

**Planning Proposal PP-2026-19 - Application to Amend Coffs Harbour Local
14.16. Environmental Plan 2013 to Reduce the Minimum Lot Size - Lot 1 DP 1220096,
No. 82 Smiths Road, Emerald Beach - Exhibition**

R-9-5/2026 | Resolution

Moved by: Mayor Nikki Williams

Seconded by: Councillor Cath Fowler

That Council:

1. Initiate and forward a planning proposal to the NSW Department of Planning, Housing and Infrastructure seeking gateway determination to reduce the minimum lot size for Lot 1 DP 1220096, No. 82 Smiths Road, Emerald Beach.
2. Request that the Secretary of the NSW Department of Planning, Housing and Infrastructure 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 in accordance with the gateway determination issued by the NSW Department of Planning, Housing and Infrastructure.
4. Note that a further report will be brought back to Council for consideration following public exhibition of the planning proposal if submissions, by way of objection, are received.
5. If no submissions, by way of objection are received, Council endorses the planning proposal and delegates the General Manager that authority issued by the NSW Department of Planning, Housing and Infrastructure to exercise the functions of the Minister under Section 3.36 of the Environmental Planning and Assessment Act 1979 to finalise the planning proposal.

For: Mayor Williams, Councillor Cecato, Councillor Fowler,
Councillor Saro, Councillor Cassell, Councillor Sechi, Councillor
Oxford, Councillor Amos, Councillor Judge

Against: None

CARRIED UNANIMOUSLY BY EXCEPTION.
