

Mr Craig Milburn  
General Manager  
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Via email: [council@kempsey.nsw.gov.au](mailto:council@kempsey.nsw.gov.au)  
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Dear Mr Milburn

### **Kempsey Local Growth Management Strategy 2041**

I refer to your correspondence requesting the Department's approval of the Kempsey Local Growth Management Strategy 2041 (LGMS).

I would like to acknowledge and commend Council on its significant efforts and commitment to strategic planning for the Kempsey Shire in preparing the LGMS.

I am pleased to endorse the strategy with the exception of the land identified for development within the coastal strip and outside the urban growth area boundary of the North Coast Regional Plan 2041, being land in the vicinity of 906 Stuarts Point Road, Stuarts Point (Lot 321 DP 1048570) and its surrounds. The Strategy is to be amended and resubmitted for the Department's approval prior to seeking the rezoning of this excluded land.

Council is also advised that:

- any future proposals for rezoning of greenfield or infill areas are to be supported by infrastructure servicing plans, detailed studies and assessment of site-specific development constraints such as potential high environmental value, bushfire risk, PMF flood levels, velocity, flood planning levels and access to critical services during flood events, to confirm land suitability and consistency with the North Coast Regional Plan 2041, applicable State Environmental Planning Policies, and relevant Local Planning Directions;
- any future proposals to rezone land outside the urban growth area boundary will need to confirm consistency with the North Coast Regional Plan 2041 Urban Growth Area Variation Principles. This should be done firstly through a structure plan prior to submission of a planning proposal for rezoning particularly in regard to the potential:
  - expansion of the IN1 General Industrial zone in the north-west of Frederickton to accommodate future employment growth; and
  - land on Great North Road, Flanagan Street and Yarrabandinni Road, Frederickton to be included in the R1 zone.
- when preparing future local housing strategies and structure plans, Council should aim to ensure 40 per cent of new dwellings being delivered across the LGA by 2036, comprise multi dwelling/small lot (less than 400sqm) housing, consistent with the North Coast Regional Plan 2041, and that all opportunities to support social and affordable housing are considered;

- further investigations regarding the Kundabung area are to be undertaken prior to the Department being in a position to complete a strategic assessment of the land to determine its appropriateness for future development. It is expected that such investigations will be articulated in a future local growth management strategy to be submitted for approval by the Department;
- if current flood planning levels are amended in the future, Council is to consider the appropriateness and suitability of the local growth management strategy and amend it as necessary for return to the Department for further assessment and approval; and
- the Kempsey Local Strategic Planning Statement, when updated, should be consistent with the approved components of the Local Growth Management Strategy 2041.

Ongoing collaboration with the Department along with other key agencies such as the Department of Primary Industries, Transport for NSW and the NSW Biodiversity Conservation Division will be vital in the successful implementation of the strategy. I encourage Council to proactively engage and work with these agencies in relation to matters such as potential high environmental lands, important farmland, flood prone land, transport management and accessibility plans.

Should you wish to discuss this matter further, you are welcome to contact Ms Kate Campbell, Senior Planning Officer at the Department on 5778 1401.

Yours sincerely



23/8/2023

**Jeremy Gray**  
**Director, Northern Region**  
**Local and Regional Planning**