



Armidale Dumaresq Council

Address correspondence to the General Manager

135 Rusden Street
PO Box 75A
ARMIDALE NSW 2350

Phone: (02) 6770 3600
Freecall: 1300 136 833
Fax: (02) 6772 9275
ABN 63 781 014 253

Date 4 January 2010

Your Ref

Our Ref A09/4607

Mr C Diss
Team Leader, Northern Region
Department of Planning
PO Box 550
TAMWORTH NSW 2340



Dear Mr Diss

DRAFT AMENDMENT No 3 TO ARMIDALE DUMARESQ LEP 2008

At its meeting on 21 December 2009 Armidale Dumaresq Council resolved:

"That Council seek to amend Armidale Dumaresq Local Environmental Plan 2008 and the following Planning Proposals, prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (the Act) and included in the Attachments, be endorsed by Council and forwarded to the Minister for Planning, requesting that a Gateway Determination be provided in accordance with Section 56 of the Act:

- *Planning Proposal A: Increase minimum lot sizes for subdivisions in Residential 2(a) zone*
- *Planning Proposal B: Increase permitted retail floor area for neighbourhood shops*
- *Planning Proposal C: Rezoning part 15-57 Crest Road, Armidale, to Residential 2(a)."*

Planning Proposals A, B and C comprise proposed Amendment No 3 to Armidale Dumaresq Local Environmental Plan 2008.

Planning Proposal A includes proposed changes to the minimum lot size development standard for subdivision in the Residential 2(a) zone. This matter was considered by Council's Planning and Development Committee and, subsequently, by Council at its meeting on 28 September 2009 when it was resolved:

"That the Minutes of the Planning and Development Committee Meeting held on 31 August 2009 be noted and the following recommendations endorsed:
(b) That an amendment to Armidale Dumaresq Local Environmental Plan 2008 be prepared to:

www.armidale.nsw.gov.au
council@armidale.nsw.gov.au

thrive
in Armidale

10/01430



Addressee:

M C Diss

Subject:

Draft Amendment No 3 to Armidale Dumaresq LEP 2008

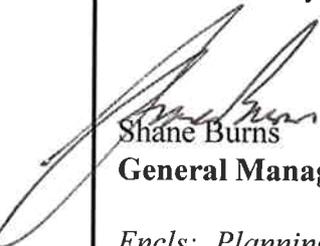
- (i) Increase the minimum lot size for subdivision in the Residential 2(a) zone from 400 square metres to 500 square metres, i.e. amend clause 19(6)(b);
- (ii) Provide that where a subdivision of 10 or more lots is proposed in the Residential 2(a) zone, no more than 25% of the new lots created are to have a lot size of less than 600m²;
- (iii) Remove the minimum lot size requirement for the erection of a dwelling house in Residential 2(a) zone in order to preserve existing dwelling entitlements on smaller residential lots, i.e. delete clause 19(7)(a);
- (iv) Remove the minimum lot size requirement for the erection of a dwelling house that is part of an integrated housing proposal in Residential 2(a) zone to preserve existing dwelling entitlements, i.e. delete clause 19(7)(b); and
- (v) Remove the controls for dual occupancy developments in Residential 2(a) zone and include relevant controls in Armidale Dumaresq Development Control Plan 2007, i.e. delete clause 19(8)."

Planning Proposals B and C were prepared in response to specific requests to amend Armidale Dumaresq Local Environmental Plan 2008 that were received during November 2009.

Council requests that the Minister for Planning provide a Gateway Determination on the Planning Proposals, in accordance with section 56 of the Act.

If you should have any inquiries regarding the Planning Proposals, please contact Council's Strategic Planner, Ms Kathy Martin, by phone: (02) 6770 3632 or by email: kmartin@armidale.nsw.gov.au

Yours sincerely



Shane Burns

General Manager

Encls: Planning Proposal A: Increase minimum lot sizes for subdivisions in Residential 2(a) zone
Planning Proposal B: Increase permitted retail floor area for neighbourhood shops
Planning Proposal C: Rezoning part 15-57 Crest Road, Armidale, to Residential 2(a).