

## Gateway Determination

***Planning proposal (Department Ref: PP\_2019\_AREGI\_001\_00): to reclassify Lot 101 DP 1237922, 86 Dangar Street, Armidale from 'Community' land to 'Operational' land under the Local Government Act 1993 and discharge any potential public reserve status.***

I, the Director Regions, Northern at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Armidale Local Environmental Plan (LEP) 2012 to reclassify Lot 101 DP 1237922, 86 Dangar Street, Armidale from 'Community' land to 'Operational' land under the Local Government Act 1993 and discharge any potential public reserve status should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is amended by:
  - (a) Updating Part 2 - Explanation of Provisions of the planning proposal to provide a plain English explanation of the provisions of the LEP that are proposed to be changed; and
  - (b) The Biodiversity Values Map in Table 2 be removed, and the commentary amended to reflect the biodiversity values mapping prepared by the Office of Environment and Heritage.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016) and
  - (c) a copy of practice note PN 16-001 Classification and reclassification of public land through a local environmental plan is to be included in the public exhibition material.
3. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).

5. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 8 day of August 2019.

A handwritten signature in black ink, appearing to read 'J Gray', with a stylized, cursive script.

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

**Delegate of the Minister for Planning**  
**and Public Spaces**