



Ref: KLEP2013-AM-10
PGO:PGO
24 May 2016

THE REGIONAL DIRECTOR
PLANNING AND ENVIRONMENT
LOCKED BAG 9022
GRAFTON NSW 2460



Dear Sir/Madam

**PLANNING PROPOSAL DRAFT KEMPSEY LEP 2013 AMENDMENT NO 10 – REVISE
THE MINIMUM LOT SIZE MAP FOR LAND AT 1023 CRESCENT HEAD ROAD,
CRESCENT HEAD FROM EIGHT (8) TO FOUR (4) HECTARES – REQUEST FOR
GATEWAY DETERMINATION.**

Reference is made to the above Planning Proposal.

On 19 April 2016 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 revise the Minimum Lot Size Map for this parcel 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 zoned RU4 – Primary Production Small Lots with a minimum lot size of eight (8) hectares and the minimum lot size is proposed to be reduced to four (4) hectares.

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 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	May 2016
Receive Gateway determination	June 2016
Preparation of additional studies/planning proposal inclusions	
Authority consultation - pre-exhibition	
Preparation of materials for public exhibition & authority consultation	June/July 2016
Public exhibition of Planning Proposal & government authority consultation	July/August 2016
Review and consideration of submissions	August 2016
Council report preparation	August 2016
Public submissions report and draft LEP amendment to Council for adoption	September 2016
Submission to the department to finalise the LEP	September 2016
Submit request for drafting of LEP to Parliamentary Counsel's Office^	September/October 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 Peter Orr on (02) 6566 3200, or by email to **peter.orr@kempsey.nsw.gov.au**.

Yours faithfully



Peter Orr
TEAM LEADER DEVELOPMENT ASSESSMENT
SUSTAINABLE ENVIRONMENT