

31 August 2015

Your ref:

Our ref: A14/6545

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 8

Request for Gateway Determination

Planning Proposal No 8 seeks to alter the zoning and lot size standard in Armidale Dumaresq Local Environmental Plan 2012 for the properties at 9, 11, 13-17 Madgwick Drive and 15 & 17 Cluny Road, Armidale.

The Planning Proposal was prepared by the owner of the properties and amended following a review by Council officers. Council considered Planning Proposal No. 8 at its meeting on 24 August 2015 and resolved (Minute No. 199/15):

(a) *That the Planning Proposal for Draft Amendment No 8 to Armidale Dumaresq Local Environmental Plan 2012, which proposes to:*

- *rezone Lots 22-26 DP 1153858, Lots 27 & 28 DP 1156909 and Lot 1 DP 1147739 at 9, 11, 13-17 Madgwick Drive and 15 & 17 Cluny Road, Armidale, from R2 to R1 General Residential, and*
- *alter the minimum lot size standard applying to Lots 22-26 DP 1153858, Lots 27 & 28 DP 1156909 and Lot 1 DP 1147739 at 9, 11, 13-17 Madgwick Drive and 15 & 17 Cluny Road, Armidale, from 4,000 square meters to 500 square metres*

and that these proposals 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 8 to Armidale Dumaresq Local Environmental Plan 2012.*

(c) *That the proponent be advised of Council's resolution.*

Please find enclosed copies of the report and the Planning Proposal that were considered by Council at its meeting on 24 August 2015.

Council requests that a Gateway determination be provided for Planning Proposal No. 8 in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

Council would also like to request that the Gateway determination provides the opportunity for Council to exercise its local plan making delegations in relation to this Planning Proposal.

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 24 August 2015, Report (Agenda Item 8.2)
Council meeting 24 August 2015, Planning Proposal No. 8
Council meeting 24 August 2015, Minute No: 199/15.