



Ref: KLEP2013-AM-6
LK:LK
30 September 2015

Mr Steve Murray
Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Mr Murray

PLANNING PROPOSAL DRAFT KEMPSEY LEP 2013 AMENDMENT NO 6 – REZONING OF LAND AT 1466 CRESCENT HEAD ROAD, CRESCENT HEAD FROM RU2 RURAL LANDSCAPE TO R5 LARGE LOT RESIDENTIAL – REQUEST FOR GATEWAY DETERMINATION.

Reference is made to the above Planning Proposal.

On 15 September 2015 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 a 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 Crescent Head. The subject land is currently zoned RU2 – Rural Landscape with a minimum lot size of forty (40) hectares and is proposed to be rezoned to R5 – Large Lot Residential with a minimum lot size of one (1) hectare.

It is noted by Council that a more detailed water servicing strategy be provided prior to the public exhibition of the planning proposal. As such, it is recommended that this requested information form a condition of the gateway determination. The details outlining Council's desire for the provision of a detailed water servicing are further discussed under the 'potential environmental impacts' and 'public infrastructure' sections of the Council report.

Please find enclosed the Planning Proposal, Council Report associated with the proposed Amendment, a completed information checklist and completed evaluation criteria for delegation form. 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	October 2015
Receive Gateway determination	November 2016
Preparation of additional studies/planning proposal inclusions	November/December
Authority consultation - pre-exhibition	January/February 2016
Preparation of materials for public exhibition & authority consultation	February 2016
Public exhibition of Planning Proposal & government authority consultation	March 2016
Review and consideration of submissions	April 2016
Council report preparation	May/June 2016
Public submissions report and draft LEP amendment to Council for adoption	July 2016
Submission to the department to finalise the LEP	August 2016
Submit request for drafting of LEP to Parliamentary Counsel's Office^	September 2016
Forward to the department for notification	October 2016
* If required	
^ If delegated	

Should you require any additional information please do not hesitate to contact Luke Kennington on (02) 6566 3200, or by email on luke.kennington@kempsey.nsw.gov.au.

Yours faithfully



Georgia Rayner
Coordinator Strategic Planning and Natural Resources
SUSTAINABLE ENVIRONMENT