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Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND ENVIRONMENT

Planning Services

ALTERATION OF GATEWAY DETERMINATION FOR PLANNING PROPOSAL PP 2015 ARMID 001 00

PURPOSE

- To recommend the General Manager, Northern Region, as delegate for the Minister agrees to alter the Gateway determination for Planning Proposal no. PP_2015_ARMID_001_00 for rezoning land and amending the minimum lot size at The Avenue and Ross Street, Armidale.

RECOMMENDATION

It is recommended that the Minister's delegate:

- **agrees** under s56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination for Planning Proposal no. PP_2015_ARMID_001_00 in accordance with the Alteration of Gateway Determination document at Tab A, which in summary involves the following:
 - extending the completion date for the proposal by 6 months until 17 July 2016.
- **agrees** that the community consultation requirements in condition 1 of the Gateway determination (which have not yet been met) are sufficient and that no further or different community consultation is required;
- **signs** Alteration of Gateway Determination (Tab A); and
- **signs** the letter to Armidale Dumaresq Council (Tab B).

CURRENT POSITION

- Council has prepared a Planning Proposal 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.
- The Gateway determination issued on 10 April 2015 (Tab C) determined that the proposal should proceed subject to conditions.
- The Gateway determination required that the Local Environmental Plan be finalised in nine (9) months from the week following the date of the Gateway determination expiring on 17 January 2015.
- The Council has requested that the period to complete the proposal be extended for a further six (6) months until 17 July 2016 (Tab D).
- The delay in meeting this Gateway determination timeframe has arisen due to the outcomes of the agency consultation and the need to prepare additional specialist studies to support the proposal.

- A six (6) month extension to allow sufficient time to finalise the preparation of the additional studies and to undertake community consultation is considered appropriate.
- Community consultation in relation to the Planning Proposal in accordance with condition 1 of the Gateway determination has not yet occurred. It is considered that the community consultation that will take place under condition 1 of the Gateway determination is sufficient and that no further or different community consultation is required.

 15 October 2015
Stephen Murray
General Manager, Northern Region
Planning Services

Approved / Not Approved

Contact Officer: Craig Diss
Team Leader, Northern Region
Phone: (02) 6701 9685



Mr Glenn Wilcox
General Manager
Armidale Dumaresq Council
PO Box 75A
Armidale NSW 2350

Our ref: PP_2015_ARMID_001_00 (15/05759)
Your ref: A13/6135

Attention: Kathy Martin

Dear Mr Wilcox

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

I refer to your request of 12 October 2015 seeking an extension of time to complete Planning Proposal PP_2015_ARMID_001_00 for rezoning land and amending the minimum lot size at The Avenue and Ross Street, 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. The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Craig Diss to assist you. Mr Diss can be contacted on (02) 6701 9685.

Yours sincerely

 15 October 2015
Stephen Murray
General Manager, Northern Region
Planning Services

Encl:
Alteration to Gateway Determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_ARMID_001_00)

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(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 10 April 2015 for the proposed amendment to the Armidale Dumaresq Local Environmental Plan 2012 as follows:

1. Delete:

"condition 4" being "The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination"

and replace with:

a new condition 4 "The timeframe for completing the LEP is by 17 July 2016"

Dated

15th

day of

October

2015

Stephen Murray
General Manager, Northern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning