



# **Coffs Harbour City Local Environmental Plan 2000 (Amendment No 3)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (G00/00020/PC)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure  
and Planning (Planning Administration)

## **2004 No 79**

Clause 1 Coffs Harbour City Local Environmental Plan 2000 (Amendment No 3)

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under the

Environmental Planning and Assessment Act 1979

## **1 Name of plan**

This plan is *Coffs Harbour City Local Environmental Plan 2000 (Amendment No 3)*.

## **2 Aims of plan**

The aims of this plan are:

- (a) to rezone certain land to the Rural 1B Living Zone under *Coffs Harbour City Local Environmental Plan 2000*, and
- (b) to introduce a new provision regarding the subdivision of land within the Rural 1B Living Zone under that plan that adjoins land within the Environmental Protection 7A Habitat and Catchment Zone under that plan, and
- (c) to correct minor zoning anomalies for certain land, and
- (d) to correct minor drafting anomalies for certain land.

## **3 Land to which plan applies**

This plan applies to all land within the Coffs Harbour City local government area.

## **4 Amendment of Coffs Harbour City Local Environmental Plan 2000**

*Coffs Harbour City Local Environmental Plan 2000* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

### [1] Clause 18 Subdivision and erection of dwellings within rural and environmental protection zones

Omit clause 18 (4) (b). Insert instead:

- (b) if land in Zone 7A adjoins land in Zone 1B, 2A, 2B, 2C, 2D or 2E, consent may be granted to a subdivision of the composite parcel provided:
  - (i) each resultant allotment contains an adequate (in the opinion of the consent authority) building envelope outside the land in Zone 7A, and
  - (ii) the consent authority considers that the subdivision is desirable for achieving long term management of the land within Zone 7A, and
  - (iii) if the composite parcel contains land in Zone 1B and 7A, each resultant allotment has an area of at least the greater of the following:
    - (A) the minimum area specified in Korora Rural Development Control Plan as adopted on 21 August 2003,
    - (B) one hectare.

### [2] Clause 18 (14)

Insert in appropriate order:

- (14) Regardless of subclauses (2) and (4), if a parcel of land has at least two lawfully erected dwellings, each with a separate on-site sewerage management system approved under the *Local Government (Approvals) Regulation 1999*, consent may be granted to a subdivision of the parcel provided each resultant allotment contains an adequate area of land (in the opinion of the consent authority) for bushfire hazard reduction, access, effluent disposal, vegetation and habitat, water supply, water quality, stormwater disposal and banana land buffers.

### [3] Dictionary

Insert in appropriate order at the end of the definition of *the map*:

Coffs Harbour City Local Environmental Plan 2000  
(Amendment No 3)

BY AUTHORITY