



AGENDA PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE 19 MARCH 2018

MEMBERSHIP: Councillors J Diffey, V Etheridge, D Grant, D Gumley, A Jones, S Lawrence, G Mohr, K Parker, J Ryan and B Shields.

The meeting is scheduled to commence at 5.30pm.

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PDEC18/9 REPORT OF THE PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 19 FEBRUARY 2018 (ID18/489)	3
The Committee had before it the report of the Planning, Development and Environment Committee meeting held 19 February 2018.	
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- PDEC18/13 R18-1 - PLANNING PROPOSAL - COMPREHENSIVE DUBBO REGIONAL LOCAL ENVIRONMENTAL PLAN (STAGE 2) (ID18/293)** 44
- The Committee had before it the report dated 12 March 2018 from the Senior Strategic Planner regarding R18-1 - Planning Proposal - Comprehensive Dubbo Regional Local Environmental Plan (Stage 2).



**DUBBO REGIONAL
COUNCIL**

Report of the Planning, Development and Environment Committee - meeting 19 February 2018

AUTHOR: Administration Officer - Governance
REPORT DATE: 9 March 2018

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 19 February 2018.

RECOMMENDATION

That the report of the Planning, Development and Environment Committee meeting held on 19 February 2018 be adopted.



**REPORT
PLANNING, DEVELOPMENT AND
ENVIRONMENT COMMITTEE
19 FEBRUARY 2018**

PRESENT: Councillors J Diffey, V Etheridge, D Grant, D Gumley, A Jones, S Lawrence, G Mohr, K Parker, J Ryan and B Shields.

ALSO IN ATTENDANCE:

The General Manager, the Director Corporate Services, the Manager Governance and Risk (S Wade), the Administrative Officer Governance, the Director Economic Development and Business, the Communications Coordinator, the Director Infrastructure and Operations, the Manager Transport and Emergency, the Manager Water Supply and Sewerage, the Manager Infrastructure Strategy, the Manager Business Support – Infrastructure, the Director Planning and Environment, the Manager Building and Development Services, the Statutory Planning Services Team Leader, the Manager Strategic Planning Services, the Strategic Planning Supervisor, the Senior Planner, the Director Community and Recreation the Manager Social Services.

Councillor S Lawrence assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.38pm.

**PDEC18/1 REPORT OF THE PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE
- MEETING 11 DECEMBER 2017 (ID18/6)**

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 11 December 2017.

Moved by Councillor G Mohr and seconded by Councillor A Jones

MOTION

That the report of the Planning, Development and Environment Committee meeting held on 11 December 2017, be adopted.

CARRIED

PDEC18/2 BUILDING SUMMARY - DECEMBER 2017 AND JANUARY 2018 (ID18/226)

The Committee had before it the report dated 9 February 2018 from the Director Planning and Environment regarding Building Summary - December 2017 and January 2018.

Moved by Councillor B Shields and seconded by Councillor J Diffey

MOTION

The Committee recommends that the information contained in this report of the Director Planning and Environment dated 9 February 2018 be noted.

CARRIED

PDEC18/3 NOMINATIONS FOR THE WESTERN JOINT REGIONAL PLANNING PANEL (JRPP) (ID17/2218)

The Committee had before it the report dated 12 December 2017 from the Manager Building and Development Services regarding Nominations for the Western Joint Regional Planning Panel (JRPP).

Moved by Councillor B Shields and seconded by Councillor V Etheridge

MOTION

The Committee recommends:

- 1. That Council determine its two nominations to represent Council on the Western Joint Regional Planning Panel, for a period not to exceed three (3) years.**
- 2. That Mr Dunstan and Mr Mathieson be acknowledged and thanked for their service in the capacity of Dubbo Regional Council's representatives to the Western Joint Regional Planning Panel.**
- 3. That in line with the Planning Panels Operational Procedures, completed assessment reports for consideration by the Western Joint Regional Planning Panel are to be referred immediately to the panel secretariat without reference to formal Council meetings for notation.**

CARRIED

PDEC18/4 LEGISLATIVE UPDATES TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (ID18/179)

The Committee had before it the report dated 9 February 2018 from the Manager Strategic Planning Services regarding Legislative Updates to the Environmental Planning and Assessment Act 1979.

Moved by Councillor A Jones and seconded by Councillor J Diffey

MOTION

The Committee recommends:

1. That the information contained in this report of the Manager Strategic Planning Services dated 9 February 2018 be noted.
2. That an overview in respect of the various components of the amended Environmental Planning and Assessment Act, 1979 be provided to the members of the Developers Forum at the next available meeting.
3. That information regarding amendments be provided to the development industry via an information circular.

CARRIED

PDEC18/5 DEVELOPER CONTRIBUTIONS AND ASSOCIATED ISSUES - SOUTHLAKES ESTATE, SOUTH-EAST DUBBO - UPDATE REPORT (ID18/221)

The Committee had before it the report dated 9 February 2018 from the Manager Strategic Planning Services regarding Developer Contributions and Associated Issues - Southlakes Estate, South-East Dubbo - Update Report. The Committee met with Mr S Guy regarding this matter.

Moved by Councillor G Mohr and seconded by Councillor V Etheridge

MOTION

The Committee recommends:

1. That the information included in this report of the Manager Strategic Planning Services dated 9 February be noted.
2. That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council for consideration at the next available Council meeting.

Moved by Councillor G Mohr and seconded by Councillor D Gumley

AMENDMENT

The Committee recommends:

1. That the information included in this report of the Manager Strategic Planning Services dated 9 February be noted.
2. That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council for consideration at the next available Council meeting.
3. That a updated report be provided to Council at the March 2018 meeting.

The amendment on being put to the meeting was carried.

CARRIED

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

Councillor B Shields assumed chairmanship of the meeting for consideration of this matter.

**PDEC18/6 DEVELOPMENT APPLICATION D2017-611 - THREE (3) LOT SUBDIVISION (COMMUNITY TITLE)
PROPERTY: 7 RAWSON STREET, DUBBO
APPLICANT/OWNER: MR N & MRS J DENNIS
DATE LODGED: 24 NOVEMBER 2017 (ID18/170)**

The Committee had before it the report dated 12 February 2018 from the Planner regarding Development Application D2017-611 - Three (3) Lot Subdivision (Community Title) Property: 7 Rawson Street, Dubbo. The Committee met with Mr M Andrews regarding this matter.

Moved by Councillor K Parker and seconded by Councillor D Grant

MOTION

The Committee recommends:

1. That Development Application D2017-611 for a three (3) lot subdivision (Community Title) of Lot 1 DP 11095, 7 Rawson Street, Dubbo, be granted 'deferred commencement' consent subject to the conditions included as attached to the report of the Planner dated 12 February 2018 as Appendix 3.
2. That those who made submissions be advised of Council's determination in this matter.

CARRIED

Councillor S Lawrence declared a pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor S Lawrence owns a neighbouring property.

Councillor G Mohr declared a non-pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor G Mohr has previously been a colleague of the complainant.

Councillor D Gumley declared a non-pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor D Gumley knows, through his employment, a party who holds an objection to this item.

Councillor S Lawrence resumed chairmanship of the meeting.

**PDEC18/7 DEVELOPMENT APPLICATION D2017-620 - THREE (3) LOT SUBDIVISION
(STRATA TITLE)
PROPERTY: 1 POZIERES STREET, DUBBO
APPLICANT/OWNER: FAODAIL PTY LTD
DATE LODGED: 29 NOVEMBER 2017 (ID18/201)**

The Committee had before it the report dated 7 February 2018 from the Planner regarding Development Application D2017-620 - Three (3) Lot Subdivision (Strata Title) Property: 1 Pozieres Street, Dubbo.

Moved by Councillor J Diffey and seconded by Councillor B Shields

MOTION

The Committee recommends that Development Application D2017-620 for a three (3) lot subdivision (Strata Title) of Lot 10 DP 1236532, 1 Pozieres Street, Dubbo be approved subject to the conditions included as Appendix 2.

CARRIED

**PDEC18/8 MODIFIED DEVELOPMENT APPLICATION D2016-482 PART 2 - EXTRACTIVE INDUSTRY (QUARRY)
PROPERTY: LOT 211 DP 1220433, 20L SHERATON ROAD, DUBBO
OWNER/APPLICANT: REGIONAL HARDROCK PTY LTD
LODGED: 26 SEPTEMBER 2017 (ID18/216)**

The Committee had before it the report dated 12 February 2018 from the Senior Planner regarding Modified Development Application D2016-482 Part 2 - Extractive Industry (Quarry).

Moved by Councillor D Gumley and seconded by Councillor J Ryan

MOTION

The Committee recommends:

1. That the Modified Development Application D2016-482 Part 2 for an extractive industry (quarry) at Lot 211 DP 1220433, 20L Sheraton Road, Dubbo, be granted consent subject to the conditions included as Appendix 1 of the report of the Senior Planner dated 12 February 2018 which includes the following amendments:
 - Modification to conditions 1, 4, 7, 11, 15, 22, 30, 40 and 48;
 - Deletion of conditions 8 and 42;
 - Additional condition 50; and
 - Notations 2, 6, 7 and 8 being amended.
2. That those who made submissions be advised of Council's determination in this matter.

CARRIED

The meeting closed at 5.55pm.

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CHAIRMAN



DUBBO REGIONAL
COUNCIL

REPORT: Building Summary - February 2018

AUTHOR: Director Planning and Environment
REPORT DATE: 8 March 2018
TRIM REFERENCE: ID18/430

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and residential flat buildings approved in the Dubbo Regional Council Local Government Area and statistics for approved Development Applications for the information of Council.

Appendix 1 includes data relating to the former Dubbo LGA prior to the current financial year and the combined housing figures for Dubbo Regional Council for the current financial year. **Appendices 2 and 3** also include the retrospective figures for the combined LGA.

All development applications, construction certificates and complying development certificates can be tracked online at <https://planning.dubbo.nsw.gov.au/Home/Disclaimer>

ORGANISATIONAL VALUES

Customer Focused: Council aims to provide high quality and timely building and development services. This reporting provides ongoing monitoring of building activity in the Local Government Area (LGA).

Integrity: This report provides transparent statistics regarding development activity in the LGA.

One Team: This report demonstrates Council's commitment to work as one to ensure the growth of the LGA.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

That the information contained in this report of the Director Planning and Environment dated 8 March 2018 be noted.

Melissa Watkins
Director Planning and Environment

REPORT

Provided for information are the latest statistics (as at the time of production of this report) for Development Applications for Dubbo Regional Council.

1. Residential Building Summary

Dwellings and other residential developments approved during February 2018 were as follows:

Dwellings	22
Other residential development	5
(No. of units)	(5)

For consistency with land use definitions included in the Local Environmental Plan, residential development has been separated into 'Dwellings' and 'Other residential development'. 'Other residential development' includes dual occupancies, secondary dwellings, multi-unit and seniors living housing.

These figures include Development Applications approved by private certifying authorities (Complying Development Certificates).

A summary of residential approvals for the former Dubbo City Council area since 2010-2011 is included in **Appendix 1** however, it should be noted that the figures from July 2017 onwards include the approvals within the former Wellington Local Government Area as well as a consequence of the commencement of the merged application system.

2. Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for February 2018 and a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 February 2018 – 28 February 2018</u>	<u>1 July 2017 – 28 February 2018</u>
No. of applications	80	530
Value	\$11,198,714	\$112,187,504
	<u>1 February 2017 – 28 February 2017</u>	<u>1 July 2016 – 28 February 2017</u>
No. of applications	77	570
Value	\$25,888,582	\$136,654,169

A summary breakdown of the figures is included in **Appendices 2-3**.

3. Online Application Tracking

All development applications, construction certificates and complying development certificates are tracked online and can be accessed at any time. A link is available on Councillor iPads for assistance (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>)

What information is available?

- All development applications, construction certificates and complying development certificates submitted from 1 November 2015 will provide access to submitted plans and supporting documents as well as tracking details of the progress of the application;
- More limited information is provided for applications submitted from 1 January 2001 to 31 October 2015; and
- Occupation certificates (where issued) are provided from 2010.

What information is not available?

- Application forms;
- Floor plans for residential dwellings;
- Documentation associated with privately certified applications; and
- Internal reports.

Councillors are welcome to contact me should they require further information in respect of outstanding Development Applications emanating from the online tracking system.

The information included in this report is provided for notation.

Appendices:

- 1 [↓](#) Building Summary
- 2 [↓](#) Approved Development Applications - February 2018
- 3 [↓](#) Approved Development Applications - February 2017
- 4 [↓](#) Approved Development Applications - 1 July 2017 to 28 February 2018
- 5 [↓](#) Approved Development Applications - 1 July 2016 to 28 February 2017

STATISTICAL INFORMATION ON DWELLINGS AND MULTI UNIT HOUSING

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2010/2011													
Dwellings	8	15	10	7	2	6	-	6	6	6	7	9	82
Flat Buildings	-	1	0	3	1	-	-	1	1	1	4	-	12
(No of units)	(-)	(2)	(0)	(5)	(2)	(-)	(-)	(2)	(2)	(2)	(7)	(-)	(22)
2011/2012													
Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
Flat Buildings	1	1	-	1	2	2	-	-	-	-	-	1	8
(No of units)	(14)	(2)	(-)	(1)	(4)	(3)	(-)	(-)	(-)	(-)	(-)	(16)	(40)
2012/2013													
Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
Flat Buildings	4	6	-	-	1	9	-	-	1	-	2	-	23
(No of units)	(8)	(6)	(-)	(-)	(2)	(11)	(-)	(-)	(2)	(-)	(39)	(-)	(68)
2013/2014 (incl. private certifiers)													
Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
Flat Buildings	-	1	1	-	-	1	4	2	1	2	-	3	15
(No of units)	(-)	(2)	(2)	(-)	(-)	(2)	(46)	(1)	(2)	(4)	(-)	(6)	(65)
2014/2015*													
Single dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
Multi unit housing	3	1	6	5	6	12	-	4	2	1	9	5	54
(No of units)	(6)	(2)	(31)	(50)	(6)	(21)	(-)	(87)	(4)	(1)	(25)	(10)	(243)
2015/2016*													
Single dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
Multi unit housing	6	8	8	4	1	3	3	3	3	5	3	8	55
(No of units)	(50)	(98)	(12)	(7)	(2)	(5)	(18)	(4)	(5)	(14)	(6)	(23)	(244)
2016/2017*													
Single dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
Multi unit housing	8	5	7	4	6	5	3	2	1	5	4	7	57
(No of units)	(10)	(10)	(13)	(7)	(10)	(16)	(6)	(75)	(2)	(8)	(13)	(14)	(184)
2017/2018 * (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	26	21	13	12	16	19	4	22					133
Multi unit housing	6	9	2	1	9	1	5	5					38
(No of units)	(11)	(16)	(3)	(2)	(16)	(2)	(8)	(5)					(63)

* (Includes private certifiers and redefined land use categories based on LEP definitions)



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Print Date: 6/03/2018

Print Time: 11:21:43AM

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/02/2018 - 28/02/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	26	7,649,429	22	7,031,429	4	618,000	22	
Dwelling - Secondary/Dual Occ Dwelling	3	415,000	3	415,000			3	
Dwelling - Dual Occupancy, one storey	2	571,500	2	571,500			2	
Garage/Carport/Roofed Outbuildings	29	437,090	26	382,590	3	54,500		
Fences/Unroofed Structures	1	5,600	1	5,600				
Swimming Pool	7	183,095	7	183,095				
Retail Building	1	250,000			1	250,000		
Hotels	1	10,000			1	10,000		
Office & Retail Building	1	25,000			1	25,000		
Infrastructure - Transport, Utilities	1	250,000	1	250,000				
Demolition	1	319,000	1	319,000				
Change of Use - Commercial	1	5,000	1	5,000				
Agricultural Development	1	0	1					
Subdivision - Residential	5	56,000	1					3
Subdivision - Rural	1	0						
Miscellaneous	2	1,022,000	1	1,000,000	1	22,000		
Totals for Development Types	83	11,198,714						

Total Number of Applications for this period: 80

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



**DUBBO REGIONAL
COUNCIL**

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Print Date: 6/03/2018

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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/02/2017 - 28/02/2017**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	25	6,061,153	19	5,356,153	6	705,000	19	
Dwelling - Dual Occupancy, one storey	1	300,000	1	300,000			2	
Medium Density Res - one/two storeys	1	12,000,000	1	12,000,000			73	
Garage/Carport/Roofed Outbuildings	29	638,970	28	599,170	1	39,800		1
Fences/Unroofed Structures	2	75,000	1	55,000	1	20,000		
Swimming Pool	4	83,668	4	83,668				
Office Building	1	17,000			1	17,000		
Retail Building	1	110,000			1	110,000		
Hostels, Boarding House	1	3,150,000	1	3,150,000				
Bed & Breakfast, Farmstay	1	0			1			
Warehouse/storage	1	558,500	1	558,500				
Entertainment/Recreational Building	1	750,000	1	750,000				
Community/Public Building	1	1,900,000	1	1,900,000				
Demolition	4	54,791	3	54,791	1			
Home Industry	1	4,500	1	4,500				
Change of Use - Commercial	1	40,000	1	40,000				
Subdivision - Residential	1	0						74
Subdivision - Rural	1	0						
Subdivision - Other	1	0						21
Miscellaneous	1	145,000	1	145,000				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/02/2017 - 28/02/2017**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	79	25,888,582						

Total Number of Applications for this period: 77

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

—— End of Report ——



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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 28/02/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	165	47,378,818	131	44,595,253	34	2,783,565	129	
Dwelling- Transportable/Relocatable	4	406,157	4	406,157			4	
Dwelling - Secondary/Dual Occ Dwelling	20	5,936,480	20	5,936,480			30	
Dwelling - Dual Occupancy, one storey	18	6,644,020	18	6,644,020			32	
Medium Density Res - Seniors Living SEPP	1	55,000			1	55,000		
Garage/Carport/Roofed Outbuildings	169	3,454,578	151	3,207,403	18	247,175	2	1
Fences/Unroofed Structures	8	211,584	8	211,584				
Swimming Pool	53	1,336,677	53	1,336,677				
Office Building	1	916,269	1	916,269				
Retail Building	26	10,939,302	3	3,430,000	23	7,509,302		
Hotels	1	10,000			1	10,000		
Motels	1	900,000	1	900,000				
Office & Retail Building	4	2,275,000			4	2,275,000		
Factory/Production Building	4	835,640	2	463,500	2	372,140		
Warehouse/storage	6	4,426,320	5	4,301,320	1	125,000		
Infrastructure - Transport, Utilities	4	770,300	4	770,300				
Educational Building	3	5,290,600	2	4,190,600	1	1,100,000		
Signs/Advertising Structure	4	131,000	4	131,000				
Demolition	10	522,000	10	522,000				
Change of Use - Commercial	7	24,000	3	22,000	4	2,000		
Agricultural Development	1	0	1					
Tourism Development	2	3,015,000	2	3,015,000				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 28/02/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision - Residential	30	1,141,750	4					7
Subdivision - Commercial	1	20,000						
Subdivision - Industrial	1	0						
Subdivision - Rural	5	0	1					2
Miscellaneous	19	15,547,009	17	15,525,009	2	22,000		
Totals for Development Types	568	112,187,504						

Total Number of Applications for this period: 530

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



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Print Date: 6/03/2018

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Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2016 - 28/02/2017

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	182	51,246,605	145	47,241,020	37	4,005,585	146	8
Dwelling- Transportable/Relocatable	3	536,315	3	536,315			3	
Dwelling - Secondary/Dual Occ Dwelling	12	2,490,900	12	2,490,900			16	
Dwelling - Dual Occupancy, one storey	30	9,249,342	28	9,249,342			54	3
Medium Density Res - one/two storeys	4	14,275,000	4	14,275,000			88	
Medium Density Res - Seniors Living SEPP	1	12,825,721	1	12,825,721				
Garage/Carport/Roofed Outbuildings	174	3,341,487	163	3,071,672	11	269,815		3
Fences/Unroofed Structures	6	85,500	5	65,500	1	20,000		
Swimming Pool	51	1,226,033	49	1,177,333	2	48,700		2
Office Building	4	546,280			4	546,280		
Retail Building	17	3,786,058	1	3,000	16	3,783,058		1
Hostels, Boarding House	1	3,150,000	1	3,150,000				
Motels	1	0			1			
Bed & Breakfast, Farmstay	1	0			1			
Office & Retail Building	1	30,000			1	30,000		
Retail & Residential Building	4	740,000			2	740,000		
Factory/Production Building	2	3,130,000	2	3,130,000				
Warehouse/storage	12	9,639,500	9	8,909,500	3	730,000	1	
Carpark	2	550,000	2	550,000				
Infrastructure - Transport, Utilities	4	383,620	3	283,620	1	100,000		
Health Care Facility - Hospital	1	50,000			1	50,000		
Health Care Facility - Other	1	68,000			1	68,000		

Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2016 - 28/02/2017

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Educational Building	4	124,180	2	15,000	2	109,180		
Entertainment/Recreational Building	3	1,000,001	2	800,001	1	200,000		
Community/Public Building	1	1,900,000	1	1,900,000				
Signs/Advertising Structure	4	143,485	3	123,485	1	20,000		2
Demolition	10	143,264	8	133,264	2	10,000		
Home Industry	4	4,500	2	4,500	2			
Child Care - Centre Based	1	1,530,000	1	1,530,000				
Change of Use - Commercial	8	230,000	5	75,000	3	155,000		
Change of Use - Industrial	1	7,000	1	7,000				
Agricultural Development	1	50,000	1	50,000				2
Tourism Development	2	4,262,000	1	4,250,000	1	12,000		
Subdivision - Residential	30	919,000	2					4
Subdivision - Commercial	2	0	1					6
Subdivision - Industrial	4	12,000	1		1			2
Subdivision - Rural	7	15,000	1					2
Subdivision - Other	2	0	1					2
Miscellaneous	12	8,963,378	11	8,903,378	1	60,000		
Totals for Development Types	610	136,654,169						

Total Number of Applications for this period: 570

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

— End of Report —



REPORT: Draft Planning Agreement Policy

AUTHOR: Manager Strategic Planning Services
REPORT DATE: 12 March 2018
TRIM REFERENCE: ID18/484

EXECUTIVE SUMMARY

Voluntary Planning Agreements (now known as Planning Agreements) were introduced into the Environmental Planning and Assessment Act, 1979 (EP&A Act) on 8 July 2005.

Planning Agreements are used within the planning system as a tool to achieve innovative and flexible funding and delivery of infrastructure, facilities and services to support new development. Planning Agreements are typically entered into as a component of a Planning Proposal where a developer has sought a change to the Dubbo Local Environmental Plan 2011 or the Wellington Local Environmental Plan 2012 or as part of a major Development Application.

Council does not currently have an adopted policy in respect of Planning Agreements. Given their increased use within the planning system to deliver outcomes, often in complex circumstances beyond the limitations of Section 7.11 and 7.12 developer contributions (formerly Section 94 and 94A) of the EP&A Act, it is considered that there is a need for a Policy to provide consistent and clear information to developers and the community and ensure a transparent process is in place. A draft Policy for Planning Agreements is provided here in **Appendix 1**.

The draft Policy includes the introduction of the concept of value capture. Value capture is a mechanism implemented through a Planning Agreement by which a Council can capture, for the community's benefit, a share of the unearned increment to developers in land value increases arising from an instrument change (such as a rezoning or additional permitted use). Commonly, Metropolitan Councils with value capture policies in place seek 50% of the increased land value in the form of a monetary contribution towards the provision of community services and facilities or essential infrastructure associated with the impacts of a development. The draft Council Policy for Planning Agreements includes a proposal for Council to seek 20% of the increased land valuation as value capture. However, this would only be in limited circumstances. Issues in respect of value capture are further discussed in the report.

It is recommended that the draft Policy be adopted by Council for the purposes of public exhibition and be placed on public display for a period of not less than 28 days.

ORGANISATIONAL VALUES

Customer Focused: The draft policy is designed to provide consistent and clear information to the Development Industry and to the community in respect of Council's requirements for

Planning Agreements.

Integrity: The draft policy will guide Council and the Development Industry in respect to the preparation of Planning Agreements in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.

One Team: Preparation of Planning Agreements requires the involvement of staff across various divisions within the organisation.

FINANCIAL IMPLICATIONS

Planning Agreements allow Council to negotiate an alternative means of generating income sources to fund public amenities, infrastructure, and services or collect monetary contributions outside of traditional contribution plans. Ultimately, Planning Agreements provide a process for the provision of infrastructure and services quicker than regular developer contributions under Section 7.11 and 7.12 of the Environmental Planning and Assessment Act, 1979.

POLICY IMPLICATIONS

This report recommends that Council adopt a draft Policy for preparing Planning Agreements for the purposes of public exhibition only.

If the draft Policy is ultimately adopted by Council, the Policy will guide the use of and how and when Council will enter into Planning Agreements.

RECOMMENDATION

- 1. That the draft Policy for Planning Agreements, included here in Appendix 1 of the report, be endorsed for the purposes of public exhibition only.**
- 2. That the draft Policy for Planning Agreements be placed on public exhibition for a period of not less than 28 days.**
- 3. That information regarding the draft Policy be provided to the local development industry via an information circular.**
- 4. That following completion of the public exhibition process, a further report be provided to Council for consideration, including any submissions received.**

Steven Jennings
Manager Strategic Planning Services

BACKGROUND

Planning Agreements (formally Voluntary Planning Agreements) were introduced into the Environmental Planning and Assessment Act, 1979 (EP&A Act) on 8 July 2005 with the gazettal of the Environmental Planning and Assessment Amendment (Development Contributions) Act, 2005.

Given the flexibility that Planning Agreements provide outside of the often more rigid Section 7.11 and 7.12 (formally Section 94 and 94A) contribution plans, a Policy is required to provide consistent and clear information to developers seeking to enter into a Planning Agreement with Council and ensure the process is transparent to both the development industry and the community.

REPORT

1. What is a Planning Agreement?

A Planning Agreement is an agreement entered into by Council and a developer where the developer agrees to fund public amenities or infrastructure, dedicate land at no cost to Council, provide monetary contributions or any other material public benefit, for a public purpose.

In accordance with the EP&A Act, a public purpose includes any of the following:

- The provision of public amenities or services;
- The provision of affordable housing;
- The provision of transport or other infrastructure relating to land;
- The funding or recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure;
- The monitoring of the planning impacts of development; and
- The conservation or enhancement of the natural environment.

Planning Agreements were introduced to the EP&A Act on 8 July 2005. The use of Planning Agreements has increased as a result of their flexibility in allowing councils to capture public benefits outside of the contribution planning structure where there is a need for an innovative and flexible approach to deliver public infrastructure and services.

2. Council's Contributions Framework

Planning Agreements form one component of Council's developer contributions framework including contribution plans adopted under Section 7.11 and 7.12 (formerly Section 94 and 94A) of the EP&A Act and Section 64 of the Local Government Act, 1993.

The developer contributions framework is shown in **Figure 1** below:

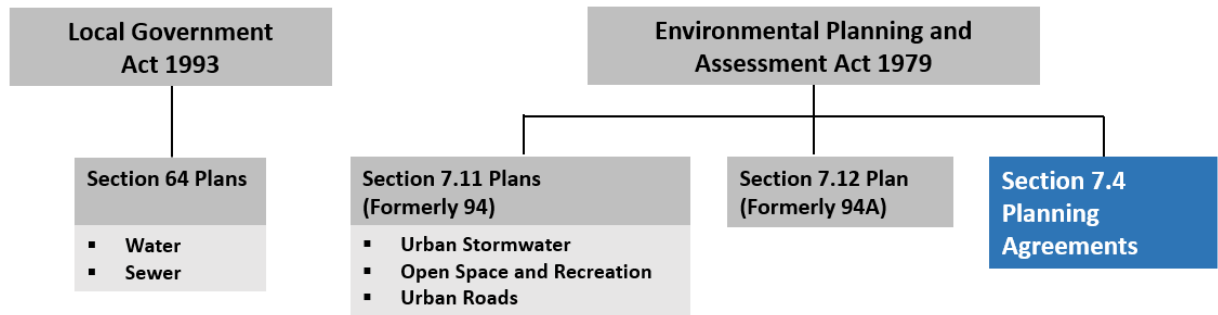


Figure 1. Council's developer contributions framework

3. What can Planning Agreements be used for?

Planning Agreements are used to achieve funding for infrastructure, facilities and services to support new developments being undertaken. Planning Agreements are typically entered into at the Planning Proposal stage where a developer has sought a change to the provisions of the Dubbo Local Environmental Plan 2011 or the Wellington local Environmental Plan 2012 or as part of a major Development Application.

Some examples of circumstances where Planning Agreements may be appropriate include:

- To meet the demands created by the development for new public infrastructure, amenities and services;
- To seek compensation for the loss of, or damage to, a public amenity, service, resource or asset caused by the development through its replacement, substitution, repair or regeneration;
- Address a deficiency in the existing provision of public facilities in the Council area;
- Achieve recurrent funding in respect of public facilities;
- Prescribe inclusions in the development that meet specific planning objectives of the Council;
- Offset potential impacts elsewhere;
- Monitor the planning impacts of development; and
- Secure planning benefits for the wider community.

4. Need for a Planning Agreement Policy

Council does not currently have an adopted Policy in respect of Planning Agreements. Given their increased use in the planning system to deliver infrastructure and community services and facilities, there is a need to adopt a Policy to provide consistent and clear information to developers seeking to enter into a Planning Agreement with Council and ensure the process of doing so is transparent to both the development industry and the community.

The intent of the Planning Agreement Policy is:

- To establish an efficient, fair, transparent and accountable framework governing the use of planning agreement by Council;

- To enhance planning flexibility in Council's area through the use of Planning Agreements;
- To enhance the range and extent of development contributions made by development towards public facilities in Council's area;
- To set out Council's specific policies on the use of Planning Agreements; and
- To establish the method of calculating the contributions associated with land value capture.

5. What is the Process for entering a Planning Agreement?

Where a developer seeks to enter into a Planning Agreement with Council, it is at Council's complete discretion as to whether it will do so. Council, as part of any proposal, is required to consider a variety of matters as to whether a Planning Agreement should be entered into including:

- Will it meet Council's strategic objectives?
- Will its use meet the fundamental principles governing the use of Planning Agreements?
- Will its use fit within the described circumstances in which Council will consider negotiating a Planning Agreement?

If Council decides it is appropriate to enter into a Planning Agreement on consideration of the matters above, Council and the developer must agree on an acceptable value.

To ensure transparency across the Planning Agreement process, Planning Agreements are required to be placed on public exhibition for a minimum of 28 days. Council is also required to consider any submissions made during the public exhibition period.

The general process for the development of a Planning Agreement is outlined in **Figure 2** below.

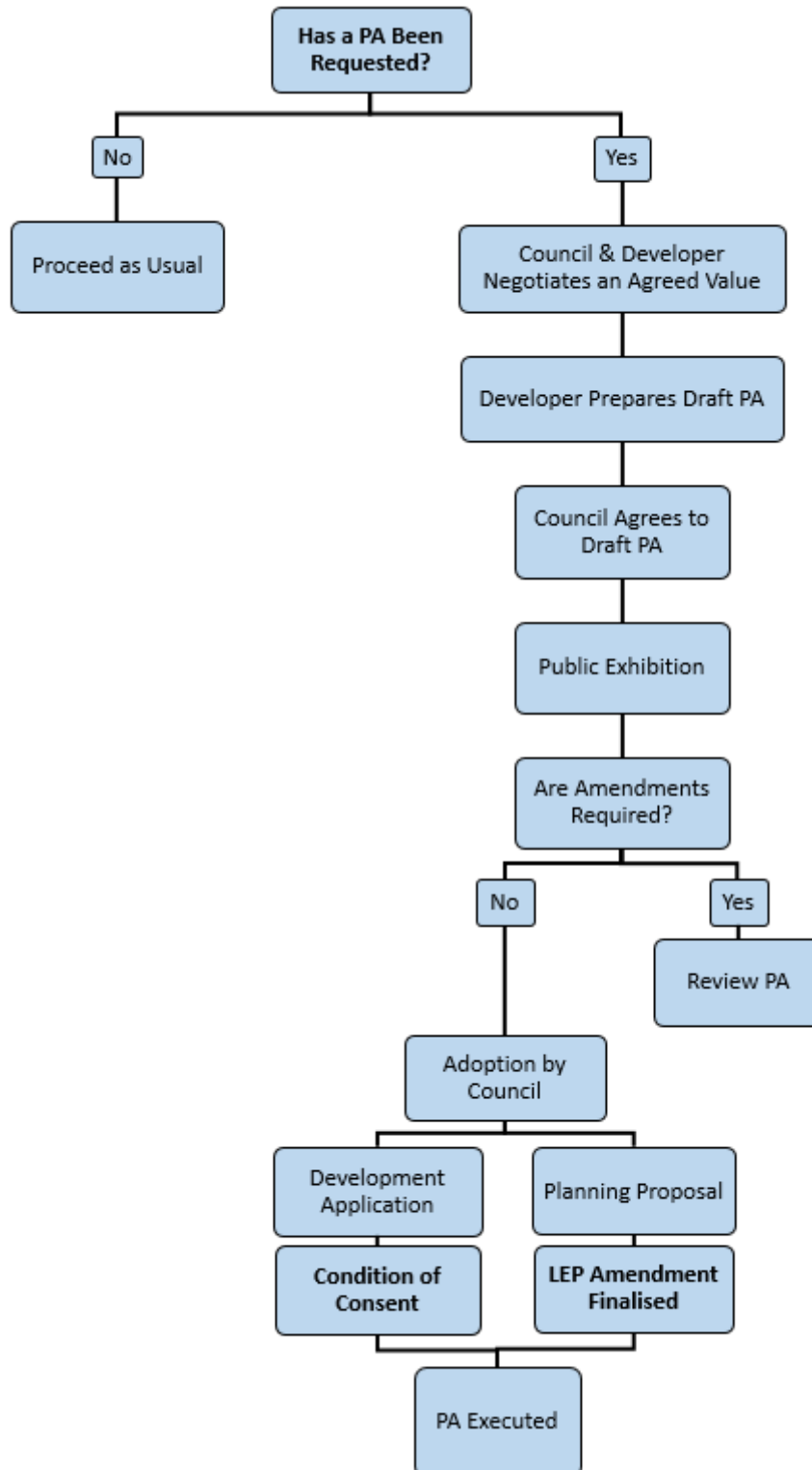


Figure 2. General process for completing a Planning Agreement

6. What is Value Capture?

Value capture is a mechanism implemented through a Planning Agreement by which a council can capture for the benefit of the community, a share of the unearned increment to developers in land value increases arising from a change to a Local Environmental Plan.

Value capture is distinguishable from development contribution mechanisms under Section 7.11 and 7.12 of the Act, in that it is focused on value sharing between Council on behalf of the community and developers rather than the provision of costs to Council to address particular impacts of development, such as the need for public open space and recreational facilities, community facilities, road improvements and traffic management for instance.

The draft Council Policy includes the provision of value capture. The draft Policy includes a proposal for Council to seek 20% of the increased land value as a result of the Planning Proposal being supported by Council. The funds provided to Council as Planning Agreement including value capture would be required to be utilised by Council in accordance with the following:

- To meet the demands created by the development for new public infrastructure, amenities and services;
- To seek compensation for the loss of, or damage to, a public amenity, service, resource or asset caused by the development through its replacement, substitution, repair or regeneration;
- Address a deficiency in the existing provision of public facilities in Council's area;
- Achieve recurrent funding in respect of public facilities;
- Prescribe inclusions in the development that meet specific planning objectives of Council;
- Offset potential impacts elsewhere;
- Monitor the planning impacts of development; and
- Secure planning benefits for the wider community.

Based on a review of Planning Agreement policies adopted by other council's, 20% value capture is significantly less than that imposed by metropolitan councils. Additionally, a submission from the Independent Pricing and Regulatory Tribunal (IPART) to the NSW Department of Planning and Environment as part of the proposed changes to the Practice Note concerning Planning Agreements, states that they recommend council's value capture negotiations start at 50% of the uplift in land value. Table 1 shows the value capture rates of some Metropolitan councils.

Council	Value Capture Rate
Woollahra	50% of the increased land value
Parramatta	50% of value of the additional floor space ratio permitted
Leichardt (now part of Inner West Council)	50% of the increased land value
Burwood	\$1,100 to \$1,750 per m ² of additional gross floor area

Table 1. Review of Council Value Capture Rates

Value capture is proposed to be sought from a proponent of any Planning Proposal as follows:

- Development within an Urban Release Area;
- Commercial development;

- State Significant development; and
- Extractive industries.

However, in respect of development within an Urban Release Area, this development must result in a density increase of in excess of 50 lots.

An example of how value capture could potentially be applied is shown in Figure 3.

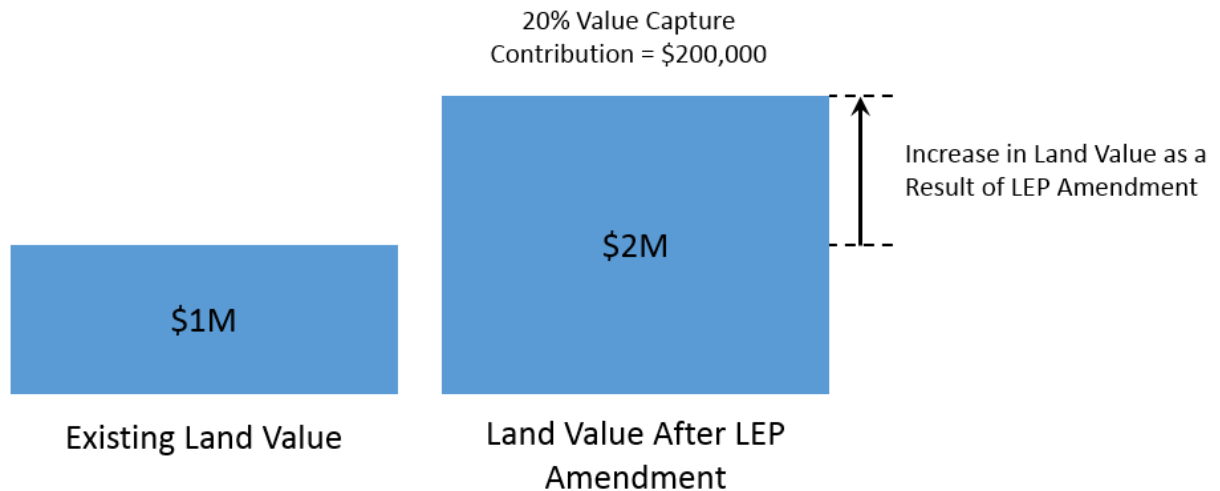


Figure 3. Value Capture Example

The draft Policy also includes information that Council may need to engage appropriate specialists, such as a registered valuer or quantity surveyor, to review information provided by a developer in respect of land valuation with all costs incurred by Council to be met by the developer.

7. Future Direction

Following Council's consideration of the draft Policy, the Policy will be placed on public display for a period of no less than 28 days. In addition, it is also proposed to prepare an information circular for members of the Dubbo Development Industry.

The result of this consultation will be provided to Council for consideration following conclusion of the public exhibition period.

SUMMARY

This report outlines the main components of a new draft Council Policy for Planning Agreements in the Dubbo Regional Local Government Area. A copy of the draft Policy is provided in **Appendix 1**.

The draft Policy is designed to provide consistent and clear information to developers seeking to enter into a Planning Agreement with Council and ensure the process is transparent.

It is recommended that the draft Policy be adopted by Council for the purposes of public exhibition, and be placed on public display for a period of no less than 28 days.

Appendices:

1 [↓](#) Draft Policy - Planning Agreements



DUBBO
REGIONAL
COUNCIL

COUNCIL POLICY

Planning Agreements

Date	8 March 2018
Council Resolution Date	
Clause Number	
Responsible Position	Director Planning and Environment
Branch	Strategic Planning Services
Division	Planning and Environment
Version	1
TRIM Reference Number	
Review Period	One (1) Year
Review Date	By April 2019
Consultation	Public consultation 2 April 2018 to 30 April 2018

Document Revision History	
Description	Date
Notes	

POLICY

PURPOSE

This Policy establishes a framework to guide the preparation of Planning Agreements. The purpose of this Policy is:

- (a) To establish an efficient, fair, transparent and accountable framework governing the use of Planning Agreement by the Council;
- (b) To enhance planning flexibility for Council and development proponents through the use of Planning Agreements;
- (c) To enhance the range and extent of development contributions made by development towards public facilities;
- (d) To set out the Council's specific policies on the use of Planning Agreements; and
- (e) To establish the method of calculating the contributions associated with land value capture.

BACKGROUND AND RELATED LEGISLATION

This Policy sets out Dubbo Regional Council's policy and procedures relating to Planning Agreements under the Environmental Planning and Assessment Act, 1979.

SCOPE

This policy applies to any proposed application by a developer for an instrument change or for development consent relating to any land in the Dubbo Regional Local Government Area.

DEFINITIONS

To assist in interpretation, the following definitions apply:

Term	Definition
Act	Environmental Planning and Assessment Act, 1979
Development Application	Has the same meaning as in the Act
Instrument change	A change to an environmental planning instrument to enable a development application to be made to carry out development the subject of a Planning Agreement
Planning Agreement	A voluntary agreement between one or more planning authorities and a Developer: (a) who seeks to change an environmental planning instrument which may be for rezoning or other purpose); or (b) who has made, or proposes to make a Development Application
Planning benefit	A development contribution that confers a net public benefit, that is, a benefit that exceeds the benefit derived from measures that would

	address the impacts of particular development on surrounding land or the wider community
Planning obligation	an obligation imposed by a Planning Agreement on a developer requiring the developer to make a development contribution
Public	The community as a whole or, where context requires, a section of the community
Public benefit	The benefit enjoyed by the public as a consequence of a development contribution
Public facilities	Public infrastructure, facilities, amenities and services
Public purpose	Includes (without limitation) any of the following: (a) The provision of (or the recoupment of the cost of providing) public amenities or public services; (b) The provision of (or the recoupment of the cost of providing) affordable housing; (c) The provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land; (d) The funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or other infrastructure; (e) The monitoring of the planning impacts of a development; and (f) The conservation and enhancement of the natural environment.
Regulation	The Environmental Planning and Assessment Regulation, 2000

POLICY

1. Strategic objective for the use of Planning Agreements

The Council's strategic objectives with respect to the use of Planning Agreements are as follows:

- (a) To provide an enhanced and more flexible development contributions system for Council;
- (b) To supplement or replace, as appropriate, the application of Section 7.11 and 7.12 of the Act to development;
- (c) To give all stakeholders in development greater involvement in determining the type, standard and location of public facilities and other public benefits;
- (d) To allow the community, through the public participation process under the Act, to gain an understanding as to the redistribution of the costs and benefits of development in order to realise community preferences for the provision of public benefits; and
- (e) To leverage planning benefits from development wherever appropriate.

2. Fundamental principles governing the use of Planning Agreements

The Council's use of Planning Agreements will be governed by the following principles:

- (a) Planning decisions may not be bought or sold through Planning Agreements;

- (b) Development that is unacceptable on planning grounds will not be permitted because of planning benefits offered by developers that do not make the development acceptable in planning terms;
- (c) The Council will not allow Planning Agreements to improperly influence the exercise of its functions under the Act, Regulation or any other Act or law;
- (d) The Council will not use Planning Agreements for any purpose other than for a planning purpose;
- (e) The Council will not seek benefits under a Planning Agreement that are unrelated to particular development;
- (f) The Council will not allow the interests of individuals or groups to outweigh the public interest when considering a proposed Planning Agreement; and
- (g) The Council will not improperly rely on its statutory position in order to extract unreasonable public benefits from developers under Planning Agreements.

3. Circumstances in which Council will consider negotiating a Planning Agreement

The Council may negotiate a Planning Agreement with a developer in connection with any proposed application by the developer for an instrument change or for development consent relating to any land in the Dubbo Regional Local Government Area.

Some examples of circumstances where Planning Agreement may be appropriate include:

- (a) To compensate for the loss of, or damage to, a public amenity, service, resource or asset caused by the development through its replacement, substitution, repair or regeneration;
- (b) Meet the demands created by the development for new public infrastructure, amenities and services;
- (c) Address a deficiency in the existing provision of public facilities in the Council's Local Government Area;
- (d) Achieve recurrent funding in respect of public facilities;
- (e) Prescribe inclusions in the development that meet specific planning objectives of the Council;
- (f) Offset potential impacts elsewhere;
- (g) Monitor the planning impacts of development; and
- (h) Secure planning benefits for the wider community.

The acceptance of an offer to enter into a Planning Agreement is at the absolute discretion of Council.

4. Acceptability test to be applied to all Planning Agreements

The Council will apply the following test in order to assess the desirability of a proposed Planning Agreement:

- (a) Is the Planning Agreement directed towards a proper or legitimate planning purpose having regard to its statutory planning controls and other adopted planning policies and the circumstances of the case?
- (b) Does the Planning Agreement result in a public benefit?
- (c) Does the Planning Agreement provide for a reasonable means of achieving the relevant purpose?
- (d) Can the Planning Agreement be taken into consideration in the assessment of the relevant rezoning application or development application?
- (e) Will the Planning Agreement produce outcomes that meet the general values and expectations of the community and protect the overall public interest?
- (f) Are there any relevant circumstances that may operate to preclude the Council from entering into the proposed Planning Agreement?

5. Value Capture

Value capture is a mechanism implemented through a Planning Agreement by which the Council captures for the community's benefit, a share of the unearned increment to developers in land value increases arising from an instrument change.

Value capture is distinguishable from development contribution mechanisms under Section 7.11 and 7.12 of the Act in that it is focused on value sharing between the Council on behalf of the community and developers rather than the provision of costs to Council to address particular impacts of development such as the need for public open space and recreational facilities, community facilities, road improvements and traffic management.

In negotiating such a Planning Agreement, the effect on the economic viability of the proposed development will be an important consideration in establishing the amount of development contribution or whether the Planning Agreement will contain a value capture component.

The formula for calculating a monetary contribution associated with value capture is provided below.

$$C = \frac{RLV (2) - RLV (1)}{1/5}$$

C = Monetary contribution

RLV (2) = Residual land value of a site following a change to a planning control as contained in the Dubbo Local Environmental Plan 2011 or the Wellington Local Environmental Plan 2012 which allows for an intensified development outcome on the land.

RLV (1) = Residual value of a site under the existing provisions of the Dubbo Local Environmental Plan 2011 or the Wellington Local Environmental Plan 2012.

Council may engage appropriate specialists to review information provided by the developer. Costs incurred by the Council will be met by the developer.

Value capture will be applied to Planning Agreements where an amendment is sought to an Environmental Planning Instrument in the following circumstances:

- Development within an Urban Release Area;
- Commercial development;
- State Significant development; and
- Extractive industries.

6. Relationship to Section 7.11 or Section 7.12 contributions

Normally public benefits in Planning Agreements are additional to required contributions. By exception, a Planning Agreement may partly or fully exclude the application of section 7.11 or section 7.12 contributions in relation to developments, the subject of a Planning Agreement.

The ability in a Planning Agreement to partly or wholly exclude the application of section 7.11 or section 7.12 contributions gives Council a degree of flexibility to redistribute the financial, social and environmental costs and benefits of a development. This flexibility provides the opportunity to address issues that may not have been anticipated or may not be able to be appropriately addressed with the more rigid requirements of section 7.11 or section 7.12 contributions.

Where a Planning Agreement partly or fully excludes the application of section 7.11 or section 7.12 contributions, the Act prevents Council from imposing a condition of development consent requiring the payment of those contributions except to the extent that it requires the payment of the balance of those contributions where the Planning Agreement only partly excludes them.

A Planning Agreement may also exclude the benefits provided under such agreement being considered in the assessment of section 7.11 or section 7.12 contributions. In such cases, the Act precludes the application of section 7.11(6) which would otherwise require the consideration of any

land, money or material public benefit contributed to the consent authority when assessing section 7.11 contributions or 7.12 contributions.

7. Public notification

A Planning Agreement cannot be entered into, amended or revoked unless public notice is given and the Planning Agreement is first made publicly available for inspection for a minimum period of 28 days.

If the Planning Agreement is in connection with a Development Application, the public notice shall be given, if practicable, as part of the public notification of the Development Application.

If the Planning Agreement is in connection with a proposal for an Instrument Change, the public notice shall be given, if practicable, as part of any public notice of the relevant planning proposal.

Amendments may be required as a result of public submissions or for other reasons. Where amendments are required to a draft Planning Agreement, the amended draft Planning Agreement may be re-exhibited at Council's discretion.

8. Pooling of Development Contributions

Where a proposed Planning Agreement provides for a monetary contribution by the developer, the Council may seek to include a provision permitting money paid under the agreement to be pooled with money paid under other Planning Agreements. Pooling may be appropriate to allow public benefits to be provided in a fair and equitable way, particularly essential infrastructure anywhere in the Dubbo Regional LGA.

9. Methodology for valuing public benefits under a Planning Agreement

The value of a benefit proposed under a Planning Agreement will be determined prior to the agreement being publicly notified.

a) Dedication of land

Where the Development Contribution under a Planning Agreement includes the dedication of land and the value of that land is to be taken into account, Council may seek the services of an appropriately qualified land valuer or land economist, etc. as appointed by Council and at the cost of the Developer in order to value the land being dedicated.

b) Works for a public purpose

If a contribution under a Planning Agreement is for the carrying out of works for a public purpose, Council may value that development contribution on the basis of a cost estimate for the works. This may be prepared by a suitably qualified professional, such as a quantity surveyor, land economist, etc. appointed by Council and paid for by the proponent.

c) Works required as part of a development consent

In the event a Planning Agreement proposes works and services that would normally be provided as a condition of development consent, those works and services will be deemed to have no value under the Planning Agreement.

10. Costs

The costs of preparing, negotiating, executing, varying and monitoring compliance with the Planning Agreement, including any external or internal costs to Council together with the cost of employing independent consultants and/or independent third parties are all costs associated with entering into a Planning Agreement. Generally, Council will require that all reasonable costs are met by the developer.

11. Registration of Planning Agreements

In accordance with Section 7.6 of the Act, Council will generally require a Planning Agreement to contain a provision requiring the developer to agree to registration of the agreement on the title to the land to which the agreement applies. The costs associated with the registration shall be borne by the developer.

12. Monitoring and review

Council will monitor the performance of the developer's obligations under the Planning Agreement.

RESPONSIBILITIES

The Director Planning and Environment is responsible for the enforcement of this Policy.



REPORT: Developer Contributions and Associated Issues - Southlakes Estate, South-East Dubbo - Further Update Report

AUTHOR: Manager Strategic Planning Services
REPORT DATE: 12 March 2018
TRIM REFERENCE: ID18/498

EXECUTIVE SUMMARY

Council at its Ordinary Meeting on 27 November 2017 considered a report in respect of developer contributions and other associated issues for Southlakes Estate, which is situated in South-East Dubbo.

Item 4 of Council's resolution states as follows:

"That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council in February 2018 including the following:

- *Details of trunk stormwater infrastructure delivered;*
- *Infrastructure required to be delivered and infrastructure costs; and*
- *Further consideration as to whether amendment of the Section 94 Contributions Plan is required or any other mechanism, both in respect of development in the catchment and Stage 2 including Lot 2 DP 880413 of the Southlakes Estate."*

Council at its Ordinary Meeting on 26 February 2018 considered an update report in respect of developer contributions at the Southlakes Estate. Council in consideration of the report resolved as follows:

- "1. That the information included in this report of the Manager Strategic Planning Services dated 9 February 2018 be noted.*
- 2. That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council for consideration at the next available Council meeting.*
- 3. That an updated report be provided to Council at the March 2018 meeting."*

Council staff met with representatives of the consultant, Cardno Pty Ltd on 22 February 2018 to discuss the consultancy and to provide any relevant background information where requested.

From this meeting the consultant provided an indicative timeframe for completion of the consultancy of 12 weeks.

Following receipt of the consultancy assessment from Cardno Pty Ltd, a further report will be prepared for consideration of Council. This report will include information in respect of the trunk stormwater infrastructure delivered, infrastructure still required to be delivered and the overall cost of infrastructure.

It is recommended that this report be noted.

ORGANISATIONAL VALUES

Customer Focused: From the receipt of the first correspondence from Maas Group Family Properties in May 2017, Council staff have worked with the proponent to understand the issues raised, the importance of the continued growth and development of the Dubbo housing market and to ensure the integrity of the Dubbo Infrastructure Contributions System is maintained.

Integrity: Council staff from across the organisation in considering the issues raised with Maas Group Family Properties, have maintained integrity and understanding of the proponent's issues.

One Team: Council staff from across the organisation have undertaken detailed assessment and consideration of the correspondence provided by Maas Group Family Properties and undertaken a number of meetings with the proponent to articulate Council's adopted Developer Contributions Plans and to understand the issues raised.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

- 1. That the information included in this report of the Manager Strategic Planning Services dated 12 March 2018 be noted.**
- 2. That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council for consideration at the next available Council meeting.**
- 3. That, if available from the consultant, Council provide Maas Group Family Properties with any suitable information updates direct in respect of the completion of the consultancy.**

Steven Jennings

Manager Strategic Planning Services

BACKGROUND

Council at its Ordinary Meeting on 27 November 2017 considered a report in respect of developer contributions and other associated issues for Southlakes Estate, which is situated in South-East Dubbo.

Council, in consideration of the report resolved as follows:

- “1. *That it be noted that in respect of the Southlakes Estate, the Keswick on the Park Estate and the Magnolia Grove Estate, Council has not overcharged Section 94 Developer Contributions for any development application pursuant to the following Section 94 Developer Contributions Plans:*
 - *Section 94 Contributions Plan for Open Space and Recreation Facilities, 1998 (former Section 94 Plan);*
 - *Section 94 Contributions Plan for Open Space and Recreation Facilities, 2016; and*
 - *Section 94 Contributions Plan Urban Stormwater Drainage Headworks, 1995.*
2. *That Council proceed to enter into a Works-In-Kind Agreement for the first 950 lots included in Stage 2 of the Southlakes Estate (Hillview Land) with Maas Group Family Properties for the provision of Open Space and Recreation Facilities in accordance with the following:*
 - *Embellishment of the Council-owned land situated within the Stage 2 Southlakes Estate area to the value of \$2 million;*
 - *Embellishment of the Council-owned land to be undertaken in compliance with the Furniture and Equipment Standard of the Community and Recreation Division;*
 - *Payment of a City-wide contribution of \$1,436.78 per lot; and*
3. *That Council enter into a Maintenance Agreement with the proponent for the ongoing maintenance of open space within Stage 2 (including Lot 2 DP 880413) of the Southlakes Estate by the developer for a period of 10 years in conjunction with any future development application(s) for subdivision in Stage 2 in accordance with the Dubbo Development Control Plan 2013.*
4. *That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council in February 2018 including the following:*
 - *Details of trunk stormwater infrastructure delivered;*
 - *Infrastructure required to be delivered and infrastructure costs; and*
 - *Further consideration as to whether amendment of the Section 94 Contributions Plan is required or any other mechanism, both in respect of development in the catchment and Stage 2 including Lot 2 DP 880413 of the Southlakes Estate.*
5. *That Council not enter into a Voluntary Planning Agreement in accordance with the request to enter into a Voluntary Planning Agreement as provided by GLN Planning Pty Ltd, dated 3 November 2016 and provided here in Appendix 4.*
6. *That Council commence the acquisition of 52,116.77 square meters of Lot 36 DP 1233637 for the purpose of the future development of the Southern Distributor Road under the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991, with a further report forwarded to Council in due course.*

7. *That Council undertake a land swap with Maas Group Family Properties to exchange 3.152 hectares of Council owned land for approximately 5.817 hectares of land owned by Maas Group Family Properties as shown here in Appendix 8.*
8. *That the land swap included in item 7 be at no cost to Council (ie a direct swap of land with no monetary compensation).*
9. *That the land swap included in item 7 not be formalised until the Minister for Planning has gazetted the Planning Proposal for the Southlakes Estate (R16/5).*
10. *That consideration of a Works-In-Kind Agreement for the provision of sewer and water infrastructure be deferred pending completion and adoption of the complete Structure Plan for Southlakes Estate including Lot 2 DP 880413.*
11. *That Council not accede to the request to enter into a Voluntary Planning Agreement (VPA) in respect of road infrastructure for Stage 2 including Lot 2 DP 880413 of the Southlakes Estate.*
12. *That any necessary documentation to facilitate the land swap be executed under the Common Seal of Council.”*

Item 4 of Council’s resolution states as follows:

“That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council in February 2018 including the following:

- *Details of trunk stormwater infrastructure delivered;*
- *Infrastructure required to be delivered and infrastructure costs; and*
- *Further consideration as to whether amendment of the Section 94 Contributions Plan is required or any other mechanism, both in respect of development in the catchment and Stage 2 including Lot 2 DP 880413 of the Southlakes Estate.”*

Council at its Ordinary Meeting on 26 February 2018 considered an updated report in respect of developer contributions at the Southlakes Estate. Council in consideration of the report resolved as follows:

- “1. *That the information included in this report of the Manager Strategic Planning Services dated 9 February 2018 be noted.*
2. *That following receipt of the consultancy assessment from Cardno Pty Ltd in respect of trunk stormwater drainage requirements in Catchment 3.1 under the provisions of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks, a further report be provided to Council for consideration at the next available Council meeting.*
3. *That an updated report be provided to Council at the March 2018 meeting.”*

This report has been prepared in accordance with item 3 of Council’s resolution as provided above.

REPORT

Council staff met with representatives of the consultant, Cardno Pty Ltd on 22 February 2018 to discuss the consultancy and to provide any relevant background information where requested.

From this meeting the consultant provided an indicative timeframe for completion of the consultancy of 12 weeks.

Following receipt of the consultancy assessment from Cardno Pty Ltd, a further report will be prepared for the consideration of Council. This report will include information in respect of the trunk stormwater infrastructure delivered, infrastructure still required to be delivered and overall cost of infrastructure.

Further, the report will also include additional consideration as to whether amendment of the Section 94 Contributions Plan is required or another mechanism, both in respect of development in the catchment and Stage 2 of the Southlakes Estate. In addition, the report will also provide information in respect of possible options for the consideration of stormwater contributions for the Southlakes Estate based on the results of the Cardno consultancy review.

SUMMARY

Following receipt of the consultancy assessment from Cardno Pty Ltd, a further report will be prepared for the consideration of Council. This report will include information in respect of the trunk stormwater infrastructure delivered, infrastructure still required to be delivered and the overall cost of infrastructure in South-East Dubbo.

It is recommended that the information contained in this report of the Manager Strategic Planning Services dated 12 March 2018 be noted.



REPORT: R18-1 - Planning Proposal - Comprehensive Dubbo Regional Local Environmental Plan (Stage 2)

AUTHOR: Senior Strategic Planner
REPORT DATE: 12 March 2018
TRIM REFERENCE: ID18/293

EXECUTIVE SUMMARY

Following amalgamation of the former Wellington Council and the Dubbo City Council on 12 May 2016, and in accordance with the requirements of the NSW Department of Premier and Cabinet, Council is required to prepare a new Comprehensive Local Environmental Plan for the new Dubbo Regional Local Government Area.

Since the amalgamation, Council has operated with two (2) separate Local Environmental Plans (LEPs). The Dubbo Local Environmental Plan 2011 was gazetted on 11 November 2011. The Wellington Local Environmental Plan 2012 was gazetted on 23 November 2012. Both LEPs were prepared in accordance with the Standard Instrument (Local Environmental Plans) Order, 2006.

The intent of this Planning Proposal is to undertake the preparation of a new Comprehensive Local Environmental Plan through merging of the two (2) existing Local Environmental Plans. A copy of the draft Planning Proposal is provided here in **Appendix 1**. The merge will bring the planning controls of the newly formed Local Government Area into one main document to assist the development industry and the community in understanding the planning controls that apply to land in the new Local Government Area.

The Planning Proposal does not intend to make any significant amendments to the planning controls within the existing LEPs. In order to produce a consistent single Plan, minor administrative amendments will be undertaken. However, all existing provisions, planning controls and zonings currently in place are proposed to be carried over into the draft Comprehensive LEP. The indicative draft Comprehensive Dubbo Regional Local Environmental Plan is provided here in **Appendix 2**.

It should be noted that given the draft Comprehensive LEP is a merge of the two (2) Plans, several components overlap and are somewhat repetitive. To ensure the draft Comprehensive LEP is transparent and provides consistency, it is considered that further work is required to resolve those issues prior to being placed on public exhibition.

It is recommended that the Planning Proposal be adopted by Council for the purposes of seeking a Gateway Determination from the Department of Planning and Environment. Following Gateway Determination, a further report will be presented to Council for consideration and to enable the draft Comprehensive LEP to be placed on public exhibition.

Following conclusion of the public consultation period, a further report will be provided to Council for consideration.

It should also be noted that Council cannot use its delegation to process the Planning Proposal as the Department of Planning and Environment does not permit delegation of Comprehensive Local Environmental Plans to Councils.

ORGANISATIONAL VALUES

Customer Focused: Preparation of a new Comprehensive LEP is a core strategic planning project for Council. Given the importance of the Plan and its role in guiding the sustainable development of the new LGA, the community will have an important role in guiding the future direction of the new Comprehensive LEP.

Integrity: A new Comprehensive LEP will be required to be prepared in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and the NSW Department of Planning and Environment's document, A Guide to Preparing Planning Proposals.

One Team: Council staff from across the organisation have been involved in the preparation of the Planning Proposal in accordance with relevant legislation and Dubbo Regional Council policy.

FINANCIAL IMPLICATIONS

There are no significant financial implications arising from this report. Preparation of a new Comprehensive Local Environmental Plan is a core activity included in the Strategic Planning Services Branch work program.

POLICY IMPLICATIONS

This report recommends that Council adopt the new Comprehensive LEP for the new Dubbo Regional Local Government Area for the purposes of commencing the Planning Proposal process only.

RECOMMENDATION

1. That Council endorse the draft Comprehensive Dubbo Regional Local Environmental Plan for the purposes of seeking a Gateway Determination from the State Government Department of Planning and Environment.
2. That following the receipt of Gateway Determination, that a further report be provided to Council for reconsideration including the draft Comprehensive Local Environmental Plan and draft mapping suitable for public exhibition purposes.
3. That Council support a minimum 28 day public exhibition period for the Planning Proposal.
4. That it be noted that Council cannot use its delegation to process the Planning Proposal as the Department of Planning and Environment does not permit delegation of Comprehensive Local Environmental Plans to Councils.
5. That following completion of the public exhibition period, a further report be provided to Council detailing the results of the public exhibition and for further consideration of the Planning Proposal.

Lee Griffith

Senior Strategic Planner

BACKGROUND

Council at its ordinary meeting on 18 December 2018 considered a report in respect of the new Comprehensive Local Environmental Plan, and resolved as follows:

- “1. That Council adopt a three stage program for the preparation of a new Comprehensive Local Environmental Plan for the Dubbo Regional Local Government Area as included in this report which incorporate the following components:

Stage 1 - Operational review of the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012 (noting this work is currently underway);
Stage 2 - Preparation of a new Comprehensive Local Environmental Plan as a compilation of the current provisions in the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012; and
Stage 3 - Preparation of land use strategies for land within the former Wellington Local Government Area and review of existing Strategies for land situated in the former Dubbo Local Government Area.

2. That preparation of the new Comprehensive Local Environmental Plan not include any changes to land use zones and/or any other specific provisions unless the change is considered to be an administrative error or omission.
3. That any changes to planning provisions, which would ordinarily require a land use strategy to be in place or are outside of a Council adopted land use strategy, not be included in the Comprehensive Local Environmental Plan.
4. That a further report, including the draft Planning Proposal and draft Comprehensive Local Environmental Plan, be presented to Council for consideration in March 2018.
5. That a further report, including project planning for the preparation of land use strategies for the former Wellington Local Government Area and a review of land use strategies for the former Dubbo Local Government Area be provided to Council for consideration in April 2018.”*

This report has been prepared in accordance with Stage 2 of the new Comprehensive Local Environmental Plan process.

Preparation of a new Comprehensive Local Environmental Plan is required to be undertaken in accordance with the State Government Planning Proposal process.

The intent of the Planning Proposal is to conduct a direct merge of the two (2) existing Local Environmental Plans of the former Dubbo City and Wellington councils. The merge will bring the planning controls for the Local Government Area into one (1) main document to assist the development industry and the community in understanding the planning controls that apply to land in the new Local Government Area.

Concurrently, Council is also undertaking an Operational Review of the Dubbo and Wellington Local Environmental Plans to address administrative concerns and provide a greater level of parity between the two (2) Plans. The current status of the Operational Review are further discussed in the report.

REPORT

1. Amendments to Local Environmental Plans

The NSW Department of Planning and Environment (NSW DPE) introduced a process for the consideration of amendments to Local Environmental Plans in 2009. The process for the consideration of an amendment to a Local Environmental Plan commences with Council's consideration of a Planning Proposal. The Planning Proposal process is shown in Figure 1 below.

The role of a Planning Proposal is to explain the intended effects of a proposed Local Environmental Plan amendment and the justification for undertaking the amendment. Council has the role of considering a Planning Proposal. If Council resolves to continue with the Planning Proposal, the amendment is provided to the NSW DPE to seek a Gateway Determination.

The Gateway Determination reviews and considers planning proposals in their initial stages prior to further consideration by Council. After consideration by the Department, Council is provided with a Gateway Determination for the LEP amendment.

The Gateway Determination specifies that the Department will allow the proposed amendment to proceed, any matters that require additional information, the level of public consultation required and state government agencies to be consulted. After all matters have been addressed and the required consultation has been carried out, a report is provided to Council for further consideration.

Following Council's consideration, the Planning Proposal will be provided to the NSW DPE for finalisation and gazettal of the finalisation of the Draft Comprehensive Local Environmental Plan.

PLANNING PROPOSAL PROCESS

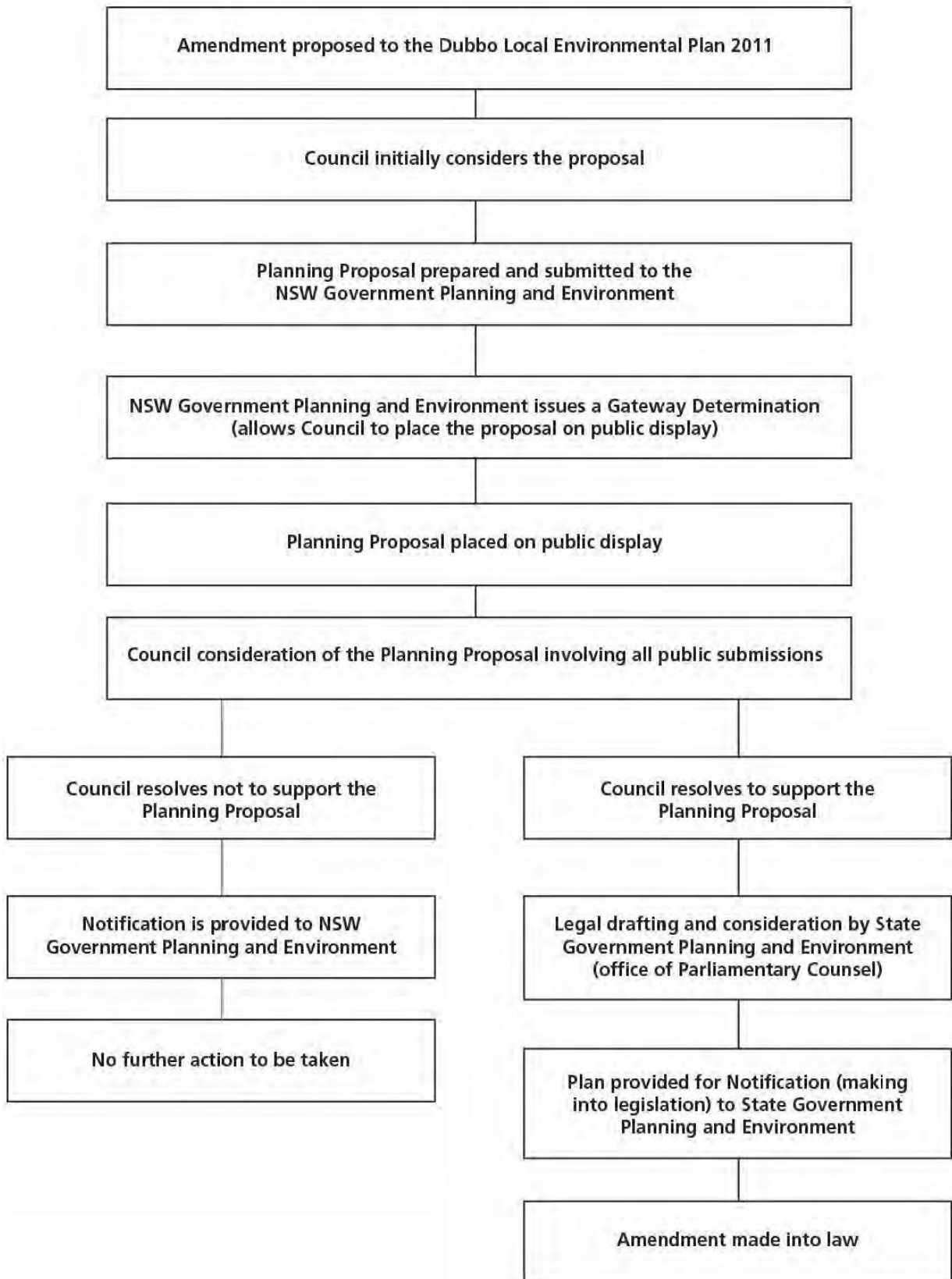


Figure 1. Planning Proposal process

2. Preparation of a new Comprehensive Local Environmental Plan

The intent of this Planning Proposal is to merge the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012 into a new Comprehensive Local Environmental Plan (LEP) for the Dubbo Regional Local Government Area. The merge will bring the planning controls of the newly formed Local Government Area into one (1) main document to assist the development industry and community in understanding the planning controls that apply to the land.

Preparation of the new draft Comprehensive LEP will not result in any material changes to land use zones or specific provisions unless the change is considered to be an administrative error or omission or a conflict. Any change proposed to be undertaken, which would ordinarily require a land use strategy to be in place or are outside of a Council adopted land use strategy, are not considered appropriate for inclusion in the draft Comprehensive LEP at this time.

However, it should be noted that during this preparation process for the new combined LEP, proponents seeking rezoning and/or alteration of specific provisions of either the Dubbo or Wellington LEPs, will have the opportunity to lodge a site-specific Planning Proposal with Council for consideration.

3. Planning Proposal

It is intended that the subject Planning Proposal will facilitate a direct merge of the following sections of the existing Dubbo LEP 2011 and Wellington LEP 2012 to create the new Comprehensive Dubbo Regional Local Environmental Plan 2018:

- Part 1 Preliminary;
- Part 2 Permitted or Prohibited Development;
- Part 3 Exempt and Complying Development;
- Part 4 Principle Development Standards;
- Part 5 Miscellaneous Provisions;
- Part 6 Urban Release Areas (Dubbo);
- Part 6 Additional Local Provisions (Wellington);
- Part 7 Additional Local Provisions (Dubbo);
- Schedule 1 Additional Permitted Uses;
- Schedule 2 Exempt Development Provisions;
- Schedule 3 Complying Development Provisions;
- Schedule 4 Classification and Reclassification of Public Land;
- Schedule 5 Environmental Heritage Tables; and
- Map Index.

The role of each component of the Comprehensive LEP is discussed as follows:

a) Part 1 Preliminary

Part 1 Preliminary contains various provisions, including the aims of each respective LEP. Each provision and aim has been directly merged and related to development and land within the former LGA area where appropriate.

Based on the direct merge of the two (2) LEPs, the draft Comprehensive LEP would have the following aims.

- (a) To achieve a city structure for Dubbo that centralises the central business district by shifting the residential development emphasis to West Dubbo (Dubbo);
- (b) To ensure the Dubbo central business district remains the primary commercial centre for the greater region (Dubbo);
- (c) To ensure tourism opportunities are provided in appropriate locations in close proximity to the Taronga Western Plains Zoo, established accommodation nodes and service and support facilities (Dubbo);
- (d) To provide high quality open space to meet a wide range of active and passive recreational needs (Dubbo);
- (e) To ensure environmental and cultural heritage is adequately protected to ensure its conservation (Dubbo);
- (f) To ensure adequate provision is made for the development, establishment and enhancement of cultural, research and medical institutions (Dubbo);
- (g) To ensure land zoned for industrial purposes is protected from inappropriate development (Dubbo);
- (h) To ensure rural lands are kept in large holdings to ensure sustainable agriculture can be undertaken without detrimental impact (Dubbo);
- (i) To ensure development and land management practices do not further exacerbate the impact of salinity or result in new salinity outbreaks (Dubbo);
- (j) To ensure urban stormwater is managed to maintain quality and not detrimentally impact downstream development (Dubbo);
- (k) To ensure the floodplains of the Macquarie and Talbragar rivers are adequately protected from inappropriate development and to ensure the impact of flooding on people and the built and natural environment is minimised (Dubbo);
- (l) To encourage development that complements and enhances the unique character and amenity of Wellington, including its settlements, localities and rural areas (Wellington);
- (m) To provide for a range of development opportunities that contribute to the social, economic and environmental resources of the area in a way that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development (Wellington); and
- (n) To facilitate and encourage sustainable growth and development that:
 - (i) Contributes to continued economic productivity, agricultural production, business, tourism, industry and employment opportunities;
 - (ii) Protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy;

- (iii) Protects and enhances environmentally sensitive areas, ecological systems, areas of a high scenic, recreational or conservation value, and areas that have potential to contribute to improved environmental and scenic outcomes;
- (iv) Encourages the sustainable management, development and conservation of natural and human made resources while avoiding or minimising any environmental and social impacts;
- (v) Allows for the orderly growth of land uses while minimising conflict between land uses in each zone and land uses in adjoining zones;
- (vi) Promotes integration of land uses and transport to improve access and reduce dependence on private vehicles and travel demand,
- (vii) Responds to environmental opportunities and constraints of both a site and its surrounds and avoids areas prone to natural hazards and significant environmental constraints,
- (viii) Protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places; and
- (ix) Encourages a range of housing choices and densities in planned urban and rural locations that is compatible with the residential and rural environment, addresses population growth and meets the diverse needs of the community (Wellington).

Following receipt of Gateway Determination, it is considered necessary to re-examine these with a view to developing a new set of aims which are consistent and clear across both the former Dubbo and Wellington Local Government Areas. Once developed, a further report will be presented to Council for consideration suitable for public exhibition.

b) Part 2 Permitted or Prohibited Development including the Land Use Table

The Planning Proposal intends to merge Land Use Table provisions to form a combined suite of land use zones in the proposed draft Comprehensive LEP. In undertaking this assessment of merging the two (2) Plans, it is recognised that there are discrepancies between the following land use zones:

- The R1 General Residential zone in the Dubbo LEP is an open zone. However, the R1 zone included in the Wellington LEP is a closed zone. This means that Council can consider land use activities not specifically defined in the Land Use Table (innominate uses) in the former Dubbo LGA but not in the former Wellington LGA.
- The R5 Large Lot Residential zone in the Dubbo LEP is an open zone. The R5 Large Lot Residential zone in the Wellington LEP is a closed zone. This means that Council can consider land use activities not specifically defined in the Land Use Table (innominate uses) in the former Dubbo LGA but not in the former Wellington LGA.
- The SP3 Tourist zone in the Dubbo LEP 2011 is an open zone. The SP3 zone included in the Wellington LEP is a closed zone. This means that Council can consider land use activities not specifically defined in the Land Use Table (innominate uses) in the former Dubbo LGA but not in the former Wellington LGA.

In order to provide consistency in the draft Comprehensive LEP, the above zones are required to be amended. The three (3) zones are considered appropriate to be open zones given their functions in providing a mix of commercial, residential, tourist and visitor and recreational activities.

c) Part 3 Exempt and Complying Development

Part 3 of the LEP allows Council to specify any further development types, which may be undertaken as either Exempt (which does not require an approval from Council) or Complying Development (certain development that can be undertaken subject to a limited approval). Both the Dubbo LEP 2011 and the Wellington LEP 2012 do not list any development types as either Exempt or Complying Development. However, Part 3 of the new draft Comprehensive LEP is required to be included as it forms a component of the Standard Instrument (Local Environmental Plans Order) 2006.

It should be noted that Exempt and Complying Development is primarily regulated by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

d) Part 4 Principle Development Standards

Part 4 Principle Development Standards contains various provisions specifically relevant to each Plan. Each provision has been directly merged and related to the former LGA. There has not been any amendments to existing provisions as a result of this merge.

e) Part 5 Miscellaneous Provisions

Part 5 Miscellaneous Provisions contains various provisions specifically relevant to each Plan. Each provision has been directly merged and related to the former LGA. There has not been any amendments to existing provisions as a result of this merge.

f) Part 6 Urban Release Areas

The Dubbo LEP contains Part 6 relating to Urban Release Areas where the Wellington LEP does not include any Urban Release Areas. Part 6 Urban Release Areas therefore only relates to the former Dubbo LGA. This results in a minor amendment to the numbering of headings for the Wellington LEP.

g) Additional Local Provisions

As noted above, as a result of the Wellington LEP not including Urban Release Areas, this numbering has been amended. The Wellington LEP Part 6 Additional Local Provisions becomes Part 7 with this Planning Proposal.

Each provision has been merged and related to the former Local Government Area. There has not been any amendments to existing provisions as a result of this merge.

h) Schedules

The draft LEP contains a number of schedules as follows:

- Schedule 1 Additional Permitted Uses
- Schedule 2 Exempt Development
- Schedule 3 Complying Development
- Schedule 4 Classification and Reclassification of Public Land
- Schedule 5 Environmental Heritage

Each of the schedules have been merged and related to the former Local Government Area as applicable. There has not been any amendments to existing provisions as a result of this merge.

i) Map Index

The Land Application Map will be amended to incorporate both the former Dubbo and Wellington LGAs onto the one (1) map. As a result of the direct merge of the two (2) Plans, existing provisions including land use permissibility may potentially only be relevant to either Dubbo or Wellington. The Land Application Map will therefore demarcate as to where each provision applies. A copy of the proposed draft Land Application Map is provided here in **Appendix 3**. Council, as part of the Planning Proposal process will be required to combine all mapping from the Dubbo LEP 2011 and the Wellington LEP 2012 into a consolidated set of maps. This work is underway and will take some time. However, it can be undertaken concurrently during the Gateway assessment processes by the Department of Planning and Environment. Following Gateway Determination, the new maps will accompany a further report to be presented to Council for consideration suitable for public exhibition.

4. Planning Considerations

This section of the report provides an analysis against the planning considerations Council is required to consider in the Planning Proposal process. The information below provides an analysis of all planning considerations associated with the Planning Proposal.

a) Central West and Orana Regional Plan 2036

The Central West and Orana Regional Plan 2036 has been prepared by the Department of Planning and Environment.

The Plan contains the following goals:

- Goal 1: The most diverse regional economy in NSW;
- Goal 2: A stronger, healthier environment and diverse heritage;
- Goal 3: Quality freight, transport and infrastructure networks; and
- Goal 4: Dynamic, vibrant and healthy communities.

The Planning Proposal does not intend to alter any existing provisions included in the existing Dubbo LEP 2011 and Wellington LEP 2012. The Planning Proposal is considered to be consistent with the provisions of the Central West and Orana Regional Plan 2036.

b) Dubbo Urban Areas Development Strategy

The Dubbo Urban Areas Development Strategy forms the basis of the land use zonings and planning controls provided in the Dubbo Local Environmental Plan 2011.

The Dubbo Urban Areas Development Strategy consists of a number of components as provided below:

- A) Residential Areas Development Strategy;
- B) Commercial Areas Development Strategy;
- C) Industrial Areas Development Strategy;
- D) Institutional Areas Development Strategy;
- E) Recreational Areas Development Strategy; and
- D) Future Directions and Structure Plan.

It is considered that the Planning Proposal is consistent with the overall objectives and intent of the Dubbo Urban Areas Development Strategy.

c) Dubbo Rural Areas Development Strategy

The Dubbo Rural Areas Development Strategy 1995-2015 forms the basis of the rural land use zonings and planning controls provided in the Dubbo Local Environmental Plan 2011.

It is considered that the Planning Proposal is consistent with the overall objectives and intent of the Dubbo Rural Areas Development Strategy.

d) Section 9.1 Directions (former Section 117 Directions)

The following table provides consideration of the applicable Section 9.1 Directions for consideration in the Planning Proposal:

Direction	Requirement	Consistency
1.1 Business and Industrial Zones	This Direction applies as the Planning Proposal will affect land within an existing or proposed business or industrial zone (including the alteration of the any existing business or industrial zone boundary).	The Planning Proposal will not provide any significant impacts to existing business or industrial zones. It is considered that the Planning Proposal is consistent with this Direction.
1.2 Rural Zones	This Direction applies as the Planning Proposal will affect land within an existing or proposed rural zone (including	The Planning Proposal will not provide any significant impacts to land in rural zones. It is considered that the Planning

Direction	Requirement	Consistency
	the alteration of any existing rural zone boundary).	Proposal is consistent with this Direction.
1.5 Rural Lands	This Direction applies as the Planning Proposal will affect land within an existing or proposed rural or environmental protection zone (including the alteration of any existing rural or environmental protection zone boundary).	The Planning Proposal will not provide any significant impacts to rural lands. The Planning Proposal is considered to be consistent with the rural planning principles as contained in State Environmental Planning Policy (Rural Lands) 2008.
2.1 Environmental Protection Zones	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not provide any significant impacts to land within environmental protection zones. The Planning Proposal is considered to be consistent with the Direction.
2.3 Heritage Conservation	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not impact any items or places of heritage significance. It is considered that the Planning Proposal is consistent with the Direction.
2.4 Recreation Vehicle Access	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not alter or result in any changes to recreational vehicle access. It is considered that the Planning Proposal is consistent with the Direction
3.1 Residential Zones	This Direction applies as the Planning Proposal will affect land within an existing boundary or proposed residential zone (including the alteration of an existing residential zone boundary) and any other zone in which significant residential development is permitted or proposed to be permitted.	The Planning Proposal will only result in minor alterations to the status of three (3) land use zones as open zones. It is considered that these proposed changes are not significant and that the Planning Proposal is consistent with the Direction.
3.2 Caravan Parks and Manufactured Home Estates	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not impact the permissibility of caravan parks or manufactured home estates. It is considered that the Planning Proposal is consistent with the Direction.
3.3 Home Occupations	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not change the permissibility of

Direction	Requirement	Consistency
		home occupations. It is considered that the Planning Proposal is consistent with the Direction.
3.4 Integrated Land Use and Transport	This Direction applies as the Planning Proposal will alter a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	The Planning Proposal will only result in minor alterations to the status of three (3) land use zones as open zones. It is considered that these proposed changes are not significant and that the Planning Proposal is consistent with the Direction.
3.5 Development Near Licensed Aerodromes	This Direction applies as the Planning Proposal will alter a zone or a provision relating to land in the vicinity of a licensed aerodrome.	It is considered that the proposed changes are of a minor nature and that the Planning Proposal is consistent with the Direction.
3.6 Shooting Ranges	This Direction applies as the Planning Proposal will alter a zone or provision relating to land adjacent to and/ or adjoining an existing shooting range.	It is considered that the proposed changes are of a minor nature and that the Planning Proposal is consistent with the Direction.
4.3 Flood Prone Land	This Direction applies as the Planning Proposal will alter a zone or a provision that affects flood prone land.	It is considered that the proposed changes are of a minor nature and that the Planning Proposal is consistent with the Direction.
4.4 Planning for Bushfire Protection	This Direction applies as the Planning Proposal will affect, and is in the proximity to land mapped as bushfire prone land.	It is considered that the proposed changes are of a minor nature and that the Planning Proposal is consistent with the Direction.
5.10 Implementation of Regional Plans	This Direction applies when a Planning Proposal is prepared.	It is considered that the Planning Proposal is consistent with the Central West and Orana Regional Plan.
6.1 Approval and Referral Requirements	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal does not include any provisions that require additional approval and referral requirements. It is considered that the Planning Proposal is consistent with the Direction.

Direction	Requirement	Consistency
6.2 Reserving Land for Public Purposes	This Direction applies when a Planning Proposal is prepared.	It is considered that the Planning Proposal will not provide any impacts to public land.

e) State Environmental Planning Policies

The following State Environmental Planning Policies (SEPP) apply to the Planning Proposal:

- SEPP (Affordable Rental Housing) 2009;
- SEPP (Housing for Seniors or People with a Disability) 2004;
- SEPP (Infrastructure) 2007;
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007;
- SEPP (Rural Lands) 2008;
- SEPP No 33 – Hazardous and Offensive Development;
- SEPP No 62 – Sustainable Aquaculture; and
- SEPP No 64 – Advertising and Signage.

The Planning Proposal does not intend to amend any existing provisions in the Dubbo LEP 2011 or the Wellington LEP 2012 in the preparation of the new draft Comprehensive LEP. The Planning Proposal is considered to be consistent with the provisions of the State Environmental Planning Policies as provided above.

f) Dubbo Local Environmental Plan 2011

The Planning Proposal does not intend to alter any provisions contained within the existing Dubbo Local Environmental Plan 2011.

g) Wellington LEP 2012

The Planning Proposal intends to change the classification of zones R1 General Residential, R5 Large Lot Residential and SP3 Tourist from closed to open zones. The change will not remove or create any additional provision for different land use activities within these zones, however innominate uses may be considered. The Planning Proposal is considered to be consistent with the existing provisions of the Wellington LEP 2012.

5. Future Direction

Preparation of a new Comprehensive LEP for the LGA is a significant strategic planning project that is required to be undertaken in accordance with the requirements of the NSW DPE and the Department of Premier and Cabinet, following the creation of the new LGA.

As previously discussed in the report, it is proposed to undertake the preparation of new planning controls for the LGA in three (3) separate stages as follows:

- Stage 1 - Operational review of the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012 (*noting this work is currently underway*);
- Stage 2 - Preparation of a new Comprehensive Local Environmental Plan as a compilation of the current provisions in the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012 (the subject of this report); and
- Stage 3 - Preparation of land use strategies for land within the former Wellington Local Government Area and review of existing Strategies for land situated in the former Dubbo Local Government Area.

It should be noted that the current Stage 2 of the preparation process is not proposed to include any changes to land use zones and/or any other specific provisions unless the change is considered to be an administrative error or omission. Any changes which would ordinarily require a land use strategy to be in place or are outside a Council adopted land use strategy, have not been considered in the preparation of the new draft Comprehensive LEP (compilation Plan).

A further report, including project planning for the preparation of land use strategies for the former Wellington Local Government Area and a review of land use strategies for the former Dubbo Local Government Area is proposed to be provided to Council for consideration at its April 2018 meeting.

SUMMARY

Council has prepared a Planning Proposal for a new Comprehensive LEP. The Planning Proposal includes the direct merge of the provisions contained within the Dubbo LEP 2011 and the Wellington LEP 2012.

It is recommended that the Planning Proposal be submitted to the Department of Planning and Environment to seek a Gateway Determination.

Appendices:

- 1 [↓](#) Draft Planning Proposal
- 2 [↓](#) Indicative Draft Comprehensive Dubbo Regional Council LEP
- 3 [↓](#) Land Application Map



INDICATIVE DRAFT PLANNING PROPOSAL

COMPREHENSIVE DUBBO REGIONAL LOCAL ENVIRONMENTAL PLAN 2018

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EXECUTIVE SUMMARY

The Dubbo Local Environmental Plan 2011 was gazetted on 11 November 2011. The Wellington Local Environmental Plan 2012 was gazetted on 23 November 2012. Both LEPs were prepared in accordance with the Standard Instrument (Local Environmental Plans) Order, 2006.

The former Wellington and Dubbo City councils were amalgamated by proclamation on 12 May 2016. Following the amalgamation Council has operated with two (2) separate Local Environmental Plans (LEPs).

Following the amalgamation and in accordance with the requirements of the NSW Department of Premier and Cabinet, Council is required to create a Comprehensive Local Environmental Plan FOR the newly formed Dubbo Regional Local Government Area.

The intent of the Planning Proposal is to merge the two (2) existing Local Environmental Plans of the former Dubbo City and Wellington councils. The merge will bring the planning controls of the newly formed Local Government Area into one main document to assist the development industry and community in understanding the planning requirements for the area.

It should be noted that this Planning Proposal does not intend to make any amendments to any planning controls within the Dubbo or Wellington Local Environmental Plans and is purely a merge of the two (2) documents.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act, 1979 and the NSW Government Department of Planning and Environment, *A guide to preparing planning proposals*.

PART 1 OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to prepare a new Comprehensive Local Environmental Plan as a compilation of the current provisions in the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012. The Planning Proposal will consist of the following:

- (a) Merge the provisions contained in Part 1 Preliminary;
- (b) Merge the provisions contained in Part 2 Permitted or prohibited development;
- (c) Merge the provisions contained in the Land Use Table;
- (d) Merge the provisions contained in Part 3 Exempt and complying development;
- (e) Merge the provisions contained in Part 4 Principle development standards;
- (f) Merge the provisions contained in Part 5 Miscellaneous provisions;
- (g) Adopt the provisions contained in Part 6 Urban Release Areas;
- (h) Merge the provisions contained in Part 6 (Wellington) and Part 7 (Dubbo) Additional local provisions;
- (i) Adopt Schedule 1 Additional permitted uses provisions from existing Dubbo LEP 2011;
- (j) Adopt Schedule 2 Exempt development provisions from existing Dubbo and Wellington LEPs;
- (k) Adopt Schedule 3 Complying development provisions from existing Dubbo and Wellington LEPs;
- (l) Adopt Schedule 4 Classification and reclassification of public land; and
- (m) Merge Schedule 5 Environmental Heritage tables

PART 2 EXPLANATION OF PROVISIONS

The proposed objectives and intended outcomes will be achieved through the merge of the provisions contained under the Dubbo Local Environmental Plan 2011 and the Wellington Local Environmental Plan 2012. In the instance where a planning provision applies to a specific Local Government Area (LGA), the proposed Local Environmental Plan (LEP) will specify the LGA in which the provision relates to. The Planning Proposal intends to undertake the following:

(a) Merge the provisions contained in Part 1 Preliminary

Part 1 Preliminary contains various provisions, including the aims of each respective LEP. Each provision and aim has been directly merged and related to development and land within the former LGA area where appropriate.

The proposed aims of the new draft Comprehensive LEP are as follows:

- (a) to achieve a city structure For Dubbo that centralises the central business district by shifting the residential development emphasis to West Dubbo (Dubbo),
- (b) to ensure the Dubbo central business district remains the primary commercial centre for the greater region (Dubbo),
- (c) to ensure tourism opportunities are provided in appropriate locations in close proximity to the Taronga Western Plains Zoo, established accommodation nodes and service and support facilities (Dubbo),
- (d) to provide high quality open space to meet a wide range of active and passive recreational needs (Dubbo),
- (e) to ensure environmental and cultural heritage is adequately protected to ensure its conservation (Dubbo),
- (f) to ensure adequate provision is made for the development, establishment and enhancement of cultural, research and medical institutions (Dubbo),
- (g) to ensure land zoned for industrial purposes is protected from inappropriate development (Dubbo),
- (h) to ensure rural lands are kept in large holdings to ensure sustainable agriculture can be undertaken without detrimental impact (Dubbo),
- (i) to ensure development and land management practices do not further exacerbate the impact of salinity or result in new salinity outbreaks (Dubbo),
- (j) to ensure urban stormwater is managed to maintain quality and not detrimentally impact downstream development (Dubbo),
- (k) to ensure the floodplains of the Bell, Macquarie and Talbragar Rivers are adequately protected from inappropriate development and to ensure the impact of flooding on people and the built and natural environment is minimised.
- (l) to encourage development that complements and enhances the unique character and amenity of Wellington, including its settlements, localities and rural areas (Wellington),
- (m) to provide for a range of development opportunities that contribute to the social, economic and environmental resources of the area in a way that allows present and

future generations to meet their needs by implementing the principles of ecologically sustainable development (Wellington),

- (n) to facilitate and encourage sustainable growth and development that:
- (i) contributes to continued economic productivity, agricultural production, business, tourism, industry and employment opportunities, and
 - (ii) protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy, and
 - (iii) protects and enhances environmentally sensitive areas, ecological systems, areas of a high scenic, recreational or conservation value, and areas that have potential to contribute to improved environmental and scenic outcomes, and
 - (iv) encourages the sustainable management, development and conservation of natural and human made resources while avoiding or minimising any environmental and social impacts, and
 - (v) allows for the orderly growth of land uses while minimising conflict between land uses in each zone and land uses in adjoining zones, and
 - (vi) promotes integration of land uses and transport to improve access and reduce dependence on private vehicles and travel demand, and
 - (vii) responds to environmental opportunities and constraints of both a site and its surrounds and avoids areas prone to natural hazards and significant environmental constraints, and
 - (viii) protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places, and
 - (ix) encourages a range of housing choices and densities in planned urban and rural locations that is compatible with the residential and rural environment, addresses population growth, and meets the diverse needs of the community (Wellington).

(b) Merge the provisions contained in Part 2 Permitted or prohibited development

The intent is to conduct a merge of the Part 2 planning provisions under the existing Dubbo and Wellington LEPs to form Part 2 under the proposed Comprehensive LEP. The merge of Part 2 will result in no significant impacts as a result of the Planning Proposal.

(c) Merge the provisions contained in the Land Use Table

The Planning Proposal intends to merge Land Use Table provisions to form a combined suite of land use zones in the proposed draft Comprehensive LEP. In undertaking this assessment of merging the two (2) Plans, it is recognised that there are discrepancies between the following land use zones:

- The R1 General Residential zone in the Dubbo LEP is an open zone. However, the R1 zone included in the Wellington LEP is a closed zone. This means that Council can consider land use activities not specifically defined in the Land Use Table (innominate uses) in the former Dubbo LGA but not in the former Wellington LGA.
- The R5 Large Lot Residential zone in the Dubbo LEP is an open zone. The R5 Large Lot Residential zone in the Wellington LEP is a closed zone. This means that Council can

consider land use activities not specifically defined in the Land Use Table (innominate uses) in the former Dubbo LGA but not in the former Wellington LGA.

- The SP3 Tourist zone in the Dubbo LEP 2011 is an open zone. The SP3 zone included in the Wellington LEP is a closed zone. This means that Council can consider land use activities not specifically defined in the Land Use Table (innominate uses) in the former Dubbo LGA but not in the former Wellington LGA.

In order to provide consistency in the draft Comprehensive LEP, the above zones are required to be amended. The three (3) zones are considered appropriate to be open zones given their functions in providing a mix of commercial, residential, tourist and visitor and recreational activities.

(d) Merge the provisions contained in Part 3 Exempt and complying development

Part 3 of the LEP allows Council to specify any further development types, which may be undertaken as either Exempt (which does not require an approval from Council) or Complying Development (certain development that can be undertaken subject to a limited approval). Both the Dubbo LEP 2011 and the Wellington LEP 2012 do not list any development types as either Exempt or Complying Development. However, Part 3 of the new draft Comprehensive LEP is required to be included as it forms a component of the Standard Instrument (Local Environmental Plans Order) 2006.

It should be noted that Exempt and Complying Development is primarily regulated by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(e) Merge the provisions contained in Part 4 Principle development standards

Part 4 Principle Development Standards contains various provisions specifically relevant to each Plan. Each provision has been directly merged and related to the former LGA. There has not been any amendments to existing provisions as a result of this merge.

(f) Merge the provisions contained in Part 5 Miscellaneous provisions

Part 5 Miscellaneous Provisions contains various provisions specifically relevant to each Plan. Each provision has been directly merged and related to the former LGA. There has not been any amendments to existing provisions as a result of this merge.

(g) Merge the provisions contained in Part 6 Urban Release Areas

The Dubbo LEP contains Part 6 relating to Urban Release Areas where the Wellington LEP does not include any Urban Release Areas. Part 6 Urban Release Areas therefore only relates to the former Dubbo LGA. This results in a minor amendment to the numbering of headings for the Wellington LEP.

(h) Merge the provisions contained in Part 6 (Wellington) and Part 7 (Dubbo) Additional local provisions

As noted above, as a result of the Wellington LEP not including Urban Release Areas, this numbering has been amended. The Wellington LEP Part 6 Additional Local Provisions becomes Part 7 with this Planning Proposal.

Each provision has been merged and related to the former Local Government Area. There has not been any amendments to existing provisions as a result of this merge.

(i) Adopt Schedule 1 Additional permitted uses provisions from existing Dubbo LEP 2011

The intent is to conduct a merge of the Schedule 1 planning provisions under the existing Dubbo and Wellington LEPs to form Schedule 1 under the proposed Comprehensive LEP. The merge of Schedule 1 will result in no significant impacts as a result of the Planning Proposal.

(j) Adopt Schedule 2 Exempt development provisions from existing Dubbo and Wellington LEPs

The intent is to conduct a merge of the Schedule 2 planning provisions under the existing Dubbo and Wellington LEPs to form Schedule 2 under the proposed Comprehensive LEP. The merge of Schedule 2 will result in no significant impacts as a result of the Planning Proposal.

(k) Adopt Schedule 3 Complying development provisions from existing Dubbo and Wellington LEPs

The intent is to conduct a merge of the Schedule 3 planning provisions under the existing Dubbo and Wellington LEPs to form Schedule 3 under the proposed Comprehensive LEP. The merge of Schedule 3 will result in no significant impacts as a result of the Planning Proposal.

(l) Adopt Schedule 4 Classification and reclassification of public land

The intent is to conduct a merge of the Schedule 4 planning provisions under the existing Dubbo and Wellington LEPs to form Schedule 4 under the proposed Comprehensive LEP. The merge of Schedule 4 will result in no significant impacts as a result of the Planning Proposal.

(m) Merge Schedule 5 Environmental Heritage tables

The intent is to conduct a merge of the Schedule 5 planning provisions under the existing Dubbo and Wellington LEPs to form Schedule 5 under the proposed Comprehensive LEP. The merge of Schedule 5 will result in no significant impacts as a result of the Planning Proposal.

(n) Maps

The Land Application Map will be amended to incorporate both the former Dubbo and Wellington LGAs onto the one (1) map. As a result of the direct merge of the two (2) Plans, existing provisions including land use permissibility may potentially only be relevant to either

Dubbo or Wellington. The Land Application Map will therefore demarcate as to where each provision applies. A copy of the proposed draft Land Application Map is provided here in Appendix 3. Council, as part of the Planning Proposal process will be required to combine all mapping from the Dubbo LEP 2011 and the Wellington LEP 2012 into a consolidated set of maps. This work will take some time. However, it can be undertaken concurrently during the Gateway assessment processes by the Department of Planning and Environment.

PART 3 JUSTIFICATION

A Need for the Planning Proposal

1. Is the Planning Proposal the result of any strategic study or report?

The Planning Proposal has been prepared in accordance with the Department of Planning and Environment's document 'Guidance for merged councils on planning functions' on 12 May 2016. This Planning Proposal will provide a continuity of planning controls across the LGA and will ensure residents and the development industry have access to an integrated document that will guide the sustainable development of the LGA.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?

It is considered that the subject Planning Proposal is the only means of delivering a new Comprehensive LEP for the Dubbo Regional LGA, this will include the merge of existing planning provisions contained within the current Dubbo LEP 2011 and Wellington LEP 2012.

B Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

Central West and Orana Regional Plan 2036

The Central West and Orana Regional Plan 2036 has been prepared by the Department of Planning and Environment.

The Plan contains the following goals:

- Goal 1: The most diverse regional economy in NSW;
- Goal 2: A stronger, healthier environment and diverse heritage;
- Goal 3: Quality freight, transport and infrastructure networks; and
- Goal 4: Dynamic, vibrant and healthy communities.

The Planning Proposal does not intend to alter any existing provisions provided within the existing Dubbo LEP 2011 and Wellington LEP 2012. The Planning Proposal is considered to be consistent with the Goals of the Central West and Orana Regional Plan 2036.

4. Is the Planning Proposal consistent with a local strategy or other local strategic plan?

Dubbo 2036 Community Strategic Plan

The Dubbo 2036 Community Strategic Plan was initially adopted by the former Dubbo City Council on 25 June 2012. The purpose of the Plan is to accomplish the community's 25 year vision of Dubbo. The following five Actions were implemented to achieve the vision:

- *Our People*
- *Our Place*
- *Our Leadership*
- *Our Infrastructure*
- *Our Sustainability*

The Planning Proposal is considered to be consistent with the Dubbo 2036 Community Strategic Plan.

Wellington 2025 Community Strategic Plan

The Wellington 2025 Community Strategic Plan was initially adopted by the former Wellington Council on 14 March 2012. The purpose of the Plan is to accomplish the community's 13 year vision of Wellington. The following 5 Future Directions were implemented to achieve their vision:

- *Grow prosperity and employment*
- *Build and improve community infrastructure*
- *Show leadership in governance and community engagement*
- *Promote community participation in the arts and culture*
- *Grow agriculture, energy and the environment*

The Planning Proposal is considered to be broadly consistent with the Wellington 2025 Community Strategic Plan.

Dubbo Urban Areas Development Strategy

The Dubbo Urban Areas Development Strategy forms the basis of the land use zonings and planning controls provided in the Dubbo Local Environmental Plan 2011.

The Dubbo Urban Areas Development Strategy consists of a number of components as provided below:

- A) Residential Areas Development Strategy;
- B) Commercial Areas Development Strategy;
- C) Industrial Areas Development Strategy;
- D) Institutional Areas Development Strategy;
- E) Recreational Areas Development Strategy; and
- D) Future Directions and Structure Plan.

It is considered that the Planning Proposal is consistent with the overall objectives and intent of the Dubbo Residential Areas Development Strategy. It is also considered that the Planning Proposal is consistent with the other applicable components of the Dubbo Urban Areas Development Strategy. The Planning Proposal does not intend to alter any existing provisions in the Dubbo LEP 2011 or Wellington LEP 2012 in preparing the new Comprehensive LEP.

Dubbo Rural Areas Development Strategy

The Dubbo Rural Areas Development Strategy 1995-2015 forms the basis of the rural land use zonings and planning controls provided in the Dubbo Local Environmental Plan 2011.

It is considered that the Planning Proposal is consistent with the overall objectives and intent of the Dubbo Rural Areas Development Strategy. The Planning Proposal does not intend to alter any existing provisions in the Dubbo LEP 2011 or Wellington LEP 2012 in preparing the new Comprehensive LEP.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPP) apply to the Planning Proposal:

- SEPP (Affordable Rental Housing) 2009;
- SEPP (Housing for Seniors or People with a Disability) 2004;
- SEPP (Infrastructure) 2007;
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007;
- SEPP (Rural Lands) 2008;
- SEPP No 33 – Hazardous and Offensive Development;
- SEPP No 62 – Sustainable Aquaculture; and
- SEPP No 64 – Advertising and Signage.

The Planning Proposal does not intend to alter any existing provisions in the Dubbo LEP 2011 or the Wellington LEP 2012 in the preparation of the new Comprehensive LEP. The Planning Proposal will not impact on any State Environmental Planning Policies and is considered to be consistent with the provisions of the State Environmental Planning Policies.

6. Is the Planning Proposal consistent with any applicable Section 117 Direction?

The following table provides consideration of the applicable Section 117 Directions for consideration in the Planning Proposal:

Direction	Requirement	Consistency
1.1 Business and Industrial Zones	This Direction applies as the Planning Proposal will affect land within an existing or proposed business or industrial zone (including the alteration of the	The Planning Proposal will not provide any significant impacts to existing business or industrial zones. It is considered that the

Direction	Requirement	Consistency
	any existing business or industrial zone boundary).	Planning Proposal is consistent with this Direction.
1.2 Rural Zones	This Direction applies as the Planning Proposal will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).	The Planning Proposal will not provide any significant impacts to land in rural zones. It is considered that the Planning Proposal is consistent with this Direction.
1.5 Rural Lands	This Direction applies as the Planning Proposal will affect land within an existing or proposed rural or environmental protection zone (including the alteration of any existing rural or environmental protection zone boundary).	The Planning Proposal will not provide any significant impacts to rural lands. The Planning Proposal is considered to be consistent with the rural planning principles as contained in State Environmental Planning Policy (Rural Lands) 2008.
2.1 Environmental Protection Zones	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not provide any significant impacts to land within environmental protection zones. The Planning Proposal is considered to be consistent with the Direction.
2.3 Heritage Conservation	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not impact any items or places of heritage significance. It is considered that the Planning Proposal is consistent with the Direction.
2.4 Recreation Vehicle Access	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not alter or result in any changes to recreational vehicle access. It is considered that the Planning Proposal is consistent with the Direction
3.1 Residential Zones	This Direction applies as the Planning Proposal will affect land within an existing boundary or proposed residential zone (including the alteration of an existing residential zone	The Planning Proposal will only result in minor alterations to the status of three (3) land use zones as open zones. It is considered that these proposed changes are not significant and

Direction	Requirement	Consistency
	boundary) and any other zone in which significant residential development is permitted or proposed to be permitted.	that the Planning Proposal is consistent with the Direction.
3.2 Caravan Parks and Manufactured Home Estates	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not impact the permissibility of caravan parks or manufactured home estates. It is considered that the Planning Proposal is consistent with the Direction.
3.3 Home Occupations	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal will not change the permissibility of home occupations. It is considered that the Planning Proposal is consistent with the Direction.
3.4 Integrated Land Use and Transport	This Direction applies as the Planning Proposal will alter a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	The Planning Proposal will only result in minor alterations to the status of three (3) land use zones as open zones. It is considered that these proposed changes are not significant and that the Planning Proposal is consistent with the Direction.
3.5 Development Near Licensed Aerodromes	This Direction applies as the Planning Proposal will alter a zone or a provision relating to land in the vicinity of a licensed aerodrome.	It is considered that the proposed changes are of a minor nature and that the Planning Proposal is consistent with the Direction.
3.6 Shooting Ranges	This Direction applies as the Planning Proposal will alter a zone or provision relating to land adjacent to and/ or adjoining an existing shooting range.	It is considered that the proposed changes are of a minor nature and that the Planning Proposal is consistent with the Direction.
4.3 Flood Prone Land	This Direction applies as the Planning Proposal will alter a zone or a provision that affects flood prone land.	It is considered that the proposed changes are of a minor nature and that the Planning Proposal is consistent with the Direction.

Direction	Requirement	Consistency
4.4 Planning for Bushfire Protection	This Direction applies as the Planning Proposal will affect, and is in the proximity to land mapped as bushfire prone land.	It is considered that the proposed changes are of a minor nature and that the Planning Proposal is consistent with the Direction.
5.10 Implementation of Regional Plans	This Direction applies when a Planning Proposal is prepared.	It is considered that the Planning Proposal is consistent with the Central West and Orana Regional Plan.
6.1 Approval and Referral Requirements	This Direction applies when a Planning Proposal is prepared.	The Planning Proposal does not include any provisions that require additional approval and referral requirements. It is considered that the Planning Proposal is consistent with the Direction.
6.2 Reserving Land for Public Purposes	This Direction applies when a Planning Proposal is prepared.	It is considered that the Planning Proposal will not provide any impacts to public land.

C Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected?

It is considered that the Planning will not adversely affect critical habitat, threatened species, populations or ecological communities or their habitats.

8. Are there any environmental impacts and how will they be mitigated?

The Planning Proposal will not result in any negative environmental effects.

9. Has the Planning Proposal adequately addressed any social and economic impact?

The Planning Proposal is not expected to result in any significant negative economic or social impacts.

D State and Commonwealth interests**10. Is there adequate public infrastructure for the Planning Proposal?**

Access to public infrastructure has been considered in the Planning Proposal and it is considered that the Planning Proposal will not create additional demand for public infrastructure.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

State and Commonwealth public authorities will be consulted in accordance with the Gateway determination and will be given at least 21 days to comment on the proposal.

PART 4 MAPPING

Council will not be undertaking any amendments to the contents of the existing maps for either of the Dubbo LEP 2011 or Wellington LEP 2012. However, Council will be required to create a new mapping structure to cover the new LGA area comprising the former Dubbo and Wellington LGAs. New maps will therefore need to be created to suit the new mapping structure.

PART 5 COMMUNITY CONSULTATION

Council will place the Planning Proposal on public exhibition for a period of not less than 28 days and undertake consultation with the community as directed. Council will also undertake consultation with State public agencies as required by any Gateway determination from the Department of Planning and Environment.

PART 6 PROJECT TIMELINE

The following project timeline is intended to be a guide only and may be subject to changes in response to the public consultation process and/or community submissions.

Step	Task Name	Completion Date
1	Preparation of the draft Planning Proposal	9 March 2018
2	Draft Planning Proposal report prepared and presented to Planning and development committee and Council meetings	19 March 2018 26 March 2018
3	Preparation of correspondence to the Department of Planning and Environment requesting review of the Planning Proposal and issuance of a Gateway Determination	May 2018
4	Undertake all activities associated with placing the Planning Proposal on public exhibition including undertaking consultation with state agencies	June 2018 – July 2018
5	Assessment of submissions made during the public exhibition period	August 2018
6	Report of public exhibition results prepared and presented to Planning and Development Committee and Council meetings	October 2018
7	Preparation of correspondence to the Department of Planning and Environment and/or the Office of Parliamentary Counsel in relation to legal drafting of the Planning Proposal	October 2018
8	Gazettal	November 2018

Dubbo Regional Local Environmental Plan 2018

under the

Environmental Planning and Assessment Act 1979

Part 1 Preliminary

1.1 Name of Plan [compulsory]

This Plan is *Dubbo Regional Local Environmental Plan 2018*

1.1AA Commencement [compulsory]

This Plan commences on the day on which it is published on the NSW legislation website.

1.2 Aims of Plan [compulsory]

- (1) This Plan aims to make local environmental planning provisions for land in Dubbo Regional Local Government Area in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows:
 - (a) to achieve a city structure that centralises the central business district by shifting the residential development emphasis to West Dubbo (Dubbo),
 - (b) to ensure the Dubbo central business district remains the primary commercial centre for the greater region (Dubbo),
 - (c) to ensure tourism opportunities are provided in appropriate locations in close proximity to the Taronga Western Plains Zoo, established accommodation nodes and service and support facilities (Dubbo),
 - (d) to provide high quality open space to meet a wide range of active and passive recreational needs (Dubbo),
 - (e) to ensure environmental and cultural heritage is adequately protected to ensure its conservation (Dubbo),
 - (f) to ensure adequate provision is made for the development, establishment and enhancement of cultural, research and medical institutions (Dubbo),
 - (g) to ensure land zoned for industrial purposes is protected from inappropriate development (Dubbo),
 - (h) to ensure rural lands are kept in large holdings to ensure sustainable agriculture can be undertaken without detrimental impact (Dubbo),
 - (i) to ensure development and land management practices do not further exacerbate the impact of salinity or result in new salinity outbreaks (Dubbo),
 - (j) to ensure urban stormwater is managed to maintain quality and not detrimentally impact on downstream development (Dubbo),

- (k) to ensure the floodplains of the Macquarie and Talbragar Rivers are adequately protected from inappropriate development and to ensure the impact of flooding on people and the built and natural environment is minimised (Dubbo).
- (l) to encourage development that complements and enhances the unique character and amenity of Wellington, including its settlements, localities and rural areas (Wellington),
- (m) to provide for a range of development opportunities that contribute to the social, economic and environmental resources of the area in a way that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development (Wellington),
- (n) to facilitate and encourage sustainable growth and development that:
 - (i) contributes to continued economic productivity, agricultural production, business, tourism, industry and employment opportunities, and
 - (ii) protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy, and
 - (iii) protects and enhances environmentally sensitive areas, ecological systems, areas of a high scenic, recreational or conservation value, and areas that have potential to contribute to improved environmental and scenic outcomes, and
 - (iv) encourages the sustainable management, development and conservation of natural and human made resources while avoiding or minimising any environmental and social impacts, and
 - (v) allows for the orderly growth of land uses while minimising conflict between land uses in each zone and land uses in adjoining zones, and
 - (vi) promotes integration of land uses and transport to improve access and reduce dependence on private vehicles and travel demand, and
 - (vii) responds to environmental opportunities and constraints of both a site and its surrounds and avoids areas prone to natural hazards and significant environmental constraints, and
 - (viii) protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places, and
 - (ix) encourages a range of housing choices and densities in planned urban and rural locations that is compatible with the residential and rural environment, addresses population growth, and meets the diverse needs of the community (Wellington).

1.3 Land to which Plan applies [compulsory]

This Plan applies to the land identified on the Land Application Map.

1.4 Definitions [compulsory]

The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

1.5 Notes [compulsory]

Notes in this Plan are provided for guidance and do not form part of this Plan.

1.6 Consent authority [compulsory]

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.7 Maps [compulsory]

- (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name:
 - (a) approved by the Minister when the map is adopted, and
 - (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the Minister when the instruments are made.
- (1AA) A reference to the Minister in subclause (1) is taken to be a reference to the Greater Sydney Commission in the case of any map that applies to a local government area in the Greater Sydney Region (within the meaning of the *Greater Sydney Commission Act 2015*) and that is adopted by a local environmental plan on or after 27 January 2016.
- (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.
- (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

Note. The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled *Standard technical requirements for LEP maps* and *Standard requirements for LEP GIS data* which are available on the website of the Department of Planning and Environment.

1.8 Repeal of planning instruments applying to land [compulsory]

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.

Note. The following local environmental plans are repealed under this provision:
Dubbo Local Environmental Plan 2011
Wellington Local Environmental Plan 2012
- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

1.9 Application of SEPPs [compulsory]

- (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act.
- (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:

State Environmental Planning Policy No 1—Development Standards

Direction. Additional instruments (or provisions of instruments) may be added if the relevant instrument or provision is covered by this Plan.

1.9A Suspension of covenants, agreements and instruments

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This clause does not apply:
 - (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
 - (b) to any prescribed instrument within the meaning of section 183A of the Crown Lands Act 1989, or
 - (c) to any conservation agreement within the meaning of the National Parks and Wildlife Act 1974, or
 - (d) to any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or
 - (e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003, or
 - (f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995, or
 - (g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.
- (3) This clause does not affect the rights or interests of any public authority under any registered instrument.
- (4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

Part 2 Permitted or prohibited development

2.1 Land use zones [compulsory]

The land use zones under this Plan are as follows:

Rural Zones

- RU1 Primary Production
- RU2 Rural Landscape
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village

Residential Zones

- R1 General Residential
- R2 Low Density Residential
- R5 Large Lot Residential

Business Zones

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park

Industrial Zones

- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial

Special Purpose Zones

- SP2 Infrastructure
- SP3 Tourist

Recreation Zones RE1

- Public Recreation RE2
- Private Recreation

Environment Protection Zones

- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management

Waterway Zones

W1 Natural Waterways

W2 Recreational Waterways

2.2 Zoning of land to which Plan applies [compulsory]

For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.

2.3 Zone objectives and Land Use Table [compulsory]

- (1) The Land Use Table at the end of this Part specifies for each zone:
 - (a) the objectives for development, and
 - (b) development that may be carried out without development consent, and
 - (c) development that may be carried out only with development consent, and
 - (d) development that is prohibited.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table at the end of this Part:
 - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
 - (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.
- (4) This clause is subject to the other provisions of this Plan.

Notes.

- 1 Schedule 1 sets out additional permitted uses for particular land.
- 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act.
- 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).
- 4 Clause 2.6 requires consent for subdivision of land.
- 5 Part 5 contains other provisions which require consent for particular development.

2.4 Unzoned land [compulsory]

- (1) Development may be carried out on unzoned land only with development consent.
- (2) In deciding whether to grant development consent, the consent authority:
 - (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and
 - (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.

2.5 Additional permitted uses for particular land [compulsory]

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out:
 - (a) with development consent, or
 - (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

2.6 Subdivision—consent requirements [compulsory]

- (1) Land to which this Plan applies may be subdivided, but only with development consent.

Notes.

- 1 If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Act enables it to be carried out without development consent.
 - 2 Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that the strata subdivision of a building in certain circumstances is **complying development**.
- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note. The definition of **secondary dwelling** in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

2.7 Demolition requires development consent [compulsory]

The demolition of a building or work may be carried out only with development consent.

Note. If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, as exempt development, the Act enables it to be carried out without development consent.

2.8 Temporary use of land [optional]

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 182 days (Dubbo) or 28 days (Wellington) (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that:

Standard Instrument—Principal Local Environmental Plan [NSW]
Part 2 Land Use Table

- (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
 - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
 - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
 - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.
- (5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).
- Direction.** Other specific exceptions to subclause (2) may be added.

Land Use Table

Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Rural Lands) 2008

State Environmental Planning Policy No 33—Hazardous and Offensive Development

State Environmental Planning Policy No 50—Canal Estate Development

State Environmental Planning Policy No 62—Sustainable Aquaculture

State Environmental Planning Policy No 64—Advertising and Signage

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To enable uses of an appropriate scale to facilitate the economic sustainability of primary production (Dubbo)
- To enable function centres, restaurants and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses (Dubbo)
- To provide for a range of tourism-related uses that support the agricultural industry or are compatible with agricultural uses (Wellington)

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations; Home-based child care (Dubbo); Roads (Dubbo)

3 Permitted with consent

Air transport facilities (Wellington); Agricultural produce industries (Dubbo); Agriculture (Dubbo); Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation (Wellington); Boat launching ramps; Boat sheds; Building identification signs (Wellington); Business identification signs (Wellington); Camping grounds; Caravan parks (Dubbo); Cellar door premises; Cemeteries; Centre-based child care facilities (Dubbo); Charter and tourism boating facilities; Community facilities (Wellington); Correctional centres; Depots; Dual occupancies (Wellington); Dwelling houses; Ecotourist facilities; Educational establishments (Dubbo); Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation (Wellington); Flood mitigation works (Wellington); Forestry; Function centres (Dubbo); Group homes (Dubbo); Health consulting rooms (Dubbo); Helipads; Highway service centres (Dubbo); Home-based child care (Wellington); Home businesses; Home industries; Home occupations (sex services) (Wellington); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping Material Supplies (Wellington); Mooring pens (Dubbo); Moorings (Dubbo); Open cut mining; Places of public worship (Dubbo); Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations (Dubbo); Respite day care centres (Dubbo); Restaurants or cafes; Roads (Wellington); Roadside stalls; Rural workers' dwellings (Dubbo); Rural Industries (Wellington); Secondary dwellings (Dubbo); Sewerage systems (Dubbo); Signage (Dubbo); Tourist and visitor accommodation (Dubbo); Veterinary hospitals; Water recreation structures; Water storage facilities (Wellington); Water supply systems (Dubbo); Wharf or boating facilities (Dubbo)

4 Prohibited

Advertising structures; Group homes (Wellington); Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3;

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations; Roads

3 Permitted with consent

Agricultural produce industries; Agriculture; Animal boarding or training establishments; Boat launching ramps; Camping grounds; Caravan parks; Cellar door premises; Centre-based child care facilities; Community facilities; Correctional centres; Depots; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Forestry; Group homes; Health consulting rooms; Highway service centres; Home businesses; Home industries; Industrial training facilities; Information and education facilities; Jetties; Mooring pens; Moorings; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Research stations; Respite day care centres; Secondary dwellings; Sewerage systems; Signage; Tourist and visitor accommodation; Truck depots; Water recreation structures; Water supply systems; Wharf or boating facilities

4 Prohibited

Advertising structures; Hotel or motel accommodation; Intensive livestock agriculture; Serviced apartments; Any other development not specified in item 2 or 3

Zone RU3 Forestry

1 Objectives of zone

- To enable development for forestry purposes.
- To enable other development that is compatible with forestry land uses.

2 Permitted without consent

Uses authorised under the *Forestry Act 2012*

3 Permitted with consent

Roads

4 Prohibited

Any development not specified in item 2 or 3

Zone RU4 Primary Production Small Lots**1 Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage intensive plant agriculture activities which meet sustainable natural resource management principles (Dubbo).
- To ensure land with high potential agricultural productivity is protected from inappropriate use and is conserved for intensive plant agriculture activities (Dubbo).
- To enable function centres, restaurants and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses (Dubbo).
- To ensure that any development for the purpose of intensive agriculture is capable of being sustained (environmentally, socially and economically) on the proposed lot (Wellington).

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care (Dubbo); Home occupations; Roads (Dubbo)

3 Permitted with consent

Agricultural produce industries (Dubbo); Agriculture (Dubbo); Animal boarding or training establishments; Aquaculture (Wellington); Bed and breakfast accommodation (Wellington); Boat launching ramps; Boat sheds; Building identification signs (Wellington); Business identification signs (Wellington); Cellar door premises; Charter and tourism boating facilities (Dubbo); Community facilities; Correctional centres (Dubbo); Dairies (pasture-based); Depots; Dwelling houses; Educational establishments (Dubbo); Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation (Wellington); Flood mitigation (Wellington); Helipads (Wellington); Function centres (Dubbo); Group homes (Dubbo); Health services facilities (Dubbo); Home-based child care (Wellington); Home businesses; Home industries; Home occupations (sex services) (Wellington); Information and education facilities; Intensive plant agriculture; Jetties (Dubbo); Mooring pens (Dubbo); Moorings (Dubbo); Landscaping material supplies (Wellington); Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor) (Dubbo); Roads (Wellington); Research stations (Dubbo); Restaurants or cafes (Dubbo); Roadside stalls; Rural industries (Wellington); Rural workers' dwellings (Dubbo); Sewerage systems (Dubbo); Signage (Dubbo); Tourist and visitor accommodation (Dubbo); Truck depots (Dubbo); Veterinary hospitals (Dubbo); Water recreation structures; Water reticulation systems (Dubbo); Water storage facilities (Wellington); Water treatment facilities (Dubbo); Wharf or boating facilities (Dubbo);

4 Prohibited

Advertising structures (Dubbo); Hotel or motel accommodation (Dubbo); Intensive livestock agriculture (Dubbo); Livestock processing industries (Wellington);

Sawmill or log processing works (Wellington); Serviced apartments (Dubbo); Stock and sale yards (Wellington); Any other development not specified in item 2 or 3

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To encourage and provide opportunities for population and local employment growth commensurate with available services (Dubbo).
- To minimise the impact of non-residential uses and ensure these areas are in character and compatible with the surrounding residential development (Dubbo).
- To ensure buildings and uses are compatible with the character of the village (Wellington).
- To permit low scale service activities, meeting the recreational, cultural and commercial needs of the community (Wellington).

2 Permitted without consent

Environmental protection works; Home-based child care (Dubbo); Home occupations; Roads (Dubbo)

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Sewage reticulation systems (Dubbo); Waste or resource transfer station (Dubbo); Water reticulation systems (Dubbo); Water storage facilities (Wellington); Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures (Dubbo); Agriculture (Dubbo); Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities (Wellington); Boat launching ramps (Wellington); Boat building and repair facilities (Dubbo); Boat sheds (Wellington); Car parks (Dubbo); Camping grounds (Wellington); Cellar door premises (Wellington); Cemeteries (Wellington); Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities (Wellington); Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works (Dubbo); Forestry; Freight transport facilities (Dubbo); Heavy industrial storage establishments; Helipads (Dubbo); High technology industries (Dubbo); Home occupations (sex services) (Dubbo); Hostels (Dubbo); Industrial training facilities (Dubbo); Industries; Jetties (Wellington); Marinas; Mooring pens (Wellington); Moorings (Wellington); Multi dwelling housing (Dubbo); Open cut mining; Passenger transport facilities (Dubbo); Public administration buildings; Recreation facilities (major); Resource recovery facilities (Wellington); Residential flat buildings (Dubbo); Restricted premises (Dubbo); Roadside stalls (Wellington); Rural industries (Dubbo); Rural workers' dwellings; Sewerage systems (Dubbo); Sewage treatment plants (Wellington); Sex services premises (Dubbo); Stock and sale yards (Wellington); Storage premises (Dubbo); Waste disposal facilities (Wellington); Warehouse or distribution centres (Dubbo); Waste disposal facilities (Wellington); Waste or resource management facilities (Dubbo); Water recreation structures (Wellington); Water recycling facilities (Wellington); Water supply systems; Wharf or boating facilities (Wellington)

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure development is consistent with the character of the immediate locality (Dubbo).

2 Permitted without consent

Environmental protection works; Home-based child care (Dubbo); Home occupations; Roads (Dubbo)

3 Permitted with consent

Attached dwellings; Boarding houses; Camping grounds (Wellington); Caravan parks (Wellington); Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Flood mitigation works (Wellington); Group homes; Function centres (Wellington); Home industries; Home occupations (sex services) (Wellington); Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation facilities (indoor) (Wellington); Recreation facilities (outdoor) (Wellington); Residential flat buildings; Respite day care centres; Restaurants or cafes (Dubbo); Roads (Wellington); Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems (Dubbo); Shop top housing; Take away food and drink premises (Wellington); Water reticulation systems (Dubbo); Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds (Dubbo); Car parks; Caravan parks (Dubbo); Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Educational establishment (Wellington); Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works (Dubbo); Forestry; Freight transport facilities; Function centres (Dubbo); Heavy industrial storage establishments; Health services facility (Wellington); Helipads; Highway service centres; Home occupations (sex services) (Dubbo); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Restaurants or cafes (Wellington); Recreation facilities (indoor) (Dubbo); Recreation facilities (major); Recreation facilities (outdoor) (Dubbo); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.

- To enable other land uses that provide facilities or services to meet the day to

day needs of residents.

- To ensure development is consistent with the character of the immediate locality (Dubbo).
- To encourage low density housing within a landscaped setting on the fringe of the Dubbo urban area (Dubbo).

2 Permitted without consent

Environmental protection works; Home-based child care (Dubbo); Home occupations; Roads (Dubbo)

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs (Wellington); Business identification signs (Wellington); Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments (Dubbo); Emergency services facilities (Wellington); Environmental facilities; Exhibition homes; Exhibition villages; Flood mitigation works (Wellington); Group homes; Health consulting rooms (Dubbo); Home businesses; Home industries; Home occupations (Wellington); Information and education facilities; Medical centres (Dubbo); Neighbourhood shops; Places of public worship; Recreation areas (Dubbo); Recreation facilities (indoor) (Wellington); Recreation facilities (outdoor) (Wellington); Residential accommodation; Respite day care centres; Roads (Wellington); Signage (Dubbo); Water reticulation systems

4 Prohibited

Advertising structures (Dubbo); Attached dwellings; Hostels; Multi dwelling housing; Residential flat buildings; Rural workers' dwellings; Shop top housing; Any other development not specified in item 2 or 3

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture (Dubbo); Home-based child care (Dubbo); Home occupations; Roads (Dubbo)

3 Permitted with consent

Agricultural produce industries (Dubbo); Bed and breakfast accommodation; Dairies (pasture-based) (Dubbo); Dual occupancies (Wellington); Dwelling houses; Home-based child care (Wellington); Home industries; Horticulture (Dubbo); Neighbourhood shops (Dubbo); Plant nurseries (Dubbo); Roads (Wellington); Water reticulation systems (Dubbo); Water storage facilities (Wellington); Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers accommodation (Wellington); Boarding houses; Boat building and repair facilities; Boat launching ramps (Wellington); Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facility (Wellington); Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Dual occupancies (Dubbo); Eco-tourist facilities; Electricity generating works (Wellington); Entertainment facilities; Exhibition villages (Wellington); Extractive industries; Farm buildings (Wellington); Farm stay accommodation (Wellington); Forestry (Wellington); Flood mitigation works (Dubbo); Freight transport facilities; Function centres; Group homes (Wellington); Heavy industrial storage premises; Helipads; Highway service centres; Home occupations (sex services) (Dubbo); Hostels; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Jetties (Wellington); Marinas; Mooring pens (Wellington); Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Place of public worship (Wellington); Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor) (Dubbo); Registered clubs; Research stations; Residential flat buildings; Respite day care centre (Wellington); Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewerage systems; Sex services premises; Shop top housing; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospital (Wellington); Warehouse or distribution centres; Waste or resource management facilities; Water recreation structure (Wellington); Water supply systems; Wharf or boating facilities (Wellington); Wholesale supplies

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To ensure the growth of each neighbourhood centre is consistent with the commercial hierarchy of the City of Dubbo.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Amusement centres; Boarding houses; Business premises; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Function centres; Health consulting rooms; Home businesses; Home industries; Home occupations; Information and education facilities; Medical centres; Neighbourhood shops; Passenger transport facilities; Places of public worship; Respite day care centres; Shop top housing; Signage; Tourist and visitor accommodation; Veterinary hospitals; Waste or resource transfer stations; Water reticulation systems

4 Prohibited

Advertising structures; Bed and breakfast accommodation; Bulky goods premises; Cellar door premises; Farm stay accommodation; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Markets; Office premises; Plant nurseries; Pubs; Restricted premises; Roadside stalls; Rural supplies; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 3

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure Orana Mall remains primarily a retail centre that allows for land use activities expected to fulfil a local centre role (Dubbo).
- To protect and recognise land within the zone as providing a second order retail focus in the commercial hierarchy of the City of Dubbo (Dubbo).
- To ensure that office premises only form a minor component of the land use activities within Orana Mall (Dubbo).

2 Permitted without consent

Environmental protection works: [Home-based child care \(Dubbo\)](#); [Roads \(Dubbo\)](#)

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; [High technology industries \(Wellington\)](#); Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; [Residential accommodation \(Wellington\)](#); Restricted premises; [Roads \(Wellington\)](#); Service stations; Sewage reticulation systems; Shop top housing; Tourist and visitor accommodation; [Waste or resource management facility \(Wellington\)](#); Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

[Advertising structures \(Dubbo\)](#); Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; [Bed and breakfast accommodation \(Dubbo\)](#); [Biosolids treatment facility \(Wellington\)](#); Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; [Farm stay accommodation \(Dubbo\)](#); [Flood mitigation works \(Dubbo\)](#); Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; [Home occupations \(sex services\) \(Dubbo\)](#); Industrial retail outlets; [Industrial training facilities \(Dubbo\)](#); Industries; Jetties; Marinas; Mooring pens; Moorings; [Mortuaries \(Dubbo\)](#); Open cut mining; [Public administration buildings \(Dubbo\)](#); Recreation facilities (major); Recreation facilities (outdoor); [Research stations \(Dubbo\)](#); [Residential accommodation \(Dubbo\)](#); Rural industries; [Rural workers dwellings \(Wellington\)](#); [Sewerage systems \(Dubbo\)](#); [Sewage treatment plants \(Wellington\)](#); [Sex services premises \(Dubbo\)](#); Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; [Vehicle repair stations \(Dubbo\)](#); [Warehouse or distribution centres \(Dubbo\)](#); [Waste disposal facility \(Wellington\)](#); [Waste or resource](#)

management facilities (Dubbo); Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies (Dubbo)

Zone B3 Commercial Core

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To reinforce the role of the Dubbo central business district as the commercial, office and retail core of Dubbo and the region.
- To encourage use of the Dubbo central business district for cultural, entertainment, leisure and dining activities.
- To achieve activation of the river corridor by encouraging land use activities that front Bligh Street.
- To promote active street frontages within the Dubbo central business district by encouraging business and retail development on the ground floor of buildings facing the street.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone B4 Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To preserve the streetscape and character of land adjoining the Dubbo central business district by encouraging the adaptive reuse of existing buildings for small scale business, office or retail premises that support the district.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage premises; Helipads; Highway service centres; Home occupations (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone B5 Business Development

Direction. The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Roads

1 Objectives of zone

- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To identify specific areas for bulky goods retailing.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Bulky goods premises; Business premises; Centre-based child care facilities; Garden centres; Hardware and building supplies; Home industries; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Rural supplies; Seniors housing; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone B6 Enterprise Corridor

1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To facilitate a mix of business and retail development on the Mitchell, Newell and Golden Highways that services the needs of the travelling public (Dubbo).
- To provide for residential uses, but only as part of a mixed use development (Wellington).
- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres (Wellington).

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Business premises; Community facilities; Garden centres; Group homes (Wellington); Hardware and building supplies; Hostels (Wellington); Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops (Dubbo); Passenger transport facilities; Plant nurseries; Roads (Wellington); Restaurants or cafes (Dubbo); Rural supplies (Dubbo); Seniors housing; Sewage reticulation systems; Shop top housing; Take away food and drink premises (Dubbo); Timber yards (Dubbo); Vehicle sales or hire premises (Dubbo); Warehouse or distribution centres; Water reticulation systems (Dubbo); Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures (Dubbo); Agriculture; Air transport facilities; Airstrips; Amusement centre (Wellington); Animal boarding or training establishments; Bed and breakfast accommodation; Biosolids treatment facilities (Wellington); Boat building and repair facilities (Dubbo); Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Cellar door premises (Wellington); Charter and tourism boating facilities; Commercial premises (Dubbo); Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works (Dubbo); Forestry; Freight transport facilities (Wellington); Heavy industrial storage establishments (Wellington); Helipads (Dubbo); Home occupations (sex services) (Dubbo); Industrial retail outlets; Industrial training facilities (Dubbo); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries (Dubbo); Open cut mining; Recreation facilities (indoor) (Dubbo); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities (Wellington); Restricted premises; Roadside stalls (Wellington); Rural industries; Sewerage systems (Dubbo); Sewage treatment plant (Wellington); Sex services premises; Shops (Wellington); Timber yards (Wellington); Waste disposal facilities (Wellington); Waste or resource management facilities (Dubbo); Water recreation structures; Water recycling facilities (Wellington); Water supply systems; Wharf or boating facilities

Zone B7 Business Park

1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To facilitate the establishment of innovative high technology uses within close proximity to established transport networks.

2 Permitted without consent

Environmental protection works; Home-based child care; Roads

3 Permitted with consent

Business premises; Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Restaurants or cafes; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Waste or resource transfer stations; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Function centres; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industries; Jetties;

Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Aquaculture; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Roads; Rural supplies; Timber yards; Warehouse or distribution centres; Water storage facilities; Water treatment facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Stock and sale yards; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone IN2 Light Industrial

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To recognise the Depot Road and McKenzie Street industrial area as providing start up and transport related development opportunities (Dubbo).

2 Permitted without consent

Environmental protection works; Roads (Dubbo)

3 Permitted with consent

Agricultural produce industries; Aquaculture (Wellington); Depots; Funeral homes; Garden centres; Hardware and building supplies; Health consulting rooms (Dubbo); Industrial training facilities; Kiosk (Wellington); Landscaping material supplies; Light industries; Liquid fuel depots (Dubbo); Medical centres (Dubbo); Neighbourhood shops; Places of public worship; Plant nurseries; Roads (Wellington); Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource transfer stations (Dubbo); Water reticulation systems (Dubbo); Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures (Dubbo); Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities (Wellington); Boat launching ramps; Boat sheds; Camping grounds; Car parks (Wellington); Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Educational establishments (Wellington); Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Flood mitigation works; Forestry; Function centres; General industries (Wellington); Health services facilities; Heavy industrial storage establishments; Heavy industries (Wellington); Helipads (Dubbo); Home-based child care (Dubbo); Home businesses (Dubbo); Home occupations (Dubbo); Home occupations (sex services) (Dubbo); Highway service centres (Wellington); Industries (Dubbo); Jetties; Marinas; Mooring pens; Moorings; Public administration buildings; Recreation facilities (major) (Dubbo); Recreation facilities (outdoor) (Dubbo); Registered clubs; Research stations (Dubbo); Residential accommodation; Resource recovery facilities (Wellington); Respite day care centre; Restricted premises; Rural industries; Sewerage systems (Dubbo); Sewage treatment plants (Wellington); Sex services premises (Dubbo); Tourist and visitor accommodation; Waste disposal facilities (Wellington); Waste or resource management facilities (Dubbo); Water recreation structures (Dubbo); Water supply systems; Wharf or boating facilities

Zone IN3 Heavy Industrial

1 Objectives of zone

- To provide suitable areas for those industries that need to be separated from other land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of heavy industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; General industries; Hazardous storage establishments; Health consulting rooms; Heavy industries; Landscaping material supplies; Medical centres; Neighbourhood shops; Offensive storage establishments; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Water treatment facilities; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Flood mitigation works; Forestry; Function centres; Health services facilities; Helipads; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Roads (Dubbo)

3 Permitted with consent

Roads (Wellington); The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

Zone SP3 Tourist

1 Objectives of zone

- To provide for a variety of tourist-oriented development and related uses.
- To recognise the importance of the Taronga Western Plains Zoo as a key tourist facility with the area of the City of Dubbo (Dubbo).
- To facilitate tourist-oriented development along major transport corridors and at key nodes throughout the City of Dubbo (Dubbo).
- To ensure that further tourism related development in the Cobra Street and Whylandra Street precincts will not interfere with established uses on adjoining residentially zoned land (Dubbo).
- To ensure that development in the Camp Road precinct will not interfere with the continued operation of the Taronga Western Plains Zoo (Dubbo).
- To protect and enhance the natural and environmental qualities that attract tourists and visitors to the area (Wellington).

2 Permitted without consent

Environmental protection works; Extensive agriculture (Dubbo); Roads (Dubbo)

3 Permitted with consent

Aquaculture (Dubbo); Cellar door premises (Dubbo); Food and drink premises; Health consulting rooms (Dubbo); Heliport (Wellington); Kiosks (Wellington); Markets (Dubbo); Medical centres (Dubbo); Neighborhood shops (Wellington); Roads (Wellington); Roadside stalls (Dubbo); Shop top housing (Dubbo); Tourist and visitor accommodation; Viticulture (Dubbo); Waste or resource transfer stations (Dubbo); Water reticulation systems (Dubbo); Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures (Dubbo); Agriculture; Airstrip (Wellington); Air transport facilities; Amusement centres (Wellington); Animal boarding or training establishments (Wellington); Bed and breakfast accommodation (Dubbo); Boat

building and repair facilities; Boat launching ramps (Wellington); Boat sheds (Wellington); Car parks (Dubbo); Cellar door premises (Wellington); Cemeteries; Charter and tourism boating facilities (Wellington); Child care centres (Wellington); Commercial premises; Community centres (Wellington); Correctional centres; Crematoria; Depots; Educational establishments; Electricity generating works; Environmental facilities (Wellington); Exhibition homes; Exhibition villages; Extractive industries; Farm buildings (Wellington); Flood mitigation works (Dubbo); Forestry; Freight transport facilities; Health services facilities; Heavy industrial storage premises; Highway service centres (Wellington); Home-based child care (Dubbo); Home businesses (Dubbo); Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties (Wellington); Marinas; Mooring pens (Wellington); Moorings (Wellington); Mortuaries; Open cut mining; Passenger transport facilities (Wellington); Places of public worship (Wellington); Public administration buildings; Recreation facilities (indoor) (Wellington); Recreation facilities (major) (Wellington); Recreation facilities (outdoor) (Wellington); Registered clubs (Wellington); Residential accommodation; Respite day care centres (Wellington); Restricted premises; Rural industries; Service stations (Wellington); Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Veterinary hospitals (Wellington); Waste or resource management facilities; Water supply systems (Dubbo); Water recreation structures (Wellington); Wharf or boating facilities (Wellington); Wholesale supplies

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide for facilities and amenities to enhance the use of public open space (Dubbo).

2 Permitted without consent

Environmental protection works; Roads (Dubbo)

3 Permitted with consent

Aquaculture (Dubbo); Boat launching ramps; Boat sheds (Dubbo); Camping grounds; Car parks (Wellington); Cemeteries (Dubbo); Charter and tourism boating facilities (Dubbo); Community facilities; Emergency services facilities (Wellington); Eco-tourist facilities (Dubbo); Environmental facilities; Jetties; Kiosks; Mooring pens (Dubbo); Moorings (Dubbo); Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes (Dubbo); Roads (Wellington); Signage; Water recreation structures; Water reticulation systems (Dubbo); Water storage facilities (Wellington); Wharf or boating facilities (Dubbo)

4 Prohibited

Advertising structures (Dubbo); Any development not specified in item 2 or 3

Zone RE2 Private Recreation

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.

- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Amusement centres (Dubbo); Aquaculture (Dubbo); Boat launching ramps; Boat sheds; Camping grounds; Car parks (Wellington); Caravan parks; Cemeteries (Dubbo); Charter and tourism boating facilities; Community facilities; Crematoria (Dubbo); Eco-tourist facilities; Educational establishments (Dubbo); Emergency services facilities (Wellington); Entertainment facilities (Dubbo); Environmental facilities; Flood mitigation works (Wellington); Helipads (Wellington); Food and drink premises (Dubbo); Function centres (Dubbo); Information and education facilities; Jetties; Kiosks; Mooring pens (Dubbo); Moorings; Places of public worship (Dubbo); Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations (Wellington); Restaurants or cafes (Wellington); Signage; Tourist and visitor accommodation (Dubbo); Veterinary hospitals (Dubbo); Water recreation structures; Water reticulation systems (Dubbo); Water supply systems (Wellington); Wharf or boating facilities

4 Prohibited

Advertising structures; Bed and breakfast accommodation; Farm stay accommodation; Pubs; Any other development not specified in item 2 or 3

Zone E1 National Parks and Nature Reserves

1 Objectives of zone

- To enable the management and appropriate use of land that is reserved under the *National Parks and Wildlife Act 1974* or that is acquired under Part 11 of that Act.
- To enable uses authorised under the *National Parks and Wildlife Act 1974*.
- To identify land that is to be reserved under the *National Parks and Wildlife Act 1974* and to protect the environmental significance of that land.

2 Permitted without consent

Uses authorised under the *National Parks and Wildlife Act 1974*

3 Permitted with consent

Nil

4 Prohibited

Any development not specified in item 2 or 3

Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Camping grounds; Car parks; Environmental facilities; Environmental protection works; Information and education facilities; Roads; Water supply systems

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Zone E3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To ensure development is compatible with the flood hazard of the Macquarie and Talbragar Rivers (Dubbo).
- To ensure development does not create outbreaks of saline lands or exacerbate the existence of existing saline lands (Dubbo).
- To identify land along the Macquarie and Bell Rivers in proximity to the Town of Wellington suitable for low impact development that addresses the flood prone nature of this land (Wellington).
- To allow for a range of low impact recreational activities and ancillary land uses in the Burrendong State Park that protect and enhance the environmental and scenic qualities of the park and the water quality of Lake Burrendong (Wellington).
- To recognise the environmental, scenic and landscape significance of certain lands in proximity to the Town of Geurie (Wellington).

2 Permitted without consent

Environmental protection works (Dubbo); Extensive agriculture (Dubbo); Home-based child care (Dubbo); Home occupations; Roads (Dubbo)

3 Permitted with consent

Aquaculture (Wellington); Bed and breakfast accommodation (Wellington); Boat launching ramps; Boat sheds; Building identification signs (Wellington); Business identification signs (Wellington); Camping grounds (Dubbo); Car parks (Wellington); Charter and tourism boating facilities; Dwelling houses; Emergency services facilities (Wellington); Environmental facilities; Environmental protection works (Wellington); Extensive agriculture (Wellington); Extractive industries (Wellington); Farm buildings (Dubbo); Flood mitigation works (Wellington); Helipads (Wellington); Group homes (Dubbo); Home businesses; Home industries; Information and education facilities (Wellington); Jetties; Mooring pens; Moorings; Open cut mining (Wellington); Recreation areas (Dubbo); Recreation facilities (indoor) (Wellington); Recreation facilities (major) (Wellington); Recreation facilities (outdoor) (Wellington); Research facilities (Wellington); Roads (Wellington); Signage (Dubbo); Turf farming (Dubbo); Water recreation structures; Water reticulation systems (Dubbo); Water supply systems (Wellington); Wharf or boating facilities (Dubbo)

4 Prohibited

Advertising structures (Dubbo); Bee-keeping (Wellington); Dairies (pasture based) (Wellington); Industries; Multi dwelling housing; Residential flat buildings; Retail

premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Zone W1 Natural Waterways

1 Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat launching ramps; Environmental facilities; Environmental protection works; Jetties; Moorings; Recreation areas; Roads; Water recreation structures; Water supply systems

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Water treatment facilities; Any other development not specified in item 2 or 3

Zone W2 Recreational Waterways

1 Objectives of zone

- To protect the ecological, scenic and recreation values of recreational waterways.
- To allow for water-based recreation and related uses.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Environmental facilities; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Recreation areas; Research stations; Signage; Water recreation structures; Water reticulation systems; Wharf or boating facilities

4 Prohibited

Advertising structures; Industries; Multi dwelling housing; Residential flat buildings; Seniors housing; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Part 3 Exempt and complying development

3.1 Exempt development [compulsory]

Note. Under section 76 of the Act, exempt development may be carried out without the need for development consent under Part 4 of the Act or for assessment under Part 5 of the Act.

The section states that exempt development:

- (a) must be of minimal environmental impact, and
 - (b) cannot be carried out in critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), and
 - (c) cannot be carried out in a wilderness area (identified under the *Wilderness Act 1987*).
- (1) The objective of this clause is to identify development of minimal environmental impact as exempt development.
 - (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.
 - (3) To be exempt development, the development:
 - (a) must meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia* or, if there are no such relevant provisions, must be structurally adequate, and
 - (b) must not, if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, and
 - (c) must not be designated development, and
 - (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.
 - (e) (Repealed)
 - (4) Development that relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2–9 is exempt development only if:
 - (a) the building has a current fire safety certificate or fire safety statement, or
 - (b) no fire safety measures are currently implemented, required or proposed for the building.
 - (5) To be exempt development, the development must:
 - (a) be installed in accordance with the manufacturer's specifications, if applicable, and
 - (b) not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.

Note. A permit for the removal or pruning of a tree or other vegetation may be granted under this Plan. A development consent for the removal of native vegetation may be granted where relevant under the *Native Vegetation Act 2003*.
 - (6) A heading to an item in Schedule 2 is part of that Schedule.

3.2 Complying development [compulsory]

- (1) The objective of this clause is to identify development as complying development.
- (2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with:
 - (a) the development standards specified in relation to that development, and
 - (b) the requirements of this Part,

is complying development.

Note. See also clause 5.8 (3) which provides that the conversion of fire alarms is complying development in certain circumstances.

- (3) To be complying development, the development must:
 - (a) be permissible, with development consent, in the zone in which it is carried out, and
 - (b) meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (c) have an approval, if required by the *Local Government Act 1993*, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.
- (4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.
- (5) A heading to an item in Schedule 3 is part of that Schedule.

3.3 Environmentally sensitive areas excluded [compulsory]

- (1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.
- (2) For the purposes of this clause:

environmentally sensitive area for exempt or complying development means any of the following:

 - (a) the coastal waters of the State,
 - (b) a coastal lake,
 - (c) land to which *State Environmental Planning Policy No 14—Coastal Wetlands* or *State Environmental Planning Policy No 26—Littoral Rainforests* applies,
 - (d) land reserved as an aquatic reserve under the *Fisheries Management Act 1994* or as a marine park under the *Marine Parks Act 1997*,
 - (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,
 - (f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,
 - (g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,
 - (h) land reserved under the *National Parks and Wildlife Act 1974* or land acquired under Part 11 of that Act,
 - (i) land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, geological formations or for other environmental protection purposes,
 - (j) land identified as being critical habitat under the *Threatened Species Conservation Act 1995* or Part 7A of the *Fisheries Management Act 1994*.

Part 4 Principal development standards

4.1 Minimum subdivision lot size [optional]

- (1) The objectives of this clause are as follows:
- (a) to protect and enhance the production capacity of rural lands, by maintaining farm sizes and the status of productive lands (Dubbo),
 - (b) to ensure residential allotments are of a suitable shape and size to provide a building envelope, private open space and suitable building setbacks for acoustic and visual privacy (Dubbo),
 - (c) to ensure industrial allotments are of a suitable size and shape to allow for separation from adjoining uses and to ensure appropriately sized vehicles can traverse to and from the land (Dubbo),
 - (d) to ensure commercial allotments are of a suitable size and shape to provide for a range of commercial development without providing for the fragmentation of ownership into smaller lots (Dubbo),
 - (e) to maximise the economic potential of, and provide for more intensive, small lot agricultural uses in areas able to access commercial quantities of irrigation water (Dubbo).
 - (f) to minimise the cost to the community of:
 - (i) fragmented and isolated development of rural land, and
 - (ii) providing, extending and maintaining public amenities, infrastructure and services (Wellington),
 - (g) to ensure that the character and landscape setting of an area is protected and enhanced by any development (Wellington),
 - (h) to ensure development is undertaken on appropriately sized parcels of land commensurate with available services (including any associated sewerage management systems) and responds to any topographic, physical or environmental constraints (Wellington),
 - (i) to ensure sufficient land area to promote high levels of residential amenity (Wellington),
 - (j) to ensure that subdivision and lot sizes result in a practical and efficient layout to meet the intended use and provide ease of access and connectivity (Wellington).
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.

4.1AA Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]

- (1) The objectives of this clause are as follows: (a) to ensure that land to which this clause applies is not fragmented by subdivision that would create additional dwelling entitlements.
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in any of the following zones:
- (a) Zone RU1 Primary Production.

- (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone E3 Environmental Management.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

4.1A Minimum subdivision lot size for Zone RU5 and R2 (Dubbo)

Despite clause 4.1, the size of any lot resulting from a subdivision of land in Zone RU5 Village or Zone R2 Low Density Residential, may be less than the minimum lot size shown on the Lot Size Map in relation to that land, if:

- (a) the land is connected to a sewerage reticulation system, and
- (b) development consent has been granted in respect of the subdivision for the purpose of a dual occupancy.

4.2 Rural subdivision [compulsory if clause 4.1 adopted and land to which Plan applies includes land zoned RU1, RU2, RU4 or RU6]

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) This clause applies to the following rural zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone RU6 Transition.
- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
- (5) A dwelling cannot be erected on such a lot.

Note. A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).

4.2A Lot size exceptions for certain rural zones (Dubbo)

Land in a Zone to which clause 4.2 applies may, with development consent, be subdivided to create a lot size that is less than the minimum size shown on the Lot Size Map in relation to that land, if the consent authority is satisfied that the use of the land after the subdivision will be the same as permitted under an existing development consent for the land (other than for the purpose of a dwelling house, rural worker's dwelling, secondary dwelling or tourist and visitor accommodation).

4.2AA Minimum subdivision lot size for strata plan schemes in certain rural and environmental zones (Wellington)

- (1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.
- (2) This clause applies to land in the following zones that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU4 Primary Production Small Lots,
 - (c) Zone E3 Environmental Management.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies

for a strata plan scheme (other than any lot comprising common property within the meaning of the *Strata Schemes (Freehold Development) Act 1973* or *Strata Schemes (Leasehold Development) Act 1986*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

Note. Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that strata subdivision of a building in certain circumstances is specified complying development.

4.2B Minimum subdivision lot size for strata subdivisions of residential or tourist and visitor accommodation in certain zones (Dubbo)

- (1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.
- (2) This clause applies to land in the following zones that is used, or proposed to be used, for residential accommodation or tourist and visitor accommodation:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone E3 Environmental Management.
- (3) Development consent must not be granted for the subdivision of a lot to which this clause applies for a strata plan that would create lots below the minimum size shown on the Lot Size Map for that lot.

4.2BB Boundary changes between lots in certain rural, residential and environmental protection zones (Wellington)

- (1) The objective of this clause is to permit the boundary between 2 or more lots to be altered in certain circumstances to give landowners a greater opportunity to achieve the objectives for development in a zone.
- (2) This clause applies to land in any of the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU3 Forestry,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone R5 Large Lot Residential,
 - (e) Zone E1 National Parks and Nature Reserves,
 - (f) Zone E2 Environmental Conservation,
 - (g) Zone E3 Environmental Management.
- (3) Despite clause 4.1 (3), development consent may be granted to the subdivision of 2 or more adjoining lots comprised in land to which this clause applies if the subdivision will not result in any of the following:
 - (a) an increase in the number of lots,
 - (b) an increase in the number of dwellings or dual occupancies on (or dwellings or dual occupancies that may be erected on) any of the lots.
- (4) Before determining a development application for the subdivision of land under this clause, the consent authority must consider the following:
 - (a) the existing uses and approved uses of other land in the vicinity of the subdivision,
 - (b) whether or not the subdivision is likely to have a significant impact on land uses that are likely to be preferred and the predominant land uses in the vicinity of the development,
 - (c) whether or not the subdivision is likely to be incompatible with a use referred to in paragraph (a) or (b),
 - (d) whether or not the subdivision is likely to be incompatible with a use of land in any adjoining zone,
 - (e) ~~any measures proposed by the applicant to avoid or minimise any~~

- incompatibility referred to in paragraph (c) or (d),
- (f) whether or not the subdivision is appropriate having regard to the natural and physical constraints affecting the land,
 - (g) whether or not the subdivision is likely to have an adverse impact on the environmental values or agricultural viability of the land.
- (5) This clause does not apply:
- (a) in relation to the subdivision of individual lots in a strata plan or a community title scheme, or
 - (b) if the subdivision would create a lot that could itself be subdivided in accordance with clause 4.1.

4.2C Erection of dwelling houses on land in certain rural and environmental protection zones (Dubbo)

- (1) The objectives of this clause are as follows:
 - (a) to minimise unplanned rural residential development,
 - (b) to enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones.
- (2) This clause applies to land in the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone E3 Environmental Management.
- (3) Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies, and on which no dwelling house has been erected, unless the land is:
 - (a) a lot that is at least the minimum lot size specified for that land by the Lot Size Map, or
 - (b) a lot created before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or
 - (c) a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.

Note. A dwelling cannot be erected on a lot created under clause 9 of *State Environmental Planning Policy (Rural Lands) 2008* or clause 4.2.

- (4) Despite subclause (3), development consent may be granted for the erection of a dwelling house on land to which this clause applies if:
 - (a) there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house, or
 - (b) the land would have been a lot referred to in subclause (3) had it not been affected by:
 - (i) a minor realignment of its boundaries that did not create an additional lot, or
 - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose.

4.2CC Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones (Wellington)

- (1) The objectives of this clause are as follows:
 - (a) to minimise unplanned rural residential development,
 - (b) to enable the replacement of lawfully erected dwelling houses and dual

occupancies in certain rural and environmental protection zones.

- (2) This clause applies to:
- (a) for the erection of a dwelling house—land in Zone RU1 Primary Production, Zone RU4 Primary Production Small Lots or Zone E3 Environmental Management, or
 - (b) for the erection of a dual occupancy—land in Zone RU1 Primary Production.
- (3) Development consent must not be granted for the erection of a dwelling house or a dual occupancy on land, and on which no dwelling house or dual occupancy has been erected, unless the land:
- (a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or
 - (b) is a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or
 - (c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or
 - (d) is an existing holding, or
 - (e) would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by:
 - (i) a minor realignment of its boundaries that did not create an additional lot, or
 - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose.

Note. A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.

- (4) Development consent may be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy on the land and the dwelling house or dual occupancy to be erected is intended only to replace the existing dwelling house or dual occupancy.
- (5) In this clause:
- existing holding** means land that:
- (a) was a holding on 26 June 1987, and
 - (b) is a holding at the time the application for development consent referred to in subclause (3) is lodged, whether or not there has been a change in the ownership of the holding since 26 June 1987, and includes any other land adjoining that land acquired by the owner since 26 June 1987.

holding means all adjoining land, even if separated by a road or railway, held by the same person or persons.

Note. The owner in whose ownership all the land is at the time the application is lodged need not be the same person as the owner in whose ownership all the land was on the stated date.

4.3 Height of buildings [optional]

[not adopted]

4.4 Floor space ratio [optional]

[not adopted]

4.5 Calculation of floor space ratio and site area [optional]

[not adopted]

4.6 Exceptions to development standards [compulsory]

- (1) The objectives of this clause are as follows:
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Secretary must consider:
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:

- (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
 - (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
 - (c) clause 5.4.
 - (ca) clause 6.2 or 6.3 (Dubbo)

Part 5 Miscellaneous provisions

5.1 Relevant acquisition authority [compulsory]

- (1) The objective of this clause is to identify, for the purposes of section 27 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions)*.
Note. If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the *Land Acquisition (Just Terms Compensation) Act 1991* requires the authority to acquire the land.
- (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

Type of land shown on Map

Zone RE1 Public Recreation and marked "Local open space"

Zone RE1 Public Recreation and marked "Regional open space"

Zone SP2 Infrastructure and marked "Classified road"

Zone E1 National Parks and Nature Reserves and marked "National Park"

Zone R1 General Residential (Dubbo)

Zone E3 Environmental Management (Dubbo)

Authority of the State

Council

The corporation constituted under section 8 of the Act

Roads and Maritime Services

Minister administering the *National Parks and Wildlife Act 1974*

Roads and Maritime Services

Roads and Maritime Services

- (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

5.1A Development on land intended to be acquired for public purposes (Dubbo)

- (1) The objective of this clause is to limit development on certain land intended to be acquired for a public purpose.
- (2) This clause applies to land shown on the Land Reservation Acquisition Map and specified in Column 1 of the table to this clause and that has not been acquired by the relevant authority of the State specified for the land in clause 5.1.
- (3) Development consent must not be granted to any development on land to which this clause applies other than development for a purpose specified opposite that land in Column 2 of that table.

Column 1 Land	Column 2 Development
Zone R1 General Residential	Carparks
Zone E3 Environmental Management	Carparks

5.2 Classification and reclassification of public land [compulsory]

- (1) The objective of this clause is to enable the Council to classify or reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.
Note. Under the *Local Government Act 1993*, “public land” is generally land vested in or under the control of a council (other than roads, Crown reserves and commons). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the *Local Government Act 1993*. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.
- (2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the *Local Government Act 1993*.
- (3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the *Local Government Act 1993*.
- (4) The public land described in Part 1 of Schedule 4:
 - (a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and
 - (b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- (5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except:
 - (a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
 - (b) any reservations that except land out of the Crown grant relating to the land, and
 - (c) reservations of minerals (within the meaning of the *Crown Lands Act 1989*).**Note.** In accordance with section 30 (2) of the *Local Government Act 1993*, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.

5.3 Development near zone boundaries [optional]

- (1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
- (2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is *[insert distance for any 2 zones or different distances for different zones]*.
- (3) This clause does not apply to:
 - (a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or
 - (b) land within the coastal zone, or
 - (c) land proposed to be developed for the purpose of sex services or restricted premises.

Direction. Additional zones may be included by adding them in a separate paragraph numbered (aa).
- (4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:
 - (a) the development is not inconsistent with the objectives for development in both zones, and
 - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.
- (5) This clause does not prescribe a development standard that may be varied under this Plan.

5.4 Controls relating to miscellaneous permissible uses [compulsory]

- (1) **Bed and breakfast accommodation**

If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 4 (Dubbo) or 5 (Wellington) bedrooms.

Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the *Building Code of Australia*.
- (2) **Home businesses**

If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than:

 - (a) 30 square metres (Dubbo) of floor area, or
 - (b) 80 square metres (Wellington) of floor area.
- (3) **Home industries**

If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than:

 - (a) 50 square metres (Dubbo) of floor area, or
 - (b) 80 square metres (Wellington) of floor area.

(4) **Industrial retail outlets**

If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

- (a) 5% of the gross floor area of the industry or rural industry located on the same land as the retail outlet (Dubbo), or
- (aa) 30% of the gross floor area of the industry or rural industry located on the same land as the retail outlet (Wellington), or
- (b) 400 square metres, whichever is the lesser.

(5) **Farm stay accommodation**

If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than

- (a) 15 bedrooms (Dubbo)
- (b) 12 bedrooms (Wellington)

(6) **Kiosks**

If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 40 square metres.

(7) **Neighbourhood shops**

If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed:

- (a) 150 square metres (Dubbo)
- (b) 100 square metres (Wellington)

(8) **Roadside stalls**

If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed:

- (a) 20 square metres (Dubbo)
- (b) 25 square metres (Wellington)

(9) **Secondary dwellings**

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 65% of the total floor area of the principal dwelling (Dubbo),
- (c) 40% of the total floor area of the principal dwelling (Wellington).

5.5 Development within the coastal zone

[Not adopted]

5.6 Architectural roof features

[Not adopted]

5.7 Development below mean high water mark

[Not adopted]

5.8 Conversion of fire alarms [compulsory]

- (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.
- (2) The following development may be carried out, but only with development consent:
 - (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring

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- system of a private service provider,
- (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,
 - (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) Development to which subclause (2) applies is complying development if it consists only of:
- (a) internal alterations to a building, or
 - (b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.
- (4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.
- (5) In this clause:
private service provider means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

5.9, 5.9AA (Repealed)

5.10 Heritage conservation [compulsory]

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) **Objectives**

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the Dubbo Region,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent**

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- (3) **When consent not required**
However, development consent under this clause is not required if:
 - (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
 - (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
 - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
 - (d) the development is exempt development.
- (4) **Effect of proposed development on heritage significance**
The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (5) **Heritage assessment**
The consent authority may, before granting consent to any development:
 - (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
 require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- (6) **Heritage conservation management plans**
The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) **Archaeological sites**
The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):
 - (a) notify the Heritage Council of its intention to grant consent, and

- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) **Aboriginal places of heritage significance**

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) **Demolition of nominated State heritage items**

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) **Conservation incentives**

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

5.11 Bush fire hazard reduction

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note. The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

5.12 Infrastructure development and use of existing buildings of the Crown [compulsory]

- (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*.
- (2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

5.13 Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]

- (1) The objectives of this clause are as follows:
 - (a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,
 - (b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.
- (2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.
- (3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that:
 - (a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and
 - (b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and
 - (c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and
 - (d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and
 - (e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and
 - (f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and
 - (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and
 - (h) any infrastructure services to the site will be provided without significant modification to the environment, and
 - (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and
 - (j) the development will not adversely affect the agricultural productivity of adjoining land, and
 - (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment:
 - (i) measures to remove any threat of serious or irreversible environmental damage,
 - (ii) the maintenance (or regeneration where necessary) of habitats,
 - (iii) efficient and minimal energy and water use and waste output,
 - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,
 - (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.

5.14 Siding Spring Observatory—maintaining dark sky (Dubbo)

- (1) The objective of this clause is to protect observing conditions at the Siding Spring Observatory by promoting lighting practices that minimise light pollution.
- (2) **Light emissions—general considerations for all development**
Before granting development consent for development on land to which this Plan applies, the consent authority must consider whether the development is likely to adversely affect observing conditions at the Siding Spring Observatory, taking into account the following matters:
 - (a) the amount and type of light to be emitted as a result of the development and the measures to be taken to minimise light pollution,
 - (b) the impact of those light emissions cumulatively with other light emissions and whether the light emissions are likely to cause a critical level to be reached,
 - (c) whether outside light fittings associated with the development are shielded light fittings,
 - (d) the measures to be taken to minimise dust associated with the development,
Note. Dust tends to scatter light and increase light pollution.
 - (e) the *Dark Sky Planning Guideline* prepared by the Secretary and published in the Gazette.
- (3) **Development on land within 18 kilometres of observatory**
Development consent is required for all lit development on land less than 18 kilometres from the Siding Spring Observatory.
- (4) The consent authority must consult with the observatory director before granting development consent to lit development on land less than 18 kilometres from the Siding Spring Observatory.
- (5) The consent authority must not (except with the concurrence of the Secretary) grant development consent to development on land less than 18 kilometres from the Siding Spring Observatory if the consent authority considers that the development is likely to result in any one or more of the following:
 - (a) an outside light fitting other than a shielded light fitting,
 - (b) an outside light fitting emitting light of more than:
 - (i) if the development is on land less than 12 kilometres from the Siding Spring Observatory—900 lumens, or
 - (ii) in any other case—1,800 lumens,
 - (c) more than 4 shielded outside light fittings,
 - (d) light of more than 7,200 lumens being emitted.
- (6) The consent authority must not grant development consent to lit development on land less than 18 kilometres from the Siding Spring Observatory unless the consent authority is satisfied that the development will incorporate designs that minimise light pollution and measures that will prevent the escape of light at night through skylights, windows or other openings.
- (7) **Development on land 18 kilometres or more from observatory**
The consent authority must not (except with the concurrence of the Secretary) grant development consent to development on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in the emission of light of 1,000,000 lumens or more.

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- (8) The consent authority must consult with the observatory director before granting development consent to development for the purposes of a dwelling house, secondary dwelling or dual occupancy on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in a dwelling having:
- (a) an outside light fitting other than a shielded light fitting, or
 - (b) more than 7 shielded outside light fittings or more than 5 such light fittings that are not automatic light fittings.
- (9) [Not adopted]
- (10) **Granting concurrence**
- The Secretary must take the following into account in deciding whether to grant concurrence under this clause:
- (a) any comments made by the observatory director in relation to the development,
 - (b) the effect the development would have on observing conditions at the Siding Spring Observatory,
 - (c) the quantity of artificial light in the night sky measured through a telescope at the Siding Spring Observatory on or about the date the development application is made and the relationship of that level to the critical level,
 - (d) whether any public interest in permitting the development outweighs the public interest in preserving the observing conditions at the Siding Spring Observatory.
- (11) A reference in this clause to light emitted as a result of development for the purposes of a building or work includes light emitted from any other building or work that is to be used as part of or in connection with that building or work.
- (12) A requirement in this clause to consult with the observatory director in respect of development is a requirement to give written notice of the development to the observatory director and to take into account any comments received from the observatory director within 21 days after the notice is given.
- (13) Clause 4.6 does not allow development consent to be granted for development that would contravene this clause.
- (14) In this clause:
- automatic light fitting** means a light fitting that is activated by a sensor and switches off automatically after a period of time.
- critical level** means the level at which the quantity of artificial light in the night sky measured through a telescope at the Siding Spring Observatory is greater than:
- (a) if the telescope is inclined at 30 degrees from the horizon—10% of the surface brightness of the night sky attributable to natural light sources, at the time of the solar cycle when the sky is at its darkest, or
 - (b) if the telescope is inclined at 90 degrees from the horizon—3% of the surface brightness of the night sky attributable to natural light sources, at the time of the solar cycle when the sky is at its darkest.
- horizontal plane**, in relation to a light fitting, means the horizontal plane passing through the centre of the light source (for example, the bulb) of the light fitting.

light pollution means brightening of the night sky caused by artificial light.

lit development means development that is likely to result in the emission of light.

observatory director means the Director of the Research School of Astronomy and Astrophysics at the Australian National University.

outside light fitting means a light fitting that is attached or fixed outside, including on the exterior, of a building.

shielded light fitting means a light fitting that does not permit light to shine above the horizontal plane.

Siding Spring Observatory means the land owned by the Australian National University at Siding Spring and the buildings and equipment situated on that land.

Direction. This clause may be adopted without subclause (9).

5.15 Defence communications facility
[Not adopted]

Part 6 Urban Release Areas

6.1 Arrangements for designated State public infrastructure

- (1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.
- (2) Development consent must not be granted for the subdivision of land in an urban release area unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that land.
- (3) Subclause (2) does not apply to:
 - (a) any lot identified in the certificate as a residue lot, or
 - (b) any lot to be created by a subdivision on land that was the subject of a previous development consent granted in accordance with this clause, or
 - (c) any lot that is proposed in the development application to be reserved or dedicated for public open space, public roads, public utility undertakings, educational facilities or any other public purpose, or
 - (d) a subdivision for the purpose only of rectifying an encroachment on any existing lot.
- (4) This clause does not apply to land in an urban release area if all or any part of the land is in a special contributions area (as defined by section 93C of the Act).

6.2 Public utility infrastructure

- (1) Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.
- (2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.

6.3 Development control plan

- (1) The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.
- (2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land.
- (3) The development control plan must provide for all of the following:
 - (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,
 - (b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,
 - (c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,
 - (d) a network of passive and active recreational areas,
 - (e) stormwater and water quality management controls,
 - (f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,
 - (g) detailed urban design controls for significant development sites,
 - (h) measures to encourage higher density living around transport, open space and service nodes,
 - (i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,
 - (j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.
- (4) Subclause (2) does not apply to any of the following development:
 - (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
 - (b) a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environmental protection purpose,
 - (c) a subdivision of land in a zone in which the erection of structures is prohibited,
 - (d) proposed development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated.

6.4 Relationship between Part and remainder of Plan

A provision of this Part prevails over any other provision of this Plan to the extent of any inconsistency.

Part 7 Additional local provisions

7.1 Flood planning

- (1) The objectives of this clause are as follows:
 - (a) to minimise the flood risk to life and property associated with the use of land,
 - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
 - (c) to avoid significant adverse impact on flood behaviour and the environment.
- (2) This clause applies to:
 - (a) land that is shown as "Flood planning area" on the Flood Planning Map, and
 - (b) other land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
 - (a) is compatible with the flood hazard of the land, and
 - (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) incorporates appropriate measures to manage risk to life from flood, and
 - (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
 - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual* (ISBN 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in this clause.
- (5) In this clause:

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

Flood Planning Map means the **Dubbo Local Environmental Plan 2011 Flood Planning Map**.

land at or below the flood planning level means land at or below the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard.

7.2 Natural resource – biodiversity

- (1) The objectives of this clause are to protect, maintain and improve the diversity of native vegetation, including:
 - (a) protecting biological diversity of native flora and fauna, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the recovery of threatened species, communities or populations and their habitats.
- (2) This clause applies to development on land that is identified on the Natural Resource—Biodiversity Map.
- (3) ~~Development consent must not be granted to development on land to which this clause~~

applies, unless the consent authority has taken into consideration the following matters:

- (a) identification of any potential adverse impact of the proposed development on any of the following:
 - (i) a native vegetation community,
 - (ii) the habitat of any threatened species, population or ecological community,
 - (iii) a regionally significant species of plant, animal or habitat,
 - (iv) a habitat corridor,
 - (v) a wetland,
 - (vi) the biodiversity values within a reserve, including a road reserve or a stock route,
 - (b) a description of any proposed measures to be undertaken to ameliorate any such potential adverse impact.
- (4) Development consent must not be granted to development on land to which this clause applies, unless the consent authority is satisfied that the development is consistent with the objectives of this clause and:
- (a) the development is designed, sited and managed to avoid the potential adverse environmental impact, or
 - (b) if a potential adverse impact cannot be avoided, the development:
 - (i) is designed and sited so as to have minimum adverse impact, and
 - (ii) incorporates effective measures so as to have minimal adverse impact, and
 - (iii) mitigates any residual adverse impact through the restoration of any existing disturbed or modified area on the site.
- (5) In this clause:
- Natural Resource—Biodiversity Map* means the **Dubbo Local Environmental Plan 2011 Natural Resource—Biodiversity Map**.

7.3 Earthworks

- (1) The objectives of this clause are as follows:
 - (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
 - (b) to allow earthworks of a minor nature without requiring separate development consent.
- (2) Development consent is required for earthworks unless:
 - (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or
 - (b) the work is ancillary to other development for which development consent has been given.
- (3) Before granting development consent for earthworks, the consent authority must consider the following matters:

- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,
- (b) the effect of the proposed development on the likely future use or redevelopment of the land,
- (c) the quality of the fill or the soil to be excavated, or both,
- (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,
- (e) the source of any fill material and the destination of any excavated material,
- (f) the likelihood of disturbing relics,
- (g) the proximity to and potential for adverse impact on any watercourse, drinking water catchment or environmentally sensitive area.

Note. The *National Parks and Wildlife Act 1974*, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.

7.4 Natural resource—riparian land and waterways

- (1) The objectives of this clause are to protect or improve:
 - (a) water quality within waterways, and
 - (b) stability of the bed and banks of waterways, and
 - (c) aquatic and riparian habitats, and
 - (d) ecological processes within waterways and riparian areas, and
 - (e) threatened aquatic species, communities, populations and their habitats, and
 - (f) scenic and cultural heritage values of waterways and riparian areas.
- (2) This clause applies to land that is:
 - (a) identified on the Natural Resource—Water Map, or
 - (b) situated within 40 metres of the bank or shore (measured horizontally from the top of the bank or shore), of a waterway on land identified in subclause (a).
- (3) Development consent must not be granted to development on land to which this clause applies, unless the consent authority has taken into consideration the following matters:
 - (a) identification of any potential adverse impact on any of the following:
 - (i) water quality within the waterway,
 - (ii) aquatic and riparian habitats and ecosystems,
 - (iii) stability of the bed, shore and banks of the waterway,
 - (iv) the free passage of fish and other aquatic organisms within or along the waterway,
 - (v) habitat of any threatened species, population or ecological community,
 - (b) the likelihood that the development will increase water extraction from the waterway for domestic or stock use and the potential impact of any extraction on the waterway,
 - (c) a description of all proposed measures that may be undertaken to ameliorate any potential adverse impact.
- (4) Development consent must not be granted to development on land to which this clause applies, unless the consent authority is satisfied that the development is consistent with the objectives of this clause and:

- (a) the development is designed, sited and managed to avoid any potential adverse environmental impact, or
- (b) if a potential adverse impact cannot be avoided, the development:
 - (i) is designed and sited so as to have minimum adverse impact, and
 - (ii) incorporates effective measures so as to have minimal adverse impact, and
 - (iii) mitigates any adverse impact through the restoration of any existing disturbed area on the site.

(5) In this clause:

Natural Resource—Water Map means the **Dubbo Local Environmental Plan 2011 Natural Resource—Water Map**.

7.5 Groundwater vulnerability

- (1) The objective of this clause is to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from depletion and contamination as a result of inappropriate development.
- (2) This clause applies to the land identified as “Groundwater vulnerability” on the **Natural Resource—Groundwater Vulnerability Map (Dubbo)** or on the **Groundwater Vulnerability Map (Wellington)**.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:
 - (a) whether or not the development (including any on-site storage or disposal of solid or liquid waste chemicals) will cause any groundwater contamination or any adverse effect on groundwater dependent ecosystems, and
 - (b) the cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.
 - (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development (Wellington).
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

(5) In this clause:

Natural Resource—Groundwater Vulnerability Map means the **Dubbo Local Environmental Plan 2011 Natural Resource—Groundwater Vulnerability Map**.

Groundwater Vulnerability Map means the **Wellington Local Environmental Plan 2012 Groundwater Vulnerability Map**.

7.6 Erection of rural workers' dwellings on land in Zones RU1 and RU4 (Dubbo)

- (1) The objectives of this clause are:
 - (a) to ensure adequate provision for existing agricultural and rural industries that genuinely require accommodation for permanent on-site employees, and

- (b) to prevent development for a rural worker's dwelling if the agricultural or rural industry does not have the capacity to support the rural worker's employment.
- (2) This clause applies to land in the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU4 Primary Production Small Lots.
- (3) Development consent must not be granted for the erection of a rural worker's dwelling on land to which this clause applies unless the consent authority is satisfied that:
 - (a) there is a demonstrated economic capacity of the agricultural or rural industry to support the on-going employment of rural workers, and
 - (b) the development is necessary considering the nature of the agricultural or rural industry land use lawfully occurring on the land or as a result of the remote or isolated location of the land, and
 - (c) the development will not result in more than 1 rural worker's dwelling being erected on the land comprising the agricultural or rural industry.

7.7 **Airspace operations**

- (1) The objectives of this clause are as follows:
 - (a) to provide for the effective and ongoing operation of Dubbo City Regional Airport by ensuring that such operation is not compromised by proposed development that penetrates the Obstacle Limitation Surface for that airport,
 - (b) to protect the community from undue risk from that operation.
- (2) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Obstacle Limitation Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.
- (3) The consent authority may grant development consent for the development if the relevant Commonwealth body advises that:
 - (a) the development will penetrate the Obstacle Limitation Surface but it has no objection to its construction, or
 - (b) the development will not penetrate the Obstacle Limitation Surface.
- (4) The consent authority must not grant development consent for the development if the relevant Commonwealth body advises that the development will penetrate the Obstacle Limitation Surface and should not be constructed.
- (5) The consent authority must not grant development consent for development that will penetrate the Obstacle Limitation Surface unless the consent authority is satisfied that the development will not create an obstruction, hazard or other potential hazard to aircraft accessing the airport (including a hazard or potential hazard relating to light sources or bird strike).
- (6) In this clause:

Obstacle Limitation Surface means the Obstacle Limitation Surface shown on the Obstacle Limitation Surface Map.

Obstacle Limitation Surface Map means the *Obstacle Limitation Surface Map for Dubbo City Regional Airport* prepared by the relevant Commonwealth body.

relevant Commonwealth body means the body, under Commonwealth legislation, that is responsible for approvals for development that penetrates the Obstacle Limitation Surface for Dubbo City Regional Airport.

7.8 Development in areas subject to aircraft noise

- (1) The objectives of this clause are as follows:
 - (a) to prevent certain noise sensitive developments from being located near the Dubbo City Regional Airport and its flight paths,
 - (b) to assist in minimising the impact of aircraft noise from the airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,
 - (c) to ensure that land use and development in the vicinity of the airport does not hinder or have any other adverse impact on the ongoing, safe and efficient operation of the airport.
- (2) This clause applies to development that:
 - (a) is on land that:
 - (i) is near the Dubbo City Regional Airport, and
 - (ii) is in an ANEF contour of 20 or greater, and
 - (b) the consent authority considers is likely to be adversely affected by aircraft noise.
- (3) Before determining a development application for development to which this clause applies, the consent authority:
 - (a) must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and
 - (b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2000, and
 - (c) must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000.

(4) In this clause:

ANEF contour means a noise exposure contour shown as an ANEF contour on the Noise Exposure Forecast Contour Map for the Dubbo City Regional Airport prepared by the Department of the Commonwealth responsible for airports.

AS 2021—2000 means AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction.

7.9 Location of sex services premises

- (1) The objective of this clause is to minimise land use conflicts and adverse amenity impact by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
- (2) In deciding whether to grant development consent to development for the purposes of sex services premises the consent authority must consider the following:
 - (a) whether the premises will be located on land that adjoins, is directly opposite, or is separated only by a local road from land:
 - (i) in Zone R1 General Residential, Zone R2 Low Density Residential or Zone RE1 Public Recreation, or
 - (ii) used as a centre-based child care facility, a community facility, a school or a place of public worship,

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- (b) the impact of the proposed development and its hours of operation on any place

likely to be frequented by children:

- (i) that adjoins the proposed development, or
- (ii) that can be viewed from the proposed development, or
- (iii) from which a person can view the proposed development.

7.10 Dwelling houses in Zone RU4 Primary Production Small Lots (Dubbo)

- (1) The objective of this clause is to ensure dwelling houses are developed only where they support the permitted agricultural use of the land.
- (2) This clause applies to development for the purposes of dwelling houses on land in Zone RU4 Primary Production Small Lots.
- (3) Development consent must not be granted to development to which this clause applies, unless the consent authority is satisfied that:
 - (a) the land is being or is intended to be used for intensive plant agriculture, extensive agriculture or aquaculture, and
 - (b) the dwelling house will be required to support the carrying out of intensive plant agriculture, extensive agriculture or aquaculture, and
 - (c) the dwelling house is not likely to cause any land use conflict with existing agricultural uses being undertaken on neighbouring properties in the zone; and
 - (d) services for the supply of water and electricity to support the agricultural activity are available or adequate arrangements have been made to make them available when required.

7.11 Commercial premises in Zone B4 Mixed Use (Dubbo)

- (1) This clause applies to development on land within Zone B4 Mixed Use.
- (2) Development consent must not be granted to development for business premises or office premises if the gross floor area of that development is greater than 200 square metres.
- (3) Development consent must not be granted to development for retail premises if the gross floor area of that development is greater than 150 square metres.
- (4) Subclauses (2) and (3) do not apply to any development undertaken within a building that existed immediately before the commencement of this Plan.

7.12 Shops in Zone B1 Neighbourhood Centre (Dubbo)

- (1) The objective of this clause is to maintain the commercial hierarchy of Dubbo by encouraging retail development of an appropriate scale within neighbourhood centres.
- (2) Despite any other provision of this Plan, the consent authority must not grant development consent to development for retail premises on land within Zone B1 Neighbourhood Centre if the gross floor area of the development will exceed 1,000 square metres.
- (3) Before granting consent to development for the purpose of shops having a gross floor area of 500 square metres or greater, in either one separate tenancy or any number of tenancies, the consent authority must consider the economic impact of the proposed development and be satisfied that the proposed development will not have an adverse impact on the commercial hierarchy of Dubbo.

7.13 Restricted premises (Dubbo)

The consent authority must not grant consent to development for the purposes of restricted premises unless it has considered the following:

- ~~(a) if the development is on land other than land in Zone IN3 Heavy Industrial—whether~~

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any part of the proposed development, other than an accessway or access point, would be located at street level or on the first floor of a building,

- (b) whether any part of a building in which the proposed development will be situated is being, or is proposed to be, used for the purposes of residential accommodation,
- (c) the impact the proposed development would have on places of high pedestrian activity,
- (d) the impact the proposed development and its hours of operation would have on any place, likely to be regularly frequented by children:
 - (i) that adjoins the proposed development, or
 - (ii) that can be viewed from the proposed development,
 - (iii) (Repealed)
- (e) the visual impact of the proposed development and any associated signage on the amenity of the locality.

7.14 Stormwater Management (Wellington)

- (1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.
- (2) This clause applies to all land in the following zones:
 - (a) Zone RU5 Village,
 - (b) all residential, business and industrial zones.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
 - (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and
 - (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
 - (c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.

7.15 Terrestrial biodiversity (Wellington)

- (1) The objective of this clause is to maintain terrestrial biodiversity by:
 - (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.
- (2) This clause applies to land identified as "Biodiversity" on the Terrestrial Biodiversity Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:
 - (a) whether the development is likely to have:
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and

- (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
- (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
- (iv) any adverse impact on the habitat elements providing connectivity on the land, and
- (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be reasonably avoided by adopting feasible alternatives the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimized the development will be managed to mitigate that impact.

7.16 Riparian land and watercourses (Wellington)

- (1) The objective of this clause is to protect and maintain the following:
 - (a) water quality within watercourses,
 - (b) the stability of the bed and banks of watercourses,
 - (c) aquatic and riparian habitats,
 - (d) ecological processes within watercourses and riparian areas.
- (2) This clause applies to all of the following:
 - (a) identified as “Riparian land” on the Riparian Lands and Watercourses Map,
 - (b) all land that is within 40 metres of the top of the bank of each watercourse on land identified as “Riparian land” on that map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:
 - (a) whether or not the development is likely to have any adverse impact on the following:
 - (i) the water quality and flows within the watercourse,
 - (ii) aquatic and riparian species, habitats and ecosystems of the watercourse,
 - (iii) the stability of the bed and banks of the watercourse,
 - (iv) the free passage of fish and other aquatic organisms within or along the watercourse,
 - (v) any future rehabilitation of the watercourse and riparian areas, and
 - (b) whether or not the development is likely to increase water extraction from the watercourse, and
 - (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

7.18 Karst topography subsidence risk (Wellington)

- (1) The objectives of this clause are to ensure that development in areas of subsidence risk from karst topography:
 - (a) does not disturb the underlying geotechnical conditions of the land, and
 - (b) is restricted on unsuitable land, and
 - (c) does not endanger life or property.
- (2) This clause applies to land identified as “Karst” on the Natural Resource—Karst Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development is responsive to the risk of subsidence:
 - (a) the development’s design and construction methods,
 - (b) the specific geotechnical constraints of the site,
 - (c) wastewater management, stormwater and drainage across the site.
- (4) Development consent must not be granted to development on land to which this clause applies unless:
 - (a) the consent authority is satisfied that:
 - (i) the development is designed, sited and will be managed to avoid any significant adverse impact on the development and the land surrounding the development, or
 - (ii) if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and
 - (b) the consent authority is satisfied that the development will appropriately manage wastewater, stormwater and drainage across the site so as to not affect the rate, volume and quality of water leaving the land.

7.19 Essential services (Wellington)

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

6.8 Location of sex services premises (Wellington)

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- (1) The objective of this clause is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
- (2) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following:
 - (a) whether the premises will be located on land that adjoins, is directly opposite or is separated only by a local road from land:
 - (i) in Zone R1 General Residential, Zone R2 Low Density Residential or Zone RE1 Public Recreation, or
 - (ii) used for the purposes of a centre-based child care facility, a community facility, a school or a place of public worship,
 - (b) the impact of the proposed development and its hours of operation on any place likely to be regularly frequented by children:
 - (i) that adjoins the proposed development, or
 - (ii) that can be viewed from the proposed development, or
 - (iii) from which a person can view the proposed development.

Schedule 1 Additional permitted uses

(Clause 2.5)

1AA Use of certain land at 90–101 Brisbane Street and 27 Erskine Street, Dubbo

- (1) This clause applies to Lots A and B, DP 162733, Lot A, DP 62456, Lot 100, DP 808182, Lot 0, SP 19646 and Lot A, DP 162468 at 90–101 Brisbane Street and 27 Erskine Street, Dubbo.
- (2) Development for the purposes of an agricultural produce industry is permitted with development consent.

1AB Use of certain land at Narromine Road, Dubbo

- (1) This clause applies to part of Lot 302, DP 602386, part of Lot 23, DP 755114, Lot 46, DP 755114 and part of Lot 151, DP 755094 at Narromine Road, Dubbo, identified as “1AB” on the Additional Permitted Uses Map.
- (2) Development for the purposes of one dwelling house is permitted with development consent.

1A Use of certain land at 1 Torvean Avenue, Dubbo

- (1) This clause applies to Lot 100, DP 1168671 at 1 Torvean Avenue, Dubbo.
- (2) Development for the purposes of a recreation facility (indoor) is permitted with development consent.

1 Use of certain land at 10–12 Victoria Street, Dubbo

- (1) This clause applies to Lot 1, DP 795554 and Lot 103, DP 875089 at 10–12 Victoria Street, Dubbo.
- (2) Development for the purposes of office premises.

2 Use of certain land at Darling Street, Dubbo

- (1) This clause applies to Lot 5, DP 1006205 at Darling Street, Dubbo.
- (2) Development for the purposes of a car park is permitted with development consent.

3 Use of certain land at Palmer Street, Dubbo

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- (1) This clause applies to so much of Lot 11, DP 1050240 at Palmer Street, Dubbo (the former RAAF stores depot site) that is within 50 metres of the boundary between:
 - (a) the part of that land that is in Zone SP3 Tourist, and
 - (b) the part of that land that is in Zone R1 General Residential.
- (2) Development for the purposes permitted in Zone R1 General Residential is permitted with development consent on the land to which this clause applies that is in Zone SP3 Tourist.
- (3) Development for the purposes permitted in Zone SP3 Tourist is permitted with development consent on the land to which this clause applies that is in Zone R1 General Residential.
- (4) Development consent may be granted under this clause only if the consent authority is satisfied that:
 - (a) the development is not inconsistent with the objectives for development in both zones, and
 - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

4 Use of certain land at 20L Chapmans Road, Dubbo

- (1) This clause applies to Lot 3, DP 554158 at 20L Chapmans Road, Dubbo.
- (2) Development for the purposes of hotel or motel accommodation is permitted with development consent.

Schedule 2 Exempt development

(Clause 3.1)

Note 1. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

Note 2. Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

(When this Plan was made this Schedule was blank)

Schedule 3 Complying development

(Clause 3.2)

Note. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.

Part 1 Types of development

Part 2 Complying development certificate conditions

Note. Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.

General conditions

Standard Instrument—Principal Local Environmental Plan [NSW]
 Schedule 4 Classification and reclassification of public land

Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Schedule 4 Classification and reclassification of public land

(Clause 5.2)

Part 1 Land classified, or reclassified, as operational land—no interests changed

Column 1 Locality	Column 2 Description
Dubbo	Lot 86, DP 253859, Sapphire Street

Part 2 Land classified, or reclassified, as operational land—interests changed

Column 1 Locality	Column 2 Description	Column 3 Any trusts etc not discharged
Dubbo	Lot 100, DP 261729, 55 Thompson Street	Nil
Dubbo	Lot 1, DP 258008, Wheelers Lane	Nil
Dubbo	Part of Lot 2, DP 258008, Wheelers Lane and Mitchell Highway, as shown edged heavy red on the Land Reclassification (Part Lots) Map	Nil

Part 3 Land classified, or reclassified, as community land

Column 1 Locality	Column 2 Description
Nil	

Standard Instrument—Principal Local Environmental Plan [NSW]
Schedule 5 Environmental heritage

Schedule 5 Environmental heritage

(Clause 5.10)

Part 1 Environmental Heritage

Dubbo

Suburb	Item Name	Address	Property Description	Significance	Item No
Ballimore	Cemetery and Surveyor's stump	A' Courts Road	Lot 7017, DP 1122209	Local	I1
Ballimore	Ballimore school	22 Bomen Street and Rymer Street	Lot 1, Section 9, DP 758046 and Lot 118, DP 754322	Local	I2
Ballimore	Soda Springs	"Melrose" Dunedoo Road	Lot 5, DP 754285	Local	I3
Ballimore	Barbigal Hill	169 Dunedoo Road	Lots 4 and 5, DP 792244	Local	I102
Ballimore	"Barbigal" homestead and woolshed	210 Dunedoo Road	Lot 111, DP 754286	Local	I103
Ballimore	Ballimore Inn (The Royal Hotel)	26 Federation Street	Lot 1, DP 959816	Local	I4
Ballimore	Slab Hut "Fettlers Hut"	Firbank Street	Lot 86, DP 754322	Local	I5
Benalong	Shepherd's Hill	Strathmore Road	Lot 7001, DP 1019838	Local	I211
Boothenna	Woolshed & Silo	Boothenna Road	Lot 1051, DP 605363	Local	I9
Dubbo	Old Dubbo Pioneer Cemetery	Angle Road	Lot 181, DP 754331	Local	I10
Dubbo	Butlers Falls River Crossing	Angle and Cumboogle Roads	Lot 7004, DP 754331 and Lot 7005, DP 1019857	Local	I11
Dubbo	"Regand Park"	7 Avalon Place	Lot 32, DP 1100758	Local	I12
Dubbo	Edwardian house	7 Belmore Street	Lots 7 and 8, Section 5, DP 907	Local	I13
Dubbo	Woolshed & Shearers' Hut	Benolong Road	Lot 90, DP 253576	Local	I14
Dubbo	Edwardian house	19 Bishop Street	Lot N, DP 383165	Local	I17
Dubbo	Vertical Weatherboard Cottage	37 Bishop Street	Lot 10, Section 3, DP 2860	Local	I18
Dubbo	Railway bridge	Bligh Street		Local	I19

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Dubbo	“Mayvilla”	80 Bourke Street	Lot 5, Section A, DP 2683	Local	I20
Dubbo	“Emoh Ruo”	84 Bourke Street	Lot 11, DP 3113	Local	I21
Dubbo	“Montana”	106 Bourke Street	Lot 18, DP 5855	Local	I22
Dubbo	Edwardian cottage	108 Bourke Street	Lot 17, DP 5855	Local	I23
Dubbo	Cottage	110 Bourke Street	Lot 16, DP 5855	Local	I24
Dubbo	“Eastonville”	122 Bourke Street	Lot 17, DP 1541	Local	I25
Dubbo	“Yalarbon” Victorian house	133 Bourke Street	Lot 10, DP 628609	Local	I26
Dubbo	Cottage	135 Bourke Street	Lot 3, DP 1089262	Local	I27
Dubbo	Cottage	137 Bourke Street	Lot 1, DP 996193	Local	I28
Dubbo	Former “Macquarie Brewery”	72 Brisbane Street	Lot 2, DP 580341	Local	I29
Dubbo	“Hub of the West, Lodge”	79 Brisbane Street	Lot 781, DP 997786	Local	I30
Dubbo	Ben Furney Flour Mills	101 Brisbane Street	Lot 100, DP 808182	Local	I31
Dubbo	Dubbo Courthouse	135 Brisbane Street	Lot 7, DP 40398 and Lots 13 and 15, Section 4, DP 758361	Local	I32
Dubbo	Dubbo Lands Office	142 Brisbane Street	Lot 3, DP 1128529	Local	I33
Dubbo	Miss Bettys	144 Brisbane Street	Lot 1, DP 10863	Local	I34
Dubbo	Holy Trinity Anglican Church	156 Brisbane Street	Lots 6 and 7, Section 10, DP 758361	Local	I35
Dubbo	Commercial Hotel	161 Brisbane Street	Lot A, DP 164067	Local	I37
Dubbo	Brotherhood House	162 Brisbane Street	Lot 5, Section 10, DP 758361	Local	I38
Dubbo	“Westbury”	169 Brisbane Street	Lot 3, DP 507416	Local	I39
Dubbo	“Rathgorrah”	193 Brisbane Street	Lot 1, DP 13679	Local	I40
Dubbo	St Brigids Presbytery	198 Brisbane Street	Lot 6, Section 8, DP 758361	Local	I41
Dubbo	St Brigids Catholic Church (former)	200 Brisbane Street	Lot 8, Section 8, DP 758361	Local	I42
Dubbo	Victorian house	201 Brisbane Street	Lot 1, DP 794729	Local	I43
Dubbo	“Aberdour”	203 Brisbane Street	Lot 1, DP 794604	Local	I44

Dubbo	“Araluen”	234 Brisbane Street	Lot 1, DP 137398	Local	I45
Dubbo	“Moirra”	236 Brisbane Street	Lot 1, DP 136745	Local	I46
Dubbo	Edwardian house (paired with 270)	268 Brisbane Street	Lot 1, Section A, DP 9489	Local	I47
Dubbo	Edwardian house (paired with 268)	270 Brisbane Street	Lot 2, Section A, DP 9489	Local	I48
Dubbo	Convent of Mercy	41 Bultje Street	Lot 9, Section 8, DP 758361	Local	I49
Dubbo	“Iownit”	52 Bultje Street	Lot 5, DP 6604	Local	I50
Dubbo	Dwelling house	81 Bultje Street	Lot 1, DP 718457	Local	I51
Dubbo	Dwelling house	101 Bultje Street	Lot 3, DP 491 and Lot A, DP 360699	Local	I52
Dubbo	Dwelling house	104 Bultje Street	Lot A, DP 390552	Local	I53
Dubbo	Federation house	105 Bultje Street	Lots 6 and 7, DP 491	Local	I54
Dubbo	“Suva”	106 Bultje Street	Lot 1, DP 225613	Local	I55
Dubbo	Victorian house	108 Bultje Street	Lot 2, DP 225613	Local	I56
Dubbo	Dwelling house	110 Bultje Street	Lot 3, DP 225613	Local	I57
Dubbo	Dwelling house	112 Bultje Street	Lot 4, DP 225613	Local	I58
Dubbo	“Dalkeith”	114 Bultje Street	Lot 5, DP 225613	Local	I59
Dubbo	“Pretoria”	117 Bultje Street	Lot 4, DP 978043	Local	I60
Dubbo	“Hazeldene”	122 Bultje Street	Lot 2, DP 579472	Local	I61
Dubbo	“Mount Olive”	6 Bungle Gumbie Road	Lot 3, DP 250606	Local	I62
Dubbo	Bungle Gumbie homestead (former)	50R Bungle Gumbie Road	Lot 156, DP 753233	Local	I63
Dubbo	Old Buninyong School	49 Buninyong Road	Lot 302, DP 754308	Local	I64
Dubbo	Terramungamine homestead	63 Burraway Road	Lot 272, DP 883881	Local	I65
Dubbo	Terramungamine woolshed	63 Burraway Road	Lot 272, DP 883881	Local	I66
Dubbo	Dwelling house	6 Cadell Street	Lot 12, DP 740060	Local	I67
Dubbo	“Mayville”	40 Carrington Avenue	Lot 12, DP 2335	Local	I68
Dubbo	N & N Chambers	20 Church Street	Lot 1, DP 198091	Local	I69
Dubbo	Former “Masonic Hall”	31 Church Street	Lot 12, DP 531603	Local	I70
Dubbo	Salvation Army Citadel	36 Church Street	Lot 1, DP 67318	Local	I71
Dubbo	“The Drop Inn”	64 Church and Wesley Street	Lot A, DP 376141	Local	I72

	Centre Uniting Church				
Dubbo	Victorian cottage	86 Church Street	Lot 10, DP 13133	Local	I73
Dubbo	"The Sheiling"	44 and 46 Cobra Street	Lots A and B, DP 406488	Local	I74
Dubbo	Bungalow	78 Cobra Street	Lot 11, DP 16564	Local	I75
Dubbo	"Yandoya"	91 Cobra Street	Lot 3, Section 1, DP 6278	Local	I76
Dubbo	Edwardian brick residence	117 Cobra Street	Lot 7, Section 1, DP 907	Local	I77
Dubbo	Edwardian house	121 Cobra Street	Lot A, DP 191927	Local	I78
Dubbo	Coolbaggie Hall	Collie Road	Lot 58, DP 754304	Local	I79
Dubbo	Dubbo City Regional Airport	4 Cooreena Road	Lot 10, DP 1089918	Local	I80
Dubbo	Stone house	7 Crum Avenue	Lot 1, DP 207464	Local	I81
Dubbo	"Lowana"	18 Dalton Street	Lot 31, DP 1053233	Local	I82
Dubbo	Dwelling house	38 Dalton Street	Lot G, DP 419151	Local	I267
Dubbo	Californian bungalow	54 Darling Street	Lot 3, DP 37494	Local	I83
Dubbo	Edwardian house	75 Darling Street	Lot 5, Section 14, DP 758361	Local	I84
Dubbo	Two storey terraces	82, 84 and 86 Darling Street	Lots 21, 22 and 23, Section 16, DP 595680	Local	I85
Dubbo	Railway cottage	106 Darling Street	Lot 4, DP 1006205	Local	I86
Dubbo	Police residence	111 Darling Street	Lot 11, DP 1090052	Local	I87
Dubbo	Fire Station (former)	116 Darling Street	Lot 1, DP 1038705	Local	I88
Dubbo	Headmaster's house (former)	179 Darling Street	Lot 12, Section 10, DP 758361	Local	I89
Dubbo	Dubbo Public School	181 Darling Street	Lot 1, DP 724331	Local	I90
Dubbo	Georgian cottage	207 Darling Street	Lot 1, DP 3138	Local	I91
Dubbo	Two-storey brick terrace housing (row)	209, 211, 213 and 215 Darling Street	Lots A, B, C and D, DP 435243	Local	I92
Dubbo	Victorian house	212 Darling Street	Lot C, DP 398000	Local	I93
Dubbo	Bungalow house	224 Darling Street	Lot 80, DP 555353	Local	I94
Dubbo	Bungalow	230 Darling Street	Lot 14, DP 540094	Local	I95
Dubbo	Edwardian home	233 Darling Street	Lot 1, DP 125286	Local	I96
Dubbo	Californian bungalow	331 Darling Street	Lot 102, DP 569156	Local	I97
Dubbo	"Dulcidene"	22 Dulcidene Road	Lot 211, DP 601766	Local	I98

Dubbo	Bungalow house	12 Dulhunty Avenue	Lot 20, DP 10150	Local	I99
Dubbo	Beni Church	Dunedoo Road	Lot 74, DP 754287	Local	I100
Dubbo	Beni Crossing	Dunedoo Road	Between Lot 7005, DP 1020226 and Lot 7002, DP 1019797	Local	I101
Dubbo	Timber bungalow	21 Erskine Street	Lot 1, DP 329002	Local	I104
Dubbo	Police residence (former)	28 Erskine Street	Lots 1, 2 and 3, SP 37281	Local	I105
Dubbo	Police station and residence (former)	49 Erskine Street	Lot 11, DP 1090052	Local	I106
Dubbo	Western Star Hotel	62 Erskine Street	Lot 513, DP 878055	Local	I107
Dubbo	Semi-detached house	68 Erskine Street	Lot 514, DP 878055	Local	I108
Dubbo	Pise house	24 Eulomogo Road	Lot 65, DP 754287	Local	I109
Dubbo	Stone cottage	120 Fitzroy Street	Lot 3, Section 1, DP 286	Local	I112
Dubbo	Timber cottage	146 Fitzroy Street	Lot 2, Section 2, DP 286	Local	I113
Dubbo	Californian bungalow	169 Fitzroy Street	Lot 10, DP 589	Local	I114
Dubbo	Cottage	222 Fitzroy Street	Lot 311, DP 115770	Local	I115
Dubbo	Shop building	225 Fitzroy Street	Lot 3, DP 11646	Local	I116
Dubbo	Cottage	239 Fitzroy Street	Lot 1, Section A, DP 2860	Local	I117
Dubbo	Residence and shop	251 Fitzroy Street	Lot 101, DP 1182508	Local	I118
Dubbo	Edwardian house	253 Fitzroy Street	Lot 100, DP 1182508	Local	I119
Dubbo	"Tutuila"	261 Fitzroy Street	Lot A, DP 414981	Local	I120
Dubbo	"Ranelagh"	Gilgandra Road	Lot 518, DP 603598	Local	I121
Dubbo	"Tantallon"	Gilgandra Road	Lot 21, DP 715331	Local	I122
Dubbo	Cottage	41 Gipps Street	Lot 2, DP 669	Local	I123
Dubbo	Five terrace houses (row)	43-51 Gipps Street	Lots 1, 2, 3, 4 and 5, DP 226522	Local	I124
Dubbo	Dwelling house	119 Gipps Street	Lot C, DP 1165	Local	I125
Dubbo	Brick cottage	123 Gipps Street	Lot A, DP 1165	Local	I126
Dubbo	Three residences	125 Gipps Street	Lot 1, DP 904148	Local	I127
Dubbo	Town house	131 Gipps Street	Lot 100, DP 1084224	Local	I128
Dubbo	Modern bungalow	148 Gipps Street	Lot 3, DP 9051	Local	I129
Dubbo	Californian bungalow	155 Gipps Street	Lot 1, DP 321360	Local	I130
Dubbo	Brick house	178 Gipps Street	Lot 20, DP 1103857	Local	I131

Dubbo	“Belmont” Victorian house	188 Gipps Street	Lot B, DP 398171	Local	I132
Dubbo	Cottage	25 Goode Street	Lot 1, DP 552872	Local	I133
Dubbo	“Holmwood”	Hennessy Road	Lot 302, DP 1123136	Local	I134
Dubbo	Communications bunker	Keswick Parkway	Lot 121, DP 1182087	Local	I135
Dubbo	3 Cottages	36, 38 and 40 Macleay Street	Lots 1, 2 and 3, DP 38299	Local	I136
Dubbo	Edwardian house	37 Macleay Street	Lot 6, DP 999302	Local	I137
Dubbo	Victorian house	52 Macleay Street	Lot 15, DP 1026106	Local	I138
Dubbo	Semi-detached building	68 and 70 Macleay Street	Lots A and B, DP 406931	Local	I139
Dubbo	Victorian timber cottage	72 Macleay Street	Lot 7, DP 469	Local	I140
Dubbo	Commercial offices	65 Macquarie Street	Lot 1, DP 903369 and Lot 1, DP 906665	Local	I141
Dubbo	“Macquarie Chambers”	69–73 Macquarie Street	Lot 3, DP 654867 and Lot 2, DP 654866	Local	I142
Dubbo	Westpac Bank (former Bank of NSW)	87 Macquarie Street	Lots 1, 2, 3, 4, 5, 6 and 7, DP 1099966	Local	I143
Dubbo	Old Dubbo Gaol	90 Macquarie Street	Lots 1, 4 and 6, and part Lot 2, DP 40398	State	I144
Dubbo	Post Office (former)	98 Macquarie Street	Lot 101, DP 833808	Local	I145
Dubbo	CBC Bank	110 Macquarie Street	Lot 1, DP 995606	State	I146
Dubbo	Federation shops (row)	117–129 Macquarie Street	Lots 1 and 2, DP 419052; Lot 1, DP 1159233 and Lots 1, 2 and 3, DP 25452	Local	I147
Dubbo	“Colonial Mutual”	116 Macquarie Street	Lot 1, DP 607846	State	I148
Dubbo	“Fishers Corner”	122–126 Macquarie Street	Lots 1, 2 and 3, DP 208042	Local	I149
Dubbo	“Commercial Union Assurance”	131 Macquarie Street	Lot 1, DP 1012065	Local	I150
Dubbo	“The Western Stores” (former)	146–162 Macquarie Street	Lot 5, Section 5, DP 758361 and Lot 1, DP 906696	Local	I151
Dubbo	Italianate commercial building	174 Macquarie Street	Lot 1, DP 660345	Local	I152
Dubbo	Commercial building	178 Macquarie Street	Lot 1, DP 631112	Local	I153

Dubbo	Shire building (former)	193 Macquarie Street	Lot 51, DP 591672	State	I154
Dubbo	"Kemwah" now Milestone Hotel	195 Macquarie Street	Lot 11, DP 601633	State	I155
Dubbo	Brick house	215 Macquarie Street	Lot 9, DP 475	Local	I156
Dubbo	Dubbo Museum (former)	230 Macquarie Street	Lot 11, DP 1046365	Local	I157
Dubbo	Brick house	302 Macquarie Street	Lot 14, Section A, DP 32693	Local	I158
Dubbo	"Lilimur"	315 Macquarie Street	Lot 10, DP 1100130	Local	I159
Dubbo	"Wiluna"	343 Macquarie Street	Lot 22, DP 815228	Local	I161
Dubbo	"Cardiff"	380 Macquarie Street	Lot 21, DP 595176	Local	I162
Dubbo	"Bruah"	75 Mendooran Road	Lot 35, DP 754296	Local	I163
Dubbo	Haystack Pinnacle	160 Mendooran Road	Lot 11, DP 563544	Local	I164
Dubbo	Cottage	4 Mitchell Street	Lot 3, DP 816639	Local	I165
Dubbo	Cottage	6 Mitchell Street	Lot 2, DP 816639	Local	I166
Dubbo	Cottage	13 Mitchell Street	Lot 15, DP 975591	Local	I167
Dubbo	Brick house	29 Myall Street	Lot 6, DP 37776	Local	I168
Dubbo	Edwardian house	34 Myall Street	Lot 12, DP 37456	Local	I169
Dubbo	Semi-detached housing	51-53 Myall Street	Lots 4 and 5, DP 540998	Local	I170
Dubbo	Georgian cottage	160 Myall Street	Lot 5, DP 12828	Local	I171
Dubbo	Dubbo Base Hospital	170 Myall Street	Lot 32, DP 747737	Local	I172
Dubbo	"Bonnie-Rigg"	8 Nancarrow Street	Lot 4, DP 9744	Local	I173
Dubbo	"Oxlea"	91 Narromine Road	Lot 41, DP 755094	Local	I174
Dubbo	Dickygundi Inn	139 Narromine Road	Lot 102, DP 805732	Local	I175
Dubbo	Minore Falls	Narromine Road	Lot 7007, DP 1020296	Local	I176
Dubbo	Oasis Reserve	Oasis Road	Lot 97, DP 820726	Local	I177
Dubbo	"Cootha"	21 Obley Road	Lot 9, DP 753233	Local	I178
Dubbo	Dwelling	141L Obley Road	Lot 154, DP 1163936	Local	I268
Dubbo	Wambangalang School	271 and 272 Obley Road	Lots 60 and 61, DP 753247	Local	I181
Dubbo	"Miriam"	2 Old Dubbo Road	Lot 10, DP 1119436	Local	I184
Dubbo	"Old Dubbo Homestead"	29 Old Dubbo Road	Lot 31, DP 738069	Local	I185
Dubbo	Eunalga Homestead and "Serisier Vault"	91 Old Dubbo Road	Lot 2, DP 1133976	Local	I186

Dubbo	Murrumbidgee Coach House (former)	Old Dubbo Road	Lot 1, DP 559257 and Lot 32, DP 609278	Local	I187
Dubbo	Bril Bral Falls and River Crossing	Old Dubbo Road	Lot 7003, DP 1023334	Local	I188
Dubbo	RAAF Stores Depot	Palmer Street	Lot 11, DP 1050240	State	I191
Dubbo	"Cullenburra" shearing shed	188 Peak Hill Road	Lot 4411, DP 827891	Local	I192
Dubbo	Rendered cottage	1 Quinn Street	Lot 18, Section 2, DP 6277	Local	I193
Dubbo	Edwardian bungalow	7 Quinn Street	Lot 15, Section 2, DP 6277	Local	I194
Dubbo	Edwardian cottage	14 Quinn Street	Lot 13, DP 529558	Local	I196
Dubbo	Edwardian cottage	15 Quinn Street	Lot 2, Section 2, DP 6278	Local	I197
Dubbo	Bungalow	16 Quinn Street	Lot 1, DP 210658	Local	I198
Dubbo	Federation house	19 Quinn Street	Lot 4, Section 2, DP 6278	Local	I199
Dubbo	House	20 Quinn Street	Lot 10, Section 1, DP 6278	Local	I200
Dubbo	"Westcliff"	23 Quinn Street	Lot 6, Section 2, DP 6278	Local	I201
Dubbo	Californian bungalow	31 Quinn Street	Lot 7, DP 9051	Local	I202
Dubbo	Cottage	2 Roper Street	Lot 1, DP 1148881	Local	I203
Dubbo	House	12 Short Street	Lot 10, Section 41, DP 758361	Local	I204
Dubbo	Californian bungalow	13 Smith Street	Lot 21, Section A, DP 32693	Local	I205
Dubbo	House	16 Smith Street	Lot 1, Section D, DP 33637	Local	I206
Dubbo	Early Macquarie River Crossing	South Street, Sandy Beach	Adjoining Lot 24, DP 754308	Local	I207
Dubbo	House	13 Sterling Street	Lot C, DP 347439	Local	I208
Dubbo	House	22 Sterling Street	Lot 80, DP 669267	Local	I209
Dubbo	"Kamarrah"	56 Sterling Street	Lot 24, Section 3, DP 2047	Local	I210
Dubbo	Castlereagh Hotel	79 Talbragar Street	Lot 1, DP 1116282	Local	I212
Dubbo	Pastoral Hotel	112 Talbragar Street	Lot 2, DP 82915	Local	I213
Dubbo	Station Master's Residence (former)	Talbragar Street	Lot 2, DP 1006205	Local	I214
Dubbo	Dubbo Railway Station	Talbragar Street	Lot RAIL, DP 758361	State	I215

Dubbo	Drift Wells Park	Tamworth Street cnr Brisbane Street	Lot 51, DP 614390	Local	I216
Dubbo	Californian bungalow	27 Tamworth Street	Lot 3, DP 10150	Local	I217
Dubbo	House	39 Tamworth Street	Lot 91, DP 591302	Local	I218
Dubbo	Bungalow house	44 Tamworth Street	Lots 13 and 14, DP 249150	Local	I219
Dubbo	Bungalow	45 Tamworth Street	Lot 3, DP 15230	Local	I220
Dubbo	“Chesney”	47 Tamworth Street	Lot 4, DP 15230	Local	I221
Dubbo	“Waratah” (formerly “Barinya”)	63 Tamworth Street	Lot 340, DP 718588	Local	I222
Dubbo	Californian bungalow/cottage	69 Tamworth Street	Lot 1, DP 323434	Local	I223
Dubbo	3 Cottages	73, 75 and 77 Tamworth Street	Lots 1, 2 and 3, DP 27802	Local	I224
Dubbo	Federation building	62 Taylor Street	Lot 11, DP 510310	Local	I225
Dubbo	Georgian house	8 Thorby Avenue	Lot 1, DP 516023	Local	I227
Dubbo	“Woonah Court”	46 Wingewarra Street	Lot 1, DP 13483	Local	I229
Dubbo	St Andrews Church & Hall	72 Wingewarra Street	Lot 19, DP 1062953	Local	I230
Dubbo	Cultural Centre (former Dubbo High School)	76 Wingewarra Street	Lot 4601, DP 1091311	Local	I231
Dubbo	CWA Rooms	83 Wingewarra Street	Lot 1, DP 1135469	Local	I232
Dubbo	Former house	93 Wingewarra Street	Lot 1, DP 350237	Local	I233
Dubbo	Former house	95 Wingewarra Street	Lot 1, DP 668818	Local	I234
Dubbo	Victorian house	133 Wingewarra Street	Lot 10, DP 872973	Local	I235
Dubbo	Bungalow house	149 Wingewarra Street	Lot 1, DP 1541	Local	I236
Dubbo	“Weeroona”	173 Wingewarra Street	Lot 1, Section 1, DP 10770	Local	I237
Dubbo	Macquarie River Rail Bridge (west of railway station)	Other	Lot RAIL, DP 758361	State	I238
Eumungerie	Eumungerie church	Balladoran Street	Lot 1, Section 4, DP 758397	Local	I239
Eumungerie	Cottage	Emu Street	Lot 1, Section 2, DP 758397	Local	I241

Eumungerie	Old Harbour Lagoon, Old Granary, Settlers Cottage and Maijala Homestead	152-162 Maijala Road	Part Lots 8 and 9, DP 259748; Lot 51, DP 721786; Lots 11, 16 and 30, DP 754307 and Lot 55, DP 728744	Local	I246
Eumungerie	Cemetery and Survey marker	Mogriguy Road in Road reserve	Marker adjoins Lot 7011, DP 94707	Local	I242
Eumungerie	Old Cottage	Moonul Street	Lot 1, Section 8, DP 758397	Local	I243
Eumungerie	Eumungerie Hall	Railway Street	Lot 4, Section 3, DP 758397	Local	I244
Eumungerie	Bakers shop & cottage	Railway Street	Lot 3, Section 2, DP 758397	Local	I245
Goonoo Forest	Old fire monitoring platform	160 Mogriguy Forest Road near Mendoran Rd	Lot 7001, DP 1043651	Local	I247
Rawsonville	"Immama"	12 Coolbaggie Road	Lot 362, DP 609785	Local	I248
Rawsonville	Rawsonville Soldiers Memorial Hall	46 Rawsonville Road	Lot 163, DP 754303	Local	I249
Rawsonville	Rawsonville Cemetery	Rawsonville Road	Lots 90 and 91, DP 754303	Local	I250
Rawsonville	Rawsonville Bridge	Rawsonville Bridge Road	North of Lot 29, DP 258845	Local	I251
Rawsonville	Whylandra Crossing	Whylandra Crossing	North of Lot 7001, DP 1020560	Local	I228
Terramungamine	Terramungamine homestead	63 Burraway Road	Lot 272, DP 883881	Local	I65
Terramungamine	Terramungamine woolshed	63 Burraway Road	Lot 272, DP 883881	Local	I66
Terramungamine	Coolbaggie Hall	Collie Road	Lot 58, DP 754304	Local	I79
Terramungamine	"Dulcidene"	22 Dulcidene Road	Lot 211, DP 601766	Local	I98
Toongi	"Cranbrook" cottage, Blacksmith's shop, Shearer's quarters and outbuildings	177 Obley Road	Lots 1 and 2, DP 121964; Lot 1, DP 207722; Lot 33, DP 753244	Local	I180
Toongi	Carved tree (indigenous item)	Paddy's Creek Road	The Springs	Local	I190
Toongi	Cockleshell Corner	The Springs Road	Lot 23, DP 753252	Local	I6
Toongi	"Eulandool"	The Springs Road	Lot 1, DP 1040580	Local	I226
Toongi	"The Springs"	The Springs Road	Lot 4, DP 753236	Local	I189
Wambangalang	"The Meadows"	Obley Road	Lot 1, DP 753247	Local	I183
Wambangalang	St John's Anglican Church	273 Obley Road	Lot 59, DP 753247	Local	I182

Wongarbron	“Mountain View”	82 Barbical Road	Lot 132, DP 583564	Local	I8
Wongarbron	Police residence (former)	15 Boberah Street	Lot 3, Section 31, DP 759109	Local	I252
Wongarbron	Crown Store (former)	31 Boberah Street	Lot 52, DP 570868	Local	I253
Wongarbron	Cottage	35 Boberah Street (faces Gundong Street)	Lot 1, DP 1077714	Local	I254
Wongarbron	Wongarbron water supply and nature reserve	Derribong Street	Lot 206, DP 48387	Local	I255
Wongarbron	Wongarbron Hall	4 Gundong Street	Lot 16, DP 566808	Local	I256
Wongarbron	Post Office and General Store	5 Gundong Street	Lot 1, DP 772739	Local	I257
Wongarbron	Western Stores shopfront (former)	Gundong Street (faces Railway St)	Lot 17, DP 566808	Local	I258
Wongarbron	Soldiers Memorial and Wongarbron School	28 Railway Street	Lot 8, Section 30, DP 759109	Local	I259
Wongarbron	Cottage	37 Umangla Street	Lot 4, Section 24, DP 759109	Local	I260
Wongarbron	Wongarbron Cemetery	29 Veechs Road	Lot 7008, DP 1023343	Local	I261
Wongarbron	Braithwaite Dairy (former)	Westella Road	Lot 194, DP 754321	Local	I262
Wongarbron	“Hillview” Homestead (former)	Wongarbron River Road	Lot 640, DP 131521	Local	I264
Wongarbron	“Pine Avon”	6 Wongarbron River Road	Lot 1, DP 926569; Lot 12, DP 132180 and Lot 146, DP 754321	Local	I265
Wongarbron	Wongarbron Nature Reserve	Woodleys Road	Lot 54, DP 754321	Local	I266

Wellington

Locality	Item name	Address	Property description	Significance	Item no
Apsley	“Wellington Caves” (Limestone/ Phosphate Mine)	97 Caves Road	Lot 334, DP 728718; Lot 302, DP 756920	Local	I1
Apsley	Wellington Pioneer Cemetery	9700 Mitchell Highway	Lot 7018, DP 1020768	Local	I2
Apsley	Wellington General Cemetery	11 Old Sydney Road	Lots 7305 and 7306, DP 1139087	Local	I3

Bakers Swamp	Gowan Green Overfold	1064 Gowan Green Road ("Oakville")	Lot 1, DP 175753	Local	I4
Bakers Swamp	Naroogal Park homestead buildings	853 Naroogal Road ("Naroogal Park")	Lot 1, DP 1012352	Local	I5
Ballimore	Muronbung Mineral Springs	5399 Golden Highway ("Shirley")	Lot 114, DP 754322	Local	I6
Bodangora	Survey Tree (Sturt 1828)	1196 Bodangora Road ("Glen Mitchell")	Lot 2, DP 880633	Local	I7
Bodangora	St Paul's Catholic Church	16 Church Street	Lots 92 and 93, DP 754290	Local	I8
Bodangora	Bodangora Gold Mine (former)— chimney, shaft and engine footings	251 Dick Street ("Gold Hill")	Lot 1, DP 947683; Lot 17, DP 750760	Local	I9
Bodangora	Kaiser Mine Site	530 Driel Creek Road ("Ahwahnee")	Lot 1, DP 133286	Local	I10
Bodangora	Noonee Nyrang homestead	6444 Goolma Road ("Noonee Nyrang")	Lot 84, DP 2987	Local	I11
Bodangora	Bodangora War Memorial	16 Memorial Lane	Lot 97, DP 750760	Local	I12
Bodangora	Bodangora Cemetery	120 Mine Road	Lots 7001 and 7002, DP 1020117; Lot 7010, DP 1023438	Local	I13
Comobella	Comobella Hall	16 Forestvale Road	Lot 115, DP 754327	Local	I14
Curra Creek	Curra Creek Cemetery (former Murrumbong)	40 Cosier Lane	Lot 136, DP 753253	Local	I15
Curra Creek	Curra Creek Union Church	1161 Curra Creek Road	Lot 1, DP 136818	Local	I16
Curra Creek	Road Formations (Three Eras)	737 Renshaw McGirr Way ("Elysian Farm")	Lot 2, DP 519851	Local	I17
Curra Creek	Roselayne Cemetery	15 Tillings Lane	Lot B, DP 314163	Local	I18
Dripstone	Dripstone Railway Cutting Geological Site	Burrendong Way (behind Mack Station)	Road/Rail Reserve	Local	I19
Dripstone	St Agnes of the Springs Catholic Church (former)	8087 Burrendong Way	Lot 90, DP 756882	Local	I20
Elong Elong	Elong Elong General Cemetery	3587 Golden Highway	Lot 7003, DP 93137; Lot 7302, DP 1162822	Local	I21

Euchareena	St Brigid's Catholic Church (former)	8 Euchareena Tip Road	Lot 99, DP 756916	Local	I22
Euchareena	Euchareena General Cemetery	65 Maroombah Road	Lots 7008 and 7009, DP 1020807; Lot 7301, DP 1142380	Local	I23
Euchareena	St Thomas Anglican Church	7 Nubrigyn Street	Lot 90, DP 756916	Local	I24
Euchareena	Beehive Classroom, Euchareena Public School	2 Walter Street	Lot 163, DP 756916	Local	I25
Farnham	Farnham Post Office and out buildings	106 Farnham Road	Lot 106, DP 756866	Local	I26
Farnham	Nicholls Farm Buildings	143 Farnham Road ("Farnham")	Lots 60 and 116, DP 756866	Local	I27
Geurie	Scabbing Flat Bridge	Arthurville Road (across Macquarie River)	Road Reserve	Local	I28
Geurie	Commercial premises and residence	37 Buckenbah Street	Lot B, DP 393815	Local	I29
Geurie	Commercial premises (Geurie Heritage Garden Café/Alladins Cave)	55 Buckenbah Street	Lot 2, DP 1018066	Local	I30
Geurie	St Matthew's Anglican Church	45 Chambers Street	Lot 8, Section 13, DP 758438	Local	I31
Geurie	St Matthew's Anglican Rectory	46 Chambers Street	Lot 1, DP 1079411	Local	I32
Geurie	Geurie Grandstand	78 Comobella Road (Geurie Showground)	Lots 95 and 171, DP 754313	Local	I33
Geurie	Holy Name Catholic Church	57 Jennings Street	Lot 6, Section 29, DP 758438	Local	I34
Geurie	Geurie Police Station, lock-up and house	58 Jennings Street	Lot 2, Section 22, DP 758438	Local	I35
Geurie	Spillsbury's house	37 Lime Street	Lot 5, Section 13, DP 758438	Local	I36
Geurie	Geurie General Cemetery	2043 Mitchell Highway	Lot 7017, DP 1030361; Lot 7013, DP 1030362	Local	I37
Geurie	Commercial premises (Geurie Antiques)	37 Mitchell Street	Lot B, DP 354405	Local	I38
Geurie	Geurie War Memorial Hall	36 Narragal Street	Lot 1, DP 1092993	Local	I39

Geurie	Geurie Public School	60–64 Narragal Street	Lots 2 and 5, Section 12, DP 758438; Lot 244, DP 821059	Local	I40
Geurie	Union Church and hall	82 Narragal Street	Lot 3, Section 11, DP 758438	Local	I41
Geurie	CBC Bank (former)	52 Wellington Street	Lot B, DP 405717	Local	I42
Geurie	Geurie Post Office	57 Wellington Street	Lot 3, DP 91197	Local	I43
Geurie	Cobborah Shire Building (former)	72 Wellington Street	Lot 1, Section 19, DP 758438	Local	I44
Gollan	Gollan Hall and War Memorial	36 Gollan Hall Road	Lot 112, DP 754284; Lot 111, DP 754284	Local	I45
Kerrs Creek	All Saints Anglican Church	331 Kerrs Creek Road	Lot 5, Section 5, DP 758562	Local	I46
Maryvale	Sandy Hollow to Maryvale railway line		Lots 1–4, 6 and 7, DP 109771; Lot 5, DP 109778; Lot 1, DP 182374; Lots 1–3, DP 189787; Lot 1, DP 189796; Lots 1 and 2, DP 190122; Lot 4, DP 190414; Lot 1, DP 190449; Lots 1 and 2, DP 191934; Lot 1, DP 430010; Lot 1, DP 430011; Lots 4–6, DP 430012; Lot 1, DP 430115; Lots 1–8, DP 430477; Lot 5, DP 431174; Lots 1, and 2, DP 431185; Lots 1–6, DP 431693; Lots 1–4, DP 431694; Lot 1, DP 434579; Lots 1–4, DP 450199	Local	I47
Montefiores	Wards Commercial Hotel (former)	8 Gipps Street	Lot 1, DP 255223	Local	I48
Montefiores	Narrawa homestead	6916 Goolma Road (“Narrawa”)	Lot 90, DP 2987	Local	I49
Montefiores	Keston homestead	6938 Goolma Road (“Keston”)	Lots 1 and 2, DP 588075	Local	I50
Montefiores	Nanima homestead	7009 Goolma Road (“Nanima”)	Lot 2, DP 806578	Local	I51
Montefiores	Strathraye homestead	7084 Goolma Road (“Strathraye”)	Lot 201, DP 832147	Local	I52

Montefiores	Macquarie Farm—(former Wellington Police Station and barracks) and entrance gates	1 Lay Street (“Macquarie Farm”)	Lot 1, DP 386348; Lot 272, DP 560497; Lot 48, DP 754318	Local	I53
Montefiores	Last Duel Site Monument	10 Lay Street (“Teamsters Park”)	Lot 7007, DP 1020648	Local	I54
Montefiores	Macquarie View Antiques (former Stragglers Inn Hotel)	4 Mitchell Highway	Lot 45, DP 551526	Local	I55
Montefiores	Gobolion homestead	403 Mitchell Highway (“Gobolion”)	Lot 1, DP 1103197; Lot 76, DP 754318	Local	I56
Montefiores	The Lion of Waterloo Hotel	93 Montefiores Street	Lot 11, DP 816670	Local	I57
Mount Arthur	Mount Arthur Reservoir (partially demolished)	100 Brennans Way	Lot 7304, DP 1134089	Local	I58
Mount Arthur	Wellington Showground	29 Bushrangers Creek Road	Lot 1, DP 660722; Lot 1, DP 662549; Lots 13, 14, 22 and 23, DP 998687	Local	I59
Mount Arthur	Glenrock homestead	66 Bushrangers Creek Road (“Glenrock”)	Lots A and D, DP 159110	Local	I60
Mount Arthur	Holy Family Catholic Cemetery (“Curra Creek Cemetery”)	44 Renshaw McGirr Way	Lots 10, 38 and 146, DP 753238; Lot 7009, DP 1020635	Local	I61
Mount Arthur	Warrengunyah homestead (formerly Whitwell)	200 Warrengunyah Road (“Warrengunyah”)	Lot 1, DP 306996	Local	I62
Mumbil	St Mary the Virgin Anglican Church	23 Apsley Crescent	Lot A, DP 313934	Local	I63
Mumbil	Burrendong Arboretum	90 Tara Road	Lot 1, DP 168550; Lot 2, DP 728700; Lot 201, DP 756871; Lot 7005, DP 1024877; Lot 1, DP 1123925	Local	I64
Neurea	Dalkeith homestead—house, stables, post office, store and shed	54 Kinghorn Street (“Dalkeith”)	Lot 282, DP 753242	Local	I65

Neurea	Glenmore homestead	7844 Mitchell Highway ("Glenmore")	Lot 68, DP 753241	Local	I66
Neurea	Camelford Park	8745 Mitchell Highway ("Camelford Park")	Lot 1, DP 1098201	Local	I67
Neurea	Mountain View homestead	646 Mountain Valley Road ("Mountain View")	Lot 8, DP 753230	Local	I68
Neurea	Mumbil Water Supply—pump houses	724 Neurea Road ("Catombal Park")	Lot 51, DP 618206	Local	I69
Neurea	Neurea Union Church	8 Simpson Street	Lot 2, Section 4, DP 758772	Local	I70
North Yeoval	Yeoval General Cemetery	68 Tremain Drive	Lot 7300, DP 1145965	Local	I71
Ponto	Old bridge remains	River Road	Road Reserve	Local	I72
Ponto	Terrabella homestead	918 Terrabella Road ("Terrabella")	Lot 142, DP 228567	Local	I73
Spicers Creek	Spicers Creek Cemetery	4057 Goolma Road	Lot 7002, DP 1020656; Lots 7301 and 7302, DP 1164794	Local	I74
Spicers Creek	Spicers Creek School residence	4101 Goolma Road	Lot 35, DP 754320	Local	I75
Spicers Creek	Glenwood homestead	2250 Twelve Mile Road ("Glenwood")	Lot 69, DP 750776	Local	I76
Stuart Town	Railway Gatekeeper's Cottage	27 Alexander Street	Lot 191, DP 809276	Local	I77
Stuart Town	Yee Lee's Store (former)	38 Alexander Street	Lot 115, DP 756886	Local	I78
Stuart Town	Crick's Store	1 Bell Street	Lot 72, DP 217685	Local	I79
Stuart Town	Boehme's Hall	21 Bell Street	Lot 323, DP 756886	Local	I80
Stuart Town	St John the Baptist Catholic Church	1 Liddell Street	Lot 14, DP 563909	Local	I81
Stuart Town	Stuart Town Railway Station Group	Main Western Railway	Railway Reserve	State	I82
Stuart Town	Post office (former Railway Hotel)	5 Molong Street	Lot 1, DP 131607	Local	I83
Stuart Town	Stuart Town School of Arts	32 Molong Street	Lots 4 and 5, Section 16, DP 758932	Local	I84
Stuart Town	Residence and artist studio (former Stuart Town Bakery)	37 Molong Street	Lot 4, Section 18, DP 758932	Local	I85

Stuart Town	Australia Hotel (former Carrington Hotel)	42 Molong Street	Lot 12, Section 16, DP 758932	Local	I86
Stuart Town	Stuart Town gold mining area and common	20 Mookerawa Road	Lot 7004, DP 1019744; Lot 338, DP 43506	Local	I87
Stuart Town	Stuart Town General Cemetery	49 Wallaroi Road	Lots 5 and 7, DP 756886; Lot 1, DP 1124896; Lots 7311-7313, DP 1142071	Local	I88
Stuart Town	St Michael and All the Angels Anglican Church and Convict Bell A	33 Wellington Street	Lot 108, DP 756886	Local	I89
Walmer	Goonoo homestead (formerly Ganoo (“Goonoo”) Ganoo)	2984 Renshaw McGirr Way	Lot 1, DP 770858	Local	I90
Wellington	John Fowler 7nhp steam road locomotive, Britstand grader and hopper wagon	9 Amaroo Dr (Wellington Council Depot)	Lot 1, DP 711298	State (locomotive) and Local (grader and wagon)	I91
Wellington	Federal Hotel	100 Arthur Street	Lot 8, DP 1506	Local	I92
Wellington	Wellington Primary School, Convict Bell C and Gould League elm tree	103 Arthur Street	Lot 6, Section 79, DP 759073	Local	I93
Wellington	St Andrews Presbyterian Church	105 Arthur Street	Lot 3, Section 79, DP 759073	Local	I94
Wellington	Macquarie Shire Council Chambers (former)	116 Arthur Street	Lot 1, DP 801842	Local	I95
Wellington	Wellington Convict and Mission site— Maynggu Ganai	106-128 Curtis Street (and Barton Street)	Lot 1, DP 120160; Lots 1 and 2, DP 129997; Lot 355, DP 531300; Lots 49 and 50, DP 756920	State	I96
Wellington	Brewery and brewery stables (former)	7-9 Brewery Lane	Lots 6 and 7, Section 73, DP 759073	Local	I97
Wellington	Railway Bridge	Gobolion Street (across Macquarie River)	Railway Reserve	Local	I98

Wellington	Residence (former Bridge Hotel)	2 Lee Street	Lot 12, DP 538976	Local	I99
Wellington	Salvation Army Citadel	68 Lee Street	Lot 1, DP 69598	Local	I100
Wellington	Wellesley Lodge (Masonic Hall)	105 Lee Street	Lots 1 and 2, DP 998596	Local	I101
Wellington	Commercial premises and residence (former Tait's Bakery)	114 Lee Street	Lot 1, DP 196271	Local	I102
Wellington	Commercial premises (Don Wood Dental Surgery)	116-118 Lee Street	Lot 1, DP 799975	Local	I103
Wellington	Club House Hotel	135 Lee Street	Lot 2, DP 707635	Local	I104
Wellington	Old police station (former)	5 Maughan Street	Lot 1, DP 1067604	Local	I105
Wellington	Post office	19 Maughan Street	Lot 12, DP 771582	State	I106
Wellington	Courthouse	23 Maughan Street	Lot 5, Section 79, DP 759073	Local	I107
Wellington	TAFE building	39 Maughan Street	Lot 1, DP 861268	Local	I108
Wellington	Commercial premises	54 Maughan Street	Lot 3, DP 1110327	Local	I109
Wellington	Reinhard building	68 Maughan Street	Lot 3, DP 742896	Local	I110
Wellington	Wellington silos	100A Maughan Street	Lot 1, DP 819895	Local	I111
Wellington	Wellington District Hospital (former) (Hermitage Hill)	135 Maxwell Street	Lots 72, 243 and 285, DP 756920; Lot 1, DP 1102671	Local	I112
Wellington	Band Hall (former) including Christian bookshop, gazette office, tobacco sign and Larun's Corner Group	1 Nanima Crescent	Lot 5, DP 1104354	Local	I113
Wellington	Wellington Clock	1A Nanima Crescent	Lot 5, Section 76, DP 759073	Local	I114
Wellington	Fong Lee Group (former) (NJ Jewellers)	7A Nanima Crescent	Lot F, DP 408809	Local	I115
Wellington	Fong Lee Group (former) (commercial premises)	8 Nanima Crescent	Lot E, DP 408809	Local	I116

Wellington	Fong Lee Group (former) (St George Bank and Darrell England Real Estate)	9-10 Nanima Crescent	Lot D, DP 408809	Local	I117
Wellington	Fong Lee Group (former) (Health Sense Pharmacy)	12 Nanima Crescent	Lot C, DP 406054	Local	I118
Wellington	Cameron and Bell Parks	13A Nanima Crescent	Lot 9, Section 76, DP 759073; Lot 701, DP 1020780	Local	I119
Wellington	Quirk Baker Solicitors	25 Nanima Crescent	Lot 1, DP 935406	Local	I120
Wellington	ANZ Bank (former)	27 Nanima Crescent	Lot 13, DP 668177	Local	I121
Wellington	Commercial Bank of Australia (former) (Peter Milling & Co Real Estate)	30 Nanima Crescent	Lot A, DP 323745	Local	I122
Wellington	Western Stores (former)	33 Nanima Crescent	Lot 1, Section 77, DP 759073	Local	I123
Wellington	Bluestone kerb and guttering	Percy Street and Warne Street	Road Reserve	Local	I124
Wellington	Walker's Terrace (residential buildings)	21-27 Percy Street	Lot 1, DP 371395; Lot 2, DP 374263; Lot 1, DP 384732; Lot 1, DP 437676	Local	I125
Wellington	St Ignatius Convent of Mercy	43 Percy Street	Lot 13, Section 4, DP 759073	Local	I126
Wellington	St Patrick's Catholic Church	45 Percy Street	Lots 11 and 12, Section 4, DP 759073	Local	I127
Wellington	Wellington Times office (former)	78A Percy Street	Lot 1, DP 999796	Local	I128
Wellington	Apsley Bowling Club (former) (Macquarie Library)	99 Percy Street	Lot 10, Section 76, DP 759073	Local	I129
Wellington	Golden Key (former) (Fountain View)	116 Percy Street	Lot A, DP 156623	Local	I130
Wellington	M.M. Co store (former) (Bag-a-Bargain store)	152 Percy Street	Lot 1, DP 69903	Local	I131
Wellington	Residence (former Butter Factory)	9 Raymond Street	Lot 12, DP 883877	Local	I132
Wellington	Letter receiver	Swift Street and Percy Street	Road Reserve	Local	I133

Wellington	Commercial premises (Bank of NSW and newsagent)	1 Swift Street	Lot 1, DP 223340	Local	I134
Wellington	National Australia Bank	2-14 Swift Street	Lot 1, DP 986888	Local	I135
Wellington	Swift House	20 Swift Street	Lot 1, DP 789245	Local	I136
Wellington	Macquarie Theatre	36 Swift Street	Lot 1, DP 1069741	Local	I137
Wellington	Mayfair Theatre (former) (Elliot's Pre-loved Goods)	52 Swift Street	Lot 1, DP 730554	Local	I138
Wellington	Wellington Auto Service (Dicko and Batho)	54 Swift Street	Lot 2, DP 730554	Local	I139
Wellington	Methodist Church (former)	55 Swift Street	Lot 3, DP 2352; Lot 13, Section 22, DP 759073	Local	I140
Wellington	Wellington Hotel	56-60 Swift Street	Lot 1, DP 708699	Local	I141
Wellington	Wellington Railway Station, footbridge and timber manual railway crane	68-70 Swift Street	Lot 2, DP 1017045	Local	I142
Wellington	Wellington Baptist Church	77 Swift Street	Lot 4, DP 940307	Local	I143
Wellington	Blacks Camp	University Road	Lot 7017, DP 1020743; Lot 337, DP 728783	State	I144
Wellington	Letter receiver	Warne Street and Nanima Crescent	Road Reserve	Local	I145
Wellington	Commercial Hotel (former) (residential terraces)	12 Warne Street	Lot 2, DP 508621	Local	I146
Wellington	Fong Lee Warehouse and Ling's Residence (former)	29 Warne Street	Lot 5, DP 18002	Local	I147
Wellington	School (former) (Cactus Café)	33 Warne Street	Lot 10, Section 77, DP 759073	Local	I148
Wellington	Oxley Historical Museum (former Bank of NSW)	37 Warne Street	Lots 8 and 9, Section 77, DP 759073	Local	I149
Wellington	St John the Baptist Anglican Church	41 Warne Street	Lot 11, Section 10, DP 759073	Local	I150
Wellington	Kimbell's Kitchen	44 Warne Street	Lot 1, DP 995547	Local	I151

Wellington	St John the Baptist Anglican Rectory	61 Warne Street Lot 5, DP 17390	Local	I152
Wellington	Narrawah residence	64 Warne Street Lot 1, DP 1137532	Local	I153
Wellington	Lorne residence	66 Warne Street Lot 15, Section 9, DP 759073	Local	I154
Wellington	Logiealmond residence	75 Warne Street Lot 19, Section 23, DP 759073	Local	I155
Wellington	Wellington Fire Station and Convict Bell B	76 Warne Street Lot 21, Section 9, DP 759073	Local	I156
Wellington	Waterloo Drum	80 Whiteley Street Lot 16, Section 89, DP 759073 ("Wellington High School")	Local	I157
Wuuluman	<i>Zieria obcordata</i> (threatened plant species)	"Bulbudgeree", Lot 127, DP 750778 451 Ungula Road	Local	I158

Part 2 Heritage Conservation Areas

Name of area	Identification of area	Significance
Town of Wellington Heritage Conservation Area	Shown on Heritage Map HER_004D by a heavy red outline, red hatching and marked "C1"	Local

Dictionary

(Clause 1.4)

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

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

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

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

acid sulfate soils means naturally occurring sediments and soils containing iron sulfides (principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).

Acid Sulfate Soils Manual means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.

advertisement has the same meaning as in the Act.

Note. The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

advertising structure has the same meaning as in the Act.

Note. The term is defined as a structure used or to be used principally for the display of an advertisement.

Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

affordable housing has the same meaning as in the Act.

Note. The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

Note. Agricultural produce industries are a type of **rural industry**—see the definition of that term in this Dictionary.

agriculture means any of the following:

- (a) aquaculture,
- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

Note. Part 6 of the *Plantations and Reafforestation Act 1999* provides that exempt farm forestry within the meaning of that Act is not subject to the *Environmental Planning and Assessment Act 1979*.

air transport facility means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.

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airport means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport.

Note. Airports are a type of **air transport facility**—see the definition of that term in this Dictionary.

airstrip means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.

amusement centre means a building or place (not being part of a pub or registered club) used principally for playing:

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

aquaculture has the same meaning as in the *Fisheries Management Act 1994*.

Note. Aquaculture is a type of **agriculture**—see the definition of that term in this Dictionary.

archaeological site means a place that contains one or more relics.

attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

Note. Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

backpackers' accommodation means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

Note. Backpackers' accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation. Bed and breakfast accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

bee keeping means a building or place used for the keeping and breeding of bees for commercial purposes.

Note. Bee keeping is a type of **extensive agriculture**—see the definition of that term in this Dictionary.

biodiversity means biological diversity.

biological diversity has the same meaning as in the *Threatened Species Conservation Act 1995*.

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Note. The term is defined as follows:

biological diversity means the diversity of life and is made up of the following 3 components:

- (a) genetic diversity—the variety of genes (or units of heredity) in any population,
- (b) species diversity—the variety of species,
- (c) ecosystem diversity—the variety of communities or ecosystems.

biosolids treatment facility means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility.

Note. Biosolids treatment facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

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

boat building and repair facility means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

boat launching ramp means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.

boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.

brothel has the same meaning as in the Act.

Note. This definition is relevant to the definitions of **home occupation (sex services)** and **sex services premises** in this Dictionary.

building has the same meaning as in the Act.

Note. The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).

building height (or height of building) means:

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

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

building line or **setback** means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- (a) a building wall, or
- (b) the outside face of any balcony, deck or the like, or

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(c) the supporting posts of a carport or verandah roof,
whichever distance is the shortest.

bulky goods premises means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:

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

and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.

Note. Bulky goods premises are a type of **retail premises**—see the definition of that term in this Dictionary.

bush fire hazard reduction work has the same meaning as in the *Rural Fires Act 1997*.

Note. The term is defined as follows:

bush fire hazard reduction work means:

- (a) the establishment or maintenance of fire breaks on land, and
- (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire,

but does not include construction of a track, trail or road.

bush fire prone land has the same meaning as in the Act.

Note. The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 146 (2) of the Act.

bush fire risk management plan means a plan prepared under Division 4 of Part 3 of the *Rural Fires Act 1997* for the purpose referred to in section 54 of that Act.

business identification sign means a sign:

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

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

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

business premises means a building or place at or on which:

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
- (b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Note. Business premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

canal estate development means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or

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for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a demonstrated need for the works), and that either:

- (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to:
 - (i) dwellings that are permitted on rural land, and
 - (ii) dwellings that are used for caretaker or staff purposes, or
- (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.

car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

catchment action plan has the same meaning as in the *Catchment Management Authorities Act 2003*.

Note. The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the *Catchment Management Authorities Act 2003*.

cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

Note. Cellar door premises are a type of **retail premises**—see the definition of that term in this Dictionary.

cemetery means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.

charter and tourism boating facility means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.

child care centre means a building or place used for the supervision and care of children that:

- (a) provides long day care, pre-school care, occasional child care or out-of-school-hours care, and
- (b) does not provide overnight accommodation for children other than those related to the owner or operator of the centre,

but does not include:

- (c) a building or place used for home-based child care, or
- (d) an out-of-home care service provided by an agency or organisation accredited by the Children's Guardian, or
- (e) a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or
- (g) a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children's parents are using the facility, or
- (h) a service that is concerned primarily with the provision of:
 - (i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or

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- (ii) private tutoring, or
- (i) a school, or
- (j) a service provided at exempt premises (within the meaning of Chapter 12 of the *Children and Young Persons (Care and Protection) Act 1998*), such as hospitals, but only if the service is established, registered or licensed as part of the institution operating on those premises.

classified road has the same meaning as in the *Roads Act 1993*.

Note. The term is defined as follows:

classified road means any of the following:

- (a) a main road,
- (b) a highway,
- (c) a freeway,
- (d) a controlled access road,
- (e) a secondary road,
- (f) a tourist road,
- (g) a tollway,
- (h) a transitway,
- (i) a State work.

(See *Roads Act 1993* for meanings of these terms.)

clearing native vegetation has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

clearing native vegetation means any one or more of the following:

- (a) cutting down, felling, thinning, logging or removing native vegetation,
- (b) killing, destroying, poisoning, ringbarking, uprooting or burning native vegetation.

(See Division 3 of Part 3 of the *Native Vegetation Act 2003* for the exclusion of routine agricultural management and other farming activities from constituting the clearing of native vegetation if the landholder can establish that any clearing was carried out for the purpose of those activities.)

coastal foreshore means land with frontage to a beach, estuary, coastal lake, headland, cliff or rock platform.

coastal hazard has the same meaning as in the *Coastal Protection Act 1979*.

coastal lake means a body of water specified in Schedule 1 to *State Environmental Planning Policy No 71—Coastal Protection*.

coastal protection works has the same meaning as in the *Coastal Protection Act 1979*.

coastal waters of the State—see section 58 of the *Interpretation Act 1987*.

coastal zone has the same meaning as in the *Coastal Protection Act 1979*.

Note. The term is defined as follows:

coastal zone means:

- (a) the area within the coastal waters of the State as defined in Part 10 of the *Interpretation Act 1987* (including any land within those waters), and
- (b) the area of land and the waters that lie between the western boundary of the coastal zone (as shown on the maps outlining the coastal zone) and the landward boundary of the coastal waters of the State, and
- (c) the seabed (if any) and the subsoil beneath, and the airspace above, the areas referred to in paragraphs (a) and (b).

The coastal zone consists of the area between the western boundary of the coastal zone shown on the maps outlining the coastal zone and the outermost boundary of the coastal waters of the State. The coastal waters of the State extend, generally, to 3 nautical miles from the coastline of the State.

commercial premises means any of the following:

- (a) business premises,
- (b) office premises,

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(c) retail premises.

community facility means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

community land has the same meaning as in the *Local Government Act 1993*.

correctional centre means:

- (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the *Crimes (Administration of Sentences) Act 1999*, including any juvenile correctional centre or periodic detention centre, and
- (b) any premises declared to be a detention centre by an order in force under section 5 (1) of the *Children (Detention Centres) Act 1987*,

but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.

Council means the [name of the Council for the relevant local government area].

crematorium means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

Crown reserve means:

- (a) a reserve within the meaning of Part 5 of the *Crown Lands Act 1989*, or
- (b) a common within the meaning of the *Commons Management Act 1989*, or
- (c) lands within the meaning of the *Trustees of Schools of Arts Enabling Act 1902*,

but does not include land that forms any part of a reserve under Part 5 of the *Crown Lands Act 1989* provided for accommodation.

curtilage, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

dairy (pasture-based) means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief).

Note. Dairies (pasture-based) are a type of **extensive agriculture**—see the definition of that term in this Dictionary.

dairy (restricted) means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.

Note. Dairies (restricted) are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

demolish, in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.

depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

drainage means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

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

Note. Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Note. Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Note. Dual occupancies (detached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

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

earthworks means excavation or filling.

ecologically sustainable development has the same meaning as in the Act.

eco-tourist facility means a building or place that:

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

Note. See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

Eco-tourist facilities are not a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

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

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

electricity generating works means a building or place used for the purpose of making or generating electricity.

emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

emergency services organisation means any of the following:

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the *Coal Industry Act 2001*,
- (h) an accredited rescue unit within the meaning of the *State Emergency and Rescue Management Act 1989*.

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entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

environmental protection works means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.

estuary has the same meaning as in the *Water Management Act 2000*.

Note. The term is defined as follows:

estuary means:

- (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or
- (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or
- (c) anything declared by the regulations (under the *Water Management Act 2000*) to be an estuary, but does not include anything declared by the regulations (under the *Water Management Act 2000*) not to be an estuary.

excavation means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

exhibition village means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.

extensive agriculture means any of the following:

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock for commercial purposes,
- (c) bee keeping,
- (d) a dairy (pasture-based).

Note. Extensive agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

Note. Extractive industries are not a type of **industry**—see the definition of that term in this Dictionary.

extractive material means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the *Mining Act 1992*.

farm building means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.

farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

Note. See clause 5.4 for controls relating to the number of bedrooms.

Farm stay accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

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feedlot means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, fed (wholly or substantially) on prepared and manufactured feed, for the purpose of meat production or fibre products, but does not include a poultry farm, dairy or piggery.

Note. Feedlots are a type of *intensive livestock agriculture*—see the definition of that term in this Dictionary.

fill means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include:

- (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or
- (b) the use of land as a waste disposal facility.

filming means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include:

- (a) still photography, or
- (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or
- (c) recording images as a visitor or tourist for non-commercial purposes, or
- (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

fish has the same meaning as in the *Fisheries Management Act 1994*.

Note. The term is defined as follows:

Definition of “fish”

- (1) **Fish** means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead).
- (2) **Fish** includes:
 - (a) oysters and other aquatic molluscs, and
 - (b) crustaceans, and
 - (c) echinoderms, and
 - (d) beachworms and other aquatic polychaetes.
- (3) **Fish** also includes any part of a fish.
- (4) However, **fish** does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the *Fisheries Management Act 1994*.

flood mitigation work means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.

floor space ratio—see clause 4.5.

Floor Space Ratio Map means the [*Name of local government area or other relevant name*] Local Environmental Plan [*Year*] Floor Space Ratio Map.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

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Note. Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

forestry has the same meaning as **forestry operations** has for the purposes of Part 5A of the *Forestry Act 2012*.

Note. The term is defined as follows:

forestry operations means:

- (a) logging operations, namely, the cutting and removal of timber from land for the purpose of timber production, or
- (b) the harvesting of forest products, or
- (c) on-going forest management operations, namely, activities relating to the management of land for timber production such as thinning and other silvicultural activities such as bee-keeping, grazing and bush fire hazard reduction, or
- (d) ancillary road construction, namely, the provision of roads and fire trails, and the maintenance of existing railways, to enable or assist in the above operations.

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

funeral home means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

Note. Funeral homes are a type of **business premises**—see the definition of that term in this Dictionary.

garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may, if ancillary to the principal purpose for which the building or place is used, include a restaurant or cafe and the sale of any the following:

- (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
- (b) pets and pet supplies,
- (c) fresh produce.

Note. Garden centres are a type of **retail premises**—see the definition of that term in this Dictionary.

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

Note. General industries are a type of **industry**—see the definition of that term in this Dictionary.

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

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and

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- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

ground level (existing) means the existing level of a site at any point.

ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

group home means a permanent group home or a transitional group home.

Note. Group homes are a type of **residential accommodation**—see the definition of that term in this Dictionary.

group home (permanent) or permanent group home means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Permanent group homes are a type of **group home**—see the definition of that term in this Dictionary.

group home (transitional) or transitional group home means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Transitional group homes are a type of **group home**—see the definition of that term in this Dictionary.

hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

Note. Hardware and building supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

hazardous industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality:

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

Note. Hazardous industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

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hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality:

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

Note. Hazardous storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

headland includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.

health care professional means any person registered under an Act for the purpose of providing health care.

health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.

Note. Health consulting rooms are a type of **health services facility**—see the definition of that term in this Dictionary.

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

Note. Heavy industries are a type of **industry**—see the definition of that term in this Dictionary.

Height of Buildings Map means the [*Name of local government area or other relevant name*] Local Environmental Plan [*Year*] Height of Buildings Map.

helipad means a place not open to the public used for the taking off and landing of helicopters.

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

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

Note. Heliports are a type of **air transport facility**—see the definition of that term in this Dictionary.

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

- (a) shown on the Heritage Map as a heritage conservation area, and
 - (b) the location and nature of which is described in Schedule 5,
- and includes any heritage items situated on or within that area.

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

heritage impact statement means a document consisting of:

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

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

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

Direction. Heritage items must be shown on the Heritage Map.

heritage management document means:

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

Heritage Map means the [*Name of local government area or other relevant name*] Local Environmental Plan [*Year*] Heritage Map.

heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following:

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,
- (g) sustainable energy technologies,
- (h) any other goods, systems or components intended for use in a science or technology related field,

but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

Note. High technology industries are a type of **light industry**—see the definition of that term in this Dictionary.

highway service centre means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following:

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- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,
- (d) parking for vehicles,
- (e) rest areas and public amenities.

home-based child care means a dwelling used by a resident of the dwelling for the supervision and care of one or more children and that satisfies the following conditions:

- (a) the service is licensed within the meaning of the *Children and Young Persons (Care and Protection) Act 1998*,
- (b) the number of children (including children related to the carer or licensee) does not at any one time exceed 7 children under the age of 12 years, including no more than 5 who do not ordinarily attend school.

home business means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building.

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home business.

home industry means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following:

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign),
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building.

but does not include bed and breakfast accommodation or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home industry.

Home industries are a type of **light industry**—see the definition of that term in this Dictionary.

home occupation means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or

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- (c) the display of goods, whether in a window or otherwise, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve:

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

but does not include a home business or sex services premises.

horticulture means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture.

Note. Horticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

Note. Hospitals are a type of **health services facility**—see the definition of that term in this Dictionary.

hostel means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

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

hotel or motel accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that:

- (a) comprises rooms or self-contained suites, and

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(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Note. Hotel or motel accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

industrial retail outlet means a building or place that:

- (a) is used in conjunction with an industry or rural industry, and
- (b) is situated on the land on which the industry or rural industry is located, and
- (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located,

but does not include a warehouse or distribution centre.

Note. See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.

industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

industry means any of the following:

- (a) general industry,
- (b) heavy industry,
- (c) light industry,

but does not include:

- (d) rural industry, or
- (e) extractive industry, or
- (f) mining.

information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

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

- (a) dairies (restricted),
- (b) feedlots,
- (c) piggeries,
- (d) poultry farms,

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

Note. Intensive livestock agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

intensive plant agriculture means any of the following:

- (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- (b) horticulture,

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- (c) turf farming,
- (d) viticulture.

Note. Intensive plant agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

jetty means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.

kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.

Note. See clause 5.4 for controls relating to the gross floor area of a kiosk.

Kiosks are a type of **retail premises**—see the definition of that term in this Dictionary.

Land Application Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Land Application Map.

Land Reservation Acquisition Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Land Reservation Acquisition Map.

Land Zoning Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Land Zoning Map.

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

Note. Landscaping material supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry.

Note. Light industries are a type of **industry**—see the definition of that term in this Dictionary.

liquid fuel depot means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

Note. Liquid fuel depots are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

livestock processing industry means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackereries, tanneries, woolscours and rendering plants.

Note. Livestock processing industries are a type of **rural industry**—see the definition of that term in this Dictionary.

Lot Size Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Lot Size Map.

maintenance, in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

marina means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities:

- (a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,
- (b) any facility for providing fuelling, sewage pump-out or other services for boats,

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- (c) any facility for launching or landing boats, such as slipways or hoists,
- (d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,
- (e) any berthing or mooring facilities.

market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

Note. Markets are a type of **retail premises**—see the definition of that term in this Dictionary.

mean high water mark means the position where the plane of the mean high water level of all ordinary local high tides intersects the foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.

medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

Note. Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

mezzanine means an intermediate floor within a room.

mine means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.

mine subsidence district means a mine subsidence district proclaimed under section 15 of the *Mine Subsidence Compensation Act 1961*.

mining means mining carried out under the *Mining Act 1992* or the recovery of minerals under the *Offshore Minerals Act 1999*, and includes:

- (a) the construction, operation and decommissioning of associated works, and
- (b) the rehabilitation of land affected by mining.

Note. Mining is not a type of **industry**—see the definition of that term in this Dictionary.

mixed use development means a building or place comprising 2 or more different land uses.

mooring means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.

mooring pen means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.

mortuary means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

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

Note. The term is defined as follows:

moveable dwelling means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

native fauna means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.

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native flora means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the *Fisheries Management Act 1994*.

native vegetation has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

Meaning of “native vegetation”

- (1) **Native vegetation** means any of the following types of indigenous vegetation:
 - (a) trees (including any sapling or shrub, or any scrub),
 - (b) understorey plants,
 - (c) groundcover (being any type of herbaceous vegetation),
 - (d) plants occurring in a wetland.
- (2) Vegetation is **indigenous** if it is of a species of vegetation, or if it comprises species of vegetation, that existed in the State before European settlement.
- (3) **Native vegetation** does not include any mangroves, seagrasses or any other type of marine vegetation to which section 205 of the *Fisheries Management Act 1994* applies.

navigable waterway means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.

neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.

Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.

Neighbourhood shops are a type of **shop**—see the definition of that term in this Dictionary.

nominated State heritage item means a heritage item that:

- (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and
- (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.

non-potable water means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

NSW Coastal Policy means the publication titled *NSW Coastal Policy 1997: A Sustainable Future for the New South Wales Coast*, published by the Government.

offensive industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

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Note. Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.
open cut mining means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.

operational land has the same meaning as in the *Local Government Act 1993*.

parking space means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.

passenger transport facility means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.

people who are socially disadvantaged means:

- (a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or
- (b) people who require protection because of domestic violence or upheaval.

people with a disability means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.

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

plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

Note. Plant nurseries are a type of **retail premises**—see the definition of that term in this Dictionary.

port facilities means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the *Ports and Maritime Administration Act 1995*:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

potable water means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

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

property vegetation plan has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

property vegetation plan means a property vegetation plan that has been approved under Part 4 of the *Native Vegetation Act 2003*.

pub means licensed premises under the *Liquor Act 2007* the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

Note. Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

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public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

public authority has the same meaning as in the Act.

public land has the same meaning as in the *Local Government Act 1993*.

Note. The term is defined as follows:

public land means any land (including a public reserve) vested in or under the control of the council, but does not include:

- (a) a public road, or
- (b) land to which the *Crown Lands Act 1989* applies, or
- (c) a common, or
- (d) land subject to the *Trustees of Schools of Arts Enabling Act 1902*, or
- (e) a regional park under the *National Parks and Wildlife Act 1974*.

public reserve has the same meaning as in the *Local Government Act 1993*.

public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State Act:

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services,

and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.

rainwater tank means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.

recreation area means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

Reduced Level (RL) means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.

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registered club means a club that holds a club licence under the *Liquor Act 2007*.

relic has the same meaning as in the *Heritage Act 1977*.

Note. The term is defined as follows:

relic means any deposit, artefact, object or material evidence that:

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

research station means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.

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

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

residential care facility means accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care.

but does not include a dwelling, hostel, hospital or psychiatric facility.

Note. Residential care facilities are a type of **seniors housing**—see the definition of that term in this Dictionary.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Note. Residential flat buildings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

Note. Resource recovery facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

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respite day care centre means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.

restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.

Note. Restaurants or cafes are a type of **food and drink premises**—see the definition of that term in this Dictionary.

restricted premises means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

restriction facilities means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

- (a) bulky goods premises,
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note. Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

road means a public road or a private road within the meaning of the *Roads Act 1993*, and includes a classified road.

roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls.

Roadside stalls are a type of **retail premises**—see the definition of that term in this Dictionary.

rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),

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- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

Note. Rural industries are not a type of *industry*—see the definition of that term in this Dictionary.

rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

Note. Rural supplies are a type of *retail premises*—see the definition of that term in this Dictionary.

rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

Note. Rural workers' dwellings are a type of *residential accommodation*—see the definition of that term in this Dictionary.

sawmill or log processing works means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.

Note. Sawmill or log processing works are a type of *rural industry*—see the definition of that term in this Dictionary.

school means a government school or non-government school within the meaning of the *Education Act 1990*.

Note. Schools are a type of *educational establishment*—see the definition of that term in this Dictionary.

secondary dwelling means a self-contained dwelling that:

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

Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings.

Secondary dwellings are a type of *residential accommodation*—see the definition of that term in this Dictionary.

self-storage units means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

Note. Self-storage units are a type of *storage premises*—see the definition of that term in this Dictionary.

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

Note. Semi-detached dwellings are a type of *residential accommodation*—see the definition of that term in this Dictionary.

seniors housing means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

and that is, or is intended to be, used permanently for:

- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

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Note. Seniors housing is a type of *residential accommodation*—see the definition of that term in this Dictionary.

service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

Note. Serviced apartments are a type of *tourist and visitor accommodation*—see the definition of that term in this Dictionary.

sewage reticulation system means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated:

- (a) pipelines and tunnels, and
- (b) pumping stations, and
- (c) dosing facilities, and
- (d) odour control works, and
- (e) sewage overflow structures, and
- (f) vent stacks.

Note. Sewage reticulation systems are a type of *sewerage system*—see the definition of that term in this Dictionary.

sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

Note. Sewage treatment plants are a type of *sewerage system*—see the definition of that term in this Dictionary.

sewerage system means any of the following:

- (a) biosolids treatment facility,
- (b) sewage reticulation system,
- (c) sewage treatment plant,
- (d) water recycling facility,
- (e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d).

sex services means sexual acts or sexual services in exchange for payment.

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

shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises.

Note. Shops are a type of *retail premises*—see the definition of that term in this Dictionary.

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

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Note. Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

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

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

Note. The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

small bar means a small bar within the meaning of the *Liquor Act 2007*.

Note. Small bars are a type of **food and drink premises**—see the definition of that term in this Dictionary.

spa pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.

stock and sale yard means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.

Note. Stock and sale yards are a type of **rural industry**—see the definition of that term in this Dictionary.

storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

swimming pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined as follows:

swimming pool means an excavation, structure or vessel:

- (a) that is capable of being filled with water to a depth of 300 millimetres or more, and
- (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity, and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the *Swimming Pools Act 1992* not to be a swimming pool for the purposes of that Act.

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take away food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

Note. Take away food and drink premises are a type of **food and drink premises**—see the definition of that term in this Dictionary.

telecommunications facility means:

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- (c) any other thing used in or in connection with a telecommunications network.

telecommunications network means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

temporary structure has the same meaning as in the Act.

Note. The term is defined as follows:

temporary structure includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

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

timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

Note. Timber yards are a type of **retail premises**—see the definition of that term in this Dictionary.

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

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include:

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

turf farming means the commercial cultivation of turf for sale and the removal of turf for that purpose.

Note. Turf farming is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

underground mining means:

- (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and
- (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining (whether carried out on or beneath the earth's surface),

but does not include open cut mining.

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vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

Note. Vehicle sales or hire premises are a type of **retail premises**—see the definition of that term in this Dictionary.

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

viticulture means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine.

Note. Viticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.

Note. Waste disposal facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

waste or resource management facility means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

Note. Waste or resource transfer stations are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.

water recycling facility means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the facility stands alone or is associated with other development, and includes associated:

- (a) retention structures, and
- (b) treatment works, and
- (c) irrigation schemes.

Note. Water recycling facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

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water reticulation system means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure, dosing facilities and water supply reservoirs.

Note. Water reticulation systems are a type of **water supply system**—see the definition of that term in this Dictionary.

water storage facility means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

Note. Water storage facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

water supply system means any of the following:

- (a) a water reticulation system,
- (b) a water storage facility,
- (c) a water treatment facility,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

water treatment facility means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.

Note. Water treatment facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

waterbody means a waterbody (artificial) or waterbody (natural).

waterbody (artificial) or **artificial waterbody** means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

waterbody (natural) or **natural waterbody** means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).

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

waterway means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

wetland means:

- (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or
- (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

wharf or boating facilities means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities,

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- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth.

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