



New South Wales

# **Coffs Harbour Local Environmental Plan 2013 (Amendment No 31)**

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*.

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

## **Coffs Harbour Local Environmental Plan 2013 (Amendment No 31)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Coffs Harbour Local Environmental Plan 2013 (Amendment No 31)*.

### **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 the *Coffs Harbour Local Environmental Plan 2013* applies.

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

### **[1]    Clause 1.2 Aims of Plan**

Omit clause 1.2(2)(a)–(l). Insert instead—

- (a) to promote a sustainable growth footprint by directing urban development and growth into the existing urban footprint and identified greenfield investigation areas,
- (b) to protect and sustainably manage areas of high biodiversity, agricultural, scenic, recreational and European and Aboriginal cultural heritage value,
- (c) to reinforce the Coffs Harbour City Centre as the principal business, office, cultural, civic, entertainment and retail hub, while supporting the objectives of other business zones,
- (d) to reinforce the Coffs Harbour local government area business centres hierarchy to maintain the primacy of the Coffs Harbour City Centre and provide for a range of employment opportunities in appropriate locations,
- (e) to provide for active living and connectivity by providing healthy, walkable and green built environments, including quality public open space and community facilities and walkable local streets,
- (f) to provide for development that supports tourism in appropriate locations,
- (g) to create a highly liveable city, through the promotion of design excellence in all elements of the built environment and public domain,
- (h) to create local and sub-regional movement corridors by maximising renewal opportunities after the completion of the Coffs Harbour bypass,
- (i) to promote ecologically sustainable development that supports a strong and diverse local economy both now and into the future,
- (j) to ensure that sensitive land uses and development are sited and designed so that they do not affect the viability of existing uses,
- (k) to provide for the social and economic welfare of the community by facilitating equitable access to public open spaces, community services and facilities that are safe and meet the needs of a diverse population,
- (l) to promote the delivery and maintenance of housing diversity and affordable housing,
- (m) to promote a strong sense of community, identity and place,
- (n) to promote the effective management of natural hazards and risks and the creation of a climate resilient community.

### **[2]    Land Use Table**

Insert at the end of Land Use Table, Zone RU2, item 1—

- To support sustainable rural economic development and small-scale tourism and visitor destination opportunities that are compatible with the rural attributes of the land.
- To protect environmental value and minimise land use conflict.

### **[3]    Land Use Table, Zone R1, item 1**

Insert at the end of the item—

- To provide for associated infrastructure that supports the changing housing needs of the population that is consistent with local character.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence in its presentation to the public realm.

**[4] Land Use Table, Zone R2, item 1**

Insert at the end of the item—

- To provide for housing diversity and choice and associated infrastructure that supports the changing housing needs of the population that is consistent with local character.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence in its presentation to the public realm.

**[5] Land Use Table, Zone R3, item 1**

Omit “• To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.”.

**[6] Land Use Table, Zone R3, item 1**

Insert at the end of the item—

- To provide for associated infrastructure that supports the changing housing needs of the population that is consistent with local character.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence in its presentation to the public realm.

**[7] Land Use Table, Zone R4, item 1**

Insert at the end of the item—

- To provide for associated infrastructure that supports the changing housing needs of the population that is consistent with local character.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence in its presentation to the public realm.

**[8] Land Use Table, Zone B1, item 1**

Omit “• To facilitate the development of neighbourhood-scale facilities and services that do not detract from the core commercial functions of the Coffs Harbour central business district.”.

**[9] Land Use Table, Zone B1, item 1**

Omit “• To allow for residential development while maintaining active retail, business or other non-residential uses at street level.”.

**[10] Land Use Table, Zone B1, item 1**

Omit “• To ensure that new commercial buildings make a positive contribution to the streetscape and contribute to a safe public domain.”.

**[11] Land Use Table, Zone B1, item 1**

Insert at the end of the item—

- To provide a community hub for the surrounding neighbourhood.
- To facilitate the development of neighbourhood-scale facilities and services that do not detract from the core commercial functions of the Coffs Harbour City Centre.
- To ensure that new buildings are consistent with the distinctive local character of the place and accords with any relevant Local Character Statement.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[12] Land Use Table, Zone B2, item 1**

Omit “• To facilitate the development of facilities and services at a sub-regional scale that do not detract from the core commercial functions of the Coffs Harbour central business district.”.

**[13] Land Use Table, Zone B2, item 1**

Omit “• To ensure that new commercial buildings make a positive contribution to the streetscape and contribute to a safe public domain.”.

**[14] Land Use Table, Zone B2, item 1**

Insert at the end of the item—

- To facilitate the development of facilities and services at a sub-regional scale that do not detract from the core commercial functions of the Coffs Harbour City Centre.
- To provide for housing diversity and choice that supports the changing housing needs of the population.
- To ensure that new buildings are consistent with the distinctive local character of the place and accords with any relevant Local Character Statement.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[15] Land Use Table, Zone B3, item 1**

Omit “• To ensure that the scale and nature of future development reinforces the role of the Coffs Harbour central business district as the primary commercial, employment and retail centre in the region.”.

**[16] Land Use Table, Zone B3, item 1**

Omit “• To ensure that the design of new commercial buildings makes a positive contribution to the streetscape through opportunities for improved pedestrian links, retention and creation of view corridors and the provision of a safe public domain.”.

**[17] Land Use Table, Zone B3, item 1**

Insert at the end of the item—

- To ensure that the scale and nature of development reinforces the role of the Coffs Harbour City Centre as the principal business, office, cultural, civic, entertainment and retail hub, while supporting the objectives of other business zones.
- To ensure that development makes a positive contribution to the streetscape through opportunities for improved pedestrian links, retention and creation of view corridors and the provision of a safe public domain.
- To promote the Coffs Harbour City Centre for higher density living to provide for housing diversity and choice that supports the changing housing needs of the population.
- To promote uses that activate and add to the vibrancy of the Coffs Harbour City Centre and contribute to the night-time economy.
- To ensure that development accords with the Coffs Harbour City Centre Masterplan.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[18] Land Use Table, Zone B4, item 1**

Omit “• To facilitate the development of a mix of local-scale facilities and services that do not detract from the core commercial functions of the Coffs Harbour central business district.”.

**[19] Land Use Table, Zone B4, item 1**

Omit “• To ensure that new commercial buildings make a positive contribution to the streetscape and contribute to a safe public domain.”.

**[20] Land Use Table, Zone B4, item 1**

Insert at the end of the item—

- To facilitate the development of a mix of local-scale facilities and services that do not detract from the core commercial functions of the Coffs Harbour City Centre.
- To ensure that development makes a positive contribution to the streetscape through opportunities for improved pedestrian links, retention and creation of view corridors and the provision of a safe public domain.

- To provide for housing diversity and choice that supports the changing housing needs of the population.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[21] Land Use Table, Zone B5, item 1**

Insert at the end of the item—

- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[22] Land Use Table, Zone B6, item 1**

Omit “• To facilitate the development of small-scale business uses that do not detract from the core commercial functions of the Coffs Harbour central business district.”.

**[23] Land Use Table, Zone B6, item 1**

Omit “• To ensure that new commercial buildings make a positive contribution to the streetscape and contribute to a safe public domain.”.

**[24] Land Use Table, Zone B6, item 1**

Omit “• To allow for the development of small-scale office premises that support uses in the enterprise corridor zone but that do not detract from the primary commercial role of the Coffs Harbour central business district.”.

**[25] Land Use Table, Zone B6, item 1**

Insert at the end of the item—

- To facilitate the development of small-scale business uses that do not detract from the core commercial functions of the Coffs Harbour City Centre.
- To allow for the development of small-scale office premises that support uses in the enterprise corridor zone but that do not detract from the primary commercial role of the Coffs Harbour City Centre.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[26] Land Use Table, Zone IN1, item 1**

Insert at the end of the item—

- To allow for uses that are industrial in nature and which do not detract from the core commercial functions of the Coffs Harbour City Centre.
- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.

- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[27] Land Use Table, Zone IN3, item 1**

Insert at the end of the item—

- To allow for uses that are industrial in nature and which do not detract from the core commercial functions of the Coffs Harbour City Centre.

**[28] Land Use Table, Zone IN4 item 1**

Insert at the end of the item—

- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[29] Land Use Table, Zone SP1, item 1**

Insert at the end of the item—

- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[30] Land Use Table, Zone SP2, item 1**

Insert at the end of the item—

- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.

**[31] Land Use Table, Zone SP3, item 1**

Insert at the end of the item—

- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[32] Land Use Table, Zone RE1, item 1**

Insert at the end of the item—

- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.
- To provide places that are safe and welcoming, that meet the needs of a diverse population and facilitate equitable access.
- To encourage places that reflect local character and identity and allow for cultural expression.



**[33] Land Use Table, Zone RE2, item 1**

Insert at the end of the item—

- To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.
- To ensure that development reflects design excellence and is of a high visual quality in its presentation to the public realm.

**[34] Land Use Table, Zone E3, item 1**

Insert at the end of the item—

- To provide opportunities to manage environmental risks and natural hazards.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

**[35] Clause 7.2 Earthworks**

Insert after clause 7.2(3)(h)—

- (i) the effect of the development on Aboriginal cultural heritage.

**[36] Clause 7.13, heading**

Omit “Central business district”. Insert instead “Coffs Harbour City Centre”.

**[37] Clause 7.13(1)(a)**

Omit the paragraph. Insert instead—

- (a) to maintain the primacy of the Coffs Harbour City Centre as the principal business, office, retail, cultural, civic and entertainment hub of the city centre and to ensure that development does not conflict with the hierarchy of commercial centres,

**[38] Clause 7.13(2)**

Omit “CBD as the principal business, office and retail hub”.

Insert instead “Coffs Harbour City Centre as the principal business, office, retail, cultural, civic and entertainment hub”.

**[39] Dictionary**

Insert in alphabetical order—

*Coffs Harbour City Centre* means the land identified as “CBD” on the Central Business District Map.