

Our ref: PP-2022-1968 / IRF22/1925

Mr Chris Chapman
Acting General Manager
Coffs Harbour Council
Locked Bag 155
COFFS HARBOUR NSW 2450

Via email: coffs.council@chcc.nsw.gov.au
lachlan.black@chcc.nsw.gov.au

Dear Mr Chapman

Planning proposal PP-2022-1968 to amend Coffs Harbour Local Environmental Plan 2013

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend zoning and development standards to facilitate renewal of the Argyll Estate precinct, Coffs Harbour.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act 1.4 Site Specific Provisions, 3.2 Heritage Conservation, 4.5 Acid Sulfate Soils and 6.2 Caravan Parks and Manufactured Home Estates is justified in accordance with the terms of the Direction.

No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the EP&A Act 1.1 Implementation of Regional Plans, 4.1 Flooding, 4.3 Planning for Bushfire Protection and 5.1 Transport and Infrastructure. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority as this proposal has been identified for accelerated rezoning.

The amending local environmental plan (LEP) is to be finalised within 6 months from 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 and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Should you have any enquiries about this matter, I have arranged for Ms Kate Campbell to assist you. Ms Campbell can be contacted on 5778 1401.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Gray', written over a light gray rectangular background.

23/6/2022

Jeremy Gray
Director, Northern Region
Local and Regional Planning

Encl: Gateway determination