

LOCAL GOVERNMENT ACT, 1919 -

Interim Development Order No. 6 - Shire of Coff's Harbour.

WHEREAS in pursuance of a resolution dated 4th July, 1966, the Coff's Harbour Shire Council has commenced the preparation of a scheme under Part XIIA of the Local Government Act, 1919; whereas the land described in Schedule "A" hereto is the land which is proposed to be included in the said scheme; and whereas I have considered a report furnished by the State Planning Authority of New South Wales in pursuance of Section 342 U (1) of the said Act: Now, I, the Minister aforesaid, do, by this my notification, make an interim development order as set out in Schedule "B" hereto regulating, restricting, or prohibiting, or conferring on the Coff's Harbour Shire Council powers, authorities, duties and functions with respect to regulating, restricting or prohibiting interim development on the said land in the manner and to the extent set out in the said Order pending the coming into operation of the Scheme.

P. H. Morton, Minister for Local Government.

SCHEDULE "A"

All land within the Shire of Coff's Harbour, excepting the land described in Schedule 5 to the Coff's Harbour Planning Scheme Ordinance, as prescribed by Government Gazette No. 52 of 1st May, 1959.

SCHEDULE "B"

1. This Order may be cited as "Interim Development Order No.6 - Shire of Coff's Harbour."
2. (1) In this Order, unless inconsistent with the context or subject matter -

"Appointed day" means the day upon which this Order is ~~Gazetted~~ published in the Gazette.

"Commission" means the New South Wales Planning and Environment Commission constituted under the New South Wales Planning and Environment Commission Act, 1974.

"Council" means the Council of the Shire of Coff's Harbour.

~~"Country Dwelling" means a dwelling house erected on land within Zone No. 1(a), 1(b) or 1(c), such land having an area of not less than 10.117 hectares or an allotment of lesser size provided that such allotment conforms to the requirements as to subdivision contained in subclause (2) or (4) of Clause 12 of this Order.~~

"Existing Building" and "Existing Work" mean respectively a building or work erected constructed, or carried out before the appointed day.

"Existing Use" means a use of a building, work or land for the purpose for which it was used immediately before the appointed day.

"Group Dwelling" means a building designed, constructed or adapted for use as a dwelling for a single family which forms part of a group of two or more dwellings, such as are commonly known as group houses, villa homes, town houses, semi-detached or terrace buildings and the like.

"Holiday cabin development" means a group of 2 or more separate dwelling-houses on a single allotment of land.

Amended by Gov.
Gaz. 109 of 3/9/76.

Gov. Gaz. 109 of
3/9/76.

Deleted by Gov.
Gaz. 109 of 3/9/76.

Gov. Gaz. 2 of
2/1/76.

Gov. Gaz. 40 of
22/4/77.

Map amended by -

Gov. Gaz. 55 of 21/5/71
 Gov. Gaz. 33 of 22/3/74
 Gov. Gaz. 110 of 20/10/72
 Gov. Gaz. 28 of 15/3/74
 Gov. Gaz. 33 of 22/3/74
 Gov. Gaz. 43 of 11/4/74
 Gov. Gaz. 129 of 25/10/74
 Gov. Gaz. 123 of 11/10/74
 Gov. Gaz. 57 of 18/4/75
 Gov. Gaz. 77 of 30/5/75
 Gov. Gaz. 140 of 31/10/75
 Gov. Gaz. 2 of 2/1/76
 Gov. Gaz. 80 of 11/6/76

"I.D.C. Map" means the series of maps bound in a book, the title of which is marked "Shire of Coff's Harbour Interim Development Control Map referred to in Interim Development Order No. 6 - Shire of Coff's Harbour", and deposited in the office of the Council or a duplicate series of the said maps similarly bound, and identified, deposited in the office of the Planning and Environment Commission, as amended by the map marked "Amendment No.'s 1,1,2,2,3,4,5,6,7,8,9,10,11 of maps referred to in Interim Development Order No. 6 - Shire of Coff's Harbour" copies of which map are deposited in the offices of the Council and of the New South Wales Planning and Environment Commission.

Gov. Gaz. 60 of 8/5/70

"Mineral Sand Mine" means a mine for or in connection with the purpose of obtaining ilmenite, monazite, rutile, zircon and similar minerals.

"The Act" means the Local Government Act, 1919 as amended by subsequent Acts.

"Zone" means land shown on the I.D.C. Map by distinctive colouring or edging or in some distinctive manner for the purpose of indicating the restrictions imposed by this Order on development.

Deleted by Gov.
 Gaz. 109 of 3/9/76.

~~(2) The set of standard or model provisions adopted by the Minister for Local Government and published in Government Gazette No. 90 of 9th July, 1965, shall be adopted for the purposes of this Order.~~

Gov. Gaz. 109
 of 3/9/76.

(2) The set of standard or model provisions adopted by the Minister for Local Government on the recommendation of The State Planning Authority of New South Wales and published in Government Gazette No. 88 of the 17th July, 1970, are adopted wholly, by reference, for the purposes of this Order.

~~3. Subject to any special conditions hereinafter contained, development which~~

~~(a) may be carried out without the consent of the Council,
 (b) may be carried out only with the consent of the Council,
 and
 (c) may not be carried out,~~

~~in each of the zones specified in column 1 to the Table to this Clause is shown opposite the respective zones in columns III, IV and V to the Table.~~

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 Gov. Gaz. 109
 of 3/9/76.

3. Subject to this Order on any land within a zone specified in Column 1 of the Table to this Clause the interim development -

(a) specified in Column II of the Table may be carried out without the consent of the Council;

(b) specified in Column III of the Table may be carried out only with the consent of the Council;

(c) specified in Column IV of the Table may be carried out only with the consent of the Council and the concurrence of the Commission; or

(d) specified in Column V of the Table may not be carried out

Gov. Gaz. 109
 of 3/9/76.

4.

| COLUMN I | COLUMN II | COLUMN III | COLUMN IV | COLUMN V |
|--|---|-----------------------|---|---|
| (c) Non-Urban area | Light Brown with dark scarlet edging and lettered 1(c). | Agriculture, forestry | Country dwellings; development other than that permitted by Column III or prohibited by Column V. | Bulk stores; car repair stations; commercial premises; dwelling houses other than country dwellings; industries other than rural industries; extractive industries and home industries; hotels; junk yards; liquid fuel depots; mines other than mineral sands mines; motels; showrooms; marriage; residential buildings; refreshment rooms; road-side shops; service stations; shops; timber yards; transport terminals; warehouses. |
| 2. Village or Town- ship. | Uncoloured with dark scarlet edging and lettered 2(a). | | Development other than that prohibited by Column V. | Offensive or hazardous industries; institutions; junk yards within 21.440 m of a main road; mines. |
| 5. Special Uses: Public Housing. | Yellow with scarlet lettering. | | Development other than that prohibited by Column V. | Development other than that permitted by Column III and IV. |
| 6. Open Space: Retreation | Dark Green | | Development authorized by Division 2 or 3 of Part XIII of the Act; roads; utility install- ations other than gas holders or generating works. | Development other than that permitted by Column IV. |
| 7. Development Areas: (a) Sawnmill | Uncoloured with dark scarlet edging and lettered 7 (a) | | Development other than that prohibited by Column V. | Gas holders; generating works; industries referred to in Schedule 1; institutions; junk yards; mines; roadside stalls; sawmills; stock and sale yards; timber yards. |

Amended by
Gov. Gaz. 50
of 9.5.79.

Gov. Gaz. 2
of 2/1/76.

Gov. Gaz. 2
of 2/1/76.

Gov. Gaz. 55
of 5.71

DELETED by Gov. Gaz. 10/1/79
 see new table for 9.79

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Gov. Gaz.
10/1/79

TABLE Gov. Gaz. 109 of 3rd Sept., 1976.

| Column I | Column II | Column III | Column IV | Column V |
|---|--|---|---|---|
| Zone and colour or indication on I.D.C. Map | Development which may be carried out <i>without</i> the consent of the Council | Development which may be carried out <i>only with</i> the consent of the Council | Development which may be carried out <i>only with</i> the consent of the Council and the concurrence of the Commission | Development which <i>may not</i> be carried out |
| 1. NON-URBAN: (a) Non-urban "A". Light brown. | Agriculture; dwelling-houses referred to in clause 13 (1) (a); forestry. | Development other than that referred to in Column II, IV or V. | Industries other than extractive industries, home industries, offensive or hazardous industries and rural industries. | Motor showrooms; residential buildings; shops other than general stores. |
| (b) Non-urban "B". Light brown with dark scarlet edging and lettered 1 (b). | Agriculture; forestry. | Development other than that referred to in Column II, IV or V. | Caravan parks; hotels; industries other than extractive industries, home industries, offensive or hazardous industries and rural industries; mines; refreshment rooms; service stations; transport terminals. | Bulk stores; car repair stations; commercial premises; junk yards; liquid fuel depots; motor showrooms; offensive or hazardous industries; residential buildings; roadside stalls; shops; timber yards; warehouses. |
| (c) Non-urban "C". Light brown with dark scarlet edging and lettered 1 (c). | Agriculture; forestry. | Development other than that referred to in Column II, IV or V. | Mines | Bulk stores; car repair stations; commercial premises; dwelling-houses other than those referred to in clause 13; industries other than rural industries, extractive industries and home industries; hotels; junk yards; liquid fuel depots; mines; motor showrooms; quarries; residential buildings; refreshment rooms; roadside stalls; service stations; shops; timber yards; transport terminals; warehouses. |
| 2. VILLAGE OR TOWNSHIP: Uncoloured with dark scarlet edging and lettered "V". | | Development other than that referred to in Column V. | | Offensive or hazardous industries; institutions; junk yards within 90 metres of a main or arterial road; mines. |
| 5. SPECIAL USES: Public Housing. Yellow with scarlet lettering. | Dwelling-houses | Drainage; group dwellings; open space; roads; utility installations other than gas holders or generating works; units for aged persons. | | Development other than that referred to in Column II or III. |
| 6. OPEN SPACE: Recreation. Dark green. | | Development authorized by Division 2 or 3 of Part XIII of the Act; roads; utility installations other than gas holders or generating works. | | Development other than that referred to in Column III. |
| 7. DEVELOPMENT AREA: (a) Sawtell. Uncoloured with dark scarlet edging and lettered 7 (a). | | Development other than that referred to in Column V. | | Gas holders; generating works; industries referred to in Schedule 1; institutions; junk yards; mines; roadside stalls; sawmills; stock and sale yards; timber yards. |

4. Notwithstanding the provisions of Clause 3 of this Order, the Council may consent to the repair, alteration, enlargement, rebuilding, or extension, including the erection of new buildings or the carrying out of new works of an ancillary character of any existing building or existing work for its existing use where such existing use is for a purpose for which buildings or works may not be erected, carried out, or used under Clause 3 in respect of the zone in which the site of such existing building or existing work is situated; Provided that any such repair, alteration, enlargement, rebuilding, or extension shall be restricted to land on which the existing building or existing work is or was situated or to adjoining land which immediately before the appointed day was and has since remained in common ownership with such first-mentioned land.

5. Notwithstanding the provisions of Clause 3 of this Order, the existing use of a building, work or land, or any part thereof, for a purpose for which buildings or works may not be erected, carried out, or used under Clause 3 in respect of the zone in which such building, work, or land is situated may, with the consent of Council, be changed to a use for some other purpose for which buildings or works may not be erected, carried out, or used under the said Clause 3 in respect of such zone, only if the Council is of the opinion that the proposed use is less objectionable and will have a less adverse effect on the amenity of the area than the existing use.

6. In respect of any application to carry out development which may not be carried out except with the consent of the Council, the Council shall take into consideration, in addition to the matters referred to in Clause 5 of the set of standard or model provisions :-

- (a) any representations made by any statutory authority in relation to the application or to the development of the area, and the rights and powers of any such authority;
- (b) whether the proposed development will involve the cutting down, lopping, topping or destruction of trees;
- (c) the preservation of places of scientific or historic interest; and
- (d) whether the proposed development is likely to cause a nuisance due to the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, waste products or otherwise.
- (e) whether any environmental issues are involved in or raised by the proposed development, and if so, whether adequate safe-guards have been or will be made to prevent pollution and protect the environment of the locality.

7. Where application is made to the Council for consent or approval

- (a) to carry out development within view of any waterway or adjacent to any main road, railway, or public reserve, the Council shall take into consideration the probable aesthetic appearance of the development when used for the proposed purpose and viewed from such waterway, main road, railway or public reserve.
- (b) to carry out development for the purpose of any extractive industry or mine, the Council shall take into consideration the advisability of imposing conditions to secure the reinstatement of the land, the removal of waste material or refuse, and securing of public safety

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Gaz. 109 of
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of 3/9/76.

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(c) to erect or use a hotel, service station, car repair station, drive-in theatre or place of assembly or to carry out any other development likely to cause increased vehicular traffic on any road in the vicinity thereof, the Council shall, if the application is proposed to be approved, refer particulars of the application to the Police Department (Traffic Branch) and where the site has frontage to a main road, to the Department of Main Roads and shall take into consideration whether, having regard to the proposed use of any such building or development:-

- (i) adequate vehicular exits and entrances to the site have been provided so that vehicles using such exits and entrances will not endanger persons and vehicles using such road;
- (ii) space, sufficient to provide for the parking or standing of such number of vehicles as the Council may determine having regard to the purposes of the building or development has been provided on the site or on land adjoining the site not being a public road;
- (iii) any requirements of the Police Department (Traffic Branch) and where the site has frontage to the main road, the Department of Main Roads have been met;
- (iv) adequate space has been provided within the site of the building or development for the loading, unloading and fuelling of vehicles and for the picking up and setting down of passengers;

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(d) to carry out development for the purpose of a transport terminal, the Council shall consult with the Department of Motor Transport and the Police Department (Traffic Branch) and, where the site has frontage to a main road, with the Department of Main Roads, and shall take into consideration -

- (i) any representations made to it as a result of such consultation;
- (ii) the standard of the roads in the locality in relation to the size and weight of the vehicles likely to use the terminal;
- (iii) traffic conditions and facilities generally in the vicinity of the approaches to the terminal;
- (iv) the provision on land other than a public road of space for the parking and standing of vehicles;
- (v) the means of ingress and egress; and
- (vi) the layout of buildings on the site in relation to the provision of space for the parking and standing of vehicles, to the provision of space for the loading, unloading or fuelling of vehicles and to the traffic facilities within the site;

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(e) to carry out development for the purposes of an industry, commercial premises or a residential flat building, the Council shall take into consideration whether adequate space, sufficient to provide for the parking or standing of such number of vehicles as the Council may determine having regard to the purposes of the development, has been provided on the

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- (f) to subdivide for the purposes of erecting dwelling-houses other than ~~country dwellings~~ dwelling-houses referred to in Clause 13 (1)(a) land which adjoins Crown land, whether reserved for a specific purpose or not, the Council shall, before determining the application, consult with the Department of Lands and shall take into consideration any representations made to it as a result of such consultation.
8. In respect of any application for approval to erect a dwelling-house or a residential building the Council shall take into consideration the likelihood of flood-waters entering any such building and may attach conditions to any such approval requiring the floor to be erected at a height sufficient, in its opinion, to obviate the frequent flooding of the building.
9. A hotel, a motel or a caravan park shall not be erected on any land in Zone No. 1(a) which has an area of less than 2.023 hectares.
10. A motel shall not be erected on any land in Zone No. 1(b) which has an area of less than 4.047 hectares, and where the site has frontage to a main road, such frontage shall not be less than 201.168 metres.
11. A motel or a caravan park shall not be erected on any land in Zone No. 1(c) which has an area of less than 2.023 hectares and where the site has frontage to a main road, such frontage shall be not less than 100.584 metres.
12. (1) Except as hereinafter provided, the Council shall not approve of any subdivision of land within Zone No. 1(a), 1(b) or 1(c) unless:
- each separate allotment to be created thereby has an area of not less than 10.117 hectares.
 - the ratio of depth to frontage of each such allotment is satisfactory having regard to the purposes for which it is to be used, and
 - the frontage of any such allotment to a main road is not less than 201.168 metres.
- (2) The Council may approve of a subdivision of land into allotments of less than 10.117 hectares but not less than 2.023 hectares provided that -
- the ratio of depth to frontage of each such allotment is satisfactory having regard to the purposes for which it is to be used;
 - the frontage of any such allotment to a main road is not less than 201.168 metres, and
 - the Council is satisfied that the allotment or allotments so created are used or are intended to be used for horticultural purposes.
- (3) The Council may approve of a subdivision of land into allotments of less than 10.117 hectares provided that -
- the ratio of depth to frontage of each such allotment is satisfactory having regard to the purposes for which it is to be used;
 - the Council is satisfied that the allotment or allotments so created are used or are intended to be used for a

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 (see new clauses 109 of 3.9.76
 Gov. Gaz. 109 of 3.9.76)

(c) the frontage of any such allotment to a main road is not less than 201.168 metres.

(4) The Council may approve of a subdivision of an existing parcel of land excising therefrom -

(a) one allotment having an area of not less than 1011.750 square metres nor more than 4047 square metres where the existing parcel of land has an area of 10.117 hectares or more,

(b) two allotments each having an area of not less than 1011.750 square metres nor more than 4047 square metres where the existing parcel of land has an area of 20.234 hectares or more,

(c) three allotments each having an area of not less than 1011.750 square metres nor more than 4047 square metres where the existing parcel of land has an area of 30.351 hectares or more:

Provided that -

(i) no such allotment shall have access to main road except by means of an access common to all such allotments; and

(ii) the subdivision will not create or tend to create a condition of ribbon development along the main road.

(5) In considering any application for subdivision under this Clause the Council shall have regard to the requirements for set-back of buildings from the boundaries or centre lines of main roads as set out in this Order.

(6) For the purposes of this Clause "existing parcel" means the total area of all adjoining or adjacent land held in the same ownership at the appointed date.

(7) The Council shall enter all decisions given under this Clause in a register and shall show all such approved subdivisions on a map of suitable scale and shall make such register and map available for inspection by any duly authorised officer of the Commission.

13. The Council shall not approve of the erection of more than one country dwelling on any parcel of land unless the second or subsequent country dwelling is required for use by a person employed or engaged in the horticultural or agricultural use of the land.

14. (1) Notwithstanding any other provision of this Order, a building shall not be erected on land within Zone No. 1(b) or 1(c) for a purpose specified in Column 1 of the table to this Clause -

(a) In the case of land having a frontage to a main road not less than 40.234 metres in width where the distance between such building and the alignment of such road is less than the distance set out opposite such purpose in Column II of the Table;

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- (b) In the case of land having a frontage to a main road less than 40.234 metres in width where the distance between such building and the centre line of such road is less than the distance set out opposite such purpose in Column III of the Table;

TABLE

| COLUMN I | COLUMN II | COLUMN III |
|--------------------|-----------------------------------|--------------------------------------|
| Purpose | Distance in Metres from alignment | Distance in Metres from Centre Line. |
| Caravan Park | 45.720 | 65.837 |
| Motel | 45.720 | 65.877 |
| Industry | 30.400 | 50.797 |
| Any other building | 10.268 | 38.405 |

Gov. Gaz. 60 of 18.5.69.

(1A) Notwithstanding the provisions of subclause (1) of this clause, in the case of land within Zone No. 1(b) having a frontage to Main Road No. 540, a dwelling-house shall not be erected where the distance between such dwelling-house and the alignment of such road is less than 12.192 metres except where such land has a depth of less than 45.720 metres and is the only vacant land between two parcels of land on which an existing building is erected, in either of which cases such dwelling-house shall not be erected within a distance of 10.058 metres from such alignment.

(2) Notwithstanding any other provision of this Order a building shall not be erected on land within Zone No. 2 -

(a) in the case of land having a frontage to a main road not less than 40.234 metres in width where the distance between such building and the alignment of such road is less than 10.058 metres.

(b) in the case of land having a frontage to a main road less than 40.234 metres in width where the distance between such building and the centre line of such road is less than 30.175 metres.

Provided that this subclause shall not apply to land within the townships of Shell, Woolgoolga, Coramba and Nana Glen.

15. General advertising structures shall not be erected on land within Zone No. 1 (a), (b) or 1 (c); Provided that the Council may consent to the erection on premises of a general advertising structure displaying only notices related to the purposes for which the premises are used.

For the purposes of this clause "general advertising structure" shall have the meaning described to it in Ordinance No. 55 under the Act.

DELETED by Gov. Gaz. 109 of 19.5.76
 following

- Gaz. 9. Development for the purposes of a hotel shall not be carried out on any
of 3/9/76 land within Zone No. 1(a) which has an area of less than 2 hectares.
10. Development for the purposes of a motel shall not be carried out on any
land within a zone specified in one of the following paragraphs unless
that land has an area of not less than the area specified in that
paragraph and, if that land has a frontage to a main road or an arterial
road, a frontage to that road of not less than the distance specified in
that paragraph -
- (a) Zone No. 1 (a) - an area of 2 hectares;
 - (b) Zone No. 1 (b) - an area of 4 hectares and a frontage of 200
metres; and
 - (c) Zone No. 1 (c) - an area of 2 hectares and a frontage of 100
metres.
- Gov. Gaz. 11. Development for the purpose of a caravan park shall not be carried out
109 of on any land within Zone No. 1 (a) or 1 (c) unless the area of that land
3/9/76 is not less than 2 hectares and (in the case of land within Zone No. 1
(c)) if that land has a frontage to a main road or an arterial road, a
frontage to that road of not less than 100 metres.
- Gov. Gaz. 12. (1) In this clause -
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3/9/76 "land" means land within Zone No. 1(a), 1(b) or 1(c).
"subdivision" means any subdivision of land other than a subdivision
intended -
- (a) to open or widen a public road;
 - (b) to make minor adjustments to common property boundaries;
 - (c) to enlarge the area of any existing allotment without reducing the
area of any existing allotment; or
 - (d) to rectify an encroachment upon an existing allotment.
- (2) Subject to this clause land shall not be subdivided unless each
separate allotment to be created thereby -
- (a) has an area of not less than 40 hectares;
 - (b) has a satisfactory ratio of depth to frontage having regard
to the purpose for which it is proposed to be used; and
 - (c) if it has a frontage to a main road or an arterial road has
a frontage to that road of not less than 400 metres.
- (3) Subject to subclause (6) land may be subdivided so as to create an
allotment the area of which is less than 40 hectares but not less
than 2 hectares if the Council is satisfied that the allotment is
intended to be used for the purpose of agriculture and the
allotment -
- (a) has a satisfactory ratio of depth to frontage having regard
to the purpose for which it is proposed to be used; and
 - (b) if it has a frontage to a main road or an arterial road has
a frontage to that road of not less than 200 metres.
- (4) Subject to subclause (6) land may be subdivided so as to create
an allotment the area of which is not less than 1,000 square
metres if the Council is satisfied that that allotment is
required for the erection or use of a dwelling-house for actual
occupation by -
- (a) the owner or a relative of the owner of the land contained
in the allotment; or

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- (b) a person employed or engaged by the owner of that allotment in the use of land of that owner which adjoins or is adjacent to that allotment for the purpose of agriculture.
- (5) Land may be subdivided so as to create an allotment or allotments the area of which is less than 40 hectares if that allotment or those allotments -
- (a) is or are intended to be used for the purpose of any development (other than a dwelling-house) referred to in Column III or IV shown opposite the zone within which the land is situated in the Table to clause 3;
 - (b) has or have a satisfactory ratio of depth to frontage having regard to the purpose for which it or they are to be used; and
 - (c) if that allotment or those allotments has or have a frontage to a main or arterial road the frontage of each such allotment to that road is not less than 200 metres.
- (6) The total number of allotments of the types referred to in subclause (3) ^{or} ~~and~~ (4) that may be created by subdivision of land in accordance with either of those subclauses, shall not exceed -
- (a) where that land has an area of less than 10 hectares - nil;
 - (b) where that land has an area of not less than 10 hectares but less than 20 hectares - one;
 - (c) where that land has an area of not less than 20 hectares but less than 30 hectares - 2; or
 - (d) where that land has an area of not less than 30 hectares - 3.
- (7) For the purposes of subclause (6), "land" means the aggregation of all adjoining or adjacent land held in the same ownership at the appointed day.
- (8) Where the maximum number of allotments that may be created in accordance with subclause (6) exceeds one, nothing in that subclause shall operate to prevent the creation of a number less than the maximum number but so that the aggregate number of allotments so created does not exceed the maximum number.
- (9) In the consideration of any application for subdivision under this clause the Council shall have regard to the requirements for setback of buildings from the alignment or centreline of a main road as set out in clause 14.
- (10) The Council shall enter all decisions given under this clause in a register and shall show all such approved subdivisions on a map and shall make such register and map available for inspection by any duly authorized officer of the Commission.

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13. (1) A dwelling-house shall not be erected on a parcel of land within Zone No. 1(a), 1(b) or 1(c) unless the parcel -
- (a) has an area of not less than 40 hectares;
 - (b) comprises an allotment created by subdivision in accordance with clause 12 (3) or (5);
 - (c) comprises an allotment created by subdivision in accordance with clause 12 (4);

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- (d) comprises an allotment lawfully created and upon which a dwelling-house could have been erected prior to the appointed day, which allotment could have been created in accordance with the provisions of clause 12 if those provisions had been in force at the time such allotment was created; or
 - (e) comprises an allotment in a subdivision to which the consent of the Council has been granted under the provisions of this Order as in force at any time before the date of the notification by which this clause was inserted in this Order.
- (2) Not more than one dwelling-house shall be erected on a parcel of land referred to in subclause (1) (b), (c), (d) or (e).
 - (3) Notwithstanding subclause (1)-
 - (a) a dwelling-house may only be erected on an allotment referred to in subclause (1) (b) where the use of the dwelling-house is ancillary and subsidiary to the present or intended development of that allotment; and
 - (b) a dwelling-house shall only be erected on an allotment referred to in subclause (1) (c) where the Council is satisfied that the dwelling-house is intended for occupation by a person referred to in clause 12 (4).
 - (4) One dwelling-house may be erected on a parcel of land referred to in subclause (1) (a) for each 40 hectares contained within the parcel, provided that any dwelling-house (hereinafter called "a worker's dwelling-house") erected after the first dwelling-house has been erected shall be only used to accommodate a person employed or engaged in the use of the parcel for the purposes of agriculture.
 - (5) Notwithstanding the provisions of subclause (4) a worker's dwelling-house, which but for this subclause could not be erected, may be erected with the concurrence of the Commission.
 - (6) Nothing in subclause (2) shall prevent the erection of a dwelling-house on a parcel of land on which another dwelling-house is erected where the use of such first-mentioned dwelling-house shall not commence until the use of the second-mentioned dwelling-house has permanently ceased or such dwelling-house has been demolished.

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- 14. (1) Subject to this clause a building used or intended to be used for a purpose referred to in Column I of the Table to this clause shall not be erected or used on any land within Zone No. 1 (b) or 1 (c) which has a frontage to a main or arterial road -
 - (a) not less than 40 metres wide if the distance between that building and the alignment of that road is less than the distance set out opposite that purpose in Column II of that Table: or
 - (b) less than 40 metres wide if the distance between that building and the centreline of that road is less than the distance specified opposite that purpose in Column III of the Table.

(2) Notwithstanding subclause (1) where, in the opinion of the Council -

- (a) the levels or depths or other exceptional physical conditions of the site make it necessary or expedient so to do; and
- (b) the erection of a building will not cause any traffic hazard or create or tend to create a condition of ribbon development along the main road or the arterial road,

a building intended for use for a purpose incidental to the use of land for agriculture may be erected within such lesser distance than that set out in Column II or Column III of the Table to subclause (1) as the Council may specify.

(3) Development for the purposes of a transport terminal or extractive industry shall not be carried out on land within Zone No. 1 (b) unless -

- (a) that land is more than 90 metres distant from the nearest alignment of a main road or an arterial road; and
- (b) there is no direct access from that land to any main road or arterial road.

(4) A dwelling-house shall not be erected on any land within Zone No. 1 (b) which has a frontage to Main Road 540 unless -

- (a) the distance between the dwelling-house and the alignment of that road is not less than 12 metres; or
- (b) if the land is -

- (i) less than 45.5 metres deep; or
- (ii) the only vacant land between two allotments each of which has erected upon it an existing building

the distance between that dwelling-house and the alignment of that road is not less than 6 metres.

(5) A building shall not be erected on any land within Zone No. 2 (other than land within the townships of Sawtell, Woolgoolga, Coramba or Nana Glen) which has a frontage to a main or arterial road -

- (a) not less than 40 metres wide if the distance between that building and the alignment of that road is less than 10 metres; or
- (b) less than 40 metres wide if the distance between that building and the centreline of that road is less than 30 metres.

15.

TABLE:

| Column I | Column II | Column III |
|--|------------------------------------|-------------------------------------|
| Purposes | Distance in metres from alignment: | Distance in metres from centreline: |
| Motel, hotel or caravan park | 45 | 65 |
| Industry | 30 | 50 |
| Any other purpose | 18 | 38 |

Gov. Gaz.
109 of
7/9/76

15. (1) This clause applies to land within Zone No. 1 (a), 1 (b) or 1 (c).

(2) In this clause -

"Advertising structure" has the meaning ascribed to it in Ordinance No. 55 under the Act, but does not include "temporary advertising structure" or "advertising structure for the purpose only of displaying a commercial sign" within the meaning of that Ordinance.

(3) An advertising structure other than an advertising structure displaying only notices related to the purpose for which the land upon which the structure is erected is used or an advertising structure erected by the Council for the purpose of directing the travelling public to tourist areas or for the purpose of displaying private advertisements for tourist facilities shall not be erected on any land.

16. Nothing in this Order shall be construed as restricting or prohibiting or enabling the Council to restrict or prohibit -

(a) the carrying out of any development required in connection with the construction, reconstruction, improvement, maintenance or repair of any main road or other road, excepting the widening, realignment or relocation of such road.

(b) the carrying out of any forestry work by the Forestry Commission, School Forest Trust or Community Forest Authorities empowered under

relevant Acts to undertake afforestation, roading, protection, cutting and marketing of timber and other forestry purposes under such Acts or upon any crown land temporarily reserved from sale as a timber reserve under the Forestry Act, 1916, as amended by subsequent Acts;

cl 10

- (c) the carrying out by a Pastures Protection Board of any development required for the improvement and maintenance of travelling stock and water reserves, except -
 - (i) the erection of buildings and the reconstruction or alteration of buildings so as materially to affect the design or purpose thereof;
 - (ii) any ~~purpose~~ development designed to change the use or purpose of any such reserve;
- (d) the construction and use of any railway siding designed to serve industrial undertakings;
- (e) the use of existing buildings of the Crown; or
- (f) home occupations.

Amended by Gov.
Gaz. 109 of 3/9/76.

17. Notwithstanding anything hereinbefore contained, the Council, in respect of any separate allotment of land in an approved subdivision within any of the areas edged with firm blue lines or broken blue lines on sheets numbered 2, 4 and 5 of the Interim Development Control Maps "or on the map marked 'Amendment No. 9 of the map referred to in Interim Development Order No. 6 - Shire of Coff's Harbour'; " may consent to the carrying out of any development permissible within Zone No. 2: Provided that in the case of land within an area edged with broken blue lines the Council -

Amended by Gov.
Gaz. 140 of
31/10/75.

Amended by Gov.
Gaz. 109 of 3/9/76.

(a) shall not consent to the carrying out of any subdivision except with the prior concurrence of the Authority Commission.

Amended by Gov.
Gaz. 109 of 3/9/76.

(b) shall attach to its consent any conditions which the Authority Commission may require to be imposed.

Deleted by
Gov. Gaz. 109 of
3/9/76.

~~18. The Council, before determining any application made to it for consent to carry out the mining of rutile or zircon or both, shall consult with the Commission and shall not consent to such development without the concurrence of the Commission and shall, in the case of such concurrence being given, attach to its consent such conditions as the Commission requires to be imposed.~~

17

- 19. (1) The Council may approve of the erection of a dwelling-house on any land which the Shire Clerk certifies was an existing parcel and on which there is erected no other dwelling-house: Provided that the Council shall not consent to the erection of a dwelling-house on such land unless it is satisfied:
 - (a) that the dwelling-house will have adequate vehicular access;
 - (b) that the erection of the dwelling-house will not create or increase the effect of ribbon development along any main road; and
 - (c) that adequate public utility services will be available to the land.

- (2) In considering any application for approval under this Clause the Council shall have regard to the requirements for setback of buildings from the boundaries or centre lines of main roads as set out in this Order.
- (3) For the purposes of this Clause "existing parcel" means the total area of all adjoining or adjacent land held in the same ownership at the appointed day.
- (4) The Council shall enter all decisions given under this Clause in a register and shall show all such decisions on a map of suitable scale and shall make such register and map available for inspection by any duly authorised officer of the Commission .

~~20. In respect of any application made under this Order to the Council for consent to carry out development for the purpose of a mineral sand mine the Council:~~

~~(a) shall consult with the Commission;~~

~~(b) shall neither grant its consent to such application, refuse its consent thereto nor attach conditions to its consent thereto except with the concurrence of the Commission; and~~

~~(c) shall, in the event of such concurrence being given, attach to its consent such conditions as the Commission requires to be imposed.~~

21. Notwithstanding any other provisions of this Order the Council shall not grant consent to any application to carry out development on or subdivision of land within Zone No. 7(a) unless and until -

(a) a development control plan in respect of such land has been prepared by the Council and approved by the Authority Commission; and

(b) satisfactory arrangements have been made with the Council for the provision to such land of water and sewerage services.

~~22. Any consent of the Council given under this Order shall be void if the development to which it refers is not substantially commenced within twelve months after the date of consent; Provided that the Council may, if good cause be shown, grant annual extensions or renewals of such consent beyond such period up to a further period of three years.~~

23. Notwithstanding the provisions of this Order the Council may approve of the erection of one (1) dwelling-house on each of the following lots:

Lots 5 and 6, D.P. 227457, Lot 7, D.P. 548311 and Lots 8, - 18 inclusive, 20 - 63 inclusive, 65 - 104 inclusive, D.P. 241476.

24. (1) Where it appears to the Council that it is expedient for the purpose of securing amenity or of preserving existing amenities it may for that purpose, by resolution, make an order (hereinafter referred to as a tree preservation order) and may by like resolution rescind or vary any such order.

~~Gov. Gaz. 60
of 8/5/78~~

Deleted by
Gov. Gaz. 109
of 3/9/76

Gov. Gaz. 55
of 21/5/71

Amended by Gov.
Gaz. 109 of
3.9.76

~~Gov. Gaz. 55
of 21/5/71~~

Deleted by
Gov. Gaz. 109
of 3/9/76

Gov. Gaz. 65
of 18/5/73

Gov. Gaz. 125
of 28/9/73

- (2) A tree preservation order may prohibit the ringbarking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree or trees specified in such order except with the consent of the Council and any such consent may be given subject to such conditions as the Council may think fit.
- (3) A tree preservation order may relate to any tree or trees or to any specified class, type or description of trees on land described in such order and such land may be described particularly or generally by reference to the Shire or any divisions thereof.
- (4) The Council shall forthwith upon the making of a tree preservation order cause notice of the making of such order to be published in the Gazette and in a newspaper circulating in the area in which the land described in the order is situate.
- (5) Any person who contravenes or causes or permits to be contravened the provisions of a tree preservation order shall be guilty of an offence.
- (6) In any proceedings under this clause it shall be sufficient defence to prove that the tree or trees ringbarked, cut down, topped, lopped, removed, injured or wilfully destroyed was or were dying or dead or had become dangerous.
- (7) The powers conferred upon the Council by this clause shall not extend to any trees within a State Forest or land reserved from sale as a Timber or Forest Reserve under the Forestry Act, 1916.

Gov. Gaz.127
of 5.10.73
amended by
Gov. Gaz. 22
of 1.3.74

- 25. Notwithstanding the provisions of this Order the Council may in respect of Lot 8, Deposited Plan 231952, having frontage to Sawtell Road, Boambee, grant its consent to any application to carry out development -
 - (a) by way of subdivision into two allotments; provided that the aforesaid subdivision is generally in accordance with the proposed plan of subdivision prepared by Messrs. Matheson Tierney and Co. Pty. Limited, Registered Surveyors, comprising a two-lot subdivision having respective areas of 973.7 square metres and 796.7 square metres;
 - (b) by way of the erection of a dwelling-house on Lot 2 of the proposed subdivision as prepared by Messrs. Matheson Tierney and Co. Pty. Limited.
- 25 A. Access from each allotment of the proposed subdivision to Sawtell Road (shown on the proposed plan of subdivision as Main Road No. 540) shall be restricted to access by way of the existing 3.658 metres wide Right of Way.
- 25 B. In granting its consent to the erection of a dwelling-house on Lot 2 of the proposed subdivision Council shall ensure that the alignment of the dwelling-house to Sawtell Road is satisfactory to Council.
- 25 C. For the purposes of subclause (b) of clause 25 hereof "dwelling-house" means a building intended for use for a single family together with such outbuildings as are ordinarily used therewith.

29
 1/3/74
 19.

Gov. Gaz. 22
 of 1.3.74

27. Notwithstanding anything hereinbefore contained the Council may consent to the erection and use of a dwelling-house on Lot 2, Deposited Plan 521816, having a frontage to Sawtell Road, Boambee.

Deleted Gov.
 Gaz. 70 of
 14.6.74

- 27A. (1) Notwithstanding any other provision of this Order interim development of Lot 1, D.P. 540952 in the vicinity of Norman Hill Drive, Korora ~~may only be carried out for the purpose of open space and for no other purpose.~~

"May with the consent of the Council, be carried out only for the following purposes:

Any purpose authorised by Division 2 or 3 of Part XIII of the Act; race courses; showgrounds; sportsgrounds; agriculture; drainage; forestry; roads; utility installations other than gas holders or generating works";

- (2) Any consent for the carrying out of interim development which does not comply with the requirements of subclause (1) is hereby revoked.

Deleted Gov.
 Gaz. 146 of
 6.12.74

- ~~27B. The provisions of Clause 26 shall not apply to those areas within the Village of Sawtell shown by firm orange lines or firm green lines on the I.D.C. Map.~~

Gov. Gaz. 22
 of 13.3.74

28. Notwithstanding any other provision of the Order, Lot 4, Deposited Plan 541117, Old Coast Road, Coff's Harbour may, with the consent of the Council, be subdivided to create an allotment having an area of approximately 4000 square metres and a dwelling-house may, with the consent of the Council, be erected and used on the allotment so created.

Gov. Gaz. 79
 of 28.6.74

29. Notwithstanding the provisions of Clause 8 of this Order Lot 6, Deposited Plan 531614, Pacific Highway, Moonee, may with the consent of the Council, be used for the establishment of a reptile and fauna park together with the erection and use of a combined dwelling-house and refreshment room, development generally being in accordance with plan prepared by Consulting Services Pty. Ltd. of Grafton and as submitted to the Council and the Authority.

This is A 26

Gov. Gaz. 141 of
 9.11.73 Amended
 by Gov. Gaz. 35 of
 14.2.75. Amended by
 Gov. Gaz. 40 of 28.2.75.
 Deleted Gov. Gaz. 40
 of 28.2.75

29. Notwithstanding any other provisions of this Order a building containing more than two floors, excluding floors used only for car parking where the ceiling height of such floors is less than 1 metre above natural ground level at the lowest point of the main frontage of the building, shall not be erected ~~within those parts of Zone No. 2~~ on any land described in the Schedule to this Order.

SCHEDULE

Firstly, all land lying within a radius of 100 metres measured from any point on the mean high water mark of any tidal waters other than minor waterways.

Secondly all land lying within a radius of 100 metres measured from any point on the boundary of any public reserve or public road furthest from any adjoining tidal waters other than minor waterways.

Gov.Gaz.33
of 22.3.74
Amended by
Gov.Gaz.70 of
14.6.74

14/2/75

att 26 & 27

to 29 & 30

30. Notwithstanding any other provision of this Order, the following provisions shall apply to the erection and use of residential flat buildings within the Village of Sawtell;

- (1) (i) No residential flat building shall be erected or used within the Village of Sawtell except for those areas within the Village bounded by firm orange lines or firm green lines, shown on the I.D.C. Map;
- (ii) A residential flat building may, with the consent of the Council, be erected and used within the areas bounded by firm orange lines referred to in paragraph (i) only where such building would be in accordance with the standards prescribed by the Coff's Harbour Shire Residential Flat Code adopted by the Council on 26th June, 1973, for the medium density zone within the meaning of that Code;
- (iii) A residential flat building may, with the consent of the Council, be erected and used within the areas bounded by firm green lines referred to in paragraph (i) only where such building would be in accordance with the standards prescribed by the said Code for the low density zone within the meaning of that Code;
- (iv) Any consent for the erection or use of a residential flat building which does not comply with the requirements of paragraph (ii) or (iii) is hereby revoked.

Amended by Gov.
Gaz.35 of 14.2.75

(2) Notwithstanding the provisions of subclause (1) permission is hereby granted to the erection and use of a residential flat building -

- (i) On Lot 11, Section 21, Deposited Plan 14800, in accordance with the plans accompanying interim development application made in respect of that land on 20th June, 1973, and approved by the Council on 31st July, 1973; and
- (ii) On Lot 13, Section 21, Deposited Plan 14800, in accordance with the plans accompanying interim development application made in respect of that land on 25th June, 1973, and approved by the Council on 25th September, 1973.

provided that in either case the permission so granted shall lapse and be avoided if the development to which the permission relates is not substantially commenced before 31st July, 1974.

Gov.Gaz.36 of
29.3.74

31. (1) Notwithstanding the provisions of Clause 12, Portion 246, Parish Woolgoolga, may, with the consent of the Council, be subdivided for residential purposes, generally in accordance with Drawing No. CH331.1 submitted to Council by Antony Todd and Partners and notwithstanding the provisions of Clause 3, a dwelling-house may, with the consent of the Council, be erected and used on each of the residential lots so created.

Gov.Gaz.95
of 9.8.74

see d/33
27/6/75

Gov.Gaz.123
of 11.10.74

Deleted by Gov.Gaz.
129 of 25.10.74

- (2) The Council shall not grant consent under this Clause until water and sewerage services are provided to the said land or arrangements satisfactory to the Council have been made for the provision of such services.
32. (1) Notwithstanding any other provision of the Order part portion 212, Parish Moonee, Old Coast Road, Korora, may with the consent of Council be subdivided, creating two lots generally in accordance with sketch submitted to the Council and the Commission.
- (2) A dwelling-house may with the consent of the Council be erected and used on the larger lot so created.
34. (1) The provisions of this Clause shall apply to the land described in the Schedule to this Clause.
- (2) Notwithstanding the provisions of Clause 3 the land may with the consent of the Council be subdivided generally in accordance with the layout plan marked "Woolgoolga Country Club Estates - Drawing No. CH326-3" prepared by Antony Todd & Partners (Mid-Northcoast) Pty. Limited, as submitted to the Council and The Planning and Environment Commission and a dwelling-house may with the consent of the Council be erected and used on each of the lots so created.
- (3) For the purpose of this Clause "dwelling-house" means a building designed or constructed or adapted for use as a dwelling for a single family together with such outbuildings as are ordinarily used therewith.
- (4) Any consent granted under subclause (2) for the subdivision of the land shall impose and be subject to the following restrictions and conditions:
- (a) The number of lots to be created shall not exceed the number calculated at the rate of ~~one lot per each 3.09 hectares of land to be subdivided~~ 3.09 lots per each hectare.
 - (b) Except for a hatchet-shaped lot or a lot referred to in paragraph (c), each lot shall have a frontage to a road of not less than 36.5 metres.
 - (c) Where the width of a lot measured at any point is greater than its width at its frontage to a road the width of that lot shall not be less than 36.5 metres at a depth of 18.3 metres from the frontage.
- (5) Any consent granted under subclause (2) for the erection and use of a dwelling-house shall impose and be subject to the following restrictions and conditions:
- (a) Except in the case of a hatchet-shaped lot a building shall be set back at least 14 metres from the boundary of the lot to the road frontage;
 - (b) A building shall be set back from the side boundaries of the lot for a combined minimum distance of 18.3 metres provided that the minimum distance from any boundary is not less than 4.5 metres.
- (6) No tree or trees shall be ringbarked, cut down, topped, lopped, removed or wilfully destroyed except with the consent of the Council and any such consent may be given subject to such conditions as the Council may think fit.

SCHEDULE

Part Portion 35, Parish Woolgoolga having an area of 64 acres 2 roods 2½ perches and being the whole of the land in Certificate of Title Volume 7889 folio 74 and Lot 1 in Deposited Plan No. 242760 having an area of 3 acres 1 rood 25 perches and being the whole of the land in Land Grant volume 11870 folio 133 and lot 41 in Deposited Plan No. 519650 having an area of 60 acres 3 roods 4½ perches and being the whole of the land in Certificate of Title volume 10358 folio 226, and Portion 16 Parish of Woolgoolga having an area of 40 acres and being the whole of the land in Certificate of Title volume 10684 folio 184 and Lot 3 in Deposited Plan No. 227586 having an area of 3 acres 0 roods 13½ perches and being the whole of the land in Certificate of Title volume 11485 folio 186 and Lot 5 in Deposited Plan No. 227586 having an area of 33 acres 3 roods 26 perches and being the whole of the land in Certificate of Title volume 11485 folio 187 and closed road within portion 35 Parish of Woolgoolga being the residue of the land in Crown Grant Certificate of Title volume 6811 folio 164 and Lot 7 in Deposited Plan No. 242839 having an area of 1 acre 0 roods 29 perches.

35. Interim development may be carried out on the land shown edged green in colour on the I.D.O. Map for the purposes authorised by Division 2 or 3 of Part XIII of the Act and for golf courses.
36. Notwithstanding the provisions of this Order Lot 34, Deposited Plan 537571, having frontage to Pacific Highway, Woolgoolga may with the consent of the Council be used for the purpose of industries other than offensive or hazardous industries.
37. Notwithstanding the provisions of this Order a tourist attraction incorporating a cane tramway for passenger transport and an associated kiosk and amenities building may only with the consent of the Council be established in part portion 10, Parish of Coff, having frontage to Old Pacific Highway, Korora.
38. Notwithstanding the provisions of this Order, a restaurant may be erected and used on Lot 3, Deposited Plan 236580, Pacific Highway, Korora, only with the consent of the Council, subject to the following conditions:
- (a) No buildings shall be erected within 30 metres of the new alignment of the Pacific Highway;
 - (b) The planting and maintenance of trees and shrubs shall be in accordance with a landscaping plan to be approved by the Council.
39. Notwithstanding the provisions of this Order a dwelling-house may with the consent of the Council be erected and used on Lot 1, Deposited Plan 568993, Parish of Bonville.
40. Notwithstanding any other provisions of this Order, portion 219, Parish of Moonee, having frontage to Pacific Highway, may with the consent of the Council be subdivided so as to excise a lot of approximately 2.5 hectares and a dwelling-house may with the consent of the Council be erected and used on the lot so excised.
41. Notwithstanding the provisions of this Order, Lot 2, part portion 304, Parish of Moonee, Bruxner Park Road, Bruxner Park, may be subdivided to create two allotments generally in accordance with

Gov.Gaz.35
of 14.2.75

Gov.Gaz.28 of
31.1.75

Gov.Gaz.35 of
14.2.75

Gov.Gaz.52 of
4.4.75

as submitted to the Council and the N.S.W. Planning and Environment Commission.

Gov. Gaz. 140
of 31/10/75.

42. Notwithstanding the provisions of this Order the Council shall not consent to any development on the land edged blue on the map marked "Amendment No. 9 of the map referred to in Interim Development Order No. 6 - Shire of Coff's Harbour," until water and sewerage services are provided to the land or until arrangements satisfactory to the Council have been made for the provision of such services.

Gov. Gaz. 2
of 2/1/76.

43. (1) This Clause applies to the land referred to on the map marked "Amendment No. 10 of map referred to in Interim Development Order No. 6 - Shire of Coff's Harbour."
- (2) The Council shall not grant consent to interim development for the purposes of public housing unless and until arrangements satisfactory to the Council have been made in respect of -
- (a) road access;
 - (b) water and sewerage services;
 - (c) landscaping; and
 - (d) provision for open space.

Gov. Gaz. 80
of 11/6/76.

44. (1) Notwithstanding any other provision of this Order the land referred to in Schedule 2 may, with the consent of the Council, be subdivided in the manner and subject to the conditions specified in that Schedule in relation to that land.
- (2) A dwelling-house, may, with the consent of the Council, be erected or used on any lot referred to in Schedule 3 subject to the conditions (if any) specified in that Schedule in relation to that land.

Gov. Gaz. 109
of 3/9/76.

45. If an application for permission under this Order could but for any provisions of this Order specifying minimum requirements as to the area or frontage of any land, be granted by the Council, such application may be so granted where the area or frontage of the land to which the application relates, departs only to a minor extent from those minimum requirements.

Gov. Gaz. 40 of
22/4/77.

46. (1) This clause applies -
- (a) to lot 3 in Deposited Plan 554544 and lot 6 in Deposited Plan 237929 having frontage to Moonee Beach Road, Moonee, and
 - (b) notwithstanding clause 3.
- (2) Subject to this clause interim development may be carried out only with the consent of the Council for the purposes of -
- holiday cabin development; plant and equipment storage facilities; open space; roads; utility installations (other than gas holders or generating works).
- (3) Holiday cabin development shall not be carried out unless -
- (a) no more than 11 holiday cabins are erected and used thereon;
 - (b) the Council is satisfied that one of the dwelling houses, when erected, will only be used as a permanent residence for the manager of the holiday cabin development; and
 - (c) the Council is satisfied that the other dwelling houses, when erected, will only be used for the temporary accommodation of holiday makers.

SCHEDULE 1

Gov.Gaz.55
of 2/5/71

Abattoirs
Bag and sack (textile) manufacture
Brick, tile, pipe and pottery manufacture
Cement manufacture
Extractive industries
Grain milling
Hardboard manufacture
Hot mix (bitumen) manufacture
Match manufacture
Motor body building
Motor vehicle manufacture and assembly
Offensive and hazardous industries
Sawmilling
Stone cutting and crushing
Wire manufacture
Wool scouring

SCHEDULE 2

- Gov.Gaz.80 (A) of 11/6/76 Part portion 32, Parish of Ucombe and part lot 6, Deposited Plan 234179, being land shown edged red on the plans to accompany subdivision application prepared by Stewart, Brownett and Associates, dated 3rd September, 1975, and 4th September, 1975 (Reference No. DM175 and D.S. 355) as submitted to the New South Wales Planning and Environment Commission.
- Gov.Gaz.59 (B) of 30/4/76 Part portion 25, Parish of Coff, Tropic Isle Estate, Old Pacific Highway and Korora Bay Drive, Korora, into twelve allotments generally in accordance with Sheet 2 of plan of Tropic Isles Estate, Korora Bay, Coff's Harbour, prepared by Pulver, Cooper and Blackley, dated 19th September, 1975 (Instruction No. 75117) as submitted to the Council and the New South Wales Planning and Environment Commission.
- Gov.Gaz.90 (C) of 9/7/76 Lot 3, Deposited Plan 237459, provided that -
- (i) no direct access to the Pacific Highway shall be allowed; and
 - (ii) arrangements satisfactory to the Coff's Harbour Shire Council be made for the provision of an adequate water supply.

SCHEDULE 3

- Gov.Gaz.80 of 11/6/76 The lots created pursuant to item (A) of Schedule 2.
- Gov.Gaz.59 of 30/4/76 The lots created pursuant to item (B) of Schedule 2.
- Gov.Gaz.90 of 9/7/76 The 20 residential allotments created pursuant to Item (C) of Schedule 2.

3.

TABLE

| COLUMN I | COLUMN II | COLUMN III | COLUMN IV | COLUMN V |
|-----------------------------------|---|--|---|---|
| ZONE | COLOUR OF INDICATION ON I.O.C. MAP | DEVELOPMENT WHICH MAY BE CARRIED OUT WITHOUT THE CONSENT OF THE COUNCIL. | DEVELOPMENT WHICH MAY BE CARRIED OUT ONLY WITH THE CONSENT OF THE COUNCIL. | DEVELOPMENT WHICH MAY NOT BE CARRIED OUT. |
| 1. Non-Urban (a) Non-Urban "A" | Light Brown | Agriculture, forestry | Country dwellings, development other than that permitted by Column III or prohibited by Column V. | 16 Dwelling houses other than country dwellings; industries other than rural industries, extractive industries, offensive or hazardous industries and home industries; motor showroom; residential buildings; shops other than general stores. |
| (b) Non-Urban "B" | Light Brown with dark scarlet edging and lettered 1 (b) | Agriculture, forestry | Country dwellings; development other than that permitted by Column III or prohibited by Column V. | Bulk stores; caravan parks; car repair stations; commercial premises; dwelling houses other than country dwellings; industries other than rural industries, extractive industries and home industries; hotels; junk yards; liquid fuel depots; mines other than mineral sand mines; motor showrooms; quarries; residential buildings; refreshment rooms; roadside stalls; service stations; shops; timber yards; transport terminals; warehouses. |

Amended by Gov. Gaz. 60 of 8.5.70.

DELETED by Gov. Gaz. 109 of 3.9.76 following table

NEW SOUTH WALES PLANNING AND ENVIRONMENT COMMISSION PLAN

Description *Land at Sapphire Beach*

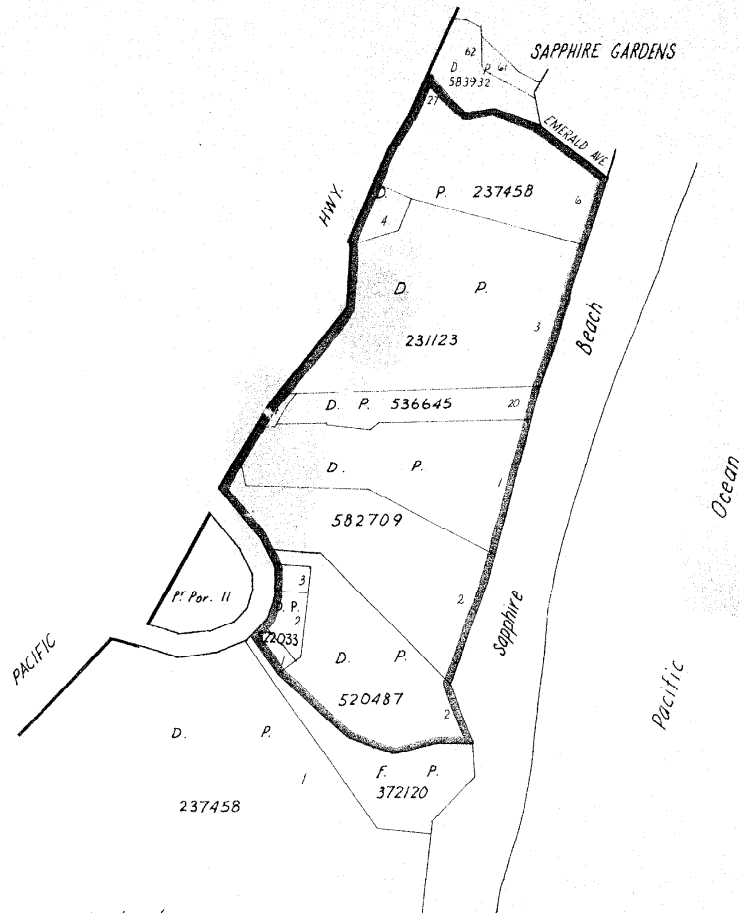
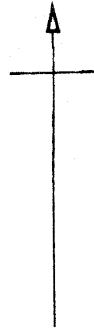
Mun/Shire/City *Coffs Harbour*

Parish of *Moonee*

Locality *Sapphire Gardens*

County of *Fitzroy*

Scale *1:5000*

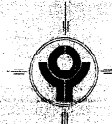


Subject land edged orange

| | | | |
|--|--------------------------------------|---|--------------------------------|
| COMPILED FROM INFORMATION IN <i>Plans on file</i> BY DC DATE <i>24 5 77</i> | FILE REFERENCE <i>75/1212</i> | PLAN APPROVED PRINCIPAL CARTOGRAPHER | PLAN NUMBER <i>9811</i> |
| REFERENCE <i>Map referred to in Interim Development Order No. 6 Shire of Coffs Harbour</i> <small>Reference is to be made in this space to any colouring, symbols, etc. shown on plan.</small> | | | |

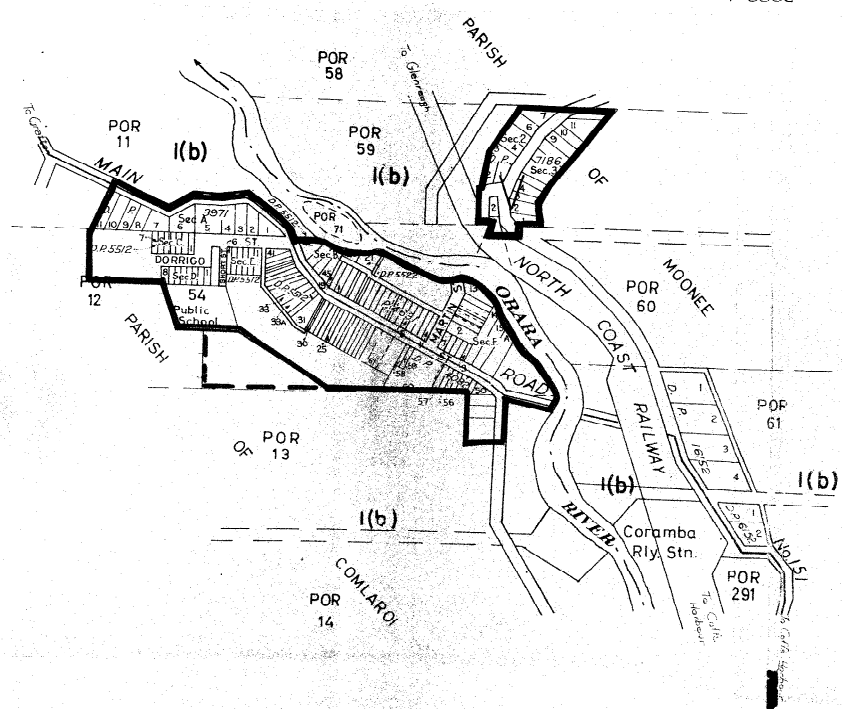
FORM A

THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES
PLAN



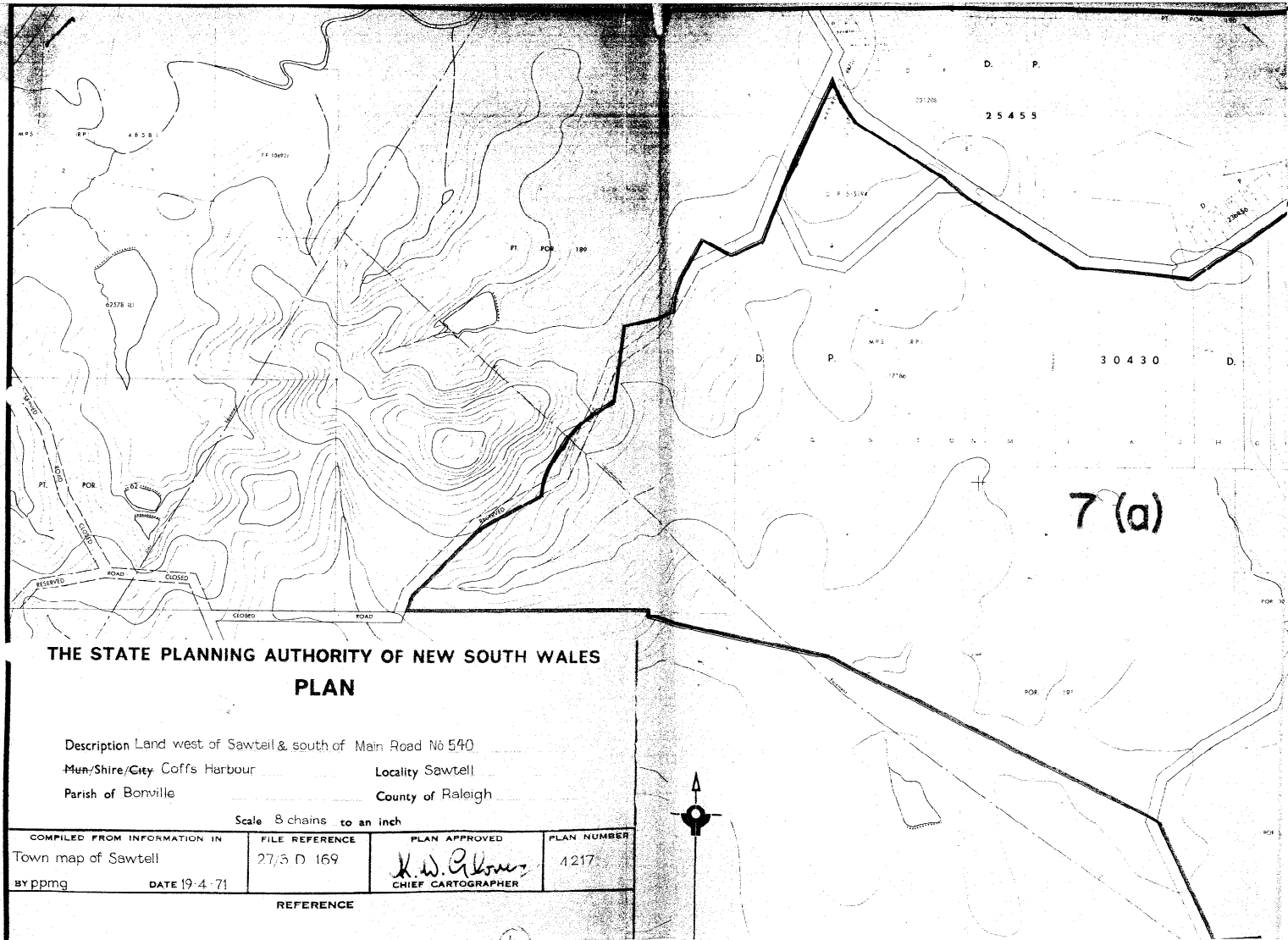
Description *Land in the vicinity of the Village of Coramba*
 Man Shire ~~City~~ *Coffs Harbour* Locality *Coramba*
 Parish of *Moonee & Combaro* County of *Fitzroy*

Scale *8 Chains to an inch*
1:6336



Existing Village Boundary ———
 Extension to Village Boundary - - - -

| | | |
|---|------------------------------|--|
| COMPILE <i>Village Map of Coramba</i> | REFERENCE <i>5 L/23/1</i> | PLAN NUM <i>8375</i> |
| BY <i>W.C.P.</i> | DATE <i>21-2-74</i> | CHIEF CARTOGRAPHER <i>[Signature]</i> |
| REFERENCE <i>Amendment No 1 (Village of Coramba)</i> <i>of map referred to in</i> | | |



**THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES
PLAN**

Description Land west of Sawtell & south of Main Road No 540
 Mun/Shire/City Coffs Harbour Locality Sawtell
 Parish of Bonville County of Raleigh

Scale 8 chains to an inch

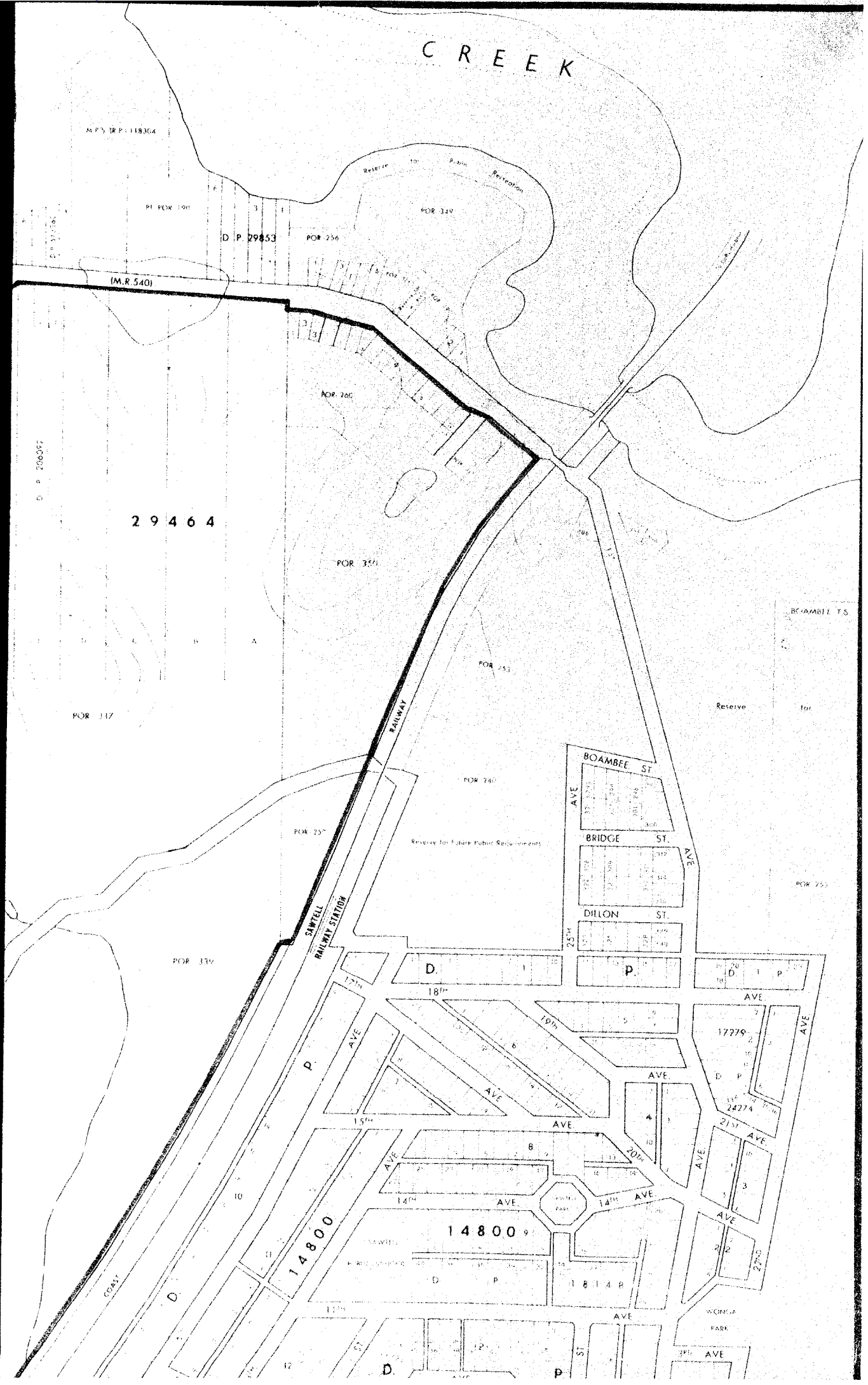
| COMPILED FROM INFORMATION IN | FILE REFERENCE | PLAN APPROVED | PLAN NUMBER |
|--------------------------------|----------------|--|-------------|
| Town map of Sawtell by ppmg | 27/5 D 169 | <i>H. W. Brown</i> CHIEF CARTOGRAPHER | 4217 |

DATE 19-4-71

REFERENCE



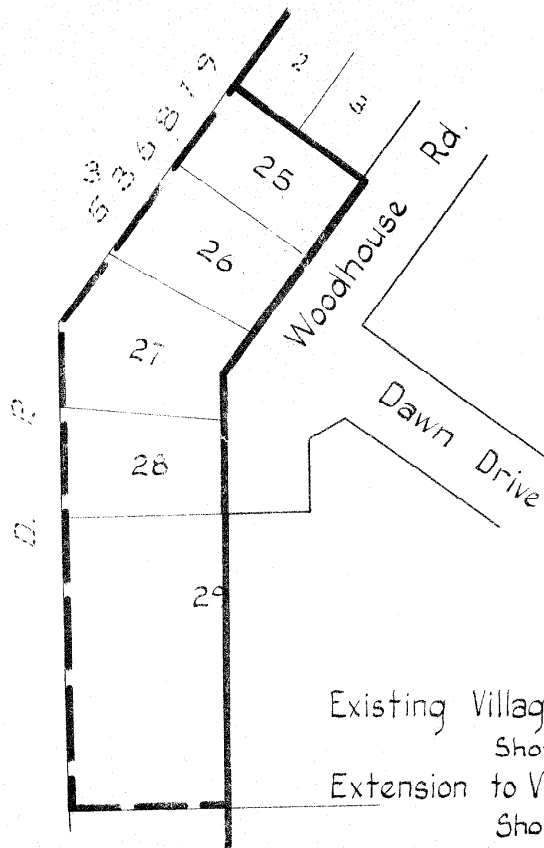
7(a)



THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES PLAN

Description Lots 25 to Part Lot 29
 Municipality Coffs Harbour Locality Moonze Beach
 Parish of Coff County of Fitzroy

Scale 100 feet to an inch



Existing Village Boundary
 Shown Thus -----
 Extension to Village Boundary
 Shown Thus ————

| | | | |
|--|-----------------------------------|---|----------------------------|
| COMPILED FROM INFORMATION IN <u>Plan on File.</u> | FILE REFERENCE <u>27/30326</u> | PLAN APPROVED CHIEF CARTOGRAPHER | PLAN NUMBER <u>4709</u> |
| BY <u>W.n.B.</u> | DATE <u>11-9-72</u> | | |

REFERENCE

Amendment N° 2. Extension of Village of Moonze Beach.
 Interim Development Order N° 6. Shire of Coffs Harbour.

Reference is to be made in this space to any colouring, symbols, etc., shown on plan.

FORM A

THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES PLAN

Description *Portion 82 Shire of Coffs Harbour*

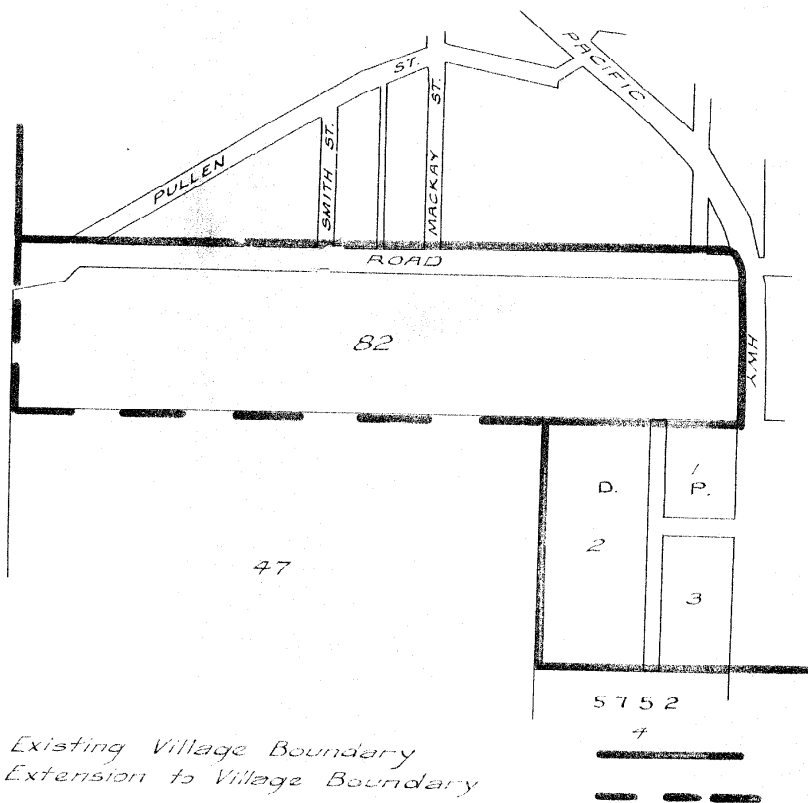
~~Mun~~/Shire/City *Coffs Harbour*

Locality *Woolgoolga*

Parish of *Woolgoolga*

County of *Fitzroy*

Scale *8 Chains to an inch
1"=6336*



| | | | |
|--|------------------------------------|---|----------------------------|
| COMPILED FROM INFORMATION IN <i>Village of Woolgoolga Tube 303</i> | FILE REFERENCE <i>27/3 D374</i> | PLAN APPROVED PRINCIPAL CARTOGRAPHER | PLAN NUMBER <i>8352</i> |
| BY <i>W.m.B.</i> | DATE <i>13-2-17</i> | | |

REFERENCE

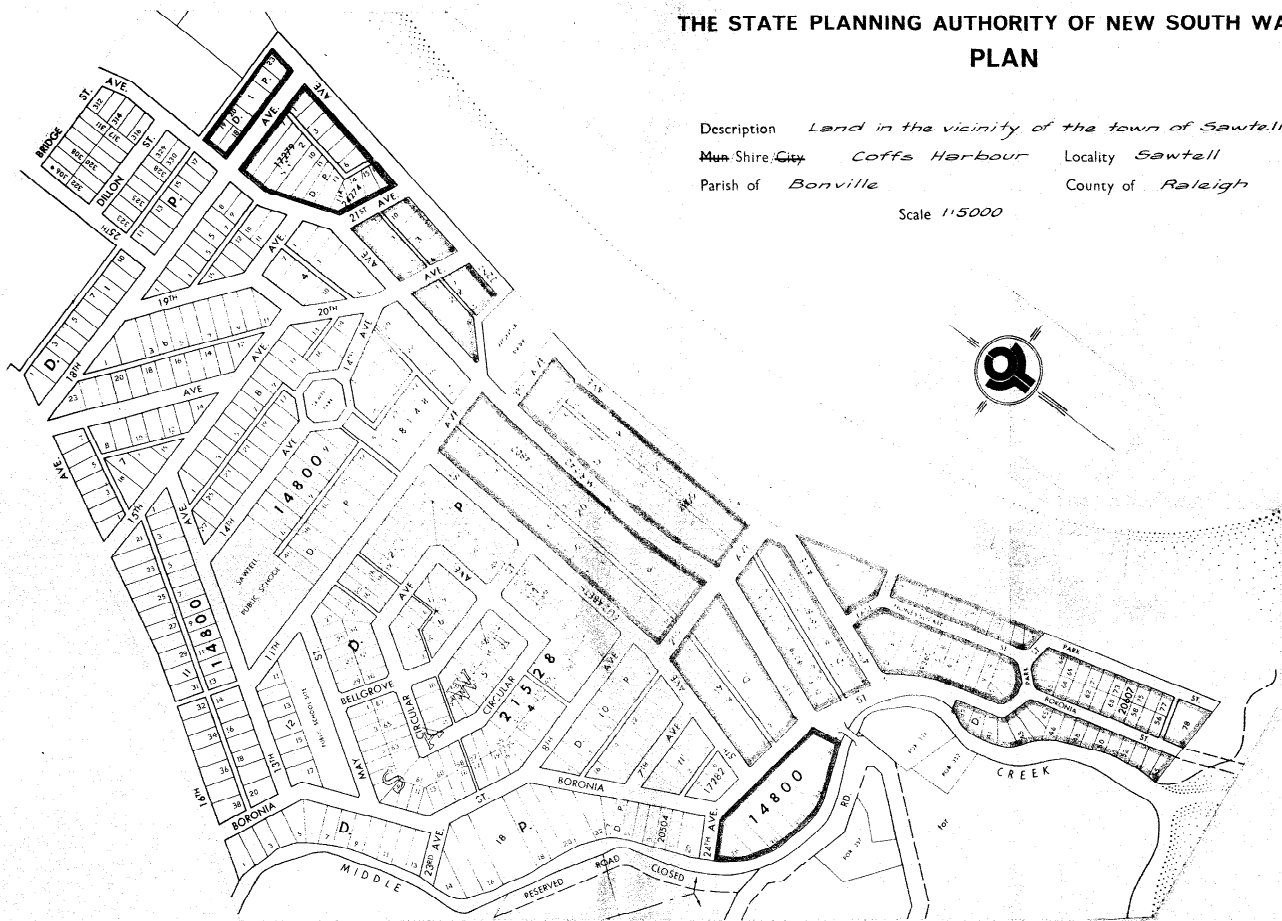
*Amendment No 2 (Village of Woolgoolga)
of map referred to in
Interim Development Order No 6
Shire of Coffs Harbour*

Reference is to be made in this space to any colouring, symbols, etc., shown on plan.

FORM A

THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES PLAN

Description *Land in the vicinity of the town of Sawtell*
 Murrumbidgee Shire City *Coffs Harbour* Locality *Sawtell*
 Parish of *Bonville* County of *Raleigh*
 Scale 1:5000



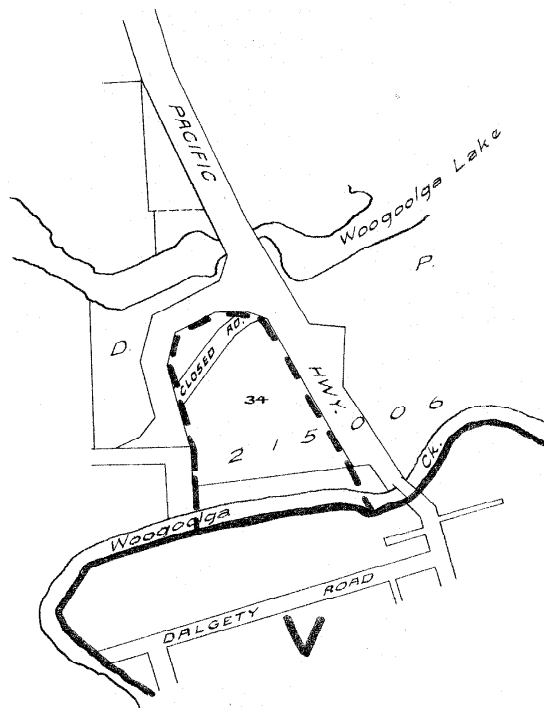
Low Density ———
Medium Density ———

| | | | |
|---|--|--|----------------------------|
| COMPILED FROM INFORMATION IN <i>Plan on File</i> | FILE REFERENCE <i>45L 1/25/1(z)</i> | PLAN APPROVED <i>[Signature]</i> CHIEF CARTOGRAPHER | PLAN NUMBER <i>A376</i> |
| BY <i>W.n.B</i> | DATE <i>22-2-74</i> | REFERENCE <i>Amendment No 3 (Town of Sawtell) of map referred to in</i> | |

THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES PLAN

Description *Land in the vicinity of the Pacific Hwy & Woogoolga Ck.*
 Mun./Shire/City *Coffs Harbour* Locality *Woolgoolga*
 Parish of *Woolgoolga* County of *Fitzroy*

Scale *8 Chains to inch*
 1:6336



Existing Village Boundary **-----**
Extension to Village Boundary **=====**

| | | | |
|--|------------------------------------|---|----------------------------|
| COMPILED FROM INFORMATION IN <i>Village of Woolgoolga</i> | FILE REFERENCE <i>27/3 D372</i> | PLAN APPROVED PRINCIPAL CARTOGRAPHER | PLAN NUMBER <i>8383</i> |
| BY <i>W.n.B.</i> | DATE <i>26-2-74</i> | | |

REFERENCE

*Amendment No 4 (Village of Woolgoolga)
 of map referred to in
 Interim Development Order No 6
 Shire of Coffs Harbour*

Reference is to be made in this space to any colouring, symbols, etc., shown on plan.

THE STATE PLANNING AUTHORITY OF NEW SOUTH WALES PLAN

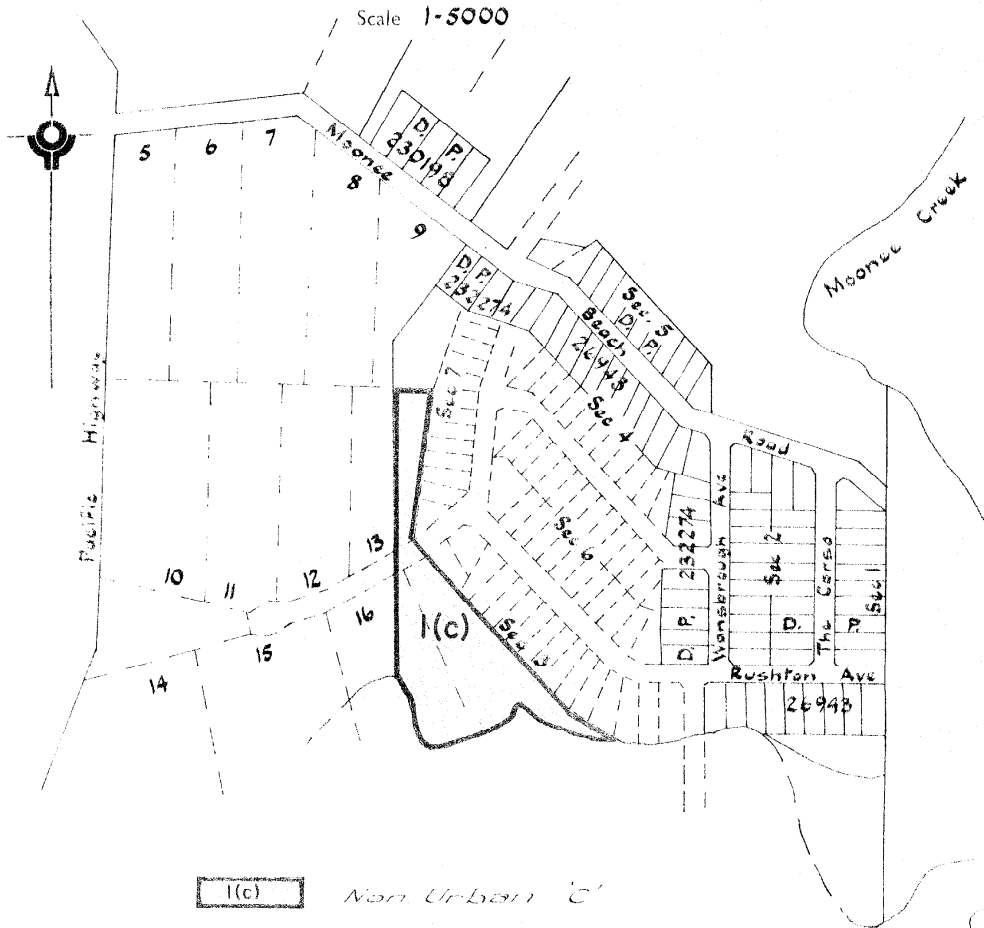
Description Land in the vicinity of Rushton Ave, Moonee.

~~Murrumbidgee~~ Shire, ~~City~~ Coffs Harbour

Locality Moonee

Parish of Moonee

County of Fitzroy



For areas edged blue refer to clause 17 of the Interim Development Order.

| | | | |
|---|------------------------------------|-------------------------------------|----------------------------|
| COMPILED FROM INFORMATION IN <i>Plan on File</i> | FILE REFERENCE <i>27/3D 189</i> | PLAN APPROVED <i>[Signature]</i> | PLAN NUMBER <i>8686</i> |
| BY <i>D.M.D.</i> | DATE <i>13-7-74</i> | PRINCIPAL CARTOGRAPHER | |

REFERENCE

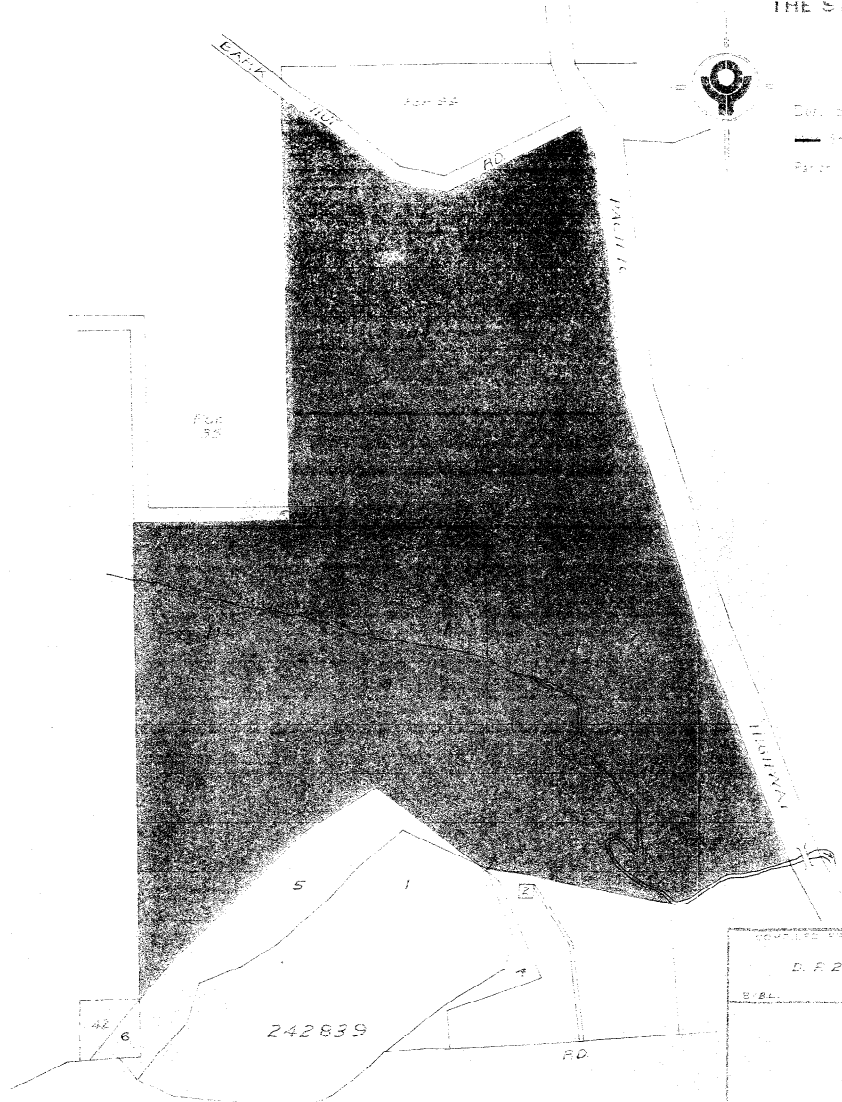
*Amendment No 5 (Moonee)
of map referred to in
Interim Development Order No 6 Shire of Coffs Harbour*

Reference is to be made in this space to any colouring, symbols, etc., shown on plan.

FORM A

PLAN

Department Land in the vicinity of Pacific Hwy, Woollahra Ck.
 Shire of Coffs Harbour County of Woollahra
 Parish of Woollahra County of Fitzroy
 Scale 1:5000



OPEN SPACE

| REGISTERED INSTRUMENT NUMBER | FILE REFERENCE | PLAN APPROVED | PLAN NUMBER |
|------------------------------|----------------|---------------|-------------|
| D. F. 242839 | 2713 D374 | | 8709 |
| S. 81. | DATE: 9/10/74 | C. J. HARTOG | |

REFERENCE
 Amendment N°6 (Woollahra)
 of map referred to in
 Interim Development Order N°6
 Shire of Coffs Harbour

PLAN



Showing

Description: Land in the vicinity of Pacific Hwy & Woogoolga Cr.

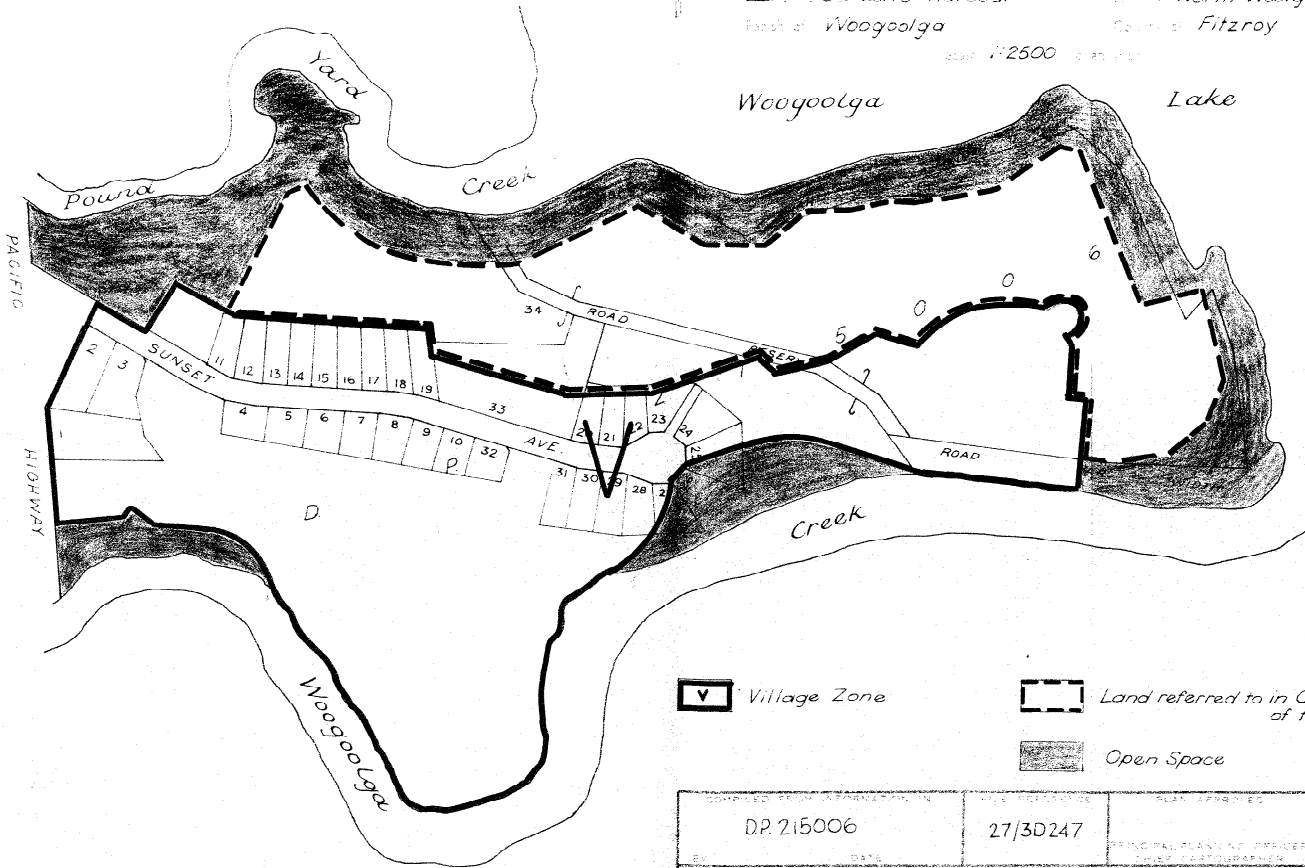
Shire of Coffs Harbour

North Woolgoolga

Parish of Woogoolga

Council of Fitzroy

Scale 1:2500



Village Zone



Land referred to in Clause 17 of the Order

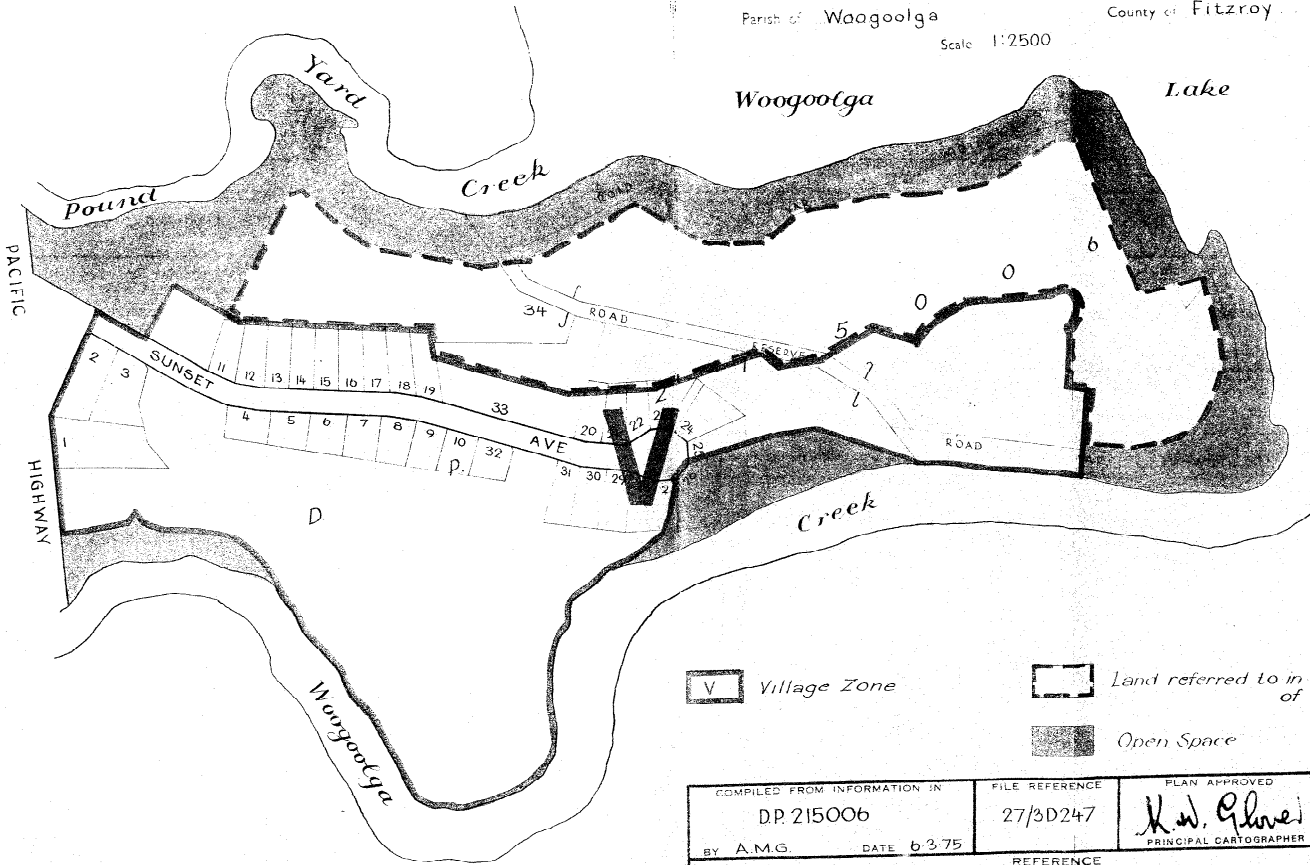


Open Space

| | | | |
|--|-----------------|----------------------|-----------------------------------|
| <p>DP 215006</p> | <p>27/30247</p> | <p>PLAN APPROVED</p> | <p>SYDNEY NO 8926 GRAFTON</p> |
| <p>REFERENCE</p> | | | |
| <p>Amendment No 7 (North Woolgoolga) of map referred to in L.O. No 6. (Shire of Coffs Harbour)</p> | | | |

NEW SOUTH WALES PLANNING AND ENVIRONMENT COMMISSION
PLAN

Description Land in the vicinity of Pacific Hwy & Woogoolga Ck.
 Shire Coffs Harbour Locality North Woolgoolga
 Parish of Woogoolga County of Fitzroy
 Scale 1:2500



V Village Zone
 [Dashed Box] Land referred to in Clause 17 of the Order.
 [Shaded Box] Open Space

| | | | |
|---|----------------------------|---|---------------------|
| COMPILED FROM INFORMATION IN D.P. 21500b | FILE REFERENCE 27/30247 | PLAN APPROVED <i>H.W. Gluei</i> PRINCIPAL CARTOGRAPHER | PLAN NUMBER 8926 |
| BY A.M.G. DATE 6/3/75 | | REFERENCE Amendment No 7 (North Woolgoolga) of map referred to in L.D.O. No 6 (Shire of Coffs Harbour) | |

NEW SOUTH WALES PLANNING AND ENVIRONMENT COMMISSION PLAN

Description Lot 92 D.P. 528812

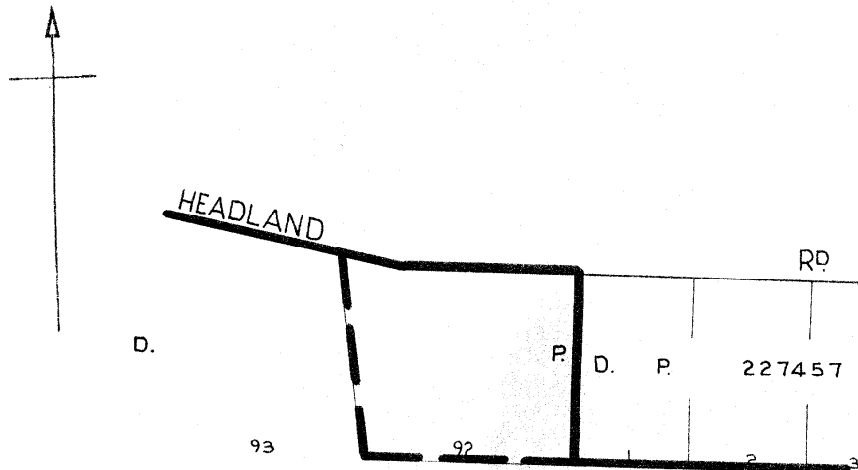
Mun/Shire/City Coffs Harbour

Locality Sapphire North

Parish of Moonee

County of Fitzroy

Scale 1:1000



5 2 8 8 1 2

Existing Clause 17 area shown thus

Extension of Clause 17 area shown thus

| | | | |
|--|--|---|---------------------|
| COMPILED FROM INFORMATION IN D.P. 528812 BY | FILE REFERENCE 75/3 DATE 19-5-75 | PLAN APPROVED PRINCIPAL CARTOGRAPHER | PLAN NUMBER 8989 |
| REFERENCE Amendment N° 8 of map referred to in Interim Development Order N° 6 Shire of Coffs Harbour <small>Reference is to be made in this space to any colouring, symbols, etc., shown on plan.</small> | | | |

FORM A

NEW SOUTH WALES PLANNING AND ENVIRONMENT COMMISSION PLAN

Description *Land in vicinity of the Pacific Highway and the proposed deviation*

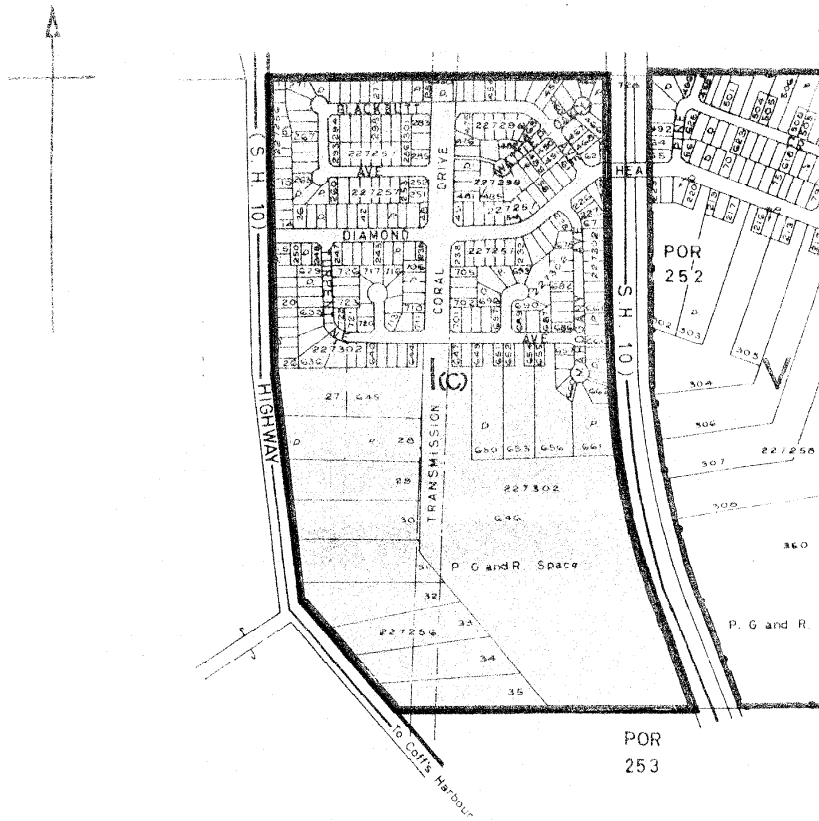
Mun/Shire/City *Coffs Harbour*

Locality *Diamond Head Estate*

Parish of *Moonee*

County of *Fitzroy*

Scale *1:8000*



East Village incorrect - should also be
 blue edged area (existing)

Non Urban 'C' (C)

Land affected by clauses 17 and 42 of I.D.O. N°6 Shown Thus

Existing Village Boundary Shown Thus

| | | | |
|---|-----------------------------------|---|----------------------------|
| COMPILED FROM INFORMATION IN <i>Diamond Head Estate & chain map</i> BY D.N.C. DATE <i>1-10-75</i> | FILE REFERENCE <i>74/15055</i> | PLAN APPROVED PRINCIPAL CARTOGRAPHER | PLAN NUMBER <i>9151</i> |
|---|-----------------------------------|---|----------------------------|

REFERENCE
Amendment N° 9 (Diamond Head Estate)
of map referred to in
Interim Development Order N° 6
Shire of Coffs Harbour

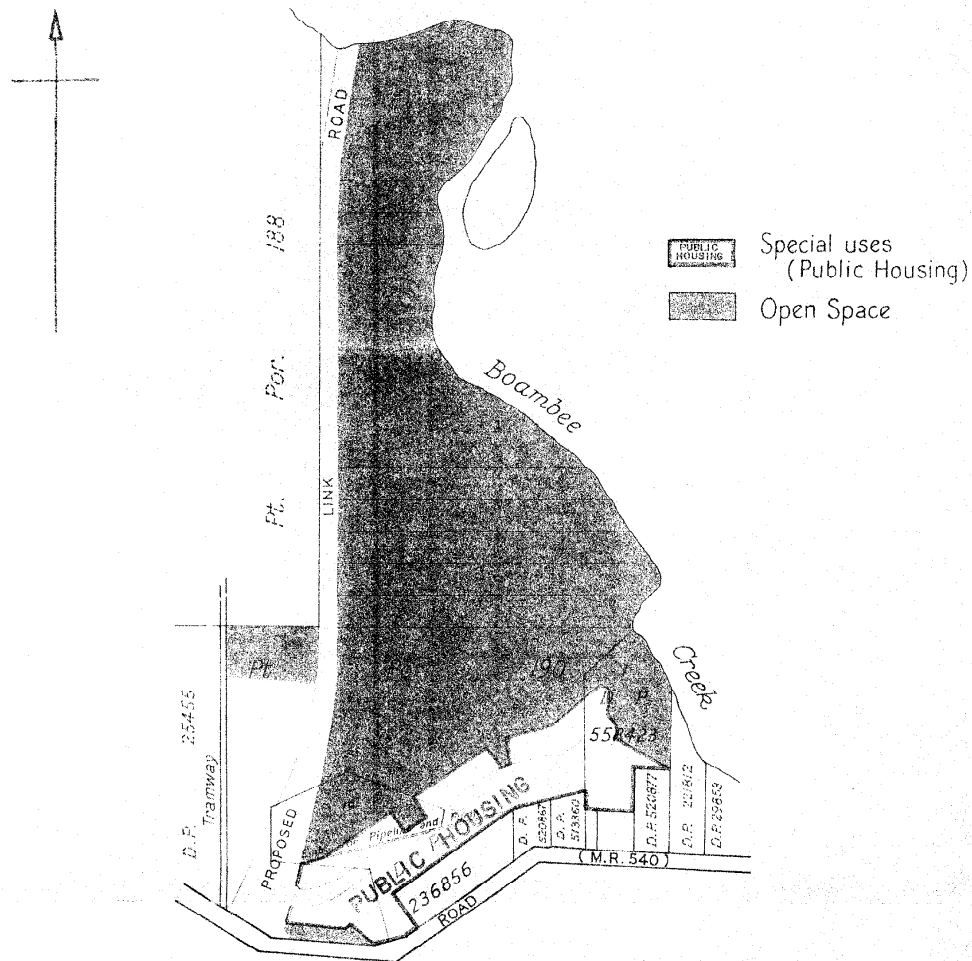
Reference is to be made in this space to any colouring, symbols, etc., shown on plan.

FORM A

NEW SOUTH WALES PLANNING AND ENVIRONMENT COMMISSION PLAN

Description Pt. Portion 190, Lot 19, D.P. 236856 & Pt. Lot 1, D.P. 558423
 Mtn/Shire/City Coffs Harbour Locality Sawtell
 Parish of Bonville County of Raleigh

Scale 1 : 8000



| | | | |
|---|---------------------------------|---|---------------------|
| COMPILED FROM INFORMATION IN Plan of Por. 190, D.P. 236856 & D.P. 558423 BY J.V. DATE 10-11-75 | FILE REFERENCE 27/3D 284 (Z) | PLAN APPROVED <i>K.W. Glover</i> PRINCIPAL CARTOGRAPHER | PLAN NUMBER 9220 |
| REFERENCE Amendment N°10 (Coffs Harbour) of map referred to in Interim Development Order N°6 Shire of Coffs Harbour | | | |
| Reference is to be made in this space to any colouring, symbols, etc., shown on plan. | | | |

FORM A

NEW SOUTH WALES PLANNING AND ENVIRONMENT COMMISSION PLAN

Description Various lands near the village of Ulong.

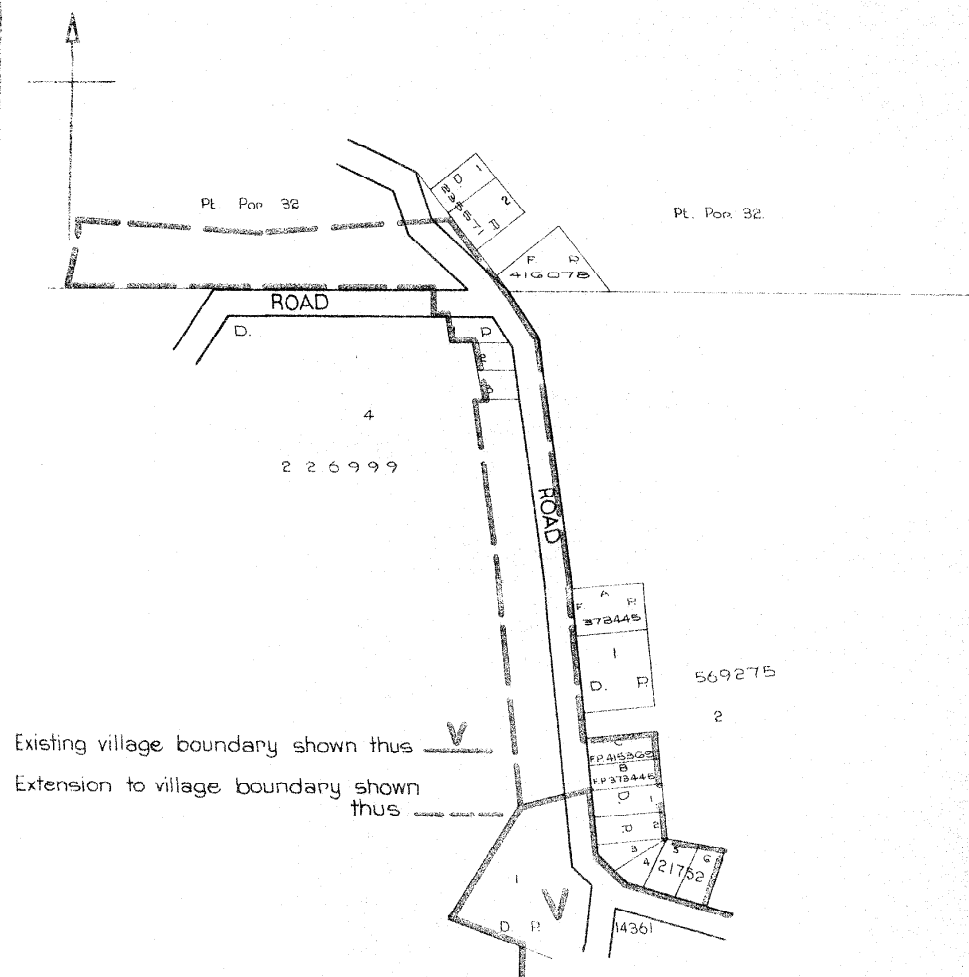
Mun./Shire/City Coffs Harbour

Locality Ulong

Parish of Ucombe

County of Fitzroy

Scale 1:4000



Existing village boundary shown thus
 Extension to village boundary shown thus

| | | | |
|--|------------------------------|---|---------------------|
| COMPILED FROM INFORMATION IN Village map & plan on file BY DATE 16. 2. '76. | FILE REFERENCE 27/3 D 203 | PLAN APPROVED PRINCIPAL CARTOGRAPHER | PLAN NUMBER 9311 |
|--|------------------------------|---|---------------------|

REFERENCE

Amendment No 11 (Village of Ulong)
 of map referred to in
 Interim Development Order No 6
 Shire of Coffs Harbour

Reference is to be made in this space to any colouring, symbols, etc., shown on plan.

FORM A

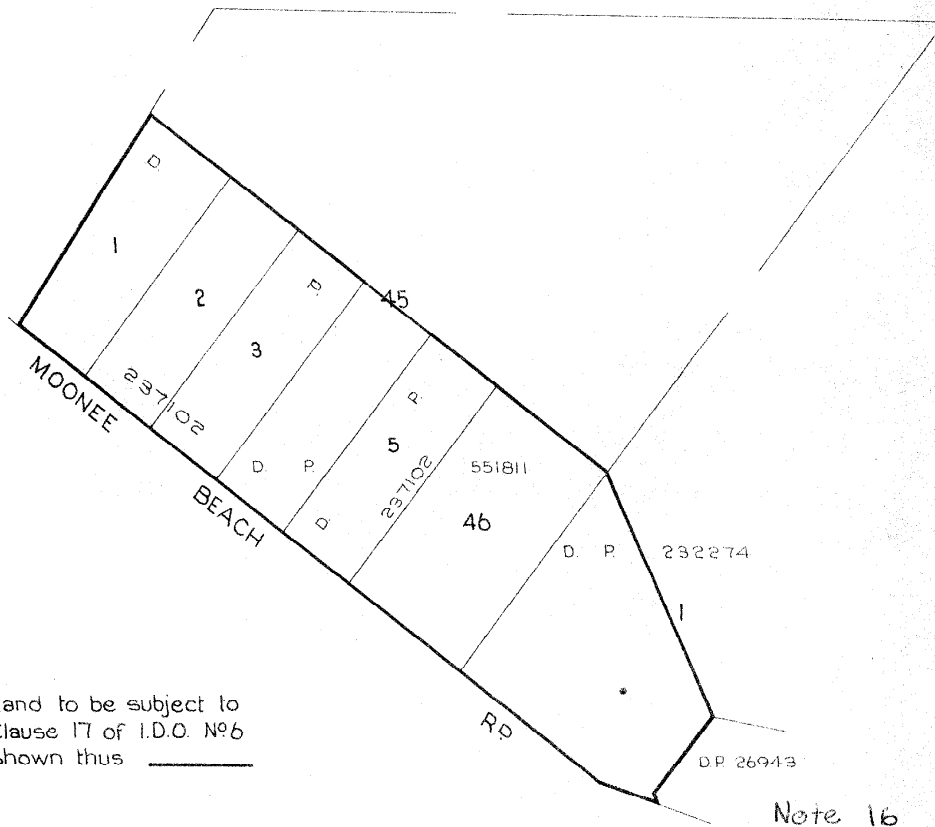
NEW SOUTH WALES PLANNING AND ENVIRONMENT COMMISSION PLAN

Description Lots 1, 2, 3 & 5 in D.P. 237102; Lot 46 & pt. lot 45 in D.P. 551811; pt. lot 1 in D.P. 232274.

~~Mun./Shire/City~~ Coffs Harbour Locality Moonee

Parish of Moonee County of Fitzroy

Scale 1:1250



Land to be subject to
Clause 17 of I.D.O. No 6
shown thus _____

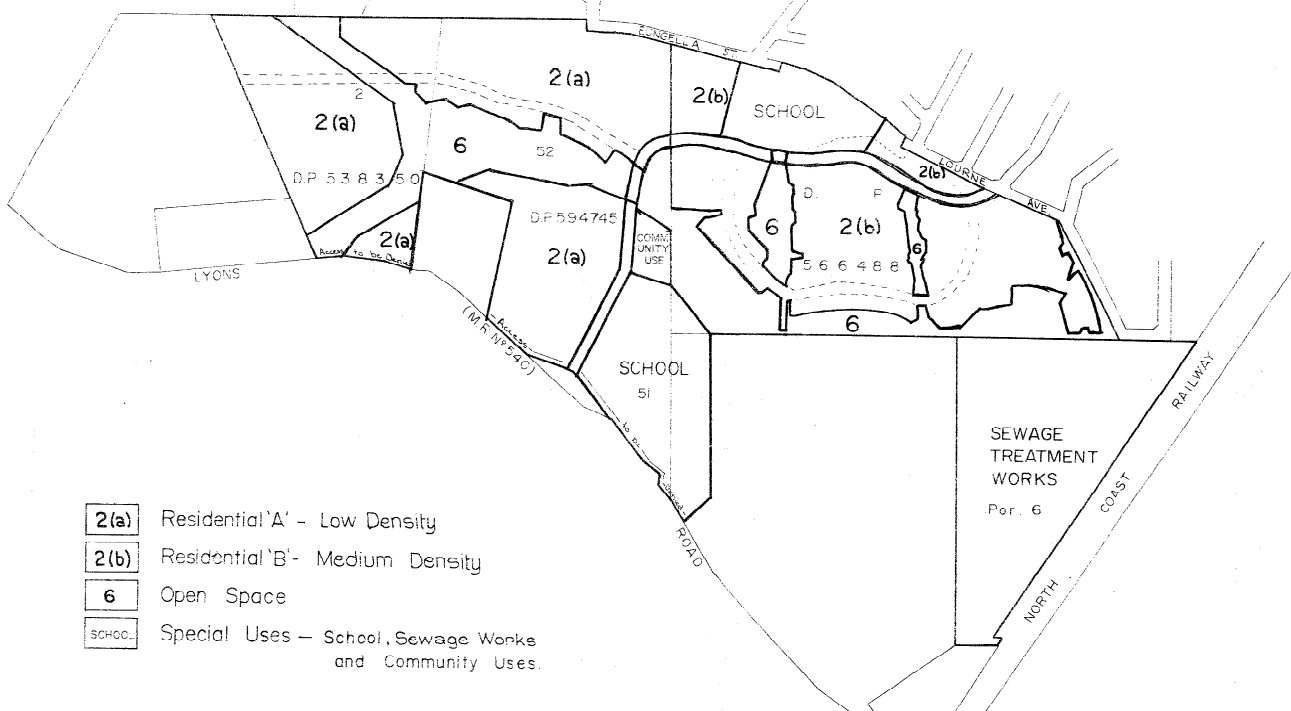
Note 16

| | | | |
|---|---------------------------|---|----------------------|
| COMPILED FROM INFORMATION IN Search BY <i>[Signature]</i> DATE 9.1.1979 | FILE REFERENCE 78/1551 | PLAN APPROVED <i>[Signature]</i> PRINCIPAL CARTOGRAPHER | PLAN NUMBER 10691 |
| REFERENCE Amendment No 13 of map referred to in Interim Development Order No 6 Shine of Coffs Harbour | | C.C. No 6 20-7-79. | |
| Reference is to be made in this space to any colouring, symbols, etc., shown on plan. | | | |

FORM A

PLAN

Description: Sawtell Development Area, Stage II
 Shire of Coffs Harbour
 Location: Sawtell
 Parish of Bonville
 County of Raleigh
 Scale: 1:8000



- 2(a)** Residential 'A' - Low Density
- 2(b)** Residential 'B' - Medium Density
- 6** Open Space
- SCHOOL** Special Uses - School, Sewage Works and Community Uses.

| COMPILED FROM INFORMATION IN | FILE REFERENCE | PLAN APPROVED | PLAN NUMBER |
|---|----------------|--|-------------|
| Plan on file. | 77/907 | <i>Quinn-Johnson</i> PRINCIPAL CARTOGRAPHER | 20001 |
| BY 7/3 DATE 25 3/79 REFERENCE Amendment N° 15 of map referred to in Interim Development Order N° 6 Shire of Coffs Harbour. | | | |

C.C. NO 138
 5-10-79.