

28 October 2013

Your ref:

Our ref: A13/6076

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

**Armidale Dumaresq LEP 2012 Amendment No.3
Industrial Land in Armidale**

Dear Craig

At its meeting of 28 October 2013, Council considered a report on a Planning Proposal to amend the *Armidale Dumaresq Local Environmental Plan 2012 (LEP 2012)*.

Council Minute No: 313/13 resolved:

- (a) *That the Planning Proposal for Draft Amendment No. 3 to Armidale Dumaresq Local Environmental Plan 2012 be forwarded to the Department of Planning and Infrastructure with a request for a Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979.*
- (b) *That the Gateway Determination recommendations be implemented in accordance with the Department of Planning and Infrastructure instructions.*
- (c) *That Council, under delegation, proceeds to 'make' the amended Armidale Dumaresq Local Environmental Plan 2012.*

This Planning Proposal implements the recommendations of the Armidale Industrial Lands Study 2013 (AILS) and the Archaeological Management Plan for Armidale 2010 (AMPA). The AILS was endorsed by the Director-General of the Department of Planning and Infrastructure (DP&I) on 19 April 2013. The NSW Office of Environment and Heritage was contacted and has advised that they do not have a formal process for heritage endorsing studies. Consequently the AMPA supporting the Planning Proposal has not been endorsed by the Office of Environment and Heritage.

The Planning Proposal for Amendment No. 3 addresses the following matters:

Armidale Industrial Lands Study 2013

- Component 1** Deferred Industrial Lands Matter
- Component 2** Rezoning of Land at 61 Bundarra Road from RU4 Primary Production (Small Lots) to IN2 Light Industrial
- Component 3** Permissibility with Consent of Bulky Goods Retail on land specified in the Additional Permitted Uses Map

Archaeological Management Plan for Armidale 2010

Component 4 Listing of two heritage archaeological items in the “Deferred Matter” area (deferred from ADLEP Amendment No. 1). These items were postponed from being considered in Planning Proposal Amendment No.1 – Heritage to the Armidale Dumaresq Local Environmental Plan 2012 as they were located in the “Deferred Matter” area.

Council is seeking authorisation to exercise its local plan making delegations for all components of the Planning Proposal amendment.

Please contact Kathy Martin on (02) 6770 3632 or by email at kmartin@armidale.nsw.gov.au if you have any enquiries regarding this matter.

Yours sincerely



Shane Burns
General Manager

Encl: *Planning Proposal Amendment No 3*

- Attachment 1 Armidale Industrial Lands Study 2013 (AILS)*
- Attachment 2 PP Approval from NSW Government Planning & Infrastructure for Armidale Industrial Lands Study*
- Attachment 3 Current LEP 2012 Zoning Map LZN_002AA identifying “Deferred Matter” area.*
- Attachment 4 Map identifying the area referred to as the “Deferred Matter” with IN2 zoning applied*
- Attachment 5 Map of 61 Bundarra Road (Lot 1132 DP 40754) identifying the area proposed for rezoning from RU4 Primary Production (Small Lots) to IN2 Light Industrial*
- Attachment 6 Map identifying the area where proposed Additional Permitted Uses will be permissible*
- Attachment 7 Map identifying the two archaeological items located in the “Deferred Matter” area*
- Attachment 8 Map identifying proposed amendments to Lot Size Map – LSZ_002AA*
- Attachment 9 Crown Lands Support for Rezoning of 61 Bundarra Road Letter*
- Attachment 10 HIS - Site of International Hotel – A052*
- Attachment 11 HIS - Site of Palmer’s Brickworks – A021*