



IRF26/111

Gateway determination report – PP-2025-888

Rezone land and amend development standards for the Eastern Growth Area (Stage 1), 241 Grafton Rd, Armidale

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Planning Proposal (Dykmans Consulting, Feb 2025)
Appendix 1 – Concept Subdivision and Service Plans (Dykmans Consulting, Feb 2025)
Appendix 2 – Servicing Report (Dykmans Consulting, Feb 2025)

Appendix 3 – Traffic Impact Assessment (Dykmans Consulting, Feb 2025)

Appendix 4 – Preliminary Site Investigation (Sydney Environmental Group, Nov 2024)

Appendix 5 – Biodiversity Assessment (Birdwing Ecological Services, Feb 2025)

Appendix 6 – Aboriginal Cultural Heritage Assessment (Heritage Now, Jun 2025)

Appendix 7 – Flood Assessment – (Torrent Consulting Pty Ltd, Apr 2025)

Appendix 8 – Bushfire Strategic Study (Geo Link, Oct 2025)

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Armidale
PPA	Armidale Regional Council
NAME	Rezone land and amend development standards for the Eastern Growth Area (Stage 1), 241 Grafton Road, Armidale
NUMBER	PP-2025-888
LEP TO BE AMENDED	Armidale Regional Local Environmental Plan (LEP) 2012
ADDRESS	241 Grafton Road, Armidale
DESCRIPTION	Lot 1 DP 1209469, Lot 69 and Lot 70 DP 755808, and Lot 8 DP 240862
RECEIVED	15/12/2025
FILE NO.	IRF26/111
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that clearly and adequately articulate the intent of the proposal.

The objective of the planning proposal is:

- To amend the Armidale Regional LEP 2012 to facilitate residential development consistent with the Local Housing Strategy (Eastern Growth Area – Stage 1).

The intended outcomes support this by:

- Protecting High Environmental Value (HEV) land and the Dumaresq Creek riparian corridor through appropriate conservation and recreation zoning;
- Avoiding development in flood-prone areas to improve safety and long-term resilience;
- Enabling a mix of lot sizes and housing types to increase diversity, affordability, and supply (the concept subdivision design is for approximately 260 lots);
- Aligning land use controls with the Local Housing Strategy and Local Strategic Planning Statement to support orderly and efficient urban growth; and
- Allowing appropriate density housing options.

1.3 Explanation of provisions

The planning proposal is the result of a proponent led proposal that responds to, the strategic directions established in the Armidale Local Housing Strategy (LHS) and the Local Strategic Planning Statement (LSPS), both of which identify the subject site as part of Stage 1 of the Eastern Growth Area for urban expansion.

The planning proposal seeks to amend the following components of the Armidale Regional LEP 2012:

- Land Zoning Map;
- Lot Size Map; and
- Schedule 1 Additional Permitted Uses (APU).

The key amendments proposed are as follows:

- **Land Zones:**

Rezone land from either R2 Low Density Residential or RU4 Primary Production Small Lots to:

- RE1 Public Recreation over part of the riparian corridor and the Flood Planning Area and an open space area adjoining Waterfall Way;
- C2 Environmental Conservation over some portions of land identified with HEV;
- C3 Environmental Management over portions of the flood-affected land requiring additional ecological protection;
- R1 General Residential over land intended for higher-density residential development; and
- R2 Low Density Residential to remain over the residue and some current RU4 land.

- **Minimum Lot Size (MLS) Maps:**

The planning proposal includes amendments to the MLS as follows:

- No MLS for RE1 and C2 zoned land;
- 500m² MLS for R1 General Residential zoned land;
- 800m² MLS for R2 Low Density Residential zoned land; and
- 4,000m² MLS for C3 Environmental Management zoned land.

- **Additional Permitted Use**

The proposal seeks to insert a new clause into Schedule 1 of the LEP to permit multi dwelling housing on land zoned R2 within the site, subject to:

- A minimum parent lot size of 1,000m²;
- Exclusion of battle-axe lots; and
- Subdivision provisions enabling:
 - Minimum 300m² lots for attached dual occupancy and multi dwelling housing;
 - Minimum 400m² lots for detached dual occupancy; and
 - Allowance for a combined development/subdivision application.

The proposed APU clause to enable multi dwelling housing on that part of the subject land zoned R2 Low Density Residential is not considered to be appropriate. Council has indicated that the

APU is intended to incentivise the delivery of alternative housing typologies. Encouraging multi dwelling house is however considered to be inconsistent with the R2 Low Density Residential zone objectives and its application to land on the edge of the urban area in the absence of clearer development guidelines for that zone.

Alternative approaches should be explored to support housing diversity without undermining the established planning framework. Options may include:

- Rezoning all the R2 zoned land to R1;
- Applying smaller minimum lot size controls;
- Identifying specific areas / sites where a minimum housing density requirement and an appropriate zone could be applied; or
- Permitting attached dwellings or multi dwelling housing in the R2 zone more broadly and supported by a development control plan or development standards that are appropriate to the zoning.

A condition on the gateway is recommended to remove the proposed APU clause from the planning proposal. Council should update the explanation of provisions within the planning proposal prior to exhibition to include a clear, plain English explanation of the intended planning outcomes and the rationale for any proposed changes to the planning framework. The most appropriate mechanism can then be determined at legal drafting stage.

1.4 Site description and surrounding area

The subject site comprises Lot 1 DP 1209469, Lots 69 and 70 DP 755808, and Lot 8 DP 240862, collectively known as 241 Grafton Road, Armidale. It is located on the eastern side of the city (approximately 2km from the Armidale city centre) within the designated Eastern Growth Area and adjoins Grafton Road (Waterfall Way) to the south, extending north toward the Dumaresq Creek (**Figures 1 and 2**).

The surrounding land includes established low density residential areas to the west (Wybenia Estate), rural holdings to the east and south, while to the north the site is bound by Dumaresq Creek. The allotments form an irregular but connected land area extending from Grafton Road to Dumaresq Creek, with the landform generally sloping northwards toward the creek.

The land is largely undeveloped, containing limited rural residential buildings and outbuildings, with significant areas remaining undeveloped. HEV and several sensitive Plant Community Types are present, particularly around the riparian corridor of Dumaresq Creek. A substantial portion of the northern area also falls within the Flood Planning Area.

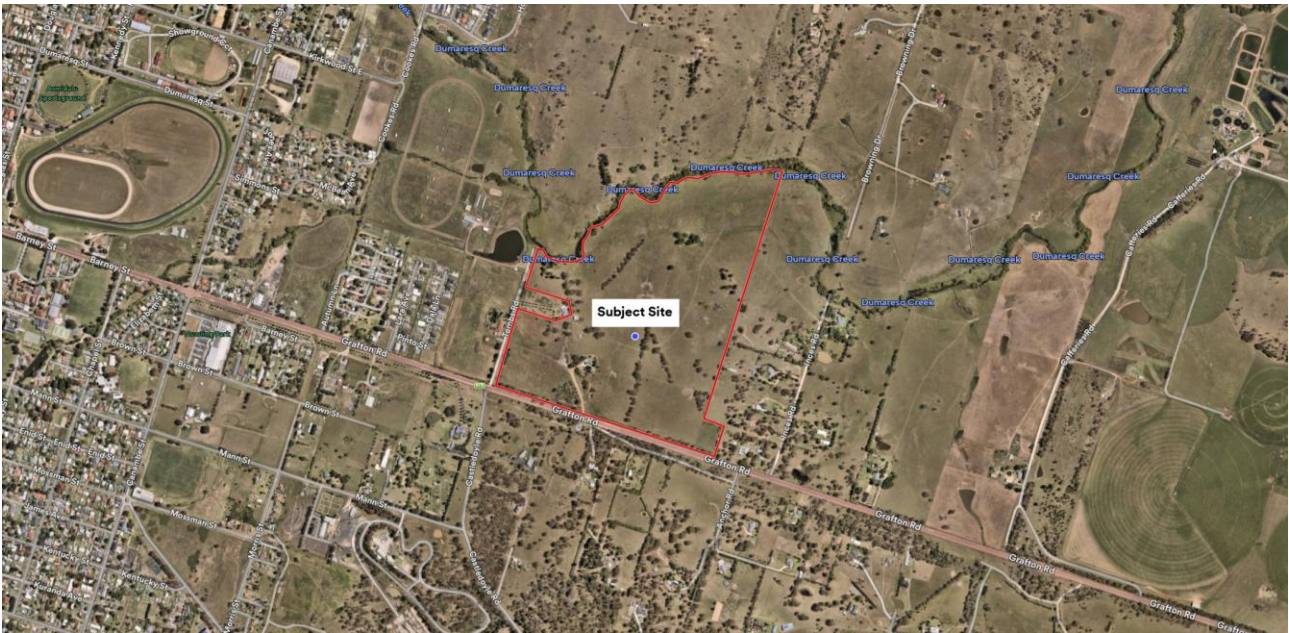


Figure 1: Subject site (source: as amended, Nearmaps 2026)



Figure 2: Local context (source: as amended, Nearmaps 2026)

1.5 Mapping

The planning proposal includes mapping that illustrates the proposed amendments to the Armidale Regional LEP 2012. These are shown in Figures 3 to 7 and are considered adequate for consultation. It is noted that the proposed Land Zoning map does not propose changes to the zone of the adjacent road reserves of Grafton Road and Tombs Road. These roads retain an R2 zoning despite some of the adjacent land being zoned R1. A condition has been included on the Gateway determination to update the planning proposal to have the proposed Land Zoning Maps updated to rezone these adjacent road reserves.

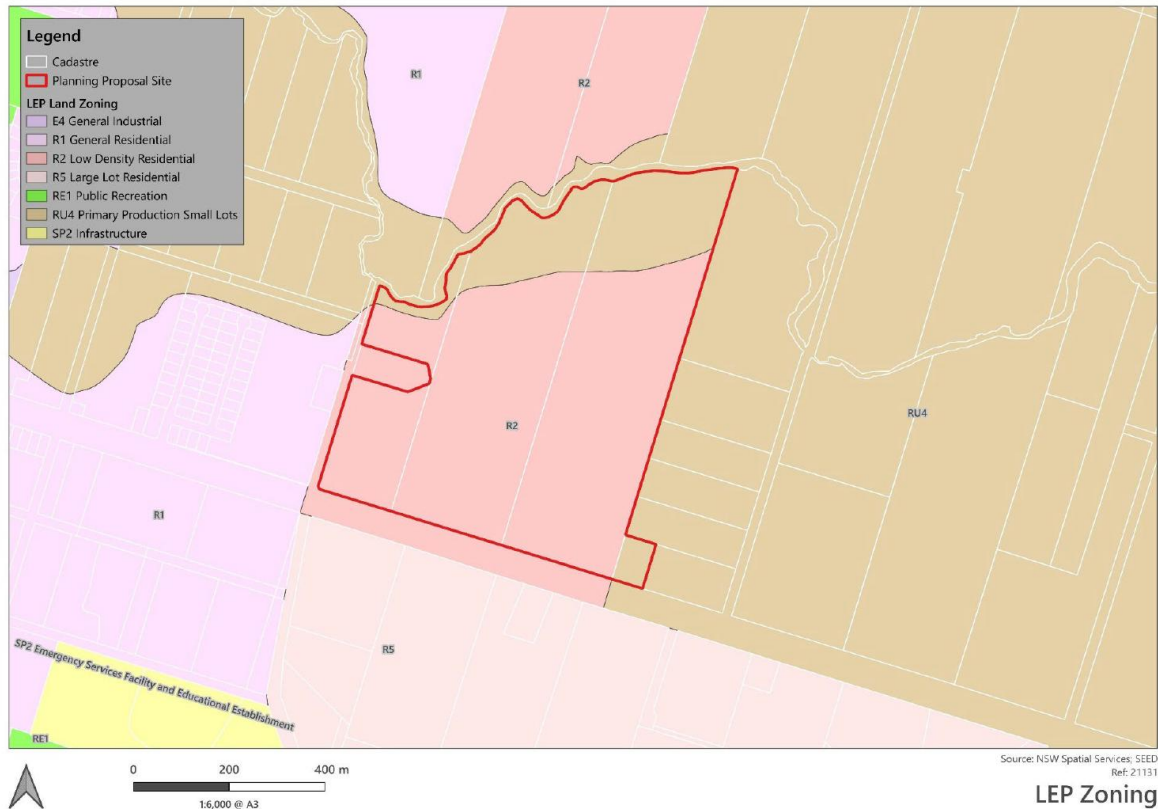


Figure 3: Current zoning map (source: as amended, planning proposal 2025)

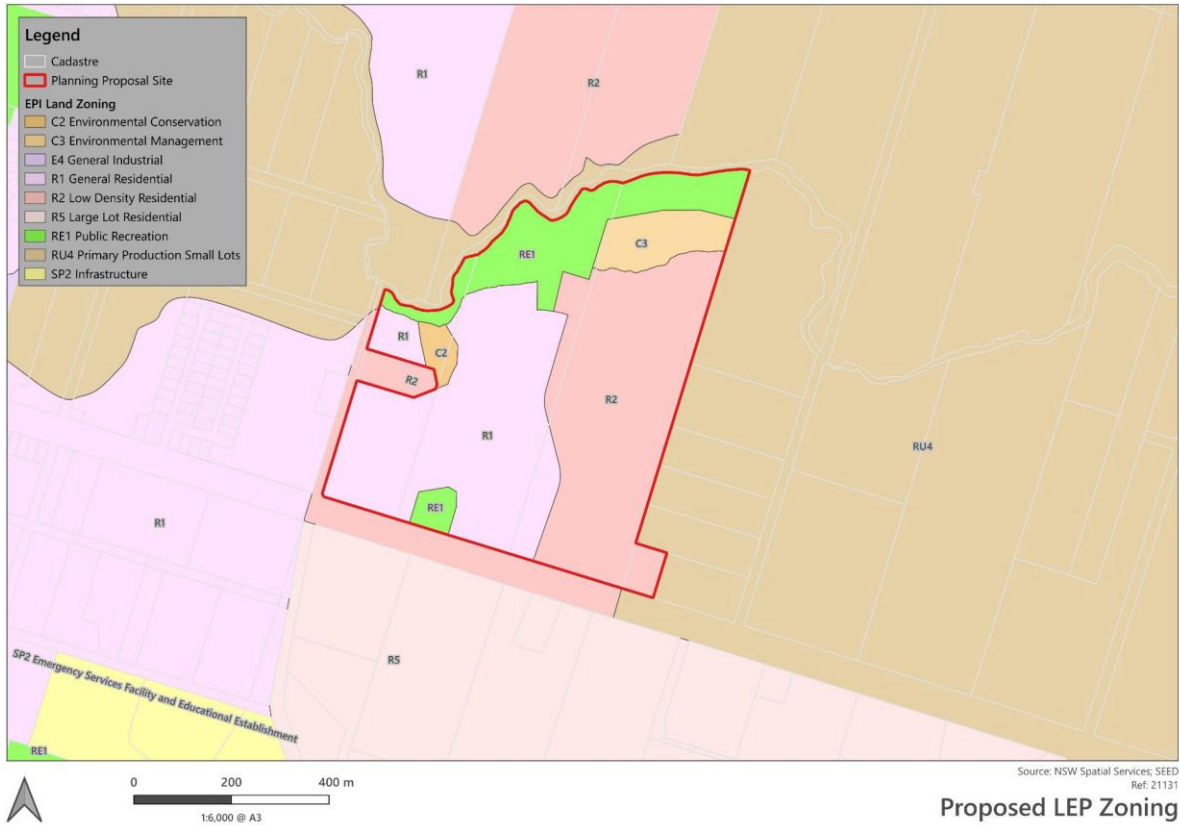


Figure 4: Proposed land zoning (source: as amended, planning proposal 2025).

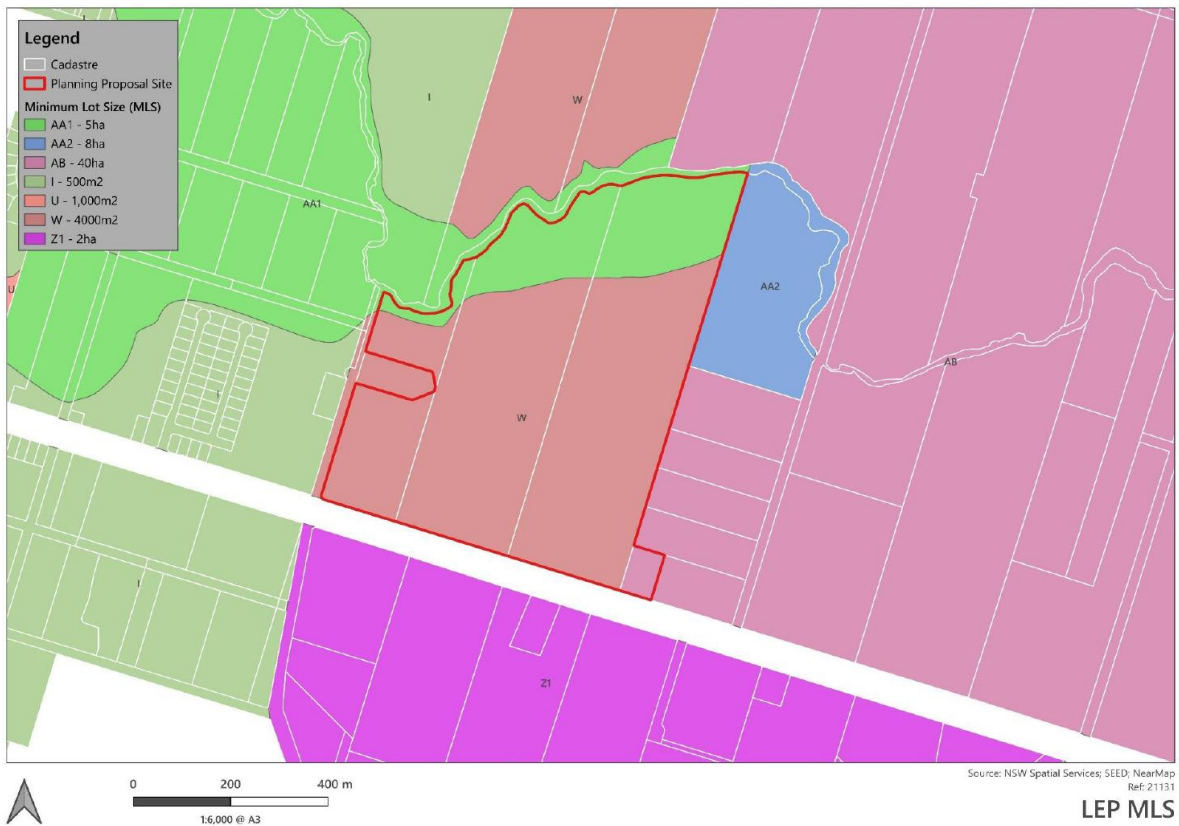


Figure 5: Current minimum lot size (source: as amended, planning proposal 2025)

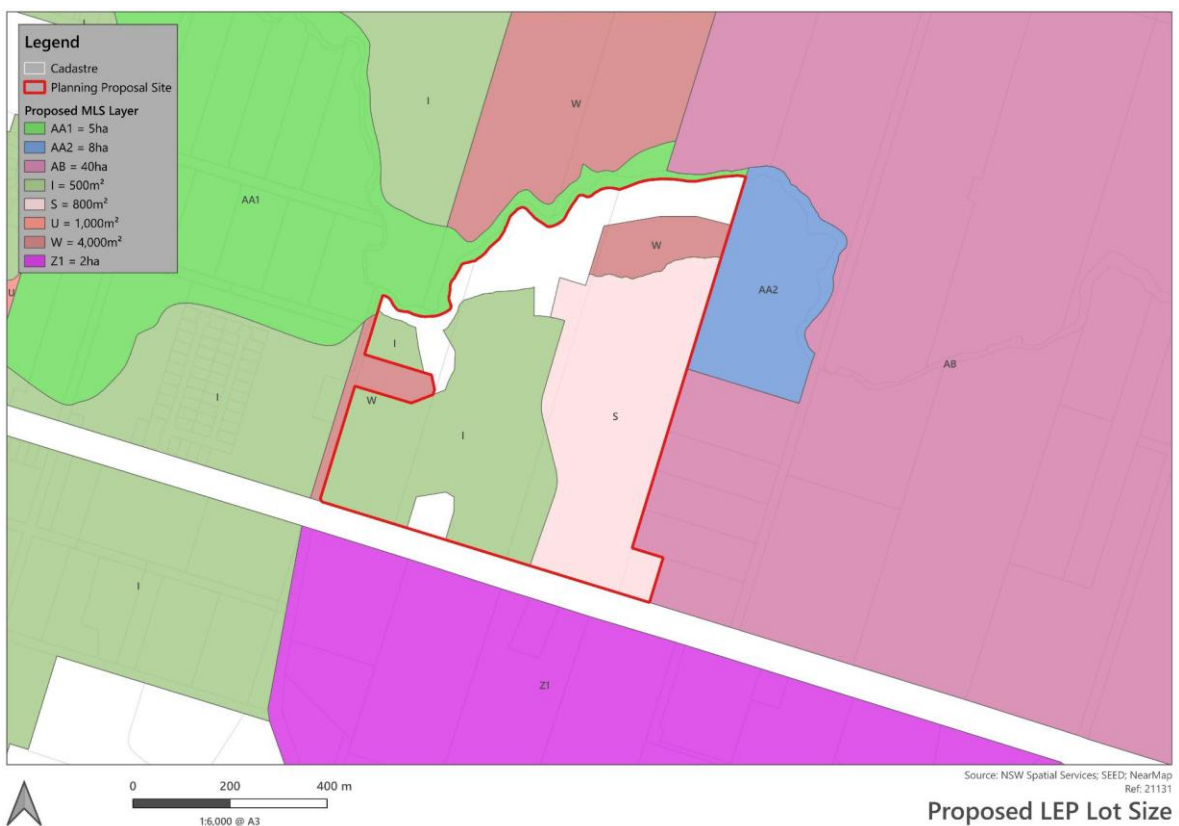


Figure 6: Proposed minimum lot size (source: as amended, Planning Proposal 2025)

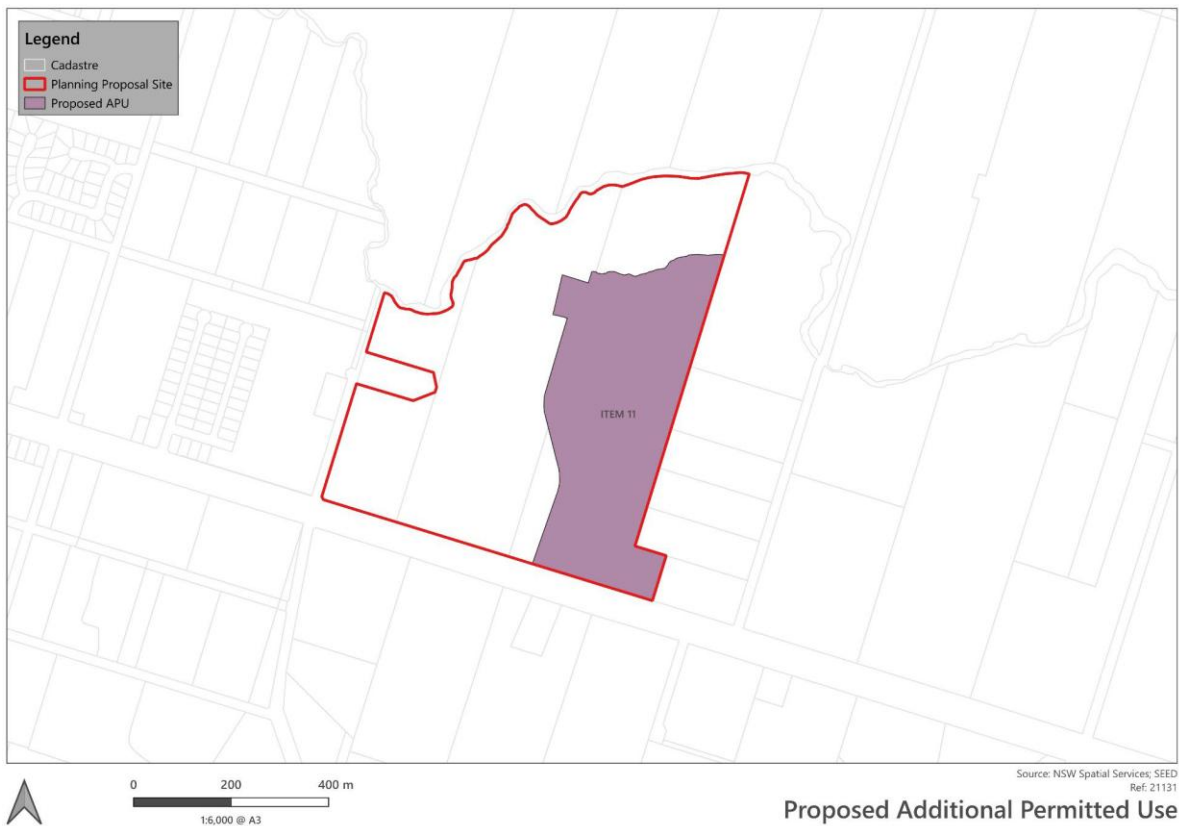


Figure 7: Proposed additional permitted use (source: as amended, Planning Proposal 2025)

2 Need for the planning proposal

The planning proposal represents the most appropriate and effective means of achieving the intended strategic, environmental and housing outcomes for the site. Amending the Armidale Regional LEP 2012 specifically the land zoning and minimum lot size controls is the most appropriate means to facilitate urban development consistent with the LHS and the LSPS.

3 Strategic assessment

3.1 Regional Plan

The proposal is generally consistent with the New England North West Regional Plan 2041, particularly in relation to directing growth to identified urban areas, facilitating housing diversity, protecting environmental values, and ensuring land affected by natural hazards is appropriately managed.

3.2 Local

The planning proposal is considered to be generally consistent with the applicable local strategic planning framework, including the Armidale Regional Council LSPS and the LHS. The proposal gives effect to the LSPS vision for the Eastern Residential Growth Area (**Figure 8**) and aligns with the LHS provisions relating to housing diversity, density, environmental protection, and hazard responsive land use planning.

While the planning proposal does not investigate opportunities for a suitable small commercial precinct near Grafton Road, despite the Local Housing Strategy identifying such a precinct in the

desired future character for the Eastern Growth Area, this is considered satisfactory as neighbourhood shops (with a maximum gross floor area of 150m²) are permissible in the R1 zone.

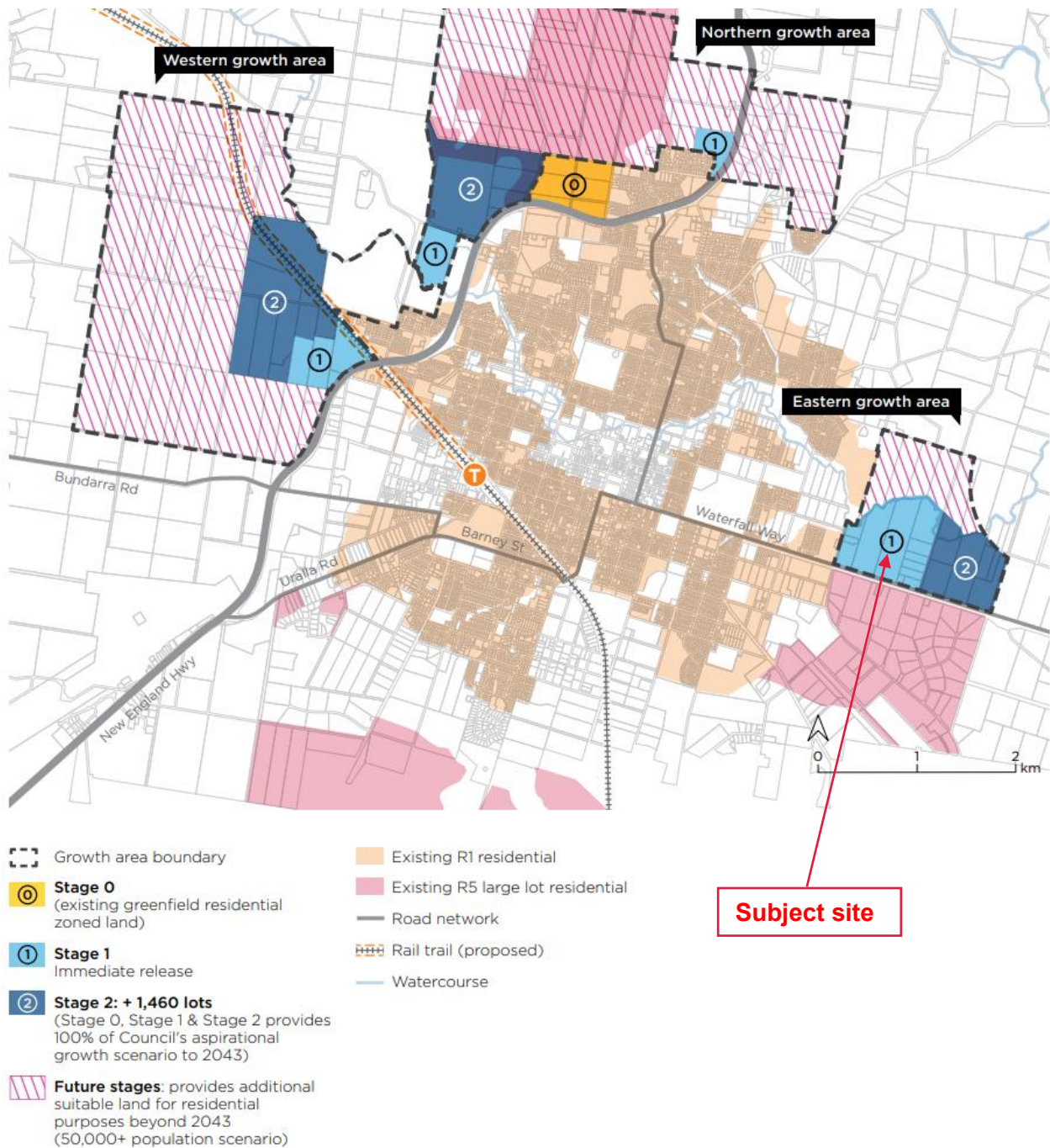


Figure 8: Eastern Growth area stage one (source: Armidale LHS 2025)

3.3 Section 9.1 Ministerial Directions

The planning proposal is broadly consistent with all applicable Section 9.1 Ministerial Directions except as discussed in **Table 3** below. Where additional technical studies or consultation are required, these have been identified and will be addressed prior to finalisation. The proposal demonstrates appropriate environmental protection, hazard avoidance, transport integration, and strategic alignment with State planning priorities.

Table 3: 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
3.1 Conservation Zones	Unresolved	The subject land contains mapped HEV areas and riparian corridors requiring protection. The planning proposal applies C2 Environmental Conservation and C3 Environmental Management zones to some of the mapped HEV vegetation and the floodplain. While the majority of environmentally sensitive land identified on the site will be protected with either a C2 or C3 Zone, it is recommended that consistency with this direction remain unresolved until consultation can be undertaken with Department of Climate Change, Energy, the Environment and Water (DCCEEW) (Conservation Programs Heritage and Regulation) to confirm that the proposal is satisfactory particularly regarding the treatment of some smaller isolated areas of HEV that are proposed not to receive a conservation zone.
3.2 Heritage Conservation	Unresolved	The planning proposal is inconsistent with the direction as it does not specifically contain provisions for the protection of Aboriginal cultural heritage. The Aboriginal Cultural Heritage Assessment identified that areas of moderate to high archaeological potential were identified across the Project Area. The sections of the Project Area in closest proximity to the creek were considered to have high archaeological potential. This area will have limited development potential being zoned predominantly RE1. Two Aboriginal artefact sites are located within the precinct, with potential for increased significance should subsurface deposits be present. The assessment concludes that rezoning will not result in material impact to Aboriginal cultural heritage values, noting that the artifacts are well represented elsewhere in the locality and that appropriate management can occur at the development application stage. The report recommends archaeological testing in areas of moderate to high archaeological potential, and the collection of surface artefacts under an Aboriginal Heritage Impact Permit (AHIP) where avoidance is not feasible. These requirements are to be addressed at the development application stage. A condition has been included on the Gateway determination requiring consultation with the Local Aboriginal Land Council and DCCEEW Heritage to enable review of the proposal and the Aboriginal Cultural Heritage Assessment before the consistency of the proposal with the direction is determined.

4.1 Flooding	Unresolved	The planning proposal is inconsistent with Direction 4.1(2) and 4.1(3)(d). Although the proposal seeks to rezone land affected by flooding, all land within the 1% Annual Exceedance Probability (AEP) flood extent and the majority of land subject to more significant inundation up to the Probable Maximum Flood (PMF) is mainly to be retained in the proposed RE1 Public Recreation and C3 Environmental Management zones. Only minor areas of the proposed residential area encroach into the identified Flood Planning Area. The northern part of the site is broadly affected by the PMF event though this is inconsistently described in the Flood Risk Assessment (FRA) (see section 4.1 of this report). The planning proposal justifies the inconsistency on the following grounds: • The proposal is supported by a FRA prepared in accordance with the Flood Risk Management Manual 2023, which concludes that the site is suitable for development and that flood risk can be appropriately managed; • Future residential development will remain largely flood free, with all proposed lots containing some land above the 1% AEP based on the concept subdivision layout. Safe occupation and access is available and modelling indicates negligible change to flood levels on adjoining land; • Flood behaviour post development remains contained primarily within the Dumaresq Creek floodplain, with inundation limited to fringe areas of the broader corridor and no alteration of the floodway; • Flood hazard categories do not increase as a result of the planning proposal, with mapping showing no significant increase in hazard severity onsite or on surrounding lands; and • The majority of flood affected land will be within the recreational and conservation zone, maintaining drainage function, reducing exposure to flood risk and maintaining the natural flood storage of the site. Given these considerations, the inconsistency with the Direction is considered minor. However, given the inconsistency with the PMF mapping it is recommended that the Gateway Determination include a requirement for consultation with DCCEEW (Flooding) to confirm the adequacy of the assessment before resolving the inconsistency.
4.3 Planning for Bushfire Protection	Unresolved	The site is identified as being bushfire prone. A Bushfire Assessment Report supports this planning proposal. It

		recommends an Asset Protection Zone and other planning strategies to guide future development on the site. Consistency with this direction remains unresolved until consultation with the NSW Rural Fire Service has been undertaken.
5.2 Reserving Land for Public Purposes	Justified inconsistency	The planning proposal seeks to rezone part of the subject land RE1 Public Recreation. The Direction requires the approval of the local authority and the Planning Secretary before creating new zonings of land for public purposes. The proposal is inconsistent with this Direction as the Planning Secretary's approval has not yet been obtained. The inconsistency is considered to be of minor significance as the rezoning will result in an expansion of public open space for the Armidale community and to which Council's approval (as the local authority) is implicit in submitting the planning proposal for a Gateway determination. It is not considered necessary in the circumstances for the land to be included on the Land Reservation Acquisition Map as the land uses permitted in the RE1 Public Recreation zone still provide adequate development potential for the land.
9.1 Rural Zones	Justified inconsistency	The planning proposal is inconsistent with the Direction as it seeks to rezone part of the site from RU4 Primary Production Small Lots to R2 Low Density Residential. The inconsistency is considered to be justified as the land is identified for residential purposes and forms part of the Stage 1 Eastern Growth Area in the Armidale in the LHS which was endorsed by the Department in 2025.
9.2 Rural Land	Inconsistent. Justified.	The planning proposal is inconsistent with this Direction as it rezones rural land to a residential zone and effects future proposed conservation zones and does not satisfy all the requirements of the Direction. The inconsistency is considered to be of minor significance as it is consistent with the Armidale LHS which was endorsed by the Department in 2025.

3.4 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs.

4 Site-specific assessment

4.1 Environmental

The following is an assessment of the potential environmental impacts associated with the proposal.

Flooding and Riparian Protection

A FRA prepared by Torrent Consulting (**Appendix 7**) supports the planning proposal. The FIRA assesses flood behaviour associated with Dumaresq Creek and its minor tributaries, which influence inundation across the site.

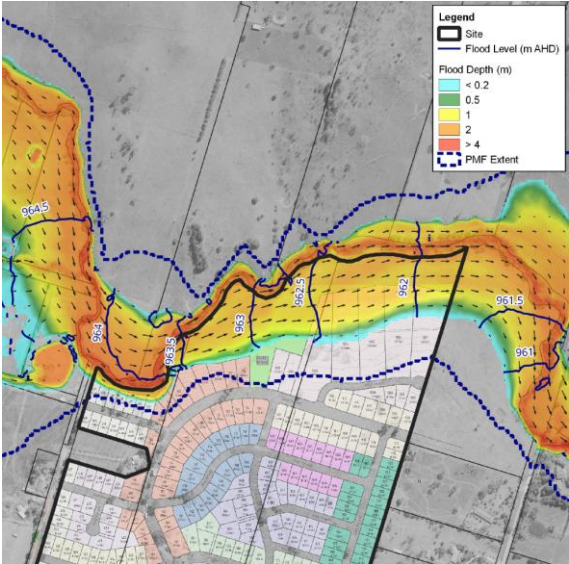
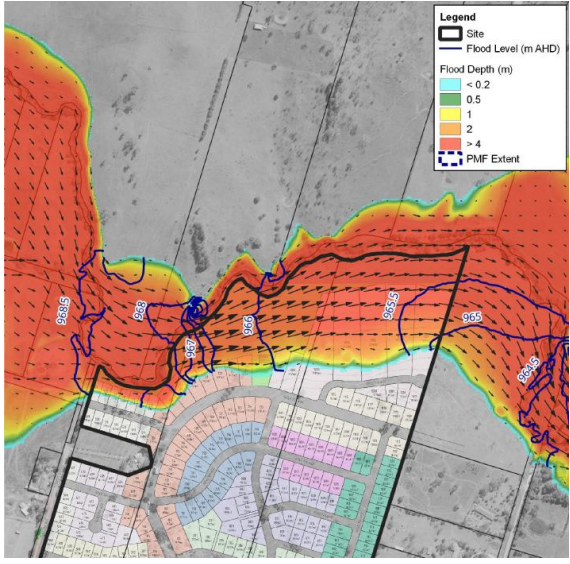
While the assessment confirms that sections of the site are subject to inundation during the 1% AEP event, particularly land adjoining the Dumaresq Creek floodplain, the majority of the proposed development area remains outside the mapped 1% AEP flood extent. However, some lots along the north-eastern proportion of that site that are proposed to be zoned C3 Environmental Management and R1 appear to be inundated by the PMF.

A review of the FIRA appears to show inconsistencies in the reporting and interpretation of the PMF level across the document, see **Table 4** below. Specifically, the PMF extents referenced in the report do not consistently align with the supporting figures. In several locations, the stated PMF levels vary or do not correspond with the spatial extent illustrated in Figures 2–8. Given the PMF level is central to determining flood free land and hazard categorisation, these inconsistencies need to be corrected to ensure the assessment is reliable and consistent with the requirements of the Flood Risk Management Manual 2023. Review of the PMF mapping and proposed zoning is recommended to ensure that land no residential zoned land is located below the 1%AEP flood level and land subject to PMF inundation can be appropriately managed and that any future development avoids exposing residents and property to unacceptable levels of flood risk.

The FRA does not address whether the land is isolated from Armidale in a flood event and if so the timeframe for isolation and the available warning times. This information should be included in the FRA.

Conditions have been included on the Gateway determination to this effect.

Table 4: PMF Mapping and Flows

Lots adjoining Dumaresq Creek and the PMF extent (source: FRA 2025, Appendix 7)	Simulated PMF Flow Conditions (source: FRA 2025, Appendix 7)
	

Post development modelling indicates that filling required to raise land above the 1% AEP flood level results in negligible change to flood behaviour (Figure 9). A scenario simulating full filling of inundated areas on the site shows no measurable increase in 1% AEP flood levels on adjoining land. No adverse off-site impacts were identified, and downstream changes in flood level are

imperceptible. The PP should however be amended to clarify prior to consultation that no land below the 1%AEP will be zoned for residential purposes.



Figure 9: Peak flow conditions, post development (source: FRA 2025 Appendix 7)

The FRA concludes that each affected lot retains sufficient developable land outside the flood extent and that the proposed subdivision layout avoids floodway areas, with inundation confined to fringe or storage components of the floodplain. However, until the PMF levels are clarified and verified, the confidence in these conclusions remains limited, and further technical review is warranted to confirm whether the current layout appropriately mitigates extreme event flood risk.

The FRA supports the suitability of the site for future subdivision and confirms that flood risk can be appropriately managed through standard development controls. Nonetheless, it is recommended that the DCCEE (Flooding) be consulted to verify the adequacy and reliability of the assessment.

Biodiversity and High Environmental Value (HEV) Areas

The Biodiversity Assessment identifies three Plant Community Types on site, including areas representing listed Threatened Ecological Communities, as well as High Environmental Value vegetation. The proposal protects these areas by applying a C2 Environmental Conservation zone over HEV land and RE1 and C3 zones over riparian vegetation, maintaining ecological connectivity and avoiding vegetation loss.



Figure 10: High environmental values on site (source: Biodiversity assessment 2025, Appendix 5)

HEV areas adjacent to Dumaresq Creek (**Figure 10**) form a critical north-south ecological corridor. The proposed C2 zoning helps conserve these areas as few land uses are permitted in the C2 zone, supporting fauna habitat, potential hollow bearing trees, and important biodiversity linkages. It is considered that the planning proposal generally aligns with guidelines to avoid and minimise impacts on HEV land at the rezoning stage. Ecological corridors can be retained, future development is directed away from sensitive areas, and regional biodiversity connections are preserved and can be potentially strengthened over time. This approach provides a clear framework for protecting environmental values while allowing development to proceed in a way that avoids long term ecological impacts.

Contamination

A Stage 1 Preliminary Site Investigation (**Appendix 4**) has been undertaken to support the planning proposal and to assess any potential contamination risks associated with the site. The investigation reviewed historical land uses, undertook a site walkover, and identified several potential areas of environmental concern requiring further assessment. While no evidence of significant contamination was identified, the report concludes that a Stage 2 Detailed Site Investigation is warranted at development application stage. As the report does not confirm that the land is suitable for its future intended use and that a Stage 2 investigation is warranted, it is recommended that the proposal be updated with a Stage 2 assessment prior to consultation to confirm that the land is suitable.

4.2 Social and economic

The planning proposal will have social and economic benefits by increasing housing supply and offering a diverse mix of housing types including single dwellings, dual occupancies, and other

housing typologies. This variety supports people entering the housing market as well as those looking to downsize, within close proximity to retail, commercial, and community support services. The construction and increased population will support the local economy.

4.3 Infrastructure

Traffic and Transport Impacts

A Traffic Impact Assessment (TIA) prepared by Dykmans Consulting (**Appendix 3**) evaluates the likely traffic and transport implications associated with the proposed rezoning and future residential subdivision. The TIA assesses existing traffic conditions on Grafton Road, and surrounding roads of Castledoye Road and Tombs Road. The TIA considers development generated traffic across 2025, 2028 and 2038 design years, and models intersection performance using Signalised Intersection Design and Research Aid (SIDRA). It concludes that the surrounding road network has adequate capacity to accommodate the additional traffic volumes expected from the development while maintaining acceptable levels of service across all key movements.

The TIA notes that safe operation of the new access point will require compliance with Safe Intersection Sight Distance requirements and appropriate auxiliary turning treatments on Grafton Road. These matters have been conceptually addressed, and the assessment indicates that necessary treatments are feasible within the existing road reserve. Future subdivision stages will require detailed design and confirmation of these works.

Based on the findings of the TIA, it is considered that the planning proposal is satisfactory from a traffic and transport perspective subject to consultation with Transport for NSW to confirm that the proposal is satisfactory.

Servicing

The servicing strategy confirms the development can be serviced. Electricity is already available along Grafton Road (Waterfall Way) and Toombs Road, forming part of the existing distribution network that will be extended as subdivision works progress.

Water mains on Toombs Road and the southern side of Waterfall Way provide feasible connection points for potable supply, with final capacity and pressure assessments to occur during detailed design. Sewer servicing is also achievable via several existing mains, including a trunk main along the northern boundary, subject to confirmation of the preferred connection point and capacity checks. It is noted that Council as the local water and sewer authority have raised no concerns with the proposal.

Overall, the available utilities and surrounding infrastructure indicate the site is adequately serviced to support the proposed development, with final servicing requirements to be resolved through detailed design and authority consultation.

5 Consultation

5.1 Community

The planning proposal is categorised as standard under the LEP Making Guidelines (September 2022). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- Department of Climate Change, Energy, the Environment and Water – Flooding
- Department of Climate Change, Energy, the Environment and Water – Conservation Programs Heritage and Regulation
- Department of Climate Change, Energy, the Environment and Water – Heritage
- NSW Rural Fire Services
- Armidale Local Aboriginal Land Council.

6 Timeframe

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard.

An LEP completion date of 9 months in line with the Department's commitment to reducing processing times and with regard to the benchmark timeframes is recommended.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a Local Plan-Making Authority.

As it is considered that the proposal only deals with local planning matters that are generally consistent with strategic planning framework, it is recommended that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed, subject to conditions, for the following reasons:

- It is generally consistent with the objectives and priorities of the Armidale Local Housing Strategy and Local Strategic Planning Statement, both of which identify the site as part of the Eastern Growth Area and support its transition to higher density residential use;
- It is generally consistent with the strategic directions of the New England North West Regional Plan 2041, particularly in relation to coordinated growth, housing supply, environmental protection and resilience; and
- It will facilitate additional housing supply and improved housing diversity in an area and improving access to a range of dwelling types.

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions 5.2 Reserving Land for Public Purposes, 9.1 Rural Zones and 9.2 Rural Lands are justified; and
- Note that consistency with section 9.1 Directions 3.1 Conservation Zones, 3.2 Heritage Conservation, 4.1 Flooding, and 4.3 Planning for Bushfire Protection are unresolved.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - a) Remove the draft additional permitted use provision and include a plain English explanation of the intended outcomes.

- b) Update supporting documents, it is noted that appendices 1, 2 and 7 reference a mixed-use zone that does not form part of the planning proposal.
 - c) Review and update the Flood Risk Assessment to detail whether the site is isolated from Armidale town centre and if so the isolation period and available warning timeframe and review the PMF mapping to ensure it is accurate and consistent throughout the document.
 - d) Ensure that no residential zoned land will be located below the 1% AEP flood level.
 - e) Include a Stage 2 Detailed Site Contamination Investigation to confirm that the land is suitable for its future intended use.
 - f) Update the proposed Land Zoning Maps to apply a R1 zone to the road reserves that are adjacent to the proposed R1 zone.
2. Consultation is required with the following public authorities:
- Department of Climate Change, Energy, the Environment and Water – Flooding.
 - Department of Climate Change, Energy, the Environment and Water – Conservation Programs Heritage and Regulation.
 - Department of Climate Change, Energy, the Environment and Water – Heritage.
 - Armidale Local Aboriginal Lands Council; and
 - NSW Rural Fire Services.
3. The planning proposal should be made available for community consultation for a minimum of 20 working days.



(Signature)

30 January 2026

Paul Garnett
Manager, Hunter and Northern Region



(Signature)

3 February 2026

(Date)

Craig Diss
Director, Hunter and Northern Region

Assessment officer

Clay Logan
Senior Planner, Hunter and Northern Region