

Ms Natalia Cowley
General Manager
City of Coffs Harbour
Locked Bag 155
COFFS HARBOUR NSW 2450

Our ref: PP-2022-3059

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

Dear Ms Cowley

Planning proposal PP-2022-3059 to amend Coffs Harbour Local Environmental Plan 2013

I am writing in response to additional information submitted by the applicant to support the planning proposal PP-2022-3059 to rezone land at 218 East Bank Road, Coramba, for Large Lot Residential and Environmental Conservation purposes.

The Gateway determination dated 5 June 2024 was issued conditional of the following:

- Condition 1: The planning proposal is to be amended to include an appropriate level of investigation of the site's flood risk and management options, including the level of the PMF event, the level of hazard, potential flood evacuation routes, the time of isolation and compliance with the Department's draft shelter in place guideline.
- Condition 2: Prior to exhibition and agency consultation, the proposal is to be amended in accordance with condition 1 and submitted to the Department for approval.

In response to the above requirements a Flood Impact Assessment for the planning proposal dated 13 August 2024 was submitted to the Department on 14 August 2024 for consideration. I have reviewed the Flood Impact Assessment and agree that it provides adequate information for the planning proposal to proceed to the public exhibition and agency consultation stages.

In accordance with the above conditions Council should ensure that the Flood Impact Assessment is clearly referenced within the updated planning proposal and included with the package of documents available for community and agency consultation. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Should you have any enquiries about this matter, please contact me on 6643 6404.

Yours sincerely



22/8/2024

Carlie Boyd
Senior Planning Officer
Hunter and Northern Region