

LISMORE CITY COUNCIL
NORTH COAST AREA ASSISTANCE SCHEME
INFORMATION MORNING

VENUE: LISMORE & DISTRICT WORKER'S CLUB, KEEN STREET, LISMORE.
DATE: FRIDAY, 1ST NOVEMBER, 1991.
TIME: 10.00AM

A G E N D A

10.00AM MORNING TEA

10.30AM WELCOME AND INTRODUCTION OF MS VICKI ST. LAWRENCE
(NORTH COAST AREA ASSISTANCE SCHEME REGIONAL CO-ORDINATOR)
BY ANNE MEAGHER.

10.35AM VICKI ST. LAWRENCE (REGIONAL CO-ORDINATOR)

- * Operation of the Scheme on the North Coast
- * Details of the abbreviated funding round 1991/92
- * Examples of A.A.S. projects.

11.15AM QUESTIONS

Information Kits including application forms and guidelines will be available at the workshop.

FESTIVAL UPDATE

Well, it looks like we have a beautiful site for our Summer Solstice Celebratory Festival on Dec 20, 21 & 22nd. 1991. Located down Crofton Road, (only five kilometers from Nimbin itself), with good camping space surrounded by trees. The host community is The Dreaming Camp. They have welcomed our ideas and added some of their own - THANK-YOU, Dreaming Camp.

Drinking water won't be a problem and Goolmangar Creek is very close for swimming.

We would still like to hear from all other communities in regard to the type of stalls you want to have. Some suggestions are - Food, Pottery, Crafts, Massage, Tarot, anything that your community can share with us all. It is hoped that stall holders can provide their own shelter from the hot hot summer sun eg. beach umbrella, tent, shade cloth etc.

So let us know soon what you would like to do so we can arrange appropriate spaces.

A NOTE ON FOOD STALLS: If you decide on a food stall, we need to know what type of food you will have so we don't end up with too much of the same thing and remember, first in, best dressed! We may have to refuse the later offers of food stalls as there may be enough already.

Also, there will be more focus on kids activities, this year, including youth. This festival is EVERYONE. See you there !!
for EVERYONE. See you there !!

The Council of the City of Lismore

*Council Chambers,
Molesworth Street, Lismore, N.S.W.*

TELEPHONES

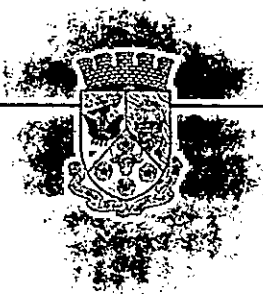
ADMINISTRATION: 21 1501

ENGINEERING: 21 1499

ENVIRONMENT AND DEVELOPMENT 21 1479

P.O. BOX 23A,
LISMORE, 2480
DX 7761

FAX (066) 21 9094
(066) 22 1592



ALL COMMUNICATIONS TO
BE ADDRESSED TO
GENERAL MANAGER/TOWN CLERK

IN REPLY PLEASE QUOTE

AM: LH/S5-4-266-1

CONTACT Anne Meagher-250500

FOR FURTHER ENQUIRIES

Environment & Development Services

10th October, 1991

Dear Sir/Madam,

As you are aware, earlier this year the Premier announced the extension of the Area Assistance Scheme to the North Coast. The Scheme is a regional programme which relies upon Local Government, State Government and community participation to redress imbalances in the provision of human services in the region. The State Government has allocated \$2.7 million to the North Coast Programme for the next three (3) years.

Applications for funding in 1991/92 are now being sought and will close on the 18th November, 1991, with announcements to be made in December/January.

Lismore City Council is sponsoring an Information Morning on Friday, 1st November, 1991, to assist community organisations in seeking funds. The North Coast Area Assistance Scheme Regional Co-ordinator, Ms Vicki St. Lawrence, will be in attendance to answer questions.

For catering purposes Council would appreciate you contacting the Community Services Co-ordinators, Anne Meagher and Lesley Jenkins on 211 539 up until Wednesday, 16th October, 1991, and thereafter, on telephone 250 500, to advise whether you will be attending. Attached is an agenda.

Yours faithfully,

P T Muldoon
Town Clerk/General Manager

LOCAL GOVERNMENT AND COMMUNITY HOUSING PROGRAM

APPLICATION FORM

Attached is the application form for funding under the L.G.C.H.P. This form is divided into 3 sections:

The first section (white) should be completed by all applicants. The second section (green) should be completed only by those applicants interested in capital projects.

The third section (pink) should be completed only if the application is for a developmental or research project.

Project proposals need to be developed well enough to enable commencement within six months of approval.

CLOSING DATES

Please apply by: 29/6/¹⁹⁹¹~~1990~~

It is anticipated that the Minister for Housing and Construction will approve funding allocations in 1990.

FURTHER INFORMATION

Should you require any further information or assistance, please contact the relevant Project Officer:

Community Submissions:

Paul Willey
Project Officer
Local Government & Community
Housing Program
C.H.A.S.S.A.
264 Flinders Street
ADELAIDE SA 5000

PHONE: (08) 223 5028

Local Government Submissions:

Chris Hannaford
Project Officer
Local Government and Community
Housing Program
C/- Local Government Association
16 Hutt Street
ADELAIDE SA 5001

PHONE: (08) 223 3468

FAX: (08) 223 2659

AIMS OF THE PROGRAM

The Local Government and Community Housing Program aims to:

- * Address the needs of low income and disadvantaged groups through capital grants to provide long term rental accommodation.
- * Encourage innovation in design, finance and management of housing for identified target groups.
- * Involve Local Government and Community Organisations in the provision of housing,
- * Attract additional resources to house low income and disadvantaged groups.
- * Identify areas of housing need through research projects and feasibility studies which lead to capital projects.
- * Promote maximum tenant involvement in decision making for the development and management of their housing.
- * Encourage the development of non-profit rental housing co-operative and community housing sectors.

STRUCTURE OF THE PROGRAM

The program is funded by the Commonwealth Government through the Commonwealth State Housing Agreement. Final approval of all projects is made jointly by the Commonwealth Minister for Housing and Aged Care and the State Minister of Housing.

The administration of the program is the responsibility of the State Minister of Housing with the advice of a State Advisory Committee. The Committee is made up of members of Local/State & Commonwealth Government and community representatives. It meets monthly and recommends projects for approval to the State Minister of Housing.

LOCAL GOVERNMENT SECTOR - COMMUNITY SECTOR

Funds for the program are equally divided between the Community and Local Government sectors. There is one Project Officer to service each sector, responsible for the encouragement of innovative housing projects and assisting Councils and Community Organisations in filling out this application form. Further they must assess potential projects and act as the first point of contact for all enquiries. Project Officers participate in Project Steering Committees and are responsible for project monitoring and evaluation.

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LOCAL GOVERNMENT AND COMMUNITY HOUSING PROGRAM

PROJECT TITLE

SECTION 1

Date: / /

Name of Applicant(s):

Address:

_____ Post Code: _____

Contact Officer/Person:

Phone Number: _____

Short Project Title:

Short Project Description

Please indicate method of acquisition, number of units, number of bedrooms per unit and type of dwelling e.g. the purchase of 3 x 2 br, attached units for people with a disability etc. ...or re-search into local housing needs.

PROJECT AIMS AND LOCAL HOUSING NEED

Specific Project Aims (If insufficient room, please attach a sheet)

Proposed Target Group(s)

LOCAL HOUSING NEED

Please indicate the areas of housing need in your community eg. cite figures from local studies and or pin point groups that are not currently being catered for by existing housing programs.

Who has been consulted/contacted in the development of this proposal.

Please describe any previous involvement your Council/Organisation has had in the housing field.

METHOD OF FUNDING

It is expected that your organisation will be able to contribute a proportion of the total project costs. Your organisation may also be able to attract additional resources to the project through: the use of expertise within the organisation, or by approaching local industry and other groups for contributions.

FUNDING SOUGHT FROM L.G.A.C.H.P.

\$ _____

(Please indicate which specific areas of the project you wish to use L.G.A.C.H.P. funds on)

COUNCIL CONTRIBUTION

(Please detail the amount and nature of the proposed contribution)

\$ _____

COMMUNITY CONTRIBUTION

(Please detail the amount and nature of the proposed contribution)

\$ _____

INDUSTRY CONTRIBUTION

(Please detail the amount and nature of the proposed contribution)

\$ _____

FUNDING FROM OTHER SOURCES

(Please detail the amount and nature of the proposed contribution)

\$ _____

TOTAL PROJECT COSTS

\$ _____

HAVE YOU MADE RELEVANT APPLICATIONS FOR FUNDS UNDER ANY OTHER PROGRAM? (Please include: source, purpose, amount and date by which success of application is likely to be known). _____

PROJECT MANAGEMENT

PROJECT DEVELOPMENT PHASE

Most capital projects are divided into two distinct phases: Project Development & Housing Management.

The projects may be initiated by a community group, housing association or Council which establishes a Steering Committee for the project. The Steering Committee takes the project through the development and construction phase.

TENANT PARTICIPATION

Please indicate how the project will be managed eg. the proposed membership of any steering committee and the organisations that members represent,

Steering Committees must include provision for tenant representation.

Involvement of elected members and community representatives is also encouraged.

TENANCY AGREEMENT

- * Please attach a copy of proposed tenancy agreement between the housing manager and the tenant.

CAPITAL

SECTION 2

HOUSING MANAGEMENT

The ongoing management of housing projects often requires a separately incorporated body.

In the case of a Council initiated project it may be desirable to devolve the management of the project to a community Management Board with a Council representative or an incorporated housing association.

Provision for tenant representation on the Housing Management committee is required. The long term aim is to provide for a majority of tenants to manage their own housing.

Please indicate how the housing will be managed after its acquisition / construction eg. the proposed composition of a board / committee and organisations that members represent.

CONSTRUCTION:

Address (if known) or general locality:

PLEASE GIVE A GENERAL DESCRIPTION OF THE SITE:

TITLE (Please attach):

Hundred of _____ Vol. _____ Folio _____

VALUER GENERAL'S VALUATION:

\$ _____ Date / / .

CURRENT OWNERSHIP:

CURRENT USE:

ZONING:

DESIGN FEATURES/SPECIAL MODIFICATIONS:

ESTIMATED BREAKDOWN OF COSTS

LAND COST	\$
PROFESSIONAL FEES	\$
SITE DEVELOPMENT WORK	\$
CONSTRUCTION COSTS	\$
OTHER COSTS (Please Specify)	\$

TOTAL PROJECT COST AT / / :	\$ _____

ESTIMATE DATE OF: COMMENCEMENT / / .
COMPLETION / / .

PURCHASE

Address (if known) or general locality:

PLEASE GIVE A GENERAL DESCRIPTION OF THE SITE:

TITLE (Please attach):

Hundred of _____ Vol. _____ Folio _____

VALUER GENERAL'S VALUATION:

\$ _____ Date / / .

CURRENT OWNERSHIP:

CURRENT USE:

ZONING:

DESIGN FEATURES/SPECIAL MODIFICATIONS:

PLEASE DETAIL PROPOSED UPGRADE (IF EXTENSIVE PLEASE USE RENOVATION SECTION):

PROPOSED ACQUISITION DATE(S): / / .

PROFESSIONAL FEES \$

ESTIMATED PRICE OF HOUSE/UNIT \$

ESTIMATED COST OF UPGRADE \$

OTHER COSTS (Please specify) \$

TOTAL PROJECT COSTS AT / / : \$ _____

RENOVATION

Address:

PLEASE GIVE A GENERAL DESCRIPTION OF THE SITE AND BUILDING(S):

TITLE (Please attach):

Hundred of _____ Vol. _____ Folio _____

VALUER GENERAL'S VALUATION:

\$ _____ Date: / / .

CURRENT OWNERSHIP:

CURRENT USE:

ZONING:

DETAIL PROPOSED RENOVATIONS/ADDITIONS TO THE PROPERTY:

PROPOSED ACQUISITION DATE: / / .

PURCHASE PRICE \$

PROFESSIONAL FEES \$

COST TO RENOVATE EXISTING BUILDING(S) \$

COST OF ADDITIONS TO THE SITE/BUILDING(S) \$

SITE DEVELOPMENT WORK \$

OTHER COSTS (Please specify \$

TOTAL PROJECT COSTS AT / / : \$
ESTIMATED DATE OF: COMMENCEMENT / / .
COMPLETION / / .

DEVELOPMENTAL / RESEARCH

SECTION 3

THIS SECTION IS IN TWO PARTS:

- 9. EMPLOYMENT OF STAFF
- 10. CONSULTANCIES

PLEASE COMPLETE ONLY THE PART WHICH APPLIES TO YOUR PROJECT

EMPLOYMENT OF STAFF

Purpose of Appointment (please attach project brief and job description if available)

Length of Employment _____

Proposed Commencement Date / / .

COSTS:

Salary	\$ _____
Leave Loading/Payroll Tax	\$ _____
Workers Compensation	\$ _____
Other (please specify)	\$ _____
Travel	\$ _____
Printing	\$ _____
Additional costs *(phone, equipment materials, etc.)	\$ _____
TOTAL COSTS:	\$ _____

*These costs will only be funded in exceptional circumstances.

KYOGLE SHIRE DRAFT LOCAL ENVIRONMENTAL PLAN NO...

(Discussion Paper Only) Draft 11.am. 16-01-92

PART 1
PRELIMINARY

Citation

1. This plan may be cited as KYOGLE SHIRE LOCAL ENVIRONMENTAL PLAN NO.....

Aims, Objectives, etc.

2. (1) The general aims of this plan are:

- (a) to implement at a local level the aims of the Environmental Planning and Assessment Act, 1979, as set out in Section 5 of that Act.
- (b) to update and replace all existing and deemed Local Environmental Plans which apply to the Shire of Kyogle.
- (c) to provide an overall framework for development control within Kyogle Shire, to be complemented by development control plans where more detailed planning is required.

Land to which plan applies.

3. This plan applies to the whole of land within the Shire of Kyogle.

Relationship to other Environmental Planning Instruments

4. This plan repeals:
- Interim Development Order No.1 -Shire of Kyogle
 - Interim Development Order No.1 -Shire of Terania, as it applies to land within the shire of Kyogle.
 - Kyogle Local Environmental Plan No.1
 - Kyogle Local Environmental Plan No.2
 - Kyogle Local Environmental Plan No.4

Interpretation

5. In this plan;
"appointed day" means the day on which this plan takes effect;

"caravan park" means land used as a site for moveable dwellings, including tents and caravans or other vehicles used for temporary or permanent accommodation;

"conservation area" means the area of land shown bounded by heavy broken black edging and marked "conservation area" on the map or listed in Schedule 2.

"council" means the council of the Shire of Kyogle.

"demolition" in relation to a building or work means the damaging, defacing, destruction, pulling down or removal of that building or work, in whole or part.

"home improvement area" means the area of land, not exceeding 5000 square metres, around a dwelling in a multiple occupancy.

"intensive animal establishment" means a building or place in which or upon which cattle, pigs, poultry or other livestock are held for the purpose of nurturing by a feeding method other than natural grazing and includes -

- (a) feedlots;
- (b) piggeries;
- (c) poultry farms; and
- (d) fish farming (including crustaceans and oysters),

but does not include a building or place used for the keeping of livestock or poultry where -

- (e) it is intended solely for personal consumption or enjoyment by the occupier of the land; or
- (f) the amount of imported feed consumed does not exceed three tonnes per month.

"item of the environmental heritage" means a building, work, relic or place of historic, scientific, cultural, social, architectural, archaeological, natural or aesthetic significance to the shire of Kyogle-

- (a) situated on land shown edged in heavy black on the map and marked "Heritage Conservation" ;
- (b) described in schedule 1 ; or
- (c) identified as an item of environmental heritage in a development control plan.

"multiple occupancy" means a type of rural development where a group of people live as a community, build and live in a number of dwellings on unsubdivided rural land.

"parcel" in relation to land means the aggregation of adjoining or adjacent lots in common ownership.

"Prime agricultural land" means rural land identified by the Department of agriculture as Classes 1, 2, or 3 as set out in the "Rural land evaluation manual".

"relic" means any deposit, object or material evidence relating to the settlement (including aboriginal habitation) prior to 1 January 1900, of the area of Kyogle Shire.

"temporary roadside stall" means a roadside stall which can be dismantled and removed.

Adoption of Model Provisions

6. The following Clauses only of The Environmental Planning are as Classes 1, 2, or 3 as set out in the "Rural land evaluation manual".

"relic" means any deposit, object or material evidence relating to the settlement (including aboriginal habitation) prior to 1 January 1900, of the area of Kyogle Shire.

"temporary roadside stall" means a roadside stall which can be dismantled and removed.

Adoption of Model Provisions

6. The following Clauses only of The Environmental Planning apply if the land is shown on the map in the manner specified hereunder in relation to that zone.

Zone No	Manner Specified	Description
No 1(a)	light brown	general rural
No 1(c)	light brown with heavy black edging and lettered "1(c)"	rural residential
No 2(v)	black edged and lettered "V"	Village or Town
No 5(f)	black edged and lettered "F"	Special uses floodway

Zone Objectives and development control table

9.(1) The objectives of each zone are as shown on the table to this clause.

(2) Except as otherwise provided in this plan, on any land within a zone specified, the development controls as set out in the table to this clause apply.

TABLE

Zone 1(a) General Rural

1. Objectives	To enable traditional rural uses to be carried out and to promote other uses which are economically productive and compatible with the rural environment. To protect prime agricultural land, except where it can be used for a purpose which is more productive to the community. To protect or preserve soil stability, water resources and environmentally sensitive vegetation To protect natural resources by controlling development which could be incompatible with it's future exploitation.
2. Without Consent	Agriculture (except intensive animal establishments, dairys, cattle loading ramps and truck loading facilities), forestry.
3. Only With Consent	Any purpose other than a purpose included in Item 2. or 4.
4. Prohibited	Motor showrooms, residential flat buildings

Zone 1(c) Rural Residential

1. Objectives	To provide small rural allotments to meet the demand for residential housing in designated, and well serviced areas.
2. Without Consent	Single dwelling house, agriculture, (except intensive animal establishments, dairys, cattle loading ramps and truck loading facilities).
3. Only With Consent	Any purpose other than a purpose included in Item 2. or 4.
4. Prohibited	Boarding house; bulk store; bus station; car repair station; commercial premises; hotel; industry; motor showroom; professional consulting room; public building; residential flat building; shop or any retail establishment except general store; junk yards.

Zone 2(v) Village or Town

1. Objectives | To enable urban type development to take place in designated areas.
 | To promote land uses which are economically productive and compatible with the village or town environment.
 | To provide for the full range of public, private, and community facilities.
 | To set aside by means of development control plans, designated areas for specific uses and to separate incompatible uses.

2. Without Consent | Nil

3. Only With Consent | Any purpose other than a purpose included in Item 4.

4. Prohibited | Intensive animal establishments, mines, offensive or hazardous industries, junk yards within 90 metres of a main road.

Zone 5(f) Special Uses Floodway

1. Objectives | To limit and reduce development on floodways
 | To avoid loss of life and injury to persons and property.
 | To avoid expenditure of public funds on restoration of public and private property and structural flood protection works.

2. Without Consent | Nil

3. Only With Consent | Any purpose other than a purpose included in item 2. and 4.

4. Prohibited | Dwellings (other than minor additions), residential buildings.

Minor variation of zone boundaries

10. (1) This clause applies to land which is within 20 metres of a boundary between any two zones.
 (2) Development may, with the consent of the council, be carried out on land to which this clause applies for any purpose for which development may be carried out in the adjoining zone.

PART III
SPECIAL CONDITIONS

Subdivisions generally

11. A person shall not subdivide land to which this plan applies except with the consent of council.

Rural development

12. Council shall not consent to an application to carry out development (other than agriculture or forestry) on general rural 1(a) land until it has considered-
- (a) the likely impact of the proposed development on the use of adjoining or nearby land,
 - (b) whether or not the development will cause loss of prime agricultural land, commercial forests, or mineral resources and,
 - (c) whether the development will conflict with traditional rural pursuits and practices.
 - (d) the affect of the development on water quality.

Rural subdivisions

13. (1) Subject to this clause a parcel shall not be subdivided in Zone 1(a) unless-
- (a) Each lot created thereby has an area of not less than 100 hectares or
 - (b) Lots of area less than 100 hectares but not less than 1 hectare are only created in accordance with subclause (c);
 - (c) A lot of less than 100 hectares is only created when such subdivision also creates an accompanying lot of more than 100 hectares.
 - (d) Sub clause (c) does not apply where the subject accompanying 100 hectare lot or part thereof has already been used for entitlements to create lots in accordance with subclause (c)
 - (e) Any allotment of less than 100 hectares is within 1.6 kilometres of an existing school or school bus route and has access to the nearest population centre by a 2 lane all weather road.
- (2) Subject to this clause land may be subdivided in Zone 1(a) creating an allotment of area less than 100 hectares provided;
- (a) Council is satisfied that such allotment is intended to be used for a permissible use other than agriculture, forestry or dwelling and;
 - (b) Council is satisfied that the proposed use of the allotment is for a purpose that will be equivalent to or more productive to the community than agriculture.
 - (c) Such subdivision is not located on prime agricultural land unless it can be demonstrated that other suitable land is not available.

(3) Land in zone 1(a) may be subdivided, with the consent of council and the concurrence of the Director-General of Agriculture, to create an allotment of not less than 10 hectares in area where that allotment will be used for horticultural purposes.

(4) In deciding whether to grant concurrence pursuant to (3) above, the Director-General shall take the following matters into consideration in relation to each allotment:

- (a) the area and quality of the land and its potential productivity;
- (b) the likely effects, (both economic and otherwise) that the proposed subdivision will have on agricultural industries in the area and the resources employed by or in connection with those industries;
- (c) the likely effects, both economic and otherwise, that the proposed subdivision will have on the use and development of other land and resources in the area;
- (d) whether there are any reasonable alternatives to the proposed subdivision in the circumstances;
- (e) the effect of the existence of, or potential to erect, a dwelling;
- (f) the cumulative effect of similar proposals if concurrence is granted under this clause; and
- (g) the likelihood of the allotment remaining available for efficient agricultural use.

Rural dwellings

14.(1) Subject to this clause a dwelling house shall not be erected on a vacant parcel within zone 1(a) unless

- (a) it has an area of 40 hectares or more; or
- (b) it is an allotment created in accordance with clause 12(1) or 12(3); or
- (c) it is an allotment created in accordance with a consent granted before the appointed day, being an allotment on which a dwelling could have been erected immediately before the appointed day
- (d) in the opinion of council the erection of the dwelling will not adversely affect the use of the land for commercial farming purposes.

(2) A second dwelling house may only be erected on a parcel in zone 1(a) if council is satisfied that the nature of the agricultural activity being carried out, at the time, is such that it requires an employee who will permanently reside in that additional dwelling.

(3) A dwelling in zone 1(a) may be altered or added to so as to create 2 attached dwellings.

(4) where a dwelling is permitted in zone 1(a) it may be erected as 2 attached dwellings.

(5) A dwelling shall not be erected in zone 1(a) less than 200 metres from an intensive animal establishment; forest; extractive industry, mine or potential site of such development.

Rural Dwellings (Multiple Occupancy)

14A. (1) This clause applies to the land within zone 1(a) listed in schedule 3.

(2) Notwithstanding clause 14, development for the purpose of 2 or more dwellings, known as multiple occupancy, may, on land to which this clause applies, be carried out with the consent of council where:-

(a) the land upon which the development is to be carried out -

(i) has an area of not less than 10 hectares and

(ii) is unsubdivided under the Local Government Act, 1919, the Conveyancing Act, 1919, The Community Titles Act or the Strata Titles Act, 1973, so as to comprise a single parcel and

(iii) there is no arrangement to separate legal rights to parts of the land through other means such as agreements, dealings, company shares, trusts or time sharing arrangements.

(iv) subclause (iii) above does not apply to a "home improvement area" around a dwelling.

(v) has direct access to a council maintained public road.

(b) the land on which any dwelling, community building or community facility is situated is not on prime crop or pasture land.

(c) development is not carried out for the purpose of a motel, hotel, caravan park or any other type of holiday tourist or weekend residential accommodation.

(d) the number of dwellings does not exceed one for each 2.5 hectares of land and the total number of persons to be housed in such dwellings does not exceed the permissible number of houses multiplied by 4.

(e) proposed buildings must be located on sites which are free of environmental hazards such as bushfire, flooding and landslips.

- (f) the proposed multiple occupancy is to be planned to achieve at least partial economic self sufficiency in the long term.
- (3) An application to carry out multiple occupancy must be accompanied by :-
 - (a) A site plan locating all building sites. These sites must be consecetively numbered on the plan and such sites must be pegged on site with site numbers clearly labled.
 - (b) Maps, plans and reports showing:-
 - (i) existing environment and man made improvements.
 - (ii) environmental hazards.
 - (iii) prime agricultural land.
 - (iv) all proposed development including house sites, access, water supply, waste disposal systems, community facilities, areas for agriculture, forestry and other economic development.
 - (c) A bushfire management plan prepared by a person experianced and competent in this area. Such plan to include fire management measures that must be in place prior to any occupation or building on the land as well as ongoing measures necessary to maintain the land free of bushfire risk.
- (4) Where an approval has been issued for multiple occupancy development requiring contributions for provision or upgrading of public amenities or services, the contributions must be paid in full prior to commencement of any dwelling construction.
- 15. A person shall not erect a building or structure on land within Zone 1(a) closer than 18 metres from the boundary of any road reserve unless council is satisfied:
 - (a) the levels or other physical conditions of the site make it necessary or expedient to do so; and
 - (b) in the case of a dwelling that the future amenity of occupants will not be detrimentally affected by dust or noise, and
 - (c) the erection of the building will not contribute to ribbon development along that road, and
 - (d) the building is unlikely to be on land that may be required for future road widening.

Rural residential development**Rural residential subdivision**

16. Subject to this clause land shall not be subdivided in zone 1(c) unless -

- (a) there is electricity supply and town water supply, or arrangements have been made for the provision of those supplies, to each allotment;
- (b) all roads in the subdivision and the road connecting to the nearest commercial centre are sealed;
- (c) in the opinion of council, satisfactory provision is made for drainage and the disposal of effluent from each allotment;
- (d) provision is made for retention of natural water courses on the land;
- (e) for allotments connected to the sewerage system each allotment has an area of not less than 1500 square metres
- (f) for allotments not connected to the sewerage system each allotment has an area of not less than 4000 square metres.

Rural residential dwellings

17.(1) In this clause -

"external surfaces" in relation to a building includes the external walls and cladding, external door and window frames, columns, roofs, fences and any other surface visible from the exterior of the building;

"prescribed materials" in relation to a building, means materials of low reflective quality that, in the opinion of council, blend in with the landscape of the allotment on which the building is or is proposed to be, erected and its surroundings.

(2) a building shall not be erected on zone 1(c) unless -

- (a) the building will not be subject to flooding;
- (b) The external surfaces of the building consist of prescribed materials.

Development along main roads

18.(1) Council shall not consent to an application to carry out development on land which has frontage to a main road, unless -

- (a) access to that land is provided by a road other than the main road, wherever practicable; and
- (b) in the opinion of the council, the safety and efficiency of the main road will not be adversely affected by-
 - (i) the design of the access to the proposed development;
 - (ii) the emission of smoke or dust from the proposed development; and

(iii) the nature, volume or frequency of vehicles using the main road to gain access to the proposed development.

(2) A building in zone 1(a) or 1(c) intended for use for the purposes set out in column I of the table to this clause shall not be erected closer to an main road reserve than the distances specified in column II.

Column I	Column II
Abattoirs, bulk stores, bus depots, car repair stations, extractive industries, hospitals, institutions, offensive or hazardous industries, junk yards, liquid fuel depots, motor showrooms, places of public worship, sawmills, shops (except general stores), timber yards, transport terminals, commercial premises.	100 metres
Hotel, motel, caravan park, industry (except above),	50 metres
Refreshment rooms, service stations, general stores.	18 metres
Temporary roadside stalls	5 metres
Any other purpose	18 metres

(3) a person shall not erect or use a building for the purposes of a hotel, motel, caravan park, refreshment room, service station, general store or roadside stall within zone 1(a) or 1(c), which has direct access to an main road and is less than 2 kilometres measured along the main road from any similar such development.

(4) For the purpose of subclause (3) direct access shall mean direct access to an main road or to a road connecting an main road, and the access to that road is within 90 metres (measured along the road alignment of the connecting road) of the alignment of the main road.

(5) An allotment created by subdivision in zone 1(a) with frontage to an main road shall have a frontage of not less than 200 metres to that main road.

Roads

19. A road, driveway or means of access to any dedicated road shall not be formed or altered without the consent of council.

Land subject to bushfire hazards

20. The council shall not grant consent to the subdivision of land or to the erection of a building on land which is subject to bushfire hazards by reason of the vegetation on the land or on any adjacent land unless, in the opinion of the council-
- (a) adequate provision is made for access for fire fighting vehicles;
 - (b) adequate safeguards are adopted in the form of fire breaks, reserves and fire radiation zones; and
 - (c) adequate water supplies are available for fire fighting purposes.

Forest plantations, fire hazard to adjacent property

21. A forest plantation shall not be established within 200 metres of an existing dwelling.

flood liable land

22. (1) A person shall not erect a building for any purposes or carry out a work on flood liable land except with the consent of council.
- (2) An application for development on flood prone land must demonstrate-
- (a) The development will not increase the flood hazard or flood damage to other properties, or adversely affect them in any way during times of flood ;
 - (b) Proposed buildings are to be constructed using floodproof materials and construction methods
 - (c) Permanent, fail safe, maintenance free measures are incorporated in the development to ensure the timely, orderly and safe evacuation of people from that area, should a flood occur. In addition, it must be demonstrated that the displacement of these people during times of flood will not significantly add to the overall cost and community disruption caused by the flood;
 - (d) Proposed buildings can withstand the forces of flooding.
 - (e) The floor levels of all habital rooms of a proposed dwelling will be not less than 0.5 metres above the flood standard adopted by council.

Ancillary development

23. An application for development which is a permissible use under this plan may be given consent even though it includes ancillary uses which, if conducted separately, would fall within the prohibited uses of the particular zone, provided:-

In the opinion of council, the prime purpose for which the allotment is put may not be fully realized without the presence of such ancillary use.

Items of environmental heritage

24(1) A person shall not, in respect of a building, work, or place that is an item of the environmental heritage -

- (a) demolish, renovate or extend that building or work;
- (b) damage or despoil that relic or place or any part of that relic or place;
- (c) excavate any land for the purpose of exposing or removing that relic; or
- (d) erect a building on the land on which that building, work or relic is situated or the land which comprises that place.
- (e) subdivide the land on which that building, work or relic is situated or the land which comprises that place,

except with the consent of council.

(2) The council shall not grant consent to a development application made in pursuance of subclause (1) unless it has made an assessment of-

- (a) the significance of the item as an item of the environmental heritage of the shire of Kyogle;
- (b) the extent to which the carrying out of development in accordance with the consent would affect the historic, scientific, cultural, social, archaeological, natural, or aesthetic significance of the item and its site;
- (c) whether the setting of the item, and in particular, whether any stylistic, horticultural or archaeological features of the setting should be retained; and
- (d) whether the item constitutes a danger to the users or occupiers of that item or to the public.

25. The council shall not grant consent to a development application to carry out a development in the vicinity of an item of the environmental heritage unless it has made an assessment of the effect which the carrying out of that development will have on the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the item of environmental heritage and its setting

Conservation area

26.(1) A person shall not, in respect of a conservation area:

- (a) demolish, extend or change the outside of a building or work within that area, including changes to the outside of a building or work that involve the repair or the painting, plastering or other decoration of the outside of the building or work;
- (b) damage or despoil a relic or part of a relic within that area;
- (c) excavate any land for the purpose of exposing or removing a relic within that area;
- (d) erect a building within that area; or
- (e) subdivide land within that area,

except with the consent of council.

(2) The council shall not grant consent to a development application made in pursuance of subclause (1) unless it has made an assessment of:

- (a) the extent to which the carrying out of the development in accordance with the consent would affect the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the conservation area; and
- (b) whether the refusal to grant consent would constitute a danger to the users or occupiers of that land or the public.

(3) The council shall not grant consent to an application made in pursuance of subclause (1), being an application to erect a new building or to alter the exterior of an existing building, unless the council has made an assessment of:

- (a) the pitch and form of the roof;
- (b) the style, size, proportion and position of the openings for windows and doors; and
- (c) whether the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building are compatible with the materials used in the existing conservation area.

27. Where a person makes a development application to demolish a building or work that is an item of the environmental heritage the council shall not grant consent to that application until 28 days after the council has notified the secretary of the Heritage Council of its intention to do so.

28. Nothing in this plan prevents the council from granting consent to-

- (a) the use for any purpose of a building within a conservation area or of the land on which that building is erected; or
- (b) the use for any purpose of a building that is an item of the environmental heritage or of the land on which that building is erected,

where in the opinion of council -

- (c) the use would have little or no adverse effect on the amenity of the area; and
- (d) conservation of the building depends on the Council granting consent in pursuance of this subclause.

Advertising

29. (1) A person shall not use an advertising structure on residential land within a village zone for the purpose of displaying any advertisement, other than an advertisement -

- (a) which relates to that land or premises situated on that land or adjacent land; and
- (b) which specifies one or more of the particulars:
 - (i) the purpose for which the land or premises is or are used
 - (ii) the identification of a person residing or carrying on an occupation or business on the land or premises
 - (iii) a description of an occupation or business referred in subparagraph (ii);
 - (iv) particulars of the goods or services dealt with or provided on the land or premises.

(2) A person shall not use an advertising structure on land within a rural zone for the purpose of displaying any advertisement, other than -

- (a) an advertisement of a kind permitted by subclause (1) ; or
- (b) a notice directing the travelling public to tourist facilities or activities or to places of scientific, historical or scenic interest.

(3) Notwithstanding any other provision of this plan, development may be carried out on any land, without the consent of council for -

- (a) any shop window display;
- (b) any advertisement which is not visible from a road, river, railway or park.
- (c) a commercial sign, being an advertisement, whether illuminated or not which -
 - (i) has an outline that would fit in a rectangle 1.2 metres in length and 0.6 metres in height and

- (ii) in respect of any land or premises to which it is affixed contains only - (i) The matters referred to in subclause (1)(b).
- (d) a temporary advertisement, being one which is displayed on land or premises for a period not exceeding two months.

Applications that must be advertised

30. The provisions of sections 84, 85, 86, 87(1), and 90 of the act apply to and in respect of the following development categories in the same way as those provisions apply to and in respect of designated development -

- (a) The demolition of a building or work that is an item of the environmental heritage, or is within a conservation area, not being a partial demolition, which in the opinion of council, is of a minor nature and does not adversely affect the significance of the building or work as part of the environmental heritage of the shire or Kyogle.
- (b) Boarding houses; hotels/ motels; caravan parks, residential buildings.
- (c) Multiple occupancy.
- (d) Industries other than rural industries.
- (e) Intensive animal establishments; junk yards; liquid fuel depots; saw mills; stock and sale yards.

Community use of school facilities

31.(1) This clause applies to land used or zoned for the purposes of a school, college or other educational establishment.

- (2) The land and buildings and/or facilities associated with the land referred to in subclause (1) may be used, by any person for,
 - (a) community purposes;
 - (b) commercial operations.

Extractive industry or mining

- 32.(1) In respect of any extractive industry or mine, council shall include, as a condition of any consent, provision for the restoration of the area.
- (2) An extractive industry or mine shall not be established within 200 metres of an existing dwelling.

Temporary use of land

33. Notwithstanding any other provision of this plan, council may at its absolute discretion grant consent for any purpose for a maximum period of 28 days, whether consecutive or non consecutive, in any one year.

SCHEDULE 1

Item	Location
Dyraaba Station and outbuildings	Portion 1, Parish of Dyraaba.
Wyangarie homestead	Lot 2 DP 701764
Sawmill, Grevillia	Lot 3 DP 553068
State Bank, Kyogle	Pt lot 61, DP.4113
National Bank, Kyogle	Pt lot 60, 61. DP.4113
Westpac Bank, Kyogle	Cnr lot 2. DP 508115
Credit Union, Kyogle	Cnr lot A, Resub, Cnr lot Pt 55, DP. 4113
Doctors surgery, Kyogle	Cnr lot Pt 1, DP.4113
Post Office, Kyogle	Pt lot 22, DP.4113
Masonic hall, Kyogle	Cnr lot Pt 19, DP.4113

SCHEDULE 2

Kyogle urban conservation area. (Area with many houses in north coast timber venacular style the setting is largely free of intrusive development. Enhanced by street trees, well planted gardens and set against a backdrop of hills and bush, this area has a distinctive character which should be preserved.)	Kyogle. Geneva St from Crockford lane to Hill St Alcorn St to Village zone boundary, along boundary to rear of properties east side Short St and south side Rous St, lane east of Rous St, Earl St to Rous St, rear of properties east of Summerland Way as far as lot 7, then returning along Summerland Way to north boundary Public school, then west boundary public school to Wiangaree St, then Crockford lane to start.
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Exclusions:- Existing dwellings constructed after 1945.

SCHEDULE 3

No.	Description	Area (ha)
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1.	Lot 4 D.P. 773068 Ph Jiggi	143.6
2.	Lot 23 D.P. 718052 Ph Hanging Rock	123.2
3.	Lot 3 D.P. 631546 Ph Jiggi	40
4.	Lot 11 D.P. 702 527 Hanging Rock	42.41
5.	Lot 2 D.P. 584564 Ph Jiggi	86.22
6.	Lot 1 D.P. 592896 Ph Hanging Rock	67.95
7.	Lot 4 D.P. 633473 Ph Jiggi	42.48
8.	Lot 2 D.P. 582747 Ph Hanging Rock	57.77
9.	Lot 4 D.P. 574699 Ph Hanging Rock	46.59
10.	Por 113 Ph Hanging Rock	41.88
11.	Lot 2 D.P. 608207 Ph Hanging Rock	100
12.	Por 61 Ph Hanging Rock	72.42
13.	Lot 1 D.P. 574699 Ph Hanging Rock	20
14.	Lot 1 D.P. 627364 Ph Ettrick	391.5
15.	Lot 5 D.P. 631016 Ph Hanging Rock	9.605
16.	Lot 2 D.P. 707831 Ph Boorabee	18.94
17.	Lot 82 D.P. 731493 Ph Hanging Rock	43.78
18.	Lot 1 D.P. 567272 Ph Hanging Rock	23.12
19.	Lot 2 D.P. 263312 Ph Boorabee	18.34
20.	Lot 11 D.P. 263401 Ph Sherwood	47.7
21.	Por 23 Ph Sherwood	207.7
22.	Lots 3/4 D.P. 612892 Ph Hanging Rock	60.65
23.	Lot 4 D.P. 261896 Ph Ettrick	40
24.	Lot 3 D.P. 601052 Ph Hanging Rock	25.94
25.	Lot 51 D.P. 714111 PH Geneva	11.7
26.	Lot 1 D.P. 626324 Ph Warrazambil	63.81
27.	Lot 54 D.P. 772100 Ph Hanging Rock	55.53