



Mr John Rayner
Interim Acting General Manager
Armidale Regional Council
PO BOX 75A
ARMIDALE NSW 2350

Via email to: SWang@armidale.nsw.gov.au
council@armidale.nsw.gov.au

Dear Mr Rayner

**Planning proposal PP_2019_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 amend the minimum lot size of Lot 1 DP 34495, Lot 9 DP 112693, Lots 515 - 517, 730 and 733 DP 755808, 267 Long Swamp Road, Armidale to facilitate seven rural small holding lots.

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 1.5 Rural Lands, 2.1 Environmental Protection Zones, 2.3 Heritage Conservation, 4.4 Planning for Bushfire Protection and 5.10 Implementation of Regional Plans. Council should ensure this occurs prior to public exhibition / the plan being made.

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 nine 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 six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry 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 enquiries about this matter, I have arranged for Ms Lucy Walker to assist you. Ms Walker can be contacted on 5778 1488.

Yours sincerely



17/11/2020

Jeremy Gray
Director, Northern Region
Planning and Assessment

Encl: Gateway determination
Authorised plan-making reporting template