

10 July 2015

Responsible Officer: EC

In reply, please quote: U12/6915

Land Use Planning and Strategy - Northern Region
Department of Planning & Infrastructure
PO Box 949
Tamworth NSW 2340

Attention: Craig Diss

Dear Craig,

**Re: Gateway Determination for
Part Lot 12 DP 529709, Rowan Avenue, Uralla**

Council would formally like to request a Gateway Determination on the attached planning proposal. The Planning Proposal seeks to amend the Uralla Local Environmental Plan by amending the Zoning and Minimum Lot Size maps applicable to Part Lot 12 DP 529709 Rowan Avenue, Uralla.

The proposed amendment would require:

1. Inserting the Zone RU4 Primary Production Small Holdings land use table into the Uralla LEP 2012 and including the listing of the RU4 zone within the relevant clauses of Part 4 Principal development standards.
2. Zoning the existing RU1 and RU2 zoned land within the site to RU4; and
3. Amending the applicable minimum lot size (MLS) map to apply a MLS of 40 ha to the proposed RU4 zoned land.

The planning proposal was considered by Council at its Ordinary Meeting on 22 June 2015. A copy of the planning proposal, supporting flora and faun assessment, Council report and resolution has been enclosed with this letter.

Further Council would like to withdraw its delegation in regards to this planning proposal. Council intends to purchase and develop the residual land currently zoned IN2 Light Industrial in an attempt to overcome the monopoly ownership of industrial zoned land, currently restricting industrial development within Uralla township.

If you have any further queries please do not hesitate to contact our office on 6778 6300.

Yours sincerely,



Alan Harvey
Acting Director of Infrastructure & Regulation

Enclosed:

1. Planning Proposal
2. Flora and Fauna Assessment – Idyll Spaces Environmental Consultants
3. 22 June 2015 Council Report & Resolution