



Mr Glenn Wilcox
General Manager
Armidale Dumaresq 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 31 March 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. The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation are enclosed.

I have also agreed, as a delegate of the Secretary, the planning proposal's inconsistency with S117 Direction 3.1 Residential Zones is of minor significance. No further approval is required in relation to this Direction.

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

Yours sincerely

6 April 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 for the proposed amendment to the Armidale Dumaresq Local Environmental Plan 2012 as follows:

1. Change the description of the Planning Proposal

from

“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 R1 General Residential and amend the minimum lot size from 4000m² to 500m²”.

to

“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”.

2. Delete:

“condition 4”

“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 September 2016**.”

3. Insert:

new condition 5

"Further community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

- (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)* and must be made publicly available for a minimum of **14 days**; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)*".

Dated 6 day of April 2016



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 Dumaresq 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 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.

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 6 April 2016



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

Delegate of the Minister for Planning