



Our ref: 5683919

13 November 2017

NSW Planning and Environment  
Director Regions, Northern Planning Services  
Attention: Mr J Gray  
Locked Bag 9022  
GRAFTON NSW 2460

Dear Mr Gray

## **Planning Proposal – Braford Drive and Irvines Road, Bonville (November 2017)**

On 9 November 2017, Council resolved the following:

1. *Endorse and forward Braford Drive and Irvines Road, Bonville Planning Proposal - Version 1 Pre-Gateway – November 2017 to the NSW Department of Planning and Environment seeking a 'Gateway Determination', to address Coffs Harbour Local Environmental Plan 2013 mapping anomalies.*
2. *Request that the Secretary of the NSW Department of Planning and Environment issue a written authorisation to Council to exercise delegation of the plan making functions under section 59 of the Environmental Planning and Assessment Act 1979 in respect of the Planning Proposal.*
3. *Subject to the 'Gateway Determination' from the NSW Department of Planning and Environment, place the Planning Proposal on public exhibition.*
4. *Subject to the 'Gateway Determination' from the NSW Department of Planning and Environment, place proposed map amendments to Coffs Harbour Development Control Plan 2015 on public exhibition.*
5. *Waive the current one-off Legal Drafting fee of \$1,600 for Step 5 of a rezoning proposal as per Council's 2017/18 Fees and Charges under Section 610E of the Local Government Act 1993.*
6. *Consider a further report, outlining the outcomes of the public exhibition of the Braford Drive and Irvines Road, Bonville Planning Proposal and associated Development Control Plan.*
7. *Inform the landowners of the subject lands of Council's decision.*

In addressing Point 1, Council is seeking a Gateway Determination from NSW Planning and Environment for the revised Planning Proposal. In support of Council's request, please find included with this letter:

- Planning Proposal Version 1: Braford Drive and Irvines Road, Bonville (November 2017);
- Council Report (Item SC17/59) of 9 November 2017;
- Council Minute (Item SC17/59) of 9 November 2017;
- Attachment 1: Information Checklist for Planning Proposals; and
- Attachment 4: Evaluation Criteria for the delegation of plan making functions.

The Planning Proposal was resolved as per the recommendations of the Council Report, as attached.

The intent of this Planning Proposal is to correct mapping errors which have occurred on two properties, following the recent zoning amendment of the Bonville Large Lot Residential Release Area.

The LEP provisions for these properties have been previously considered by PP\_2015\_COFFS\_005\_00), which was made by the Minister on 19 May 2017 as *Coffs Harbour Local Environmental Plan 2013 (Amendment No.7)*. That Planning Proposal was referred to the following Government agencies in the exhibition phase of that Planning Proposal:

- NSW Rural Fire Service;
- NSW Office of Environment and Heritage;
- Roads and Maritime Services;
- Coffs Harbour and District Local Aboriginal Land Council;
- NSW Department of Primary Industries (Agriculture); and
- Department of Primary Industries (DPI Water).

For further information please contact me on 6648 4654.

Yours faithfully



Grahame Fry  
Urban Planner/Designer

GCF:gcf  
Encl:

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