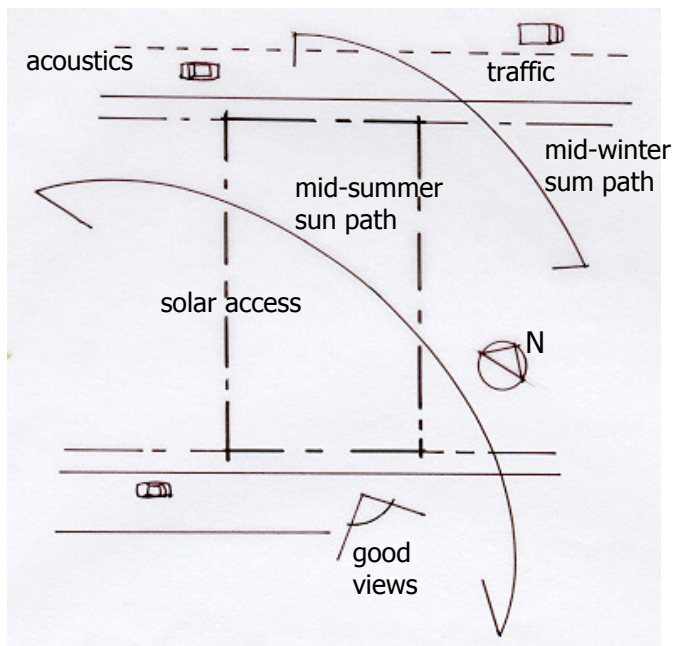
The controls in this DCP seek to:

- improve the urban form of business centres; and
- provide measures to enhance the natural and built environment.

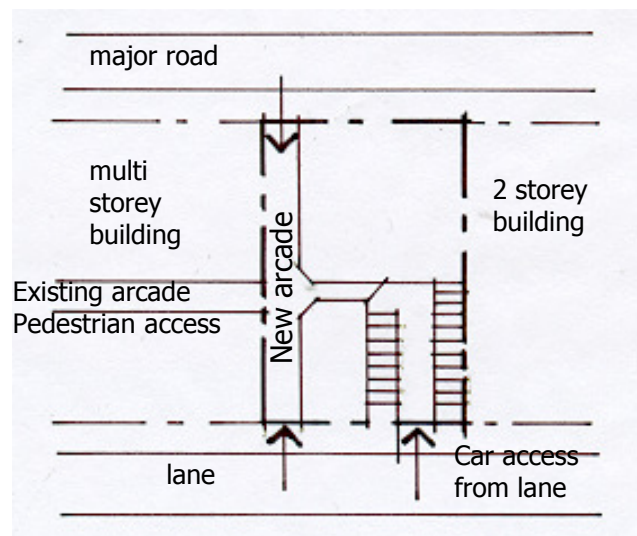
## SITE ANALYSIS

Site analysis is required to identify opportunities and constraints for building design.

## SITE ANALYSIS

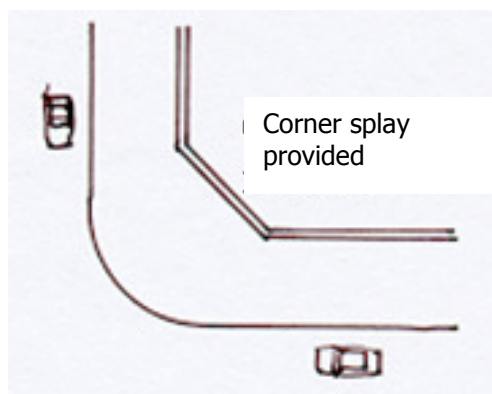


## DESIGN RESPONSE (PLAN)



## BUILDING DESIGN

- Building design should provide for a distinguishable top, middle, base and entry.



- On corner sites and sites where vistas are terminated, buildings should include special architectural emphasis acknowledging the corner or vista.
- Buildings should be designed to take advantage of views without significantly compromising the views from surrounding buildings, in particular residential buildings.
- Provide awnings or colonnades for shelter from rain and the sun; these should align with adjoining buildings.
- Make buildings energy efficient (refer to Energy Efficiency Information Sheet).

## DENSITY

- The bulk, scale and intensity of development should be consistent with the aim of the zone.
- Retail development is limited to 200m<sup>2</sup> per shop with a provision for two shops to have an individual floor space of 500m<sup>2</sup>.

- Development is not to result in a building that exceeds the floorspace ratio indicated in the table below:

Zone	Floorspace Ratio
Business 3F Neighbourhood	0.5:1
Business 3G Mixed Use	1:1

### **Note:**

**Floorspace ratio means the ratio of the gross floor area of any buildings on the site to the site area.**

## SETBACKS

- Building setbacks will be assessed on merit.

## PARKING AND ACCESS

- Applicants are requested to submit a traffic assessment with the development application.
- Off street car parking areas are to be provided in accordance with the Off Street Car Parking section of this plan.
- Car parking areas should provide for safe and efficient ingress and egress.
- Car parking areas should be screened from public areas.
- Where rear lane access is available, this should be used for direct access to car parking areas and loading/unloading areas.
- Appropriate facilities and access should be provided for people with disabilities.

## LOADING/UNLOADING BAYS

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



## **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 level.

## **HERITAGE**

- Development proposals adjacent heritage items should be accompanied by a report demonstrating the means by which the proposal will integrate with the item(s).

## **OFF-SITE INFRASTRUCTURE REQUIREMENTS**

Site frontages are to have the following minimum standards to suit this type of development. Developers will be required to upgrade site frontages, at the developer's full cost (including design), to meet these standards upon development of the property:

- 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.

## **SERVICES**

### **Waste**

- Facilities are to be provided to meet the trade waste and recyclables storage needs generated on the premises.
- Where excavation is proposed, sites for disposal of excavated material are to be nominated in the proposal for Council approval.
- Trade waste facilities are to be designed to comply with Council's Trade Waste Policy.

## **Water and Sewerage Services**

- Water and sewer connections, where not available to a lot, will require the extension of Council's main to service that lot.
- Design plans are to be prepared by a suitably qualified Engineer.

### **Stormwater**

All stormwater is to be directed to the street drainage system, or to an inter-allotment drainage easement where available. Surface water is not to be directed to neighbouring properties. Stormwater to kerb connections are to be via kerb adaptor units.

## **LANDSCAPING**

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

# INDUSTRIAL LANDS

## OBJECTIVES

The controls in this DCP seek to:

- ***encourage industrial development which is pleasant to work in, responsive to the site, environmentally sensitive and functional; and***
- ***allow for innovative industrial developments which are consistent with the character of surrounding areas.***

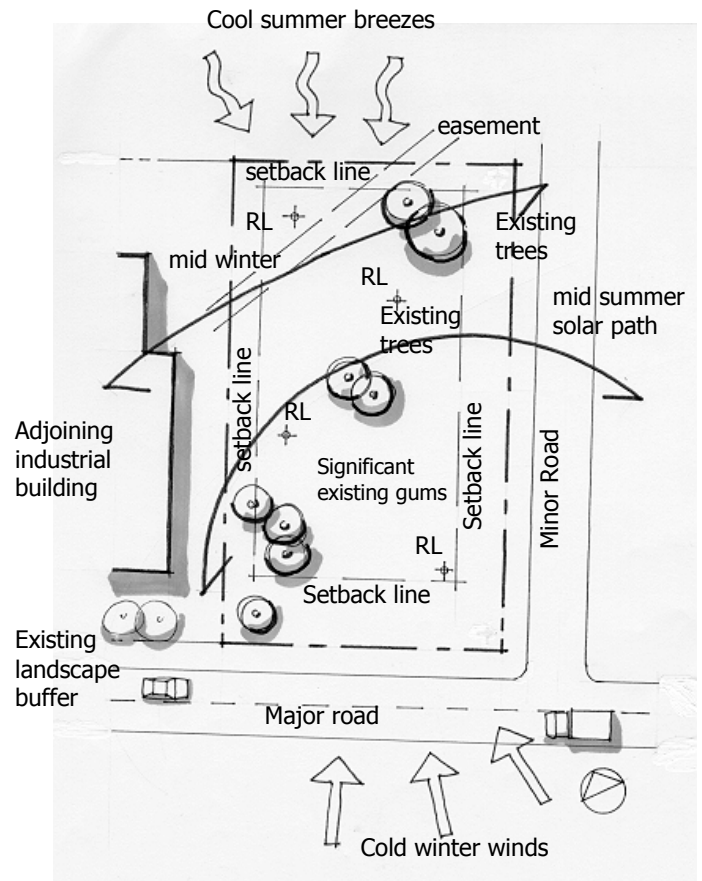
## SITE ANALYSIS

Site analysis is required to identify opportunities and constraints for building design. Proponents will need to show building envelopes.

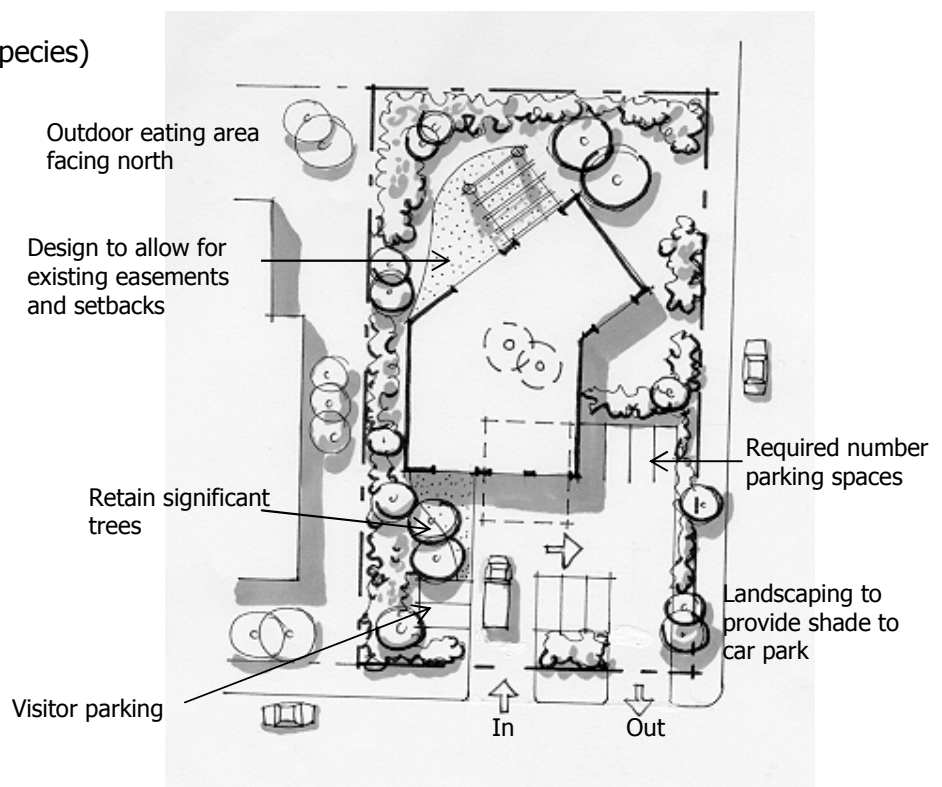
A site analysis plan (at scale 1:200) is to include:

- 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)
- Access points

## SITE ANALYSIS



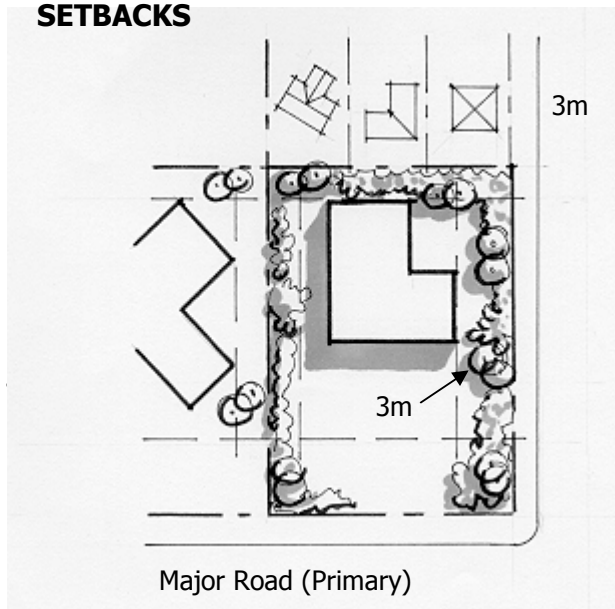
## DESIGN RESPONSE (+ PARKING/ACCESS)



## SETBACKS

- Buildings are to be setback a minimum of 6m from the front boundary.
- On corner lots buildings can be setback 3m from the secondary street boundary.

### SETBACKS



- Where buildings adjoin sensitive areas (residential or community land uses), buildings are to be setback a minimum of 3m from side and rear boundaries, and landscaped.

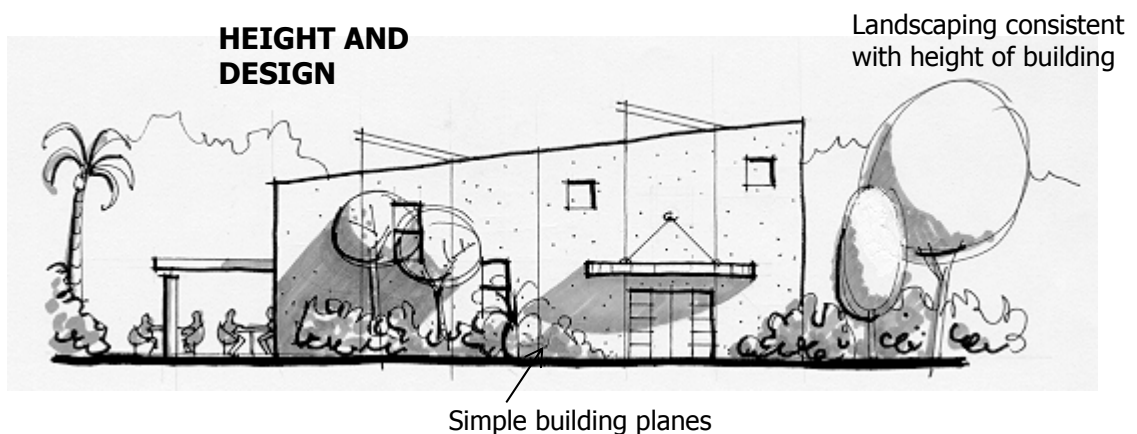
## DESIGN

- Fencing should not be provided in front of the building line.

## DWELLINGS

A dwelling, which is to be used as a caretakers or managers residence, is allowed on an industrial lot, where the need for such a residence is demonstrated.

### HEIGHT AND DESIGN



## LANDSCAPING

- Proponents of industrial developments need to submit a detailed landscape plan with the development application which shows the precise location of existing trees and proposed landscaping and an indication of trees proposed to be removed and retained.
- Landscaping should be provided in front and side setback areas and other areas of the site to improve the streetscape, soften the appearance of buildings and paved areas and to provide shade, shelter and visual screening.
- Landscape plans should be prepared by a qualified landscape architect or designer.
- Landscaping should be provided at the rear of buildings where the site abutts access streets, service roads, railway lines or residential development.
- Landscaping should include species that will grow to a height consistent with the building height.
- Landscaping in the front setback should provide a minimum of one tree (to building height), two tall shrubs (minimum 4m tall) and six small shrubs (minimum 1m) per 6m of frontage.
- Refer to the Landscaping Information Sheet for guidelines on landscape planning and species selection.

## ENVIRONMENTAL CONSTRAINTS

- Special controls apply to areas that are subject to environmental constraints. These constraints relate to:
  - Koala Habitat;
  - Acid Sulfate Soils;
  - Flood Prone Land;
  - Contaminated Land.
- Proponents of development on land identified on the constraints maps need to follow the requirements on the relevant information sheets:
  - Koala Habitat Information Sheet;
  - Acid Sulfate Soils Information Sheet;
  - Flood Prone Land Information Sheet;
  - Contaminated Land Information Sheet.

**Note:**

***The constraints maps can be viewed at Council.***



## LOADING/UNLOADING BAYS

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

## ACCESS/DRIVEWAYS

- Driveways should be designed to enable vehicles servicing the site to be able to enter and leave in a forward direction.

## EROSION AND SEDIMENT CONTROL

Where construction or works to the land are proposed an Erosion and Sediment Control Plan is to be submitted to and approved by Council; refer "Erosion and Sediment Control" Information Sheet.

## STORMWATER

All stormwater is to be directed to the street drainage system, or to an inter-allotment drainage easement where available. Surface water is not to be directed to neighbouring properties. Stormwater to kerb connections are to be via kerb adaptor units.

**Note:**  
*Interallotment drainage via easements may be required.*

## ACOUSTICS

- Hours of operation of industrial activities should be between 6.00am and 6.00pm Monday to Saturday, with no work to be undertaken on Sunday.
- Where an activity is to operate outside these hours, details should be provided addressing the necessity to do so, as well as the effect of noise impact on adjoining uses.

## SERVICES

### Water and Sewerage Services

Water and sewer connections, where not available to a lot, will require the extension of Council's main to service that lot. Design plans are to be prepared by a suitably qualified Engineer.

# OFF-STREET CAR PARKING

## OBJECTIVES

The controls in this DCP seek to:

- provide detailed parking requirements for individual land use categories; and
- ensure car parking areas relate to site conditions and meet user needs.

## DESIGN AND SAFETY

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

Motorists should easily be able to locate the car parking area. Parking spaces should be clearly marked and signposted where appropriate. Vehicles shall be able to enter and leave the site in a forward direction where a development has access along a main route, a steep site or a battle-axe site.

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

## LANDSCAPING

Proposals for parking areas shall be accompanied by a landscape plan demonstrating means to provide shade and soften the visual impact of any parking structure or parking area. Setbacks shall be determined depending on the urban form, generally major car parks (typically exceeding 100 car spaces) require a continuous landscape setback averaging six metres from the property boundary.

Car parks for developments in residential areas shall not occupy the entire front of the allotment. Existing vegetation may require retention, protection and consideration in the overall car park design. Shade tree planting is required for every eight car spaces and include the boundary of the car park. The use of grass swales to capture pollutants shall be considered (see below).

Adequate area shall be provided for tree growth to accommodate the full trunk growth of the species i.e. a minimum of one metre from the mature growth diameter of the tree.

Pits or diamonds are not permitted, as they are not adequate areas for tree growth. Root barrier and root deflector pits shall be included to protect the surrounding pavement. Alternative shade structures may be considered for internal areas of the car park layout where there is no adequate area for tree growth.

## PARKING SPACES

The number of parking spaces required for different land uses should be provided on-site in accordance with Schedule A.

Parking spaces should be designed in accordance with Australian Standard 2890.1 and 2890.2. The attached diagram provides a guideline for designing parking areas.

Car parking for disabled persons shall be provided for business, motel and other developments where disabled access to the building is required. Parking spaces for disabled persons should have a minimum dimension of 5.4m by 3.2m and located as close as practicable to the main entrance of the building.

The minimum vertical clearance for parking areas is 2.3m.

## 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.

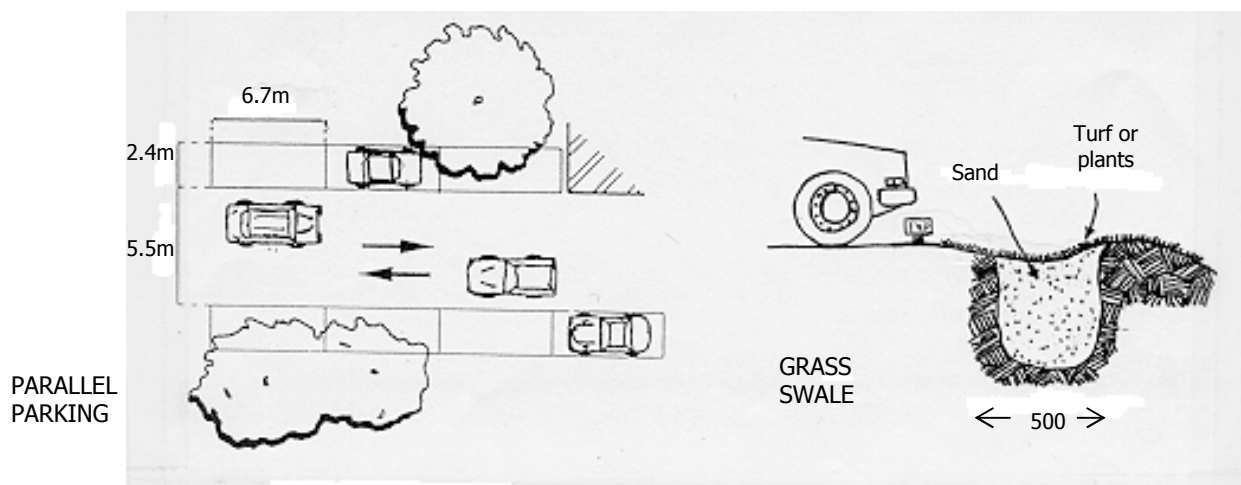
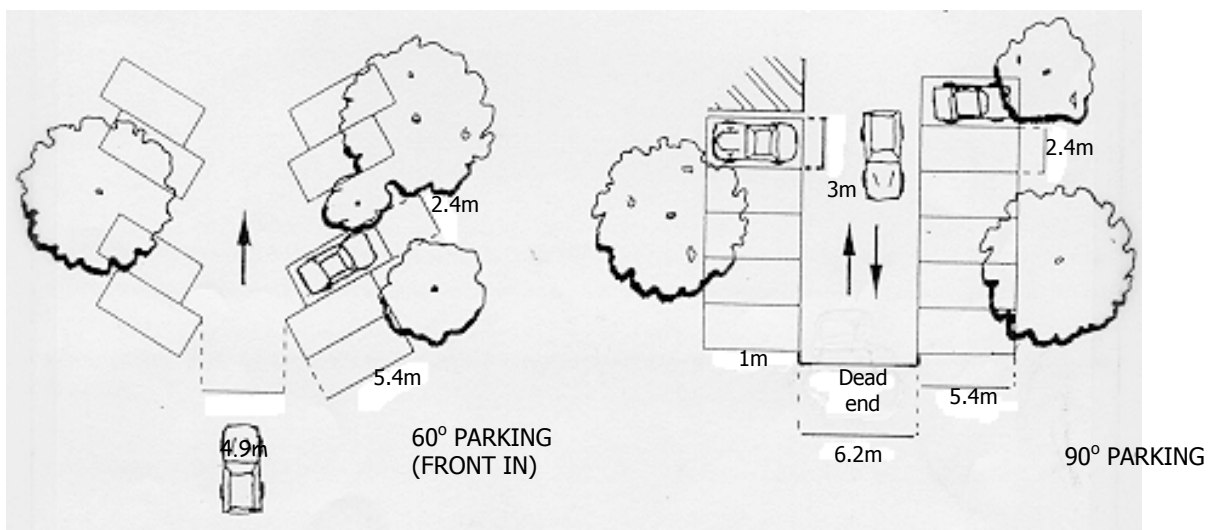
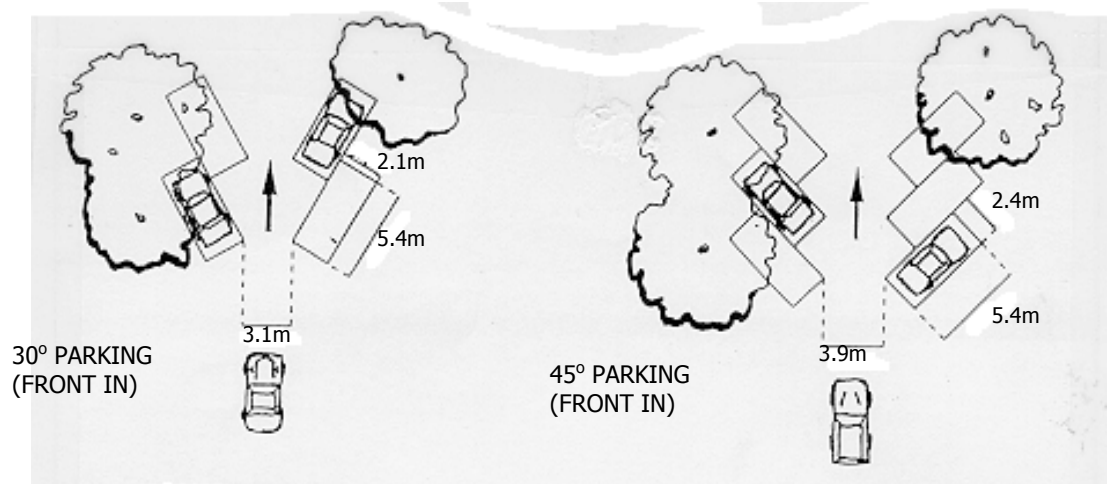
Visitor/overflow car parking is to be provided within the development site. Visitor/overflow parking is to be behind the front setback and freely accessible at all times.

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.

## ACCESS

Access to parking areas should be designed to minimise conflict between pedestrians, cyclists and traffic. Council may require road or traffic management works to ensure safe access to parking areas. Where developments front a busy road, access to rear lanes (if available) should be provided.



## SCHEDULE A - PARKING REQUIREMENTS

The following table provides a summary of the off street car parking requirements for the differing land use categories.

<b>LAND USE</b>	<b>PARKING REQUIREMENTS</b>
<b>RESIDENTIAL</b>	
<b>Dwellings</b> <ul style="list-style-type: none"> <li>Small (<math>\leq 100\text{m}^2</math> GFA)</li> <li>Large (<math>&gt; 100\text{m}^2</math> GFA)</li> </ul> Housing for Aged and Disabled Persons (SEPP 5 Provisions) <ul style="list-style-type: none"> <li>Self Contained Units</li> </ul> <ul style="list-style-type: none"> <li>Hostels</li> </ul>	1 space (behind building line)  2 spaces (at least 1 space behind building line)   PUBLIC 1 space per 5 units  PRIVATE 0.5 spaces per small unit ( $< 55\text{m}^2$ ) 0.85 spaces per medium unit ( $55 - < 85\text{m}^2$ ) 1 space per large unit ( $> 85\text{m}^2$ )  PUBLIC OR PRIVATE 1 space per 10 beds + 1 space per 2 employees + 1 space per ambulance
<b>COMMERCIAL AND RETAIL</b>	
Business and Office Premises	1 space per $40\text{m}^2$ GFA
Shops	1 space per $23\text{m}^2$ GLFA
Service Stations and convenience stores	Requirements are additive: 6 spaces per work bay (Note: stack parking acceptable) 1 space per $20\text{m}^2$ GFA of convenience store <i>If restaurant present, then greater of:</i> 1 space per $6.6\text{m}^2$ GFA, or 1 space per 3 seats)
<b>REFRESHMENTS</b>	
Restaurants	For new development sites: 1 space per $6.6\text{m}^2$ GFA For change of use of existing premises: 1 space per $23\text{m}^2$ GFA
<b>RECREATIONAL AND TOURIST FACILITIES</b>	
<b>Recreational facilities</b> <ul style="list-style-type: none"> <li>Squash courts</li> <li>Tennis courts</li> <li>Bowling alleys</li> <li>Bowling greens</li>   <li>Gymnasiums</li> </ul>	3 spaces per court 3 spaces per court 3 spaces per alley 30 spaces for first green + 15 spaces for each additional green Regional centres 1 space per $33\text{m}^2$ GFA Sub-regional centres 1 space per $22.2\text{m}^2$ GFA (minimum)



<b>LAND USE</b>	<b>PARKING REQUIREMENTS</b>
<b>RECREATIONAL AND TOURIST FACILITIES</b>	
<b>Tourist facilities</b> <ul style="list-style-type: none"> <li>• Motels</li> <li>• Hotels</li> <li>• Caravan parks</li> <li>• Marinas</li> </ul>	<p>1 space per unit + 1 space per 2 employees <i>If restaurant included then add the greater of:</i> 1 space per 13.2m<sup>2</sup> GFA of restaurant/function room, or 1 space per 6 seats + 1 space for managers residence</p> <p>Subject to parking study (see Note 4)</p> <p>1 space per caravan and tent site + 1 visitor space per 10 long term sites and 1 per 20 short term sites 1 visitor space per 40 tent sites A minimum of 4 visitor spaces must be provided in any caravan park</p> <p>If a survey of a similar existing development has not been undertaken, the following figures may serve as a general guide: 0.6 spaces per wet berth 0.2 spaces per dry storage berth 0.2 spaces per swing mooring 0.5 spaces per marina employee</p>
<b>HEALTH AND COMMUNITY SERVICES</b>	
Child care centres	<p>1 space per staff member + the provision of a safe set-down and pick-up area of 1 space per 10 children, with a minimum of 2 spaces</p>
<b>OTHER</b>	
Other developments not specified	Subject to Parking Study (see Note 4)

**Note:**

1. Depending on land use type, parking for delivery/service vehicles, courier vehicles, bicycles, buses, taxis should also be provided.
2. For mixed developments the number of car parking spaces should be calculated on the basis of each separate use eg shops with housing above would be calculated on the basis of the number of dwellings and gross floor area.
3. Calculations should be rounded up to the nearest whole number eg if the calculation determines that 2.3 spaces are required then 3 spaces would be required.
4. Where developments are subject to a parking study, the applicant will be required to undertake a parking study of a similar type of development in a similar location to determine the number of parking spaces required for the proposed development. Parking studies must be undertaken by a suitably qualified professional.
5. GFA – Gross Floor Area – see glossary for definition.

## GLOSSARY

**Gross floor area (GFA):** the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level excluding:

- columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external wall;
- lift towers, cooling towers, machinery and plant rooms, and ancillary storage space and vertical air-conditioning ducts;
- car parking areas which meet requirements of council and internal access thereto; and
- space for the loading and unloading of goods.

**Gross leasable floor area (GLFA):** the sum of the area of each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors and other public areas but including stock storage area.

# SUBDIVISION

## OBJECTIVES

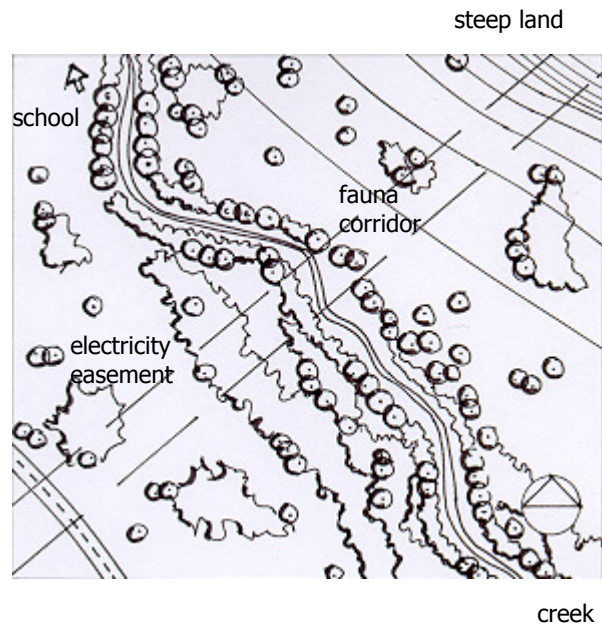
The controls in this DCP seek to:

- provide measures to protect and enhance the natural and built environment by ensuring that subdivision patterns relate to site conditions;
- ensure that subdivisions do not detract from the desired future neighbourhood character of the locality; and
- promote the orderly development of land by ensuring that the appropriate form of subdivision is used (i.e. Torrens, community, strata title) while ensuring that it is adequately serviced.

## SITE ANALYSIS

- A site analysis plan is required to identify opportunities and constraints relating to the subdivision pattern and potential end use of the land.
- A site analysis plan should be prepared having regard to the following, where relevant:
  - waterways (creeks, rivers, streams);
  - significant vegetation/habitat/ fauna corridors;
  - flood liable land;
  - steep land/land slip;
  - fire hazard;
  - access points (vehicles, pedestrians, cyclists);
  - soil conditions (acid sulfate, contaminated);
  - surrounding land uses;
  - service connections;
  - easements;
  - archaeological sites;
  - topography (contours to Australian Height Datum at 1m intervals);
  - aspect;
  - drainage systems;
  - existing buildings, driveways, septic tanks and disposal areas; and
  - street and lot layout of locality.

## SITE ANALYSIS



## DESIGN RESPONSE

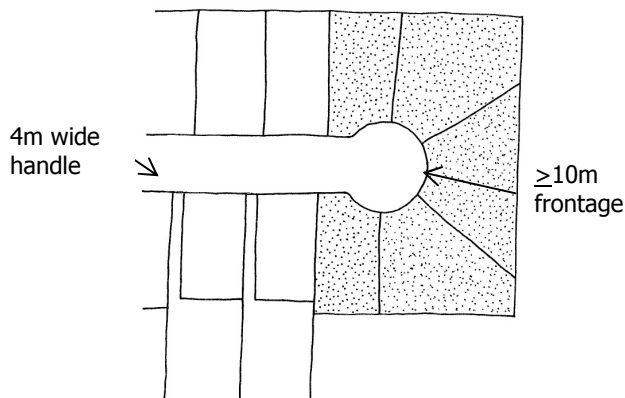


## DENSITY

- **Residential and Tourist Development** shall comply with the target densities in maps of this DCP.
- **Environmental Protection 7A**
- The minimum lot size is 40 hectares.
- **Environmental Protection 7B**
- There is no minimum lot size within this zone. Lot size is determined having regard to the merit of the subdivision.
- All lots are to have a minimum 4m frontage\* to public road\*\*, except:
  - where two 'battle axe handle' shaped lots in a (Torrens title) subdivision will share a single driveway, then the combined widths of the 'handles' of the lots are to be at least 4m wide, and each lot is to have room at its frontage for a water meter and letter box, in addition to accommodating a driveway;
  - lots which have frontage to a cul-de-sac head; these lots are to have a minimum frontage of 10m.

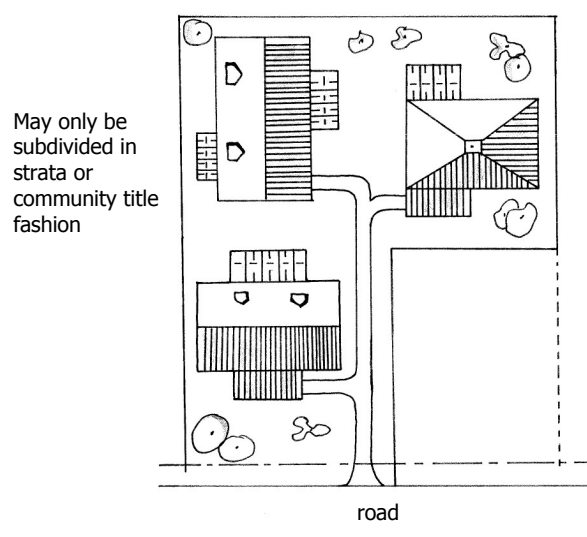
**\* = strata and community title lots may achieve such frontage via their common property.**

**\*\* = not including a lane.**

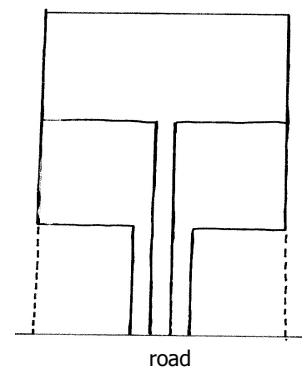


 **Lots fronting a cul-de-sac head**

- A subdivision which will involve a lot having vehicular access to a lane will only be permitted after the lot has been substantially developed (i.e. vacant lots off laneways are not to be created), and the lot adjoining the lane is to have 2m wide frontage fenced and paved to the primary road, to provide for pedestrian access, mailbox, services (water, sewer, electricity, communication).
- Where a subdivision will create more than two lots or two dwellings using a common driveway, then the form of subdivision is to be either strata or community title. In this situation, the common driveway is to be constructed in concrete a minimum of 4.5m wide at the street, continuing at this width to a depth of 6m, and thereafter of minimum width 2m, prior to the issue of the Subdivision Certificate. Adequate room at the frontage to accommodate water meters and letterboxes is also required.



- Subdivisions are not permitted where three or more 'battle axe handles' will directly adjoin.



## SERVICES

### General

#### • Urban Areas

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

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

### Stormwater Drainage

Stormwater drainage shall be designed and provided in accordance with the Precinct Specific Stormwater Strategy (refer to Attachment A).

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.

## Utility Services

Utility services must be extended to all lots within a subdivision in accordance with the following table (except for common property in community title and strata subdivisions):

Utility Service	Urban Area	Rural Residential Area	Rural area
Council's water main	Yes	No	No
Council's sewer main	Yes	No	No
Telephone	Yes*	Yes*	No
Electricity	Yes*	Yes*	Yes**

**\* = In greenfield subdivisions these services must be underground.**

**\*\* = Unless the applicant can demonstrate that alternative methods of providing electricity exists or that the provision of this service is cost prohibitive.**

Conditions on the development consent will outline how, when and to what standard, these services are to be provided.

### 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 a more colourful City 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.

## **Developer Contributions**

In many cases the payment of contributions are required to cover the cost of services and facilities which are provided by Council. These contributions are often levied with subdivision, prior to the issue of the Subdivision Certificate.

Contributions on the development consent will indicate whether these contributions are required.

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

Ordinarily, subdivisions of residential and rural residential 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**
- **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 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

The following is to be included in a 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.



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