

4 November 2016

Your ref:

Our ref: A16/7020

Mr C Diss
Northern Region
Department of Planning and Environment
PO Box 550
Tamworth NSW 2340

Dear Mr Diss

Armidale Dumaresq LEP 2012 Draft Amendment No 10

Request for Gateway Determination

Planning Proposal No 10 seeks to alter the zoning and lot size standard in Armidale Dumaresq Local Environmental Plan 2012 for part of the property at 48-72 Kurrawatha Avenue, Armidale.

The Planning Proposal was prepared by New England Surveying & Engineering and amended following a review by Council officers. Council considered Planning Proposal No. 10 at its meeting on 26 October 2016 and resolved (Minute No.):

- a) *That Planning Proposal No 10 to amend Armidale Dumaresq Local Environmental Plan 2012, which proposes to:*
 - *rezone Lots 661 and 662 DP 755808, Lot 1 DP 1129031 and Lot 2 DP 1213220 at 48-72 Kurrawatha Avenue, Armidale, from R5 Large Lot Residential to part R2 Low Density Residential and part E4 Environmental Living, and*
 - *alter the lot size standard for Lots 661 and 662 DP 755808, Lot 2 DP 1213220 and part Lot 1 DP 1129031 to 4,000m²,**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 10 to amend Armidale Dumaresq Local Environmental Plan 2012.*
- c) *That the proponent be advised of Council's resolution.*

Please find enclosed copies of the Council report and Planning Proposal No 10 considered by Council at its meeting on 26 October 2016.

Council requests that a Gateway determination be provided for Planning Proposal No 10 in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

Council is also seeking written authorisation to exercise its local plan making delegations as the Proposal is considered to be of local significance.

If you should have any enquiries or require further information please contact Kathy Martin, Council's Manager Strategic Planning, by phone 02 6770 3632 or email kmartin@armidale.nsw.gov.au

Yours sincerely



Greg Meyers
Acting Interim General Manager

Encls: Council meeting 26 October 2016, Report (Agenda Item 7.1.1).
Council meeting 26 October 2016, Minute No: 173/16.
Planning Proposal No 10 – October 2016.
Threatened Species Assessment (3E Environment Engineering and Energy, 2013)
Evaluation criteria for local plan making delegations – completed.