



Mr Lindsay Woodland
Acting Chief Executive Officer
Armidale Regional Council
PO Box 75A
ARMIDALE NSW 2350

Dear Mr Woodland

**Planning proposal PP_2018_AREGI_002_00 to amend Armidale Dumaresq
Local Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone Lots 1, 2 and part of Lot 3 DP 1196907, 16-22 Madgwick Drive, Armidale, to R1 General Residential and amend the minimum lot size.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Melissa Thomson to assist you. Ms Thomson can be contacted on 6701 9686.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Gray', written in a cursive style.

27-6-2018

Jeremy Gray
Director Regions, Northern
Planning Services

Encl: Gateway determination
Local plan-making authority reporting template