

Ref: KLEP2013-AM-17  
PGO:PGO

8 March 2017

The Regional Director  
Planning and Environment  
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Dear Sir/Madam

**PLANNING PROPOSAL DRAFT KEMPSEY LEP 2013 AMENDMENT NO 17 – TO REVISE THE LOT SIZE MAP FOR LAND AT 27 SEAMS ROAD, KUNDABUNG FROM FORTY (40) TO TEN (10) HECTARES – REQUEST FOR GATEWAY DETERMINATION**

Reference Reference is made to the above Planning Proposal.

On 21 February 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 revise the minimum lot size mapping for a parcel of rural zoned land, to provide for a future 3-lot rural residential lifestyle housing opportunity in Euroka. The subject land is zoned RU1 – Primary Production and RU2 – Rural Landscape, with a minimum lot size of forty (40) hectares, which is proposed to be reduced to ten (10) hectares.

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.

LEP Amendment Steps	Estimated Project Timing
Submit Planning Proposal to DP&E	March 2017
Receive Gateway determination	March 2017
Preparation of additional studies/planning proposal inclusions	
Authority consultation - pre-exhibition	
Preparation of materials for public exhibition & authority consultation	
Public exhibition of Planning Proposal & government authority consultation	May 2017
Review and consideration of submissions	June 2017
Council report preparation	
Public submissions report and draft LEP amendment to Council for adoption	July 2017
Submission to the department to finalise the LEP	July 2017
Submit request for drafting of LEP to Parliamentary Counsel's Office <sup>^</sup>	July 2017
Forward to the department for notification	August 2017
* If required	
<sup>^</sup> If delegated	

Should you require any additional information please do not hesitate to contact Peter Orr on (02) 6566 3200, or by email to [peter.orr@kempsey.nsw.gov.au](mailto:peter.orr@kempsey.nsw.gov.au).

Yours faithfully



Peter Orr  
STRATEGIC PROJECTS COORDINATOR

*As part of Council's initiative to reduce paper use we encourage as much correspondence to be sent via email as possible. If you believe this is an option that you would like to use, please send your letters to [ksc@kempsey.nsw.gov.au](mailto:ksc@kempsey.nsw.gov.au)*