



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

Our ref: PP_2015_ARMID_002_00 (15/13376)
Your ref: A14/6545

Attention: Kathy Martin

Dear Mr Wilcox

**Planning Proposal PP_2015_ARMID_002_00 – Alteration of Gateway
Determination**

I refer to your letter of 6 June 2016 in relation to revisions to Planning Proposal PP_2015_ARMID_002_00 for changes to the zoning and minimum lot size of the land at the corner of Cluny Rd and Madgwick Drive, 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 September 2015 for PP_2015_ARMID_002_00 (as altered). The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation are enclosed.

If you have any questions in relation to this matter, please do not hesitate in contacting me on (02) 6701 9685.

Yours sincerely

10 June 2016

Craig Diss
Acting Director Regions, Northern
Planning Services

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_ARMID_002_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 September 2015 (as since altered) for the proposed amendment to the Armidale Dumaresq Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal

from

“Planning proposal (Department Ref: PP_2015_ARMID_002_00): to rezone Lots 22-26 DP 1153858, Lots 27-28 DP 1156909 and Lot 1 DP 1147739, 9, 11, 13-17 Madgwick Drive and 15-17 Cluny Rd, Armidale, from R2 Low Density Residential to part R1 General Residential and part E4 Environmental Living and to amend the minimum lot size.

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* (the Act) that an amendment to the Armidale Dumaresq Local Environmental Plan (LEP) 2012 to rezone Lots 22-26 DP 1153858, Lots 27-28 DP 1156909 and Lot 1 DP 1147739, 9, 11, 13-17 Madgwick Drive and 15-17 Cluny Rd, Armidale, from R2 Low Density Residential to part R1 General Residential and part E4 Environmental Living and to amend the minimum lot size should proceed subject to the following conditions:”

to

“Planning proposal (Department Ref: PP_2015_ARMID_002_00): to rezone Lots 22-26 DP 1153858, Lots 27-28 DP 1156909 and Lots 1-4 DP 270982, 9, 11, 13-17 Madgwick Drive and 15-17 Cluny Rd, Armidale, from R2 Low Density Residential to part R1 General Residential and part E4 Environmental Living and to amend the minimum lot size.

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(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Armidale Dumaresq Local Environmental Plan (LEP) 2012 to rezone Lots 22-26 DP 1153858, Lots 27-28 DP 1156909 and Lots 1-4 DP 270982, 9, 11, 13-17 Madgwick Drive and 15-17 Cluny Rd, Armidale, from R2 Low Density Residential to part R1 General Residential and

part E4 Environmental Living and to amend the minimum lot size should proceed subject to the following conditions:"

Dated 10 day of June 2016

A handwritten signature in black ink, appearing to read 'Craig Diss', with a stylized, cursive-like flourish at the end.

Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Armidale Regional Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_ARMID_002_00	Planning proposal to rezone Lots 22-26 DP 1153858, Lots 27-28 DP 1156909 and Lots 1-4 DP 270982, 9, 11, 13-17 Madgwick Drive and 15-17 Cluny Rd, Armidale, from R2 Low Density Residential to part R1 General Residential and part E4 Environmental Living and to amend the minimum lot size.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 10 June 2016



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

Delegate of the Minister for Planning