



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

Via email: coffs.council@chcc.nsw.gov.au
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Dear Mr McGrath

Planning proposal PP-2021-5619 to amend Coffs Harbour Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend State Environmental Planning Policy (Coastal Management) 2018 and Coffs Harbour Local Environmental Plan 2013 to apply an amended coastal hazard planning framework including coastal vulnerability area mapping for the Coffs Harbour Local Government Area.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as the planning proposal seeks to amend State Environmental Planning Policy (Coastal Management) 2018 which requires the agreement of both the Minister for Planning and Public Spaces and the Minister for the Environment

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Gina Davis to assist you. Ms Davis can be contacted on 5778 1487.

Yours sincerely



18/10/21

Craig Diss
Manager, Local and Regional Planning
Northern Region

Encl: Gateway determination