



New South Wales

Coffs Harbour City Local Environmental Plan 2000 (Amendment No 28)

under the

Environmental Planning and Assessment Act 1979

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

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 638

Clause 1 Coffs Harbour City Local Environmental Plan 2000 (Amendment No 28)

Coffs Harbour City Local Environmental Plan 2000 (Amendment No 28)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Coffs Harbour City Local Environmental Plan 2000 (Amendment No 28)*.

2 Aims of plan

The aim of this plan is to amend the *Coffs Harbour City Local Environmental Plan 2000 (the principal plan)*:

- (a) to rezone certain land to the Rural 1B Living Zone under the principal plan, and
- (b) to clarify that a subdivision that creates additional riparian rights is prohibited only with respect to certain land in the Rural 1A Agriculture Zone that is adjacent to the Environmental Protection 7A Habitat and Catchment Zone and not with respect to land within the Environmental Protection 7A Habitat and Catchment Zone under that plan, and
- (c) to clarify that consent for the subdivision of certain land that contains at least two lawfully erected dwellings can occur only if each resultant allotment contains a lawfully erected dwelling.

3 Land to which plan applies

This plan applies:

- (a) in respect of the aim set out in clause 2 (a), to land shown edged heavy black and distinctively coloured on the map marked “Coffs Harbour City Local Environmental Plan 2000 (Amendment No 28)” kept at the office of Coffs Harbour City Council, and
- (b) in respect of the aim set out in clause 2 (b), to land within the Environmental Protection 7A Habitat and Catchment Zone under the principal plan, and
- (c) in respect of the aim set out in clause 2 (c), to all land to which *Korora Rural Residential Development Control Plan* applies.

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.

2006 No 638

Coffs Harbour City Local Environmental Plan 2000 (Amendment No 28)

Schedule 1 Amendments

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(Clause 4)

- [1] **Clause 18 Subdivision and erection of dwellings within rural and environmental protection zones**
Omit “subclause (4)” from clause 18 (5). Insert instead “subclause (4) (a)”.
- [2] **Clause 18 (4) (b) (iii) (A)**
Omit “as adopted on 21 August 2003”.
Insert instead “as in force on the commencement of *Coffs Harbour City Local Environmental Plan 2000 (Amendment No 28)*”.
- [3] **Clause 18 (6)**
Omit the matter relating to the Rural 1B Living Zone from the Minimum Allotment Size Table.
Insert instead:
- | | |
|---|------|
| Rural 1B Living Zone—but only if the land is within <i>Area B</i> , being land shown edged in part heavy red and in part with a broken green line on Map 4 (Subdivision Standards) in <i>Korora Rural Residential Development Control Plan</i> as in force on the commencement of <i>Coffs Harbour City Local Environmental Plan 2000 (Amendment No 28)</i> | 2 ha |
| Rural 1B Living Zone (other than land within Area B) | 1 ha |
- [4] **Clause 18 (9)**
Omit “as adopted by the Council on 21 August 2003”.
Insert instead “as in force on the commencement of *Coffs Harbour City Local Environmental Plan 2000 (Amendment No 28)*”.
- [5] **Clause 18 (9)**
Insert “a lawfully erected dwelling and” after “resultant allotment contains”.
- [6] **Dictionary**
Insert in appropriate order in the definition of *the map*:
Coffs Harbour City Local Environmental Plan 2000
(Amendment No 28)

BY AUTHORITY
