



PGF002678

Ref: KLEP2013-AM-7
BL:BL
2 December 2015

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

Received

- 2 DEC 2015

15/17616

Northern Region

Dear Mr Murray

PLANNING PROPOSAL DRAFT KEMPSEY LEP 2013 AMENDMENT NO 7 - REZONE LOT 34 DP 261268 (NORTH STREET, WEST KEMPSEY) FROM B1 NEIGHBOURHOOD CENTRE TO R1 GENERAL RESIDENTIAL - REQUEST FOR GATEWAY DETERMINATION

Reference is made to the above Planning Proposal.

On 17 November 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 2013 to rezone a land parcel in West Kempsey to General residential, which will allow for a range of development which is more relevant to the current setting. The subject land is currently zoned B1 - Neighbourhood Centre and is proposed to be rezoned to R1 General Residential.

As such, it is recommended that the referrals mentioned above form a condition of the gateway determination. The details outlining Council's desire for the referral of the planning proposal and provision of this additional information are further outlined in the tables under the 'justification for the planning proposal', 'State Environmental Planning Policies' and 'Ministerial Section 117 Directions' sections of the Council report.

Please find enclosed 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. Attached is the completed Evaluation Criteria for the Delegation of Plan Making Functions.



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	December 2015
Receive Gateway determination	January/February 2016
Authority consultation - pre-exhibition*	February/March 2016
Preparation of materials for public exhibition & authority consultation	March/April 2016
Public exhibition of Planning Proposal & government authority consultation	April/May 2016
Review and consideration of submissions	May/June 2016
Council report preparation	June/July 2016
Public submissions report and draft LEP amendment to Council for adoption	July/August 2016
Submission to the department to finalise the LEP	August/September 2016
Submit request for drafting of LEP to Parliamentary Counsel's Office^	September/October 2016
Forward to the department for notification	September/October 2016
* If required	
^ If delegated	

Should you require any additional information please do not hesitate to contact the undersigned on (02) 6566 3200, or by email on georgia.rayner@kempsey.nsw.gov.au.

Yours faithfully

Georgia Rayner
Coordinator Strategic Planning and Natural Resources
SUSTAINABLE ENVIRONMENT