

Mr James Roncon
General Manager
Armidale Regional Council
135 Rusden St
ARMIDALE NSW 2350

Via email: JGoodall@armidale.nsw.gov.au
council@armidale.nsw.gov.au

Dear Mr Roncon

Planning Proposal PP-2025-888 to amend Armidale Regional Local Environmental Plan 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the Environmental Planning and Assessment Act 1979 (the Act) to rezone land and maned development standards for the Eastern Growth Area (Stage 1), 241 Grafton Road, Armidale.

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

I have also agreed, as delegate of the Secretary, the inconsistencies of the planning proposal with applicable directions of the Minister under section 9.1 of the Act Directions 5.2 Reserving Land for Public Purposes, 9.1 Rural Zones and 9.2 Rural Lands are justified in accordance with the terms of the Directions. No further approval is required in relation to the Directions.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the zoning of part of the subject land to RE1 Public Recreation to provide public open space for the future residents of the area and the general benefit of the community.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act, Directions 3.1 Conservation Zones, 3.2 Heritage Conservation, 4.1 Flooding and 4.3 Bushfire. Council should ensure this occurs prior to the proposed local environmental plan (LEP) being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed LEP is to be finalised on or before nine (9) months from the Gateway determination date. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Mr Clay Logan to assist you. Mr Logan can be contacted on 6650 7158.

Yours sincerely



3/2/26

Craig Diss
Director, Hunter and Northern Region
Local Planning and council Support

Encl: Gateway determination