

12 December 2017

Your ref:

Our ref: A15/6879

Northern Region
Department of Planning and Environment
PO Box 949
Tamworth NSW 2340

Dear Sir or Madam

Armidale Dumaresq LEP 2012 Draft Amendment No 9 - Request for Gateway Determination

Planning Proposal No 9 seeks to alter the zoning and lot size standards and introduce additional permitted uses in Armidale Dumaresq Local Environmental Plan 2012 for part of the properties at 33-125 Saumarez Road and 10541 New England Highway, Armidale.

The Planning Proposal has been prepared by council, which owns all land subject of the Planning Proposal except for a Crown public road. Control of the road was formally transferred to council upon publication in the NSW Government Gazette on 11 August 2017. Since the transfer council has commenced procedures to close the road and classify the land as Operational under the Local Government Act 1993. All remaining land subject of the Proposal is classified as Operational.

Council considered Planning Proposal No 9 at its meeting on 22 November 2017 and resolved (Minute No.316/17):

- a) *That Planning Proposal No.9 to amend Armidale Dumaresq Local Environmental Plan 2012, which applies to Part Lot 1 and Lot 2 DP 1196697, Part Lot 1 and Part Lot 2 DP 1198787 and Part Lot 19 DP 817347, 33-125 Saumarez Road and 10541 New England Highway, Armidale, and proposes to:*
- *Rezone parts of the land to B7 Business Park, SP2 Infrastructure (Air Transport Facility) or IN2 Light Industrial,*
 - *Alter the lot size standard so that 1,000 square metres applies to land to be zoned IN2 Light Industrial and no standard applies to land to be zoned B7 Business Park or SP2 Infrastructure (Air Transport Facility), and*
 - *Permit additional permitted uses as follows:*
 - *Hotel or motel accommodation on part of the land to be zoned B7 Business Park*
 - *Information and education facilities on part of Lot 2 DP 1198787,*

be forwarded to the Department of Planning and Environment with a request for a Gateway Determination, in accordance with section 56 of the Environmental Planning and Assessment Act 1979.

- b) *That a further report be provided to Council following public exhibition of Planning Proposal No. 9 to amend Armidale Dumaresq Local Environmental Plan 2012.*

Please find enclosed copies of the Council report and Planning Proposal No 9 considered by Council at its meeting on 24 May 2017.

Council requests that a Gateway Determination be provided for Planning Proposal No 9 in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

The Planning Proposal is based largely on the *Armidale Regional Airport Master Plan* (Armidale Regional Council, 2016), a copy of which is enclosed. The Proposal also includes consideration of specialist studies relating to Aboriginal cultural heritage, potentially contaminated land, biodiversity and traffic management. Copies of the specialist studies are not enclosed but can be made available upon request. It is intended to provide copies of relevant studies to government agencies when consulting with the agencies in accordance with any Gateway Determination.

Council is not seeking written authorisation to exercise its local plan making delegations as the Proposal is not considered to be of a type of LEP amendment routinely delegated to councils as listed in *A Guide to Preparing Local Environmental Plans* (Department of Planning and Environment, August 2016).

If you should have any enquiries or require further information please contact Kathy Martin, Council's Acting Program Leader Environment and Sustainability, by phone 02 6770 3632 or email kmartin@armidale.nsw.gov.au

Yours sincerely



Ambrose Hallman
Service Leader Sustainability and Development

Encls: Council meeting 22 November 2017 - Report.
Council meeting 22 November 2017 - Minute No: 316/17.
Planning Proposal No 9 – November 2017.
Armidale Regional Airport Master Plan (Armidale Regional Council, 2016).
Evaluation criteria for local plan making delegations – completed.