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STATE COASTAL POLICY 2006

GUIDELINES

TO ASSIST PLANNING AUTHORITIES IMPLEMENT THE STATE COASTAL POLICY 2006 THROUGH PLANNING SCHEMES

Purpose

The State Coastal Policy 2006 is structured as a set of objectives and outcomes for Tasmania's coastal area. The Policy will be implemented through planning schemes and other instruments that manage and control use or development in the coastal area. Under Section 13 of the *State Policies and Projects Act 1993*, planning authorities will be required to amend their planning schemes so that they comply with the new Policy.

The purpose of this document is to provide an example of 'good practice' methodology to assist planning authorities to implement the new State Coastal Policy through their planning schemes. It covers both the amendment of existing planning schemes and the preparation of new planning schemes and has been prepared to assist planning authorities to identify mechanisms and approaches to achieve the requirements of the Policy.

These Guidelines are intended as a guide to Councils and not for the purpose of determining appeals against development applications. They will be considered by the RPDC in its assessment of draft schemes and amendments to existing schemes.

The Guidelines are structured in three parts:

- Part 1 outlines a method for defining the coastal area.
- Part 2 outlines an approach for reviewing planning schemes to determine the extent of changes that may be necessary to comply with the Policy. In essence it provides a process for planning authorities to:
 - (a) undertake an audit of planning schemes to assess the level of compliance with the desired outcomes;
 - (b) prepare a response to outline the level of compliance; and
 - (c) prepare an implementation plan to ensure that the planning scheme achieves the desired outcomes.
- Part 3 sets out criteria that should be addressed when preparing a draft planning scheme with a coastal component.

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STATE COASTAL POLICY 2006

IMPLEMENTATION GUIDELINE – PLANNING SCHEMES

Part 1 Defining the coastal area

1.1 General

In undertaking a review of an existing planning scheme or preparing a new draft planning scheme, it is important to define the extent of the area to which the Policy applies. It is necessary to establish the landward and seaward extent of the area where use or development could affect the collective intent for the coast as outlined in the State Coastal Policy

1.2 Seaward extent

The Policy defines the seaward extent of the Coastal Area as the limit of State waters as defined by the *Living Marine Resources Management Act 1995* (see Appendix 1).

Under section 7(d) of the *Land Use Planning and Approvals Act 1993*, a planning authority can exercise its powers under that Act in respect of any use or development in, on, over or under any area of sea directly adjoining its municipal district. The powers are restricted, however, to use or development¹ that is related to, or affects, the use of any adjacent land.

On this basis, the seaward boundary of the planning scheme should only be drawn sufficiently seaward of the high water mark to capture those uses and developments that are related to, or could impact on, any terrestrial-based use. A distance of at least 500m out from the shore is generally sufficient for this purpose.

Where use or development extends beyond this control (e.g. linear infrastructure such as pipelines, cables), a textual provision should be included in the planning scheme to cover this circumstance. A suggested clause is attached at Appendix 2. Seaward extent.

1.3 Landward extent

Defining the landward extent of the coastal area should be based on an assessment of various criteria, including:

- (a) animal and/or plant habitat;
- (b) landforms, such as coastal plain, beaches, wetlands and dune systems;
- (c) coastal processes, such as erosion/sedimentation, climate change impact and flooding;
- (d) geology;
- (e) areas of economic influence and resources;
- (f) scenic landscapes and features, including geoheritage; and
- (g) heritage values.

¹ Does not include fishing or marine farming in State waters.

Such an assessment does not have to be at a detailed level on every part of the coastline, provided that a line can be drawn on a map that identifies the preferred landward boundary of the coastal area for the purposes of application of the Policy.

In all cases care should be taken to ensure that the defined area includes all obvious and relevant coastal criteria, i.e. a definition based on visual or economic criteria should not exclude significant coastal landforms, coastal animal and plant habitats and geomorphological processes.

Until such time as an inland boundary has been defined, then the Policy provides that a default distance of one (1) kilometre will apply.

1.4 Boundary consistency

The inland extent of the coastal area boundary and the common seaward extent of the boundary should be consistent with those of adjoining planning authorities. Achieving such consistency will require co-operation and co-ordination between planning authorities.

Part 2 – Review of planning schemes

2.1 General

This section outlines the recommended steps that should be undertaken to review an existing planning scheme.

2.2 An “audit” of planning scheme provisions

An audit of existing planning schemes against the objectives and outcomes of the new Coastal Policy should assess:

- (a) implications for the planning authority’s settlement and infrastructure strategies;
- (b) whether the planning scheme provides adequate planning provisions for aquatic and terrestrial uses seaward of high water mark ;
- (c) whether zoning and zone intents are consistent with the desired outcomes of the Policy, particularly regarding the use or development potential of:
 - (i) areas of reserved land;
 - (ii) undeveloped land capable of sustainable development, eg reserved residential, commercial or industrial zoned land or similar; and
 - (iii) zoning outside existing settlements that provides for residential, commercial and industrial uses other than in zones primarily intended for those purposes;
- (d) whether there are adequate provisions and standards in the planning scheme for:
 - (i) water quality;
 - (ii) natural coastal processes, i.e. the effect of natural forces on the shoreline and nearshore seabed, particularly erosion and sedimentation;
 - (iii) predicted climate change effects including sea level rise and storm surge;
 - (iv) flora and fauna;
 - (v) vegetation management;
 - (vi) geoheritage;
 - (vii) natural hazards (bushfire, flooding and land stability);
 - (viii) public open space and public access;
 - (ix) Aboriginal and historic heritage; and
 - (x) visual management;
- (e) whether an exempt use or development could result in conflict with any of the desired outcomes of the Policy;
- (f) whether changes are required to:
 - (i) improve public access;
 - (ii) address research findings regarding natural hazards and current coastal vulnerability;

- (iii) accommodate marine protected areas, marine farming development plans, forestry or conservation reserves;
- (iv) respond to data on plant and animal species and habitats of conservation significance;
- (v) deal adequately with the cumulative effect of development on the environment; and
- (vi) prevent the creation of, or extension or addition to, ribbon development along a road or the coast outside the boundaries of established settlements.

2.3 Preparation of an assessment report

Based on the audit, an assessment report should be prepared, which indicates how the planning scheme performs in relation to the criteria outlined above in 2.2. It should also identify how and to what extent, the planning scheme currently meets the State Coastal Policy's objectives and outcomes for the coastal area.

The assessment report should outline the level of compliance, to support the initiation of any subsequent planning scheme amendments or be able to justify a position that no amendment is necessary.

In preparing this assessment report, consultation with relevant State agencies, relevant experts and the community should be undertaken as necessary.

2.4 Preparation of an implementation plan

Based on the assessment report, an implementation plan should be prepared to identify the issues to be addressed in the planning scheme, if any, to achieve the desired outcomes identified in the Policy.

An implementation plan should clearly identify the inland and seaward boundaries of the coastal area.

In the interests of community involvement and to foster confidence in the implementation process, a draft of this implementation plan, together with the assessment report, should be released for public comment.

2.5 Preparation of amendments to the planning scheme

Based on feedback from public consultation, draft amendments should be prepared.

These draft amendments should then pass through the normal scheme amendment process as outlined in the *Land Use Planning and Approvals Act 1993*.

Part 3 - Preparation of new planning schemes

3.1 General

This section outlines the recommended steps that should be undertaken to develop a new planning scheme.

3.2 Establish a strategic base

The first step in the development of a new a planning scheme should be to establish its strategic basis. This involves identifying the social, economic, environmental and cultural issues and opportunities for the area, having regard to the State and regional context. From this information a determination should be made regarding the most appropriate provisions for use, development, protection or conservation of land in the planning area.

3.3 Identification of assets and values

The following assets and values of the coastal area should be identified and, where possible, mapped in order to provide the context for determining appropriate responses.

3.3.1 Natural resources

All significant natural resources and ecological features should be identified and mapped.

Natural resources comprise headlands, coastal escarpments, bays, coves, beaches, sand dunes, rock shelves, reefs, wetlands, lagoons, estuaries, channels, sand banks and bars, islands, mudflats, river valleys and the like. Ecological features include terrestrial and aquatic vegetation, habitats of native animals and plants, migratory birds and threatened species, sea grasses, fish nursery and feeding areas.

Sources of information include the 1:25000 maps, marine habitat surveys, geological survey, Tas Veg, GT Spot Mapping, Geoheritage Register, NRM strategies, orthophotos and any relevant coastal resource or asset studies.

3.3.2 Economic resources

The location and extent of all economic resources should be identified. These included prime and significant agricultural and forestry land, existing and potential aquaculture operations on water and land, marine resources such as kelp harvesting areas, mineral, quarry and sand resources, water supply, tidal and wind energy resources, deep water ports and existing port infrastructure.

These can be mapped from land capability surveys, forestry plans, Private Timber Reserves, marine farming development plans, mining leases, mineral and energy prospectivity zones, water catchments and meteorological information.

3.3.3 Public infrastructure

The location and extent of existing and planned public infrastructure should be identified and mapped at an appropriate scale. Such

infrastructure includes water storage and reticulation, sewage collection and treatment facilities, landfill sites, roads, bridges, railways, harbours, wharves, jetties, slipways, boat ramps, marinas, public land and water transport routes and terminals.

These can be obtained from State government and Council engineering drawings/data bases, aerial photographs and orthophotos.

3.3.4 Public health and safety

Areas of high and moderate risk to public health and safety from bushfire hazard, land or slope instability, flooding, sea level rise, storm surge, climate change (including sea level rise and storm surge), sources of noise and pollution, and marine/navigation hazards should be identified and mapped.

Sources of information are the Indicative Mapping of Tasmanian Coastal Vulnerability to Climate Change and Sea Level Rise (Sharples 2004), Planning Guidelines for Bushfire Prone Areas Tasmania Fire Service, coastal and marine strategies, declared landslip areas, contour and slope mapping, geological survey, flood level, storm surge and sea level data, marine survey and accident records.

3.3.5 Visual Quality

Visual values and sensitivity should be mapped using landscape quality assessment and seen area analysis. The analysis should take account of prominent features such as skylines and hill faces, headlands and escarpments, scenic corridors, view fields from tourist routes, the water, public lookouts, major tourist attractions and heritage places. Many coastal settlements have visual qualities worthy of protection and enhancement. The character of settlements should be identified and described, particularly in terms of their size, scale, built form, construction materials and landscape setting.

The *Planning Guidelines for Urban Skylines and Hillfaces* DPIWE 2000 provide a method for determining visual sensitivity and protecting significant aesthetic and cultural values with public input. Landscape character mapping and methods for assessing visual sensitivity are now reasonably well established in other States and can also be drawn on (See State web sites).

3.3.6 Public access

Public access is provided by public open space and reserves, roads, car parks, footpaths, cycleways, public wharves, jetties and boat ramps, airports and airstrips, and bus, ferry and tourist rail services and terminals etc. These should all be identified and mapped.

Sources of information include State government and Council databases and maps, aerial photographs, orthophotographs.

3.3.7 Aboriginal and historic heritage

Cultural heritage, including areas of known or potential Aboriginal and historic heritage, should be identified and mapped where possible.

Sources of information include local heritage studies, community histories, the list of State and local heritage places in the planning

scheme, the Tasmanian Heritage Register and the Tasmanian Aboriginal Site Index, which is available to the public on application through the Aboriginal Heritage Office, working in conjunction with the Tasmanian Aboriginal Land and Sea Council.

Note: Information on Aboriginal heritage is sensitive to the Aboriginal community and should not be made available to the general public. Access to and use of data from the Aboriginal Site Index is subject to strict protocols that are managed by the Aboriginal Heritage Service.

3.3.8 Land and water use and development

Existing land and water use should be identified and mapped.

Land use includes ports and industrial areas, urban and holiday residential, coastal villages, townships, business centres, tourist and visitor complexes, rural residential, farming and grazing land, recreation, open space and conservation reserves etc. Water uses include mooring, boating, water sport and fishing areas, navigation channels and marine farms.

Particular care should be given to identify uses that are dependent on a coastal location.

Sources of information include 1:25000 maps, land use surveys, industrial surveys, aerial photographs, land valuations.

3.4 Determination of provisions for land use or development

Existing land and water use should be compared with mapped assets and values to determine where new use or development could be most efficiently and sustainably located. At the strategic level, the sustainability and efficiency of urban and residential development should be determined within a regional settlement, transport and infrastructure context.

Public transport, cycling and walking access to services and facilities such as schools, shops and employment, as well as slope, aspect, and solar access are also important factors. Urban and residential development should generally be restricted to existing and planned settlements.

The zoning of land should place limits on the expansion of urban and residential development on the coast. Areas set aside for such development should be infill development or be located at the edge of existing settlements to consolidate development, thus resulting in more compact and contained development.

Other than for the purposes of infill; residential, commercial and industrial development should not extend along the coast or coastal roads in a ribbon-like manner. The Council will need to determine whether existing ribbon development should be infilled or incorporated into settlement areas. The extent of such development fronting the coast should be contained and restrained and this should be reflected in the scheme objectives, as provided for under Objectives for Planning in Part A of Planning Directive No 1 - Common Key Elements Template (the Template).

Table 1 contains a suggested method for considering the above mapping in a State, regional and local strategic context to determine use or development priorities. The strategic analysis should be used to develop a land use and development strategy as the basis for preparation of the planning scheme. The

land use and development strategy should include the desired use of water areas. Under the Common Key Elements Template the strategy should be summarised in Part A: *Objectives for Planning*. The Template Guide states that planning scheme objectives should articulate:

- (a) Council's land use and development strategies for furthering the Schedule 1 objectives and implementing State policies within the regional context; and
- (b) the economic, environmental and community values of the different places and parts of the planning scheme area and how the arrangement of zones and provisions of the schedules are intended to enhanced those values.

The land use and development strategy should be consistent with the planning authority's strategic plan, and together with the operational plan, are the vehicles for delivery of strategic and statutory management and decision making in coastal areas.

Table 1 - Suggested Method for Determining Use and Development Priorities

Steps	Actions
1	Assess vegetation as high, moderate or low importance by reference to vegetation community status at State and local level, condition and level of disturbance, presence of threatened species, and vegetation mapping, Natural Resource Management (NRM) and catchment management strategies.
2	Determine areas that are of high, moderate or low importance for protecting and enhancing water quality and Protected Environmental Values (PEVs).
3	Determine areas of high, moderate and low importance for; (i) the landscape; (ii) Aboriginal and historic heritage, and (iii) open space and natural resource systems of the planning area from the mapping of assets and local and regional open space and NRM strategies.
4	Determine areas of high, moderate or low significance for primary industries from the mapping of agricultural and forestry land and economic minerals and marine resources.
5	Determine areas of high, moderate and low hazard from the mapping of hazards and risks and sources of noise and pollution.
6	Determine areas of high and moderate importance for industrial, business and commercial purposes, including purposes requiring a coastal location.

Steps	Actions
7	Determine which parts of the area are of high, moderate and low priority for urban/residential development from the mapping of land use, services, public transport routes and community facilities, and with reference to Council and State agency infrastructure plans and urban growth management and settlement strategies.
8	Overlay the high, moderate and low values to determine land use, development and conservation priorities.

3.5 General and Zoning Provisions

A list of preferred zoning categories is contained in Appendix 3, Suggested Framework for Planning Scheme Schedules, adapted from the Common Key Elements Template Guide. The purpose of zones that apply to coastal waters adjacent to low water mark should be modified where necessary to include the maintenance of natural coastal processes and biodiversity. This will assist in determining priorities where it is necessary to resolve conflicts between allowable uses.

Use and development provisions should provide for:

- (a) the sustainable use and development of coastal land (aquatic and terrestrial);
- (b) the protection of natural processes where modification caused by human actions may pose significant loss to the community;
- (c) environmental performance measures for resource extraction;
- (d) minimum setbacks of development from economic resources and their future exploitation, including through the use of buffer areas or standard attenuation distances;
- (e) the protection or conservation of natural resources and assets including water quality, vegetation and geodiversity including a requirement to prepare a management plan where necessary;
- (f) safety hazards including landslip, flooding, climate change (sea level rise and storm surge);
- (g) adequate building setbacks for development from public reserves, to avoid pressure to remove vegetation from the reserve for fire protection or views;
- (h) littoral and riparian reserves and public access to the shoreline, particularly at the subdivision stage;
- (i) appropriate public health and safety facilities and amenities such as life saving equipment, boat ramps, jetties, guard rails, toilets, seating, picnic areas, barbecues, shelters, litter bins etc in areas of high public use; and
- (j) the consolidation of more substantial settlements where these have a reasonable level of infrastructure and services, and the avoidance of ribbon development.

3.6 Use of overlays

Overlays may be used to identify significant values, such as Aboriginal and historic heritage values, or constraints. Overlay provisions can be included in zone provisions or in schedules. They are used to further modify the way that development occurs. For example in visually sensitive areas, an overlay can be used to apply visual management controls or to require visual analysis of prominent development.

Overlays should not be relied upon to ameliorate the effects of development where the underlying zoning is inappropriate. The application of a single overlay, even one covering the whole coast, is not an adequate response to the entire coastal Policy.

3.7 Appropriate schedules

Schedules are ideally used to address matters which are not zone specific such as hazards, water quality, coastal processes, geoheritage, Aboriginal and historic heritage, vegetation management, threatened species, weed management etc.

Standards suitable for inclusion in a coastal management schedule and other relevant schedules are contained in the document entitled 'Standards for Use or development to assist in implementing the State Coastal Policy.

A suggested framework for schedules is contained in the Common Key Elements Template Guide (see Appendix 3).

3.8 Informed decision making

Having appropriate professional information is fundamental to proper decision making, both at the policy review and formulation, and statutory decision making stages.

Planning authorities should ensure they have access to adequate and appropriate coastal management advice and adequate information databases.

Planning schemes should contain requirements for provision of adequate and appropriate information including:

- (a) the need for additional information to accompany applications e.g. an Environmental Impact Assessment and an Environmental Management Plan; and
- (b) the power to require ongoing monitoring as a condition of a development permit as a means of monitoring compliance with standards.

Appendix 1

Extract from *Living Marine Resources Management Act 1995*

5. Meaning of State waters

- (1) State waters are –
- (a) any waters of the territorial sea of Australia that are –
 - (i) within three (3) nautical miles of the baseline by reference to which the territorial limits of Australia are defined for the purposes of international law; and
 - (ii) adjacent to the State; and
 - (b) any marine or tidal waters that are on the landward side of that baseline and are adjacent to the State, except inland waters; and
 - (c) any land which is swept by those waters to the highest landward extent; and
 - (d) in relation to a fishery managed under a law of Tasmania under an arrangement, any waters to which the arrangement relates; and
 - (e) in relation to recreational fishing to which the Commonwealth Act does not apply, any waters to which the legislative powers of Tasmania extend.

Appendix 2

Standard clause – “seaward controls”

Aa Use or development outside thick black line

Subject to s.7(d) of the Act, any use or development on, over or under the seabed outside the thick black line is, despite any other provision of this planning scheme, discretionary and must be assessed pursuant to clause *(insert discretionary use or development clause number)*.

Note

The insertion of this clause in the planning scheme may require an amendment to the way the Planning Scheme Area is defined. For example, planning schemes prepared in accordance with Planning Directive No. 1 - Common Key Elements Template would require the following amendment (amendment shown in italics below):

1.3 Planning Scheme Area

- 1.3.1 The planning scheme area comprises all the land within the thick black line on the plans, *and includes the seabed adjoining the municipal area for the purposes of clause Aa (refer above)*.

Appendix 3: Determining Appropriate Zoning

Land Use Priority	Relevant Template Zones and Purpose
Conservation of coastal processes and natural values (visual, vegetation, bio/geo-diversity, marine etc)	<p>Environmental Management</p> <p><i>To provide for the protection and management of areas of environmental value such as cultural landscapes, remnant vegetation, fragile landforms, water catchments and areas of recreational value, allowing for complementary use or development where consistent with any strategies for protection and management.</i></p>
Resource use (agricultural land, sand etc extraction, forestry, aquaculture etc)	<p>Rural Resource</p> <p><i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries.</i></p>
Active recreation (sportsgrounds, play-grounds, marinas, water sports)	<p>Recreation</p> <p><i>To provide for a range of recreational uses or development in predominantly urban settings, allowing for complementary uses where they do not impact adversely on recreational amenity</i></p>
Urban and serviced residential	<p>Residential</p> <p><i>To provide for residential use or development that accommodates a range of dwelling types and densities where full infrastructure services are available, including access to educational, recreational, transport and community services.</i></p>
Large lot residential	<p>Low Density Residential</p> <p><i>To provide for residential development on larger lots (with or without infrastructure services) where there are constraints to development at higher densities.</i></p>
Rural residential	<p>Rural Living</p> <p><i>To provide for residential development on large lots in a non-urban setting where it can be expected that infrastructure services may be limited and residential amenity will be influenced by the rural character of the area.</i></p>

Appendix 3 cont. Determining Appropriate Zoning

Land Use Priority	Relevant Template Zones and Purpose
Township centre, coastal or tourist village	<p>Mixed Use</p> <p><i>To provide for a range of residential, commercial, industrial and other uses that complement the function of a township, settlement or a locality where a mix of uses has established and it is desirable for a mix to be maintained.</i></p>
Shopping and business centres	<p>Business</p> <p><i>To provide for retailing, offices and community services in a concentrated area.</i></p>
Town or city centre	<p>Central Business</p> <p><i>To provide for retailing, offices, entertainment, and community services concentrated in a major centre.</i></p>
Local shopping areas	<p>Local Business</p> <p><i>To provide for retailing, offices and community services serving the local area.</i></p>
Commercial, saleyards etc	<p>Commercial</p> <p><i>To provide for large floor area retailing and service industries.</i></p>
Marine engineering, boat building and repairs, processing fish or aquaculture produce	<p>Industrial</p> <p><i>To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be off-site impacts that affect the amenity of other uses</i></p>
Light manufacture, contractor's yards, storage etc	<p>Light Industrial</p> <p><i>To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses</i></p>
Major industrial installations	<p>Strategic Industrial</p> <p><i>To provide for the manufacturing, processing, repair, storage and distribution of goods and materials that is strategically reliant on a particular location, such as proximity to major transport infrastructure or raw materials. Industries that are not reliant on the strategic characteristics of the zone should not locate in this zone.</i></p>

Ports, harbours, ferry terminals, major water and waste treatment plants	Utilities <i>To provide for major infrastructure use or development and other compatible uses where the viability and operation of the infrastructure is not affected.</i>
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Appendix 4:

Suggested Framework for Planning Scheme Schedules

From the Template Guide 2003

Type	Schedule	Elements
Natural Resources	Water Quality Management	Use or development within and adjacent to wetlands, water bodies and waterways Water quality standards Soil and stormwater management Excavation and filling
	Coastal Management	Use or development on and adjacent to the coast Coastal and marine structures Coastal protection works Materials extraction and deposition Sea level rise and storm surge Visual amenity Public access and facilities Public safety
	Natural Heritage	Vegetation Threatened species Habitat areas and corridors Referrals Weed management Land clearing controls High priority vegetation Medium priority vegetation Geodiversity
Hazards and Pollution	Bushfire Hazard	Bushfire prone areas High and medium hazard Risk analysis Fuel management zones
	Hydrological/ Geological Hazard	Flooding/Inundation - risk assessment Land slip A & B zones and slope stability - risk assessment Referral
	Soil Hazard	Salinity Acid sulfate soils Expansive soils Sheet and tunnel erosion
Hazards and Pollution (cont.)	Pollution Hazard	Contaminated land - potential contamination - risk assessment - remediation - list of potentially contaminating activities Fuel storage Hazardous waste and materials Noise and vibration Air pollution, dust and odour Attenuation areas - standard recommended separation distances

Appendix 4 cont.

Suggested Framework for Planning Scheme Schedules

Type	Schedule	Elements
Infrastructure	Road Asset	Road hierarchy Access management Sight distance Deficient junctions Traffic impact assessment Referrals Use or development of and in roads Future roads
	Telecommunications	
	Gas & Rail Asset	Safety Setbacks Referrals
	Recreation & Open Space	Open space strategy 5% public open space contributions Riparian and littoral reserves
	Service Provision	Water Sewerage Stormwater Road design Public transport Pedestrian and cycle paths Gas, electricity and street lighting Waste management and recycling Development contributions and cost recovery
	Parking	Standards for number of parking spaces Layout and dimensions of parking space Access and disabled access Visitors, taxis and bus parking Bicycle parking Loading and unloading
Cultural/ Amenity	Aboriginal and historic heritage	Historic - State - local Aboriginal
	Residential Development	Subdivision design Siting, orientation and setbacks Built form, appearance and views Energy efficiency, solar access and climate control Privacy and security Private open space Communal open space and facilities Home occupation
	Advertising Signs	Dimensions and type Number, position and location Design and illumination
	Landscaping	
	Caravan Parks, Service Stations, Animal Keeping etc	