



Nana Glen - Bucca



Development Control Plan



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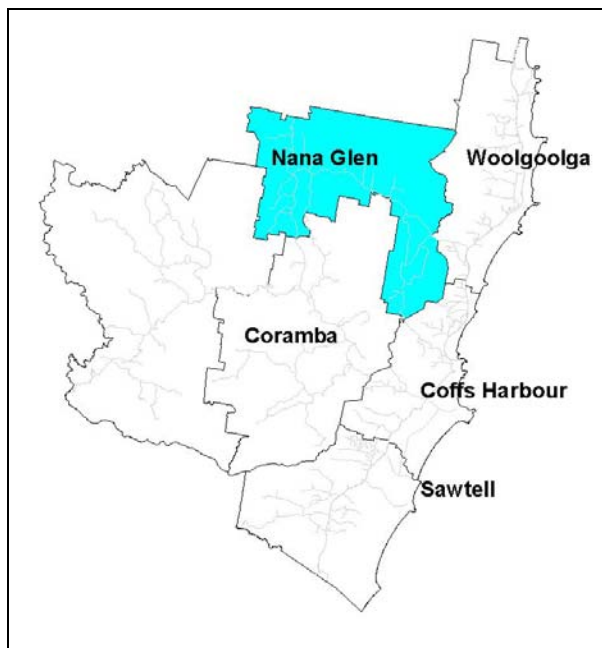
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PART 1 - OVERALL STRATEGY

PREAMBLE

This Development Control Plan (DCP) is called the Nana Glen/Bucca DCP and applies to the area shown on the following map.

This Plan came into force on 1 December 2004.



AMENDMENTS

This Plan was amended on 7 February 2008.

VISION

To achieve sustainability of our rural communities.

SUSTAINABILITY PRINCIPLES

ECONOMIC

- The use of land is to be more self-sustaining with lower input costs;
- The population size of rural areas is to be sufficient to sustain and extend services in key centres; and
- The standard of roads is to be adequate to meet community needs.

SOCIAL

- The demand for rural living is to be satisfied without creating land use conflicts;
- The community is assisted in social organisation, participation and collective action; and
- The scenic quality of the vegetated hillsides is protected.

ENVIRONMENTAL

- The biodiversity of the area is supported by the retention and enhancement of native vegetation;
- The water catchments are protected; and
- The landowners are assisted in achieving sustainable property management.

HOW TO USE THIS DCP

This DCP is divided into four parts.

Part 1 - Overall Strategy: This provides an overall strategy for all the rural areas in the Local Government Area. It shows how the Nana Glen-Bucca area fits into the big picture as a mixed agricultural area.

Part 2- Place Management Strategy: Describes the main strategies for this area and the zonings.

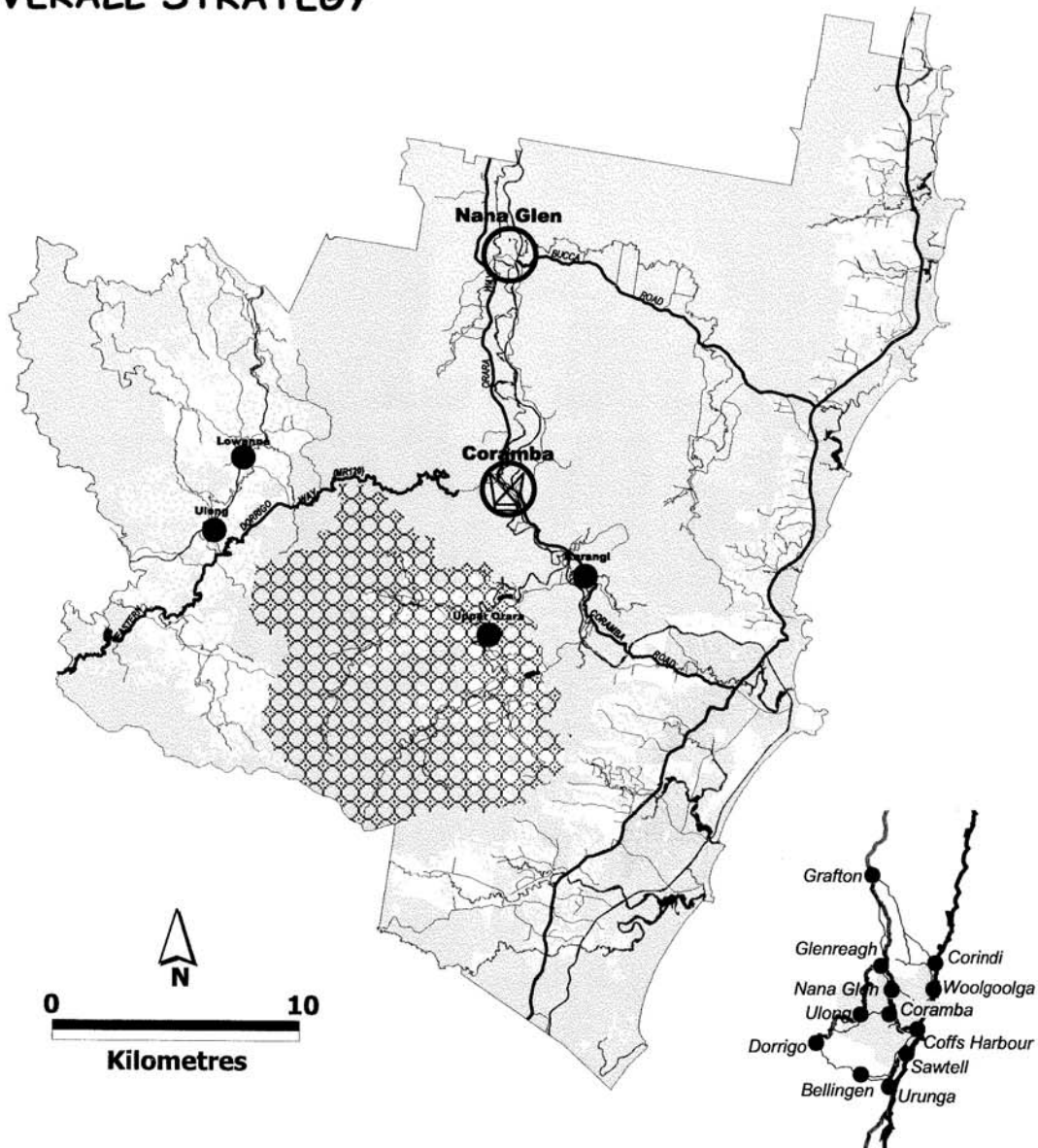
Part 3 - Zoning Controls: Explains the controls that relate to the various zones and describes what uses are allowed and not allowed in each zone.

Part 4 - Development Controls: Includes building, subdivision, environmental and servicing guidelines for development within each of the zones.

Note:

Proponents will need to ensure that their proposal is consistent with Parts 1 - 4.

OVERALL STRATEGY



Legend

Tropical Agriculture

Coastal catchments suited to bananas, avocados and other tropical fruits; horticulture; and farm forestry

Mixed Agriculture

Orara/Bucca valley requires diversified approach to farming, including horticulture, livestock and farm forestry

Broadacre Agriculture - Nature Based Tourism

Eastern Dorrig consists of larger landholdings able to be used for broadacre grazing and timber production. Proximity of Dorrig and Bindarri National Parks, and areas of rainforest on private land creates opportunity for nature based tourism

Rural Living Areas

Urban Land

Roads

Project future road demands and review current road standards and identify future upgrades. Seal Eastern Dorrig Way through to Dorrig, create tourist drive through Coramba, Nana Glen, Bucca, Moonee, Coffs Harbour

Railway

Promote historic Glenreagh to Dorrig Railway as a tourist attraction when restoration completed

Key Centre

Enhance key centres by mainstreet improvement works and increasing population in adjoining rural living areas

Meeting Centres

Provide meeting places for rural communities. Place committees to determine enhancement works required



Heritage Conservation Area: Coramba

Guide improvement works and promote as part of tourist route

Creeks

Protect riparian vegetation and encourage revegetation and rehabilitation

Green Space

Retain and enhance existing vegetation through property management planning and incentives

Other Potential Green Space

Where opportunity allows, extend habitat and create linkages

Cochranes Pool Catchment

Protect main water supply catchment through land use controls

PART 2 - PLACE MANAGEMENT STRATEGY

CHARACTER STATEMENT

This place, comprising Nana Glen, Nana Glen Rail and surrounding Bucca and Lower Orara Valleys, provides opportunities to live in a rural setting relatively close to Coffs Harbour's urban centre and coastal areas.

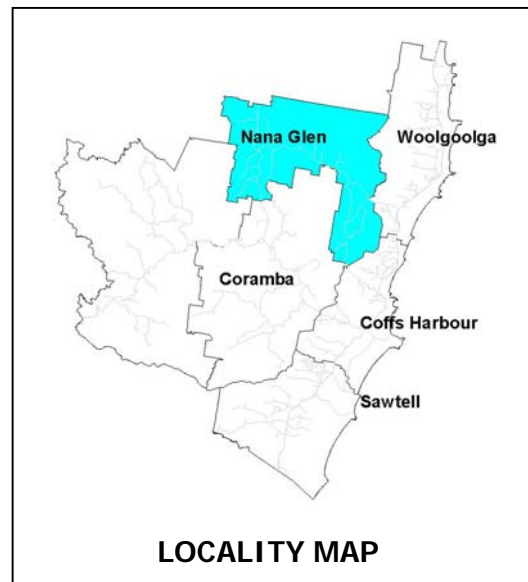
Nana Glen/Bucca boasts rural charm with open river flats, densely vegetated creek banks and timbered backdrop. Mixed agriculture enhances enterprises of beef and the timber industry.

Nana Glen is a satellite village of Coffs Harbour providing a focus and key service centre for the community. As a productive area with diverse farming including grazing, forestry and horticulture, the community maintains its important link with agriculture.

Rural residential development on the village peripheries has enhanced the village viability in social (lifestyle), recreational and economic terms.

Rural residential development is carefully planned and designed to integrate with the existing villages, protect and enhance vegetation and the high aesthetic value of the rural landscape.

Planting of local species along Orara River, Bucca Creek and associated streams assists in maintaining improved water quality.



Concept: Upgrade Streetscape

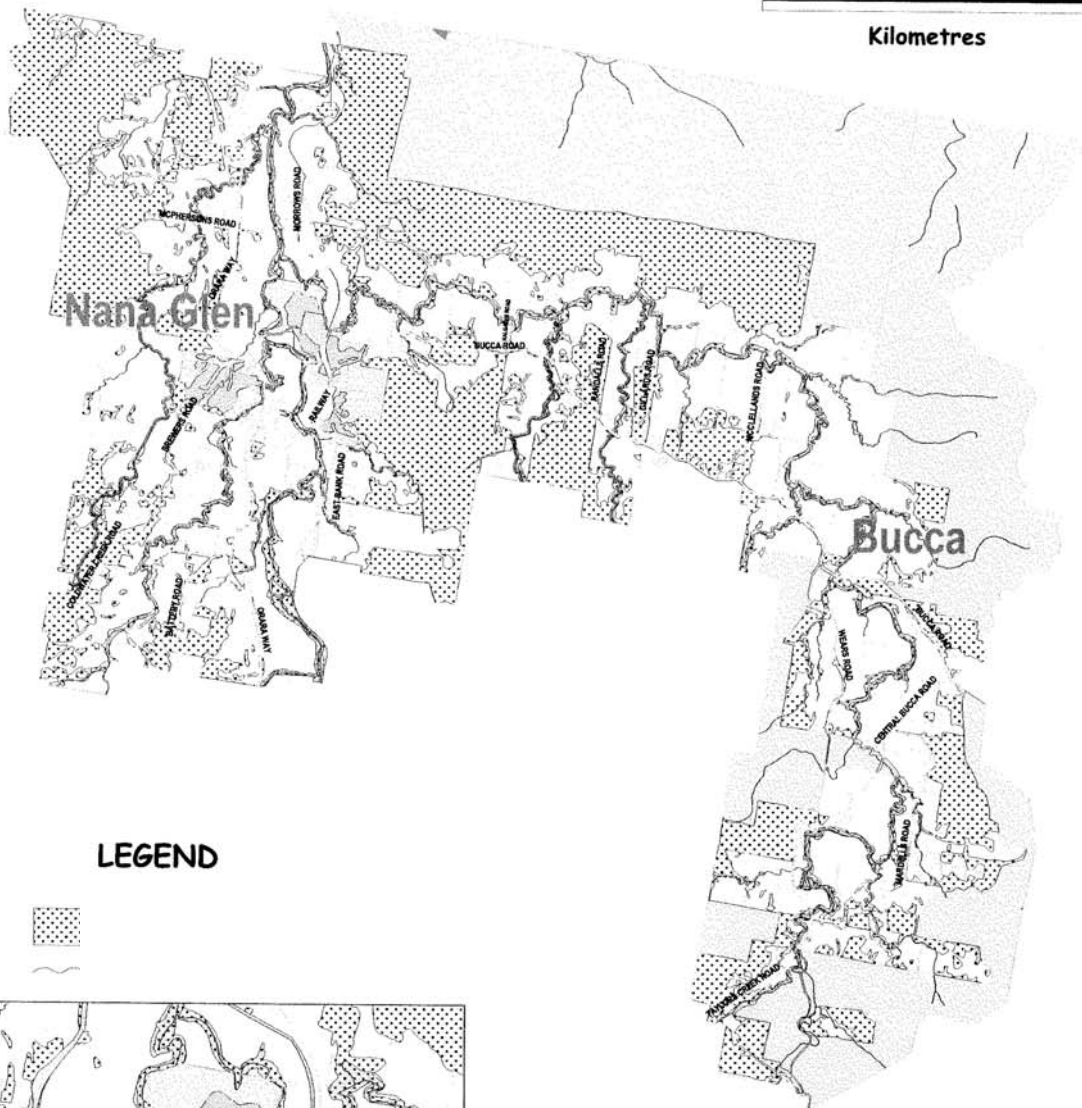


PLACE MANAGEMENT PLAN

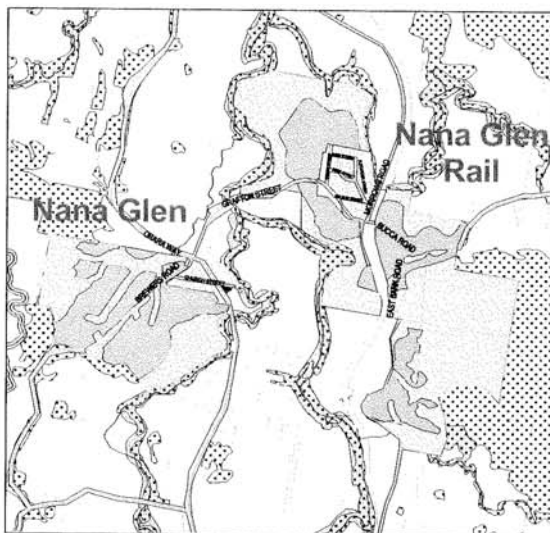
Nana Glen - Bucca



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Kilometres



LEGEND



NANA GLEN VILLAGE

Zones under Coffs Harbour City Local Environmental Plan 2000

1A Rural Agriculture

1B Rural Living

1F State Forest

2A Residential Low Density

5A Special Uses

6A Open Space Public Recreation

7A Environmental Protection
Habitat and Catchment

(Refer to Coffs Harbour City Local
Environmental Plan 2000 for detailed
mapping of the 7A zone.)

PART 3 - ZONING CONTROLS

TYPES OF DEVELOPMENTS

This Part provides controls on land use activities. A land use activity will fit into one of five categories:

- Exempt Development;
- Development without Consent;
- Development with Consent;
- Prohibited Development; and
- Other Development.

Exempt Development: this type of development is minor development and may be carried out without Council approval, refer to Appendix A for listing.

Development without Consent: this type of development does not require Council approval, but the environmental implications are to be taken into consideration. Appendix B provides a list of these.

Notes:

Some activities, for example, farm dams less than 5,000m², do not require Council approval but may require approval from the Department of Land and Water Conservation.

Development with Consent: this type of development is listed in Appendix B and requires the approval of Council. See procedures flow chart on Page 6 for process.

Prohibited Development: this includes all development listed in Appendix B for the relevant zone. This type of development cannot be undertaken or approved.

Other Development: additional land use activities, that may require development consent, are listed under General and Specific Controls.

(Refer Appendix B; and to the Flow Chart on Page 6).

GENERAL CONTROLS

Tree Preservation: the following table lists the zones in which certain types of trees must be preserved and the minimum lot size when this applies.

Zone	Trees Included	Min Lot Size
Rural 1B Living	Koala Habitat Trees	2ha
Residential 2A Low Density	Koala Habitat Trees	4,000m ²
Environmental Protection 7A (Habitat and Catchment)	Australian Native Trees	No minimum

Proponents of development may obtain detailed information from Council on the types of koala habitat tree species that require preservation.

Koala Habitat: is identified on the *Koala Habitat Information Sheet*. This Information Sheet has matters relating to development proposed within or adjacent to koala habitat.

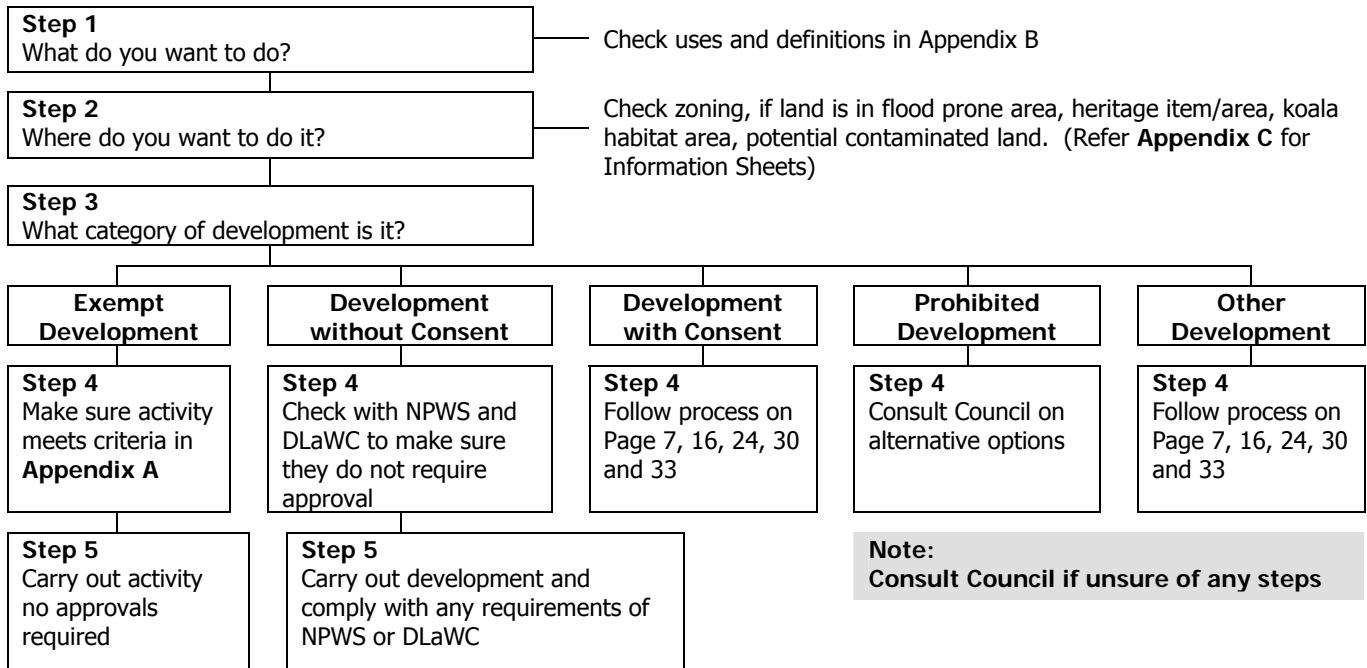
Development Near Zone Boundaries: some land use activities near zone boundaries may be allowed with development consent if the proposal is not inconsistent with the aims and objectives of both zones. This does not apply to land in the zone 7A.

Temporary Use of Land: community activities such as festivals do not require development consent if they contribute to the cultural well-being of the community and do not operate for more than 28 days a year (consecutive or not). However, written approval from Council must be obtained prior to any of these activities being carried out.

Note:

Certain rural activities require an Environmental Impact Statement (EIS), refer to pages 14 and 22.

LAND USE ACTIVITY FLOW CHART



SPECIFIC CONTROLS

Heritage: There are two heritage items in the Nana Glen/Bucca locality, namely:

- Residence - 'Edgefern', East Bank Road, Nana Glen; and
- St Peters Church - 47 Grafton Road, Nana Glen Rail.

Proponents wishing to develop one of the heritage items above, or on land adjoining these items, need to comply with the ***Heritage Information Sheet***.

ENVIRONMENTAL HAZARDS

Landform Modification: is the filling or excavating of land affecting the natural environment. Development consent is required in some cases. (See ***Landform Modification Information Sheet***).

Flooding: Council's Floodplain Development and Management Policy deals with development of flood prone land. (See ***Potentially Flood Prone Land Information Sheet***).

Potential Contaminated Land: some previous agricultural, manufacturing or industrial land uses may have caused land contamination. (See ***Contaminated Land Information Sheet***).

PART 4 - DEVELOPMENT CONTROLS

RURAL 1A AGRICULTURE ZONE

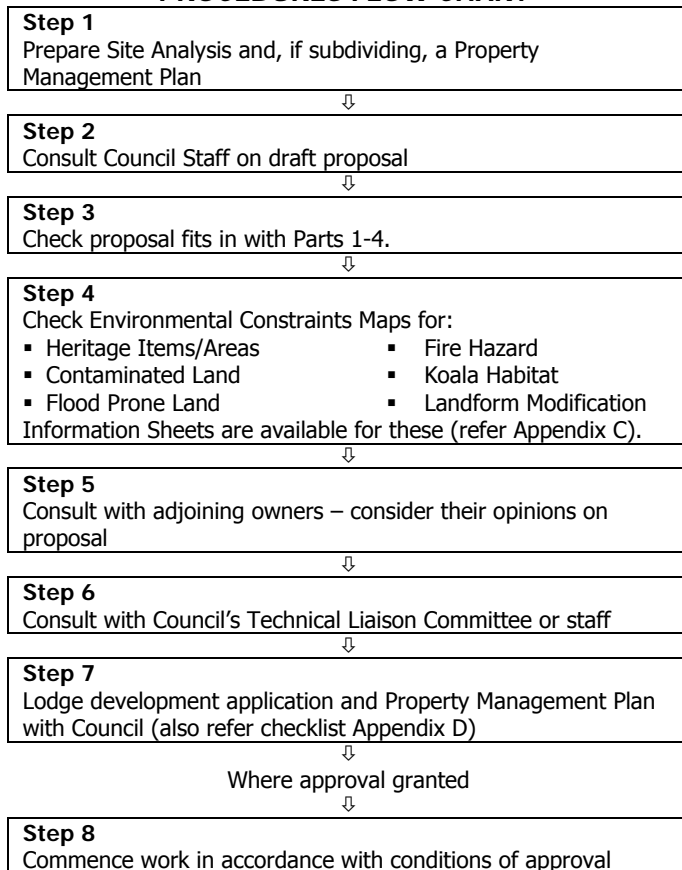
AIM

The aim of this zone is to provide for the preservation of existing or potentially productive agricultural land.

DEVELOPMENT APPLICATION PROCESS

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

PROCEDURES FLOW CHART

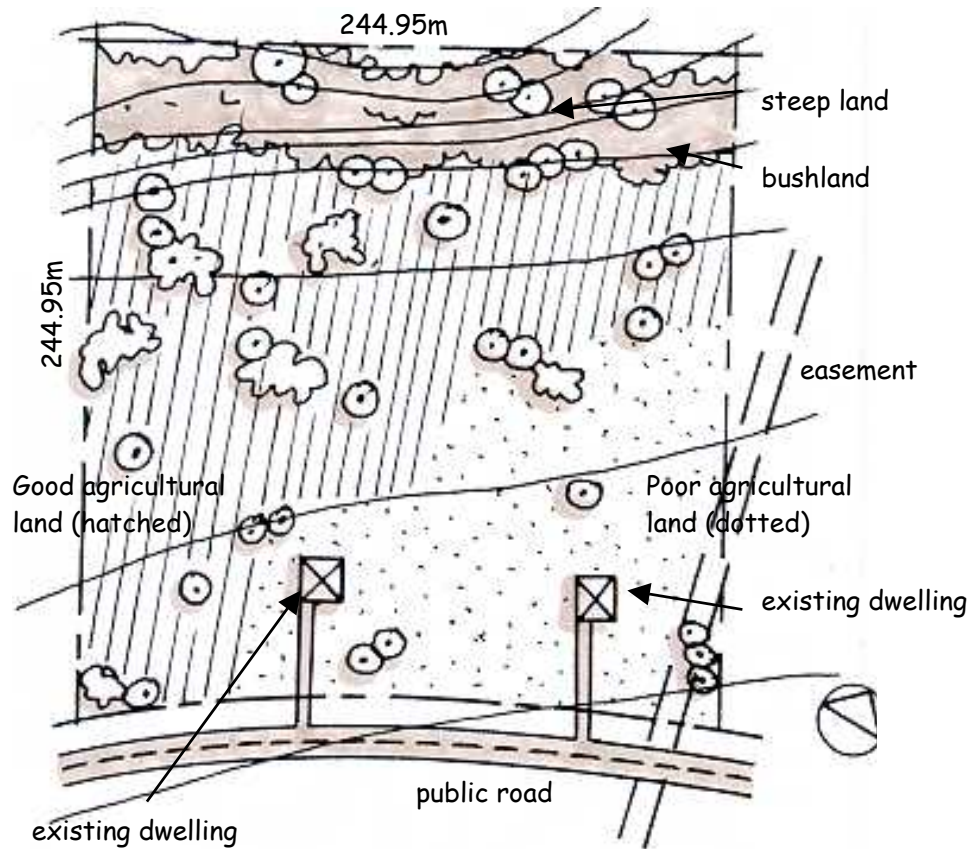


SITE ANALYSIS

Site analysis is required to identify opportunities and constraints for building and subdivision design. A site analysis plan at scale 1:200 (or similar) must be submitted clearly outlining what is proposed and where. The plan should indicate:

- The location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development
- Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building
- Elevations and sections showing proposed external finishes and heights
- Proposed finished levels of the land in relation to buildings and roads
- Building perspectives, where necessary to illustrate the proposed building
- Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate)
- Proposed landscaping and treatment of the land (indicating plant types and their height at maturity)
- Proposed methods of draining the land
- Waste management, including trade waste provisions
- Details of services – water, sewer, stormwater
- Provisions of access and facilities for people with a disability
- Cross sections of the structure and extent of cut and fill
- Proposed building materials and their finished colours
- Trees to be removed.

SITE ANALYSIS



STATEMENT OF ENVIRONMENTAL EFFECTS

A statement of environmental effects must accompany the lodgement of a Development Application. It is principally used to assess proposals in terms of their environmental impact.

Make the design of residential buildings interesting and livable by incorporating some or all of these elements:

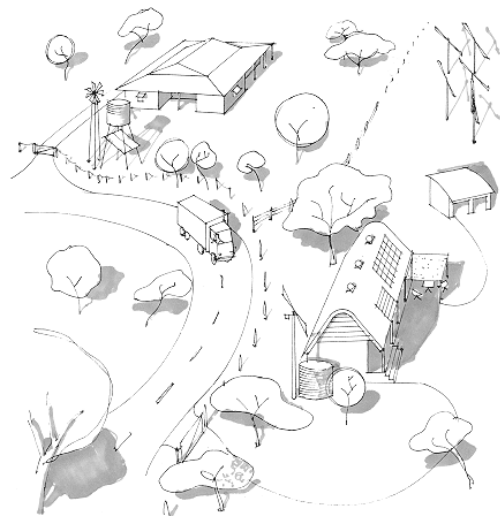
- decks;
- pergolas;
- verandahs;
- eaves;
- lattice; and
- climate control windows.

BUILDINGS

DESIGN

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

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



Traditional and modern designs can blend in with rural character

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

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

BASIX (BUILDING SUSTAINABILITY INDEX)

BASIX certificates are required for development that involves the erection or change of use to any building that contains one or more dwellings, excluding hotels and motels.

To Obtain a BASIX Certificate

To obtain a BASIX certificate applicants must complete the on-line assessment at www.basix.nsw.gov.au

NON-RESIDENTIAL DEVELOPMENT

The Nana Glen-Bucca place has great appeal from a tourism perspective. Several sites currently operate a variety of tourist facilities in the rural setting, eg bed and breakfast accommodation, cabins, cafes, art and craft galleries.

More intensive tourist facilities could be developed eg motel accommodation, integrated resorts and caravan parks. Any applications for these facilities require further consideration on their merits.

Special attention is required to the following:

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

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

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

Note:

For attached dual occupancies dwellings should share a common wall and roofline – dwelling separation by courtyards, breezeways and covered walkways is not acceptable.

ON-SITE EFFLUENT DISPOSAL

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

BUSHFIRE HAZARD

Bushfire hazard management must comply with the provisions of the 'Planning for Bushfire Protection 2001' guidelines. Under these guidelines, Rural 1A zoned land must:

- Ensure safe access/ egress to the property.
- Designate Asset Protection Zones to act as a buffer zone between development and hazard.
- Provide adequate and independent static water to provide protection arising from ember attack and possible direct flame impingement.
- Locate water storage onsite and near buildings

Open Air Burning

Open air burning is restricted under the *Protection of the Environment Operations Legislation Amendment (Control of Burning) Regulations 2006*. Open air burning is permitted in land zoned Rural 1A subject to the possession of a permit during bushfire season. The bushfire season, as determined by the Rural Fire Service usually runs from September to March subject to climatic factors. Standards set by the rural fire service dictate how open air burning should be carried out. The Rural Fire Service has published the *Standards for Windrow Burning*, *Standards for Pile Burning* and *Standards for Asset Protection* to be followed when carrying out open air burning. For more information visit the NSW Rural Fire Service website: <http://www.rfs.nsw.gov.au>

BOUNDARY ADJUSTMENTS

As detailed in State Environmental Planning Policy Number One - Boundary Adjustments, the following criteria apply to boundary adjustments on rural lands:

- No net increases in the number of lots or dwelling entitlements are to be created by boundary adjustments.
- Where an existing lot has more than one dwelling (i.e. rural workers dwellings) a boundary adjustment cannot be used to capture a second dwelling. That is, no entitlements or dwellings on the existing lot can be transferred to the new lot.
- Boundary adjustments must not be used to increase the ability to create more lots or dwelling entitlements in the future.
- Boundary adjustments must assist in the preservation of existing or potentially productive agricultural land. There must be no chance that the net outcome of the boundary adjustment could negatively impact on the objectives of the zone.
- Boundary adjustments must not create a situation where the position of existing or proposed improvements and rural activities on the new allotment is likely to cause disruption or conflict to neighbouring properties.

- New allotments must not be inconsistent with any development standard i.e. not less than 40 hectares or 6 hectares when consistent with coastal horticulture (banana cultivation).
- Suitable access arrangements shall be made between adjoining properties. This may include limiting one access point onto local, arterial or main road networks and no increase in the number of existing access points. Existing access points may require upgrading.
- Where land is partly zoned 7A Environmental Protection, the boundary adjustment must ensure the resultant lots contain a building envelope of not less than 1 hectare outside the 7A zone.

RIPARIAN AREAS

Coffs Harbour City Council is committed to its Camphor Laurel eradication program. Any development of rural lands should identify affected areas and provide a program and/or strategies for their removal.

Riparian areas shall not be accessed by stock, any development of subdivision shall incorporate:

- fencing off the area to allow rehabilitation;
- the provision of alternate stock water points (installation of water troughs);
- removal of weeds;
- planting of appropriate endemic species.

the activities of Landcare groups are encouraged to assist in the rehabilitation of riparian areas; the extent of any Landcare activities on the property should be shown on the PMP.

WATER RIGHTS

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

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

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

ENVIRONMENTAL CONTROLS

CONSTRAINTS

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

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

(Refer Appendix C for Information Sheets and Environmental Sustainability Factors map)

Note:
The constraints maps can be viewed at Council.

SEDIMENT AND EROSION CONTROL

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

VEHICULAR ACCESS AND SERVICES

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

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

Alternative power sources should be considered, which include:

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

WATER SUPPLY

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

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

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

STORMWATER

Stormwater is not to be directed to neighbouring properties.

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

ENVIRONMENTAL IMPACT STATEMENTS

Certain rural activities may require the preparation of an Environmental Impact Statement (EIS). Such activities include:

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

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

BUFFER DISTANCES

Buffer distances shall be adopted between land uses to reduce conflict and contribute to the screening of agricultural uses.

Vegetated buffers provide a viable alternative for the separation of land uses. Vegetation screens can act as effective barriers when they are established to meet the following criteria:

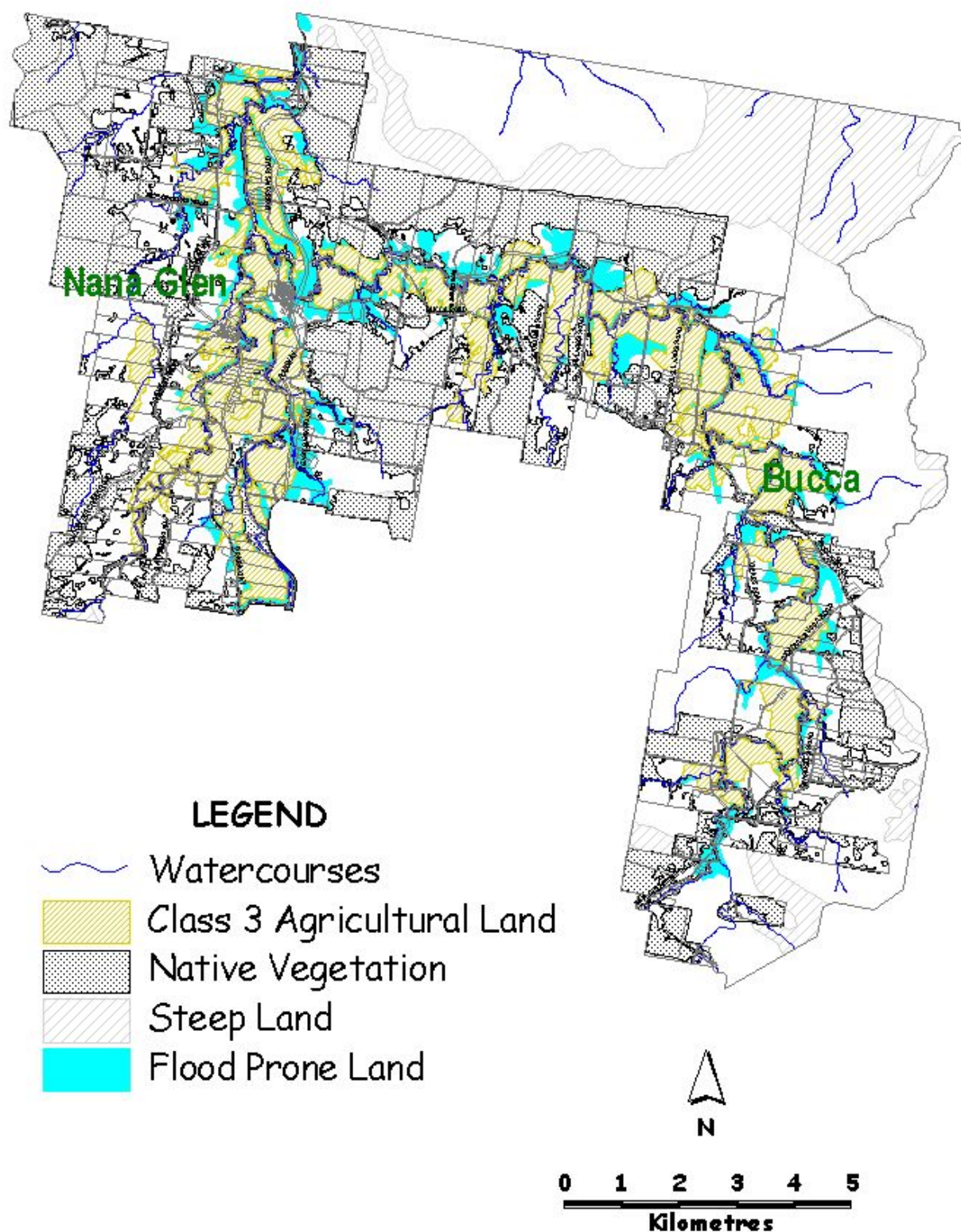
- Are a minimum total width of 40m;
- Contain random plantings of a variety of fast growing and hardy tree and shrub species;
- Have a screen height of 1.5 times the spray release height or target variation height;
- Provide a permeable barrier that allows air to pass through the buffer, a porosity of 0.5 is recommended;
- Include a 10m fire protection zone either side of the screen;

Conflict Element	Minimum Distance (M) without vegetation	Minimum Distance (M) with appropriate vegetation
Chemical spray drift	300	40
Intermittent odour	500	500
Intermittent noise	60	15
Long term noise	500	120
Dust, smoke and ash	150	40

Note: *Appropriate Vegetation* refers to shrubs or trees species with long, thin and rough foliage for more efficient spray capture. Foliage should be from the base to the crown of the tree.

Source: Queensland Department of Primary Industries

ENVIRONMENTAL SUSTAINABILITY FACTORS



PART 4 - DEVELOPMENT CONTROLS

RURAL 1B LIVING ZONE

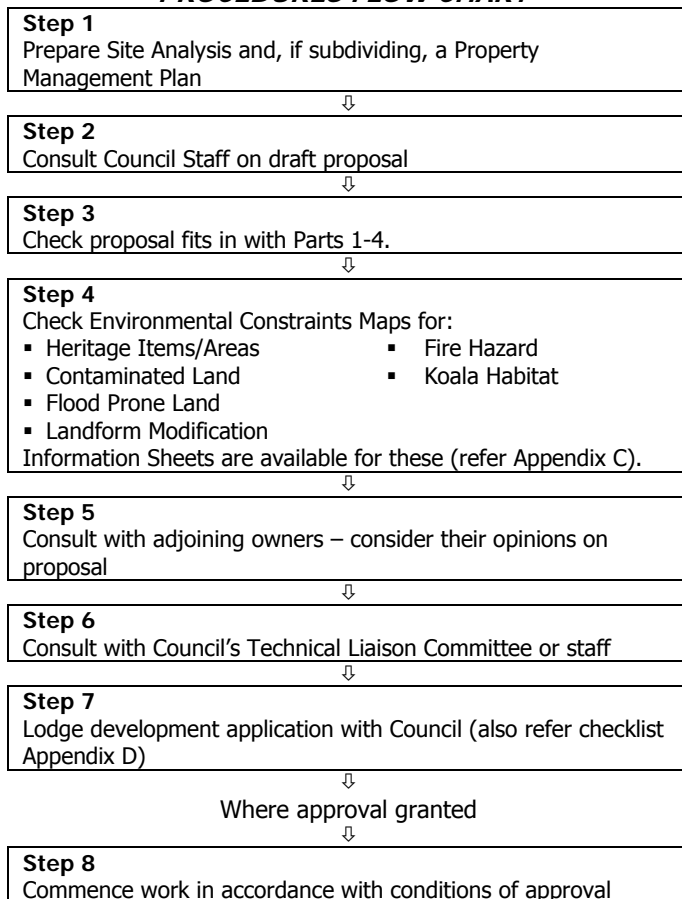
AIM

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

DEVELOPMENT APPLICATION PROCESS

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

PROCEDURES FLOW CHART



SITE ANALYSIS

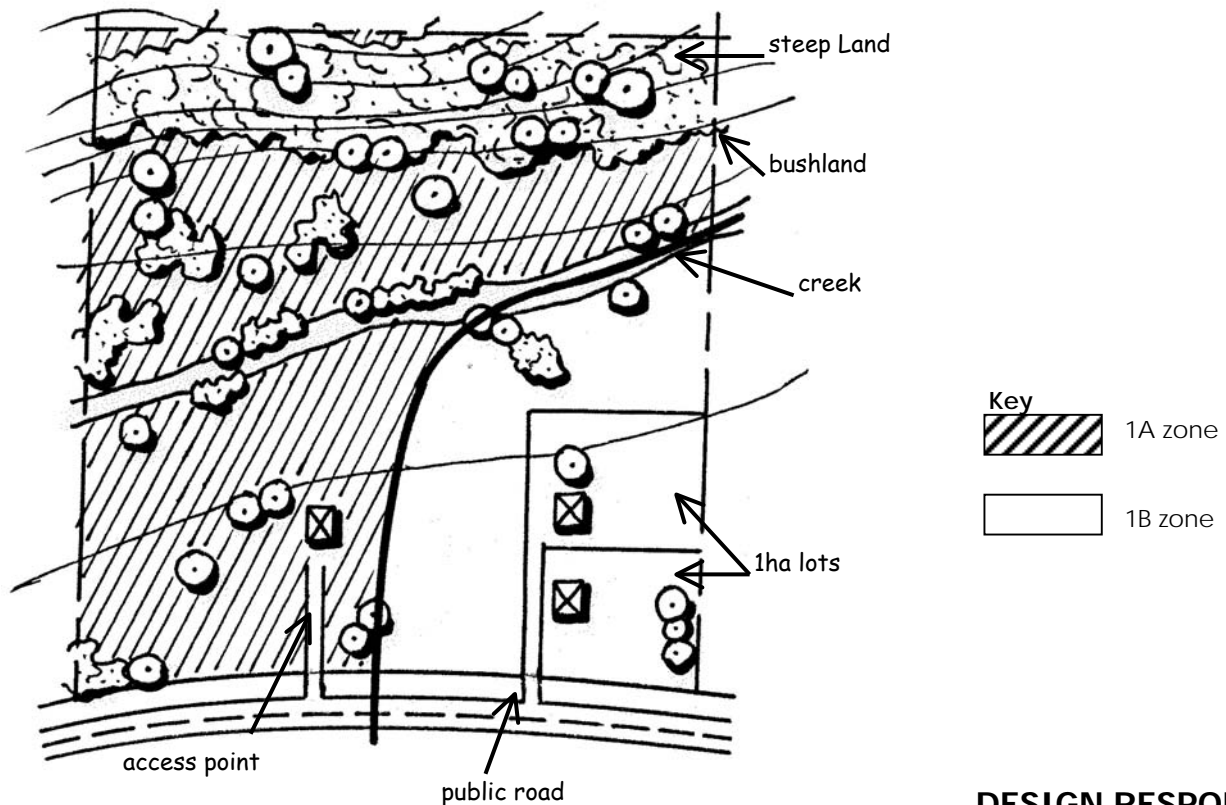
Site analysis is required to identify opportunities and constraints for building and subdivision design.

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

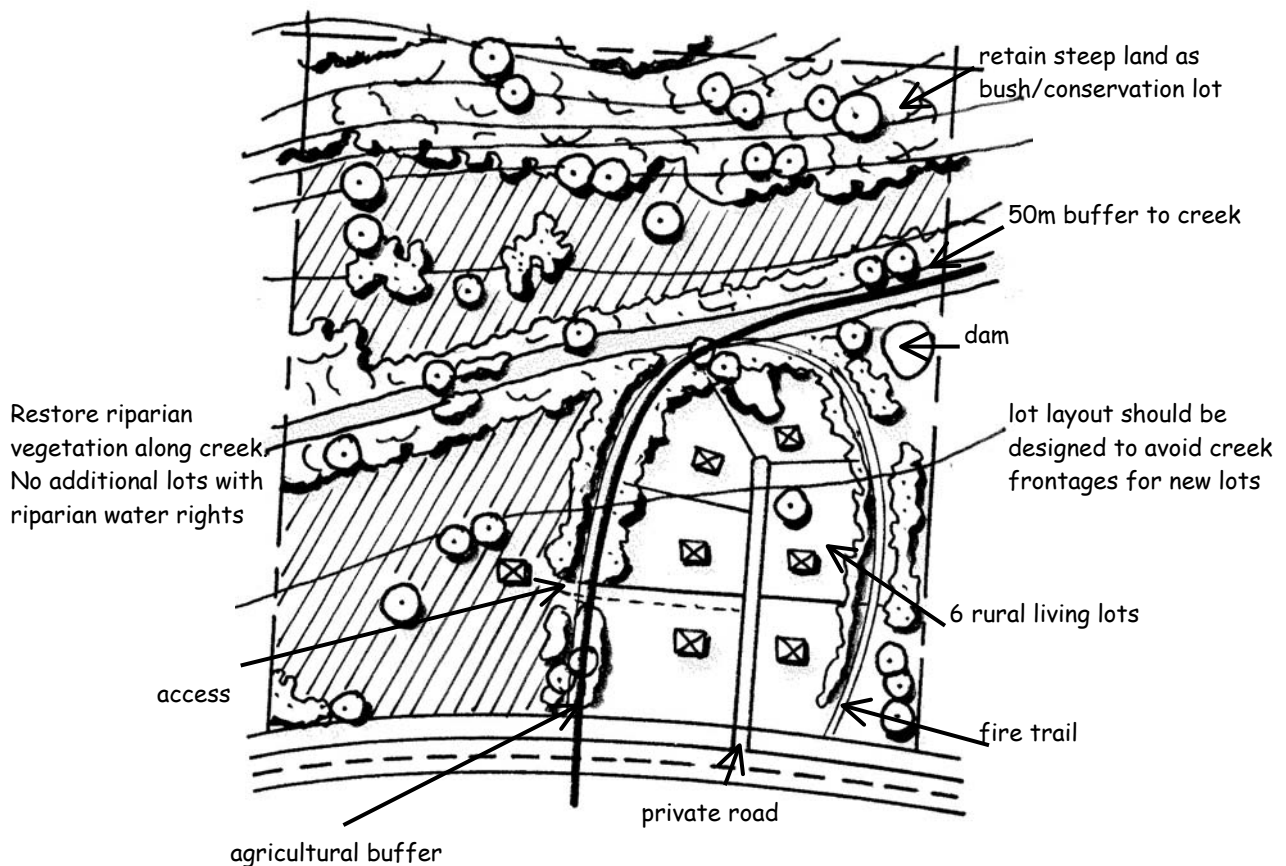
- site dimensions (length, width);
- north point;
- natural drainage, creeks, streams, watercourses;
- any contaminated soils or filled areas;
- land suitable for agriculture;
- contours, especially steep land;
- bushland;
- views to and from site;
- adjoining land uses;
- access points;
- suitable areas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

(Refer diagram on next page).

SITE ANALYSIS



DESIGN RESPONSE



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

BUILDINGS

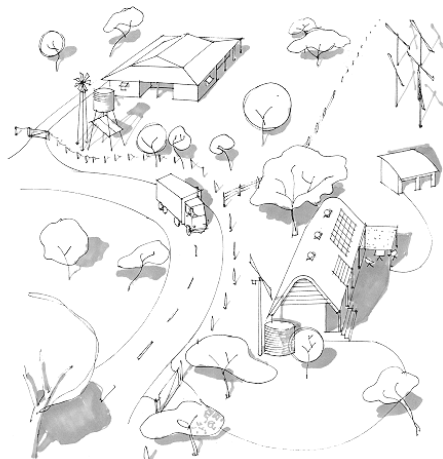
DESIGN

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

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

Make the design of residential buildings interesting and liveable by incorporating some or all of these elements:

- decks;
- pergolas;
- verandahs;
- eaves;
- lattice; and
- climate control windows.



Traditional and modern designs can blend in with rural character

Make dwelling design energy efficient (refer Appendix B for **Energy Efficiency Information Sheet**).

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

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

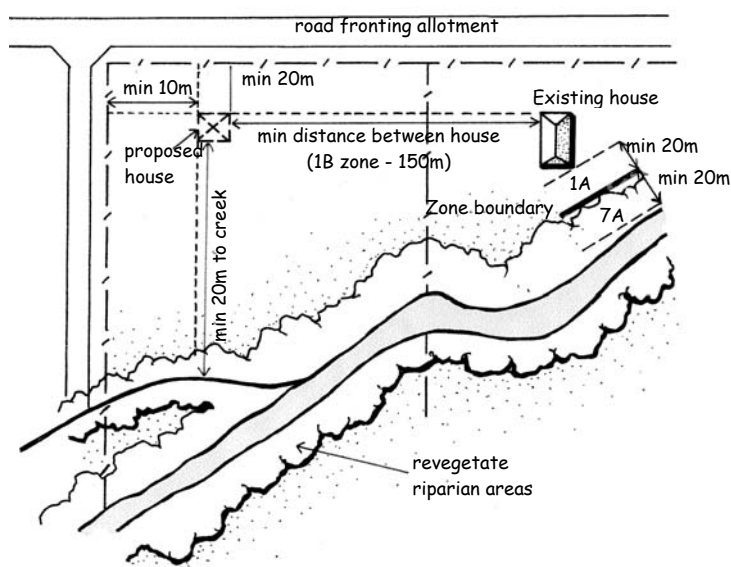
SETBACK GUIDELINES

Building setback guidelines are described in the following table and diagrams.

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

Note:

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



NON-RESIDENTIAL DEVELOPMENT

The Nana Glen-Bucca place has great appeal from a tourism perspective. Several sites currently operate a variety of tourist facilities in the rural setting, eg bed and breakfast accommodation, cabins, cafes, art and craft galleries.

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

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

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

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

ON-SITE EFFLUENT DISPOSAL

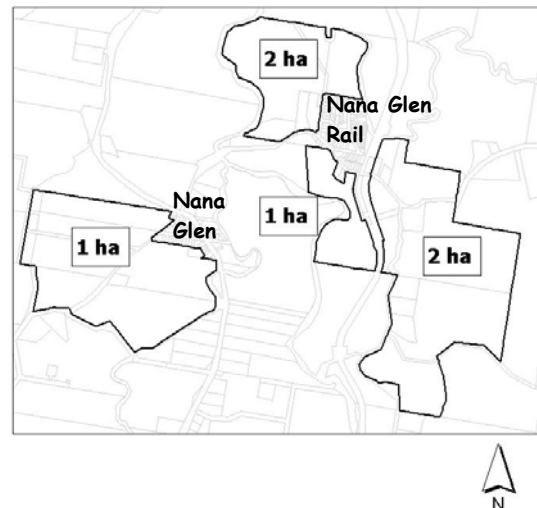
- ♦ Effluent disposal is to be achieved by appropriate means having regard to circumstances and site constraints. In addition, effluent disposal must have the ability to meet health and performance criteria contained within Council's On-Site Sewage Management Strategy.
- ♦ Proponents for subdivision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

SUBDIVISION

LOT SIZE

Rural 1B (Living) Zone Nana Glen Village Expansion

The minimum lot sizes that can be created by subdivision are 1 ha and 2 ha, in the designated areas shown on the following map:



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

Subdivision in the 1B zone is to be consistent with the concept plan of Nana Glen shown below.

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

Where the composite parcel contains land in zone 7A and zone 1B, each allotment is not less than the minimum area specified by Council (1 or 2ha – see map).

Note:
1ha = 10,000m² = 2.47 acres
Strata subdivision in rural areas for residential purposes is not permitted.

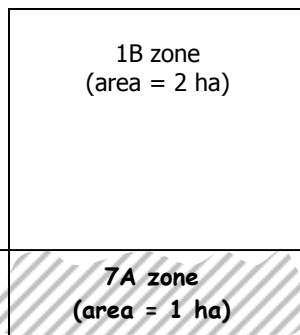
REVEGETATION PLAN

A revegetation plan is required with any development. The revegetation plan is to specify what revegetation and/or remediation works (including weed removal) are proposed.

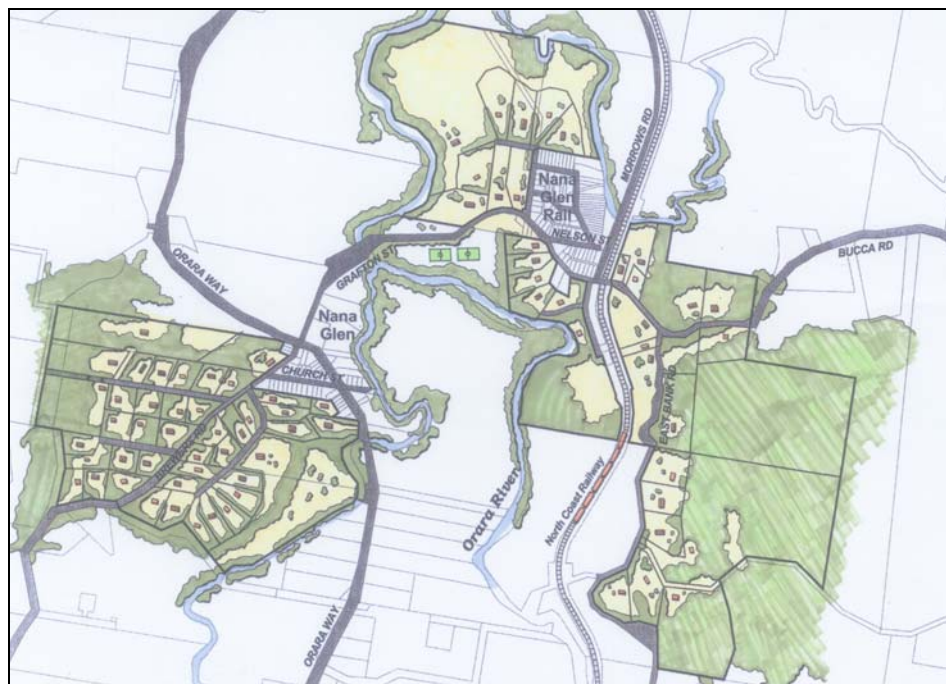
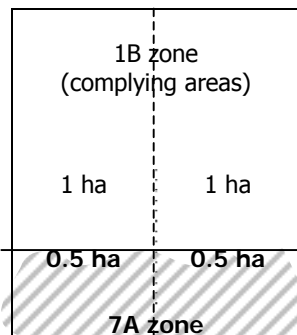
The revegetation works are to be generally in accordance with the main habitat corridor revegetation works identified on the concept masterplan maps.

Any riparian revegetation works are to include regard to works being carried out by any local landcare groups.

Before subdivision



After subdivision



BOUNDARY ADJUSTMENTS

The following criteria applies to boundary adjustments:

- boundary adjustments are only permitted between allotments with existing approved dwellings erected upon them;
- development applications for boundary adjustments must provide for the preservation of existing or potentially productive agricultural, forestry or other rural land activity;
- new allotments must not be inconsistent with any development standard ie not less than 1 ha;
- no new dwelling entitlements are to be created under an application for a boundary adjustment;
- suitable access arrangements shall be made between adjoining properties. This includes limiting one access point onto local, arterial or main road networks and no increase in the number of existing access points;
- suitable buffers to dwellings, water courses, etc are to be provided (refer to Setbacks and Buffers Section);
- any environmental constraints to the land must be addressed (refer to Environmental Constraints Section); and
- where land is partly zoned 7A, the boundary adjustment must ensure the resultant lots contain a building envelope of not less than 1500m² outside the 7A zone.

RIPARIAN AREAS

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

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

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

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

WATER RIGHTS

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

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

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

ENVIRONMENTAL CONTROLS

CONSTRAINTS

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

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

(Refer Appendix C for Information Sheets and Environmental Sustainability Factors map)

Note:

The constraints maps can be viewed at Council.

SEDIMENT AND EROSION CONTROL

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

VEHICULAR ACCESS AND SERVICES

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

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

Alternative power sources should be considered, which include:

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

WATER SUPPLY

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

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

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

STORMWATER

Stormwater is not to be directed to neighbouring properties.

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

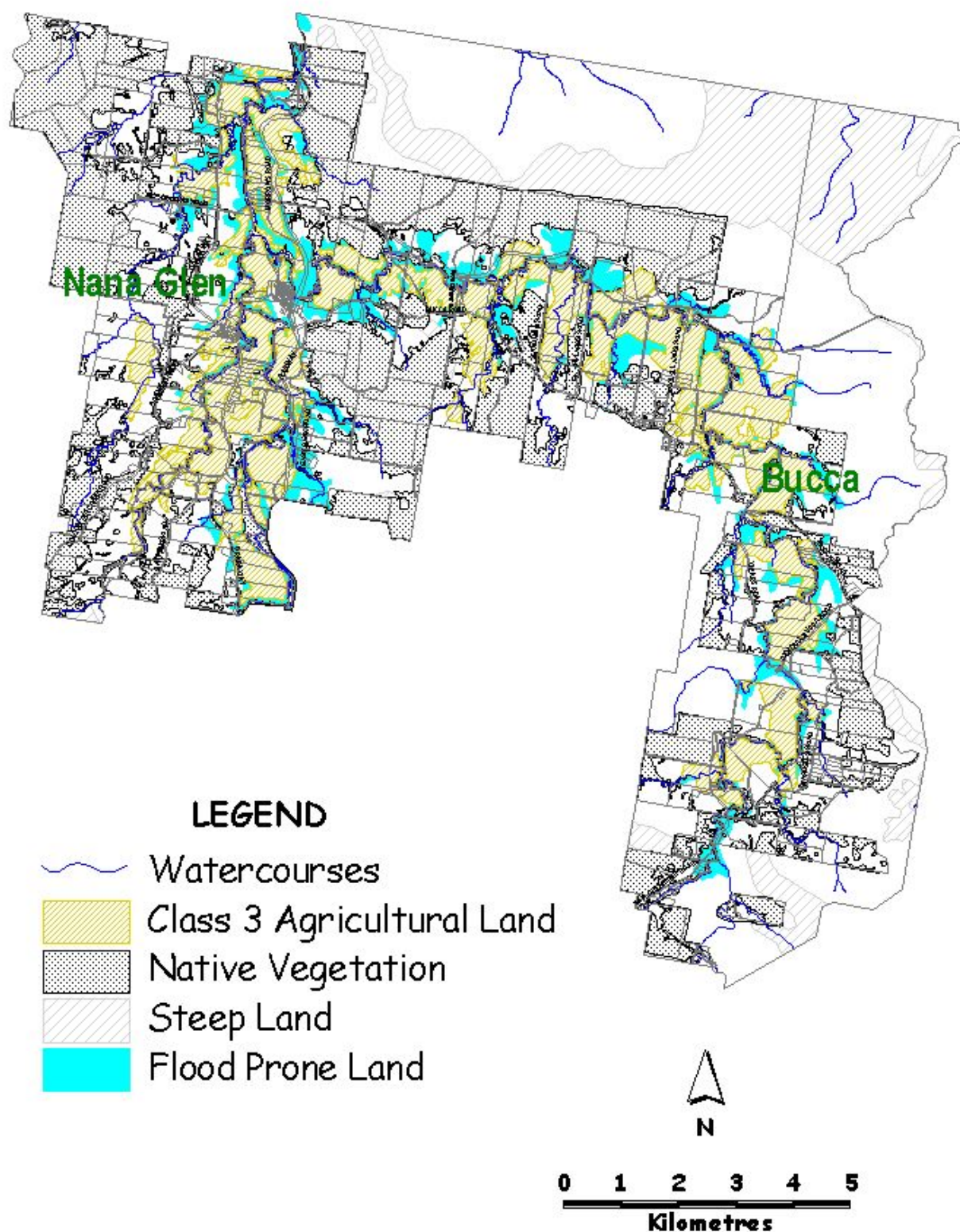
ENVIRONMENTAL IMPACT STATEMENTS

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

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

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

ENVIRONMENTAL SUSTAINABILITY FACTORS



PART 4 - DEVELOPMENT CONTROLS

RESIDENTIAL 2A LOW DENSITY ZONE

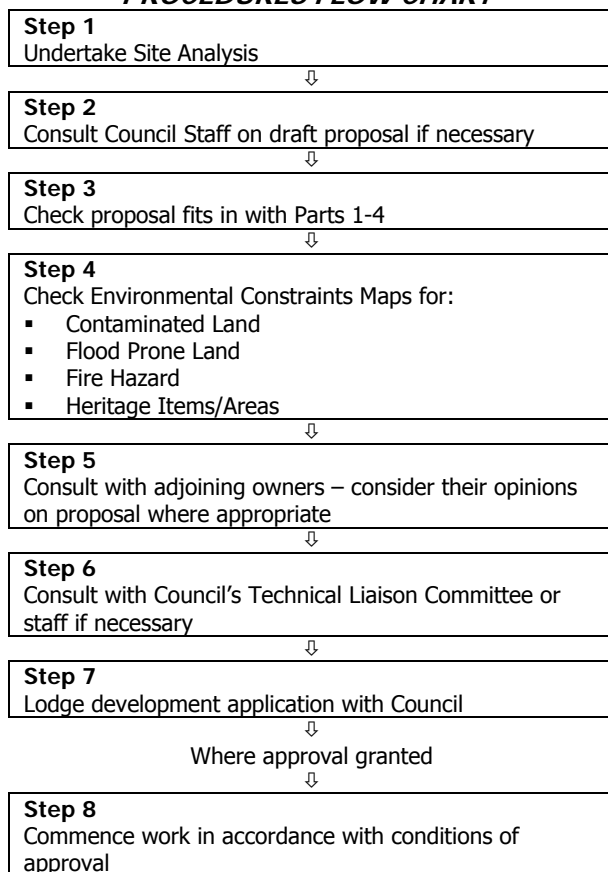
AIM

The aim of this zone is to provide for the low density housing needs of the population.

DEVELOPMENT APPLICATION PROCESS

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

PROCEDURES FLOW CHART



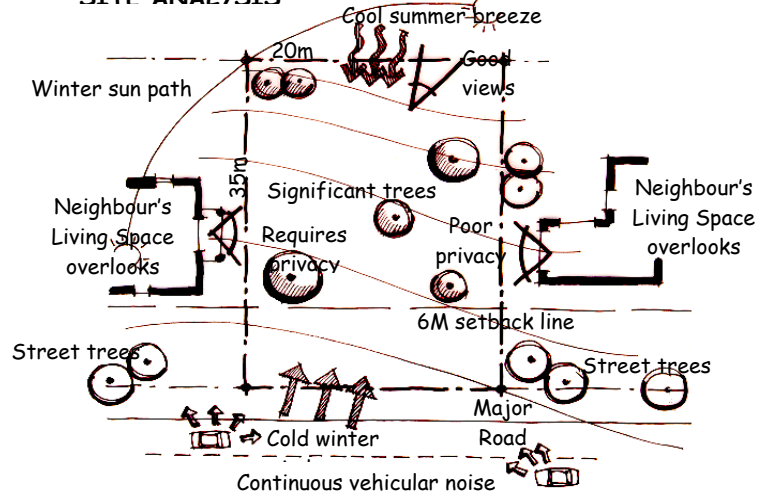
SITE ANALYSIS

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

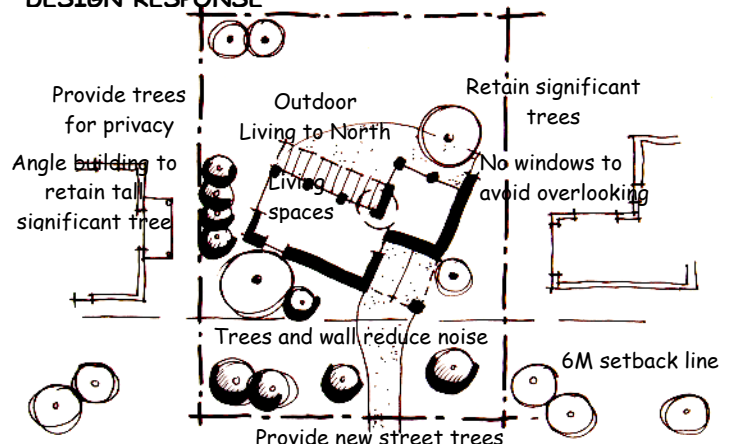
A site analysis plan (at scale 1:200) is to include:

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

SITE ANALYSIS



DESIGN RESPONSE



BUILDINGS

DESIGN

- ♦ Buildings are not to exceed 6m in height (generally no more than two storeys).
- ♦ Make the design of buildings interesting and livable by incorporating some or all of these elements:
 - decks;
 - pergolas;
 - verandahs;
 - eaves;
 - lattice; and
 - climate control windows (ie louvres or small windows, selected glass).
- ♦ Use pier or pole construction on slopes in excess of 20%.
- ♦ Comply with heritage guidelines if property is in heritage conservation area.

Note:

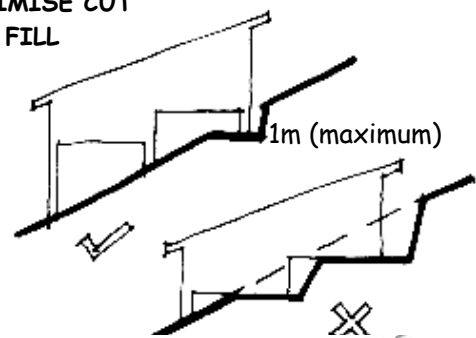
A maximum of 1m cut or fill is allowed.

- ♦ Minimise direct overlooking of living areas and private open space of other dwellings.
- ♦ Building design should provide an appropriate scale to the streetscape.
- ♦ Garages and parking structures are to be sited and designed so as not to dominate the street frontage.
- ♦ Make design energy efficient (refer to "Energy Efficiency" Information Sheet).
- ♦ Refer **Landscaping Information Sheet**.

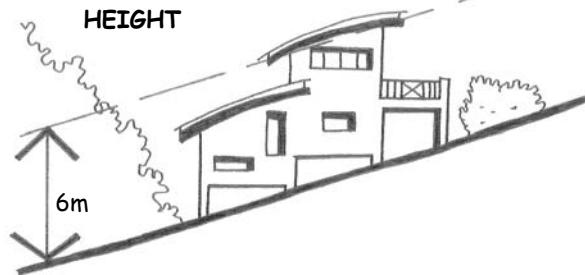
Note:

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

MINIMISE CUT AND FILL



HEIGHT



CONFORM WITH STREETSCAPE

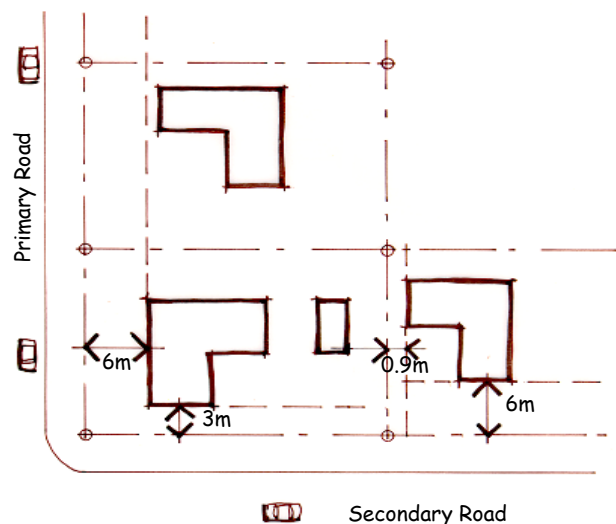


SETBACKS

Setbacks are to be provided in accordance with the following table.

Setback	2a Zone
Front (road)	6m
Side/Rear	See notes/diagram below
Orara River/Creek	20m
Stream/Watercourse	20m
Fire Hazard	Refer to Fire Hazard Information Sheet
Corner Lots (secondary road)	3m

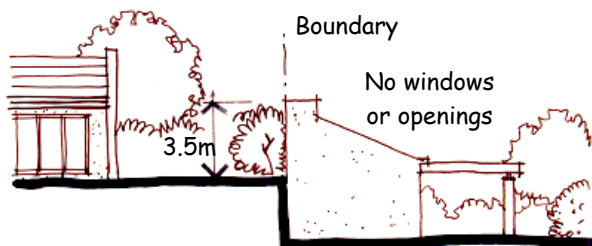
GENERAL SETBACKS



ZERO SETBACKS

- ♦ Buildings can be built to the side and rear boundaries where:
 - the building has maximum boundary wall height of 3.5m, unless matching an existing or simultaneously constructed wall;
 - satisfactory legal arrangements for maintenance of boundary walls are in place, eg easements, materials;
 - there is no adverse impact upon the amenity of the adjoining properties;
 - there is no interruption to overland drainage paths;
 - generally, should only occur on south boundary;
 - there are no openings in the south boundary;
 - there are no openings in the boundary wall;
 - the wall is fire rated; and
 - there will be no negative impact on heritage values

ZERO SETBACK



NON-RESIDENTIAL DEVELOPMENT

The following is permissible in the residential zone:

- art gallery;
- craft shop;
- café; or
- any similar tourist facility.

All applications for non-residential development will be assessed on merit having regard to the surrounding area, sustainability principles and character statement described earlier. Special attention to the following is required:

- access, parking, traffic;
- potable water;
- effluent disposal;
- building design to fit in with character;
- impacts on amenity (noise, odour, hours of operation); and
- signs, particularly illuminated signs.

HERITAGE

There are two heritage items in the Nana Glen/Bucca locality, namely:

- Residence - 'Edgefern', East Bank Road, Nana Glen; and
- St Peters Church - 47 Grafton Road, Nana Glen Rail.

Proponents wishing to develop one of the heritage items above or on land adjoining these items, need to comply with the *Heritage Information Sheet*.

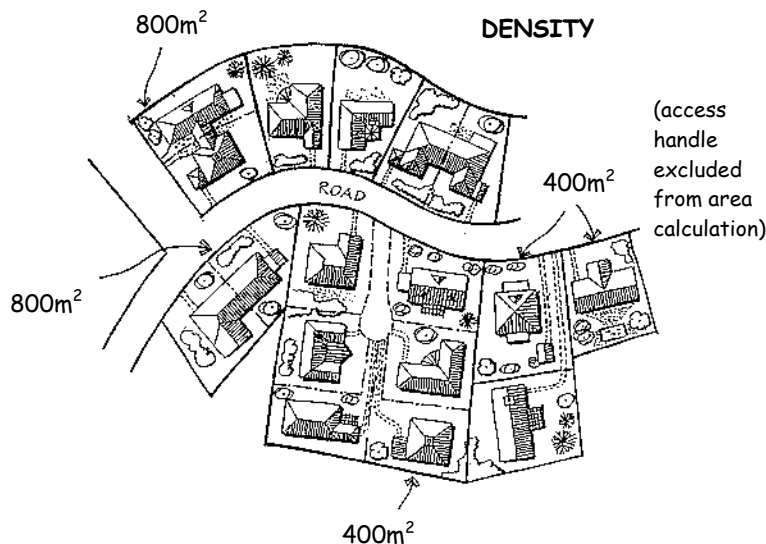
SUBDIVISION

DENSITY

- ♦ Density is not to exceed one dwelling per 400m², not including any accessway or roadway.
- ♦ A minimum area of 185m² is to be provided for each dwelling for landscaping.

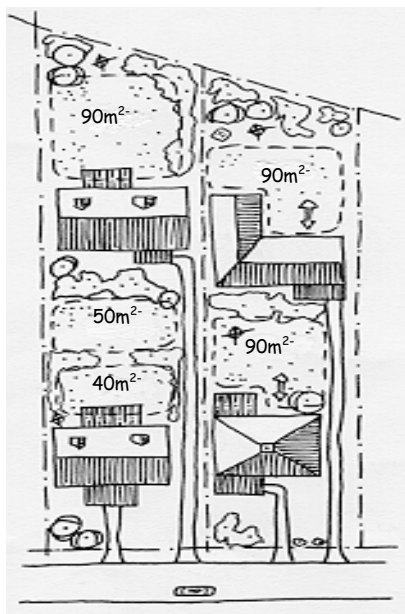
NOTE:

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



PRIVATE OPEN SPACE

- ◆ This area should act as an extension of the living areas of each dwelling as well as providing space for service facilities (garbage, clothes drying and storage). This space should be orientated to provide for maximum year round use.
- ◆ Private open space of each dwelling is to have a minimum area of 90m² and preferably be provided in one area. Consideration may be given to the division of this area into a maximum of 2 areas, with the smallest portion not being less than 40m².



ENVIRONMENTAL CONTROLS

CONSTRAINTS

- ◆ Special controls apply to areas that are subject to environmental constraints. These constraints relate to:
 - koala habitat;
 - contaminated land;
 - flood prone land;
 - fire hazard; and
 - heritage.
- ◆ Proponents of development on land identified on the constraints maps need to follow the requirements on the relevant information sheets:
 - Koala Habitat Information Sheet;
 - Contaminated Land Information Sheet;
 - Flood Prone Land Information Sheet;
 - Fire Hazard Information Sheet; and
 - Heritage Information Sheet.

Note:

The constraints maps can be viewed at Council; they are also contained in the Coffs Harbour City Local Environmental Plan 2000 maps.

EROSION AND SEDIMENT CONTROL

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

SERVICES

WATER METERS

A separate water meter is to be provided for each dwelling and is to be readily accessible to Council's meter reader.

WATER

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

STORMWATER

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

Note:
Interallotment drainage via easements may be required.

EFFLUENT DISPOSAL

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

VEHICLE ACCESS AND PARKING

PARKING

Car parking is to be provided behind the building line as follows:

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

Where more than one space is required one parking space is allowed between the dwelling and the front boundary.

Parking spaces shall be designed in accordance with Australian Standard 2890.1 and 2890.2.

VISITOR/OVERFLOW CAR PARKING REQUIREMENTS FOR ALL RESIDENTIAL DEVELOPMENT

Visitor/overflow car parking is to be provided at a rate of **one space per every five dwellings or part thereof.**

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

Visitor/overflow car parking where proposed must be clearly detailed in the development documentation.

For additional information on car parking provisions, please refer to the Off Street Car Parking DCP.

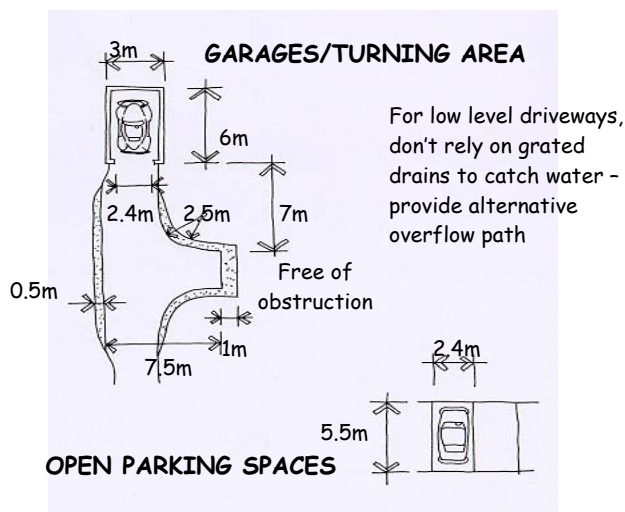
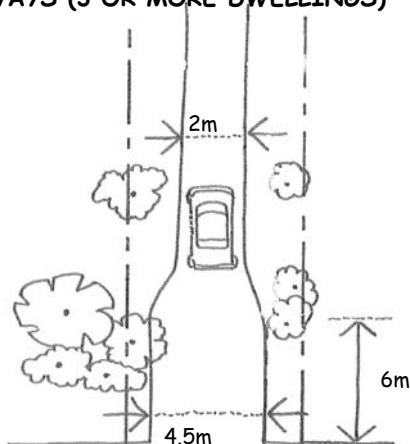
DRIVEWAYS

To reduce the impacts of stormwater runoff and to improve visual amenity, driveway areas should be minimised.

Driveways should have a minimum paved width of 2.0m. Shared driveways serving two or more dwellings should have a minimum width of 5m at passing points and for a length of 6m from the front boundary. Driveways are to be constructed of a hard stand all weather surface.

Where the site is steep, fronts a busy road or highly pedestrianised area or where vehicles would otherwise have to reverse more than 30m, a turning area should be provided to enable vehicles to enter and leave the site in a forward direction. Turning areas are to be designed to allow the 85% Design Car Turning Path.

DRIVEWAYS (3 OR MORE DWELLINGS)



PART 4 - DEVELOPMENT CONTROLS

BUSINESS 3F NEIGHBOURHOOD ZONE

AIM

The aim of this zone is to provide for the local shopping and service needs of the community.

DEVELOPMENT APPLICATION PROCESS

Where approval is required applicants should follow the step by step procedures shown in the procedures flow chart.

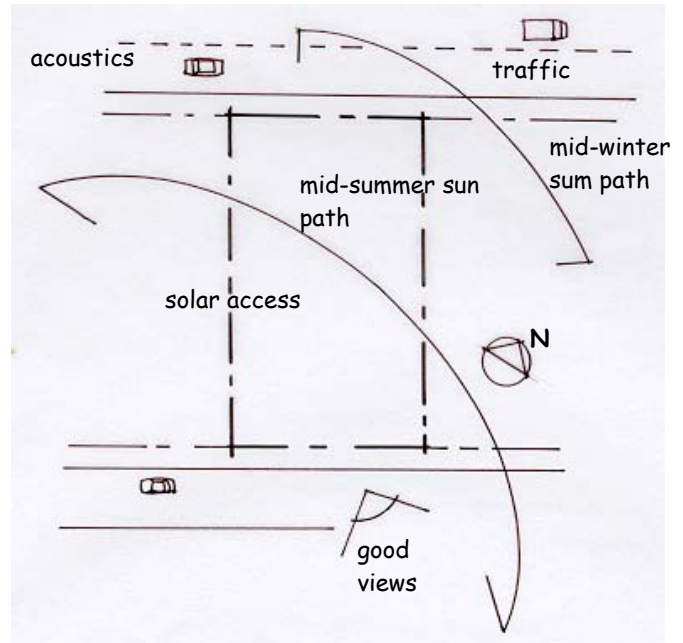
PROCEDURES FLOW CHART



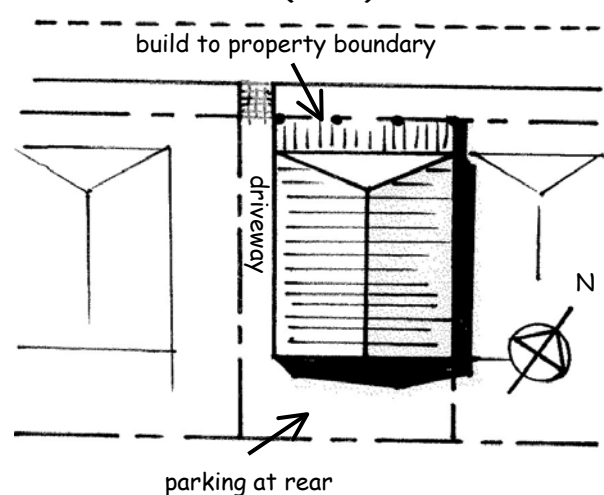
SITE ANALYSIS

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

SITE ANALYSIS



DESIGN RESPONSE (PLAN)



BUILDINGS

DESIGN

Buildings are to be designed in accordance with the surrounding streetscape.

DENSITY

- ♦ The bulk, scale and intensity of development should be consistent with the aim of the zone.
- ♦ Development is not to result in a building that exceeds the 0.5:1 floorspace ratio.

Notes:

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

SETBACKS

Building setbacks will be assessed on merit.

SERVICES

WASTE

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

WATER SUPPLY

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

EFFLUENT DISPOSAL

Effluent disposal is to be achieved by appropriate means having regard to circumstances and site constraints.

STORMWATER

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

PARKING AND ACCESS

- ♦ Off street car parking areas are to be provided in accordance with the ***Off Street Car Parking Development Control Plan***.
- ♦ Car parking areas should provide for safe and efficient ingress and egress.
- ♦ Car parking areas should be screened from public areas.
- ♦ Appropriate facilities and access should be provided for people with disabilities.

LOADING/UNLOADING BAYS

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

LANDSCAPING

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

PART 4 - DEVELOPMENT CONTROLS

ENVIRONMENTAL PROTECTION 7A

HABITAT AND CATCHMENT ZONE

AIM

The aim of this zone is to protect and enhance sensitive natural habitat and waterway catchments.

The land is zoned for this purpose because it has one or more of the following attributes:

- significant vegetation;
- koala habitat;
- steep land;
- adjacent to a creek or river.

DEVELOPMENT APPLICATION PROCESS

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

PROCEDURES FLOW CHART

Step 1

Prepare Site Analysis and, if subdividing, a Property Management Plan

**Step 2**

Consult Council Staff on draft proposal

**Step 3**

Check proposal fits in with Parts 1-4

**Step 4**

Check Environmental Constraints Maps for:

- Fire Hazard
- Contaminated Land
- Flood Prone Land
- Koala Habitat

Information Sheets are available for these (refer Appendix C).

**Step 5**

Consult with adjoining owners – consider their opinions on proposal

**Step 6**

Consult with Council's Technical Liaison Committee or staff

**Step 7**

Lodge development application and Property Management Plan with Council (also refer checklist Appendix D)



Where approval granted

**Step 8**

Commence work in accordance with conditions of approval

SUBDIVISION

Where a parcel of land is zoned 7A and partly zoned Rural 1A or 1B Council may consent to the subdivision of this land in accordance with the subdivision rules for the Rural 1A and 1B zones.

RIPARIAN AREAS

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

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

- fencing off the area to allow rehabilitation;
- the provision of alternate stock water points (installation of water troughs);
- removal of weeds;
- planting of appropriate endemic species; and
- the activities of Landcare groups are encouraged to assist in the rehabilitation of riparian areas; the extent of any Landcare activities on the property should be shown on the PMP.

WATER RIGHTS

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

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

TREE PRESERVATION

- The removal of any native tree with a girth of less than 30cm measured at 1.5m above ground level requires development consent.
- Buildings should be located so that vegetation is not required to be removed, including vegetation removal for bushfire hazard protection;

- A flora, fauna and water quality assessment is required for any proposals to clear native vegetation in this zone;
- Where vegetation is to be removed, an area twice as large as the cleared area is to be planted with native vegetation as compensatory habitat to Council's satisfaction.

ENVIRONMENTAL CONTROLS

CONSTRAINTS

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

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

(Refer Appendix C for Information Sheets and Environmental Sustainability Factors map)

Note:

The constraints maps can be viewed at Council.

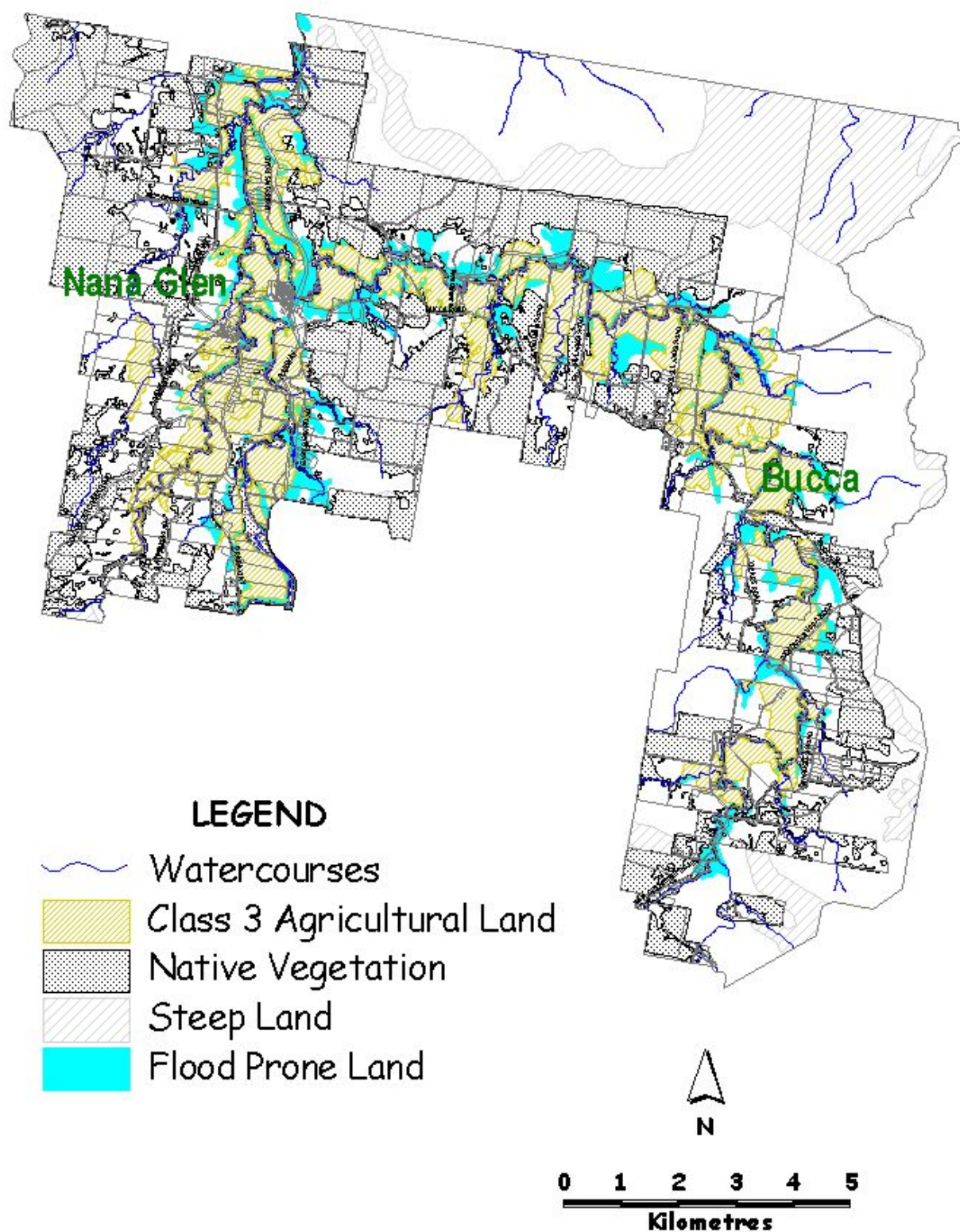
Proponents should be aware that approvals from other agencies may be required for certain activities, refer table below.

Activity	Agency for Licences, Approvals or Referrals
Excavation and fill within 40m of a watercourse	DLWC
Development affecting creeks, streams or rivers	DLWC, EPA, Fisheries
Removal of trees within 20m of stream bank	DLWC
Bores and groundwater extraction	DLWC
Development affecting critical habitat or threatened species	NPWS, Fisheries

SERVICES

Electricity, telephone and other connections are not to impinge upon the values of the 7A zoned land.

ENVIRONMENTAL SUSTAINABILITY FACTORS



APPENDIX A - EXEMPT DEVELOPMENT

Note:

These Appendices are not part of the Development Control Plan for the purposes of Section 72 of the Environmental Planning and Assessment Act 1979.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
STRUCTURES	
AERIAL/ANTENNAS	<ul style="list-style-type: none"> For domestic use only. Not to exceed 3.5m above roof ridge height. Located to the rear of premises, if practicable.
AIR CONDITIONING UNITS FOR DWELLINGS (attached to external wall or ground mounted)	<ul style="list-style-type: none"> Located a minimum of 3m from any property boundary. Noise level complies with the Environment Protection Authority's <i>Environmental Noise Control Manual</i>. Building work must not reduce the structural integrity of the building. Any opening created is adequately weatherproofed.
AWNINGS/PATIOS COVERS (not enclosed)	<ul style="list-style-type: none"> Maximum area 10m² located behind the 6m building setback line. Roofwater disposed of without causing nuisance to adjoining premises. Not within a heritage conservation area. Not attached to a heritage item. Not involving clearing of bushland within an Environmental Protection zone.
BARBECUES	<ul style="list-style-type: none"> Maximum area 10m². Maximum height 1.8m. Located behind the 6m building setback line. Not involving clearing of bushland within an Environmental Protection zone.
BUS SHELTERS	<ul style="list-style-type: none"> Must be designed and constructed by or for the Council. Must reflect character and amenity of the area. Structurally adequate construction. Not obstruct the line of sight of vehicular traffic. A maximum height of 2.7m above the footpath. Have an area of less than 10m². Non-reflective surface finishes. Not involving clearing of bushland within an Environmental Protection zone.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
CABANAS; CUBBY HOUSES; GARDEN SHEDS; GAZEBOS; GREEN HOUSES; BIRD AVIARIES	<ul style="list-style-type: none"> • Maximum area 10m². • Maximum height 2.4m. • Rear yard only. • Roofwater disposed of without causing nuisance to adjoining premises. • Not within a heritage conservation area. • Not used for a commercial purpose. • Not involving clearing of bushland within an Environmental Protection zone.
CLOTHES HOISTS/LINES	<ul style="list-style-type: none"> • Installed to manufacturer's specifications. • Located in the rear yard or no closer to the street than rear alignment of dwelling, unless adequately screened from public view from the front of premises.
COMMUNICATIONS FACILITY (microcell installation; in-building coverage installation; pit; manhole; underground equipment shelter or housing; underground conduit or cable; public payphone cabinet or booth; pillar; roadside cabinet; pedestal; external equipment shelter)	<ul style="list-style-type: none"> • Not within an Environmental Protection zone. • Not on land shown as Class 1, 2, 3, 4 or 5 on the map marked "Potential Acid Sulfate Soils".
DECKS	<ul style="list-style-type: none"> • Maximum area 10m². • Maximum width 1.5m. • Maximum height above ground level 1m. • Minimum side boundary setback 900mm. • Minimum clearance of 200mm to timber bearers. • Not adversely affect neighbour's privacy. • Not involving clearing of bushland within an Environmental Protection zone.
DEMOLITION	<ul style="list-style-type: none"> • Complies with <i>AS1260-1991 - The demolition of structures</i>. • The erection of the structure to be demolished would be exempt development under this Plan, or the structure is a temporary building the erection of which would be complying development under this Plan. • Covering an area not more than 25m². • Not within a heritage conservation area. • Not attached to a heritage item.
DOMESTIC SOLID FUEL AND OIL HEATERS	<ul style="list-style-type: none"> • Fireplace to comply with AS/NZS 4012:1999 or AS5013. • Installation to comply with AS2918-1990. • The flue is 1m taller than any structure within a 15m radius; this flue height may be reduced to 0.6m where a building is within 3m.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
DRIVEWAYS AND PATHWAYS (other than over public land)	<ul style="list-style-type: none"> Structurally sound and stable construction with adequate reinforcement. Not elevated or suspended above natural ground level. Stormwater not directed onto adjoining property. Not east of the Foreshore Building Line. Complies with Council's policy on maximum gradients and transitions. Not involving clearing of bushland within an Environmental Protection zone.
FABRIC SHADE STRUCTURES	<ul style="list-style-type: none"> Maximum area 10m². Located behind the 6m building setback line. Not involving clearing of bushland within an Environmental Protection zone.
FENCES (MASONRY OR BRICK)	<ul style="list-style-type: none"> Maximum height 1m. Complies with <i>AS3700-1998 - Masonry structures</i>, if necessary. Not within a heritage conservation area. Not next to a heritage item. Not involving clearing of bushland within an Environmental Protection zone. Does not prevent the natural flow of stormwater drainage.
FENCES (NON BRICK)	<ul style="list-style-type: none"> Not within a heritage conservation area. Not next to a heritage item. <p>If behind 6m building setback line:</p> <ul style="list-style-type: none"> Maximum height 1.8m if constructed of timber, metal or light weight materials. <p>If within 6m building setback line:</p> <ul style="list-style-type: none"> Maximum height 1m. Does not prevent the natural flow of stormwater drainage. Not involving clearing of bushland within an Environmental Protection zone.
FLAGPOLES	<ul style="list-style-type: none"> Not in an Environmental Protection zone. Maximum height 6m. Does not extend into the obstacle height limitation of the airport.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
HOARDINGS (next to buildings being erected or demolished)	<ul style="list-style-type: none"> • Meet with WorkCover Authority requirements. • All reasonable measures taken to safe guard the general public from injury. • The least horizontal distance between the common boundary of the site and a footpath or public thoroughfare and the nearest part of the hoarding is greater than twice the height of the structure being erected or demolished. • If the building, to which the hoarding relates, is situated away from that common boundary by at least twice the measurement of the height of the building additional non solid-hoardings may be provided subject to appropriate signs being provided and provision made to minimise dust from the site. • The vertical height above footpath level of the structure being erected or demolished must be less than 4m. • Constructed of solid materials to a height not less than 2.4m above the level of the adjacent footpath or thoroughfare. • Does not encroach onto a public footway or thoroughfare. • Appropriate signs are provided in accordance with AS1319-1994. • The hoarding is structurally adequate.
LETTER BOX (free standing or in 'banks')	<ul style="list-style-type: none"> • Maximum height of 1.2m above ground level. • Sufficient boxes to provide one for each dwelling. • Appropriate numbering for each visible from street alignment. • Structurally stable with adequate footings.
MINOR INTERNAL ALTERATIONS	<ul style="list-style-type: none"> • Minor non-structural work including: <ul style="list-style-type: none"> ♦ replacement of doors, wall, ceiling or floor linings, or deteriorated frame members with materials of equivalent or improved quality. ♦ renovations of bathrooms, kitchens, inclusion of built-in fixtures such as vanities, cupboards and wardrobes. • Are alterations to previously completed buildings. • Work which complies with the <i>Building Code of Australia</i>, not to include changes to the configuration of rooms whether by removal of existing walls or partitions or by other means. • Work not to cause reduced window arrangements for light and ventilation needs, reduced doorways for egress purposes or involve enclosure of open areas. • The alteration must not affect the structural strength or stability of the building.
MINOR SUBDIVISIONS (boundary adjustments, rectification of encroachments, consolidation of allotments)	<ul style="list-style-type: none"> • Results in no building contravening the deemed-to-satisfy provisions of the <i>Building Code of Australia</i>. • Will not create any additional allotments. • Will not change the area of any allotment by more than 10%. • New allotments must not be inconsistent with any development standard.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
PARKS AND STREET FURNITURE (seats, bins, picnic tables, minor shelters not including bus shelters and the like)	<ul style="list-style-type: none"> • Construction by or for the Council. • Designed, fabricated and installed in accordance with any relevant Australian Standards and <i>Building Code of Australia</i>. • Located on land under control of the Council. • Not within a heritage conservation area. • Not involving clearing of bushland in an Environmental Protection zone.
PERGOLA (open roof and sides and either attached to a building or freestanding)	<ul style="list-style-type: none"> • Maximum area 20m². • Timber framework to comply with <i>Timber Framing Code</i>. • Located behind the building setback line. • Maximum height 2.4m. • No attachments to fences. • Not attached to a heritage item. • Not within a heritage conservation area. • Sited so as to minimise impact on the amenity of adjoining properties. • Not involving clearing of bushland in an Environmental Protection zone.
PLAYGROUND EQUIPMENT	<p>If for residential use only:</p> <ul style="list-style-type: none"> • Maximum height of 2.1m. <p>If for non-residential use:</p> <ul style="list-style-type: none"> • Maximum height of 2.1m. • Maximum ground coverage of 10m². • All reasonable measures taken to protect safety of users and others. • Not for commercial use. <p>All equipment:</p> <ul style="list-style-type: none"> • Must be installed in accordance with manufacturer's instructions and comply with relevant Australian Standards.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
RADIOCOMMUNICATIONS DISHES (microwave and satellite dishes)	<ul style="list-style-type: none"> • Microwave reflector element not to exceed 650mm². • Disk not to exceed 900mm in diameter. • Not within a heritage conservation area. • Not attached to a heritage item. • Not in an Environmental Protection zone. • Located to the rear of the premises, if practicable.
RAMPS FOR PERSONS WITH A DISABILITY	<ul style="list-style-type: none"> • Maximum height of 1m. • Grade a minimum of 1:14 in accordance with AS1428. • Not involving clearing of bushland in an Environmental Protection zone.
RE-CLADDING OF ROOFS OR WALLS (or repair/maintenance of damaged materials)	<ul style="list-style-type: none"> • Must only involve replacing existing materials with similar materials which are compatible with the existing building and finish. • Re-cladding must not involve structural alterations or change to the external configuration of a building. • Not carried out on a heritage item. • Must comply with requirements of the WorkCover Authority relating to the removal of lead paint (if any) to avoid lead contamination. • Colour and selection of materials must be compatible with the neighbourhood.
RETAINING WALLS (wholly located at least 1m inside property boundaries)	<ul style="list-style-type: none"> • Maximum height 1m. • Adequate drainage lines provided behind wall. • Masonry walls to comply with: <ul style="list-style-type: none"> ◆ <i>AS3700-1998 - Masonry structures.</i> ◆ <i>AS3600-1994 - Concrete structures.</i> ◆ <i>AS1170 - SAA Loading Code.</i> • Not on land identified by the Environment Protection Authority or the Council as potentially contaminated or containing acid sulfate soil. • Not on flood prone land, adjoining the Solitary Islands Marine Park, or east of the foreshore building line. • Not within a heritage conservation area. • Not adjacent to a heritage item. • Not in an Environmental Protection zone.
SCAFFOLDING	<ul style="list-style-type: none"> • Not to encroach onto footpath or public thoroughfare. • Must have sufficient structural strength to withstand and be impenetrable to the impact of falling rubble. • Must enclose the work area. • Must comply with AS1576. • Erected in accordance with WorkCover Authority requirements.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
SKYLIGHT ROOF WINDOWS (non-opening)	<ul style="list-style-type: none"> • Maximum area of skylight not to exceed 1m². • Not more than one installation per 25m² of roof area. • Located not less than 900mm from the nearest property boundary and not less than 900mm from any wall separating attached dwellings. • The building work must not reduce the structural integrity of the building or involve structural alterations. • Any opening created by the installation must be adequately weatherproofed. • Installation must be to manufacturer's instructions. • Not installed within a heritage item
SOLAR WATER HEATERS	<ul style="list-style-type: none"> • Installed to manufacturer's specifications and requirements. • Installed by a licensed tradesperson. • Associated building work must not reduce the structural integrity of the building or involve structural alterations. • Any openings created by an installation must be adequately weatherproofed. • Installations must be flush with a roof alignment. • Not attached to a heritage item.
WATER HEATERS (either replacement or new installations, but excluding solar systems)	<ul style="list-style-type: none"> • The work must not reduce the structural integrity of the building or involve structural alterations. • Installation to be carried out by a licensed person.
WATER TANKS (at or above ground level) in RURAL AREAS	<ul style="list-style-type: none"> • Not more than two tanks per dwelling and another two associated with farm buildings not near a dwelling. • Maximum 17,000 litre capacity per tank. • Maximum height of 2.4m. • Must be structurally adequate. • Situated no closer to a street than an associated dwelling. • Installation to meet manufacturer's and/or designer's instructions. • Not involving clearing of bushland in an Environmental Protection zone.
WATER TANKS (at or above ground level) in URBAN AREAS	<ul style="list-style-type: none"> • Not more than one per dwelling or other premises. • Maximum installed height above ground level of 1.8m including any stand (maximum stand height of 450mm). • Maximum storage capacity of 5,000 litres. • Located in the rear yard/or no closer to the street than the front alignment of a dwelling. • All tank/tank stand installations to be structurally sound and comply with manufacturer's and/or designer's instructions. • Installed as per manufacturer's instructions, including in respect of any stand. • Pumps not used if a noise nuisance to neighbours would occur. • Not involving clearing of bushland in an Environmental Protection zone.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
WINDOWS GLAZED AREAS AND EXTERNAL DOORS (but only replacement in residential premises)	<ul style="list-style-type: none"> Materials used must comply with: <ul style="list-style-type: none"> ♦ <i>AS1288-1994 Glass in buildings - selection and installation</i>, and ♦ <i>AS/NZS2208:1996 Safety glazing materials</i> in buildings. No reduction in the area provided for light and ventilation. Structural support members are not removed. Not where the development applies to a heritage item.
ADVERTISING STRUCTURE (INCLUDING OVER A PUBLIC ROAD)	
BILLBOARD SIGN	<ul style="list-style-type: none"> One per allotment. Industrial zone only.
BUSINESS SIGN	<ul style="list-style-type: none"> Must be in an industrial or business zone.
DISCRETIONARY SIGN	<ul style="list-style-type: none"> All zones, except no painted wall signs or pylon signs in Environmental Protection zones.
FLUSH WALL SIGN	<ul style="list-style-type: none"> One per allotment. Industrial zone only.
PYLON SIGN	<ul style="list-style-type: none"> One per allotment. Industrial zone only.
BUSH FIRE HAZARD REDUCTION	
BUSH FIRE HAZARD REDUCTION	<ul style="list-style-type: none"> Work to be carried out consistent with a bush fire management plan.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
SHOPS	
DIFFERENT USE OF SHOP RESULTING FROM CHANGE OF USE OF A SHOP TO ANOTHER KIND OF SHOP (not involving the change of use of a non-food shop to a food shop)	<ul style="list-style-type: none"> • The use before change must have been lawful. • Publications classified Category 1 or 2 restricted or RC under the <i>Classification (Publications, Films and Computer Games) Act 1995</i> of the Commonwealth are not exhibited or sold. • Objects primarily concerned with sexual behaviour are not exhibited. • The curtilage of the shop is not used for storage or display purposes. • Use is consistent with any existing condition of a development consent relating to: <ul style="list-style-type: none"> ♦ the maintenance of landscaping, ♦ the parking of vehicles, or ♦ the provision of space for the loading or unloading of goods or vehicles, of the current or previous use.
COMMERCIAL PREMISES	
DIFFERENT USE OF COMMERCIAL PREMISES RESULTING FROM CHANGE OF USE OF COMMERCIAL PREMISES TO ANOTHER KIND OF COMMERCIAL PREMISES	<ul style="list-style-type: none"> • The use before change must have been lawful. • No extension to hours outside existing hours of operation. • Publications classified Category 1 or 2 restricted or RC under the <i>Classification (Publications, Films and Computer Games) Act 1995</i> of the Commonwealth are not exhibited or sold. • Objects primarily concerned with sexual behaviour are not exhibited or sold. • Proposed use is consistent with any existing condition of an applicable consent relating to: <ul style="list-style-type: none"> ♦ the maintenance of landscaping, ♦ the parking of vehicles, or ♦ the provision of space for the loading or unloading of goods or vehicles, of the current or previous use.
INDUSTRY	
DIFFERENT INDUSTRY RESULTING FROM A CHANGE OF USE FROM INDUSTRY OR LIGHT INDUSTRY TO A LIGHT INDUSTRY OR DIFFERENT KIND OF LIGHT INDUSTRY	<ul style="list-style-type: none"> • Use before change must have been lawful. • Land occupied by the use must not exceed 500m². • Any building used has rear service access or access to off-street loading facilities. • The curtilage of the building is not used for storage or display purposes. • No extension to hours outside existing hours of operation. • Proposed use is consistent with any condition of a consent relating to: <ul style="list-style-type: none"> ♦ the maintenance of landscaping, ♦ the parking of vehicles, or ♦ the provision of space for the loading or unloading of goods or vehicles, of the current or previous use.

WHAT CAN BE ERECTED AND USED OR CARRIED OUT?	EXEMPTION REQUIREMENTS
CLUBS AND COMMUNITY OR CULTURAL CENTRES	
<p>DIFFERENT USE RESULTING FROM CHANGE OF USE BETWEEN SOCIAL OR SPORTING CLUBS (other than a club registered under the <i>Registered Clubs Act 1976</i>), COMMUNITY OR CULTURAL CENTRES</p>	<ul style="list-style-type: none"> • Use before change must have been lawful. • No extension to hours outside last lawful hours of operation.

APPENDIX B - RULES APPLYING TO LAND USE ACTIVITIES

KEY

- ✓ Without Development Consent
- Only With Development Consent
- ✗ Prohibited

	1A	1B	2A	3F	7A	Drinking Water Catchment
abattoir	●	✗	✗	✗	✗	✗
advertisement	✗	✗	✗	●	✗	●
agriculture	✓	✓	✓	✗	✗	✓
agriculture (which does not involve the clearing of bushland or construction of buildings)	✓	✓	✓	✗	✓	✓
agriculture (which involves the clearing of bushland or construction of buildings)	●	✓	✓	✗	●	●
animal establishment	●	●	✗	●	✗	✗
aquaculture	●	●	●	✗	●	●
attached dual occupancy	●	●	●	✗	●	●
bed and breakfast establishment	✓	✓	✓	●	●	●
boarding house	✗	✗	●	✗	✗	✗
brothel	✗	✗	✗	✗	✗	✗
bulky goods sales room	✗	✗	✗	●	✗	✗
bushfire hazard reduction	✓	✓	✓	✓	✓	✓
business premises	✗	✗	✗	●	✗	✗
camp or caravan site	●	●	●	✗	✗	●
car park	●	●	✗	●	✗	✗
cemetery	●	●	✗	✗	✗	✗
child care centre	●	●	●	●	✗	●
communications facility	●	●	●	●	✗	●
community facility	●	●	●	●	✗	●
convenience store	✗	✗	✗	●	✗	✗
dam	✓	✓	●	✗	●	●
demolition	●	●	●	●	●	●
depot	●	✗	✗	✗	✗	✗
detached dual occupancy	✗	✗	●	✗	✗	✗
dwellings	✗	✗	●	●	✗	✗
dwelling-house	●	●	●	●	●	●
eco-tourism facility	●	●	✗	●	●	●
educational establishment	●	●	●	●	✗	●
entertainment facility	●	●	✗	●	✗	✗
environmental facility	●	●	✗	●	●	●
environmental protection works	✓	✓	✓	✓	✓	✓
extractive industry	●	●	✗	✗	✗	✗
forestry	✓	✓	●	✗	●	●
general store	●	●	●	●	✗	✗
generating works	●	●	✗	✗	✗	✗
group home	●	●	●	●	✗	✗
hazardous industry	✗	✗	✗	✗	✗	✗
hazardous storage establishment	✗	✗	✗	✗	✗	✗
helicopter landing site	●	●	✗	✗	✗	✗

	1A	1B	2A	3F	7A	Drinking Water Catchment
heliport	X	X	X	X	X	X
holiday cabins	●	●	●	●	●	X
home industry	✓	✓	✓	✓	✓	●
home occupation	✓	✓	✓	✓	✓	●
hospital	X	X	X	●	X	X
hotel*	X	X	X	●	X	X
housing for aged or disabled persons	X	X	●	●	X	X
industry	X	X	X	X	X	X
light industry	X	X	X	X	X	X
marina	●	●	●	●	X	X
medical centre	X	X	X	●	X	X
mine	●	●	X	X	X	X
motel*	X	X	X	●	X	X
motor showroom	X	X	X	X	X	X
multi unit housing	X	X	●	●	X	X
offensive industry	X	X	X	X	X	X
offensive storage establishment	X	X	X	X	X	X
office premises	X	X	X	X	X	X
passenger transport terminal	●	●	X	●	X	X
permanent group homes	●	●	●	●	X	X
place of worship	●	●	●	X	X	●
recreation area (except children's playground)	●	●	●	●	●	●
recreation facility	●	●	●	●	X	●
registered club	●	●	X	X	X	X
restaurant	●	●	X	●	X	●
retail plant nursery	●	●	X	●	X	X
roads	●	●	●	●	●	●
rural industry	●	●	X	X	X	X
sawmill	●	X	X	X	X	X
service station	X	X	X	X	X	X
shop	X	X	X	●	X	X
special care home	✓	✓	✓	✓	X	●
stock and sale yard	●	●	X	X	X	X
subdivision of land	●	●	●	●	●	●
tourist facility	●	●	X	●	X	X
transitional group homes	●	●	●	●	X	X
turf farms	●	●	X	X	X	X
utility installations	●	●	●	●	●	X
vehicle body repair workshop	X	X	X	X	X	X
vehicle repair station	X	X	X	●	X	X
veterinary clinic	X	●	●	X	X	X
veterinary hospital	●	X	X	●	X	X
warehouse or distribution centre	X	X	X	X	X	X

Note:

1. Proponents of development must also refer to and comply with Council's Information Sheets on:

- **Flooding**
- **Landform modification**
- **Koalas**
- **Heritage items/areas**
- **Contaminated land**
- **Fire hazard.**

2. Definitions (see Dictionary)

*** Tourist Uses are permissible in the 2A zone in Nana Glen.**

DICTIONARY

“abattoir” means a building or place used for the slaughter of animals, whether or not it is also used for the processing, manufacture or distribution of animal by-products, and includes a knackery.

“Acid Sulfate Soil Manual” means the Acid Sulfate Soil Manual as published from time to time by the NSW Acid Sulfate Soils Management Advisory Committee and adopted by the Director.

“acid sulfate soils” means actual acid sulfate soils or potential acid sulfate soils.

“Act” means the *Environmental Planning and Assessment Act 1979*.

“actual acid sulfate soils” means acid sulfate soil containing highly acidic soil horizons or layers resulting from the aeration of soil materials that are rich in iron sulfides, primarily pyrite, where the soil material has a pH of less than 4.0 when measured in dry season conditions, overlying potential acid sulfate soils or soils containing 0.05% or more oxidisable sulfur.

“advertisement” means the display of symbols, messages or other devices for promotional purposes or for conveying information, instructions, directions or the like.

“agriculture” means:

- (a) the cultivation of crops, including cereals, fruit, vegetable or flower crops, or
 - (b) the keeping or breeding of livestock, bees or poultry or other birds, or
 - (c) the cultivation of plants in a wholesale plant nursery,
- for commercial purposes.

“AHD” means Australian Height Datum.

“alter” in relation to a heritage item or to a building or work within a heritage conservation area, means:

- (a) make structural changes to the outside of the heritage item, building or work, or
- (b) make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, building or work, not including changes resulting from the maintenance of the existing detail, fabric, finish or appearance of the outside of the heritage item, building or work.

“animal establishment” means a building or place used for the breeding, boarding, training or keeping of, or caring for, animals for commercial purposes, and includes a riding school and a veterinary hospital.

“aquaculture” means the commercial cultivation (including propagation and rearing) of the living resources of the sea or inland waters, whether or not that cultivation is carried out in a farm establishment for that purpose using an artificially created body of water, and includes fish farming and oyster farming activities.

“archaeological site” means a site shown as such on the map and includes a site known to the consent authority to have archaeological value.

“attached dual occupancy” in relation to an allotment or portion of land, means:

- (a) where no dwelling or dwelling-house exists on the allotment or portion - the erection of two attached dwellings on that allotment or portion, or
- (b) where a dwelling-house exists on the allotment or portion - the effecting of alterations or additions to the existing dwelling-house so as to create two attached dwellings on that allotment or portion.

“bed and breakfast establishment” means an existing dwelling-house where the permanent resident provides temporary accommodation and breakfast to travellers which:

- (a) does not contain more than two guest bedrooms, and
- (b) includes the provision of at least two off-street vehicle parking spaces, and
- (c) does not contain facilities, in the guest bedrooms, for preparation of meals by guests.

“billboard sign” means a non-illuminated advertisement with an area of not more than 11m² situated away from and not attached to a building.

“boarding house” means a building or place:

- (a) at which accommodation, meals and laundry facilities are provided to the residents of the building or place, and
 - (b) which is not licensed to sell liquor within the meaning of the *Liquor Act 1982*, and
 - (c) which is not a motel,
- but does not include a bed and breakfast establishment.

“brothel” means premises habitually used or designed to be used for the purposes of prostitution irrespective of whether any other service is also provided at the premises.

“bulky goods salesroom” means a building or place used for the sale by retail or auction, or the hire or display, of items (whether goods or materials) which, in the opinion of the Council, are of such a size, shape or weight as to require:

- (a) a large area for handling, storage or display, and
- (b) direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into or onto their vehicles after purchase,

but does not include a building or place used for the sale of foodstuffs, clothing or petrol.

“bushfire hazard reduction” means a reduction or modification (by controlled burning or mechanical or manual means) of material which constitutes a bush fire hazard that has been approved under a bush fire management plan.

“bush fire management plan” has the meaning attributed to that expression by the *Rural Fires Act 1997*.

“bushland” means land on which there is vegetation which is either a remainder of the natural vegetation of the land or is still representative of the structure and floristic composition of the natural vegetation.

“business premises” means a building or place in which there is carried on an occupation, business or profession which provides a service directly and regularly to the public, but (in the table to clause 9) does not include a building or place elsewhere defined in this Dictionary.

“business sign” means an advertisement that:

- (a) indicates the use of premises, or nature of goods or services sold or provided from premises, on the site where the advertisement is located, and
- (b) is located at or below the level of an awning or, where there is no awning, is located not more than 4.6 metres above ground level or the level or the bottom of any first floor window, whichever is lower, and
- (c) if it appears on a surface in conjunction with other advertisements, covers no more than 50% of the surface.

“camp or caravan site” means a site used for the purpose of:

- (a) placing moveable dwellings for permanent accommodation or for the temporary accommodation of tourists, or
- (b) the erection, assembly or placement of cabins for the temporary accommodation of tourists.

“car park” means a building or place used for parking vehicles and any related manoeuvring space and access, whether operated for gain or not.

“cemetery” means a building or place used for the disposal or processing of dead human beings or animals, and includes a crematorium and a burial ground.

“child care centre” means a building or place which is used (whether or not for profit) for the purpose of educating, minding or caring for children (whether or not any of the children are related to the owner or operator), but only if the following conditions are satisfied:

- (a) the children number 6 or more,
- (b) the building or place does not provide residential care for any of the children (other than those related to the owner or operator).

“clearing of bushland” has the same meaning as clearing of native vegetation under the *Native Vegetation Conservation Act 1997*.

Note:

In that Act, **clearing of native vegetation** means any one or more of the following:

- (a) cutting down, felling, thinning, logging or removing native vegetation,
- (b) killing, destroying, poisoning, ringbarking, uprooting or burning native vegetation,
- (c) severing, topping or lopping branches, limbs, stems or trunks of native vegetation,
- (d) substantially damaging or injuring native vegetation in any other way.

“communications facility” means a building, structure, work or place used primarily for or in connection with the transmitting or receiving of signals for the purpose of communication, and includes radio masts, towers, satellite dishes and the like.

“community facility” means a building or place owned or controlled by a public authority that provides for the physical, social, cultural or intellectual development or health, safety or welfare of the local community, but in the Table to clause 9 does not include a building or place elsewhere defined in this Dictionary.

“community land” means land classified or reclassified as community land within the meaning of the *Local Government Act 1993*.

“conservation plan” means a document, including diagrams, establishing the heritage significance of a heritage item or a heritage conservation area and identifying the conservation policies and management mechanisms which are appropriate to enable that significance to be retained.

“contaminated land” has the same meaning as it has in Part 7A of the Act.

“contaminated land planning guidelines” means guidelines under section 145C of the Act.

“convenience store” means a shop selling a variety of small consumer goods and petrol, oil and petroleum products, whether or not other goods are available for hire at the shop.

“corporation” means the corporation constituted by section 8(1) of the Act.

“Council” means the Coffs Harbour City Council.

“county council” has the meaning ascribed to that term in the *Local Government Act 1993*.

“dam” means an excavation in which water is stored, or a containment for water created by earthen walls or walls made of other materials, that has a surface area in excess of 5,000m².

“demolish” means to wholly or partly destroy, damage or dismantle a building, work, relic, or place situated on or within that land.

“demolish”, in relation to the item or to a heritage item or to a building, work, relic or place within a heritage conservation area, means to damage, deface, destroy, pull down or remove the heritage item, or the building, work, relic or place, in whole or in part.

“depot” means a building or place used for the storage (but not sale) of plant, machinery, goods or materials used or intended to be used by the owner or occupier of the building or place, but (in the table to clause 9) does not include a building or place elsewhere defined in this Dictionary.

“detached dual occupancy” in relation to an allotment or portion of land, means:

- (a) where no dwelling or dwelling-house exists on the allotment or portion – the erection of two detached dwellings on the allotment or portion, or
- (b) where a dwelling-house exists on the allotment or portion – the erection of a second detached dwelling on the allotment or portion.

“domestic waste” has the same meaning as it has in the *Local Government Act 1993*.

“discretionary sign” means:

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

“Drinking Water Catchment map” means the map marked “Drinking Water Catchment” and contained in Coramba-Karangi-Upper Orara Development Control Plan, as adopted by the Council on 21 August 2003.

“dwelling” means a room or number of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as a separate domicile, whether or not used temporarily for display purposes.

“dwelling-house” means a dwelling which is the only dwelling on an allotment.

“eco-tourism facility” means a building or place used primarily for tourist accommodation or recreation, or both, and may include holiday cabins, camp or caravan sites, that is in a natural setting and involves education and interpretation of the natural environment, and does not have a deleterious effect on the ecology of its location.

“educational establishment” means a building or place used for education (including teaching) and includes:

- (a) a school, and
- (b) a tertiary institution, being a university, a TAFE establishment (within the meaning of the *Technical and Further Education Commission Act 1990*), teachers’ college or other tertiary college providing formal education which is constituted by or under an Act, and
- (c) an art gallery or museum that is not used to sell the items displayed in it,

whether or not accommodation for staff or students, or both, is provided and whether or not used for the purpose of gain.

“emergency works”, in relation to clause 23, means the repair or replacement of any part of works, owned or controlled by the Council or a county council:

- (a) because it has been (or is being) damaged by a natural disaster, an accident, an act of vandalism or a like occurrence, or
- (b) because it has ceased to function or to function adequately,

and includes work reasonably necessary to prevent or limit any further damage or malfunction.

“entertainment facility” means a building or place used for the purpose of sport, entertainment, exhibitions or displays, and includes:

- (a) sports stadiums, showgrounds, racecourses and the like, and
- (b) theatres, cinemas, music halls, concert halls, open air theatres, drive-in theatres and the like.

“environmental facility” means a structure or work which provides for nature or scientific study or display facilities, such as walking tracks, board walks, observation decks, bird hides or the like.

“environmental protection works” means any works associated with the rehabilitation of land to its natural state or any works to protect land from environmental degradation.

“extractive industry” means an industry or undertaking (other than a mine) which depends for its operation on the winning or removal of extractive material from the land on which it is carried on.

“extractive material” means a substance such as sand, soil, gravel, clay, rock or stone, but does not include coal, shale, petroleum, uranium or any mineral within the meaning of the *Mining Act 1992*.

“flush wall sign” means an advertisement with an area of not more than 10m² attached to the wall of a building and projecting not more than 0.3m from the wall.

“forestry” includes arboriculture, silviculture and the destruction of trees and shrubs for the purpose of:

- (a) afforestation, forest protection or the cutting, dressing and preparing (otherwise than in a sawmill) of wood and other forest products, or
- (b) establishing roads necessary for the removal of wood and forest products, or
- (a) forest protection,

but does not include any clearing permitted under the Native Vegetation Conservation Act 1997.

“general store” means a shop which sells foodstuffs for human consumption, personal care products, household cleaning products and small items of hardware (whether or not other goods are also sold and whether or not the facilities of a post office are also included) and which has a floor space (exclusive of any dwelling used in connection with the shop) not exceeding 50m².

“generating works” means a building or place used for the purpose of making or generating gas, electricity or other forms of energy.

“gross floor area” means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at 1.4m above each floor level, excluding:

- (a) columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external wall, and
- (b) lift towers, cooling towers, machinery and plant rooms, ancillary storage space and air-conditioning ducts, and
- (c) car parking needed to meet any requirements of the Council and any internal designated vehicular or pedestrian access, and
- (d) space for the loading and unloading of goods, and
- (e) internal public arcades and thoroughfares, and
- (f) terraces and balconies with outer walls less than 1.4m high.

“group home” means a permanent group home or a transitional group home, but does not include a special care home.

“hazardous industry” means development for the purpose of an industry which, if the development were in operation and all measures proposed to reduce or minimise its impact on the locality were employed (such as measures to isolate the development from existing or likely future development on other land in the locality), would pose a significant risk, in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

“hazardous storage establishment” means any establishment at which goods, materials or products are stored which, if in operation and when all measures proposed to reduce or minimise its impact on the locality are employed (such as measures to isolate the establishment from existing or likely future development on other land in the locality), would pose a significant risk, in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

“helicopter landing site” means a place not open to the public used for the taking off and landing of helicopters.

“heliport” means a place open to the public used for the taking off and landing of helicopters, whether or not it includes:

- (a) a terminal building, or
- (b) facilities for the parking, storage or repair of helicopters.

“heritage assessment” means an assessment of the impact of proposed development on the heritage significance of a heritage item and its setting and any heritage conservation area within which it is situated which may or may not include a management strategy for the ongoing conservation of the item or area.

“heritage conservation area” means land shown edged heavy black on a diagram in Schedule 6 and includes buildings, works, relics, trees and places (such as gardens) situated on or within the land.

“heritage item” means a building, work, relic, tree, or place described in Schedule 5.

“heritage maintenance” means the ongoing protective care of the fabric of a heritage item and its setting.

“heritage significance” means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.

“holiday cabin” means a dwelling used for the provision of holiday accommodation only, being one of a group of dwellings erected on an allotment of land, or allotments of land, in the same ownership.

“home industry” means an industry carried on in a building which is a dwelling-house or dwelling, or is within the curtilage of a dwelling-house or dwelling, under the following circumstances:

- (a) the industry is conducted by the permanent residents of the dwelling-house or dwelling, and
- (b) except where the building is a dwelling-house or dwelling, the building does not exceed 50m² in area, and
- (c) the industry does not involve the employment of more than one person other than such residents, and
- (d) the industry does not:
 - (i) interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil or otherwise, or

- (ii) involve exposure to view from any adjacent premises, or from any public place, of any unsightly matter, or
- (iii) require the provision of any essential service main of a greater capacity than that available in the locality.

“home occupation” means an occupation carried on in a building that is or contains a dwelling-house or a dwelling, or is within the curtilage of a dwelling-house or dwelling, by the permanent residents of the dwelling-house or dwelling and which does not involve:

- (a) the registration of the building, dwelling-house or dwelling under the *Shops and Industries Act 1962*, or
- (b) the employment of more than 1 person other than such residents, or
- (c) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil or otherwise, or
- (d) the display of goods, except for the purposes of home galleries, whether in a window or otherwise, or
- (e) the erection of a sign not exceeding 0.8m in area, or
- (f) prostitution.

“hospital” means a building or place used for the purpose of providing professional health services (including preventative care, diagnosis, medical or surgical treatment or counselling) to people admitted as inpatients, whether or not out-patients are also cared for or treated at the building or place.

“hotel” means premises to which a hotelier’s licence granted under the *Liquor Act 1982* relates and may include temporary or short-term accommodation for travellers.

“housing for aged or disabled persons” means residential accommodation which may take any building form and may be or include a hostel and is, or is intended to be used as, housing for the permanent accommodation of:

- (a) persons aged 55 years or over, or
- (b) persons of any age who, as a result of having a mental, physical or sensory impairment, either permanently or for an extended period, have substantially limited opportunities to enjoy a full and active life.

“industry” means the manufacturing, assembling, altering, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, processing or adapting of any goods or articles for commercial purposes, but (in the table to clause 9) does not include any other use of land elsewhere defined in this Dictionary.

“investigation area” means land declared to be an investigation area by a declaration in force under Division 2 of Part 3 of the *Contaminated Land Management Act 1997*.

“koala plan of management” means a “Koala Plan of Management” prepared in accordance with the provisions of *State Environmental Planning Policy No. 44 – Koala Habitat Protection*.

“light industry” means an industry in which the processes carried on, or the transportation involved or the machinery or materials used, do not interfere unreasonably with the amenity of the neighbourhood, but (in the table to clause 9) does not include a use of land elsewhere defined in this Dictionary.

“marina” means a building or place used or intended to be used to provide moorings for boats and includes any associated:

- (a) slipways, pontoons, jetties, piers or the like, and
- (b) facilities for the repair, maintenance and fuelling of, or for the provision of accessories and parts for, boats.

“medical centre” means a building or place used for the purpose of providing professional health services (such as preventative care, diagnosis, medical or surgical treatment or counselling) to out-patients only, and includes health consulting rooms.

“mine” means a place which depends for its operation on the winning or removal of any material to which the *Mining Act 1992* or the *Petroleum (Onshore) Act 1991* applies, and includes a place used for the storage and primary processing of the material obtained.

“minor works”, in relation to clause 23, means new work effected by the Council or a county council, but not drainage works, which has a value not greater than \$20,000 or such larger amount (agreed to by the Director) as the Council fixes by resolution from time to time.

“motel” means premises, not being a hotel, used for the temporary or short-term accommodation of travellers.

“motor showroom” means a building or place used or intended for use for the display or sale of motor vehicles and accessories, including boats, caravans and trailers.

“moveable dwelling” has the same meaning as it has in the *Local Government Act 1993*.

“multi-unit housing” means three or more dwellings in a group, whether attached or not, but does not include a hotel or motel.

“offensive industry” means development for the purpose of an industry which, if the development were in operation and all measures proposed to reduce or minimise its impact on the locality were employed (such as measures to isolate the development from existing or likely future development on other land in the locality), would emit a polluting discharge (such as noise) in a manner which would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

“offensive storage establishment” means any establishment at which goods, materials or products are stored and which, if in operation and when all measures proposed to reduce or minimise its impact on the locality were employed (such as measures to isolate the establishment from existing or likely future development on other land in the locality), would emit a polluting discharge (such as noise) in a manner which would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

“office premises” means a building or place used for the purpose of administration, clerical, technical, professional or like activities (where there is no direct and regular dealing with members of the public or otherwise than by appointment), but (in the table to clause 9) does not include a building or place elsewhere defined in this Dictionary.

“operational land” means land classified or reclassified as operational land within the meaning of the *Local Government Act 1993*.

“painted wall sign” means an advertisement painted onto a wall of a building (including an advertisement consisting of adhesive vinyl or similar material fixed to a wall) and covering not more than 25% of the surface of the wall.

“passenger transport terminal” means any building or place used for the assembly and dispersal of passengers travelling by any form of passenger transport, and includes any facilities required for parking, manoeuvring, storage or routine servicing of any vehicle forming part of that undertaking.

“permanent group home” means a dwelling which:

- (a) is used to provide a household environment for disabled persons or socially disadvantaged persons, whether or not those persons are related, and
- (b) is occupied by the persons referred to in paragraph (a) as a single household, with or without paid or unpaid supervision or care and with or without payment for board and lodging being required,

but (in the table to clause 9) does not include a building for the housing of aged or disabled persons.

“place of worship” means a building or place used for the purpose of religious worship, whether or not the building or place is also used for counselling, social events or religious training by a congregation or religious group.

“potential acid sulfate soils” means soil material which is waterlogged and contains oxidisable sulfur compounds and that has a field pH of 4 or more but will become severely acid when oxidised.

“Potential Acid Sulfate Soils Planning Map” means a map in the series of maps marked “Potential Acid Sulfate Soils” kept in the office of the Council.

“potential archaeological site” means a site known to the Council to have archaeological potential.

“preliminary investigation”, in relation to land, means a preliminary investigation referred to in the contaminated land planning guidelines.

“prostitution” has the meaning ascribed to that word in the *Summary Offences Act 1988* but does not include services provided in the normal course of a medical practice.

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

“real estate sign” means a sign advertising land for sale or lease erected at or affixed to the land and:

- (a) in the case of an advertisement in respect of residential or rural premises, that does not exceed 2.5m² in area, or
- (b) in all other cases, that does not exceed 4.5m² in area,

and is not displayed for more than 14 days after an agreement has been entered into for the sale or lease.

“recreation area” means:

- (a) an area used or intended for use for sporting activities or sporting facilities,
- (b) an area used or intended for use to provide facilities for recreational activities which promote the physical, cultural or intellectual welfare of persons within the community, being facilities provided by:
 - (i) the Council, or
 - (ii) a body of persons associated for the purpose of the physical, cultural or intellectual welfare of persons within the community,

but does not include a racecourse or a showground.

“recreation facility” means a building or place used for sporting activities, recreation or leisure activities, whether or not operated for the purpose of gain, but (in the table to clause 9) does not include a building or place elsewhere defined in this Dictionary.

“registered club” means a building or place which is used by persons associated, or by a body incorporated, for a social, literary, political, sporting, athletic or other similar lawful purpose and is, or is intended to be, registered under the *Registered Clubs Act 1976*.

“relic” means:

- (a) any deposit, object or material evidence (including human remains) relating to the use or settlement of the Council’s area, not being Aboriginal habitation, which is more than 50 years old, or
- (b) any deposit, object or material evidence (including human remains) relating to Aboriginal habitation of the Council’s area whether before or after its occupation by persons of European extraction.

“remediation” means:

- (a) removing, dispersing, destroying, reducing, mitigating or containing the contamination of any land, or
- (b) eliminating or reducing any hazard arising from the contamination of any land (including by preventing the entry of persons or animals on the land).

“residential sign” means a non-illuminated advertisement not exceeding 0.8m² in area that indicates the name, occupation or other particulars of the residents of the premises on which the advertisement is displayed.

“restaurant” means a building or place principally used for the provision of food to people for consumption on the premises.

“retail plant nursery” means a building or place used for growing plants and selling plants by retail, whether or not it is also used for the sale of landscape supplies (including earth products) or other landscape and horticultural products.

“road” means an area that is open to or used by the public and is developed for, or has as one of its main uses, the driving or riding of motor vehicles.

“routine maintenance”, in relation to clause 23, means the periodic inspection, cleaning, repair and replacement of Council works or the works of a county council, but does not include work that would result in an increase in the design capacity of any part of those works or necessitate the deepening or increasing an existing work’s capacity, except where one tonne, or less, of soil is disturbed.

“RTA” means the Roads and Traffic Authority constituted under the *Transport Administration Act 1988*.

“rural industry” means a business or activity involving:

- (a) the handling, treating, processing or packing of primary products produced in the locality in which it is carried out, or
- (b) the regular servicing or repairing of plant or equipment used for the purpose of agriculture or aquaculture or for the purpose of a business or activity referred to in paragraph (a).

“sawmill” means a mill handling, cutting and processing timber from logs or baulks.

“service station” means a building or place used for the fuelling of motor vehicles and for the sale by retail of petrol, oil or other petroleum products, whether or not the building or place is also used for one or more of the following purposes:

- (a) the hiring of trailers,
- (b) the retail selling or the installing of spare parts and accessories for motor vehicles,
- (c) the washing and greasing of motor vehicles,
- (d) the repairing or servicing of motor vehicles (other than body building, panel beating or spray painting),
- (e) the retail selling or hiring of small consumer goods.

“shop” means a building or place used for the purpose of selling, whether by retail or auction, or for the hiring or display for the purpose of selling or hiring, of items (whether goods or materials), but in the Table to clause 9 does not include a building or place elsewhere defined in this Dictionary.

“Solitary Islands Marine Park” means the area declared under section 6 of the *Marine Parks Act 1997* and described as the Solitary Islands Marine Park.

“Solitary Islands Marine Park Authority” means the Marine Park Authority constituted under section 29 of the *Marine Parks Act 1997* in relation to the Solitary Islands Marine Park.

“special care home” means a dwelling:

- (a) which is used to provide a household environment for disabled persons or socially disadvantaged persons, whether or not those persons are related, and
- (b) which is occupied by the persons referred to in paragraph (a) as a single household, with or without paid or unpaid supervision or care and with or without payment for board and lodging being required, and
- (c) which does not contain more than five bedrooms or is occupied at the same time by not more residents (including resident staff, if any) than is equal to the number calculated by multiplying the number of bedrooms in the home by two.

“stock and sale yard” means a building or place used for the purpose of offering livestock or poultry for sale.

“subdivision of land” has the same meaning as it has in the Act.

“temporary sign” means an advertisement of a temporary nature which:

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

“the map” means the map marked “Coffs Harbour City Local Environmental Plan 2000”, as amended by the maps (or specified sheets of map) marked as follows:

Coffs Harbour City Local Environmental Plan 2000:

(Amendment No. 1);
(Amendment No. 2);
(Amendment No. 3);
(Amendment No. 4);
(Amendment No. 7);
(Amendment No. 9);
(Amendment No. 14);
(Amendment No. 15);
(Amendment No. 16);
(Amendment No. 18);

“tourist facility” means an establishment providing primarily for tourist accommodation or recreation, or both, and may include boatsheds, camp or caravan sites, holiday cabins, picnic grounds, playgrounds, restaurants, rural enterprises such as wineries, a tourist booking office, water sport facilities, clubs, marinas and motels.

“transitional group home” means a dwelling:

- (a) which is used to provide temporary accommodation, for the purpose of relief or rehabilitation, for disabled persons or socially disadvantaged persons, whether or not those persons are related, and
- (b) which is occupied by the persons referred to in paragraph (a) as a single household, with or without paid or unpaid supervision or care and with or without payment for board and lodging being required,

but does not include housing for aged or disabled persons.

“transitional land” means land that is within 20m of a boundary between any two zones.

“turf farm” means the commercial cultivation, and removal from land, of turf.

“utility installation” means a building, work or undertaking carried out under the authority of any Government authority (including the Council), or in pursuance of any Commonwealth or State Act, for the purpose of:

- (a) railways or roads, or
- (b) railway, road, water or air transport, or wharf or river undertakings, or
- (c) the provision of sewerage or drainage services, or
- (d) the supply of water, hydraulic power, electricity or gas, or
- (e) telecommunications facilities.

“vacant land” means, for the purposes only of clause 20, land on which, immediately before the day on which a notice under clause 20(1) is given, there were no buildings other than fences.

“vehicle body repair workshop” means a building or place used for the repair of vehicles or agricultural machinery, being repairs involving body building, panel beating or spray painting.

“vehicle repair station” means a building or place, other than a vehicle body repair workshop, used for the purpose of carrying out repairs to vehicles or the selling and fitting of accessories to vehicles or agricultural machinery.

“veterinary clinic” means a building or place used for diagnosing or medically (but not surgically) treating animals where animals are not accommodated on the premises.

“veterinary hospital” means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment, and includes a veterinary clinic.

“warehouse or distribution centre”

means a building or place used mainly for storing, handling or displaying items (whether goods or materials) which have been produced or manufactured for sale, but not for the retail sale of items to the public from the building or place.

“waste” has the same meaning as it has the *Local Government Act 1993*.

“waste depot” has the same meaning as it has in the *Local Government Act 1993*.

“waste management service” means any service for the purpose of collecting, sorting, processing or disposing of waste including providing domestic waste services or conducting of waste depots.

“winery” means a building used for the purposes of manufacturing, storing and offering for sale of wine.

APPENDIX C - INFORMATION SHEETS

Copies of the relevant Information Sheets (listed below) can be obtained from Council's Administration Office, Castle Street, Coffs Harbour or on Council's website at www.coffsharbour.nsw.gov.au.

- ◆ Acid Sulfate Soils;
- ◆ Energy Efficiency: Residential Development;
- ◆ Landscape;
- ◆ Contaminated Land;
- ◆ Bed and Breakfast Establishments;
- ◆ Heritage;
- ◆ Koala Habitat;
- ◆ Potentially Flood Prone Land;
- ◆ Landform Modification;
- ◆ Fire Hazard;
- ◆ Rural Lands Strategy – Assistance to Farming Community;
- ◆ Rural Roads;
- ◆ Drinking Water Catchments;
- ◆ Rural Strategy: Community Title Subdivision; and
- ◆ Rural Strategy: Torrens Title Subdivision.

APPENDIX D - DEVELOPMENT CHECKLIST

This checklist will assist applicants when preparing a development application.

QUESTION	Yes	No	NA
<p>1. Have you checked to see if what you propose is</p> <ul style="list-style-type: none"> - Exempt development? - Development without consent? - Development with Consent? - Prohibited Development? <p>(Check Appendix A and Appendix B of DCP)</p>			
<p>2. If you propose to subdivide, have you checked what zones apply to your land?</p>			
<p>3. If what you propose is exempt development or development without consent, have you checked what requirements the following Government Authorities may have?</p> <ul style="list-style-type: none"> - Department of Land and Water Conservation - National Parks and Wildlife Service 			
<p>4. Have you checked the requirements of the following information sheets?</p> <ul style="list-style-type: none"> - Acid Sulfate Soils - Energy Efficiency - Landscape - Contaminated Lands - Bed and Breakfast Establishments - Heritage - Koala Habitat - Potential Flood Prone Land - Landform Modification - Fire Hazard - Rural Assistance - Rural Roads - Drinking Water Catchment - Rural Strategy – Community Title - Rural Strategy – Torrens Title 			
<p>5. For subdivision - have you prepared a Property Management Plan (PMP)? – rural 1A zone only (If you have established that a Development Application is required you will need to prepare a property management plan)</p>			

<p>6. When preparing the PMP did you map</p> <ul style="list-style-type: none"> - Soil types? - Drainage lines? - Native vegetation? - Slope? - Weeds? - Water bores/pumps? - Flood prone land? - Heritage items? - Structures eg water tanks, windmills? - Surrounding areas? - Utility services? - Dams? - Buildings? - Fences? - Contaminated lands? - Areas of erosion? - Micro climate? - Site features? - Access? 			
<p>7. Have you assessed the effluent disposal area of the proposal including:</p> <ul style="list-style-type: none"> - Flood potential, runoff & seepage - Exposure - Slope landform and erosion potential - Buffer distances - Available land area - Soil features 			
<p>8. Is water available for your development?</p> <ul style="list-style-type: none"> - Is town water available? - If not have you provided a 60,000 litre storage? 			
<p>9. Have you provided 10,000 litres of water supply for fire fighting purposes?</p>			
<p>10. Is the design of your building in keeping with the character of the area?</p> <ul style="list-style-type: none"> - Materials used? - Colours used? 			
<p>11. Are your proposed dwellings designed to be energy efficient?</p>			
<p>12. Do your proposed buildings comply with the relevant setback from roads, streams, creeks and rivers?</p>			
<p>13. Is your proposed dwelling separated from adjoining dwellings by at least 150 metres in a Rural 1A Agriculture zone?</p> <p>OR</p> <p>Is your proposed dwelling separated from adjoining dwellings by at least 50 metres in a Rural 1B Living zone?</p>			

14. If your proposal involves earthworks, have you prepared a sediment erosion control plan?			
15. Have you prepared a revegetation plan? <ul style="list-style-type: none"> - Does it show remediation works proposed? - Does it show proposed weed removal? - Are the proposed revegetation works in accordance with the concept masterplan for rural residential areas? 			
16. Are riparian (river & creek) areas <ul style="list-style-type: none"> - To be revegetated? If so has contact been made with Local Landcare Groups? - Fenced off? - Having weeds (including camphor laurels) removed? 			
17. Are you proposing <ul style="list-style-type: none"> - To enter a voluntary conservation agreement? - To provide a wildlife refuge? - To undertake activities in the Farming for the Future Program? 			
18. If a new road is proposed have the following matters been considered: <ul style="list-style-type: none"> - Sight distances? - Intersection design and layout? - Carriageway widths? 			

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