

Gateway Determination

Planning Proposal (Department Ref: PP_2018_AREGI_001_00): Rezone land and alter lot size standards and schedule additional permitted uses at Part of 10541 New England Highway and 33 – 125 Saumarez Road, Armidale.

I, the Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Armidale Dumaresq Local Environmental Plan (LEP) (2012) to rezone land and alter lot size standards and schedule additional permitted uses at Part of 10541 New England Highway and 33 – 125 Saumarez Road, Armidale.

1. Prior to agency consultation the following studies are to be completed to inform the planning proposal:
 - An ecological assessment for Area D.
 - The previous ecological assessments for the remainder of the land are to be reviewed to confirm their accuracy.
 - An Aboriginal Cultural Heritage Assessment for Area D.
 - A detailed contamination assessment in accordance with the Managing Contaminated Land Planning Guidelines for Areas B and D.
2. Prior to agency consultation or public exhibition of the Planning Proposal, the document be amended as follows:
 - Removing reference to the “Biodiversity offset land” in Table 3 as this land is not part of the planning proposal.
 - Update the Planning Proposal to reflect the outcomes of the studies required, this must include the expected impacts on flora and fauna, and detailing of proposed methods of compensation or impact mitigation.
 - The flora and fauna assessment section is to be updated to reflect current legislation.
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in A guide to preparing local environmental plans (Department of Planning and Environment 2016) must be made publicly available for a minimum of 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).

4. Prior to community consultation, consultation is required with the following public authorities and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
- NSW Roads and Maritime Services
 - NSW Office of Environment and Heritage
 - Environmental Protection Authority
 - Civil Aviation Safety Authority
 - Lessee of Armidale Regional Airport
 - Department of Primary Industries (Agriculture)
 - The Local Aboriginal Land Council

Each public authority/organisation is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 8 day of February 2018.



Jeremy Gray
Director Regions, Northern
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning