

Applicant details

Title	Mr
First given name	Sam
Other given name/s	
Family name	Walls
Contact number	6586 2555
Email	info@kingcampbell.com.au
Address	C/- King & Campbell Pty Ltd, PO Box 243, Port Macquarie, NSW, 2444
Is the applicant a company?	No

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	KEMPSEY

Type of Planning Proposal

What controls does the planning proposal relate to ?	The planning proposal relates to map based planning provisions
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Select the site of the development

Site address #	1
Street address	157 ARAKOOON ROAD SOUTH WEST ROCKS 2431
Local government area	KEMPSEY
Lot / Section Number / Plan	9 / - / DP1219664
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p> <p>Local Provisions</p> <p>Bushfire Prone Land</p> <p>Land near Electrical Infrastructure</p>

Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to	<p>Land use zone</p> <p>Minimum lot size</p>
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amend? (select all that apply)	Maximum height of building Floor space ratio
Please provide a brief description of the effect of the planning proposal	<p>The Planning Proposal is seeking to amend the Kempsey Local Environmental Plan 2013 (KLEP 2013) as follows:</p> <p>1. Amendment to the KLEP 2013 Land Zoning Map (sheet LZN_013B) to:</p> <p>a. Convert the existing R5 Large Lot Residential to R1 General Residential in respect to the Site</p> <p>2. Amendment to KLEP 2013 Lot Size Map (sheet LSZ_013B) to:</p> <p>a. Convert the existing 1ha minimum lot size to 500m2 minimum lot size</p> <p>3. Amendment to the KLEP 2013 Height of Buildings Map (sheet HOB_013B) to:</p> <p>a. Include the Site in the 8.5m H</p>

Prelodgement meeting

Has a pre-lodgement meeting occurred?	Yes
Meeting Date	3/05/2021
Planning Officer	Megan Jones, Steve Schwartz & Peter Orr

Planning Agreement

Is the application accompanied by a Planning Agreement?	No
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Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	Unknown

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Sam
Other given name/s	
Family name	Walls
Contact number	6586 2555
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Billing address	C/- King & Campbell Pty Ltd, PO Box 243, Port Macquarie, NSW, 2444

Application documents

The following documents support the application

Document type	Document file name
Bushfire report	APP_G_Bushfire Hazard Assessment - BC&ES
Draft Planning Proposal	6584_Planning Proposal
Flora and Fauna Report	APP_B_High Environmental Values Report - Biodiversity Australia
Heritage Impact Assessment	APP_E_Aboriginal Heritage Due Diligence Assessment - Heritage Now
Other	Prelodgement Notes_Lot 9 DP1219664_SWR APP_I_Kempsey Local Growth Management Strategy 2041 – endorsed 23 August 2023 APP_F_Handbook for the Strategic Guide to Planning for Natural Hazards
Planning Proposal maps	APP_A_Proposed Map Amendments - King & Campbell
Plans	APP_C_Concept Subdivision Layout - King & Campbell APP_C_Concept Stormwater - King & Campbell APP_C_Concept Sewer and Water - King & Campbell
Traffic report	APP_H_Traffic Engineering Report - TPS Group
Vegetation Management Plan	APP_D_Vegetation Management Plan - Biodiversity Australia

Declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true	Yes
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and correct.	
I understand that the application and the accompanying information will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the assessment of this application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes