



Ref: KLEP2013-AM-19
PGO:PGO

1 May 2017

The Regional Director
Planning and Environment
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Dear Sir/Madam

PLANNING PROPOSAL DRAFT KEMPSEY LEP 2013 AMENDMENT NO 19 – TO AMEND THE LAND ZONING MAP FOR LAND AT 38 LE BROCCS LANE, DONDINGALONG FROM RU1-PRIMARY PRODUCTION/RU2-RURAL LANDSCAPE TO R5-LARGE LOT RESIDENTIAL & REVISE THE LOT SIZE MAP FROM FORTY (40) TO ONE (1) HECTARE(S) – REQUEST FOR GATEWAY DETERMINATION

Reference Reference is made to the above Planning Proposal.

On 18 April 2017 Council resolved:

- *That the Planning Proposal and associated documentation be submitted to the Minister for Planning for consideration of issuing a "gateway determination" pursuant to Section 56 of the Environmental Planning and Assessment Act 1979.*

In accordance with this Council Resolution, consideration for a Gateway Determination is requested.

The intent of the Planning Proposal is to amend the Kempsey Local Environmental Plan to rezone a portion of rural zoned land for a future subdivision to provide rural residential lifestyle housing opportunity in the locality of Dondingalong. The subject land is currently zoned RU1-Primary Production/RU2-Rural Landscape with a minimum lot size of forty (40) hectares and is proposed to be rezoned as R5 – Large Lot Residential with a minimum lot size of one (1) hectare.

Please find enclosed a disc containing the Planning Proposal, Council Report associated with the proposed Amendment, and a completed information checklist.

It is also requested that the Secretary issue Council with a written authorisation to exercise its plan making delegations in relation to this proposal. The completed Evaluation Criteria for the Delegation of Plan Making Functions form is also on the disc.

In addition, an indicative timeframe for completion has been provided in the table below.