

1 June 2017

Your ref:

Our ref: ARC16/0970

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 13

Request for Gateway Determination

Planning Proposal No 13 seeks to alter the zoning and lot size standard in Armidale Dumaresq Local Environmental Plan 2012 for part of the property at 111 Cookes Road, Armidale.

The Planning Proposal was prepared by McCloy Dumaresq Pty Ltd and amended following a review by Council officers. Council considered Planning Proposal No. 13 at its meeting on 24 May 2017 and resolved (Minute No.121/17):

- a) *That Planning Proposal No.13 to amend Armidale Dumaresq Local Environmental Plan 2012, which proposes to:*
- *Rezone Part Lot 40 DP 1215012 at 111 Cookes Road, Armidale, from R2 Low Density Residential to R1 General Residential, and*
 - *Alter the lot size standard for Part Lot 40 DP 1215012 from 4,000m² to 500m²,*
- 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. 13 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 13 considered by Council at its meeting on 24 May 2017.

Council requests that a Gateway determination be provided for Planning Proposal No 13 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
Director Planning and Environment

Encls: Council meeting 24 May 2017 Report (Agenda Item 7.1.1).
Council meeting 24 May 2017, Minute No: 121/17.
Planning Proposal No 13 – May 2017.
Evaluation criteria for local plan making delegations – completed.