

Our Ref: 6965924

24/06/20

Mr J Gray
Director Regions, Northern
NSW Planning, Industry & Environment
Locked Bag 9022
GRAFTON NSW 2460

northern@planning.nsw.gov.au

Dear Mr Gray

**Proposed Amendment to Coffs Harbour Local Environmental Plan 2013
- Housekeeping Amendment No. 3 (including Woolgoolga Town Centre Master Plan and
Local Growth Management Strategy Design Excellence for Industrial Areas)**

Council resolved at its Ordinary Meeting of 11 June 2020 to initiate an amendment to Coffs Harbour LEP 2013 which comprises a number of matters relating to the correction of mapping anomalies; the correction of listed heritage items; alignment with the Woolgoolga Town Centre Masterplan which was adopted by Council on 22 February 2018 (amendments to land use zones and building height controls); and alignment with the Coffs Harbour Local Growth Management Strategy relating to design excellence.

The objective of this planning proposal is to review and amend Coffs Harbour LEP 2013 to implement recommendations within the Woolgoolga Town Centre Masterplan, rectify anomalies and to resolve a number of matters so that Coffs Harbour LEP 2013 remains up to date and accurate. As this planning proposal considers both written LEP amendments and corrections of mapping anomalies, it therefore affects a wide range of public and private land within the Coffs Harbour Local Government Area.

At this meeting it was resolved:

That Council:

- 1. Endorse and forward a planning proposal (Attachment 1) for Coffs Harbour Local Environmental Plan 2013 - Housekeeping Amendment No. 3 (including Woolgoolga Town Centre Master Plan and Local Growth Management Strategy Design Excellence for Industrial Areas) to NSW Department of Planning, Industry and Environment for determination pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979 with the removal of Item No. 3 Amendment to LEP 2013 Floor Space Ratio Map (FSR_005).*
- 2. Request that the Secretary of NSW Department of Planning, Industry and Environment issue written authorisation to Council to exercise delegation of the plan making functions pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979 for Coffs Harbour Local Environmental Plan 2013 -Housekeeping Amendment No. 3 (including Woolgoolga Town Centre Master Plan and Local Growth Management Strategy Design Excellence for Industrial Areas).*
- 3. Resolve to publicly exhibit for a period of 40 days a planning proposal for Coffs Harbour Local Environmental Plan 2013 - Housekeeping Amendment No. 3 (including Woolgoolga Town Centre Master Plan and Local Growth Management Strategy Design*

Excellence for Industrial Areas) following determination by NSW Department of Planning, Industry and Environment pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979.

4. *Note that a further report will be brought back to Council for consideration following public exhibition of a planning proposal for Coffs Harbour Local Environmental Plan 2013 - Housekeeping Amendment No. 3 (including Woolgoolga Town Centre Master Plan and Local Growth Management Strategy Design Excellence for Industrial Areas).*
5. *Consider a further report on amendments to the Floor Space Ratio controls to support the intent of the Woolgoolga Town Centre Master Plan.*

It should be noted that Council at this meeting resolved to amend the planning proposal to remove the item in relation to the removal of floor space ratio controls within the Woolgoolga Town Centre Masterplan. The planning proposal has been amended to accord with this resolution (i.e. the removal of the original item number 3) and all references to the removal of floor space ratio controls within the Woolgoolga Town Centre Masterplan area have been removed. The new item numbers in the planning proposal do not accord with the original Council report due to this amendment. A further report on the removal of floor space ratio controls within the Woolgoolga Town Centre Masterplan area will be provided to Council as a separate matter.

A copy of a planning proposal prepared for the proposed amending LEP is enclosed. Council requests a determination by the Minister pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

In support of this request please also find enclosed:

- Information Checklist (Attachment 1);
- Council Report and Minute (Attachment 2);
- Revised Planning Proposal - Version 2 (Attachment 3);
- Evaluation Criteria for the Delegation of Plan Making Functions (Attachment 4);
- Delegated plan making reporting template (Attachment 5);

For further information please contact Jackson Pfister on (02) 6648 4662

Kind Regards,



Jackson Pfister
Planner / Urban Designer
Local Planning