



Mr Steve McGrath
General Manager
Coffs Harbour City Council
Locked Bag 155
COFFS HARBOUR NSW 2450

Dear Mr McGrath

Planning proposal PP_2019_COFFS_002_00 and PP_2019_COFFS_003_00 to amend Coffs Harbour Local Environmental Plan 2013

I am writing in response to Council's request for Gateway determinations under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposals to enable the development of Lot 202 DP 874273, Bark Hut & Newmans Roads, Woolgoolga for low density residential purposes.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposals should proceed subject to the conditions in the enclosed Gateway determinations.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones, 1.5 Rural Lands, 2.2 Coastal Management, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 2.1 Environment Protection Zones, 2.3 Heritage Conservation, 4.4 Planning for Bushfire Protection and 5.10 Implementation of Regional Plans. Council should ensure this occurs prior to the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposals and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plans (LEP) are to be finalised within 12 months of the date of the Gateway determinations. Council should aim to commence the exhibition of the planning proposals as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six

weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Jon Stone to assist you. Mr Stone can be contacted on 5778 1488.

Yours sincerely



11-10-2019

Jeremy Gray
Director, Northern Region
Planning and Assessment

Encl: Gateway determination x 2
Authorised plan-making reporting template