

TABLE A: USE ZONES AND DEVELOPMENT RULES

SINGLE RESIDENTIAL ZONES	MAXIMUM FLOOR SPACE	FLOOR FACTOR	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
			To Wallplate	To Top Of Roof	Street Boundary Building Line	Common Boundary Building Lines		
SINGLE RESIDENTIAL ZONE 1: CONVENTIONAL HOUSING (SR1) PRIMARY USES Dwelling house, private road. Additional use rights. ADDITIONAL USE RIGHTS Home occupation or Bed and breakfast establishment or Home child care. CONSENT USES Utility services, Place of instruction, Place of worship, Institution, Guest house, Rooftop base telecommunication station, wind turbine infrastructure, Open space, Urban Agriculture, Second dwelling, Halfway house.	Land unit > 650 m ² = 1500m ² maximum floor space Refer to 5.1.2(b)	> 2000m ² ; n/a	9,0 m	11,0 m	6,0 m	6,0 m	N/A	Window and door placements. Garages, carports & outbuildings, Parking and access, A additional use rights, Home occupation, Bed and breakfast establishment. Home child care.
		2000-1000 m ² ; n/a	9,0 m	11,0 m	4,5 m	3,0 m		
		1000-651m ² : n/a	9,0 m	11,0 m	3,5 m	3,0 m		
		650-351m ² : 1,0	8,0 m	10,0 m	3,5 m	0 m (12,0 m from street and 60%) and 3,0 m		
		350-201m ² : 1,0	8,0 m	10,0 m	3,5 m	0 m (12,0 m from street and 60%) and 3,0 m		
		<200m ² : 1,0	8,0 m	10,0 m	1,0 m	0 m (12,0 m from street and 60%) and 3,0 m		
	Refer to 5.1.2(a)	Refer to 5.1.2(c)	Refer to 5.1.2(d) & (e)		Refer to 5.1.2(d) & (e)			
SINGLE RESIDENTIAL ZONE 2: INCREMENTAL HOUSING (SR2) PRIMARY USES Dwelling house, Second dwelling, Utility service, Private road, Urban agriculture, Open space, A dditional use rights. ADDITIONAL USE RIGHTS Shelter, House shop, Home occupation, Bed and breakfast establishment, Home child care, Informal trading. Any educational religious occupational or business purposes subject to conditions. CONSENT USES Group housing, Boarding house, Place of worship, Institution, Clinic, Place of assembly, Place of instruction, Office, Restaurant, Guest house, Place of entertainment, Service trade, Authority use, Rooftop base telecommunication station, wind turbine infrastructure, halfway house.	N/A	1,0	6,0 m dwelling units 8,0 m other buildings	8,0 m dwelling units 10,0 m other buildings	1,0 m	0 for 60% of the total linear distance along all common boundaries around the land unit and 1,5 m for the remainder	N/A	Parking and access, House shop, Shelter, Informal trading, Land constructed or identified for roads, Land used or identified for firebreaks, Flood-prone areas, Approval of building plans.
		Refer to 5.2.2(a)	Refer to 5.2.2(b)		Refer to 5.2.2 (c) & (d)	2,5 m between shelters & other buildings, Refer to 5.2.2 (c) & (d)		

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GENERAL RESIDENTIAL ZONES		FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
SUB ZONES				To Wallplate	To Top of Roof	Street Boundary Building Line	Common Boundary Building Lines		
GENERAL RESIDENTIAL SUB ZONE 1: GROUP HOUSING (GR1) PRIMARY USES Dwelling house, Group housing, Private road, Open space. Additional use rights. ADDITIONAL USE RIGHTS Flats that comply with provisions, Home occupation. CONSENT USES Utility services, Home child care, Rooftop base telecommunication station.	GR1	N/A Density @ 30 du/ha	N/A	To Wallplate	To Top of Roof	5,0 m at external public street, 0 m at internal road. Garages set back 5,0 m from road kerb Refer 6.1.2 (e) & (f)	3,0 m at external boundaries, 0 m at internal boundaries Refer to 6.1.2 (e) & (f)	N/A	Design principles, Density, Open space, Parking and access, Site development plan, Flats as a additional use right, Home occupation, Dwelling house outside group scheme. Height
				8,0 m	10,0 m				
				Refer to 6.1.2 (c)					
GENERAL RESIDENTIAL SUB ZONES (GR2 – GR6) PRIMARY USES Dwelling house, Second dwelling, Group housing, Boarding house, Flats, Private road, Open space. CONSENT USES Utility service, Place of instruction, Place of worship, Institution, Hospital, Place of assembly, Home occupation, Shop, Hotel, Conference facility, Guest house, Rooftop base telecommunication station, wind turbine infrastructure.	GR 2	1,0	60%	To Top of Roof		4,5 m or 0.6H Refer to 6.2.2(e)	4,5 m or 0.6H (0 m up to 15,0 m in height measured 18,0 m from street) Refer to 6.2.2 (e)	8,0 m Refer to 6.2.2(d)	Parking and access, Screening, Wind mitigation, Dwelling house, second dwelling, Group housing, Institution, place of instruction place of assembly, Shop.
				15,0 m Refer to 6.2.2(c)					
	GR 3	1,0	60%	20,0 m Refer to 6.2.2(c)	4,5 m or 0.6H Refer to 6.2.2(e)	8,0 m Refer to 6.2.2(d)			
	GR 4	1,5	60%	24,0 m Refer to 6.2.2(c)	4,5 m or 0.6H Refer to 6.2.2(e)	8,0 m Refer to 6.2.2(d)			
	GR 5	2,5	60%	35,0 m Refer to 6.2.2(c)	4,5 m or 0.6H; 15,0 m Refer to 6.2.2(e)	8,0 m Refer to 6.2.2(d)			
	GR 6	5,0	60%	50,0 m Refer to 6.2.2(c)	4,5 m or 0.6H or 15,0 m Refer to 6.2.2(e)	8,0 m Refer to 6.2.2(d)			

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	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
				Street Boundary Building Line	Common Boundary Building Lines		
<p>COMMUNITY ZONE 1: LOCAL (CO1)</p> <p>PRIMARY USES Place of instruction, Place of worship, Clinic, Rooftop base telecommunication station, Open space.</p> <p>CONSENT USES Institution, Hospital, Place of assembly, Cemetery, Freestanding base telecommunication station, Urban agriculture.</p>	0.8	60%	To Top of Roof	5,0 m	5,0 m	N/A	Parking and access, Loading, Screening, Noise mitigation.
			12,0 m Refer to 7.1.2(c)				
<p>COMMUNITY ZONE 2: REGIONAL(CO2)</p> <p>PRIMARY USES Institution, Hospital, Place of instruction, Place of worship, Place of assembly, Rooftop base telecommunication station, Open space.</p> <p>CONSENT USES Boarding house, Conference facility, Cemetery, Crematorium, Funeral parlour, Freestanding base telecommunication station, wind turbine infrastructure, Urban agriculture.</p>	2.0	60%	18,0 m Refer to 7.2.2(c)	5,0 m	5,0 m	N/A	Parking and access, Loading, Screening, Noise mitigation.

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LOCAL BUSINESS ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
			To Wallplate	To Top of Roof	Street Boundary Building Line	Common Boundary Building Lines		
LOCAL BUSINESS ZONE 1: INTERMEDIATE BUSINESS (LB1) PRIMARY USES Office, Dwelling house, Boarding house, Utility services, Flats, Additional use rights. ADDITIONAL USE RIGHTS Home occupation or House shop or Bed and breakfast establishment or Home child care; Second dwelling. CONSENT USES Place of instruction, Place of worship, Institution, Clinic, Place of assembly, Guest house, Shop, Informal trading, Service trade, Rooftop base telecommunication station, wind turbine infrastructure, halfway house.	1,0	Not applicable	10,0 m	12,0 m	3,5 m	3,0 m	N/A	Garages and carports Parking and access, Loading, Screening, Home occupation, bed & breakfast establishment, home child care, Second dwelling, House shop.
			10,0 m	12,0 m	3,5 m	3,0 m		
			8,0 m	10,0 m	3,5 m	0 m (12,0 m from street and 60%) and 3,0 m		
			8,0 m	10,0 m	3,5 m	0 m (12,0 m from street and 60%) and 3,0 m		
			8,0 m	10,0 m	1,0 m	0 m (12,0 m from street and 60%) and 3,0 m		
			Refer to 8.1.2(c)		Refer to 8.1.2(d)	Refer to 8.1.2(d)		
LOCAL BUSINESS ZONE 2: LOCAL BUSINESS (LB2) PRIMARY USES Shop, Office, Dwelling house, Second dwelling, Boarding house, Flats, Place of instruction, Place of worship, Institution, Clinic, Guest house, Service trade, Utility service, Rooftop base telecommunication station, Private road, Open space. CONSENT USES Place of assembly, Informal trading, Restaurant, Sale of alcoholic beverages, Funeral parlour, Place of entertainment, Adult Shop, Business premises, Supermarket, Plant nursery, Hotel, Conference facility, Motor repair garage, Service station, Authority use, Freestanding base telecommunication station, wind turbine infrastructure Transport use, Multiple parking garage.	1,0	75%	To Top of Roof		0,0 m	0,0 m	8,0 m	Canopy projection, Street corners, Parking and access, Loading, Screening, Service station & motor repair garage, Second dwelling, Informal trading.
			12,0 m	Refer to 8.1.2(c)				

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GENERAL BUSINESS AND MIXED USE ZONES	SUB ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE BASE LEVEL TO TOP OF ROOF	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
					Street Boundary Building Line	Common Boundary Building Line		
<p>GENERAL BUSINESS SUB ZONES: (GB1 – GB7)</p> <p>PRIMARY USES Business premises, Dwelling house, Second dwelling, Boarding house, Flats, Place of instruction, Place of worship, Institution, Hospital, Place of assembly, Place of entertainment, Hotel, Conference facility, Service trade, Authority use, Utility service, Rooftop base telecommunication station, Multiple parking garage. Private road, Open space, Additional use rights.</p> <p>CONSENT USES Adult shop, Adult entertainment business, Adult services, Funeral parlour, Informal trading, Expo-centre, Motor repair garage, Warehouse, Freestanding base telecommunication station, wind turbine infrastructure, Transport use, Helicopter landing pad, Service Station</p>	GB1	1,5	100%	15,0 m	0 m up to 10 m 4.5 m from 10 m to 25 m Refer to 9.1.2(e)	0 m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	Canopy or balcony , projection, Public way along the street boundary , Streets corners, Parking and access, Loading, Screening, Wind mitigation, Service station, motor repair garage, Adult shop, Informal trading.
	GB2	Refer to 9.1.2 (g)		Refer to 9.1.2(d)				
	GB3							
	GB4							
	GB5	4,0 Refer to 9.1.2 (g)	100%	25,0 m Refer to 9.1.2(d)	0,0 m	0,0 m	8,0 m Refer to 9.1.2 (b)	
	GB6	6,0 Refer to 9.1.2 (g)	100%	35,0 m Refer to 9.1.2(d)	0 m up to 25 m ½(H-25) above 25 m	0,0 m	8,0 m	
	GB7	12,0 Refer to 9.1.2 (f) and (g)	100%	60,0 m Refer to 9.1.2(d)	Refer to 9.1.2(e)	Refer to 9.1.2(e)	Refer to 9.1.2 (b)	
<p>MIXED USE ZONES: SUB ZONES (MU1 – MU2)</p> <p>PRIMARY USES Business premises, Industry, Dwelling house, Second dwelling, Boarding house, Flats, Place of instruction, Place of worship, Institution, Hospital, Place of assembly, Place of entertainment, Hotel, Conference facility, Authority use, Utility service, Rooftop base telecommunication station, Transport use, Multiple parking garage, Private road, Open space, A dditional use rights.</p> <p>CONSENT USES Adult shop, Adult entertainment business, Adult services, Funeral parlour, Informal trading, Expo-centre, Scrap yard, Freestanding base telecommunication station, wind turbine infrastructure, Helicopter landing pad, Service station, Motor repair garage</p>	SUB ZONES							
	MU1	1,5	75%	15,0 m Refer to 9.2.2(a)	0,0 m - 4,5 m Refer to 9.2.2(c)	0,0 m - 4,5 m Refer to 9.2.2(c)	8,0 m Refer to 9.2.2 (b)	Canopy or balcony projection, Parking and access, Loading, Screening, Service station, motor repair garage, Adult shop, Informal trading.
	MU2	4,0	100%	25,0 m Refer to 9.2.2(a)	0,0 m – 4,5 m Refer to 9.2.2(c)	0,0 m – 4,5 m Refer to 9.2.2(c)	8,0 m Refer to 9.2.2 (b)	
	MU3	6,0	100%	35,0 m Refer to 9.2.2(a)	0,0 m Refer to 9.2.2(c)	0,0 m - ½(H-25) Refer to 9.2.2(c)	8,0 m Refer to 9.2.2 (b)	

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INDUSTRIAL ZONES		FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE BASE LEVEL TO TOP OF ROOF	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
					Street Boundary Building Line	Common Boundary Building Line		
GENERAL INDUSTRY ZONES (GI1 – GI2) PRIMARY USES Industry, Restaurant, Service station, Motor repair garage, Funeral parlour, Scrap yard, Abattoir, Authority use, Utility service, Crematorium, Rooftop base telecommunication station, Freestanding base telecommunication station, Transport use, Multiple parking garage, Agricultural industry, Private road, Open space, Additional use rights. ADDITIONAL USE RIGHTS Factory shop, Adult shop. CONSENT USES Place of worship, Institution, Clinic, Place of assembly, Adult entertainment business, Adult services, Informal trading, Shop, Office, Sale of alcoholic beverages, Place of entertainment. Helicopter landing pad, wind turbine infrastructure, Container site.	SUB ZONES							
	GI 1	1,5	75%	18,0 m Refer to 10.1.3(b)	5,0 m Refer to 10.1.3(c)	3,0 m Refer to 10.1.3(d)	N/A	Hazardous substances, Boundary walls, Parking and access, Loading, Screening, Service station, motor repair garage, Factory shop, Adult shop Informal trading. Height
	GI 2	4,0	75%	No height restriction for industrial, other buildings 18,0 m Refer to 10.1.3(b)	5,0 m Refer to 10.1.3(c)	3,0 m Refer to 10.1.3(d)	N/A	
RISK INDUSTRY ZONE (RI) PRIMARY USE Noxious trade, Risk activity, Crematorium, Rooftop base telecommunication station, Freestanding base telecommunication station, Private road, Open space, Additional use rights. ADDITIONAL USE RIGHTS Factory shop. CONSENT USE Shop, Informal trading, Service station, Motor repair garage, Industry, Scrap yard, Abattoir, Authority use, Utility service, Helicopter landing pad, wind turbine infrastructure, Container site, Transport use, Multiple parking garage.		2,0	75%	No height restriction for noxious trade, risk activity & industry, other buildings 18,0 m Refer to 10.2.3(c)	5,0 m Refer to 10.2.3(d)	5,0 m Refer to 10.2.3(d)	N/A	Hazardous substances, Parking and access, Loading, Screening, Boundary walls, Service station, motor repair garage, Factory shop, Informal trading.

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UTILITY, TRANSPORT AND PORT ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL TO TOP OF THE ROOF	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS	
<p align="center">UTILITY ZONE (UT)</p> <p>PRIMARY USES Utility service, Authority use, Rooftop base telecommunication station, Freestanding base telecommunication station.</p> <p>CONSENT USES Cemetery, Informal trading, Funeral parlour, Crematorium, Urban agriculture, Airport, wind turbine infrastructure, Helicopter landing pad.</p>	As determined by a site development plan							
<p align="center">TRANSPORT ZONE 1: TRANSPORT USE (TR1)</p> <p>PRIMARY USES Transport use, Multiple parking garage, Utility service, Warehouse, Rooftop base telecommunication station, Container site.</p> <p>CONSENT USES Business premises, Flats, Place of assembly, Place of entertainment, Hotel, Conference facility, Service station, Motor repair garage, Service trade, Warehouse, Freestanding base telecommunication station, wind turbine infrastructure, Airport, Helicopter landing pad, Informal trading, Industry, Air rights and underground rights.</p>	2.0	75%	18,0 m Refer to 11.2.2(c)	Street Boundary Building Line	Common Boundary Building Line	N/A	Parking and access, Service station, motor repair garage, Informal trading.	
<p align="center">TRANSPORT ZONE 2: ROAD AND PARKING (TR2)</p> <p>PRIMARY USES Public street, Utility service.</p> <p>CONSENT USES Multiple parking garage, Informal trading, wind turbine infrastructure, Air rights or underground rights</p>	Refer to 11.3							Deemed zoning Construction and deposit of materials, Air rights or underground rights, Proposed public street, street widening and street closure. Informal trading.
<p align="center">NATIONAL PORT ZONE (NPZ)</p> <p>PRIMARY USES land uses as contained in an approved port development framework plan.</p> <p>CONSENT USES None</p>	Refer to 11.4							

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OPEN SPACE ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL TO TOP OF THE ROOF	BUILDING LINES	STREET CENTRE-LINE SET BACK	OTHER PROVISIONS
<p>OPEN SPACE ZONE 1: ENVIRONMENTAL CONSERVATION (OS1)</p> <p>PRIMARY USES Environmental conservation use.</p> <p>CONSENT USES Harvesting of natural resources, Environmental facilities, Tourist accommodation, Tourist facilities, Utility service, Rooftop base telecommunication station, Freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies.</p>						
<p>OPEN SPACE ZONE 2: PUBLIC OPEN SPACE (OS2)</p> <p>PRIMARY USES Public open space, Environmental conservation use.</p> <p>CONSENT USES Environmental facilities, Tourist facilities, Utility service, Cemetery, Rooftop base telecommunication station, Freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies, urban agriculture, informal trading, Harvesting of natural resources, Air or underground rights.</p>						Deemed zoning, Construction & deposit of material, Air rights or underground rights.
<p>OPEN SPACE ZONE 3: SPECIAL OPEN SPACE (OS3)</p> <p>PRIMARY USES Open space, Environmental conservation use.</p> <p>CONSENT USES Environmental facilities, Tourist facilities, place of instruction, place of assembly, place of entertainment, plant nursery, utility service, cemetery, rooftop base telecommunication station, freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies, urban agriculture, informal trading, harvesting of natural resources</p>						Approval of consent uses.

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AGRICULTURAL AND RURAL ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
			To Wallplate	To Top of Roof	Street Boundary Building Line	Common Boundary Building Lines		
<p>AGRICULTURAL ZONE (AG)</p> <p>PRIMARY USES Agriculture, Intensive horticulture, Dwelling house, Riding stables, Environmental conservation use, Environmental facilities, Rooftop base telecommunication station, Additional use rights.</p> <p>ADDITIONAL USE RIGHTS Home occupation or Bed and breakfast establishment or Home child care; Second dwelling.</p> <p>CONSENT USES Additional dwelling units, Guest house, Hotel, Tourist accommodation, Tourist facilities, Intensive animal farming, Harvesting of natural resources, Mine, Utility service, Freestanding base telecommunication station, wind turbine infrastructure, Aqua-culture, Animal care centre, Farm shop, Agriculture industry.</p>	Limit for dwelling units and farm shop	N/A	To Wallplate Dwelling house 9,0 m	To Top of Roof Dwelling house 11,0 m	> 20ha : 30,0 m < 20ha : 15,0 m Refer to 13.1.2(b)	> 20ha : 30,0 m < 20ha : 15,0 m Refer to 13.1.2(b)	N/A	Floor space of dwelling units & farm shop, Parking, Agricultural industry, Second dwelling, Minimum subdivision size
<p>RURAL ZONE (RU)</p> <p>PRIMARY USES Dwelling house, Agriculture, Additional use rights</p> <p>ADDITIONAL USE RIGHTS Home occupation or Bed and breakfast establishment or Home child care; Second dwelling.</p> <p>CONSENT USES Guest house, Tourist accommodation, Tourist facilities, Harvesting of natural resources. Mine, Rooftop base telecommunication station, Freestanding base telecommunication station, wind turbine infrastructure, Aqua-culture, Intensive animal farming, Intensive horticulture, Riding stables, Animal care centre, Farm shop, Agricultural industry.</p>	Limit for dwelling units and farm shop	40%	To Wallplate Dwelling house 9,0 m	To Top of Roof Dwelling house 11,0 m	10,0 m Refer to 13.2.2(c)	5,0 m Refer to 13.2.2(c)	N/A	Floor space of dwelling units & farm shop, Parking, Minimum subdivision size, Agricultural industry, Second dwelling,
<p>LIMITED USE ZONE (LU)</p> <p>PRIMARY USES Only existing lawful uses</p> <p>CONSENT USES None</p>								No rezoning Reconstruction of destroyed property

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OVERLAY ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
				Street Boundary Building Line	Common Boundary Building Line		
SUBDIVISIONAL AREA OVERLAY ZONE (SAO) Refer to 15.1							
INCENTIVE OVERLAY ZONE (ICO) Refer to 16.1							
DENSITY OVERLAY ZONE (DO) Refer to 16.2							
HERITAGE PROTECTION OVERLAY ZONE (HPO) Refer to 17.1							
ENVIRONMENTAL MANAGEMENT OVERLAY ZONE (EMO) Refer to 17.2							
URBAN EDGE OVERLAY ZONE (UEO) Refer to 17.3							

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SCENIC DRIVE OVERLAY ZONE (SDO) Refer to 17.4	Refer to 17.4
LOCAL AREA OVERLAY ZONE (LAO) Refer to 17.5	Refer to 17.5

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