



New South Wales

# **Coffs Harbour Local Environmental Plan 2013 (Amendment No 19)**

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*.

**C. D. CHAPMAN, ACTING GENERAL MANAGER  
COFFS HARBOUR CITY COUNCIL**  
As delegate for the local plan-making authority

## **Coffs Harbour Local Environmental Plan 2013 (Amendment No 19)**

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### **1 Name of Plan**

This Plan is *Coffs Harbour Local Environmental Plan 2013 (Amendment No 19)*.

### **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 to which *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] Clause 4.4 Floor space ratio

Omit the Table to the clause. Insert instead—

**Table—Floor Space Ratio**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
2.5:1	1:1	$1 + (1.5 \times X):1$
3:1	1:1	$1 + (2 \times X):1$
3.5:1	1:1	$1 + (2.5 \times X):1$
4:1	1:1	$1 + (3 \times X):1$
4.5:1	1:1	$1 + (3.5 \times X):1$

### [2] Clauses 7.20 and 7.21

Insert after clause 7.19—

#### **7.20 Overshadowing of certain public places**

- (1) Despite clause 4.3, development consent must not be granted to development that results in any part of a building causing additional overshadowing, on 21 June in any year, of any of the following locations (as shown with blue hatching on the Sun Access Protection Map) between 12.00 and 14.00—
  - (a) City Square,
  - (b) Breilsford Park,
  - (c) Lions Safety Park,
  - (d) ANZAC Memorial Park,
  - (e) Footpath areas on the southern side of Harbour Drive and West High Street.
- (2) Development results in a building causing additional overshadowing if the total overshadowing of the relevant location during the specified times would be greater after the development is carried out than the overshadowing of that location during the specified times caused by buildings existing on the commencement of this Plan.

#### **7.21 Minimum building street frontage**

- (1) The objectives of this clause are as follows—
  - (a) to ensure that, visually, buildings have an appropriate overall horizontal proportion compared to their vertical proportions,
  - (b) to provide appropriate dimensions and spacing to ensure adequate privacy between any residential component and the adjoining land use,
  - (c) to provide appropriate dimensions for the design of car parks levels and ensure access is reasonably spaced along roads and lanes,
  - (d) to encourage larger development of commercial office, business, residential and mixed use buildings provided for under this Plan.
- (2) Development consent must not be granted for the erection of a building over 28 metres in height on land in Zone B3 Commercial Core that does not have

at least one street frontage of 30 metres or more, or at least two street frontages of 30 metres or more if the two street frontages form a street corner.

- (3) Despite subclause (2), development consent may be granted for the erection of a building on the land if the consent authority is satisfied that—
- (a) due to the physical constraints of the site or an adjoining site or sites, it is not possible for the building to be erected with at least one street frontage of 30 metres or more, and
  - (b) the development is consistent with the aims and objectives of this Plan.

**[3] Dictionary**

Insert in alphabetical order—

***Sun Access Protection Map*** means the Coffs Harbour Local Environmental Plan 2013 Sun Access Protection Map.