

Kempsey Rural Residential Land Release Strategy

GENERAL INFORMATION FOR RELEASE AREAS



Properties identified within land release areas in the 2014 Kempsey Shire Rural Residential Land Release Strategy are eligible for consideration for re-zoning and subdivision for rural residential development. Council provides the following information for those landowners interested in pursuing rural residential use of their properties.

Developing land identified as a land release area in the Rural Residential Land release strategy.

Before any land identified in the strategy can be subdivided or developed the landuse zone and minimum lot size need to be amended in the Kempsey Local Environmental Plan (KLEP 2013). Amending the KLEP 2013 requires the preparation of a Planning Proposal.

The Planning Proposal must be lodged with Council and then forwarded to the Minister for Planning by Council for their approval to proceed. The final amendment to the Local Environmental Plan following public exhibition, has to be approved by the Minister for Planning or their delegate before coming into effect.

Following the completion of the amendment a Development Application will be required for submission and assessment by Council for the actual subdivision and development of the land.

Who can prepare a Planning Proposal?

A Planning Proposal can be lodged by anyone. It is strongly recommended that it be prepared by a qualified planning or development consultant in consultation with Council.

The information required to be included in the Planning Proposal will vary between the different identified land release areas. Pre planning meetings should be held with Council to discuss options and the process that has to be carried out in order to re-zone and subdivide the land.

What information is required in a Planning Proposal?

NSW Planning and Environment have guidelines on what it is to be included in Planning Proposals. Planning Proposals must provide information on the environmental social and economic impact of the proposed LEP Amendments.

Generally Rural Residential Land Release Area Planning Proposal will need to include information regarding (but not limited to);

- Impacts to flora and fauna and fauna corridor linkages
- Planning for Bushfire requirements (if bushfire prone land)
- Risks associated with acid sulphate soils (if applicable)
- Capacity of the land to safely dispose of treated waste water
- Capacity to provide access and essential services to new (or intensified existing) rural residential areas.



Landowners Working Together

Better planning outcomes are achieved where contiguous parcels of land are grouped together into one Planning Proposal, rather than lot by lot Planning Proposals. Consideration of a larger area provides increased options for planning lot layouts, access roads, building envelopes and other issues related to the long term change of landuse on the site.

Council encourages landowners to work together where possible. In some localities it may be economically beneficial and efficient to prepare a Planning Proposal over land under different ownerships. Council can provide guidance, advice and assistance to groups carrying out group planning proposals.

How long will it take to complete the processing of the Planning Proposal?

A flow diagram showing the life of the processing of the proposal is provided in Figure 1 .

The time taken to complete will vary between localities, and is related to the number of constraints and issues arising at the site. Generally most planning proposals will be completed within 12 to 18 months from commencing the process.

Where can I get more information?

Council is available for meetings with landowners upon request.

General information can be found on Council's website including a copy of the strategy;

<http://www.kempsey.nsw.gov.au/development/draft-igms-rural-residential-component.html>

More detailed information and guidelines on the preparation of LEP Amendments and Planning Proposals can be found the NSW Planning and Environment Website.

<http://www.planning.nsw.gov.au/>

LEP Plan making Process

Extract From NSW Planning and Infrastructure "A Guide to Preparing Planning Proposals" April 2013.

