

29 September 2015

Your ref:
Our ref: A15/6623

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

Dear Mr Diss

Armidale Dumaresq LEP 2012 Draft Amendment No 7

Request for Gateway Determination

Planning Proposal No 7 seeks to alter the zoning and lot size standard in Armidale Dumaresq Local Environmental Plan 2012 for the properties at 10558 New England Highway and 19 Kia-Ora Road, Armidale.

The Planning Proposal was prepared by New England Surveying & Engineering and amended following a review by Council officers. Council considered Planning Proposal No. 7 at its meeting on 24 August 2015 and resolved (Minute No. 198/15):

- (a) *That the Planning Proposal for Draft Amendment No. 7 to Armidale Dumaresq Local Environmental Plan 2012, prepared by consultants New England Surveying and Engineering and amended by Council, which proposes to:*
- rezone land at 10558 New England Highway and 19 Kia-Ora Road, Armidale (Lot 1 DP 1173995, Lot 1 DP 1195163 and Lot 14 DP 5188) from RU4 Primary Production Small Lots to IN2 Light Industrial, Armidale, and*
 - alter the minimum lot size standard applying to Lot 1 DP 1173995, Lot 1 DP 1195163 and Lot 14 DP 5188 from 40ha to 1000m².*
- and that these proposals be forwarded to the Department of Planning and Environment with a request for a Gateway Determination, in accordance with the Environmental Planning and Assessment Act 1979.*
- (b) *That a further report be provided to Council following public exhibition of the Planning Proposal for Draft Amendment No. 7.*
- (c) *That the applicant, New England Surveying and Engineering, be advised of Council's resolution.*

- (d) That Council provide the opportunity for the applicant to provide further information in regard to Question 7 of Section C of Planning Proposal Draft Amendment 7 for inclusion prior to the referral for a Gateway determination.

In relation to part (d) of Council's resolution, a revised Biodiversity Report was submitted by SLR Consulting Australia Pty Ltd on 18 September 2015 and the response to Question 7 in the Planning Proposal has been updated by Council officers taking into account the revised Report.

Please find enclosed copies of the Council report considered by Council at its meeting on 24 August 2015 along with the updated Planning Proposal and revised Biodiversity Report.

Council requests that a Gateway determination be provided for Planning Proposal No. 7 in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

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

Yours sincerely



Glenn Wilcox
General Manager

Encls: Council meeting 24 August 2015, Report (Agenda Item 8.1).
Council meeting 24 August 2015, Minute No: 198/15.
Planning Proposal No. 7 – updated September 2015.
Existing Biodiversity Report – Lot 14 DP 5188, Lot 1 DP 1195163 and Lot 1 DP 1173995 Kia Ora Road, Armidale, Proposed Rezoning (SLR Consulting Australia Pty Ltd, 18 September 2015).