

# Part A Introduction

## A1 NAME OF PLAN

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This Plan is called the Coffs Harbour Development Control Plan 2015.

## A2 COMMENCEMENT

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This Plan commences on the date that public notice, of its [approval](#) by Council, is given in a local newspaper or on a later date specified in the notice.

## A3 PURPOSE OF PLAN

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The Coffs Harbour Development Control Plan (DCP) 2015 has been prepared in accordance with Part 3 Division 6 of the [Environmental Planning and Assessment Act 1979](#) and in accordance with Part 3 of the [Environmental Planning and Assessment Regulation 2000](#).

The purpose of this Plan is to give effect to the aims of the [Coffs Harbour Local Environmental Plan \(LEP\) 2013](#), to facilitate development that is permissible under the [Coffs Harbour LEP 2013](#) and achieve the objectives of land use zones under the [Coffs Harbour LEP 2013](#).

In accordance with section 79C of the [Environmental Planning and Assessment Act 1979](#), the [consent authority](#) is required to take into consideration the relevant provisions of this Plan in determining applications for development in the Coffs Harbour Local Government Area (LGA).

## A4 LAND TO WHICH THIS PLAN APPLIES

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This Plan applies to all land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

## A5 OBJECTIVES

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### ***Environmental Sustainability***

- To ensure that development responds appropriately to the environmental characteristics of the land.
- To protect and conserve [high conservation value land](#).
- To ensure that development incorporates best practice water sensitive urban design techniques.
- To minimise adverse impacts on the water quality of receiving waterways.
- To conserve the environmental heritage of Coffs Harbour in accordance with the principles of the Burra Charter.

### ***Social Sustainability***

- To provide safe and attractive neighbourhoods that meet the diverse needs of the community and offer a wide choice of housing, leisure opportunities and community facilities.
- To lessen the dependence on cars by improving the accessibility of public transport services and the provision of infrastructure to encourage walking and cycling.
- To ensure that adequate community facilities are provided in all new residential areas.

## Civic Leadership

- To ensure that development is consistent with the principles of the [Coffs Harbour 2030 Community Strategic Plan](#).
- To ensure that assessment of development proposals is transparent, consistent and accountable.

## 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 ensure that development contributes to the economic growth of Coffs Harbour and provides for local employment opportunities.
- To ensure that water and sewerage facilities are provided in a timely manner in accordance with Council's [Development Servicing Plans](#).
- To require developers to forward fund any works required ahead of Council's [Development Servicing Plans](#).
- To ensure that business development supports the Commercial Core as the primary business district of Coffs Harbour.
- To ensure that business development is consistent with the Review of Coffs Harbour [Business Centres Hierarchy](#) (Strategy Hunter 2011).

## A6 DEFINITIONS

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**Aboriginal object** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Aboriginal object** means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

**Aboriginal place of heritage significance** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Aboriginal place of heritage significance** means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the [Heritage Map](#), that is:

- the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

Note. The term may include (but is not limited to) places that are declared under section 84 of the [National Parks and Wildlife Act 1974](#) to be Aboriginal places for the purposes of that Act.

**Access handle or laneway** means the portion of a [battle-axe lot](#) primarily providing vehicular and services access to a road.

**Accessway** means a continuous accessible path of travel (as defined in [Australian Standards](#) (AS) 1428.1) to, into or within a building.

**Acid Sulfate Soils Map** means the [Coffs Harbour LEP 2013 Acid Sulfate Soils Map](#).

**Addition** means building works outside the existing building footprint or works that increases the total floor space, for example new rooms being constructed to the side or above an existing dwelling.

**Advertised development** for the purposes of this Plan means development specified in [B1.1](#) requirement (2) of this Plan.

**Alteration** means building works within the existing building footprint where, for example, internal walls may be removed and the building reconfigured for alternative or the same purpose, but which does not increase the total floor space. May include new or resized windows and doors or new roof design.

**Ancillary development** means any of the following that are not [exempt development](#) under [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or [Coffs Harbour LEP 2013](#):

- access ramp;
- [awning](#), blind or canopy;
- balcony, deck, patio, pergola, terrace or verandah that is attached to a [dwelling house](#);
- carport that is attached to a [dwelling house](#);
- detached studio;
- [driveway](#), pathway or paving;
- fence or screen;
- garage that is attached to a [dwelling house](#);
- outbuilding;
- rainwater tank that is attached to a [dwelling house](#);
- retaining wall; and
- swimming pool or spa pool and child-resistant barrier.

**Approval** means [development consent](#), or a [tree permit](#), or other [approval](#) as specified.

**Archaeological assessment** has the same meaning as a [Heritage Impact Statement](#) as defined in [Coffs Harbour LEP 2013](#), including a written report prepared in accordance with the [Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW](#) (Office of Environment and Heritage 2011).

**Archaeological site** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

[Archaeological site](#) means a place that contains one or more relics.

**Articulation zone** means a notional area projecting three metres forward of the front building line within which building elements such as:

- entry features or porticos;

- balconies, decks, patios, pergolas;
- terraces or verandahs;
- awnings or other features over a window; and
- sun shading features;

may be incorporated up to a maximum of 50% of the notional area, when viewed from above.

**Australian standards** are published documents setting out specifications and procedures designed to ensure products, services and systems are safe, reliable and consistently perform the way they were intended to. They establish a common language which defines quality and safety criteria.

**Average Recurrence Interval** means the long-term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods with a discharge as great as, or greater than, the 20 year **Average Recurrence Interval** flood event will occur on average once every 20 years. **Average Recurrence Interval** is another way of expressing the likelihood of occurrence of a flood event.

Note:

- The 100 Year **Average Recurrence Interval** flood level means a flood with a discharge as great as, or greater than, the 100 year **Average Recurrence Interval** flood event will occur on average once every 100 years. **Average Recurrence Interval** is another way of expressing the likelihood of occurrence of a flood event.
- The 500 Year **Average Recurrence Interval** flood level means a flood with a discharge as great as, or greater than, the 500 year **Average Recurrence Interval** flood event will occur on average once every 500 years. **Average Recurrence Interval** is another way of expressing the likelihood of occurrence of a flood event.

**Awning** means a predominantly horizontal structure that projects over a footpath from the host building to provide weather protection for pedestrians.

**BASIX Certificate** has the same meaning as in the [Environmental Planning and Assessment Regulation 2000](#).

Note. This term means:

**BASIX certificate** means a certificate issued by the Director-General under clause 164A [of the [Environmental Planning and Assessment Regulation 2000](#)].

### **Battle-axe lot**

has the same meaning as in [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).

Note. The term is defined as:

**Battle-axe lot** means a lot that has access to a road by an access laneway.

**Building maintenance** means the upgrade or replacement of like for like materials on an existing building, but not including any increase in total floor area, such as re-painting, replacement of roof sheeting, replacement of guttering etc., typically with like for like materials.

**Business identification sign** has the same meaning as in [Coffs Harbour LEP 2013](#).



Note. This term means:

Business identification sign means a sign:

- that indicates:
  - the name of the person or business, and
  - the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note. Business identification signs are a type of signage—see the definition of that term in this Dictionary.

Coastal hazard means the following:

- beach erosion;
- shoreline recession;
- coastal lake or watercourse entrance instability;
- coastal inundation;
- coastal cliff or slope instability;
- tidal inundation, and
- erosion caused by tidal waters, including the interaction of those waters with catchment floodwaters.

Coastal Hazard Map means the Coffs Harbour Development Control Plan 2015 Coastal Hazard Map.

Coastal wetland means land to which [State Environmental Planning Policy No 14 – Coastal Wetlands](#) applies.

Coffs Harbour Fine Scale Vegetation Mapping means the fine scale vegetation mapping and associated documents adopted by Coffs Harbour City Council 13 December 2012.

Coffs Harbour Koala Plan of Management means the Coffs Harbour City [Koala Plan of Management](#), published in November 1999.

Compensatory planting means replacing the loss of biodiversity values associated with the removal (or other specified action) of high conservation value vegetation in accordance with E1.2 of this Plan.

Complying development has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. The term is defined as:

Complying development is development for which provision is made as referred to in section 76A (5) [of the [Environmental Planning and Assessment Act 1979](#)].

Consent authority has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. The term is defined as:

Consent authority means in relation to a development application or an application for a complying development certificate, means:

- the council having the function to determine the application, or
- if a provision of this Act, the regulations or an [environmental planning instrument](#) specifies a Minister, the Planning Assessment Commission, a joint regional planning panel or public authority (other than a council) as having the function to determine the application—that Minister, Commission, panel or authority, as the case may be.

[Contaminated land](#) means land in, on or under which any substance is present at a concentration above the naturally present in, on or under the land and that poses, or is likely to pose, an immediate or long term risk to human health or the environment.

[Contaminated Land Management Policy](#) means the [Contaminated Land Management Policy](#) adopted by Coffs Harbour City Council.

[Contributions plan](#) has the same meaning as in the [Environmental Planning and Assessment Regulation 2000](#).

Note. This term means:

[Contributions plan](#) means a [contributions plan](#) referred to in section 94EA [of the [Environmental Planning and Assessment Act 1979](#)].

[Crime prevention through environmental design](#) is a multi-disciplinary approach to deterring criminal behaviour through environmental design. [Crime prevention through environmental design](#) strategies rely upon the ability to influence offender decisions that precede criminal acts.

[Critical habitat](#) has the same meaning as in the [Threatened Species Conservation Act 1995](#).

Note: this term means:

[Critical habitat](#) means habitat declared to be [critical habitat](#) under Part 3 [of the [Threatened Species Conservation Act 1995](#)].

[Cul-de-sac](#) means a reasonably short [street](#) with a bulbous dead-end.

[Dedication of Land Policy](#) means the Coffs Harbour [Dedication of Land Policy](#) adopted by Coffs Harbour City Council.

[Deep soils zones](#) means areas of natural ground retained within a development, uninhibited by artificial structures and within relatively natural soil profiles.

[Density Map](#) means the Coffs Harbour Development Control Plan 2015 [Density Map](#).

[Designated development](#) has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. This term means:

[Designated development](#) has the meaning given by section 77A [of the [Environmental Planning and Assessment Act 1979](#)].

Note. pursuant to section 77A [designated development](#) is development that is declared to be [designated development](#) by an [environmental planning instrument](#) or the regulations and does not include [State significant development](#) despite any such declaration.

**Detailed site investigation** means an investigation to define the extent and degree of contamination, to assess potential risk posed by contaminants to health and the environment, and to obtain sufficient information for the development of a **remedial action plan** if required.

**Development application** has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. This term means:

**Development application** means an application for consent under Part 4 [of the [Environmental Planning and Assessment Act 1979](#)] to carry out development but does not include an application for a **complying development** certificate.

**Development consent** has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. This term means:

**Development consent** means consent under Part 4 [of the [Environmental Planning and Assessment Act 1979](#)] to carry out development and includes, unless expressly excluded, a **complying development** certificate.

**Development servicing plan** means the Servicing Plan for either Wastewater or Water Supply adopted by Coffs Harbour City Council.

**Development specifications** mean the specifications adopted by Council describing the planning, design and construction standards that apply to development and subdivision proposals.

**Driveway** means the constructed pavement for vehicular travel on private land.

**Driveway crossover** means the kerb and gutter or layback and constructed pavement for vehicular travel to a lot over public land.

**Dual occupancy** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Dual occupancy** means a **dual occupancy** (attached) or a **dual occupancy** (detached).

Note. Dual occupancies are a type of **residential accommodation**—see the definition of that term in the [Coffs Harbour LEP 2013](#) Dictionary.

**Dual occupancy (attached)** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Dual occupancy (attached)** means two dwellings on one lot of land that are attached to each other, but does not include a **secondary dwelling**.

Note. Dual occupancies are a type of **residential accommodation**—see the definition of that term in the [Coffs Harbour LEP 2013](#) Dictionary.

**Dwelling house** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Dwelling house means a building containing only one dwelling.

Note. Dwelling houses are a type of residential accommodation—see the definition of that term in this Dictionary.

Earthworks has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Earthworks means excavation or filling.

Ecological harvesting plan means a plan prepared in accordance with the [Private Native Forestry Code of Practice Guideline No. 6](#).

Educational establishment has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Educational establishment means a building or place used for education (including teaching), being:

- a school, or
- a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

Emergency

has the same meaning as in the [State Emergency and Rescue Management Act 1989](#).

Note. This term means:

Emergency means an emergency due to an actual or imminent occurrence (such as fire, flood, storm, earthquake, explosion, terrorist act, accident, epidemic or warlike action) which:

- endangers, or threatens to endanger, the safety or health of persons or animals in the State, or
  - destroys or damages, or threatens to destroy or damage, property in the State,
- being an emergency which requires a significant and co-ordinated response.

Endangered ecological community has the same meaning as in the [Threatened Species Conservation Act 1995](#).

Note: this term means:

Endangered ecological community means an ecological community specified in Part 3 of Schedule 1 [of the [Threatened Species Conservation Act 1995](#)].

Environmental planning instrument has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note: this term means:

Environmental planning instrument means an environmental planning instrument (including a SEPP or LEP but not including a DCP) made, or taken to have been made, under Part 3 [of the [Environmental Planning and Assessment Act 1979](#)] and in force.

Erosion escarpment means the vertical or near vertical drop in the profile of a beach caused by tidal or storm erosion.

**Essential facility** for the purposes of this Plan means a community facility which provides an important contribution to the notification and evacuation of the community during flood events; such as hospitals, SES, Ambulance, Police and Fire Stations and public utility undertaking (including generating works) which may cause unacceptable pollution of waterways during flooding and are essential to evacuation during period of flood or if affected during flood events would unreasonably affect the ability of the community to return to normal activities after flood events.

**Exempt development** has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. This term means:

**Exempt development** is development for which provision is made as referred to in section 76 (2) [of the [Environmental Planning and Assessment Act 1979](#)].

**Fenestration** means the arrangement and design of windows and openings within a building.

**Fill** means the importation of **fill** material onto a site or compensatory **earthworks** other than the raising of ground levels by less than 100mm over 50% of the site.

**Flood planning level** means the level of a 1:100 **average recurrence interval** flood event plus 0.5 metres **freeboard**.

**Floodways** mean those areas of the floodplain where a significant discharge of water occurs during floods. They are often aligned with naturally defined channels and are areas that, even if only partially blocked, would cause a significant redistribution of flood flow, or a significant increase in flood levels.

**Freeboard** is a factor of safety expressed as the height above the design flood level to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, including levee and embankment settlement, and other effects such as climate change.

**Freshwater wetlands** means a freshwater wetland as defined in Volume 2: [Vegetation Community Profiles of the Coffs Harbour Local Government Area](#) (Office of Environment and Heritage 2012).

**Front Setbacks Map** means the Coffs Harbour Development Control Plan 2015 [Front Setbacks Map](#).

**Geotechnical report** means a report detailing the results of below ground investigations undertaken to establish compressibility, strength and other characteristics of the land likely to influence a development proposal.

**Greenfield** means land that has not been previously developed.

**Gross floor area** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- the area of a mezzanine, and
- habitable rooms in a basement or an attic, and

- any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- any area for common vertical circulation, such as lifts and stairs, and
- any basement:
  - storage, and
  - vehicular access, loading areas, garbage and services, and
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- car parking to meet any requirements of the [consent authority](#) (including access to that car parking), and
- any space used for the loading or unloading of goods (including access to it), and
- terraces and balconies with outer walls less than 1.4 metres high, and
- voids above a floor at the level of a storey or storey above.

**Gross leasable floor area** means 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.

**Habitable room** has the same meaning as the Building Code of Australia.

Note: this term means:

**Habitable room** means any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room and play room.

**Hard landscaping** means structures of physically hard materials to make architectural features in a garden design (or other landscaped area) such as paths, walls, fences, pergolas, patios, decking and water features.

**Hazard line** means any of the Immediate, 2050 or 2100 Hazard Lines.

**Hazard zone** means any of the Immediate, 2050 or 2100 Hazard Zones.

Note:

- Immediate **Hazard Line** means a line defined by the adopted Coffs Harbour Coastal Processes and Hazards Definition Study, and as shown on the [Coastal Hazard Map](#).
- Immediate **Hazard Zone** means land seaward from the Immediate **Hazard Line** as shown on the [Coastal Hazard Map](#).
- 2050 **Hazard Line** means a line defined by the adopted Coffs Harbour Coastal Processes and Hazards Definition Study, and as shown on the [Coastal Hazard Map](#).
- 2050 **Hazard Zone** means land seaward from the 2050 **Hazard Line** and landward of the Immediate **Hazard Line** as shown on the [Coastal Hazard Map](#).
- 2100 **Hazard Line** means a line defined by the adopted Coffs Harbour Coastal Processes and Hazards Definition Study, and as shown on the [Coastal Hazard Map](#).
- 2100 **Hazard Zone** means land seaward from the 2100 **Hazard Line** and landward of the 2050 **Hazard Line** as shown on the [Coastal Hazard Map](#).

**Heathlands** means a heathland as defined in Volume 2: [Vegetation Community Profiles of the Coffs Harbour Local Government Area](#) (Office of Environment and Heritage 2012).

**Heritage conservation area** has the same meaning as in [Coffs Harbour LEP 2013](#).



Note. This term means:

Heritage conservation area means an area of land of heritage significance:

- shown on the Heritage Map as a heritage conservation area, and
- the location and nature of which is described in Schedule 5,

and includes any heritage items situated on or within that area.

Heritage conservation management plan has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Division of the Government Service responsible to the Minister administering the [Heritage Act 1977](#) that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

Heritage impact statement has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Heritage impact statement means a document consisting of:

- a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- an assessment of the impact that proposed development will have on that significance, and
- proposals for measures to minimise that impact.

Heritage item has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

Note. An inventory of heritage items is also available at the office of the Council.

Heritage management document has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Heritage management document means:

- a heritage conservation management plan, or
- a heritage impact statement, or
- any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Heritage Map has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Heritage map means the [Coffs Harbour LEP 2013 Heritage Map](#).

High conservation value land means land containing any of the following:

- [high conservation value vegetation](#);
- riparian zone;
- [coastal wetland](#) as defined under [State Environmental Planning Policy No 14 – Coastal Wetlands](#);
- littoral rainforest as defined under [State Environmental Planning Policy No 26 – Littoral Rainforests](#);
- wildlife corridor mapped under the [Coffs Harbour City Koala Plan of Management 1999](#);
- land zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation, W1 Natural Waterways, and W2 Recreational Waterways under [Coffs Harbour LEP 2013](#); and
- marine park declared under Division 1 of Part 5 of the [Marine Estate Management Act 2014](#).

[High conservation value vegetation](#) means any of the following:

- any primary or secondary [koala habitat](#) defined under the [Coffs Harbour City Koala Plan of Management 1999](#);
- any [endangered ecological community](#), or their habitat listed under the [Threatened Species Conservation Act 1995](#);
- any [heathlands](#), [freshwater wetlands](#), [maritime grasslands](#), [saline wetlands](#), or [sedgeland](#)s;
- any native old growth or hollow-bearing tree.

**High hazard flood area** means an area:

- which presents possible danger to personal safety; or
- in which evacuation by trucks is difficult; or
- in which able-bodied adults would have difficulty wading to safety; or
- in which there is potential for significant structural damage.

[Home occupation \(sex services\)](#) has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

[Home occupation \(sex services\)](#) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than two permanent residents of the dwelling and that does not involve:

- the employment of persons other than those residents; or
- interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise; or
- the exhibition of any [signage](#); or
- the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail;

but does not include a home business or [sex services premises](#).

[Human scale](#) is where existing buildings, particularly when observed at [street](#) level, are of a bulk, scale and mass that humans can relate to; in most areas there is a comfortable relationship between the buildings and the average height of a human. The streetscapes generally provide for a two storey building height and deliver a reasonably intimate relationship with pedestrians; buildings do not tower above the pedestrian areas or intimidate pedestrians. A [human scale](#) can be provided for buildings taller than two storeys by detailed design at the [street](#) frontage and stepping back the taller parts of the building.

[Illuminated signage](#) means a sign which is internally or externally lit by artificial lighting whether that lighting is integral to or separate from the sign, include signs that have flashing or sequenced lighting, spotlighting, directional, and projected or laser lighting.

**Infill subdivision** means the subdivision of land within an existing developed area.

**Infill development** means the development of land within an existing developed area.

**Infrastructure development** for the purposes of this Plan means infrastructure that is required to provide public utilities to the community such as roads, water, sewer, gas, electricity and telecommunication services.

**Initial evaluation** means Council's assessment of readily available factual information to determine whether contamination is a relevant site constraint requiring further investigation prior to the determination of a development application.

**Integrated development** has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. This term means:

**Integrated development** has the meaning given by section 91 [of the [Environmental Planning and Assessment Act 1979](#)].

**Intensive livestock agriculture** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note: This term means:

**Intensive livestock agriculture** means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally sourced feed, and includes any of the following:

- dairies (restricted),
- feedlots,
- piggeries,
- poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Note: **Intensive livestock agriculture** is a type of agriculture.

**Intensive plant agriculture** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note: This term means:

**Intensive plant agriculture** means any of the following:

- the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- horticulture,
- turf farming,
- viticulture.

Note: **Intensive plant agriculture** is a type of agriculture.

**Koala habitat** means habitat mapped and described in the [Coffs Harbour City Koala Plan of Management 1999](#).

**Land Application Map** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Land application map means the [Coffs Harbour LEP 2013 Land Application Map](#).

Maritime grasslands means a maritime grassland community as defined in Volume 2: [Vegetation Community Profiles of the Coffs Harbour Local Government Area](#) (Office of Environment and Heritage 2012).

Mixed use development has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Mixed use development means a building or place comprising two or more different land uses.

Multi dwelling housing has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Multi dwelling housing means three or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of residential accommodation—see the definition of that term in the [Coffs Harbour LEP 2013 Dictionary](#).

Native old growth or hollow bearing tree means native vegetation possessing a diameter greater than 100 centimetres.

**Native vegetation** means any of the following types of indigenous vegetation:

- trees (including any sapling or shrub, or any scrub),
- understorey plants,
- groundcover (being any type of herbaceous vegetation),
- plants occurring in a wetland.

Vegetation is indigenous if it is of a species of vegetation, or if it comprises species of vegetation, that existed in the North Coast before European settlement.

Native vegetation does not include any mangroves, seagrasses or any other type of marine vegetation to which section 205 of the [Fisheries Management Act 1994](#) applies.

Note

[NSW Flora Online](#) can assist proponents in determining Native Vegetation of the NSW North Coast.

Nominated integrated development has the same meaning as in the [Environmental Planning and Assessment Regulation 2000](#).

Note. This term means:

Integrated development means development of the kind referred to in clause 5 (1) (b) [of the [Environmental Planning and Assessment Regulation 2000](#)].

Non-habitable room has the same meaning as the Building Code of Australia.

Note: This term means:

Non-habitable room means spaces of a specialised nature not occupied frequently or for extended periods,

including bathrooms, toilets, pantries, walk-in wardrobes, corridors, lobbies, photographic darkrooms and clothes drying rooms.

**Non-urban development** for the purposes of this Plan means development for the purposes of: agriculture; animal boarding or training establishment; aquaculture; environmental facility; extractive industry; forestry; helipad, marina; mine; recreation area, plant nurseries; stock and sale yard; transport depot; turf farming; and wharf or boating facility.

**Notified development** for the purposes of this Plan means development specified in B1.1 requirement (4) of this Plan.

**Occupation certificate** has the same meaning as in the [Environmental Planning and Assessment Regulation 2000](#).

Note. This term means:

**Occupation certificate** means a certificate referred to in section 109C (1) (c) [of the [Environmental Planning and Assessment Act 1979](#)].

**On site renewable energy generation systems** means renewable energy sources that are on, or impact upon, the same allotment as the building.

Note. renewable energy means as energy that is derived from sources that are regenerated, replenished, or for all practical purposes cannot be depleted and the energy sources include, but are not limited to, solar, wind, hydroelectric, wave action and geothermal.

**On Site Sewerage Management Strategy** means the [On Site Sewerage Management Strategy](#) adopted by Coffs Harbour City Council.

**Other advertised development** has the same meaning as in the [Environmental Planning and Assessment Regulation 2000](#).

Note. This term means:

**Other advertised development** means development of the kind referred to in clause 5 (2) [of the [Environmental Planning and Assessment Regulation 2000](#)].

**Porte cochere** means a porch, often used in hotel development, large enough for vehicles such as tourist coaches to pass through.

**Potentially contaminated land** means land in, on or under which any substance is likely to be present due to previous land uses at a concentration above the naturally present in, on or under the land and that poses, or is likely to pose, an immediate or long term risk to human health or the environment.

**Precautionary principle** is described as follows: “if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.”

**Preliminary site investigation** means an investigation to identify any past or present potentially contaminating activities and to provide a preliminary assessment of site contamination, and if required, provide a basis for a detailed investigation.

**Prescribed vegetation** means vegetation falling within the meaning of [prescribed vegetation \(a\)](#) or [prescribed vegetation \(b\)](#) and any native old growth or hollow-bearing tree.

**Prescribed vegetation (a)** means any vegetation situated within an area marked as [prescribed vegetation \(a\)](#) on the Coffs Harbour Development Control Plan 2015 [Preservation of Vegetation Map](#) and comprises [Freshwater Wetlands](#), [Heathlands](#), [Maritime Grasslands](#), [Saline Wetlands](#), Endangered Ecological Communities and any Primary or Secondary [Koala Habitat](#) defined under the [Coffs Harbour City Koala Plan of Management 1999](#).

**Prescribed vegetation (b)** means any vegetation situated within an area marked as [Prescribed Vegetation \(b\)](#) on the Coffs Harbour Development Control Plan 2015 [Preservation of Vegetation Map](#) where it satisfies the definition of native vegetation with either a height greater than five metres or a diameter greater than 15 centimetres.

**Preservation of Vegetation Map** means the Coffs Harbour Development Control Plan 2015 [Preservation of Vegetation Map](#).

**Primary road** has the same meaning as in [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).

Note. This term means:

[Primary road](#) means the road to which the front of a [dwelling house](#), or a main building, on a lot faces or is proposed to face.

**Private open space** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

[Private open space](#) means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

**Probable maximum flood** is the largest flood that could conceivably occur at a particular location, usually estimated from [probable maximum precipitation](#) coupled with the worst flood producing catchment conditions.

**Probable maximum precipitation** is the greatest depth of precipitation for a given duration meteorologically possible over a given size storm area at a particular location at a particular time of the year, with no allowance made for long-term climatic trends.

**Professional engineer** means a person:

- who is a registered [professional engineer](#) in the relevant discipline (coastal and/or structural ) who has appropriate experience and competence in the relevant field; and
- who is:
  - a Corporate Member of the Institute of Engineers, Australia; or
  - eligible to become a Corporate Member of the Institute of Engineers, Australia.

**Relic** has the same meaning as in the [Heritage Act 1977](#).

Note. This term is defined as follows:



**Relic** means any deposit, artefact, object or material evidence that:

- relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- is of State or local heritage significance.

**Remedial action plan** means a plan which sets out remediation goals and documents the process by which it is proposed to remediate a site.

**Residential accommodation** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Residential accommodation** means a building or place used predominantly as a place of residence, and includes any of the following:

- attached dwellings;
- boarding houses;
- dual occupancies;
- dwelling houses;
- group homes;
- hostels;
- [multi dwelling housing](#);
- residential flat buildings;
- rural workers' dwellings;
- secondary dwellings;
- semi-detached dwellings;
- seniors housing; and/or
- [shop top housing](#);

but does not include [tourist and visitor accommodation](#) or caravan parks.

**Residential flat building** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Residential flat building** means a building containing three or more dwellings, but does not include an attached dwelling or [multi dwelling housing](#).

Note. Residential flat buildings are a type of [residential accommodation](#)—see the definition of that term in the [Coffs Harbour LEP 2013](#) Dictionary.

**Resulting lot** means a lot created from the [subdivision of land](#).

**Riparian corridor** means a transition zone between the land and a [watercourse](#) or aquatic environment, comprising a channel (bed and banks of the [watercourse](#) to the highest bank) and riparian zone.

**Riparian Lands and Watercourses Map** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Riparian Lands and Watercourses Map** means the [Coffs Harbour LEP 2013](#) Riparian Lands and Watercourses Map.

**Riparian zones** means the terrestrial environment adjoining the channel within a [riparian corridor](#).

**Saline wetlands** means a saline wetland as defined in Volume 2: [Vegetation Community Profiles of the Coffs Harbour Local Government Area](#) (Office of Environment and Heritage 2012).

**Secondary road** has the same meaning as in [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).

Note. This term means:

**Secondary road** means, in the case of a corner lot that has boundaries with adjacent roads, the road that is not the **primary road**.

**Secondary dwelling** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Secondary dwelling** means a self-contained dwelling that:

- is established in conjunction with another dwelling (the principal dwelling); and
- is on the same lot of land as the principal dwelling; and
- is located within, or is attached to, or is separate from, the principal dwelling.

Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings. Secondary dwellings are a type of **residential accommodation**—see the definition of that term in the [Coffs Harbour LEP 2013](#) Dictionary.

**Sea level rise** means a change in mean ocean level with time.

Note: The adopted **sea level rise** benchmark for the Coffs Harbour Local Government Area is a 91 centimetre increase by 2100 (above 1990 mean sea levels).

**Sedgeland** means a sedgeland as defined in Volume 2: [Vegetation Community Profiles of the Coffs Harbour Local Government Area](#) (Office of Environment and Heritage 2012).

**Semi-detached dwelling** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Semi-detached dwelling** means a dwelling that is on its own lot of land and is attached to only one other dwelling.

Note. Semi-detached dwellings are a type of **residential accommodation**—see the definition of that term in the [Coffs Harbour LEP 2013](#) Dictionary.

**Sensitive facility** for the purposes of this Plan means any: telecommunications facility; hazardous industry, hazardous storage establishment; offensive industry, offensive storage establishment; liquid fuel depot; **educational establishment**, seniors housing; and transitional group home.

**Sex services premises** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Sex services premises** means a brothel, but does not include **home occupation (sex services)**.

**Setback** means the horizontal distance between the relevant boundary of the lot and the building line.

**Setback area** means the area between the building line and the relevant boundary of the lot.

**Shadow diagrams** illustrate the amount of shadow cast by a development.

**Shop top housing** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Shop top housing** means one or more dwellings located above ground floor retail premises or business premises.

Note. **Shop top housing** is a type of **residential accommodation** – refer to the definition of that term in the [Coffs Harbour LEP 2013](#) dictionary.

**Side and Rear Setbacks Map** means the Coffs Harbour Development Control Plan 2015 [Side and Rear Setbacks Map](#).

**Signage** has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

**Signage** means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of **signage**, and includes any of the following:

- an advertising structure;
- a building identification sign; and/or
- a **business identification sign**;

but does not include a traffic sign or traffic control facilities

**Site audit** means an independent review of any or all of the stages of the site investigation process conducted in accordance with the [Contaminated Land Management Act 1997](#) and [Contaminated Sites: Guidelines for the NSW Site Auditor Scheme](#) (2nd Edition) (EPA 2006).

**Soft landscaping** means the soil and diverse plants used to help create a garden design including lawns, beds, borders, screens and trees.

**Special areas** means land identified as **Special Areas** shown on the Coffs Harbour Development Control Plan 2015 [Coastal Hazard Map](#).

**Species impact statement** has the same meaning as in the [Threatened Species Conservation Act 1995](#).

Note: this term means:

**Species impact statement** means a statement referred to in Division 2 of Part 6 [of the [Threatened Species Conservation Act 1995](#)] and includes an environmental impact statement, prepared under the Planning Act that contains a **species impact statement**.

**Specified action** means any of the following actions: ringbark, cut down, top, lop, remove, injure or wilfully destroy.

**State significant development** has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. This term means:

State significant development has the meaning given by Division 4.1 of Part 4 [of the [Environmental Planning and Assessment Act 1979](#)].

Steep land means land shown on the Coffs Harbour Development Control Plan 2015 [Steep and Highly Erodible Land Map](#).

Steep and Highly Erodible Land Map means the Coffs Harbour Development Control Plan 2015 [Steep and Highly Erodible Land Map](#).

### Street

has the same meaning as a public road under the [Roads Act 1993](#).

Note: This term means:

- Any road that is opened or dedicated as a public road, whether under this or any other Act or law, and
- Any road that is declared to be a public road for the purposes of this Act.

Subdivision of land has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. This term means:

Subdivision of land has the meaning given by section 4B [of the [Environmental Planning and Assessment Act 1979](#)].

Subdivision certificate has the same meaning as in the [Environmental Planning and Assessment Act 1979](#).

Note. This term means:

Subdivision certificate means a certificate referred to in section 109C (1) (d) [of the [Environmental Planning and Assessment Act 1979](#)].

Tourist and visitor accommodation has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- backpackers' accommodation;
- bed and breakfast accommodation;
- farm stay accommodation;
- hotel or motel accommodation; and/or
- serviced apartments,

but does not include:

- camping grounds; or
- caravan parks; or
- eco-tourist facilities.

Tree permit means a permit in accordance with Clause 5.9(3)(b) of [Coffs Harbour LEP 2013](#).

Tree permit application means an application for a [tree permit](#).

Watercourse has the same meaning as in [Coffs Harbour LEP 2013](#).

Note. This term means:

Watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

**Water Sensitive Urban Design Policy**

means the [Water Sensitive Urban Design Policy](#) adopted by Coffs Harbour City Council.

**Water Sensitive Urban Design Guideline** means the Coffs Harbour [Water Sensitive Urban Design Guideline](#) adopted by Coffs Harbour City Council.

**Wilderness area** means lands (including subterranean lands) declared to be a [wilderness area](#) under this Act or the [National Parks and Wildlife Act 1974](#).

## A7 ABBREVIATIONS

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**ABN** – Australian Business Number

**AHD** - Australian Height Datum

**AILDM** – Australian Institute of Landscape Designers and Managers

**AS** - [Australian Standards](#)

**BASIX** – Building Sustainability Index

**BCA** – Building Code of Australia

**CIV** - Capital Investment Value

**DA** – [Development Application](#)

**DCP** - Development Control Plan

**DDA** - [Disability Discrimination Act 1992](#)

**DP** – Deposited Plan

**EEC** – [Endangered Ecological Community](#)

**EIS** – Environmental Impact Statement

**EP&A Act** - [Environmental Planning and Assessment Act 1979](#)

**EP&A Regulation** - [Environmental Planning and Assessment Regulation 2000](#)

**ESD** – Ecologically Sustainable Development

**FLL** – Floodway Limit Line

**FPL** – [Flood Planning Level](#)

**GFA** – [Gross Floor Area](#)

**GLFA** - [Gross Leasable Floor Area](#)

**JRPP** – Joint Regional Planning Panel

**LEP** - Local Environmental Plan

**LGA** – Local Government Area

**LUCRA** – Land Use Conflict Risk Assessment

**MGB** - Mobile Garbage Bins

**OEH** - Office of Environment and Heritage

**PMF** – [Probable Maximum Flood](#)

**SEE** – Statement of Environmental Effects

**SEPP** – State Environmental Planning Policy

**SES** – State [Emergency](#) Service

**SSD** – [State Significant Development](#)

**TSC Act** – [Threatened Species Conservation Act 1995](#)

**VMP** - Vegetation Management Plan

## A8 RELATIONSHIP OF DCP WITH LEP

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Pursuant to section 74C(5) of the [Environmental Planning and Assessment Act 1979](#) a provision of this Plan has no effect to the extent that it is the same or substantially the same as a provision of [Coffs Harbour LEP 2013](#), or it is inconsistent or incompatible with a provision of [Coffs Harbour LEP 2013](#).

## A9 APPLICATION AND STRUCTURE OF THE DCP

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Prior to granting [development consent](#) for development, Council must be satisfied that the proposed development satisfies the relevant provisions of the [Environmental Planning and Assessment Act 1979](#), [Environmental Planning and Assessment Regulation 2000](#), any relevant [environmental planning instrument](#) including [Coffs Harbour LEP 2013](#) and relevant provisions of this Plan.

Development proposals are required to meet the objectives and requirements of relevant DCP controls that may be contained within more than one part of this Plan, unless alternative solutions are proposed that will provide a better response to meeting the objectives of this Plan.

It is the responsibility of applicants to determine the relevant chapters and DCP controls applicable to the proposed development.

Where there is an inconsistency between any Chapters within this Plan, then Council may use its discretion to ascertain which Chapter will prevail.

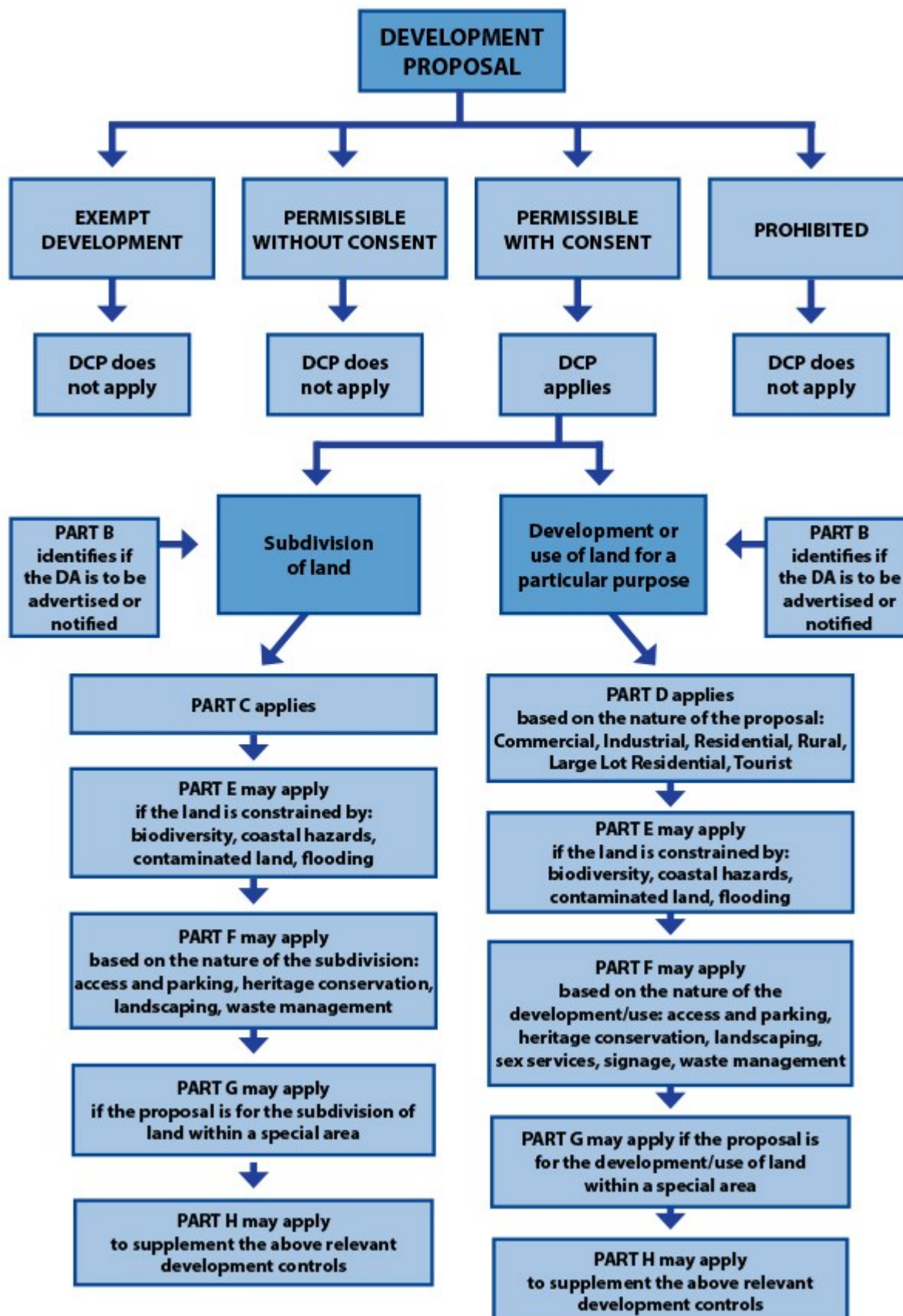
Compliance with the provisions of this Plan does not guarantee that [development consent](#) will be granted. Council must, in relation to development applications, also take into consideration all other relevant matters listed under section 79C of the [Environmental Planning and Assessment Act 1979](#).

This Plan is divided into nine parts:

- **Part A** of this Plan provides general matters relating to the commencement, purpose and objectives of this plan, as well as the land to which this plan applies, definitions, structure of Plan, abbreviations and the Plans relationship with [Coffs Harbour LEP 2013](#);
- **Part B** of this Plan identifies where and how a [development application](#) is to be publicly notified;
- **Part C** of this Plan contains DCP controls specific to the [subdivision of land](#);
- **Part D** of this Plan contains built form controls for development on land zoned for business, industrial, residential and rural/large lot residential under [Coffs Harbour LEP 2013](#);
- **Part E** of this Plan contains environmental controls for development on land containing high conservation values or development on environmentally constrained land in relation to coastal hazards, [contaminated land](#) and flood hazard;
- **Part F** of this Plan contains general DCP controls pertaining to access and parking, heritage conservation, landscaping, sex services, [signage](#) and waste management;



- **Part G** of this Plan contains DCP controls specific to special localities and/or urban release areas;
- **Part H** of this Plan contains appendices that complement various DCP controls throughout the Plan; and
- **Part I** of this Plan contains a schedule of any amendments made to the Plan.





# Part B Public Consultation

## B1 PUBLIC CONSULTATION

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### B1.1 PUBLIC NOTIFICATION

#### Applies to Land

This control applies to land shown on [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To provide an opportunity for public participation in the assessment of development applications.
- To ensure that the assessment of development is transparent, consistent and accountable.
- To prescribe development that is [advertised development](#) for the purpose of this Plan.
- To prescribe development that is [notified development](#) for the purpose of this Plan.

#### Requirements

- (1) Development prescribed as [advertised development](#) for the purpose of this Plan is to be publicly notified in accordance with Division 7 of the [Environmental Planning and Assessment Regulation 2000](#) for a period of 14 calendar days, comprising a written notice and a published notice of the proposed development in a local newspaper.
- (2) [Advertised development](#) for the purpose of this Plan means:
  - (a) major community facilities (whether publicly or privately owned), including: hospitals, libraries, educational establishments, places of public worship, sports facilities, recreation facilities (indoor, major, and outdoor), [emergency](#) services facilities etc.;
  - (b) new commercial premises  $\geq 1,000\text{m}^2$  in [Gross Floor Area](#) (GFA);
  - (c) new industrial premises  $\geq 1,000\text{m}^2$  in GFA;
  - (d) retail premises licensed under the [Liquor Act 2007](#);
  - (e) heavy industries;
  - (f) child care centres;
  - (g) major road infrastructure facilities;
  - (h) registered clubs and entertainment facilities;
  - (i) major [tourist and visitor accommodation](#) (including hotel and motel accommodation), eco-tourist facilities, camping grounds and caravan parks;
  - (j) major development on public land or Council controlled land;
  - (k) subdivision involving 10 lots or more (including residential and rural residential subdivision);
  - (l) heritage items and development within a [heritage conservation area](#) (including demolition);
  - (m) non designated extractive industries;

- (n) multi-dwelling housing projects with either more than 10 dwellings or three stories (including seniors housing);
  - (o) residential flat buildings;
  - (p) sex services and restricted premises;
  - (q) animal boarding or training establishment; and
  - (r) unconventional development.
- (3) Development identified as [notified development](#) for the purpose of this Plan is to be publicly notified by written notice of the [development application](#) for a period of 14 calendar days.
- (4) [Notified development](#) for the purpose of this Plan means all development except where:
- (a) required in requirement (2) of this control, or
  - (b) otherwise required by the [Environmental Planning and Assessment Regulation 2000](#) or an [environmental planning instrument](#); or
  - (c) where the development will not, in the opinion of the [Consent Authority](#), detrimentally affect the enjoyment of adjoining land or locality, or impact on adjoining development and the local environment, for example:
    - (i) alterations and additions to existing single storey dwellings that are unlikely to impact on adjoining development and the local environment;
    - (ii) ancillary residential structures such as decks, pools, garages, carports, outbuildings and awnings etc.;
    - (iii) ancillary rural structures such as farm sheds, stables, etc.;
    - (iv) [subdivision of land](#) for a boundary adjustment or strata title scheme;
    - (v) development that complies with the built form controls within this Plan (e.g. setbacks);
    - (vi) alterations and additions to commercial, retail, public, and recreation use developments that are minor in nature, such as:
      - internal alterations (including retail and commercial fit-outs);
      - retail and commercial shop front alterations;
      - demolition (other than heritage items or for development within heritage conservation areas); and
      - change of use;
    - (vii) any development, which in the opinion of the [Consent Authority](#), does not require notification.

## Exceptions

- Development applications and modifications of [development consent](#) may be publicly notified despite the requirements of this control if it is within the best interest of the public, for example, where development proposals contravene development standards within [Coffs Harbour LEP 2013](#) or controls within this Plan.
- Public notification of development prescribed as [advertised development](#) or [notified development](#) for the purpose of this Plan may be dispensed with where:
  - it has been determined by the [consent authority](#) that the development is unlikely to detrimentally affect the enjoyment of adjoining land or locality or impact on the interests of

- the public; and
- a [development application](#) is amended before it has been determined by the [consent authority](#); and
- the [consent authority](#) has publicly notified the original [development application](#) in accordance with this Plan; and
- the [consent authority](#) is of the opinion that the amended application differs only in minor respects from the original application.
- Public notification of a modification of [development consent](#) may be dispensed with if in the opinion of the [consent authority](#), the proposed modification is minor in nature and is unlikely to detrimentally affect the enjoyment of adjoining land or locality.

**Notes:**

- *In forming the opinion as to whether or not the development will detrimentally affect the enjoyment of adjoining land or locality, the following matters are to be considered:*
  - *building design, siting and bulk;*
  - *views to and from the land;*
  - *overshadowing;*
  - *privacy;*
  - *ecological values:*
  - *environmental hazard:*
    - \* *noise and vibration;*
    - \* *air quality and odour;*
    - \* [coastal hazard](#);
  - [heritage item](#);
  - [Aboriginal object](#) or [Aboriginal place of heritage significance](#);
  - *development in public interest:*
    - \* *social impact;*
    - \* *economic impact;*
  - *access, parking, traffic generation;*
  - *streetscape and local character;*
  - *safety and security;*
  - [earthworks](#);
  - *stormwater disposal and easements;*
  - *unconventional proposals, including [infill development](#); and*
  - *significant non-compliance with a development standard within [Coffs Harbour LEP 2013](#) or control within this Plan.*
- The [Environmental Planning and Assessment Act 1979](#) and [Regulation](#) identify certain types of development which are also required to be publicly notified, including the following:
  - [Designated development](#)
    - \* development applications are to be publicly notified for a period of 30 days in accordance with Part 6, Division 5 of the [Environmental Planning and Assessment Regulation 2000](#) comprising a written notice, published notice in a local newspaper, and a notice exhibited on the land.
  - [State significant development](#)
    - \* development applications are to be publicly notified for a period of 30 days in accordance with Part 6, Division 6 of the [Environmental Planning and Assessment Regulation 2000](#), comprising a written notice, published notice in a local newspaper and notice on the website of [NSW Planning and Environment](#).
  - [Other advertised development](#)
    - \* development applications for [nominated integrated development](#) are to be publicly notified for a period of 30 days in accordance with Part 6, Division 7 of the [Environmental Planning and Assessment Regulation 2000](#), comprising a written notice and a published notice in a local newspaper;

- development applications for threatened species development, class 1 aquaculture development, and any development that is identified as [advertised development](#) in an [environmental planning instrument](#) or a development control plan (prescribed above) as [advertised development](#) for the purpose of the Act are to be publicly notified for a period of 14 days in accordance with Part 6, Division 7 of the [Environmental Planning and Assessment Regulation 2000](#), comprising a written notice and a published notice in a local newspaper.
- The [Environmental Planning and Assessment Act 1979](#) and [Environmental Planning and Assessment Regulation 2000](#) also identify where a modification of [development consent](#) is to be publicly notified:
  - a modification of [development consent](#) involving minor error, misdescription or miscalculation pursuant to section 96(1) of the [Environmental Planning and Assessment Act 1979](#) is not required to be publicly notified.
  - a modification of [development consent](#) involving minimal environmental impact pursuant to section 96(1A) and section 96AA of the [Environmental Planning and Assessment Act 1979](#) is required to be publicly notified for a period of 14 days where the original application was publicly notified and submissions were received during the submission period in which objections were made to a matter subject to modification.
  - a modification of [development consent](#) for other modifications pursuant to section 96(2) and section 96AA(1) of the [Environmental Planning and Assessment Act 1979](#) is required to be publicly notified in accordance with Part 6, Division 12 of the [Environmental Planning and Assessment Regulation 2000](#).
- Written notice is provided to the owners of the adjoining land to which the [development application](#) relates and the owners of land that in the opinion of Council, may be detrimentally affected by the proposed development.
- Council's [Information Sheet on How to Make a Submission](#) may assist affected parties in preparing a submission to a [development application](#).



# Part C Subdivision Controls

## C1 SUBDIVISION OF LAND

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### C1.1 SUBDIVISION - GENERAL DESIGN REQUIREMENTS

#### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To ensure that resulting lots have a practical and efficient layout to meet their intended use.
- To ensure that subdivision proposals provide appropriate connectivity for servicing vehicular, walking and cycling networks.
- To encourage lot configurations that maximise solar access and respond to the natural and built environment.

#### Requirements

- (1) Lots are to be of regular shape and comprise a suitable frontage to depth ratio to enable future development that is responsive to the lands characteristics.
- (2) Subdivisions are not to comprise an access handle where more than two access handles will directly adjoin.
- (3) Road networks, subject to topographic constraints, are to be based on a grid pattern to encourage pedestrian connectivity.
- (4) Road hierarchy, layout and construction shall be designed in accordance with Council’s [Development Specifications](#).
- (5) Access points off major roads are to be rationalised where practical.
- (6) Pathways are to be provided as an accessible integrated network of walking and cycling routes for safe and convenient travel.
- (7) Subdivisions comprising [steep land](#) shown on the [Steep and Highly Erodible Land Map](#) are to be designed so that smaller lots are located on north facing slopes and larger lots are located on south facing slopes.
- (8) Subdivisions are to be designed to integrate with existing or proposed development on adjacent sites.
- (9) Threshold and pavement treatments are to be designed to create an attractive streetscape.
- (10) The use of cul-de-sacs in the design of subdivisions should be minimised.

#### Exceptions

- The use of cul-de-sacs in the design of subdivisions may be supported where they:

- are short in length;
- are not the dominant element of the subdivision road pattern;
- are located off a road network that has a high degree of connectivity; and
- are appropriate for the characteristics of the land.
- Road hierarchy, layout and construction within the [Korora large lot residential urban release area](#) is to accord with requirement [G7 Korora Large Lot Residential](#) of this Plan.

## C1.2 SUBDIVISION - DESIGN REQUIREMENTS FOR CERTAIN RESIDENTIAL ZONES

### Applies to Land

This control applies to the [subdivision of land](#) zoned R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential under [Coffs Harbour LEP 2013](#).

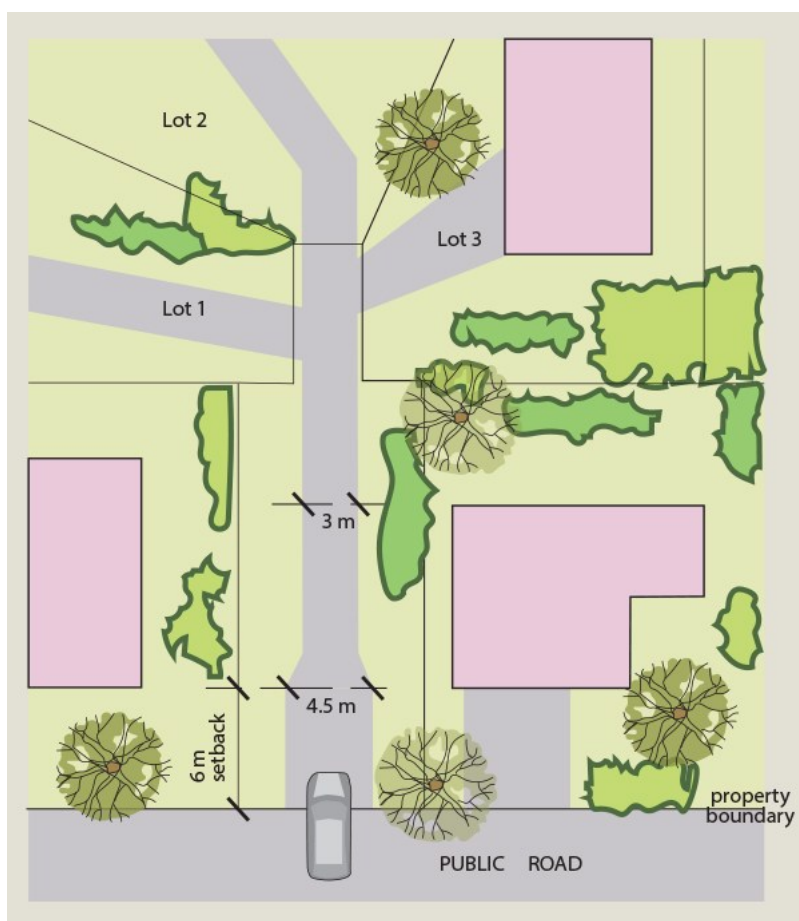
### Objectives

- To ensure that residential lots have a practical and efficient layout to meet their intended use.
- To ensure that subdivision proposals are responsive to constraints of the land and maintain streetscape integrity.

### Requirements

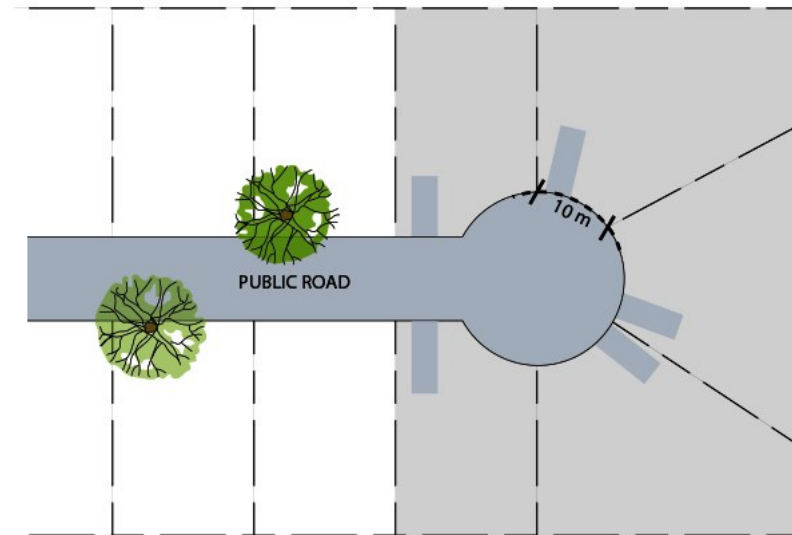
- (1) Subdivision proposals are to demonstrate that development can be accommodated on the [resulting lot](#)(s) in accordance with the [Density Map](#) and relevant built form controls contained within this Plan.
- (2) Where a common [driveway](#) serves more than two resulting lots, the [driveway](#) is to be paved with a minimum width of 4.5 metres at the [street](#) frontage, continuing at this width to a depth of six metres, and thereafter at a minimum width of three metres. The [driveway](#) is to be constructed prior to the issue of [Subdivision Certificate](#).

#### Common [Driveway](#) Example



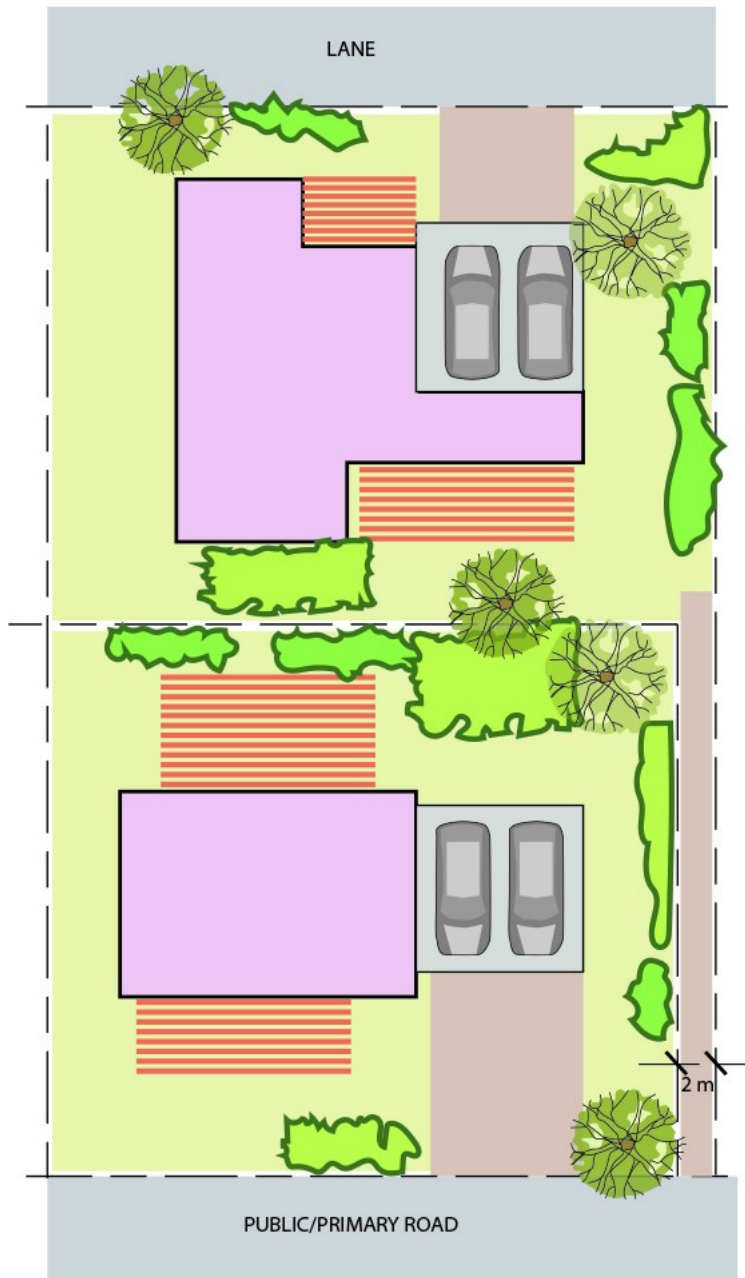
- (3) Where a common driveway serves more than two resulting lots, an adequate area is to be provided at the public road frontage within common property for required services (postal, metering, etc.).
- (4) The width of any access handle for a battle-axe lot is not to be less than four metres, for the entire length of the access handle.
- (5) The public road frontage of any resulting lot is not to be less than four metres, except for where requirement (6) of this control applies.
- (6) The public road frontage of any lot fronting a cul-de-sac is not to be less than 10 metres, with a driveway being located to one side of the road frontage to provide for visitor car parking and to maintain streetscape integrity.

#### Example Layout within Cul-de-Sac

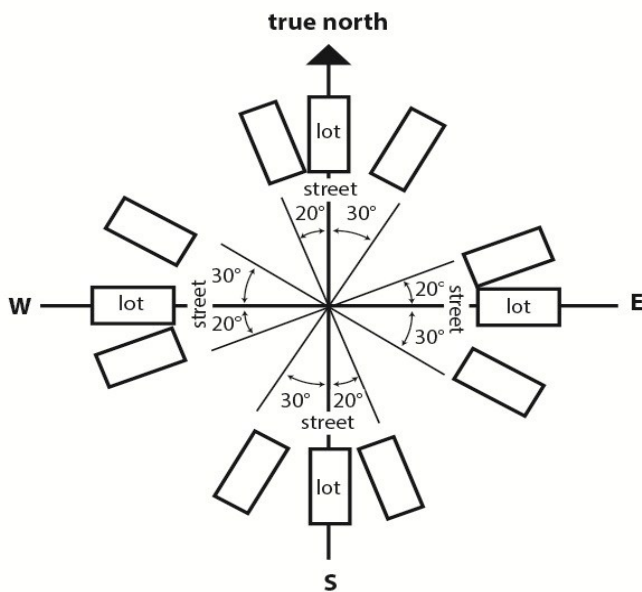


- (7) Resulting lots with a public road frontage to a lane are to incorporate a minimum two metre wide fenced and paved frontage to a [primary road](#) to provide access to visitor parking, postal services and utility services, unless the exception provided below is satisfied.

#### **Example Lot Fronting a Lane**



- (8) Unless site conditions dictate, streets should run in a north/south and east/west pattern with lots orientated to provide the long axis within the range N20°W to N30°E or E20°N to E30°S.



- (9) Subdivisions are to be designed to maximise solar access and minimise overshadowing from future development. Roads are to be designed so that the majority of their length is within the range N20°W to N30°E or E20°N to E30°S.

## Exceptions

- Public road frontage for no more than two torrens title lots may comprise a shared access handle, provided that the combined width of the access handle is a minimum of four metres and an adequate area is provided at the road frontage for required services (postal, metering, etc.) outside of the [driveway](#) area. The [driveway](#) is to be constructed prior to the issue of [Subdivision Certificate](#).
- Public road frontage for strata and community title schemes may be satisfied by common or community property.
- Resulting lots with a public road frontage to a lane are not required to incorporate a minimum two metre wide fenced and paved frontage to a [primary road](#) where it can be demonstrated that adequate visitor parking, postal services and utility services are available to the lot from the lane.

## C1.3 SUBDIVISION - DESIGN REQUIREMENTS FOR BUSINESS AND INDUSTRIAL ZONES

### Applies to Land

This control applies to the [subdivision of land](#) zoned for business and industrial purposes under [Coffs Harbour LEP 2013](#).

### Objectives

- To ensure that business and industrial lots have a practical and efficient layout to meet their intended use.
- To ensure that subdivision proposals respond to constraints of the land and maintain streetscape integrity.

### Requirements



- (1) Resulting lots are to contain sufficient area to provide for the intended use of the land, including: safe ingress and egress, vehicular movement within the lot and its curtilage, parking, loading and unloading activities, waste management and landscaping.
- (2) Resulting lots on land in an industrial zone are to comprise a frontage of no less than 20 metres and an average lot size of 1,000m<sup>2</sup>.
- (3) Resulting business zoned lots are to respond to predominant [street](#) block and lot patterns and consider future development uses and envelopes.
- (4) Roads in business and industrial zones are to be designed to:
  - (a) provide functional road and pedestrian links; and
  - (b) facilitate the use of public transport; and
  - (c) achieve safe levels of vehicle speed and adequate sight distances; and
  - (d) provide efficient access for service vehicles (including fire fighting, delivery and waste collection vehicles).

## C1.4 SUBDIVISION - DESIGN REQUIREMENTS FOR CERTAIN SPLIT ZONES

### Applies to Land

This control applies to the subdivision of a lot (an original lot) that contains both:

- land in either a business, industrial, recreational, residential, rural, or special purpose zone; and
- land in zone E2 Environmental Conservation under [Coffs Harbour LEP 2013](#).

### Objectives

- To ensure that resulting split zone lots have a practical and efficient layout to meet their intended use.
- To ensure that subdivisions occur in a manner that provides for the continued protection and long-term maintenance of land zoned E2 Environmental Conservation under [Coffs Harbour LEP 2013](#).

### Requirements

- (1) The number of resulting lots containing split zones is to be minimised.
- (2) Development applications are to be accompanied by sufficient information to demonstrate that the subdivision will not compromise the continued protection and long term maintenance of land zoned E2 Environmental Conservation under [Coffs Harbour LEP 2013](#).
- (3) Where subdivision proposals are likely to result in adverse impacts on [high conservation value land](#) that cannot be avoided, development applications are to be accompanied by an ecological assessment report prepared in accordance with [E1.5](#) of this Plan.
- (4) Ecological assessment reports are to identify actions to avoid, mitigate or offset projected impacts from the proposed development.

#### Notes

- Pursuant to Clause 4.1A of [Coffs Harbour LEP 2013](#), in the case of a [resulting lot](#) that contains land in a residential or rural zone and land in zone E2 Environmental Conservation, the land that is in a residential or rural zone in the [resulting lot](#) is to be not less than the minimum area shown on the lot size map in relation to the land parcel.
- Pursuant to Clause 4.1A of [Coffs Harbour LEP 2013](#), in the case of a [resulting lot](#) that contains land in a business,

industrial, recreational or special purpose zone and land in zone E2 Environmental Conservation, the area of the [resulting lot](#) (excluding any land zoned E2 Environmental Conservation) is to contain sufficient area suitable for a use permitted in the relevant zone.

## C1.5 SUBDIVISION - DESIGN REQUIREMENTS FOR RURAL AND LARGE LOT RESIDENTIAL ZONES

### Applies to Land

This control applies to the [subdivision of land](#) zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#).

### Objectives

- To ensure that resulting lots have a practical and efficient layout to meet their intended use.
- To ensure that subdivisions are responsive to the environmental context of the land.
- To minimise impacts from rural subdivisions on primary industry production and development opportunities.

### Requirements

- (1) Subdivisions comprising escarpments, ridges and other visually prominent topographical features are to be designed to minimise visual impacts from future development by the appropriate siting of building envelopes within resulting lots.
- (2) Subdivisions are to incorporate adequate buffers between dwelling envelopes and adjoining agricultural land to ensure that the agricultural potential of those lands will not be diminished (refer to the [Land Use Conflict Risk Assessment Guide](#) prepared by the [NSW Department of Primary Industries](#)).
- (3) Subdivision proposals for land zoned RU2 Rural Landscape under [Coffs Harbour LEP 2013](#) are to be designed to minimise impacts on primary industry production and development opportunities with reference to the [Farm Subdivision Assessment Guideline](#) ([NSW Department of Industry and Investment 2009](#)).
- (4) Subdivision proposals are to incorporate adequate separation between building envelopes and existing dwellings to maintain privacy and rural amenity values.
- (5) Access is to be limited to one point from local, arterial or main road networks (preferably from secondary roads) and is to conform to Council's [Development Specifications](#).
- (6) Stopping distance, minimum sight distances and intersections are to conform to Council's [Development Specifications](#).

## C1.6 SUBDIVISION - DESIGN REQUIREMENTS FOR COMMUNITY TITLE SCHEMES

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), for Community title schemes under the [Community Land Development Act 1989](#), other than land that is shown as "Deferred matter".

## Objectives

- To ensure that subdivision design responds to the intended use of resulting lots.
- To ensure that appropriate access, infrastructure, services, amenity and siting is provided to resulting lots.
- To ensure that adequate private and communal open space is provided as part of subdivision proposals.

## Requirements

- (1) Resulting lots are to be designed and located to minimise impacts on [high conservation value land](#).
- (2) Access and parking areas are to be designed to provide acceptable levels of safety, amenity and convenience for users.
- (3) Access is to be designed in accordance with Council's [Development Specifications](#) and the road design requirements for Community Title Schemes specified in the following table:

**Internal access requirements for Community Title Schemes**

	Type 1	Type 2	Type 3
	Minor loop road not exceeding 200m in length	Minor loop road for vehicular and pedestrian use not exceeding 100m in length	Road for vehicular and pedestrian use not exceeding 50m in length
Maximum design speed	40km/h	30km/h	20km/h
Minimum carriage width	6m	5.5m low speed entrance treatment	5m
Minimum total access way reserve	10m	8m	8m
Minimum shoulder width	1.5m	1m	1m
Nature strip width	1.5m	N/A	N/A
<a href="#">Cul-de-sac</a> design for service vehicles	3 point turn	3 point turn	3 point turn
Kerb and gutter	Business and Residential zones	Business and Residential zones	All zones

- (4) Communal areas are to be distinguished from [private open space](#) for each [resulting lot](#).
- (5) Development applications for Community Title Schemes are to be accompanied by details of proposed private and/or Council infrastructure and services that are to be provided to the subdivision and a draft community management statement.

## Exceptions

- Private roads exceeding Type 1 requirements are to be designed in accordance with

Council's [Development Specifications](#) and the Road Design Requirements specified in [F1 Access and Parking](#) of this Plan.

## C1.7 INFRASTRUCTURE REQUIREMENTS FOR CERTAIN SUBDIVISIONS

### Applies to Land

This control applies to the [subdivision of land](#) in a residential, business, industrial, special purpose and recreation zone under [Coffs Harbour LEP 2013](#).

### Objectives

- To ensure that appropriate infrastructure and utility services are provided to all lots resulting from a [subdivision of land](#) to which this control applies.

### Requirements

- (1) The following infrastructure is to be provided as part of subdivision proposals in accordance with Council's [Development Specifications](#):
  - (a) roads;
  - (b) busbays;
  - (c) cycleways;
  - (d) footpaths;
  - (e) kerb and gutter;
  - (f) drainage;
  - (g) [street](#) lighting.
- (2) The following additional infrastructure is required to be provided in accordance with Council's [Development Specifications](#) as part of subdivision proposals comprising lane access:
  - (a) Full width lane construction extending from the nearest cross [street](#) or from an existing constructed section of the lane, including kerb guttering and drainage.
- (3) The following services are to be extended to all resulting lots in accordance with Council's [Development Specifications](#):
  - (a) Council's water main;
  - (b) Council's sewer main;
  - (c) Telecommunications;
  - (d) Electricity;
  - (e) National Broadband Network (where available).
- (4) Separate water meters are to be provided to all resulting lots subdivided under community and strata title schemes in accordance with Council's [Development Specifications](#), including lots comprising existing development.
- (5) Underground reticulated services are to be provided to:
  - (a) [greenfield](#) subdivisions; and
  - (b) infill subdivisions with existing underground services in accordance with Council's [Development Specifications](#).

## Exceptions

- This control does not apply to land zoned R5 Large Lot Residential under [Coffs Harbour LEP 2013](#) (see C1.8 of this Plan).
- Utility services are not required to be extended to any community property or common lot within a community or strata title scheme, unless the common lot requires connection.
- Where the land is not identified in Council's relevant [Development Servicing Plan](#) as a service area, such services are not required to be provided as part of the subdivision.
- Where reticulated services are not available to the land, the subdivision of such land will only be supported where it can be demonstrated that:
  - resulting lots have sufficient area and layout to meet their intended use; and
  - resulting lots can be adequately serviced with regard to site constraints; and
  - effluent is able to be contained, treated and disposed of within each [resulting lot](#) in accordance with Council's [On Site Sewage Management Strategy](#); and
  - potable water is able to be accommodated on each [resulting lot](#).

## C1.8 INFRASTRUCTURE REQUIREMENTS FOR RURAL AND LARGE LOT RESIDENTIAL SUBDIVISIONS

### Applies to Land

This control applies to the [subdivision of land](#) zones Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#).

### Objectives

- To ensure that appropriate infrastructure and utility services are provided to land to which this control applies.
- To ensure that rural and large lot residential subdivisions have a practical and efficient layout to meet the intended use.

### Requirements

- (1) The following infrastructure is to be provided as part of subdivision proposals in accordance with Council's [Development Specifications](#):
  - (a) roads;
  - (b) drainage;
  - (c) sealed driveways where servicing two or more resulting lots;
  - (d) underground reticulated telecommunications;
  - (e) underground reticulated electricity;
  - (f) National Broadband Network (where available);
  - (g) [street](#) lighting.
- (2) [Subdivision of land](#) in a zone to which this control applies may comprise access via a right of carriageway only where the access services no more than three resulting lots.
- (3) Where access is provided to service three resulting lots via a right of carriageway, the access is to be constructed to a public road standard in accordance with Council's [Development](#)

### Specifications.

- (4) Development applications are to be accompanied by an onsite effluent disposal report prepared in accordance with Council's [On Site Sewage Management Strategy](#).

## Exceptions

- The submission of an onsite effluent disposal report may be satisfied by a condition of [development consent](#) where the land has adequate area for the management of onsite effluent and where the land does not comprise significant site constraints which would preclude the disposal of effluent on the land.
- The use of pump-out systems for the disposal of effluent is not supported by Council.
- [Street](#) lighting is not required for the [subdivision of land](#) zoned for rural purposes under [Coffs Harbour LEP 2013](#).
- Aboveground telecommunication and electricity services may be provided for the [subdivision of land](#) zoned RU2 Rural Landscape under [Coffs Harbour LEP 2013](#).
- Onsite renewable energy generation systems may be used as the sole electricity supply for resulting lots where adjoining land is not disadvantaged, i.e. where the land is at the end of the line of grid electricity; or where the land is unlikely to adjoin future development, including properties at the end of a road or adjoining public land.
- Concept details of onsite renewable energy generation systems are to accompany development applications where such systems are proposed as the sole electricity supply for resulting lots.

## C1.9 WATER MANAGEMENT REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as “Deferred matter”.

### Objectives

- To implement best practice stormwater management techniques.
- To incorporate the use of water sensitive urban design techniques to reduce negative impacts on the natural water cycle and aquatic ecosystems.
- To manage water as a valuable and finite regional resource on a total water cycle basis.

### Requirements

- (1) Stormwater drainage is to be provided in accordance with Council's [Development Specifications](#).
- (2) Development applications for subdivision proposals are to be supported by concept stormwater drainage designs.
- (3) Stormwater is to be gravity drained to Council's drainage system (where available).
- (4) Where a subdivision proposal requires drainage works over adjoining properties, the respective [development application](#) is to be supported by land owners consent from the affected properties to the lodgement of the [development application](#), including written agreement to the creation of easements on title for interallotment drainage purposes.
- (5) Stormwater drainage design is to reflect the pre-existing or natural situation of the land in terms



of location, quantity, quality and velocity of water, and may require on-site stormwater detention.

- (6) Water sensitive urban design is to be incorporated into the design of subdivisions comprising more than two resulting lots in accordance with Council's [Water Sensitive Urban Design Policy](#) and [Guidelines](#).

## C1.10 EROSION AND SEDIMENT CONTROL REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as "Deferred matter".

### Objectives

- To ensure that [earthworks](#) will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.

### Requirements

- (1) Erosion and sediment control measures are to be provided in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#) for subdivision proposals comprising [earthworks](#).
- (2) Development applications for the [subdivision of land](#) comprising [earthworks](#) are to be accompanied by supplementary information in accordance with the following table:

Area of <a href="#">earthworks</a> (m <sup>2</sup> )	Supplementary Information
< 800m <sup>2</sup> of disturbed area	Basic Erosion and Sediment Control Plan
800m <sup>2</sup> to 2,500m <sup>2</sup> of disturbed area	Erosion and Sediment Control Plan
>2,500m <sup>2</sup> of disturbed area	Soil and Water Management Plan

- (3) Basic Erosion and Sediment Control Plans are to be prepared in accordance with the principles of [Best Practice Management for Small Areas of Disturbance](#).
- (4) Erosion and Sediment Control Plans are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).
- (5) Soil and Water Management Plans are to be of a scale 1:500 or larger and are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).

#### Note:

The Coffs Harbour LGA comprises very [steep land](#) and highly erodible soils which may require specific erosion and sediment control measures to perform adequately.

## C1.11 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as "Deferred matter".

## Objectives

- To ensure that subdivisions are responsive to the environmental context of the site.
- To ensure that subdivisions occur in a manner that provides for the continued protection of [high conservation value land](#).

## Requirements

- (1) Development applications for subdivision proposals comprising land with a final slope >20% shall provide for the following:
  - (a) building envelopes of functional proportions, not less than 250m<sup>2</sup> in size; and
  - (b) building envelopes that do not exceed a maximum grade of 20%; and
  - (c) a concrete access [driveway](#) for each [resulting lot](#) at a grade ≤ 20%.
- (2) Subdivision proposals are to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.
- (3) Subdivision proposals on land comprising a riparian zone are to be designed to:
  - (a) ensure that the slope and orientation of resulting lots provide for the long term conservation of the riparian zone; and
  - (b) enable access for future management of the riparian zone; and
  - (c) avoid impacts on the riparian zone; and
  - (d) enable opportunities for future solar access; and
  - (e) enable adequate drainage and urban filtration through water sensitive urban design techniques; and
  - (f) ensure that associated infrastructure and services are located outside of the riparian zone.

### Notes

- *Clause 7.1 Acid Sulfate Soils of [Coffs Harbour LEP 2013](#) requires [development consent](#) and the preparation of an Acid Sulfate Soils Management Plan for the carrying out of certain works on land shown on the [Coffs Harbour LEP 2013 Acid Sulfate Soils Map](#). It is the responsibility of the proponent to determine if the land upon which the development is proposed, is identified on the [Acid Sulfate Soils Map](#) and thus if the provisions of Clause 7.1 of [Coffs Harbour LEP 2013](#) apply to the proposed development.*
- *Development applications for subdivision proposals comprising [steep land](#) shown on the [Steep and Highly Erodible Land Map](#) may be required to be accompanied by a [geotechnical report](#).*
- *Clause 56 of the [Marine Estate Management Act 2014](#) is a relevant consideration for development in the area of a Marine Park. If the [Consent Authority](#) is of the opinion that the development is likely to have an effect on the plants and animals within the Marine Park or their habitat, the [Consent Authority](#) must consult with the relevant Ministers prior to determining the application.*

## C1.12 FLOOD REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that impacts from flood hazard are minimised.

## Requirements

- (1) Subdivisions are to comply with the relevant controls of [E4 Flooding](#) of this Plan.

### C1.13 COASTAL HAZARD REQUIREMENTS

#### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Coastal Hazard Map](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To ensure that impacts from [coastal hazard](#) are minimised.

## Requirements

- (1) Subdivisions are to comply with the relevant controls of [E2 Coastal Hazards](#) of this Plan.

### C1.14 LAND DEDICATION

#### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council’s [Dedication of Land Policy](#).

**Note:**

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

### C1.15 STREET TREE PLANTING

#### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To provide [street](#) tree planting which complements the streetscape.

## Requirements

- (1) Development applications for subdivisions on [greenfield](#) sites comprising the provision of a public road (or certain community title schemes) are to be accompanied by a [street](#) tree masterplan in accordance with Council's requirements.

## C1.16 AMENITY REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a "Deferred matter".

## Objectives

- To ensure that the impact of road/rail noise or vibration is considered in the assessment of subdivision proposals near the Pacific Highway and/or rail corridors.

## Requirements

- (1) Development applications comprising the [subdivision of land](#) in or adjacent to the Pacific Highway and/or in or adjacent to a rail corridor are to be accompanied by sufficient information to demonstrate that resulting lots proposed for future residential uses can equitably satisfy the following criteria:
  - (a) in any bedroom in the building - 35 dB(A) at any time between 10.00pm and 7.00am; and
  - (b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway) - 40 dB(A) at any time.

## Exceptions

- This control does not apply to land zoned Ru3 Forestry, IN3 Heavy Industrial, IN4 Working Waterfront, SP2 Infrastructure, SP3 Tourist, RE1 Public Recreation, W1 Natural Waterways, W2 Recreational Waterways, and W3 Working Waterways under [Coffs Harbour LEP 2013](#).
- This control does not apply to [infill subdivision](#).

### Notes:

- *An acoustic report may be required to be undertaken by an appropriately qualified person to demonstrate that future residential uses can reasonably satisfy the above criteria.*

## C1.17 HERITAGE REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#),

other than land that is shown as a “Deferred matter”.

## Objectives

- To preserve the heritage significance of heritage items and heritage conservation areas within Coffs Harbour.
- To conserve archaeological sites, Aboriginal objects and Aboriginal places of heritage significance within Coffs Harbour.

## Requirements

- (1) Subdivision proposals are to accord with the relevant controls of **F2 Heritage Conservation** of this Plan.

# Part D Built Form Controls

## D1 COMMERCIAL DEVELOPMENT

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### D1.1 SETBACK REQUIREMENTS

#### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

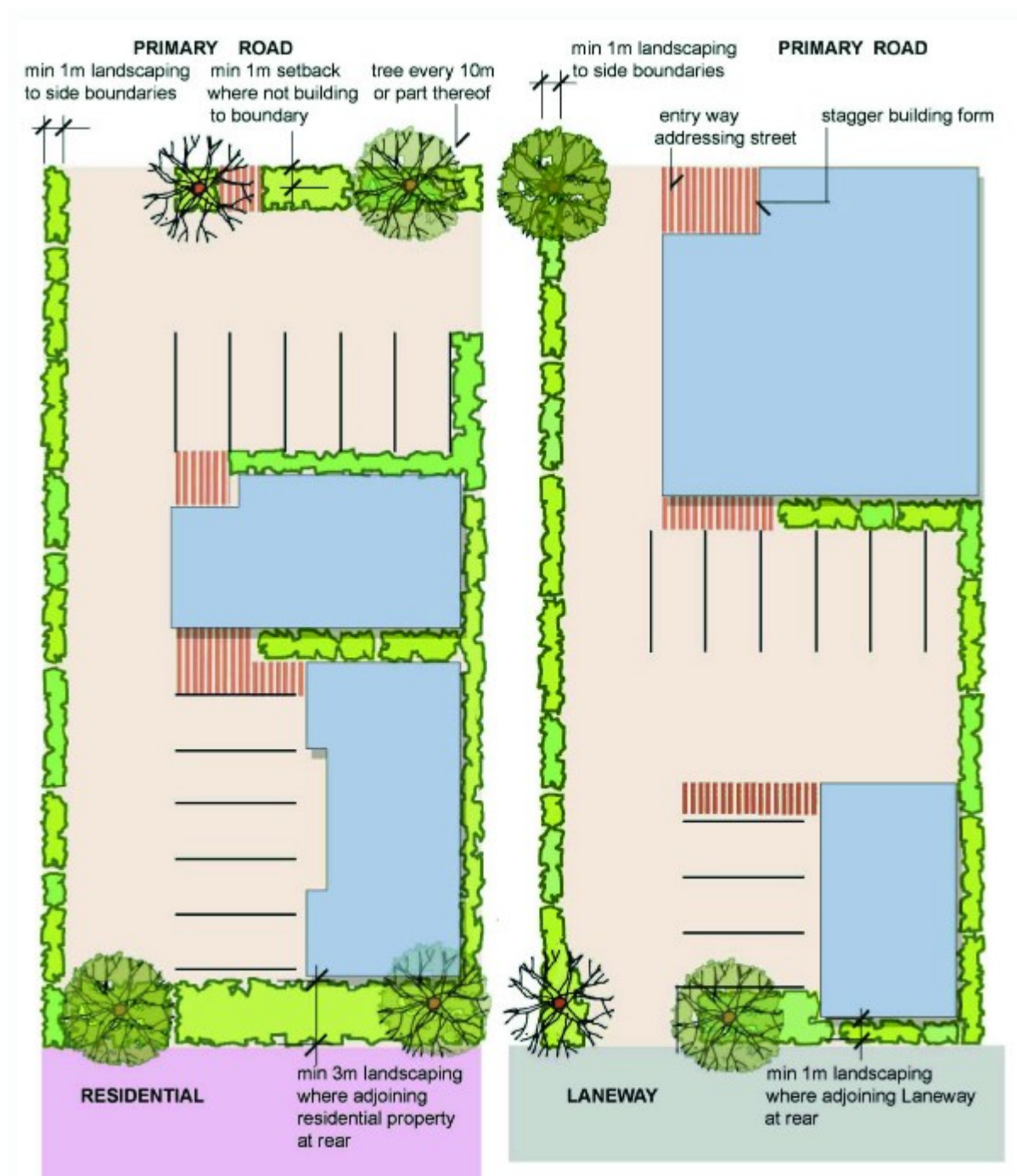
#### Objectives

- To ensure that building frontages have consistent alignment and visual appearance.
- To achieve active [street](#) frontages within major commercial areas.
- To achieve [human scale](#) at the [street](#) frontage.
- To ensure an appropriate level of amenity for building occupants in terms of daylight, outlook, view sharing, ventilation and privacy.
- To maintain winter sun access to the public domain.

#### Requirements

- (1) Excluding land identified in requirements (2) to (5) of this control, setbacks to development on land zoned for business purposes are to be assessed on merit, with regard to the objectives of this control.
- (2) Where a front [setback](#) requirement is shown on the [Front Setbacks Map](#) for land zoned B3 Commercial Core, buildings are to be [setback](#) in accordance with [G3.2 Coffs Harbour City Core Precinct](#) of this Plan.
- (3) Development on land zoned B5 Business Development south of the Coffs Harbour Central Business District (CBD) as shown on the [Front Setbacks Map](#) is to provide a minimum 20 metre [setback](#) to the Pacific Highway.
- (4) Development on land zoned B6 Business Enterprise Corridor south the Coffs Harbour CBD as shown on the [Front Setbacks Map](#) is to provide a minimum 20 metre [setback](#) to the Pacific Highway.
- (5) Development on land zoned B6 Business Enterprise Corridor in Woolgoolga and north of the Coffs Harbour CBD as shown on the [Front Setbacks Map](#) is to provide front, side and rear setbacks in accordance with the following diagrams:





## Exceptions

- Front, side and rear setbacks to residential components of [mixed use development](#) and [shop top housing](#) may be consistent with the setbacks for the commercial components of the development where:
  - acceptable design treatments minimise impacts in relation to overshadowing, privacy and view loss, or where setbacks are similar to those provided in adjacent development; and
  - adequate natural lighting and ventilation is provided; and
  - adequate [private open space](#) is provided.
- Regardless of requirement (2) of this control, new buildings (or substantial redevelopment of existing buildings) are not to encroach on existing winter solar access within the city square in accordance with [G3.4 Coffs Harbour City Core Precinct](#) of this Plan.

- Regardless of requirement (2) of this control, new buildings (or substantial redevelopment of existing buildings) on number 66-90 Harbour Drive are to be [setback](#) in accordance with [G3.4 Coffs Harbour City Core Precinct](#) of this Plan.

#### Notes

*Where a merit assessment applies, consideration is to be given to the existing streetscape, the amenity of adjoining / neighbouring land, and existing setbacks for neighbouring development.*

## D1.2 DESIGN REQUIREMENTS - GENERAL

### Applies to Land

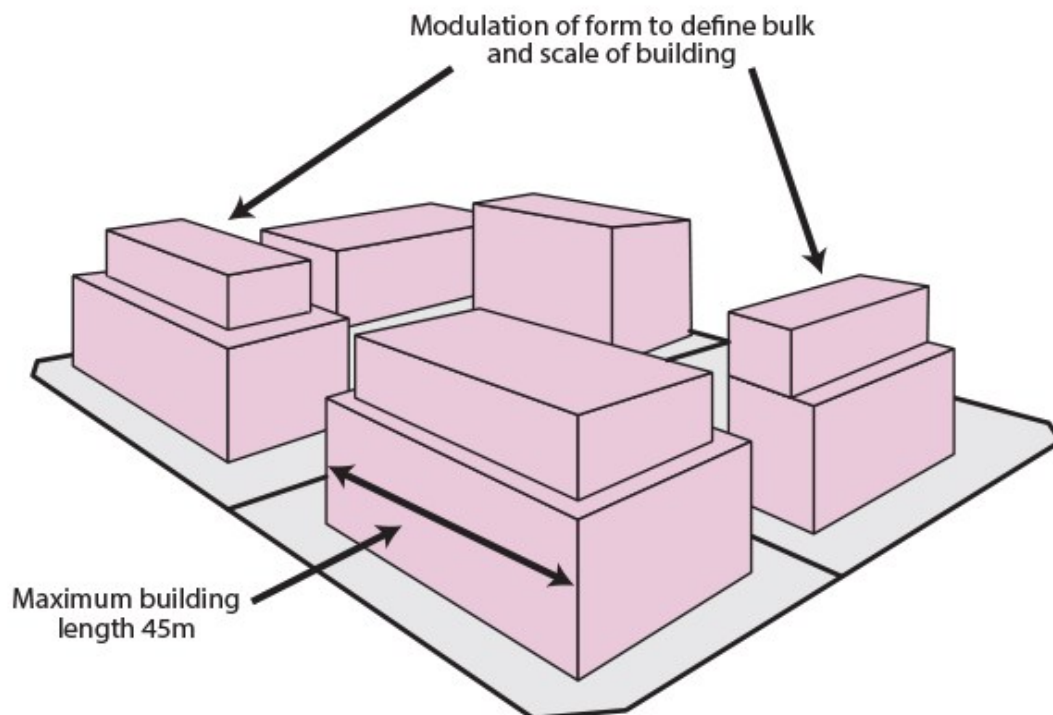
This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development exhibits design excellence that contributes to and complements the natural, cultural, visual and built character of the streetscape and public domain in business zones.
- To provide richness of detail and architectural interest especially at visually prominent parts of buildings such as lower levels and roof tops of buildings.
- To reduce the apparent bulk and scale of buildings by breaking up expanses of building walls with modulation of form and articulation of facades.
- To provide design responses for the North Coast climate.
- To achieve continuous awnings within certain commercial areas.

### Requirements

- (1) Development is to be designed:
  - (a) so that buildings do not exceed a total length of 45 metres; and
  - (b) to address the [street](#), with front entryways to be generally parallel with the [street](#); and
  - (c) to incorporate modulation of form, articulation of building facades, window arrangements and architectural enhancements to add visual interest and to reduce the apparent bulk and scale of buildings as demonstrated below; and



- (d) to contribute to a visually interesting skyline and to differentiate between the base, middle and top in design, where buildings are over 13 metres high; and
  - (e) so that large unrelieved expanses of wall or building mass do not face a public road or adjoin residential areas; and
  - (f) so that no blank or opaque side walls are provided on any [street](#) elevation; and
  - (g) so that building design, materials, construction and finishes achieve microclimate responsive solutions such as louvres, shading, verandahs and indoor/outdoor spaces; and
  - (h) so that colours and textures of all external finishes are of a high quality and are suitable for the locality and the context of the site; and
  - (i) to maximise glazing whilst avoiding large unrelieved expanses of glass; and
  - (j) to avoid the use of building materials that are highly reflective or less durable; and
  - (k) to integrate roof plant rooms and lift overruns into the overall architecture of the development; and
  - (l) so that any outdoor dining is provided at [street](#) level; and
  - (m) to include light wells and courtyards to improve internal building amenity and achieve ventilation.
- (2) Development on corner sites and on sites where vistas are terminated are to be designed to incorporate special architectural emphasis acknowledging the corner or vista and a design that addresses both [street](#) frontages.
  - (3) Development applications for development with a construction value over \$1 million are to be accompanied by a materials and colour sample board, and schedule.
  - (4) Development with a zero front [setback](#) is to incorporate:
    - (a) continuous awnings for [primary road](#) frontages; and
    - (b) continuous awnings for a minimum of six metres for [secondary road](#) frontages, and

- (c) continuous awnings where the development addresses public footpaths, car parks and internal pedestrian court yards.
- (5) Awnings are to:
  - (a) integrate with the design of the development and adjoining buildings; and
  - (b) be a minimum of:
    - (i) 2.8 metres deep where [street](#) trees are not required; or
    - (ii) 2.4 metres deep where [street](#) trees are required; and
  - (c) have a minimum height of 3.2 metres and a maximum height of four metres above pedestrian level; and
  - (d) have a low profile, with slim vertical fascias or eaves (generally not exceeding 300mm in height); and
  - (e) be [setback](#) 600mm from the kerb; and
  - (f) include under [awning](#) lighting (recessed or wall mounted).
- (6) Development is to provide a clearly articulated pedestrian entry and all weather protection at the main entrance to each building.

## Exceptions

- Development comprising areas set aside for civic spaces is not required to address the [street](#) with parallel front entryways.

### Note

Pursuant to subclause 7.14(3) of [Coffs Harbour LEP 2013](#), the total [gross floor area](#) of the part of any development comprising a business or office premises on land zoned B6 Enterprise Corridor is not to exceed 600m<sup>2</sup> on each lot that existed as at 16 December 2010 on which the development is to be located.

## D1.3 DESIGN REQUIREMENTS - MIXED USE DEVELOPMENT

### Applies to Land

This control applies to [mixed use development](#) on land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that the design of [mixed use development](#) compliments and integrates commercial and residential uses; and minimises conflicts between these uses.
- To ensure that the design of mixed use buildings addresses residential amenity.
- To ensure that mixed use buildings address the public domain and the [street](#).

### Requirements

- (1) [Mixed use development](#) is to be designed:
  - (a) so that entries to residential components of the development are clearly identified and accessed from [primary road](#) frontages; and



- (b) to provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor; and
- (c) so that separate entries are provided to non-residential components of the development; and
- (d) to incorporate security access controls for all private entries, including parking areas and internal courtyards.

### Conceptual Mixed Use Development



- (2) Non-residential service requirements such as loading docks and waste storage areas are to be designed and located so as not to unreasonably interfere with any residential component of the development, including primary outlooks and amenity for residential buildings.

#### Notes

- Pursuant to subclause 7.14(2) of *Coffs Harbour LEP 2013*, the gross floor area of development for the purposes of

*business, office or retail premises on land zoned B4 Mixed Use is not to exceed 750m<sup>2</sup> per premise.*

- [State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development](#) may apply to [mixed use development](#).
- Development applications for [residential accommodation](#) and some types of [tourist and visitor accommodation](#) may be required to be accompanied by a [BASIX Certificate](#) in accordance with [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#).
- Design requirements for [mixed use development](#) may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D1.4 INFRASTRUCTURE AND SITE FACILITY REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that adequate infrastructure, utility services and site facilities are provided to land zoned for business purposes.

### Requirements

- (1) Development is to provide the following infrastructure in accordance with Council’s [Development Specifications](#):
  - (a) sealed road pavement;
  - (b) concrete kerb and gutter;
  - (c) concrete footpath to the nearest cross [street](#); and
  - (d) piped stormwater drainage.
- (2) Development comprising lane access is to provide the following additional infrastructure in accordance with Council’s [Development Specifications](#):
  - (a) lane construction to full width from at least one [street](#);
  - (b) kerb and gutter on one side of the lane; and
  - (c) stormwater drainage.
- (3) Development is to provide the following utility services in accordance with Council’s [Development Specifications](#):
  - (a) water;
  - (b) sewer;
  - (c) telecommunications (including National Broadband Network where available);
  - (d) electricity; and
  - (e) trade waste facilities (if applicable).
- (4) Development is to provide the following site facilities:

- (a) waste facilities in accordance with the relevant controls of **F6 Waste Management** of this Plan; and
  - (b) mailboxes in one accessible location adjacent to the main entrance to the development.
- (5) Site facilities such as communication structures, air conditioning units, ventilation stacks and any ancillary structures are to be:
- (a) located away from the street frontage;
  - (b) integrated into the roofscape design and not a dominant skyline feature, and
  - (c) adequately setback from the perimeter wall or roof edge of buildings.

#### Notes

*Development in the vicinity of sewerage mains is subject to the provisions of Council's **Sewer Mains – Building in the Vicinity of Policy**.*

## D1.5 ACCESS AND PARKING REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under **Coffs Harbour LEP 2013**.

### Objectives

- To ensure that appropriate access, vehicular manoeuvring area and on site car parking is provided for development on business zoned land.

### Requirements

- (1) Development is to comply with the relevant controls of **F1 Access and Parking** of this Plan.

#### Notes

*Car parking **Contributions Plans** apply to the Coffs Harbour City Centre, Jetty Area, Park Beach and Woolgoolga.*

## D1.6 LANEWAY REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under **Coffs Harbour LEP 2013**, other than land that is shown as a “Deferred matter”.

### Objectives

- To reduce vehicular and pedestrian conflict and provide greater amenity to the public street.
- To provide for missing pedestrian links within the city core.
- To ensure laneways and pedestrian linkages are safe and secure for pedestrians.

### Requirements



- (1) Where access is available off existing or proposed laneways, vehicular access must be provided from the laneway for any new development or substantial redevelopment.

## D1.7 LANDSCAPING REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To contribute to streetscape character and the amenity of the public domain.
- To ensure landscaping is integrated into the design of development.
- To encourage plant selection that is sensitive to local climate, topography and natural features.

### Requirements

- (1) Development is to incorporate landscaping in accordance with the relevant controls of [F3 Landscaping](#) of this Plan.

## D1.8 ACCESSIBILITY REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for all people.

### Requirements

- (1) Where the provisions of the [Disability \(Access to Premises – Building Standards\) 2010](#) apply for alterations and additions to an existing building, an accessible [accessway](#) is to be provided in accordance with the relevant [Australian Standards](#) from the site boundary to the principal pedestrian entrance.
- (2) Public footpaths, recreation areas and other public spaces associated with development on commercial land are to be designed as barrier-free environments for all people in accordance with the [Disability Discrimination Act 1992](#).

#### Notes

- All applicants are reminded of their responsibilities under the [Disability Discrimination Act 1992](#) and associated [Disability \(Access to Premises – Building Standards\) 2010](#).
- Certification from an accredited access consultant may be required to demonstrate compliance with the [Disability](#)

*(Access to Premises – Building Standards) 2010 at the discretion of Council.*

## D1.9 SAFER BY DESIGN REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that [Crime Prevention Through Environmental Design](#) principles are considered in the design of development.

### Requirements

- (1) [Crime Prevention Through Environmental Design](#) principles are to be considered in the design of development in accordance with the [NSW Police Safer by Design: Crime Prevention Through Environmental Design guidelines](#).
- (2) Development applications for large scale commercial development with a GFA of over 5,000m<sup>2</sup>, financial institutions, [mixed use development](#) with 20 or more dwellings and large community/recreational facilities may be referred to the NSW Police Service for a ‘safer by design’ assessment depending on the likely impacts from the development on the safety of the community.

## D1.10 CONSOLIDATION REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development is sited on the land in a practical and functional arrangement.

### Requirements

- (1) Where development is situated over the boundary of two or more lots, the subject lots are to be consolidated into one allotment.

## D1.11 LAND DEDICATION

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4

Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council’s [Dedication of Land Policy](#).

### Note:

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [NSW Office of Environment and Heritage](#) administered by the [NSW Office of Environment and Heritage](#).*

## D1.12 SIGNAGE REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that all advertising is of a high quality and is integrated into the architectural design of buildings and the character of the streetscape.
- To ensure that advertising is designed with consideration to the amenity of commercial areas and the visual quality of the public domain.

## Requirements

- (1) Development comprising [signage](#) is to accord with the relevant controls of [F5 Signage](#) of this Plan.

## D1.13 WATER MANAGEMENT REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To implement best practice stormwater management techniques.
- To incorporate the use of water sensitive urban design measures to protect the natural water cycle and aquatic ecosystems.

- To manage water as a valuable and finite regional resource on a total water cycle basis.

## Requirements

- (1) Stormwater drainage is to be provided in accordance with Council's [Development Specifications](#).
- (2) Development applications are to be supported by concept stormwater drainage designs.
- (3) Stormwater is to be gravity drained to Council's drainage system (where available).
- (4) Where development requires drainage works over adjoining properties, the [development application](#) is to be supported by land owners consent from the affected properties to the lodgement of the [development application](#), including written agreement to the creation of easements for interallotment drainage.
- (5) Stormwater drainage design is to reflect the pre-existing or natural situation in terms of location, quantity, quality and velocity of water, and may require on-site stormwater detention.
- (6) Water sensitive urban design is to be incorporated into the design of the development in accordance with Council's [Water Sensitive Urban Design Policy](#) and [Guidelines](#).

## D1.14 EROSION AND SEDIMENT CONTROL REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a "Deferred matter".

### Objectives

- To ensure that [earthworks](#) will not have a detrimental impact on environmental functions and processes, neighbouring uses items or features of the surrounding land.

## Requirements

- (1) Erosion and sediment control measures are to be provided in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#) for development comprising [earthworks](#).
- (2) Development applications for development comprising [earthworks](#) are to be accompanied by supplementary information in accordance with the following table:

Area of <a href="#">earthworks</a> (m <sup>2</sup> )	Supplementary Information
< 800m <sup>2</sup> of disturbed area	Basic Erosion and Sediment Control Plan
800m <sup>2</sup> to 2,500m <sup>2</sup> of disturbed area	Erosion and Sediment Control Plan
>2,500m <sup>2</sup> of disturbed area	Soil and Water Management Plan

- (3) Basic Erosion and Sediment Control Plans are to be prepared in accordance with the principles of [Best Practice Management for Small Areas of Disturbance](#).
- (4) Erosion and Sediment Control Plans are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).

- (5) Soil and Water Management Plans are to be of a scale 1:500 or larger and are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).

**Note:**

The Coffs Harbour LGA comprises very [steep land](#) and highly erodible soils which may require specific erosion and sediment control measures to perform adequately.

## D1.15 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that business development is responsive to any environmental constraints of the land.
- To ensure that development occurs in a manner that provides for the continued protection of [high conservation value land](#).

### Requirements

- (1) Development is to accord with the relevant controls of [E1 Biodiversity](#) of this Plan.

**Notes**

- Clause 7.1 Acid Sulfate Soils of [Coffs Harbour LEP 2013](#) requires [development consent](#) and the preparation of an Acid Sulfate Soils Management Plan for the carrying out of certain works on land shown on the [Coffs Harbour LEP 2013 Acid Sulfate Soils Map](#). It is the responsibility of the proponent to determine if the land upon which the development is proposed, is identified on the [Acid Sulfate Soils Map](#) and thus if the provisions of Clause 7.1 of [Coffs Harbour LEP 2013](#) apply to the proposed development.
- Development applications for development on land comprising [steep land](#) shown on the [Steep and Highly Erodible Land Map](#) may be required to be accompanied by a [geotechnical report](#).

## D1.16 FLOOD REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that impacts from flood hazard are minimised.

### Requirements

- (1) Development is to comply with the relevant controls of [E4 Flooding](#) of this Plan.

## D1.17 COASTAL HAZARD REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#) shown on the [Coastal Hazard Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that impacts from [coastal hazard](#) are minimised.

### Requirements

- (1) Development is to comply with the relevant controls of [E2 Coastal Hazards](#) of this Plan.

## D1.18 CONTAMINATED LAND REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development is responsive to any environmental constraints of the land.

### Requirements

- (1) Development on land comprising [contaminated land](#) or [potentially contaminated land](#) is to accord with the relevant controls of [E3 Contaminated Land](#) of this Plan.

## D1.19 HERITAGE REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To preserve the heritage significance of heritage items and heritage conservation areas within Coffs Harbour.
- To conserve archaeological sites, Aboriginal objects and Aboriginal places of heritage significance

within Coffs Harbour.

## Requirements

- (1) Development is to accord with the relevant controls of [F2 Heritage Conservation](#) of this Plan.

## D1.20 AMENITY REQUIREMENTS

### Applies to Land

This control applies to land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that business development does not result in unacceptable amenity impacts on adjoining residential land.
- To ensure that the impact of road/rail noise or vibration is considered in the assessment of development proposals near the Pacific Highway and/or rail corridors.

## Requirements

- (1) Development is to be designed to incorporate methods to reduce visual and acoustic impacts on adjoining residential zoned land, including the following:
  - (a) landscaping,
  - (b) screening,
  - (c) unobtrusive lighting,
  - (d) the location of delivery areas and loading docks, and
  - (e) appropriate delivery hours and limited after hours deliveries.
- (2) All noise generating equipment including the following:
  - (a) mechanical plant or equipment,
  - (b) air conditioning units,
  - (c) fixed vacuume systems,
  - (d) mechanical ventilation associated with car parks,
  - (e) [driveway](#) entry shutters,
  - (f) waste storage facilities, and
  - (g) delivery areas

are to be acoustically screened and designed to minimise acoustic impacts on adjoining residential zoned land.
- (3) Development applications comprising development to which Clause 87 or Clause 102 of [State Environmental Planning Policy \(Infrastructure\) 2007](#) applies are to be accompanied by sufficient information demonstrating that the relevant provisions of the policy and the guideline can be satisfied.



- (4) Landscaped buffers (utilising native vegetation where practicable) are to be provided between residential uses and road and/or rail corridors.

#### Notes

- *Development consent cannot be granted to development for the purposes of a building for residential use on land in or adjacent to the Pacific Highway or on land in or adjacent to a rail corridor unless it can be demonstrated that noise levels as prescribed by Clause 87(3) and/or Clause 102(3) of [State Environmental Planning Policy \(Infrastructure\) 2007](#) are not exceeded.*
- *An acoustic report may be required to be undertaken by an appropriately qualified person to demonstrate that the requirements specified in the above policy and the following guidelines can be reasonably met:*
  - *[Development Near Rail Corridors and Busy Roads – Interim Guideline](#); and*
  - *Any other associated guidelines issued by the Director-General for the purposes of [State Environmental Planning Policy \(Infrastructure\) 2007](#).*
- *Noise levels at the boundary of the site subject to the development are to accord with the requirements of the [Protection of the Environment Operations Act 1997](#) and the [NSW Industrial Noise Policy](#) published by the Environment Protection Authority.*

## D2 INDUSTRIAL DEVELOPMENT

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### D2.1 SETBACK REQUIREMENTS

#### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To ensure that building frontages have consistent alignment and visual appearance.
- To ensure that industrial development does not detrimentally impact on residential and environmentally sensitive areas.

#### Requirements

- (1) Development is to maintain the following minimum [setback](#) requirements as shown on the [Front Setbacks Map](#) and [Side and Rear Setbacks Map](#):
  - (a) Front: six metres
  - (b) Side and Rear: merit
- (2) Where a merit assessment applies for side and rear setbacks, the development is to achieve the objectives of this control.

#### Notes

*Where a merit assessment applies, consideration is to be given to the existing streetscape, the amenity of adjoining / neighbouring land, and existing setbacks for neighbouring development.*

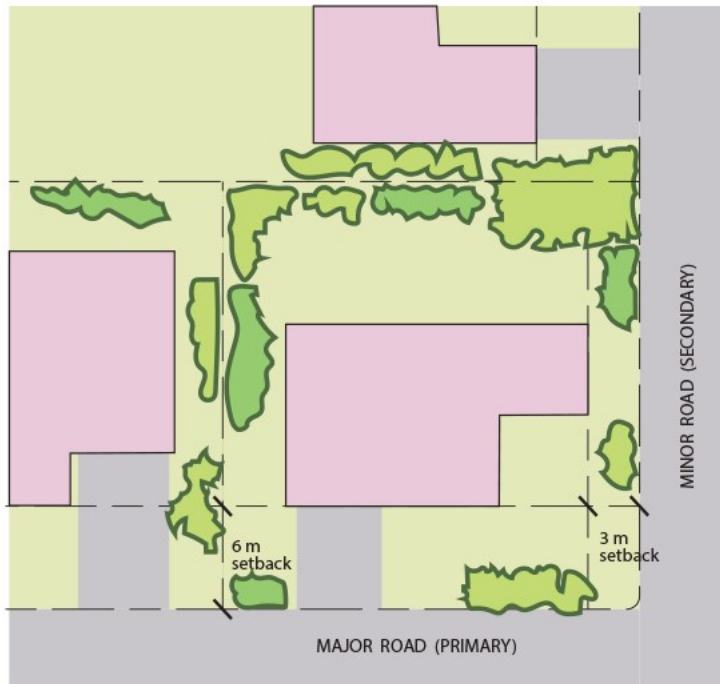
#### Exceptions

- Where development adjoins sensitive areas (residential or community land uses or

environmentally constrained land), side and rear setbacks are to be a minimum of three metres from such areas.

- Setbacks to sensitive areas are to be suitably landscaped with native vegetation (where practicable) in accordance with [F3 Landscaping](#) of this Plan.
- On corner lots, development may be [setback](#) three metres from the [secondary road](#) boundary.

### Setbacks for Corner Lots



## D2.2 DESIGN REQUIREMENTS– GENERAL

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To minimise the visual impact of industrial development.

### Requirements

- (1) Development is to be designed:
  - (a) to incorporate variations in fascia treatment, rooflines and a selection of materials; and
  - (b) so that elevations of buildings visible from public roads or adjoining residential land are constructed using brick, masonry, pre-coloured metal cladding, tilt-slab construction or a combination of these materials; and
  - (c) so that large unrelieved expanses of wall or building mass visible from public roads or adjoining residential land are broken up by suitable building articulation, [fenestration](#) or architectural enhancements; and

- (d) so that showroom display areas, ancillary offices, staff amenities and other low scale elements are (where practicable) located at the front of the premises and constructed in appropriate materials to enhance the appearance of the development; and
  - (e) so that roofing consists of non-reflective materials; and
  - (f) so that open work or storage areas are located at the rear of the site and adequately screened from view by landscaping or screen fencing; and
  - (g) so that security fencing is visually unobtrusive (i.e. no chain wire mesh fencing) and softened with planting in accordance with controls of [F3 Landscaping](#) of this Plan.
- (2) Development on significant corner sites and are to be designed to incorporate special architectural emphasis acknowledging the corner or vista.

## D2.3 DEVELOPMENT APPLICATION REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that industrial development does not detrimentally impact on residential areas.

### Requirements

- (1) Development applications are to be accompanied by:
  - (a) details of the hours of operation; and
  - (b) details of any likely impacts from noise and other emissions; and
  - (c) details of any open storage areas outside buildings, including full details of those parts of the site to be used and the materials to be stored.

## D2.4 INFRASTRUCTURE AND SITE FACILITY REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that adequate infrastructure, utility services and site facilities are provided to land zoned for industrial purposes.

### Requirements

- (1) Development is to provide the following infrastructure in accordance with Council’s [Development Specifications](#):

- (a) sealed road pavement;
  - (b) concrete kerb and gutter;
  - (c) concrete footpath to the nearest cross [street](#); and
  - (d) piped stormwater drainage.
- (2) Development comprising lane access is to provide the following additional infrastructure in accordance with Council's [Development Specifications](#):
- (a) lane construction to full width from at least one [street](#);
  - (b) kerb and gutter on one side of the lane; and
  - (c) stormwater drainage.
- (3) Development is to provide the following utility services in accordance with Council's [Development Specifications](#):
- (a) water;
  - (b) sewer;
  - (c) telecommunications (including National Broadband Network where available);
  - (d) electricity; and
  - (e) trade waste facilities (if applicable).
- (4) Development is to provide the following site facilities:
- (a) waste storage in accordance with the relevant controls of [F6 Waste Management](#) of this Plan; and
  - (b) mailboxes in one accessible location adjacent to the main entrance to the development.
- (5) Site facilities such as communication structures, air conditioning units, ventilation stacks and any ancillary structures are to be:
- (a) located away from the [street](#) frontage; and
  - (b) integrated into the roofscape design and not a dominant skyline feature, and
  - (c) adequately [setback](#) from the perimeter wall or roof edge of buildings.

#### Notes

*Development in the vicinity of sewerage mains is subject to the provisions of Council's [Sewer Mains – Building in the Vicinity of Policy](#).*

## D2.5 ACCESS AND PARKING REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that appropriate access, vehicular manoeuvring area and on site car parking is provided for development on industrial zoned land.

### Requirements

- (1) Development is to comply with the relevant controls of **F1 Access and Parking** of this Plan.

## D2.6 LANDSCAPING REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To contribute to streetscape character and the amenity of the public domain.
- To ensure landscaping is integrated into the design of development.
- To encourage plant selection that is sensitive to local climate, topography and natural features.

### Requirements

- (1) Development is to incorporate landscaping in accordance with the relevant controls of **F3 Landscaping** of this Plan.

## D2.7 ACCESSIBILITY REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for all people.

### Requirements

- (1) Where the provisions of the [Disability \(Access to Premises – Building Standards\) 2010](#) apply for alterations and additions to an existing building, an accessible [accessway](#) is to be provided in accordance with the relevant [Australian Standards](#) from the site boundary to the principle pedestrian entry.
- (2) Public footpaths, recreation areas, outdoor dining areas and other public spaces associated with the development are to be designed as barrier-free environments for all people in accordance with the [Disability Discrimination Act 1992](#).

#### Notes

- All applicants are reminded of their responsibilities under the [Disability Discrimination Act 1992](#) and associated [Disability \(Access to Premises – Building Standards\) 2010](#).
- Certification from an accredited access consultant may be required to demonstrate compliance with the [Disability \(Access to Premises – Building Standards\) 2010](#) at the discretion of Council.

## D2.8 SAFER BY DESIGN REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that [Crime Prevention Through Environmental Design](#) principles are considered in the design of development.

### Requirements

- (1) [Crime Prevention Through Environmental Design](#) principles are to be considered in the design of development in accordance with the [NSW Police Safer by Design: Crime Prevention Through Environmental Design guidelines](#).
- (2) Development applications for large scale industrial development with a GFA of over 5,000m<sup>2</sup> or large community/recreational facilities may be referred to the NSW Police Service for a ‘safer by design’ assessment depending on the likely impacts from the development on the safety of the community.

## D2.9 CONSOLIDATION REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development is sited on the land in a practical and functional arrangement.

### Requirements

- (1) Where development is situated over the boundary of two or more lots, the subject lots are to be consolidated into one allotment.

## D2.10 LAND DEDICATION

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#).

**Note:**

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## D2.11 SIGNAGE REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that all advertising is of a high quality and is integrated into the architectural design of buildings and the character of the streetscape.
- To ensure that advertising is designed with consideration to the amenity of industrial areas and the visual quality of the public domain.

## Requirements

- (1) Development comprising [signage](#) is to accord with the relevant controls of [F5 Signage](#) of this Plan.

## D2.12 WATER MANAGEMENT REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To implement best practice stormwater management techniques.
- To incorporate the use of water sensitive urban design measures to protect the natural water cycle and aquatic ecosystems.
- To manage water as a valuable and finite regional resource on a total water cycle basis.

## Requirements

- (1) Stormwater drainage is to be provided in accordance with Council's [Development Specifications](#).
- (2) Development applications are to be supported by concept stormwater drainage designs.
- (3) Stormwater is to be gravity drained to Council's drainage system (where available).



- (4) Where development requires drainage works over adjoining properties, the [development application](#) is to be supported by land owners consent from the affected properties to the lodgement of the [development application](#), including written agreement to the creation of easements for interallotment drainage.
- (5) Stormwater drainage design is to reflect the pre-existing or natural situation in terms of location, quantity, quality and velocity of water, and may require on-site stormwater detention.
- (6) Water sensitive urban design is to be incorporated into the design of the development in accordance with Council's [Water Sensitive Urban Design Policy](#) and [Guidelines](#).

#### Notes

Development applications for [residential accommodation](#) and some types of [tourist and visitor accommodation](#) may be required to be accompanied by a [BASIX Certificate](#) in accordance with [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#).

## D2.13 EROSION AND SEDIMENT CONTROL REQUIREMENTS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that [earthworks](#) will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.

### Requirements

- (1) Erosion and sediment control measures are to be provided in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#) for development comprising [earthworks](#).
- (2) Development applications for development comprising [earthworks](#) are to be accompanied by supplementary information in accordance with the following table:

Area of <a href="#">earthworks</a> (m <sup>2</sup> )	Supplementary Information
< 800m <sup>2</sup> of disturbed area	Basic Erosion and Sediment Control Plan
800m <sup>2</sup> to 2,500m <sup>2</sup> of disturbed area	Erosion and Sediment Control Plan
>2,500m <sup>2</sup> of disturbed area	Soil and Water Management Plan

- (3) Basic Erosion and Sediment Control Plans are to be prepared in accordance with the principles of [Best Practice Management for Small Areas of Disturbance](#).
- (4) Erosion and Sediment Control Plans are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).
- (5) Soil and Water Management Plans are to be of a scale 1:500 or larger and are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).

#### Note:

The Coffs Harbour LGA comprises very [steep land](#) and highly erodible soils which may require specific erosion and sediment control measures to perform adequately.

## D2.14 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that industrial development is responsive to any environmental constraints of the land.
- To ensure that development occurs in a manner that provides for the continued protection of [high conservation value land](#).

### Requirements

- (1) Development is to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.

#### Notes

- Clause 7.1 Acid Sulfate Soils of [Coffs Harbour LEP 2013](#) requires [development consent](#) and the preparation of an Acid Sulfate Soils Management Plan for the carrying out of certain works on land shown on the [Coffs Harbour LEP 2013 Acid Sulfate Soils Map](#). It is the responsibility of the proponent to determine if the land upon which the development is proposed, is identified on the [Acid Sulfate Soils Map](#) and thus if the provisions of Clause 7.1 of [Coffs Harbour LEP 2013](#) apply to the proposed development.
- Development applications for development on land comprising [steep land](#) shown on the [Steep and Highly Erodible Land Map](#) may be required to be accompanied by a [geotechnical report](#).

## D2.15 FLOOD REQUIREMENTS

### Applies to Land

This control applies to development on land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that impacts from flood hazard are minimised.

### Requirements

- (1) Development is to comply with the relevant controls of [E4 Flooding](#) of this Plan.

## D2.16 COASTAL HAZARD REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#) shown on the [Coastal Hazard Map](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that impacts from [coastal hazard](#) are minimised.

## Requirements

- (1) Development is to comply with the relevant controls of [E2 Coastal Hazards](#) of this Plan.

## D2.17 CONTAMINATED LAND REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that development is responsive to any environmental constraints of the land.

## Requirements

- (1) Development on land comprising [contaminated land](#) or [potentially contaminated land](#) is to accord with the relevant controls of [E3 Contaminated Land](#) of this Plan.

## D2.18 HERITAGE REQUIREMENTS

### Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To preserve the heritage significance of heritage items and heritage conservation areas within Coffs Harbour.
- To conserve archaeological sites, Aboriginal objects and Aboriginal places of heritage significance within Coffs Harbour.

## Requirements

- (1) Development is to accord with the relevant controls of [F2 Heritage Conservation](#) of this Plan.

## D2.19 AMENITY REQUIREMENTS

## Applies to Land

This control applies to land zoned IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that industrial development does not result in unacceptable amenity impacts on adjoining residential land.

## Requirements

- (1) Development is to be designed to incorporate methods to reduce visual and acoustic impacts on adjoining residential zoned land, including:
  - (a) landscaping; and
  - (b) screening; and
  - (c) unobtrusive lighting; and
  - (d) the location of delivery areas and loading docks; and
  - (e) appropriate delivery hours and limited after hours deliveries.
- (2) All noise generating equipment including:
  - (a) mechanical plant or equipment; and
  - (b) air conditioning units; and
  - (c) fixed vacuume systems; and
  - (d) mechanical ventilation associated with car parks; and
  - (e) [driveway](#) entry shutters; and
  - (f) waste storage facilities; and
  - (g) delivery areas

and are to be acoustically screened and designed to minimise acoustic impacts on adjoining residential zoned land.
- (3) Development applications comprising development to which Clause 87 or Clause 102 of [State Environmental Planning Policy \(Infrastructure\) 2007](#) applies are to be accompanied by sufficient information demonstrating that the relevant provisions of the policy and the guideline can be satisfied.
- (4) Landscaped buffers (utilising native vegetation where practicable) are to be provided between residential uses and road and/or rail corridor.

### Notes

- [Development consent](#) cannot be granted to development for the purposes of a building for residential use on land in or adjacent to the Pacific Highway or on land in or adjacent to a rail corridor unless it can be demonstrated that noise levels as prescribed by Clause 87(3) and/or Clause 102(3) of [State Environmental Planning Policy \(Infrastructure\) 2007](#) are not exceeded.
- An acoustic report may be required to be undertaken by an appropriately qualified person to demonstrate that the requirements specified in the policy and the following guidelines can be reasonably met:
  - [Development Near Rail Corridors and Busy Roads – Interim Guideline](#); and
  - Any other associated guidelines issued by the Director-General for the purposes of [State Environmental Planning](#)

[Policy \(Infrastructure\) 2007](#).

- Noise levels at the boundary of the site subject to the development are to accord with the requirements of the [Protection of the Environment Operations Act 1997](#) and the [NSW Industrial Noise Policy](#) published by the Environment Protection Authority.

## D3 RESIDENTIAL DEVELOPMENT

### D3.1 DENSITY REQUIREMENTS

#### Applies to Land

This control applies to development for the purpose of [residential accommodation](#) on land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To ensure that the density of residential development is appropriate to the scale and character of each location.
- To ensure that a variety and choice of housing is available within the Coffs Harbour Local Government Area.

#### Requirements

- (1) Development is to meet the following density controls as shown on the [Density Map](#):

Land Use Zone / Locality	Density Requirement
Land zoned R2 Low Density Residential in the following localities: <ul style="list-style-type: none"> <li>Red Rock</li> <li>Nana Glen</li> <li>Coramba</li> <li>Lowanna</li> <li>Ulong</li> </ul>	1 dwelling per 1300m <sup>2</sup>
All other land zoned R2 Low Density Residential	1 dwelling per 400m <sup>2</sup>
Land zoned R3 Medium Density Residential	1 dwelling per 200m <sup>2</sup> for buildings ≤ 8.5m in height 1 dwelling per 100m <sup>2</sup> for buildings >8.5m in height
Land zoned R4 High Density Residential	1 dwelling per 50m <sup>2</sup>

#### Exceptions

- The area of any access handle is not to be included in calculating the density of development.
- A higher density may be supported on land zoned R3 Medium Density Residential and R4 High Density Residential under [Coffs Harbour LEP 2013](#) where the development satisfies the front, side and rear [setback](#) controls specified in [D3.2](#) and [D3.3](#) of this Plan and any other relevant built form

control within this Plan.

#### Notes

- Certain types of [residential accommodation](#) are not permissible within the R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential land use zones under [Coffs Harbour LEP 2013](#). Please check the land use table within [Coffs Harbour LEP 2013](#) for each relevant zone to ascertain permissibility of the proposed development.
- Density controls may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D3.2 FRONT SETBACK REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide space between buildings and streets to maintain streetscape character and provide for air flow, sunlight, landscaping and general amenity.

### Requirements

- (1) Development is to maintain the following minimum [setback](#) requirements as shown on the [Front Setbacks Map](#):

Land Use Zone	Front <a href="#">Setback</a> Requirement
Land zoned R2 Low Density Residential	6m
Land zoned R3 Medium Density Residential and R4 High Density Residential	6m for buildings ≤ 8.5m in height 9m for buildings >8.5m in height

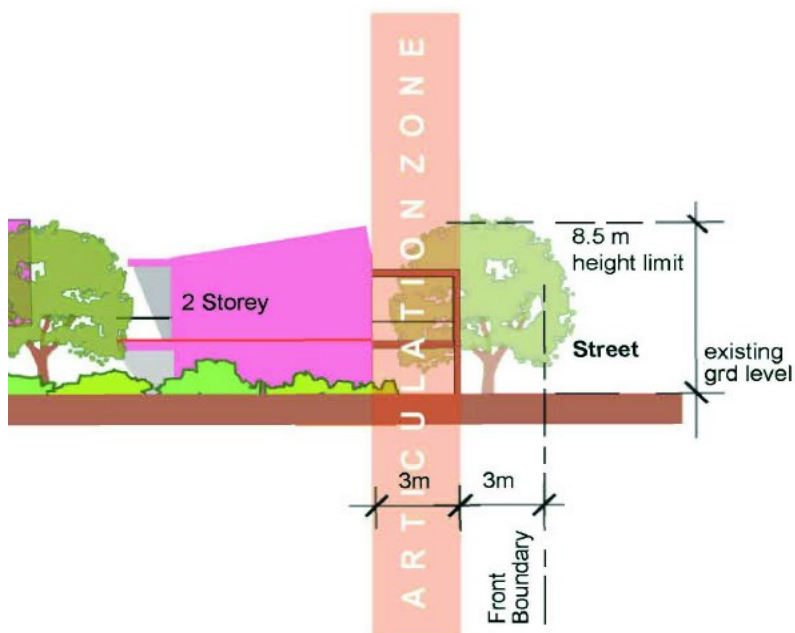
### Exceptions

- Departures to the [setback](#) requirements may be supported where it can be adequately demonstrated that:
  - the [setback](#) requirements cannot be achieved on the site due to site constraints; and
  - the development satisfies the objectives of this control.
- Development on land zoned R2 Low Density Residential and R3 Medium Density Residential under [Coffs Harbour LEP 2013](#) may incorporate an [articulation zone](#) within the front the [setback area](#) to a [primary road](#) as demonstrated in the following diagrams.
- An [articulation zone](#) is not permissible where the front [setback area](#) to the [primary road](#) is less than 4.5 metres.

#### [Articulation Zone](#) – Buildings ≤ 8.5m in Height

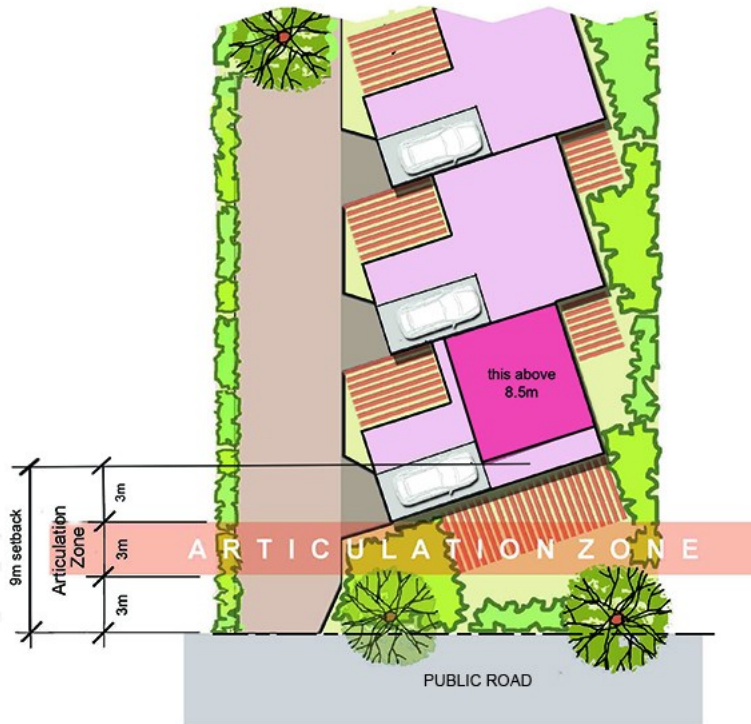


### Articulation Zone – Buildings ≤ 8.5m in Height

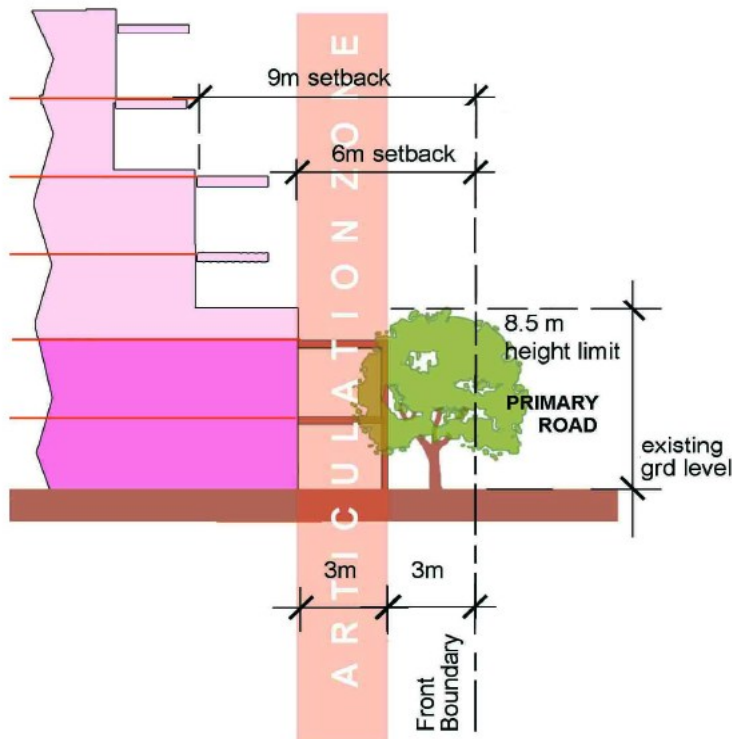


### Articulation Zone – Buildings > 8.5m in Height





### Articulation Zone – Buildings > 8.5m in Height



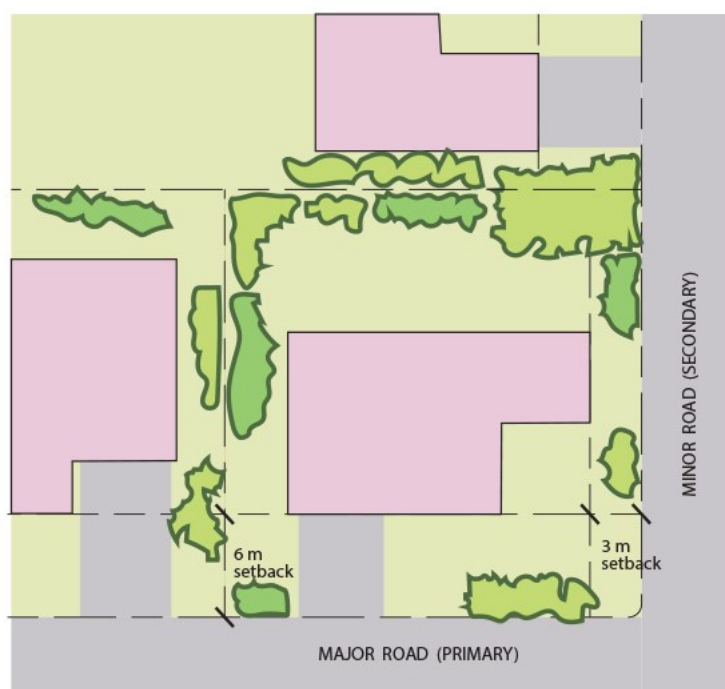
- Awnings (or other features over a window) and sun shading devices are not to be included when calculating the maximum area of an articulation zone.
- Dwellings fronting a lane are to be setback three metres with garages and carports being setback 4.5 metres.

### Rear Lane Setback Requirements



- On corner lots buildings can be set back three metres from the secondary road boundary as demonstrated in the following diagram:

#### Setbacks for Corner Lots



#### Notes

Setback requirements may be specified within an environmental planning instrument for certain types of residential accommodation. In this regard, the provisions of an environmental planning instrument prevail.

## D3.3 SIDE AND REAR SETBACK REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To provide space between buildings and streets to maintain streetscape character and provide for air flow, sunlight, landscaping and general amenity.
- To activate lanes to maintain safety and improve liveability.

## Requirements

- (1) Development is to meet the following minimum [setback](#) requirements as shown on the [Side and Rear Setbacks Map](#):

Land Use Zone	Side and Rear <a href="#">Setback</a> Requirement
Land zoned R2 Low Density Residential	900mm (from walls) or 675mm (from outer edge of roof gutter and eaves)
Land zoned R3 Medium Density Residential	3m for buildings $\leq$ 8.5m in height 6m for buildings $>$ 8.5m in height 900mm (from walls) for single storey component of buildings $\leq$ 8.5m in height
Land zoned R4 High Density Residential	3m for buildings $\leq$ 8.5m in height 6m for buildings $>$ 8.5m in height

## Exceptions

- Departures to [setback](#) requirements may be supported where it can be adequately demonstrated that:
  - the [setback](#) requirements cannot be achieved on the site due to site constraints; and
  - the development is in keeping with the existing streetscape and pattern of development; and
  - reasonable privacy, amenity, solar access and view sharing is maintained.
- Zero side and rear setbacks may be provided on land zoned R2 Low Density Residential and R3 Medium Density Residential under [Coffs Harbour LEP 2013](#) where:
  - no part of the existing development exceeds two stories in height; and
  - the development has a maximum boundary wall height of three metres (unless matching an existing or simultaneously constructed wall); and
  - there is no adverse impact upon the amenity of adjoining properties; and
  - there is no interruption to overland drainage paths; and
  - there are no openings in the boundary wall; and
  - the wall is of masonry construction.

### Zero Side and Rear Setbacks



#### Notes

Setback requirements may be specified within an environmental planning instrument for certain types of residential accommodation. In this regard, the provisions of an environmental planning instrument prevail.

## D3.4 FRONTAGE WIDTH REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of residential accommodation on land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under Coffs Harbour LEP 2013, other than land that is shown as a “Deferred matter”.

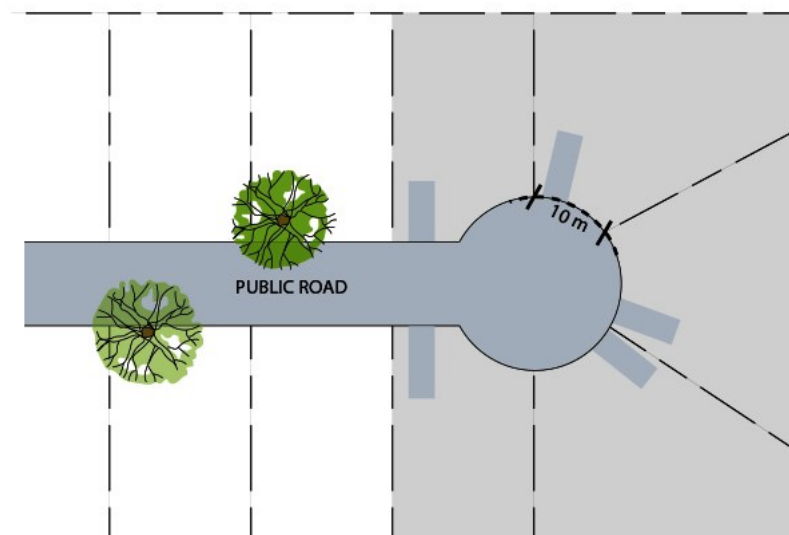
### Objectives

- To minimise visual impacts on the streetscape.
- To ensure that a suitable entry is provided to residential development.
- To ensure there is adequate provision for the location of services within the frontage of the site.

### Requirements

- (1) A minimum frontage to a public road of 10 metres is required for each dwelling with access off a cul-de-sac, with a driveway being located to one side of the road frontage to provide for visitor car parking and to maintain streetscape integrity.

Example Layout within Cul-de-Sac



- (2) A minimum frontage to a public road of 5.5 metres is required for [multi dwelling housing](#) development comprising three or more dwellings (excluding lots fronting a [cul-de-sac](#) – refer to requirement (1) above).

## D3.5 PRIVATE OPEN SPACE REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of [residential accommodation](#) on land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that functional [private open space](#) is provided as part of residential development to meet the occupant’s requirements for privacy, safety, access, outdoor activities and landscaping.
- To ensure that [private open space](#) is integrated with, and directly accessible from, the living areas of dwellings.
- To define the edge between public and private land and to provide privacy and security.

### Requirements

- (1) [Private open space](#) is to be provided in accordance with the following criteria:

Development Type	Requirement
Dwelling Houses, Dual Occupancies and Semi-detached dwellings	185m <sup>2</sup> of which 90m <sup>2</sup> is to comprise functional <a href="#">private open space</a> with a minimum dimension of 4m in width (preferably in one area) and a ground slope less than 1 in 8
Attached dwellings, <a href="#">Multi Dwelling Housing</a>	35m <sup>2</sup> with a minimum dimension of 3m in width and a ground slope less than 1 in 8
Residential Flat Buildings, Serviced Apartments, <a href="#">Shop Top Housing</a>	15m <sup>2</sup> with a minimum dimension of 2m in width

- (2) [Private open space](#) is to be:
- (a) provided with direct connection to indoor living areas (e.g. sliding glass doors) and oriented to maximise use; and
  - (b) designed so that it does not unreasonably compromise the amenity and privacy of existing [private open space](#) on adjoining and nearby land.
- (3) [Private open space](#) provided at ground level (including swimming pools) is not to be located within the front [setback area](#) adjoining a [primary road](#), unless satisfactory fencing and screening is provided for privacy and safety for occupant's and to minimise adverse impacts on the streetscape.

## Exceptions

- Balconies and terraces may be incorporated into [private open space](#).
- [Private open space](#) provided at ground level for dwelling houses, dual occupancies and semi-detached dwellings may be divided into two or more areas, provided that the smallest portion is no less than 40m<sup>2</sup>.
- Where [private open space](#) provided at ground level cannot be achieved on land with a slope greater than 1 in 8, open decks no less than 15m<sup>2</sup> may be provided as an alternative.

### Notes

- Certain types of [residential accommodation](#) are not permissible within the R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential land use zones under [Coffs Harbour LEP 2013](#). Please check the land use table within [Coffs Harbour LEP 2013](#) for each relevant zone to ascertain permissibility of the proposed development.
- [Private open space](#) requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D3.6 DESIGN REQUIREMENTS - RESIDENTIAL ACCOMMODATION

### Applies to Land

This control applies to development for the purpose of [residential accommodation](#) on land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

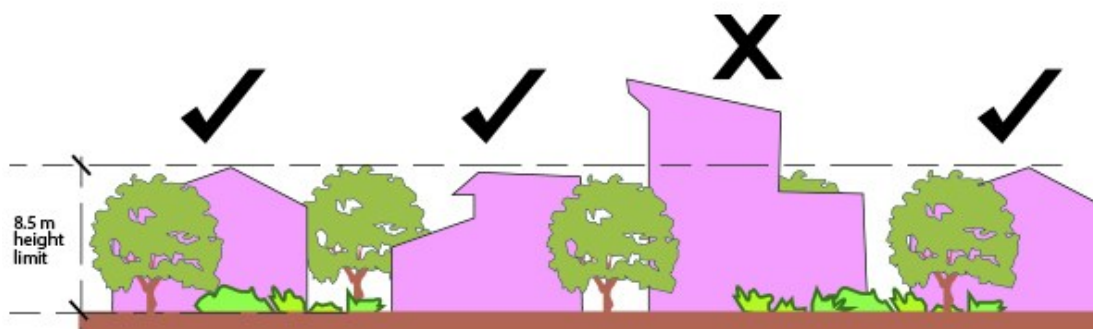
- To encourage innovative design which results in development that is pleasant to live in whilst being responsive to the site.
- To ensure that the design of residential buildings provides for acoustic and visual privacy of future residents.

### Requirements

- (1) Development for the purpose of [residential accommodation](#) is to be:
- (a) of an appropriate scale to the existing streetscape as detailed in the following figure; and

#### Appropriate Scale of Streetscape





- (b) designed to allow for some outlook to streets, lanes or other public space areas to increase passive surveillance; and
- (c) designed to minimise direct overlooking of living areas and private open spaces of other dwellings; and
- (d) designed to minimise impacts on existing views and view corridors; and
- (e) designed so that garages and parking structures do not dominate the street frontage as demonstrated in the following;

#### Recessed Garage Example



- (2) Development is to achieve variety in the built form by:
  - (a) incorporating some or all of the following elements:
    - (i) verandahs and balconies; and
    - (ii) decks and pergolas; and
    - (iii) eaves; and
    - (iv) hoods (window/door) and climate control windows; and
    - (v) a mix of light weight and compatible materials; and
    - (vi) the use of modulated design to break up the building form and eliminate blank featureless walls; and
    - (vii) differentiation of the top, middle and base of the building.



- (3) Development on [steep land](#) is required to:
  - (a) minimise the height and bulk of buildings (particularly on the down slope); and
  - (b) minimise cut and [fill](#) by reducing the footprint of the development and allowing the building mass to step down the slope.
- (4) Development comprising retaining walls must not:
  - (a) exceed a maximum of one metre cut or [fill](#) outside the building's external walls and/or,
  - (b) redirect the flow of any surface water or ground water or cause sediment to be transported onto an adjoining property.
- (5) Development comprising retaining walls for excavation or filling are to be accompanied:
  - (a) by a plan clearly identifying the location of retaining walls; and
  - (b) by engineering drawings where constructed from timber materials.
- (6) Buildings and [ancillary development](#) are not to be located on prominent ridgelines.
- (7) The floor level of development for the purpose of [residential accommodation](#) is to be a minimum of 300mm above finished ground level with provision for the diversion of stormwater.

#### Notes

- *Balcony enclosures are only permitted where the overall design of the facade is not adversely affected.*
- *Council is not bound to enforce positive covenants restricting the design of development unless Council is party to the covenant.*
- *Development applications for [residential accommodation](#) and some types of [tourist and visitor accommodation](#) may be required to be accompanied by a [BASIX Certificate](#) in accordance with [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#).*
- *Design requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.*

## D3.7 DESIGN REQUIREMENTS- DUAL OCCUPANCIES

### Applies to Land

This control applies to development for the purposes of a [dual occupancy](#) on land zoned R2 Low Density Residential and R3 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To encourage innovative design that contributes positively to the streetscape and relates to the low density character of the neighbourhood.

### Requirements

- (1) Development for the purpose of a [dual occupancy](#) where both dwellings front a [primary road](#) are to be designed so that the dwellings are not mirror reversed (see figure below).

#### [Dual Occupancy](#) Example



## D3.8 DESIGN REQUIREMENTS – GENERAL

### Applies to Land

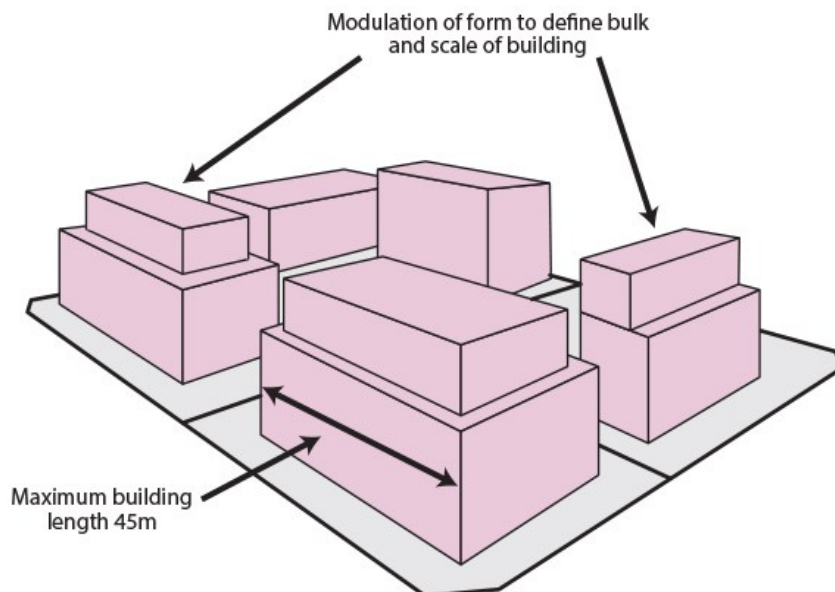
This control applies to land zoned R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development exhibits design excellence that contributes to and complements the natural, cultural, visual and built character of the streetscape and public domain in residential zones.
- To reduce the apparent bulk and scale of buildings by breaking up expanses of building walls with modulation of form and articulation of facades.
- To provide design responses for the North Coast climate.

### Requirements

- (1) Development is to be designed:
  - (a) so that buildings do not exceed a total length of 45 metres; and
  - (b) to incorporate modulation of form, articulation of building facades, window arrangements and architectural enhancements to add visual interest and to reduce the apparent bulk and scale of buildings as demonstrated below; and



- (c) to contribute to a visually interesting skyline and to differentiate between the base, middle and top in design, where buildings are over two stories in height; and
  - (d) so that large unrelieved expanses of wall or building mass do not face a public road; and
  - (e) so that no blank or opaque side walls are provided on any [street](#) elevation; and
  - (f) so that building design, materials, construction and finishes achieve microclimate responsive solutions such as louvres, shading, verandahs and indoor/outdoor spaces; and
  - (g) so that colours and textures of all external finishes are of a high quality and are suitable for the locality and the context of the site; and
  - (h) to maximise glazing whilst avoiding large unrelieved expanses of glass; and
  - (i) to avoid the use of building materials that are highly reflective or less durable; and
  - (j) to integrate roof plant rooms and lift overruns into the overall architecture of the development; and
  - (k) to include light wells and courtyards to improve internal building amenity and achieve ventilation.
- (2) Development on corner sites and on sites where vistas are terminated are to be designed to incorporate special architectural emphasis acknowledging the corner or vista and a design that addresses both [street](#) frontages.
- (3) Development applications for development with a construction value over \$1 million are to be accompanied by a materials and colour sample board and schedule.

## Exceptions

- The requirements of this control do not apply to development for the purposes of a [dual occupancy](#), [dwelling house](#), [secondary dwelling](#) or [semi-detached dwelling](#).

### Notes:

- [State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development](#) may apply.
- Design requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D3.9 SOLAR ACCESS REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that reasonable access to sunlight is maintained.

### Requirements

- (1) Development is to be designed to allow for at least two hours of sunshine upon indoor living areas and [private open space](#) (both within the same site and on adjacent land) between 9.00am and 3:00pm on the 21 June of any given year.
- (2) Development applications are to be accompanied by [shadow diagrams](#) illustrating the shadow cast by the proposed development at 9:00am; 12:00pm and 3:00pm on 21 June where development is likely to result in excessive overshadowing of adjacent and surrounding dwellings and [private open space](#).
- (3) [Shadow diagrams](#) are to:
  - (a) be prepared by suitably qualified persons; and
  - (b) be based on a survey of the subject site and adjoining land; and
  - (c) take into consideration existing vegetation.

#### Note:

*Solar access requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.*

## D3.10 INFRASTRUCTURE REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that adequate infrastructure and utility services are provided to development on residential land.

### Requirements

- (1) Development for the purpose of a [dual occupancy](#) is to provide the following infrastructure in accordance with Council’s [Development Specifications](#):

- (a) concrete kerb and gutter; and
  - (b) vehicle crossing.
- (2) Development for the purpose of [multi dwelling housing](#) is to provide the following infrastructure in accordance with Council's [Development Specifications](#):
- (a) sealed road pavement,
  - (b) concrete kerb and gutter,
  - (c) concrete footpath, and
  - (d) piped stormwater drainage.
- (3) Development comprising lane access is to provide the following additional infrastructure in accordance with Council's [Development Specifications](#):
- (a) lane construction to full width from at least one [street](#),
  - (b) kerb and gutter on one side of the lane, and
  - (c) stormwater drainage.
- (4) Development is to provide the following utility services in accordance with Council's [Development Specifications](#):
- (a) water,
  - (b) accessible separate water meters for each dwelling (if applicable),
  - (c) sewer,
  - (d) telecommunications (including National Broadband Network where available), and
  - (e) electricity.
- (5) Development is to provide the following site facilities:
- (a) waste storage in accordance with the relevant controls of [F6 Waste Management](#) of this Plan; and
  - (b) mailboxes in one accessible location adjacent to the main entrance to the development.
- (6) Site facilities such as communication structures, air conditioning units, ventilation stacks and any ancillary structures are to be:
- (a) located away from the [street](#) frontage; and
  - (b) integrated into the roof design and not a dominant skyline feature; and
  - (c) adequately [setback](#) from the perimeter wall or roof edge of buildings; and
  - (d) comprise one master antenna for residential apartment buildings.

## Exceptions

- Requirement (3) of this control does not apply to development for the purpose of a [dual occupancy](#), [dwelling house](#), [secondary dwelling](#) or [semi-detached dwelling](#).

### Notes

*Development in the vicinity of sewerage mains is subject to the provisions of Council's Sewer Mains – Building in the Vicinity of Policy.*

## D3.11 ACCESS AND PARKING REQUIREMENTS

## Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To provide for the efficient and safe movement of vehicles.

## Requirements

- (1) Development is to comply with the relevant controls of [F1 Access and Parking](#) of this Plan.

### Notes:

- [Parking Developer Contributions Plans](#) apply to the Coffs Harbour City Centre, Jetty Area, Park Beach and Woolgoolga.
- Access and parking requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D3.12 LANDSCAPING REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To contribute to streetscape character and the amenity of the public domain.
- To ensure landscaping is integrated into the design of development.
- To encourage plant selection that is sensitive to local climate, topography and natural features.

## Requirements

- (1) Development is to incorporate landscaping in accordance with the relevant controls of [F3 Landscaping](#) of this Plan.

## Exceptions

- The requirements of this control do not apply to development for the purpose of a [dual occupancy](#), [dwelling house](#), [secondary dwelling](#) or [semi-detached dwelling](#).

### Note:

Landscaping requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D3.13 ANCILLARY DEVELOPMENT REQUIREMENTS

## Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that the design and location of [ancillary development](#) on residential zoned land minimises impacts on the streetscape and adjoining land.

## Requirements

### General

- (1) [Ancillary development](#) is to be:
  - (a) designed and constructed to minimise visual impacts on adjoining land and the amenity of the area; and
  - (b) sited to minimise impacts on [private open space](#) within the site and on adjoining land.
- (2) [Ancillary development](#) comprising open walled structures may have a zero boundary [setback](#) provided that it has a maximum roof height of three metres and there are no adverse impacts on the amenity of the adjoining properties.
- (3) Reduced [street](#) setbacks for carports and garages may be provided in the following circumstances:
  - (a) there is an existing pattern of similarly located carports/garages in the [street](#); or
  - (b) the topography of the land is such that the carport/garage can form a part of an existing slope or retaining wall; or
  - (c) the topography of the land is such that the existing house is significantly below the [street](#) level; or
  - (d) the house is located on a corner lot; or
  - (e) the existing [setback](#) from the [street](#) is significantly greater than other setbacks in the streetscape; or
  - (f) the subject lot is irregular in shape and location.
- (4) New carports/garages associated with existing development on the land are to be designed and constructed in a manner that is integral to, and consistent with the style and standard of finishes of the existing development.

### Fencing

- (5) [Ancillary development](#) comprising fencing is to be designed so that:
  - (a) views are not unreasonably obscured from a dwelling to the [primary road](#) frontage or vice versa; and
  - (b) side fences which project forward of the front building line step down to the height of the adjoining front fence; and
  - (c) it is compatible with existing fencing in the immediate locality; and
  - (d) it does not comprise sheet metal (including colour bond) as the dominant feature of a front fence; and



- (e) it does not comprise expansive flat and blank surfaces along [street](#) frontages.
- (6) [Ancillary development](#) comprising solid fencing:
- (a) may be located along the boundary of, or within the [setback area](#) to, a [primary road](#) or [secondary road](#) provided that:
- (i) it does not exceed 1.8 metres in height above ground level when measured from the road side of the fence; and
  - (ii) it is set back a minimum of 0.6 metres from the front boundary where it is between 1.2 metres and 1.5 metres in height above ground level (existing); or
  - (iii) it is set back a minimum of one metre from the front boundary where it is between 1.5 metres and 1.8 metres in height above ground level (existing); and
  - (iv) landscaping is provided for a minimum of 50% of the length of the fence; and
  - (v) it does not impact on traffic visibility; and
  - (vi) it incorporates [setback](#) splays or openings to maintain pedestrian visibility if adjacent to a [driveway](#).

### Swimming Pools

- (7) Swimming pools located within the front [setback area](#) are to comply with the [private open space](#) requirements in D3.5 of this Plan.
- (8) Cut and [fill](#) of the area surrounding the swimming pool is to be limited to a maximum of one metre.
- (9) All mechanical pump and filter equipment associated with swimming pools are to be adequately soundproofed so as not to create a noise nuisance in terms of the [Protection of the Environment Operations Act 1997](#).
- (10) All waste water from swimming pools is to be connected to Council's sewer main via a suitable 100mm diameter gully trap. A minimum air gap of 100mm is to be provided between the discharge outlet and the gully grate.
- (11) The water edge of swimming pools is to be a minimum of 0.9 metres from a side or rear boundary.

### Exceptions

- In un-sewered areas, waste water from swimming pools is to be discharged to an absorption pit positioned within the property where it will not impact on an adjoining property or a nearby waterway.
- A reduced [setback](#) for swimming pools may be provided if it can be demonstrated that the pool will not result in any detrimental impact on adjoining properties.

#### Notes

- [State Environmental Planning Policy \(Exempt and \[Complying Development Codes\]\(#\)\) 2008](#) specifies some forms of [ancillary development](#) as exempt or [complying development](#).
- [Swimming pool safety fencing](#) is to be in accordance with the [Swimming Pools Act 1992](#) and [Regulations](#).

## D3.14 ACCESSIBILITY REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred

matter”.

## Objectives

- To ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for all people.

## Requirements

- (1) Where the provisions of the [Disability \(Access to Premises – Building Standards\) 2010](#) apply for alterations and additions to an existing building on residential land, an accessible [accessway](#) is to be provided in accordance with the relevant [Australian Standards](#) from the site boundary to the principle pedestrian entry.
- (2) Public footpaths, recreation areas and other public spaces associated with development on residential land are to be designed as barrier-free environments for all people in accordance with the [Disability Discrimination Act 1992](#).

### Notes

- *All applicants are reminded of their responsibilities under the [Disability Discrimination Act 1992](#) and associated [Disability \(Access to Premises – Building Standards\) 2010](#).*
- *Certification from an accredited access consultant may be required to demonstrate compliance with the [Disability \(Access to Premises – Building Standards\) 2010](#) at the discretion of Council.*

## D3.15 SAFER BY DESIGN REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that [Crime Prevention Through Environmental Design](#) principles are considered in the design of residential development.

## Requirements

- (1) [Crime Prevention Through Environmental Design](#) principles are to be considered in the design of development in accordance with the [NSW Police Safer by Design: Crime Prevention Through Environmental Design guidelines](#).
- (2) Development applications for [residential accommodation](#) comprising 20 or more dwellings may be referred to the NSW Police Service for a ‘safer by design’ assessment depending on the likely impacts from the development on the safety of the community.

## Exceptions

- The requirements of this control do not apply to development for the purpose of a [dwelling house](#),

[dual occupancy](#), [secondary dwelling](#) and [semi-detached dwelling](#).

### D3.16 CONSOLIDATION REQUIREMENTS

#### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To ensure that development is sited on the land in a practical and functional arrangement.

#### Requirements

- (1) Where the development is situated over the boundary of two or more lots, the subject lots are to be consolidated into one allotment.

### D3.17 LAND DEDICATION

#### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

#### Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council’s [Dedication of Land Policy](#).

**Note:**

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

### D3.18 SIGNAGE REQUIREMENTS

#### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that all advertising is of a high quality and is integrated into the architectural design of buildings and the character of the streetscape.
- To ensure that advertising is designed with consideration to the amenity of residential areas and the visual quality of the public domain.

## Requirements

- (1) Development comprising [signage](#) is to accord with the relevant controls of [F5 Signage](#) of this Plan.

*Note:*

[Signage](#) requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D3.19 WATER MANAGEMENT REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To implement best practice stormwater management techniques.
- To incorporate the use of water sensitive urban design techniques to reduce negative impacts on the natural water cycle and aquatic ecosystems.
- To manage water as a valuable and finite regional resource on a total water cycle basis.

## Requirements

- (1) Stormwater drainage is to be provided in accordance with Council’s [Development Specifications](#).
- (2) Development applications are to be supported by concept stormwater drainage designs.
- (3) Stormwater is to be gravity drained to Council’s drainage system (where available).
- (4) Where development requires drainage works over adjoining properties, the respective [development application](#) is to be supported by land owners consent from the affected properties to the lodgement of the [development application](#), including written agreement to the creation of easements on title for interallotment drainage.
- (5) Stormwater drainage design is to reflect the pre-existing or natural situation of the land in terms of location, quantity, quality and velocity of water and may require on-site stormwater detention.
- (6) Water sensitive urban design is to be incorporated into the design of the development in accordance with Council’s [Water Sensitive Urban Design Policy](#) and [Guidelines](#).

## Exceptions

- Requirement No. 6 does not apply to the [subdivision of land](#) with two or less resulting lots or

development for the purposes of a [dual occupancy](#), [dwelling house](#), [secondary dwelling](#) or [semi-detached dwelling](#).

**Note:**

Water management requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D3.20 EROSION AND SEDIMENT CONTROL REQUIREMENTS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that [earthworks](#) will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.

### Requirements

- Erosion and sediment control measures are to be provided in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#) for development comprising [earthworks](#).
- Development applications for development comprising [earthworks](#) are to be accompanied by supplementary information in accordance with the following table:

Area of <a href="#">earthworks</a> (m <sup>2</sup> )	Supplementary Information
< 800m <sup>2</sup> of disturbed area	Basic Erosion and Sediment Control Plan
800m <sup>2</sup> to 2,500m <sup>2</sup> of disturbed area	Erosion and Sediment Control Plan
>2,500m <sup>2</sup> of disturbed area	Soil and Water Management Plan

- Basic Erosion and Sediment Control Plans are to be prepared in accordance with the principles of [Best Practice Management for Small Areas of Disturbance](#).
- Erosion and Sediment Control Plans are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).
- Soil and Water Management Plans are to be of a scale 1:500 or larger and are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).

**Note:**

The Coffs Harbour LGA comprises very [steep land](#) and highly erodible soils which may require specific erosion and sediment control measures to perform adequately.

## D3.21 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4

High Density Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that development is responsive to any environmental constraints of the land.
- To ensure that development occurs in a manner that provides for the continued protection of [high conservation value land](#).

## Requirements

- (1) Development to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.

### Notes

- *Clause 7.1 Acid Sulfate Soils of [Coffs Harbour LEP 2013](#) requires [development consent](#) and the preparation of an Acid Sulfate Soils Management Plan for the carrying out of certain works on land shown on the [Coffs Harbour LEP 2013 Acid Sulfate Soils Map](#). It is the responsibility of the proponent to determine if the land upon which the development is proposed, is identified on the [Acid Sulfate Soils Map](#) and thus if the provisions of Clause 7.1 of [Coffs Harbour LEP 2013](#) apply to the proposed development.*
- *Development applications for development on land comprising [steep land](#) shown on the [Steep and Highly Erodible Land Map](#) may be required to be accompanied by a [geotechnical report](#).*

## D3.22 FLOOD REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that impacts from flood hazard are minimised.

## Requirements

- (1) Development is to comply with the relevant controls of [E4 Flooding](#) of this Plan.

## D3.23 COASTAL HAZARD REQUIREMENTS

### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under [Coffs Harbour LEP 2013](#) shown on the [Coastal Hazard Map](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that impacts from [coastal hazard](#) are minimised.

## Requirements

- (1) Development is to comply with the relevant controls of *E2 Coastal Hazards* of this Plan.

### D3.24 CONTAMINATED LAND REQUIREMENTS

#### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under *Coffs Harbour LEP 2013*, other than land that is shown as a “Deferred matter”.

#### Objectives

- To ensure that development is responsive to any environmental constraints of the land.

## Requirements

- (1) Development on land comprising contaminated land or potentially contaminated land is to accord with the relevant controls of *E3 Contaminated Land* of this Plan.

### D3.25 HERITAGE REQUIREMENTS

#### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under *Coffs Harbour LEP 2013*, other than land that is shown as a “Deferred matter”.

#### Objectives

- To preserve the heritage significance of heritage items and heritage conservation areas within Coffs Harbour.
- To conserve archaeological sites, Aboriginal objects and Aboriginal places of heritage significance within Coffs Harbour.

## Requirements

- (1) Development is to accord with the relevant controls of *F2 Heritage Conservation* of this Plan.

### D3.26 AMENITY REQUIREMENTS

#### Applies to Land

This control applies to land zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential under *Coffs Harbour LEP 2013*, other than land that is shown as a “Deferred matter”.



## Objectives

- To ensure that the impact of road/rail noise or vibration is considered in the assessment of development proposals near the Pacific Highway and/or rail corridors.

## Requirements

- (1) Development applications comprising development to which Clause 87 or Clause 102 of [State Environmental Planning Policy \(Infrastructure\) 2007](#) applies are to be accompanied by sufficient information demonstrating that the relevant provisions of the policy and the guideline can be satisfied.

### Notes

- [Development consent](#) cannot be granted to development for the purposes of a building for residential use on land in or adjacent to the Pacific Highway or on land in or adjacent to a rail corridor unless it can be demonstrated that noise levels as prescribed by Clause 87(3) and/or Clause 102(3) of [State Environmental Planning Policy \(Infrastructure\) 2007](#) are not exceeded.
- An acoustic report may be required to be undertaken by an appropriately qualified person to demonstrate that the requirements specified in the above policy and the following guidelines can be reasonably met:
  - [Development Near Rail Corridors and Busy Roads – Interim Guideline](#); and
  - Any other associated guidelines issued by the Director-General for the purposes of [State Environmental Planning Policy \(Infrastructure\) 2007](#).
- Noise levels at the boundary of the site subject to the development are to accord with the requirements of the [Protection of the Environment Operations Act 1997](#).
- Acoustic and amenity requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D4 RURAL AND LARGE LOT RESIDENTIAL DEVELOPMENT

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### D4.1 SETBACK REQUIREMENTS

#### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To maintain rural and large lot residential character, provide space between buildings and streets to maintain streetscape character and provide for air flow, sunlight, landscaping and general amenity.
- To reduce rural and large lot residential land use conflicts.

## Requirements

- (1) Development is to maintain the following minimum [setback](#) requirements as shown on the [Front Setbacks Map](#) and [Side and Rear Setbacks Map](#):

Land Use Zone	Setback Requirements
Land zoned R5 Large Lot Residential	Front: 10m Side and Rear: 5m
Land zoned RU2 Rural Landscape	Front: 20m Side and Rear: 10m

## Exceptions

- Departures to the [setback](#) requirements may be supported where it can be adequately demonstrated that:
  - the [setback](#) requirements cannot be achieved on the site due to site constraints; and
  - the development satisfies the objectives of this control.
- Departures to side and rear boundary setbacks may be supported for [ancillary development](#) where it can be adequately demonstrated that:
  - adequate separation is provided between the proposed development and any existing dwelling(s) on adjoining land; or
  - adequate screening (landscaping or fencing) is provided between the proposed development and any existing dwelling(s) on adjoining land.

## D4.2 DESIGN REQUIREMENTS– GENERAL

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development is in keeping with a rural and large lot residential character.
- To ensure that the design of buildings provides for acoustic and visual privacy of future residents.

### Requirements

- (1) Development is to be:
  - (a) compatible with the rural or large lot residential character of the locality; and
  - (b) designed to minimise direct overlooking of living areas and private open spaces of other dwellings; and
  - (c) designed to minimise impacts on existing views and view corridors.
- (2) Development is to achieve variety in the built form by:
  - (a) incorporating some or all of the following elements:
    - (i) traditional materials (i.e. timber, corrugated iron or similar);
    - (ii) natural colours (greys, greens, browns);
    - (iii) verandahs and balconies;
    - (iv) decks and pergolas;
    - (v) eaves; and

- (vi) hoods (window/door) and climate control windows.
- (3) Development on [steep land](#) is required to:
  - (a) minimise the height and bulk of buildings (particularly on the down slope); and/or
  - (b) minimise cut and [fill](#) by reducing the footprint of the development and allowing the building mass to step down the slope;
- (4) Development comprising retaining walls must not:
  - (a) exceed a maximum of one metre cut or [fill](#) outside the building's external walls; and
  - (b) redirect the flow of any surface water or ground water or cause sediment to be transported onto an adjoining property.
- (5) Development comprising retaining walls for excavation or filling are to be accompanied:
  - (a) by a plan clearly identifying the location of retaining walls; and
  - (b) by engineering drawings where constructed from timber materials.
- (6) Buildings and [ancillary development](#) are not to be located on prominent ridgelines.

#### Notes

- Development applications for [residential accommodation](#) and some types of [tourist and visitor accommodation](#) may be required to be accompanied by a [BASIX Certificate](#) in accordance with [State Environmental Planning Policy \(Building and Sustainability Index: BASIX\) 2004](#).
- [Development consent](#) may be required under [Coffs Harbour LEP 2013](#); and/or a licence and [approval](#) may be required from the [NSW Office of Water](#) for the construction of a farm dam.

## D4.3 DESIGN REQUIREMENTS- DUAL OCCUPANCIES (ATTACHED)

### Applies to Land

This control applies to development for the purposes of a [dual occupancy \(attached\)](#) on land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development for the purposes of a [dual occupancy \(attached\)](#) contributes positively to the streetscape and relates to the rural or large lot residential character of the neighbourhood.

### Requirements

- (1) Development for the purposes of a [dual occupancy \(attached\)](#) is to be designed so that it appears as a single cohesive development with a common [driveway](#); and is designed so that both dwellings;
  - (a) are attached by a garage, carport or common roof (excluding walkways); and
  - (b) have similar roof form, profile, slope and height; and
  - (c) have similar design elements.

## D4.4 INFRASTRUCTURE REQUIREMENTS

## Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that adequate infrastructure and utility services are provided to development on rural and large lot residential land.

## Requirements

- (1) Development for the purposes of [residential accommodation](#) is to provide the following utility services in accordance with Council’s [Development Specifications](#):
  - (a) telecommunications (including National Broadband Network where available); and
  - (b) electricity.
- (2) Development for the purposes of [residential accommodation](#) is to provide:
  - (a) effluent disposal in accordance with Council’s [On Site Sewage Management Strategy](#); and
  - (b) a minimum domestic water storage capacity of 45,000 litres (in [addition](#) to any water storage required for bushfire purposes); and
  - (c) waste facilities in accordance with the relevant controls of [F6 Waste Management](#) of this Plan; and
  - (d) a mailbox in an accessible location adjacent to the main entrance to the development.

## Exceptions

- Where reticulated water services are available to the land and are identified in Council’s [Development Servicing Plans](#), development may provide for a reticulated supply.

## D4.5 ACCESS AND PARKING REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide for the efficient and safe movement of vehicles.

### Requirements

- (1) Development is to comply with the relevant controls of [F1 Access and Parking](#) of this Plan.

## D4.6 LANDSCAPING REQUIREMENTS

## Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure landscaping is integrated into the design of development.
- To encourage plant selection that is sensitive to local climate, topography and natural features.

## Requirements

- (1) Development is to incorporate landscaping in accordance with the relevant controls of [F3 Landscaping](#) of this Plan.

## Exceptions

- The requirements of this control do not apply to development for the purpose of a [dwelling house](#), a [dual occupancy \(attached\)](#), or a [secondary dwelling](#).

## D4.7 ANCILLARY DEVELOPMENT REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that the design and location of [ancillary development](#) on rural and large lot residential land minimises impacts on the streetscape and adjoining land.

### Requirements

#### General

- (1) [Ancillary development](#) is to be designed and constructed to minimise visual impacts on the streetscape, adjoining land and the amenity of the area.

#### Fencing

- (2) [Ancillary development](#) comprising fencing is to utilise traditional materials and designs.

#### Other Structures

- (3) [Ancillary development](#) comprising large sheds, greenhouses, solar panels and associated solar tracking devices and other structures are to be designed, located and landscaped to reduce amenity impacts on adjoining land.

#### Swimming Pools

- (4) Cut and [fill](#) of the area surrounding swimming pools is to be limited to a maximum of one metre.
- (5) All mechanical pump and filter equipment associated with swimming pools are to be adequately soundproofed so as not to create a noise nuisance in terms of the [Protection of the Environment Operations Act 1997](#).
- (6) All waste water from swimming pools is to be discharged to an absorption pit positioned within the property where it will not impact on an adjoining property or a nearby waterway.
- (7) The water edge of swimming pools is to be a minimum of 0.9 metres from a side or rear boundary.

## Exceptions

- A reduced [setback](#) for swimming pools may be provided if it can be demonstrated that the pool will not result in any detrimental impact on adjoining properties.

### Notes

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) specifies some forms of [ancillary development](#) as exempt or complying development.
- *Swimming pool safety fencing is to be in accordance with the [Swimming Pools Act 1992](#) and [Regulations](#).*

## D4.8 ACCESSIBILITY REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for all people.

### Requirements

- (1) Where the provisions of the [Disability \(Access to Premises – Building Standards\) 2010](#) apply for alterations and additions to an existing building, an accessible [accessway](#) is to be provided in accordance with the relevant [Australian Standards](#) from the site boundary to the principle pedestrian entry.
- (2) Public footpaths, recreation areas and other public spaces associated with development on rural land are to be designed as barrier-free environments for all people in accordance with the [Disability Discrimination Act 1992](#).

### Notes

- *All applicants are reminded of their responsibilities under the [Disability Discrimination Act 1992](#) and associated [Disability \(Access to Premises – Building Standards\) 2010](#).*
- *Certification from an accredited access consultant may be required to demonstrate compliance with the [Disability \(Access to Premises – Building Standards\) 2010](#) at the discretion of Council.*

## D4.9 SAFER BY DESIGN REQUIREMENTS

## Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that [Crime Prevention Through Environmental Design](#) principles are considered in the design of rural development.

## Requirements

- (1) [Crime Prevention Through Environmental Design](#) principles are to be considered in the design of development in accordance with the [NSW Police Safer by Design: Crime Prevention Through Environmental Design guidelines](#).

## Exceptions

- The requirements of this control do not apply to development for the purpose of a [dwelling house](#), a [dual occupancy \(attached\)](#), or a [secondary dwelling](#).

## D4.10 CONSOLIDATION REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development is sited on the land in a practical and functional arrangement.

### Requirements

- (1) Where the development is situated over the boundary of two or more lots, the subject lots are to be consolidated into one allotment.

## D4.11 LAND DEDICATION

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.



## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#).

**Note:**

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## D4.12 SIGNAGE REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of [signage](#) on land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that [signage](#) is designed with consideration to the amenity of rural and large lot residential areas and the visual quality of the public domain.

## Requirements

- (1) Development comprising [signage](#) is to accord with the relevant controls of [F5 Signage](#) of this Plan.

## D4.13 WATER MANAGEMENT REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To implement best practice stormwater management techniques.
- To incorporate the use of water sensitive urban design techniques to reduce negative impacts on the natural water cycle and aquatic ecosystems.
- To manage water as a valuable and finite regional resource on a total water cycle basis.

## Requirements

- (1) Stormwater drainage is to be provided in accordance with Council's [Development Specifications](#).
- (2) Development applications are to be supported by concept stormwater drainage designs.
- (3) Stormwater is to be gravity drained to Council's drainage system (where available) or alternatively is not to cause nuisance to neighbouring properties or impact on waterfront land.
- (4) Where development requires drainage works over adjoining properties, the respective

[development application](#) is to be supported by land owners consent to the lodgement of the [development application](#) from the affected properties, including written agreement to the creation of easements on title for interallotment drainage.

- (5) Stormwater drainage design is to reflect the pre-existing or natural situation of the land in terms of location, quantity, quality and velocity of water, and on-site stormwater detention may be required for certain developments.
- (6) [Water sensitive urban design](#) is to be incorporated into the design of the development in accordance with Council's [Water Sensitive Urban Design Policy and Guidelines](#).

## Exceptions

- Requirement No. 2 of this control does not apply to development for the purposes of a [dual occupancy \(attached\)](#), [dwelling house](#) or [secondary dwelling](#).

### Note:

[Development consent](#) may be required under [Coffs Harbour LEP 2013](#); and/or a licence and [approval](#) may be required from the [NSW Office of Water](#) for the construction of a farm dam.

## D4.14 EROSION AND SEDIMENT CONTROL REQUIREMENTS

### Applies to Land

This control applies to land zoned RU2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that [earthworks](#) will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.

### Requirements

- (1) Erosion and sediment control measures are to be provided in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#) for development comprising [earthworks](#).
- (2) Development applications for development comprising [earthworks](#) are to be accompanied by supplementary information in accordance with the following table:

Area of <a href="#">earthworks</a> (m <sup>2</sup> )	Supplementary Information
< 800m <sup>2</sup> of disturbed area	Basic Erosion and Sediment Control Plan
800m <sup>2</sup> to 2,500m <sup>2</sup> of disturbed area	Erosion and Sediment Control Plan
>2,500m <sup>2</sup> of disturbed area	Soil and Water Management Plan

- (3) Basic Erosion and Sediment Control Plans are to be prepared in accordance with the principles of [Best Practice Management for Small Areas of Disturbance](#).
- (4) Erosion and Sediment Control Plans are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).
- (5) Soil and Water Management Plans are to be of a scale 1:500 or larger and are to be prepared in

accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).

**Note:**

*The Coffs Harbour LGA comprises very [steep land](#) and highly erodible soils which may require specific erosion and sediment control measures to perform adequately.*

## D4.15 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development is responsive to any environmental constraints of the land.
- To ensure that development occurs in a manner that provides for the continued protection of [high conservation value land](#).

### Requirements

- (1) Development is to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.

**Notes**

- *Clause 7.1 Acid Sulfate Soils of [Coffs Harbour LEP 2013](#) requires [development consent](#) and the preparation of an Acid Sulfate Soils Management Plan for the carrying out of certain works on land shown on the [Coffs Harbour LEP 2013 Acid Sulfate Soils Map](#). It is the responsibility of the proponent to determine if the land upon which the development is proposed, is identified on the [Acid Sulfate Soils Map](#) and thus if the provisions of Clause 7.1 of [Coffs Harbour LEP 2013](#) apply to the proposed development.*
- *Development applications for development on land comprising [steep land](#) shown on the [Steep and Highly Erodible Land Map](#) may be required to be accompanied by a [geotechnical report](#).*

## D4.16 FLOOD REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that impacts from flood hazard are minimised.

### Requirements

- (1) Development is to comply with the relevant controls of [E4 Flooding](#) of this Plan.

## D4.17 COASTAL HAZARD REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#) shown on the [Coastal Hazard Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that impacts from [coastal hazard](#) are minimised.

### Requirements

- (1) Development is to comply with the relevant controls of [E2 Coastal Hazards](#) of this Plan.

## D4.18 CONTAMINATED LAND REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#) comprising [contaminated land](#) or [potentially contaminated land](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development is responsive to any environmental constraints of the land.

### Requirements

- (1) Development on land comprising [contaminated land](#) or [potentially contaminated land](#) is to accord with the relevant controls of [E3 Contaminated Land](#) of this Plan.

## D4.19 HERITAGE REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To preserve the heritage significance of heritage items and heritage conservation areas within Coffs Harbour.
- To conserve archaeological sites, Aboriginal objects and Aboriginal places of heritage significance within Coffs Harbour.

### Requirements

- (1) Development is to accord with the relevant controls of [F2 Heritage Conservation](#) of this Plan.

## D4.20 AMENITY REQUIREMENTS

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that the impact of road/rail noise or vibration is considered in the assessment of development proposals near the Pacific Highway and/or rail corridors.

### Requirements

- (1) Development applications comprising development to which Clause 87 or Clause 102 of [State Environmental Planning Policy \(Infrastructure\) 2007](#) applies are to be accompanied by sufficient information demonstrating that the relevant provisions of the policy and the guideline can be satisfied.
- (2) Landscaped buffers (utilising native vegetation where practicable) are to be provided between residential uses and road and/or rail corridor.

#### Notes

- [Development consent](#) cannot be granted to development for the purposes of a building for residential use on land in or adjacent to the Pacific Highway or on land in or adjacent to a rail corridor unless it can be demonstrated that noise levels as prescribed by Clause 87(3) and/or Clause 102(3) of [State Environmental Planning Policy \(Infrastructure\) 2007](#) are not exceeded.
- An acoustic report may be required to be undertaken by an appropriately qualified person to demonstrate that the requirements specified in the policy and the following guidelines can be reasonably met:
  - [Development Near Rail Corridors and Busy Roads – Interim Guideline](#); and
  - Any other associated guidelines issued by the Director-General for the purposes of [State Environmental Planning Policy \(Infrastructure\) 2007](#).
- Noise levels at the boundary of the site subject to the development are to accord with the requirements of the [Protection of the Environment Operations Act 1997](#).

## D4.21 RURAL LAND USE CONFLICT

### Applies to Land

This control applies to land zoned Ru2 Rural Landscape and R5 Large Lot Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To minimise land use interface issues and risks between rural land uses.

### Requirements

- (1) Development applications for development likely to comprise significant rural land use conflicts are to be accompanied by a land use risk assessment prepared in accordance with the [Land Use Conflict Risk Assessment Guide](#) (NSW Department of Primary Industries 2011).

**Note:**

Land uses such as [intensive plant agriculture](#) and [intensive livestock agriculture](#) have the potential to result in significant land use conflicts and/or environmental impacts if not managed appropriately. A number of guidelines on various agricultural land use topics have been prepared by the Department of Primary Industries (Agriculture) that may assist in the design of development to minimise impacts associated with these development types.

## D5 TOURIST DEVELOPMENT

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### D5.1 DENSITY REQUIREMENTS

#### Applies to Land

This control applies to development for the purpose of [residential accommodation](#) and [tourist and visitor accommodation](#) on land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To ensure that the density of residential and tourist residential development is appropriate to the scale and character of each location.
- To ensure that a variety and choice of housing is available within the Coffs Harbour Local Government Area.

#### Requirements

- (1) Development for the purpose of [residential accommodation](#) and [tourist and visitor accommodation](#) is to meet the density controls shown on the [Density Map](#).

#### Exceptions

- The area of any access handle is not to be included in calculating the density of development.
- The density of development on land zoned R1 General Residential may exceed those shown on the [Density Map](#) where the development satisfies the front, side and rear [setback](#) controls specified in [D5.2](#) and [D5.3](#) of this Plan and any other relevant built form controls within this Plan.

**Notes**

- Certain types of [residential accommodation](#) are not permissible within the R1 General Residential land use zones under [Coffs Harbour LEP 2013](#). Please check the land use table within [Coffs Harbour LEP 2013](#) to ascertain permissibility of the proposed development.
- Density controls may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

### D5.2 FRONT SETBACK REQUIREMENTS

#### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To provide space between buildings and streets to maintain streetscape character and provide for air flow, sunlight, landscaping and general amenity.

## Requirements

- (1) Development is to maintain the minimum [setback](#) requirements shown on the [Front Setbacks Map](#).

## Exceptions

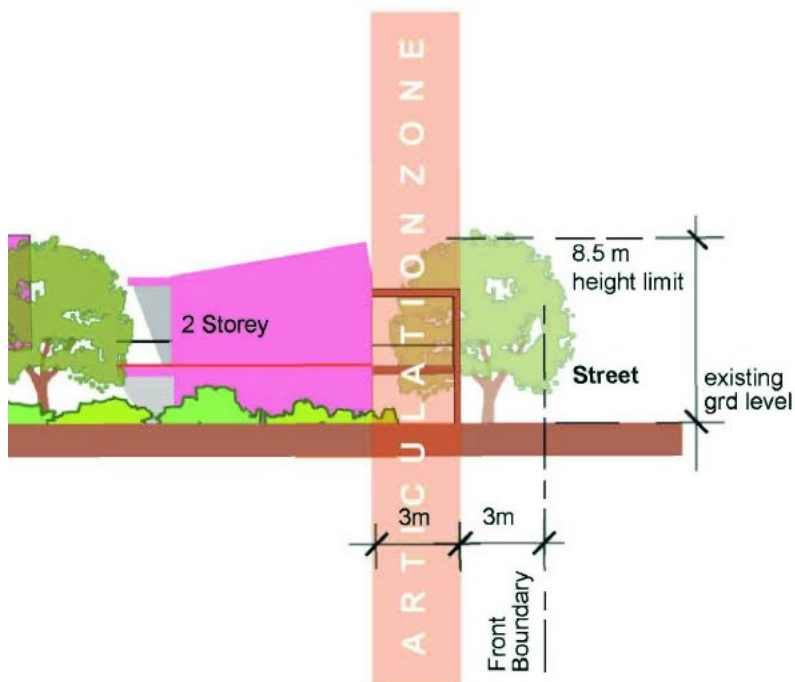
- Departures to the [setback](#) requirements may be supported where it can be adequately demonstrated that:
  - the [setback](#) requirements cannot be achieved on the site due to site constraints; and
  - the development is in keeping with the existing streetscape and pattern of development; and
  - the development satisfies the objectives of this control.
- Development on land zoned R1 General Residential under [Coffs Harbour LEP 2013](#) may incorporate an [articulation zone](#) within the front the [setback area](#) to a [primary road](#) as demonstrated in the following diagrams.
- An [articulation zone](#) is not permissible where the front [setback area](#) to the [primary road](#) is less than 4.5 metres.

### [Articulation Zone](#) – Buildings ≤ 8.5m in Height

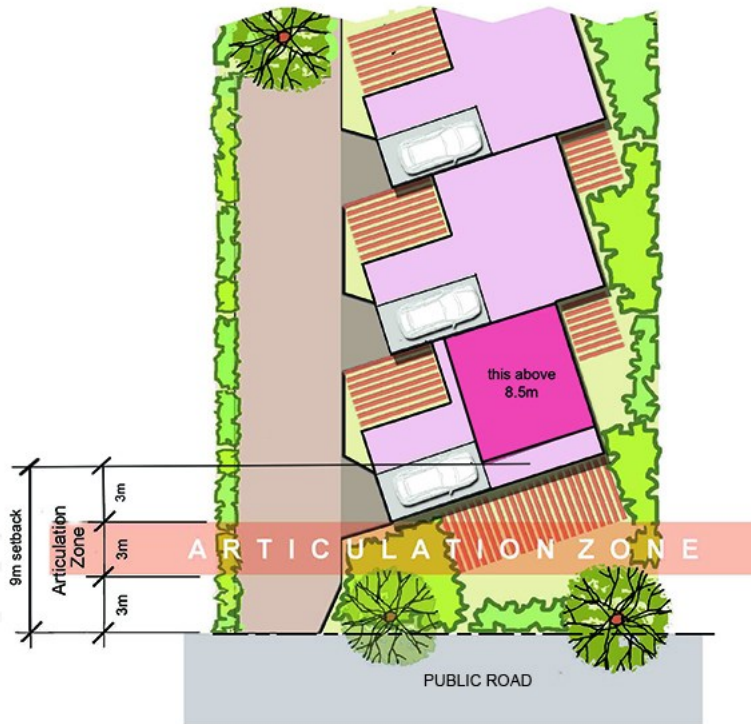




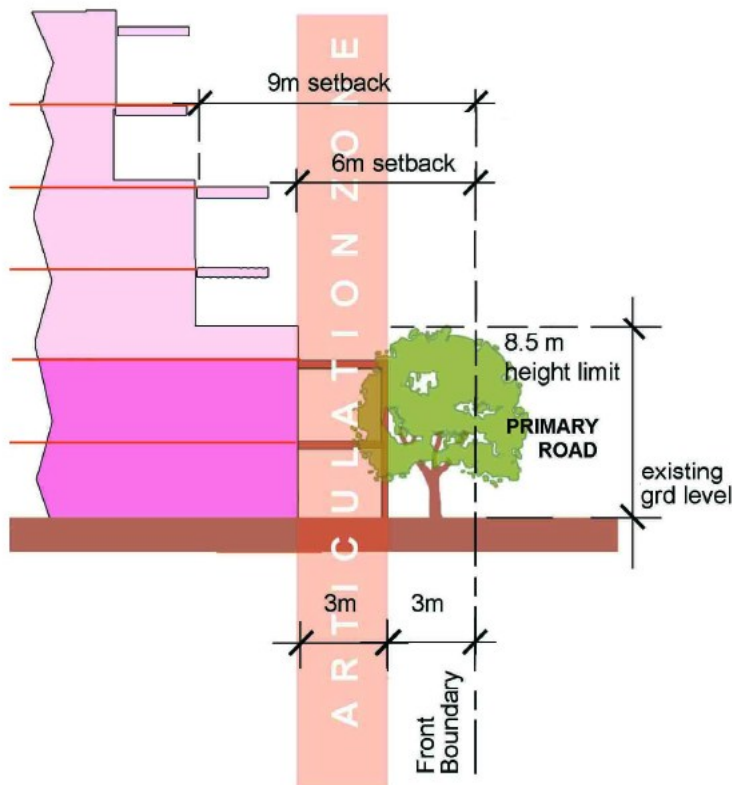
### Articulation Zone – Buildings $\leq 8.5\text{m}$ in Height



### Articulation Zone – Buildings $> 8.5\text{m}$ in Height



#### Articulation Zone – Buildings > 8.5m in Height



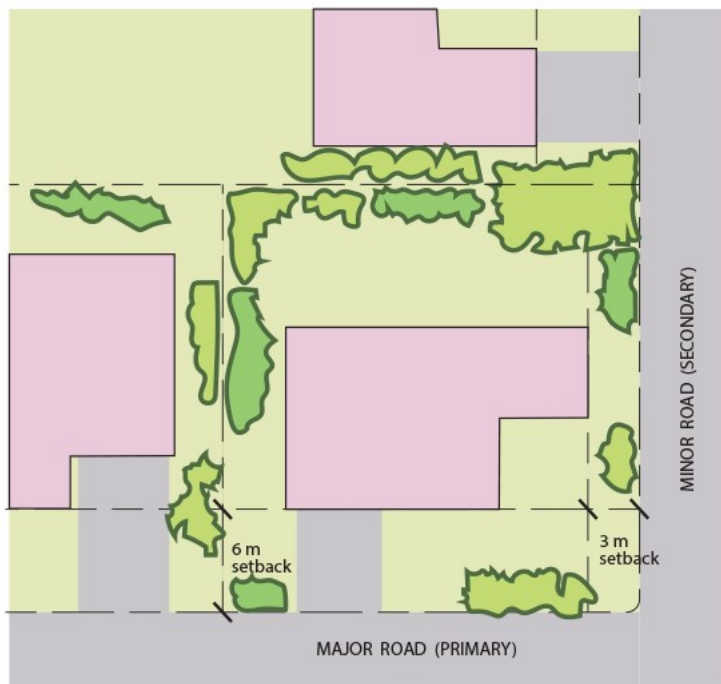
- Awnings (or other features over a window) and sun shading devices are not to be included when calculating the maximum area of an articulation zone.
- Buildings fronting a lane are to be setback three metres with garages and carports being setback 4.5 metres.

#### Rear Lane Setback Requirements



- On corner lots buildings can be setback three metres from the secondary street boundary as demonstrated in the following diagram:

#### Setbacks for Corner Lots



#### Notes

Setback requirements may be specified within an environmental planning instrument for certain types of residential accommodation. In this regard, the provisions of an environmental planning instrument prevail.

## D5.3 SIDE AND REAR SETBACK REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide space between buildings and streets to maintain streetscape character and provide for air flow, sunlight, landscaping and general amenity.
- To activate lanes to maintain safety and improve liveability.

### Requirements

- (1) Development is to meet the minimum [setback](#) requirements shown on the [Side and Rear Setbacks Map](#).

### Exceptions

- Departures to [setback](#) requirements may be supported where it can be adequately demonstrated that:
  - the [setback](#) requirements cannot be achieved on the site due to site constraints; and
  - reasonable privacy, amenity, solar access and view sharing is maintained.
- Zero side and rear setbacks may be provided on land zoned R1 General Residential under [Coffs Harbour LEP 2013](#) where:
  - no part of the existing development exceeds two stories in height, and
  - the development has a maximum boundary wall height of three metres (unless matching an existing or simultaneously constructed wall), and
  - there is no adverse impact upon the amenity of adjoining properties, and
  - there is no interruption to overland drainage paths, and
  - there are no openings in the boundary wall (see figure below), and
  - the wall is of masonry construction.

#### Zero Side and Rear [Setback](#) Examples



#### Notes

Setback requirements may be specified within an environmental planning instrument for certain types of residential accommodation. In this regard, the provisions of an environmental planning instrument prevail.

## D5.4 FRONTAGE WIDTH REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

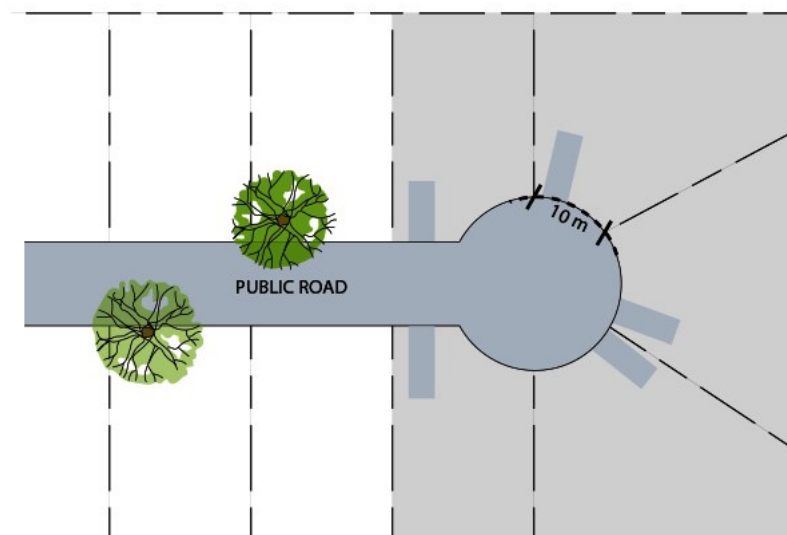
### Objectives

- To minimise visual impacts on the streetscape.
- To ensure that a suitable entry is provided to residential and tourist residential development.
- To ensure there is adequate provision for the location of services within the frontage of the site.

### Requirements

- (1) A minimum frontage to a public road of 10 metres is required for each dwelling or tourist accommodation building with access off a cul-de-sac, with a driveway being located to one side of the road frontage to provide for visitor car parking and to maintain streetscape integrity.

#### Example Layout within Cul-de-Sac



- (2) A minimum frontage to a [primary road](#) of 5.5 metres is required for [multi dwelling housing](#) or [tourist and visitor accommodation](#) development comprising three or more dwellings or three or more accommodation buildings (excluding lots fronting a [cul-de-sac](#) – refer to requirement (1) above).

## D5.5 PRIVATE OPEN SPACE REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that functional [private open space](#) is provided as part of residential and tourist residential development to meet the occupant’s requirements for privacy, safety, access, outdoor activities and landscaping.
- To ensure that [private open space](#) is integrated with, and directly accessible from, the living areas of dwellings.
- To define the edge between public and private land and to provide privacy and security.

### Requirements

- (1) [Private open space](#) is to be provided in accordance with the following criteria:

Development Type	Requirement
Dwelling Houses, Dual Occupancies and Semi-detached dwellings	185m <sup>2</sup> of which 90m <sup>2</sup> is to comprise functional <a href="#">private open space</a> with a minimum dimension of 4m in width (preferably in one area) and a ground slope less than 1 in 8
Attached dwellings, <a href="#">Multi Dwelling Housing</a>	35m <sup>2</sup> with a minimum dimension of 3m in width and a ground slope less than 1 in 8
Residential Flat Buildings, Serviced Apartments, <a href="#">Shop Top Housing</a>	15m <sup>2</sup> with a minimum dimension of 2m in width



- (2) [Private open space](#) is to be:
  - (a) provided with direct connection to indoor living areas (e.g. sliding glass doors) and oriented to maximise use; and
  - (b) designed so that it does not unreasonably compromise the amenity and privacy of existing [private open space](#) on adjoining and nearby land.
- (3) [Private open space](#) provided at ground level (including swimming pools) is not to be located within the front [setback area](#) adjoining a [primary road](#), unless satisfactory fencing and screening is provided for privacy and safety for occupant's and to minimise adverse impacts on the streetscape.
- (4) [Private open space](#) for [tourist and visitor accommodation](#) development is subject to merit assessment and is to satisfy the objectives of this control.

## Exceptions

- Balconies and terraces may be incorporated into [private open space](#).
- [Private open space](#) provided at ground level for dwelling houses, dual occupancies and semi-detached dwellings may be divided into two or more areas, provided that the smallest portion is no less than 40m<sup>2</sup>.
- Where [private open space](#) provided at ground level cannot be achieved on land with a slope greater than 1 in 8, open decks no less than 15m<sup>2</sup> may be provided as an alternative

### Notes

[Private open space](#) requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D5.6 DESIGN REQUIREMENTS– GENERAL

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

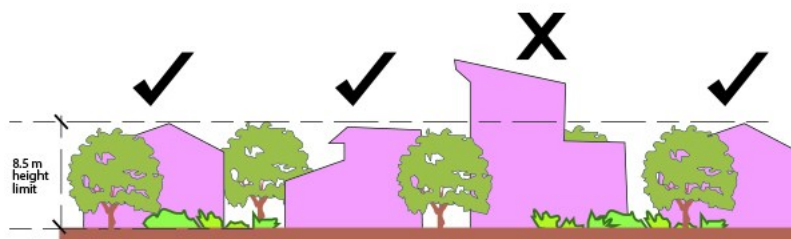
- To ensure that the design of residential and tourist residential buildings provides for acoustic and visual privacy of future residents and occupants.
- To ensure that development exhibits design excellence that contributes to and complements the natural, cultural, visual and built character of the streetscape and public domain in residential zones.
- To reduce the apparent bulk and scale of buildings by breaking up expanses of building walls with modulation of form and articulation of facades.
- To provide design responses for the North Coast climate.

### Requirements

- (1) Development for the purpose of [residential accommodation](#) and [tourist and visitor accommodation](#) is to be:
  - (a) of an appropriate scale to the existing streetscape as detailed in the following; and

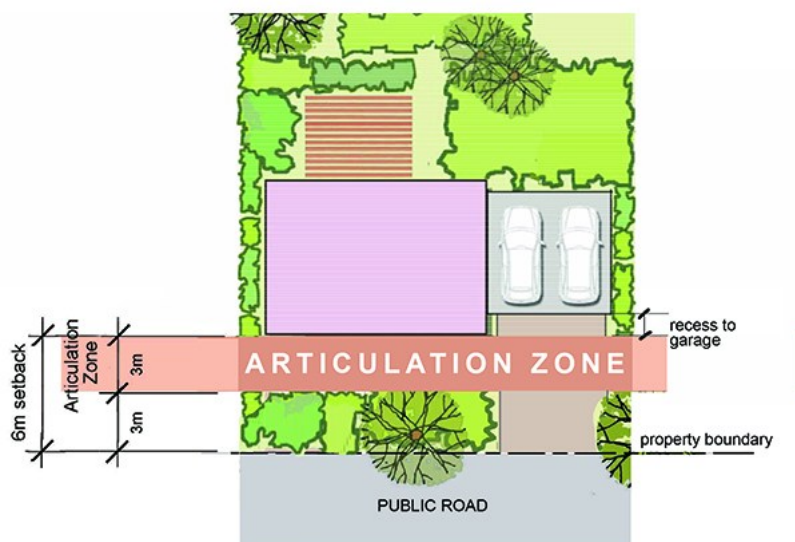


### Example of Appropriate Scale



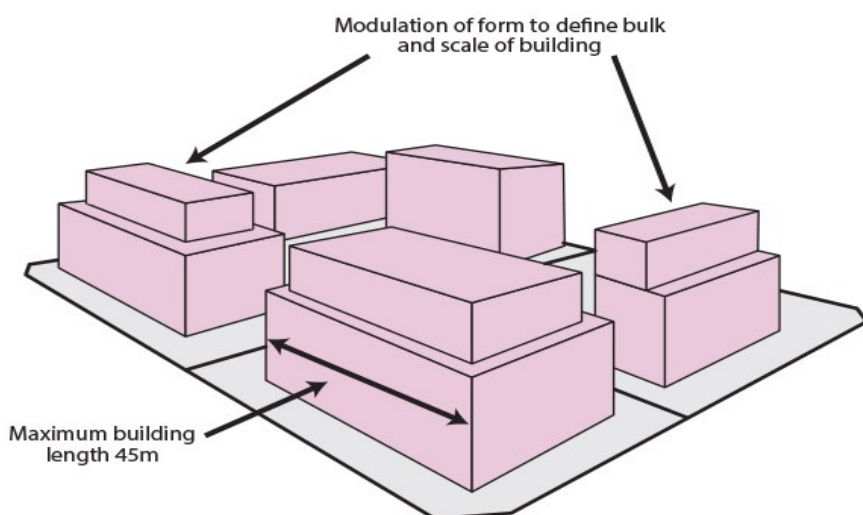
- (b) designed to allow for some outlook to streets, lanes or other public space areas to increase passive surveillance; and
- (c) designed to minimise direct overlooking of living areas and private open spaces of other dwellings and [tourist and visitor accommodation](#) buildings; and
- (d) designed to minimise impacts on existing views and view corridors; and
- (e) designed with consideration to corner allotments in relation to the following:
  - (i) adjoining buildings, open space and dual frontage; and
  - (ii) building forms which emphasise the corner site; and
  - (iii) modulated designs to break up the building form.
- (f) designed so that garages and parking structures do not dominate the [street](#) frontage as demonstrated in the following figure:

### Recessed Garage Example



- (2) Development for the purposes of [residential accommodation](#) and [tourist and visitor accommodation](#) is to achieve variety in the built form by:
  - (a) incorporating some or all of the following elements:
    - (i) verandahs and balconies;
    - (ii) decks and pergolas;
    - (iii) eaves;
    - (iv) hoods (window/door) and climate control windows;

- (v) a mix of light weight and compatible materials; and
  - (vi) differentiation of the top, middle and base of the building.
- (3) Development is to be designed:
- (a) so that buildings do not exceed a total length of 45 metres; and
  - (b) to incorporate modulation of form, articulation of building facades, window arrangements and architectural enhancements to add visual interest and to reduce the apparent bulk and scale of buildings as demonstrated below:



- (4) Development on [steep land](#) is required to:
- (a) minimise the height and bulk of buildings (particularly on the down slope); and
  - (b) minimise cut and [fill](#) by reducing the footprint of the development and allowing the building mass to step down the slope.
- (5) Development comprising retaining walls must not:
- (a) exceed a maximum of one metre cut or [fill](#) outside the building's external walls; or
  - (b) redirect the flow of any surface water or ground water or cause sediment to be transported onto an adjoining property.
- (6) Development comprising retaining walls for excavation or filling are to be accompanied:
- (a) by a plan clearly identifying the location of retaining walls; and
  - (b) by engineering drawings where constructed from timber materials.

#### Notes

- *Balcony enclosures are only permitted where the overall design of the facade is not adversely affected.*
- *Council is not bound to enforce positive covenants restricting the design of development unless Council is party to the covenant.*
- *Development applications for [residential accommodation](#) and some types of [tourist and visitor accommodation](#) may be required to be accompanied by a [BASIX Certificate](#) in accordance with [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#).*
- *Design requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.*

## D5.7 DESIGN REQUIREMENTS- DUAL OCCUPANCIES

### Applies to Land

This control applies to development for the purposes of a [dual occupancy](#) on land zoned R1 General Residential under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To encourage innovative design that contributes positively to the streetscape and relates to the low density character of the neighbourhood.

### Requirements

- (1) Development for the purpose of a [dual occupancy](#) where both dwellings front a [primary road](#) are to be designed so that the dwellings are not mirror reversed (see figure below).

#### [Dual Occupancy](#) Example



## D5.8 SOLAR ACCESS REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that reasonable access to sunlight is maintained.

### Requirements

- (1) Development is to be designed to allow for at least two hours of sunshine upon indoor living areas and [private open space](#) (both within the same site and on adjacent land) between 9.00am and 3:00pm on the 21 June of any given year.
- (2) Development applications are to be accompanied by [shadow diagrams](#) illustrating the shadow cast by the proposed development at 9:00am; 12:00pm and 3:00pm on 21 June where development is likely to result in excessive overshadowing of adjacent and surrounding dwellings and [private](#)

[open space](#).

(3) [Shadow diagrams](#) are to:

- (a) be prepared by suitably qualified persons; and
- (b) be based on a survey of the subject site and adjoining land; and
- (c) take into consideration existing vegetation.

**Note:**

*Solar access requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.*

## D5.9 INFRASTRUCTURE REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that adequate infrastructure and utility services are provided to development on residential and tourist residential zoned land.

### Requirements

- (1) Development for the purpose of a [dual occupancy](#) is to provide the following infrastructure in accordance with Council’s [Development Specifications](#):
  - (a) concrete kerb and gutter, and
  - (b) vehicle crossing.
- (2) Development for the purpose of [multi dwelling housing](#) and [tourist and visitor accommodation](#) is to provide the following infrastructure in accordance with Council’s [Development Specifications](#):
  - (a) sealed road pavement,
  - (b) concrete kerb and gutter,
  - (c) concrete footpath, and
  - (d) piped stormwater drainage.
- (3) Development comprising lane access is to provide the following additional infrastructure in accordance with Council’s [Development Specifications](#):
  - (a) lane construction to full width from at least one [street](#),
  - (b) kerb and gutter on one side of the lane, and
  - (c) stormwater drainage.
- (4) Development is to provide the following utility services in accordance with Council’s [Development Specifications](#):
  - (a) water,
  - (b) accessible separate water meters for each dwelling,
  - (c) sewer,

- (d) telecommunications (including National Broadband Network where available), and
- (e) electricity.
- (5) Development is to provide the following site facilities:
  - (a) waste storage in accordance with the relevant controls of [F6 Waste Management](#) of this Plan; and
  - (b) mailboxes in one accessible location adjacent to the main entrance to the development.
- (6) Site facilities such as communication structures, air conditioning units, ventilation stacks and any ancillary structures are to be:
  - (a) located away from the [street](#) frontage; and
  - (b) integrated into the roof design and not a dominant skyline feature; and
  - (c) adequately [setback](#) from the perimeter wall or roof edge of buildings; and
  - (d) comprise one master antenna for residential apartment buildings.

## Exceptions

- Requirement (3) of this control does not apply to development for the purpose of a [dual occupancy](#), [dwelling house](#), [secondary dwelling](#) or [semi-detached dwelling](#).

### Notes

*Development in the vicinity of sewerage mains is subject to the provisions of Council's [Sewer Mains – Building in the vicinity of Policy](#).*

## D5.10 ACCESS AND PARKING REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide for the efficient and safe movement of vehicles.

### Requirements

- (1) Development is to comply with the relevant controls of [F1 Access and Parking](#) of this Plan.

#### Note:

*Access and parking requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.*

## D5.11 LANDSCAPING REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure landscaping is integrated into the design of development.
- To encourage plant selection that is sensitive to local climate, topography and natural features.

## Requirements

- (1) Development is to incorporate landscaping in accordance with the relevant controls of **F3 Landscaping** of this Plan.

## Exceptions

- The requirements of this control do not apply to development for the purpose of a dual occupancy, dwelling house, secondary dwelling or semi-detached dwelling.

### Note:

Landscaping requirements may be specified within an **environmental planning instrument** for certain types of **residential accommodation**. In this regard, the provisions of an **environmental planning instrument** prevail.

## D5.12 ANCILLARY DEVELOPMENT REQUIREMENTS

### Applies to Land

This control applies to development for the purpose of residential accommodation and tourist and visitor accommodation on land zoned R1 General Residential and SP3 Tourist under **Coffs Harbour LEP 2013**, other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that the design and location of ancillary development minimises impacts on the streetscape and adjoining land.

## Requirements

### General

- (1) Ancillary development is to be:
  - (a) designed and constructed to minimise visual impacts on adjoining land and the amenity of the area; and
  - (b) sited to minimise impacts on private open space within the site and on adjoining land.
- (2) Ancillary development comprising open walled structures may have a zero boundary setback provided that it has a maximum roof height of three metres and there are no adverse impacts on the amenity of the adjoining properties.
- (3) Reduced street setbacks for carports and garages may be provided in the following circumstances:
  - (a) there is an existing pattern of similarly located carports/garages in the street; or
  - (b) the topography of the land is such that the carport/garage can form a part of an existing slope or retaining wall; or



- (c) the topography of the land is such that the existing house is significantly below the [street](#) level; or
  - (d) the house is located on a corner lot; or
  - (e) the existing [setback](#) from the [street](#) is significantly greater than other setbacks in the streetscape; or
  - (f) the subject lot is irregular in shape and location.
- (4) New carports/garages associated with existing development on the land are to be designed and constructed in a manner that is integral to, and consistent with the style and standard of finishes of the existing development.

### **Fencing**

- (5) [Ancillary development](#) comprising fencing is to be designed so that:
- (a) views are not unreasonably obscured from a dwelling to the [primary road](#) frontage or vice versa; and
  - (b) side fences which project forward of the front building line step down to the height of the adjoining front fence; and
  - (c) it is compatible with existing fencing in the immediate locality; and
  - (d) it does not comprise sheet metal (including colour bond) as the dominant feature of a front fence; and
  - (e) it does not comprise expansive flat and blank surfaces along [street](#) frontages.
- (6) [Ancillary development](#) comprising solid fencing:
- (a) may be located along the boundary of, or within the [setback area](#) to, a [primary road](#) or [secondary road](#) provided that:
    - (i) it does not exceed 1.8 metres in height above ground level when measured from the road side of the fence; and
    - (ii) it is [setback](#) a minimum of 0.6 metres from the front boundary where it is between 1.2 metres and 1.5 metres in height above ground level (existing); or
    - (iii) it is [setback](#) a minimum of one metre from the front boundary where it is between 1.5 metres and 1.8 metres in height above ground level (existing); and
    - (iv) landscaping is provided for a minimum of 50% of the length of the fence; and
    - (v) it does not impact on traffic visibility, and;
    - (vi) it incorporates [setback](#) splays or openings to maintain pedestrian visibility if adjacent to a [driveway](#).

### **Swimming Pools**

- (7) Swimming pools located within the front [setback area](#) are to comply with the [private open space](#) requirements in [D5.5](#) of this Plan.
- (8) Cut and [fill](#) of the area surrounding the swimming pool is to be limited to a maximum of one metre.
- (9) All mechanical pump and filter equipment associated with swimming pools are to be adequately soundproofed so as not to create a noise nuisance in terms of the [Protection of the Environment Operations Act 1997](#).
- (10) All waste water from swimming pools is to be connected to Council's sewer main via a suitable 100mm diameter gully trap. A minimum air gap of 100mm is to be provided between the discharge



outlet and the gully grate.

- (11) The water edge of swimming pools is to be a minimum of 0.9 metres from a side or rear boundary.

## Exceptions

- In un-sewered areas, waste water from swimming pools is to be discharged to an absorption pit positioned within the property where it will not impact on an adjoining property or a nearby waterway.
- A reduced [setback](#) for swimming pools may be provided if it can be demonstrated that the pool will not result in any detrimental impact on adjoining properties.

### Notes

- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies some forms of [ancillary development](#) as exempt or complying development.*
- *Swimming pool safety fencing is to be in accordance with the [Swimming Pools Act 1992](#) and [Regulations](#).*

## D5.13 ACCESSIBILITY REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for all people.

### Requirements

- (1) Where the provisions of the [Disability \(Access to Premises – Building Standards\) 2010](#) apply for alterations and additions to an existing building, an accessible [accessway](#) is to be provided in accordance with the relevant [Australian Standards](#) from the site boundary to the principle pedestrian entry.
- (2) Public footpaths, recreation areas and other public spaces associated with development are to be designed as barrier-free environments for all people in accordance with the [Disability Discrimination Act 1992](#).

### Notes

- *Applicants are reminded of their responsibilities under the [Disability Discrimination Act 1992](#) and associated [Disability \(Access to Premises – Building Standards\) 2010](#).*
- *Certification from an accredited access consultant may be required to demonstrate compliance with the [Disability \(Access to Premises – Building Standards\) 2010](#) at the discretion of Council.*

## D5.14 SAFER BY DESIGN REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#),

other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that [Crime Prevention Through Environmental Design](#) principles are considered in the design of residential development.

## Requirements

- (1) [Crime Prevention Through Environmental Design](#) principles are to be considered in the design of development in accordance with the [NSW Police Safer by Design: Crime Prevention Through Environmental Design guidelines](#).
- (2) Development applications for [residential accommodation](#) comprising 20 or more dwellings and [tourist and visitor accommodation](#) comprising 20 or more accommodation buildings may be referred to the NSW Police Service for a ‘safer by design’ assessment depending on the likely impacts from the development on the safety of the community.

## Exceptions

- The requirements of this control do not apply to development for the purpose of a [dwelling house](#), [dual occupancy](#), [secondary dwelling](#) and semi detached dwelling.

## D5.15 CONSOLIDATION REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that development is sited on the land in a practical and functional arrangement.

## Requirements

- (1) Where the development is situated over the boundary of two or more lots, the subject lots are to be consolidated into one allotment.

## D5.16 LAND DEDICATION

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#).

**Note:**

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## D5.17 SIGNAGE REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that all advertising is of a high quality and is integrated into the architectural design of buildings and the character of the streetscape.
- To ensure that advertising is designed with consideration to the amenity of residential areas and the visual quality of the public domain.

### Requirements

- (1) Development comprising [signage](#) is to accord with the relevant controls of [F5 Signage](#) of this Plan.

**Note:**

*[Signage](#) requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.*

## D5.18 WATER MANAGEMENT REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To implement best practice stormwater management techniques.
- To incorporate the use of water sensitive urban design techniques to reduce negative impacts on the natural water cycle and aquatic ecosystems.
- To manage water as a valuable and finite regional resource on a total water cycle basis.

### Requirements

- (1) Stormwater drainage is to be provided in accordance with Council's [Development Specifications](#).

- (2) Development applications are to be supported by concept stormwater drainage designs.
- (3) Stormwater is to be gravity drained to Council's drainage system (where available).
- (4) Where development requires drainage works over adjoining properties, the respective [development application](#) is to be supported by land owners consent from the affected properties to the lodgement of the [development application](#), including written agreement to the creation of easements on title for interallotment drainage.
- (5) Stormwater drainage design is to reflect the pre-existing or natural situation of the land in terms of location, quantity, quality and velocity of water and may require on-site stormwater detention.
- (6) [Water sensitive urban design](#) is to be incorporated into the design of the development in accordance with Council's [Water Sensitive Urban Design Policy and Guidelines](#).

**Note:**

Water management requirements may be specified within an [environmental planning instrument](#) for certain types of [residential accommodation](#). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## D5.19 EROSION AND SEDIMENT CONTROL REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a "Deferred matter".

### Objectives

- To ensure that [earthworks](#) will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.

### Requirements

- (1) Erosion and sediment control measures are to be provided in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#) for development comprising [earthworks](#).
- (2) Development applications for development comprising [earthworks](#) are to be accompanied by supplementary information in accordance with the following table:

Area of <a href="#">earthworks</a> (m <sup>2</sup> )	Supplementary Information
< 800m <sup>2</sup> of disturbed area	Basic Erosion and Sediment Control Plan
800m <sup>2</sup> to 2,500m <sup>2</sup> of disturbed area	Erosion and Sediment Control Plan
>2,500m <sup>2</sup> of disturbed area	Soil and Water Management Plan

- (3) Basic Erosion and Sediment Control Plans are to be prepared in accordance with the principles of [Best Practice Management for Small Areas of Disturbance](#).
- (4) Erosion and Sediment Control Plans are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).
- (5) Soil and Water Management Plans are to be of a scale 1:500 or larger and are to be prepared in accordance with the document [Managing Urban Stormwater – Soils & Construction Volume 1 \(Landcom 2004\)](#).

**Note:**

The Coffs Harbour LGA comprises very [steep land](#) and highly erodible soils which may require specific erosion and sediment control measures to perform adequately.

## D5.20 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development is responsive to the environmental context of the site.
- To ensure that development occurs in a manner that provides for the continued protection of [high conservation value land](#).

### Requirements

- (1) Development is to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.

#### Notes

- Clause 7.1 Acid Sulfate Soils of [Coffs Harbour LEP 2013](#) requires [development consent](#) and the preparation of an Acid Sulfate Soils Management Plan for the carrying out of certain works on land shown on the [Coffs Harbour LEP 2013 Acid Sulfate Soils Map](#). It is the responsibility of the proponent to determine if the land upon which the development is proposed, is identified on the [Acid Sulfate Soils Map](#) and thus if the provisions of Clause 7.1 of [Coffs Harbour LEP 2013](#) apply to the proposed development.
- Development applications for development on land comprising [steep land](#) shown on the [Steep and Highly Erodible Land Map](#) may be required to be accompanied by a [geotechnical report](#).

## D5.21 FLOOD REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that impacts from flood hazard are minimised.

### Requirements

- (1) Development is to comply with the relevant controls of [E4 Flooding](#) of this Plan.

## D5.22 COASTAL HAZARD REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#),

other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that impacts from [coastal hazard](#) are minimised.

## Requirements

- (1) Development is to comply with the relevant controls of [E2 Coastal Hazards](#) of this Plan.

## D5.23 CONTAMINATED LAND REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that development is responsive to any environmental constraints of the land.

## Requirements

- (1) Development on land comprising [contaminated land](#) or [potentially contaminated land](#) is to accord with the relevant controls of [E3 Contaminated Land](#) of this Plan.

## D5.24 HERITAGE REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To preserve the heritage significance of heritage items and heritage conservation areas within Coffs Harbour.
- To conserve archaeological sites, Aboriginal objects and Aboriginal places of heritage significance within Coffs Harbour.

## Requirements

- (1) Development is to accord with the relevant controls of [F2 Heritage Conservation](#) of this Plan.

## D5.25 AMENITY REQUIREMENTS

### Applies to Land

This control applies to land zoned R1 General Residential and SP3 Tourist under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that the impact of road/rail noise or vibration is considered in the assessment of development proposals near the Pacific Highway and/or rail corridors.

## Requirements

- (1) Development applications comprising development to which Clause 87 or Clause 102 of [State Environmental Planning Policy \(Infrastructure\) 2007](#) applies are to be accompanied by sufficient information demonstrating that the relevant provisions of the policy and the guideline can be satisfied.
- (2) Landscaped buffers (utilising native vegetation where practicable) are to be provided between residential uses and road and/or rail corridor.

### Notes

- [Development consent](#) cannot be granted to development for the purposes of a building for residential use on land in or adjacent to the Pacific Highway or on land in or adjacent to a rail corridor unless it can be demonstrated that noise levels as prescribed by Clause 87(3) and/or Clause 102(3) of [State Environmental Planning Policy \(Infrastructure\) 2007](#) are not exceeded.
- An acoustic report may be required to be undertaken by an appropriately qualified person to demonstrate that the requirements specified in the policy and the following guidelines can be reasonably met:
  - [Development Near Rail Corridors and Busy Roads – Interim Guideline](#); and
  - Any other associated guidelines issued by the Director-General for the purposes of [State Environmental Planning Policy \(Infrastructure\) 2007](#).
- Noise levels at the boundary of the site subject to the development are to accord with the requirements of the [Protection of the Environment Operations Act 1997](#).
- Acoustic and amenity requirements may be specified within an [environmental planning instrument](#) for certain types of residential accommodation. In this regard, the provisions of an [environmental planning instrument](#) prevail.



# Part E Environmental Controls

## E1 BIODIVERSITY

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### E1.1 PRESERVATION OF TREES AND VEGETATION

#### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To prescribe for the purposes of Clause 5.9 of [Coffs Harbour LEP 2013](#) vegetation for preservation.
- To preserve a diversity of plants and animals, through maintenance of ecological processes.
- To protect native old growth and/or hollow-bearing trees due to their distinct ecological significance.

#### Requirements

- (1) [Prescribed vegetation](#) for the purposes of Clause 5.9(2) of [Coffs Harbour LEP 2013](#) is:
  - (a) vegetation falling within the meaning of [prescribed vegetation \(a\)](#) or [prescribed vegetation \(b\)](#); and
  - (b) any native old growth or hollow-bearing tree.  
as shown on the [Preservation of Vegetation Map](#).
- (2) [Approval](#) is required in accordance with Clause 5.9(2) of [Coffs Harbour LEP 2013](#) prior to the removal (or other [specified action](#)) of any [prescribed vegetation](#).

#### Exceptions

- The requirements of this control do not apply to land zoned RU2 Rural Landscape under [Coffs Harbour LEP 2013](#).
- [Approval](#) is not required for the removal (or other [specified action](#)) of [prescribed vegetation](#) where the removal (or other [specified action](#)) is required as a result of an [emergency](#) and is undertaken within 48 hours of the [emergency](#) or where the vegetation represents an imminent risk to human life or property and adequate evidence can be provided to Council.
- [Approval](#) is not required for the removal (or other [specified action](#)) of [prescribed vegetation](#) on land zoned E2 Environmental Conservation under [Coffs Harbour LEP 2013](#) for the maintenance or construction of boundary fencing where the following criteria is satisfied:
  - the land adjoins land zoned RU2 Rural Landscape under [Coffs Harbour LEP 2013](#); and
  - the works are restricted to a three metres corridor either side of an external boundary fence; and
  - consent to the works is obtained from the adjoining landowner; and
  - the works do not comprise the removal (or other [specified action](#)) of any native old growth or hollow-bearing tree.

## Notes

- The clearing of native vegetation on land zoned RU2 Rural Landscape under [Coffs Harbour LEP 2013](#) is subject to the [Native Vegetation Act 2003](#) administered by [Local Land Services](#).
- The removal of native plants from land to which [State Environmental Planning Policy No. 14 – Coastal Wetlands](#) and [State Environmental Planning Policy No. 26 – Littoral Rainforests](#) applies, requires [approval](#) from Council and the concurrence of the NSW Department of Planning and Environment.
- The removal or lopping of a tree in connection with an existing [educational establishment](#) where it poses a risk to human health or safety or if the removal or lopping is undertaken in accordance with the publication [School Facilities Standards – Landscape Standard – Version 22 \(March 2002\)](#) is [exempt development](#) provided that it complies with the relevant standards prescribed within [State Environmental Planning Policy \(Infrastructure\) 2007](#).
- [Approval](#) is not required for the removal (or other [specified action](#)) of [prescribed vegetation](#) where the proposal satisfies the provisions of subclause 5.9(8) of [Coffs Harbour LEP 2013](#) (except where subclause 5.9(9) applies), such as activities authorised under the [Native Vegetation Act 2003](#), activities within a State Forest or on land reserved under the [Forestry Act 1916](#), any action authorised under the [Electricity Supply Act 1995](#), the [Roads Act 1993](#) or the [Surveying and Spatial Information Act 2002](#) or any plants declared to be noxious weeds under the [Noxious Weeds Act 1993](#).
- The [Preservation of Vegetation Map](#) is based on 2009 spatial data. Where discrepancies are identified with the mapping, Council's Biodiversity Officers should be contacted for further advice.
- Some vegetation communities in the Coffs Harbour LGA require both floristic and soil information to verify their status as an [Endangered Ecological Community](#) (EEC). Under these circumstances, Council has adopted a precautionary approach and considers all relevant communities that meet the floristic criteria as EECs. Their EEC status can only be challenged via appropriate soil reports.
- [NSW Flora Online](#) can assist proponents in determining Native Vegetation of the NSW North Coast.

## E1.2 COMPENSATORY REQUIREMENTS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To offset impacts associated with the removal (or other [specified action](#)) of high conservation value vegetation.
- To protect and maintain important linkages between habitats.

### Requirements

- (1) [Compensatory planting](#) is to be provided for the removal of [high conservation value vegetation](#) in accordance with the following table:

#### Compensatory Replacement Rates for the Removal of High Conservation Value Vegetation

Description of Habitat Type	Replacement Rate
Native old growth or hollow-bearing tree	1:20
<a href="#">Endangered Ecological Community</a>	1:10
Primary <a href="#">Koala Habitat</a>	1:5
Secondary A <a href="#">Koala Habitat</a> (adjacent to primary <a href="#">koala habitat</a> )	1:5
Secondary B <a href="#">Koala Habitat</a> (not adjacent to primary <a href="#">koala habitat</a> )	1:3

<a href="#">Riparian Zones</a>	1:10
<a href="#">Steep Land</a>	1:3
Other	1:2

- (2) Where development requires the provision of bushfire asset protection zones, the location and type of [compensatory planting](#) is to have regard to [Planning for Bushfire Protection 2006](#) and the NSW Rural Fire Services document [Standards for Asset Protection Zones](#).
- (3) Where practicable, [compensatory planting](#) is to be located on the subject site to enhance habitat links with regard to:
  - (a) the [Coffs Harbour City Koala Plan of Management 1999](#), and
  - (b) any existing recovery plan for threatened species under the [Threatened Species Conservation Act 1995](#) or [Fisheries Management Act 1994](#).
- (4) [Compensatory planting](#) is to reflect the vegetation community being removed and/or modified in accordance with the community types defined within the [Coffs Harbour Fine-scale Vegetation Mapping Volume 2](#).
- (5) Native old growth or hollow-bearing trees are to be retained on the land at the highest priority, however where the loss of such trees is unavoidable, the following mitigation measures are to be applied:
  - (a) retention of hollow resources on the subject site either as remounted or ground resources to enhance habitat rehabilitation; or
  - (b) artificial hollow replacement in accordance with the following table:

#### Artificial Hollow Replacement Rates

Hollow size	Diameter	Ratio	Species Specific
Small	30-50mm	N/A	N/A
Medium	51-100mm	1:1	<i>Microchiroptera</i> or small arboreal mammal or avian
Large	101-200mm	1:2	Small/medium arboreal mammal or small/medium avian
Very Large	>200mm	1:4	Large arboreal mammal or avian

## Exceptions

- Where the land is not conducive to [compensatory planting](#), restoration techniques (such as infill planting and weed removal) may be supported.

#### Note:

Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the NSW Office of Environment and Heritage.

## E1.3 RIPARIAN ZONE REQUIREMENTS

### Applies to Land

This control applies to land identified as a [watercourse](#) on the [Riparian Lands and Watercourses Map](#) under [Coffs Harbour LEP 2013](#) and to land defined as a [coastal wetland](#).

### Objectives

- To improve water quality within waterways through sustainable design.

- To improve the stability of the bed and banks of watercourses through the management of riparian vegetation.
- To improve the aquatic and terrestrial habitat interface by protecting the ecological function of [riparian zones](#).

## Requirements

- (1) [Riparian zones](#) are to be vegetated and stabilised with native vegetation for the required width specified in the following table:

**Riparian Zone Buffer Distances**

Description	Vegetated Riparian Zone Width
Boambee Creek	50m
Moonee Creek	100m
Skidders Creek	50m
Hearnes Lake and Double Crossing Creek	50m (horizontal and vertical buffer from an RL Level of 3.5m AHD)
<a href="#">Coastal Wetland</a>	50m
Willis Creek	50m
Watercourses shown on the <a href="#">Coffs Harbour LEP 2013 Riparian Lands and Watercourses Map</a> which are classified with a stream order of three or greater by applying the Strahler System.	40m

- (2) [Riparian zones](#) are not to be used for private infrastructure purposes, such as on-site sewage management, bush fire asset protection zones and the like.

## Exceptions

- Where buffer distances are not specified in the table to this control, the [Guidelines for Riparian Corridors on Waterfront Land](#) apply.

### Notes

- Development including driveways, road crossings, and other infrastructure located over a waterway may require [approval](#) under the [Fisheries Management Act 1994](#).
- Development in, on or under waterfront land may require [approval](#) under the [Water Management Act 2000](#).

## E1.4 ENVIRONMENTAL DESIGN REQUIREMENTS - GENERAL

### Applies to Land

This control applies to land shown on [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To protect [high conservation value land](#) through recognition of its ecological value and scarcity in the landscape.

## Requirements

- (1) Perimeter roads are to be provided between land proposed for development and:
  - (a) [high conservation value land](#); and
  - (b) land reserved for public recreation and environmental purposes.
- (2) Infrastructure associated with development and subdivision proposals (including bush fire asset protection zones) are not to be provided on [high conservation value land](#).
- (3) Development and/or subdivision proposals on land to which Clause 7.8 [Koala Habitat](#) of [Coffs Harbour LEP 2013](#) applies are to incorporate specific design requirements in accordance with the [Coffs Harbour City Koala Plan of Management 1999](#) (see also [E1.5\(6\)](#) of this Plan).

## Exceptions

- Bush fire asset protection zones and pedestrian walkways may be provided on [high conservation value land](#) where existing fire trails occur and/or the proposal is unlikely to result in negative impacts on the values of such land.

### Note:

*Development on bush fire prone land is subject to the provisions of the [Rural Fires Act 1997](#). In this regard, Sections 79BA and 91 of the [Environmental Planning and Assessment Act 1979](#) may be relevant considerations for development and/or subdivision proposals.*

## E1.5 APPLICATION REQUIREMENTS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development applications and [tree permit](#) applications are accompanied by sufficient information to enable a proper assessment of the proposal in accordance with relevant legislation.

## Requirements

### Tree Permits

- (1) [Tree permit](#) applications for the removal of [prescribed vegetation](#) (or other [specified action](#)) are to be accompanied by sufficient information to demonstrate the need for the activity and the following:
  - (a) Site Plan comprising:
    - (i) property boundaries;
    - (ii) existing development on the land;
    - (iii) identification number for trees subject to the application;
    - (iv) description of trees subject to the application (i.e. species, diameter, height);

- (v) description of proposed works (i.e. removal or other [specified action](#)); and
  - (vi) location and type of [compensatory planting](#) (see [E1.2](#)).
- (2) Where adverse impacts are likely to result on [high conservation value land](#) that cannot be avoided, [tree permit](#) applications are to be accompanied by an ecological assessment report prepared in accordance with relevant [survey and assessment guidelines](#) endorsed by [NSW Office of Environment and Heritage](#) and vegetation management plan for the continued protection and long term maintenance of this land (Refer to the [Guideline for Preparing Vegetation Management Plans](#) in [Appendix 2](#) of this Plan).
  - (3) Ecological assessment reports are to take into consideration any local environmental data endorsed by Coffs Harbour City Council including the [Coffs Harbour Fine-Scale Vegetation Mapping](#).
  - (4) Ecological assessment reports are to identify actions to avoid, mitigate or offset projected impacts from the proposed development.

### **Terrestrial Biodiversity**

- (5) Development applications for development and/or subdivision proposals on land to which Clause 7.4 Terrestrial biodiversity of [Coffs Harbour LEP 2013](#) applies, are to be accompanied by sufficient information to demonstrate that the development/subdivision has been designed to avoid, minimise or mitigate any likely impacts of the development as detailed in subclause 7.4(3)(a) of [Coffs Harbour LEP 2013](#).

### **Koala Habitat**

- (6) Development applications for development and/or subdivision proposals on land to which Clause 7.8 [Koala Habitat](#) of [Coffs Harbour LEP 2013](#) applies, are to be accompanied by sufficient information to demonstrate that the proposed development/subdivision accords with [Coffs Harbour City Koala Plan of Management 1999](#).

### **Ecological Assessment**

- (7) Where development and/or subdivision proposals are likely to result in adverse impacts on [high conservation value land](#) that cannot be avoided, development applications are to be accompanied by an ecological assessment report prepared in accordance with relevant [survey and assessment guidelines](#) endorsed by the [NSW Office of Environment and Heritage](#).
- (8) Ecological assessment reports are to take into consideration any local environmental data endorsed by Coffs Harbour City Council including the [Coffs Harbour Fine-Scale Vegetation Mapping](#).
- (9) Ecological assessment reports are to identify actions to avoid, mitigate or offset projected impacts from the proposed development.

### **Vegetation Management Plans**

- (10) Where development and/or subdivision proposals are likely to result in adverse impacts on [high conservation value land](#) that cannot be avoided, development applications are to be accompanied by a vegetation management plan, prepared by a suitably qualified professional with demonstrated experience in bush regeneration, for the continued protection and long term maintenance of such values (Refer to the [Guideline for Preparing Vegetation Management Plans](#) in [Appendix 2](#) of this Plan).



## Other

- (11) Development applications comprising [compensatory planting](#) or compensatory habitat resources are to be accompanied by a plan clearly identifying the location of [compensatory planting](#) and resources.
- (12) Development applications for the purposes of forestry are to be accompanied by an [Ecological Harvesting Plan](#).

## Exceptions

- Regardless of requirement (10) of this control, a preliminary vegetation management plan may accompany development applications where a detailed vegetation management plan is subsequently prepared and approved by Council in accordance with a condition of [development consent](#).

### Notes

- [Tree permit](#) applications or development applications seeking to remove vegetation that represents a risk to human life or property may be required to be accompanied by an Arborist's Report prepared in accordance with relevant [Australian Standards](#) from a qualified professional.
- Where a vegetation management plan is required to be prepared, [approval](#) is to be conditional upon all initial works being properly effected on the subject land and the creation of a positive covenant on the title of the subject land in Council's favour ensuring continued compliance with the plan.
- A [Species Impact Statement](#) is required to accompany development applications for development on land that is, or is part of, [critical habitat](#) or for development that is likely to significantly affect threatened species, populations or ecological communities, or their habitats, but not if the [development application](#) is for [State Significant Development](#).
- In deciding whether there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats from the proposal, the matters specified in Section 5A of the [Environmental Planning and Assessment Act 1979](#) are required to be taken into account.
- Clause 56 of the [Marine Estate Management Act 2014](#) is a relevant consideration for development in the area of a Marine Park. If the [Consent Authority](#) is of the opinion that the development is likely to have an effect on the plants and animals within the Marine Park or their habitat, the [Consent Authority](#) must consult with the relevant Ministers prior to determining the application.
- Pursuant to Clause 5.9 of [Coffs Harbour LEP 2013](#), a [tree permit](#) cannot allow the removal (or other [specified action](#)) of any [prescribed vegetation](#) that is or forms part of a [heritage item](#) or that is within a [heritage conservation area](#), or that is or forms part of an [Aboriginal object](#) or that is within an [Aboriginal place of heritage significance](#) unless Council is satisfied that the proposed activity is of a minor nature or is for the maintenance of the [heritage item](#), [Aboriginal object](#), [Aboriginal place of heritage significance](#) or [heritage conservation area](#), and would not adversely affect the heritage significance of the [heritage item](#), [Aboriginal object](#), [Aboriginal place of heritage significance](#) or [heritage conservation area](#).
- It is the responsibility of the proponent to ascertain if the [prescribed vegetation](#) is or forms part of a [heritage item](#) or [heritage conservation area](#), or is or forms part of an [Aboriginal object](#) or [Aboriginal place of heritage significance](#).

## E1.6 LAND DEDICATION

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives



- To enable the dedication of suitable land of significant environmental value or public benefit.

## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints, or that is of public benefit, may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#).

### Note:

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## E2 COASTAL HAZARDS - DEFERRED

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## E3 CONTAMINATED LAND

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### E3.1 POTENTIALLY CONTAMINATED LAND

#### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To determine whether land is contaminated as part of the development assessment process.
- To ensure that preliminary site investigations are carried out in a satisfactory manner, and where appropriate, independently verified by site audits.

## Requirements

- (1) Development and subdivision proposals are to accord with Council's [Contaminated Land Management Policy](#).
- (2) Development applications are to be accompanied by a [preliminary site investigation](#) where an [initial evaluation](#) indicates that the land may potentially be contaminated.
- (3) Preliminary site investigations are to be:
  - (a) carried out in accordance with the requirements of any relevant Guidelines made or approved by the NSW Environment Protection Authority in accordance with the [Contaminated Land Management Act 1997](#); and
  - (b) undertaken by a suitably qualified consultant at no cost to Council (including a site auditor, if requested by Council).
- (4) Where contaminating activities are suspected to have or have had the potential to impact upon land proposed to be developed, sampling and analysis may be required at the discretion of Council to confirm and support any conclusion reached from the site history appraisal.

### Notes

- *Reporting requirements for preliminary site investigations are outlined in the [Contaminated Sites: Guidelines for](#)*

[Consultants Reporting on Contaminated Sites](#) (NSW Environment Protection Authority), refer also to Schedule 3 of the [Contaminated Land Management Policy](#).

- If Council is satisfied that a [preliminary site investigation](#) justifiably concludes that the site is suitable for the proposed use, then further investigations are not required to be undertaken.
- An [initial evaluation](#) is undertaken by Council as part of the development assessment process to determine whether contamination is an issue, and whether sufficient information is available to Council to carry out its planning functions in good faith.
- Initial evaluations are based on readily available factual information provided by the applicant and other information available to Council, such as previous investigations in relation to contamination on the land, previous land use zoning and uses of the subject land as well as any restrictions relating to possible contamination such as notices issued by the NSW Environment Protection Authority.
- Initial evaluations are carried out regardless of the nature of the proposed use or any current use. The onus is on the proponent to ensure that the information included in any [development application](#) is sufficient to enable Council to make a decision.
- Council may require a [site audit](#) to be undertaken in accordance with the [Contaminated Land Management Act 1997](#) at any or all stages of investigation processes.

## E3.2 DETAILED SITE CONTAMINATION INVESTIGATION REQUIREMENTS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that [contaminated land](#) is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.
- To ensure that detailed site investigations are carried out in a satisfactory manner, and where appropriate, independently verified by site audits.

### Requirements

- (1) Development applications are to be accompanied by a [detailed site investigation](#) where the results of a [preliminary site investigation](#) demonstrate the potential for, or existence of, contamination which may render the proposed use of the land unsuitable; or where Council is not satisfied with the content or completeness of a [preliminary site investigation](#).
- (2) A [detailed site investigation](#) shall:
  - (a) be carried out in accordance with the requirements of any relevant Guidelines made or approved by the NSW Environment Protection Authority in accordance with the [Contaminated Land Management Act 1997](#); and
  - (b) be undertaken by a suitably qualified consultant at no cost to Council (including a site auditor, if requested by Council); and
  - (c) include a statement which describes whether the site is suitable for the proposed use, or if remediation is necessary to make the site suitable for the proposed use; and
  - (d) if remediation is required, include a list of the feasible remediation options available to remediate the site.

**Notes**

- In some cases preliminary site investigations and detailed site investigations may be combined where the land is known to contain or has contained a potentially contaminating activity.
- Reporting requirements for detailed site investigations are outlined in the [Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites](#) (NSW Environment Protection Authority), refer also to Schedule 3 of the [Contaminated Land Management Policy](#).
- Category 1 remediation works, as defined in Clause 9 of [State Environmental Planning Policy 55 – Remediation of Land](#), is required to be publicly notified for a period of 30 days in accordance with Part 6, Division 7 of the [Environmental Planning and Assessment Regulation 2000](#).

**E3.3 REMEDIAL ACTION PLAN REQUIREMENTS****Applies to Land**

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

**Objectives**

- To ensure that any land requiring remediation for the purposes of any proposed development is satisfactorily remediated prior to the land being used for such purpose, and where appropriate, independently verified by site audits.

**Requirements**

- (1) Development applications are to be accompanied by a [remedial action plan](#) where the results of a [detailed site investigation](#) conclude that the land is not suitable for the proposed use in its present state.
- (2) A [remedial action plan](#) shall be:
  - (a) prepared in accordance with the requirements of any relevant Guidelines made or approved by the NSW Environment Protection Authority in accordance with the [Contaminated Land Management Act 1997](#); and
  - (b) undertaken by a suitably qualified consultant at no cost to Council (including a site auditor, if requested by Council).

**E3.4 VALIDATION AND MONITORING REPORT REQUIREMENTS****Applies to Land**

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

**Objectives**

- To ensure that any land requiring remediation for the purposes of any proposed development is satisfactorily remediated prior to the land being used for such purpose.
- To ensure that continued monitoring of the land is undertaken where required.

## Requirements

- (1) Where a [remedial action plan](#) is required, the issue of any [development consent](#) shall be conditional upon the submission of a validation and monitoring report following completion of remediation works, and prior to the issue of any buildings works construction certificate.
- (2) A validation and monitoring report shall be prepared in accordance with the requirements of any relevant Guidelines made or approved by the NSW Environment Protection Authority in accordance with the [Contaminated Land Management Act 1997](#).

### Notes

Reporting requirements for remedial action plans are outlined in the [Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites](#) (NSW Environment Protection Authority), refer also to Schedule 3 of the [Contaminated Land Management Policy](#).

## E4 FLOODING

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### E4.1 FLOOD PLANNING REQUIREMENTS – GENERAL

#### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To provide clear guidelines for development and subdivision proposals on land with a flood hazard to ensure that the provisions of Clause 7.3 Flood Planning, of [Coffs Harbour LEP 2013](#) are satisfied.
- To minimise the flood risk to life and property associated with the use of land.

#### Requirements

- (1) Development is to be designed and located so that it is free from any land that is at or below the 100-year [Average Recurrence Interval](#) flood level.
- (2) Development is to be designed and located so that it is free from any [floodways](#).
- (3) Development is not to comprise the external storage of any materials below the 100-year [Average Recurrence Interval](#) flood level that are potentially hazardous or that may cause pollution.
- (4) Development is not to result in an increase in flood levels on adjoining or surround land.
- (5) Operational access to the development is to provide a level of service commensurate with the zoning and proposed use with consideration to both on site and off site access.

#### Exceptions

- Development (including [fill](#)) may be supported below the 100-year [Average Recurrence Interval](#) flood level provided that:
  - the measures specified in this Chapter for specific development types are satisfied; and
  - no net filling is undertaken with the Coffs Creek Catchment west of the highway excluding balanced [earthworks](#) which may be supported subject to a merit assessment; and

- basement car parks (where relevant) have weir protection from the 100-year [Average Recurrence Interval](#) flood level plus 100mm [freeboard](#).
- Development proposals resulting in an increase in flood levels on adjoining land may be supported where consent is obtained from affected land owners agreeing to such increases. In this regard, written confirmation of acceptance of changed flood conditions from all adversely affected land owners is required to accompany the relevant [development application](#). Proposals of this nature will be assessed on merit taking into account existing land uses, zoning and predicted impacts on adjoining land. Low intensity land uses including land zoned for rural, recreational and environmental purposes under [Coffs Harbour LEP 2013](#) have additional merit.
- Open parking areas are to be assessed on merit, taking into account adjoining land uses and flood levels, access constraints and [fill](#) requirements.

#### Notes

- *Flood controls are also contained within the [National Construction Code, Volumes 1 & 2 – Building Code of Australia and Australian/New Zealand Standard AS/NZS 3500.2:2003 – Sanitary Plumbing and Drainage](#).*
- *Safe and reliable access for pedestrians may be required from development to an area of refuge above the [Probable Maximum Flood](#) Level, either on or off the site.*

## E4.2 FLOOD PLANNING REQUIREMENTS - RESIDENTIAL AND TOURIST DEVELOPMENT

### Applies to Land

This control applies to development for the purposes [residential accommodation](#) and [tourist and visitor accommodation](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide clear guidelines for residential and tourist development on land with a flood hazard to ensure that the provisions of Clause 7.3 Flood Planning, of [Coffs Harbour LEP 2013](#) are satisfied.

### Requirements

- (1) Buildings are to be designed and located so that they are free from any high hazard flood area.
- (2) Development is to be designed and located with consideration to impacts from any high hazard flood area on access to the development and the operation of the development.
- (3) Development applications for development at or below the 100-year [Average Recurrence Interval](#) flood level are to be accompanied by a flood study prepared by a suitably experienced and qualified engineer to substantiate that the development will not increase upstream or downstream flood levels or change flood behaviour to the detriment to any other property.
- (4) The minimum finished floor level of all [habitable room](#)(s) is to be at the height of the 100-year [Average Recurrence Interval](#) flood level plus 0.5 metre [freeboard](#).
- (5) The minimum finished floor level of all [non-habitable room](#)(s) is to be at the height of the 100-year [Average Recurrence Interval](#) flood level.

### Exceptions

- [Infill development](#) and/or changes of use are to be assessed on merit, taking into account adjoining land uses and flood levels, access constraints and [fill](#) requirements. A flood study may be required in certain situations.
- The minimum floor level for alterations and additions to existing [residential accommodation](#) shall be as close to the [flood planning level](#) as practical and no lower than the existing floor level; and
  - where the existing floor level is < the 100-year [Average Recurrence Interval](#) flood level, alterations and additions are not to exceed 50m<sup>2</sup>; or
  - where the existing floor level is > the 100-year [Average Recurrence Interval](#) flood level but below the 0.5 metre [freeboard](#) level, alterations and additions are not to exceed 100m<sup>2</sup>.
- Alterations and additions to existing [tourist and visitor accommodation](#) is to be assessed on merit, taking into account adjoining land uses and flood levels, access constraints and [fill](#) requirements.
- A reduction in the 0.5 metre [freeboard](#) requirement may be supported for habitable rooms on land above the 100-year flood level but still affected by the [Flood Planning Level](#) (FPL) where adequate flood information is available. Flood behavior and other points of considerations for a [freeboard](#) reduction include low flood flow volumes and velocities, flat flood gradient, compatibility with adjoining development and access issues.
- A reduction in the minimum finished floor level of all [non-habitable room](#)(s) buildings may be supported on merit taking into consideration compatibility with adjoining land use, access issues for the site and associated filling required.
- Land affected by the [Middle Creek Floodway Limit Line](#) (FLL) may be developed, provided that development only occurs up to the FLL, including fencing, landscaping and [fill](#) so as not to impede the passage of floodwaters or cause an afflux in flood levels.
- Alterations and additions to existing development beyond the [Middle Creek Floodway Limit Line](#) may be supported subject to a merit assessment.

#### Notes

- [Approval](#) may be conditional upon the lodgement of a registered surveyor's certificate certifying the floor level prior to the development proceeding above finished floor level.
- [Approval](#) may be conditional upon a Flood Safe Plan being prepared in accordance with SES guidelines and implemented during the operational phase of the development.

## E4.3 FLOOD PLANNING REQUIREMENTS – COMMERCIAL AND INDUSTRIAL DEVELOPMENT

### Applies to Land

This control applies to development for commercial and industrial purposes on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide clear guidelines for commercial and industrial development on land with a flood hazard to ensure that the provisions of Clause 7.3 Flood Planning, of [Coffs Harbour LEP 2013](#) are satisfied.

### Requirements

- (1) Buildings are to be designed and located so that they are free from any high hazard flood area.
- (2) Development is to be designed and located with consideration to impacts from any high hazard



flood area on access to the development and the operation of the development.

- (3) Development applications for development at or below the 100-year [Average Recurrence Interval](#) flood level are to be accompanied by a flood study prepared by a suitably experienced and qualified engineer to substantiate that the development will not increase upstream or downstream flood levels or change flood behaviour to the detriment to any other property.
- (4) The minimum finished floor level for buildings is to be at the height of the 100-year [Average Recurrence Interval](#) flood level plus 0.5 metre [freeboard](#).

## Exceptions

- The minimum floor level for alterations and additions to existing buildings is to be as close to or above the [flood planning level](#) as practical, taking into consideration issues such as the proposed use of the premises, adjoining land uses and flood levels and access constraints.
- [Infill development](#) and/or a change of use are to be assessed on merit, taking into account adjoining land uses and flood levels, access constraints and [fill](#) requirements. A flood study may be required in certain situations.

### Notes

- [Approval](#) may be conditional upon the lodgement of a registered surveyor's certificate certifying the floor level prior to the development proceeding above finished floor level.
- [Approval](#) may be conditional upon a Flood Safe Plan being prepared in accordance with SES guidelines and implemented during the operational phase of the development.

## E4.4 FLOOD PLANNING REQUIREMENTS - NON-URBAN DEVELOPMENT

### Applies to Land

This control applies to [non-urban development](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide clear guidelines for [non-urban development](#) on land with a flood hazard to ensure that Clause 7.3 Flood Planning, of [Coffs Harbour LEP 2013](#) is satisfied.

### Requirements

- (1) The minimum finished floor level for buildings is to be at the height of the 100-year [Average Recurrence Interval](#) flood level.

### Exceptions

- The minimum finished floor level for buildings may be varied provided that sufficient evidence is provided to justify this variation, based on site specific conditions and / or the proposed use of the premises.

### Note:

*A flood study may be required at the discretion of Council for development at or below the 100-year [Average Recurrence](#)*



Interval flood level to substantiate that the development will not increase upstream or downstream flood levels or change flood behaviour to the detriment to any other property. The flood study is to be prepared by a suitably experienced and qualified engineer.

## E4.5 FLOOD PLANNING REQUIREMENTS – INFRASTRUCTURE

### Applies to Land

This control applies to development for the purposes of infrastructure development on land shown on the Coffs Harbour LEP 2013 Land Application Map that is at or below the flood planning level, other than land that is shown as a “Deferred matter”.

### Objectives

- To provide clear guidelines for infrastructure development on land with a flood hazard to ensure that Clause 7.3 Flood Planning, of Coffs Harbour LEP 2013 is satisfied.

### Requirements

- Infrastructure development may be situated on land at or below the 100-year Average Recurrence Interval flood level where it is impractical to locate it elsewhere.
- Development applications are to be accompanied by sufficient information to demonstrate that proposed buildings and structures can withstand the forces of floodwater, debris and buoyancy up to and including the flood planning level.
- Buildings and structures located at or below the 100-year Average Recurrence Interval flood level are to be constructed with flood compatible materials.

#### Note:

A flood study may be required at the discretion of Council for development at or below the 100-year Average Recurrence Interval flood level to substantiate that the development will not increase upstream or downstream flood levels or change flood behaviour to the detriment to any other property. Where required, the flood study is to be prepared by a suitably experienced and qualified engineer and shall include an assessment of possible impacts of climate change including sea level rise and increased rainfall intensities is to be undertaken in accordance with prevailing Guidelines.

## E4.6 FLOOD PLANNING REQUIREMENTS – ESSENTIAL FACILITIES

### Applies to Land

This control applies to development for the purposes of an essential facility on land shown on the Coffs Harbour LEP 2013 Land Application Map that is at or below the flood planning level, other than land that is shown as a “Deferred matter”.

### Objectives

- To provide clear guidelines for the development of essential facilities on land with a flood hazard to ensure that Clause 7.3 Flood Planning, of Coffs Harbour LEP 2013 is satisfied.

### Requirements

- (1) The minimum floor level for buildings is to be at a height of the [Probable Maximum Flood](#) level.
- (2) The operational components of the development are to be above the [Probable Maximum Flood](#) level.

**Note:**

*A flood study may be required at the discretion of Council for development at or below the 100-year [Average Recurrence Interval](#) flood level to substantiate that the development will not increase upstream or downstream flood levels or change flood behaviour to the detriment to any other property. Where required the flood study is to be prepared by a suitably experienced and qualified engineer and shall include an assessment of possible impacts of climate change including [sea level rise](#) and increased rainfall intensities is to be undertaken in accordance with prevailing Guidelines.*

## E4.7 FLOOD PLANNING REQUIREMENTS – SENSITIVE FACILITIES

### Applies to Land

This control applies to development for the purposes of a [sensitive facility](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide clear guidelines for the development of sensitive facilities on land with a flood hazard to ensure that Clause 7.3 Flood Planning, of [Coffs Harbour LEP 2013](#) is satisfied.

### Requirements

- (1) The minimum floor level for all buildings it to be at a height of the 500-year [Average Recurrence Interval](#) flood level plus 500mm [freeboard](#).
- (2) [Approval](#) may be conditional upon a Flood Safe Plan being prepared in accordance with State [Emergency](#) Services (SES) guidelines and implemented during the operational phase of the development.

**Note:**

*A flood study may be required at the discretion of Council for development at or below the 100-year [Average Recurrence Interval](#) flood level to substantiate that the development will not increase upstream or downstream flood levels or change flood behaviour to the detriment to any other property. Where required the flood study is to be prepared by a suitably experienced and qualified engineer and shall include an assessment of possible impacts of climate change including [sea level rise](#) and increased rainfall intensities is to be undertaken in accordance with prevailing Guidelines.*

## E4.8 FLOOD PLANNING REQUIREMENTS – SUBDIVISIONS

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#) that is at or below the [flood planning level](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide clear guidelines for the [subdivision of land](#) with a flood hazard to ensure that the

provisions of Clause 7.3 Flood Planning of [Coffs Harbour LEP 2013](#) are satisfied.

## Requirements

- (1) Development applications for the [subdivision of land](#) at or below the 100-year [Average Recurrence Interval](#) flood level are to be accompanied by a flood study prepared by a suitably experienced and qualified engineer to substantiate that the development will not increase upstream or downstream flood levels or change flood behaviour to the detriment to any other property.
- (2) An assessment of possible impacts of climate change including [sea level rise](#) and increased rainfall intensities is to be undertaken in accordance with prevailing guidelines.
- (3) Resulting lots zoned for residential purposes under [Coffs Harbour LEP 2013](#) are to comprise a minimum building envelope of 400m<sup>2</sup> in area of functional proportions above the 100-year [Average Recurrence Interval](#) flood level.
- (4) Any portion of a [resulting lot](#) lower than the 100-year [Average Recurrence Interval](#) flood level is to be conditional upon a restriction being placed on the title of the lot restricting the use of this portion of the lot for any habitable building or structure.

## Exceptions

- Infill subdivisions are to be assessed on merit, taking into account adjoining land uses and flood levels, access constraints and [fill](#) requirements. A flood study may be required in certain situations.

# Part F General Development Controls

## F1 ACCESS AND PARKING

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### F1.1 VEHICULAR ACCESS AND MANOEUVRING - GENERAL

#### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To ensure pedestrian and driver safety and efficient use of the site through the provision of sufficient vehicle manoeuvring areas.
- To minimise the impact of [driveway](#) crossovers on pedestrian safety and streetscape amenity.
- To ensure that the design of parking areas has regard for the safety of pedestrians.

#### Requirements

- (1) Where possible, driveways are to be provided from lanes and secondary roads rather than primary roads.
- (2) Vehicle access and entry points are to be integrated into the building design so as not to dominate the streetscape.
- (3) [Driveway](#) width and grades, vehicle circulation, passing bays and vehicular ramp width and grades are to accord with [Australian Standard 2890.1](#).
- (4) Vehicles must be able to enter and leave the site in a forward direction.
- (5) [Driveway](#) crossovers are to be:
  - (a) designed in accordance with Council’s [Driveway](#) Specifications, and
  - (b) located to take into account any services within the road reserve, such as power poles, drainage inlet pits and existing [street](#) trees, and
  - (c) a minimum of six metres from any intersection of two roads, and
  - (d) located to minimise amenity impacts to adjacent residential properties.
- (6) Wherever practicable, a [driveway crossover](#) is to be a single lane crossing with a maximum width of 2.7 metres over the footpath, and perpendicular to the kerb alignment. In exceptional circumstances, a double lane crossing with a maximum width of 5.4 metres may be permitted for safety reasons.
- (7) Vehicular ramps are to be less than 20 metres long within developments and parking stations must not exceed a maximum grade of 1 in 5 (20%). Ramp widths are to accord with Australian Standard 2890.1.
- (8) Vehicle access ramps parallel to the [street](#) frontage are not supported.
- (9) Porte cocheres:

- (a) are permitted in certain circumstances for hotels, major tourist venues, aged care developments, medical centres and the like subject to urban design, streetscape, heritage and pedestrian amenity considerations; and
  - (b) should be attached to the building with one combined vehicle entry and exit point, or one entry and exit point on two different [street](#) frontages of the development; and
  - (c) may have separate entry and exit points across the footpath (in exceptional circumstances) for buildings with one [street](#) frontage only, provided that:
    - (i) they are constructed entirely at the footpath levels, and
    - (ii) they provide active [street](#) frontage uses in [addition](#) to any hotel entry or lobby at their perimeter, and
    - (iii) they are of high quality design and finish, and
    - (iv) they provide for safe and clear pedestrian movement along the [street](#).
- (10) Certain parking areas will require dedicated pedestrian paths (separate to parking spaces and vehicle manoeuvring areas) where high public usage is expected.

## Exceptions

- The requirements of this control do not apply to development for the purposes of a [dual occupancy](#), [dwelling house](#), [semi-detached dwelling](#), or [secondary dwelling](#).

### Notes

- Works within the footpath and road reserve may be subject to an [approval](#) under the [Roads Act 1993](#).
- Pursuant to Clause 101 of [State Environmental Planning Policy \(Infrastructure\) 2007](#), the [Consent Authority](#) must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:
  - vehicular access to the land is provided by a road other than a classified road; and
  - the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development; and
  - the development is not sensitive to traffic noise or vehicle emissions.

## F1.2 VEHICULAR ACCESS AND MANOEUVRING - RESIDENTIAL

### Applies to Land

This control applies to development for the purpose of [residential accommodation](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

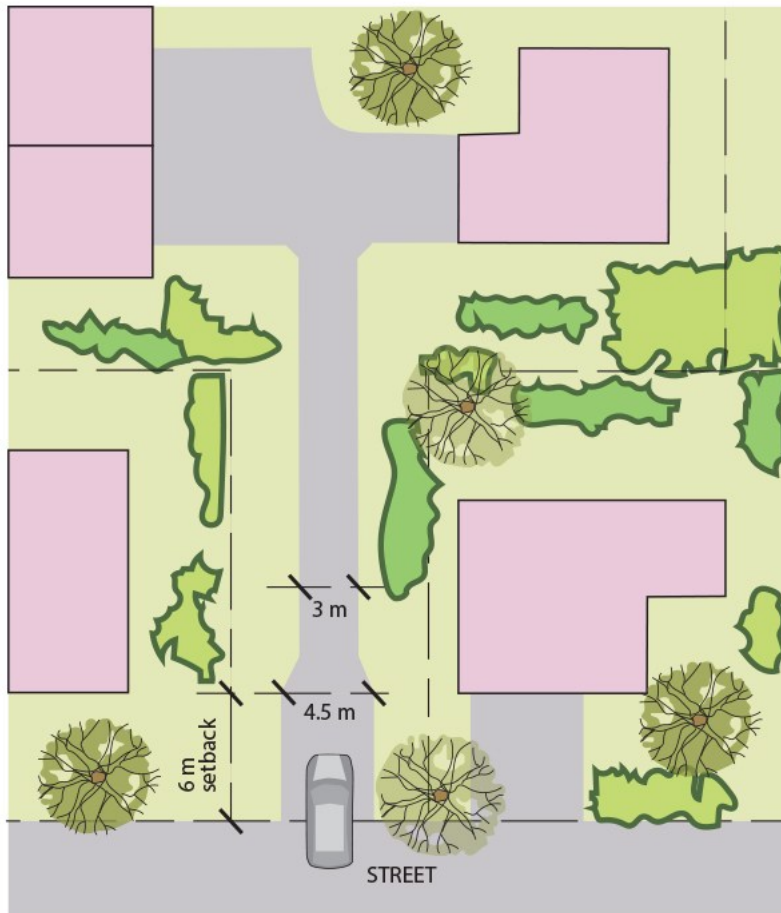
- To ensure pedestrian and driver safety and efficient use of the site through the provision of sufficient vehicle manoeuvring areas.

### Requirements

- (1) Vehicles must be able to enter and leave the site in a forward direction, where:
  - (a) the [driveway](#) is steep, and
  - (b) the site fronts a busy road, and

- (c) the site has three or more dwellings on it, and
  - (d) the street is subject to high pedestrian use, or
  - (e) the driveway is more than 30 metres in length.
- (2) A driveway, which serves a maximum of two dwellings, is to have a minimum paved width of three metres at the street.
- (3) A shared driveway, which serves more than two dwellings, is to have a minimum paved width of 4.5 metres at the street, continuing at this width to a depth of six metres, and thereafter at a minimum width of three metres.

#### Shared Driveway Example



- (4) Driveways may require 'passing points' (particularly where the driveway is providing access to and from a busy road).
- (5) Turning areas are to be designed to allow the 85% Design Car Turning Path template.

### F1.3 VEHICULAR ACCESS AND MANOEUVRING – COMMERCIAL/INDUSTRIAL

#### Applies to Land

This control applies to development on land zoned for business or industrial purposes under [Coffs Harbour LEP 2013](#), other than land that is shown as a "Deferred matter".

#### Objectives

- To ensure pedestrian and driver safety and efficient use of the site through the provision of sufficient vehicle manoeuvring areas.
- To minimise the impacts on streetscape amenity from commercial development.

## Requirements

- (1) Adequate space must be provided within any development for the loading and unloading of service/delivery vehicles, including waste collection.
- (2) All service doors, loading docks and waste storage areas must be screened from [street](#) frontages where possible.

## F1.4 ON-SITE PARKING - RESIDENTIAL USES

### Applies to Land

This control applies to development for the purposes of an attached dwelling, dwelling house, [dual occupancy](#), [semi-detached dwelling](#), multi-dwelling housing and [residential flat building](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide an appropriate level of on-site parking for residential development.
- To minimise the visual impact of on-site parking within residential areas.
- To provide adequate on-site space for parking and manoeuvring of vehicles.

## Requirements

- (1) Parking is to be provided in accordance with the Off [Street](#) Parking Rates as shown in the table below.
- (2) Visitor/overflow parking is to be provided in accordance with the Off [Street](#) Parking Rates as shown in the table below.
- (3) Visitor/overflow parking provided within the front [setback area](#) is to be appropriately screened from the [primary road](#).
- (4) Parking design is to accord with the relevant [Australian Standards](#) (AS 2890.1, AS 2890.2, AS 2890.3 and AS 2890.6).

### Off [Street](#) Parking Rates - Residential Uses

Use	Cars	Visitor/Overflow Spaces
Attached Dwelling / <a href="#">Dwelling House</a> / <a href="#">Dual Occupancy</a> / Semi-detached Dwelling	<p>≤100m<sup>2</sup> GFA one space behind front <a href="#">setback</a></p> <p>&gt;100m<sup>2</sup> GFA two spaces – at least one space behind front <a href="#">setback</a></p> <p><i>Note: stack parking acceptable</i></p>	Nil



Multi-dwelling Housing / <a href="#">Residential Flat Building</a>	≤100m <sup>2</sup> GFA one space	One space per every five dwellings or part thereof
	>100m <sup>2</sup> GFA two spaces	
	<i>Note: stacked parking is not acceptable.</i>	

## Exceptions

- Where development for the purposes of an attached dwelling, [dwelling house](#), [dual occupancy](#) and [semi-detached dwelling](#) requires more than one parking space, one parking space is permitted between the development and the front boundary of the site, provided that it is adequately screened from the [street](#).

## F1.5 ON-SITE PARKING – NON RESIDENTIAL USES

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide an appropriate level of on-site parking to cater for a mix of development types.
- To minimise the visual impact of on-site parking.
- To provide adequate on-site space for parking and manoeuvring of vehicles (including service vehicles).

### Requirements

- Parking is to be provided in accordance with Council’s Off [Street](#) Parking Rates as shown in the following table:

#### Off [Street](#) Parking Rates - Non Residential Uses

Use	Rate
Business Premises	One space per 40m <sup>2</sup> GFA for up to three storey development
Office Premises	
Public Administration Buildings	
<a href="#">Sex Services Premises</a>	One space per 30m <sup>2</sup>
Educational Establishments	Subject to parking study (see note 1)
Health Consulting Rooms / Medical Centres	One space per 40m <sup>2</sup>
Hospitals	One space per two hospital beds
Veterinary Hospitals	One space per 40m <sup>2</sup>
Child Care Centres	One space per staff member + the provision of a safe set-down and pick-up area of one space per 10 children, with a minimum of two spaces for set down and pick up.

Squash Courts	Three spaces per court
Tennis Courts	Three spaces per court
Bowling alleys	Three spaces per alley
Bowling greens	30 spaces for first green + 15 spaces for each additional green
Gymnasiums	One space per 22m <sup>2</sup> GFA
Gymnasiums (regional)	One space per 33m <sup>2</sup> GFA
Hotel or Motel Accommodation Serviced Apartments	One space per unit + one space per two employees + one space per manager's residence.  <i>If restaurant/café and or /function centre included – one additional space per 13.2m<sup>2</sup> of GFA of restaurant/function centre.</i>
Caravan Parks	One space per caravan and tent site + one visitor space per 10 long term sites and one per 20 short term sites  One visitor space per 40 tent sites. A minimum of four visitor spaces must be provided in any caravan park
Marinas	Subject to parking study (see note 1)  <i>Note: if a survey of a similar existing development has not been undertaken, the following figures may be used as a general guide:</i>  <i>0.6 spaces per wet berth</i> <i>0.2 spaces per dry storage berth</i> <i>0.2 spaces per swing mooring</i> <i>0.5 spaces per marina employee</i>
Shops / Neighbourhood Shops / Takeaway Food and Drink Premises / Cellar Door Premises / Kiosks / Restricted Premises	One space per 25m <sup>2</sup> GLFA
Bulky Goods Salesrooms Hardware and Building Supplies Garden Centres	One space per 50m <sup>2</sup>
Shopping Centres	GLFA (m <sup>2</sup> ) Spaces per 100m <sup>2</sup> GLFA  0-10,000 6.1 10,000-20,000 5.6 20,000-30,000 4.3 Over 30,000 4.1

Service Stations	One space per 20m <sup>2</sup> GFA + six spaces per work bay for any associated vehicle repair workshop <i>Note: stack parking acceptable for vehicle repair workshop</i>
Restaurants / Cafes	New premises: one space per 6.6m <sup>2</sup> GFA Change of use of existing premises: one space per 25m <sup>2</sup> GFA Ancillary to another use e.g. motel / service station: one space per 13.2m <sup>2</sup> GFA
Pubs / Small Bars	Subject to parking study
Clubs	Subject to parking study
Factories/Warehouses or Distribution Centres/ Timber Yards / Wholesale Supplies / Rural Supplies / Landscaping Materials Supplies / Plant Nurseries / Depots / Self Storage Units	One space per 100m <sup>2</sup> GFA
Vehicle Repair Stations	Six spaces per work bay <i>Note: stack parking acceptable</i>
Vehicle Body Repair Workshops	Six spaces per work bay <i>Note: stack parking acceptable</i>
Vehicle Sales or Hire Premises	One space per 135m <sup>2</sup> of car display site areas + six spaces per work bay (for vehicle servicing facilities) <i>Note: stack parking acceptable for vehicle servicing</i>
Transport / Truck Depots	Subject to Parking Study <i>See note 1.</i>
Places of Public Worship	Subject to Parking Study <i>See note 1.</i>
Backpackers' Accommodation	Subject to Parking Study <i>See note 1.</i>
Bed and Breakfast Accommodation	At least one parking space per guest bedroom behind front <a href="#">setback</a>
Highway Service Centre	Subject to Parking Study <i>See note 1.</i>
Function Centre	Subject to Parking Study <i>See note 1.</i>
Entertainment Facility	Subject to Parking Study <i>See note 1.</i>
Community Facility	Subject to Parking Study <i>See note 1.</i>

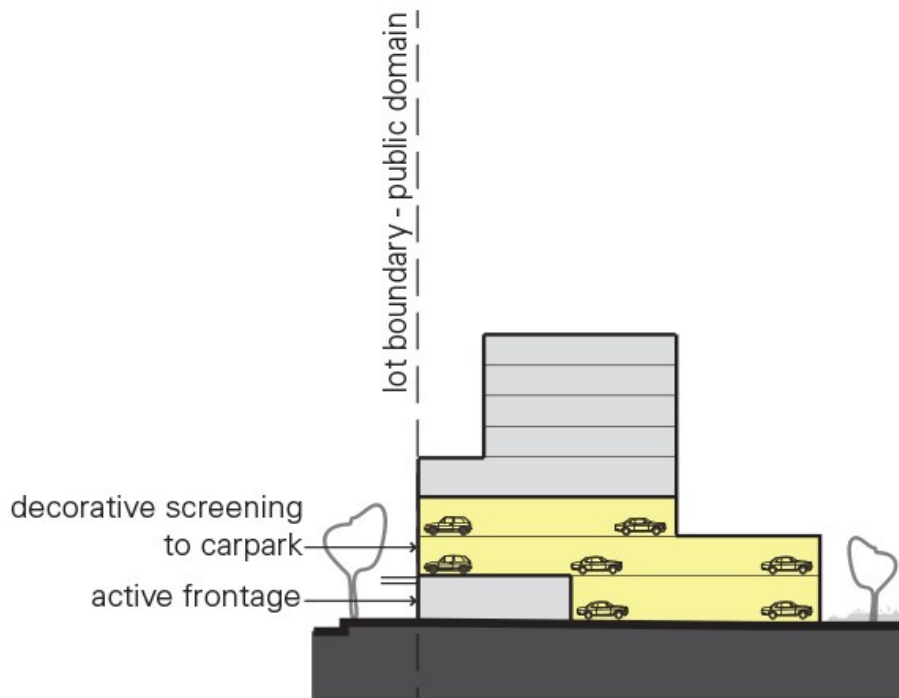
Other development not specified

Subject to Parking Study

*See note 1.*

- (2) Parking design is to accord with the relevant [Australian Standards](#) (AS 2890.1, AS 2890.2, AS 2890.3 and AS 2890.6).
- (3) Accessible parking spaces are to be provided in accordance with the [Disability \(Access to Premises – Building Standards\) 2010](#).
- (4) Accessible parking spaces are to be located as close as possible to the principal pedestrian entrance and should have regard to the use and function of the building.
- (5) Parking areas shall be:
  - (a) clearly marked and signposted; and
  - (b) constructed to an all weather standard; and
  - (c) designed to collect and drain stormwater to Council's stormwater system.
- (6) The minimum vertical clearance for parking areas is to accord with the relevant [Australian Standards](#).
- (7) Parking areas are to be incorporated into the building or provided at, or behind, the front [setback](#) of the building where practical.
- (8) Development applications comprising below ground level parking are to:
  - (a) be accompanied by a [geotechnical report](#) prepared by an appropriately qualified professional; and
  - (b) be accompanied by supporting information addressing any dewatering of the site and/or the disposal of contaminated/sediment laden water; and
  - (c) ensure that all access points to the car park are at or above the 100-year ARI flood level plus 100mm (Refer to [E4 Flooding](#) of this Plan).
- (9) Natural ventilation is to be provided to underground parking areas where possible, with ventilation grilles and structures:
  - (a) integrated into the overall facade and landscape design of the development;
  - (b) not located on the primary [street](#) façade; and
  - (c) oriented away from windows of habitable rooms and [private open space](#) areas.
- (10) Where development is required to provide active [street](#) frontages, above ground parking is not to be located on the [primary road](#) frontage.
- (11) Above ground parking structures are to be artistically and imaginatively screened from view from the public domain with examples demonstrated below:

#### Example of Above Ground Parking



**Adequately Screened Above Ground Parking – Example 1**



**Adequately Screened Above Ground Parking – Example 2**





**Adequately Screened Above Ground Parking – Example 3**





- (12) The impact of at-grade parking is to be minimised by:
- (a) locating parking on the side or rear of the site away from the street frontage; and
  - (b) the provision of fencing or landscaping to screen the parking area from the public domain and adjoining development; and
  - (c) the provision of safe and direct access to building entry points; and
  - (d) incorporating landscaping in accordance with *F3 Landscaping* of this Plan.

## Exceptions

- The requirements of this control do not apply to development for the purposes of an attached dwelling, dwelling house, dual occupancy, semi-detached dwelling, multi-dwelling housing and residential flat building.
- Where it is not possible to provide off street parking on the development site, Council may accept contributions in lieu for car parking in the business areas of Coffs Harbour, the Jetty area, Woolgoolga, and Park Beach in accordance with the relevant Developer Contributions Plan.
- Where developer contributions have been paid for parking associated with an existing lawful use, any new development on the site is entitled to parking credits equivalent to the number of spaces for which developer contributions were paid.
- Where a car parking credit has previously been granted for land dedication or work on a public road ancillary to a development, any new development on the same site is entitled to an equivalent number of parking credits.
- Development on land in a business or industrial zone comprising the removal of a driveway crossover and the creation of additional on street parking spaces are entitled to a parking credit for the additional space(s).
- Development on land in a business or industrial zone comprising an additional driveway crossover or a wider driveway crossover resulting in the removal of any on street parking spaces are subject to a parking debit for the spaces removed.

**Note 1:**



- Unless otherwise specified in the table above, off [street](#) parking rates are subject to a parking study.
- Depending on the land use type, parking for delivery/service vehicles, courier vehicles, bicycles, buses, taxis shall also be provided.
- For mixed use developments the number of parking spaces shall be calculated on the basis of each separate use e.g. shops with housing above would be calculated on the basis of the number of dwellings and GFA for the shop component.
- Calculations are to be rounded up to the nearest whole number e.g. if the calculation determines that 2.3 car parking spaces are required, then three parking spaces are required.
- Where development is subject to a parking study, applicants are 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.
- Where development is subject to a parking study, it must be prepared in accordance with AUSTROADS Guide to Traffic Management, Part 3, Traffic Studies and Analysis by a suitably qualified professional and take into consideration the [RMS Guide to Traffic Generating Developments](#).

Note 2:

- Parking requirements may be specified within an [environmental planning instrument](#) for certain types of development (such as seniors housing, hostels and group homes). In this regard, the provisions of an [environmental planning instrument](#) prevail.

## F1.6 ON-SITE PARKING - REDEVELOPMENT OF EXISTING BUILDINGS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that adequate on-site parking is provided as part of the redevelopment of existing buildings.
- To minimise the visual impact of on-site parking.
- To provide adequate on-site space for parking and manoeuvring of vehicles (including service vehicles).

### Requirements

- (1) Parking is required to be provided in accordance with Council’s Off [Street](#) Parking Rates (as shown in [F1.4](#) and [F1.5](#) of this Plan) for development comprising:
  - (a) a total redevelopment of existing buildings; or
  - (b) a change of use.
- (2) Development proposals comprising additions to an existing lawful use are to provide parking in accordance with Council’s Off [Street](#) Parking Rates (as shown in [F1.4](#) and [F1.5](#) of this Plan) only for the new area of the development. Additional parking shall not encroach upon existing parking in this instance.

### Exceptions

- Alterations and additions to existing lawful uses comprising only informal on-site parking is deemed to have satisfied Council’s parking requirements, provided that the informal parking spaces are

retained on site and formalised in accordance with relevant [Australian Standards](#).

## F1.7 PUBLIC TRANSPORT CIRCULATION

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that urban releases areas and major commercial and public use developments within Coffs Harbour incorporate appropriate circulation for public transport.

### Requirements

- (1) Major subdivision proposals and commercial/public use developments comprising internal roads and off [street](#) parking along public transport routes, are to provide appropriate circulation and set down/pick up areas for public transport within the footprint of the development.
- (2) Major subdivision proposals and commercial/public use developments comprising internal roads and off [street](#) parking along public transport routes are to consult with contracted bus companies and taxi operators that service that particular area at the concept design stage for the development.
- (3) Development applications for major subdivision proposals, and for major commercial and public use developments are to:
  - (a) be accompanied by supporting documentation identifying appropriate internal circulation and manoeuvring paths; and
  - (b) consider the safe and efficient movement of public transport through the development by:
    - (i) provision of appropriate road widths and circulation paths on roads likely to form part of a bus route within the development site; and
    - (ii) provision of bus bays and taxi zones where appropriate; and
    - (iii) linking bus and taxi routes, bus stops and taxi zones to the pedestrian network.

### Exceptions

- The requirements of this development control do not apply to development for the purposes of [infill subdivision](#) or minor alterations and additions to existing commercial and public use developments.

#### Notes

*All new public transport infrastructure is to comply with the [Disability Standards for Accessible Public Transport 2001](#).*

## F2 HERITAGE CONSERVATION

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### F2.1 CULTURAL HERITAGE REQUIREMENTS

#### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To conserve Aboriginal objects and Aboriginal places of heritage significance.
- To ensure that impacts of development on Aboriginal heritage are adequately considered.

## Requirements

- (1) Development applications for development and subdivision proposals are to be accompanied by an archaeological assessment prepared by an appropriately qualified person where the [Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales](#) (DECCW 2010) identifies that such an assessment should be undertaken.
- (2) Where ever practicable, heritage values should be protected in situ and managed appropriately in consultation with the local Aboriginal community.

### Notes

- *It is recommended that the Coffs Harbour and District Local Aboriginal Land Council and the [Office of Environment and Heritage](#) are consulted during the preparation of any archaeological assessment.*
- *Pursuant to section 86 of the [National Parks and Wildlife Act 1974](#) a person must not harm or desecrate an object that the person knows is an [Aboriginal object](#) or harm or desecrate an Aboriginal place without an [Aboriginal Heritage Impact Permit \(AHIP\)](#).*
- *Development that is likely to harm or desecrate an [Aboriginal object](#) or Aboriginal place is classified as [integrated development](#) under section 91(2) of the [Environmental Planning and Assessment Act 1979](#), requiring [approval](#) under section 90 of the [National Parks and Wildlife Act 1974](#) (AHIP).*
- *The [National Parks and Wildlife Act 1974](#) Act provides that a person who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later unknowingly harm an object without an AHIP.*
- *An environmental impact assessment undertaken in accordance with the [Due Diligence Code of Practice for the Protection of Aboriginal Object sin New South Wales](#) (DECCW 2010) ‘the due diligence code’ is deemed to satisfy the due diligence test.*

## F2.2 HERITAGE REQUIREMENTS - GENERAL

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To conserve the environmental heritage of Coffs Harbour.
- To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views.
- To conserve Archaeological sites.

## Requirements

- (1) Development applications are to be accompanied by a [Heritage Impact Statement](#) where the development comprises:
  - (a) the disturbance or excavation of an [archaeological site](#) where the disturbance or excavation will or is likely to result in a [relic](#) being discovered, exposed, moved, damaged or destroyed; or
  - (b) the demolition or relocation of a [heritage item](#) or a building, work, [relic](#) or tree within a [heritage conservation area](#); or
  - (c) alterations to the exterior (including in the case of a building, making changes to its detail, fabric, finish or appearance) of a [heritage item](#) or a building, work, [relic](#) or tree within a [heritage conservation area](#); or
  - (d) alterations to the interior (including in the case of a building, making changes to its detail, fabric, finish or appearance) of a [heritage item](#), draft [heritage item](#) or a building within a [heritage conservation area](#) that is noted as being of significance on the Statement of Significance for the item or building.
- (2) Development comprising a [heritage item](#) or on land within a [heritage conservation area](#) is to be designed:
  - (a) to achieve a subtle contrast between old elements and new; and
  - (b) to be sympathetic to retained elements; and
  - (c) with consideration to the items setting in terms of [setback](#), scale, building design and form, materials and proportion and spacing of openings; and
  - (d) to retain as much of the existing building fabric as is possible, particularly those elements which contribute towards the building's visual/heritage significance; and
  - (e) to minimise modifications to original external door or window openings, spacings and proportions.
- (3) Development of land adjoining a [heritage item](#) or [heritage conservation area](#) is to be designed so that it is:
  - (a) compatible with the average height, bulk and scale of buildings located on adjoining or nearby land; adequately set back to ensure that heritage items and other significant buildings in the streetscape are not dominated by new or [infill development](#); and
  - (b) compatible with existing architectural elements including:
    - (i) the existing building line;
    - (ii) brickwork styles;
    - (iii) parapet style and rhythm;
    - (iv) window and door opening dimensions, proportions and spacing;
    - (v) [fenestration](#) treatment;
    - (vi) roof form and treatment; and
    - (vii) materials and finishes.

#### Notes

- *Heritage Items and Heritage Conservation Areas are listed and described in Schedule 5 of [Coffs Harbour LEP 2013](#).*
- *Pursuant to subclause 5.10(5) of [Coffs Harbour LEP 2013](#), Council may require a [heritage management document](#) to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the [heritage item](#) or [heritage conservation area](#) concerned.*

- Pursuant to subclause 5.10(6) of [Coffs Harbour LEP 2013](#), Council may require the submission of a [heritage conservation management plan](#).
- Council's Heritage Inventory contains detailed information in relation to heritage items and heritage conservation areas which should be referenced in heritage impact statements. A copy of the relevant heritage inventory sheet can be obtained from Council upon request.
- The [Heritage Act 1977](#) may also be a relevant consideration for development and/or subdivision proposals for land listed on the State Heritage Register or to which an interim heritage order applies.

## F2.3 HERITAGE REQUIREMENTS –HERITAGE CONSERVATION AREAS

### Applies to Land

This control applies to land within the Coramba and Sawtell heritage conservation areas shown on the [Coffs Harbour LEP 2013 Heritage Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To conserve the environmental heritage of Coffs Harbour.
- To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views.

### Requirements

- (1) Development applications for development comprising a [heritage item](#) within the Coramba [heritage conservation area](#) or the Sawtell [heritage conservation area](#) are to be accompanied by a [Heritage Impact Statement](#).
- (2) Development applications for development comprising a [heritage item](#) within the Coramba or Sawtell heritage conservation areas are to address the following matters:
  - (a) roof form and pitch;
  - (b) the style, size, proportion and position of the openings for windows and doors;
  - (c) the compatibility of proposed colours, textures, style, size and type of materials to be used on the exterior of the development with the [heritage item](#); and
  - (d) any other relevant heritage matter.
- (3) Development within the Coramba [heritage conservation area](#) is to be designed so that exterior colours accord with the Heritage Colour Guide for Coramba.
- (4) Development within the Sawtell [heritage conservation area](#) is to be designed so that colours, textures and materials of buildings and landscape elements reflect the character of the seaside holiday theme of the 1930s to the 1960s eras, such as pastels of blue, green, yellow, red and orange.

## F2.4 HERITAGE REQUIREMENTS –SUBDIVISION REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To conserve the environmental heritage of Coffs Harbour.
- To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views.

## Requirements

- (1) Subdivision proposals comprising or adjoining a [heritage item](#) or within or adjoining a [heritage conservation area](#) are to be designed so that:
  - (a) adequate landscape buffers (or like features) are incorporated to provide separation between land uses where conflict may arise; and
  - (b) adequate curtilage is provided around heritage items to establish an appropriate buffer.
- (2) Development applications for the [subdivision of land](#) comprising a [heritage item](#) or within a [heritage conservation area](#) are to be accompanied by a [Heritage Impact Statement](#).

## F3 LANDSCAPING

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### F3.1 LANDSCAPING REQUIREMENTS – GENERAL

#### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To contribute to streetscape character and the amenity of the public domain.
- To protect, enhance and maintain key features of the natural environment.
- To encourage plant selection that is sensitive to local climate, topography and natural features.

## Requirements

- (1) Landscaping is to be provided which:
  - (a) complements and enhances the existing streetscape features of the locality; and
  - (b) creates [human scale](#) at ground level; and
  - (c) softens buildings and [hard landscaping](#); and
  - (d) provides privacy.
- (2) [Soft landscaping](#) is to comprise:
  - (a) species that are sensitive to local climate, topography and natural features (see [Appendix 3](#) of this Plan for a list of recommended landscaping species and non-desirable weed species); and
  - (b) understorey plantings to visually enhance the development (in keeping with NSW Police [Safer by Design: Crime Prevention Through Environmental Guidelines](#)); and
  - (c) groundcover to minimise unsealed ground; and

- (d) deep soil zones to promote large tree growth; and
  - (e) species that will ensure driver visibility for ingress and egress to the site; and
  - (f) shade trees to soften the visual impact of large parking areas (where provided).
- (3) Landscaping beds (internal dimensions not including edging or supports) are to be:
- (a) a minimum of 1.5 metres in width where trees are likely to reach four metres in height upon maturity; or
  - (b) a minimum of two metres in width where trees are likely to reach more than four metres in height upon maturity.
- (4) The visual impact of [hard landscaping](#) is to be minimised via [soft landscaping](#).
- (5) Shade tree planting is to be provided for every eight parking spaces within parking areas and along public [street](#) frontages of parking areas.
- (6) Existing [high conservation value vegetation](#), mature trees and high landscape value trees are to be retained on the site and incorporated into the landscaping design wherever possible.
- (7) Where development or subdivision proposals comprise or adjoin [high conservation value vegetation](#), plant species selection for additional [soft landscaping](#) is to comprise a mix of bushland friendly species (see [Appendix 3](#) of this Plan) and native vegetation where possible.
- (8) Where palms are incorporated into landscape designs, they are to complement and not substitute trees.

## Exceptions

- The requirements of this control do not apply to development for the purposes of a [dual occupancy](#), [dwelling house](#), [semi-detached dwelling](#), or [secondary dwelling](#).
- The requirements of this control do not apply to a change of use or to minor alterations and additions to existing development that does not comprise any new buildings or a substantial increase in [gross floor area](#).
- Shade structures may be used in lieu of shade tree planting for parking areas where Council is satisfied that site constraints preclude the provision of shade tree planting as required by requirement (5) of this control.

### Notes

[Deep soils zones](#) have important environmental benefits, including promoting healthy growth of large trees with large canopies, protecting existing mature trees and allowing infiltration of rainwater to the water table and reduction of stormwater runoff.

## F3.2 LANDSCAPING REQUIREMENTS – RESIDENTIAL AREAS

### Applies to Land

This control applies to development on land zoned R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential and R5 Large Lot Residential shown under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide a unified landscape character within residential areas.
- To add value to residents’ quality of life within the development in the form of privacy, outlook and



views.

- To enhance the character of the locality by softening, screening and framing development.

## Requirements

- (1) [Soft landscaping](#) is to be provided along front, side and rear boundaries of the site.
- (2) The minimum area of the site to be set aside as deep soil zones for [soft landscaping](#) on land zoned R1 General Residential, R3 Medium Density Residential and R4 High Density Residential under [Coffs Harbour LEP 2013](#) is to be in accordance with the following table:

Number of Dwellings	Minimum area of deep soil zone landscaping per site area
3	25%
4	20%
≥5	15%

- (3) [Soft landscaping](#) is to comprise:
  - (a) trees within the front [setback area](#), which are capable of attaining a minimum height of 10 metres or at least the same height as the tallest component of the development where buildings are less than 10 metres in height; and
  - (b) trees within side and rear [setback](#) areas, which are capable of attaining at least the same height as the upper most living room or bedroom windows; and
  - (c) screening shrubs within the side and rear [setback](#) areas to achieve a minimum height of three metres upon maturity.
- (4) [Soft landscaping](#) for [multi dwelling housing](#) and [residential flat building](#) development with more than five dwellings is to comprise tree and shrub planting that provides a vegetated outlook and privacy for occupants from adjacent properties.

## Exceptions

- The requirements of this control do not apply to development for the purposes of a [dual occupancy](#), [dwelling house](#), [semi-detached dwelling](#) or [secondary dwelling](#).
- The requirements relating to the provision of trees may be dispensed with at the discretion of Council where:
  - the trees are likely to conflict with the long term maintenance of [hard landscaping](#); and
  - there is no other suitable location available on the site for required [hard landscaping](#) (driveways, parking and waste storage areas).

## F3.3 LANDSCAPING REQUIREMENTS – COMMERCIAL AREAS

### Applies to Land

This control applies to development on land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B6 Enterprise Corridor and SP3 Tourist shown under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To provide a unified landscape character within commercial areas.
- To contribute to streetscape character and the amenity of the public domain by encouraging planting and landscape elements appropriate to the scale of development.
- To enhance the character of the locality by softening, screening and framing development.

## Requirements

- (1) [Soft landscaping](#) is to be provided on land zoned B2 Local Centre and B3 Commercial Core under [Coffs Harbour LEP 2013](#):
  - (a) within the front [setback area](#) (if provided); and
  - (b) in parking areas; and
  - (c) in rear [setback](#) areas that are visible from streets, lanes, service roads, railway lines or residential development.
- (2) [Soft landscaping](#) is to be provided on land zoned B6 Enterprise Corridor under [Coffs Harbour LEP 2013](#) in accordance with [D1.1](#), requirement (5) of this Plan.
- (3) [Soft landscaping](#) is to be provided on land zoned B1 Neighbourhood Centre, B4 Mixed Use and SP3 Tourist under [Coffs Harbour LEP 2013](#) comprising:
  - (a) trees within the front [setback area](#) (if provided), which are capable of attaining a minimum height of 10 metres or at least the same height as the tallest component of the development where buildings are less than 10 metres in height; and
  - (b) trees within the side and rear [setback](#) areas, which are capable of attaining a minimum height of adjacent buildings upon maturity; and
  - (c) screening shrubs within side and rear [setback](#) areas to achieve a minimum of three metres upon maturity to break up blank walls and provide privacy.

## Exceptions

- [Soft landscaping](#) is not required where the development is built to the allotment boundary.
- The requirement for the provision of trees may be dispensed with at the discretion of Council where:
  - they are likely to conflict with the long term maintenance of hard landscaping; and
  - there is no other suitable location available on the site for required [hard landscaping](#) (driveways, parking and waste storage areas).

## F3.4 LANDSCAPING REQUIREMENTS – INDUSTRIAL AND BUSINESS DEVELOPMENT AREAS

### Applies to Land

This control applies to land zoned B5 Business Development, IN1 General Industrial, IN3 Heavy Industrial and IN4 Working Waterfront shown under [Coffs Harbour LEP 2013](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To provide a unified landscape character within industrial and business development areas.
- To contribute to streetscape character and the amenity of the public domain by encouraging planting and landscape elements appropriate to the scale of development.
- To enhance the character of the locality by softening, screening and framing development.

## Requirements

- (1) [Soft landscaping](#) is to be provided within:
  - (a) front [setback](#) areas; and
  - (b) rear [setback](#) areas where the land abuts access streets, lanes, service roads, railway lines or residential development.
- (2) [Soft landscaping](#) within the front [setback area](#) and rear [setback area](#) is to comprise trees which are capable of attaining at least the same height as the tallest component of the development.

## Exceptions

- The requirements of this control do not apply to development for the purposes of a [dwelling house](#).
- The requirement for the provision of trees may be dispensed with at the discretion of Council where:
  - they are likely to conflict with the long term maintenance of hard stand areas; and
  - there is no other suitable location available on the site for required hard stand areas (driveways, parking and waste storage areas).
- Development which incorporates a side [setback area](#) is to provide [soft landscaping](#) within the [setback area](#) comprising:
  - trees which are capable of attaining at least the same height as the tallest component of the development; and
  - screening shrubs to achieve a minimum of three metres upon maturity to break up blank walls and provide privacy.

## F3.5 LANDSCAPING REQUIREMENTS – SUBDIVISION

### Applies to Land

This control applies to the [subdivision of land](#) shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide a unified landscape character within new subdivisions.
- To contribute to streetscape character and the amenity of the public domain.

## Requirements

- (1) Development applications for [greenfield](#) subdivisions comprising the provision of public roads (or certain community title schemes) are to provide [street](#) trees.
- (2) [Street](#) tree species are to complement existing [street](#) trees in the locality or where there are no

existing [street](#) trees in the locality, Council's Landscape Architect is to be consulted.

- (3) [Street](#) tree species are to be carefully selected so that:
  - (a) they visually enhance the development (in keeping with NSW Police [Safer by Design: Crime Prevention Through Environmental Guidelines](#)); and
  - (b) upon maturity they are likely to achieve a height of six metres (unless above ground services are present); and
  - (c) they are not located above water and/or sewer infrastructure.
- (4) Where subdivision proposals comprise median treatments:
  - (a) Sir Walter Buffalo is to be used as the preferred turf; and
  - (b) mass planting is to be provided where the ground slope is greater than 1:4 utilising a suitable ground cover approved by Council.

## F3.6 APPLICATION REQUIREMENTS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development applications for development and subdivision proposals requiring landscaping provide sufficient information to enable a proper assessment of the proposal.

### Requirements

- (1) Development applications for development requiring landscaping are to be accompanied by a Landscape Concept Plan or Detailed Landscape Plan.
- (2) Development applications for subdivision proposals comprising the provision of a public road are to be accompanied by a Landscape Masterplan.
- (3) Detailed Landscape Plans and Landscape Masterplans are to be prepared by a suitably qualified consultant with membership to the [Australian Institute of Landscape Designers and Managers](#) (AILDM).
- (4) Landscape Concept Plans are to contain the following information:
  - (a) property boundaries; and
  - (b) north point and appropriate scale (i.e. 1:100); and
  - (c) contours and topographical features; and
  - (d) layout and area calculations of proposed planting areas; and
  - (e) proposed buildings, surface and edging treatments including paving, roads, car parks, driveways, and [driveway](#) crossovers;
  - (f) fencing and retaining walls including style (type) and height; and
  - (g) any existing trees that are to be retained as well as any existing trees that are to be removed and the reasons for removal; and
  - (h) proposed tree species and proposed plant species palette (refer to [Appendix 3](#) of this

Plan).

- (5) Landscape Masterplans are to contain the following information:
- (a) an overall development concept plan demonstrating how engineering and architectural plans for the subdivision fit together; and
  - (b) information required for a Concept Landscape Plan (see [F3.6.4](#) above); and
  - (c) road and footpath set out and connectivity; and
  - (d) proposed uses for public open spaces; and
  - (e) environmental considerations and/or requirements; and
  - (f) design considerations to enhance connectivity to the local area.

## F4 SEX SERVICES

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### F4.1 LOCATION REQUIREMENTS

#### Applies to Land

This control applies to development for the purposes of [sex services premises](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To provide clear guidelines for [sex services premises](#) to ensure that the provisions of Clause 7.17 of [Coffs Harbour LEP 2013](#) are satisfied.
- To ensure that the location of sex service premises is appropriate to the context of the locality.

#### Requirements

- (1) [Sex services premises](#) are to have adequate separation from residential areas and from places regularly frequented by children.
- (2) [Sex services premises](#) are not to be located in close proximity to bus stops utilised by school bus services.

#### Notes

[Sex services premises](#) do not include [home occupation \(sex services\)](#). For further information in relation to [home occupation \(sex services\)](#), refer to [Coffs Harbour LEP 2013](#).

### F4.2 DESIGN REQUIREMENTS

#### Applies to Land

This control applies to development for the purposes of [sex services premises](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

#### Objectives

- To provide clear guidelines for [sex services premises](#) to ensure that the provisions of Clause 7.17 of [Coffs Harbour LEP 2013](#) are satisfied.

- To ensure that the design and external appearance of sex service premises is appropriate to the context of the locality.
- To ensure that [Crime Prevention Through Environmental Design](#) principles are considered in the design of residential development.

## Requirements

- (1) [Sex services premises](#) are to be designed to minimise noise, disturbance and overlooking of adjoining land.
- (2) [Crime Prevention Through Environmental Design](#) principles are to be considered in the design of [sex services premises](#) in accordance with the NSW Police [Safer by Design: Crime Prevention Through Environmental Guidelines](#).
- (3) Access to [sex services premises](#) is to be discreet and should be designed to discourage clients gathering or waiting on the [street](#).
- (4) The design and external appearance of sex service premises and any ancillary structures should complement the character and amenity of the locality and streetscape.
- (5) [Signage](#) should be discreet and is to comply with the relevant controls within [F5 Signage](#), of this Plan.
- (6) Staff facilities must include a communal lounge or rest area and staff notice board.
- (7) A minimum of one bathroom (toilet, shower, hand basin) is to be provided for each three suites or parlours (excluding the one suite and its associated facilities designed to be used by a person with a disability).
- (8) Hand basins are to be located within or close to areas of sexual activity.
- (9) Hand basins are to be provided with potable running water through a single outlet (such as push button or mixer tap), liquid antibacterial soap and single use paper towels or air dryers.

### Notes

*All development applications for [sex services premises](#) are required to be referred to the NSW Police Service for a 'safer by design' assessment.*

## F4.3 PARKING REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of a [sex services premises](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a "Deferred matter".

### Objectives

- To provide clear guidelines for [sex services premises](#) to ensure that the provisions of Clause 7.17 of [Coffs Harbour LEP 2013](#) are satisfied.
- To ensure that adequate off [street](#) car parking is provided.

## Requirements

- (1) Off [street](#) parking is to be provided in accordance with [F1 Access and Parking](#) of this Plan.

## F4.4 APPLICATION REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of a [sex services premises](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To provide clear guidelines for [sex services premises](#) to ensure that the provisions of Clause 7.17 of [Coffs Harbour LEP 2013](#) are satisfied.
- To ensure that development applications contain sufficient information for Council to determine if the development is appropriate to the context of the locality.

### Requirements

- (1) Development applications are to be accompanied by the following information:
  - (a) the location of any adjoining, opposite or nearby child care centres, community facilities, [educational establishment](#) or places of public worship;
  - (b) details of any place likely to be frequented by children, including those that adjoin or can be viewed from the proposed development or from which a person can view the proposed development;
  - (c) hours of operation;
  - (d) details of any existing [sex services premises](#) in the locality; and
  - (e) an assessment of any likely impacts on the character of the area or amenity of the neighbourhood from the proposed development.
- (2) Development applications are to be accompanied by a plan of management addressing (but not limited to) the following matters:
  - (a) security measures;
  - (b) lighting;
  - (c) waste management;
  - (d) cleaning;
  - (e) dealing with anti-social behaviour;
  - (f) worker and client health education;
  - (g) laundry arrangements;
  - (h) parking arrangements; and
  - (i) compliance with the requirements of the [Public Health Act 2010](#) or other prevailing legislation.

#### Notes

[Approval](#) is to be conditional upon the requirements of any approved plan of management being displayed on a staff notice board within a communal lounge or rest area.

## F5 SIGNAGE



## F5.1 GENERAL SIGNAGE REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of [signage](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that [signage](#) is of a high quality and complements the architectural design of buildings and the character of the streetscape.
- To minimise the amount of [signage](#) and avoid visual clutter on buildings and within the streetscape.
- To consider the visual quality of the public domain in the design and location of [signage](#).

### Requirements

- (1) [Signage](#) is to be designed and located to:
  - (a) relate to the use of the building; and
  - (b) exhibit a high level of design quality; and
  - (c) ensure compatibility with the architectural design of the supporting building having regard to:
    - (i) [fenestration](#); and
    - (ii) materials; and
    - (iii) finishes; and
    - (iv) colours; and
  - (d) ensure that architectural features of the building are not obscured; and
  - (e) have regard to the view of the sign (and any supporting structure/cabling), including visibility from the [street](#) level and nearby higher buildings, and against the skyline; and
  - (f) have only minimal projection from the building.
- (2) [Signage](#) is not to contain advertising promoting products or services not related to the approved use of the premises or site.
- (3) [Signage](#) is not to be painted or applied on the roof of buildings.
- (4) Development applications for new [signage](#) are to be accompanied by:
  - (a) details in relation to the number of existing signs on the site and in the vicinity of the site; and
  - (b) justification that the proposed [signage](#) is consistent with the requirements of this control; and
  - (c) suitable justification that the proposed [signage](#) is unlikely to result in any cumulative impacts that may give rise to visual clutter.

## F5.2 SPECIFIED SIGNAGE REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of [signage](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

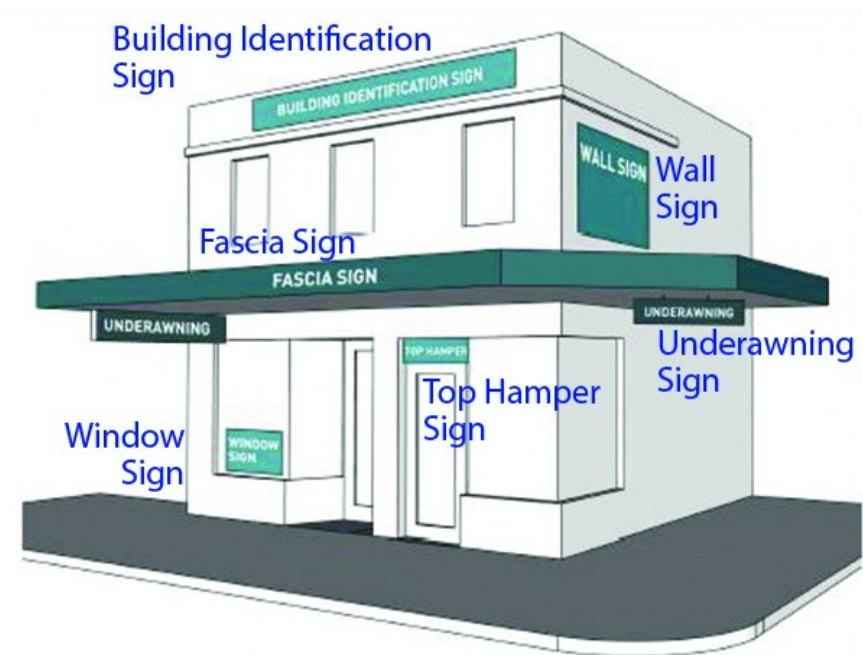
## Objectives

- To ensure that [signage](#) is of a high quality and complements the architectural design of buildings and the character of the streetscape.
- To minimise the amount of [signage](#) and avoid visual clutter on buildings and within the streetscape.
- To consider the visual quality of the public domain in the design and location of [signage](#).

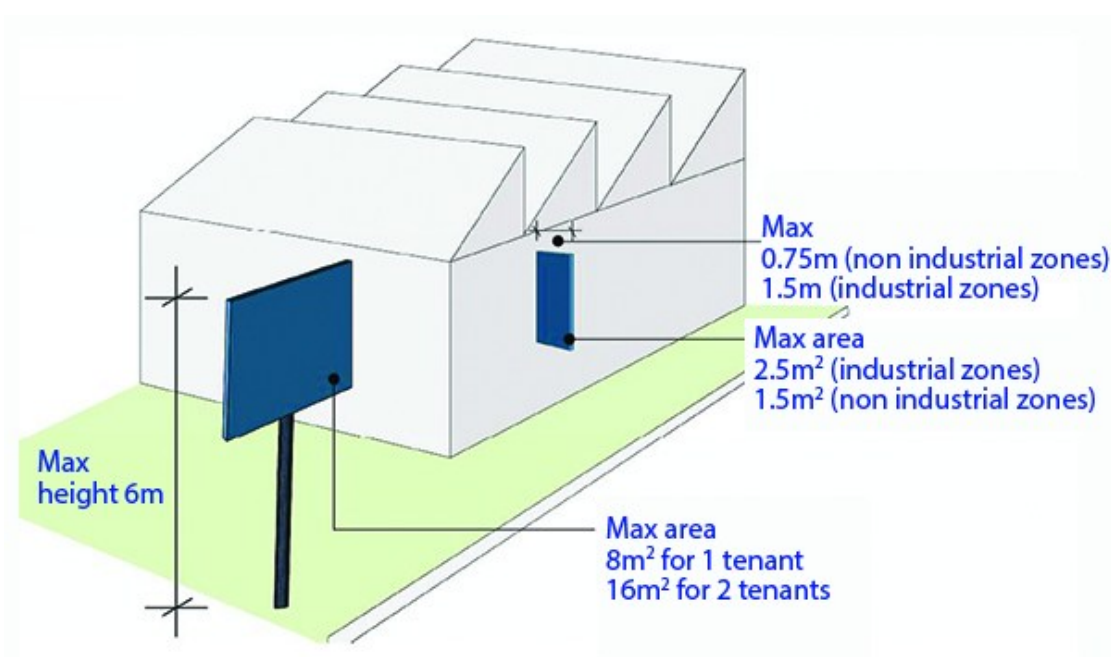
## Requirements

- (1) A [business identification sign](#) that projects from the exterior wall of an existing building (projecting wall sign) must:
  - (a) not result in more than four business identification signs of this type for the building (which may refer to more than one business within the building); and
  - (b) not result in more than one sign being visible on each elevation of the building; and
  - (c) not project beyond the parapet or eaves of the building to which it is attached; and
  - (d) be no more than 2.5m<sup>2</sup> in area and not project more than 1.5 metres horizontally from the facade of the building if located in an industrial zone; and
  - (e) be no more than 1.5m<sup>2</sup> in area and not project more than 0.75 metres horizontally from the facade of the building if located in any zone other than an industrial zone; and
  - (f) if the sign is illuminated satisfy the requirements of [F5.3](#) of this Plan below.
- (2) A [business identification sign](#) that is displayed on a freestanding structure that is mounted on the ground on one or more supports (freestanding pylon and directory board sign) must:
  - (a) not result in more than one such freestanding sign for each [street](#) frontage of the lot on which the development is located that is more than 15 metres in width; and
  - (b) not be higher than six metres from ground level (existing); and
  - (c) not have an area for the sign of more than 8m<sup>2</sup> or where the development is located on a premises with more than one commercial tenant, not have an area for the sign of more than 16m<sup>2</sup>; and
  - (d) not be located within three metres of any [prescribed vegetation](#); and
  - (e) not obstruct the visibility sight lines of, or interfere with, any traffic control device, including traffic control lights; and
  - (f) if the sign is illuminated satisfy the requirements of [F5.3](#) of this Plan below.

### Examples of appropriate [signage](#)



Source: NSW Planning and Infrastructure 2014



Source: NSW Planning and Infrastructure 2014

#### Note

- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Coffs Harbour LEP2013 prescribe certain signage types as exempt development or as development being permissible without the need for development consent.*
- *It is the responsibility of the proponent to determine if any proposed signage requires development consent (sought through the lodgement of a development application) and/or an environmental assessment (under Part 5 of the Environmental Planning and Assessment Act 1979).*
- *State Environmental Planning Policy No. 64 – Advertising and Signage applies to all signage, excluding signage prescribed as exempt development.*
- *In accordance with this Policy, Council may only grant consent to an application to display signage if it is satisfied that the signage is consistent with the objectives of the Policy and that the signage satisfies the assessment criteria specified in Schedule 1 of the Policy.*

- Additional requirements are also provided within the Policy for [signage](#) other than business identification signs, building identification signs and [signage](#) on vehicles.
- It is the responsibility of the proponent to determine any relevant controls of this Policy and to adequately address such controls within any [development application](#) for [signage](#).

## F5.3 ILLUMINATED SIGN REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of [signage](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To consider the amenity of residential development and the visual quality of the public domain.
- To ensure that [illuminated signage](#) does not detract from the architecture of the supporting building.

### Requirements

- (1) Illuminated signs are to be designed and located so as not to detract from the architecture of the supporting building during daylight.
- (2) The illumination of any [signage](#) is to:
  - (a) have its means of illumination, including any associated cables, concealed or integrated within the frame of the sign, and
  - (b) not be animated, flashing or moving, and comply with AS 4282-1997, control of the obtrusive effects of outdoor lighting, and
  - (c) if the sign is on land that is within a residential zone or within 50 metres of land that is within a residential zone and the sign faces the residential zone, only be illuminated during the following periods:
    - (i) if the hours of operation of the business identified on the sign have been approved, during those hours, or
    - (ii) if the hours of operation of the business identified on the sign have not been approved, between 7.00 am and 10.00 pm on any day.
- (3) Any external lighting of [signage](#) is to be downward pointing and focused directly on the sign to prevent or minimise the escape of light beyond the sign.

#### Notes

*The uplighting of [signage](#) is not supported.*

## F5.4 ROAD SAFETY REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of [signage](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

## Objectives

- To ensure that the location and design of [signage](#) is consistent with road safety principles.

## Requirements

- (1) [Signage](#) is to be designed and located so that:
  - (a) it does not obscure or interfere with road traffic signs and signals or with the view of any road hazard, oncoming vehicle, or any other vehicle or person, or an obstruction which should be visible to drivers or other road users; and
  - (b) it does not give instructions to traffic by use of words or other directions, which could be confused with traffic signs; and
  - (c) any variable messages or intensity of lighting does not impair a drivers' vision or distract a drivers' attention; and
  - (d) they are not situated at locations where the demands on drivers' concentration due to road conditions are high, such as at major intersections or merging and diverging lanes.

## F5.5 SEX SERVICES PREMISES REQUIREMENTS

### Applies to Land

This control applies to development for the purposes of [signage](#) associated with [sex services premises](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a "Deferred matter".

## Objectives

- To ensure that any [signage](#) associated with [sex services premises](#) is discreet and does not impact on the amenity of the locality.

## Requirements

- (1) [Signage](#) associated with [sex services premises](#) is to be designed and located so that it is discreet and includes only the site address and contact details.

## Exceptions

- In locations where [sex services premises](#), adult shops and restricted premises predominate, [signage](#) may include additional advertising that relates to the use of the premises.

## F6 WASTE MANAGEMENT

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### F6.1 WASTE REQUIREMENTS - GENERAL

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land

that is shown as a “Deferred matter”.

## Objectives

- To ensure that waste is appropriately separated to assist with the collection and management of waste.
- To ensure that waste management systems are compatible with collection services.

## Requirements

- (1) A three stream waste separation system is to be provided to cater for all waste generated by the development.
- (2) The following variables are to be considered in the calculation of waste generation rates:
  - (a) the number of occupants;
  - (b) size of dwellings;
  - (c) nature of business;
  - (d) nature of waste being generated;
  - (e) frequency of collections; and
  - (f) peak season volume changes.
- (3) The number and type of bins required for waste separation systems are to suit the type of development and may include any of the following options:
  - (a) 240 litre lime green-lidded bin for organics (green waste and food waste, collected weekly); and 240 litre yellow-lidded bin for recycling (collected on alternate fortnights); and 240 litre red-lidded bin for residual garbage (collected on alternate fortnights); or
  - (b) 660 litre red and yellow-lidded bulk bins (collected weekly) for [multi dwelling housing](#) (with six or more units) or commercial development; or
  - (c) 1,100 litre red and yellow-lidded bulk bins (collected weekly) for [multi dwelling housing](#) (with ten or more units) or commercial development; or
  - (d) 1m<sup>3</sup> to 3m<sup>3</sup> bulk bins for commercial and industrial development (with no council service).
- (4) Maximum weekly waste generation rates collected through Council’s standard waste collection service are outlined in the following table:

**Weekly waste entitlement through Council’s standard waste collection service**

Waste Stream	Weekly Volume Per Premises
Recycling	120 litres
Organics (greenwaste and food scraps)	240 litres
Garbage	120 litres
<b>Total Weekly Waste Entitlement</b>	<b>480 litres</b>
Hotel/Motels	10 litres per bed per day (additional generation rates apply for ancillary restaurants)

## Exceptions

- The requirements of this control do not apply to development for the purposes of a [dwelling house](#), [dual occupancy](#), [secondary dwelling](#) and [semi-detached dwelling](#). Please refer to [F6.2](#) of



this Plan for waste requirements applicable to low density residential development types.

- Chutes for the transfer of waste, food waste disposal units and in-sink-erators are not supported waste management systems.

#### Notes

- *A waste entitlement is the standard service provided for each parcel of land for which a domestic or non-domestic waste service is available. Where development proposals require additional waste services to those provided in the table above, additional fees may apply.*
- *More information in relation to waste generation rates can be found at <http://www.epa.nsw.gov.au/warr/betterpracticemud.htm>.*
- *Mobile garbage bins may be shared depending on the space available at the kerbside for the number of allocated bins. The responsibility for the transfer of shared bins to and from the kerb and maintenance of the bin storage area rests with the property owner or owners corporation.*
- *While greenwaste generation rates vary depending upon the size of the property, the amount of open space available, seasonal variations or where private arrangements are made for the removal of greenwaste, all properties produce organic waste from kitchens, lunch rooms and cleaning.*
- *The amount of recycling, garbage and organics produced is dependent on the number of bedrooms in each dwelling. Dwellings designed for seniors housing generally generate less than the average amounts of waste. In this regard, a site specific Waste Minimisation and Management Plan may be supported where adequately justified.*

## F6.2 WASTE REQUIREMENTS – LOW DENSITY RESIDENTIAL DEVELOPMENT

### Applies to Land

This control applies to development for the purposes of a [dwelling house](#), [dual occupancy](#) and [semi-detached dwelling](#) on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that residential waste is appropriately separated to assist with the collection and management of waste.
- To ensure that waste bins are stored appropriately to minimise impacts on the streetscape.

### Requirements

- (1) Development is to provide a three stream waste separation system comprising:
  - (a) one 240 litre lime green-lidded bin for organics (green waste and food waste, collected weekly); and
  - (b) one 240 litre yellow-lidded bin for recycling (collected on alternate fortnights); and
  - (c) one 240 litre red-lidded bin for residual garbage (collected on alternate fortnights).
- (2) Waste bins are to be:
  - (a) stored externally on the site; and
  - (b) located behind the front [setback area](#); and
  - (c) adequately screened from the [street](#).
- (3) Development applications are to be accompanied by a Demolition and Construction Waste Management Plan (Refer to [F6.5](#) and [Appendix 4 Waste Management Examples](#), of this Plan).



## Exceptions

- Waste bins may be stored within the front [setback area](#) where no other opportunity is available on the site and where adequately screened from the [street](#).

### Notes

- *The Demolition and Construction Waste Management Plan detailed in [Appendix 4](#) of this Plan is not suited for development with a capital investment greater than \$1 million dollars as these proposals require a more detailed analysis.*
- *Individual bins cannot be stored within dwellings or garages or stored on common property where conflicts may arise (i.e. conflicts with access to the site or the like).*

## F6.3 WASTE STORAGE REQUIREMENTS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that development provides for the efficient storage and collection of waste.
- To ensure that waste storage facilities are of a high quality design to minimise impacts on the streetscape.

### Requirements

- (1) Development is to provide a communal bin storage/wash area where bulk bins or shared mobile garbage bins are used.
- (2) Individual bins may be used only where:
  - (a) appropriate external bin storage space is available for each dwelling; and
  - (b) the storage areas are easily accessible to the service road.
- (3) Bin storage/wash areas are to be:
  - (a) large enough to accommodate the number of bins required to service the development; and
  - (b) a maximum height (to the underside of the roof) of 2.4 metres; and
  - (c) roofed with a 100mm overhang where one or more sides of the storage/wash area is open to the weather; and
  - (d) bunded (a minimum 50mm high) and graded to prevent the ingress of stormwater/rainwater; and
  - (e) located a minimum of two metres from neighbouring residential properties in order to mitigate odour impacts and to allow for appropriate screening; and
  - (f) screened from public view and located to minimise potential odour and noise impacts to adjoining properties; and
  - (g) drained to the sewer, with a concrete floor graded and drained to a dry basket arrestor, prior to draining to the sewer (refer to Council’s Liquid Trade Waste Policy); and

- (h) compatible with the materials of the principle development when located within the front building [setback](#); and
  - (i) easily accessible from all residential areas and the service road, with a maximum bin carting grade of 1:14; and
  - (j) located near car parking areas or letter boxes for ease of use.
- (4) Dry basket arrestors are to have fixed screens to any associated drains.
- (5) [Approval](#) is to be conditional upon the ongoing management of bin storage/wash areas to:
- (a) minimise nuisance to adjoining landowners; and
  - (b) ensure that dry basket arrestors are regularly cleaned and maintained to prevent odour nuisance and health risks; and
  - (c) ensure that clear [signage](#), which depicts the correct use of bins within the storage area, is displayed at all times, including contact details for the complex management or person/s responsible for the management of the area; and
  - (d) ensure that a hose with a trigger nozzle or high pressure cleaner is available at all times to wash bins.

## Exceptions

- The requirements of this control do not apply to development for the purposes of a [dwelling house](#), [dual occupancy](#), [secondary dwelling](#) and [semi-detached dwelling](#).

### Notes

- Refer to [Appendix 4 Waste Management Examples](#) of this Plan for design guidelines relating to bin wash/storage areas, available bin sizes, dry basket arrestors and roof overhang.
- Commercial service operators may have different bin sizes than those detailed in the guidelines.
- Bunding is to allow for access to the waste bin storage/wash area by persons with a disability.
- Individual bins cannot be stored within dwellings or garages or stored on common property where conflicts may arise (i.e. conflicts with access to the site or the like).

## F6.4 ACCESS AND DESIGN REQUIREMENTS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that waste storage/wash areas are appropriately located and accessible to waste collection vehicles.

### Requirements

- (1) Development and subdivision proposals are to be designed:
  - (a) to enable waste collection vehicles to travel in a forward direction wherever possible; and
  - (b) to include either a bowl ‘T’ or ‘Y’ shaped arrangement where waste collection vehicles are

required to turn at a [cul-de-sac](#) head; and

- (c) to enable placement of mobile garbage bins at the kerbside for collection; and
  - (d) so as not to interfere with parked cars on access roads; and
  - (e) to allow for collection vehicle overhang and minimise interference with bins and road furniture; and
  - (f) to enable waste collection vehicles to complete a full U-turn in a three-point turn; and
  - (g) to ensure that a minimum ceiling height of six metres is provided where bulk bins are to be retrieved from within a building.
- (2) Development is to be designed so that road geometry complies with the following:
- (a) a maximum road gradient of 10% for turning heads;
  - (b) a maximum longitudinal road gradient of 20%;
  - (c) a minimum radius of 11.25 metres and a minimum width of four metres;
  - (d) a minimum kerb radius of 8.5 metres at the outside of turn; and
  - (e) an industrial strength pavement to withstand a maximum wheel loading of seven tonnes per axle.
- (3) Where waste collection vehicles are proposed to enter private property for collection purposes:
- (a) a sufficient manoeuvring area is required to be provided for collection vehicles; and
  - (b) [approval](#) is to be conditional upon the submission of a Section 88B Instrument (or inclusion of an appropriate Clause within a Management Statement for community title schemes or by-law for strata schemes) that allows for collection vehicles to access the land and indemnifies Council and its contractors.

## Exceptions

- The requirements of this control do not apply to development for the purposes of a [dwelling house](#), [dual occupancy](#), [secondary dwelling](#) and [semi-detached dwelling](#).

### Note

*Refer to Council's current waste collection contractor for access design details and [Appendix 4 Waste Management Examples](#) of this Plan for a sample Section 88B Instrument and/or sample Clauses for inclusion within a management statement or by-law.*

## F6.5 DEMOLITION AND CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS

### Applies to Land

This control applies to land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that demolition and construction waste is appropriately stored on site and disposed to an approved waste management facility.

### Requirements

- (1) Demolition, construction and subdivision waste shall be stored within the development site and not within public areas such as footpaths, public and/or road reserves.
- (2) Adequate measures shall be implemented to prevent litter from being blown from the site.
- (3) Any waste or materials that are transported off-site shall be transported to an approved waste management facility, in accordance with the requirements of the [Protection of the Environment Operations Act 1997](#).
- (4) The generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) shall be undertaken in accordance with the requirements of the Environmental Protection Authority and WorkCover NSW.
- (5) Evidence of waste disposal such as weighbridge dockets and invoices shall be retained.
- (6) At the completion of construction works the development site shall be left clear of waste and debris.

**Note**

Refer to [Appendix 4 Waste Management Examples](#) of this Plan for further details in relation to Demolition and Construction Waste Management Plans.

## F6.6 WASTE REQUIREMENTS – STRATA AND COMMUNITY TITLE SCHEMES

### Applies to Land

This control applies to the [subdivision of land](#) for strata or community title schemes on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To ensure that waste bin storage areas are accessible to all resulting lots and service roads.

### Requirements

- (1) Communal waste bin storage areas are to be retained within common property and are to be accessible to:
  - (a) all resulting lots; and
  - (b) the service road.

## F6.7 APPLICATION REQUIREMENTS

### Applies to Land

This control applies to development on land shown on the [Coffs Harbour LEP 2013 Land Application Map](#), other than land that is shown as a “Deferred matter”.

### Objectives

- To plan for the type, amount and disposal of waste generated during the construction and operational stages of development.

## Requirements

- (1) Development applications are to be accompanied by:
  - (a) a Waste Minimisation and Management Plan outlining measures to minimise and manage waste generation during the construction and operational stages of the development; and
  - (b) a site analysis plan (prepared at a scale of 1:200) detailing:
    - (i) the location of bin storage areas; and
    - (ii) design details for bin storage areas, including a floor plan, elevation plans, cross-sections, screening, dimensions and drainage.

## Exceptions

- The requirements of this control do not apply to development for the purposes of a [dual occupancy](#), [dwelling house](#), [secondary dwelling](#) and [semi-detached dwelling](#).

### Notes

- Refer to [Appendix 4 Waste Management Examples](#) of this Plan for an example Waste Minimisation and Management Plan.
- The Waste Minimisation and Management Plan detailed in [Appendix 4](#) of this Plan is not suited for development with a capital investment greater than \$1 million dollars as such proposals require a more detailed analysis.
- Ongoing management of a shared bin area is required to comply with Schedule 2– Model by-laws for residential strata schemes under the [Strata Schemes Management Regulation 2010](#).
- A caretaker may be responsible for transferring waste for collection in large developments; however the responsibility for waste management ultimately rests with the owner or owners corporation.
- The installation of appropriate [signage](#) is the responsibility of the owners corporation (refer to the Environment Protection Authority webpage at the following link for standard recycling signs <http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>).

# Part G Special Area Controls

## G1 BOAMBEE CREEK

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### G1.1 MASTERPLAN

#### Applies to Land

This control applies to land within the Boambee Creek urban release area shown on the [Boambee Creek Masterplan](#).

#### Objectives

- To enable the coordination of public and private development within the release area.
- To provide for development on land that is free from environmental constraints.

#### Requirements

- (1) Development and subdivision proposals are to comply with the principles of the [Boambee Creek Masterplan](#).

### G1.2 MINIMUM TARGET LOT YIELD

#### Applies to Land

This control applies to the [subdivision of land](#) within the Boambee Creek urban release area shown on the [Boambee Creek Masterplan](#).

#### Objectives

- To regulate the lot yield and ensure that adequate services are provided within the release area.

#### Requirements

- (1) Subdivision proposals are to be designed so that the minimum target lot yield for the Boambee Creek urban release area shown on the [Minimum Target Lot Yield Map](#) is achieved for the entire release area.

### G1.3 INFRASTRUCTURE REQUIREMENTS

#### Applies to Land

This control applies to the [subdivision of land](#) within the Boambee Creek urban release area shown on the [Boambee Creek Masterplan](#)

## Objectives

- To ensure that appropriate infrastructure and utility services are provided to land within the urban release area.
- To ensure that development within the urban release area is responsive to the environmental context of the land.

## Requirements

- (1) Subdivision proposals are to accord with the requirements of relevant controls within Chapter C1 Subdivision of this Plan.
- (2) A collector road link from Bruce King Drive to the Boambee Creek urban release area is required to be constructed at no cost to Council prior to the [subdivision of land](#).
- (3) Bus bays (including bus shelters and bus stops) are to be provided within the urban release area at no cost to Council in accordance with Council's [Development Specifications](#) and Chapter [C1 Subdivision](#) of this Plan.
- (4) A cycleway is to be provided within the release area at no cost to Council in accordance with Council's [Development Specifications](#) and Chapter [C1 Subdivision](#) of this Plan.
- (5) Reticulated water and sewerage services are to be provided within the release area at no cost to Council in accordance with Council's [Development Servicing Plans](#) and [Development Specifications](#).
- (6) The existing sewerage reticulation system is to be upgraded at no cost to Council in accordance with Council's [Development Servicing Plans](#) and [Development Specifications](#).
- (7) Stormwater drainage is to be provided in accordance with [C1.9 Water Management Requirements](#) of this Plan and Council's [Development Specifications](#).
- (8) Where services identified in Council's Development Servicing Plans are not in place at the time of development, such services are to be forward funded by the proponent.

## G1.4 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the Boambee Creek urban release area shown on the [Boambee Creek Masterplan](#).

## Objectives

- To protect and maintain [high conservation value land](#).

## Requirements

- (1) Subdivision proposals are to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.

## G1.5 LAND DEDICATION

### Applies to Land



This control applies to the [subdivision of land](#) within the Boambee Creek urban release area shown on the [Boambee Creek Masterplan](#).

## Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#).
- (2) Where land identified in requirement number (1) above is to be retained in private ownership, development applications are to be accompanied by sufficient information to demonstrate that the subdivision will not compromise the continued protection and long term maintenance of [high conservation value land](#) under [Coffs Harbour LEP 2013](#).

### Note:

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## G2 COFFS HARBOUR ARTHUR STREET PRECINCT

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### G2.1 MASTERPLAN - ARTHUR STREET EAST PRECINCT

#### Applies to Land

This control applies to land within the Coffs Harbour [Arthur Street East Precinct](#).

## Objectives

- To ensure that development within the [Arthur Street East Precinct](#) accords with the Coffs Harbour [Arthur Street East Precinct Masterplan](#).
- To ensure that development is planned around a well-designed [street](#) grid providing multiple connections to the surrounding area.
- To protect and maintain [high conservation value land](#) and maximise deep soil zones.
- To maintain view corridors and a high level of amenity from adjoining land.

## Requirements

- (1) Development is to comply with the principles of the Coffs Harbour [Arthur Street East Precinct Masterplan](#).
- (2) Development is to provide a grid [street](#) layout and a hierarchy of streets to stitch the development into the surrounding [street](#) network.
- (3) Development is to maintain [setback](#) controls as per [Part D Residential Development](#) of this Plan for land zoned R3 Medium Density Residential.
- (4) [Street](#) design is to incorporate traffic management to cater for topography and local connectivity.

- (5) Pedestrian connectivity is to be provided through public open spaces.
- (6) The number of [driveway](#) entrances are to be minimised.
- (7) Roads are to be located to minimise impacts on existing vegetation.
- (8) Development is to provide a central public space to minimise impacts on [high conservation value land](#).
- (9) Development should be designed so that higher components of the development are concentrated on the lower parts of the site, near Arthur [Street](#), to minimise visual impacts.
- (10) Underground parking is to be confined to the building footprints as detailed in the [Arthur Street East Precinct Masterplan](#) to maximise the extent of deep soil zones.

## G2.2 MASTERPLAN - ARTHUR STREET WEST PRECINCT

### Applies to Land

This control applies to land within the Coffs Harbour [Arthur Street West Precinct](#).

### Objectives

- To ensure that development within the [Arthur Street West Precinct](#) accords with the Coffs Harbour [Arthur Street West Precinct Masterplan](#).
- To improve pedestrian access and connectivity in the Park Beach locality.
- To maximise deep soil zones.

### Requirements

- (1) Development is to comply with the principles of the Coffs Harbour [Arthur Street West Precinct Masterplan](#).
- (2) A new local [street](#) is to be provided to connect York [Street](#) and San Francisco Avenue.
- (3) Development is to maintain the [setback](#) controls provided within [Part D3 Residential Development](#) of this Plan for land zoned R3 Medium Density Residential.
- (4) Development is to provide a grid [street](#) layout by extending San Francisco Avenue to connect Arthur [Street](#) and Columbus Circuit.
- (5) Pedestrian connectivity is to be provided through public open spaces.
- (6) Underground parking may protrude above ground to a maximum of 1.5 metres provided that it is adequately screened from the [street](#) by landscaping.
- (7) Parking is to be confined to the building footprints as detailed in the [Arthur Street West Masterplan](#) to maximise the extent of deep soil zones.
- (8) The number of [driveway](#) entrances are to be minimised.

## G3 COFFS HARBOUR CITY CORE PRECINCT

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### G3.1 CITY CENTRE MASTERPLAN

### Applies to Land

This control applies to land within the Coffs Harbour [City Centre Masterplan Boundary](#).

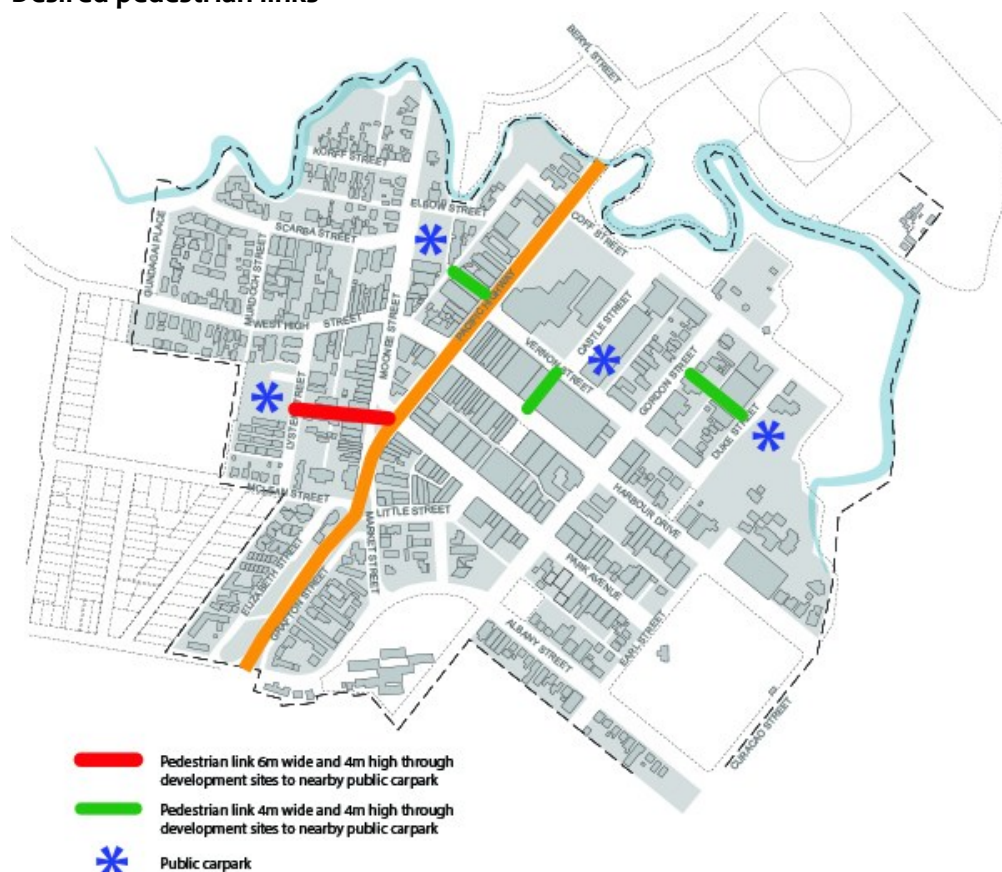
## Objectives

- To ensure that development within the City Centre accords with the [Coffs Harbour City Centre Master Plan](#).
- To ensure that development within the City Centre incorporates landscape materials and planting selections in accordance with the [Coffs Harbour City Centre Master Plan](#).
- To provide for missing pedestrian links within the city core.

## Requirements

- (1) Development is to comply with the principles of the [Coffs Harbour City Centre Master Plan](#) and appendices.
- (2) Landscape materials and planting selection associated with development proposals are to accord with the Landscape Materials and Planting Section within the [Coffs Harbour City Centre Master Plan](#).
- (3) Development adjoining any riparian zone along Coffs Creek is to be designed to provide connectivity to existing public passive open space networks and to enable the utilisation of creek edges for low key recreation and environmental conservation.
- (4) Where practicable, pedestrian linkages shown in the following diagram are to be maintained for unrestricted public access as part of any new development or substantial redevelopment:

### Desired pedestrian links



## G3.2 SETBACK REQUIREMENTS

### Applies to Land

This control applies to land within the Coffs Harbour [City Core Precinct](#) zoned B3 Commercial Core under [Coffs Harbour LEP 2013](#).

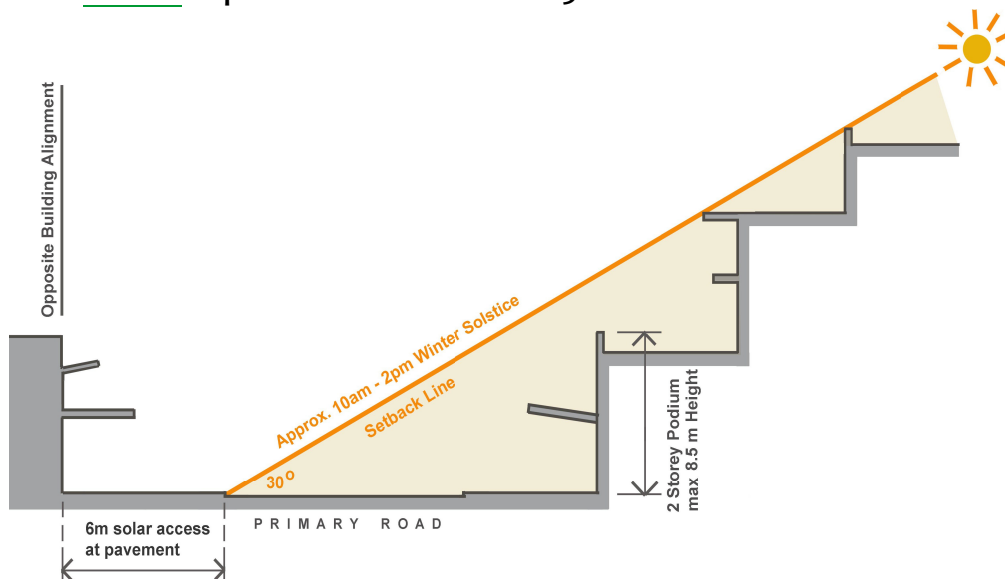
### Objectives

- To ensure that building frontages have consistent alignment and visual appearance.
- To achieve active [street](#) frontages along major streets.
- To achieve [human scale](#) at the [street](#) frontage.
- To ensure an appropriate level of amenity for building occupants in terms of daylight, outlook, view sharing, ventilation and privacy.
- To maintain winter sun access to the public domain.

### Requirements

- (1) Where a front [setback](#) requirement is shown on the [Front Setbacks Map](#) for land zoned B3 Commercial Core under [Coffs Harbour LEP 2013](#), buildings are to be [setback](#) in accordance with the following diagram:

Front [setback](#) requirement for land zoned B3 commercial core



### Exceptions

- Regardless of the requirements of this control, new buildings (or substantial redevelopment of existing buildings) are not to encroach on existing winter solar access within the city square (see [G3.4](#) of this Plan below).
- Regardless of the requirements of this control, new buildings (or substantial redevelopment of existing buildings) on number 66-90 Harbour Drive are to be [setback](#) in accordance with [G3.4](#) of this Plan below.

#### Notes

The [setback](#) requirement within the city core provides for buildings to have a podium height of two storeys (i.e. maximum

height of 8.5 metres) at the front boundary (zero [setback](#)) and then a [setback](#) above the podium height to ensure that the public road/pedestrian area on the opposite building alignment of the [primary road](#) receives sunlight between 10.00am - 2.00pm on the winter solstice (21st June). The pedestrian area is the area extending six metres from the opposite building alignment.

### G3.3 DESIGN REQUIREMENTS – GENERAL

#### Applies to Land

This control applies to land within the Coffs Harbour [City Core Precinct](#).

#### Objectives

- To ensure that the future character of the area is of an active retail, employment and residential area catering to locals and tourists.

#### Requirements

- (1) New development is to be of a high quality with a mix of uses that encourage safety and activity during the day and night.
- (2) New buildings are to generally take the form of edge defining mixed use podium buildings with active frontages at [street](#) level.

### G3.4 DESIGN REQUIREMENTS – CITY SQUARE

#### Applies to Land

This control applies to land within the Coffs Harbour [City Core Precinct](#) shown on the City Square Plan below.

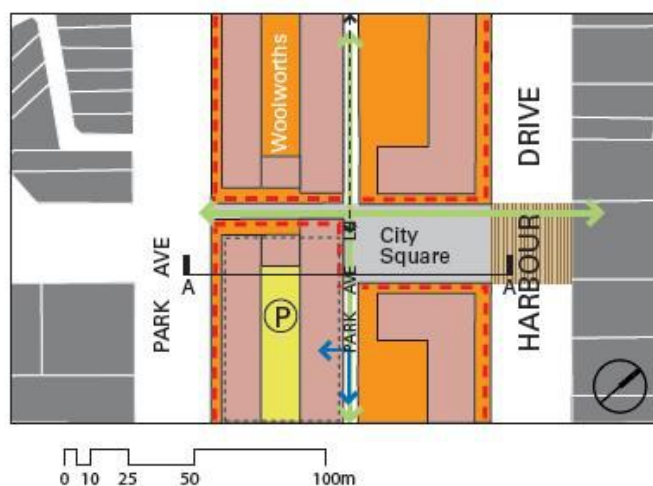
#### Objectives

- To ensure that the city square continues to be the central public space in the Coffs Harbour Central Business District.
- To improve pedestrian access from Park Avenue and increase the extent of active frontages.

#### Requirements

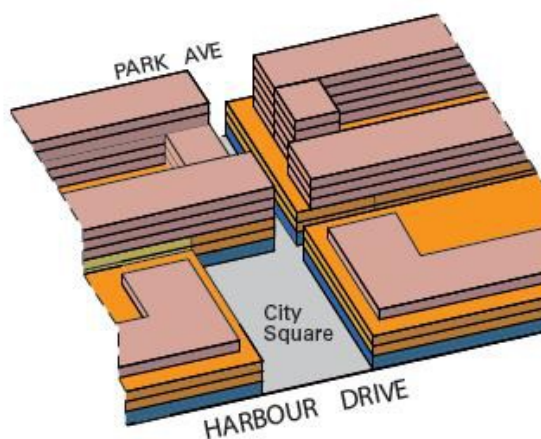
- (1) Development is to provide active frontages to the pedestrian link connecting the square to Park Avenue.
- (2) Vehicle access from Park Avenue Lane is to be restricted adjacent to the square in order to improve pedestrian amenity and allow for active frontages on the southern side of the square.
- (3) Residential development is to have an upper level [setback](#) on the eastern and western sides of the square.
- (4) Vehicle and service access is to be confined to Park Avenue Lane.
- (5) No driveways are to be constructed adjacent to the square.
- (6) Ground level active frontages and outdoor dining are to be maintained along the square as shown in the City Square Plan below:

## City Square Plan



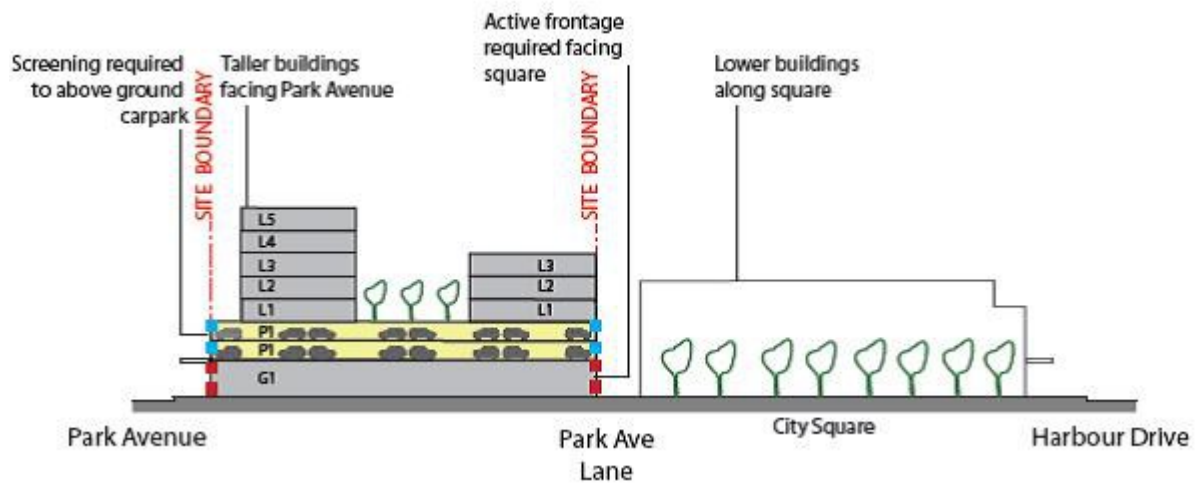
### LEGEND:

- City square
- Retail
- Commercial
- Residential above
- Surrounding blocks
- Pedestrian street crossing
- New multi-deck parking above street level
- Extent of above ground car-parking
- Active frontage
- Pedestrian access/links
- Vehicle access
- Service access

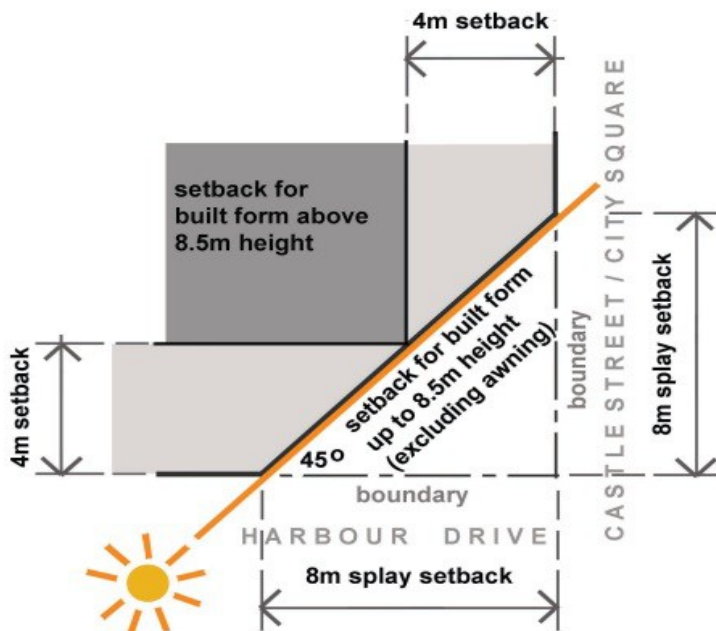


- (7) New buildings (or substantial redevelopment of existing buildings) are not to encroach on existing winter solar access within the city square.
- (8) Winter sun access to the square is to be maintained through the use of an upper level setback in accordance with the following diagram:

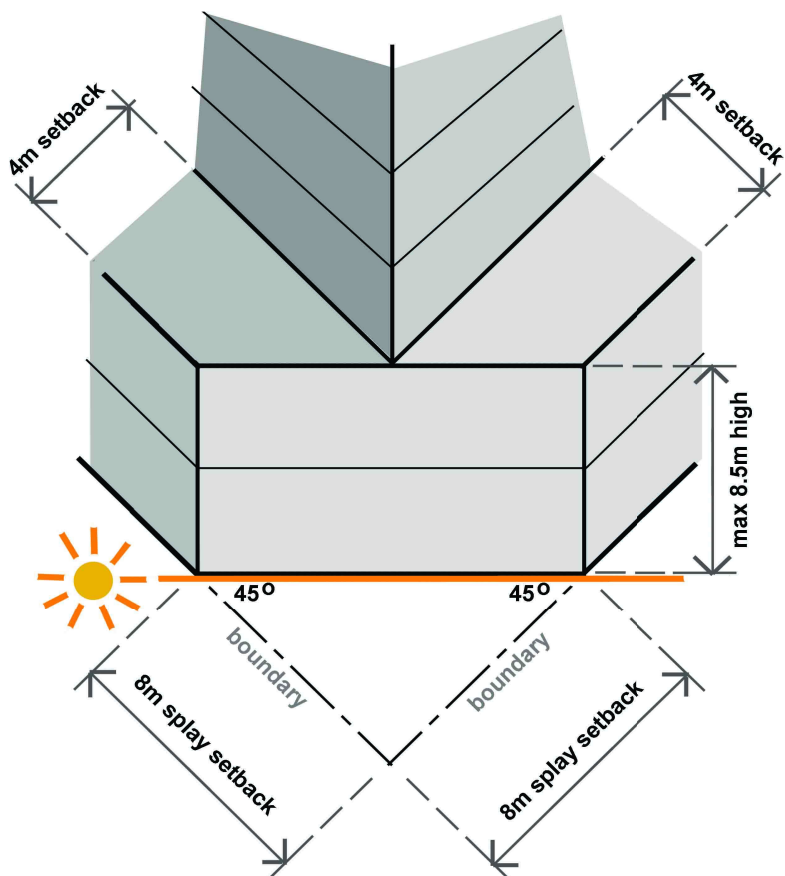




- (9) New buildings (or substantial redevelopment of existing buildings) on number 66-90 Harbour Drive are to be [setback](#) in accordance with the following diagrams:







## G4 COFFS HARBOUR JETTY BUSINESS PRECINCT

### G4.1 DESIGN REQUIREMENTS

Applies to Land

This control applies to land within the Coffs Harbour [Jetty Business Precinct](#).

## Objectives

- To strengthen the area as a tourist precinct with a distinctive character.
- To promote development which complements the 'Jetty Strip'.
- To preserve sight corridors and views to the foreshore area.

## Requirements

- (1) [Shop top housing](#) is encouraged.
- (2) Mixed use developments are generally to take the form of edge-defining podium buildings with an upper level [setback](#) to residential development (refer to [Jetty Business Precinct Concept Plan](#)).
- (3) Buildings are to be designed to take advantage of views without significantly compromising the views from surrounding buildings, in particular residential buildings.
- (4) Colours, textures and materials of buildings and landscape elements are to reflect the character of the coast, harbour and beaches (i.e. blues, greens and lighter shades).
- (5) Buildings are to occupy footprint envelopes shown in the [Jetty Business Precinct Concept Plan](#) above to preserve the view corridor toward the harbour along the axis of Harbour Drive and Marina Drive.
- (6) Development at the south east end of Harbour Drive is to be distinctive and of a high quality design to mark the gateway to the precinct (see [Jetty Business Precinct Concept Plan](#)).
- (7) Development referred to in requirement (6) above is to be designed to maintain sight lines to the harbour and beach.
- (8) Development adjacent to the railway line is to incorporate mitigation measures designed to reduce the impact of noise and vibration from trains.
- (9) Development is to incorporate landscaping in accordance with the relevant controls of [F3 Landscaping](#) of this Plan.
- (10) Development on land comprising the Jetty Post Office (Lot 1 DP 211339 ) and on land adjoining the post office is to accord with the relevant requirements of [F2 Heritage Conservation](#) of this Plan.

## G4.2 SETBACK REQUIREMENTS

### Applies to Land

This control applies to land within the Coffs Harbour [Jetty Business Precinct](#).

## Objectives

- To ensure that building frontages have consistent alignment and visual appearance.
- To achieve active [street](#) frontages.
- To preserve sight corridors and views to the foreshore area.

## Requirements

- (1) Setbacks are to be provided as shown on the [Jetty Business Precinct Concept Plan](#).

- (2) All buildings are to address the [street](#) with ground level active frontages where shown on the [Jetty Business Precinct Concept Plan](#).
- (3) Buildings can be built to the side and rear boundaries (zero setbacks) where there is no adverse impact upon the amenity of adjoining properties and there is no disruption to overland drainage paths.

## G4.3 ACCESS AND PARKING REQUIREMENTS

### Applies to Land

This control applies to land within the Coffs Harbour [Jetty Business Precinct](#).

### Objectives

- To ensure that appropriate access, vehicular manoeuvring area and on site car parking is provided for development.

### Requirements

- (1) Laneways are to provide vehicle and service access as shown in the [Jetty Business Precinct Concept Plan](#).
- (2) No new driveways are to be constructed off Harbour Drive.
- (3) Surface car parking is to be confined to the rear of buildings as shown in the [Jetty Business Precinct Concept Plan](#).
- (4) Improvements to Harbour Drive are to include enhanced [street](#) tree planting and widened footpaths to allow space for outdoor dining.
- (5) Improvements to Harbour Drive are to include a new mid-block crossing as shown on the [Jetty Business Precinct Concept Plan](#).
- (6) Improvements to Harbour Drive are to include a widened footpath and pedestrian connection between Edgar [Street](#) and Harbour Drive as shown on the [Jetty Business Precinct Concept Plan](#).
- (7) Improvements to the intersection of Harbour Drive, Orlando [Street](#) and Marina Drive are to include pedestrian crossings and allow for the creation of an enlarged public plaza on the southeast corner of the intersection.

## G5 COFFS HARBOUR VICTORIA STREET PRECINCT

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### G5.1 DESIGN REQUIREMENTS

#### Applies to Land

This control applies to land within the Coffs Harbour [Victoria Street Precinct](#).

#### Objectives

- To develop the former hospital site with a mix of residential dwellings including high quality strata apartments, retirement dwellings, aged housing and other forms of accommodation offering a mixture of dwelling sizes and types.

- To ensure that the former hospital site is developed with regard to the amenity of neighbouring development.

## Requirements

- (1) Development is to be designed so that buildings with a maximum building height of 22 metres are located towards the centre of the site, with buildings being reduced in height where they front surrounding streets (see [Victoria Street Precinct Concept Plan](#)).
- (2) Setbacks are to be provided in accordance with the [Victoria Street Precinct Concept Plan](#).
- (3) The length of building facades is to be broken up to preserve view corridors to the north towards the sea.
- (4) All parking is to be contained within building footprints to achieve an attractive streetscape and functional [private open space](#).
- (5) Entries and fences are to be designed to provide direct access and encourage the activation of surrounding streets.
- (6) Vehicle access is to be limited to Boambee [Street](#) and Dibbs [Street](#).

## G6 EAST MOONEE, EMERALD BEACH, HEARNES LAKE/SANDY BEACH - DEFERRED

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## G7 KORORA LARGE LOT RESIDENTIAL

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### G7.1 MASTERPLAN

#### Applies to Land

This control applies to land within the Korora Large Lot Residential urban release area shown on the [Korora Large Lot Residential Masterplan](#).

#### Objectives

- To enable the coordination of public and private development within the release area.
- To provide for development on land that is free from environmental constraints.

#### Requirements

- (1) Development and subdivision proposals are to comply with the principles of the [Korora Large Lot Residential Masterplan](#).

### G7.2 MINIMUM TARGET LOT YIELD

#### Applies to Land

This control applies to the [subdivision of land](#) within the Korora Large Lot Residential urban release area shown on the [Korora Large Lot Residential Masterplan](#).

## Objectives

- To regulate the lot yield and ensure that adequate services are provided within the release area.

## Requirements

- (1) Subdivision proposals are to be designed so that the minimum target lot yield for the Korora Large Lot Residential urban release area shown on the [Minimum Target Lot Yield Map](#) is achieved for the entire release area.

## G7.3 INFRASTRUCTURE REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the Korora Large Lot Residential urban release area shown on the [Korora Large Lot Residential Masterplan](#).

## Objectives

- To ensure that appropriate infrastructure and utility services are provided to land within the urban release area.
- To ensure that development within the urban release area is responsive to the environmental context of the land.

## Requirements

- (1) Subdivision proposals are to accord with the requirements of relevant controls within [Chapter C1 Subdivision](#) of this Plan.
- (2) Road widening and upgrading is to be undertaken in accordance with the [Korora Rural Residential Developer Contributions Plan](#).
- (3) Access via a public road is to be provided to all resulting lots in accordance with within [C1 Subdivision](#) of this Plan and Council's [Development Specifications](#).
- (4) All roads leading to resulting lots are to be upgraded to the following minimum standards:
  - (a) minimum 4.5 metre wide sealed road pavement with 0.5 metre wide gravel shoulders (0 to 10% bitumen seal, 10 to 20% Asphalt, >20% reinforced concrete); and
  - (b) minimum 1.0 metre wide grass verge suitable for safe pedestrian usage; and
  - (c) a turning area for garbage trucks; and
  - (d) drainage measures such as stabilised table drains and piped drainage.
- (5) Development applications for the [subdivision of land](#) are to be accompanied by an on-site effluent disposal report prepared in accordance with Council's [On Site Sewage Management Strategy](#) demonstrating that the resulting lots can be adequately serviced.

## G7.4 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the Korora Large Lot Residential urban release area shown on the [Korora Large Lot Residential Masterplan](#).

## Objectives

- To protect and maintain [high conservation value land](#).

## Requirements

- (1) Subdivision proposals are to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.
- (2) Habitat links identified on the [Korora Large Lot Residential Masterplan](#) are to be revegetated with native vegetation.

## G7.5 LAND DEDICATION

### Applies to Land

This control applies to the [subdivision of land](#) within the Korora Large Lot Residential urban release area shown on the [Korora Large Lot Residential Masterplan](#).

## Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#).
- (2) Where land identified in requirement number (1) above is to be retained in private ownership, development applications are to be accompanied by sufficient information to demonstrate that the subdivision will not compromise the continued protection and long term [maintenance](#) of [high conservation value land](#) under [Coffs Harbour LEP 2013](#).

#### Note:

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## G8 NORTH BOAMBEE VALLEY EAST

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### G8.1 MASTERPLAN

### Applies to Land

This control applies to land within the North Boambee Valley East urban release area shown on the [North Boambee Valley East Masterplan](#).

## Objectives

- To enable the coordination of public and private development within the release area.
- To provide for development on land that is free from environmental constraints.

## Requirements

- (1) Development and subdivision proposals are to comply with the principles of the [North Boambee Valley East Masterplan](#).

### Note

*The Masterplan incorporates the preferred Pacific Highway Bypass Route nominated by the NSW Roads and Maritime Services. The alignment of the bypass route may be subject to changes that are not reflected in the [Masterplan](#).*

## G8.2 MINIMUM TARGET LOT YIELD

### Applies to Land

This control applies to development on land within the North Boambee Valley East urban release area shown on the [North Boambee Valley East Masterplan](#).

### Objectives

- To regulate the lot yield and ensure that adequate services are provided within the release area.

## Requirements

- (1) Subdivision proposals are to be designed so that the minimum target lot yield for the North Boambee Valley East urban release area on the [Minimum Target Lot Yield Map](#) is achieved for the entire release area.

## G8.3 INFRASTRUCTURE REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the North Boambee Valley East Urban Release Area shown on the [North Boambee Valley East Masterplan](#).

### Objectives

- To ensure that appropriate infrastructure and utility services are provided to land within the urban release area.
- To ensure that development within the urban release area is responsive to the environmental context of the land.

## Requirements

- (1) Subdivision proposals are to accord with the requirements of relevant controls within Chapter [C1 Subdivision](#) of this Plan.
- (2) Traffic calming measures are to be included on Lophostemon Drive and Halls Road to encourage a



low speed traffic environment.

- (3) Cycleways are to be provided at no cost to Council in accordance with Council's [Development Specifications](#) (unless otherwise specified in the [North Boambee Valley East Developer Contributions Plan](#)).
- (4) Neighbourhood open space areas (including playgrounds) are to be provided at no cost to Council in accordance with the [North Boambee Valley Masterplan](#) (unless otherwise specified in the [North Boambee Valley East Developer Contributions Plan](#)).
- (5) Bus bays (including bus shelters and bus stops) are to be provided within the urban release areas at no cost to Council in accordance with Council's [Development Specifications](#) and Chapter [C1 Subdivision](#) of this Plan (unless otherwise specified in the [North Boambee Valley East Developer Contributions Plan](#)).
- (6) Reticulated water and sewerage services are to be provided within the release area by the developer in accordance with Council's [Development Servicing Plans](#) and [Development Specifications](#).
- (7) Where services identified in Council's [Development Servicing Plans](#) are not in place, it is the developer's responsibility to forward fund such services.

## G8.4 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the North Boambee Valley East urban release area shown on the [North Boambee Valley East Masterplan](#).

### Objectives

- To protect and maintain [high conservation value land](#).

### Requirements

- (1) Subdivision proposals are to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.

## G8.5 LAND DEDICATION

### Applies to Land

This control applies to the [subdivision of land](#) within the North Boambee Valley East urban release area shown on the [North Boambee Valley East Masterplan](#).

### Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

### Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable

arrangement in accordance with Council's [Dedication of Land Policy](#) (unless otherwise specified in the [North Boambee Valley East Developer Contributions Plan](#)).

- (2) Where land identified in requirement number (1) above is to be retained in private ownership, development applications are to be accompanied by sufficient information to demonstrate that the subdivision will not compromise the continued protection and long term maintenance of [high conservation value land](#) under [Coffs Harbour LEP 2013](#).

**Note:**

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## G9 NORTH BONVILLE

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### G9.1 MASTERPLAN

#### Applies to Land

This control applies to land within the North Bonville urban release area shown on the [North Bonville Masterplan](#).

#### Objectives

- To enable the coordination of public and private development within the release area.
- To provide for development on land that is free from environmental constraints.

#### Requirements

- (1) Development and subdivision proposals within the North Bonville urban release area are to comply with the principles of the [North Bonville Masterplan](#).

### G9.2 MINIMUM TARGET LOT YIELD

#### Applies to Land

This control applies to the [subdivision of land](#) within the North Bonville urban release area shown on the [North Bonville Masterplan](#).

#### Objectives

- To regulate the lot yield and ensure that adequate services are provided within the release area.

#### Requirements

- (1) Subdivision proposals are to be designed so that the minimum target lot yield for the North Bonville urban release area shown on the [Minimum Target Lot Yield Map](#) is achieved for the entire release area.

### G9.3 INFRASTRUCTURE REQUIREMENTS

## Applies to Land

This control applies to the [subdivision of land](#) within the North Bonville urban release area shown on the [North Bonville Masterplan](#).

## Objectives

- To ensure that appropriate infrastructure and utility services are provided to land within the urban release area.
- To ensure that development within the urban release area is responsive to the environmental context of the land.

## Requirements

- (1) Subdivision proposals are to accord with the requirements of relevant controls within Chapter [C1 Subdivision](#) of this Plan.
- (2) The road hierarchy shall restrict direct access to approved intersections only onto Lyons Road in accordance with the [North Bonville Masterplan](#).
- (3) Cycleways are to be provided at no cost to Council in accordance with Council's [Development Specifications](#) (unless otherwise specified in the [North Bonville Developer Contributions Plan](#)).
- (4) Neighbourhood open space areas (including playgrounds) are to be provided in accordance with the [North Bonville Masterplan](#) (unless otherwise specified in the [North Bonville Developer Contributions Plan](#)).
- (5) Bus bays (including bus shelters and bus stops) are to be provided within the urban release areas at no cost to Council in accordance with Council's [Development Specifications](#) and Chapter [C1 Subdivision](#) of this Plan (unless otherwise specified in the [North Bonville Developer Contributions Plan](#)).
- (6) Reticulated water and sewerage services are to be provided within the release area by the developer in accordance with Council's [Development Servicing Plans](#) and [Development Specifications](#).
- (7) Where services identified in Council's [Development Servicing Plans](#) are not in place, it is the developer's responsibility to forward fund such services.
- (8) The urban release area is to be serviced by the Toormina Reservoir. Any additional pump stations are to be provided at no cost to Council.

## G9.4 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the North Bonville urban release area shown on the [North Bonville Masterplan](#).

### Objectives

- To protect and maintain [high conservation value land](#).

## Requirements

- (1) Subdivision proposals are to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.
- (2) Specialised koala fencing and signposting is to be provided adjacent to the Bongil Bongil National Park.
- (3) Development applications for the [subdivision of land](#) are to be accompanied by a management plan prepared in accordance with the [Companion Animals Act 1998](#) aimed at minimising impacts from future housing in the release area on the local koala population.

## G9.5 LAND DEDICATION

### Applies to Land

This control applies to the [subdivision of land](#) within the North Bonville urban release area shown on the [North Bonville Masterplan](#).

### Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#) (unless otherwise specified in the [North Bonville Developer Contributions Plan](#)).
- (2) Where land identified in requirement number (1) above is to be retained in private ownership, development applications are to be accompanied by sufficient information to demonstrate that the subdivision will not compromise the continued protection and long term maintenance of [high conservation value land](#) under [Coffs Harbour LEP 2013](#).

#### Note:

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## G10 SAWTELL VILLAGE PRECINCT

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### G10.1 MASTERPLAN

### Applies to Land

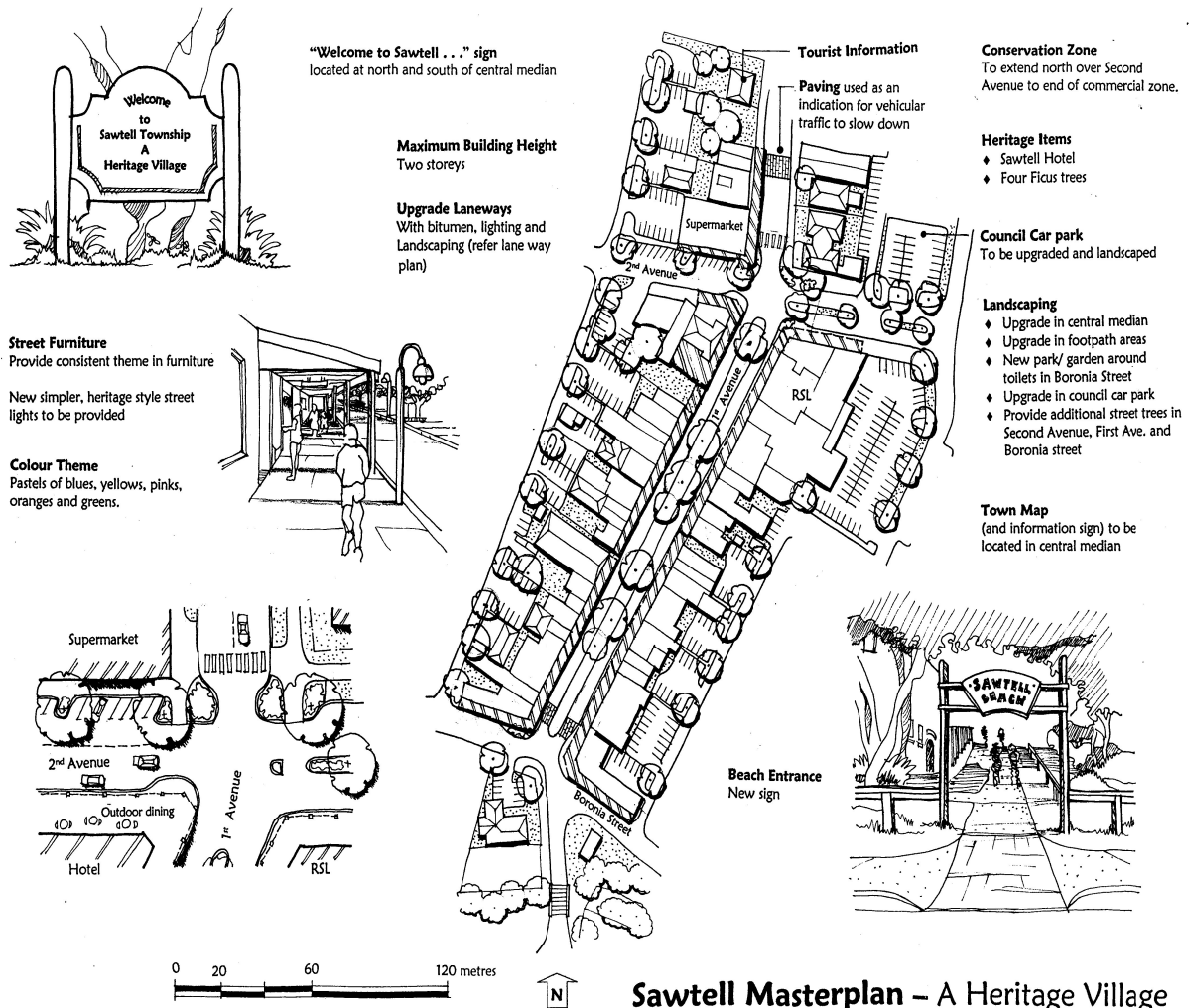
This control applies to land within the [Sawtell Village Precinct](#) shown on the Sawtell Village Precinct Masterplan below.

### Objectives

- To enhance the character of Sawtell Village commercial, tourist and residential precincts.
- To preserve the heritage significance of the precinct.

## Requirements

- (1) Development proposals are to comply with the principles of the Sawtell Village Precinct Masterplan as follows:



## G10.2 DESIGN REQUIREMENTS

### Applies to Land

This control applies to land within the [Sawtell Village Precinct](#) shown on the Sawtell Village Precinct Masterplan.

### Objectives

- To encourage good urban design practices which complement heritage values within the precinct.

### Requirements

- (1) Development on corner sites and on sites where vistas are terminated is to be designed to incorporate special architectural emphasis acknowledging the corner or vista.

### Design Example for First Avenue and Second Avenue



- (2) Development is to provide active [street](#) frontages and incorporate awnings in accordance with [D1 Commercial Development](#) of this Plan.

## G10.3 ACCESS AND PARKING REQUIREMENTS

### Applies to Land

This control applies to land within the [Sawtell Village Precinct](#) shown on the Sawtell Village Precinct Masterplan.

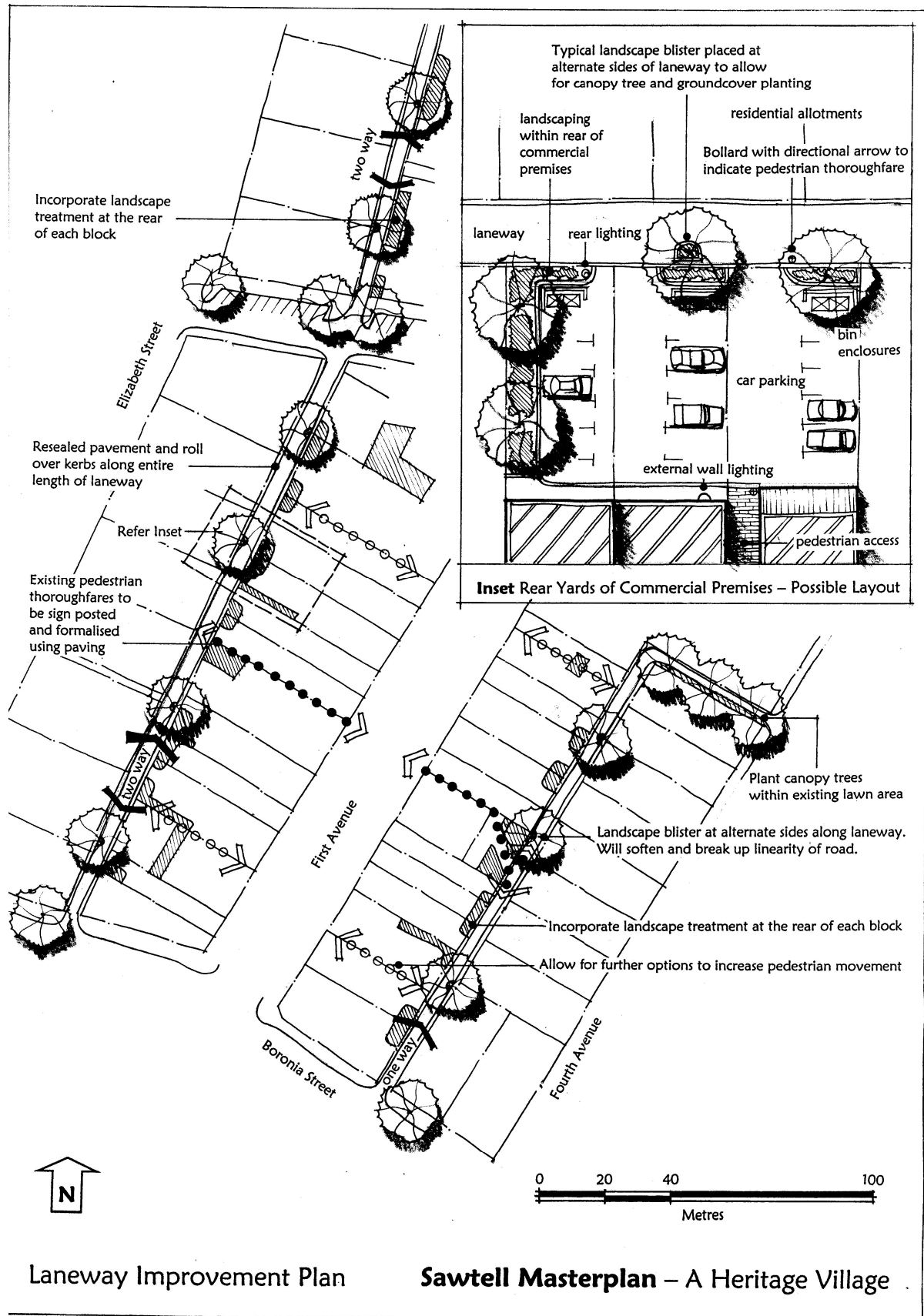
### Objectives

- To reduce interactions between vehicles and pedestrians.
- To encourage good pedestrian connectivity.

### Requirements

- (1) Where rear lane access is available, it is to be used for direct vehicular access and service.
- (2) On site parking at the rear of commercial premises is to be maximised, without limiting the ability for landscaping around parking areas (see laneway improvement plan below).
- (3) Pedestrian links from First Avenue to rear car parking areas are to be provided to encourage and facilitate the use of rear on-site parking.
- (4) Laneway access, landscaping and pedestrian links are to be provided in accordance with the Laneway Improvement Plan as follows:





## G10.4 HERITAGE CONSERVATION

### Applies to Land

This control applies to land within the Sawtell [Heritage Conservation Area](#) shown on the [Coffs Harbour](#)



LEP 2013 [Heritage Map](#) and development on land containing any [heritage item](#) listed under Schedule 5 of [Coffs Harbour LEP 2013](#).

## Objectives

- To protect and conserve heritage values within the precinct.
- To allow for appropriate adaptive reuse of buildings within the Sawtell [Heritage Conservation Area](#).

## Requirements

- (1) Development is to comply with the relevant controls of [F2 Heritage Conservation](#) of this Plan.
- (2) Development is to be designed in accordance with the [Sawtell Heritage and Building Design Guidelines](#).

## G11 SOUTH COFFS

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### G11.1 MASTERPLAN

#### Applies to Land

This control applies to land within the South Coffs urban release area shown on the [South Coffs Masterplan](#).

#### Objectives

- To enable the coordination of public and private development within the release area.
- To provide for development on land that is free from environmental constraints.

#### Requirements

- (1) Development and subdivisions proposals area are to comply with the principles of the [South Coffs Masterplan](#).

### G11.2 MINIMUM TARGET LOT YIELD

#### Applies to Land

This control applies to the [subdivision of land](#) within the South Coffs urban release area shown on the [South Coffs Masterplan](#).

#### Objectives

- To regulate the lot yield and ensure that adequate services are provided within the release area.

#### Requirements

- (1) Subdivision proposals are to be designed so that the minimum target lot yield for the South Coffs urban release area shown on [Minimum Target Lot Yield Map](#) is achieved for the entire release

area.

## G11.3 INFRASTRUCTURE REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the South Coffs Urban Release Area shown on the [South Coffs Masterplan](#).

### Objectives

- To ensure that appropriate infrastructure and utility services are provided to land within the urban release area.
- To ensure that development within the urban release area is responsive to the environmental context of the land.

### Requirements

- (1) Subdivision proposals are to accord with the requirements of relevant controls within Chapter [C1 Subdivision](#).
- (2) Access to the release area is to be provided by two intersections located along Stadium Drive, with no direct access to Stadium Drive permitted from any [resulting lot](#).
- (3) Cycleways are to be provided at no cost to Council in accordance with Council's [Development Specifications](#) (unless otherwise specified in the [South Coffs Developer Contributions Plan](#)).
- (4) Neighbourhood open space areas (including playgrounds) are to be provided at no cost to Council in accordance with Council's [Development Specifications](#) (unless otherwise specified in the [South Coffs Developer Contributions Plan](#)).
- (5) Bus bays (including bus shelters and bus stops) are to be provided within the urban release areas at no cost to Council in accordance with Council's [Development Specifications](#) and Chapter [C1 Subdivision](#) of this Plan (unless otherwise specified in the [South Coffs Developer Contributions Plan](#)).
- (6) Reticulated water and sewerage services are to be provided within the release area by the developer in accordance with Council's [Development Servicing Plans](#) and [Development Specifications](#).
- (7) Where services identified in Council's [Development Servicing Plans](#) are not in place at the time of development, it is the developer's responsibility to forward fund such services.

## G11.4 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the South Coffs urban release area shown on the [South Coffs Masterplan](#).

### Objectives

- To protect and maintain [high conservation value land](#).

## Requirements

- (1) Subdivision proposals are to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.

## G11.5 LAND DEDICATION

### Applies to Land

This control applies to the [subdivision of land](#) within the South Coffs urban release area shown on the [South Coffs Masterplan](#).

### Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

### Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#).
- (2) Where land identified in requirement number (1) above is to be retained in private ownership, development applications are to be accompanied by sufficient information to demonstrate that the subdivision will not compromise the continued protection and long term maintenance of [high conservation value land](#) under [Coffs Harbour LEP 2013](#).

**Note:**

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## G12 WEST COFFS

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### G12.1 MASTERPLAN

### Applies to Land

This control applies to land within the West Coffs urban release area shown on the [West Coffs Masterplan](#).

### Objectives

- To enable the coordination of public and private development within the release area.
- To provide for development on land that is free from environmental constraints.

### Requirements

- (1) Development and subdivision proposals are to comply with the principles of the [West Coffs Masterplan](#).

## G12.2 MINIMUM TARGET LOT YIELD

### Applies to Land

This control applies to the [subdivision of land](#) within the West Coffs urban release area shown on the [West Coffs Masterplan](#).

### Objectives

- To regulate the lot yield and ensure that adequate services are provided within the release area.

### Requirements

- (1) Subdivision proposals are to be designed so that the minimum target lot yield for the West Coffs urban release area shown on the [Minimum Target Lot Yield Map](#) is achieved for the entire release area.

## G12.3 INFRASTRUCTURE REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the West Coffs urban release area shown on the [West Coffs Masterplan](#).

### Objectives

- To ensure that appropriate infrastructure and utility services are provided to land within the urban release area.
- To ensure that development within the urban release area is responsive to the environmental context of the land.

### Requirements

- (1) Subdivision proposals are to accord with the requirements of relevant controls within Chapter [C1 Subdivision](#) of this Plan.
- (2) Cycleways are to be provided at no cost to Council in accordance with Council's [Development Specifications](#) (unless otherwise specified in the [West Coffs Developer Contributions Plan](#)).
- (3) Neighbourhood open space areas (including playgrounds) are to be provided at no cost to Council in accordance with Council's [Development Specifications](#) (unless otherwise specified in the [West Coffs Developer Contributions Plan](#)).
- (4) Bus bays (including bus shelters and bus stops) are to be provided within the urban release areas at no cost to Council in accordance with Council's [Development Specifications](#) and Chapter [C1 Subdivision](#) of this Plan (unless otherwise specified in the [West Coffs Developer Contributions Plan](#)).
- (5) Reticulated water and sewerage services are to be provided within the release area by the developer in accordance with Council's [Development Servicing Plans](#) and [Development Specifications](#).

- (6) Where services identified in Council's [Development Servicing Plans](#) are not in place at the time of development, it is the developer's responsibility to forward fund such services.

## G12.4 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the West Coffs urban release area shown on the [West Coffs Masterplan](#).

### Objectives

- To protect and maintain [high conservation value land](#).

### Requirements

- (1) Subdivision proposals are to comply with the relevant controls of [E1 Biodiversity](#) of this Plan.

## G12.5 LAND DEDICATION

### Applies to Land

This control applies to the [subdivision of land](#) within the West Coffs urban release area shown on the [West Coffs Masterplan](#).

### Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

### Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#) (unless otherwise specified in the [West Coffs Developer Contributions Plan](#)).
- (2) Where land identified in requirement number (1) above is to be retained in private ownership, development applications are to be accompanied by sufficient information to demonstrate that the subdivision will not compromise the continued protection and long term maintenance of [high conservation value land](#) under [Coffs Harbour LEP 2013](#).

#### Note:

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## G13 WEST MOONEE - DEFERRED

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## G14 WEST WOOLGOOLGA

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## G14.1 MASTERPLAN

### Applies to Land

This control applies to land within the West Woolgoolga urban release area shown on the [West Woolgoolga Masterplan](#).

### Objectives

- To enable the coordination of public and private development within the release area.
- To provide for development on land that is free from environmental constraints.

### Requirements

- (1) Development and subdivision proposals are to comply with the principles of the [West Woolgoolga Masterplan](#).

## G14.2 MINIMUM TARGET LOT YIELD

### Applies to Land

This control applies to the [subdivision of land](#) within the West Woolgoolga urban release area shown on the [West Woolgoolga Masterplan](#).

### Objectives

- To regulate the lot yield and ensure that adequate services are provided within the release area.

### Requirements

- (1) Subdivision proposals are to be designed so that the minimum target lot yield for the West Woolgoolga urban release area shown on the [Minimum Target Lot Yield Map](#) is achieved for the entire release area.

## G14.3 INFRASTRUCTURE REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the West Woolgoolga urban release area shown on the [West Woolgoolga Masterplan](#).

### Objectives

- To ensure that appropriate infrastructure and utility services are provided to land within the urban release area.
- To ensure that development within the urban release area is responsive to the environmental context of the land.

## Requirements

- (1) Subdivision proposals are to accord with the requirements of relevant controls within Chapter **C1 Subdivision** of this Plan.
- (2) The collector road shown on the [West Woolgoolga Masterplan](#) shall be constructed at no cost to Council (unless otherwise specified in the [West Woolgoolga Developer Contributions Plan](#)).
- (3) Cycleways are to be provided at no cost to Council in accordance with the [West Woolgoolga Masterplan](#) (unless otherwise specified in the [West Woolgoolga Developer Contributions Plan](#)).
- (4) Neighbourhood open space areas (including playgrounds) are to be provided at no cost to Council in accordance with the [West Woolgoolga Masterplan](#) (unless otherwise specified in the [West Woolgoolga Developer Contributions Plan](#)).
- (5) Bus bays (including bus shelters and bus stops) are to be provided within the urban release area at no cost to Council in accordance with Council's [Development Specifications](#) and Chapter **C1 Subdivision** of this Plan (unless otherwise specified in the [West Woolgoolga Developer Contributions Plan](#)).
- (6) Reticulated water and sewerage services are to be provided within the release area by the developer in accordance with Council's [Development Servicing Plans](#) and [Development Specifications](#).
- (7) Where services identified in Council's [Development Servicing Plans](#) are not in place, it is the developer's responsibility to forward fund such services.
- (8) The sewer rising main from Pump Station 14 shall be upgraded and diverted along the Pacific Highway to Pullen [Street](#).
- (9) Smaller pump stations shall be provided as necessary.

## G14.4 ENVIRONMENTAL REQUIREMENTS

### Applies to Land

This control applies to the [subdivision of land](#) within the West Woolgoolga urban release area shown on the [West Woolgoolga Masterplan](#).

### Objectives

- To protect and maintain [high conservation value land](#).

### Requirements

- (1) Subdivision proposals are to comply with the relevant controls of **E1 Biodiversity** of this Plan.

## G14.5 LAND DEDICATION

### Applies to Land

This control applies to the [subdivision of land](#) within the West Woolgoolga urban release area shown on the [West Woolgoolga Masterplan](#).



## Objectives

- To enable the dedication of suitable land of significant environmental value or public benefit.

## Requirements

- (1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's [Dedication of Land Policy](#).
- (2) Where land identified in requirement number 1 above is to be retained in private ownership, development applications are to be accompanied by sufficient information to demonstrate that the subdivision will not compromise the continued protection and long term maintenance of [high conservation value land](#) under [Coffs Harbour LEP 2013](#).

**Note:**

*Additional mechanisms exist for the in-perpetuity management of [high conservation value land](#), such as the [Biodiversity Banking and Offsets Scheme](#) administered by the [NSW Office of Environment and Heritage](#).*

## Part H Appendices

### Appendix 1 COASTAL HAZARD DEVELOPMENT SCENARIOS AND REPORT GUIDELINES (DEFERRED)

### Appendix 2 GUIDELINE FOR PREPARING VEGETATION MANAGEMENT PLANS

#### Vegetation Management Plans

Vegetation management plans are to be incorporate the requirements provided in the following table:

Vegetation Management Plan Requirements	
Executive Summary	<ul style="list-style-type: none"> <li>• Author of plan</li> <li>• Qualifications and / or experience.</li> </ul>
Description of site and project	<ul style="list-style-type: none"> <li>• Legal description of land</li> <li>• Site history (i.e. current management practices, fire, logging, contaminants etc.)</li> <li>• Physical attributes of the site (e.g. landform barriers drainage, topography, aspect, lithology, etc.)</li> <li>• Details of existing development on the land</li> <li>• Brief description of proposed development</li> </ul>
Aim & Objectives	<ul style="list-style-type: none"> <li>• Statement of intent (e.g. retention, protection, restoration, relocation or revegetation processes)</li> <li>• Aims and objectives</li> <li>• Relevant legislative requirements and measures required to satisfy such requirements</li> </ul>
Maps	<ul style="list-style-type: none"> <li>• Maps to a suitable scale comprising the following:               <ul style="list-style-type: none"> <li>– Location of subject site within the Coffs Harbour LGA;</li> <li>– Land use zones;</li> <li>– Locally significant environments i.e. regional park, reserves, state forest, national park, SIMP and wildlife corridor linkages</li> <li>– <a href="#">High conservation value vegetation</a></li> <li>– Spatial arrangement of vegetation to be removed, protected and restored</li> <li>– Any natural drainage lines; and</li> <li>– Bush fire asset protection zones (if required).</li> </ul> </li> </ul>
Assessment and description of existing vegetation	<ul style="list-style-type: none"> <li>• Description of vegetation communities present on the site including floristic composition, structural characteristics, spatial distribution and condition in accordance with volumes 1 &amp; 2 of the <a href="#">Coffs Harbour Fine Scale Vegetation Mapping</a>;</li> <li>• Relevant information from existing studies (i.e. flora and fauna and/ or environmental assessments reports)</li> <li>• Conservation significance of plant communities at a local, regional, state and federal level.</li> </ul>

Details of Methodology	<ul style="list-style-type: none"> <li>• Identification of management zones</li> <li>• Viability of management zone to support restoration, relocation or revegetation processes in the long-term</li> <li>• Restoration techniques to be used in each management zone</li> <li>• Description of seed collection techniques used (if applicable)</li> <li>• Weed extent and specific techniques to be used in weed control</li> <li>• Natural revegetation (if applicable)</li> <li>• Spacing requirements</li> <li>• Planting techniques (e.g. water crystals, fertilising and tree guards)</li> <li>• Planting schedule (including relationship between the planting schedule and weed control)</li> </ul>
Measures to protect retained vegetation	<ul style="list-style-type: none"> <li>• Location of services relative to protection /exclusion zones</li> <li>• Location and design of all short-term and long-term protective fencing (if required)</li> <li>• Specific tree protection measures (if required)</li> </ul>
Details of relocation requirements	<ul style="list-style-type: none"> <li>• Description and justification of any relocation requirements (Refer to Australian Network for Plant Conservation: Guidelines for the Translocation of Threatened Plants in Australia).</li> <li>• Any licensing requirements.</li> </ul>
Maintenance, monitoring and reporting processes	<ul style="list-style-type: none"> <li>• Weed control, planting and reporting schedules: <ul style="list-style-type: none"> <li>– timeframes</li> <li>– ongoing target areas and priority species</li> <li>– practical maintenance issues</li> <li>– allocation of responsibility</li> <li>– number of reports required</li> <li>– responsibility</li> </ul> </li> </ul>
Costing	<ul style="list-style-type: none"> <li>• Initial works (weed control/revegetation or restoration)</li> <li>• Follow up weed/ planting requirements, i.e.: <ul style="list-style-type: none"> <li>– two year plan budget including first year (four to eight visits/year depending on condition) and the second year (two to four visits/year depending on condition);</li> <li>– five year plan budget including first two years (four to eight visits/year depending on condition) and the last three years (two to four visits/year depending on condition);</li> <li>– seven year plan budget including first four years (four to eight visits/year depending on condition) and the last three years (two to four visits/year depending on condition);</li> <li>– ten year plan budget including first four years (four to eight visits/year depending on condition) and the last six years (two to four visits/year depending on condition).</li> </ul> </li> </ul>

### Preliminary Vegetation Management Plans

Preliminary Vegetation Management plans may be prepared to address the requirements provided in the above table as an outline where a detailed vegetation management plan is subsequently prepared and approved by Council to satisfy a condition of [development consent](#).

## Appendix 3 LANDSCAPING SPECIES AND UNDESIRABLE WEED SPECIES

The following lists specify a range of plants preferred for use in landscaping and general garden applications in Coffs Harbour. The lists are not exhaustive and a variety of other suitable species and cultivars are also available.

LARGE TREES >10m(Generally not suited for residential lots)	Height (m)	FEATURES
Ackama paniculata (Soft Corkwood)	40	Medium-sized tree with corky fawn-coloured bark
Araucaria heterophylla (Norfolk Island Pine)	20+	Striking pyramidal form and dark green leaves. Coast tolerant
Banksia integrifolia (Coastal Banksia)	15	Yellow flowers at various times during the year. Coast tolerant
Brachychiton acerifolius (Illawarra Flame Tree)	20+	Scarlet flowers in late spring. Prefers ample water
Brachychiton discolour (Lace Bark)	20+	Pink flowers in late spring/summer
Caesalpinia ferrea (Leopardwood)	15	Yellow flowers in later summer/autumn. Attractive spotted trunk
Calodendron capense (Cape Chestnut)	15+	Pink perfumed flowers in autumn and spring. Broad spreading tree. Prefers ample water
Euroschinus falcatus (Ribbonwood)	30	Small, pink flowers followed by fleshy, black fruits up to 1cm long
Flindersia australis (Australian Teak)	20+	White flowers in summer. Large star shaped woody fruit
Flindersia schottiana (Bumpy Ash, Cudgeri)	20+	Masses scented white flowers in summer. Large dark green leaves. Shade tolerant
Gmelina leichhardtii (White beech)	10	A handsome shade or specimen tree for large gardens. Masses of white and purple flowers cover the tree every three to four years
Grevillea baileyana and G. hilliana	15+	White flowers in spring. Leaves bronze or silver underside. Prefers composted soils
Grevillea robusta (Silky Oak)	20+	Orange tooth brush flowers in spring
Jacaranda mimosaeifolia (Jacaranda)	15	Blue flowers in late spring, light green ferny foliage. Deciduous during flowering
Melaleuca quinquenervia (Broad Leaf Paper Bark)	15+	Cream flowers late summer to winter. Red flowering form available. Tolerates wet and dry soils
Stenocarpus sinuatus (Firewheel Tree)	10-15	Orange / red whorl flowers in summers. Glossy green leaves. Dense columnar shape
Toona australis (Red Cedar)	20	Fragrant cream flowers in late spring

SMALL - MEDIUM TREES TO 10m	Height (m)	FEATURES
Acmena smithii (Lilly Pilly)	10	White flowers in summer followed by attractive pink fruit
Alloxylon flammeum (Tree Waratah)	10+	Red waratah like flowers in late spring. Prefers good soil and protected site
Backhousia citriodora (Lemon Scented Myrtle)	8	Profuse white flowers in summer. Lemon scented foliage with coppery new growth
Backhousia myrtifolia (Carol, Cinnamon Myrtle)	7	Masses of cream flowers in spring. Cinnamon scented foliage with coppery new growth
Buckinghamia celsissima (Ivory Curl Tree)	10	Large cream grevillea like flowers in autumn and spring

Callistemon viminalis (Weeping Bottle Brush)	8	Red bottle bush flowers spring/summer and often at other times of the year. Tolerates wet or dry soils. Weeping habit
Callistemon salignus (Pink Tips Bottle Brush)	10	Cream bottle brush flowers late spring/autumn. Bright pink new growth especially in spring. Tolerates wet or dry soils. Moderately frost tolerant
Cupaniopsis anacardioides (Tuckeroo)	10	White flowers followed by orange fruit in summer. Dark green leathery leaves. Coast tolerant.
Delonix regia (Poinciana)	10	Scarlet flowers in summer, bright green ferny foliage. Wide spreading tree with drooping horizontal branches
Elaeocarpus reticulatus (Blueberry Ash)	10	White or pink fringed bell flowers in spring followed by bright blue fruit.
Gordonia axillaris (Gordonia)	4	Large white camellia like flowers in autumn. Prefers humus rich soil and ample moisture
Lagerstroemia indica (Crepe Myrtle)	7	Red, pink, purple or white flowers in spring. Attractive trunk. Deciduous
Melicope hayesii (small leaved Euodia)	18	Slender tree. White flowers, glossy dark green leaves
Melicope micrococca (White Euodia)	27	Shrub or slender tree. White flower clusters and bird attracting fruit
Syzygium australe (Weigulga Bush Cherry)	10	White flowers followed by rose purple fruit in autumn. Coffs Harbour floral emblem
Syzygium luehmannii (Riberry)	10	White flowers followed by abundant pink/red fruit in summer. Attractive new growth in shades of pink. Pointed columnar form
Syzygium paniculatum (Magenta Lily Pilly)	10	White flowers followed by rose/purple fruit in autumn
Tibouchina granulosa, "Alstonville or 'Kay Williams' (Tibouchina or Lasiandra)	4-8	Large bright purple or pink flowers in autumn and spring
Tristaniaopsis laurina (Water Gum)	5	Yellow flowers in summer, attractive bark. Tolerates wet and dry soils

PALMS AND TREE FERNS	Height (m)	FEATURES
Archontophoenix cunninghamiana (Bangalow Palm)	20	Tall slender trunks topped with a crown of fronds
Chrysalidocarpus lutescens (Golden Cane Palm)	10	Gold green leaves and stems. Clumping habit
Cyathea cooperi (Rough Tree Fern)	6	Large fronds to 3m long. Scaly trunk. Fast growing
Dicksonia Antarctica (Soft Tree Fern)	6	Large light green fronds to 3m long. Soft furry trunk. Some frost tolerance
Howea fosteriana (Kentia Palm)	9	Attractive green trunk and pendulous leaves
Livistona australis (Cabbage Tree Palm)	30	Moist areas, flower spikes with sprigs of cream-white flowers

Roystonea regia (Royal Palm)	15+	Large stately palm with contoured trunk
Wodyetia bifurcata (Foxtail Palm)	7-15	Light green arching fronds with plumes of foliage

TALL SHRUBS	Height (m)	FEATURES
Banksia sp. & cultivars eg ericifolia & Giant Candles (Banksia)	5	Orange cone flowers in autumn / winter
Callistemon upright cultivars eg. Endeavour, Pink Surprise, Mauve Mist, Eureka (Bottle Brush)	3-4	Red or pink bottlebrushes in spring. Upright habit. Tolerates wet or dry soils
Callistemon viminalis weeping cultivars eg. Dawson River Weeper, Kings Park Special, Hannah Rae, Harkness (Weeping Bottlebrush)	4	Red bottlebrushes in spring and autumn. Weeping habit. Tolerate wet or dry soils
Camelia sasanqua	3	Large camelia flowers in various pink and white forms in autumn
Grevillea – tropical forms eg Honey Gem, Pink Surprise, Robyn Gordon, Sandra Gordon and Orange Marmalade (Tropical Grevillea)	3-4	Large flowers in various colours Spring and autumn
Leptospermum cultivars eg Cardwell	3	White flowers in spring
Lophostemon 'Billy Bunter' (Dwarf Brush Box)	2-3	Large green foliage with bronze new growth. Rounded form
Melaleuca cultivars eg Purpurea	3	Blue/green foliage, purple new growth. Tolerates wet soils
Michelia figo (Port Wine Magnolia)	3	Shiny green foliage, fragrant cream/burgundy flowers
Syzygium paniculatum Dwarf and Bronze Leaf Forms (Lilly Pilly or Brush Cherry)	2-3	Magenta berries in summer. Colourful new growth in some forms
Syzygium wilsonii (Powder Puff Lilly Pilly)	2	Large red flower balls in summer. Pink and red new growth in spring
Xanthostemon chrysanthus (Golden Pender)	3	Yellow flower balls in summer. Sheltered position

SMALL-MED SHRUBS	Height (m)	FEATURES
Abelia grandiflora (bronze, gold and dwarf forms)	1-2	Coloured foliage, pink bell flowers in spring
Acalypha various forms (Fiji Fire Plant)	1.5-2	Coloured foliage – bronze, crimson and green/gold forms
Allamanda neriifolia	1.5	Large yellow flowers spring and summer
Aucuba japonica (Gold Dust Plant)	2	Dark green leaves with gold markings. Requires part shade
Banksia spinulosa (Hair pin Banksia)	2	Orange yellow flower cones in winter/spring. Local native
Banksia robur (Swamp Banksia)	2	Yellow banksia cones in winter, attractive cones. Tolerates wet soils
Callistemon Captain Cook	2	Masses of red bottle brush in spring and other seasons

Callistemon var (Dwarf Bottlebrush eg 'Little John', 'Anzac')	1	Bottlebrush flowers, various colours
Croton	2	Brightly colour foliage and interesting leaf forms
Ixora chinense various forms eg. Prince of Orange (Jungle Flame)	1.5	Orange flower balls in spring and summer
Melalueca linariifolia dwarf forms eg. Snowstorm	1.5	White flowers in spring. Soft light green foliage. Tolerates wet soils
Plumbago auriculata	1	Blue or white flowers – autumn/spring
Westringea fruticosa (Coast Rosemary)	2	White flowers in spring. Blue/green foliage

SMALL PALMS AND PALM LILLIES	Height (m)	FEATURES
Chamedorea elegans (Cane Palm)	3	Needs shade
Cordyline stricta and petiolaris (Palm Lily)	3	Mauve flowers in spring, black berries in summer. Local native species. Tolerates shade, wet or dry soils
Cordyline – coloured leaf forms	3	Red, pink, striped leaf forms. Prefer some shade
Crinum pedunculatum Swamp Lily	1.5	Large white spider flowers in spring/summer. Large green leaves . Local native species. Tolerates wet or dry soils and salt winds
Doryanthes excelsa (Gynea Lily)	1.5	Red flower on tall flowering spike (to 3-4m) in spring
Dracaena coloured leaf and variegated forms (Dragon Plant, Happy Plant)	4	Green, green/yellow or green/red striped foliage
Lomandra longifolia and hystrix (Mat Rush)	1.5	Green strappy foliage. Local native speciesTolerates wet or dry soils and salt winds
Macrozamia communis (Burrawang)	3	Large leathery dark green fern leaves. Local native species
Phoenix roebelenii (Dwarf Date Palm)	2	
Philodendron selloum	2	Large dark green indented leaves

GROUND COVERS	Height (m)	FEATURES
Ajuga reptans (bugle flower)	0.2	Dark green/bronze leaves, blue flower
Alternanthera varieties	0.5 x 1	Coloured foliage in red or yellow
Austromyrtus dulcis (Midyim Berry)	1 x 1	White flowers, white speckled edible berries. Copper new growth
Banksia – dwarf cultivars	to 1m	Prostrate growth, cone flowers
Cissus rhombifolia (Grape Ivy)	0.5 x 3	Glossy green leaves. Scrambling habit – can be invasive
Cissus andtarctica (Kangaroo Vine)	0.5 x 4	Dark green leaves with rusty new growth. Local native species. Vigorous species for large areas only
Erigeron karvinskianus (Seaside Daisy)	0.3 x 1	White and pink flowers in spring and summer
Evolvulus eg Sapphire Blue, Blue Eyes	0.5 x 1	Blue flowers in autumn and spring/summer



Gardenia radicans (Prostrate Gardenia)	0.3 x 1	Scented white flowers in spring, glossy green leaves. Subject to scale when stressed
Gazania varieties	0.3 x 1	Yellow, pink or crimson daisy flowers in spring or summer. Tolerates salt winds and drought
Grevillea various spreading or compact forms eg. Royal Mantle, Bronze Rambler, Forest Rambler, obtusifolia	0.3 x 1-4	Red or pink toothbrush or spider flowers in spring/summer. Require good drainage
Hibbertia scandens (Guinea Flower)	0.5-1 x 3	Large yellow flowers in spring. Local native species. Tolerates salt spray and drought
Lantana (dwarf and prostrate forms) eg. Sunburst, Strawberry Swirl, White Lightning	0.5 x 4	Abundant purple, bright yellow, pink or white flowers in spring and summer. Non invasive cultivars
Trachelospermum 'Tricolour'	0.3 x 1	Variegated green/pink/white foliage
Viola hederacea (Native Violet)	0.2	White and purple violet like flowers most of year. Local native species. Suckering habit can be invasive. Tolerates shade and wet conditions

FERNS AND LOW FOLIAGE PLANTS	Height (m)	FEATURES
Acanthus mollis (Olyster Plant)	1	Large dissected leaves. Spikes of purple white flowers. Shade tolerant
Agapanthus – blue and white forms	0.5	Blue or white flowers in summer
Anigozanthos – various forms (Kangaroo Paw)	0.5-1	Kangaroo paw flowers in spring/summer
Asplenium australasicum (Birdsnest Fern)	1	Large leaves. Requires shade
Blechnum cartilagineum (Gristle Fern)	0.5	Leathery fern leaves. Local native fern. Sun and drought tolerant
Clivea nobilis (Kaffir Lily)	0.3	Orange flowers in winter/spring. Requires shade
Dietes bicolor and iridoides (Wild Iris)	1	
Dianella caerulea (Flax Lily)	0.6	Blue flowers in spring and bright blue berries in summer. Local native species
Hymenocallis littoralis (Spider Lily)	0.5	White spider flowers in summer. Glossy green leaves. Tolerates drought and salt winds
Philodendron Xanadu (Dwarf Philodendron)	1	Dark green indented leaves. Tolerates sun, shade, drought and wet conditions
Strelizea reginae (Bird of Paradise)	1	Distinctive orange and blue flowers in summer. Drought tolerant

## LOCAL NATIVE SPECIES

This list indicates locally occurring native species which may be available from nurseries and suited to landscaping or natural area restoration. Some of these species are also included in the previous lists.

\*Large trees not suited to residential lots

## Koala Food Trees\*

*Eucalyptus microcorys* (Tallow Wood)  
*Eucalyptus robusta* (Swamp Mahogany)  
*Eucalyptus punctata* (Grey Gum)  
*Eucalyptus propinqua* (Small-fruited Grey Gum)  
*Eucalyptus tereticornis* (Forest Red Gum)  
*Eucalyptus pilularis* (Blackbutt)  
*Eucalyptus grandis* (Flooded Gum)  
*Eucalyptus signata* (Scribbly Gum)  
*Eucalyptus maculata* (Spotted gum)  
*Melaleuca quinquenervia* (Broadleaved paperbark)

## Shrubs

*Acacia floribunda* (Sally Wattle)  
*Banksia spinulosa*  
*Breynia oblongifolia* (Dwarf's Apple)  
*Cordyline stricta* (Narrow Leaved Palm Lily)  
*Cyathea australis* (Rough Tree Fern)  
*Endiandra sieberi* (Corkwood)  
*Eupomatia laurina* (Bolwarra)  
*Leptospermum flavescens*  
*Psychotria loniceroides* (Hairy Psychotria)  
*Pittosporum revolutum* (Yellow Pittosporum)  
*Tabernaemontana pandacaqui* (Banana Bush)  
*Wilkiea huegeliana* (Veiny Wilkiea)

**Trees**

*Acacia melanoxylon* (Black Wattle)  
*Acmena smithii* (Lilly Pilly)  
*Acronychia imperforata* (Beach Acronychia)  
*Acronychia littoralis* (Scented Acronychia)  
*Alectryon coriaceus* (Beach Birds Eye)  
*Allocasuarina littoralis* (Black Oak)  
*Alphitonia excelsa* (red Ash)  
*Araucaria cunninghamii* (Hoop Pine)  
*Backhousia anisata* (Aniseed Tree)  
*Callicoma serratifolia* (Black Wood)  
*Callistemon salignus* (Pink Tips Bottlebrush)  
*Casuarina glauca* (Swamp Oak)\*  
*Cassine australis* (Red Olive Plum)  
*Cryptocarya triplinervis* (Three Vein Laurel)  
*Diploglottis australis* (Native Tamarind)\*  
*Dysoxylum mollissimum* (Red Bean)  
*Elaeocarpus reticulatus* (Blueberry Ash)  
*Elaeocarpus grandis* (Quandong)\*  
*Ficus coronata* (Creek Sandpaper Fig)  
*Glochidion ferdinandi* (Cheese Tree)  
*Guioa semiglauca* (Guioa)  
*Jagera pseudorhus* (Foambark)  
*Lophostemon confertus* (Brush Box)\*  
*Melalueca linariifolia* (Snow in Summer)  
*Melaleuca quinquenervia*\* (Broad Leaf Paperbark)  
*Neolitsea dealbata* (White Bolly Gum)  
*Omalanthus nutans* (Bleeding Heart)  
*Pandanus tectorius* var. *australianus* (Screw Pine)  
*Pittosporum rhombifolium* (Holly Leaf Pittosporum)  
*Pittosporum undulatum* (Sweet Pittosporum)  
*Planchonella australis* (Black Apple)  
*Polyscias elegans* (Celerywood)  
*Polyscias murrayi* (Pencil Cedar)  
*Rapanea variabilis* (Muttonwood)  
*Rhodomyrtus psidioides* (Native Guava)  
*Rhodamnia rubescens* (Brush Turpentine)  
*Sloanea woollsii* (Yellow Carabeen)\*  
*Syncarpia glomulifera* (Turpentine)  
*Synoum glandulosum* (Scentless Rosewood)  
*Syzygium australe* (Brush Cherry)  
*Syzygium luehmannii* (Riberry)  
*Syzygium oleosum* (Blue Lilly Pilly)

**ENVIRONMENTAL AND NOXIOUS WEEDS****Ground Covers/Climbers**

*Adiantum hispidulum* (Rough Maiden Hair Fern)  
*Alpinia coerulea* (Native Ginger)  
*Billardeira scandens* (Apple Berry)  
*Blechnum nudum* (Water Fern)  
*Blechnum cartilagineum* (Gristle Fern)  
*Brachyscome* spp. (Native Daisy)  
*Cissus antarctica* (Kangaroo Vine)  
*Cissus opaca* (Native Grape)  
*Commelina cyanea* (Blue Wandering Jew)  
*Crinum pedunculatum* (Swamp Lily)  
*Derris involua* (Native Derris)  
*Dianella caerulea* (Flax Lily)  
*Doodia aspera* (Rasp Fern)  
*Eustrephus latifolius* (Wombat Berry)  
*Gahnia seiberi* and *aspera* (Saw Sedge)  
*Hardenbergia violacea* (Native Sarsparilla)  
*Helichrysum* spp. (Native Daisies)  
*Hibbertia scandens* (Snake Vine)  
*Hibbertia dentata* (Guinea Flower)  
*Hoya australis* and *H. oligotricha* (Waxflower)  
*Ipomea pres-caprae* (Goats Foot)  
*Kennedia rubicunda* (Red Coral Pea)  
*Lomandra longifolia* (Mat Rush)  
*Morinda jasminoides* (Jasmine Morinda)  
*Pennisetum allopecuroides* (Swamp Foxtail)  
*Plectranthus cremmus* (Coastal Mint Bush)  
*Pultenaea villosa* and *retusa* (yellow pea)  
*Rhodanthe* spp. (Native Daisy)  
*Scaevola* (Blue Fan Flower)  
*Stephania aculeata*, *S. japonica* (Snake Vine)  
*Smilax australis* (Barbed Wire Vine)  
*Smilax glycyphylla* (Native Sarsparilla)  
*Themeda australis* (Kangaroo Grass)  
*Viola hederacea* (Native Violet)  
*Zieria prostrata* (Headland Zieria)

The following plants are not acceptable for use within landscape plans submitted for Council [approval](#).  
Plants occurring on a site are to be removed as part of landscape proposals.

### **Bushland Friendly Nursery Scheme Environmental Weeds**

*Aardisia crenata* (Coral Berry)  
*Abrus precatorius* (Crabs-eye Creeper)  
*Acacia saligna* (Golden Willow Wattle)  
*Ageratum houstonianum* (Blue Billygoat Weed)  
*Anredera cordifolia* (Madeira Vine)  
*Araujia sericiflora* (Moth Vine)  
*Aristolochia littoralis* & *elegans* (Dutchmans Pipe)  
*Asparagus aethiopicus*, *africanus*, *asparagoides* & *plumosus* (Asparagus Ferns)  
*Bryophyllum* spp. (Mother of Millions/Resurrection Plant)  
*Buddleja davidii* & *madagascarensis* (Butterfly Bush)  
*Caesalpinia decapetala*\* (Mysore Thorn)  
*Cinnamomum camphora* (Camphor Laurel)  
*Canna indica* (Canna Lily)  
*Cariospermum grandiflorum* (Balloon Vine)  
*Coffea Arabica* (Coffee)  
*Commelina benghalensis* (Hairy Commelina)  
*Cotoneaster* spp. (Cotoneaster)  
*Cuphea carthagenensis* (Cuphea)  
*Delairea odorata* (Cape Ivy)  
*Dioscorea bulbiferum* (Aerial Yam)  
*Duranta repens* (Duranta)  
*Eriobotrya japonica* (Laquat)  
*Eucalyptus torelliana* (Cadaghi)  
*Eugenia uniflora* (Brazilian Cherry)  
*Gleditsia triacanthos*\* (Honey Locust)  
*Gloriosa superba* (Glory Lily)  
*Hedychium gardnerianum* & *coronarium* (Kahili Ginger)  
*Hygrophila costata* (Glush Weed)  
*Inga paterna* (Ice Cream Bean)  
*Ipomoea alba*, *cairica*, *indica* & *purpurea* (Morning Glory's)  
*Koelreuteria paniculate* (Chinese Golden Rain Tree)  
*Lantana camara* (except red) & *montevidensis* (Lantana & Creeping/Mauve Lantana)  
*Leucaena leucocephala* (Leucaena)  
*Ligustrum sinense* & *lucindum* (Narrow Leaf and Large Leaf Privet)  
*Lonicera japonica* (Japanese Honeysuckle)  
*Macfadyena unguis-cati* (Cat's Claw Creeper)  
*Murraya paniculate* (Orange Jessamine)  
*Myriophyllum aquaticum* (Parrot's Feather)  
*Nephrolepis corifolia* (Fishbone Fern)  
*Ochna serrulate* (Mickey Mouse Plant)  
*Olea africanus* (African Olive)  
*Passiflora edulis*, *suberosa* & *subpeltata* (Passionfruit)  
*Paulownia tomentosa* & *fortunei* (Palownia)  
*Pennisetum setaceum* (Fountain Grass)

*Pinus elliotti & radiata* (Slash & Radiata Pine)  
*Psidium cattleianum & guaiava* (Cherry Guava & Guava)  
*Pueraria lobata*\* (Kudzu)  
*Pyracantha fortuneana* (Orange Firethorn)  
*Robinia pseudoacacia* (Black Locust)  
*Schefflera actinophylla* (Umbrella Tree)  
*Senna pendula var. glabrate & Senna X floribunda* (Cassia)  
*Solanum seaforthianum* (Climbing Nightshade)  
*Syagrus romanzoffianum* (Cocos Is. Palm)  
*Tecoma stans*\* (Yellow Bells)  
*Thunbergia alata & grandiflora* (Black-eyed Susan & Blue Trumpet Vine)  
*Tradescantia fluminensis* (Trad)  
*Triadica sebera*\* (*Sapium sebiferum*) (Chinese Tallow)  
*Watsonia meriana* (Bulbil Watsonia)  
*Wedelia trilobata* (Singapore Daisy)

**\* proposed W2 noxious weeds February 2003**

#### Other Environmental Weeds and Undesirable Species

*Ailanthus altissima* (Tree of Heaven)  
*Bambusa sp* (Bamboo – running varieties)  
*Datura suaveolens* (Angels Trumpet)  
*Erythrina x sykesii* (Coral Tree)  
*Nerium oleander* (Oleander)  
*Olea Africana* (Wild Olive)  
*Rhaphiolepis indica* Indian Hawthorn)  
*Setaria palmifolia* (Palm Grass)  
*Solanum mauritianum* (Wild Tobacco Tree)  
*Tabebuia chrysantha*\* (Golden Trumpet Tree)

#### Not Recommended for Small Blocks or Close to Buildings or Services

*All Ficus species*\* (Figs e.g. Moreton Bay, rubber plant)  
*Liquidamber acerifolius* (Liquidamber)  
*Eucalyptus species* (Gums)  
*Populus species*\* (All Poplars)  
*Salix species*\* (Weeping willow)

**\* Not to be planted within 12m of services**

#### Schedule of Noxious Weeds throughout the City of Coffs Harbour (as declared May 2011)

COMMON NAME	BOTANICAL NAME	CLASS
African Feathergrass	<i>Pennisetum macrourum</i>	5
African Turnipweed	<i>Sisymbrium runcinatum</i>	5
African Turnipweed	<i>Sisymbrium thellungii</i>	5
Aleman Grass	<i>Echinochloa polystachya</i>	2
Alligator Weed	<i>Alternanthera philoxeroides</i>	2

COMMON NAME	BOTANICAL NAME	CLASS
Anchored Water Hyacinth	<i>Eichhornia azurea</i>	1
Annual Ragweed	<i>Ambrosia artemisiifolia</i>	5
Arrowhead	<i>Sagittaria montevidensis</i>	4
Artichoke Thistle	<i>Cynara cardunculus</i>	5
Athel Tree	<i>Tamarix aphylla</i>	5
Bathurst / Noogoora / Californian / Cockle Burrs	<i>Xanthium</i> spp.	4
Bear Skin Fescue	<i>Festuca gautieri</i>	5
Bitou Bush	<i>Chrysanthemoides monilifera subsp. rotunda</i>	4
Black Knapweed	<i>Centaurea nigra</i>	1
Blackberry	<i>Rubus fruticosus</i> (agg. Spp)	4
Boneseed	<i>Chrysanthemoides monilifera subsp. monilifera</i>	2
Bridal Creeper	<i>Asparagus asparagoides</i>	4
Broad Leaf Pepper Tree	<i>Schinus terebinthifolius</i>	3
Broomrapes	<i>Orobanche</i> species	1
Burr Ragweed	<i>Ambrosia confertiflora</i>	5
Cabomba	<i>Cabomba caroliniana</i>	5
Cayenne Snakeweed	<i>Stachytarpheta cayennensis</i>	5
Chilean Needle Grass	<i>Nassella neesiana</i>	4
Chinese Celtis	<i>Celtis sinensis</i>	3
Chinese Tallow Tree	<i>Triadica sebifera</i>	3
Chinese Violet	<i>Asystasia gangetica subsp. micrantha</i>	1
Clockweed	<i>Gaura lindheimeri</i>	5
Clockweed	<i>Gaura parviflora</i>	5
Columbus Grass	<i>Sorghum x alnum</i>	4
Corn Sowthistle	<i>Sonchus arvensis</i>	5
Crofton Weed	<i>Ageratina adenophora</i>	4
Dodder	<i>Cuscuta</i> species	4 & 5
East Indian Hygrophila	<i>Hygrophila polysperma</i>	3
Espartillo	<i>Achnatherum brachychaetum</i>	5
Eurasian Water Milfoil	<i>Myriophyllum spicatum</i>	1
Fine-Bristled Burr Grass	<i>Cenchrus brownii</i>	5
Fireweed	<i>Senecio madagascariensis</i>	4
Fountain Grass	<i>Pennisetum setaceum</i>	5
Gallon's Curse	<i>Cenchrus biflorus</i>	5
Giant Parramatta Grass	<i>Sporobolus fertilis</i>	4
Giant Rat's Tail Grass	<i>Sporobolus pyramidalis</i>	3
Glaucous Starthistle	<i>Carthamus glaucus</i>	5
Golden Thistle	<i>Scolymus hispanicus</i>	5
Green Cestrum	<i>Cestrum parqui</i>	3
Groundsel Bush	<i>Baccharis halimifolia</i>	3
Harrisia Cactus	<i>Harrisia</i> spp.	4
Hawkweed	<i>Hieracium</i> spp.	1

COMMON NAME	BOTANICAL NAME	CLASS
Honey Locust	<i>Gleditsia triacanthos</i>	3
Horsetail	<i>Equisetum</i> spp.	1
Hygrophila	<i>Hygrophila costata</i>	2
Hymenachne	<i>Hymenachne amplexicaulis</i>	1
Johnson Grass	<i>Sorghum halepense</i>	4
Karoo Thorn	<i>Acacia karroo</i>	1
Kidney Lead Mud Plantain	<i>Heteranthera reniformis</i>	1
Kochia	<i>Kochia scoparia bassia</i>	1
Kosters Curse	<i>Clidemia hirta</i>	1
Kudzu	<i>Pueraria lobata</i>	3
Lagarosiphon	<i>Lagarosiphon major</i>	1
Lantana	<i>Lantana species</i>	4
Leafy Elodea	<i>Egeria densa</i>	4
Lippia	<i>Phyla canescens</i>	4
Long-Leaf Willow Primrose	<i>Ludwigia longifolia</i>	4
Mexican Feather Grass	<i>Nassella tenuissima</i>	1
Mexican Poppy	<i>Argemone mexicana</i>	5
Miconia	<i>Miconia</i> spp.	1
Mikania	<i>Mikania micrantha</i>	1
Mimosa	<i>Mimosa pigra</i>	1
Mistflower	<i>Ageratina riparia</i>	4
Mossman River Grass	<i>Cenchrus echinatus</i>	5
Mysore Thorn	<i>Caesalpinia decapetala</i>	3
Pampas Grass	<i>Cortaderia</i> spp.	4
Parthenium Weed	<i>Parthenium hysterophorus</i>	1
Pond Apple	<i>Annona glabra</i>	1
Prickly Acacia	<i>Acacia nilotica</i>	1
Prickly Pear	<i>Opuntia</i> spp. except <i>O. ficus indica</i>	4
Prickly Pear	<i>Cylindropuntia species</i>	4
Privet - Broad Leaf	<i>Ligustrum lucidum</i>	4
Privet - Narrow Leaf / Chinese	<i>Ligustrum sinense</i>	4
Red Rice	<i>Oryza rufipogon</i>	5
Rhus Tree	<i>Toxicodendron succedanea</i>	4
Rubbervine	<i>Cryptostegia grandiflora</i>	1
Sagittaria	<i>Sagittaria platyphylla</i>	5
Salvinia	<i>Salvinia molesta</i>	3
Senegal Tea Plant	<i>Gymnocoronis spilanthoides</i>	1
Serrated Tussock	<i>Nassella trichotoma</i>	4
Siam Weed	<i>Chromolaena odorata</i>	1
Smooth-Stemmed Turnip	<i>Brassica barrelieri subspecies oxyrrhina</i>	5
Soldier Thistle	<i>Picnoman acarna</i>	5
Spiny Burr Grass	<i>Cenchrus incertus</i>	4
Spiny Burr Grass	<i>Cenchrus longispinus</i>	4
Spotted Knapweed	<i>Centaurea maculosa</i>	1
Texas Blueweed	<i>Helianthus ciliaris</i>	5



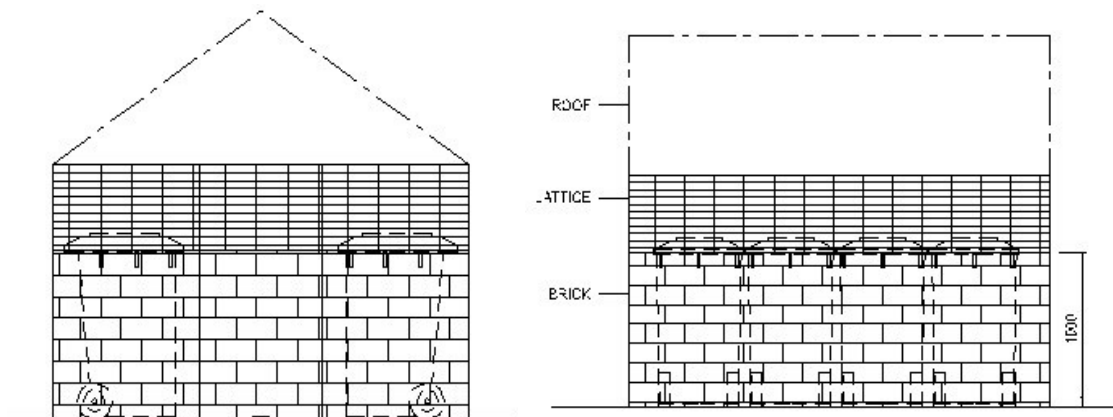
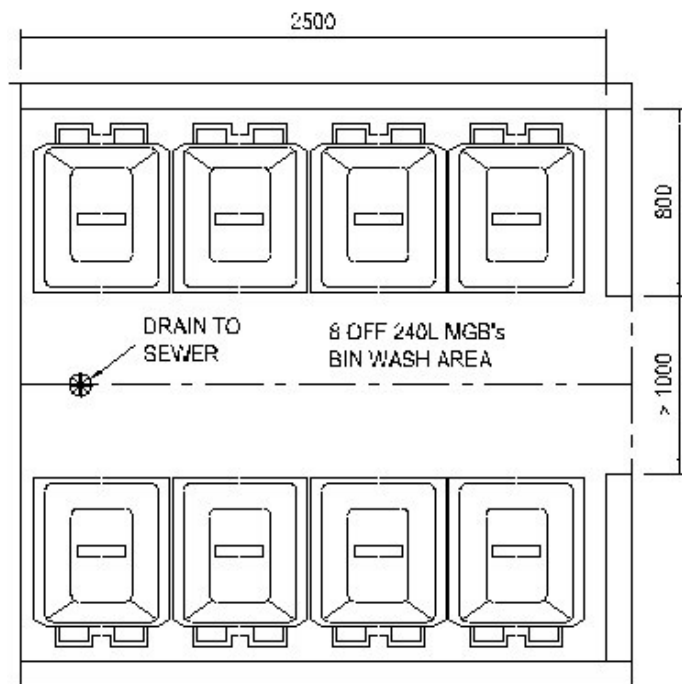
COMMON NAME	BOTANICAL NAME	CLASS
Tropical Soda Apple	<i>Solanum viarum</i>	2
Water Caltrop	<i>Trapa species</i>	1
Water Hyacinth	<i>Eichhornia crassipes</i>	3
Water Lettuce	<i>Pistia stratiotes</i>	1
Water Pennywort	<i>Hydrocotyle ranunculoides</i>	1
Water Soldier	<i>Stratiotes aloides</i>	1
Willows	<i>Salix species (incl all Salix spp except S. babylonica, S. x reichardtii, S. x calodendron)</i>	5
Witchweed	<i>Striga species (incl all Striga spp except native species and Striga parviflora)</i>	1
Yellow Bells	<i>Tecoma stans</i>	3
Yellow Burrhead	<i>Limnocharis flava</i>	1
Yellow Nutgrass	<i>Cyperus esculentus</i>	5

Class 1	<b>State Prohibited Weeds</b> These are noxious weeds that pose a potentially serious threat to primary production or the environment and are not present in the State or are present only to a limited extent. These are noxious weeds which must be eradicated from the land and the land must be kept free of the plant.
Class 2	<b>Regionally Prohibited Weeds</b> These are noxious weeds that pose a potentially serious threat to primary production or the environment of a region to which the order applies and are not present in the region or are present only to a limited extent. These are noxious weeds which must be eradicated from the land and the land must be kept free of the weed.
Class 3	<b>Regionally Controlled Weeds</b> These are noxious weeds which pose a serious threat to primary production or the environment of an area to which the order applies, are not widely distributed in the area and are likely to spread in the area or to another area. These are noxious weeds which must be fully and continuously suppressed and destroyed.
Class 4	<b>Locally Controlled Weeds</b> These are noxious weeds that pose a threat to primary production, the environment or human health, are widely distributed and are likely to spread in the area or to another area. The growth and spread of these noxious weeds must be controlled according to the measures specified in the relevant management published by Council.
Class 5	<b>Restricted Plants</b> These are noxious weeds that are likely, by their sale or sale of their seeds or movement within the State or an area of the State, to spread either within or outside the State. These noxious weeds are prohibited from sale.

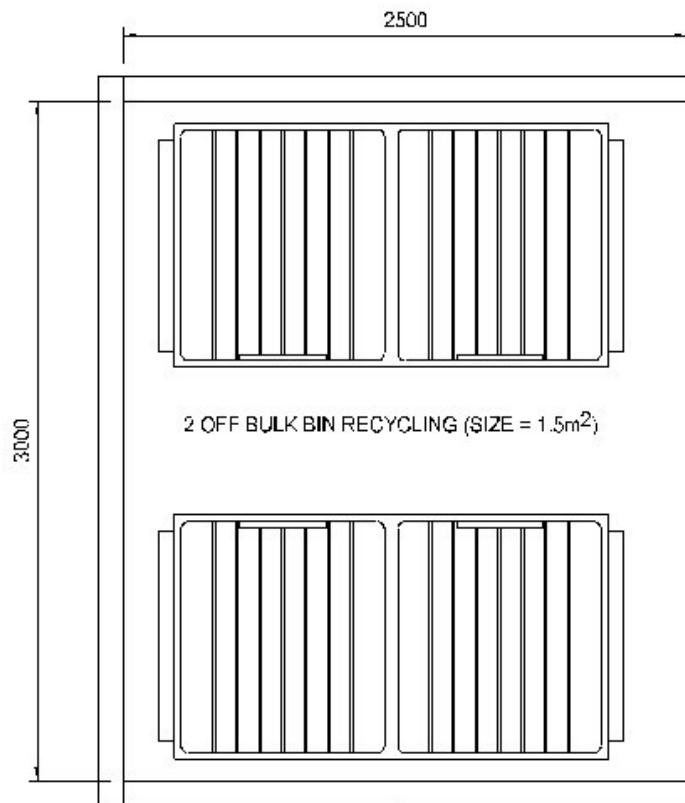
## Appendix 4 WASTE MANAGEMENT EXAMPLES

### Design Guidelines for Bin Wash/Storage Areas

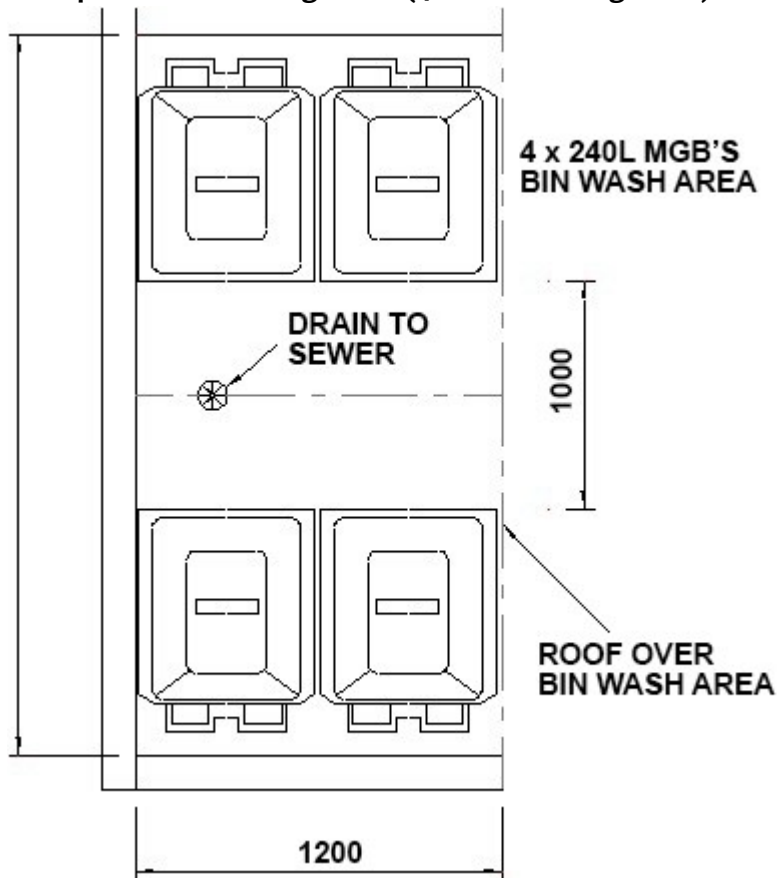
### Example Storage Area for Mobile Garbage Bins (8 Bins)



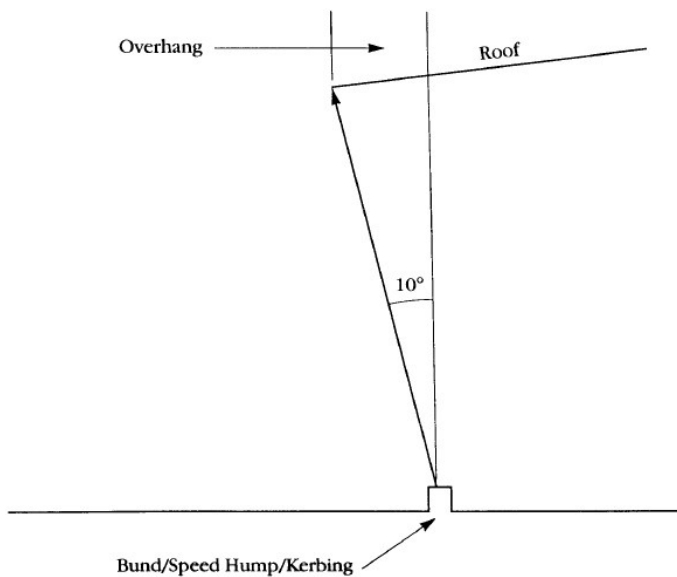
### Example Bulk Bin Storage Area (2 x 1.5m<sup>3</sup>)



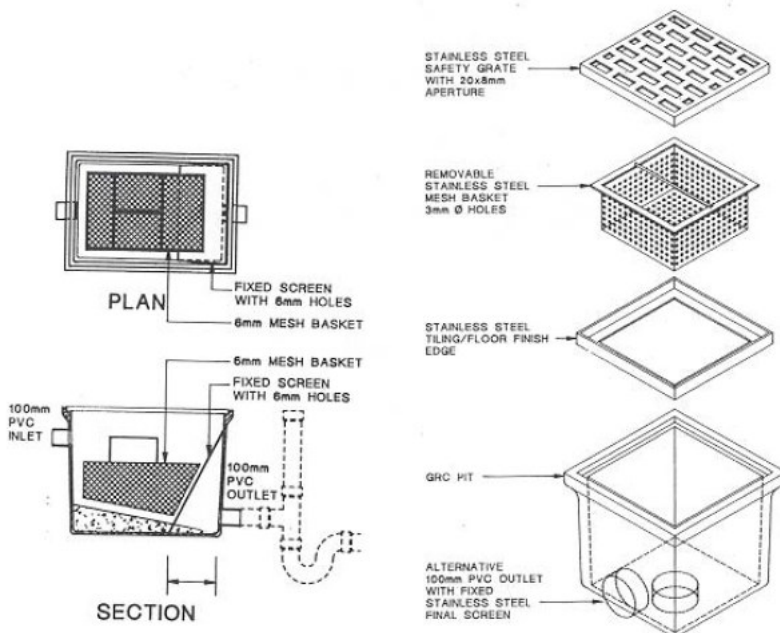
**Example Bulk Bin Storage Area (4 Mobile Garbage Bins)**



**Roofing Requirements for Bin Storage Areas**



Source: *DEUS Liquid Trade Waste Management Guidelines 2005*  
**Dry Basket Arrestor Requirements**

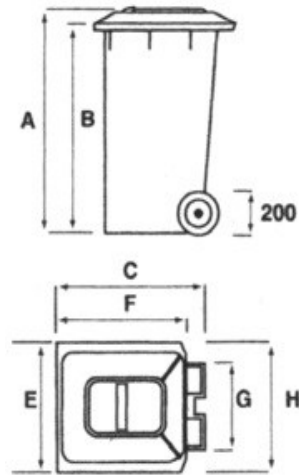


Source: *DEUS Liquid Trade Waste Management Guidelines 2005*  
**Available Bin Sizes**

### Bin Dimensions – Mobile Garbage Bins

Kitchen Organics Bin

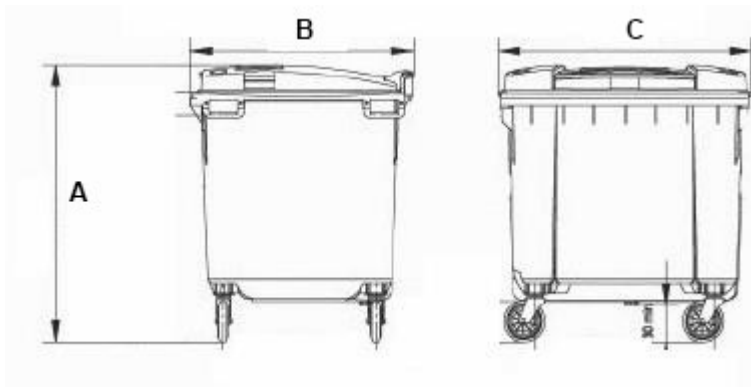
240L Wheelie Bin



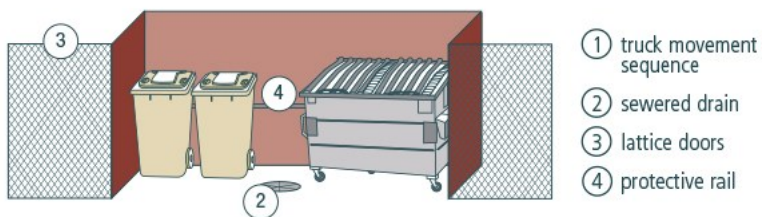
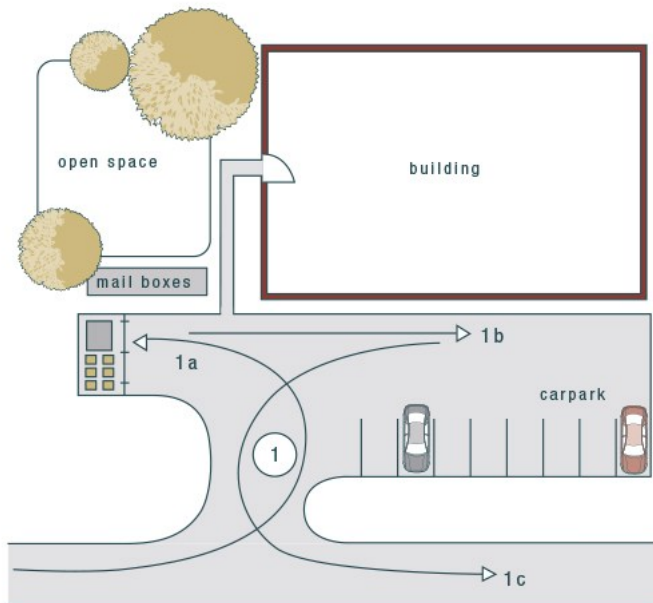
### Bin Dimensions – Bulk Bins

Bin Dimension	240L	660L	1100L
Height (A)	1060mm	1230mm	1260mm
Depth (B)	740mm	800mm	1080mm
Width (C)	580mm	1220mm	1210mm

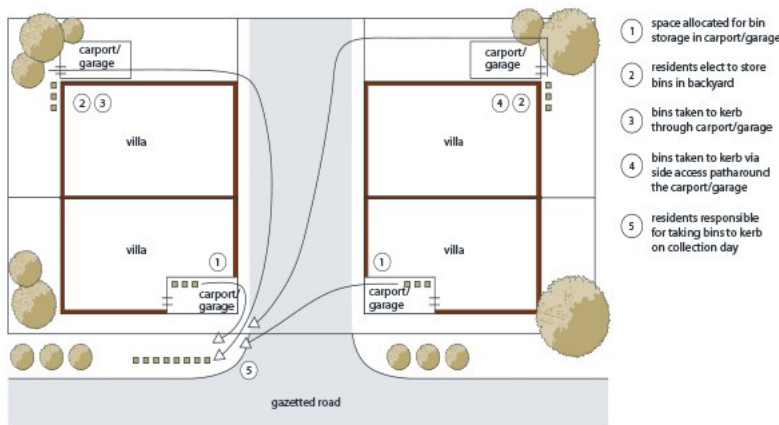
### Bulk Bin



## Access Design Examples



**Note: roof not shown on diagram**



Example of bins stored within each individual yard

*This example demonstrates different bin storage locations that are possible for villas and townhouses where bins are stored within each individual property. Bins would be collected from the kerbside, with residents responsible for the movement of bins to and from the collection point on the collection day.*

## NOTES ON EASEMENTS

Developments proposing internal collection points, waste storage and recycling facilities and garbage and recycling rooms should provide convenient access and a truck turning area to enable the collection of the receptacles from within the property.

### EASEMENT REQUIREMENTS:

**An easement entitling the Council, its servants and agents and persons authorised by it, to enter upon the subject land and to operate thereon vehicles and other equipment for the purpose of garbage and recycling collection, shall be granted to the Council by the owner of the subject land at the cost of the applicant, prior to occupation of the development and prior to registration of any plan of subdivision or strata subdivision of the subject land.**

**Such easement shall be in a form acceptable to the Council and shall include covenants to the effect that in the absence of negligence on the part of the Council, its servants, agents and those authorised by the Council to enter the subject property, they will not be liable for any damage caused to the subject land or any part thereof, or to any property located therein or thereon by reason of the operation thereon of any vehicle or other equipment used in connection with the collection of the garbage and recycling and to the effect that the owner for the time being of the subject land shall indemnify the Council, its servants, agents and persons authorised by it, to collect garbage and recycling against liability in respect of such claims made by any person whomsoever.**

**Documentation for the provision of the easement is to be submitted with the Subdivision or Strata Application.**

**NOTE:** An 88(b) instrument is an acceptable form of easement subject to the area effected by the easement not requiring renewal upon sale or transfer at any time.

### Example Clauses for Management Statement/Strata Bylaws

- (1) Council, its servants and agents have the full and free right at all times to enter upon Neighbourhood Property and to operate vehicles and other equipment for the purpose of garbage and recycling collection, and to repair and maintain the statutory services and statutory service lines.
- (2) Council, its servants or agents shall not be liable for any damage caused to the Neighbourhood Property arising from the operation of any vehicle or other equipment as envisaged by the above subclause except where such damage is caused by the negligence or recklessness of Council, its servants or agents.
- (3) The terms of this Clause may not be varied except with the prior written agreement from Council



from time to time, or the successor of Council.

## Construction Waste Management Plan

A Construction Waste Management Plan is required to address the following information and is to include the design and location of any bin storage / wash areas.

Description of Development						
	<i>Residential</i> <input type="checkbox"/>	Multi-unit <input type="checkbox"/>	No. of units	Bedrooms per unit:		
		Villa / townhouse <input type="checkbox"/>	No. of dwellings	Bedrooms per unit:		
	<i>Commercial</i> <input type="checkbox"/> (including public building / tourist accommodation)	Detail				
	<i>Construction / demolition</i> <input type="checkbox"/>					
Option selected				Tick	Yes	No
	Option A. Individual MGBs (3 x each premise)					
	Option B. Shared MGBs					
	Option C. Shared Bulk bins					
	Option D. Individual Bulk Bins (commercial)					

The following information is required for each element of the waste management system design.

Storage – space and location (Option A only)				
Location of bin storage / wash area is to be provided in accordance with the following and any relevant controls with F6 – Waste Management of this Plan.		Tick	Yes	No
	<b>Requirements</b>			
	Bins are not visible from the street.			
	Area available at each dwelling for storage of bins = 1.8 x 0.8m			

Storage – space and location (Options B, C and D)			
Service requirements (bin type and access) have been discussed with the collection service provider.	Name of Contact:		
	Tick	Size	Freq.
Total number and size of bins and frequency of collection (See recommended bin options within F6 – Waste Management of this Plan).	<b>Recycling</b> - e.g. 1,100L weekly		
	<b>Organics</b> – e.g. 2 x 240L weekly		
	<b>Garbage</b> – e.g. 1,100L weekly		

Space			
		Tick	Yes No
Appropriate bin storage/wash area design and cross-section in accordance with the following requirements	<b>Requirements - Bin storage and wash area</b>		
	Roofed to prevent ingress of stormwater into sewer		
	Concrete floor graded and drained to sewer		
	Drain to dry basket arrestor (as per <a href="#">Liquid Trade Waste Policy</a> )		
	Anti-vandal tap with hose fitting for washing bins		
	Made with materials to match principle development		
	Concrete graded floor with speed hump type ramp between area and outside path / driveway – no steps		
	Disabled access requirements fulfilled		

Location			
		Tick	Yes No
Location of bin storage area is shown on plans and satisfies the following requirements:	<b>Requirements</b>		
	Bins are conveniently located for access by all users e.g. near car park.		
	If located within front setback area, adequate screening is provided.		
	Bins are not visible from the street.		
	Noise and security has been considered in relation to neighbouring properties.		

Internal Storage (residential and commercial only)			
		Tick	Yes No
<b>Option C</b> – For development t comprising >3 storeys or >18 units, waste storage facilities may be provided on each floor or an internal collection service may be operated at the expense of the owners. Such option is to be describe in detail and shown on plans. i.e. waste cupboard space provided in each unit.			

Access – for Caretaker/ Residents			
		Tick	Yes No
<b>Distance</b> – MGBs do not need to be wheeled more that 75m (50m maximum for aged persons or persons with a disability.)			
<b>Slope</b> – bin-carting grade is at a maximum of 1:14 – disabled access requirements have been met (where they differ from this requirement).			
MGBs do not have to be wheeled over steps to get them from where they are stored, to the kerbside.			

Access – for Waste Collectors			
		Tick	Yes No
<b>MGBs –</b> Sufficient space is available for collection at kerbside (i.e. space provided = number of bins to be placed at kerb for collection x 0.9m). <b>No encroachment outside property boundary is permitted</b>	Maximum Number of bins to be collected on any day =  Space at Kerb =        metres		
<b>MGBs –</b> The location will not pose a traffic hazard (i.e. wheeled bins are not placed near intersections, roundabouts, slow points, and along busy arterial roads.) On one-way streets bins are placed on the side of the road in the direction of traffic.			
<b>Access roads –</b> If access is via a private road the collection service provider has been consulted regarding access conditions (NB. An 88B instrument or similar may apply – see example above).	Contact:		
<b>88B Instrument applies (or equivalent community management statement inclusion)</b>			
<b>Option C Bulk Bins –</b> Driveway access is suitable for the collection vehicle in terms of its strength and geometric design as per technical specifications <b>(See Access requirements within F6 – Waste Management of this Plan)</b>			
<b>Option C Bulk Bins –</b> Bulk bins must be able to be moved across a flat surface at a reasonable distance for collection and the point of collection must be a flat, even surface.			
<b>Option C Bulk Bins –</b> The need for reversing of collection vehicles is eliminated or limited.			

### Construction and Demolition Schedule

Demolition Schedule – complete all items that apply below				
		Tick	Yes	No
Waste streams to be collected have been identified				
Name of Licenced Asbestos removalist				
Licence No.				
<b>Identify which waste streams will be collected</b> (tick yes or no in column on right)	<b>Name of Facility / company collecting for disposal</b> (if yes marked in column on right)			
Recyclables (glass, plastics 1-5, paper / cardboard, aluminium cans, steel cans)				
Organics / greenwaste				
Concrete / surplus pour				
Cement / bricks / masonry				
Contaminated fill				
Clean fill				
Paper / cardboard (if not with mixed recyclables)				
Wood / timber				
Metals - aluminium, zinc, copper, steel, lead (pipes, roofing, guttering strapping)				
Plastics (pipes and gutters)				
Insulation materials				
Plasterboard (clean)				
Tiles / roof tiles				
Windows / doors				
Glass unbroken				
Fixtures / fittings				
Carpet / underlay				
Vinyl floor covering / lino				
Sundry waste (paint tins, glue cartridges, plastic drums)				
Hazardous waste (more than 10 fire alarms, chemicals)				
Asbestos				
General waste				
Plan attached with location of temporary on-site waste storage				

# Part I Schedule of Amendments