



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
17 JUNE 2004

Contents

ITEM	DESCRIPTION	PAGE
NOTICE OF MOTION		
	WATER RESTRICTIONS	1
NOTICE OF RESCISSION MOTION		
	FLUORIDATION OF COFFS HARBOUR WATER SUPPLY	3
PLANNING, ENVIRONMENT AND DEVELOPMENT DEPARTMENT REPORTS		
PED19	DRAFT SITE MANAGEMENT PLAN FOR THE COFFS CREEK FLYING-FOX CAMP	5
PED20	COFFS HARBOUR JETTY MASTERPLAN: PRECINCTS WEST OF THE HARBOUR	10
PED21	DRAFT COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000 (AMENDMENT NO. 21): SURPLUS LAND AT CITY HILL, COFFS HARBOUR	12



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

(PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE)

17 JUNE 2004

Mayor and Councillors

NOTICE OF MOTION

WATER RESTRICTIONS

Purpose:

Councillor Rod McKelvey has given notice of his intention to move:

- "A. That Council introduce permanent Level One Water Restrictions for the Coffs Harbour Local Government Area.**
- B. That Council investigate different systems of charging for water to better reflect the true cost of provision of supply and maintenance of infrastructure."**

Council is to be congratulated on the introduction of initiatives such as water reuse. We need to do more, as we are seeing evidence of climate change with a warming trend over much of Australia since 1910.

The El Nino of 2002-03 over Southeast Australia was the hottest on record and the second driest, leading to extraordinary rates of evaporation. That El Nino did not end as most with above average rains.

Water is a finite resource that needs to be shared responsibly. With every main state capital except Brisbane on water restrictions, Australia is facing an urban water crisis because of an obvious mismatch between supply and demand. The situation is exacerbated by the decline in rainfall over the East Coast over the last 50 years.

Local river systems are recording flows close to the 2002 levels (lowest for 100 years), and the long-range weather forecasts are not encouraging.

cont'd

Water Restrictions (cont'd)

By Council adopting Level One restrictions permanently, we would be encouraging a mindset within the community to conserve this precious resource. With the introduction of a User-Pays system, residents would learn to budget water consumption the way they budget all other utilities. This would lead to more efficient use of water in households, gardens and business.

General Manager's comment:

In the interest of consumer acceptance, a positive approach to all aspects of the introduction of permanent restrictions needs to be carefully considered in the overall context of improved water management. Therefore, the above Notice of Motion needs further investigation addressing issues of uniformity across the region, enforcement, pricing, domestic and commercial impacts and community acceptance.

As Regional Water Supply partners, Coffs Harbour Water will liaise with North Coast Water to consider having a united approach to permanent water restrictions. Liaison with other local government authorities, especially those involved in the Premiers Department initiative of uniform water restrictions on the NSW northern coastal strip, would also assist in considering their position or experiences on the subject.

Proudly, Coffs Harbour water consumers have one of lowest per capita consumptions in Australia. It should be noted that our current consumption of 5,600 ML per annum is the equivalent to 90% of the consumption figures of 1988, pre-water management. That is, we are using less water now than in 1988. This can be attributed to a number of reasons, especially an active water efficiency program and many years of adhering to water restrictions. Also consumers have been under a full user pays system for water consumption since 1989.

NOTICE OF RESCISSION MOTION

FLUORIDATION OF COFFS HARBOUR WATER SUPPLY

Purpose:

Councillors Ian Hogbin, Gavin Smithers and Clive Joass have given notice of their intention to move:

That Resolution No. 10 of the Ordinary (City Business Units Committee) meeting held on 3 June 2004 and reading as follows, **be rescinded**:

"That Council approach the NSW Government under the provisions of Section 6A of the Fluoridation of the Public Water Supplies Act 1957 to undertake the following:

1. *Convene the Fluoridation of Public Water Supplies Advisory Committee to advise the relevant Minister and the Council on the question of whether there is a strong case to fluoridate the Coffs Harbour water supply to address serious public health issues.*
2. *Under the provisions of the Act, the Committee should consist of the following:*
 - *a representative from the Australian Medical Association*
 - *a representative from the Australian Dental Association*
 - *a representative from the Institute of Engineers*
 - *a representative from the Australian Local Government Association*
 - *two representatives appointed by the relevant Minister, preferably a member of the Mid North Coast Area Health Service and a resident of the Coffs Harbour City local government area.*
3. *That in the event the Committee finds that there is not a strong case for the fluoridation of the Coffs Harbour water supply, Council notify the NSW Government and the Mid-North Coast Area Health Service that it will not take up its offer to undertake the capital works required to implement fluoridation.*
4. *That in the event the Committee finds that a strong case can be demonstrated for the fluoridation of the Coffs Harbour water supply:*
 - (a) *Council notify the NSW Government and the Mid North Coast Area Health Service that it will accept a direction to fluoridate the water supply and take up its offer to undertake the fully funded capital works required to implement that direction.*
 - (b) *Council seek a 50% subsidy for the recurrent costs associated with fluoridation.*
 - (c) *Council consult with the NSW Government and the Mid North Coast Area Health Service on appropriate levels of fluoride to be added to the Coffs Harbour water supply to address the public health issues."*

cont'd

Fluoridation Of Coffs Harbour Water Supply (cont'd)

If the above resolution is rescinded, we intend to move the following (as three separate motions):

1. That Council invite two representatives of the community to address Council presenting an argument against fluoridation of the Coffs Harbour Water Supply, and following this presentation;
2. That Council seek from the Department of Health confirmation of full capital cost and 50% of the recurrent funding for the fluoridation of the Coffs Harbour Water supply, should Coffs Harbour City Council proceed with the fluoridation issue;
3. That subject to this confirmation, Council proceed under Section 6A of the Fluoridation of the Public Water Supplies Act 1957 and undertake the following:
 - (a) Convene the Fluoridation of the Public Water Supplies Advisory Committee to advise the relevant Minister and the Council on the question of whether Coffs Harbour water supply should be fluoridated.

PED19 DRAFT SITE MANAGEMENT PLAN FOR THE COFFS CREEK FLYING-FOX CAMP

Purpose:

This report provides a brief description of the Draft Site Management Plan for the Coffs Creek Flying-fox Camp (Draft Plan supplied separately to Councillors).

The report recommends that community consultation be sought in regard to the actions proposed in the plan by placing the document on public exhibition and informing relevant stakeholders of the process.

Description of Item:

The Management Plan was prepared in response to a critical situation where, due to drought conditions across much of NSW, a large congregation of flying-foxes occurred at the Coffs Creek site. This situation was exacerbated by the removal of Camphor Laurel to the north of the camp's core area causing the animals to become concentrated closer to residents. The subsequent listing of the Grey-headed flying-fox as vulnerable on the NSW Threatened Species Act meant that there was now a legal requirement for the owner of the land to protect the habitat of this species.

Raymac Pty Ltd owns the majority of the land on which the camp is situated with the remainder Crown land. This land will be transferred to Council when the final linen plan for the adjacent development DA 466/92 is released. The responsibility for the management of the site will then be transferred to Council.

The plan seeks to achieve a balance between protecting the interests and amenity of residents and protecting the high conservation values of the Flying-fox camp, Koala Habitat and the Endangered Ecological Community "Lowland Rainforest on Floodplain in the NSW North Coast Bioregion."

A major focus of the actions proposed in the plan is to provide a buffer between the camp and the residents immediately adjoining the camp. This will be completed in three major stages. Gundagai Street, where residents are most affected by the camp was designated Stage 1. A licence authorising the work was obtained from Department of Environment and Conservation (DEC) to lop non-native vegetation along the edge of the camp where it overhangs residential living areas. Residents were contacted by mail and invited to complete a short survey to ascertain their attitudes to living adjacent to the camp. A follow up site meeting was then conducted if requested by the resident to discuss their concerns. Seven residents requested that overhanging branches of non-native vegetation be lopped on their properties.

This work was carried out in April when breeding activity in the camp would be least affected. The residents involved have expressed appreciation for the works completed as they now have a buffer between the camp and their backyards. Further consultation with residents will take place when a large influx of flying-foxes next occurs.

The plan also proposes actions, which will lessen the density of animals roosting in the "core" area and alleviate the effects from odour, noise and droppings from the camp on adjacent residents by providing alternative roosting habitat away from residential living areas.

cont'd

Ped19 Draft Site Management Plan For The Coffs Creek Flying-Fox Camp (cont'd)

These actions will most benefit residents immediately adjoining the camp. An education campaign will be undertaken to provide other concerned residents with measures to alleviate any unwanted effects they may have experienced.

The education campaign will also provide information to the wider community in regard to the importance of flying-foxes to the ecology of native forests and how creation of additional food resources and habitat across the Coffs Harbour Local Government Area (LGA) through Council's habitat creation and regeneration activities will provide relief for members of the community affected by roosting or feeding flying-foxes.

Sustainability Assessment:

- **Environment**

The actions proposed in the plan will protect and enhance the flying-fox camp, Koala Habitat and the Endangered Ecological Community "Lowland Rainforest on Floodplain in the NSW North Coast Bioregion." No further Camphor Laurel or exotic canopy tree species removal will take place at the site until plantings of native tree species reach a height and density where they can be utilized by roosting flying-foxes.

This will delay the removal of Camphor Laurel in the area of the camp, which will have implications for weed removal programmes in the area. Seed dispersal by birds means that Camphor Laurel seedlings will continue to become established down and upstream of the camp. These seedlings will need to be removed from Council maintained areas.

- **Social**

The actions proposed in the plan will alleviate conflicts between the community and the camp by modifying the edge of the camp where adverse effects from noise, droppings and odour directly impact on residents and by creating alternative roosting habitat away from residential living areas.

The plan proposes an education programme to address community concerns regarding the potential health risk from living adjacent to a flying-fox camp. This campaign will highlight the fact that the health risk posed by the camp to the community is minimal.

- **Economic**

The plan provides opportunities for employment in environmental management and education, bush regeneration and the ecotourism industry.

Currently there is no available funding except through the Environmental Levy fund. The plan identifies other potential funding sources such as State and Federal government threatened species recovery action programmes.

Consultation:

It is proposed to now publicly exhibit the plan. During exhibition, it is proposed to hold a community information session to explain the implications of the plan and the process for lodging submissions.

cont'd

Ped19 Draft Site Management Plan For The Coffs Creek Flying-Fox Camp (cont'd)

Statutory Requirements:

The plan provides a framework for co-ordinating Council's responsibilities under the *Environmental Protection and Biodiversity Act, 1999*, *Threatened Species Conservation Act, 1995*, *NPW Act, 1974*, *Environmental Planning and Assessment Act, 1979* and the *Rural Fires Act, 1997*.

The DEC recommends that an environmental impact assessment process be undertaken for any proposal to clear or modify camp vegetation or to disturb a camp and that the proponent contact DEC to discuss the proposal and any licensing required. The DEC does not generally support proposals to disturb flying-fox camps as:

- permanent relocation is likely to depend on a continuing program of disturbance;
- threatened species may be harmed and/or their habitat damaged;
- flying-foxes may relocate to less desirable locations, for example, scattering throughout town, or roosting adjacent to more intensively developed sites; and
- such exercises are costly in terms of personnel and financial resources with uncertain outcomes.

Any other significant disturbance to roost sites, whether intentional or as a consequence of other action, should also be assessed for its potential to cause a significant impact on the population, prior to the activity taking place.

The DEC, as consent authority for the *Threatened Species Conservation Act, 1995*, under which many of the actions proposed in the plan are covered, has been consulted during the preparation of this plan and have given approval to the actions proposed in the plan.

Comments from City Parks

City Parks Branch has been working closely with the developer Raymac Pty Ltd in the implementation of the consent conditions of DA 466/92. This involved the regeneration of the lowland rainforest along Coffs Creek. There is still significant work to be undertaken. This plan will cause modifications to the works program. The changes will be easily accommodated. The planting to be undertaken on the reserve land to be acquired and will mitigate the major problem for adjoining property owners once it is established. This could take from 10 – 15 years for the trees to establish sufficient canopy to provide habitat for the flying-foxes.

Issues:

- **Creation of a Buffer around the Camp**

A buffer between the camp and adjacent residents is to be created and maintained in three stages and is illustrated in figure 1.

- **Regeneration of Habitat away from Residential Areas**

It is proposed to plant out the eastern edge of area A which will still leave area for the provision of a playground and open floodway area.

cont'd

Ped19 Draft Site Management Plan For The Coffs Creek Flying-Fox Camp (cont'd)



Figure 1: Coffs Creek Flying-fox Camp

- **Removal of Non-native Vegetation**

Condition 12 of DA 466/92 requires the implementation of actions detailed in a Habitat Improvement Program, namely the poisoning of non-native vegetation along Coffs Creek and regenerating the area with appropriate native vegetation. The poisoning of an area of Camphor Laurels which formed part of the area utilized by flying-foxes as a roosting site resulted in flying-foxes roosting further downstream and over residential living areas in Gundagai Street bringing them into conflict with residents.

cont'd

Ped19 Draft Site Management Plan For The Coffs Creek Flying-Fox Camp (cont'd)

It is proposed that only non-canopy weeds are to be removed until trees in the regeneration areas form a closed canopy, which can be utilized by flying-foxes.

A requirement of the Habitat Improvement Program is that "those trees which may cause significant blockage of the creek flow will be removed".

Implementation Date / Priority:

It is proposed to exhibit the Draft Site Management Plan for the Coffs Creek Flying-fox Camp for 28 days with a further 14 days to receive submissions. A report on submissions is anticipated to be presented to Council in August 2004.

Recommendation:

- 1. That the Draft Site Management Plan for the Coffs Creek Flying-fox Camp be publicly exhibited.**
- 2. That all landholders and residents immediately adjoining the camp be informed of the exhibition of the plan by mail.**
- 3. That a community information session be held during the exhibition to assist understanding of the plan.**

PED20 COFFS HARBOUR JETTY MASTERPLAN: PRECINCTS WEST OF THE HARBOUR

Purpose:

The purpose of this report is to advise Council of the status of the Jetty Masterplan, which Council engaged the Urban Design Advisory Service (UDAS) to produce; UDAS is an advisory arm of the Department of Infrastructure, Planning and Natural Resources. UDAS have advised Council that as a result of a restructure they are unable to carry out the project. The report recommends that Council annul the contract with UDAS and invite expressions of interest from suitably qualified professional bodies to undertake the project. A map of the extent of the Jetty Area Masterplan is shown below.



Description of Item:

A comprehensive Masterplan for the Jetty precincts west of the railway line will provide a framework for the future development and growth of the Coffs Harbour Jetty area, designed to meet the needs of users of the Jetty area; being residents, developers, visitors and the greater community.

On 20 November 2003, Council endorsed the commencement of the Jetty Masterplan project by UDAS, following a successful application for funds available from DIPNR's Design Quality Program, which is a \$1.5 million package to improve the design quality of residential flat developments in New South Wales. On 25 May 2004 Council was informed of an organisational restructure by DIPNR. The result was a significant reduction in funding and staff for UDAS, consequently UDAS is unable to complete the project. UDAS has requested an annulment of the project contract as signed by Council on 3 November 2003.

cont'd

Ped20 Coffs Harbour Jetty Masterplan: Precincts West Of The Harbour (cont'd)

Sustainability Assessment:

- **Environment**

The issues discussed in this report have no environmental impact.

- **Social**

The issues discussed in this report have no social impact.

- **Economic**

Broader Economic Implications

Council has committed \$40,000 to the Jetty Masterplan project. Council was granted an additional \$40,000 by UDAS from the Design Quality Program by matching the Council commitment, making a total of \$80,000 available for the project. There are no implications to Council's Management Plan.

Issues:

Requirement for a New Design Consultant

As UDAS are now unable to undertake the project, a new design consultant needs to be engaged to undertake the project. Expressions of interest will be sought from appropriately qualified consultants.

Review of the Design Brief

Preparation of a revised design brief to advertise to prospective consultants is required, as the initial brief to UDAS was in the form of application for Design Quality Program funding. An amended design brief (suitable to needs) has been produced (supplied separately to Councillors).

Conclusion:

The Jetty Masterplan is an important project which will be of great benefit to the Coffs Harbour community. Such benefits include a comprehensive vision for the future neighbourhood character of the area with appropriate design guidelines; a vibrant business area at the Jetty strip which will provide employment opportunities; and improvements to pedestrian travel and other public spaces. Council has \$80,000 in committed funding to produce a quality masterplan which will provide design direction and a strategy for Jetty precincts west of the railway line.

Recommendation:

1. **That Council formally annul the contract pertaining to the Jetty Masterplan, co-signed by Council's General Manager and the Director of Urban Design Advisory Service on 3 November 2003.**
2. **That Council endorse the "Masterplan and Development Control Plan for the Coffs Harbour Jetty Area" design brief for provision to prospective consultants.**

**PED21 DRAFT COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000
(AMENDMENT NO. 21): SURPLUS LAND AT CITY HILL, COFFS HARBOUR**

Purpose:

To report on the rezoning of Council land at City Hill. The report recommends adopting Coffs Harbour City Local Environmental Plan (LEP) 2000 (Amendment No. 21) and submitting it to the Department of Infrastructure, Planning and Natural Resources (DIPNR) for gazettal. The draft LEP proposes to rezone the subject land from 5A (Special Uses) to part 2C Residential (Medium-High Density) and part 7A Environmental Protection (Habitat and Catchment). The land is shown on the map below.

The report recommends that Council proceed with the rezoning.



Description of Item:

On 5 June 2003 Council resolved to seek a Section 65 certificate from DIPNR to allow exhibition of the Draft LEP. The certificate was issued on 12 December 2003 and the Draft LEP Amendment was exhibited between 22 December 2003 and 27 February 2004. A copy of the LEP Amendment is attached to this report.

cont'd

**Ped21 Draft Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21):
Surplus Land At City Hill, Coffs Harbour (cont'd)**

Coffs Harbour City LEP 2000 - Zoning Provisions

- **Current Zone Provisions**

The subject land is zoned 5A Special Uses. The land use zones in adjacent areas are shown in the map below.

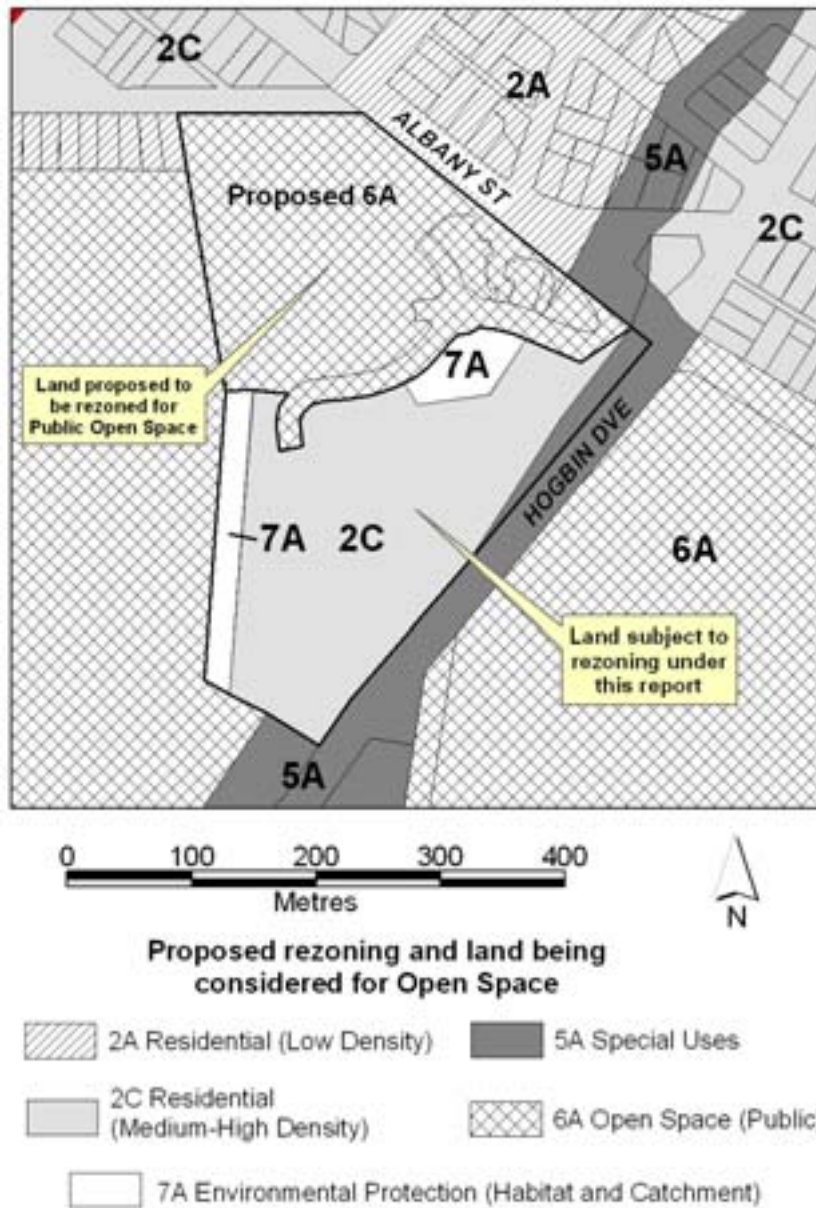


- **The Rezoning Proposal**

This Draft LEP amendment is shown on the map below. At its meeting on 4 March 2004 Council considered the future use of the remainder of the City Hill site, being the area north of this Draft LEP amendment. It was recommended that Council consider this land for rezoning to Public Open Space as part of the next LEP review. Such a rezoning would preserve the community use and conservation values of the City Hill Site. This area is also shown on the map.

cont'd

**Ped21 Draft Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21):
Surplus Land At City Hill, Coffs Harbour (cont'd)**



Sustainability Assessment:

- Environment**

This rezoning proposal will provide protection for significant koala habitat vegetation and enable new plantings of eucalypt trees adjacent to Coffs Harbour Golf Course, by the creation of 7A Environmental Protection zones. The established vegetation adjacent to the Bunker Cartoon Gallery is included in the proposed 7A zone.

cont'd

Ped21 Draft Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21): Surplus Land At City Hill, Coffs Harbour (cont'd)

- **Social**

The rezoning provides a greater choice for Council in determining the future use of the land. The rezoning will allow community facilities to be developed on the land if these are required, alternatively it will allow the sale of part or all of the land for housing purposes. Funds from any sale of the land for housing purposes could be directed towards community facilities elsewhere. The proposed rezoning for residential purposes will have neutral impact in terms of social sustainability.

Retention of the significant vegetation on the site will be a social benefit, as it is clear that this vegetation is considered an asset by the community for its social value (natural habitat, green space) as much as it is for its ecological value.

- **Economic**

Broader Economic Implications

Part of the land will have greater development potential if rezoned to Residential 2C. Developing the land for housing will provide economic stimulus to Coffs Harbour.

Management Plan Implications

The proposal is not included in Council's 2004-2005 Draft Management Plan; any funds raised from the sale of the land could be used for community purposes.

Consultation:

Council is the owner of the land. When Council rezones land it owns, there is a responsibility to deal with the matter in an open and transparent manner. DIPNR has issued a Best Practice Guideline entitled "LEPs and Council land - for LEPs involving land that is or was previously owned or controlled by Council". The Draft Amendment was exhibited in accordance with those guidelines.

Other documents exhibited with the Draft LEP Amendment were:

- Environmental Impact Assessment;
- Traffic Impact Assessment;
- Geotechnical Report;
- Relevant Development Control Plans; and
- Correspondence received from government departments in relation to the Draft LEP Amendment.

During the preparation and exhibition of the Draft LEP Amendment, Council received 14 submissions, consisting of 12 submissions from the public, one submission from the Department of the Environment and Conservation (formerly National Parks and Wildlife Service and Environmental Protection Authority) and one submission from the Roads and Traffic Authority (RTA).

cont'd

**Ped21 Draft Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21):
Surplus Land At City Hill, Coffs Harbour (cont'd)**

Issues raised by submissions

- **Future use of Community Land**

Eight submissions were received which expressed concern that the land may not be used for community facilities, as applied by covenant.

Comments

The proposed rezoning of the majority of the land to 2C Residential (Medium-High Density) will not alter the ability of the land to be used for community facilities, which complies with the covenant which currently applies to the land. This rezoning proposal allows for a greater range of land uses; these uses include, multi-unit housing, community facilities, recreation facilities, childcare centres, communications facilities and other compatible uses.

- **Koala Habitat and Vegetation Management**

Two submissions were received which addressed the koala habitat trees and other forested areas of City Hill. The main concern cited in the submissions is that these areas may be subject to further clearing if the zoning of the land is changed to 2C Residential.

Comments

Established koala habitat trees and new koala tree plantings have been zoned 7A Environmental Protection under this proposal. Vegetation on the northern part of City Hill is not affected, and is protected by the provisions of Council's Koala Plan of Management. The majority of this part of City Hill is also identified as being of High Ecological Status by Council's Draft Vegetation Management Strategy. A smaller area is identified as being of a Very High Ecological status. The Draft Vegetation Management Strategy promotes the retention of vegetation in these areas. The proposed rezoning of this area to 6A Public Open Space will also promote retention of the existing vegetation.

- **Disposal of the land by Council**

Three submissions expressed objection to the selling of public land for perceived short-term financial gain.

Comments

The proposal described in this report relates to the rezoning of the land to residential, which will allow more flexibility for land uses on the subject land. Any sale of the land by Council would need to be the subject of a separate report to Council and subsequent determination. Council has not determined the future use of the land.

cont'd

**Ped21 Draft Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21):
Surplus Land At City Hill, Coffs Harbour (cont'd)**

- **Traffic Noise Impacts - RTA submission**

The RTA expressed concern that potential impact of traffic noise was not considered in the Traffic Impact Assessment that was undertaken.

Comments

Traffic noise impacts are considered as part of any future development applications which apply to the subject land. The proponent would be required to identify any potential traffic noise impacts relevant to the development and demonstrate the means to address the impacts. The extent of any potential traffic impact depends on the scale and type of development which is proposed on the site. The site is of sufficient size to enable noise mitigation measures if warranted.

Conclusion:

The rezoning of the City Hill site will provide benefits to the community of Coffs Harbour; retaining the possibility of the land being used for community facilities while providing residential development options. Koala habitat and other significant vegetation will be protected by the 7A rezoning proposal.

Recommendation:

1. **That in accordance with Section 68 of the Environmental Planning and Assessment Act, 1979 Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21) (as attached to the report) be submitted to the Department of Infrastructure, Planning and Natural Resources for gazettal.**
2. **That all parties that made a submission to Draft Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21) be informed of Council's decision.**

Rick Bennell
Acting Director, Planning, Environment and Development

Attachments:

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
COFFS HARBOUR CITY LOCAL ENVIRONMENTAL PLAN 2000
(AMENDMENT NO. 21)

I, the Minister for Planning, make the following local environmental plan under the Environmental Planning and Assessment Act 1979. (G02/00195)

Minister for Planning

Sydney, 2004

1. Name of Plan

This plan is *Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21)*.

2. Aim of Plan

This plan aims to rezone the land to which this plan applies to partly the Residential 2C Medium-High Density Zone and partly the Environmental Protection 7A Habitat and Catchment Zone under *Coffs Harbour Local Environmental Plan 2000* to allow a range of uses compatible with a medium-high density residential environment and to protect existing vegetation.

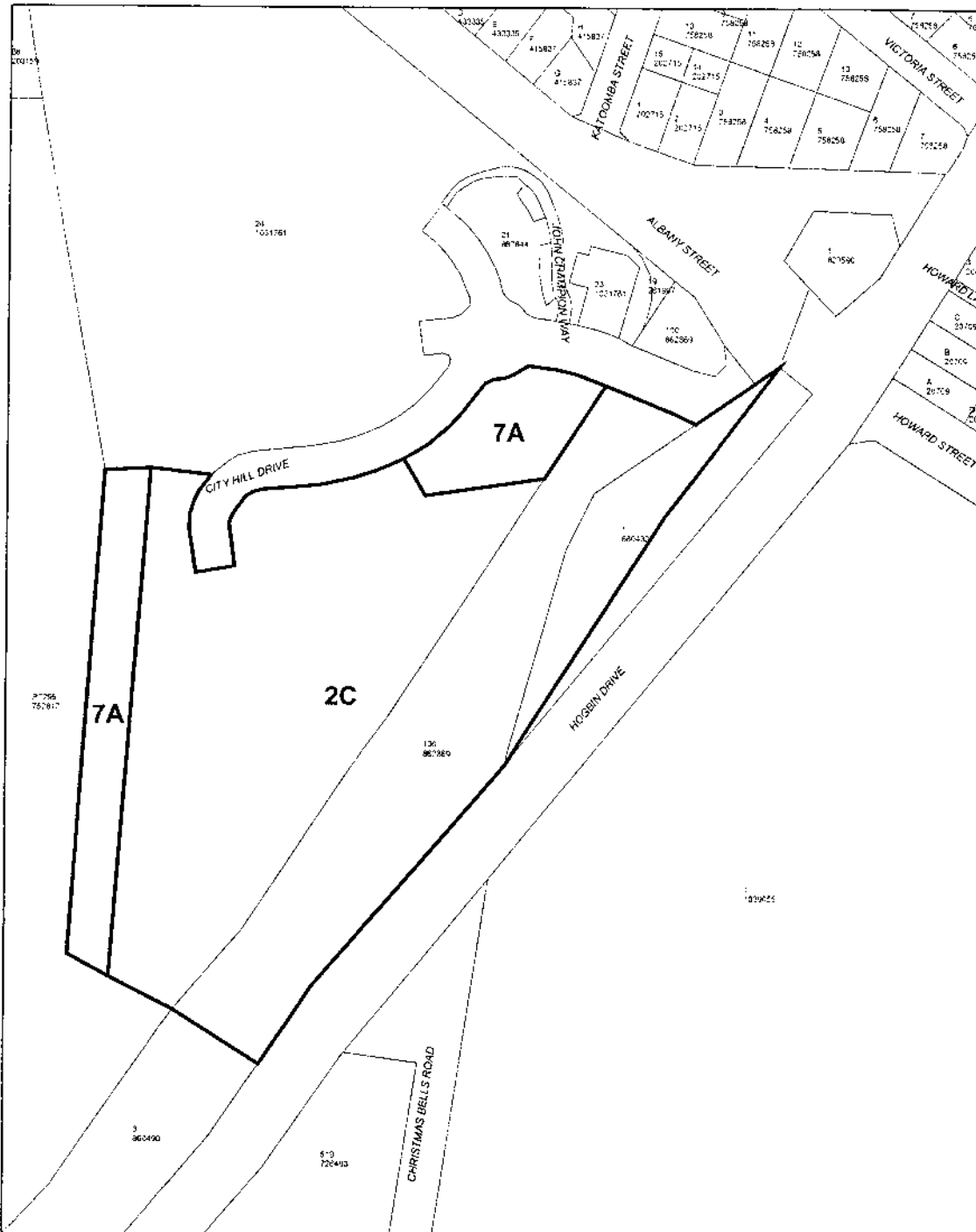
3. Land to which the plan applies

This plan applies to land fronting City Hill Drive and Hogbin Drive, Coffs Harbour, as shown edged heavy black and lettered "2C" or "7A" on the map marked "Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21)" deposited in the office of Coffs Harbour City Council.

4. Amendment of Coffs Harbour City Local Environmental Plan 2000

Coffs Harbour City Local Environmental Plan 2000 is amended by inserting in appropriate order in the definition of *the map* in the Dictionary the following words:

Coffs Harbour City Local Environmental Plan 2000 (Amendment No. 21)



2C	Residential Medium-High Density	LOCALITY: Coffs Harbour		
7A	Environmental Protection Habitat and Catchment			
DRAWN BY: RPG DATE: May 2004 SCALE: 1:2500		ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979		CERTIFICATE ISSUED UNDER SEC. 85 EPA ACT 1979. DATE: 15/02
SHEET NO. 1 OF 1 SHEETS		COFFS HARBOUR CITY		PUBLISHED IN GOVT. GAZ. NO. OF
COUNCIL FILE NO.		LOCAL ENVIRONMENTAL PLAN 2000		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND REGULATIONS.
DEPT. FILE NO. G02/00195		Amendment No. 21		
CERTIFICATE PLAN NO. DATE:				GENERAL MANAGER DATE: