



Ref: KLEP2013-AM-21; RZ-17-2
GLR: GLR
31 May 2017

Civic Centre
22 Tozer Street
PO Box 3078
West Kempsey NSW 2440

Customer Services
P 02 6566 3200
F 02 6566 3205

ksc@kempsey.nsw.gov.au
www.kempsey.nsw.gov.au
ABN 70 705 618 663

Mr Craig Diss
Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Mr Diss,

**DRAFT KEMPSEY LEP AMENDMENT NO 21 - REQUEST FOR GATEWAY
DETERMINATION - PROPOSAL TO AMEND LOT SIZE MAP IN THE KEMPSEY LEP
2013 FOR LOT 424 DP 710381, 15 FELTONS LANE HAMPDEN HALL**

Reference is made to the above Planning Proposal.

On 16 May 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 resolution the Planning Proposal is submitted herein, and a consideration for a Gateway Determination is requested.

The intent of the Planning Proposal is to amend the Kempsey Local Environmental Plan 2013 and the Lot Size Map for Lot 424 DP 710381, 15 Felton's Lane Hampden Hall. This would enable the subject land to be subdivided into two lots, with each resulting lot benefiting from a dwelling entitlement.

The intended outcome is not directly identified in any Local or Regional Strategy. It is considered that the proposal has merit as it meets other relevant criteria. The merits are further discussed in the enclosed documents.

Please find enclosed the Planning Proposal, Council Report associated with the proposed Amendment, and a completed information checklist.

The proposed timeline for the Planning Proposal is provided in the table below. It is acknowledged that this timeline is normally within the Planning Proposal in Part 6. Should the Department issue a Gateway Determination to proceed, the Planning Proposal will be updated with the timeline inserted in Part 6 prior to being referred to Consulting Agencies or placed on public exhibition.



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

It is also requested that the Secretary issue Council with a written authorisation to exercise its plan making delegations in relation to this Planning Proposal. Attached is the completed Evaluation Criteria for the Delegation of Plan Making Functions.

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

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