

Mr Peter Dennis
Chief Executive Officer
Armidale Regional Council
PO Box 75A
ARMIDALE NSW 2350

Our ref: PP_2015_001_00 (15/05759)

Attention: Kathy Martin

Dear Mr Dennis

**Planning Proposal PP_2015_ARMID_001_00 – Alteration of Gateway
Determination**

I refer to your correspondence of 19 January 2017 in relations to revisions and an extension of time to complete Planning Proposal PP_2015_ARMID_001_00 to rezone and amend the minimum lot size for land at The Avenue and Ross St, Armidale.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 10 April 2015 for PP_2015_ARMID_001_00 (as altered). The Alteration of the Gateway Determination is enclosed.

I have also considered your request for the Secretary's agreement that inconsistency of the above proposal with section 117 Direction 4.4 Planning for Bushfire Protection is justified. As a delegate of the Secretary, I have agreed that the inconsistency is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

If you have any questions in relation to this matter, I have arranged for Ms Gina Davis to assist you. Ms Davis can be contacted on (02) 6701 9687.

Yours sincerely



2 February 2017

Craig Diss
Acting Director Regions, Northern
Planning Services

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_ARMID_001_00)

I, the Acting Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 10 April 2015 (as since altered) for the proposed amendment to the Armidale Dumaresq Local Environmental Plan 2012 as follows:

1. Delete paragraph 1 and 2

Planning proposal (Department Ref: PP_2015_ARMID_001_00): to rezone Lot 10 and part of Lot 9, DP 836850, and the adjoining road reserve, 53A The Avenue and 134-162 Ross Street, Armidale, from E4 Environmental Living to R1 General Residential and amend the minimum lot sizes across the site to cater for the change in land zoning.

I, the General Manager, Northern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to the Armidale Dumaresq Local Environmental Plan (LEP) 2012 to rezone Lot 10 and part of Lot 9, DP 836850, and the adjoining road reserve, 53A The Avenue and 134-162 Ross Street, Armidale, from E4 Environmental Living to R1 General Residential and amend the minimum lot sizes across the site to cater for the change in land zoning should proceed subject to the following conditions:

And replace with a new paragraph 1 and 2:

Planning proposal (Department Ref: PP_2015_ARMID_001_00): to rezone Lot 10 and part of Lot 9, DP 836850, and the adjoining road reserve, 53A The Avenue and 134-162 Ross Street, Armidale, from E4 Environmental Living to R1 General Residential and E3 Environmental Management and amend the minimum lot sizes across the site to cater for the change in land zoning.

I, the Director Regions, Northern, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to the Armidale Dumaresq Local Environmental Plan (LEP) 2012 to rezone Lot 10 and part of Lot 9, DP 836850, and the adjoining road reserve, 53A The Avenue and 134-162 Ross Street, Armidale, from E4 Environmental Living to R1 General Residential and E3 Environmental Management and amend the minimum lot sizes across the site to cater for the change in land zoning should proceed subject to the following conditions:

2. Delete condition 4

"4. The planning proposal is to be completed by 17 April 2017."

and replace with a new condition 4:

"4. The planning proposal is to be completed by 17 July 2017."

Dated 2 day of February 2017



Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning