



New South Wales

Coffs Harbour Local Environmental Plan 2013 (Amendment No 8)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

STEPHEN MURRAY

As delegate for the Minister for Planning

Coffs Harbour Local Environmental Plan 2013 (Amendment No 8)

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1 Name of Plan

This Plan is *Coffs Harbour Local Environmental Plan 2013 (Amendment No 8)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land to which the *Coffs Harbour Local Environmental Plan 2013* applies.

4 Maps

The maps adopted by *Coffs Harbour Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

Schedule 1 **Amendment of Coffs Harbour Local Environmental Plan 2013**

[1] **Part 7 Additional local provisions**

Insert at the end of the Part, with appropriate clause numbering:

Development on certain land at West Moonee

- (1) The objectives of this clause are:
 - (a) to ensure that West Moonee is developed in accordance with sound planning and design principles, and
 - (b) to provide guidance for the management of land use conflict issues in West Moonee.
- (2) This clause applies to land identified as “West Moonee” on the Key Sites Map.
- (3) Development consent must not be granted for development on land to which this clause applies unless a development control plan that provides for the matters specified in subclause (4) has been prepared for the land.
- (4) The development control plan must provide for all of the following:
 - (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,
 - (b) the appropriate use of land for residential development and infrastructure construction having regard to the environmental and other constraints of West Moonee (such as bush fire and flood risk, water quality, Aboriginal heritage and adjacent State forests and agricultural activities),
 - (c) subdivision layout,
 - (d) the dedication of high conservation value land for public purposes,
 - (e) the management, protection and (where appropriate) rehabilitation of high conservation value land.
- (5) Subclause (3) does not apply to development for any of the following purposes:
 - (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
 - (b) a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environment protection purpose,
 - (c) a subdivision of land in a zone in which the erection of structures is prohibited,
 - (d) development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated.

[2] **Dictionary**

Insert in alphabetical order:

Key Sites Map means the Coffs Harbour Local Environmental Plan 2013 Key Sites Map.