



**Planning &
Infrastructure**

Mr Shane Burns
General Manager
Armidale Dumaresq Council
PO Box 75A
Armidale NSW 2350

10/14852

Dear Mr Burns

I refer to Council's letter seeking approval of the Armidale Industrial Lands Study 2012.

Following consideration of the Study, I am pleased to approve the Armidale Industrial Lands Study 2012 subject to the following.

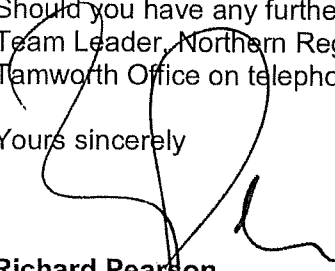
The additional future industrial land at the West Armidale Expansion and Airport East sites, and the allowance of bulky goods retailing within the West Armidale industrial area, as proposed by the Study is approved. The proposed bulky goods retailing at the Airport and Airport East sites is not approved due to the location and the potential adverse impacts that could occur to the operation and efficiency of the New England Highway. I understand that NSW Roads and Maritime Services has advised Council that it does not support bulky goods retailing at these sites. I note the advice in Council's letter dated 8 January 2013 that the owner of the Airport East site is not concerned in pursuing bulky goods retailing on the land.

In reviewing Council's correspondence it is also noted that the NSW Heritage Council, NSW Roads and Maritime Services and the NSW Office of Environment and Heritage have all raised issues that require resolution as part of any Planning Proposal for the rezoning of the land at the Airport East site to industrial. Any future Planning Proposal to rezone the Airport East site will need to address these issues.

Completion and approval of the Study will now enable Council to prepare a Planning Proposal that resolves the future planning provisions for the West Armidale industrial area. This will also allow the amendment of Armidale Dumaresq LEP 2012 to create a single LEP for the entire LGA. I look forward to Council progressing and finalising the upcoming Planning Proposal as soon as possible.

Should you have any further enquiries about this matter, I have arranged for Mr Craig Diss – Team Leader, Northern Region, to assist you. Mr Diss may be contacted at the Department's Tamworth Office on telephone number (02) 6701 9685.

Yours sincerely


Richard Pearson
Deputy Director General
Planning Operations and Regional Delivery