



Ref: KLEP2013-AM-25
PGO:PGO

11 July 2018

The Regional Director
Planning and Environment
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Dear Sir/Madam

PLANNING PROPOSAL DRAFT KEMPSEY LEP 2013 AMENDMENT NO 25 – TO AMEND THE LAND ZONING MAP FOR LAND AT NEVILLE MORTON DRIVE, CRESCENT HEAD FROM RU2 - RURAL LANDSCAPE AND E2 - ENVIRONMENTAL CONSERVATION TO R5-LARGE LOT RESIDENTIAL & REVISE THE LOT SIZE MAP FROM FORTY (40) TO ONE (1) HECTARE(S) – REQUEST FOR GATEWAY DETERMINATION

Reference is made to the above Planning Proposal.

On 26 June 2018 Council resolved:

- 1. That the planning proposal, which seeks to rezone approximately 12 hectares of land from RU2 – Rural Landscape and E2 - Environmental Conservation to R5 - Large Lot Residential at Lot 3 DP 1164661 Neville Morton Drive, Crescent Head, be submitted to the Minister for Planning for Gateway consideration pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979.*
- 2. That the Secretary of the Department of Planning and Environment be requested to issue Council with written authorisation to exercise plan making delegations in relation to this proposal.*
- 3. Subject to the Gateway determination, community consultation for the planning proposal be undertaken.*

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

The intended outcome of the planning proposal is to enable the original intent of KLEP 2013 (Amendment No. 8), which is to facilitate a future one into 14 rural residential subdivision with a minimum lot size of one hectare at the site. The subject land is currently zoned RU2-Rural Landscape/E2-Environmental Conservation 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 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	July 2018
Receive Gateway determination	September 2018
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	November 2018
Review and consideration of submissions	
Council report preparation	
Public submissions report and draft LEP amendment to Council for adoption	December 2018
Submission to the department to finalise the LEP	December 2018
Submit request for drafting of LEP to Parliamentary Counsel's Office^	
Forward to the department for notification	January 2019
* If required	
^ 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.

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