



Mr Steve McGrath
General Manager
Coffs Harbour City Council
Locked Bag 155
COFFS HARBOUR NSW 2450

Dear Mr McGrath

Coffs Harbour Local Growth Management Strategy – Coffs Harbour to 2040 and beyond: Chapters 1-4 and Chapter 6

Reference is made to Council's correspondence of 5 December 2019 regarding the Coffs Harbour Local Growth Management Strategy – Coffs Harbour to 2040 and beyond: Chapters 1-4 and Chapter 6.

I am pleased to approve Chapters 1-4 and Chapter 6 subject to detailed assessment of site-specific development constraints for the release areas at the structure plan or planning proposal stage, to confirm the overall suitability of the land for development as well as consistency with relevant SEPPs and section 9.1 Directions particularly in relation to issues such environmental value, agricultural significance, land use conflict, hazards, cultural heritage and infrastructure. Only when these investigations have been completed can it be determined whether the identified lands will be appropriate for more intensive development and rezoning.

Please note that the employment land investigation area post 2040 south of Bonville identified in Chapter 4 is not approved. This area has been excluded as it is inconsistent with the North Coast Regional Plan 2036 urban growth boundaries and is also beyond the scope of Council's 20-year strategy.

It is also requested that the key accompanying the Korora, Sapphire and Moonee Beach Candidate Area map in Chapter 6 be updated to include all the colours utilised on the map.

Should you have any enquiries about this matter, I have arranged for Ms Kate Campbell, A/Senior Planning Officer, Northern Region, to assist you. Ms Campbell may be contacted on 5778 1401.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Gray', written in a cursive style.

13-1-2020

Jeremy Gray
Director, Northern Region
Planning and Assessment