

From: Marten Bouma
To: [Jon Stone](#)
Cc: [DPE PSVC Northern Mailbox](#)
Subject: Request for Alteration of Gateway Determination - Planning Proposal PP_2018_COFFS_003_00 (to amend height and built form controls within Coffs Harbour CBD)
Date: Monday, 13 May 2019 4:37:42 PM
Attachments: [Council Minute 9 May 2019.pdf](#)
[Council Report 9 May 2019.pdf](#)
[Planning Proposal \(version 3 - Re-exhibition\).pdf](#)

Hi Jon,

Council is seeking a variation to the terms of the Gateway Determination issued by the Department of Planning and Environment on 14 November 2018 in relation to Planning Proposal PP_2018_COFFS_003_00 which seeks to amend the height and other built form controls that apply to land within the Coffs Harbour CBD to provide an increase in building height, site densities and to ensure that the amenity of key public places is appropriately protected.

Following an initial public exhibition of the Planning Proposal and subsequent reporting of public submissions to Council on 9 May 2019, Council has resolved to expand the area of land affected by the Planning Proposal, as outlined in the attached revised Planning Proposal (V3), Council report and associated minute. Resolution Number 2019/72 resolved that Council:

1. *Endorse and forward a revised Planning Proposal (Attachment 1) to NSW Planning and Environment, to amend the Height and Built Form Controls of Coffs Harbour Local Environmental Plan 2013 that apply to the Coffs Harbour City Centre, seeking an alteration to the Gateway Determination.*
2. *Publicly exhibit a revised Planning Proposal and undertake government agency consultation subject to the terms of the altered Gateway Determination issued by NSW Planning and Environment.*
3. *Publicly exhibit a revised draft Coffs Harbour Development Control Plan 2015 Amendment Number 11 (CBD Height Review) (Attachment 2) concurrently with the revised Planning Proposal.*
4. *Note that a further report will be brought back to Council for consideration following public exhibition of the revised Planning Proposal and revised draft Development Control Plan.*

Accordingly, under Section 3.35 of the Act, Council requests the Department's consideration of the revised Planning Proposal and if in agreeance, issue a variation to the terms of the Gateway Determination issued on 14 November 2018.

Also, the current timeframe for completion of the Planning Proposal is 14 August 2019. In order to enable sufficient time for Council to potentially re-exhibit the Planning Proposal, report back to Council, seek Parliamentary Counsel opinion and endorsement of the final LEP etc, a further extension of three months to the time frame for completing the LEP is also requested.

For further information please contact me on 6648 4657, or by reply email.

Kind regards

Marten Bouma

Planner / Urban Designer | Sustainable Places

Coffs Harbour City Council

P: 02 6648 4657

E: marten.bouma@chcc.nsw.gov.au | W: www.coffsharbour.nsw.gov.au

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