



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

Our ref: 14/16317
PP_2014_COFFS_002_00
Your ref: 3593323

Attention: Harpreet Jenkins

Dear Mr McGrath

**Planning Proposal PP_2014_COFFS_002_00 – Alteration of Gateway
Determination**

I refer to your letter of 29 October 2015 and email from staff on 24 November 2015 in relation to revisions to Planning Proposal PP_2014_COFFS_002_00 for Lot 1 DP 777555, Hamilton Drive, Boambee East.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 27 October 2014 for PP_2014_COFFS_002_00 (as altered). The Alteration of the Gateway Determination and amended Written Authorisation to Exercise Delegation are enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Jon Stone to assist you. Mr Stone can be contacted on (02) 6701 9688.

Yours sincerely

 2 December 2015
Stephen Murray
General Manager, Northern Region
Planning Services

Encl:
Alteration of Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_COFFS_002_00):

I, the General Manager, Northern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 27 October 2014 (as since altered) for the proposed amendment to the Coffs Harbour Local Environmental Plan 2013 as follows:

1. Change the description of the Planning Proposal

From:

"alter the boundaries of the existing IN1 General Industrial, R2 Low Density Residential and E2 Environmental Conservation zones within Lot 1 DP 777555, Hamilton Drive, Boambee East and alter the minimum lot sizes and height of buildings controls that apply to the subject land to match the proposed zone changes."

To :

- "1. alter the boundaries of the existing IN1 General Industrial, R2 Low Density Residential and E2 Environmental Conservation zones within Lot 1 DP 777555, Hamilton Drive, Boambee East;
2. alter the minimum lot sizes and height of buildings controls that apply to the subject land; and
3. include part of the land in Schedule 1 – Additional Permitted Uses, as shown on an Additional Permitted Uses Map, to permit 'landscape supplies facility' for a maximum period of 30 years and require the removal of infrastructure and materials associated with the landscape supplies facility from the land zoned E2 that lies outside of the proposed operational area and adjacent to Boambee Creek, in accordance with the Voluntary Planning Agreement and Vegetation Management Plan that applies to the subject site."

2. Delete condition 4:

"4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination."

and replace with a new condition 4:

"4. The timeframe for completing the LEP is by 22 April 2016."

3. Insert new condition 5:

"5. Additional community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

(a) the Planning Proposal must be made publicly available for an additional minimum of **28 days**; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Environment 2013)*."

4. Insert new condition 6:

"6. Further consultation is required with the following public authorities under section 56(2)(d) of the Act and to comply with the requirements of relevant S117 Directions:

- NSW Rural Fire Service; and
- Office of Environment and Heritage

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal."

Dated *2nd* day of *December* 2015



Stephen Murray
General Manager, Northern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Coffs Harbour City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_COFFS_002_00	Planning proposal to: 1. Alter the boundaries of the existing IN1 General Industrial, R2 Low Density Residential and E2 Environmental Conservation zones within Lot 1 DP 777555, Hamilton Drive, Boambee East; 2. Alter the minimum lot sizes and height of buildings controls that apply to the subject land; and 3. Include part of the land in Schedule 1 – Additional Permitted Uses, as shown on an Additional Permitted Uses Map, to permit 'landscape supplies facility' for a maximum period of 30 years and require the removal of infrastructure and materials associated with the landscape supplies facility from the land zoned E2 that lies outside of the proposed operational area and adjacent to Boambee Creek, in accordance with the Voluntary Planning Agreement and Vegetation Management Plan that applies to the subject site.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 2 December 2015

Stephen Murray
General Manager, Northern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning