

## DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

14th November 2006

<b>DSDS1</b>	<b>ADDITION OF LOT TO REZONING PROPOSAL SOUTH WEST ROCKS FILE: T5-55 GAN</b>	<b>{ Folio No. * }</b>
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### SUMMARY:

Reporting on a request made to include an adjoining parcel of land, identified in Council's Land Release Strategy, in the Saltwater Developments rezoning in South West Rocks.

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**Applicant:** Majetica Pty Ltd & SSD Developments Pty Ltd  
**Subject Property:** Lot 51 DP 831284 Arakoon (5 Ha)  
**Current Zoning:** 1(c) Rural (Smallholdings)  
**Proposed Zoning:** 2 (a) Residential

At its meeting of 11 June 2002 Council resolved to rezone Lots 509 and 19 DP 850963 and Lot 52 DP 831284, Phillip Drive, South West Rocks, for residential purposes. [\(Appendix A\)](#) At its meeting dated 24 February 2004 Council resolved to include Lot 84 DP 79245 Arakoon Road, Arakoon into this rezoning process. [\(Appendix B\)](#)

The proponents now wish to include the above lot in this rezoning, as it adjoins the southern boundary of Lot 52. The land is identified within the South West Rocks Structure Plan as land for medium term release, subject to the findings of the appropriate studies and investigations. As such it is reasonable to include this lot in the earlier rezoning and subsequent Local Environmental Study.

To include this lot in the rezoning it will be necessary for Council to formally resolve to amend Kempsey Local Environmental Plan 1987 to rezone Lot 51 from 1(c) Rural (Smallholdings) to 2(a) Residential and to include it in the Local Environment Study being prepared for the adjoining land. This will ensure consistency and a coordinated approach to planning the area.

### REPORT IMPLICATIONS:

- *Environmental*

*Environmental constraints shall be investigated through the Local Environmental Study.*

- *Social*

*See above*

- *Economic (Financial)*

*Inclusion of the subject land into the Local Environmental Study will be at additional cost. These costs will be met by the applicant.*

- *Policy or Statutory*

*A Council resolution is required to proceed with the proposed LEP amendment. Upon favourable resolution, the proposal is required to be forwarded to the Department of Planning LEP Review Panel for direction.*

#### **RECOMMENDATION:**

- 1 Council amend Kempsey Local Environmental Plan 1987 to rezone the subject land from 1(c) Rural (Smallholdings) to 2(a) Residential; and**
- 2 The subject land be included in the Local Environmental Study being prepared for Lots 509 and 19 DP 850963, Lot 84 DP 79245 Arakoon Road and Lot 52 DP 831284 Phillip Drive, South West Rocks, at no cost to Council.**

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**R B Pitt**

**DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES**