

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT A1 ADMINISTRATION

Applies to

All land in the Coffs Harbour Local Government Area

Note that Local Environmental Plan 2013 has been deferred in some locations of the Local Government Area. This Development Control Plan does not apply to those deferred locations.

Date adopted by Council

13 December 2012

Effective Date

2 October 2013

Amendments

8 August 2013

Disclaimer

The hyperlinks to various State or Federal Government legislation have been included in this Development Control Plan in good faith and were current at the time that this document was prepared.

Applicants, landowners and any person(s) using the hyperlinks should ensure that the relevant legislation or policy is the most up-to-date version. This information may be obtained from the relevant government authority administering the legislation.

This Component provides the detailed statutory and preliminary information related to the operation of the Coffs Harbour Development Control Plan.

A1.1 INTRODUCTION

This Plan has been prepared in accordance with the [Environmental Planning and Assessment \(EP&A\) Act 1979](#) and the [EP&A Regulation 2000](#).

This Development Control Plan (DCP) supports the provisions of Coffs Harbour Local Environmental Plan 2013 (LEP 2013).

This DCP is divided into the following parts:

- Part A – Introductory Information;
- Part B – Land Use Specific Information;
- Part C – Issue Specific Information;
- Part D – Hazard Management Information;
- Part E – Locality Based Special Information; and
- Part F – Glossary and Appendix.

DCP COMPONENTS

PART A - INTRODUCTORY AND GENERAL INFORMATION

COMPONENT A1 ADMINISTRATION
COMPONENT A2 NOTIFICATION AND PUBLIC PARTICIPATION

PART B - LAND USE SPECIFIC INFORMATION

COMPONENT B1 SUBDIVISION REQUIREMENTS
COMPONENT B2 RESIDENTIAL DEVELOPMENT REQUIREMENTS
COMPONENT B3 BUSINESS DEVELOPMENT REQUIREMENTS
COMPONENT B4 INDUSTRIAL DEVELOPMENT REQUIREMENTS
COMPONENT B5 RURAL DEVELOPMENT REQUIREMENTS
COMPONENT B6 POST EUROPEAN HERITAGE REQUIREMENTS
COMPONENT B7 BIODIVERSITY REQUIREMENTS

PART C - ISSUE SPECIFIC INFORMATION

COMPONENT C1 DESIGN REQUIREMENTS
COMPONENT C2 ACCESS, PARKING AND SERVICING REQUIREMENTS
COMPONENT C3 LANDSCAPING REQUIREMENTS
COMPONENT C4 ADVERTISING SIGNS REQUIREMENTS
COMPONENT C5 SEX SERVICES PREMISES REQUIREMENTS
COMPONENT C6 MINOR EARTHWORKS REQUIREMENTS
COMPONENT C7 WASTE MANAGEMENT REQUIREMENTS
COMPONENT C8 INTEGRATED (NATURAL) WATER CYCLE MANAGEMENT REQUIREMENTS

PART D - HAZARD MANAGEMENT INFORMATION

COMPONENT D1 EROSION AND SEDIMENT CONTROL REQUIREMENTS
COMPONENT D2 CONTAMINATED LAND MANAGEMENT REQUIREMENTS
COMPONENT D3 FLOODING AND COASTAL HAZARD REQUIREMENTS

PART E - LOCALITY BASED SPECIAL INFORMATION

COMPONENT E1 COFFS HARBOUR REGIONAL AIRPORT (DEFERRED)
COMPONENT E2 BOAMBEE CREEK
COMPONENT E3 COFFS HARBOUR CITY CENTRE
COMPONENT E4 HEARNES LAKE / SANDY BEACH (DEFERRED)
COMPONENT E5 KORORA LARGE LOT RESIDENTIAL
COMPONENT E6 MOONEE (DEFERRED)
COMPONENT E7 NORTH BOAMBEE VALLEY (EAST)
COMPONENT E8 NORTH BONVILLE
COMPONENT E9 SAWTELL VILLAGE PRECINCT
COMPONENT E10 SOUTH COFFS
COMPONENT E11 WEST COFFS
COMPONENT E12 WEST WOOLGOOLGA
COMPONENT E13 PACIFIC HIGHWAY DEVELOPMENT SETBACK AREA
COMPONENT E14 HALLS ROAD BUSINESS PRECINCT
COMPONENT E15 TOURIST DEVELOPMENT PRECINCTS

PART F - GLOSSARY AND APPENDIX

COMPONENT F1 GLOSSARY
COMPONENT F2 APPENDIX 1

This DCP proposes to:

- expand upon the aims, objectives and other provisions of LEP 2013; and
- provide detailed development provisions for development within the Coffs Harbour Local Government Area (LGA).

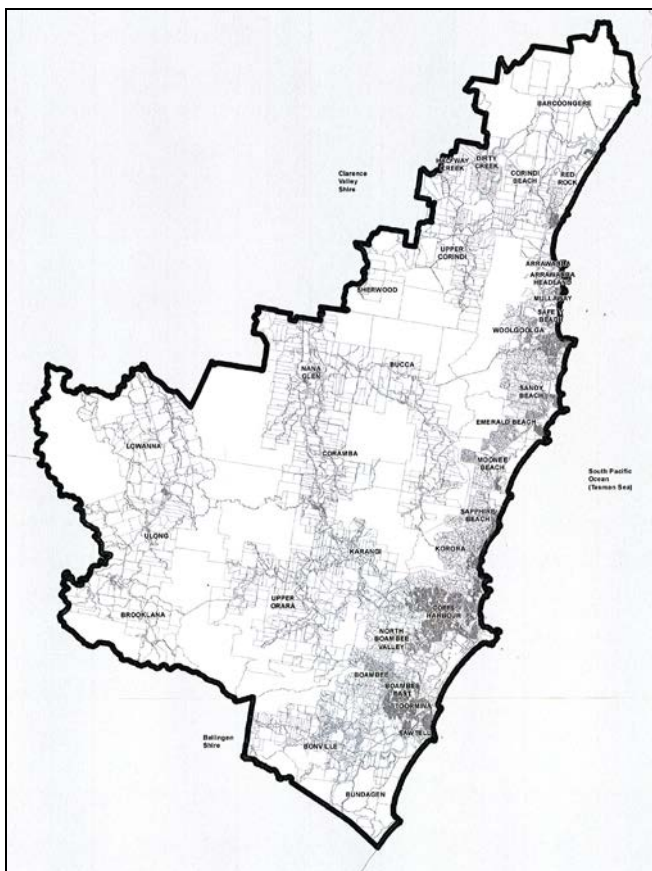
This DCP is based on objectives and development provisions (controls) relating to the achievement of each objective.

This DCP repeals any other DCP made before this DCP.

A1.2 LAND COVERED BY THIS DCP

This DCP applies to all land in the Coffs Harbour LGA and relates to LEP 2013 (as shown in Map 1).

MAP 1



A1.3 RELATIONSHIP BETWEEN STATE AND LOCAL PLANNING STRATEGIES

The following diagram shows the hierarchy of State and local planning strategies:



A1.4 RELATIONSHIP TO OTHER COUNCIL AND STATE POLICY DOCUMENTS

Certain developments may be subject to other [policies](#) of Council. The onus is on any prospective applicant to check with the Consent Authority if there are any additional or updated policies relevant to the site.

Certain development may also be subject to [State Environmental Planning Policies \(SEPP\)](#), refer Part F - Appendix 1 of this DCP. Applicants are advised to check which SEPPs may be applicable to their proposed development.

Information Sheets, refer Council's website, provide information and guidelines for applicants on various issues. Some provide additional information on environmental constraints to development and procedures for applicants to follow if their proposal is affected by such constraints.

A1.5 REFERENCE TO EXTERNAL STANDARDS AND DOCUMENTS

Throughout this document there are references to external documents and standards. These include, but are not limited to Australian and New Zealand Standards, AUSPEC specifications and standard drawings. This reference means the current version of that standard or specification.

This DCP provides hyperlinks to various Australian and New Zealand Standards; these are external documents; and in order to view many of these Standards you will be required to purchase a copy of them.

A1.6 TERMS AND DEFINITIONS

This Plan adopts the terms and definitions of LEP 2013. Additional terms may be defined throughout this Plan and in Part F - Glossary.

A1.7 HOW TO USE THIS DCP

Applicants are to comply with the controls listed in this DCP unless it can be demonstrated that an alternative solution to all, or any, of the controls will provide for an equivalent or better response to meeting the objectives of this DCP. Any alternative solution must be justified with valid planning reasons.

A1.8 KEY OBJECTIVES OF THIS DCP

A1.8.1 Environmental Sustainability

1. To ensure that development responds appropriately to environmental constraints including soil erosion, coastal hazards, flooding and bush fire risk, and that the protection of areas of natural and cultural significance are considered.
2. To ensure that development incorporates best practice water sensitive urban design techniques relating to stormwater quality and quantity, water conservation/reuse and ecosystem health.
3. To ensure that development protects and maintains high value vegetation, natural bushland, native habitats and koala populations.
4. To encourage development that is energy efficient and minimises greenhouse gas emissions.
5. To exclude urban development from areas with a high water table where there is likely to be adverse impacts on water quality.
6. To incorporate environmental protection areas into the Coffs Coast Regional Park where practicable.
7. To conserve the environmental heritage of the City in accordance with the principles of the Burra Charter.

A1.8.2 Social Sustainability

1. To provide safe and attractive neighbourhoods that meet the diverse needs of the community and offer a wide choice of housing and leisure opportunities, as well as associated community facilities.
2. To improve the accessibility of public transport services and to provide infrastructure to encourage walking and cycling, to lessen the dependence on cars.
3. To ensure that developers provide bus shelters so that all new residential areas are no further than 500 metres from the nearest shelter.
4. To ensure that developers provide children's playgrounds so that all new residential areas are no further than 500 metres from the nearest facility.
5. To manage open space areas and community land in accordance with the relevant Plan of Management for that area.

A1.8.3 Civic Leadership

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

A1.8.4 Economic Sustainability

1. To ensure that the existing community is not burdened by the provision of public utilities and facilities required as a result of future development.

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

A1.9 MATRIX – WHICH SECTIONS OF THIS DCP WILL APPLY TO MY PROPOSAL?

The following matrix outlines the sections of this DCP applying to the various types of development.

This list is not an 'absolute' list of applicable components. Some land use activities may introduce issues covered elsewhere in this document, or in external documents/standards. It is recommended to seek professional advice in regard to any proposed development.



Which Components of this DCP will apply to my Development Proposal?

- ✓ This component will apply to the development proposal and should be consulted
- ? This component may apply to the development proposal. You should check whether the issues raised in this component are relevant for your proposal.

The locality based components in Part E of the Development Control Plan may apply, and should be consulted if the development proposal or activity is located on lands within the following areas:

- Component E1 – Airport (Deferred to enable Council to revise the Airport Masterplan);
- Component E2 - Boambee Creek;
- Component E3 - Coffs Harbour City Plan;
- Component E4 - Hearn's Lake / Sandy Beach (Deferred to enable environmental studies to be completed);
- Component E5 - Korora Rural Residential;
- Component E6 – Moonee (Deferred to enable environmental studies to be completed);
- Component E7 - North Boambee Valley;
- Component E8 - North Bonville;
- Component E9 - Sawtell Town Centre;
- Component E10 - South Coffs;
- Component E11 - West Coffs;
- Component E12 - West Woolgoolga;
- Component E13 - 20m Highway Setback;
- Component E14 – Halls Road Business Precinct; and
- Component E15 – Tourist Development Precincts.

LAND USE	Localities								Other Components											
	A1 - Introduction	A2 - Notification	B1 - Subdivision	B2 - Residential	B3 - Commercial	B4 - Industrial	B5 - Rural	B6 - Post European Heritage	B7 - Biodiversity	C1 - Design Requirements	C2 - Access, Parking & Servicing	C3 - Landscaping	C4 - Advertising & Signage	C5 - Sex Services Premises	C6 - Minor Earthworks	C7 - Waste management	C8 - Integrated Water Cycle M'gmt	D1 - Erosion and Sediment Control	D2 - Contaminated Land Management	D3 - Flooding and Coastal Hazards
advertisement	✓	✓						?		?			✓							
advertising structure	✓	✓						?	?	?			✓		?			?		?
agricultural produce industry	✓	✓					✓	?	?		✓	?	?		?	?	?	?	?	?
agriculture	✓	✓					✓	?	?						?	?	?	✓		
air transport facility	✓	✓				?	?	?	?	✓	✓	✓	?		?	✓	✓	✓	?	?
airport	✓	✓				?	?	?	?	✓	✓	✓	?		?	✓	✓	✓	?	?
airstrip	✓	✓				?	?	?	?		✓		?		?			?	?	?
amusement centre	✓	✓			?			?		?	✓	?	?		?	✓	?	?	?	?
animal boarding or training est.	✓	✓				?	?	?	?	?	✓	✓	?		?	✓	✓	✓	?	?

LAND USE	Zoning								Development Control											
	A1 - Introduction	A2 - Notification	B1 - Subdivision	B2 - Residential	B3 - Commercial	B4 - Industrial	B5 - Rural	B6 - Post European Heritage	B7 - Biodiversity	C1 - Design Requirements	C2 - Access, Parking & Servicing	C3 - Landscaping	C4 - Advertising & Signage	C5 - Sex Services Premises	C6 - Minor Earthworks	C7 - Waste management	C8 - Integrated Water Cycle M'gmt	D1 - Erosion and Sediment Control	D2 - Contaminated Land Management	D3 - Flooding and Coastal Hazards
aquaculture	✓	✓					✓	?	?		?		?		?	?	✓	?		
attached dwelling	✓	✓	?	✓				?	?	✓	✓	✓			?	✓	✓	✓	?	?
backpackers' accommodation	✓	✓		?	?			?	?	✓	✓	✓	✓		?	✓	?	?	?	?
bed and breakfast accommodation	✓	✓		?	?			?	?	?	✓	?	?		?	?	?	?	?	?
bee keeping	✓	✓					?	?	?						?			?		?
biosolids treatment facility	✓	✓				?	?	?	?		?	?	?		?	✓	?	✓	?	?
boarding house	✓	✓		?	?			?	?	✓	✓	✓	?		?	✓	✓	?	?	?
boat launching ramp	✓	✓					?	?	?		?		?		?		?	?		?
boat building and repair facility	✓	✓				✓		?	?	?	✓	?	?		?	✓	?	?	?	?
boat shed	✓	✓				?	?	?	?	?	✓	?	?		?		?	?	?	?
bulky goods premises	✓	✓			✓			?	?	✓	✓	✓	✓		?	✓	✓	✓	?	?
business identification sign	✓	✓			?			?		?		✓								
business premises	✓	✓			✓			?	?	?	✓	?	✓		?	✓	?	?	?	?
camping ground	✓	✓		?			?	?	?	?	✓	✓	?		?	✓	?	?	?	?
car park	✓	✓			✓			?	?	?	✓	✓	?		?		?	✓		?
caravan park	✓	✓					?	?	?	✓	✓	✓	?		?	✓	✓	✓	?	?
cellar door premises	✓	✓			?		?	?	?	?	✓	?	?		?	✓	?	?	?	?
cemetery	✓	✓					✓	?	?		✓	?	?		?	✓	?	?	?	?
charter and tourism boating facility	✓	✓				?		?	?	?	✓	?	?		?	✓	?	?	?	?
child care centre	✓	✓		?	?		?	?	?	✓	✓	✓	✓		?	✓	?	?	?	?
commercial premises	✓	✓			✓			?	?	?	✓	?	?		?	✓	?	?	?	?
community facility	✓	✓		?	?	?	?	?	?	✓	✓	?	✓		?	✓	?	?	?	?
correctional centre	✓	✓				?		?	?	✓	✓	✓	✓		?	✓	?	?	?	?
crematorium	✓	✓				?	?	?	?	?	✓	?	?		?	✓	?	?	?	?
dairy	✓	✓					✓	?	?		?		?		?	✓	?	?		?
depot	✓	✓				?	?	?	?	?	✓	?	?		?	✓	?	✓	?	?

LAND USE	A1 - Introduction	A2 - Notification	B1 - Subdivision	B2 - Residential	B3 - Commercial	B4 - Industrial	B5 - Rural	B6 - Post European Heritage	B7 - Biodiversity	C1 - Design Requirements	C2 - Access, Parking & Servicing	C3 - Landscaping	C4 - Advertising & Signage	C5 - Sex Services Premises	C6 - Minor Earthworks	C7 - Waste management	C8 - Integrated Water Cycle M'gmt	D1 - Erosion and Sediment Control	D2 - Contaminated Land Management	D3 - Flooding and Coastal Hazards
dual occupancy	✓	✓	?	✓			?	?	?	✓	✓	✓			?	✓	?	✓	?	?
dwelling	✓	✓		✓	?	?	?	?	?	✓	✓	?			?	✓	?	✓	?	?
earthworks	✓	✓		?	?	?	?	?	?						✓			✓	?	?
educational establishment	✓	✓		?	?		?	?	?	✓	✓	✓	✓		?	✓	?	?	?	?
electricity generating works	✓	✓				?	?	?	?	?	?	?	?		?	?	?	?	?	?
emergency services facility	✓	✓		?	?	?	?	?	?	?	✓	?	?		?	✓	?	✓	?	?
entertainment facility	✓	✓		?	?	?		?	?	?	✓	?	?		?	✓	?	?	?	?
environmental facility	✓	✓		?	?	?	?	?	?	?	?	?	?		?	?	?	?	?	?
environmental protection works	✓	✓		?	?	?	?	?	?						?		?	?	?	?
exhibition home	✓	✓		✓				?	?	?	✓	✓	?		?	✓	?	✓	?	?
exhibition village	✓	✓		✓				?	?	?	✓	✓	?		?	✓	?	✓	?	?
extractive industry	✓	✓			?	?	?	?	?		?	?	?		?	✓	?	?	?	?
farm building	✓	✓					✓	?	?			?			?			?	?	?
farm stay accommodation	✓	✓		?			?	?	?	?	✓	?	?		?	✓	?	?	?	?
feedlot	✓	✓					✓	?	?		?	?	?		?	?	?	?		?
flood mitigation work	✓	✓		?	?	?	?	?	?						?		?	?	?	✓
food and drink premises	✓	✓			?			?	?	?	✓	?	?		?	✓	?	?	?	?
forestry	✓	✓					?	?	?						?		?	?		
freight transport facility	✓	✓				?		?	?	?	✓	✓	✓		?	✓	✓	✓	?	?
function centre	✓	✓		?	?	?	?	?	?	?	✓	✓	✓		?	✓	✓	✓	?	?
funeral chapel	✓	✓			?	?		?	?	?	✓	?	?		?	?	?	?	?	?
funeral home	✓	✓			?	?		?	?	?	✓	?	?		?	?	?	?	?	?
garden centre	✓	✓			?			?	?	?	✓	✓	?		?	✓	?	✓	?	?
group home (permanent or transitional)	✓	✓		?	?	?	?	?	?	?	✓	✓	?		?	✓	?	?	?	?
hardware and building supplies	✓	✓			?	?		?	?	?	✓	✓	?		?	✓	?	✓	?	?

LAND USE	Development Categories								Control Measures											
	A1 - Introduction	A2 - Notification	B1 - Subdivision	B2 - Residential	B3 - Commercial	B4 - Industrial	B5 - Rural	B6 - Post European Heritage	B7 - Biodiversity	C1 - Design Requirements	C2 - Access, Parking & Servicing	C3 - Landscaping	C4 - Advertising & Signage	C5 - Sex Services Premises	C6 - Minor Earthworks	C7 - Waste management	C8 - Integrated Water Cycle M'gmt	D1 - Erosion and Sediment Control	D2 - Contaminated Land Management	D3 - Flooding and Coastal Hazards
hazardous industry or storage est.	✓	✓				✓		??	??	??	✓	✓	??		??	✓	??	??	??	??
health services consulting rooms or facility	✓	✓		?	?			??	??	✓	✓	✓	??		??	✓	??	??	??	??
helipad	✓	✓		?	?	?	?	??	??						??	??	??	✓		
highway service centre	✓	✓			?	?	?	??	??	??	✓	✓	✓		??	✓	✓	✓	??	??
home business	✓	✓		?		?	?				?		?							
home occupation (sex services)	✓	✓			?	?							?	??						
horticulture	✓	✓					✓	??	??		??		??		??	??	??	✓		??
hospital	✓	✓		?	?		?	??	??	✓	✓	✓	??		??	✓	??	✓	??	??
hostel	✓	✓		?	?			??	??	✓	✓	✓	✓		??	✓	??	✓	??	??
hotel or motel accommodation	✓	✓		?	?		?	??	??	✓	✓	✓	✓		??	✓	??	✓	??	??
Industry	✓	✓				?		??	??	✓	✓	??	??		??	✓	??	??	??	??
industrial retail outlet	✓	✓			?	?		??	??	✓	✓	??	??		??	✓	??	??	??	??
industrial training facility	✓	✓			?	?	?	??	??	✓	✓	??	??		??	✓	??	??	??	??
information and education facility	✓	✓		?	?	?	?	??	??	??	✓	✓	✓		??	✓	??	??	??	??
intensive livestock agriculture	✓	✓					✓	??	??		??	??	??		??	✓	??	✓		??
jetty	✓	✓				?	?	??	✓	??					??			??		??
kiosk	✓	✓		?	?	?	?	??	??	??	✓	??	??		??	✓	??	??	??	??
landscaping material supplies	✓	✓			?	?	?	??	??	??	✓	??	??		??	✓	??	✓	??	??
liquid fuel depot	✓	✓				?		??	??	??	✓	✓	??		??	✓	??	✓	??	??
livestock processing industry	✓	✓				?	?	??	??	??	✓	??	??		??	✓	??	✓	??	??
marina	✓	✓				?		??	??	??	✓	??	??		??	??	??	✓		??
market	✓	✓		?	?	?		??	??	??	✓	??	??		??	✓		??	??	??
medical centre	✓	✓		?	?		?	??	??	✓	✓	✓	✓		??	✓	??	??	??	??
mine	✓	✓			?	?	?	??	??			??	??		??		??	✓	??	??
mooring	✓	✓				?	?	??	??		??	??	??		??	✓	??	??		??
mooring pens	✓	✓				?		??	??		??		??				??			??

LAND USE	A1 - Introduction	A2 - Notification	B1 - Subdivision	B2 - Residential	B3 - Commercial	B4 - Industrial	B5 - Rural	B6 - Post European Heritage	B7 - Biodiversity	C1 - Design Requirements	C2 - Access, Parking & Servicing	C3 - Landscaping	C4 - Advertising & Signage	C5 - Sex Services Premises	C6 - Minor Earthworks	C7 - Waste management	C8 - Integrated Water Cycle M'gmt	D1 - Erosion and Sediment Control	D2 - Contaminated Land Management	D3 - Flooding and Coastal Hazards
mortuary	✓	✓			?	?		?	?	?	✓	?	?		?	✓	?	?	?	?
multi-dwelling housing	✓	✓		✓	?			?	?	✓	✓	✓	?		?	✓	?	✓	?	?
neighbourhood shop	✓	✓		?	?	?	?	?	?	?	✓	?	✓		?	✓	?	✓	?	?
offensive industry or storage est.	✓	✓				✓		?	?	?	✓	✓	?		?	✓	?	?	?	?
office premises	✓	✓			✓			?	?	?	✓	?	?		?	✓	?	?	?	?
open cut mining	✓	✓				?	?	?	?		?	?	?		?	?	?	✓	?	?
passenger transport facility	✓	✓		?	?	?		?	?	?	✓	?	✓		?	✓	?	✓	?	?
place of public worship	✓	✓		?	?	?	?	?	?	?	✓	✓	?		?	✓	?	?	?	?
plant nursery	✓	✓			?		?	?	?	?	✓	?	?		?	✓	?	✓	?	?
port facilities	✓	✓				?		?	?	?	✓	?	?		?	?	?	✓		?
pub	✓	✓		?	?			?	?	?	✓	✓	?		?	✓	?	?	?	?
public administration building	✓	✓			?	?		?	?	✓	✓	✓	✓		?	✓	?	✓	?	?
public utility undertaking	✓	✓	?	?	?	?	?	?	?	?	✓	?	?		?	?	?	✓	?	?
recreation area or facility	✓	✓		?	?	?	?	?	?	?	✓	?	?		?	?	?	✓	?	?
registered club	✓	✓		?	?			?	?	✓	✓	✓	✓		?	✓	?	?	?	?
research station	✓	✓			?	?	?	?	?	?	✓	✓	?		?	✓	?	✓	?	?
residential care facility	✓	✓		?	?			?	?	✓	✓	✓	?		?	✓	?	?	?	?
residential flat building	✓	✓		✓	?			?	?	✓	✓	✓			?	✓	✓	✓	?	?
resource recovery facility	✓	✓				?	?	?	?	?	✓	✓	?		?	✓	?	✓	?	?
respite day care centre	✓	✓		?	?		?	?	?	?	✓	?	?		?	✓	?	?	?	?
restaurant or cafe	✓	✓		?	?	?	?	?	?	?	✓	?	✓		?	✓	?	?	?	?
restricted premises	✓	✓			?	?		?	?	?	✓	?	?		?	✓	?	?	?	?
retail premises	✓	✓			✓			?	?	?	✓	?	?		?	✓	?	?	?	?
road	✓	✓		?	?	?	?	?	?		?	?			?		?	✓	?	?
roadside stall	✓	✓		?	?			?	?		✓	?	?		?	?	✓	?		

LAND USE	Zoning								Development Control											
	A1 - Introduction	A2 - Notification	B1 - Subdivision	B2 - Residential	B3 - Commercial	B4 - Industrial	B5 - Rural	B6 - Post European Heritage	B7 - Biodiversity	C1 - Design Requirements	C2 - Access, Parking & Servicing	C3 - Landscaping	C4 - Advertising & Signage	C5 - Sex Services Premises	C6 - Minor Earthworks	C7 - Waste management	C8 - Integrated Water Cycle M'gmt	D1 - Erosion and Sediment Control	D2 - Contaminated Land Management	D3 - Flooding and Coastal Hazards
rural industry	✓	✓				?	?	?	?	?	?	?	?		?	?	?	✓	?	?
rural supplies	✓	✓			?	?	?	?	?	?	?	?	?		?	?	?	?	?	?
sawmill or log processing works	✓	✓				?	?	?	?	?	✓	?	?		?	✓	?	✓	?	?
school	✓	✓		?	?	?	?	?	?	✓	✓	✓	✓		?	✓	?	?	?	?
secondary dwelling	✓	✓		✓				?	?	?	✓	?			?	✓	?	?	?	?
self-storage units	✓	✓			?	?	?	?	?	?	✓	?	✓		?	?	✓	✓	?	?
semi-detached dwelling	✓	✓		✓				?	?	?	✓	?			?	✓	?	?	?	?
seniors housing	✓	✓		?	?			?	?	?	✓	✓	?		?	✓	?	✓	?	?
service station	✓	✓		?	?	?		?	?	?	✓	✓	✓		?	✓	?	✓	?	?
sewage treatment plant	✓	✓				?	?	?	?		?	?			?	✓	?	✓	?	?
sex services premises	✓	✓			?	?		?	?		✓	✓	?	✓	?	?	?	?	?	?
shop	✓	✓			✓			?	?	?	✓	?	✓		?	✓	?	?	?	?
shop top housing	✓	✓		?	?			?	?	✓	✓	?	✓		?	✓	?	?	?	?
stock and sale yard	✓	✓				?	?	?	?		✓	?	?		?	✓	?	✓		?
storage premises	✓	✓			?	?		?	?	?	✓	✓	✓		?	?	?	✓	?	?
subdivision	✓	✓	✓	?	?	?	?	?	?		?	?	?		?		?	?	?	?
take away food and drink premises	✓	✓		?	?	?	?	?	?	?	✓	?	?		?	✓	?	?	?	?
telecommunications facility & network	✓	✓		?	?	?	?	?	?	?	?	?	?		?	?	?	?	?	?
temporary structure	✓	✓		?	?	?	?	?	?	?	?	?	?		?	?	?	?	?	?
timber yard	✓	✓			?	?		?	?		✓	?	?		?	✓	?	✓	?	?
tourist and visitor accommodation	✓	✓		?	?			?	?	?	✓	?	?		?	✓	?	?	?	?
transport depot	✓	✓				✓		?	?	?	✓	?	?		?	✓	?	✓	?	?
truck depot	✓	✓				✓		?	?	?	✓	?	?		?	✓	?	✓	?	?
turf farming	✓	✓					✓	?	?			?	?		?	?	?	✓		
underground mining	✓	✓				?	?	?	?		?	?	?		?	?	?	✓	?	?
vehicle body repair workshop	✓	✓				✓		?	?	?	✓	?	?		?	?	?	✓	?	?
vehicle repair	✓	✓			?	?		?	?	?	✓	?	?		?	?	?	✓	?	?

LAND USE	A1 - Introduction	A2 - Notification	B1 - Subdivision	B2 - Residential	B3 - Commercial	B4 - Industrial	B5 - Rural	B6 - Post European Heritage	B7 - Biodiversity	C1 - Design Requirements	C2 - Access, Parking & Servicing	C3 - Landscaping	C4 - Advertising & Signage	C5 - Sex Services Premises	C6 - Minor Earthworks	C7 - Waste management	C8 - Integrated Water Cycle M'gmt	D1 - Erosion and Sediment Control	D2 - Contaminated Land Management	D3 - Flooding and Coastal Hazards
	station																			
vehicle sales or hire premises	✓	✓			?	?		?	?	?	✓	✓	✓		?	✓	?	✓	?	?
veterinary hospital	✓	✓		?	?	?	?	?	?	?	✓	?	?		?	✓	?	✓	?	?
warehouse or distribution centre	✓	✓			?	?		?	?	?	✓	?	?		?	✓	?	✓	?	?
waste disposal facility	✓	✓				?	?	?	?	?	?	?	?		?	?	?	✓	?	?
waste or resource transfer station	✓	✓				?	?	?	?	?	?	?	?		?	?	?	✓	?	?
waste / resource management facility	✓	✓				✓	?		✓	?	✓	?	?		?	✓	?	✓	?	?
water recreation structure	✓	✓				?	?	?	?	?	?	?	?		?	?	?	?	?	?
water recycling facility	✓	✓				?	?	?	?	?	?	?	?		?	?	?	✓	?	?
water storage facility	✓	✓		?	?	?	?	?	?	?	?	?	?		?	?	?	?	?	?
wharf or boating facilities	✓	✓				?		?	?	?	?	?	?		?	?	?	✓		?
wholesale supplies	✓	✓			?	?		?	?	?	✓	?	?		?	?	?	?	?	?