



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

Dear Steve

Coffs Harbour Local Growth Management Strategy – Coffs Harbour to 2040 and beyond: Chapter 5 Rural Lands

Reference is made to Council's correspondence of 14 April 2020 regarding the Coffs Harbour Local Growth Management Strategy – Coffs Harbour to 2040 and beyond: Chapter 5 Rural Lands.

I wish to congratulate Council on the completion of Chapter 5 Rural Lands of its Local Growth Management Strategy and Council's ongoing commitment to delivering a strategic evidence based planning framework for your community.

Following consideration of the strategy, I am pleased to conditionally approve Chapter 5 Rural Lands dated March 2020 subject to:

- the important Agricultural Land Mapping Project being prioritised for completion and undertaken in consultation with the Department of Primary Industries (Agriculture). This project will play an important role in providing a sound strategic planning basis for any LEP amendments and should be completed as soon as possible to help inform the future consideration of the following strategy recommendations:
 - facilitating artisan food and drink industries and rural function centres in appropriate rural zones;
 - undertaking a dwelling permissibility study for land within Zone RU2 Rural Landscape to ascertain suitable lots for a dwelling that currently do not have such opportunity;
 - reviewing permissible land uses within Council's drinking water catchment; and
 - investigating the inclusion of a scenic character and landscape values overlay within Council's local planning controls.
- the scope of the proposed dwelling permissibility study and the manner in which it is to be undertaken is to be determined in consultation with the Department of Primary Industries (Agriculture) prior to its commencement

Should you have any enquiries about this matter, I have arranged for Ms Kate Campbell, 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.

3-7-2020

Jeremy Gray
Director, Northern Region
Planning and Assessment