



4 June 2012

Council ref: PP2011-0006

The Director, Northern Region
Department of Planning & Infrastructure
Locked Bag 9022
GRAFTON NSW 2460

Dear Sir

Submission of Planning Proposal for Section 56 Gateway Determination – King Creek R5 Large Lot Residential Review

Further to your letter dated 7 May 2012, Council has prepared a planning proposal under section 55 of the *Environmental Planning and Assessment Act 1979*, to amend *Port Macquarie-Hastings LEP 2011*. The Planning Proposal relates to the following properties at King Creek:-

LOT 4 DP:808933	King Creek Road, King Creek
LOT: 3 DP: 602384	71 King Creek Road, King Creek
LOT: 4 DP: 602384	62 King Creek Road, King Creek
LOT: 1 DP: 593025	126 Old King Creek Road, King Creek
LOT: 2 DP: 597448	104 Old King Creek Road, King Creek
LOT: 1 DP: 625406	80 Old King Creek Road, King Creek
LOT: 2 DP: 625406	96 Old King Creek Road, King Creek
LOT: 1 DP: 816181	8 Sarah's Crescent, King Creek
LOT:22 DP:806135	11 Old King Creek Road, King Creek
LOT:45 DP:260125	128 Sarah's Crescent, King Creek

The Planning Proposal has been triggered by landowner request and is based on the Department's advice that Council may seek to amend the lot size applying to land currently zoned *R5 Large lot residential* at King Creek without the need to seek approval to an amendment to the Port Macquarie-Hastings Urban Growth Management Strategy.

The Planning Proposal applies to ten (10) nominated properties which have not been previously subdivided for rural residential purposes. The properties have been assessed as having low levels of constraint and a minimum lot size of 1.2ha is proposed to ensure established water quality targets for the Kings Creek catchment are maintained (*Environmental Study and Structure Plan 1997*).

As outlined in Council's letter of 30 April 2012 to the Regional Director, Steve Murray, Council proposes that site-specific assessments in relation to ecology, bushfire management and onsite effluent disposal will be addressed in future development applications for rural residential subdivision when detailed information relating to subdivision design and construction will be available.



Council seeks a gateway determination under section 56 of the Act.

The Planning Proposal is consistent with the existing strategic planning framework established for King Creek in 1998; continues the pattern of surrounding land use zones and minimum lot sizes; is able to be serviced by existing local infrastructure, services and facilities and is not a principle LEP.

The Planning proposal does not classify public land and Council does not seek the use of section 73A of the Act to expedite processing of the planning proposal.

Enclosed are copies of:

- The Council resolution to prepare the planning proposal.
- The planning proposal, prepared in accordance with Department's *"A Guide to Preparing Planning Proposals"*.
- Site Identification map.
- Existing LZN and LSZ Map Sheets;

Should you require further information please do not hesitate to contact L P Fuller on telephone number 6581 8674, or email leanne.fuller@pmhc.nsw.gov.au.

Yours faithfully

L P Fuller
Development Control Town Planner

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