



New South Wales

# **Coffs Harbour Local Environmental Plan 2013 (Amendment No 23)**

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*.

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

## **Coffs Harbour Local Environmental Plan 2013 (Amendment No 23)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Coffs Harbour Local Environmental Plan 2013 (Amendment No 23)*.

### **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 part of Lot 202, DP 874273, Newmans Road, Woolgoolga.

### **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**

### **Clause 7.19**

Omit the clause. Insert instead—

#### **7.19 Development on certain land at Newmans Road, Woolgoolga**

- (1) The objectives of this clause are—
  - (a) to ensure West Woolgoolga is developed in accordance with sound planning and design principles, and
  - (b) to ensure development is carried out in an orderly and structured manner and is sympathetic to the constraints of West Woolgoolga, and surrounding land uses.
- (2) This clause applies to part of Lot 202, DP 874273, Newmans Road, Woolgoolga, identified as “West Woolgoolga” 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 the following—
  - (a) the appropriate use of land for residential development and infrastructure construction, including the supply of water and the provision of sewerage services, having regard to the following—
    - (i) environmental and other constraints of West Woolgoolga, for example, bush fire, water quality and Aboriginal heritage,
    - (ii) surrounding land uses, particularly agricultural activities, by proposing appropriate measures to minimise or mitigate the impacts of the surrounding land uses, for example, dust, noise and spray drift,
  - (b) subdivision layout,
  - (c) pedestrian and cycleway connectivity, including to adjoining public reserves,
  - (d) an integrated traffic management strategy to ensure the safe and efficient movement of traffic,
  - (e) the management, protection and, where appropriate, rehabilitation of high conservation value land.
- (5) Subclause (3) does not apply to the following development—
  - (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
  - (b) a subdivision of land if a lot proposed to be created is to be reserved or dedicated for public open space, public roads or a public or environment protection or management purpose,
  - (c) a subdivision of land in a zone in which the erection of structures is prohibited,
  - (d) development that is of a minor nature only, if the consent authority is of the opinion the development is consistent with the objectives of the zone in which the development is to be carried out.