



Armidale Dumaresq Council

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Date 2 July 2010

Your Ref

Our Ref A10/4907

Mr C Diss
Team Leader, Northern Region
Department of Planning
PO Box 550
TAMWORTH NSW 2340

Dear Mr Diss

DRAFT AMENDMENT No 6 TO ARMIDALE DUMARESQ LEP 2008

At its meeting on 28 June 2010 Council considered two separate reports, both of which seek to amend Armidale Dumaresq Local Environmental Plan 2008 (LEP 2008).

The proposed amendments, which will comprise Draft Amendment No 6 to LEP 2008, are:

- to remove the provisions for the staged release of land in the Rural Fringe 1(c) zone for large lot residential development, and
- to extend the sunset period by 2 years for historical dwelling entitlements in the General Rural 1(a) and Rural Living 1(b) zones.

Council resolved Minute No: 147/10:

- “(a) That Council endorse the Planning Proposal in the Attachments which seeks to amend Armidale Dumaresq Local Environmental Plan 2008 by removing the first release areas in the Rural Fringe 1(c) zone.
- (b) That Council forward the Planning Proposal referred to in (a) to the Minister for Planning, requesting that a Gateway Determination be provided in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.”

and Minute No: 156/10:

- “(a) That Council endorse the Planning Proposal in the Attachments which seeks to amend Armidale Dumaresq Local Environmental Plan 2008 by:
 - (i) increasing the sunset period from 3 years to 5 years for historical dwelling entitlements in General Rural 1(a) and Rural Living 1(b) zones, and
 - (ii) correcting drafting errors to ensure provisions are consistent with the definition of a holding in the LEP Dictionary and with the original provisions in Dumaresq Local Environmental Plan No 1, as amended.



Addressee:

Mr Diss

Subject:

Draft Amendment No 6 to Armidale Dumaresq LEP 2008

- (b) That Council forward the Planning Proposal referred to in (a) to the Minister for Planning, requesting that a Gateway Determination be provided in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.
- (c) That owners of land in the 1(a) and 1(b) zones be notified of this decision."

Copies of the Council reports and resolutions are enclosed along with a single Planning Proposal for Draft Amendment No 6 which comprises:

- Component A: to remove the release areas in the Rural Fringe 1(c) zone, and
- Component B: to extend the sunset period for dwelling entitlements in the General Rural 1(a) and Rural Living 1(b) zones and correction to drafting errors.

Council requests that the Minister for Planning provide a Gateway Determination on the Planning Proposal, in accordance with section 56 of the Act.

If you should have any inquiries regarding the Planning Proposal, please contact Council's Strategic Planner, Ms Kathy Martin, by phone: (02) 6770 3632 or by email: kmartin@armidale.nsw.gov.au

Yours sincerely

Stephen Gow

Director Planning and Environmental Services

Encls: Council reports and resolutions, meeting held on 28 June 2010.

Planning Proposal comprising:

- Component A: Remove the release areas in the Rural Fringe 1(c) zone
- Component B: Extend the sunset period for dwelling entitlements in the General Rural 1(a) and Rural Living 1(b) zones and correction to drafting errors.