

DRAFT COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2012

COMPONENT F1 GLOSSARY

Applies to

Terms and abbreviations used throughout the Development Control Plan

Date adopted by Council

Day Month 2012

Effective Date

Effective upon gazettal of draft Coffs Harbour Local Environmental Plan 2012

Amendments

Date and description of amendments

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 includes a glossary of terms and abbreviations used in the Development Control Plan.

Above awning sign a projecting sign on top of an awning.

Acronyms used in this Document:

AHD - Australian Height Datum

AILA - Australian Institute of Landscape Architects

AILDM - Australian Institute of Landscape Designers and Managers

ANEF - Australian Noise Exposure Forecast

APZ - Asset Protection Zones

ARI - Average Recurrence Interval

AS - Australian Standards

BASIX – Building Sustainability Index

BCA – Building Code of Australia

BCA - Building Code of Australia

CBD – Central Business District

CBD - Central Business District

CIV - Capital Investment Value

CMP - Conservation Management Plan

CPTED – Crime Prevention through Environmental Design

DA – Development Application

DCP - Coffs Harbour Development Control Plan

DDA - Disability Discrimination Act 1992

EP&A – Environmental Planning and Assessment Act 1979

ESCP - Erosion and Sediment Control Plan

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PART F – GLOSSARY AND APPENDIX

COMPONENT F1 GLOSSARY
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GFA – Gross Floor Area
GLFA - Gross Leasable Floor Area
IWCM - Integrated (Natural) Water Cycle Management
KPoM - Koala Plan of Management
LALC - Local Aboriginal Land Council
LEP - Draft Coffs Harbour Local Environmental Plan 2012
LGA – Local Government Area
MGB - Mobile Garbage Bins
MNCRS - Mid North Coast Regional Strategy
NSW – New South Wales
NSWFB – NSW Fire Brigades
OEH - Office of Environment and Heritage
OLC - Our Living City Settlement Strategy
P&I – NSW Government Planning and Infrastructure
RFS – Rural Fire Service
SEPP – State Environmental Planning Policy
SES – State Emergency Service
SFH – Street Frontage Height
SOHI - Statement of Heritage Impact
SSMR - Strata Schemes Management Regulations 2005
SWMP - Soil and Water Management Plan
SWMMP – Site Waste Minimisation and Management Plan
VMP - Vegetation Management Plan
WMP - Waste Management Plan
WSUD - Water Sensitive Urban Design Policy
YAC - Yarrawarra Aboriginal Corporation

Alter, in relation to

- a) a heritage item means to:
- i) make structural changes to the outside of the heritage item, or
 - ii) make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, other than changes ensuing from the maintenance of the existing detail, fabric, finish or appearance of the outside of the item.

- b) a building or work within a heritage conservation area means to:
- i) make structural changes to the outside of the building or work; or
 - ii) make non-structural changes to the detail, fabric, finish or appearance of the outside of the building or work, not including changes resulting from painting previously painted surfaces, providing the same colour scheme and paint type is used.

Alternative solution means another method which achieves the same outcome as a 'deemed to satisfy' provision.

Ancillary development means any of the following that are not exempt development under State Environmental Planning Policy ([Exempt and Complying Development Codes](#)) [2008](#), or draft LEP 2012:

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

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

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

Aviation related means a use with its primary purpose related to airport activities without there being the requirement for the use to be wholly related to these activities. Any additional use to the primary use should be of an ancillary nature.

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

Awning fascia sign a sign on the fascia of an awning or verandah.

Compensatory earthworks refers to earthworks where material is excavated (or “cut”) from one location in the floodplain and placed (or “filled”) at another location in the floodplain, with no net importation of fill material, such that the volume available for storage of floodwaters is not reduced for all floods.

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.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstances include preservation, restoration, reconstruction and adaptation in any one place and will be commonly a combination of more than one of these.

Conservation Management Plan means a document prepared in accordance with the requirements of the NSW Heritage Office that establishes the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

Crime Prevention through Environmental Design (CPTED) is a multi-disciplinary approach to deterring criminal behaviour through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Diameter at breast height (DBH) is measured in accordance with the Australian Standard EV-018-00-02 – Protection of Trees on Development Sites.

Environmental heritage means those places, buildings, works, relics, movable objects and precincts of State or local heritage significance.

Fabric means all the physical material of the place.

Fascia sign a sign on the fascia of an existing awning or verandah.

Flood Planning Level (FPL) means the level of a 1:100 ARI (average recurring interval) flood level plus 0.5m freeboard.

Flood prone land (being synonymous with flood liable and floodplain) is the area of land which is subject to inundation by the probable maximum flood (PMF).

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

GLFA = Gross Leasable Floor Area – the sum of the area of each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors and other public areas but including stock storage area.

Habitable floor area means:

- in a residential situation: a living or working area, such as a lounge room, dining room, rumpus room, kitchen, bedroom or workroom; or
- in an industrial or commercial situation: an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.

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

Hazard is a source of potential harm or a situation with a potential to cause loss. In relation to this plan, the hazard is flooding which has the potential to cause harm or loss to the community.

Hollow-bearing tree has the same meaning under the NSW Scientific Committee final determination for Loss of Hollow-bearing Trees – key threatening process.

Note. The presence, abundance and size of hollows are positively correlated with tree basal diameter, which is an index of age. Tree diameter at breast height (DBH) is, in turn, a strong predictor of occupancy by vertebrate fauna. The minimum size-class at which trees consistently (>50% of trees) contain hollows varies depending on the species and environmental conditions, yet is always skewed toward the larger, more mature trees (after Loss of Hollow-bearing Trees – key threatening process, NSW Scientific Committee).

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

Lane an external space which is uncovered and open to the sky and which provides permanent pedestrian and/or vehicle connections through the city fabric at all hours.

Local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

Merit approach (with respect to a flood assessment) is an approach, the principles of which are embodied in the Floodplain Development Management which weighs social, economic and ecological impacts of land use options for different flood prone areas together with flood damage, hazard and behaviour implications, environmental protection and well being of the State's rivers and floodplains.

Minor Earthworks is defined in Component C6 - Minor Earthworks.

Non-habitable room spaces of a specialised nature not occupied frequently or for extended periods, including bathrooms, toilets, pantries, walk-in wardrobes, corridors, lobbies, photographic darkrooms and clothes drying rooms.

Old growth tree are those where the canopy is in the late mature to over mature (senescent or partly dying) growth stage, many containing hollows and often with the presence of dieback or dead branches in the crown.

Outbuilding means any of the following:

- balcony, deck, patio, pergola, terrace or verandah that is detached from a dwelling house,
- cabana, cubby house, fernery, garden shed, gazebo or greenhouse,
- carport that is detached from a dwelling house,
- farm building,
- garage that is detached from a dwelling house,
- rainwater tank (above ground) that is detached from a dwelling house,
- shade structure that is detached from a dwelling house,
- shed.

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

Probable maximum flood (PMF) is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation.

Probable maximum precipitation (PMP) is the greatest depth of precipitation for a given duration meteorologically possible over a given size storm area at a particular location at a particular time of the year, with no allowance made for long-term climatic trends (World Meteorological Organisation, 1986). It is the primary input to the estimation of the probable maximum flood.

Probability is a statistical measure of the expected chance of flooding (see ARI).

Projecting wall sign a sign projecting in either a horizontal or vertical direction from the wall of a building.

Promotional sign a sign on land or a building that advertises either:

- goods or services not provided by an occupier of a significant portion of the premises on which the sign is attached, or
- an event or activity not conducted on the land or in the building.

Reliable access during a flood means the ability for people to safely evacuate an area subject to flooding, having regard to the depth and velocity of flood waters, the suitability of the evacuation route, and without a need to travel through areas where water depths increase.

Risk means the chance of something happening that will have an impact. It is measured in terms of consequences and probability (likelihood). In the context of this plan, it is the likelihood of consequences arising from the interaction of floods, communities and the environment.

Roof sign a sign above parapet level of a building on the uppermost structural elements and attached to lift motor and plant rooms.

Safely evacuate means the ability to leave an area subject to flooding, having regard to the depth and velocity of floodwaters, without the need to travel through areas where water depths increase.

Sediment means both mineral and organic matter that is being, or has been moved from its site of origin by transporting agents such as water, wind or gravity to a lower position in the catchment, either above or below sea level.

Site Emergency Response Flood Plan (not being an SES Flood Plan) is a management plan that demonstrates the ability to safely evacuate persons and include a strategy to move goods above the flood level within the available warning time. This Plan must be consistent with any flood evacuation strategy, flood plan or similar plan adopted by Council.

Statement of Heritage Impact is a report which assesses the impacts a proposed development has on the significance of a heritage item and/or a conservation area.

Guidelines for preparing Statements of Heritage Impact have been prepared by the NSW Office of Environment and Heritage.

Subdivision is the division of a lot, or parcel of land into two or more lots or other divisions of land. Subdivision creates the legal identity of a land parcel. There are three types of subdivision plans including:

- Deposited plans: which most commonly depict a subdivision of an allotment;
- Strata plans: which depict the subdivision of a parcel of land to allow multiple occupancy and separate ownership of individual units, e.g. home unit and town house developments; and
- Community plans: which depict the development of planned communities of any type where the use of some land is shared.

Survey plan is a plan prepared by a registered surveyor which shows the information required for the assessment of an application in accordance with the provisions of this Policy.

Significant tree register identifies significant trees in the Coffs Harbour City which have either high ecological, aesthetic or cultural value.

Silhouette a building outline viewed against the sky.

Street alignment the boundary between land allotments and a street or lane.

Street frontage height the vertical distance measured in metres at the centre of the street frontage from the average of the street levels at each end of the frontage to the parapet level of the frontage. The parapet level is the horizontal plane in which at least two thirds of the length of the top of the facade is situated.

Top hamper sign an advertisement attached to the transom of a doorway or display window of a building.

Through site link an enclosed or partly enclosed arcade within development that has a public character, provide right of way and are open and accessible at each end.

Tree is any woody-stemmed plant with either a height greater than five metres or a Diameter at Breast Height (DBH) greater than 15cm.

Under awning sign a sign located below or otherwise supported from the underside of an awning.

Urban growth area growth areas mapped in the Mid North Coast Regional Strategy (2009)

View an extensive or long range prospect of particular objects or geographic features.

Vista a view along a street terminated by a building or structure such as an obelisk.

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COMPONENT F₂

APPENDIX

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The use of the Development Control Plan

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This Component includes the appendices to the Development Control Plan.

State Plans applying to Coffs Harbour Local Government Area

It is noted that this list is provided for reference only and does not constitute the full legislative requirements that may apply. Applicants are advised to seek further advice on relevant legislation.

[Mid North Coast Regional Strategy](#)

[Standard Instrument \(Local Environmental Plans\) Order 2006](#)

Standard Instrument—Principal Local Environmental Plan

[State Environmental Planning Policy](#)

[State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#)

[State Environmental Planning Policy \(Exempt and Complying Codes\) 2008](#)

[State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#)

[State Environmental Planning Policy \(Infrastructure\) 2007](#)

[State Environmental Planning Policy \(Major Development\) 2005](#)

[State Environmental Planning Policy \(Mining, Petroleum Production and Extractive Industries\) 2007](#)

[State Environmental Planning Policy \(Rural Lands\) 2008](#)

[State Environmental Planning Policy \(State and Regional Development\) 2011](#)

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[State Environmental Planning Policy \(Temporary Structures and Places of Public Entertainment\) 2007](#)
[State Environmental Planning Policy No 10 – Retention of Low-Cost Rental Accommodation](#)
[State Environmental Planning Policy No 15 – Rural Land-sharing Communities](#)
[State Environmental Planning Policy No 21 – Caravan Parks](#)
[State Environmental Planning Policy No 22 – Shops and Commercial Premises](#)
[State Environmental Planning Policy No 30 – Intensive Agriculture](#)
[State Environmental Planning Policy No 32 – Urban Consolidation \(Redevelopment of Urban Land\)](#)
[State Environmental Planning Policy No 33 – Hazardous and Offensive Development](#)
[State Environmental Planning Policy No 50 – Canal Estate Development](#)
[State Environmental Planning Policy No 52 – Farm Dams and Other Works in Land and Water Management Plan Areas](#)
[State Environmental Planning Policy No 6 – Number of Storeys in a Building](#)
[State Environmental Planning Policy No 62 – Sustainable Aquaculture](#)
[State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development](#)
[State Environmental Planning Policy No. 14 Coastal Wetlands](#)
[State Environmental Planning Policy No. 26 Littoral Rainforests](#)
[State Environmental Planning Policy No. 36 – Manufactured Home Estates](#)
[State Environmental Planning Policy No. 44 – Koala Habitat Protection](#)
[State Environmental Planning Policy No. 55 – Remediation of Land](#)
[State Environmental Planning Policy No. 64 – Advertising and Signage](#)
[State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development](#)
[State Environmental Planning Policy No. 71 – Coastal Protection](#)

Other Relevant Acts and Associated Regulations Applying to Coffs Harbour Local Government Area

[Aboriginal Heritage Impact Permit](#)
[Australian Standards](#)
[BASIX](#)
[Building Code of Australia](#)
[Business Centres Hierarchy Review](#)
[Catchment Management Authority Act 2003](#)
[Coastal Processes and Hazards Definition Study](#)
[Coastal Protection Act 1979](#)
[Coastline Management Manual \(1990\)](#)
[Coffs Creek Floodplain Risk Management Study](#)
[Coffs Harbour 2030 Community Strategic Plan](#)
[Companion Animals Act 1998](#)
[Conservation Management Plan](#)
[Contaminated Land Management Act 1997](#)
[Conveyancing Act 1919](#)

[Crime Prevention through Environmental Design](#)
[Department of Planning Circular PSo8-007](#)
[Developer Servicing Plans](#)
[Development Design and Construction Specification](#)
[Development Design Specifications and Development Construction Specifications](#)
[Disability \(Access to Premises - Buildings\) Standards 2010 \(Premises Standards\)](#)
[Disability Discrimination Act](#)
[Disability Standards for Accessible Public Transport 2002](#)
[Environment Protection Authority](#)
[Environmental Planning and Assessment Act 1979](#)
[Environmental Planning and Assessment Regulation 2000](#)
[Environmental Protection and Biodiversity Conservation Act 1999](#)
[Fisheries Act 1935](#)
[Fisheries Management Act 1994 \(see also Fisheries Management \(Amendment\) Act 2006\)](#)
[Floodplain Development and Management Policy](#)
[Forestry Act 1916](#)
[Government Information \(Public Access\) Act 2009](#)
[Guidelines for Assessment Banana Plantation Sites](#)
[Guidelines for Consultants' Reporting on Contaminated Sites](#)
[Guidelines for Preparing Coastal Zone Management Plans](#)
[Guidelines for the Vertical Mixing of Soil on Former Broad Acre Agricultural Land](#)
[Heritage Act 1977](#)
[Koala Plan of Management](#)
[Land Acquisition \(Just Terms Compensation\) Act 1991](#)
[Liquid Trade Waste Policy](#)
[Local Government Act 1993](#)
[Local Government and Planning Legislation Amendment \(Political Donations\) Act 2008 No. 44](#)
[Managing Land Contamination Planning Guidelines: State Environmental Planning Policy No. 55 – Remediation of Land](#)
[Mining Act 1992](#)
[Mining Amendment \(Miscellaneous Provisions\) Act 2004](#)
[National Environmental Health \(Assessment of Site Contamination\) Measure 1999](#)
[National Parks and Wildlife Act 1974](#)
[Native Vegetation Act 2003 and Regulations 2005](#)
[Noxious Weeds Act 1993](#)
[NSW Coastal Policy 1997](#)
[NSW Code of Practice Plumbing and Drainage](#)
[NSW Environment Protection Authority's Contaminated Sites Guidelines](#)
[NSW Government's Floodplain Development Manual 2005 and Flood Prone Land Policy](#)

[NSW Industrial Noise Policy](#)
[NSW Road Noise Policy](#)
[On-site Sewer Management Strategy](#)
[Open Space Strategy](#)
[Our Living City Settlement Strategy](#)
[Planning for Bush Fire Protection](#)
[Premises Standards](#)
[Protection of the Environment Operations Act 1997](#)
[Roads Act 1993](#)
[Rural Fires Act 1997](#)
[Rural Lands Protection Act 1997](#) (see also [Rural Lands Protection Amendment Act 2008](#))
[Safer by Design Evaluation](#)
[Section 88b Instrument](#)
[Section 96\(1\) Modification](#)
[Sewerage Mains – Building in the Vicinity of](#)
[Soil Conservation Act 1938](#)
[Swimming Pools Act 1992](#) and [Regulation 2008](#)
[The Burra Charter](#)
[Threatened Species Conservation Act 1995](#)
[Water Act 1912](#)
[Water Efficiency Labelling and Standards \(WELS\) Scheme](#)
[Water Management Act 2000](#)
[Water Sensitive Urban Design Policy 2009](#)
[WorkCover NSW](#)