

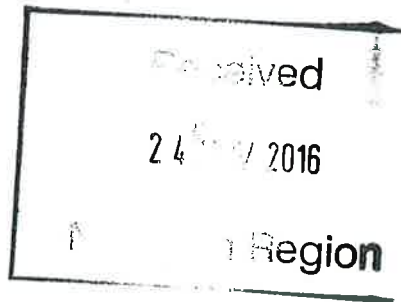
COFFS HARBOUR CITY COUNCIL



Our ref: 5462682

18 November 2016

Mr S Murray
Regional Manager
NSW Planning & Environment
Locked Bag 9022
GRAFTON NSW 2460



Dear Mr Murray

Planning Proposal – Korora Basin Large Lot Residential Investigation Area

On 10 November 2016, Council resolved:

That Council:

- 1. Note the findings of the Korora – West Sapphire – Moonee Large Lot Residential Investigation Area Environmental Studies and findings of the Review of Estimated Lot Yields and Development Costs for the Korora – West Sapphire – Moonee Investigation Area.*
- 2. Endorse and forward the Environmental Studies and Planning Proposal for rezoning part of Precinct 1 (Korora Basin) from RU2 Rural Landscape to R5 Large Lot Residential to NSW Planning and Environment seeking a 'Gateway Determination', to place the Korora Basin Planning Proposal on public exhibition.*
- 3. Place draft Chapter G7 Korora Large Lot Residential Special Area Controls of Coffs Harbour Development Control Plan 2015 on public exhibition, concurrently with the Planning Proposal and Environmental Studies.*
- 4. Place draft Korora Large Lot Residential Area Developer Contributions Plan 2016 on public exhibition, concurrently with the Planning Proposal and Environmental Studies.*
- 5. Consider a further report, outlining the outcomes of the public exhibition of the Korora Basin Large Lot Residential Planning Proposal, Development Control Plan and Contributions Plan.*
- 6. Not proceed with the rezoning of any land within Precinct 2 (Tiki Road) due to prevailing environmental constraints identified within the Environmental Studies for the Korora – West Sapphire – Moonee Investigation Area.*
- 7. Defer consideration of rezoning of Precinct 3 (Maccues Road), Precinct 4 (Wakelands Road/Fairview Road/Sugarmill Road) and Precinct 5 (Gaudrons*

Road/Mountain Way) to allow further time for public access to the Environmental Studies report and the Estimated Lot Yields and Development Costs report until the second meeting in March 2017.

8. Investigate alternative means for additional dwellings on rural allotments.

9. Inform landowners within each of the precincts of Council's decision.

Council is now seeking a Gateway Determination from NSW Planning and Environment.

In support of Council's request, please find included with this letter on CD format:

- Planning Proposal - Korora Basin Large Lot Residential Area;
- Council Report (Item SC 16/57) of 10 November 2016;
- Council Minute (Item SC 16/57) of 10 November 2016;
- Korora – West Sapphire – Moonee Environmental Study (EcoLogical Australia);
- Evaluation Criteria for the delegation of plan making functions; and
- Information Checklist.

For further information please contact me on 6648 4654.

Yours faithfully



Grahame Fry
Urban Planner/Designer

GCF:gcf

Encl:

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