

Our ref: 8652398
Your ref: PP-2022-3059

23 April 2025

Carlie Boyd
Department of Planning, Housing and Infrastructure
via: NSW Planning Portal

Dear Ms Boyd,

**Coffs Harbour Local Environmental Plan 2013
Planning Proposal PP-2022-3059: Rezone from RU2 to R5 and C2, and Reduce
Minimum Lot Size applicable to Lots 1 and 2 DP 1093448, 218 East Bank Rd, Coramba**

I refer to the above-mentioned Planning Proposal to amend Coffs Harbor Local Environmental Plan (LEP) 2013 and inconsistencies with Section 9.1 of the Act, Directions 1.1. Implementation of Regional Plans, 3.2 Heritage Conservation, 4.1 Flooding, 4.3 Planning for Bushfire Protection and 8.1 Mining, Petroleum Production and Extractive Industries as identified in the determination issued by the Department on 5th June 2024 pursuant to Section 3.34(2) of the *Environmental Planning and Assessment Act 1979*.

In accordance with the determination, the City of Coffs Harbour (The City) has consulted with the NSW Rural Fire Service, Department of Primary Industries (Agriculture), NSW Mining, Exploration and Geoscience, Coffs Harbour & District LALC, Department of Climate Change, Energy, the Environment and Water (Biodiversity Conservation and Science Division) and NSW State Emergency Service to obtain written advice (Attachment 1).

The City has amended the Planning Proposal Pre-Exhibition to meet Gateway Conditions 1 and 2 by including a revised Flood Risk Assessment. The Department has confirmed in writing that this revised Flood Risk Assessment contains adequate information for the planning proposal to proceed to public exhibition and agency consultation, thereby satisfying conditions 1 and 2 (Attachment 2).

The City has reviewed all available information and has responded to inconsistencies with Section 9.1 of the Act, ministerial directions as identified above to evidence their justified inconsistencies (Attachment 3).

The Secretary's agreement to the inconsistency of the proposed LEP Amendment with the Section 9.1 Direction is requested.

For further information please contact me on 02 6648 4657.

Regards,



Marten Bouma
Planner / Urban Designer
City Planning & Communities