



New South Wales

## PARLIAMENTARY COUNSEL

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### *Opinion*

Environmental Planning and Assessment Act 1979  
Proposed Coffs Harbour Local Environmental Plan 2013 (Amendment No 18)

Your ref: PP\_2017\_COFFS\_003\_00  
Our ref: e2019-057.d03

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In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, appearing to read 'A. O'Callaghan'.

(A O'CALLAGHAN)  
Parliamentary Counsel  
3 May 2019



New South Wales

# **Coffs Harbour Local Environmental Plan 2013 (Amendment No 18)**

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the  
*Environmental Planning and Assessment Act 1979*.

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## **Coffs Harbour Local Environmental Plan 2013 (Amendment No 18)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Coffs Harbour Local Environmental Plan 2013 (Amendment No 18)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to land to which *Coffs Harbour Local Environmental Plan 2013* applies.

### **4 Maps**

The maps adopted by *Coffs Harbour Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

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

**[1]    Clause 2.1 Land use zones**

Insert in appropriate order:

E3 Environmental Management

**[2]    Land Use Table**

Insert in appropriate order:

### **Zone E3 Environmental Management**

**1            Objectives of zone**

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

**2            Permitted without consent**

Building identification signs; Environmental protection works;  
Extensive agriculture; Home occupations

**3            Permitted with consent**

Bed and breakfast accommodation; Bee keeping; Business identification signs; Camping grounds; Community facilities; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Flood mitigation works; Home-based child care; Home businesses; Information and education facilities; Oyster aquaculture; Pond-based aquaculture; Research stations; Roads; Tank-based aquaculture

**4            Prohibited**

Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

**[3]    Clause 4.1AA Minimum subdivision lot size for community title schemes**

Insert after clause 4.1AA (2) (c):

(d)    Zone E3 Environmental Management,

**[4]    Clause 4.1A Minimum subdivision lot sizes for certain split zones**

Insert “or Zone E3 Environmental Management” after “Zone E2 Environmental Conservation” wherever occurring in clause 4.1A (2) (b), (3) (c) and (4).

**[5]    Clause 4.2B Erection of dwelling houses on land in certain rural and environment protection zones**

Insert after clause 4.2B (2) (c):

(d)    Zone E3 Environmental Management.

**[6] Clause 4.2C Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones**

Insert after clause 4.2C (2) (c):

- (d) Zone E3 Environmental Management.

**[7] Clause 4.2D Boundary adjustments of land in certain rural, residential and environment protection zones**

Insert after clause 4.2D (2) (c):

- (d) Zone E3 Environmental Management.

**[8] Clause 4.2D (4)**

Insert “or Zone E3 Environmental Management” after “Zone E2 Environmental Conservation”.

**[9] Clause 7.18 Events permitted on public reserves and roads without development consent**

Insert “or Zone E3 Environmental Management” after “Zone E2 Environmental Conservation” in clause 7.18 (5).

**[10] Schedule 2 Exempt development**

Omit “or Zone E2 Environmental Conservation” from subclause (6) of the matter relating to **Waste management facility (roofed bin storage/wash area)**.

Insert instead “, Zone E2 Environmental Conservation or Zone E3 Environmental Management”.