

PLANNING PROPOSAL

COFFS HARBOUR CITY COUNCIL

**Planning Proposal
Review of Coffs Harbour Local Environmental Plan 2013**

Gateway Determination

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INTRODUCTION

Purpose

The purpose of this report is to present the first evaluation of the Coffs Harbour City Local Environmental Plan (LEP) 2013, and an accompanying Planning Proposal (PP) to action the findings of the review.

The report incorporates a number of amendments to LEP 2013 as a result of a “housekeeping” style review. The aim of the review is to improve the overall efficiency and legibility of LEP 2013, and to correct a number of anomalies discovered in the document since its inception on the 27 September 2013.

Property details

In addition to LEP written document amendments, the PP involves some mapping corrections and therefore affects a wide range of private and public property within the Coffs Harbour LGA. The map sheets in Appendix A identify the area of land that is affected by the PP. This is the land to which the PP applies.

PART 1 - OBJECTIVES OR INTENDED OUTCOMES

The objective of this PP is to provide a mechanism to review and amend Coffs Harbour LEP 2013 where necessary to ensure that it provides the most up to date and accurate information as it applies to development in the Coffs Harbour local government area (LGA).

PART 2 - EXPLANATION OF PROVISIONS

In total, the report proposes 25 amendments to LEP 2013, which have been identified as necessary by Council staff in the ongoing implementation of LEP 2013. These issues have been identified in a range of ways (through Development Application assessments, landowner enquiries, internal reviews etc) and have been systematically logged to enable an update of the LEP. Given the complexity of the LEP and associated mapping, this is an important continuous improvement process.

In summary the recommended changes are:

ISSUES SURROUNDING LEP 2013 CLAUSES AND SCHEDULES

- Add advertising structures as development permitted with consent in the SP2 Infrastructure zone.
- Inclusion of ‘temporary events’ clause in LEP 2013 Additions to Clause 4.2B of LEP 2013.
- Additions to Clause 7.2 Earthworks and Schedule 2 Exempt Development.
- Allow environmental protection works as development permitted with consent in the E2 Environmental Conservation zone.
- Additions to Schedule 1 Additional permitted uses of LEP 2013.
- Additions to Schedule 1 Additional permitted uses of LEP 2013.

ISSUES SURROUNDING LEP 2013 MAPPING

- Amend E2 Environmental Conservation zone Boundary at 45 Rutland Street, Bonville.
- Mapping amendments to conform to Jetty4Shores Project and removal of item from Schedule 1 Additional Permitted Uses.

- Correct Heritage Map inaccuracies & clarification of Schedule 5 of LEP 2013.
- Match zoning with cadastre.
- Amendment to Minimum lot size map.
- Amendment to Minimum lot size map.
- Removal of Floor space ratio controls.
- Amend Height of building controls.
- Rezoning from RU2 Rural Landscape zone to B1 Neighbourhood Centre Zone.
- Rezoning From R2 Low Density Residential / E2 Environmental Conservation to RE1 Public Recreation.
- Incorrect Zoning (x 10).

PART 3 – JUSTIFICATION

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

Yes. LEP 2013 was made by the NSW Department of Planning and Environment (P&E) Minister on 27 September 2013. LEP 2013 replaced LEP 2000 as the primary planning tool to shape the future of local development in the LGA. A Strategic Management Plan (SMP) was also prepared to inform the transition between LEP 2000 and LEP 2013. One of the recommendations of the SMP was to monitor and conduct a regular review the new LEP.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. A PP is considered to be the most appropriate and efficient way of correcting the various anomalies identified as part of this LEP review process, it will ensure that future development applications are made in the context of good quality information and are assessed against relevant and up to date planning criteria. This should ensure better planning and development outcomes for both applicants and council.

3. Is there a net community benefit?

Council and the community will benefit from the LEP review as it will correct inaccuracies in LEP 2013 enabling a fairer and more efficient application of the LEP document.

Section B - Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Mid North Coast Regional Strategy (MNCRS) applies to the Coffs Harbour LGA.

The performance review of LEP 2013 contained within this PP plays an important role in the process of ensuring that Council's strategic documents align with the objectives and actions contained in the MNCRS.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

In 2009 Council adopted a 20 year *Community Strategic Plan (2030)*. The plan is based on five key themes being: Learning and Prospering, Places for Living, Moving Around, Looking After our Community, and Looking After our Environment.

The planning proposal is generally consistent with the following relevant Objectives:

OBJECTIVE: LC3 We have strong civic leadership and governance.

STRATEGY: LC3.1 Council supports the delivery of high quality, sustainable outcomes for Coffs Harbour.

By implementing the recommendations contained in this planning proposal, Council demonstrates strong civic leadership under LEP 2013. The 2030 Community Strategic Plan process, the LGMS process, as well as the Business Centres Hierarchy Review have helped to reinforce the various roles and functions of the different localities in the LGA. In this regard, Council's strategic planning documents ensure transparency and accountability in local government. Their implementation enables Council to identify and respond to community issues and concerns.

6. Is the planning proposal consistent with applicable state environmental planning policies (SEPP)?

The State Environmental Planning Policies (SEPP) relevant to the planning proposal are identified in Table 1 and discussed in the following section.

Table 1: Consistency with SEPP's

State Environmental Planning Policy	Consistency
SEPP No 1 – Development Standards	N/A (repealed for CH)
SEPP No 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A (substantially repealed for CH)
SEPP No 6 – Number of Storeys in a Building	N/A
SEPP No 10 – Retention of Low Cost Rental Accommodation	N/A
SEPP No 14 – Coastal Wetlands	N/A
SEPP No 15 – Rural Land-sharing Communities	N/A
SEPP No 19 – Bushland in Urban Areas	N/A
SEPP No 21 – Caravan Parks	N/A
SEPP No 22 – Shops and Commercial Premises	N/A
SEPP No 26 – Littoral Rainforests	N/A
SEPP No 29 – Western Sydney Recreation Area	N/A
SEPP No 30 – Intensive Agriculture	N/A
SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)	Consistent. See additional comment below
SEPP No 33 – Hazardous and Offensive Development	N/A
SEPP No 36 – Manufactured Home Estates	Consistent. See additional comment below
SEPP No 39 – Spit Island Bird Habitat	N/A
SEPP No 41 – Casino Entertainment Complex	N/A
SEPP No 44 – Koala Habitat Protection	N/A
SEPP No 47 – Moore Park Showground	N/A
SEPP No 50 – Canal Estate Development	N/A
SEPP No 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	N/A
SEPP No 53 – Metropolitan Residential Development	N/A
SEPP No 55 – Remediation of Land	N/A
SEPP No 59 – Central Western Sydney Regional Open Space and Residential	N/A
SEPP No 60 – Exempt and Complying Development	N/A (repealed for CH)

State Environmental Planning Policy	Consistency
SEPP No 62 – Sustainable Aquaculture	N/A
SEPP No 64 – Advertising and Signage	N/A
SEPP No 65 – Design Quality of Residential Flat Development	N/A
SEPP No 70 – Affordable Housing (Revised Schemes)	N/A
SEPP No 71 – Coastal Protection	Consistent. See additional comments below
SEPP (Affordable Rental Housing) 2009	N/A
SEPP (Building Sustainability Index: BASIX) 2004	N/A
SEPP (Exempt and Complying Development Codes) 2008	N/A
SEPP (Housing for Seniors or People with a Disability) 2004	N/A
SEPP (Infrastructure) 2007	Consistent. See additional comment below
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	N/A
SEPP (Major Development) 2005	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Consistent. See additional comments below
SEPP (Rural Lands) 2008	N/A
SEPP (Sydney Region Growth Centres) 2006	N/A
SEPP (Temporary Structures) 2007	N/A
SEPP (Western Sydney Employment Area) 2009	N/A
SEPP (Western Sydney Parklands) 2009	N/A
SEPP (North Coast REP), 1988	N/A (repealed for CH)

SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)

This SEPP aims to promote the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development.

Whilst urban lands are identified within this Planning Proposal, the proposed changes relate to a performance review of LEP 2013 only.

The planning proposal is therefore considered to be consistent with the SEPP.

SEPP No 36 – Manufactured Home Estates

This SEPP aims to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements.

The changes proposed in this Planning Proposal do not affect the establishment of manufactured home estates in the Coffs Harbour local government area.

The planning proposal is consistent with the SEPP.

SEPP No 64 – Advertising and Signage

SEPP No 64 applies to advertising and signage within NSW and the relevant aims of the policy as it applies to this PP are:

- (1) This Policy aims:
 - (a) to ensure that signage (including advertising):
 - (i) is compatible with the desired amenity and visual character of an area, and
 - (ii) provides effective communication in suitable locations, and
 - (iii) is of high quality design and finish, and
 -
 - (d) to regulate the display of advertisements in transport corridors, and
 - (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

The PP includes an amendment to the land use table that allows 'Building identification signs' and 'Business identification signs' as permitted with consent in the SP2 Infrastructure zone. General advertising signage is not appropriate in the SP2 zone as this would permit (with consent) general advertising anywhere along the Pacific Highway, however 'building identification signs' and 'business identification signs' may be considered to be appropriate as these will simply relate to a relevant activity adjacent to, or on that particular site (i.e. a service station).

The PP is considered to be consistent with the SEPP.

SEPP No 71 – Coastal Protection

Some of the land affected by this PP is within the coastal zone identified in this SEPP. The key aims of the SEPP are:

- to manage the coastal zone in accordance with the principles of ecologically sustainable development; and
- to encourage a strategic approach to coastal management.

The PP is consistent with these aims.

In preparing the PP Council must consider a range of matters identified in clause 8 of the SEPP. A brief response to those is as follows:

- The PP will not affect public access to the coastal foreshore or generate the need to provide new access;
- It will not result in impacts upon the scenic qualities of the coast or any animals or fish that occur along the coast.

The PP is consistent with the relevant parts of the SEPP.

SEPP (Infrastructure) 2007

SEPP (Infrastructure) is a wide ranging document that covers a myriad of issues and processes. None of the actions within this planning proposal are directly affected by this SEPP and therefore the PP is considered to be consistent with the SEPP.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Consistency with the s117 Directions is assessed in the following Table 2.

Table 2 Consistency with s117(2) Directions

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
1. Employment and Resources			
1.1 Business and Industrial Zones	Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).	This planning proposal will rezone a small portion (1012m²) of land from a RU2 Rural Landscape zone to a B1 Neighbourhood Centre zone under LEP 2013. It will alter the floor space controls or height limits. While this planning proposal is not consistent with this Direction as the rezoning is not supported by a strategy. It rezones a small area of land that comprises the curtilage of a constructed commercial development - Development consent was issued by another local government authority (prior to amalgamation). An approval for a variation to this 117 Direction is requested.	Not consistent
1.2 Rural Zones	Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary). Under this direction a planning proposal must: (a) not rezone land from a rural zone to a residential, business,	This planning proposal will rezone a small portion (1012m²) of land from a RU2 Rural Landscape zone to a B1 Neighbourhood Centre zone under LEP 2013. It will not increase the permissible density of development within rural zoned land. An approval for a variation to this 117 Direction is	Not consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	industrial, village or tourist zone. (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).	requested.	
1.3 Mining, Petroleum Production and Extractive Industries	Applies when a relevant planning authority prepares a planning proposal that would have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	Nothing in this planning proposal will prohibit or restrict exploration or mining.	Consistent
1.4 Oyster Aquaculture	Applies when a relevant planning authority prepares any planning proposal that proposes a change in land use which could result in: (a) adverse impacts on a Priority Oyster Aquaculture Area or a “current oyster aquaculture lease in the national parks estate”; or (b) incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a “current oyster aquaculture lease in the national parks estate” and other land uses.	This planning proposal does not impact on a Priority Oyster Aquaculture Area.	N/A
1.5 Rural Lands	Applies when: (a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or	This planning proposal does apply to land located in an E2 Environmental Conservation zone. However it is consistent with the planning principles in	Consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone. A planning proposal to which clauses (a) and (b) apply must be consistent with the Rural Planning Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i>. A planning proposal to which clause (b) applies must be consistent with the Rural Subdivision Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i>.	SEPP (Rural Lands) and no subdivision controls are proposed to be altered in LEP 2013. No extra dwelling entitlements will result from the planning proposal.	
2. Environment and Heritage			
2.1 Environment Protection Zones	(4) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. (5) A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 “<i>Rural Lands</i>”.	This planning proposal does remove some environmental protection zones. In one case, the E2 zone was demonstrated to be incorrectly applied, as confirmed by Council’s biodiversity staff. In the other case an E2 zone was removed where the land was transferred to Council’s ownership for use as open space (as parkland). This is consistent with other open space areas which do not have E2 zones associated with them. An approval for a variation to this 117 Direction is requested.	Not consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
2.2 Coastal Protection	Direction applies when a relevant planning authority prepares a planning proposal that applies to land in the coastal zone. (4) A planning proposal must include provisions that give effect to and are consistent with: (a) the NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997, and (b) the Coastal Design Guidelines 2003, and (c) the manual relating to the management of the coastline for the purposes of section 733 of the Local Government Act 1993 (the NSW Coastline Management Manual 1990).	Land that applies to this planning proposal is partially located within the coastal zone. The planning proposal will give effect to the NSW Coastal Policy. It will not affect public access to the coastal foreshore or generate the need to provide new access; it will not result in impacts upon the scenic qualities of the coast or any animals or fish that occur along the coast. The planning proposal will not alter the relevance or effect of the Coastal Design Guidelines.	Consistent
2.3 Heritage Conservation	A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the <i>National Parks and Wildlife Act 1974</i>, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the	Nothing in this planning proposal will stop or inhibit the conservation of heritage items, places or relics or Aboriginal objects or places.	Consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.		
2.4 Recreation Vehicle Areas	A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>): (a) where the land is within an environmental protection zone, (b) where the land comprises a beach or a dune adjacent to or adjoining a beach, (c) where the land is not within an area or zone referred to in paragraphs (4)(a) or (4)(b) unless the relevant planning authority has taken into consideration: i) the provisions of the guidelines entitled <i>Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985</i>, and ii) the provisions of the guidelines entitled <i>Recreation Vehicles Act, 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985</i>.	The proposal does not enable land to be developed for the purpose of a recreation vehicle area.	N/A
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	(3) This direction applies when a relevant planning authority	The planning proposal does affect some small areas	Consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	prepares a planning proposal that will affect land within: (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) any other zone in which significant residential development is permitted or proposed to be permitted. (4) A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (5) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	residential zoned land. However it will not facilitate new residential development or directly affect any existing zone boundaries, permitted uses or density controls.	
3.2 Caravan Parks and Manufactured	Applies when a relevant planning authority prepares a planning	This proposal does not seek to permit or prohibit	Consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
Home Estates	proposal. In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must: (a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and (b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park. In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must: (a) take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located, (b) take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and (c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the <i>Community Land Development Act 1989</i> be permissible with consent.	development for the purposes of a caravan park or manufacture homes estate.	
3.3 Home Occupations	Planning proposals must permit home occupations to be carried out in dwelling houses without the	This proposal does not affect home occupation provisions under LEP 2013.	N/A

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	need for development consent.		
3.4 Integrating Land Use and Transport	Applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and (b) <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).	The planning proposal does alter some land use zones in LEP 2013. It will not affect transport infrastructure.	Consistent
3.5 Development Near Licensed Aerodrome	Applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.	This proposal does not affect land in proximity to Coffs Harbour airport and therefore will not facilitate inappropriate development in proximity to the airport.	Consistent
3.6 Shooting Ranges	Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.	The planning proposal does not alter any land use zones in LEP 2013. It will not affect any shooting ranges in Coffs Harbour LGA.	N/A
4. Hazard and Risk			
4.1 Acid Sulfate Soils	Applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.	Some of the land subject to this planning proposal is identified on the Coffs Harbour LEP 2013 Acid Sulfate Soils map as containing acid sulfate soils. The acid sulfate soil provisions of the LEP will apply unchanged.	Consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
4.2 Mine Subsidence and Unstable Land	Applies when a relevant planning authority prepares a planning proposal that permits development on land that: (a) is within a mine subsidence district, or (b) has been identified as unstable in a study, strategy or other assessment undertaken: i) by or on behalf of the relevant planning authority, or ii) by or on behalf of a public authority and provided to the relevant planning authority.	This proposal does not impact on any mine subsidence area.	N/A
4.3 Flood Prone Land	Applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>). A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. A planning proposal must not contain provisions that apply to the flood planning areas which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties,	Some of the land affected by this planning proposal is flood affected. However, the planning proposal: • will not permit development on flood prone land • will not change the zone of any flood affected land • will not generate additional spending on flood mitigation measures, infrastructure or services; and • no additional development is proposed without consent.	Consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	(c) permit a significant increase in the development of that land, (d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or (e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development. A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General). For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).		
4.4 Planning for Bushfire Protection	Applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as	The proposal will affect areas of land identified as being bushfire prone. However, it will not impact on the existing	Consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	bushfire prone land. In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made, A planning proposal must: (a) have regard to <i>Planning for Bushfire Protection 2006</i>, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the APZ. A planning proposal must, where development is proposed, comply with the following provisions, as appropriate: (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (b) for infill development (that is development within an already subdivided area), where an appropriate APZ	planning controls that address the issue of bushfire hazard on this land.	

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the <i>Rural Fires Act 1997</i>), the APZ provisions must be complied with, (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, (d) contain provisions for adequate water supply for firefighting purposes, (e) minimise the perimeter of the area of land interfacing the hazard which may be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area.		
5. Regional Planning			
5.1 Implementation of Regional Strategies	Planning proposals must be consistent with a regional strategy released by the Minister for Planning.	The planning proposal is consistent with the Mid North Coast Regional Strategy (MNCRS) .	Consistent
5.2 Sydney Drinking Water Catchments	Applies when a relevant planning authority prepares a planning proposal that applies to the hydrological catchment.	The proposal is not within this catchment.	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Applies when a relevant planning authority prepares a planning proposal for land in the vicinity of the existing and/or proposed alignment of the Pacific Highway. (5) A planning proposal that applies to land located on “out-of-town” segments of the Pacific Highway must provide that:	This proposal will not affect commercial and retail land along the Pacific Highway North Coast.	N/A

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	(a) new commercial or retail development must not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this Direction. (b) development with frontage to the Pacific Highway must consider impact the development has on the safety and efficiency of the highway. (c) For the purposes of this paragraph, “out-of-town” means areas which, prior to the draft local environmental plan, do not have an urban zone (e.g.: “village”, “residential”, “tourist”, “commercial”, “industrial”, etc) or are in areas where the Pacific Highway speed limit is 80km/hour or greater. (6) Notwithstanding the requirements of paragraphs (4) and (5), the establishment of highway service centres may be permitted at the localities listed in Table 1, provided that the Roads and Traffic Authority is satisfied that the highway service centre(s) can be safely and efficiently integrated into the Highway interchange(s) at those localities.		
6. Local Plan Making			
6.1 Approval and Referral Requirements	A planning proposal must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the	The planning proposal will not include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.	N/A

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
	approval of: i) the appropriate Minister or public authority, and ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and (a) not identify development as designated development unless the relevant planning authority: (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.		
6.2 Reserving Land for Public Purposes	(4) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).	The planning proposal does create additional land reserved for a public purpose (parkland). Approval from the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) is requested.	Not consistent

S117 Direction	Application	Relevance to this planning proposal	Consistency with direction
		An approval for a variation to this 117 Direction is also requested.	
6.3 Site Specific Provisions	Applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out. (4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. (5) A planning proposal must not contain or refer to drawings that show details of the development proposal.	The planning proposal does not allow a particular development or contain drawings that show details of a particular development.	N/A

Section C - Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The planning proposal will not alter any zones or development controls in a manner such that there could be adverse impacts on threatened species, populations, or ecological communities.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The amended LEP maps and clauses will not create opportunities for substantial development that are not already permitted by the existing zones under LEP 2013. It cannot therefore be considered to have any environmental effects.

10. How has the planning proposal adequately addressed any social and economic effects?

• Social

Aims:

The particular aims of LEP 2013 from a social perspective are as follows:

- “(b) to provide a high level of social, physical and cultural amenity by promoting a strong sense of community, identity and place,*
- (e) to create a highly liveable urban place, through the promotion of design excellence in all elements of the built environment and public domain,*
- (f) to allow for the equitable provision of social services and facilities,*
- (g) to encourage a mix of housing types to meet the existing and future needs of the community,”*

Strategies: The implementation of the following strategies under LEP 2013 has assisted in achieving social/cultural sustainability in the LGA:

- establishing a long term socially responsible strategic vision for the growth of the LGA through the Local Growth Management Strategy and 2030 Community Strategic Plan process;
- encouraging major housing and cultural uses to be located within or near the City Centre;
- continuing heritage provisions including protection of heritage items and conservation areas; and
- limiting business activities in residential zones to low impact uses such as home offices and home occupations.

Comment: Although it is difficult to measure the success of the social and cultural sustainability principles of LEP 2013 thus far, Council is including new and innovative measures in its program to improve the well-being of the people in the LGA. For example, by continuing to encourage shop top housing in business zones, particularly the City Centre, Council facilitates options for affordable housing initiatives. This will improve the housing choice available to various groups in the community and increase vitality in the City Centre. In addition, by clearly reinforcing a business hierarchy, business centres such as Woolgoolga, the City Centre and Sawtell, have a clarified role and function that assists in their revitalisation as community places.

- **Civic Leadership**

Aims:

The particular aims of LEP 2013 from a civic leadership perspective are as follows:

“(l) to give effect to the desired outcomes, strategic principles, policies and actions contained in the Council’s adopted strategic planning documents.”

Strategies: The implementation of the following strategies under LEP 2013 has assisted in achieving sound governance in the Local Government Area (LGA):

- establishing a long term strategic vision for the responsible growth of the LGA through the 2030 Community Strategic Plan process and the Local Growth Management Strategy process;
- the consolidation of business centres by the continuation of more restrictive residential zones that prohibit shops, offices and industry, but allow for home businesses;
- the promotion of high density housing areas in and around the City Centre; and
- continuing to permit housing development within business zones.

Comment: Council has continued to demonstrate civic leadership under LEP 2013. The 2030 Community Strategic Plan process, the Local Growth Management Strategy process, as well as the Business Centres Hierarchy Review has helped to reinforce the various roles and functions of the different localities in the LGA. In this regard, Council’s strategic planning documents ensure transparency and accountability in local government. Their implementation enables Council to identify and respond to community issues and concerns.

This review of LEP 2013 seeks to implement appropriate and relevant strategies of the Coffs Harbour 2030 Plan and a number of its objectives.

The Planning Proposal process will be undertaken in accordance with the provisions of the Environmental Planning and Assessment (EP&A) Act 1979, as well as the EP&A Regulation 2000.

- **Economic**

Broader Economic Implications

Aims:

- “(a) to provide for sustainable economic growth and development that supports a strong and diverse local economy*
- (c) to provide for a business hierarchy that encourages a range of employment opportunities and appropriate tourism development,*
- (d) to maintain the Coffs Harbour Central Business District as the principal business, office and retail hub of the city centre while supporting the objectives of other business zones,”*

Strategies: The implementation of the following strategies under LEP 2013 has assisted in achieving economic sustainability in the Local Government Area (LGA):

- establishing a long term strategic vision for the responsible economic growth of the LGA through the Local Growth Management Strategy process;
- the consolidation of business centres by reinforcing a business centres hierarchy; and
- the responsible use of revenue to promote the growth of the LGA.

Comment: By ensuring the continuation of a stricter land use strategy (originally implemented under LEP 2000) resulting in more consolidated business centres, rewards such as infrastructure savings and increased energy efficiency can be achieved. This also enhances the importance and appearance of these centres.

The single approvals system, which includes a comprehensive DCP, has assisted to provide more certainty and transparency for investment opportunities.

Delivery Program/Operational Plan Implications

In relation to the matters involving Council owned land, there is no significant economic or financial impact or benefit for Council, associated with the proposed changes.

This LEP review process has been specifically included in Council's Delivery Plan as follows:

THEME: LOOKING AFTER OUR COMMUNITY - Our Community is healthy, informed and engaged		
OBJECTIVE: LC3 We have strong civic leadership and governance		
STRATEGY: LC3.1 Council supports the delivery of high quality, sustainable outcomes for Coffs Harbour		
SERVICE NAME	ACTION	DESCRIPTION
Sustainable Planning (\$14)	P14.08 Housekeeping LEP	Prepare a planning proposal under LEP 2013 to review anomalies

Section D - State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal?

This planning proposal will not in itself generate the need for public infrastructure as it does not alter the underlying land use zones or the suite or permitted land uses. In the long term it may influence decision making on some public infrastructure that will save public money and increase the life span and usefulness of that infrastructure.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This planning proposal has yet to achieve gateway determination and public consultation and government agency referrals have not yet been undertaken.

At this stage there does not appear to be any issues of interest to Commonwealth authorities as the planning proposal does not change the underlying zone or permissibility of any development.

PART 4 – COMMUNITY CONSULTATION

The gateway determination will specify the community consultation that must be undertaken on the planning proposal. However, Council considers this planning proposal should be exhibited for 28 days. It will directly affect private property and Council will write to landowners and relevant government agencies during the public exhibition period. The wider community will also be informed of the events through Council notices and media.

PART 5 – INDICATIVE TIMETABLE

The table 3 outlines the indicative timeframe for this planning proposal:

Table 3 Indicative timetable

Task	Estimated timeframe
Decision by CHCC to proceed	March 2015
Gateway Determination	April 2015
Finalisation of additional information as requested by Council and Gateway Determination	May 2015
Review and update of the planning proposal	May 2015
Public exhibition of PP for not less than 28 days	May – June 2015
Agency consultation	May – June 2015
Review submissions	June - July 2015
Report to Council	July 2015
Preparation of a final Planning Proposal for submission to the Planning & Infrastructure requesting the LEP amendment to be made	July - August 2015
Submission to Planning Minister	August 2015
Responses to Ministerial comments	August – September 2015

SUMMARY AND CONCLUSIONS

Coffs Harbour City Council has initiated a planning proposal to review and amend Coffs Harbour Local Environmental Plan (LEP) 2013 where necessary to ensure that it provides the most up to date and accurate information as it applies to development in the Coffs Harbour local government area (LGA).

Council and the community will benefit from the LEP review as it will correct inaccuracies in LEP 2013 enabling a fairer and more efficient application of the LEP document.

In total, the report proposes 28 amendments to LEP 2013, which have been identified as necessary by Council staff in the ongoing implementation of LEP 2013. These issues have been identified in a range of ways (through Development Application assessments, landowner enquiries, internal reviews etc) and have been systematically logged to enable an update of the LEP. Given the complexity of the LEP and associated mapping, this is an important continuous improvement process.

The planning proposal is consistent with the Mid North Coast Regional Strategy and mostly consistent with all relevant SEPP's and Section 117 Directions, apart from some minor inconsistencies as discussed elsewhere in this report. An approval for a variation to these 117 Directions is requested. It is also consistent with Council's Community Strategic Plan 2030.

It will ensure that Council has adequate information on which to base its development decisions. The proposals are recommended to keep the LEP up-to-date and accurate and to provide the best balance in effective planning to achieve and facilitate good development outcomes.

APPENDICES

A – Planning Proposal Maps



**Coffs Harbour
Local Environmental
Plan 2013
(Amendment No 001)**

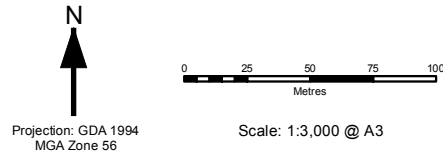
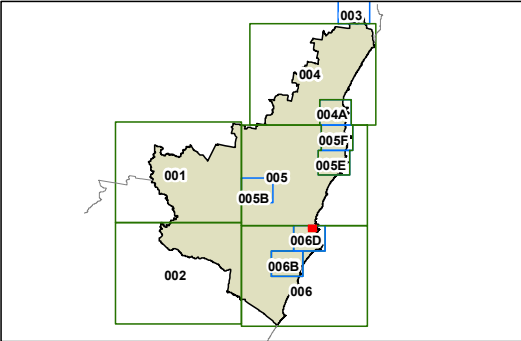
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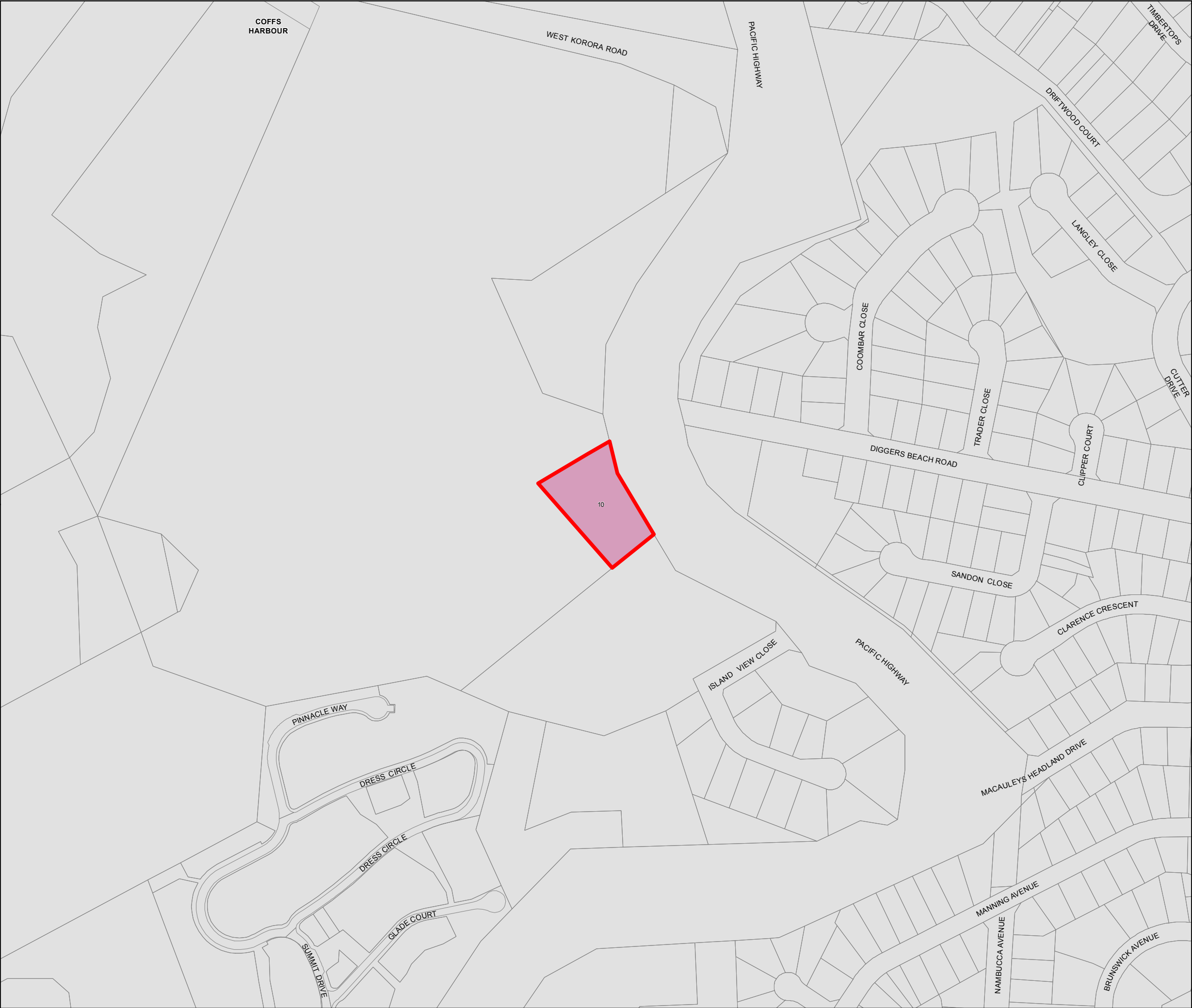
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 Proposed Zone

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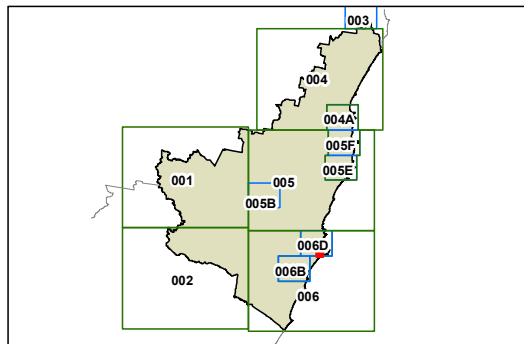
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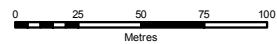
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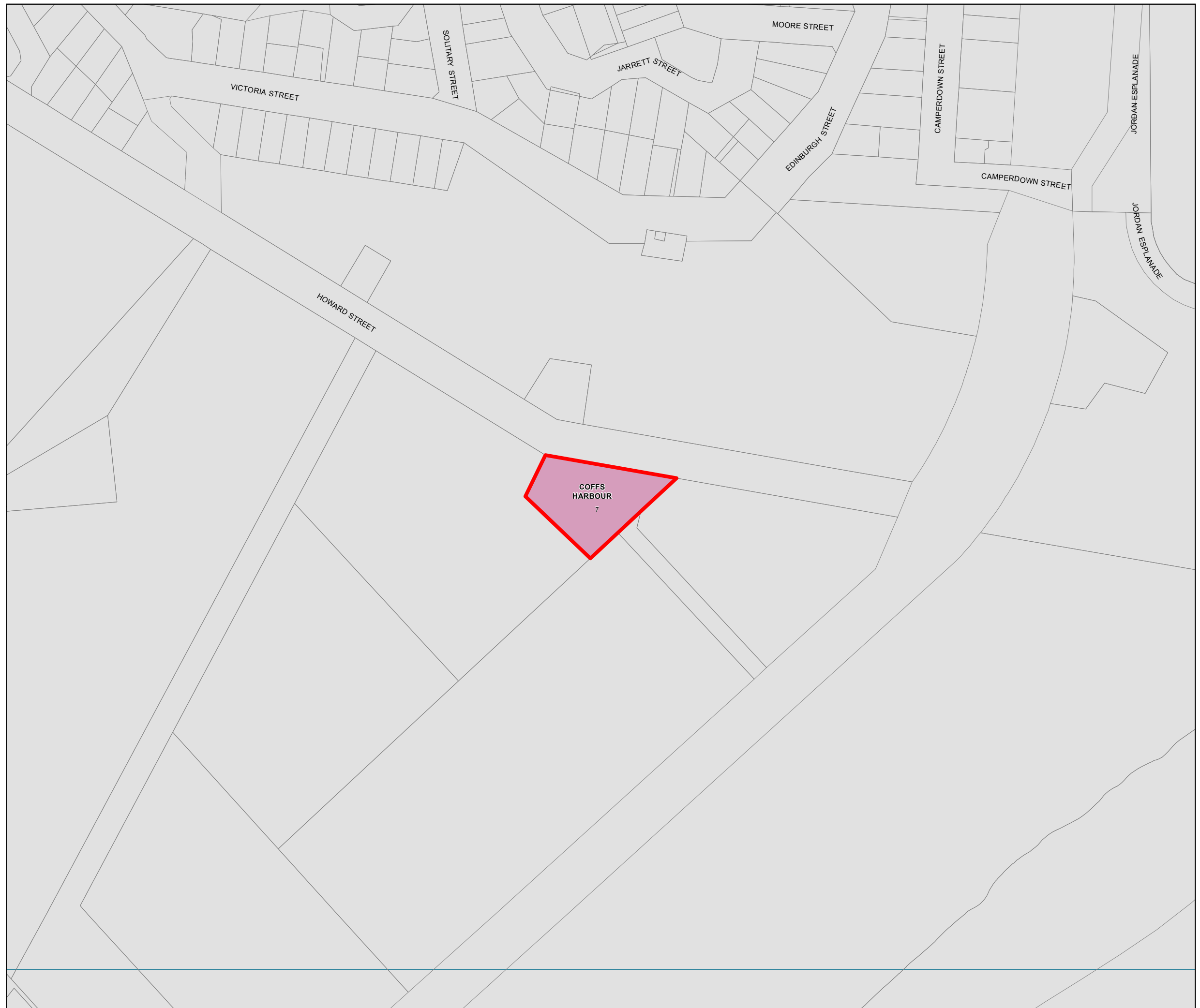


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(Amendment No 001)**

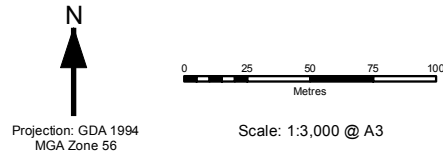
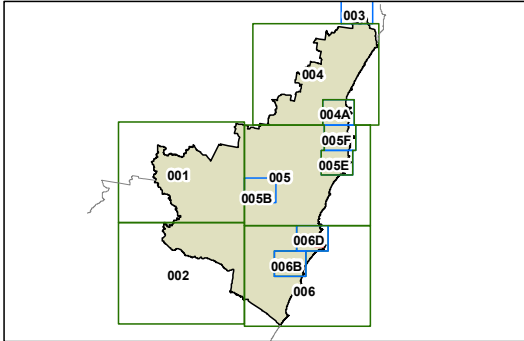
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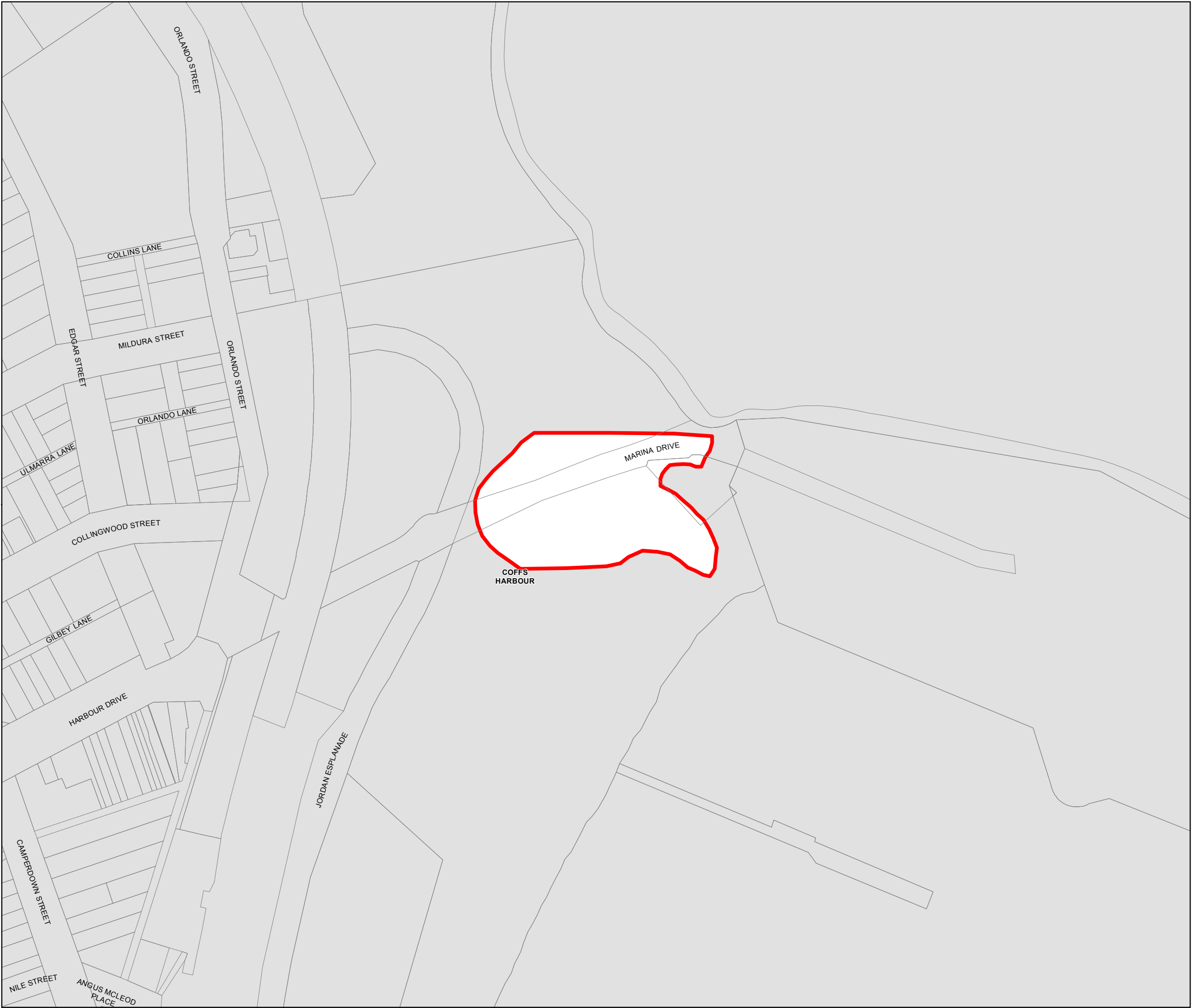
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 Proposed Zone Removal

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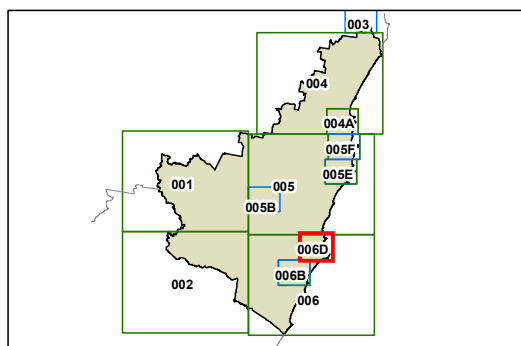
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Additional Permitted Uses

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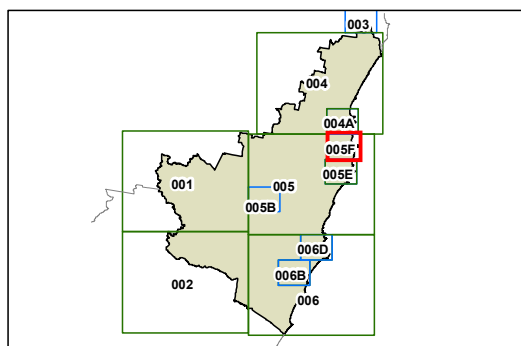
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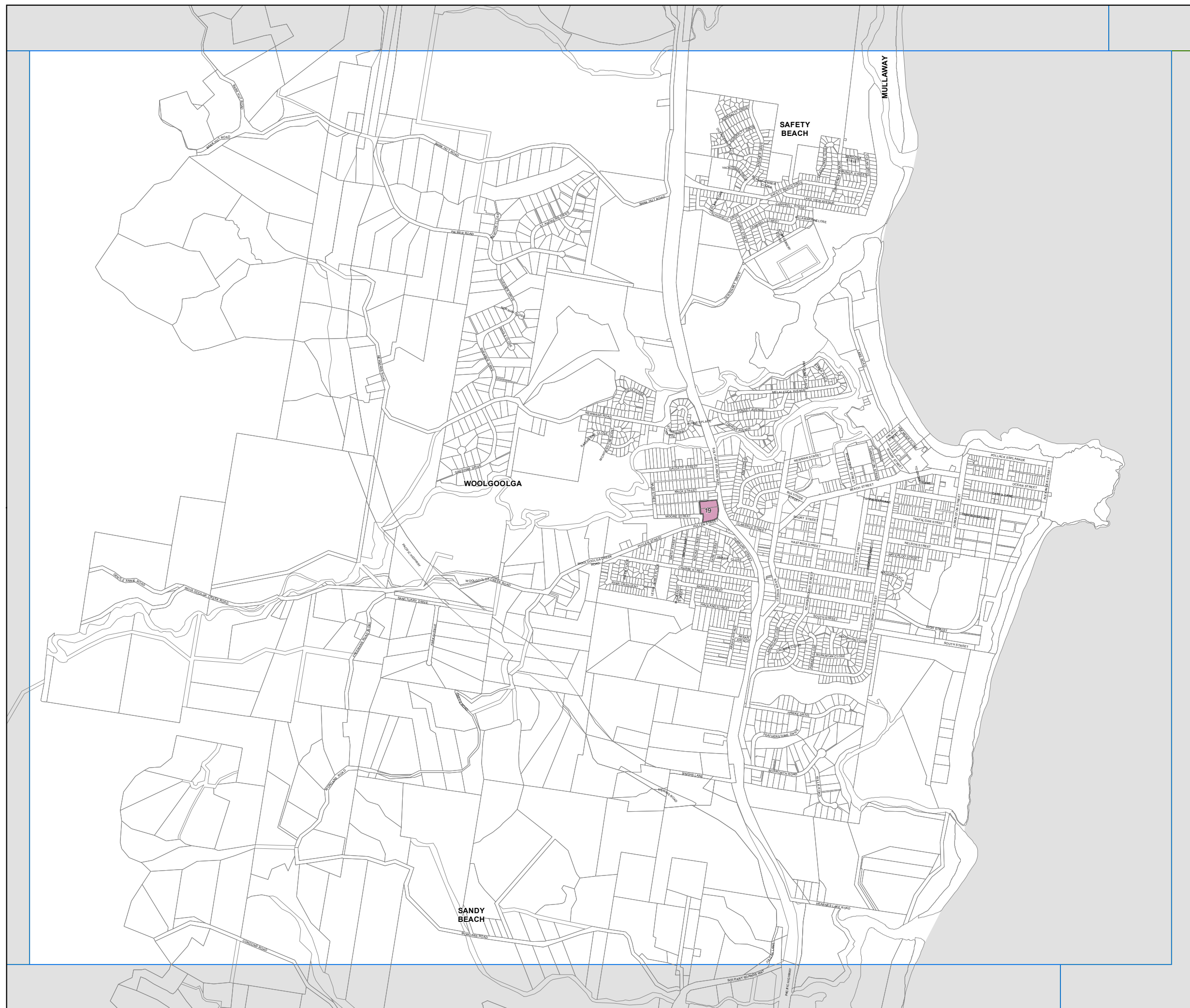
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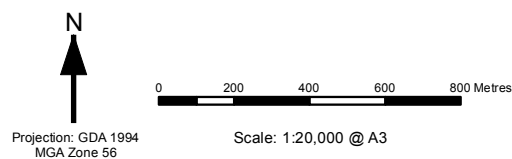
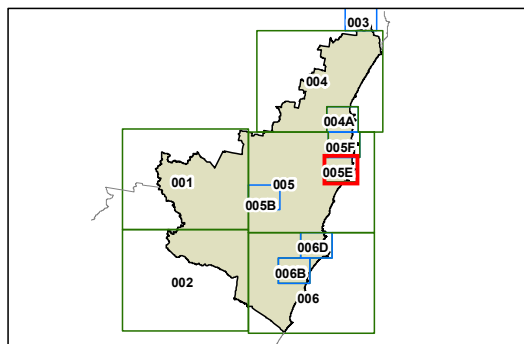
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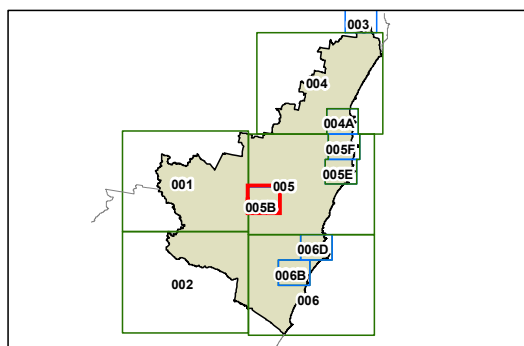
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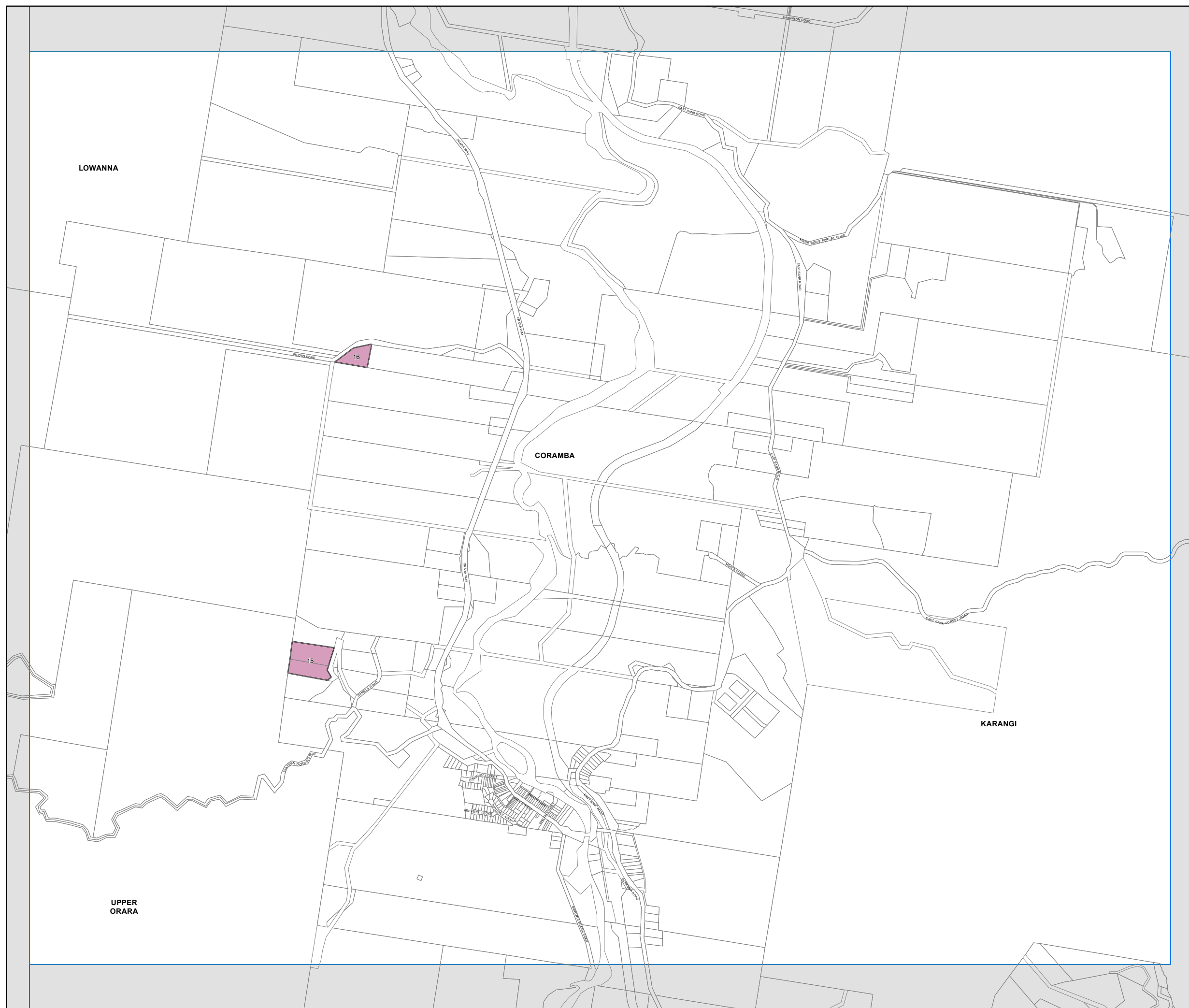


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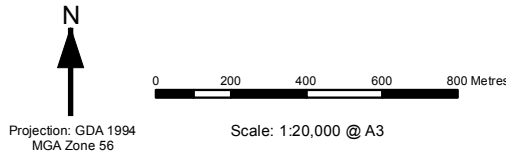
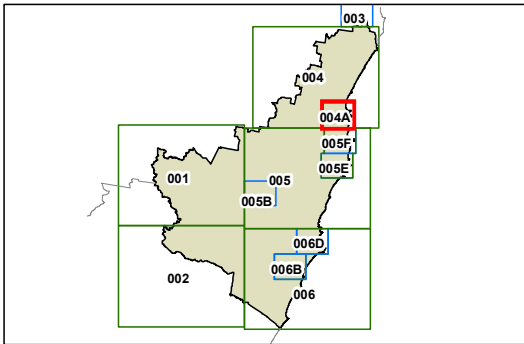
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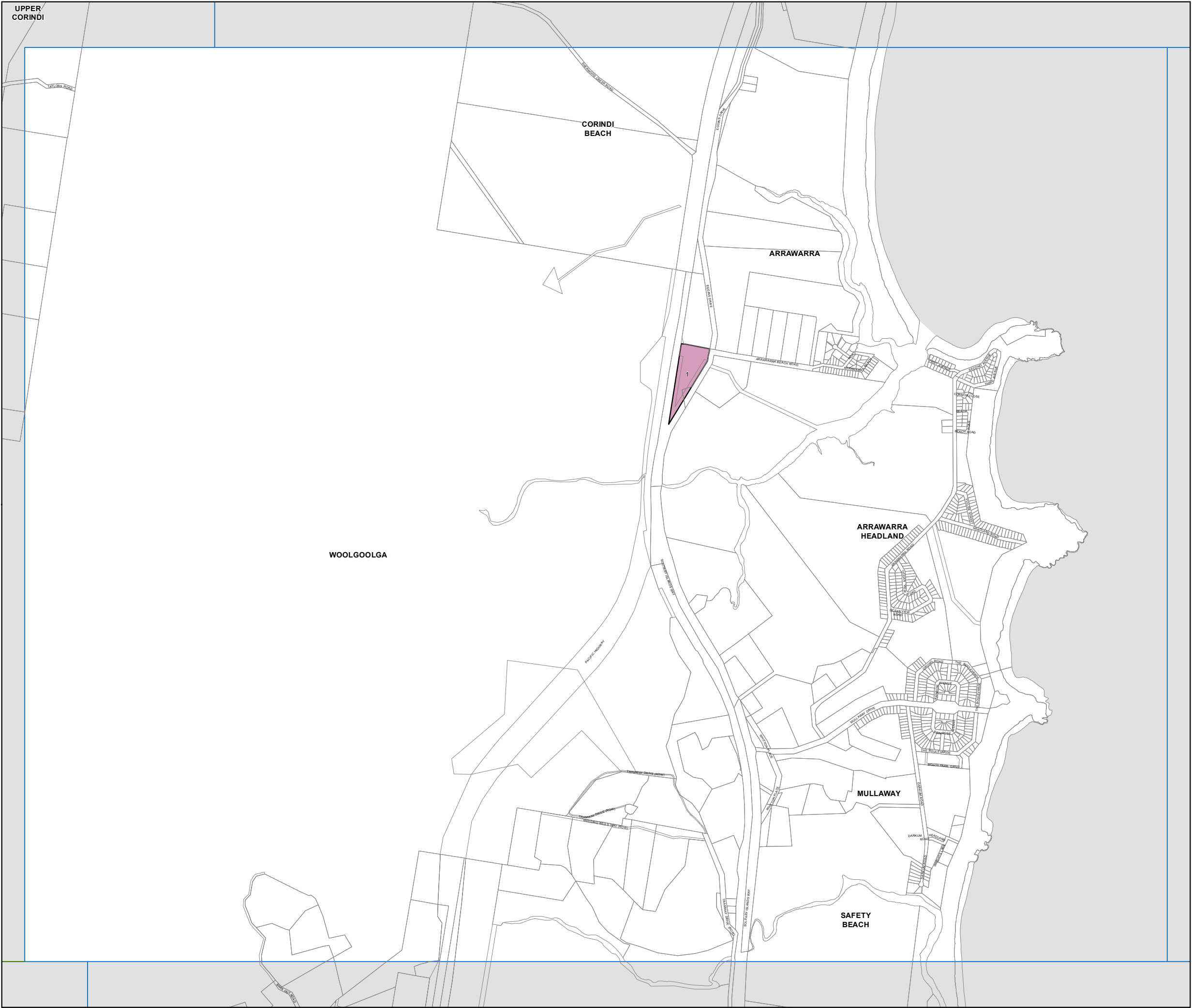
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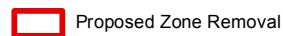
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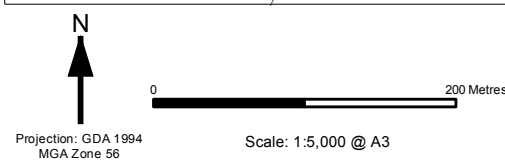
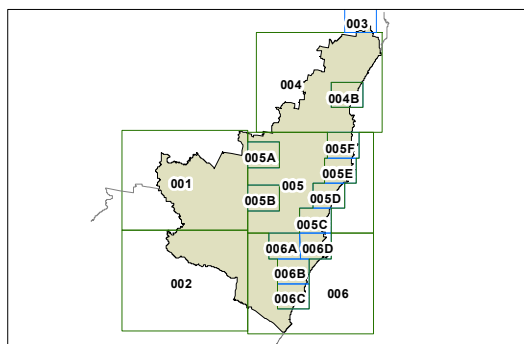
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Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

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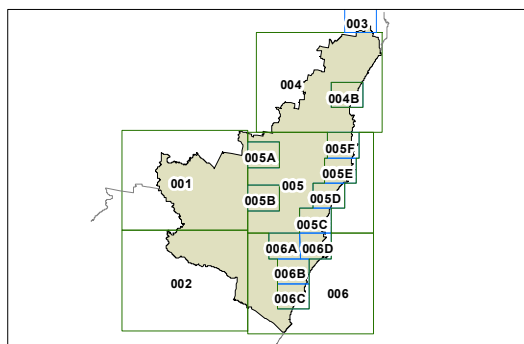
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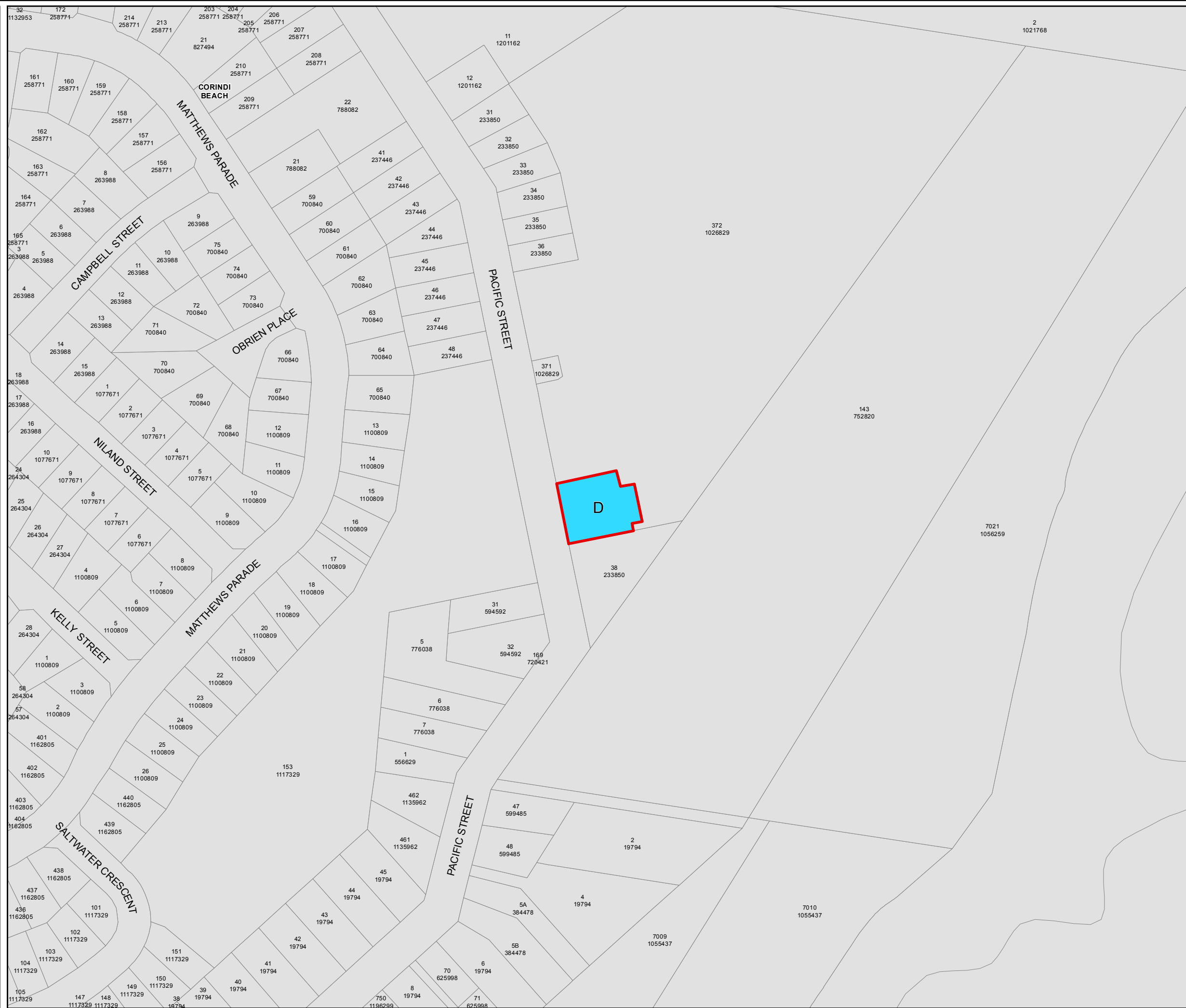
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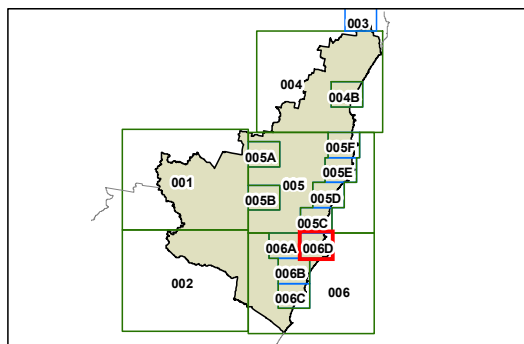
Floor Space Ratio Map- Sheet FSR_006D

Maximum Floor Space Ratio (n:1)

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J	0.8
N	1
S	1.5
T	2
U	2.5
V	3
W	3.5
Y	4.5

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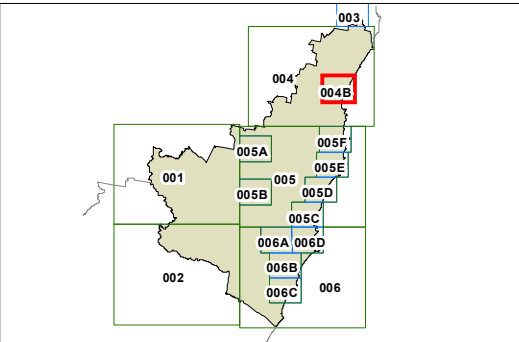
Floor Space Ratio Map- Sheet FSR_004B

Maximum Floor Space Ratio (n:1)

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- N 1
- S 1.5
- T 2
- U 2.5
- V 3
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- Y 4.5

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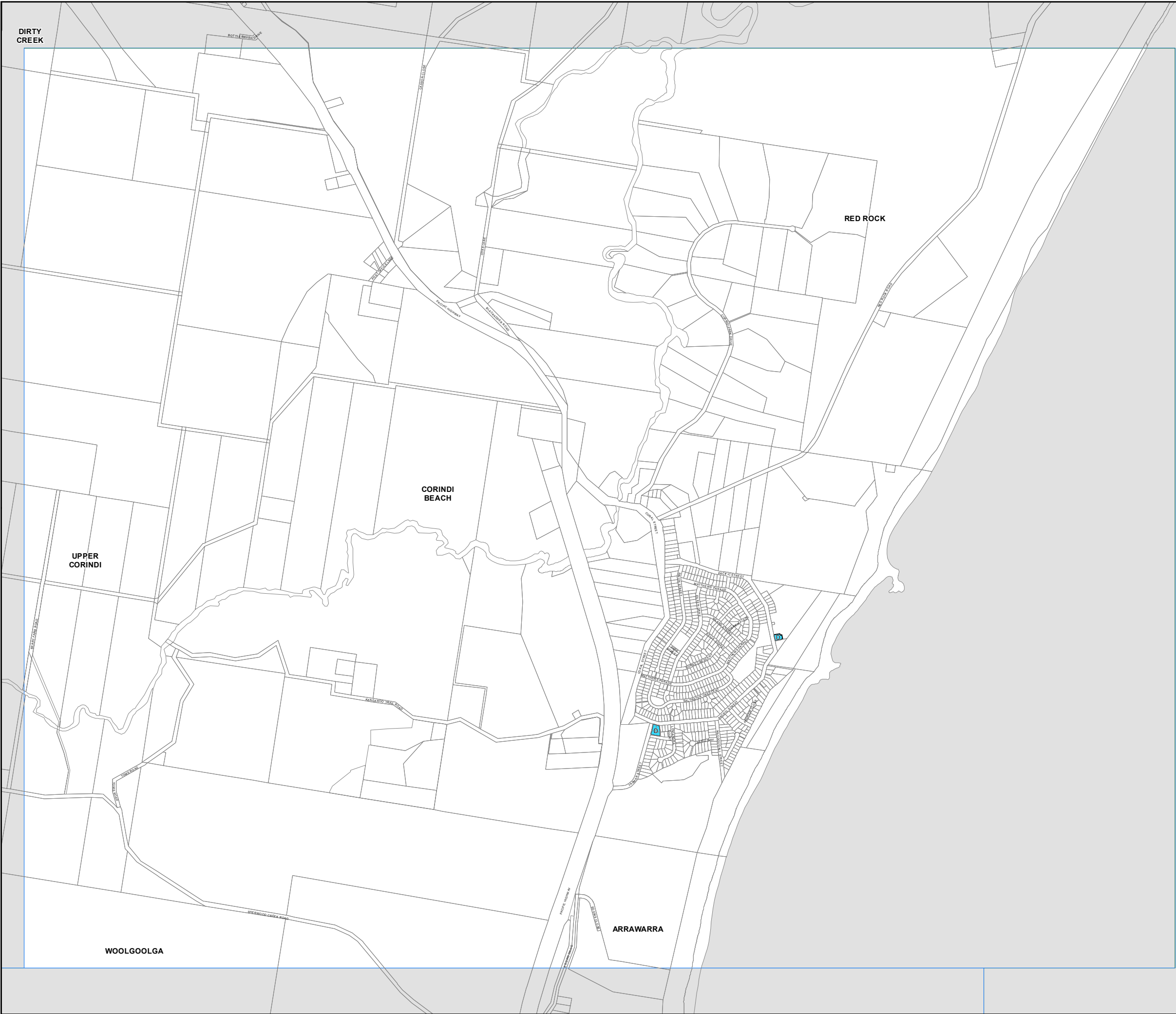


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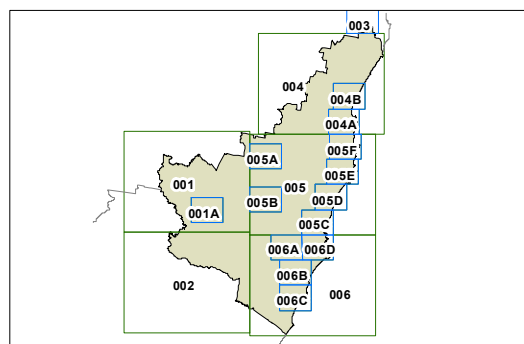
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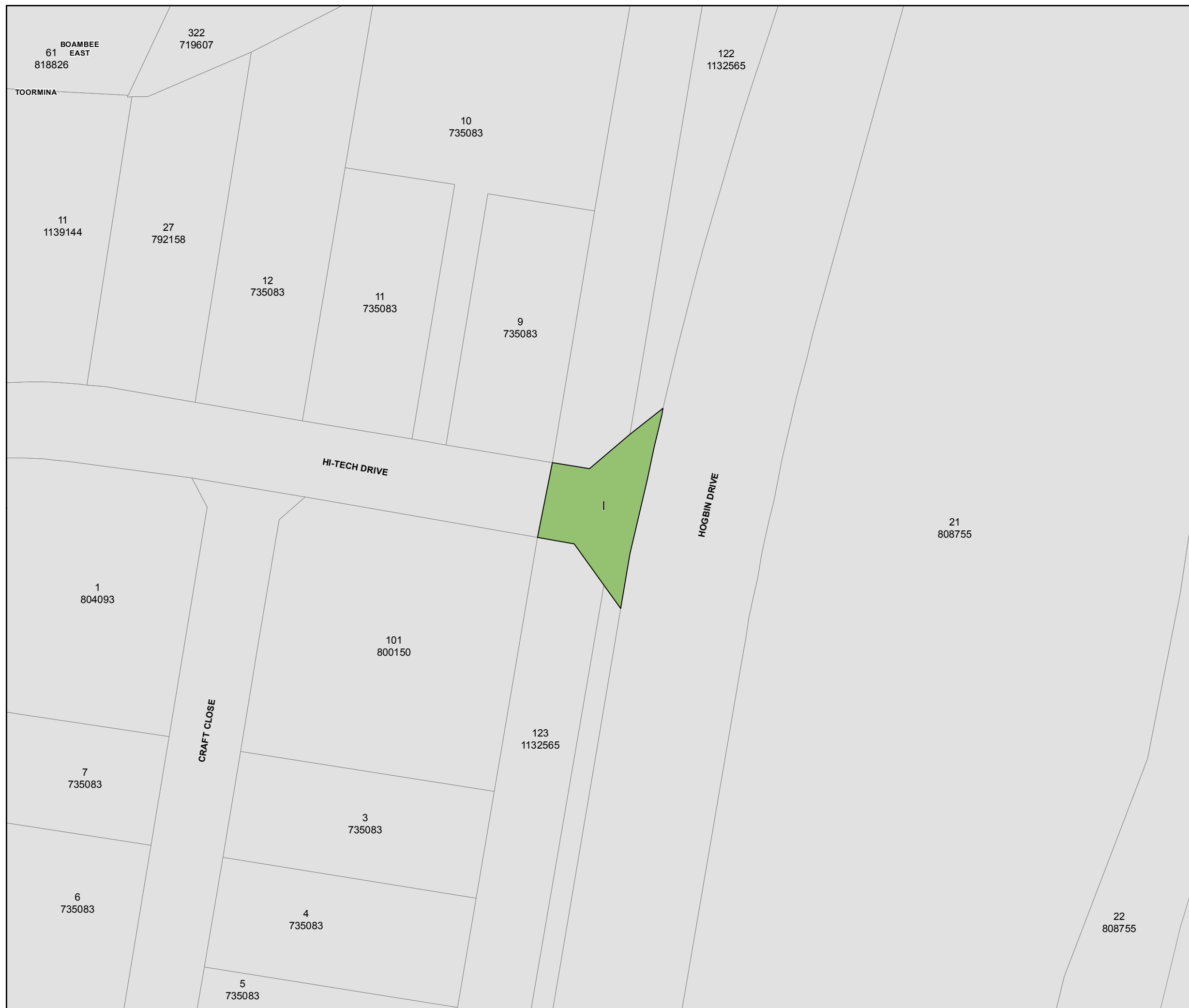


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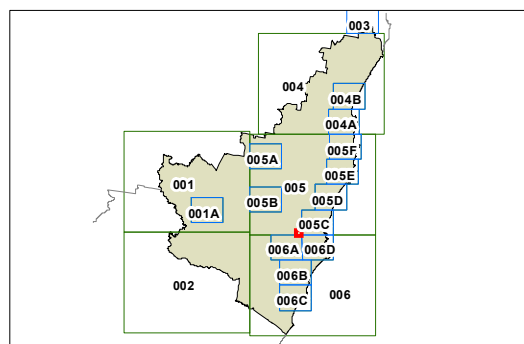
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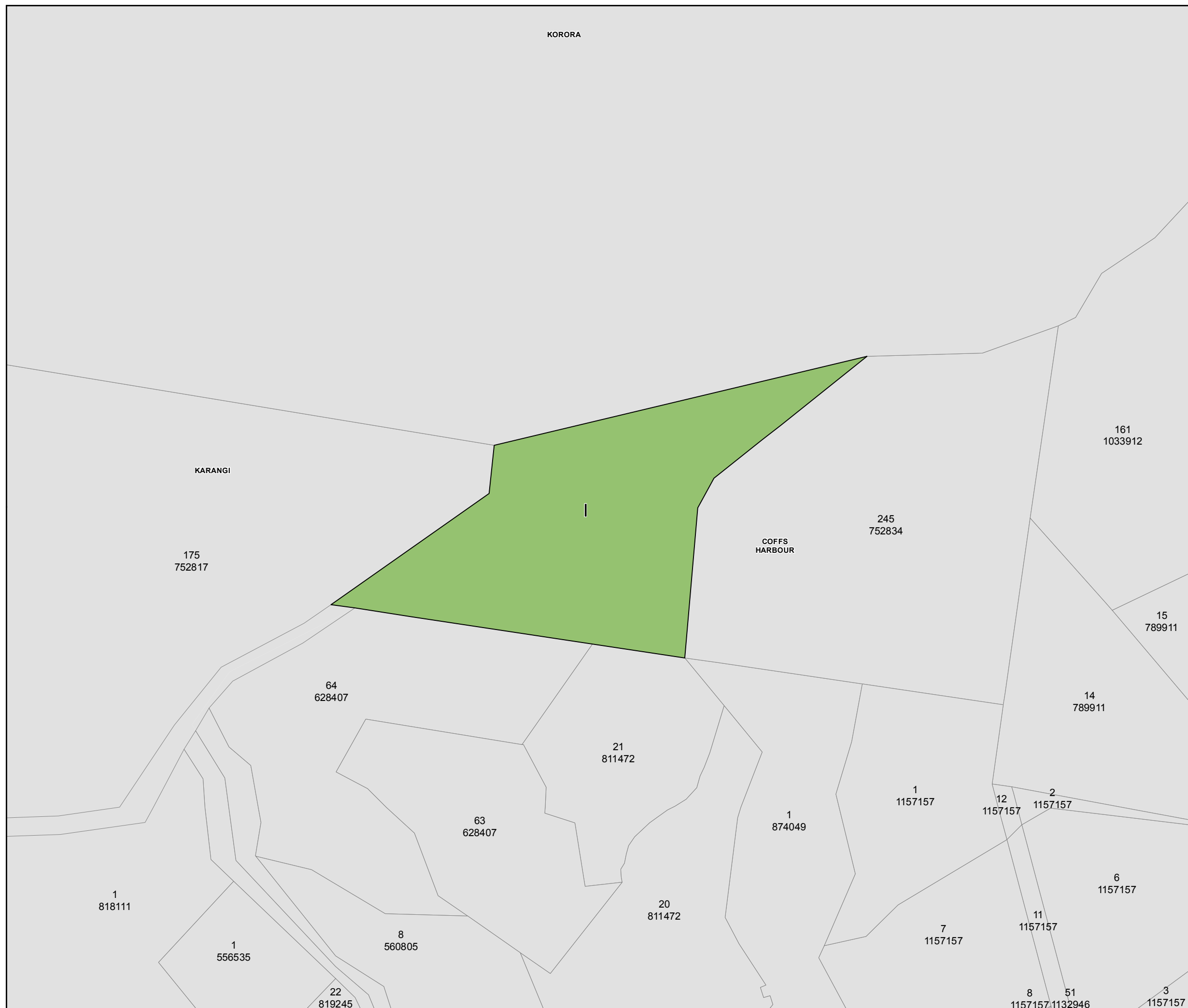


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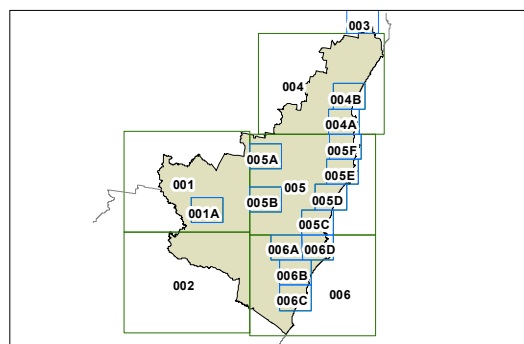
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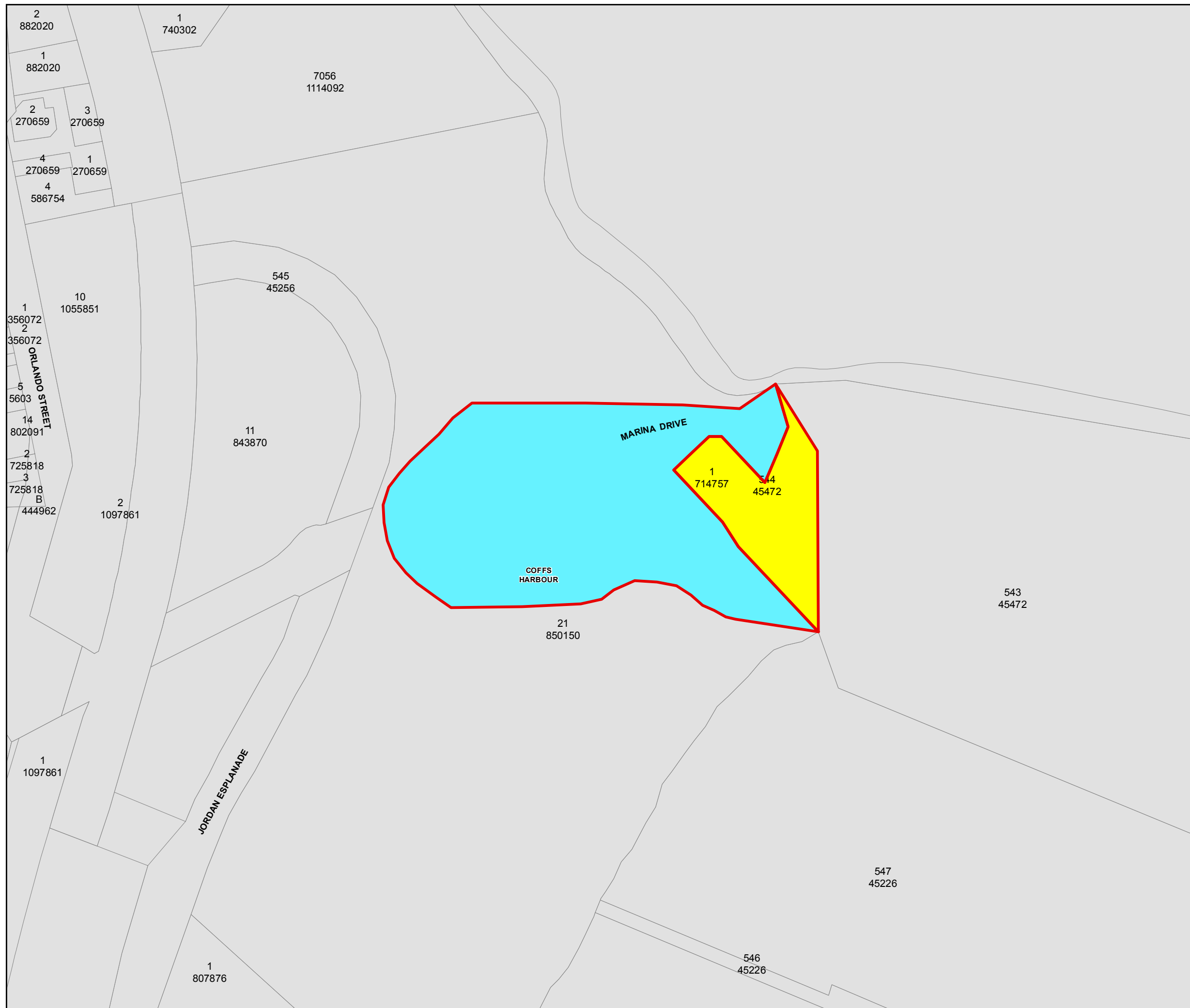


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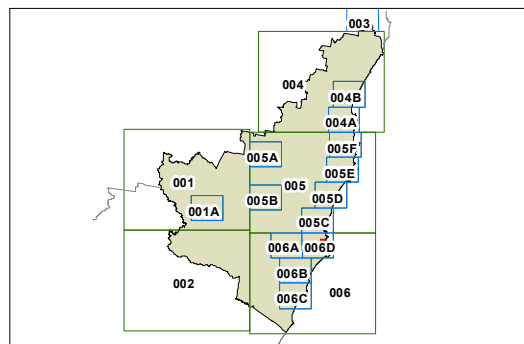
Proposed Zone

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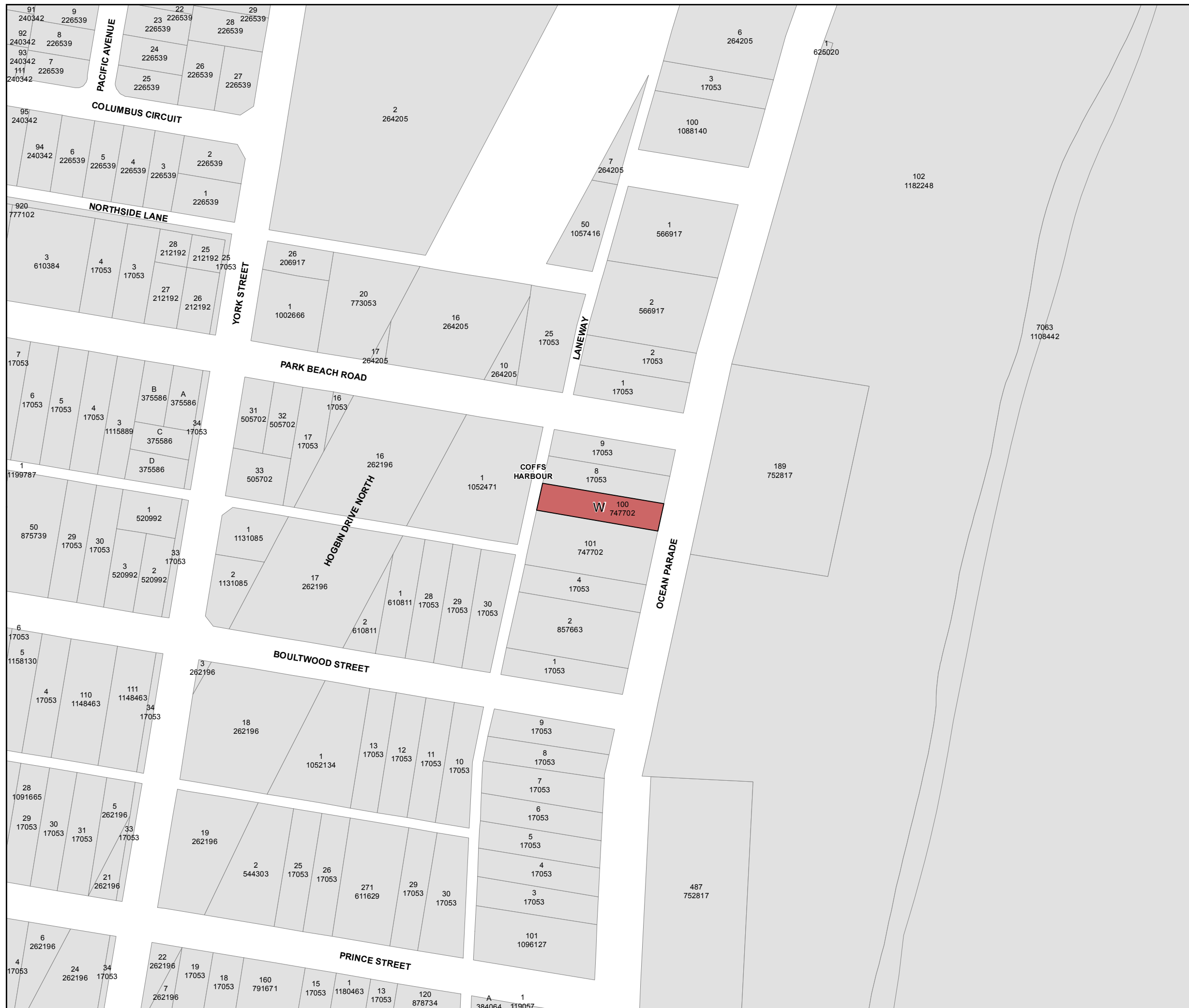


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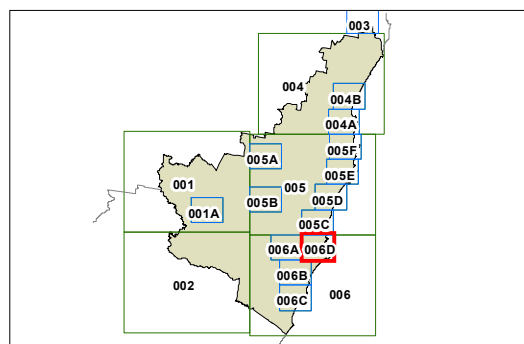
Height of Buildings Map - Sheet HOB_006D

Maximum Building Height (m)

C	5.4
I	8.5
L	11
O	15.5
P1	17
P2	17.5
Q	19
R	22
T	28
W	40

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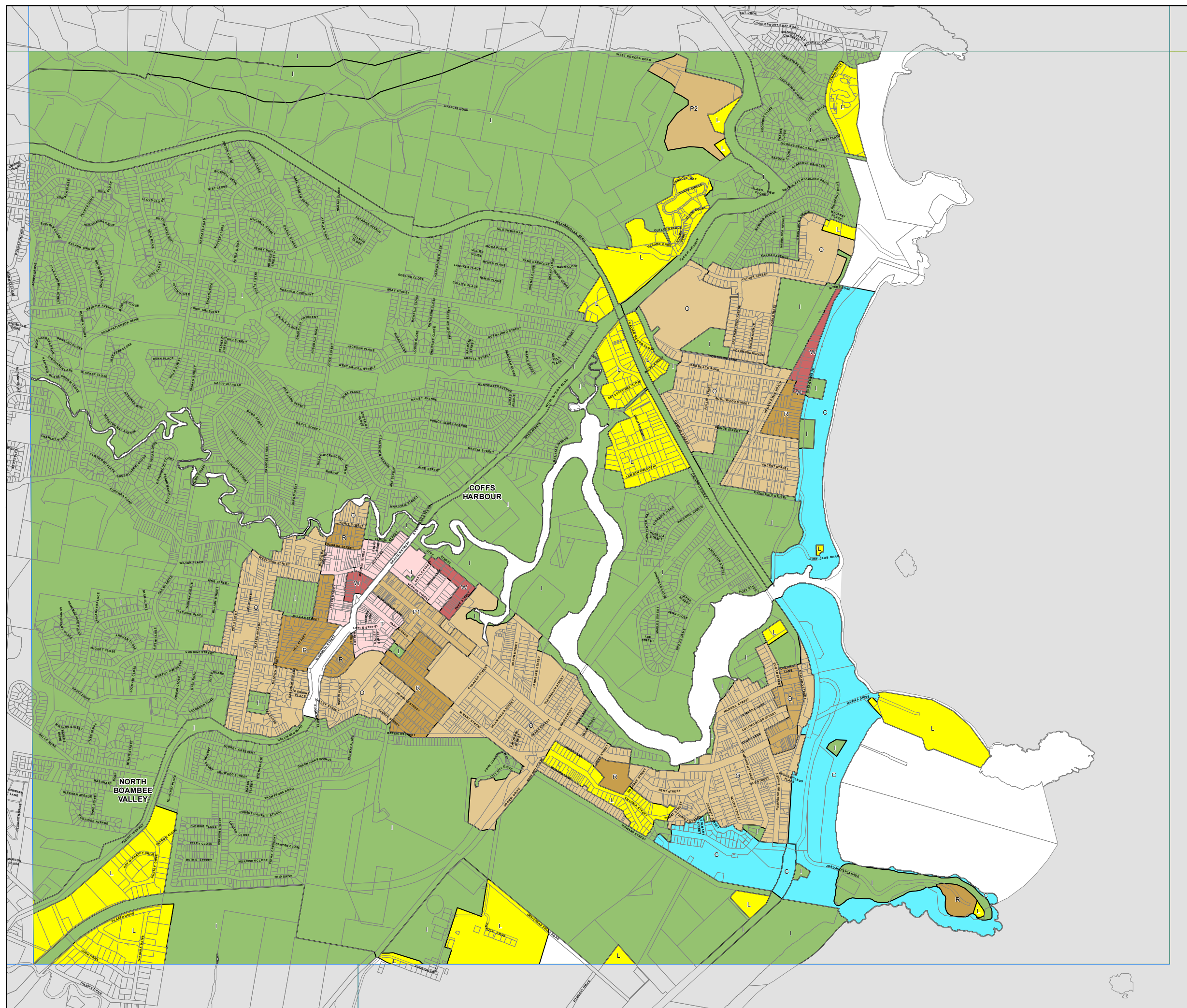


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Map identification number: 1800_COM_HOB_006D_020_20150108





Coffs Harbour Local Environmental Plan 2013

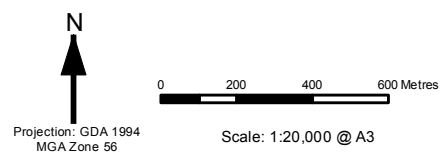
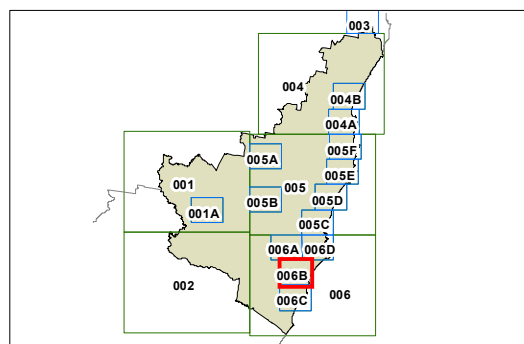
Height of Buildings Map - Sheet HOB_006B

Maximum Building Height (m)

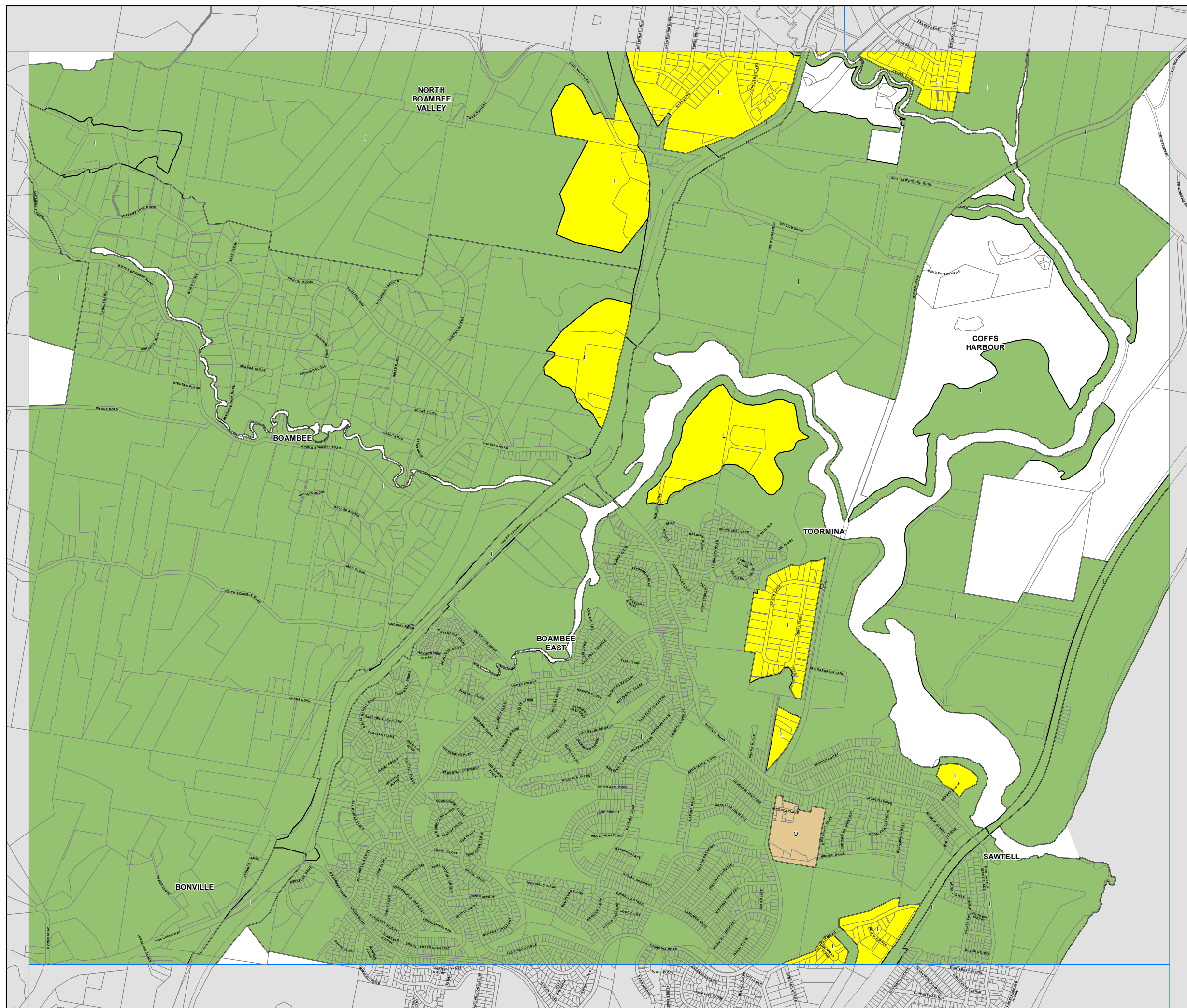
C	5.4
I	8.5
L	11
O	15.5
P1	17
P2	17.5
Q	19
R	22
T	28
W	40

Cadastre

Base Data 1990 © Land and Property Information
Addendum Data 8/01/2015
© Coffs Harbour City Council



Map identification number: 1800_COM_HOB_006B_020_20150108





Coffs Harbour Local Environmental Plan 2013

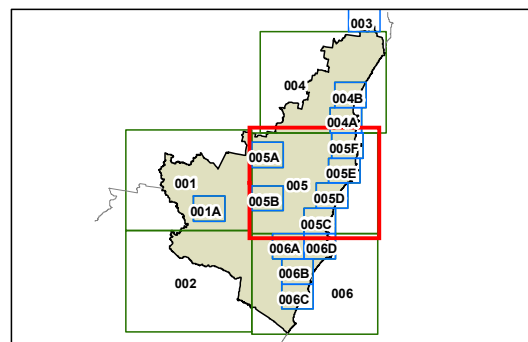
Height of Buildings Map - Sheet HOB_005

Maximum Building Height (m)

C	5.4
I	8.5
L	11
O	15.5
P1	17
P2	17.5
Q	19
R	22
T	28
W	40

Cadastre

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Addendum Data 8/01/2015
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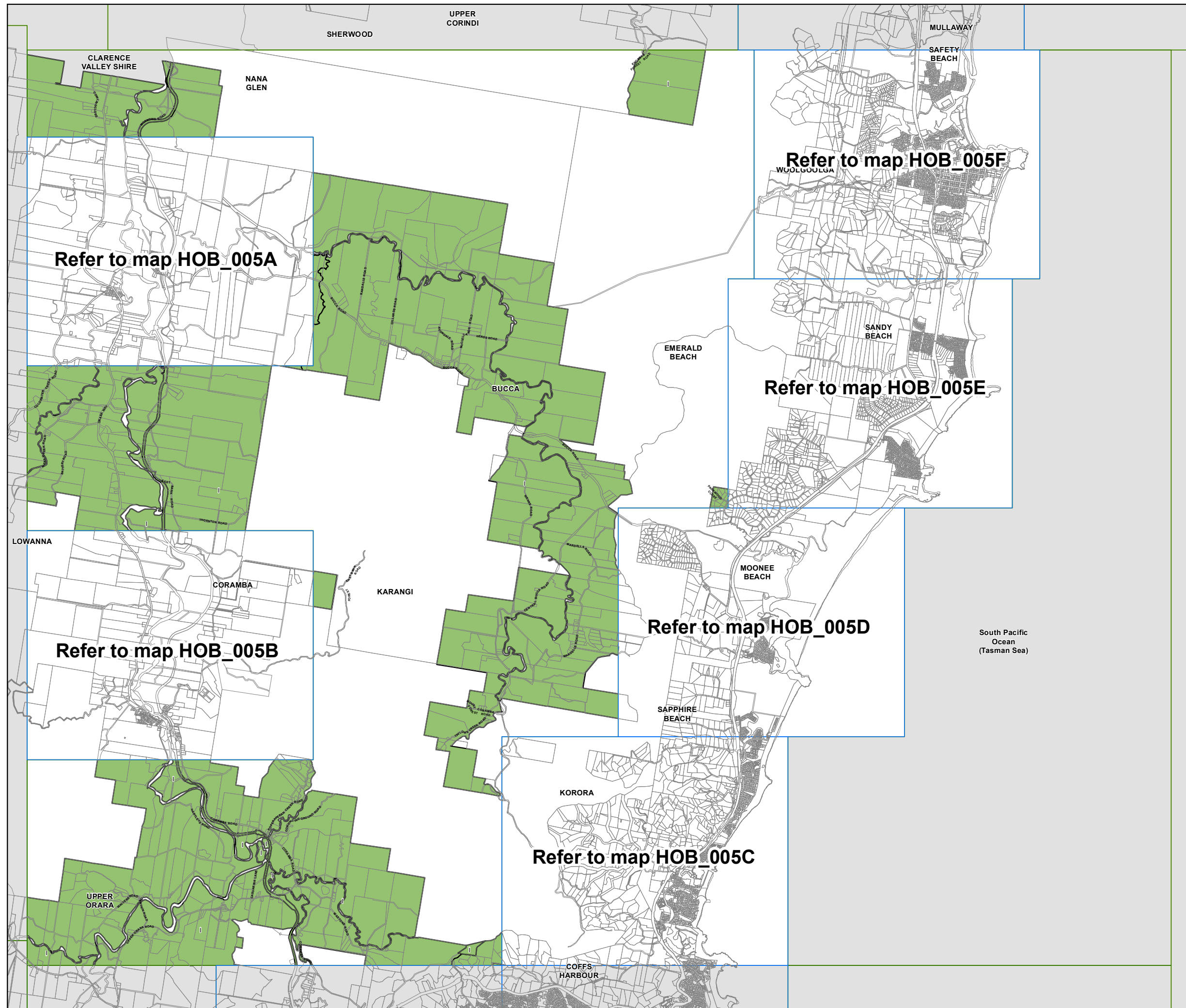


0 600 1,200 1,800 2,400 3,000 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number: 1800_COM_HOB_005_080_20150108





Coffs Harbour Local Environmental Plan 2013

Heritage Map - Sheet HER_006D

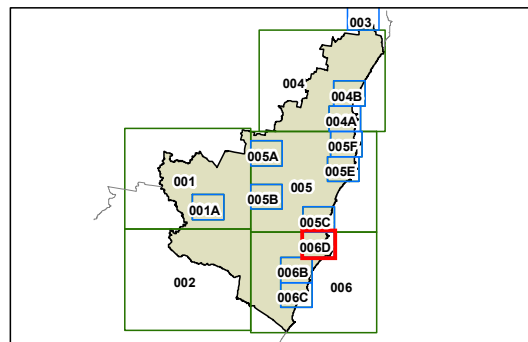
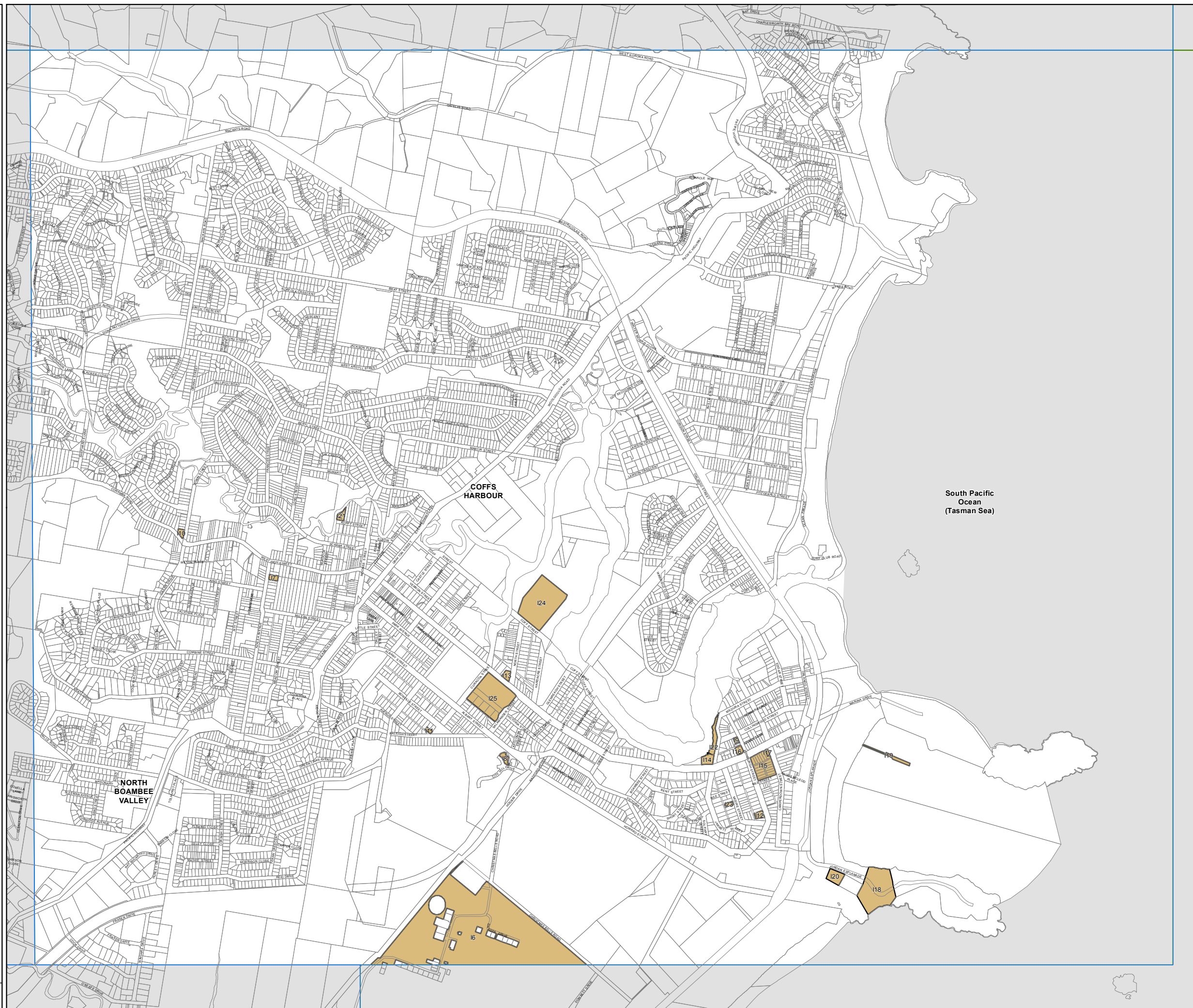
Heritage

 Conservation Area - General

 Item - General

Cadastre

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Addendum Data 5/02/2015
© Coffs Harbour City Council



0 200 400 600 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_HER_006D_020_20150205



Coffs Harbour Local Environmental Plan 2013

Heritage Map - Sheet HER_006C

Heritage



Conservation Area - General

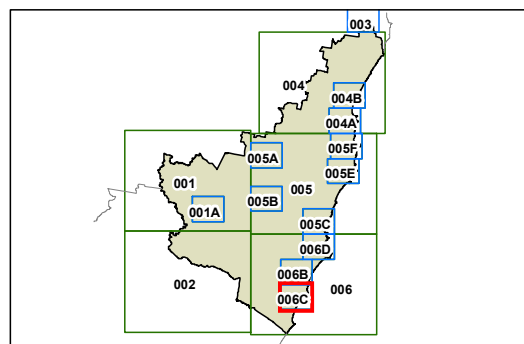
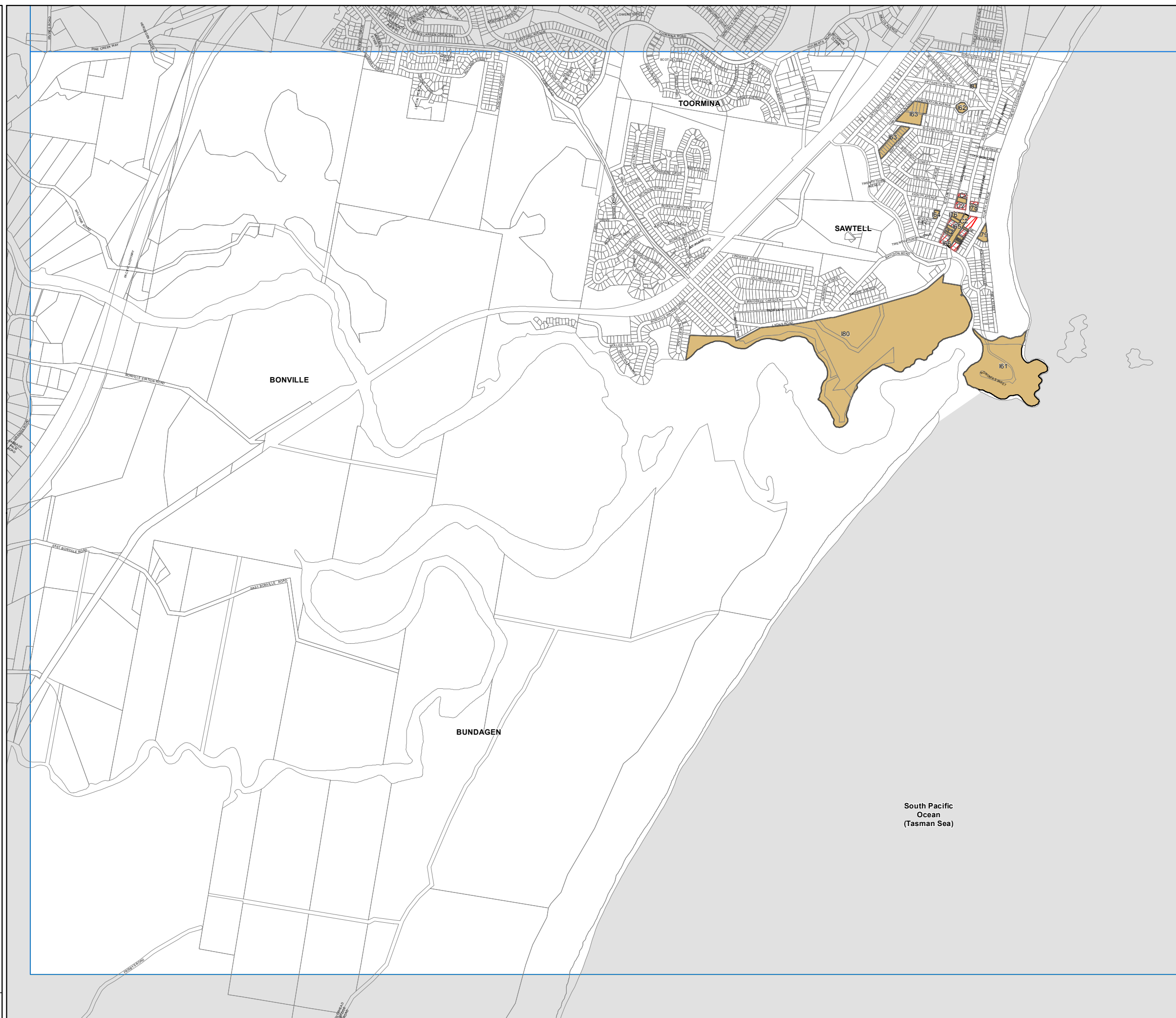


Item - General

Cadastre



Base Data 1990 © Land and Property Information
Addendum Data 5/02/2015
© Coffs Harbour City Council



0 200 400 600 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_HER_006C_020_20150205



Coffs Harbour Local Environmental Plan 2013

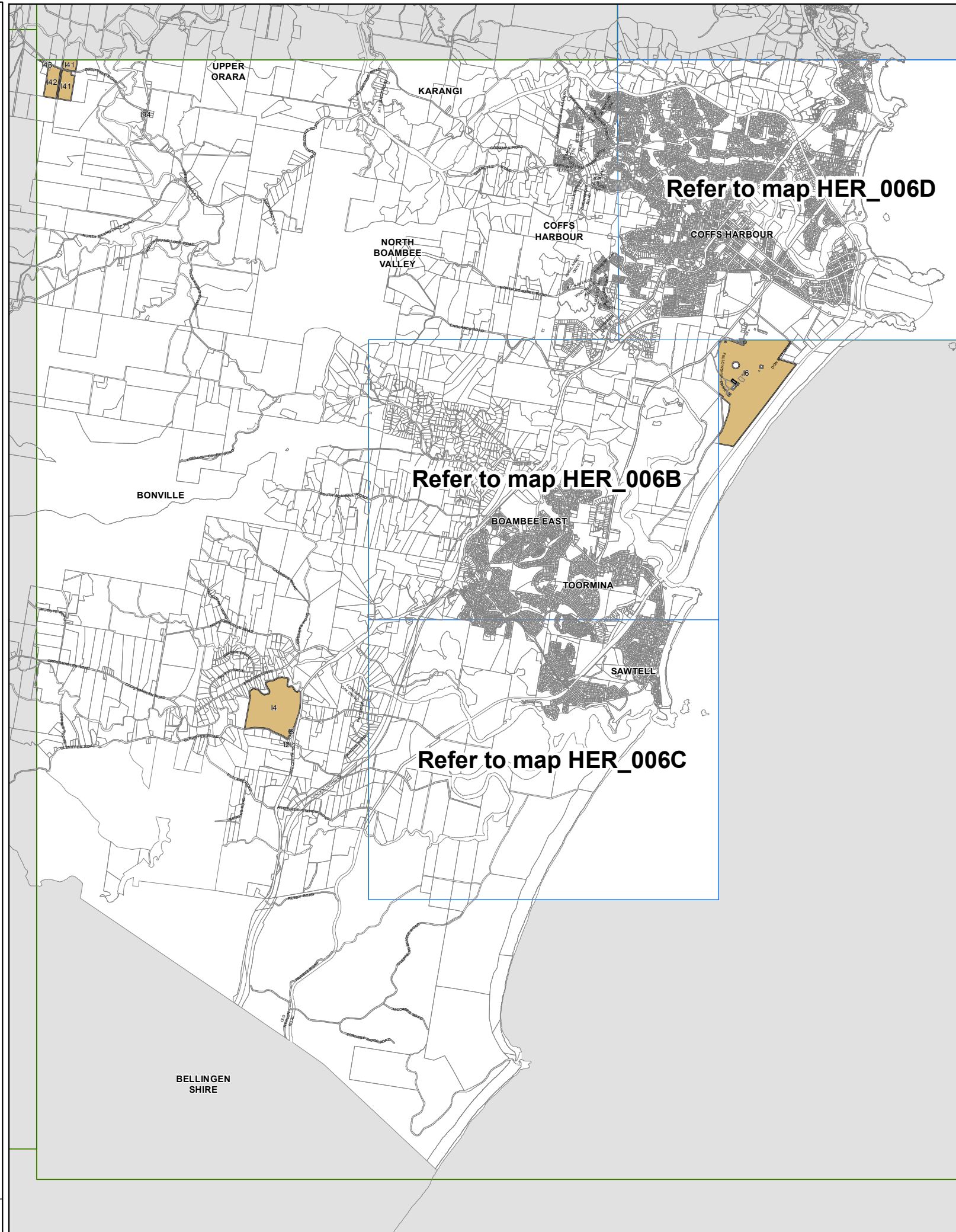
Heritage Map - Sheet HER_006

Heritage

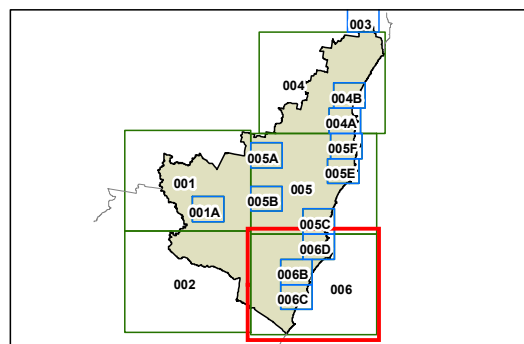
-  Conservation Area - General
-  Item - General

Cadastre

-  Base Data 1990 © Land and Property Information
-  Addendum Data 5/02/2015
-  © Coffs Harbour City Council



South Pacific
Ocean
(Tasman Sea)



0 600 1,200 1,800 2,400 3,000 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number: 1800_COM_HER_006_080_20150205

Heritage Map -
Sheet HER_005F

Heritage

 Conservation Area - General

 Item - General

Cadastre

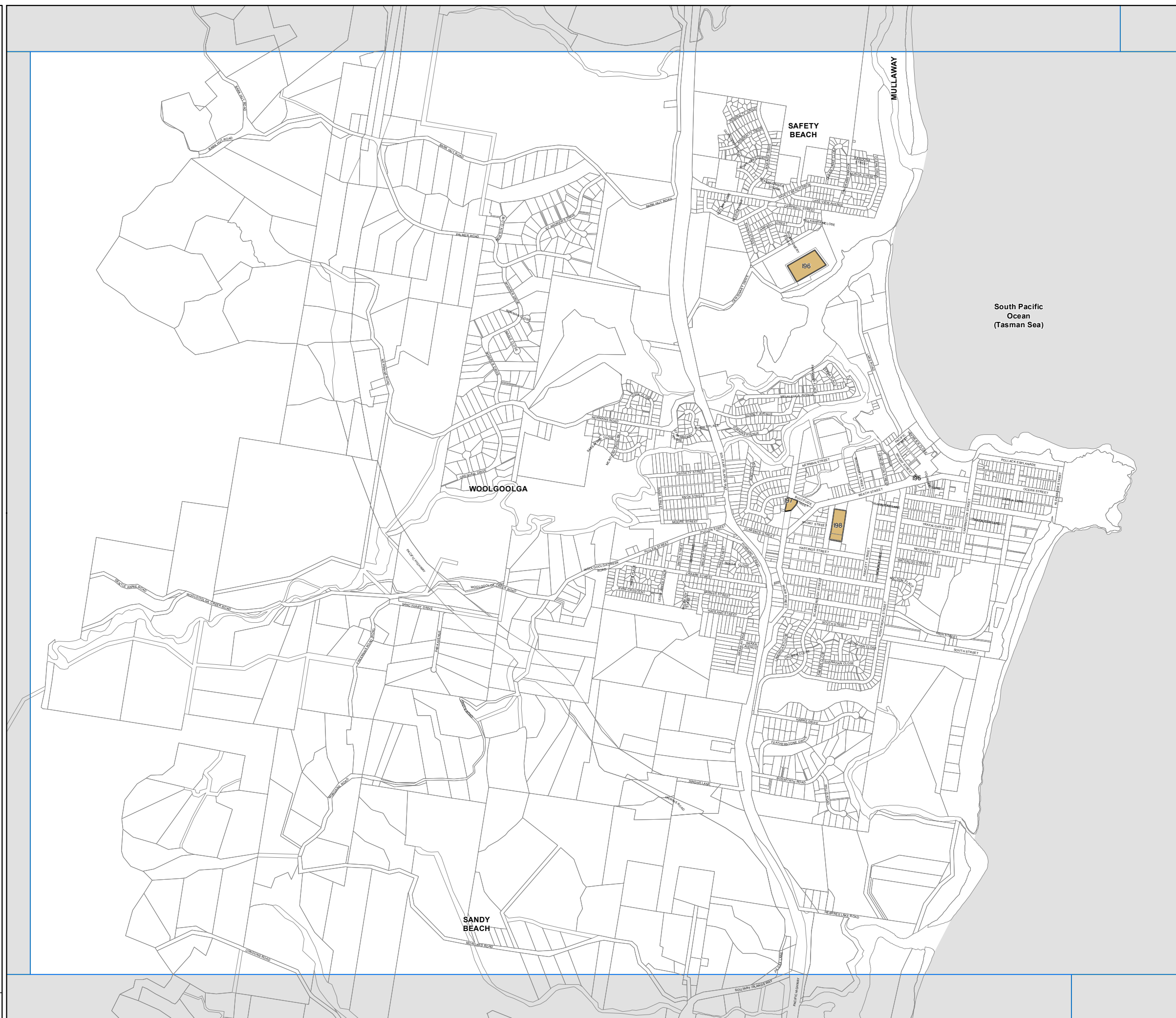
Base Data 1990 © Land and Property Information
Addendum Data 5/02/2015
© Coffs Harbour City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800 COM HER 005F 020 20150205





Coffs Harbour Local Environmental Plan 2013

Heritage Map - Sheet HER_004B

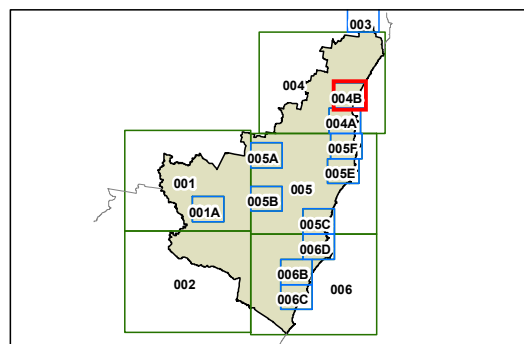
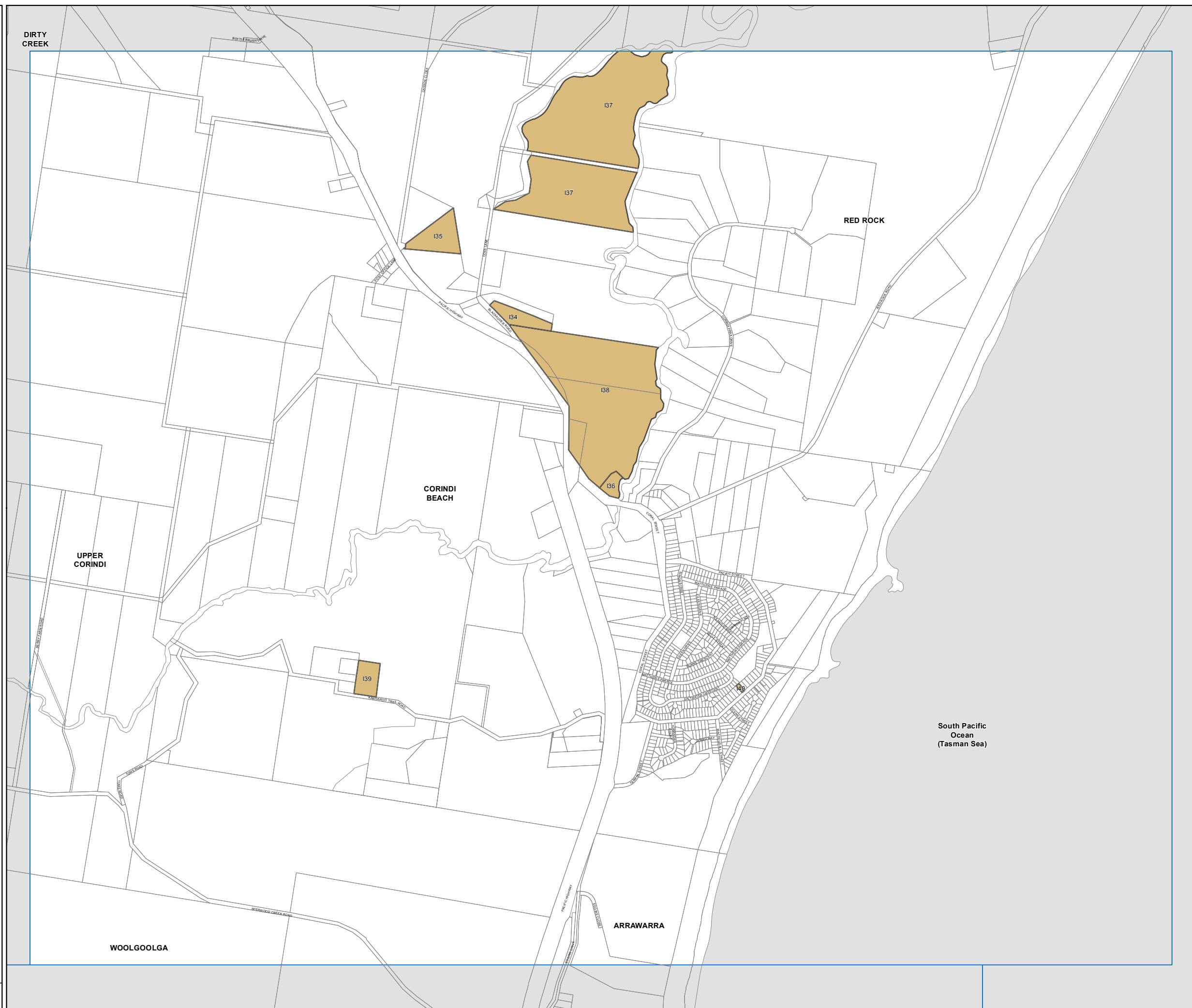
Heritage

 Conservation Area - General

 Item - General

Cadastre

 Base Data 1990 © Land and Property Information
Addendum Data 5/02/2015
© Coffs Harbour City Council



Projection: GDA 1994
MGA Zone 56

0 200 400 600 Metres

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_HER_004B_020_20150205



Coffs Harbour Local Environmental Plan 2013

Heritage Map - Sheet HER_004

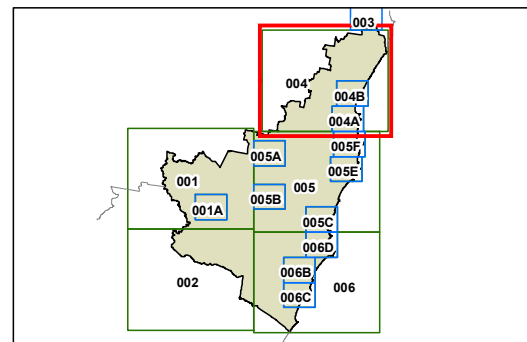
Heritage

 Conservation Area - General

 Item - General

Cadastre

 Base Data 1990 © Land and Property Information
Addendum Data 5/02/2015
© Coffs Harbour City Council

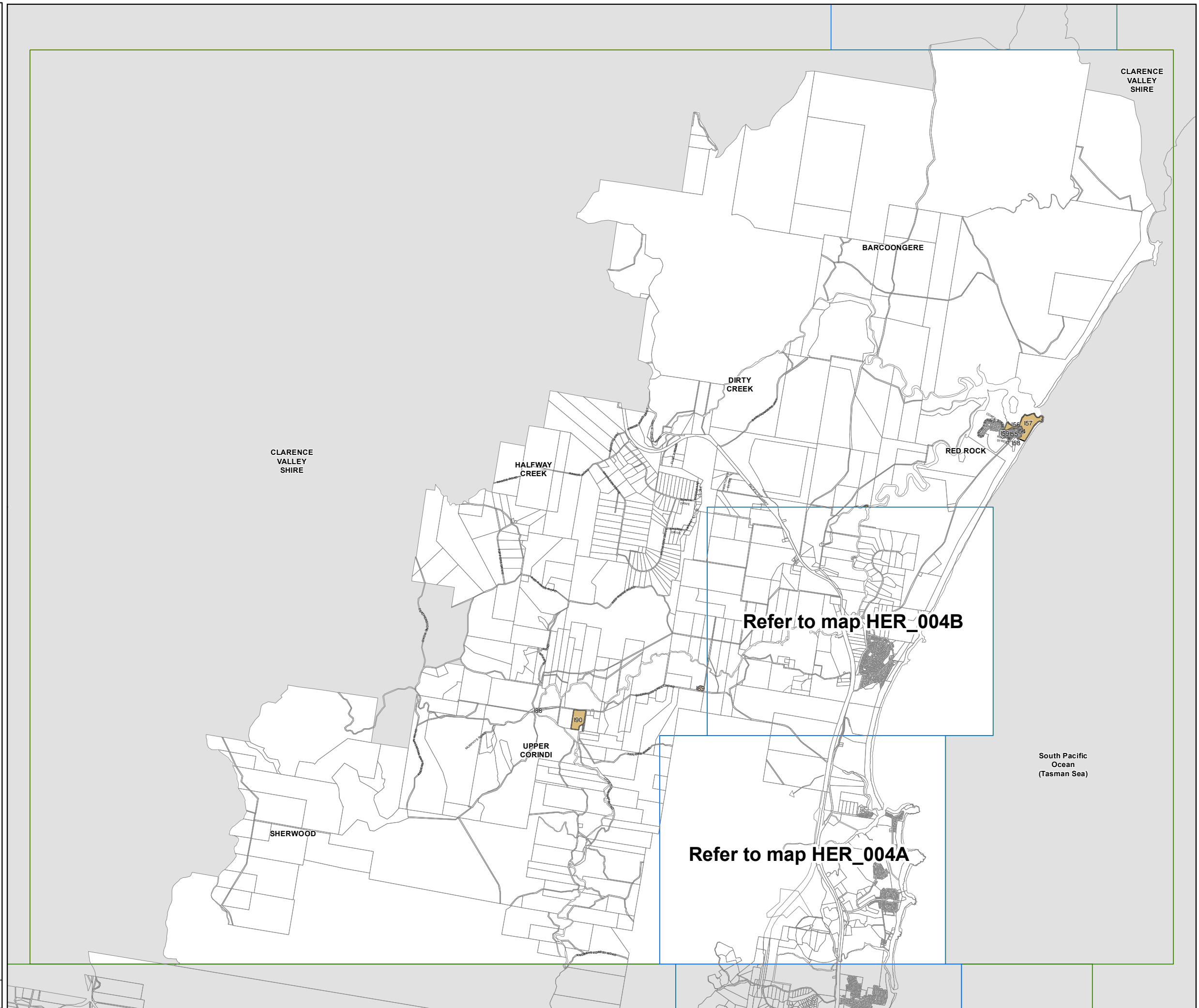


0 600 1,200 1,800 2,400 3,000 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number: 1800_COM_HER_004_080_20150205





Coffs Harbour Local Environmental Plan 2013

Heritage Map - Sheet HER_002

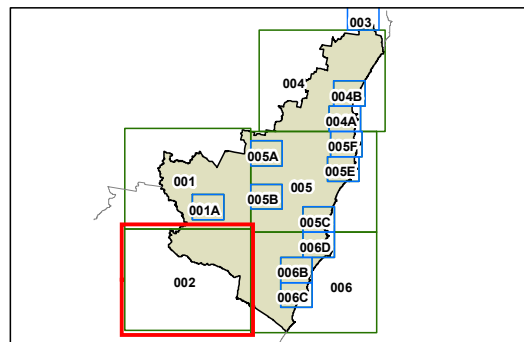
Heritage

 Conservation Area - General

 Item - General

Cadastre

 Base Data 1990 © Land and Property Information
Addendum Data 5/02/2015
© Coffs Harbour City Council

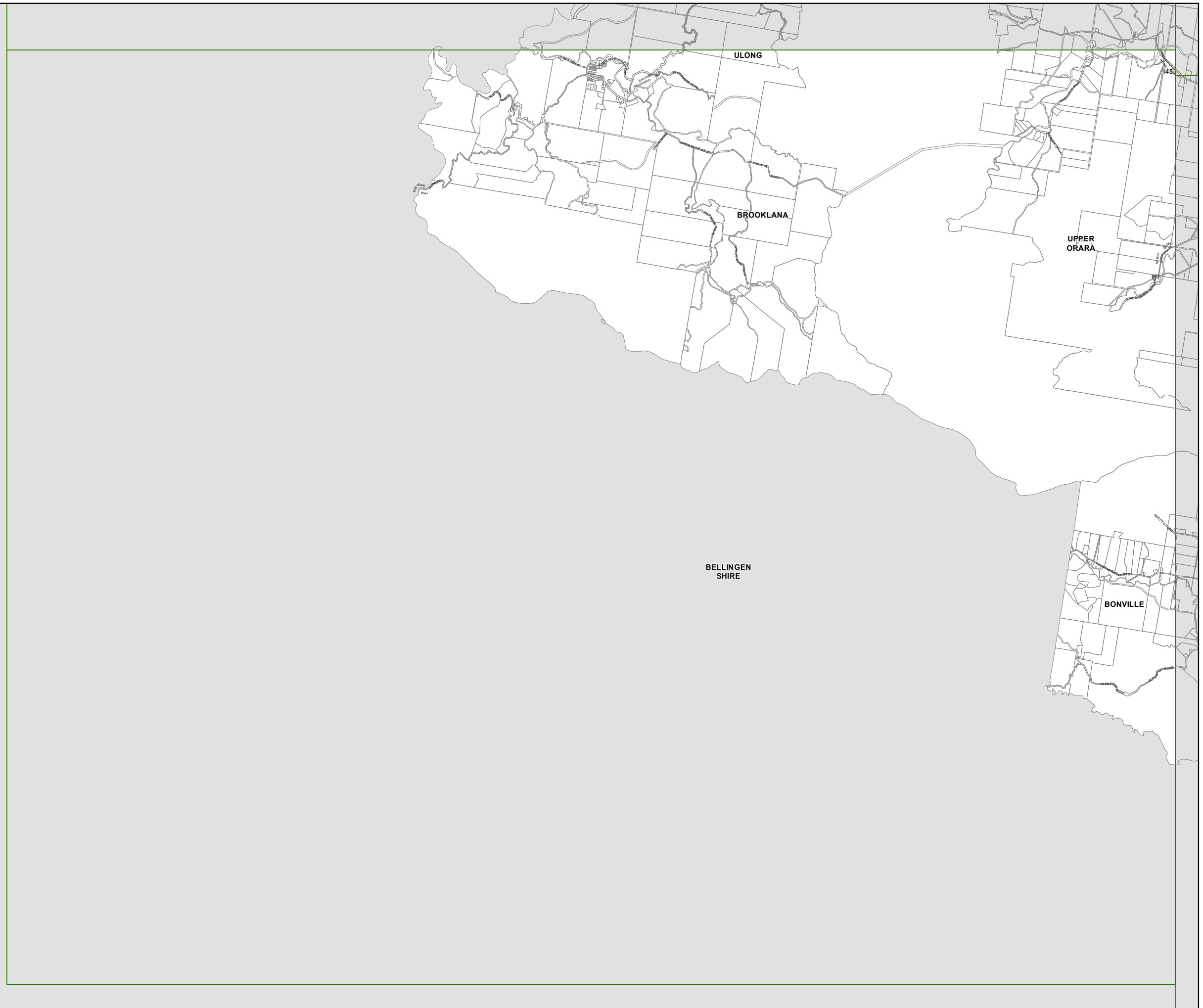


0 600 1,200 1,800 2,400 3,000 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number: 1800_COM_HER_002_080_20150205





Coffs Harbour Local Environmental Plan 2013

Heritage Map - Sheet HER_001

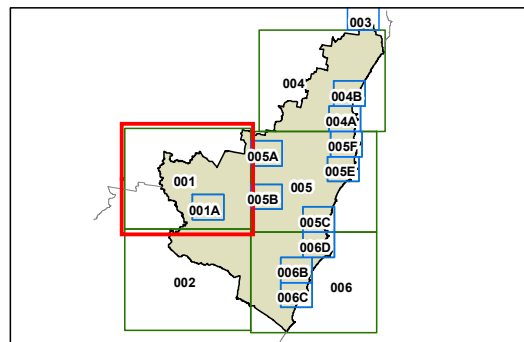
Heritage

 Conservation Area - General

 Item - General

Cadastre

 Base Data 1990 © Land and Property Information
Addendum Data 5/02/2015
© Coffs Harbour City Council

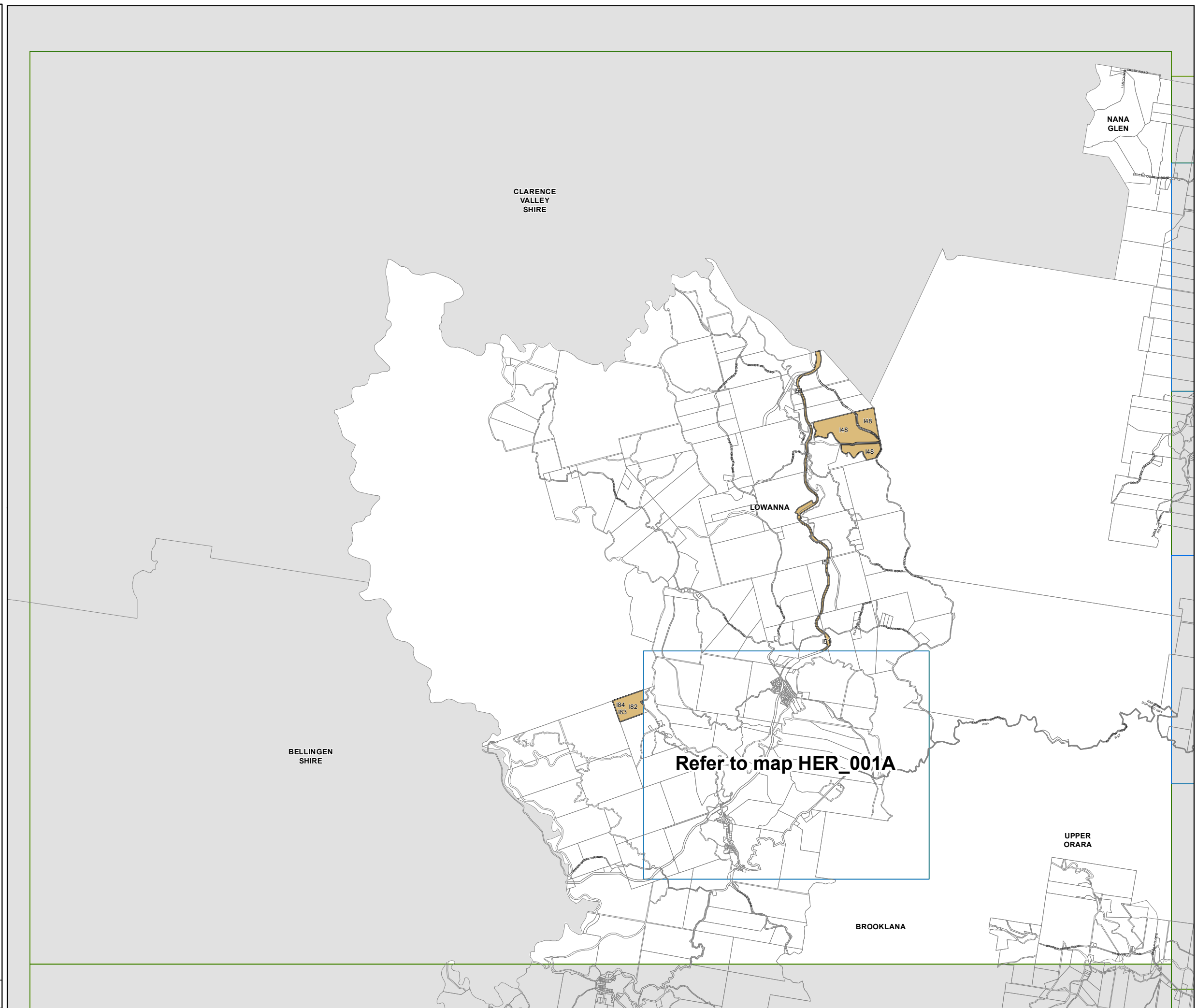


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Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number: 1800_COM_HER_001_080_20150205



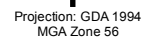


1800_COM_LZN_006B_020_20150112

 Proposed Zone

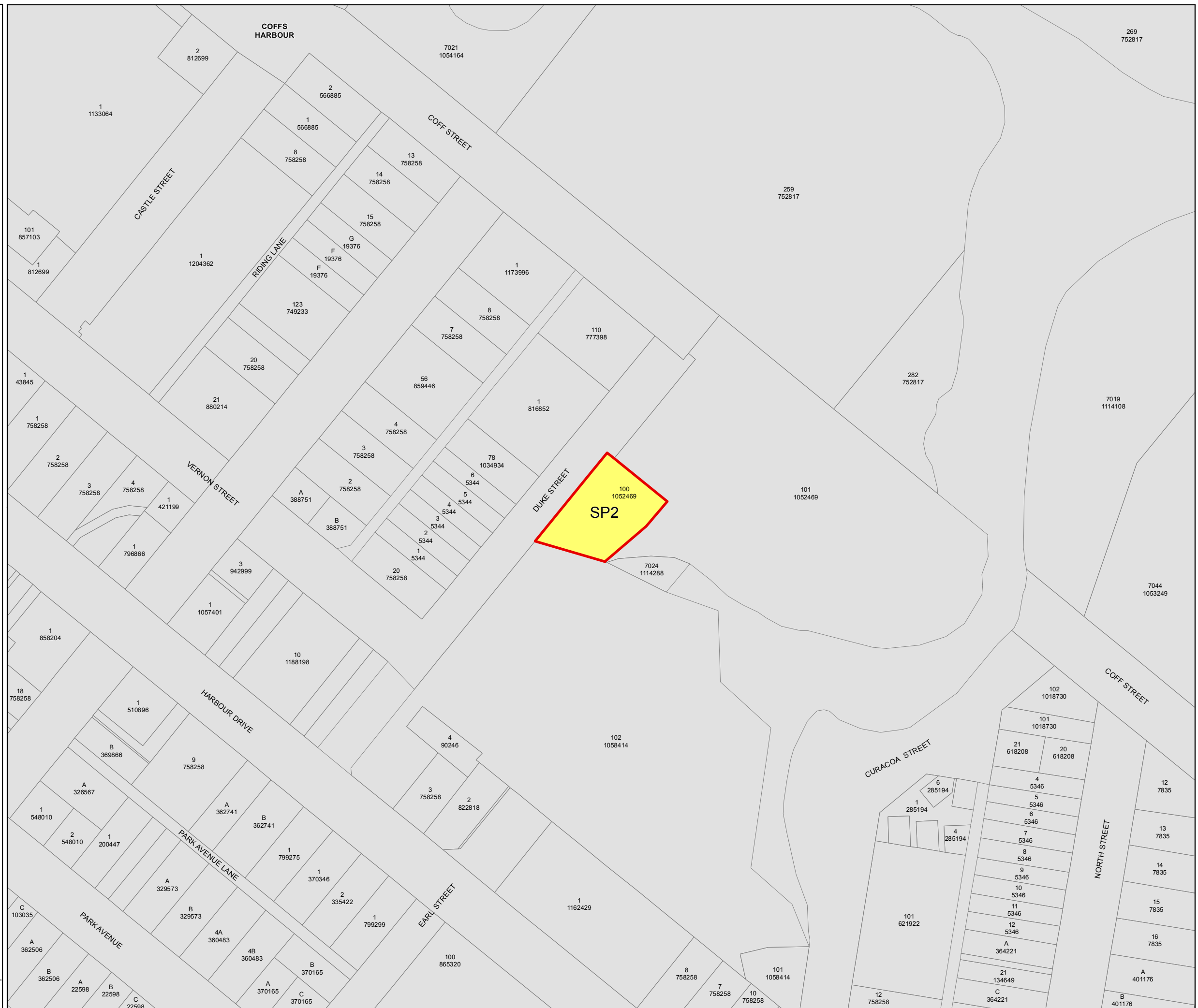
Base Data 1990 © Land and Property Information
Addendum Data 2/02/2015
© Coffs Harbour City Council

A map of the state of Georgia, outlined in black, showing its 18 congressional districts. The districts are labeled with numbers in blue boxes: 001, 002, 003, 004, 004A, 004B, 005A, 005B, 005C, 005D, 005E, 005F, 006A, 006B, 006C, 006D, and 006E. The map is divided into three horizontal green rectangular regions. The top region contains districts 003, 004, 004A, 004B, 005A, 005B, 005C, 005D, 005E, and 005F. The middle region contains districts 001, 001A, 002, 003, 004, 004A, 004B, 005A, 005B, 005C, 005D, 005E, and 005F. The bottom region contains districts 001, 001A, 002, 003, 004, 004A, 004B, 005A, 005B, 005C, 005D, 005E, 005F, 006A, 006B, 006C, 006D, and 006E.



Scale: 1:2,000 @ A3

Map identification number: 1800_COM_LZN_006D_002_20150202





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

1800_COM_LZN_006C_020_20150130

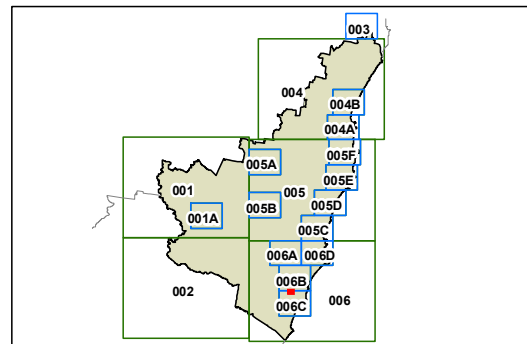
Proposed Zone

 Proposed Zone

Cadastre

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Addendum Data 2/02/2015
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Projection: GDA 1994
MGA Zone 56

0 10 20 40 60 80
Metres

Scale: 1:4,000 @ A3

Map identification number: 1800_COM_LZN_006C_002_20150202

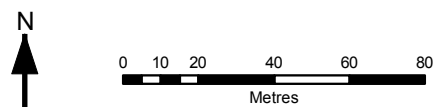




1800_COM_LZN_006B_020_20150112

 Proposed Zone

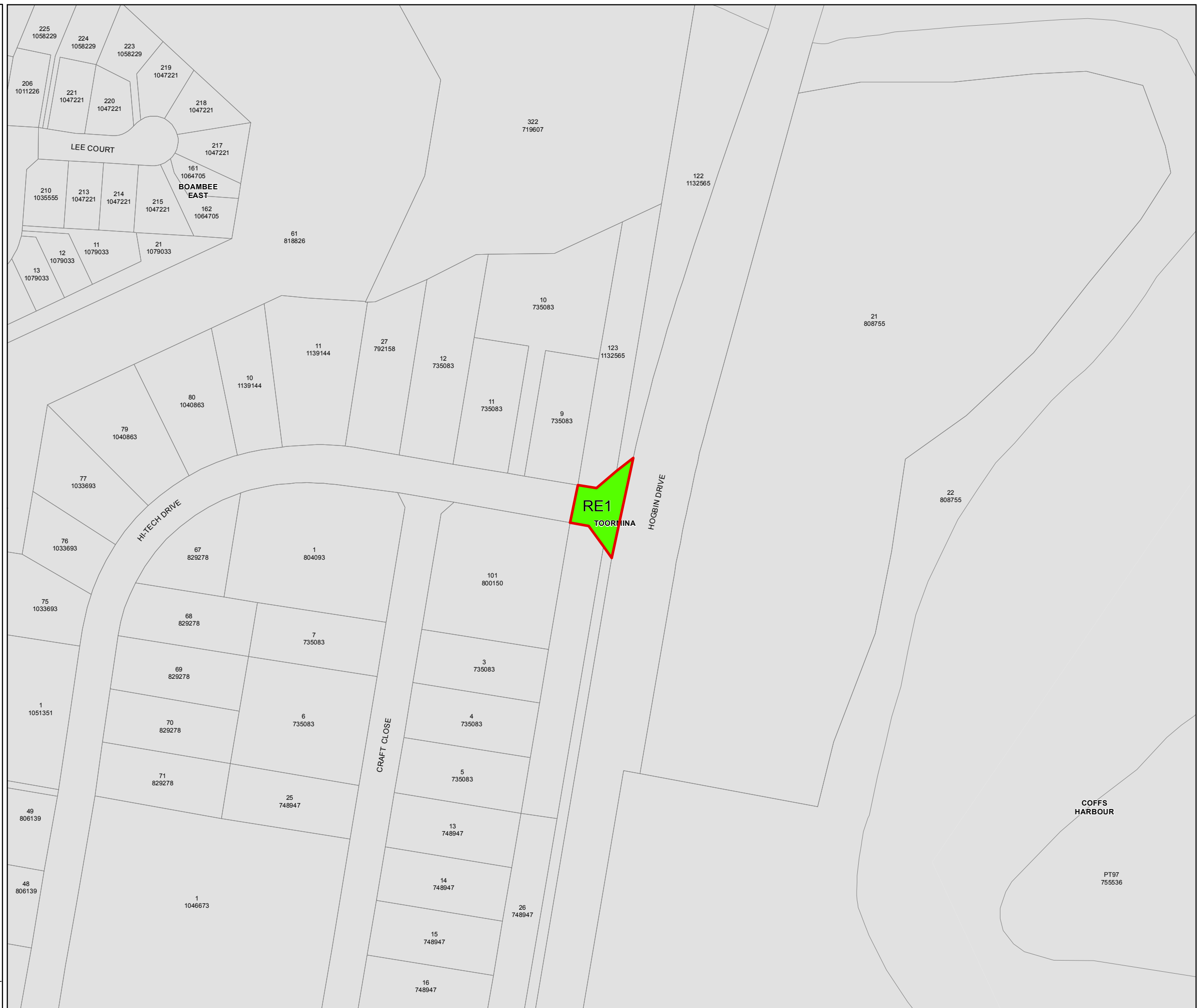
Base Data 1990 © Land and Property Information
Addendum Data 2/02/2015
© Coffs Harbour City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:2,000 @ A3

Map identification number: 1800_COM_LZN_006B_002_20150202





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

1800_COM_LZN_006A_020_20150112

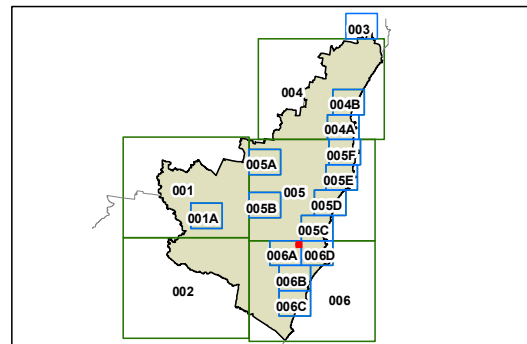
Proposed Zone

 Proposed Zone

Cadastral

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Addendum Data 2/02/2015
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This map is not a legal document.



0 10 20 40 60 80
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:2,000 @ A3

Map identification number: 1800_COM_LZN_006A_002_20150202





**Coffs Harbour
Local Environmental
Plan 2013
(Amendment No 001)**

**Site Identification Map
Part of map tile:**

1800_COM_LZN_005F_020_20150112

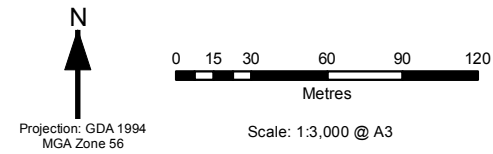
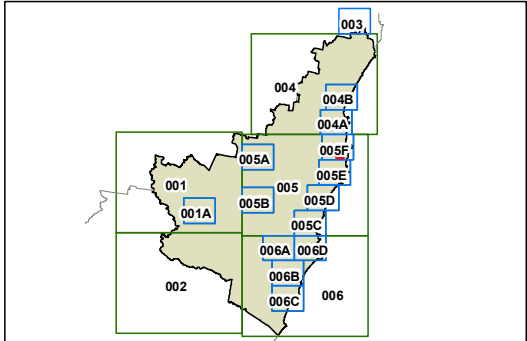
Proposed Zone

 Proposed Zone

Cadastre

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Addendum Data 2/02/2015
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Projection: GDA 1994
MGA Zone 56

Scale: 1:3,000 @ A3

Map identification number: 1800_COM_LZN_005F_003_20150202





**Coffs Harbour
Local Environmental
Plan 2013
(Amendment No 001)**

Site Identification Map
Part of map tile:

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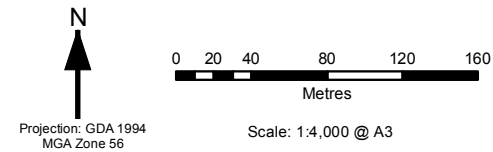
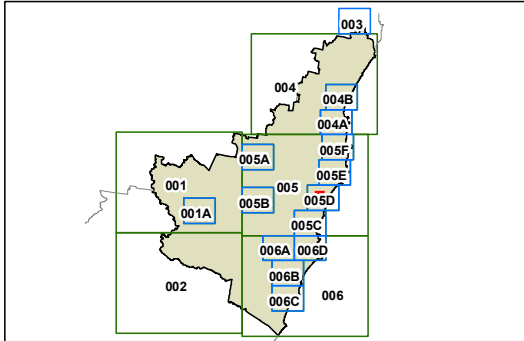
Proposed Zone

 Proposed Zone

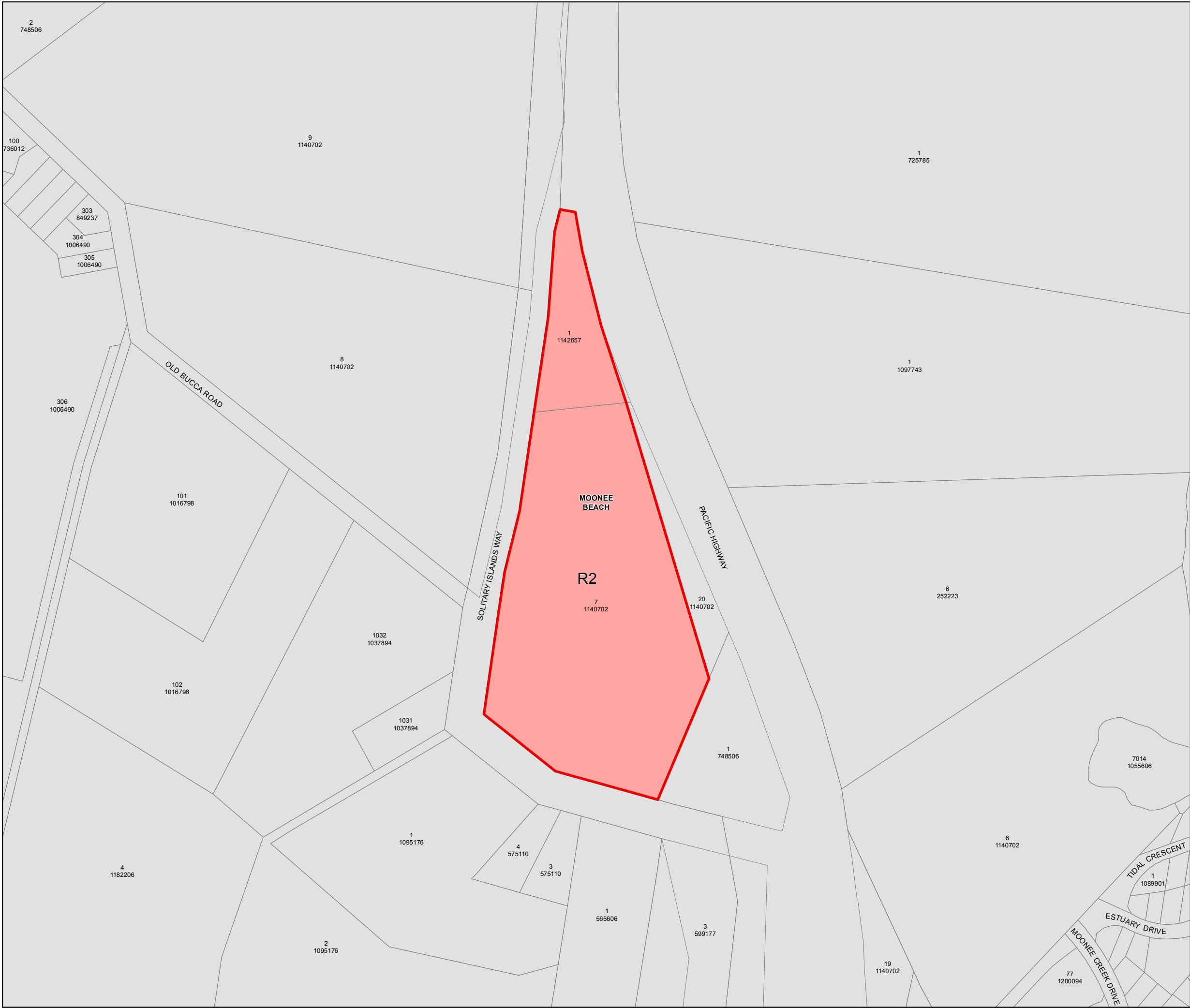
Cadastre

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Addendum Data 10/02/2015
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Map identification number: 1800_COM_LZN_005D_002_20150210





**Coffs Harbour
Local Environmental
Plan 2013
(Amendment No 001)**

Site Identification Map
Part of map tile:

1800_COM_LZN_005C_020_20150112

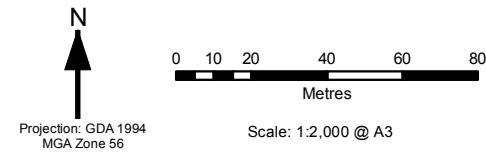
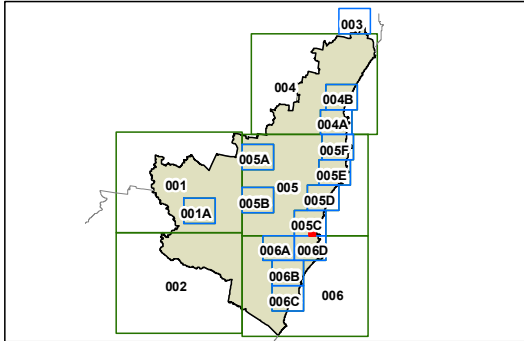
Proposed Zone

 Proposed Zone

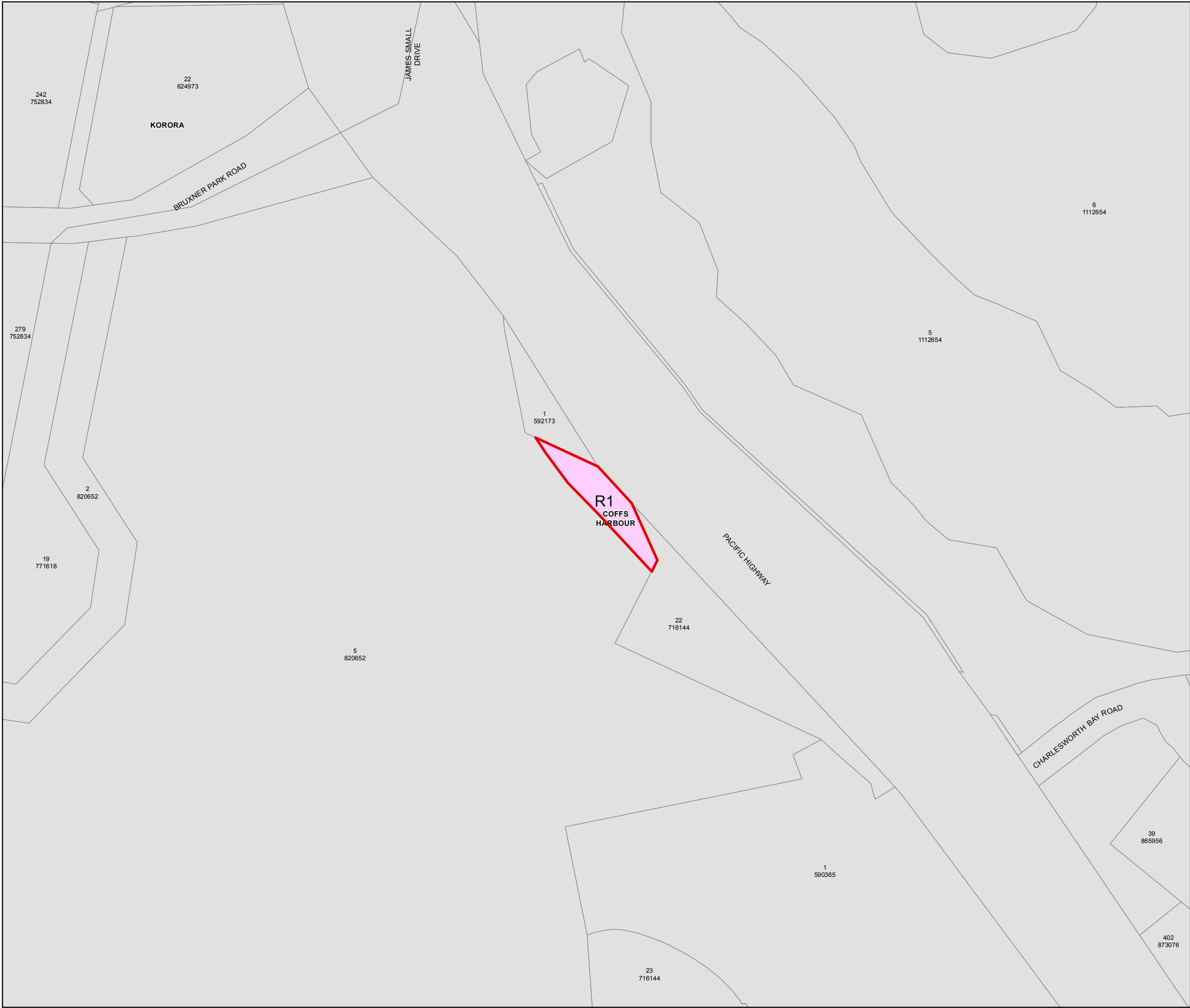
Cadastre

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Addendum Data 2/02/2015
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Map identification number: 1800_COM_LZN_005C_002_20150202





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

1800_COM_LZN_005_080_20150112

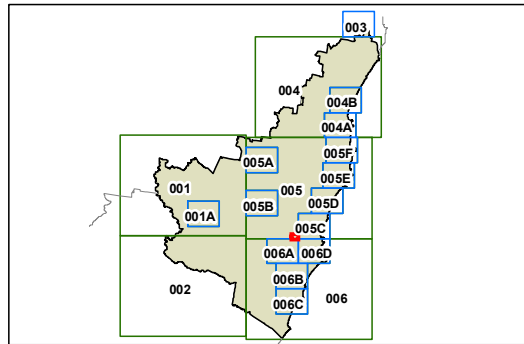
Proposed Zone

 Proposed Zone

Cadastral

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Addendum Data 2/02/2015
© Coffs Harbour City Council

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This map is not a legal document.



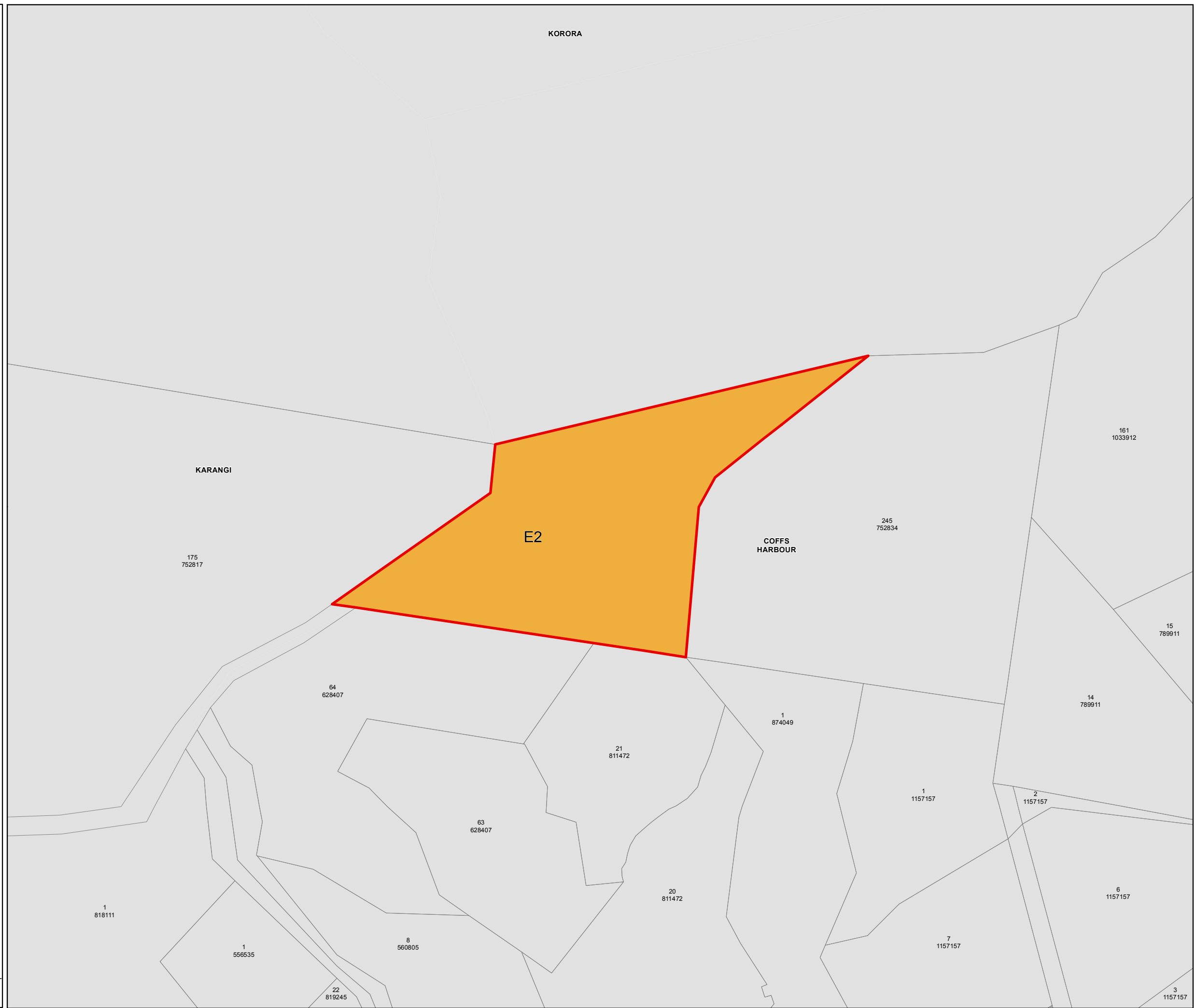
N

0 20 40 80 120 160
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:4,000 @ A3

Map identification number: 1800_COM_LZN_005_004_20150202





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

1800_COM_LZN_004B_020_20150112

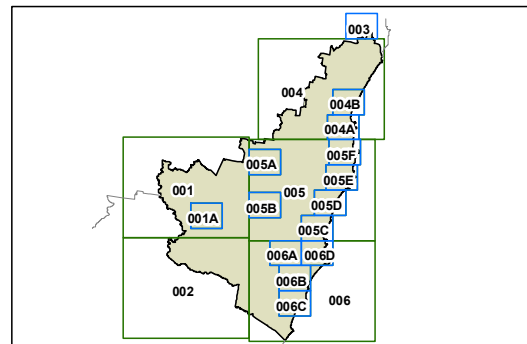
Proposed Zone

 Proposed Zone

Cadastre

 Base Data 1990 © Land and Property Information
Addendum Data 2/02/2015
© Coffs Harbour City Council

This map is for explanation purposes only.
This map is not a legal document.

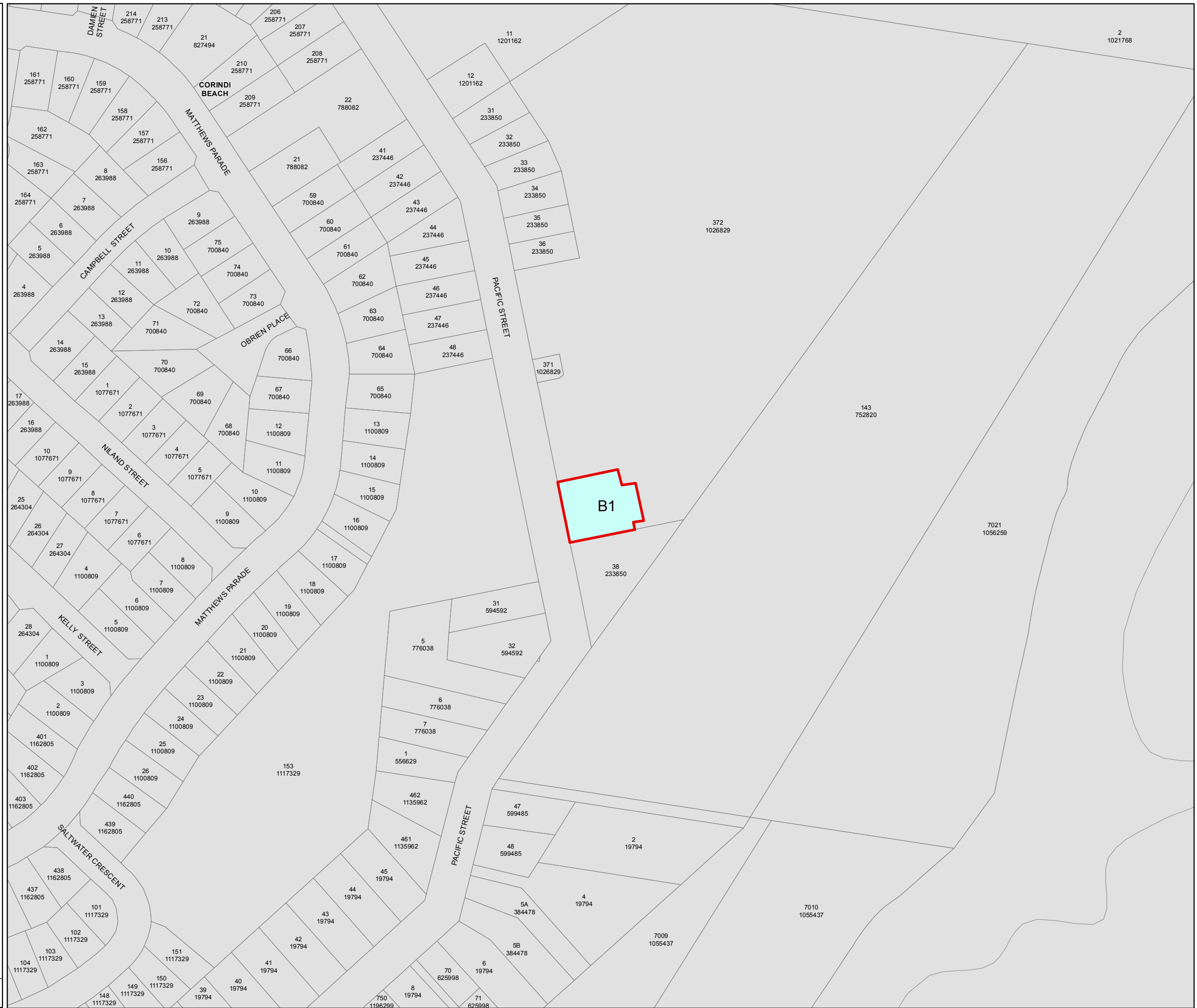


0 10 20 40 60 80
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:2,000 @ A3

Map identification number: 1800_COM_LZN_004B_002_20150202





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

1800_COM_LZN_004A_020_20150112

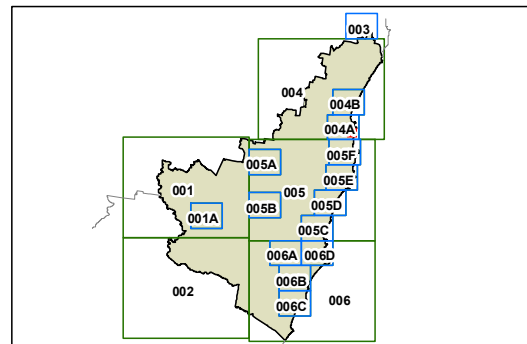
Proposed Zone

 Proposed Zone

Cadastral

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Addendum Data 2/02/2015
© Coffs Harbour City Council

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This map is not a legal document.



Projection: GDA 1994
MGA Zone 56

0 20 40 80 120 160
Metres

Scale: 1:4,000 @ A3

Map identification number: 1800_COM_LZN_004A_004_20150202



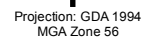


1800_COM_LZN_001A_020_20150112

 Proposed Zone

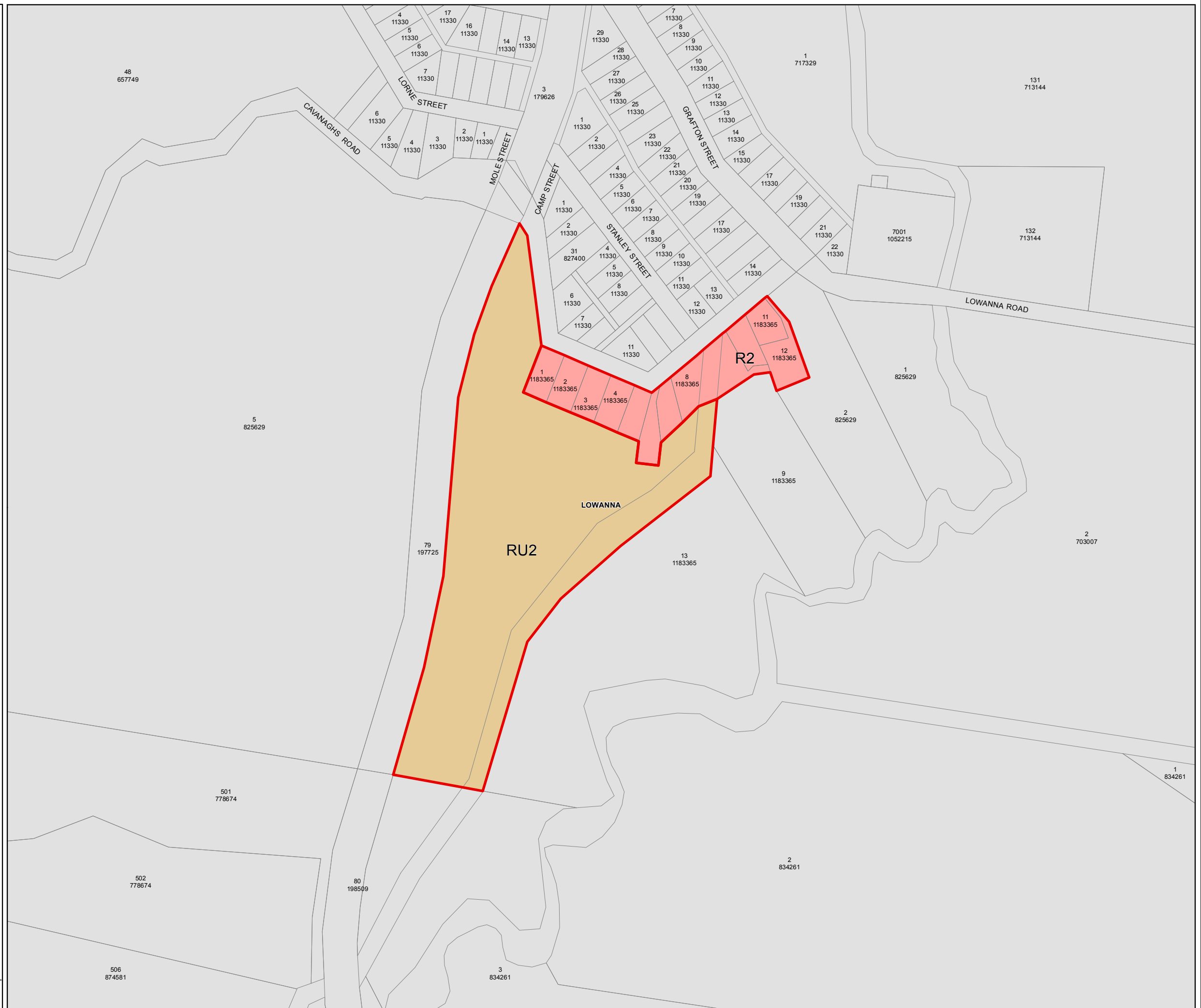
 Proposed Zone

Base Data 1990 © Land and Property Information
Addendum Data 2/02/2015
© Coffs Harbour City Council



Scale: 1:4,000 @ A3

Map identification number: 1800_COM_LZN_001A_004_20150202





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

1800_COM_LZN_001_080_20150112

1800_COM_LZN_002_080_20150112

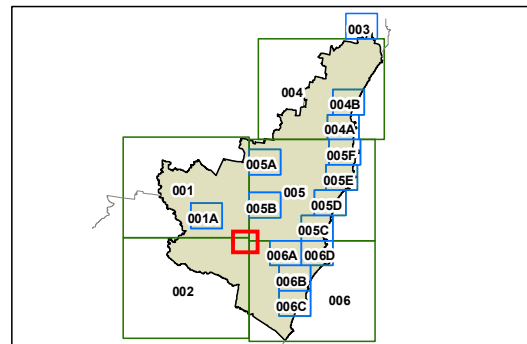
Proposed Zone

 Proposed Zone

Cadastral

 Base Data 1990 © Land and Property Information
Addendum Data 2/02/2015
© Coffs Harbour City Council

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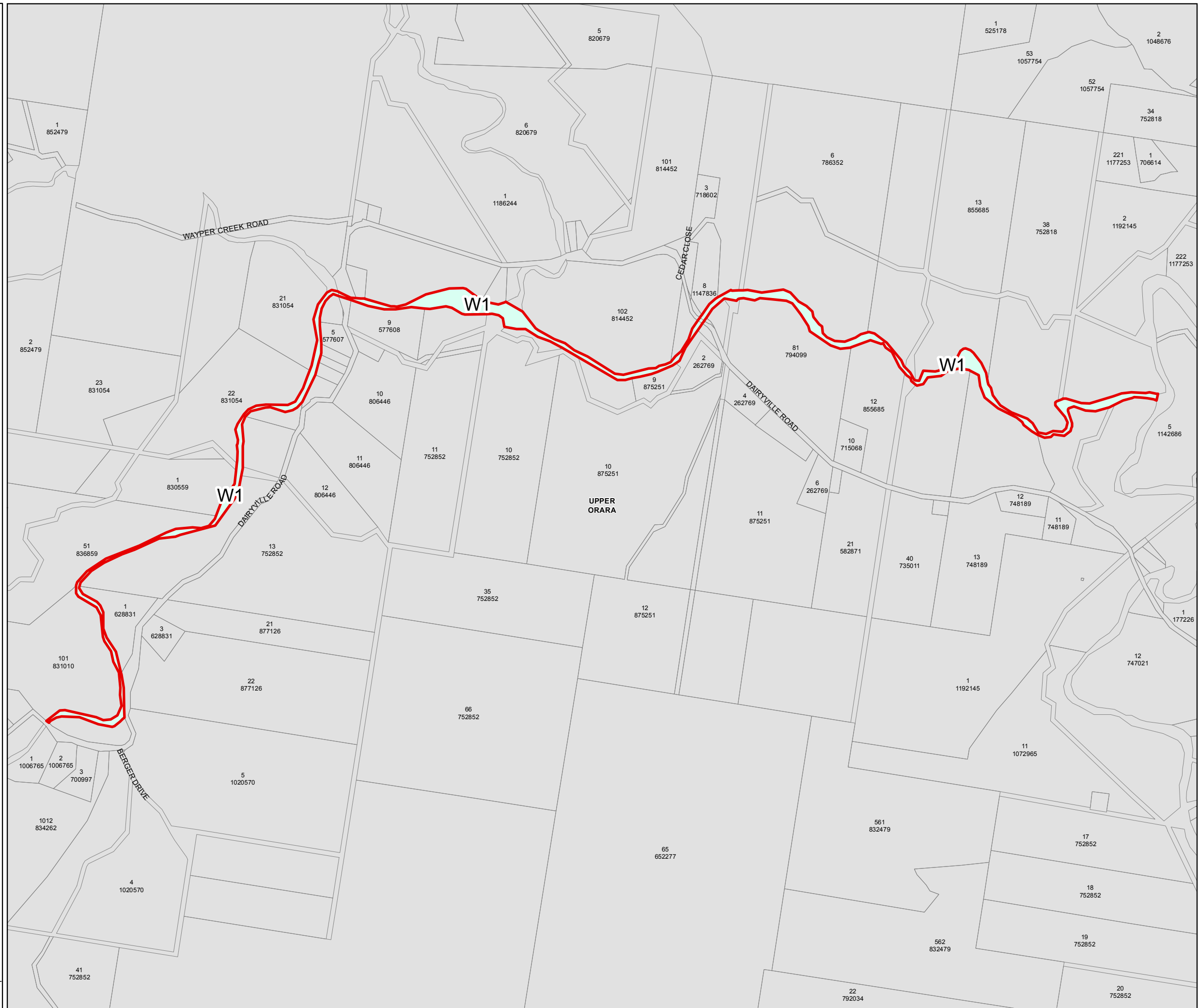


0 80 160 320 480 640
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:15,000 @ A3

Map identification number: 1800_COM_LZN_001_015_20150202





Coffs Harbour Local Environmental Plan 2013

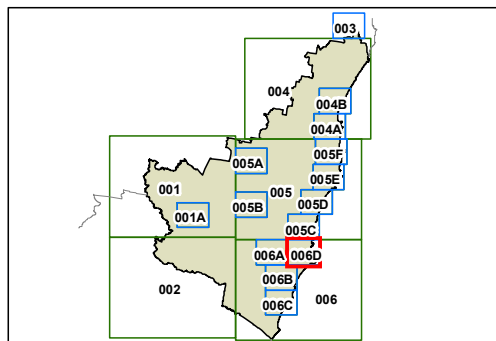
Land Zoning Map - Sheet LZN_006D

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
- IN3** Heavy Industrial
- IN4** Working Waterfront
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU2** Rural Landscape
- RU3** Forestry
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W3** Working Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

- Base Data 1990 © Land and Property Information
- Addendum Data 12/01/2015
- © Coffs Harbour City Council

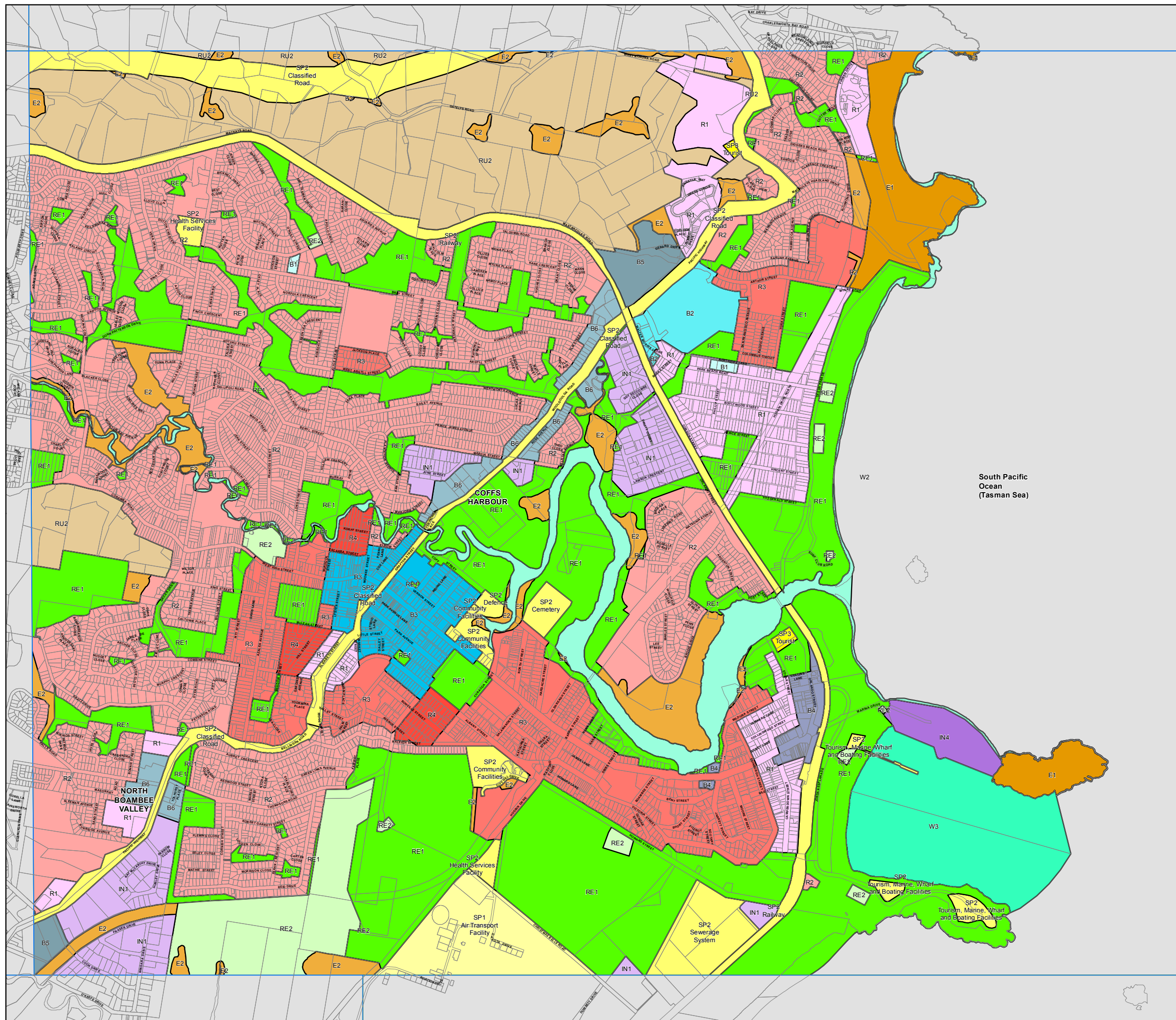


0 200 400 600 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_006D_020_20150112





Coffs Harbour Local Environmental Plan 2013

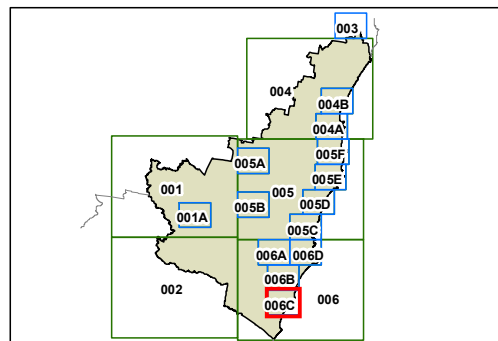
Land Zoning Map - Sheet LZN_006C

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
- IN3** Heavy Industrial
- IN4** Working Waterfront
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU2** Rural Landscape
- RU3** Forestry
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W3** Working Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

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- Addendum Data 30/01/2015
- © Coffs Harbour City Council

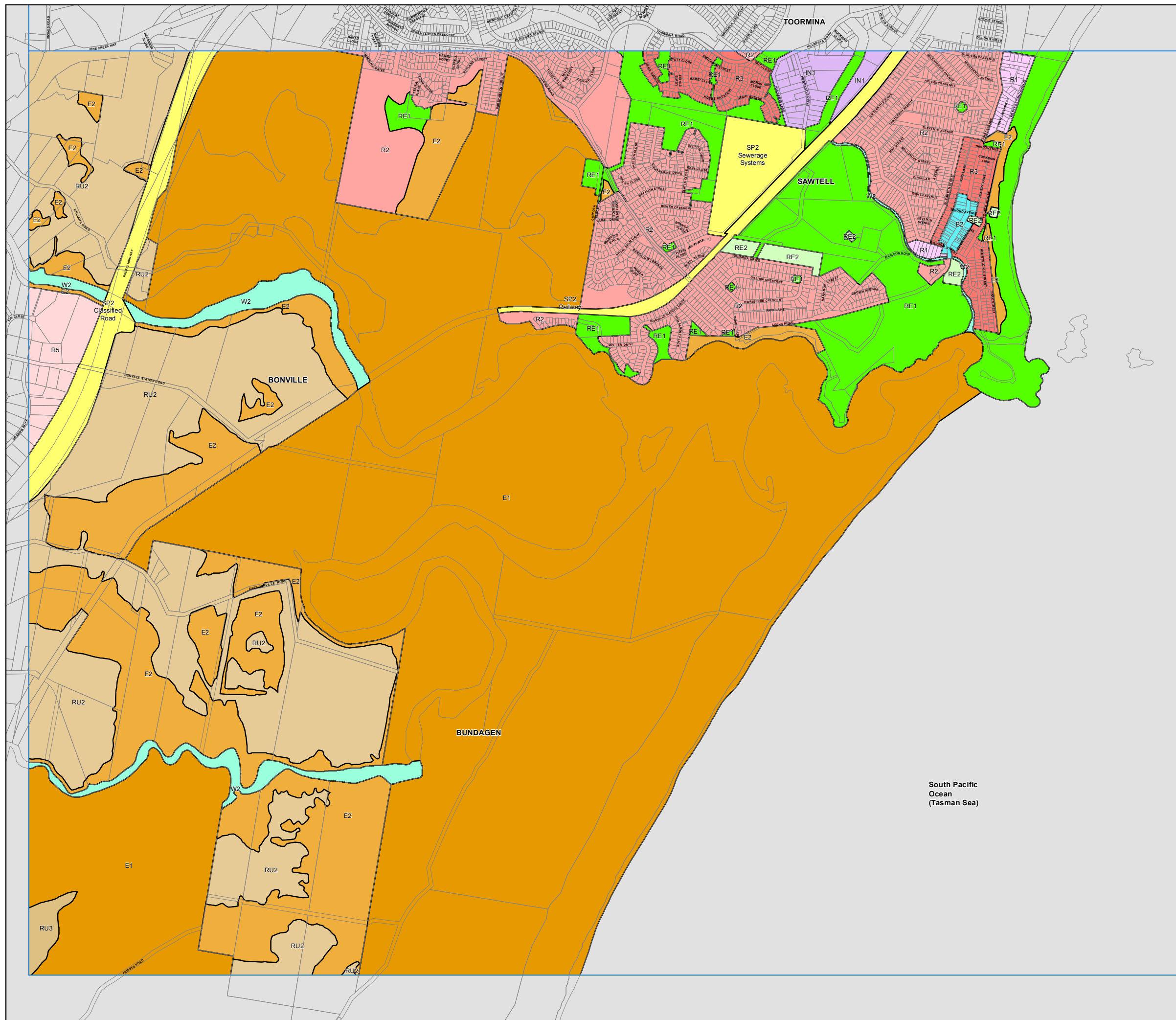


0 200 400 600 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_006C_020_20150130





Coffs Harbour Local Environmental Plan 2013

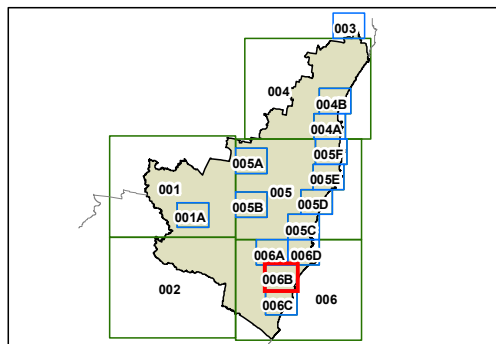
Land Zoning Map - Sheet LZN_006B

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
- IN3** Heavy Industrial
- IN4** Working Waterfront
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU2** Rural Landscape
- RU3** Forestry
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W3** Working Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

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- Addendum Data 12/01/2015
- © Coffs Harbour City Council

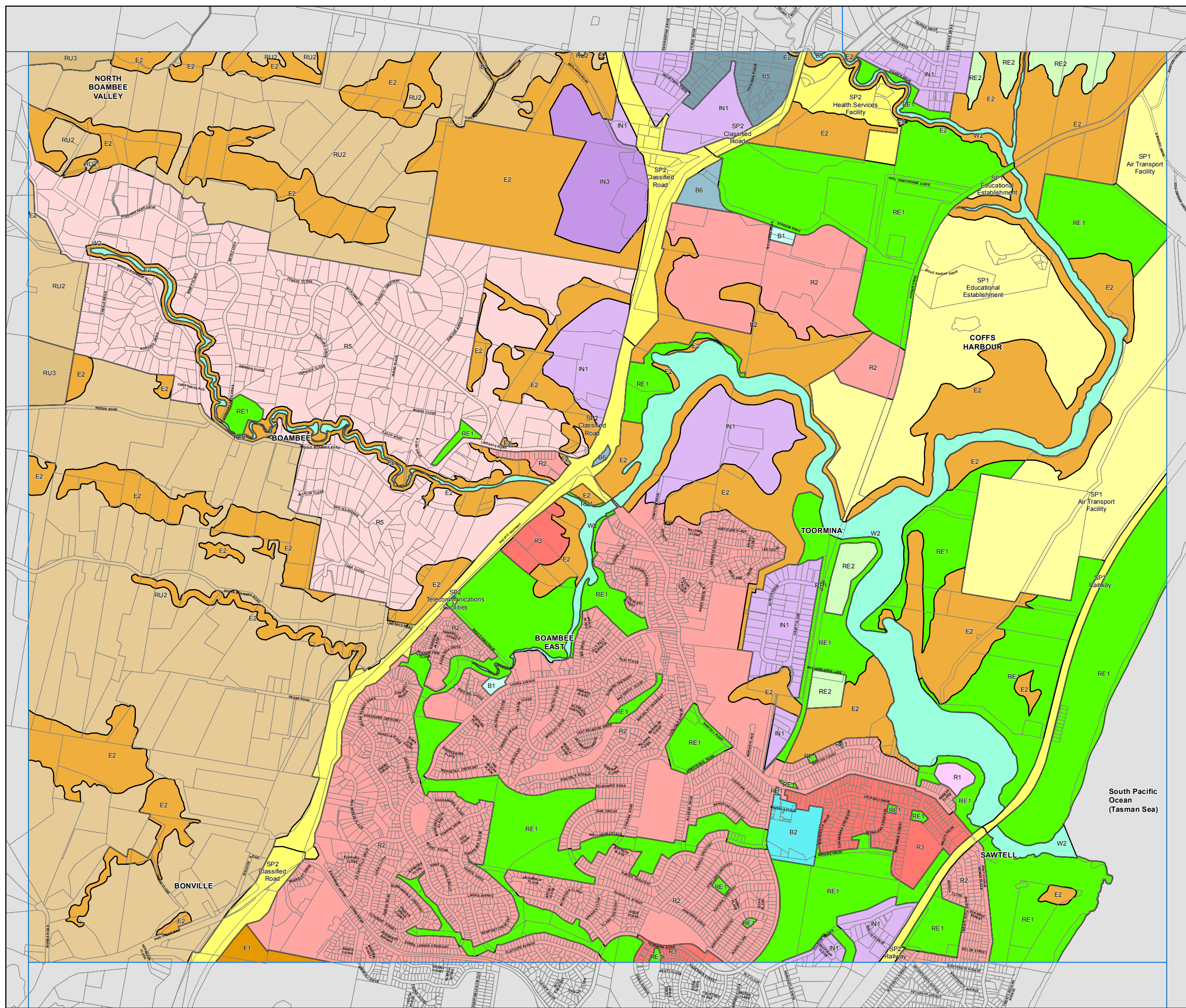


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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_006B_020_20150112





Coffs Harbour Local Environmental Plan 2013

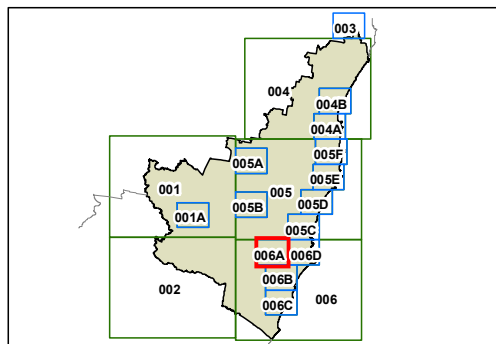
Land Zoning Map - Sheet LZN_006A

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
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- IN4** Working Waterfront
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- RU3** Forestry
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W3** Working Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

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- Addendum Data 12/01/2015
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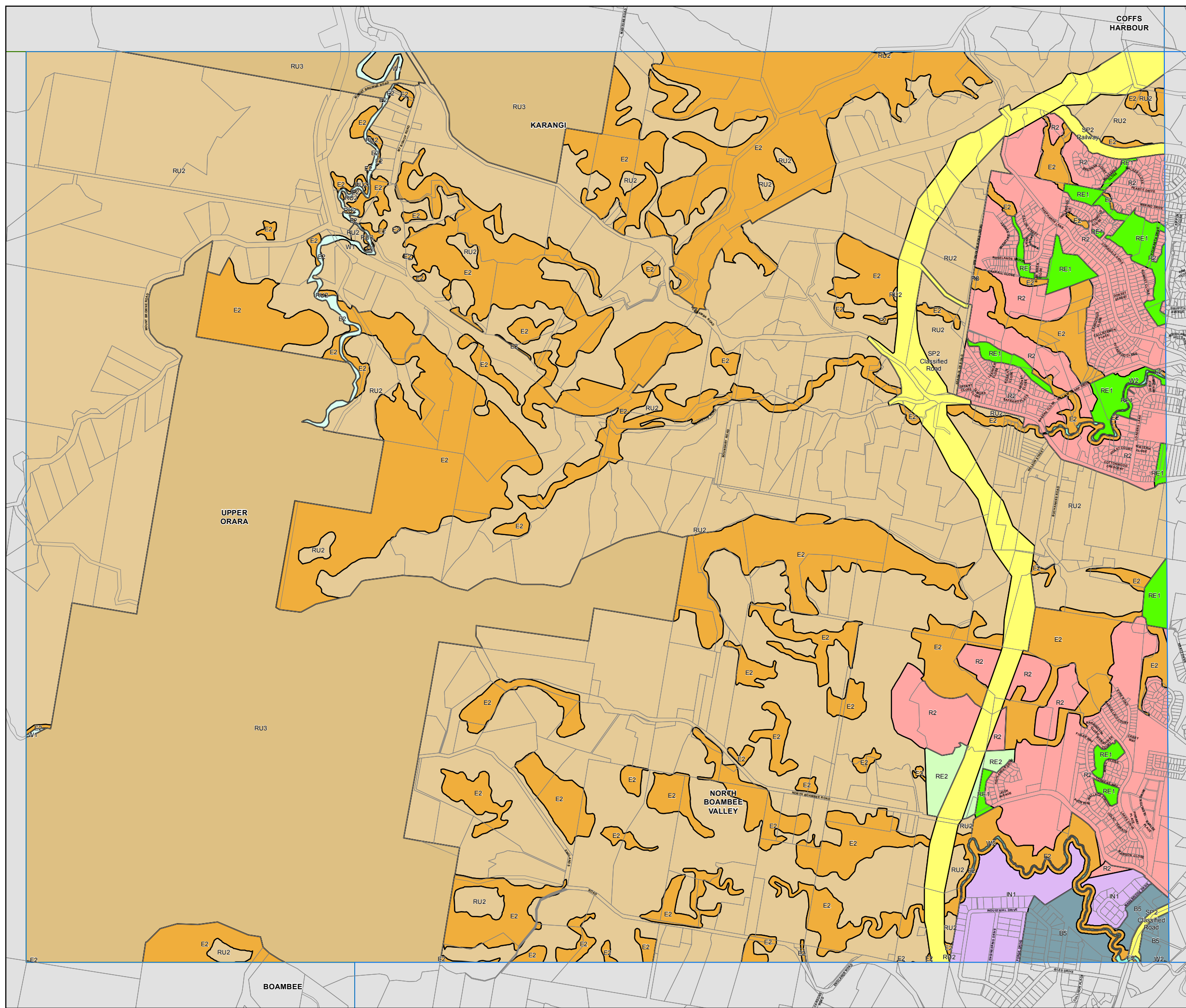


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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_006A_020_20150112





Coffs Harbour Local Environmental Plan 2013

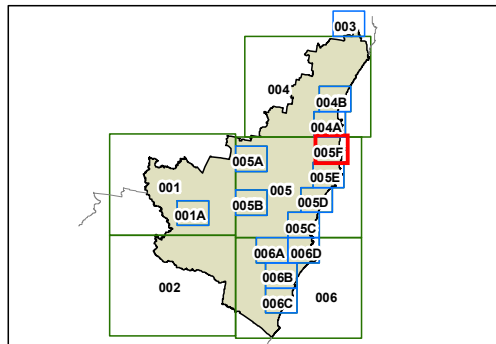
Land Zoning Map - Sheet LZN_005F

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
- IN3** Heavy Industrial
- IN4** Working Waterfront
- R1** General Residential
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- R3** Medium Density Residential
- R4** High Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU2** Rural Landscape
- RU3** Forestry
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W3** Working Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

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- Addendum Data 12/01/2015
- © Coffs Harbour City Council

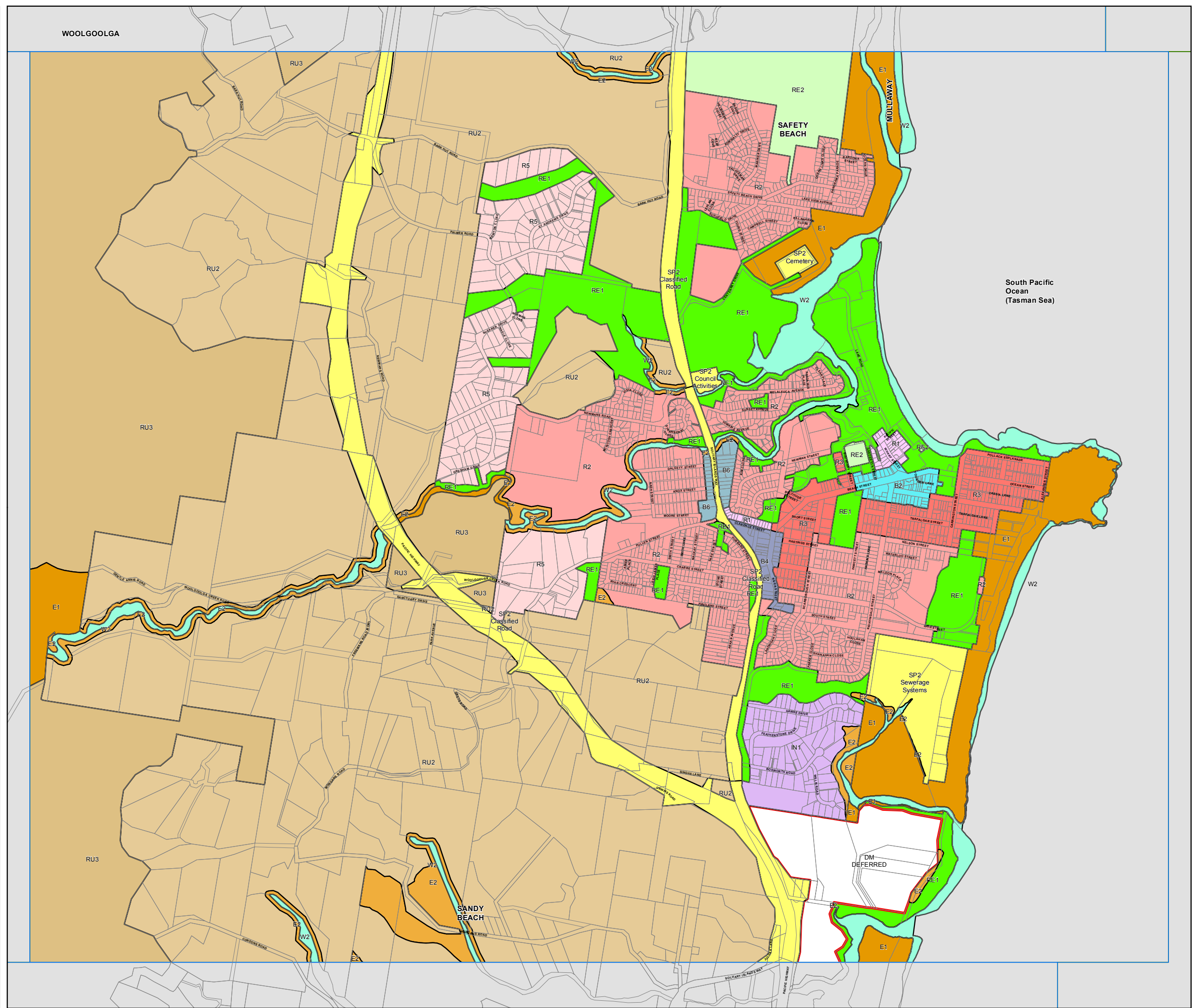


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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_005F_020_20150112





Coffs Harbour Local Environmental Plan 2013

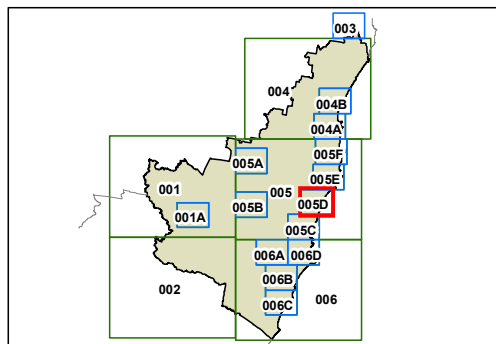
Land Zoning Map - Sheet LZN_005D

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
- IN3** Heavy Industrial
- IN4** Working Waterfront
- R1** General Residential
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- R3** Medium Density Residential
- R4** High Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU2** Rural Landscape
- RU3** Forestry
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W3** Working Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

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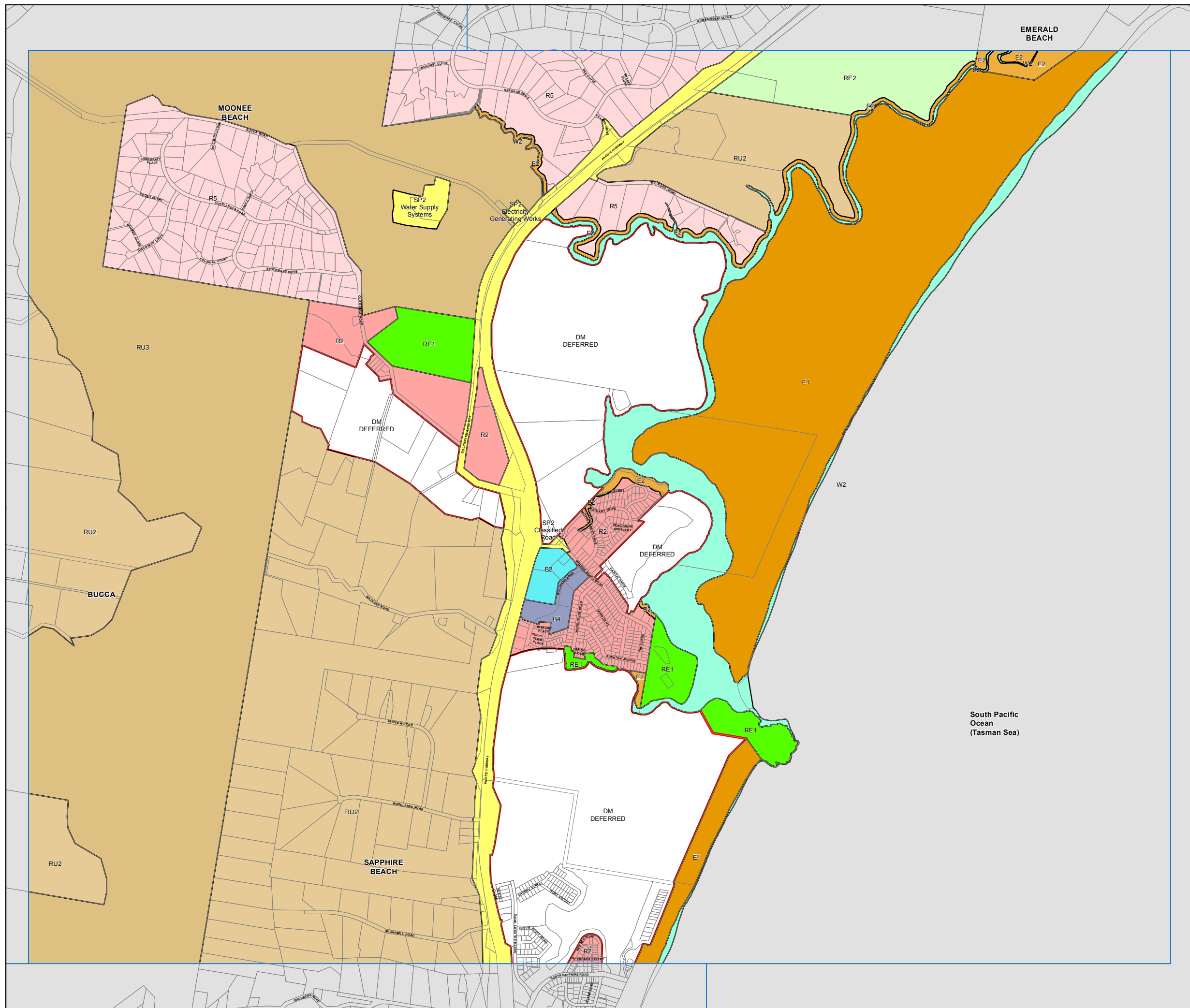


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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_005D_020_20150210





Coffs Harbour Local Environmental Plan 2013

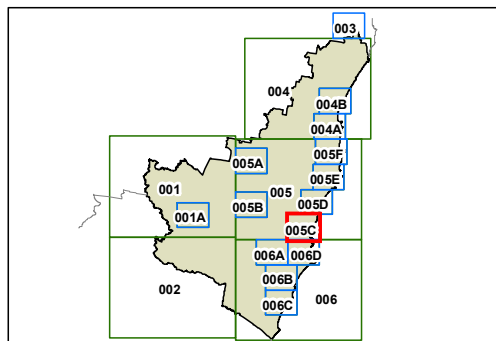
Land Zoning Map - Sheet LZN_005C

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
- IN3** Heavy Industrial
- IN4** Working Waterfront
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU2** Rural Landscape
- RU3** Forestry
- SP1** Special Activities
- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W3** Working Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

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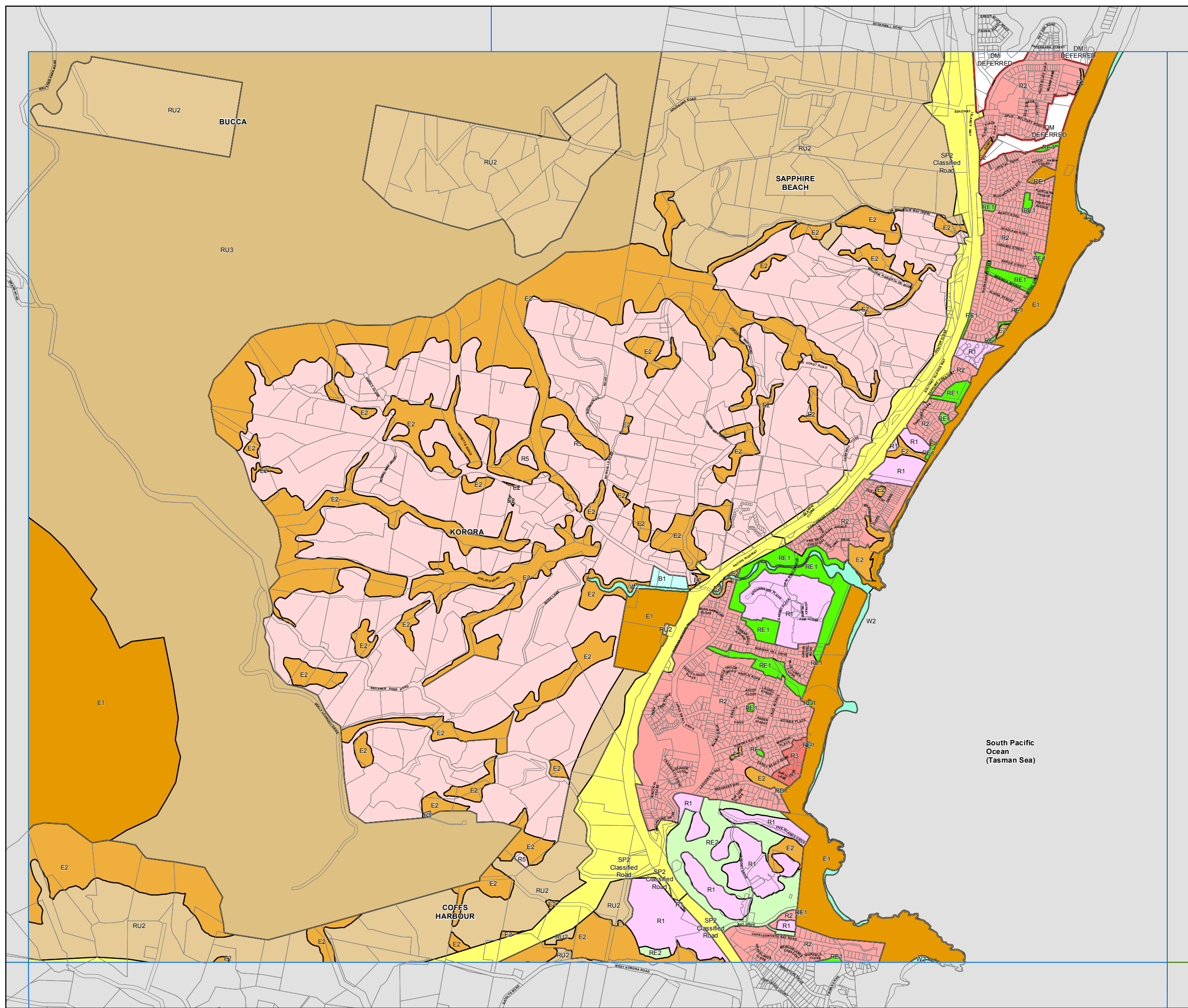


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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_005C_020_20150112





Coffs Harbour Local Environmental Plan 2013

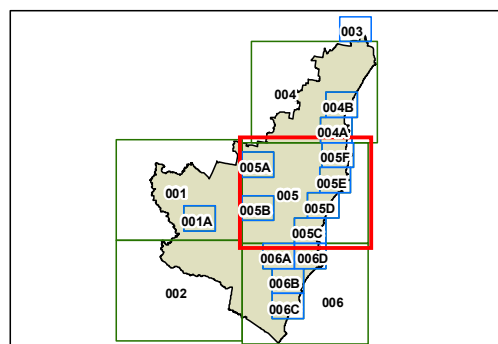
Land Zoning Map - Sheet LZN_005

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
- IN3** Heavy Industrial
- IN4** Working Waterfront
- R1** General Residential
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- RE2** Private Recreation
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- RU3** Forestry
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- SP2** Infrastructure
- SP3** Tourist
- W1** Natural Waterways
- W2** Recreational Waterways
- W3** Working Waterways
- DM** Deferred Matter

Cadastre

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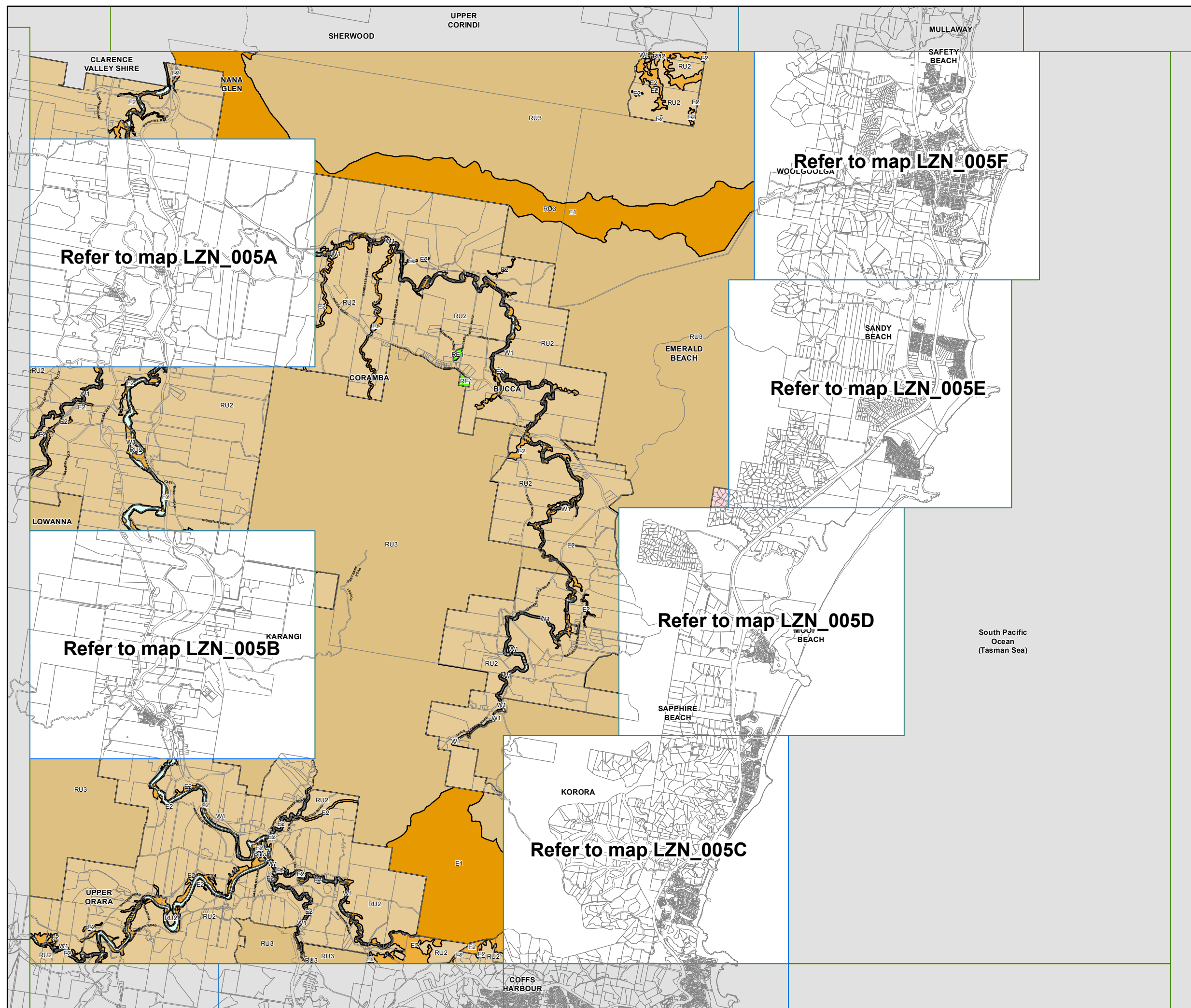


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Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number: 1800_COM_LZN_005_080_20150112





Coffs Harbour Local Environmental Plan 2013

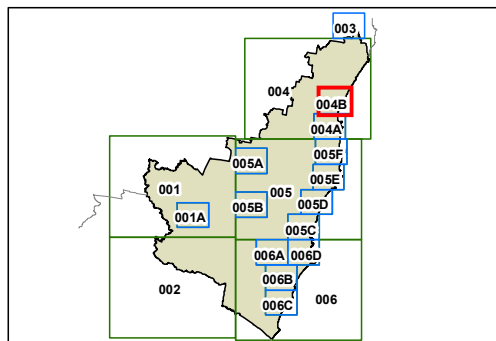
Land Zoning Map - Sheet LZN_004B

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- IN1 General Industrial
- IN3 Heavy Industrial
- IN4 Working Waterfront
- R1 General Residential
- R2 Low Density Residential
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- R4 High Density Residential
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- RE2 Private Recreation
- RU2 Rural Landscape
- RU3 Forestry
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W3 Working Waterways
- W2 Recreational Waterways
- DM Deferred Matter

Cadastre

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- Addendum Data 12/01/2015
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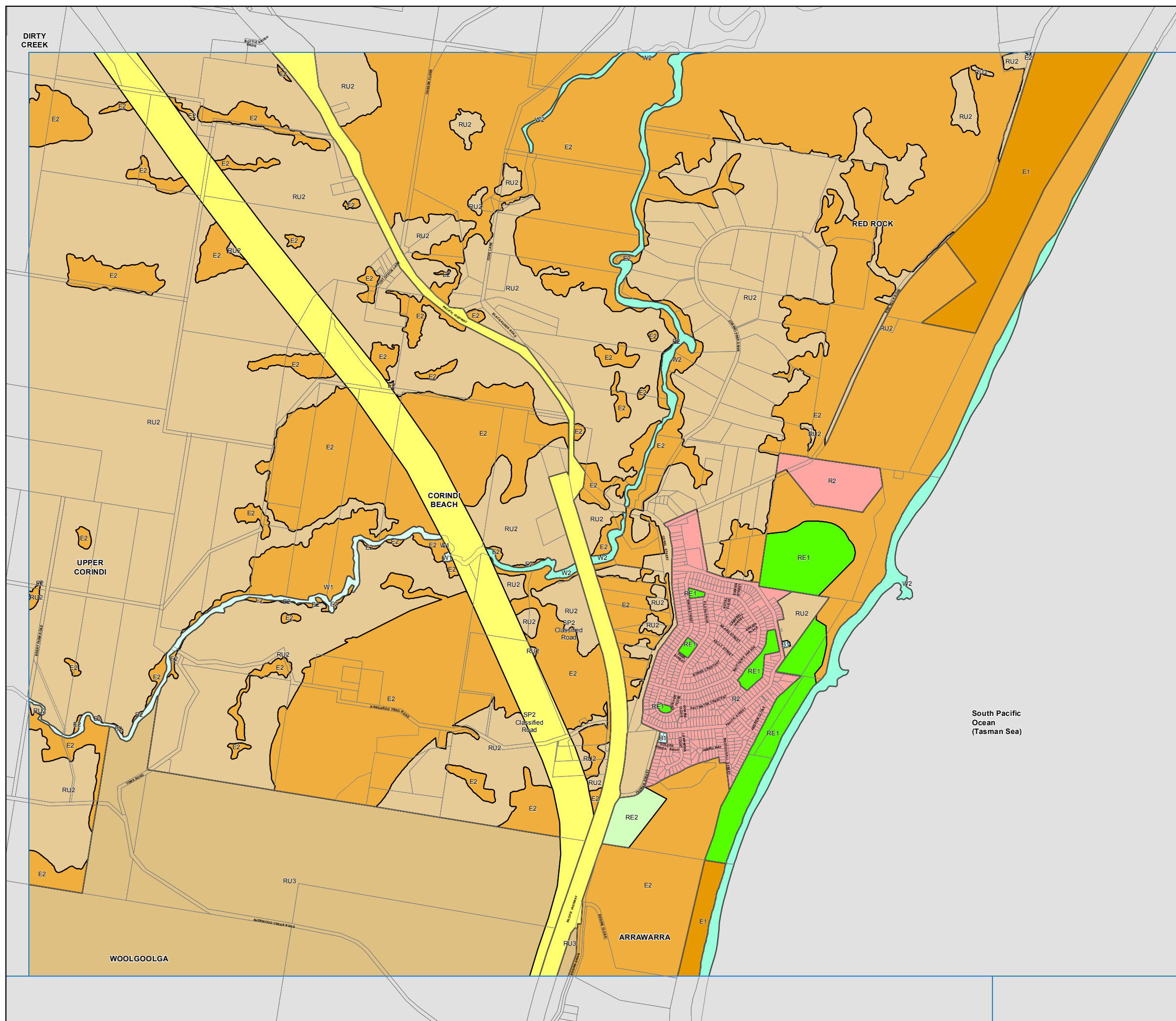


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MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_004B_020_20150112





Coffs Harbour Local Environmental Plan 2013

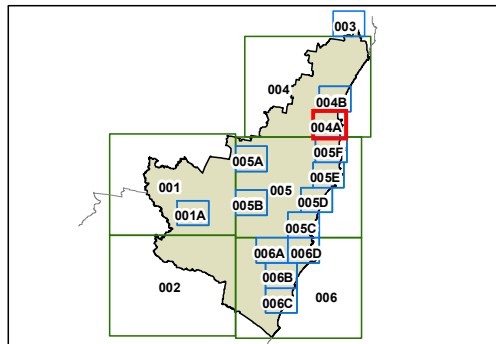
Land Zoning Map - Sheet LZN_004A

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
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- SP3** Tourist
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- W3** Working Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

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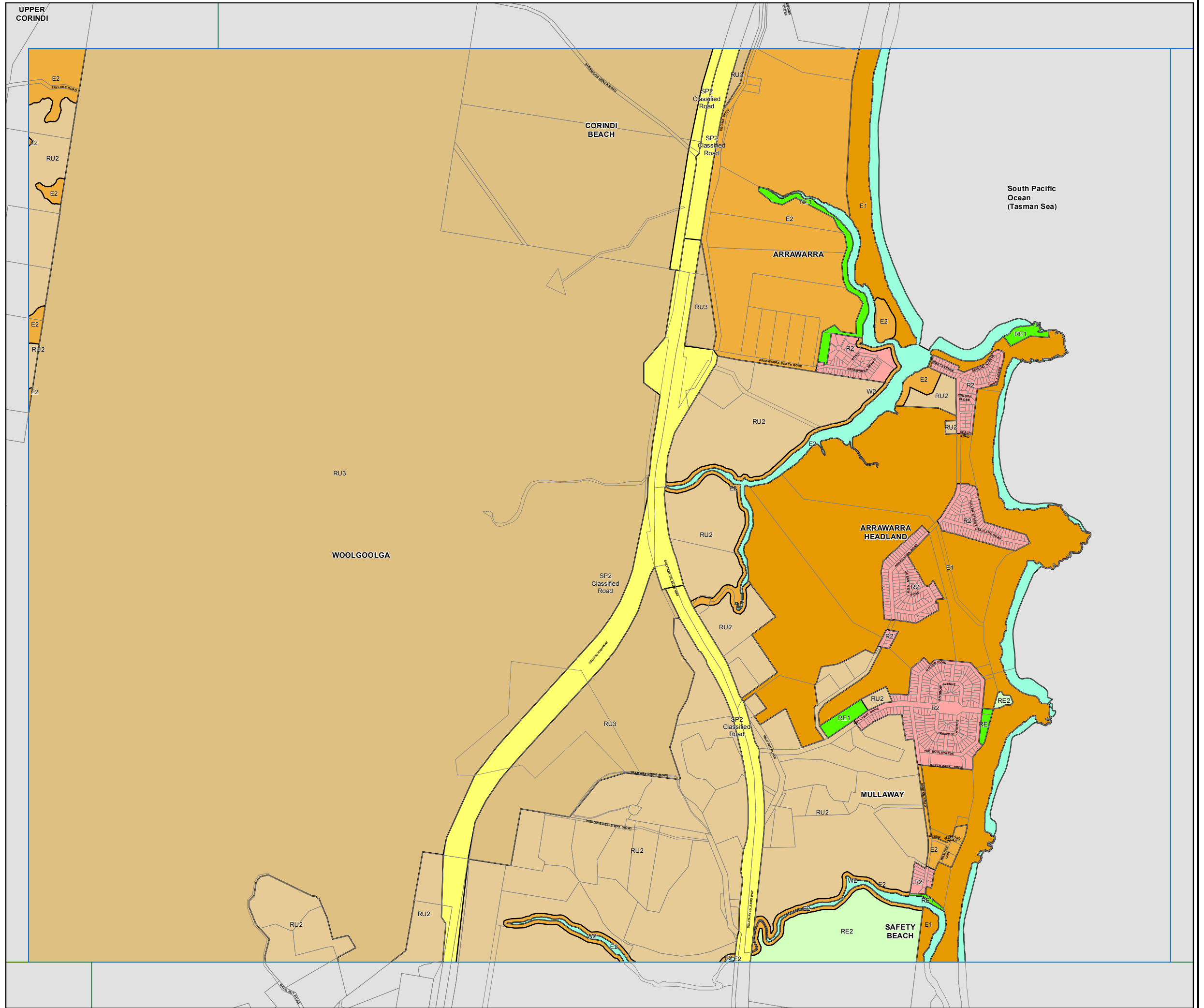


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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_004A_020_20150112





Coffs Harbour Local Environmental Plan 2013

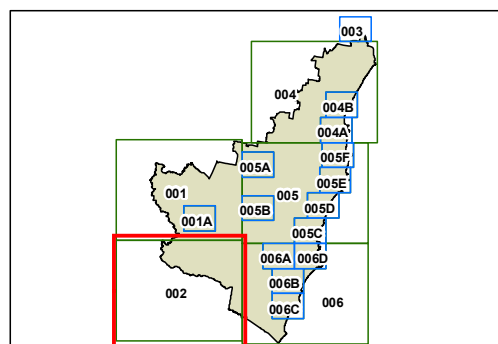
Land Zoning Map - Sheet LZN_002

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
- IN1** General Industrial
- IN3** Heavy Industrial
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- R1** General Residential
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- SP2** Infrastructure
- SP3** Tourist
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- W2** Recreational Waterways
- W3** Working Waterways
- DM** Deferred Matter

Cadastre

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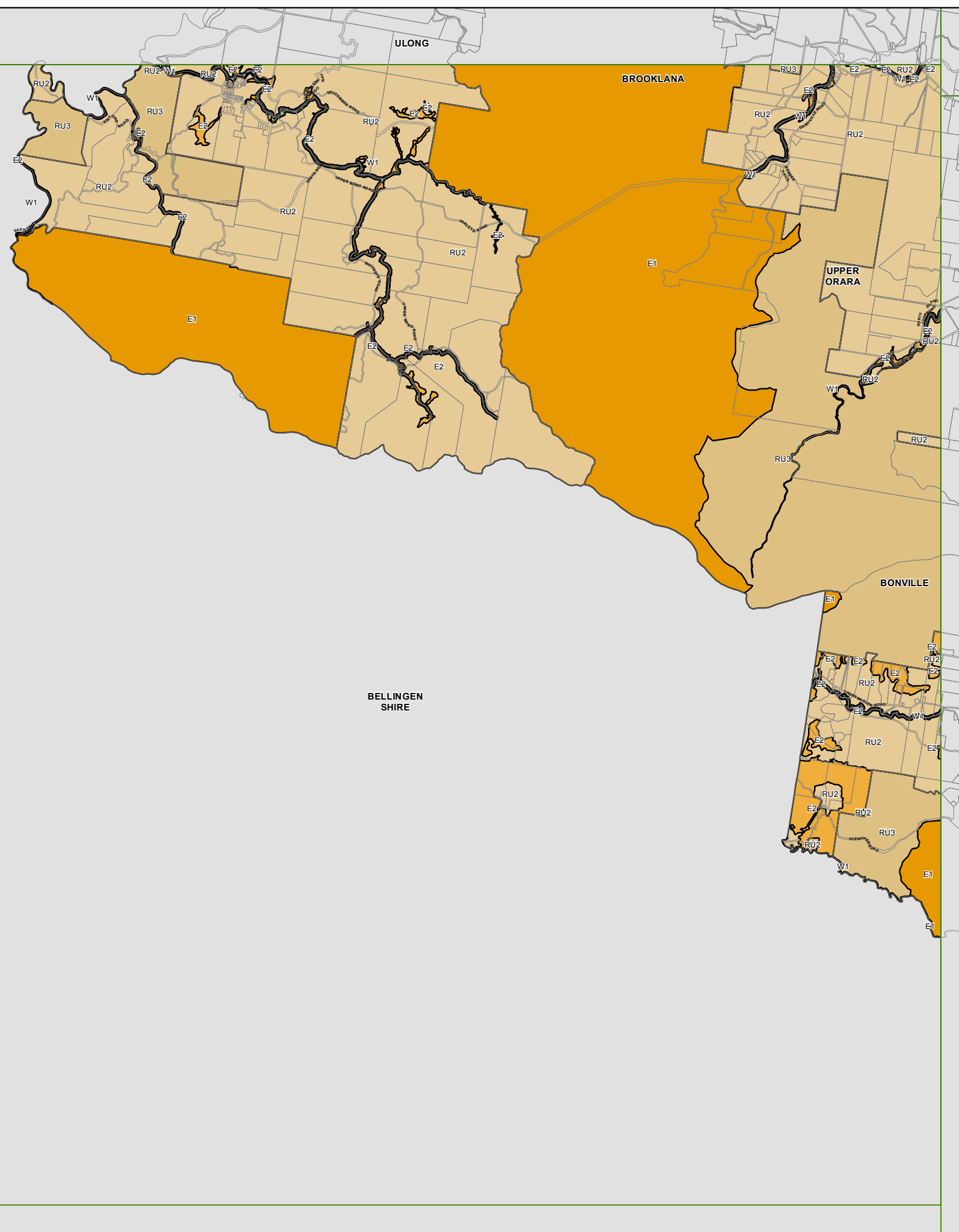


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Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number: 1800_COM_LZN_002_080_20150112





Coffs Harbour Local Environmental Plan 2013

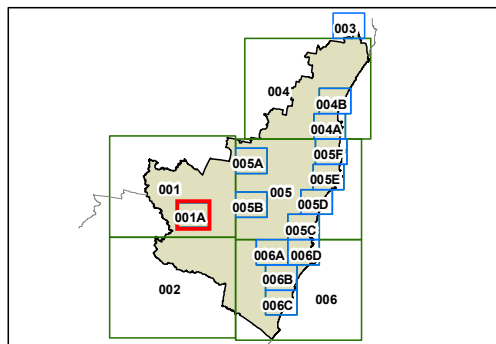
Land Zoning Map - Sheet LZN_001A

Zone

- B1** Neighbourhood Centre
- B2** Local Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E2** Environmental Conservation
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- IN3** Heavy Industrial
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- SP2** Infrastructure
- SP3** Tourist
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- W3** Working Waterways
- W2** Recreational Waterways
- DM** Deferred Matter

Cadastre

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- Addendum Data 12/01/2015
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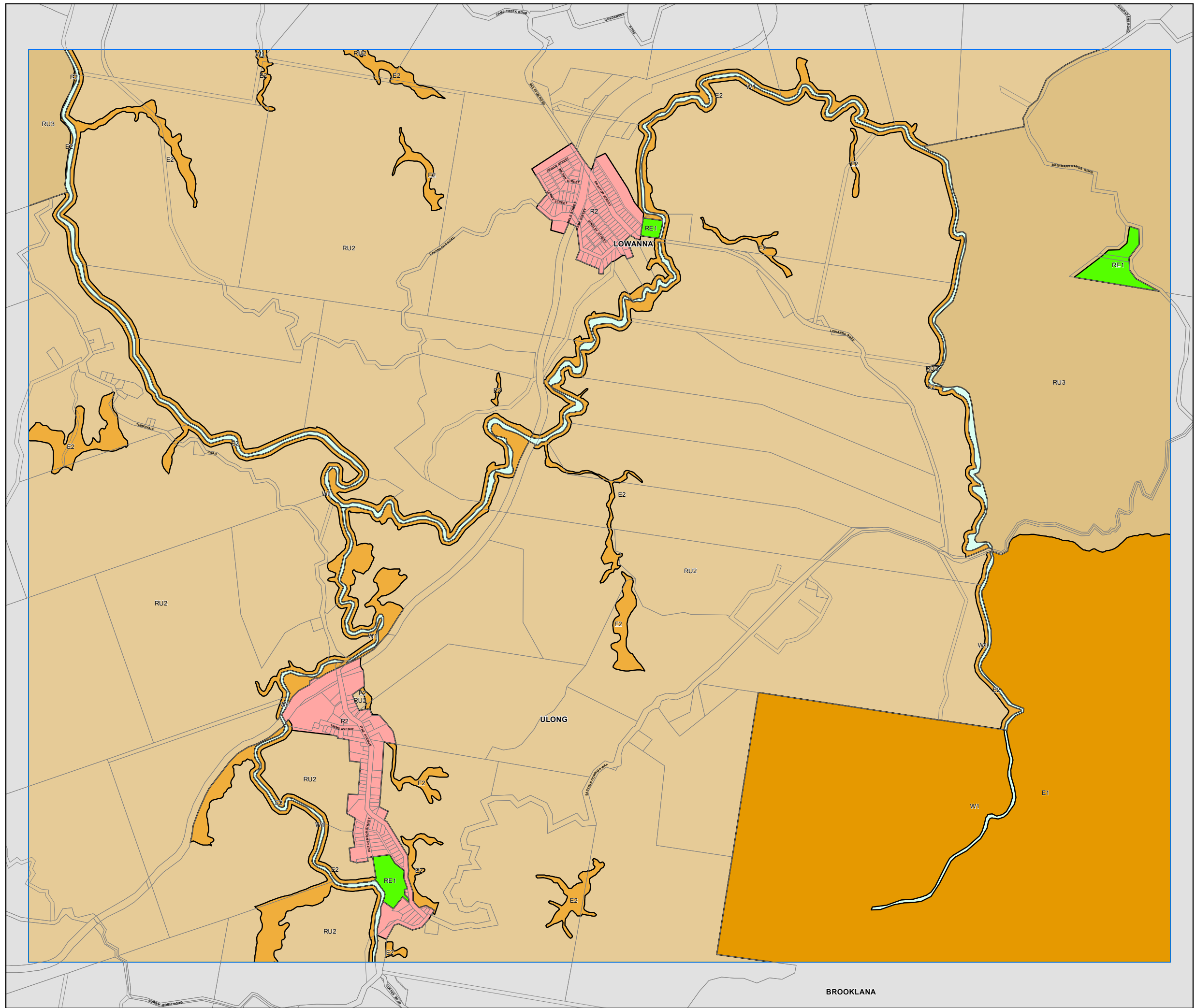


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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LZN_001A_020_20150112





Coffs Harbour Local Environmental Plan 2013

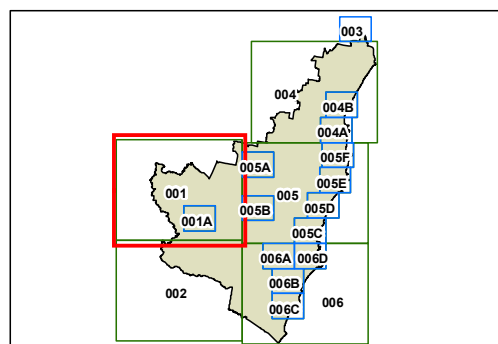
Land Zoning Map - Sheet LZN_001

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- IN1 General Industrial
- IN3 Heavy Industrial
- IN4 Working Waterfront
- R1 General Residential
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- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways
- W3 Working Waterways
- DM Deferred Matter

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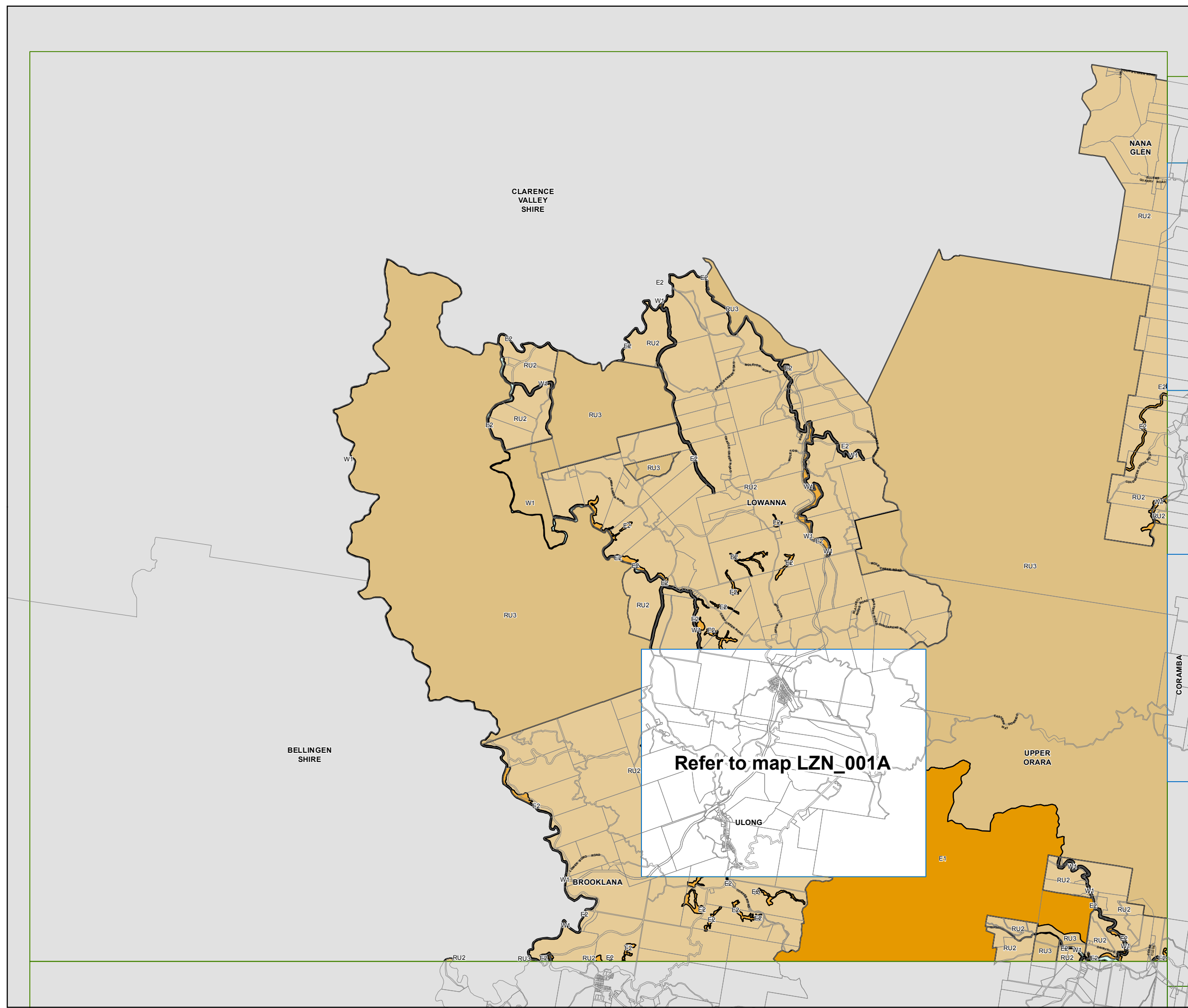


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Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number: 1800_COM_LZN_001_080_20150112





**Coffs Harbour
Local Environmental
Plan 2013
(Amendment No 001)**

Site Identification Map
Part of map tile:

1800_COM_LSZ_005_080_20150109

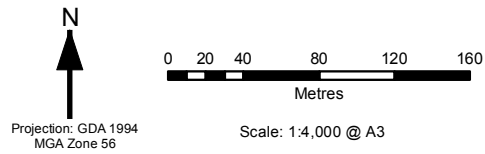
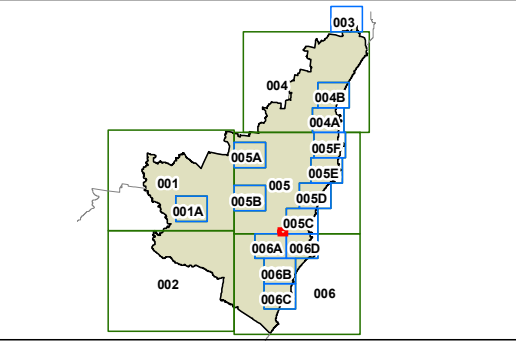
Proposed Zone

 Proposed Zone

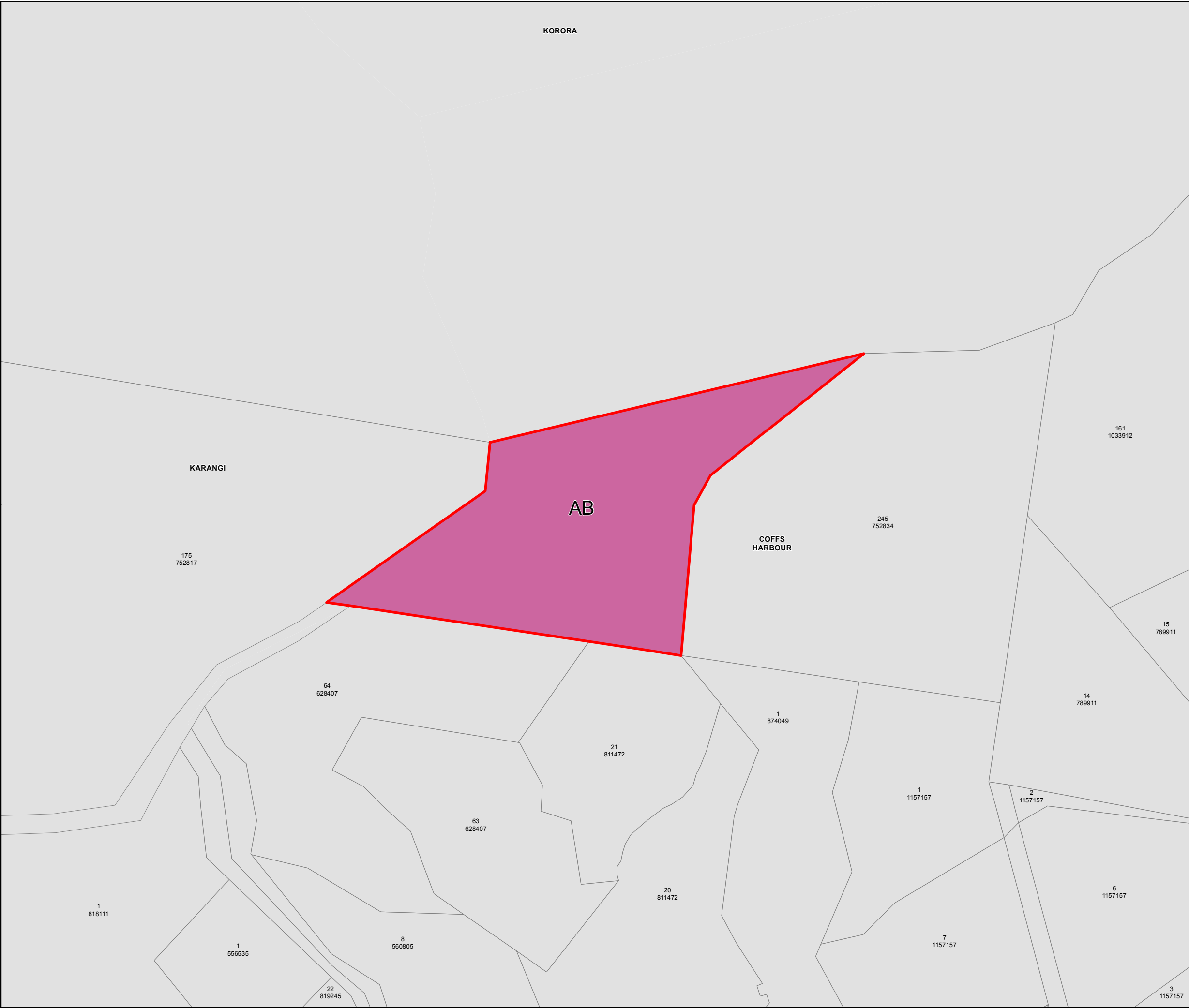
Cadastral

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Map identification number: 1800_COM_LSZ_005_004_20150112





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

1800_COM_LSZ_001A_020_20150109

Proposed Zone

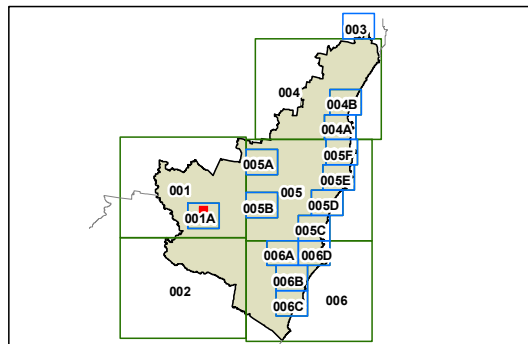
 Proposed Zone

 Proposed Zone

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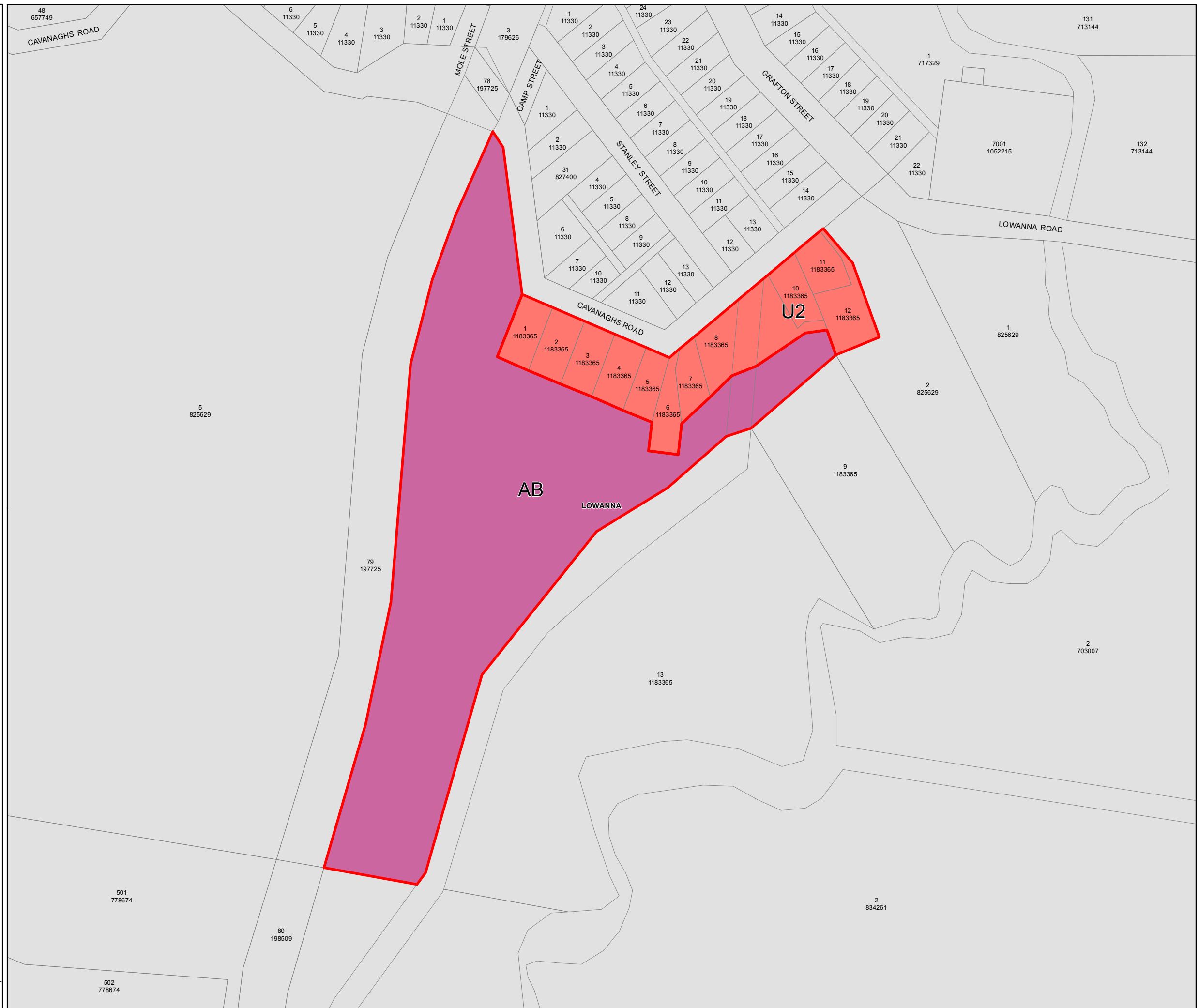
N

0 15 30 60 90 120
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:3,000 @ A3

Map identification number: 1800_COM_LSZ_001A_003_20150112





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

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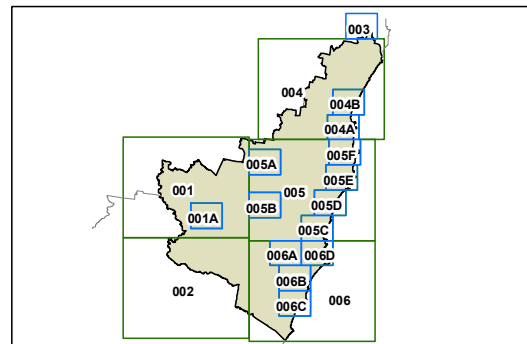
Proposed Zone

 Proposed Zone Removal

Cadastre

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Addendum Data 12/01/2015
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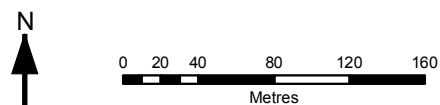


1800_COM_LSZ_005C_020_20150109

 Proposed Zone

Base Data 1990 © Land and Property Information
Addendum Data 12/01/2015
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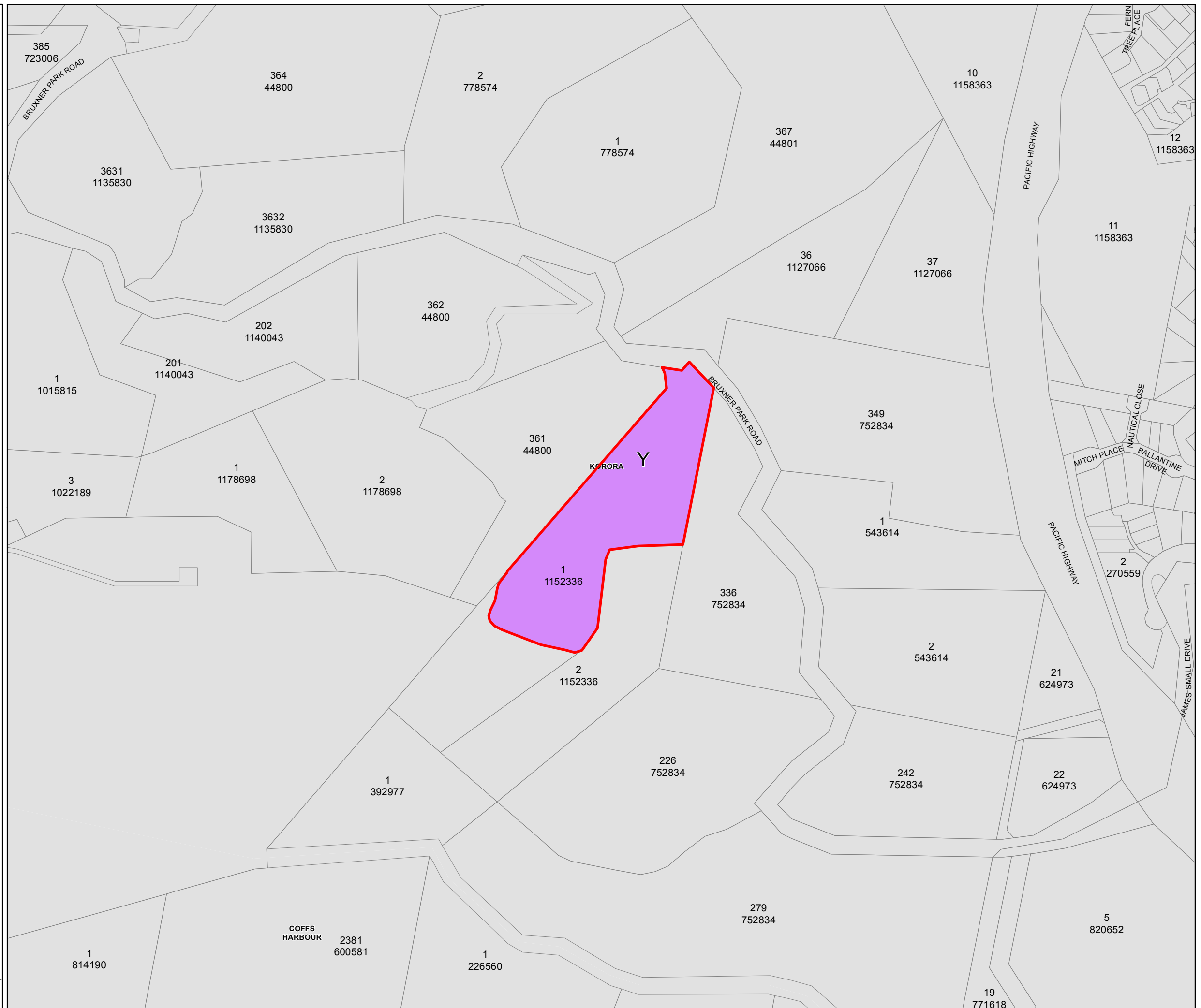
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Projection: GDA 1994
MGA Zone 56

Scale: 1:4,000 @ A3

Map identification number: 1800_COM_LSZ_005C_004_20150112





**Coffs Harbour
Local Environmental
Plan 2013
(Amendment No 001)**

Site Identification Map
Part of map tile:

1800_COM_LSZ_005D_020_20150210

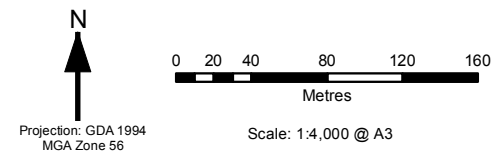
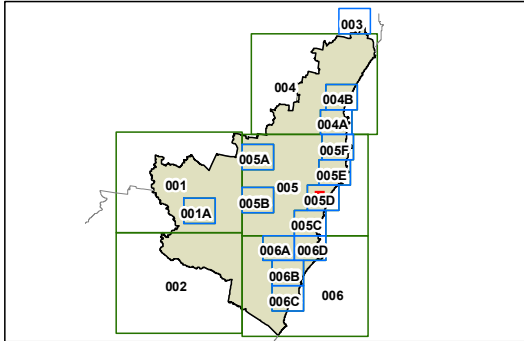
Proposed Zone

 Proposed Zone

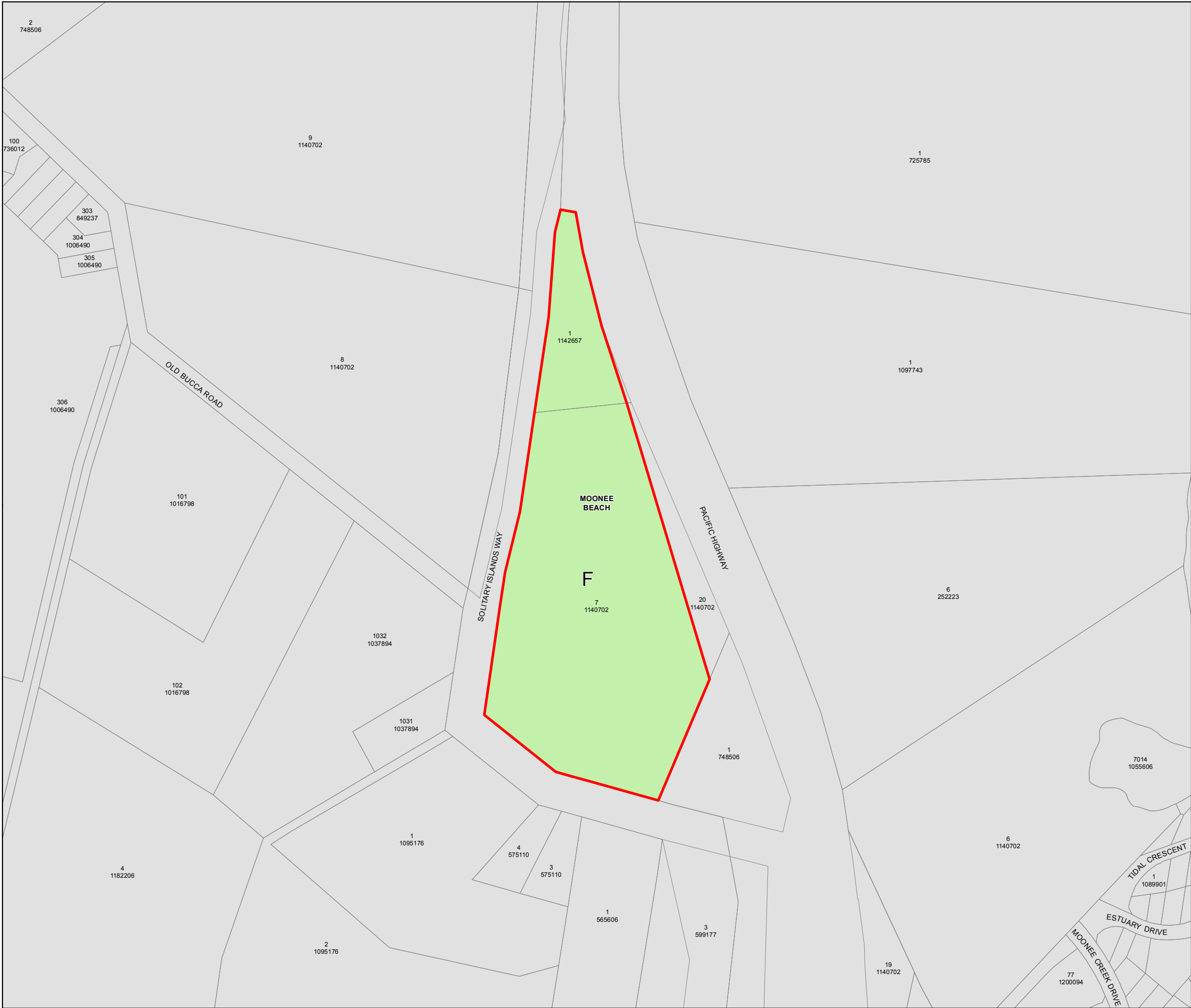
Cadastre

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Addendum Data 10/02/2015
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Map identification number: 1800_COM_LSZ_005D_004_20150210





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

1800_COM_LSZ_005F_020_20150109

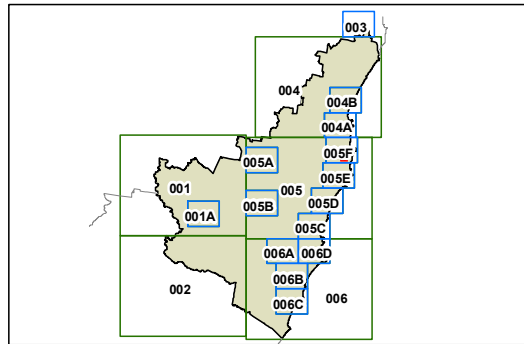
Proposed Zone

 Proposed Zone

Cadastral

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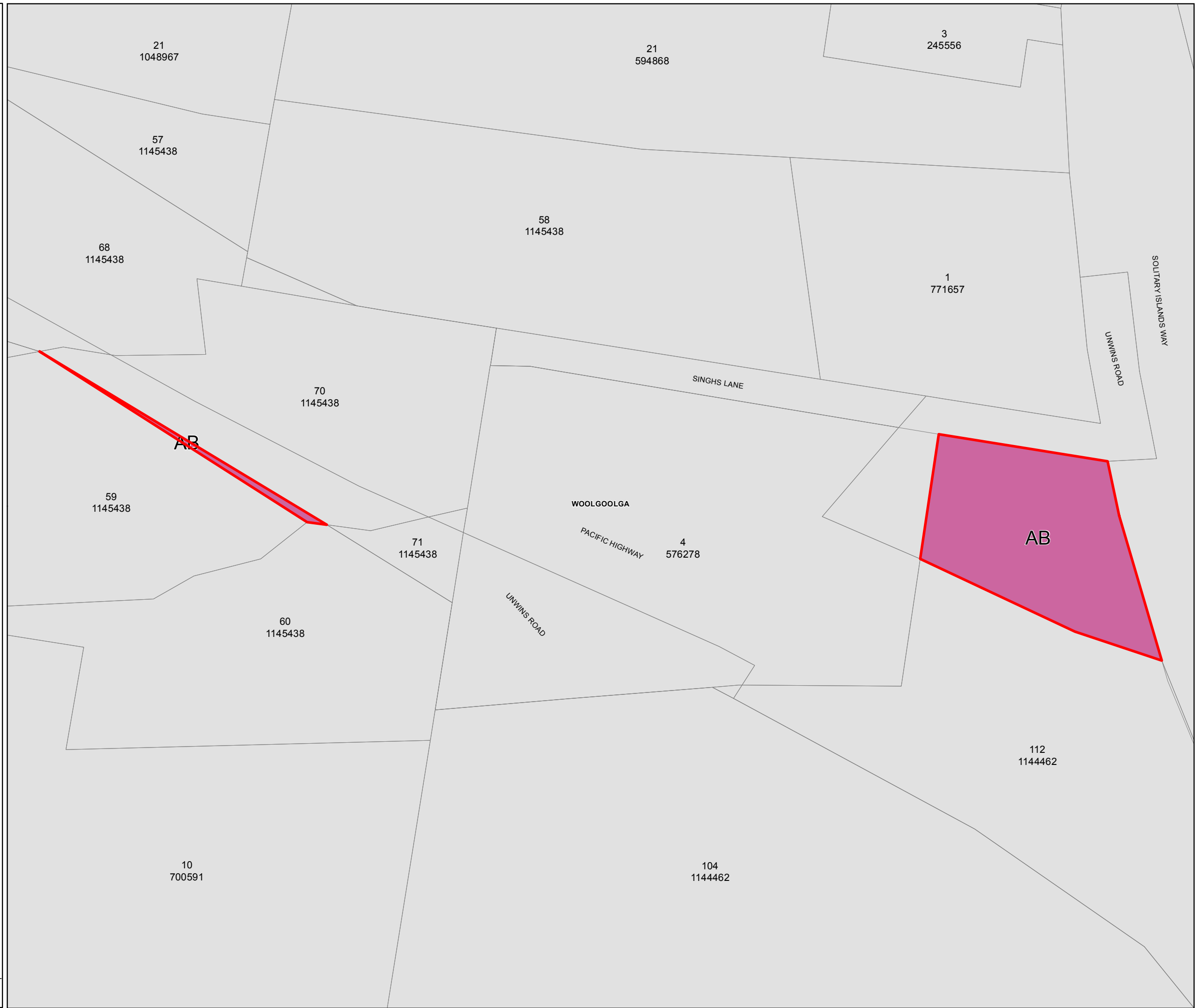


Projection: GDA 1994
MGA Zone 56

0 10 20 40 60 80
Metres

Scale: 1:2,000 @ A3

Map identification number: 1800_COM_LSZ_005F_002_20150112

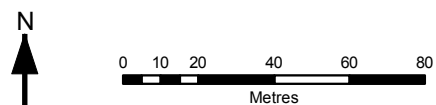




1800_COM_LSZ_006A_020_20150109

☐ Proposed Zone Removal

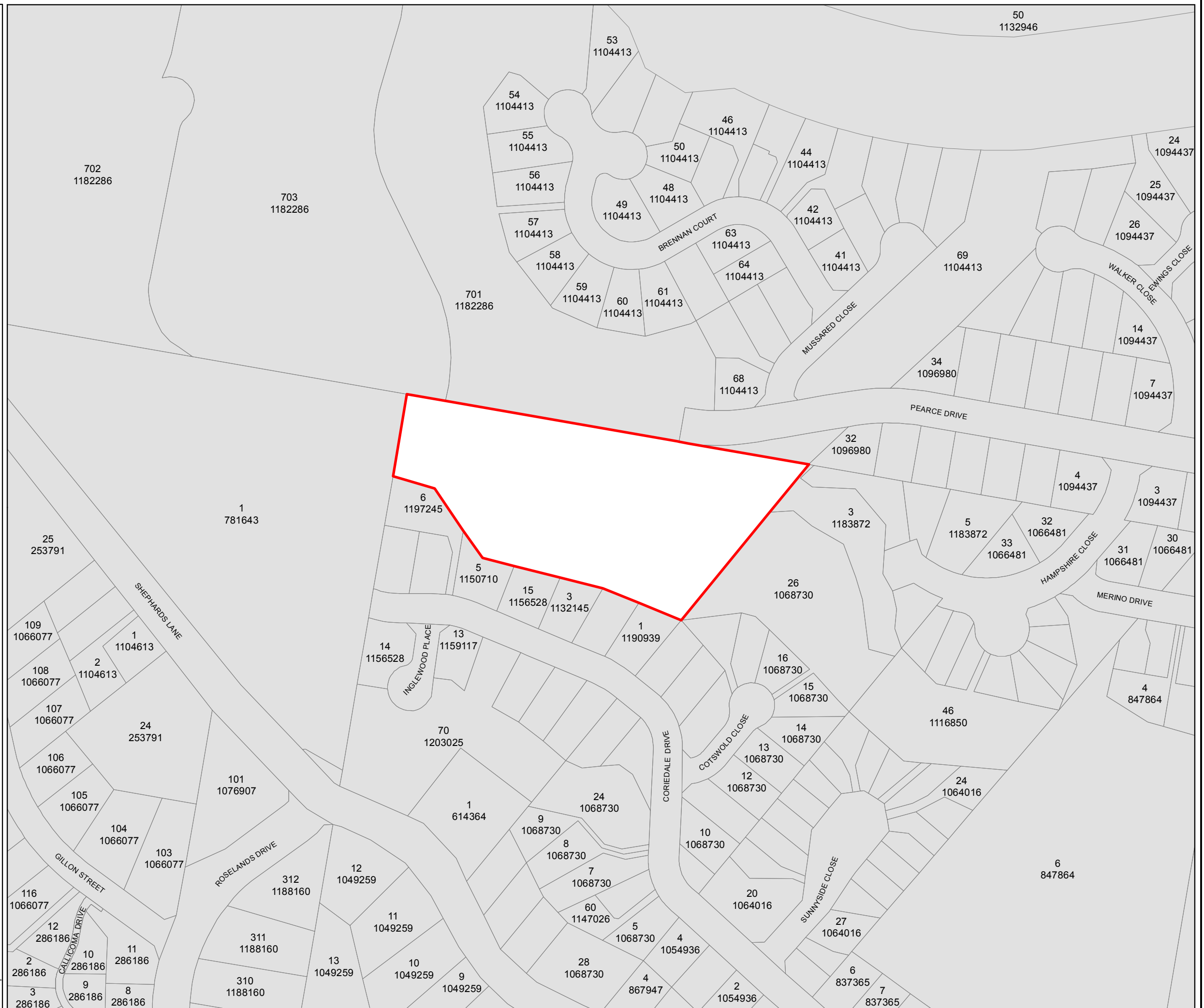
Base Data 1990 © Land and Property Information
Addendum Data 12/01/2015
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Projection: GDA 1994
MGA Zone 56

Scale: 1:2,000 @ A3

Map identification number: 1800_COM_LSZ_006A_002_20150112





Coffs Harbour Local Environmental Plan 2013 (Amendment No 001)

Site Identification Map Part of map tile:

1800_COM_LSZ_006D_020_20150109

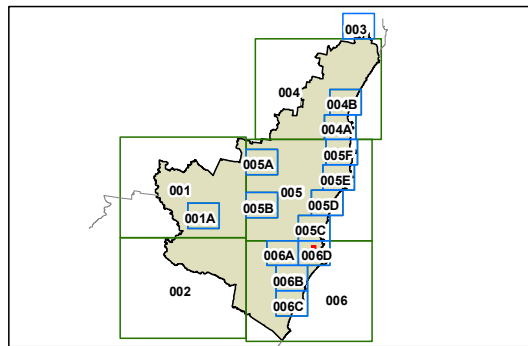
Proposed Zone

 Proposed Zone

Cadastre

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Addendum Data 12/01/2015
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Projection: GDA 1994
MGA Zone 56

0 5 10 20 30 40
Metres

Scale: 1:1,000 @ A3

Map identification number: 1800_COM_LSZ_006D_001_20150112





Coffs Harbour Local Environmental Plan 2013

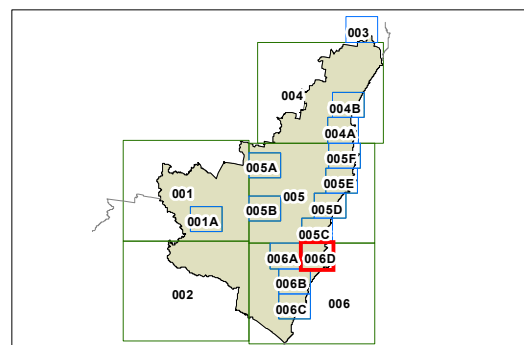
Lot Size Map - Sheet LSZ_006D

Minimum Lot Size (sq m)

F	400
K	550
U1	1200
U2	1300
W	3000
Y	1 ha
Z	2 ha
AB	40 ha

Cadastre

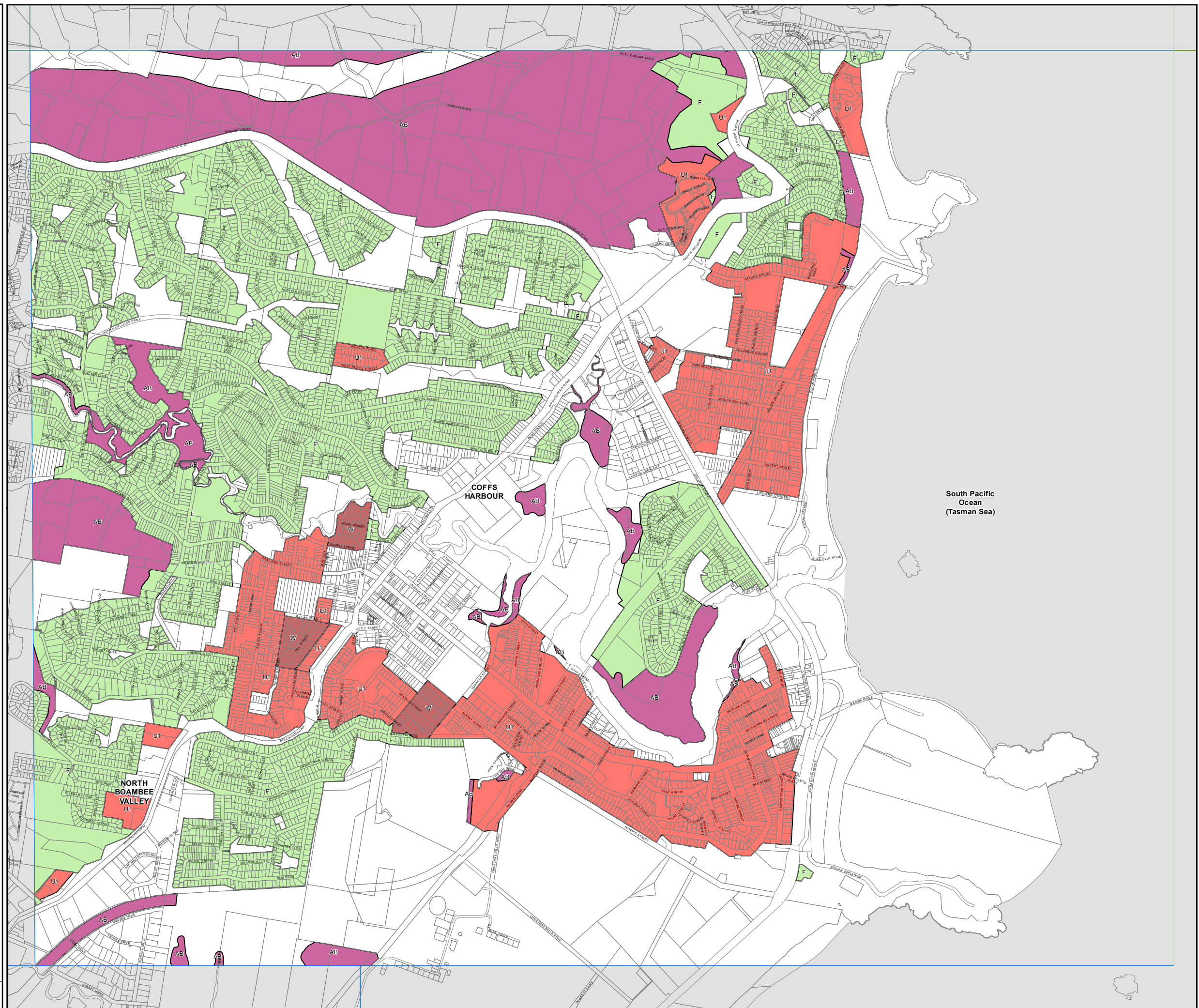
- Base Data 1990 © Land and Property Information
- Addendum Data 9/01/2015
- © Coffs Harbour City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LSZ_006D_020_20150109





Coffs Harbour Local Environmental Plan 2013

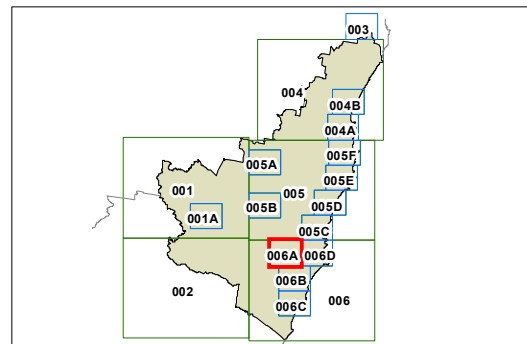
Lot Size Map - Sheet LSZ_006A

Minimum Lot Size (sq m)

F	400
K	550
U1	1200
U2	1300
W	3000
Y	1 ha
Z	2 ha
AB	40 ha

Cadastre

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Addendum Data 9/01/2015
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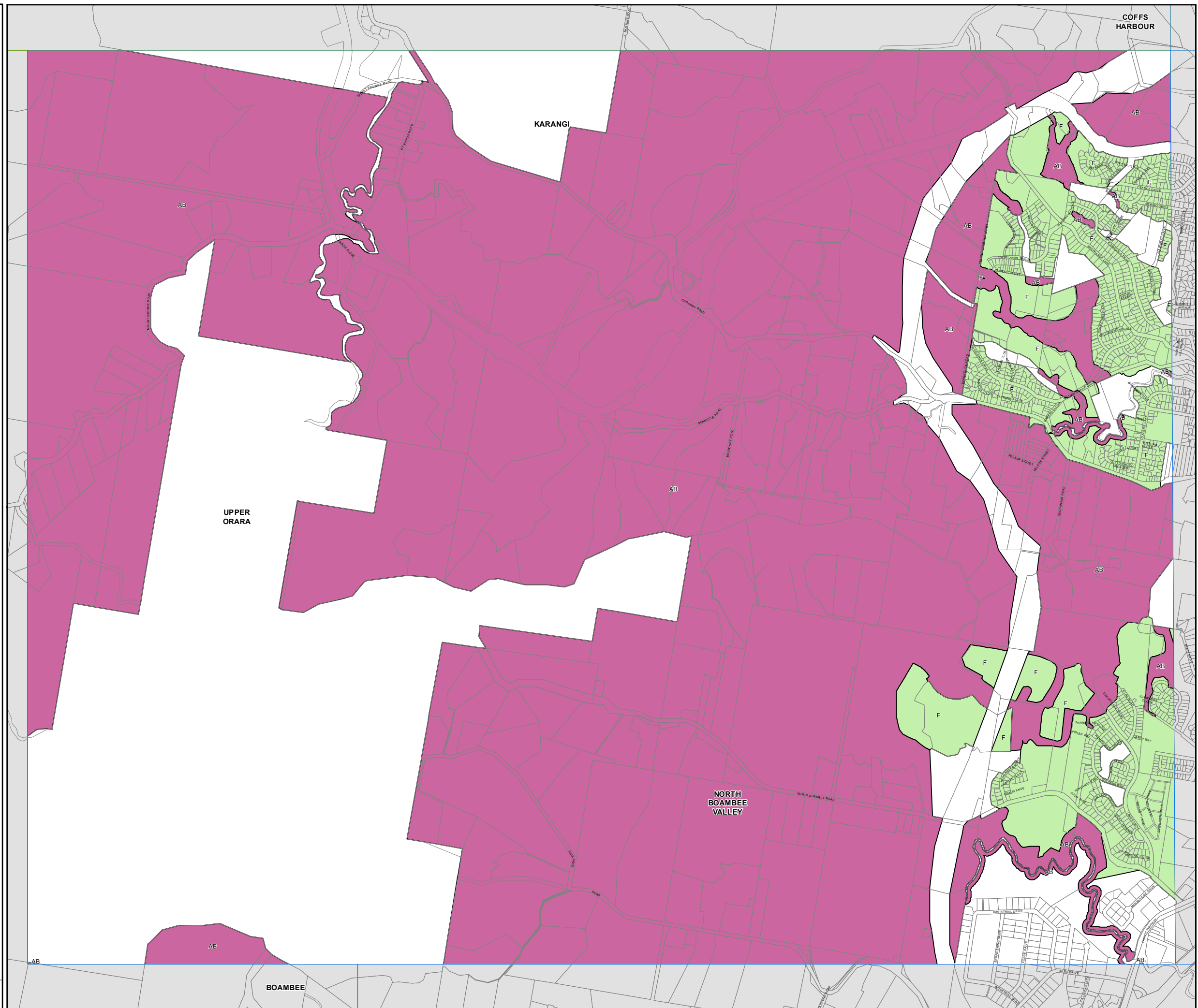


Projection: GDA 1994
MGA Zone 56

0 200 400 600 800 Metres

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LSZ_006A_020_20150109





Coffs Harbour Local Environmental Plan 2013

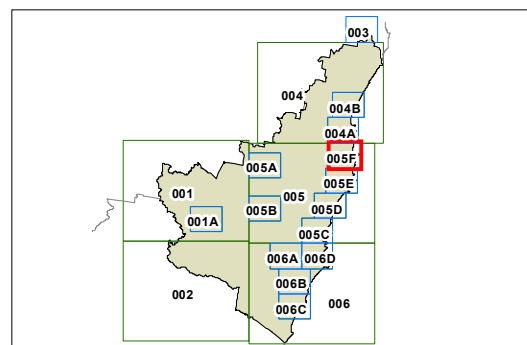
Lot Size Map - Sheet LSZ_005F

Minimum Lot Size (sq m)

F	400
K	550
U1	1200
U2	1300
W	3000
Y	1 ha
Z	2 ha
AB	40 ha

Cadastre

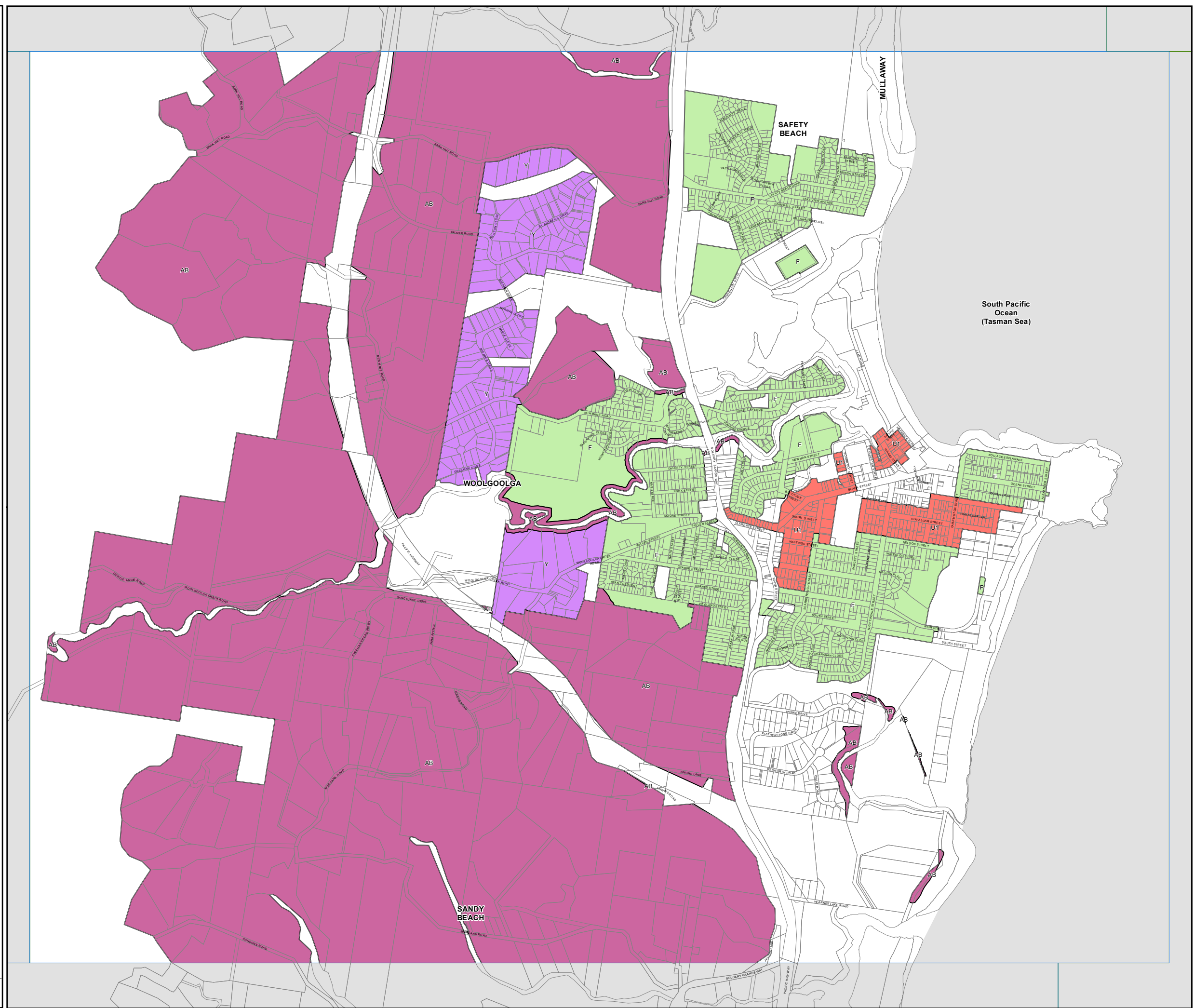
Base Data 1990 © Land and Property Information
Addendum Data 9/01/2015
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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LSZ_005F_020_20150109





Coffs Harbour Local Environmental Plan 2013

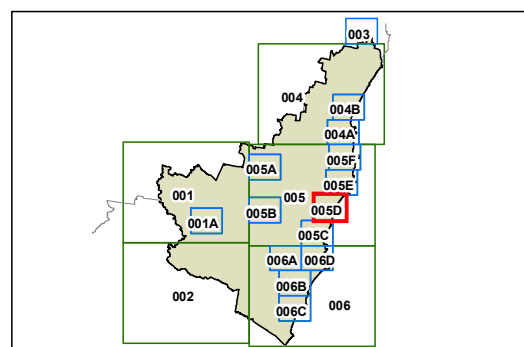
Lot Size Map - Sheet LSZ_005D

Minimum Lot Size (sq m)

F	400
K	550
U1	1200
U2	1300
W	3000
Y	1 ha
Z	2 ha
AB	40 ha

Cadastre

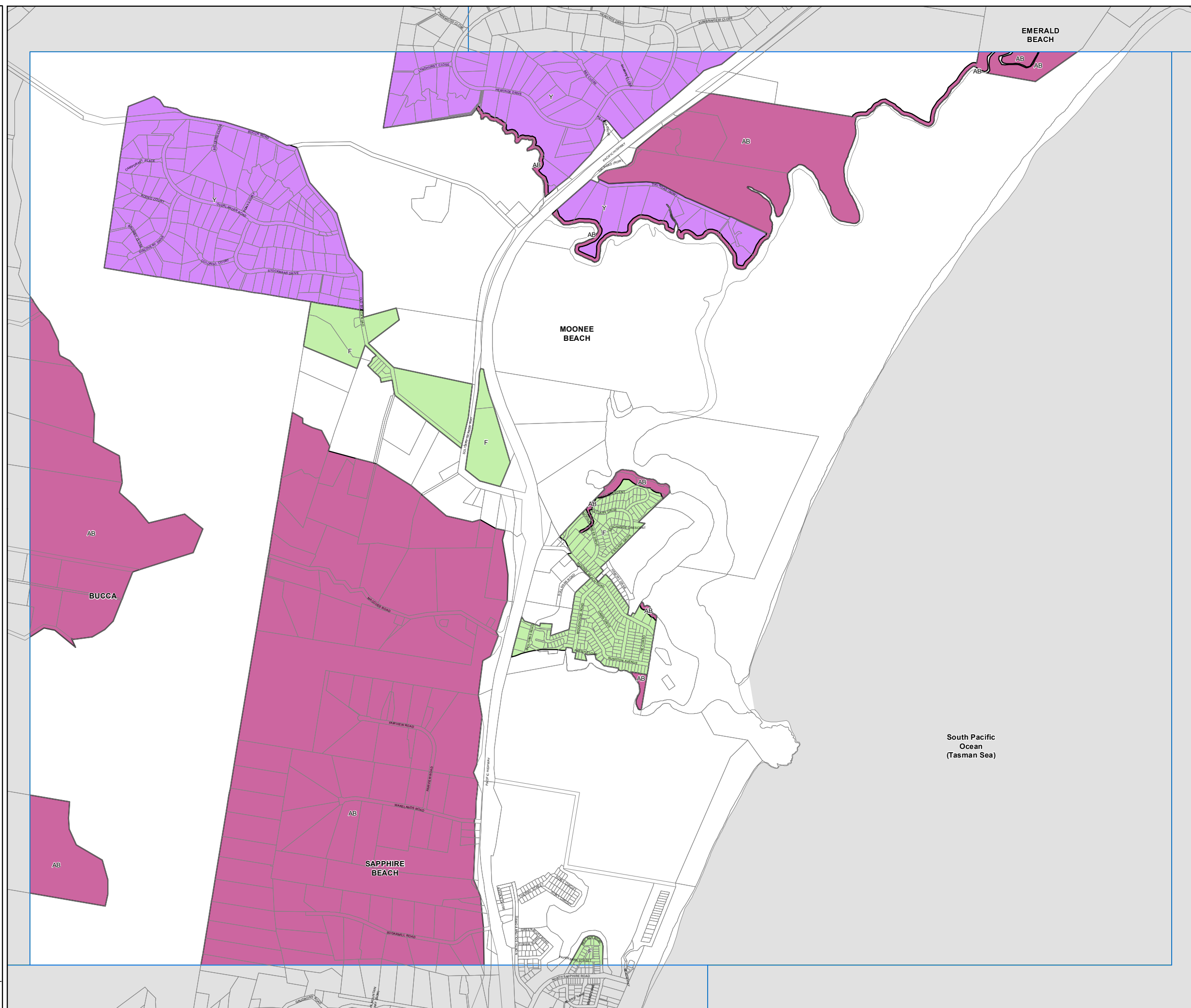
Base Data 1990 © Land and Property Information
Addendum Data 10/02/2015
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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LSZ_005D_020_20150210





Coffs Harbour Local Environmental Plan 2013

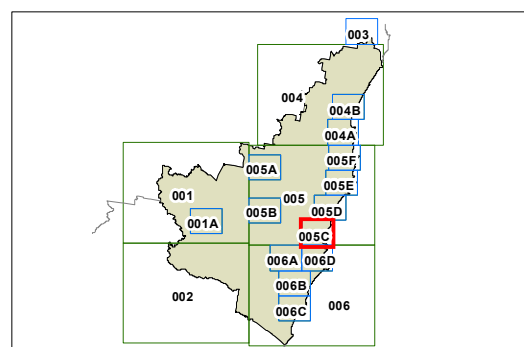
Lot Size Map - Sheet LSZ_005C

Minimum Lot Size (sq m)

F	400
K	550
U1	1200
U2	1300
W	3000
Y	1 ha
Z	2 ha
AB	40 ha

Cadastre

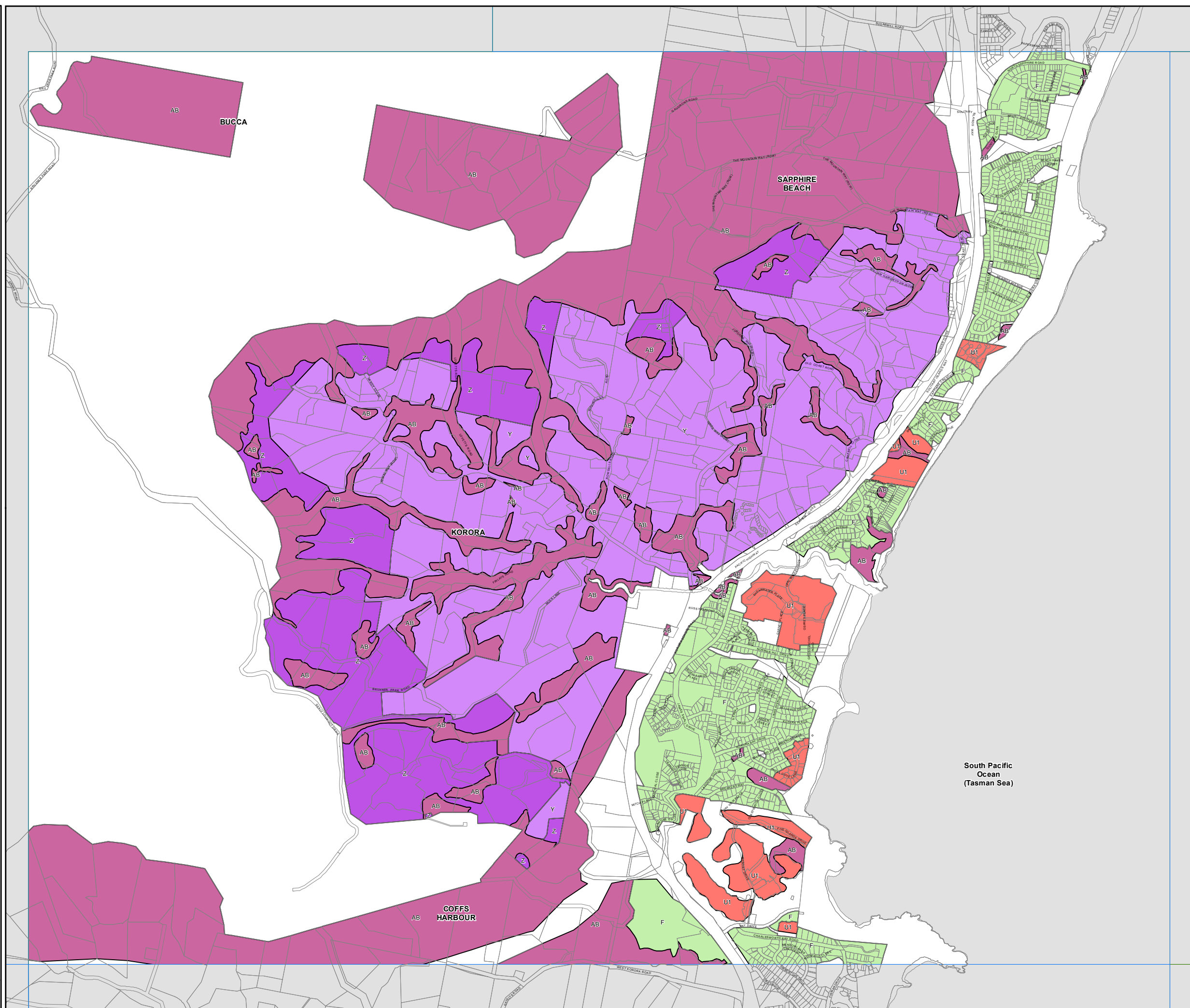
Base Data 1990 © Land and Property Information
Addendum Data 9/01/2015
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Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LSZ_005C_020_20150109





Coffs Harbour Local Environmental Plan 2013

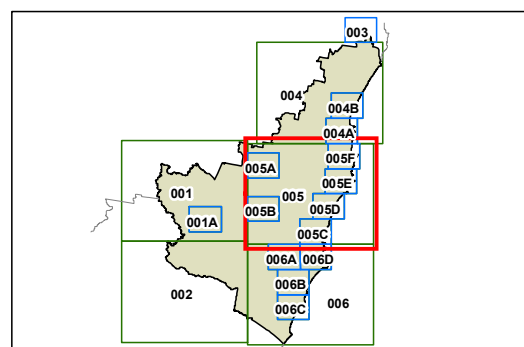
Lot Size Map - Sheet LSZ_005

Minimum Lot Size (sq m)

F	400
K	550
U1	1200
U2	1300
W	3000
Y	1 ha
Z	2 ha
AB	40 ha

Cadastre

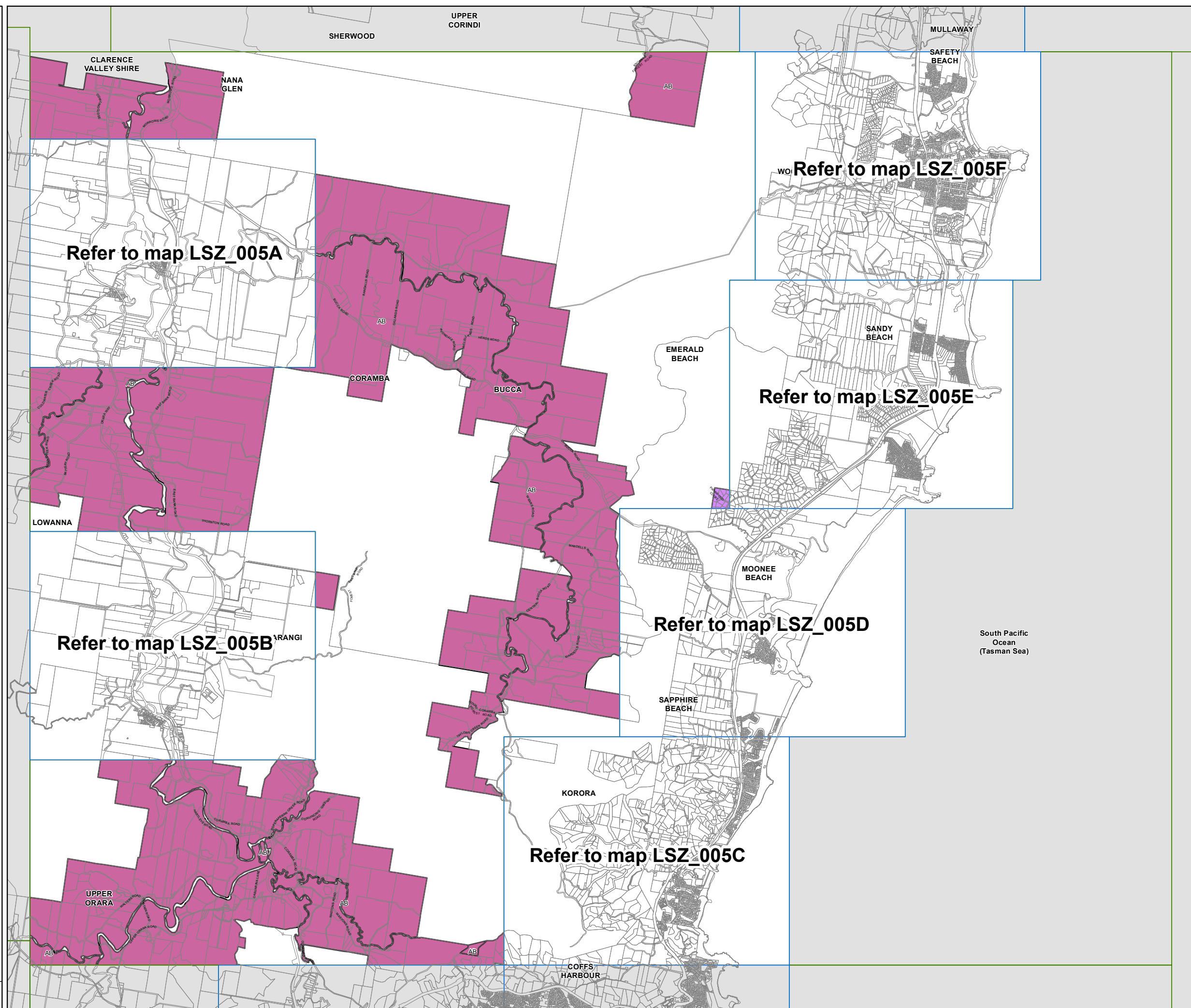
Base Data 1990 © Land and Property Information
Addendum Data 9/01/2015
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Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number: 1800_COM_LSZ_005_080_20150109





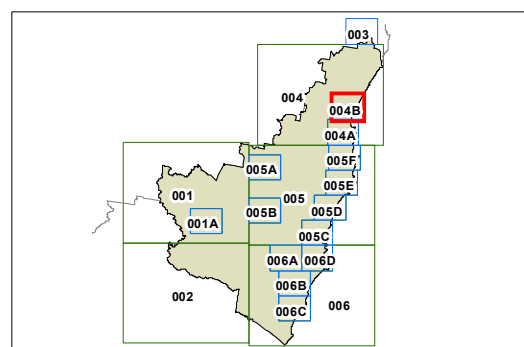
Lot Size Map -
Sheet LSZ_004B

Minimum Lot Size (sq m)

F	400
K	550
U1	1200
U2	1300
W	3000
Y	1 ha
Z	2 ha
AB	40 ha

Cadastre

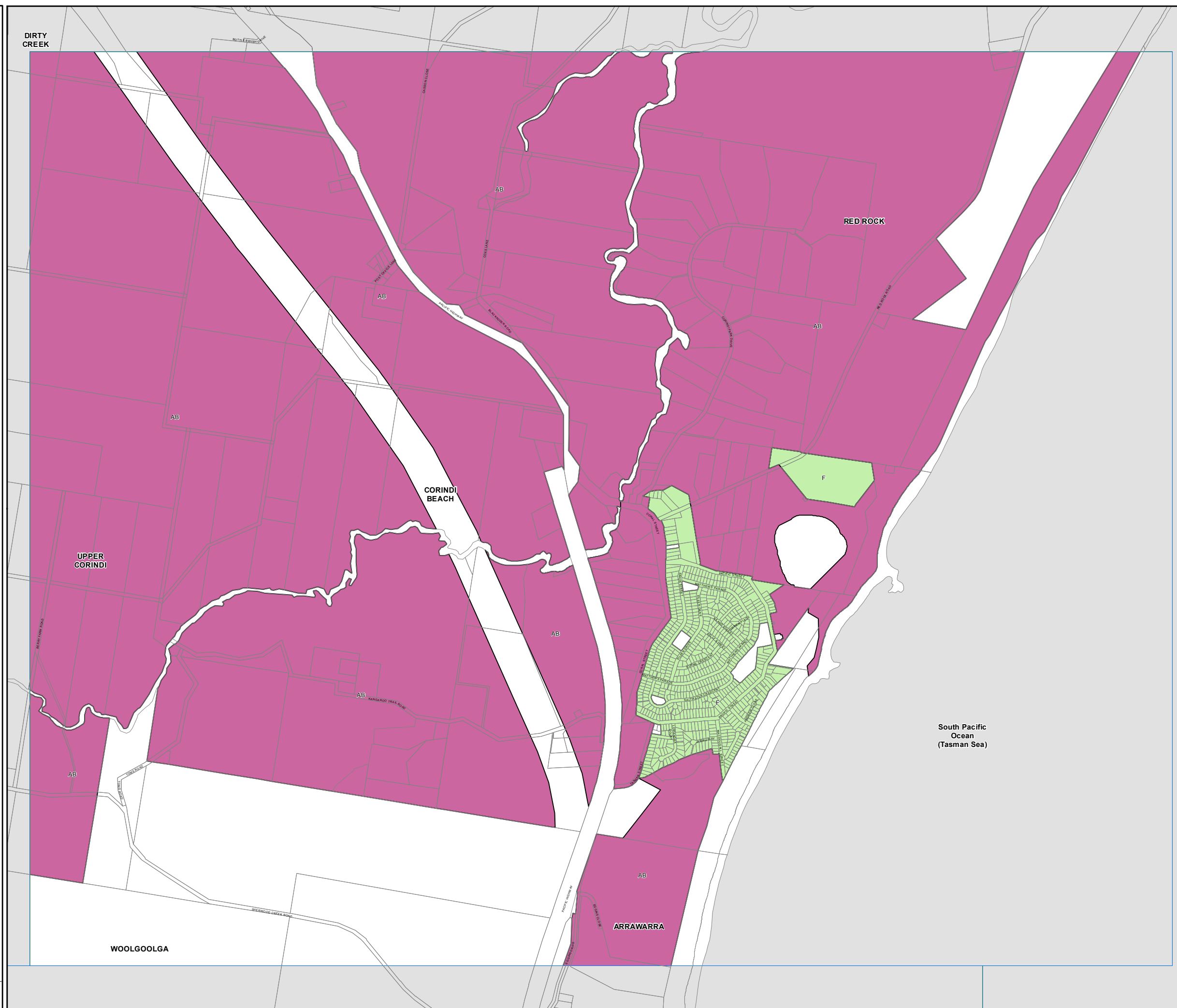
Base Data 1990 © Land and Property Information
Addendum Data 9/01/2015
© Coffs Harbour City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LSZ_004B_020_20150109





Coffs Harbour Local Environmental Plan 2013

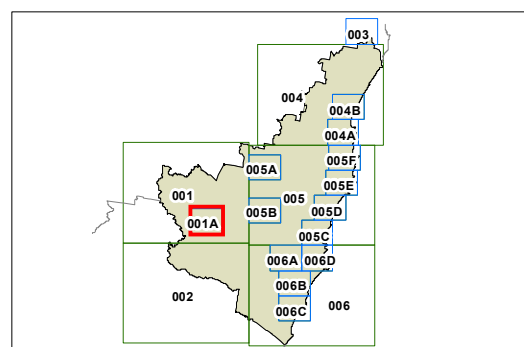
Lot Size Map - Sheet LSZ_001A

Minimum Lot Size (sq m)

F	400
K	550
U1	1200
U2	1300
W	3000
Y	1 ha
Z	2 ha
AB	40 ha

Cadastre

Base Data 1990 © Land and Property Information
Addendum Data 9/01/2015
© Coffs Harbour City Council



Projection: GDA 1994
MGA Zone 56

0 200 400 600 800 Metres

Scale: 1:20,000 @ A3

Map identification number: 1800_COM_LSZ_001A_020_20150109

