

26 March 2015

Your ref:
Our ref: A13/6135

Mr C Diss
Team Leader – Tamworth
Northern Region
Department of Planning and Environment
PO Box 550
Tamworth NSW 2340

Dear Mr Diss

Armidale Dumaresq LEP 2012 Draft Amendment No 4

Request for Gateway determination

Planning Proposal No 4 seeks to alter the zoning and lot size standard in Armidale Dumaresq Local Environmental Plan 2012 for part of the property at 53A The Boulevard (part Lot 9 DP 836850), 134-162 Ross Street (Lot 10 DP 836850) and the adjoining Ross Street road reserve, Armidale.

The Planning Proposal was prepared by consultants All About Planning on behalf of the owners of 53A The Boulevard and amended following a review by Council officers. Council considered Planning Proposal No. 4 at its meeting on 23 March 2015 and resolved (Minute No. 48/15):

(a) *That the Planning Proposal for Draft Amendment No 4 to Armidale Dumaresq Local Environmental Plan 2012, prepared by consultants All About Planning and amended by Council, which proposes to:*

- *Rezone Part Lot 9 and Lot 10 DP 836850 and the adjoining Ross Street road reserve, Armidale, from E4 Environmental Living to R1 General Residential, and*
- *Alter the minimum lot size standards applying to Lots 9 and 10 DP 836850 and the adjoining Ross Street road reserve, as follows:*
 - o *From 1 hectare to 500 square metres for land proposed to be rezoned from E4 Environmental Living to R1 General Residential*
 - o *From 4 hectares to 3 hectares for the part of Lot 9 DP 836850 that will retain its current E3 Environmental Management zoning,*

be forwarded to the Department of Planning and Environment with a request for a Gateway Determination, in accordance with the Environmental Planning and Assessment Act 1979.

(b) *That a further report be provided to Council after a Gateway Determination is issued and following public exhibition of the Planning Proposal for Draft Amendment No 4 to Armidale Dumaresq Local Environmental Plan 2012.*

(c) *That the proponent, All About Planning, be advised of Council's resolution.*

Copies of the Council report and Planning Proposal No. 4 considered at the meeting on 23 March 2015 are enclosed.

Council requests a Gateway determination be provided for Planning Proposal No. 4 in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

The Planning Proposal is not considered to be a type of instrument that is routinely delegated to councils as outlined in *A guide to preparing local environmental plans* (Department of Planning and Infrastructure, 2013) and Council is not seeking Authorisation to exercise its local plan making delegations.

If you should have any enquiries or require further information please contact Kathy Martin, Council's Manager Sustainability and Strategic Planning, by phone 02 6770 3632 or email kmartin@armidale.nsw.gov.au

Yours sincerely



Greg Meyers
Director Planning and Environmental Services

Encls: Council meeting 23 March 2015, Agenda Item 6.1 (Council report and attachment 1)
Council meeting 23 March 2015, Planning Proposal No. 4
Council meeting 23 March 2015, Minute No. 48/15.