

Our ref: A14/6267

Armidale

Dumaresq Council

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6 May 2014

Mr C Diss
Team Leader, Northern Region
Planning and Infrastructure
PO Box 550
TAMWORTH NSW 2340

Armidale Dumaresq LEP 2012 Amendment No.6 Part 4 – Principal Development Standards

Dear Craig

At its meeting of 28 April 2014, Council considered a report on a Planning Proposal to amend the *Armidale Dumaresq Local Environmental Plan 2012 (LEP 2012)*.

Council Minute No: 101/14 resolved:

- (a) *That the Planning Proposal for Draft Amendment No. 6 to Armidale Dumaresq Local Environmental Plan 2012 be forwarded to NSW Planning & Infrastructure with a request for a Gateway Determination and for Council to use its plan making delegation, in accordance with the Environmental Planning and Assessment Act 1979.*
- (b) *That a Report be provided to Council following the public exhibition process if any submissions are received.*
- (c) *That Council exercise its delegations, if authorised by NSW Planning & Infrastructure, to proceed to make Amendment No 6 to Armidale Dumaresq Local Environmental Plan 2012.*

The Planning Proposal for Amendment No.6 addresses the following matters:

- Component 1:** Clause 4.1AA Minimum subdivision lot size for community title schemes.
- Component 2** Clause 4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones.
- Component 3:** Clause 4.1B Subdivision in Zone E3 and Zone E4.
- Component 4:** Clause 4.1E Exceptions to minimum subdivision lot size for boundary adjustments in the RU1, RU4, R5, E3 and E4 zones.

The Planning Proposal seeks to amend LEP 2012 Part 1 Preliminary and Part 4 Principal Development Standards of LEP 2012 to:

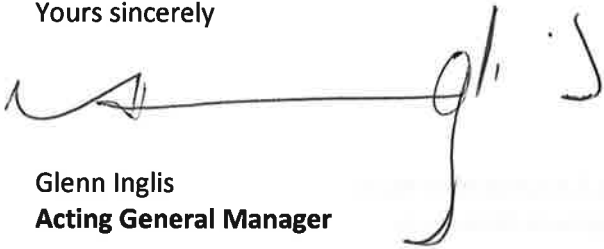
- Include Zone R2 Low Density Residential in Clause 4.1AA(2) *Minimum subdivision lot size for community title schemes* (Attachment 1); and
- Include Zone R2 Low Density Residential in Clause 4.1A(2) *Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones* (Attachment 1); and
- Amend a drafting error in Clause 4.1B(3)(a)(i) to allow buildings on *part of a resulting lot* that contains land in the E3 Environmental Management zone (Attachment 2).
- Include an additional Clause in Part 4.1 (new Clause 4.1E) to allow minor boundary adjustments where those boundary adjustments will not create additional lots, additional dwelling entitlements or have an adverse impact on the environmental values or

agricultural viability of the land, or environmental characteristics of the lots and the surrounding locality (Attachment 3).

Council is seeking authorisation to exercise its local plan making delegations for all components of the Planning Proposal amendment.

Please contact Jenny Campbell on (02) 6770 3931 or by email at jcampbell@armidale.nsw.gov.au for any enquiries in relation to this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Glenn Inglis', with a long horizontal line extending to the left.

Glenn Inglis
Acting General Manager

Att: Amending Planning Proposal No. 6 – Part 4 Principal Development Standards