

3 July 2013

Your ref:
Our ref: A12/5824

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

Dear Mr Diss

Armidale Dumaresq LEP 2012 Amendment No 2

Reclassification of Community land to Operational land

Council has prepared Planning Proposal No.2 to amend Armidale Dumaresq Local Environmental Plan 2012 in order to reclassify certain parcels of Council owned land from Community to Operational.

At its meeting on 4 February 2013 Council's Governance and Risk Committee considered a report to reclassify the following parcels of land from Community to Operational:

- Lot 20 DP 711016, 43-49 White Avenue, Armidale
- Part of Lot 65 DP 253418, Part 15A Bona Vista Road, Armidale
- Lot 1 DP 203174, 17 Bona Vista Road, Armidale, and
- Lot 50 DP 732610, 1A The Boulevarde, Armidale.

A copy of the report to the Governance and Risk Committee meeting of 4 February 2013 is enclosed.

The Governance and Risk Committee made the following recommendation, which Council resolved (Minute No. 47/13) to support at its meeting on 27 February 2013:

“(a) That the Planning Proposal for Draft Amendment No 2 to Armidale Dumaresq Local Environmental Plan 2012, which proposes to reclassify the following public land from Community to Operational under the Local Government Act 1993 and rezone the land to Residential where it is not already zoned for that purpose:

- *Lot 20 DP 711016, 43-49 White Avenue, Armidale*
- *Lot 50 DP 732610, 1A The Boulevarde, Armidale*

be forwarded to the Department of Planning and Infrastructure 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 2 to Armidale Dumaresq Local Environmental Plan 2012."

The land at 15A and 17 Bona Vista Road was not included in the Council resolution (Minute No. 47/13). At the time Council was organising for a consultant to assess the biodiversity values of the property in response to some community requests to retain all of the property as a park. Depending on the outcomes of the assessment, all or part of the property may have been subsequently reincorporated into Planning Proposal No. 2. The biodiversity assessment and its implications for future residential development of 15A and 17 Bona Vista Road were considered by Council at its meeting on 27 May 2013 and the decision was made (Minute No: 124/13) not to include 15A and 17 Bona Vista Road in Planning Proposal No.2.

Planning Proposal No. 2 proposes to reclassify 43-49 White Avenue and 1A The Boulevard, Armidale, from Community to Operational. Council requests that a Gateway Determination be provided for Planning Proposal No. 2 in accordance with section 56 of the Environmental Planning and Assessment Act 1979.

The proposed reclassification of 1A The Boulevard includes discharging an interest applying to the land and Council is not seeking Authorisation to exercise its local plan making delegations.

If you should have any enquiries please contact Council's Manager Sustainability and Strategic Planning, Ms Kathy Martin, on (02) 6770 3632 or by email at kmartin@armidale.nsw.gov.au

Yours sincerely



Stephen Gow

Director Sustainable Living and Planning

Encl: Report, Governance and Risk Committee meeting, 4 February 2013.

Planning Proposal No. 2 Reclassification of Community land at 43-49 White Avenue and 1A The Boulevard, Armidale

The Armidale Dumaresq Council: Achieving Sustainable Infrastructure, Services and Finances (Review Today Pty Ltd, 2009).