



Our Ref: ECM Document ID 7680655

30 May 2022

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

northern@planning.nsw.gov.au

Dear Mr Gray

Proposed Amendment to Coffs Harbour Local Environmental Plan 2013- Argyll Estate precinct renewal

Council resolved at its Ordinary Meeting of 26 May 2022 to initiate an amendment to Coffs Harbour LEP 2013 to facilitate medium density residential development in the Argyll Estate precinct, Coffs Harbour. At this meeting it was resolved:

That Council:

1. *Initiate a planning proposal to facilitate development of medium density housing in the Argyll Estate Precinct, Coffs Harbour and write to the NSW Department of Planning and Environment seeking a gateway determination (Attachment 1) and that Council's initial support for the planning proposal is conditional upon:*
 - 1.1 *Land and Housing Corporation outlining its delivery model and mechanisms for ensuring additional social housing; and*
 - 1.2 *This response be included in the statutory public exhibition.*
2. *Request that the Secretary of the NSW Department of Planning and Environment issue written authorisation to Council to exercise delegation of the plan making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979 in respect of the planning proposal.*
3. *Publicly exhibit the planning proposal and undertake government agency consultation based on the gateway determination issued by the NSW Department of Planning and Environment.*
4. *Note that a separate report be brought back to Council to consider a draft amendment to Coffs Harbour Development Control Plan 2015 and a draft contributions plan for the area.*
5. *Note that a further report will be brought back to Council for consideration following public exhibition of the planning proposal.*

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);
- Planning Proposal (Attachment 3);
- Evaluation Criteria for the Delegation of Plan Making Functions (Attachment 4;
- Delegated Plan Making Reporting Template (Attachment 5).

If you require further information, please contact me on (02) 6648 4654.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Lachlan Black', with a long horizontal stroke extending to the right.

Lachlan Black
Senior Planner & Urban Designer
Local Planning Section