

## APPENDIX A

### NAMBUCCA LEP 1995 ZONING TABLE EXTRACTS

The study lands are covered by 4 land use planning zones. The majority of the lands are zoned 6(a). The Bowling Club is zoned 6(c). Some of the reserve lands to the north and south are zoned 7(f). The commercial areas are zoned 3(a). The zoning tables for these are set out as follows:

#### Zone 6 (a) Public Recreation

##### 1 Objectives of Zone

The objectives of this zone are:

- (a) to identify proposed or existing publicly owned land that is used or is capable of being used for the purpose of active or passive recreation,
- (b) to encourage the development of public recreation in a manner which maximises the satisfaction of the community's diverse recreational needs,
- (c) to enable development associated with, ancillary to, or supportive of, public recreational uses, and
- (d) to encourage the development of open space as a major urban landscape element.

##### 2 Description of the Zone

The Public Recreation zone contains land used for both active and passive recreation. Land in this zone is either owned by the Council, or under the care, control and management of the Council or is in private or public authority ownership and is yet to be acquired by the Council or dedicated to the Council for use for public recreation.

##### 3 Without Development Consent

Exempt development.

Works for the purpose of landscaping, gardening or bush fire hazard reduction.

Development for the purpose of:

utility installations.

##### 4 Only with Development Consent

Development for the purpose of:

advertising structures; boat landing facilities; boat sheds; buildings used for landscaping, gardening or bush fire hazard reduction; car-parking; caretaker's residences; child care centres; communications facilities; community centres; drainage; earthworks; educational establishments; environmental facilities; golf courses; kiosks; public buildings; recreation areas; recreation vehicle areas; roads; surf life saving clubs.

##### 5 Prohibited

Any development not included in Item 3 or 4.

## **Zone 6 (c) Private Recreation**

### **1 Objectives of Zone**

The objectives of this zone are to identify and set aside certain private land where private recreation activities are or may be developed.

### **2 Description of the Zone**

The Private Recreation zone contains privately owned land used for recreational purposes such as licensed clubs, caravan parks and the like.

### **3 Without Development Consent**

Exempt development.

Works for the purpose of landscaping, gardening or bush fire hazard reduction.

Development for the purpose of:

utility installations.

### **4 Only with Development Consent**

Development for the purpose of:

advertising structures; boat landing facilities; boat sheds; bowling greens; camping grounds; caravan parks; car-parking; clubs (including licensed premises); communications facilities; community centres; drainage; dwelling-houses ancillary to and used in conjunction with another land use permissible in the zone; earthworks; educational establishments; environmental facilities; golf courses; recreation areas; recreation facilities; refreshment rooms; roads; shops used in conjunction with another land use permissible in the zone; tourist accommodation; tourist facilities.

### **5 Prohibited**

Any development not included in Item 3 or 4.

## **Zone 7 (f) Environment Protection (Coastal Lands)**

### **1 Objectives of Zone**

The objectives of this zone are:

- (a) to protect environmentally sensitive coastal lands to preserve their scenic and natural environmental functions,
- (b) to preserve wildlife habitats,
- (c) to prevent development which would adversely affect (or be adversely affected, over both the short and long-term, by) coastal processes, and
- (d) to enable the development of public works and recreation amenities where such development does not have significant detrimental effect on the habitat, landscape or scenic quality of the locality.

### **2 Description of the Zone**

This zone identifies the coastal foreshore areas of the Nambucca Shire Council's area, which are important environmental and recreational resources for residents and tourists of the area and the mid-north coast region. The zone also serves to protect development from coastal hazards as well as to ensure development does not adversely affect the ecology and scenic value of the coastal areas.

### **3 Without Development Consent**

Development for the purpose of:

bush fire hazard reduction.

### **4 Only with Development Consent**

Development for the purpose of:

agriculture (other than animal establishments and intensive livestock keeping establishments); beach amenities; bed and breakfast establishments; camping grounds; caravan parks; clearing of native vegetation; community buildings; drainage; dwelling-houses; environmental facilities; extractive industries; forestry; home activities; jetties; oyster farming and ancillary buildings; picnic grounds; roads; recreation areas; utility installations.

### **5 Prohibited**

Any development not included in Item 3 or 4.

## **Zone 3 (a) General Business**

### **1 Objectives of Zone**

The objectives of this zone are:

- (a) to encourage the provision of retail and business services and other associated supporting or ancillary development in the major business centres in the Nambucca area,
- (b) to accommodate the establishment of retail, commercial and professional services for local residents in conveniently located business centres within the smaller villages and residential precincts where the scale and type of business development is compatible with the amenity of the surrounding areas,
- (c) to ensure that due consideration is given to the likely impact of flooding in the Macksville business centre by ensuring that any new development incorporates flooding precautions and flood protection measures, and
- (d) to preserve the historic character of Macksville precincts by protecting heritage items and by encouraging compatible development within and adjoining historic buildings and precincts.

### **2 Description of the Zone**

The General Business zone comprises the core retail areas of Macksville and Nambucca Heads and the smaller retail areas of Valla Beach and Scotts Head.

### **3 Without Development Consent**

Development for the purpose of:

utility installations.

Exempt development.

### **4 Only with Development Consent**

Any development not included in Item 3 or 5.

### **5 Prohibited**

Development for the purpose of:

agricultural machinery showrooms; agriculture; animal establishments; boarding houses; brothels; camping grounds; caravan parks; dual occupancy (except where located above non-residential development on flood free land); dwelling-houses; exhibition homes; extractive industries; generating works; group homes; helipads; heliports; housing for aged or disabled persons; hospitals; industries (other than light industries); institutions; intensive livestock keeping; liquid fuel depots; mining; multi-dwelling housing (except where located above non-residential development on flood free land); offensive or hazardous industries; recycling depots; roadside stalls; rural industries; rural sheds; sawmills; stock and saleyards; transport terminals.