

4 September 2019

Your ref:

Our ref: AO/2019/08239

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

Dear Sir or Madam

Armidale Dumaresq LEP 2012 Draft Amendment No 15 - Request for Gateway Determination

Planning Proposal No 15 seeks to amend the *Armidale Dumaresq Local Environmental Plan 2012* by reducing the current minimum lot size of 40 hectares to 8 hectares of the site – being part 267 Long Swamp Road, Armidale (Lot 1 in DP 34495, Lot 9 in DP 112693, Lots 515-517, 730, and 733 in DP 755808).

The Planning Proposal has been prepared by the proponent and reviewed by Council Strategic Planning Staff.

Council considered Planning Proposal No 15 at its meeting on 28 August 2019 and resolved (Minute No.166/19):

- a) *That Planning Proposal No.15 to amend Armidale Dumaresq Local Environmental Plan (LEP) 2012, which proposes to*
 - *Alter the lot size standard for Lot 1 in DP 34495, Lot 9 in DP 112693, Lot 515-517, 730 and 733 in DP 755808 at 267 Long Swamp Road, Armidale from 40 hectares to 8 hectares.*

Be forwarded to the Department of Planning and Environment with a request for Gateway Determination, in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.

- b) That, subject to a Gateway Determination, a further report be provided to Council following public exhibition of Planning Proposal No. 15 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 15 considered by Council at its meeting on 28 August 2019.

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 Shili Wang, Council's Strategic Planner, by phone 02 6770 3825 or email Swang@armidale.nsw.gov.au

Yours sincerely



Ambrose Hallman

Service Leader Sustainability and Development

Encls: Council meeting 28 August 2019 - Report.
Council meeting 28 August 2019 - Minute No: 166/19.
Planning Proposal No 15 – August 2019.