



New South Wales

# **Coffs Harbour Local Environmental Plan 2013 (Amendment No 13)**

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 MCGRATH, GENERAL MANAGER, COFFS HARBOUR CITY COUNCIL**  
As delegate for the local plan-making authority

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### **1 Name of Plan**

This Plan is *Coffs Harbour Local Environmental Plan 2013 (Amendment No 13)*.

### **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 land in Zone RU2 Rural Landscape under *Coffs Harbour Local Environmental Plan 2013*.

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

### **[1] Land Use Table**

Omit “(attached)” from item 3 of the matter relating to Zone RU2 Rural Landscape.

### **[2] Clause 4.2E**

Insert after clause 4.2D:

#### **4.2E Erection of dual occupancies (detached) in Zone RU2**

- (1) The objectives of this clause are as follows:
  - (a) to ensure that development is of a scale and nature that is compatible with the primary production potential, rural character and environmental capabilities of the land,
  - (b) to ensure that development consent is only granted to development for the purposes of a dual occupancy (detached) if issues such as access, siting, land suitability and potential impacts are addressed,
  - (c) to ensure that dual occupancies (detached) are located so as to share services and retain opportunities for agriculture on the remaining land.
- (2) Development consent must not be granted to development for the purpose of a dual occupancy (detached) on land in Zone RU2 Rural Landscape unless the consent authority is satisfied that:
  - (a) the development will not impair the use of the land (or adjacent land) for agriculture or rural industries, and
  - (b) each dwelling will use the same vehicular access to and from a public road, and
  - (c) any dwellings will be situated within 50 metres of each other, and
  - (d) the land is physically suitable for the development, and
  - (e) the land is capable of accommodating the on-site disposal and management of sewage for the development, and
  - (f) the development will not have an adverse impact on the scenic amenity or character of the rural environment.
- (3) Development consent must not be granted to development for the purposes of a dual occupancy (detached) on land in Zone RU2 Rural Landscape unless development consent for the erection of a dwelling house on that land may be granted in accordance with clause 4.2B.