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

Our ref: PP\_2013\_COFFS\_002\_00 (13/12056)  
Your ref: 3322819

Dear Mr McGrath,

**Planning proposal to amend draft Coffs Harbour Local Environmental Plan 2013**

I am writing in response to your Council's request for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") and subsequent letter on 19 August 2013 advising of the decision to withdraw the request for a Gateway determination for planning proposal to include currently deferred land at Hearn's Lake, Sandy Beach, Emerald Beach and Moonee Beach into draft Coffs Harbour Local Environmental Plan (LEP) 2013.

I note Council's decision to withdraw its request for a Gateway determination for the planning proposal because the proposal is considered to be premature. Consequently, this planning proposal has been stopped and will not be issued with a Gateway determination.

I understand that Council has engaged Monteath and Powys Pty Ltd to undertake a local environmental study to make recommendations for the future zoning and development controls for land at Hearn's Lake, Sandy Beach, Emerald Beach and Moonee Beach. Council is encouraged to continue with this work as a priority and to submit a new planning proposal to include the subject land into draft Coffs Harbour LEP 2013 following completion of the environmental study.

Council should continue to liaise closely with the department's regional office during the course of preparing the study and the department's Regional Projects Team, given that part of the subject land has current approval under the former Part 3A of the EP&A Act. Council is to ensure that any proposed provisions for the subject land reflect approvals issued under the former Part 3A.

Council is reminded that any future planning proposal submitted for the subject land is to be prepared in accordance with *A Guide to Preparing Planning Proposals*, provide detail regarding proposed zones and development controls for the subject land, address relevant S117 Directions and include appropriate mapping, which clearly advises the intended outcome of the proposal.

Should you have any queries in regard to this matter, please contact Jim Clark of the regional office of the department on 02 6641 6604.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Neil McGaffin', written over the 'Yours sincerely,' text.

Neil McGaffin 23.8.13.  
**Executive Director**  
**Rural & Regional Planning**  
**Planning Operations & Regional Delivery**