



DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

13 October 2009

DSDS7	GAZETAL OF AMENDMENTS TO KEMPSEY LOCAL ENVIRONMENTAL PLAN 1987
	FILE: T5-81 & T5-109 GLR
	{ Folio No. * }

SUMMARY:

Reporting that Kempsey LEP Amendment No. 81 and Kempsey LEP Amendment No. 109 have been Gazetted.

◆◆◆◆◆

LEP Amendment No. 81

Applicant: Galban Pty Ltd
Subject Property: Lot 100 DP 776239 and Lot 104 DP 776239
627 Pacific Highway, South Kempsey
Zone: Rezones land from 1(a1) (Rural "A1" Zone) to 4(a) (Industrial (General) Zone), 4(e) (Industrial (Extractive) "E" Zone) and 7(b) (Environmental Protection (Habitat) Zone)

LEP Amendment No. 109

Applicant: The Slim Dusty Foundation
Subject Property: Lot 7 DP 737376 and Lot 229 DP 729768
Pacific Highway, South Kempsey
Zone: Rezones Land from 1(d) (Rural (Investigation) "D" Zone) to 2(d) (Residential (Tourist Facility) "D" Zone)

DESCRIPTION

LEP Amendment No. 81

Kempsey LEP amendment No. 81 was gazetted on 11 September 2009. The amendment rezones land from 1(a1) (Rural "A1" Zone) to 4(a) (Industrial (General) Zone), 4(e) (Industrial (extractive) "E" Zone) and 7(b) (Environmental Protection (Habitat) Zone). The Amendment makes available approximately 45 hectares of industrial land, including the area currently approved for use as a quarry. In addition, approximately 22 ha have been rezoned to an environmental zone.

Development on the land requires the preparation of a development control plan (DCP) that must address measures to protect environmentally sensitive areas, road network, stormwater detention etc.

LEP Amendment No. 109 ("Slim Dusty Centre")

Kempsey LEP Amendment No. 109 was also gazetted on 11 September 2009. The amendment rezones land from 1(d) (Rural (Investigation) "D" Zone) to

2(d) (Residential (Tourist Facility) "D" Zone), to accommodate the development of the Slim Dusty Centre on the site.

RECOMMENDATION IMPLICATIONS:

- **Environmental**

Environmental impacts have been identified and largely assessed in the rezoning process. The requirement for the preparation of a DCP for Amendment No. 81, will further address these issues prior to any development of the land.

- **Social**

The availability of land for industrial use/employment lands, and the development of the Slim Dusty Centre have the potential for positive sustainable social outcomes for the Shire.

- **Economic (Financial)**

The availability of land for industrial use/employment lands, and the development of the Slim Dusty Centre have the potential to create employment within the shire, and attract tourists to the shire. It is considered that both LEP Amendments will have a positive impact for the economic sustainability of the Shire.

- **Policy or Statutory**

Kempsey Local Environmental Plan 1987 will be amended accordingly to reflect the gazettal of these amendments.

RECOMMENDATION:

That the information be noted.

.....

R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES