

# Planning Provisions

Planning Proposal Precinct 7A

Warnervale & Hamlyn Terrace

Ref No. F2007/00274

## **NAME OF THE PLAN**

This plan is Wyong Local Amendment Plan \_\_\_\_ (Amendment No. \_\_\_\_)

## **AIM OF THE PLAN**

To facilitate development for a large scale residential land release, a business park and mixed use precinct, neighbourhood shops, open space and conservation areas.

## **LAND TO WHICH THE PLAN APPLIES**

This plan applies to the land situated in the local government area of Wyong shown edged heavy black on the map marked “Wyong local Environmental Plan \_\_\_\_ (Amendment no \_\_\_\_)” deposited in the office of Wyong Shire Council. Refer to Map 1 – Land Application Map.

## **OPTIONS**

The timing of the making of draft Wyong LEP 2012, which is in the Standard LEP format, will affect the integration prospects of the Planning Proposal. Initially, it was anticipated that the Planning Proposal will be an amendment to Wyong LEP 2012. However, if that draft LEP is delayed significantly, then the Planning Proposal may reasonably proceed as an amendment to LEP 1991.

Due to timing uncertainties associated with this Planning Proposal and the Wyong LEP 2012 (Council’s Composite LEP) a number of options to progress the Planning Proposal have been identified and are briefly documented below:

1. Planning Proposal as an Amendment to WLEP 1991 using Standard Instrument Zoning and Planning Provisions and included as a Schedule
2. Planning Proposal as an Amendment to Wyong LEP 1991 (WLEP 1991) using WLEP 1991 nomenclature (Zoning and Planning provisions)
3. Planning Proposal being absorbed into the WLEP 2012 – this assumes the timing of both become aligned.
4. Planning Proposal as an Amendment to WLEP 2012 – this assumes the timing of WLEP 2012 precedes this Planning Proposal (although at present this does not appear likely).

### **Option 1: Proceed with the Proposal as a separate amendment to WLEP 1991 as a Schedule in Standard Instrument (Recommended)**

To give statutory effect to the rezoning in the event that the Precinct 7A rezoning precedes the making of Wyong LEP 2012 it is proposed that a suite of similar planning provisions be incorporated in the prevailing Wyong LEP 1991.

In this option the Planning Proposal would be progressed as an amendment to WLEP 1991 by way of inclusion of an additional Schedule. This would involve the utilisation of land use zoning and associated clauses and definitions sourced from the NSW Standard Instrument (SI). The planning work associated with the Planning Proposal has been undertaken based on the SI. It is desirable that such an amendment to WLEP 1991 utilise the land use zoning, clauses and provisions of the SI as this would facilitate the ready transition/integration into the Wyong LEP 2012. At this point this is the preferred approach.

The principal controls recommended to be included in the Schedule include:

- Land use zones and relevant objectives which address the diverse range of land uses identified in the Structure Plan
- Relevant planning controls/provisions in the form of minimum lot size, maximum building height, floor space ratio and urban release areas.

- Planning provision to remove certain existing lot amalgamation requirements
- Maps depicting the foregoing, together with land application, land acquisition (and related schedule) and Urban Release Area maps

### **Proposed Zone**

Concerning land use the following zone amendments to Wyong Local Environmental Plan, 1991 are sought (refer to the Map 2 – Land Zoning of the Planning Proposal for a graphical representation of the following changes):

- Ecologically sensitive environmental areas identified as endangered ecological communities within the precinct are to be Zone E2 (Environmental Conservation).
- Lands constrained by flooding and/or containing wetlands areas and less significant vegetation are proposed to be Zone E3 (Environmental Management).
- The commercial/community facilities focused upon Warnervale Station/'Warnies' are proposed to be Zone B1 (Neighbourhood Centre) to facilitate the establishment of a neighbourhood level commercial centre to service the immediate precinct.
- The existing 'Warnies' store is to be zoned B1 (Neighbourhood Centre) and the immediate down-slope curtilage RE2 (Private Recreation).
- The land focused on Warnervale Station, including that contiguous with the 'Warnies' precinct is proposed to be Zone R1 (General Residential) so as to permit generally flexible residential development inclusive of medium density housing and seniors housing.
- Radiating out from the Zone R1 (General Residential) area, the surrounding residential precincts are proposed to be Zone R2 (Low Density Residential).
- The school sites are to assume the proposed zoning of surrounding lands; namely Zone R2 (Low Density Residential).
- The proposed Business Park on the western perimeter of the precinct is proposed generally to be Zone B7 (Business Park) but for a component adjacent to the Lakes School which is proposed to be Zone B4 (Mixed Use).
- The open space including recreation areas and facilities are proposed to be Zone RE1 (Public Recreation).
- The multiple use open space/stormwater management areas are generally also proposed to be Zone RE1 (Public Recreation).
- The substation site and Sparks Road and the Link Road are to be zoned SP2 (Infrastructure)
- The "rose farm" is proposed to be Zone RU6 (Transition).

The land use tables applicable to the zones proposed above represent a reproduction of those contained in Draft Wyong LEP 2012 (the Composite LEP). A copy of the land use tables can be found in Annexure "A" of this attachment.

### **Development Standards**

The following amendments are proposed to WLEP 1991 by way of inclusion in a Schedule for Precinct 7A with respect to principal development standards in order to give effect to the Structure Plan:

#### Lot Size Map

The areas proposed Zone R2 (Low Density Residential) shall be assigned a minimum lot size of 450m<sup>2</sup> (refer to Map 3 – Lot Size Map).

Additionally, provision is made to permit subdivision within the Zone R2 (Low Density Residential) areas to provide for the creation of smaller allotments involving integrated housing, semi detached housing and the like, subject to compliance with Clause 4.1C draft WLEP 2012). Clause 4.1C would be required to be included in the Schedule with wording similar to the following:

- “4.1C Exceptions to minimum lot sizes for certain residential development*
- (1) The objective of this clause is to provide opportunities for affordable housing in appropriate locations and to encourage housing diversity without adversely impacting on residential amenity.*
  - (2) This clause applies to development on land shown on the Precinct 7A Land Application Map within the following zone:*
    - (a) Zone R2 (Low Density Residential)*
  - (3) Development consent may be granted to a single development application for development to which this clause applies that is both of the following:*
    - (a) the subdivision of land into 2 or more lots, and*
    - (b) the erection of a semi-detached dwelling, or a dwelling house on each lot resulting from the subdivision.*
  - (4) Subject to (3), a single development application must include dwelling designs for each lot having regard to:*
    - (a) the achievement of the principles of ecologically sustainable development, and*
    - (b) the interrelationship of each dwelling to each lot included within the development application, and*
    - (c) the impact of the height of the development upon development situated on adjoining land, having regard to visual and overshadowing impacts, and*
    - (d) pedestrian, vehicular and service access, circulation and parking requirements.”*

The General Density Residential, Business Park/mixed use precinct areas are not proposed to be subject to minimum lot size mapping.

#### Maximum Height of Buildings

The proposed maximum building height provisions would be implemented via a clause modelled on Clause 4.3 Height of Buildings and the Height of Buildings Map (contained in WLEP 2012). The proposed maximum building height provisions are implemented via proposed Clause 4.3. The maximum building height for the B4 and B7 zone shall be 12 metres. This Clause will need to be added to the Schedule. A ‘Height of Building Map’ layer will also be required (refer to Map 4 – Height of Buildings Map)

#### Floor Space Ratio

The proposed floor space ratio (FSR) provisions are implemented via Clause 4.4 Floor space ratio and the Floor Space Ratio Map (contained in WLEP 2012). The following is proposed:

- Zone B7 (Business Park) – 0.8:1
- Zone B4 (Mixed Use) – 1:1

This Clause will need to be added to the Schedule. A ‘Floor Space Ratio Map’ layer will also be required (refer to Map 5 – Floor Space Ratio Map)

### Land acquisition within certain zones

A Provision is required to be included with the objective identifying land to be acquired, the purpose for acquisition and the relevant State Acquisition Authority. Such a clause shall identify the Authority that will be the relevant authority to acquire land within the Precinct 7A that is reserved for certain public purposes, if the land is required to be acquired.

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 Acquisition Reservation Map (Refer to Map 6 - Land Acquisition Map).

| <b>Type of land shown on Map</b>     | <b>Authority of the State</b> |
|--------------------------------------|-------------------------------|
| Zone Classified Road (SP2)           | Roads and Maritime Services   |
| Zone Environmental Conservation (E2) | Wyong Shire Council           |
| Zone Environmental Management (E3)   | Wyong Shire Council           |
| Zone Local Open Space (RE1)          | Wyong Shire Council           |

### **Urban Release Areas**

The Precinct will need to be identified as an Urban Release Area on the relevant map, and subject to model clauses 6.1, 6.2, 6.3 and 6.4 (contained in WLEP 2012). A Map layer – 'Release Area' identifying Precinct 7A as a release area will need to be prepared and included in the amendment (Refer to Map 7 – Release Area Map). These Clauses will need to be adapted for inclusion in the Schedule applicable to Precinct 7A.

Clause 6.1 contains provisions requiring satisfactory arrangements to be in place for future development to contribute towards designated State public infrastructure.

Clause 6.2 contains provisions that require adequate arrangements to have been made to ensure that essential infrastructure is either available or will be made available when required.

Clause 6.3 contains provisions to ensure development on land in an urban release area occurs in a cost-effective and logical manner including the prior preparation of a development control plan for the precinct in advance of any development consent being issued in respect the land. Such a development control plan is proposed to be prepared for Precinct 7A and will be informed by the Structure Plan/Master plan.

### **Lot Amalgamation Provision Removal**

Existing lot amalgamation provisions apply to a number of allotments within the Precinct that traverse the floodplain. A provision will be required to remove certain lots from the operation of the lot amalgamation provisions under WLEP 1991 Clause 18. The allotments identified below are required to be removed from the operation of Clause 18 of that Plan.

|                   |
|-------------------|
| Lot 1 DP 385244   |
| Lot 49 DP 7091    |
| Lot 1 DP 1101086  |
| Lot 3 DP 1101086  |
| Lot 2 DP 1018444  |
| Lot 75 DP 7091    |
| Lot 48 DP 7091    |
| Lot 76 DP 7091    |
| Lot 102 DP 588421 |
| Lot 2 DP 1101086  |
| Lot 1 DP 1018444  |
| Lot 74 DP 7091    |
| Lot 73 DP 7091    |
| Lot 14A DP 371162 |
| Lot 15 DP 7091    |
| Lot 1 DP 385242   |

It should be noted that the nomenclature associated with the Standard Instrument (SI) will necessitate the introduction of the associated SI Dictionary.

### **Option 2: Proceed with the Proposal as an amendment to WLEP 1991 using WLEP 1991 Zoning and Planning provisions**

Under Option 2, the Planning Proposal would be progressed as an amendment to WLEP 1991 by using the zoning, associated clauses and definitions of WLEP 1991 where possible and including additional provisions where necessary. This option would be more complicated when attempting to integrate and convert these provisions into WLEP 2012 and therefore is not favoured.

For the purposes of this option the equivalent zones under Wyong LEP 1991 have been tabulated below adjacent to those zones recommended under the Standard Instrument in Option 1.

| Wyong LEP 2012 (under Standard Instrument) | Equivalent Zone under Wyong LEP 1991   |
|--|--|
| Zone RU6 (Transition)                      | Zone 10 (a) (Investigation Precinct Zone)  |
| Zone R2 (Low Density Residential)          | Zone No 2 (a) (Residential Zone)   |
| Zone R1 (General Residential)              | Zone No 2 (b) (Multiple Dwelling Residential Zone)   |
| Zone B1 (Neighbourhood Centre)             | Zone No 3 (a) (Business Centre Zone)   |
| Zone B7 (Business Park)                    | Zone No 4 (c) (Business Park Zone)   |
| Zone B4 (Mixed Use)                        | Zone No 4 (c) (Business Park Zone). A special provision will be required to be included in the Instrument to permit additional uses included in the Zone B4 (Mixed Use), but prohibited in the Zone No 4 (c) (Business Park Zone). |
| Zone SP2 (Infrastructure)                  | Zone No 5 (a) (Special Uses Zone)  |
| Zone RE1 (Public Recreation)               | Zone No 6 (a) (Open Space and Recreation Zone)   |
| Zone RE2 (Private Recreation)              | Zone No 6 (a) (Open Space and Recreation Zone)   |
| Zone E2 (Environmental Conservation)       | Zone No 7 (a) (Conservation Zone)  |
| Zone E3 (Environmental Management)         | Zone No 7 (g) (Wetlands Management Zone)   |

It should be noted that there will be a need for careful analysis of the land use definitions to ensure consistency in planning provisions.

Additional special clauses will be required to be inserted into Wyong LEP 1991 together with new map layers (where relevant) in relation to the provisions outlined in Option 1. These will need to address the following:

- Lot size including a clause similar to the Standard Instrument 'Clause 4.1C Exceptions to minimum lot sizes for certain residential development' for Zone R2 (Low Density Residential) lands within the Precinct 7A Release Area.
- Maximum height of buildings
- Floor space ratio
- Land acquisition within certain zones
- Special provisions for Urban Release Areas including satisfactory arrangements for developer contributions (State infrastructure); availability of essential infrastructure; and preparation of a development control plan together with a map layer – 'Release Area' identifying Precinct 7A as a release area.
- Removal of existing Lot Amalgamation provisions

### **Option 3: Include Precinct 7A within the Comprehensive LEP Review (WLEP 2012)**

Integrating the proposed zone and planning provision amendments of the Precinct 7A Planning Proposal within WLEP 2012 is another option. As both WLEP 2012 and the Precinct 7A Planning Proposal have been drafted in accordance with the template of the NSW Standard Instrument integration from this perspective makes some sense. However, due to uncertainties surrounding the timing, in particular of WLEP 2012 this option is not favoured.

The proposed zone amendments outlined in Option 1 would be required for Option 3. Further, changes to address the following matters would be required in respect of relevant clauses and maps.

- Lot size for Zone R2 (Low Density Residential); an assumption is made that Clause 4.1C is likely to apply to Zone R2 (Low Density Residential) zoned areas under WLEP 2012).
- Maximum height of buildings
- Floor space ratio
- Land acquisition within certain zones
- Special provisions for Urban Release Areas including satisfactory arrangements for developer contributions (State infrastructure); availability of essential infrastructure; and preparation of a development control plan together with a map layer – 'Release Area' identifying Precinct 7A as a release area.
- Removal of existing Lot Amalgamation provisions

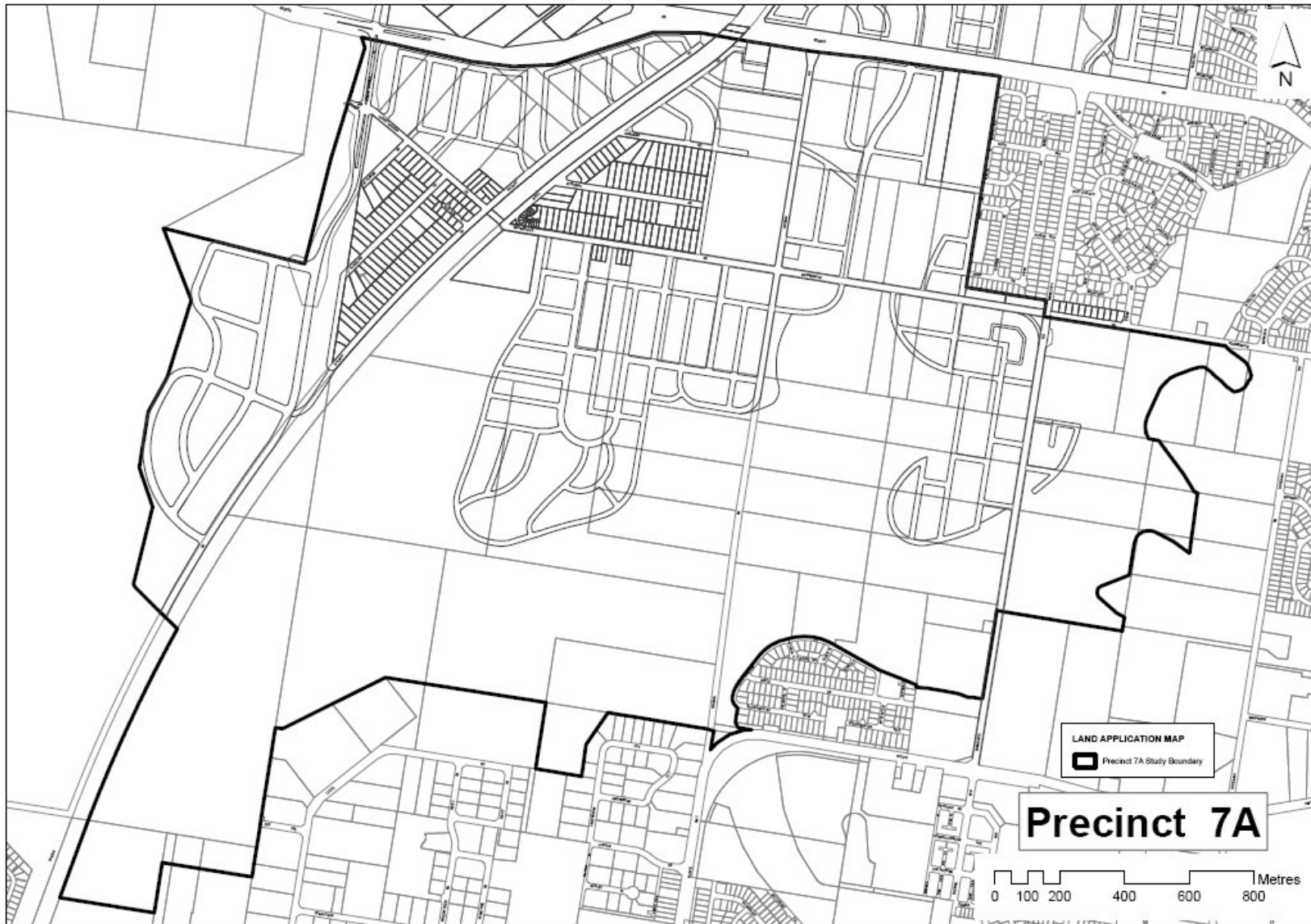
#### **Option 4: Proceed with the Proposal as a separate amendment to WLEP 2012**

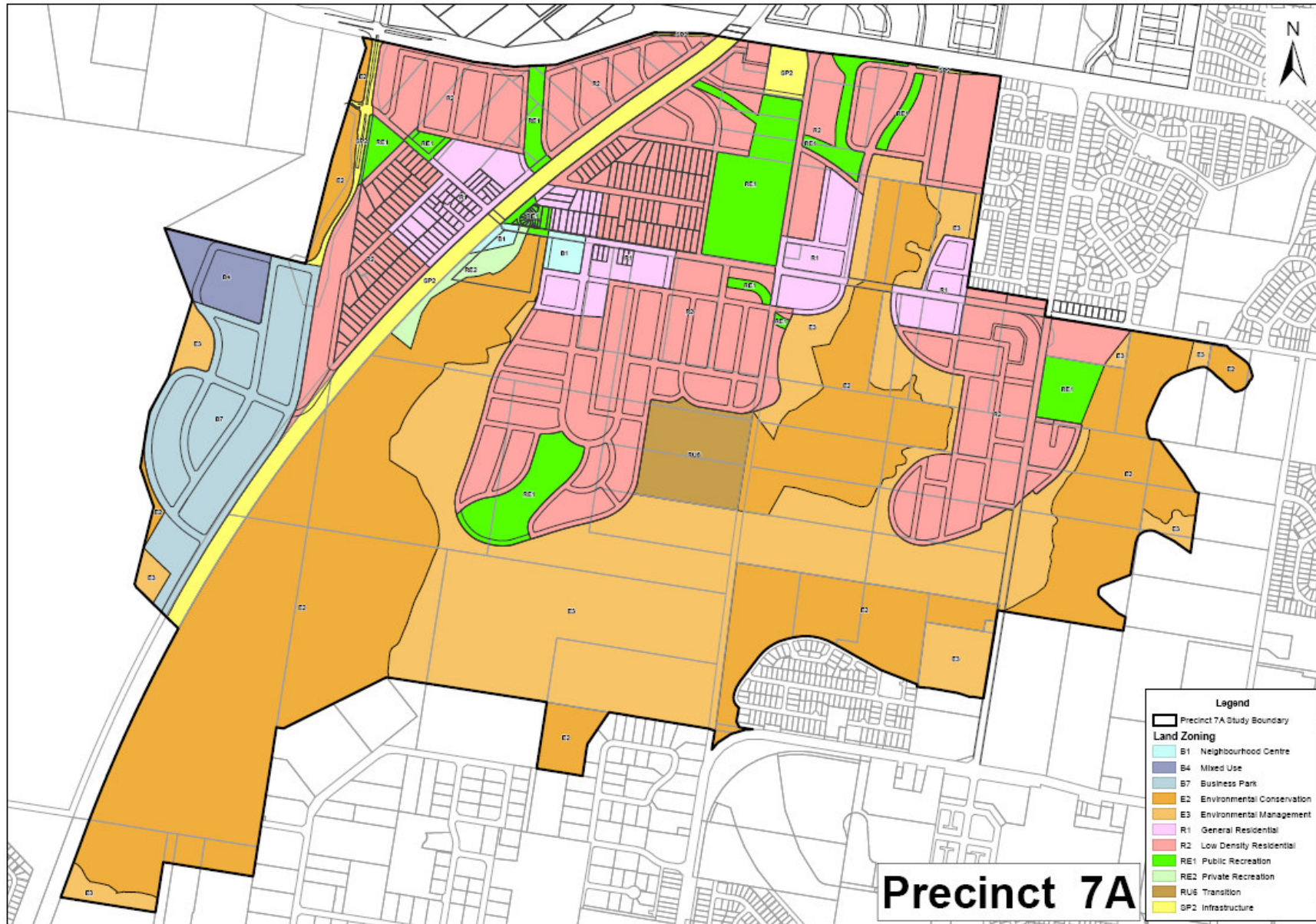
Initial expectation was for the Planning Proposal for rezoning of Precinct 7A to proceed as an amendment to Wyong Local Environmental Plan (WLEP) 2012, based on an assumption that the Composite LEP (WLEP 2012) would be gazetted in 2011. However, due to uncertainty associated with the delivery program for WLEP 2012, it is anticipated that the timing for the Planning Proposal for Precinct 7A will precede the WLEP 2012. Therefore this option is not favoured as it would likely impose delays to this Planning Proposal.

To give statutory effect to the rezoning Wyong LEP 2012 the same amendments as discussed under Option 3 would be necessary.



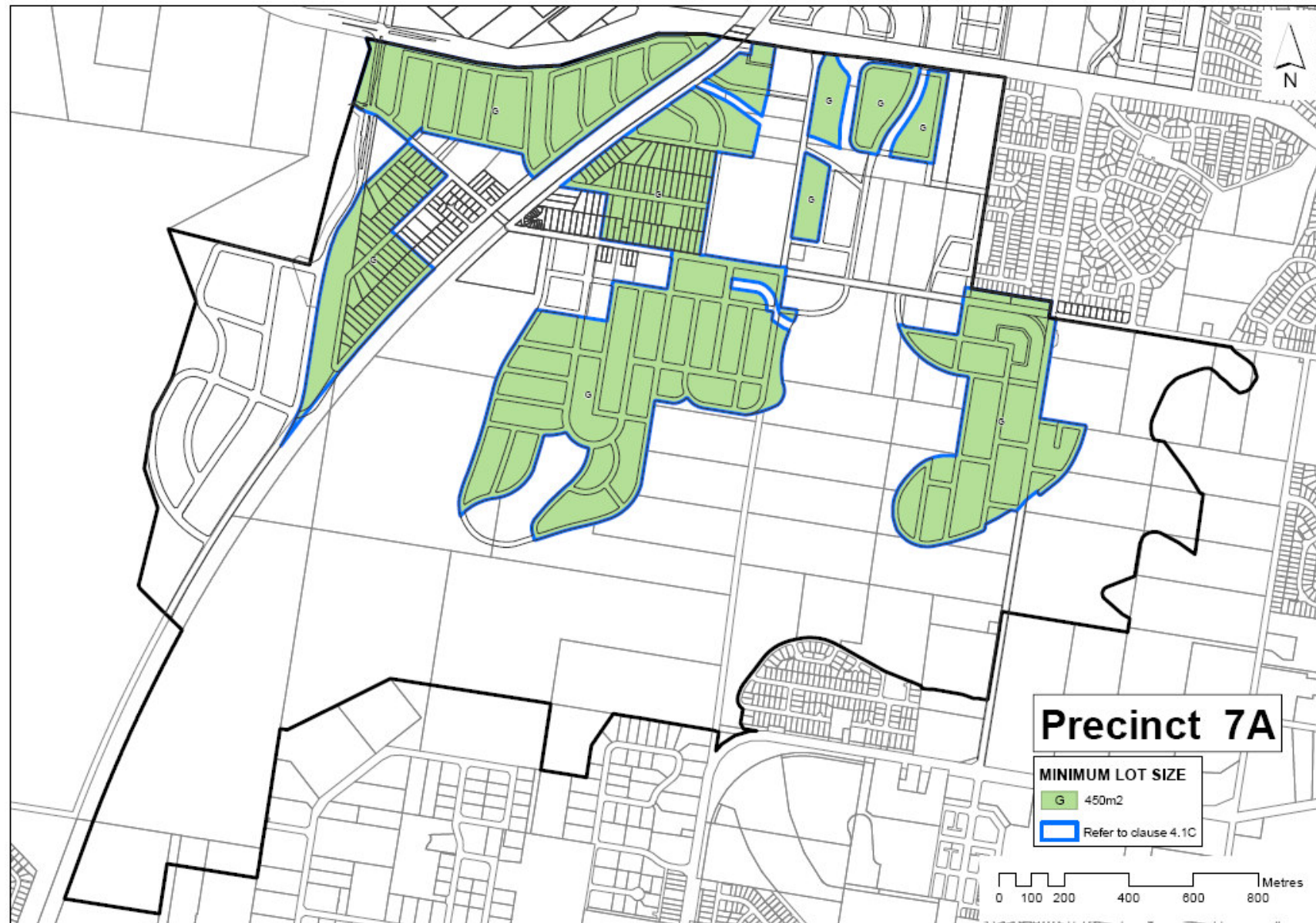
Map 1 – Land Application Map

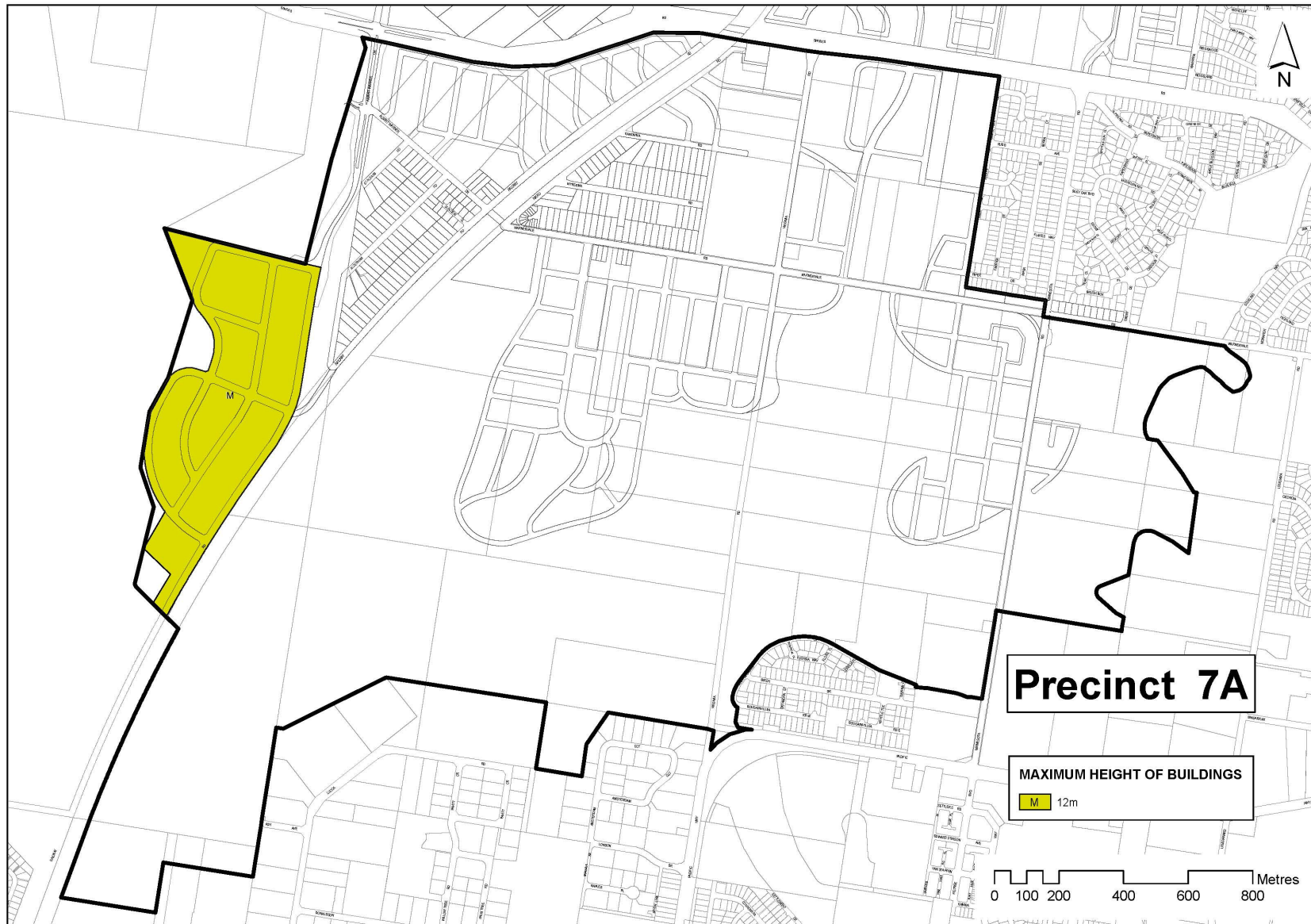




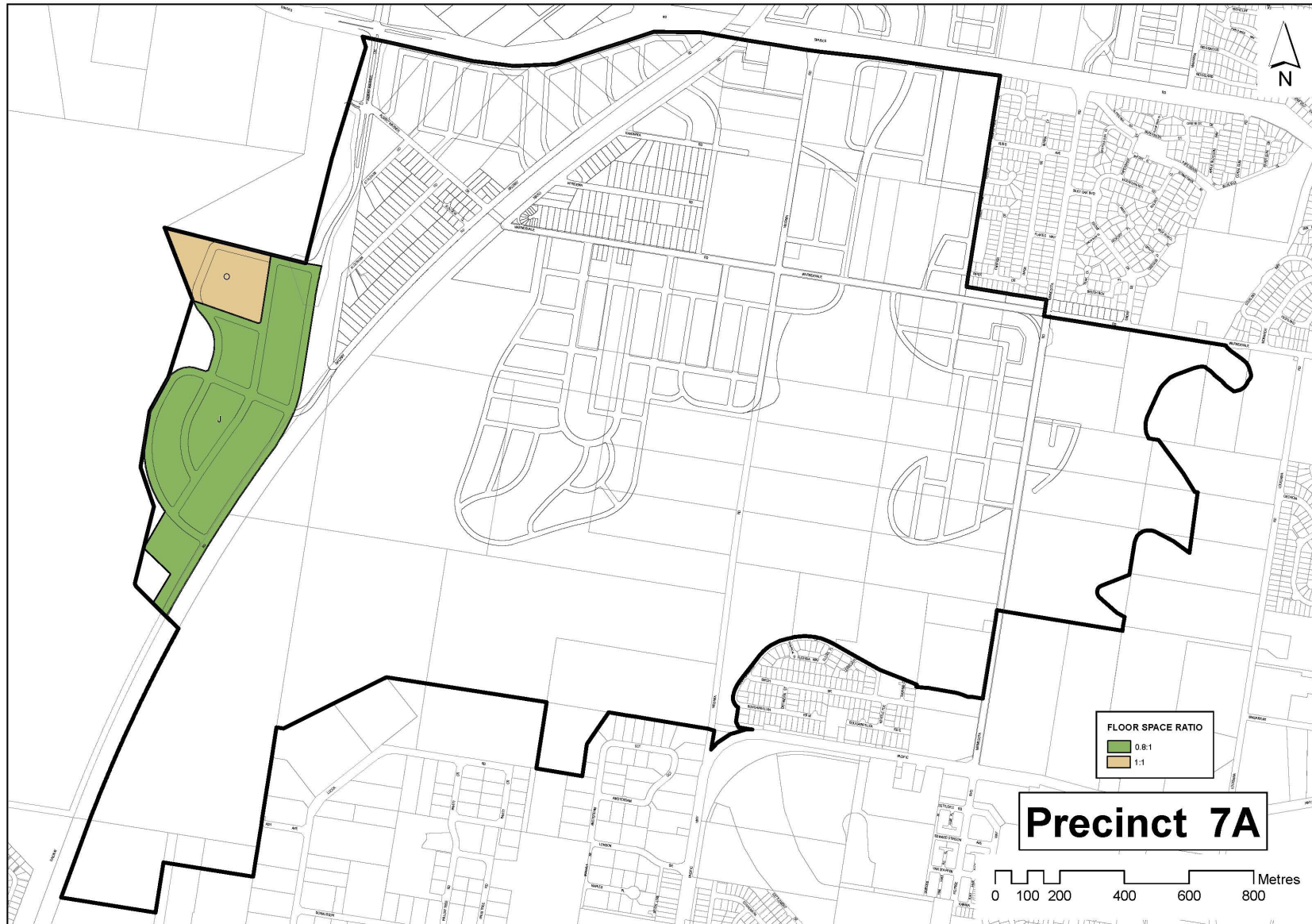


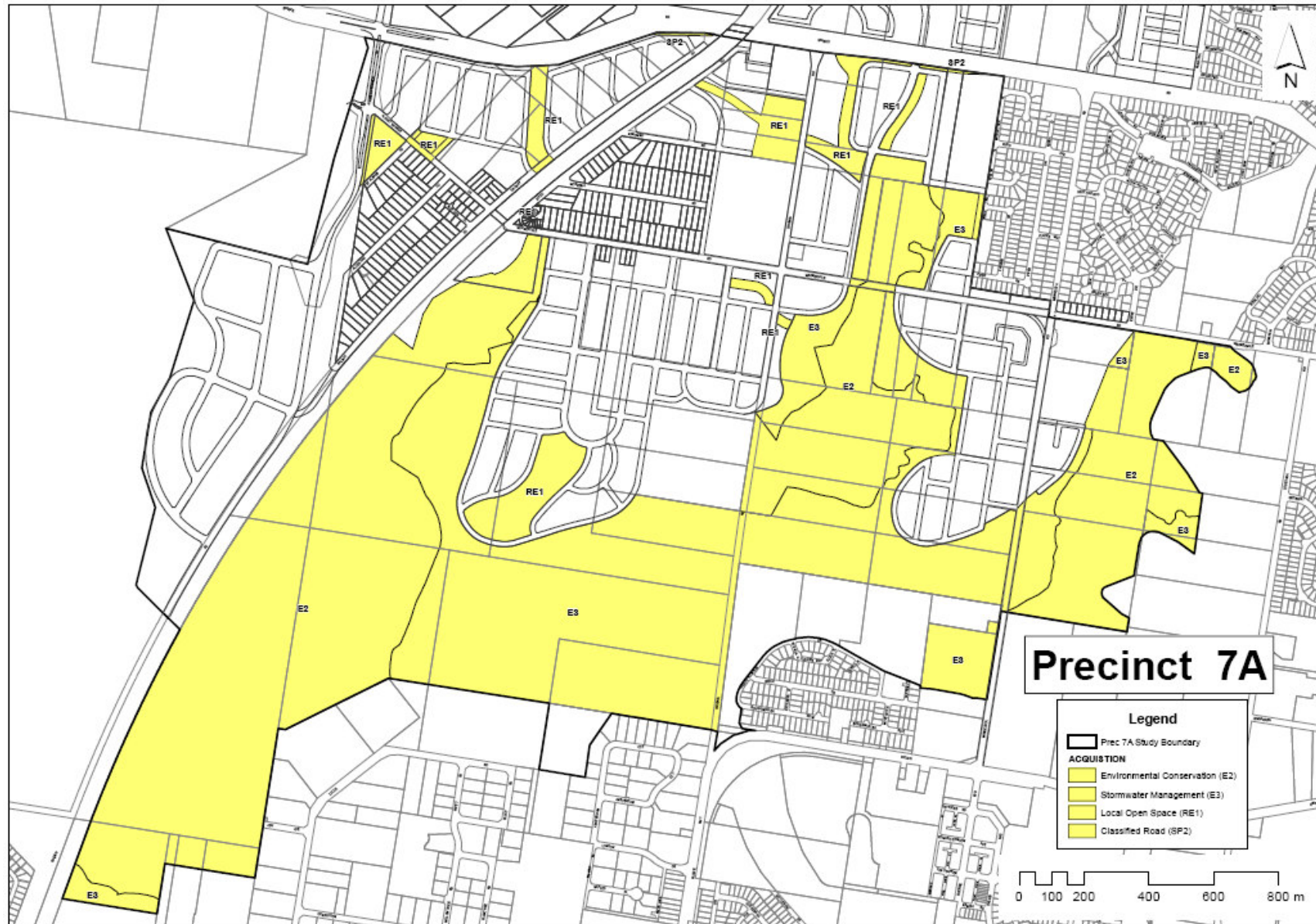
Map 3 – Lot Size Map





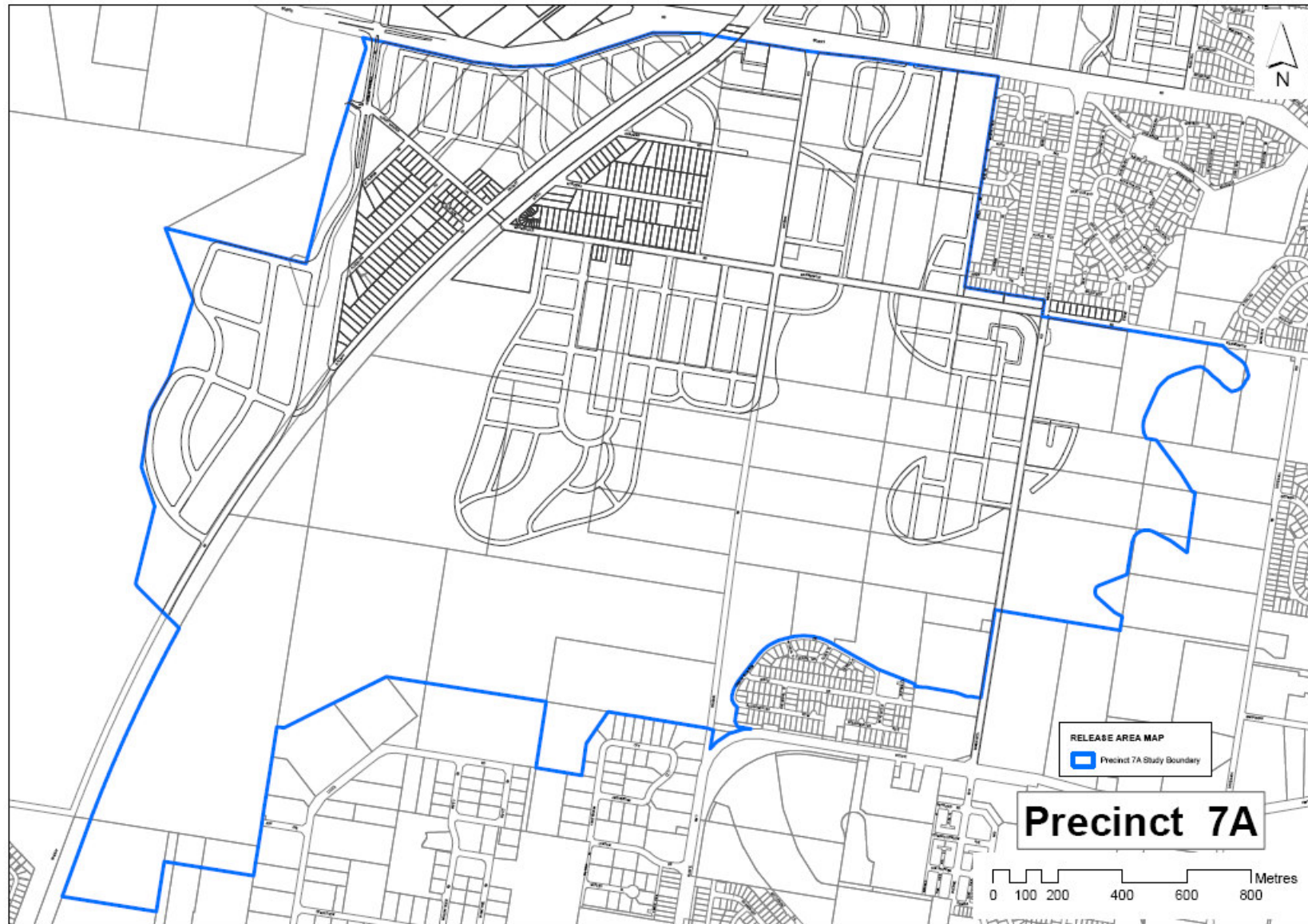








Map 7 – Release Area Map



# LANDUSE TABLES

## 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 RU6 Transition

#### 1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide for land uses that would not prejudice the future urban development of land identified as an urban release area or where that land has been identified for future urban development within the North Wyong Shire Structure Plan or the Wyong Settlement Strategy.

#### 2 Permitted without consent

Home based child care; Home occupations

#### 3 Permitted with consent

Air transport facilities; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwelling houses; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Home businesses; Home industries; Horticulture; Information and education facilities; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Sewerage systems; Waste or resource management facilities; Water recreation structures; Water supply systems

#### 4 Prohibited

Any development not specified in item 2 or 3

### 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 promote walkable neighbourhoods and a sense of community.
- To ensure development conforms with the principles of sustainable development.
- To ensure development is compatible with the scale and character of the local area and complements the existing streetscape.

## 2 Permitted without consent

Home based child care; Home occupations

## 3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Car parks; Caravan parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Education establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition home; Exhibition village; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Water recycling systems; Water reticulation systems; Water storage facilities.

## 4 Prohibited

Any development not specified in item 2 or 3

## 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 maintain and enhance the residential amenity and character of the surrounding area
- To provide a residential character commensurate with a low density residential environment.

### 2 Permitted without consent

Home based child care; Home occupations

### 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Education establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition village; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Information and

education facilities; Jetties; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi detached dwellings; Sewage reticulation systems; Shop top housing; Water recycling systems; Water reticulation systems; Water storage facilities

#### 4 Prohibited

Any development not specified in item 2 or 3

### 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 encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

#### 2 Permitted without consent

Home based child care; Home occupations

#### 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business premises; Child care centres; Community facilities; Hardware and building supplies; Home occupation (sex services); Kiosks; Medical centres; Neighbourhood shops; Respite day care centres; Food and drink premises; Roads; Sewage reticulation systems; Shops; Shop top housing; Water reticulation systems; Water storage facilities; Any development not specified in item 2 or 4.

#### 4 Prohibited

Agriculture; Airstrips; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building or repair facilities; Camping grounds; Caravan Parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Industries; Industrial retail outlets; Industrial training facilities; Marinas; Mortuaries; Office premises; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

## 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 allow for residential and other accommodation, while maintaining active retail, business or other non-residential uses at street level.
- To encourage development that supports or complements the primary office and retail functions of the local centre zone.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Sewage reticulation systems; Shop top housing; Water reticulation systems; Water storage facilities; Any development not specified in item 2 or 4.

### 4 Prohibited

Agriculture; Airstrip; Air transport facilities; Animal boarding or training establishments; Boat building or repair facilities; Camping grounds; Caravan Parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industries; Industrial retail outlets; Industrial training facilities; Marinas; Mortuaries; Open cut mining; Port facilities; Residential accommodation; Rural industries; 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 supply systems; Wharf or boating facilities; Wholesale supplies.

## 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 allow limited residential accommodation that contributes to the provision of employment opportunities within the zone.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Child care centres; Food and drink premises; Kiosks; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Roads; Sewage reticulation systems; Hotel or motel accommodation; Serviced apartments; Shop top housing; Warehouse or distribution centres; Water reticulation systems; Water storage facilities; Any development not specified in item 2 or 4.

**4 Prohibited**

Agriculture; Airstrip; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building or repair facilities; Camping grounds; Caravan Parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupation (sex services); Industrial retail outlets; Industries; Marinas; Mortuaries; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Storage premises; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; 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.
- To recognise existing railway land and to enable future development for railway and associated purposes.
- To recognise major roads and to enable future development and expansion of major road networks and associated purposes.
- To recognise existing land and to enable future development for utility undertakings and associated purposes.

**2 Permitted without consent**

Nil

**3 Permitted with consent**

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

#### 4 Prohibited

Any development not specified in item 2 or 3

### 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 linked open space for ecosystem continuity, public access, local community recreation and waterway protection.
- To provide space for integrated stormwater treatment devices for flow and water quality management, whilst enhancing urban amenity.
- To enable ancillary development which compliments land zoned for recreational purposes.

#### 2 Permitted without consent

Nil.

#### 3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Moorings; Mooring pens; Recreation areas; Recreation facilities (indoor); Recreation facilities (major) Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Public administration buildings; Sewerage systems; Take away food and drink premises; Waste or resource management facilities; Water recreation structures; Water supply systems.

#### 4 Prohibited

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.
- To offer opportunities for tourism development compatible with the natural environment.
- To allow for alternative uses of open space areas for community purposes compatible with surrounding areas.
- To enable land uses compatible with, and complimentary to, recreational uses.

**2 Permitted without consent**

Nil.

**3 Permitted with consent**

Amusement centres; Building identification signs; Business identification signs; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Moorings; Mooring pens; Recreation areas; Recreation facilities (indoor), Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roads; Sewerage systems; Take away food and drink premises; Waste or resource management facilities; Water recreation structures; Water supply systems.

**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.
- To protect endangered ecological communities, coastal wetlands and littoral rainforests.
- To enable development of public works and environmental facilities where such development would not have an overall detrimental impact on ecological, scientific, cultural or aesthetic values.

**2 Permitted without consent**

Nil.

**3 Permitted with consent**

Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Research stations; Roads; Sewage reticulation 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.

**2 Permitted without consent**

Home based child care; Home occupations.

**3 Permitted with consent**

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings, Farm stay accommodation; Flood mitigation works; Home businesses; Home industries; Horticulture; Information and education facilities; Recreation areas; Research stations; Roads; Roadside stalls; Secondary dwellings; Sewage reticulation systems; Sewage treatment plants; Water recreation structures; Water recycling facilities; Water supply systems.

**4 Prohibited**

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.