



Mr Steve McGrath  
General Manager  
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Via email: [coffs.council@chcc.nsw.gov.au](mailto:coffs.council@chcc.nsw.gov.au)  
[Sharon.Smith@chcc.nsw.gov.au](mailto:Sharon.Smith@chcc.nsw.gov.au)

Dear Steve

**Coffs Harbour Local Growth Management Strategy – Coffs Harbour to 2040 and beyond:  
Chapter 7 Residential Lands**

I refer to Council's correspondence of 21 November 2020 regarding the Coffs Harbour Local Growth Management Strategy – Coffs Harbour to 2040 and Beyond: Chapter 7 Residential Lands requesting the Department's endorsement of this chapter.

I wish to congratulate Council on the completion of Chapter 7 Residential 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 7 Residential Lands dated November 2020 subject to the exclusion of Action 20.1 which seeks to investigate a possible local exclusion for certain areas of the LGA from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 due to local character issues.

The Department has developed a local character overlay and draft local character clause that will allow councils to insert a reference to local character in their LEP via a Local Character Statement and map which is currently on exhibition for comment until 29 January 2021.

As this overlay and clause is not yet Government policy and may change following the receipt of submissions during the exhibition period, it is considered premature that Action 20.1 be endorsed at the present time. Once the Department finalises the overlay and clause, Council would be able to amend the strategy if necessary and seek further endorsement of the entire chapter at that time.

Should you have any enquiries about this matter, I have arranged for Mr Craig Diss, Manager, Northern Region to assist you. Mr Diss can be contacted on 5778 1485.

Yours sincerely

10/12/2020

**Jeremy Gray**  
Director, Northern Region  
Local and Regional Planning