

Pre Lodgement Planning Proposal / Rezoning Request Meeting Notes

Details

Attendees :

External: Proponent/ Consultant/ Landowner	Tony Thorne (King + Campbell) David Griffin Craig Campbell (contact: Tony Thorne MOB 0418 656 445) On-line via TEAMS
Council Staff:	Simon Morrison – 17 May 2024 On-line via TEAMS

Property Details :

Assessment No:	
Lot / DP:	Lot 3 DP 1231274
Address:	476 Macleay Valley Way South Kempsey NSW 2440
Current KLEP 2013 Zoning:	E4 General Industrial RU2 Rural Landscape
Proposed KLEP 2013 Zoning:	Proposed industrial subdivision which will require amendment to the following KLEP 2013 mapping: <ul style="list-style-type: none">• E4 General Industrial
Proposed KLEP Amendment: (ie adjust lot size, add a landuse to landuse table)	Proposed land re-zoning will require amending the KLEP 2013 for part of the subject site zoning from RU2 to E4 to enable a future subdivision permitting industrial development. The minimum lot size will require amending/removing the current (40) forty hectares MLS on the previous RU2 portion of the site.

Application Summary :

Proposed Amendment Description:	Amend the KLEP 2013 for part of the subject site zoning from RU2 to E4 to enable a future subdivision permitting infill industrial development.
Strategy Supported? Details:	The land falls within the North Coast Regional Plan's (NCRP 2041) urban growth area and the portion of lot 3/ /DP1231274 is highlighted as investigation area – employment land.

Summary of Discussion :

Identified Issues / Constraints:	<p>Industrial development: The planning proposal if successful provides the right and potential for future complying infill land development by subdivision for industrial/employment purposes. There are constraints identified for this site, including but not limited to the following;</p> <p>Bushfire: Whilst the portion of the site is largely cleared and levelled already the boundary condition on three (3) sides; south, west and north present adjacent vegetated bushland with future bushfire risk.</p> <p>Aboriginal cultural heritage: The site is highly modified, however an appropriate search should be undertaken to ascertain if there is any Aboriginal cultural heritage record relating to the site.</p> <p>Services easement(s): Infill subdivision will necessitate the provision of utility services to the proposed rear lots. Indication of how, where and what configuration (easement direct to each/all lots has been indicated as the Authority's preference) should be outlined.</p> <p>Transport access: Industrial subdivision and subsequent development will likely increase traffic movements and heavy vehicle usage. Therefore access to and from Macleay Valley Way (both directions) and movements within the intended subdivision would need to be conveyed. Implications for Macleay Valley Way roadway, junction and site ingress/egress need to be addressed (works proposed/required). Internal vehicle/traffic circulation within the site and intended subdivision (lots) to achieve "front in-front out" vehicle movement should be indicated.</p> <p>Section 9.1 Ministerial Directions: - The Planning Proposal will need to address all relevant s9.1 directions.</p>
Additional Studies Required:	In addition to the provision of a planning proposal prepared in accordance with clause 3.33(2) of the Environmental Planning and Assessment Act 1979, please provide the following checks and

	<p>information:</p> <p>Aboriginal Heritage reporting: initially an AHIMS search and result indicating what/if any status or discovery. Additional reporting will be required if the site or location within the site is identified to be of Aboriginal cultural heritage significance.</p> <p>Conceptual site plan(s) for the subdivision proposed with;</p> <ul style="list-style-type: none"> • Utility services easement(s) • Access/circulation traffic explanations and • Outline road/ junction configuration.
<p>Summary of Information provided – including Fees etc:</p>	<p>All planning proposals go through an administrative process for submissions, evaluation and consideration. A guideline on each step of this process is available from the NSW Government Planning Department website:</p> <p>https://www.planning.nsw.gov.au/sites/default/files/2023-03/lep-making-guideline.pdf</p> <p>Council's own Application to Amend Kempsey LEP 2013 form can be downloaded through Council's website:</p> <p>http://www.kempsey.nsw.gov.au/pdfsForms/applic_rezoning_land.Pdf</p> <p>Council's fees (from July 1st 2023) for a major LEP amendment comprise two payments as follows (only the Stage 1 payment is to accompany lodgement of the planning proposal):</p> <p>Stage 1 – Includes initial assessment of Planning Proposal and report to Council:</p> <ul style="list-style-type: none"> • For consideration and Council resolution to proceed, • Forwarding the Planning Proposal to the NSW Department of Planning (DPE) • Liaising with DPE and LEP Review Panel (where required) to obtain Gateway Determination regarding further progress of the proposed LEP Amendment. <p>\$8,000</p> <p>Stage 2 – Gateway Determination to proceed. Includes the following:</p> <ul style="list-style-type: none"> • Consultation (as directed by the DPE), State/Commonwealth Authorities, agencies and/or community consultation, • Consideration and reporting to Council of amendments, • Referral to DPE for final determination, and • All advertising/ public exhibition and/or notification. <p>\$8,000</p>