



Planning,
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IRF21/2789

Gateway determination report – PP-2021-4173

Creation of a consolidated Local Environmental Plan
for the Armidale Regional Council Local Government
Area

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Armidale Regional Council Planning Proposal to create the Armidale Regional Local Environmental Plan
Armidale Regional LEP Planning Proposal – Appendix A – Content Comparison Study
Armidale Regional LEP Planning Proposal – Appendix B – Clauses
Armidale Regional LEP Planning Proposal – Appendix C - Zones
Armidale Regional LEP Planning Proposal – Appendix D - Maps

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Armidale Regional Local Government Area
PPA	Armidale Regional Council
NAME	Creation of a consolidated Local Environmental Plan for the Armidale Regional Council LGA
NUMBER	PP-2021-4173
LEP TO BE AMENDED	Armidale Dumaresq Local Environmental Plan 2012
ADDRESS	N/A
DESCRIPTION	Armidale Regional Council Local Government Area
RECEIVED	28/06/2021
FILE NO.	IRF21/2789
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 seeks to create a consolidated Local Environmental Plan (LEP) for the Armidale Regional Local Government Area. It is proposed to create the Armidale Regional LEP via an expansion of the Armidale Dumaresq LEP 2012. The proposed amendments have been identified following a review and comparison of existing controls within the Standard Instrument – Principal Local Environmental Plan 2006, the Armidale Dumaresq LEP 2012 and the Guyra LEP 2012.

The planning proposal contains the following objectives and intended outcomes:

- amend the Armidale Dumaresq Local Environmental Plan 2012 in light of content within the Guyra Local Environmental Plan 2012 and within the Standard Instrument – Principal Local Environmental Plan 2006, to create the Armidale Regional Local Environmental Plan; and
- recognise the proclamation of the Armidale Regional Council Local Government Area and the where possible minimise changes to land use rights in resolving differences between the Armidale Dumaresq LEP 2012 and the Guyra LEP 2012.

It is considered that the objectives of this planning proposal should be clarified prior to agency and community consultation as follows:

- create a consolidated local environmental planning instrument for the Armidale Regional Local Government Area by amending the Armidale Dumaresq Local Environmental Plan 2012 to include provisions from the Guyra LEP 2012 and the Standard Instrument – Principal Local Environmental Plan 2006 and correct a number of existing anomalies.

1.3 Explanation of provisions

The main changes proposed to the Armidale Dumaresq LEP 2012 to create the Armidale Regional LEP can be summarised as follows:

- amend the name of the instrument from Armidale Dumaresq LEP 2012 to Armidale Regional LEP;
- amend any reference within the instrument from “Armidale Dumaresq” to “Armidale Regional”;
- introduce zone E2 Environmental Conservation, including associated Land Use Table;
- insert zone E2 Environmental Conservation into relevant clauses within the amended LEP;
- rezone ‘Mother of Ducks’ Lagoon at Guyra from E3 Environmental Management to E2 Environmental Conservation;
- amend, where relevant, various existing Armidale Dumaresq LEP 2012 clauses to adopt or reflect clauses or planning controls established under Guyra LEP 2012 or the Standard Instrument – Principal LEP 2006;
- incorporate the land from Schedule 1 Additional Permitted Uses of the Guyra LEP 2012 and reflect the inclusion of the land on the Additional Permitted Uses Maps,
- incorporate Schedule 2 Exempt Development of the Guyra LEP 2012 in relation to Cemeteries and burial grounds (other than those to which clause 5.10 applies), Lighting (External), Signage-generally and Signage-A-framed signs on private land;
- incorporate Schedule 4, Part 1 Land classified, or reclassified, as operation land-no interests of the Guyra LEP 2012;
- update Schedule 5 of Armidale Dumaresq LEP 2012 and incorporate Parts 1-4 of Schedule 5 of the Guyra LEP 2012;
- amend Historical Notes by making a number of amendments to represent relevant Guyra LEP 2012 content, where applicable to the Armidale Regional Local Government Area;
- update dictionary terms to reference “Armidale Regional Local Environmental Plan [Year]” for the following terms; Additional Permitted Uses Map, Airport Buffer Map, Floor Space Ratio Map, Height of Buildings Map, Heritage Map, Land Application Map, Land Zoning Map, Lot Size Map, Sewage Treatment Map; and
- amend land use tables for zones RU1 Primary Production, RU5 Village, R1 General Residential, R5 Large Lot Residential, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, IN1 General Industrial, RE1 Public Recreation, RE2 Private Recreation as a result of a review of the Armidale Dumaresq LEP 2012, the Guyra LEP 2012 and the Standard Instrument Principal Local Environmental Plan 2006.

The planning proposal also seeks several administrative amendments to provisions contained in the existing Armidale Dumaresq LEP 2012, which have been identified as anomalies during the review previously mentioned. The main changes resulting from these amendments are summarised as follows:

- correct reference to R5 Large Lot Residential in clause 4.1A (see Appendix A);
- amend clauses 6.8, 6.9 and 6.10 to reference land on a new Clause Application Map (see Appendix A);

- amend Schedule 1 subclauses (1), (2), and (3) to reference land on Additional Permitted Uses Map (see Appendix A); and
- make a number of amendments to existing maps to correct anomalies relating to zone boundaries and minimum lot size details (see Appendix A).

Appendix A outlines the main proposed amendments in further detail and is arranged as follows:

- Table 1 outlines key amendments proposed to existing clauses of the Armidale Dumaresq LEP 2012 to create the Armidale Regional LEP as a result of the review and comparison of existing controls within the Standard Instrument – Principal Local Environmental Plan 2006, the Armidale Dumaresq LEP 2012 and the Guyra LEP 2012.
- Table 2 outlines key mapping amendments to the Armidale Dumaresq LEP 2012 to create the Armidale Regional LEP also as a result of this review.
- Table 3 outlines key administrative amendments proposed to clauses of the Armidale Dumaresq LEP 2012 to create the Armidale Regional LEP.
- Table 4 outlines key administrative amendments proposed to existing maps contained in the Armidale Dumaresq LEP 2012 to create the Armidale Regional LEP.

The planning proposal is not considered to contain an adequate explanation of provisions that lists the entirety of the proposed changes in plain-English, the justification for these changes and how the objectives of the proposal will be achieved. For this reason, it is recommended that a condition be included in the Gateway determination requiring that the planning proposal be amended prior to consultation to include a summary table with a list of the proposed changes and the justification for each change.

In addition to this, it should be noted that Appendix A includes the proposed wording of future clauses. The final wording of the nominated clauses will be determined by Parliamentary Counsel (PCO) at the legal drafting stage. For this reason, and to ensure clarity during consultation, a condition has been included on the Gateway determination which requires a statement be included in the planning proposal that final drafting for all clauses will be subject to legal opinion and acknowledgement that the clauses proposed are examples to highlight what the planning proposal aims to achieve, but may not be exactly what is contained in the final LEP.

It should further be noted that Appendix A outlines amendments relating to clause 4.1C of the Armidale Dumaresq LEP 2012. Council has advised since lodgement that land included in Zone RU3 Forestry under the Guyra LEP 2012 is outside the Armidale Regional Council LGA boundary. For this reason, the amendment to the clause will not be pursued. Council has advised that a note regarding Zone RU3 Forestry in Guyra LEP 2012 will be added to the relevant planning proposal Table in App.B06. This has been conditioned as part of the Gateway determination.

Finally, it is noted that documentation submitted to support the planning proposal contains a 'Draft' watermark which is required to be removed prior to community consultation.

1.4 Site description and surrounding area

The planning proposal has been prepared to create an environmental planning instrument for the Armidale Regional Local Government Area following:

- the merger of the Armidale Dumaresq Council and Guyra Shire Council, to form the Armidale Regional Council Local Government Area, proclaimed on 12 May 2016, and
- the subsequent proclamation on 1 July 2019 to alter the boundaries between Armidale Regional Council and Inverell Shire Council to relocate localities referred to as 'Tingha' within the Inverell Shire Council Local Government Area.

Therefore, the planning proposal relates to the whole Armidale Regional Council Local Government Area (**Figure 1**).

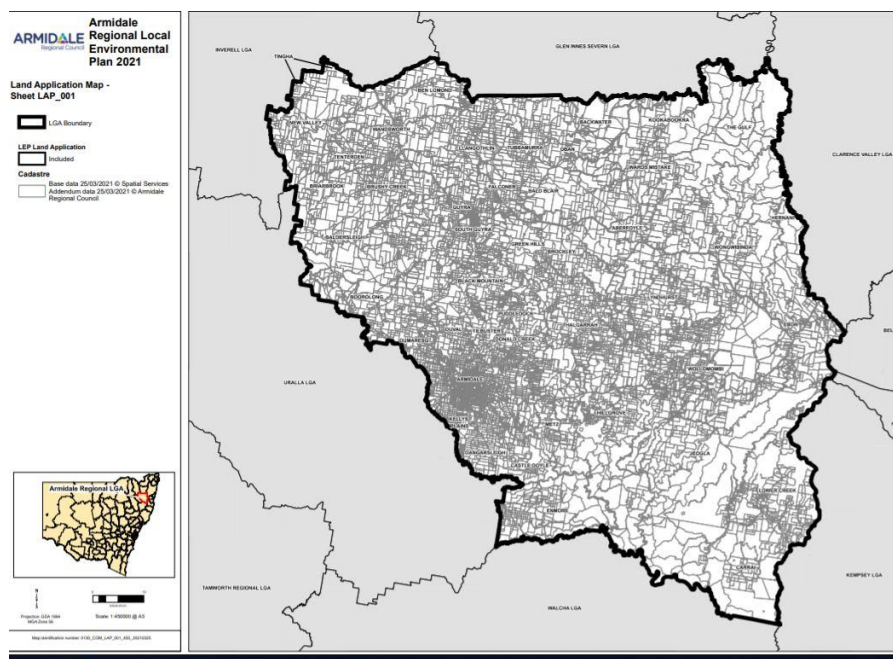


Figure 1 Proposed Land Application Map (source: Council's Planning Proposal)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Land Application, Additional Permitted Use, Land Zoning, Lot Size, Heritage maps and contains new Clause Application maps. These maps are suitable for community consultation. Appendix A of this report illustrates the proposed mapping changes as relevant to the particular amendment.

Notwithstanding the above, a condition has been placed on the Gateway determination requiring the preparation of a map for exhibition purposes that articulates the proposed changes relating to Clause 4.1 (see Appendix A), due to the clause applying to the two former Local Government Areas.

Additionally, the Gateway requires the preparation of maps for the purposes of exhibition demonstrating the minimum lot size amendments that relate to the zoning anomalies, to illustrate the suite of changes proposed to correct these anomalies.

1.6 Background

The planning proposal is required to create a consolidated LEP for the Armidale Regional LGA and will be facilitated by merging the Armidale Dumaresq LEP 2012 and the Guyra LEP 2012 with consideration given to the provisions of the Standard Instrument - Principal Local Environmental Plan 2006. The proposal also includes amendments to correct minor anomalies to the existing Armidale Dumaresq LEP 2012.

The Armidale Regional Council was proclaimed on 12 May 2016, following the amalgamation of the Armidale Dumaresq Council and the Guyra Shire Council.

Additionally, on 1 July 2019, a subsequent proclamation altered the boundaries between the Armidale Regional Council and Inverell Shire Council. The proclamation dated 1 July 2019 resulted in the locality referred to as Tingha becoming part of the Inverell Shire Council. As such, the new Armidale Regional LEP will repeal the Guyra LEP 2012, in so far as it applies to the Armidale Regional Council LGA.

Council has advised that the planning proposal has been prepared in accordance with the NSW Government publication “Guidance for merged councils on planning functions” dated May 2016, which allows councils to expand an existing local environmental plan to become the principal instrument for the local government area (LGA).

2 Need for the planning proposal

The proposal seeks to make multiple amendments to the existing Armidale Dumaresq LEP 2012 to create the Armidale Regional LEP. Some of the amendments are administrative and have arisen from a review of the existing LEP, while other amendments have arisen as a result of the review and comparison of existing controls within the Standard Instrument – Principal Local Environmental Plan 2006, the Armidale Dumaresq LEP 2012 and the Guyra LEP 2012.

The submitted documentation outlines that the planning proposal is not the result of a strategy or study. However, it is recognised that the merging of the Armidale Dumaresq LEP 2012 and the Guyra LEP 2012 is a requirement for merged councils and an important first step to facilitate future key planning actions identified as medium to long term goals of the LSPS. Therefore, it is considered the planning proposal is broadly supported by the LSPS.

It is considered the planning proposal should be updated to identify the key linkage between the goals and objectives of the planning proposal and the broader strategic framework established by the LSPS, and a condition has been imposed on the Gateway determination in this regard.

3 Strategic assessment

3.1 Regional Plan

The planning proposal is not inconsistent with the New England North West (NENW) Regional Plan 2036 and does not undermine the vision, land use strategy, goals, directions or actions. The proposal facilitates a single environmental planning instrument for Armidale Regional Council LGA, which will allow Council to undertake further strategic work to continue to implement the goals, directions and actions of the broader strategic planning framework.

3.2 Section 9.1 Ministerial Directions

The planning proposal is consistent with all relevant section 9.1 Directions, except for the following:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.2 Rural Zones	No – Justifiably inconsistent	This Direction applies to the planning proposal as it will rezone land from a rural zone to a residential zone. The inconsistency with this Direction is considered to be of minor significance as the part of planning proposal which has this affect aims only to correct anomalies relating to zone boundaries created by movements with the map cadastre.

1.3 Mining, Petroleum Production and Extractive Industries	No – Justifiably inconsistent	<p>This Direction applies to the planning proposal as it will prohibit the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials. In this regard, the Guyra LEP 2012 currently permits extractive industries with consent in Zone RU5 Village.</p> <p>The proposed amendment will prohibit this land use in the consolidated LEP in Zone RU5 Village. In addition, the correction of anomalies relating to zone boundaries created by movements with the map cadastre, public land ownership and infrastructure will also affect the permissibility of the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials on parts of certain land.</p> <p>The inconsistency with this Direction is considered to be of minor significance as affected land is unlikely to be suitable for this purpose and the prohibition will not have any significant impact on the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance. However, it is recommended that consultation is undertaken with NSW Mining, Exploration and Geoscience to confirm the suitability of the proposal.</p>
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1.5 Rural Lands	No – Justifiably inconsistent	<p>This Direction applies to the planning proposal as it will affect land within rural and environmental zones and is unable to satisfy all the requirements of the Direction. In this regard, the proposal includes:</p> <ul style="list-style-type: none"> • amendments to the land use tables for both rural and environmental zones; • corrections to anomalies relating to zone boundaries created by movements with the map cadastre; • introduction of Zone E2 Environmental Conservation; and • rezoning of certain land in RU1 Primary Production to E1 National Parks and Nature Reserves to reflect its ownership. <p>The inconsistency with this Direction is considered to be of minor significance as the proposed changes are unlikely to adversely impact existing and future rural land uses and some seek only to reflect the established land uses. However, it is recommended that consultation be undertaken with the Department of Primary Industries – Agriculture and the National Parks and Wildlife Service (NPWS) to confirm the suitability of the proposal.</p>
2.1 Environmental Protection Zones	No – Justifiably inconsistent	<p>This planning proposal is inconsistent with this Direction as, being LGA wide, it effects land mapped as containing Potential High Environmental Values and Biophysical Strategic Agricultural Land under the New England North West Regional Plan and Biodiversity Values as shown on the Biodiversity Values Map.</p> <p>The inconsistency with this Direction is considered to be of minor significance as the proposed provisions do need seek to reduce the existing environmental protection standards that apply to any land. In addition, Mother of Ducks Lagoon at Guyra is mapped as potential High Environmental Value (HEV) and rezoning of the land from E3 Environmental Management to E2 Environment Conservation will apply greater environmental protection and complement the adjoining E1 National Parks and Nature Reserves zone. It is recommended that consultation is undertaken with the Division of Biodiversity and Conservation to confirm the suitability of the proposal.</p>

2.3 Heritage Conservation	No – Justifiably inconsistent	This Direction applies to the planning proposal as it includes amendment to Schedule 5 Environmental Heritage. The inconsistency with this Direction is considered to be of minor significance as the proposal aims to update and incorporate items into a consolidated schedule. However, it is recommended that consultation be undertaken with Heritage NSW and Local Aboriginal Land Councils to confirm the suitability of the proposal.
3.1 Residential Zones	No – Justifiably inconsistent	This Direction applies to the planning proposal as it will affect an existing residential zone and is unable to satisfy all of the requirements of the Direction. The inconsistency with this Direction is considered to be of minor significance as the part of planning proposal which has this affect aims to correct anomalies relating to zone boundaries created by movements with the map cadastre and reflect public land ownership and will not significantly impact future residential development. It also seeks to recognise and zone public infrastructure, such as the New England Highway appropriately.
3.4 Integrating Land Use and Transport	No – Justifiably inconsistent	This Direction applies to the planning proposal as it will create and alter a zone provision related to urban land. The inconsistency with this Direction is considered to be of minor significance as the primary changes to urban zones relate to the correction of zone boundary anomalies and/or to align with existing public infrastructure. As part of the proposal comprises the correction of an anomaly with the New England Highway and Great Northern Railway line, it is recommended that consultation is undertaken with Transport for NSW to confirm the suitability of the proposal.
3.5 Development Near Regulated Airports and Defence Airfields	No – Justifiably inconsistent	This Direction applies to the planning proposal as it will alter a zone relating to land near the Armidale Airport. The inconsistency with this Direction is considered to be of minor significance as the proposal seeks to rezone the part of the New England Highway fronting the airport from RU4 Primary Production to SP2 Infrastructure to align with the existing zoning of the New England highway to the north.

4.3 Flood Prone Land	No – Justifiably inconsistent	The planning proposal is inconsistent with this Direction as it potentially creates, removes and/or alters a zone or provision that affects flood prone land, being LGA wide, and is unable to satisfy all requirements of the Direction. The inconsistency is considered to be of minor significance as the proposal does not seek to reduce or amend flood controls. However, as noted above, it is recommended that consultation is undertaken with the Division of Biodiversity and Conversation to confirm the suitability of the proposal.
4.4 Planning for Bushfire Protection	No – Inconsistent	The planning proposal is potentially inconsistent with this Direction because, being LGA wide, the proposal impacts bush fire prone. The Direction provides that the Council must consult with the Commissioner of the NSW Rural Fire Service (RFS) following the issue of a Gateway determination and prior to community consultation. Consultation with the RFS is required following receipt of a Gateway determination and prior to undertaking community consultation. Until this consultation has occurred the inconsistency with the Direction is unresolved.

3.3 State environmental planning policies (SEPPs)

The planning proposal is not inconsistent with any relevant SEPPs.

Notwithstanding, several of the proposed amendments overlap with existing controls contained in SEPP (Affordable Rental Housing) 2009, SEPP (Exempt and Complying Development Codes) 2007 and SEPP (Educational Establishments and Child Care Facilities) 2017.

In each case, the SEPPs provide additional, and in some cases more flexible, pathways with regard to development than those proposed by the amendments to the Armidale Dumaresq LEP 2012. However, as the aim of the proposal is to consolidate existing provisions, PCO will determine whether the changes progress as proposed at the legal drafting stage. For this reason and to ensure clarity during consultation, a condition has been included on the Gateway determination which requires a statement be included in the planning proposal that final drafting for all clauses will be subject to legal opinion and acknowledgement that clauses proposed are examples only as part of the planning proposal and may not be entirely reflected within the final LEP.

4 Site-specific assessment

4.1 Environmental

The potential environmental impacts associated with the proposal are considered minor, given the environmental controls have been established under the existing LEPs applying to the LGA, and no significant change to these provisions is proposed.

Notwithstanding, it should be noted that the proposal seeks to introduce a new environmental protection zone, E2 Environmental Conservation and to rezone a parcel of land comprising part of the Mother of Ducks Lagoon at Guyra, to E2 Environmental Conservation from E3 Environmental Management.

The Mother of Ducks Lagoon is proposed to be rezoned to E2 Environmental Conservation by Council on the basis of its environmental significance. This approach is supported by LEP Practice Note, Environment Protection Zones (PN 09-002, 30 April 2009) which nominates that E2 should be applied where the protection of the environmental significance of the land is the primary consideration.

However, it appears that the proposed land use table carries the E3 Land Use Table from the Guyra LEP 2012 through to the E2 Environment Conservation zone. As such, a condition has been imposed to require that the land use table is reviewed prior to consultation to ensure that the proposed land uses reflect the intent of zone E2 zone.

It is noted that the Mother of Ducks Nature Reserve is identified as potential HEV in the NENW Regional Plan 2036. It is recognised to be significant due to its biological values, being habitat for threatened ecological communities and species; its geological landscape and hydrological values, with the lagoon having an unusually deep formation of peaty soil; and its research and educational values due to its unusual hydrological features and significant bird populations.

4.2 Social and economic

Given the administrative nature of the planning proposal, it is not considered that there will be any negative social or economic impacts resulting from the proposal. A positive social outcome of the proposal is that it will result in the creation of a new Council wide local environmental plan.

5 Consultation

5.1 Community

Council proposes a community consultation period of 28 days. The exhibition period proposed is considered appropriate, and has been included as a condition of the Gateway determination.

5.2 Agencies

The proposal does not specifically identify which agencies will be consulted in relation to the proposal.

It is recommended the following agencies be consulted on the planning proposal and given 21 days to comment:

- National Parks and Wildlife Service
- Rural Fire Service
- Biodiversity Conservation Division
- Heritage NSW
- Armidale Local Aboriginal Land Council
- Guyra Local Aboriginal Land Council
- Department of Primary Industries - Agriculture
- NSW Mining, Exploration and Geoscience
- Transport for NSW (road and rail)
- Crown Lands

6 Timeframe

Council proposes a 6 month time frame to complete the LEP.

The Department recommends a time frame of nine months to ensure that there is sufficient time to finalise the LEP and ensure that it is completed in line with the commitment to reduce processing times.

A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

Council does not request delegation to be the Local Plan-Making authority.

As the planning proposal facilitates the creation of a Local Government Area wide local environmental plan, the Department recommends that Council not be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

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

- it is not inconsistent with the New England North West Regional Plan 2036 or Council's Local Strategic Planning Statement; and
- it facilitates the creation of a Council wide LEP, with minimal change until such time as future strategic work has been undertaken to guide future strategic decisions.

Based on the assessment outlined in this report, the proposal must be updated before consultation to:

1. Prior to agency and community consultation, the planning proposal is to be updated to:
 - a) revise the objectives and intended outcomes of the proposal to clearly articulate that the proposal will create a consolidated local environmental planning instrument for the Armidale Regional Local Government Area by amending the Armidale Dumaresq Local Environmental Plan 2012 to include provisions from the Guyra LEP 2012 and the Standard Instrument – Principal Local Environmental Plan 2006 and correct a number of existing anomalies;
 - b) include a statement acknowledging that final drafting for all clauses will be subject to legal opinion and recognise that the clauses as proposed may not be as reflected within the final LEP;
 - c) remove the 'Draft' Watermark on all documentation;
 - d) note that the proposed amendment relating to clause 4.1C, relating to land included in Zone RU3 Forestry under the Guyra LEP 2012 is outside the Armidale Regional Council LGA boundary;
 - e) revise the Explanation of Provisions to include a summary table containing a list of the proposed amendments and a justification for each of these changes;
 - f) revise the planning proposal to identify the key linkage between the goals and objectives of the planning proposal and the broader strategic framework established by the Local Strategic Planning Statement;
 - g) include maps, for the purposes of public exhibition, showing the current and proposed minimum lot size amendments relating to zoning anomalies; and

- h) revise the Land Use Table for Zone E2 Environmental Conservation to ensure that it reflects the intent of the zone.
- 2. The amended planning proposal shall be submitted to the Department for review and approval, prior to commencement of community and/or agency consultation.

9 Recommendation

It is recommended the delegate of the Secretary:

- **agree** to the inconsistencies with section 9.1 Directions 1.2 Rural Zones, 1.3 Mining, Petroleum Production and Extractive Industries, 1.5 Rural Lands, 2.1 Environmental Protection Zones, 2.3 Heritage Conservation, 3.1 Residential Zones, 3.4 Integrating Land Use, 3.5 Development Near Regulated Airports and Defence Airfields and Transport and 4.3 Flood Prone Land; and
- **note** that the consistency with section 9.1 Direction 4.4 Planning for Bushfire Protection is unresolved and will require justification.

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

1. Prior to agency and community consultation, the planning proposal is to be updated to:
 - a) revise the objectives and intended outcomes of the proposal to clearly articulate that the proposal will create a consolidated local environmental planning instrument for the Armidale Regional Local Government Area by amending the Armidale Dumaresq Local Environmental Plan 2012 to include provisions from the Guyra LEP 2012 and the Standard Instrument – Principal Local Environmental Plan 2006 and correct a number of existing anomalies;
 - b) include a statement acknowledging that final drafting for all clauses will be subject to legal opinion and recognise that the clauses as proposed may not be as reflected within the final LEP;
 - c) remove the 'Draft' Watermark on all documentation;
 - d) note that the proposed amendment relating to clause 4.1C, relating to land included in Zone RU3 Forestry under the Guyra LEP 2012 is outside the Armidale Regional Council LGA boundary;
 - e) revise the Explanation of Provisions to include a summary table containing a list of the proposed amendments and a justification for each of these changes;
 - f) revise the planning proposal to identify the key linkage between the goals and objectives of the planning proposal and the broader strategic framework established by the Local Strategic Planning Statement;
 - g) include maps, for the purposes of public exhibition, showing the current and proposed minimum lot size amendments relating to zoning anomalies; and
 - h) revise the Land Use Table for Zone E2 Environmental Conservation to ensure that it reflects the intent of the zone.
2. The amended planning proposal shall be submitted for review and approval, prior to commencement of community and/or agency consultation.
3. Consultation is required with the following public authorities:
 - NSW Rural Fire Service
 - National Parks and Wildlife Service
 - Biodiversity Conservation Division

- Heritage NSW
 - Armidale Local Aboriginal Land Council
 - Guyra Local Aboriginal Land Council
 - Department of Primary Industries – Agriculture
 - NSW Mining, Exploration and Geoscience
 - Transport for NSW (road and rail)
 - Crown Lands
4. The planning proposal should be made available for community consultation for a minimum of 28 days.
 5. The timeframe for completing the LEP is to be 9 months from the date of the Gateway determination.
 6. Given the nature of the proposal, Council should not be authorised to be the local plan-making authority.



27/07/2021

(Signature)

(Date)

Lucy Walker

Specialist Planning Officer, Northern Region



4/8/2021

(Signature)

(Date)

Jeremy Gray

Director, Northern Region

Assessment officer

Ella Wilkinson

Senior Planner, Northern Region

9995 5665

10 Appendix A

Table 1 Current and proposed controls – Review

Control	Current	Proposed
Clause 1.1	Name of Plan This Plan is <i>Armidale Dumaresq Local Environmental Plan 2012</i>	Name of Plan This Plan is <i>Armidale Regional Local Environmental Plan [Year]</i>
Clause 1.2	Aims of Plan This Plan aims to make local environmental planning provisions for land in Armidale Dumaresq in accordance with the relevant standard environmental planning instrument under section 3.29 of the Act.	Aims of Plan This Plan aims to make local environmental planning provisions for land in Armidale Regional in accordance with the relevant standard environmental planning instrument under section 3.29 of the Act.
Clause 1.8	Repeal of planning instruments applying to the land Note- The following local environmental plan is repealed under this provision- <i>Armidale Dumaresq Local Environmental Plan 2008</i>	Repeal of planning instruments applying to the land Note- The following local environmental plan is repealed under this provision- <i>Guyra Local Environmental Plan 2012</i> in so far as it applies to the Armidale Regional Local Government Area
Clause 2.1	Land use zones The land use zones under the Plan are as follows- Environmental Protection Zones E1 National Parks and Nature Reserves E3 Environmental Management E4 Environmental Living	Land use zones The land use zones under the Plan are as follows- Environmental Protection Zones E1 National Parks and Nature Reserves E2 Environmental Conservation E3 Environmental Management E4 Environmental Living
Clause 2.8 (2)	Temporary use of land Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 28 days (whether or not consecutive days) in any period of 12 months.	Temporary use of land Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.

Land Use Table		Amend Armidale Dumaresq LEP 2012 Land Use Table by inserting content for “Zone E2 Environmental Conservation” in sequence.
Clause 4.1 (1)	<p>Minimum subdivision lot size</p> <p>The objectives of this clause are as follows-</p> <ul style="list-style-type: none"> (a) to ensure that lot sizes are compatible with local environmental values, constraints and permissible uses, (b) to facilitate the efficient use of land and its resources for residential and other human purposes, (c) to minimise potential land use conflicts. 	<p>Minimum subdivision lot size</p> <p>The objectives of this clause are as follows-</p> <ul style="list-style-type: none"> (a) to ensure that lot sizes are compatible with local environmental values, constraints and permissible uses, (b) to facilitate the efficient use of land and its resources for residential and other human purposes, (c) to minimise potential land use conflicts. (d) to ensure that lot sizes have a practical and efficient layout to meet the intended use of each lot, (e) to prevent the fragmentation of rural lands.
Clause 4.1 (4A)	<p>Despite subclause (3), land within Zone R5 Large Lot Residential may be subdivided to create lots of at least 1 hectare, but only if the consent authority is satisfied that each lot is, or will be, serviced by a water reticulation system and sewerage system.</p>	<p>Despite subclause (3), land within Zone R5 Large Lot Residential may be subdivided to create lots of at least:</p> <ul style="list-style-type: none"> (a) 1 hectare where permissible under Armidale Dumaresq Local Environmental Plan 2012, or, (b) 4,000 square metres where permissible under Guyra Local Environmental Plan 2012, immediately before this plan commenced <p>but only if the consent authority is satisfied that each lot is, or will be, serviced by a water reticulation system and sewerage system.</p>
Clause 4.1AA (1)	<p>Minimum subdivision lot size for community title schemes</p> <p>The objectives of this clause are as follows-</p> <ul style="list-style-type: none"> (a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements. 	<p>Minimum subdivision lot size for community title schemes</p> <p>The objectives of this clause are as follows-</p> <ul style="list-style-type: none"> (a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create the opportunity for additional dwellings.

Clause 4.1AA (2)	<p>Minimum subdivision lot size for community title schemes</p> <p>This clause applies to a subdivision (being a subdivision that requires development consent) under the <i>Community Land Development Act 1989</i> of land in any of the following zones-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots, (b1) Zone R2 Low Density Residential, (c) Zone R5 Large Lot Residential, (d) Zone E3 Environmental Management, (e) Zone E4 Environmental Living. 	<p>Minimum subdivision lot size for community title schemes</p> <p>This clause applies to a subdivision (being a subdivision that requires development consent) under the <i>Community Land Development Act 1989</i> of land in any of the following zones-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots, (b1) Zone R2 Low Density Residential, (c) Zone R5 Large Lot Residential, (c1) Zone E2 Environmental Conservation (d) Zone E3 Environmental Management, (e) Zone E4 Environmental Living.
Clause 4.1A(2)	<p>Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones</p> <p>This clause applies to land in the following zones that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots, (b1) Zone R2 Low Density Residential, (c) Zone R5 Large Lots Residential*, (c1) Zone E2 Environmental Conservation (d) Zone E3 Environmental Management, (e) Zone E4 Environmental Living. <p>*Note a further change to this clause and is explained in more detail under Table 6</p>	<p>Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones</p> <p>This clause applies to land in the following zones that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots, (b1) Zone R2 Low Density Residential, (c) Zone R5 Large Lots Residential*, (c1) Zone E2 Environmental Conservation (d) Zone E3 Environmental Management, (e) Zone E4 Environmental Living. <p>*Note a further change to this clause and is explained in more detail under Table 6</p>

Clause 4.1C(2)	<p>Exceptions to minimum lot sizes for certain rural subdivisions</p> <p>This clause applies to land in the following rural zones-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots. 	<p>Exceptions to minimum lot sizes for certain rural subdivisions</p> <p>This clause applies to land in the following rural zones-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU3 Forestry (c) Zone RU4 Primary Production Small Lots.
Clause 4.1D(2)(b)	<p>Minimum lot sizes for certain split zones</p> <p>This clause applies to each lot (an original lot) that contains-</p> <ul style="list-style-type: none"> (b) Land in Zone RU1 Primary Production, Zone RU4 Primary Production Small Lots, Zone E3 Environmental Management or Zone E4 Environmental Living. 	<p>Minimum lot sizes for certain split zones</p> <p>This clause applies to each lot (an original lot) that contains-</p> <ul style="list-style-type: none"> (b) Land in Zone RU1 Primary Production, Zone RU4 Primary Production Small Lots, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living.
Clause 4.1D(3)(a)(ii)	<p>Minimum lot sizes for certain split zones</p> <p>Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the resulting lots) if-</p> <ul style="list-style-type: none"> (a) one of the resulting lots will contain- <ul style="list-style-type: none"> (ii) all of the land in Zone RU1 Primary Production, Zone RU4 Primary Production Small Lots, Zone E3 Environmental Management or Zone E4 Environmental Living that was in the original lot, and 	<p>Minimum lot sizes for certain split zones</p> <p>Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the resulting lots) if-</p> <ul style="list-style-type: none"> (b) one of the resulting lots will contain- <ul style="list-style-type: none"> (ii) all of the land in Zone RU1 Primary Production, Zone RU4 Primary Production Small Lots, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living that was in the original lot, and
Clause 4.1E(4)	<p>Exceptions to minimum subdivision lot size for boundary adjustments</p> <p>In determining whether to grant development consent for the subdivision of land under this clause, the consent authority must consider the following-</p> <ul style="list-style-type: none"> (g) whether or not the subdivision is likely to have an adverse impact on the environmental values or agricultural viability of the land. 	<p>Exceptions to minimum subdivision lot size for boundary adjustments</p> <p>In determining whether to grant development consent for the subdivision of land under this clause, the consent authority must consider the following-</p> <ul style="list-style-type: none"> (g) whether or not the subdivision is likely to have an adverse impact on the environmental values, heritage vistas or landscapes or agricultural viability of the land.

Clause 4.2A(2)	<p>Erection of dwelling houses or dual occupancies on land in certain rural, residential and environmental protection zones</p> <p>This clause applies to land in the following zones-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots, (c) Zone R5 Large Lot Residential, (d) Zone E3 Environmental Management, (e) Zone E4 Environmental Living. 	<p>Erection of dwelling houses or dual occupancies on land in certain rural, residential and environmental protection zones</p> <p>This clause applies to land in the following zones-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots, (c) Zone R5 Large Lot Residential, (d) Zone E2 Environmental Conservation, (e) Zone E3 Environmental Management, (f) Zone E4 Environmental Living.
Clause 5.4 (5)	<p>Farm stay accommodation If development for the purpose of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 4 bedrooms.</p>	<p>Farm stay accommodation If development for the purpose of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 6 bedrooms.</p>
Clause 5.10(1)	<p>Objectives The objectives of this clause are as follows-</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Armidale Dumaresq, 	<p>Objectives The objectives of this clause are as follows-</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Armidale Regional,

Table 5 Mapping Amendments - Review

Map	Proposed	Relevant Figure
Land Application Map	Amend the Land Application Map to represent the Armidale Regional Local Government Area.	Figure 1 (see body of report)
Additional Permitted Uses Map	Amend the Additional Permitted Uses Map to identify land at 35 Malpas Street, Guyra, being Part of Lot 80, DP 1059692 as "Item 7".	Figure 2
Land Zoning Map Lot Size Map	Align zoning with relevant property boundaries by amending zoning of Baldersleigh Road, Guyra, Lot 24 DP 1093823 and surrounds.	Figure 3
Land Zoning Map Lot Size	Correct zoning anomaly associated with infrastructure reserves relating to the New England Highway reserve and Rail reserve, Guyra north.	Figure 4

Map	Proposed	Relevant Figure
Land Zoning Map	Recognise full extent of New England Highway and Rail reserve, Guyra south within the Town boundary by extending zoning of highway and Rail reserves to southern Town boundary, current zoning to align with reserve boundaries.	Figure 5
Land Zoning Map	Correct labelling error introduced with Guyra LEP 2012 amendment No. 1 associated with Zone SP2 over Lot 173 DP 753659, Lot 293 DP 753659 (Bradley Street, Guyra) and part of Mackenzie Street.	Figure 6
Land Zoning Map	Change zoning of Mother of Ducks Lagoon from zone E3 Forestry to zone E2 Environmental Conservation.	Figure 7
Lot Size Map	Align lot size details with relevant property boundaries by amending lot size details of Baldersleigh Road, Guyra, Lot 24 DP 1093823 and surrounds.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Correct anomaly associated with infrastructure reserves relating to the New England Highway reserve and Rail reserve, Guyra north by adjusting lot size details.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Recognise full extent of New England Highway and Rail reserve, Guyra south within the Town boundary by adjusting lot size details accordingly of highway and Rail reserves to southern Town boundary.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Heritage Maps	Recognise updates to Schedule 5 Environmental Heritage.	See Armidale Regional LEP Planning Proposal – Appendix D - Maps

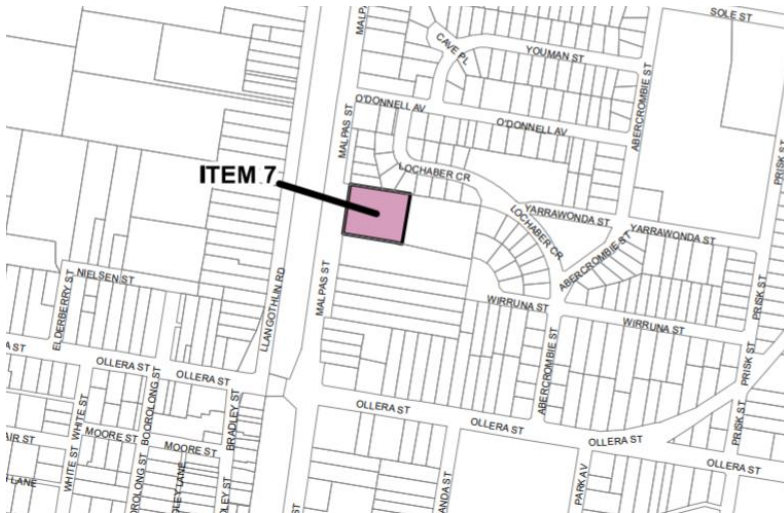


Figure 2 – identify “Item 7” APU



Figure 3 - amend zoning of Baldersleigh Road, Guyra, Lot 24 DP 1093823 and surrounds



Figure 4 - Correct zoning anomaly relating to the New England Highway reserve and Rail reserve, Guyra north



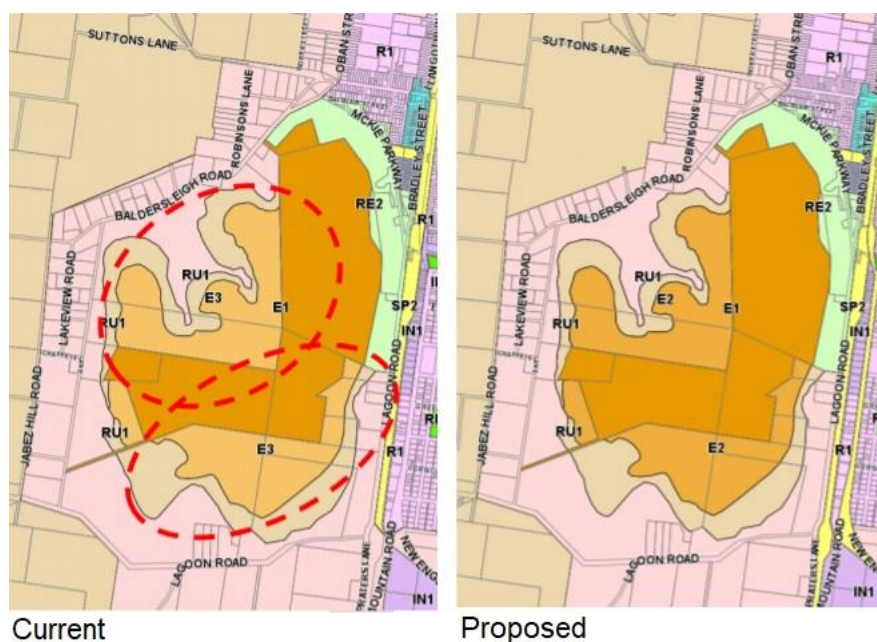


Figure 7 – Amend zoning to the Mother of Ducks Lagoon

Table 6 Administrative Amendments

Control	Current	Proposed
Clause 4.1A(2)(c)	<p>Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones</p> <p>This clause applies to land in the following zones that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots, (b1) Zone R2 Low Density Residential, (c) Zone R5 Large Lots Residential, (d) Zone E3 Environmental Management, (e) Zone E4 Environmental Living. 	<p>Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones</p> <p>This clause applies to land in the following zones that is used, or is proposed to be used, for residential accommodation or tourist and visitor accommodation-</p> <ul style="list-style-type: none"> (a) Zone RU1 Primary Production, (b) Zone RU4 Primary Production Small Lots, (b1) Zone R2 Low Density Residential, (c) Zone R5 Large Lot Residential, (d) Zone E3 Environmental Management, (e) Zone E4 Environmental Living.

Control	Current	Proposed
Clause 6.6	<p>Essential Services</p> <p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required-</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access. 	<p>Essential Services</p> <p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required-</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access.
Clause 6.8 (1)	<p>Remediation of land at former gasworks site and adjoining land, Armidale</p> <p>This clause applies to land bound by Beardy Street, Jessie Street, Allingham Street and Dumaresq Street and Dumaresq Creek, being Lots 13 and 14, DP 574307, Lots 11–13, DP 251514, Lots 2–5 and 11, DP 25398, Lot 12, DP 567720, Lots 18 and 19, DP 594665 and Lots 21–23, DP 621344 (<i>the former gasworks site</i>).</p>	<p>Remediation of land at former gasworks site and adjoining land, Armidale</p> <p>This clause applies to land bound by Beardy Street, Jessie Street, Allingham Street and Dumaresq Street and Dumaresq Creek, being Lots 13 and 14, DP 574307, Lots 11–13, DP 251514, Lots 2–5 and 11, DP 25398, Lot 12, DP 567720, Lots 18 and 19, DP 594665 and Lots 21–23, DP 621344 (<i>the former gasworks site</i>), and identified as “Item 1 (clause 6.9)” on the Clause Application Map”.</p>
Clause 6.9(1)	<p>Development on land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale</p> <p>This clause applies to land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale that is in Zone B4 Mixed Use.</p>	<p>Development on land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale</p> <p>This clause applies to land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale that is in Zone B4 Mixed Use, and identified as “Item 2 (clause 6.9)” on the Clause Application Map”.</p>

Control	Current	Proposed
Clause 6.10(1)	<p>Development on land at 118 and 120 Niagara Street, Armidale</p> <p>This clause applies to land at 118 and 120 Niagara Street, Armidale, being Lot 1, DP 799192 and Lot 19, DP, 1076915.</p>	<p>Development on land at 118 and 120 Niagara Street, Armidale</p> <p>This clause applies to land at 118 and 120 Niagara Street, Armidale, being Lot 1, DP 799192 and Lot 19, DP, 1076915, identified as “Item 3 (clause 6.10)” on the Clause Application Map”.</p>
Schedule 1 (1)(1)	<p>Additional Permitted Uses</p> <p>(1) Use of certain land at 201 Canambe Street, Armidale</p> <p>(1) This clause applies to land at 201 Canambe Street, Armidale, being Lot 9, DP 862908.</p>	<p>Additional Permitted Uses</p> <p>(1) Use of certain land at 201 Canambe Street, Armidale</p> <p>(1) This clause applies to land at 201 Canambe Street, Armidale, being Lot 9, DP 862908, identified as “Item 1” on the Additional Permitted Uses Map.</p>
Schedule 1 (2)(1)	<p>Additional Permitted Uses</p> <p>(2) Use of certain land at 11087-11097 New England Highway, Armidale</p> <p>(1) This clause applies to land at 11087-11097 New England Highway, Armidale, being Lot 2, DP 1129942.</p>	<p>Additional Permitted Uses</p> <p>(2) Use of certain land at 11087-11097 New England Highway, Armidale</p> <p>(1) This clause applies to land at 11087-11097 New England Highway, Armidale, being Lot 2, DP 1129942, identified as “Item 2” on the Additional Permitted Uses Map.</p>
Schedule 1 (3)(1)	<p>Additional Permitted Uses</p> <p>(3) Use of certain land at 2-4 Stephen Street, Armidale</p> <p>(1) This clause applies to land at 2-4 Stephen Street, Armidale, being Lot 3, DP 520645.</p>	<p>Additional Permitted Uses</p> <p>(3) Use of certain land at 2-4 Stephen Street, Armidale</p> <p>(1) This clause applies to land at 2-4 Stephen Street, Armidale, being Lot 3, DP 520645, identified as “Item 3” on the Additional Permitted Uses Map.</p>

Table 7 Administrative Mapping Amendments

Map	Proposed	Relevant Figure
Land Zoning Map	Include addition to New England National Park demonstrating Zone E1 National Parks and Nature Reserves to respond to request from NSW NPWS.	Figure 8

Map	Proposed	Relevant Figure
Land Zoning Map	Include addition to Warra National Park demonstrating Zone E1 National Parks and Nature Reserves to respond to request from NSW NPWS.	Figure 9
Land Zoning Map	Correct zoning anomaly along former LGA boundary to extend Zone RU5 Village across Waterfall Way through Ebor Village.	Figure 10
Land Zoning Map	Correct zoning anomaly along former LGA boundary, along and within Cathedral Park National Park boundary in the vicinity of Round Mountain.	Figure 11
Land Zoning Map	Correct zoning along Ponds Creek within Cathedral Park National Park boundary and adjust lot size details accordingly.	Figure 12
Land Zoning Map	Correct zoning anomaly within existing Carrai National Park boundary.	Figure 13
Land Zoning Map	Amend zoning of Myrtle Drive, Armidale, Lot 1105 DP 755808 and surrounds to align with relevant property boundaries.	Figure 14
Land Zoning Map	Recognise full extent of rail reserve south from Armidale City by extending zoning of rail reserve from southern outskirts of Armidale City to the Armidale Regional Council Local Government Area boundary.	Figure 15
Land Zoning Map	Recognise full extent of Highway reserve south-west from Armidale City by extending zoning of Highway reserve from western outskirts of Armidale City to the Armidale Regional Council Local Government Area boundary.	Figure 16
Land Zoning Map	Align zoning with relevant property boundaries by amending zoning of Melba Place, Armidale, Lot 1 DP 1269730.	Figure 17
Land Zoning Map	Align zoning with relevant property boundaries by amending zoning of Grandview Crescent, Armidale, Lot 17 DP 1168082.	Figure 18

Map	Proposed	Relevant Figure
Land Zoning Map	Align zoning with relevant property boundaries for Castledoye Road, Armidale by correcting zoning to follow property boundaries as per ADLEP 2008 and adjust lot size details accordingly.	Figure 19
Lot Size Map	Adjust lot size details for New England National Park to respond to request from NSW NPWS.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Adjust lot size details for Warra National Park to respond to request from NSW NPWS.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Correct anomaly along former LGA boundary to adjust lot size details across Waterfall Way through Ebor Village.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Correct anomaly along former LGA boundary, along and within National Park boundary in the vicinity of Round Mountain by adjusting lot size details.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Correct anomaly associated with Carrai National Park boundary by adjusting lot size details.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.

Map	Proposed	Relevant Figure
Lot Size Map	Amend Myrtle Drive, Armidale, Lot 1105 DP 755808 and surrounds to align with relevant property boundaries.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Recognise full extent of rail reserve south from Armidale City by adjusting lot size details of rail reserve from southern outskirts of Armidale City to the Armidale Regional Council Local Government Area boundary.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Recognise full extent of Highway reserve south-west from Armidale City by adjusting lot size details of Highway reserve from western outskirts of Armidale City to the Armidale Regional Council Local Government Area boundary.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Align lot size details with relevant property boundaries by amending lot size details of Melba Place, Armidale, Lot 1 DP 1269730.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Lot Size Map	Align lot size details with relevant property boundaries by amending lot size details of Grandview Crescent, Armidale, Lot 17 DP 1168082.	See Armidale Regional LEP Planning Proposal – Appendix D – Maps. Comparative map requested as part of Gateway determination for exhibition purposes.
Clause Application Map	Identify land bound by Beardy Street, Jessie Street, Allingham Street and Dumaresq Street and Dumaresq Creek, Armidale, being Lots 13 and 14, DP 574307, Lots 11-13, DP 251514, Lots 2-5 and 11, DP 25398, Lot 12, DP 567720, Lots 18 and 19, DP 594665 and Lots 21-23, DP 621344 (the former gasworks site) as “Item 1 (clause 6.8)” on a new Clause Application Map.	Figure 20

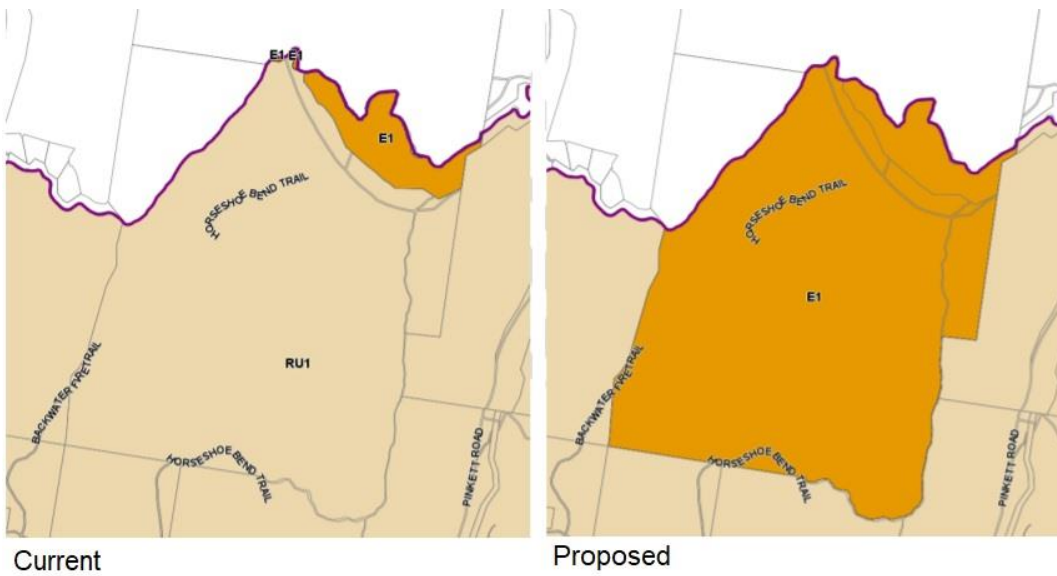
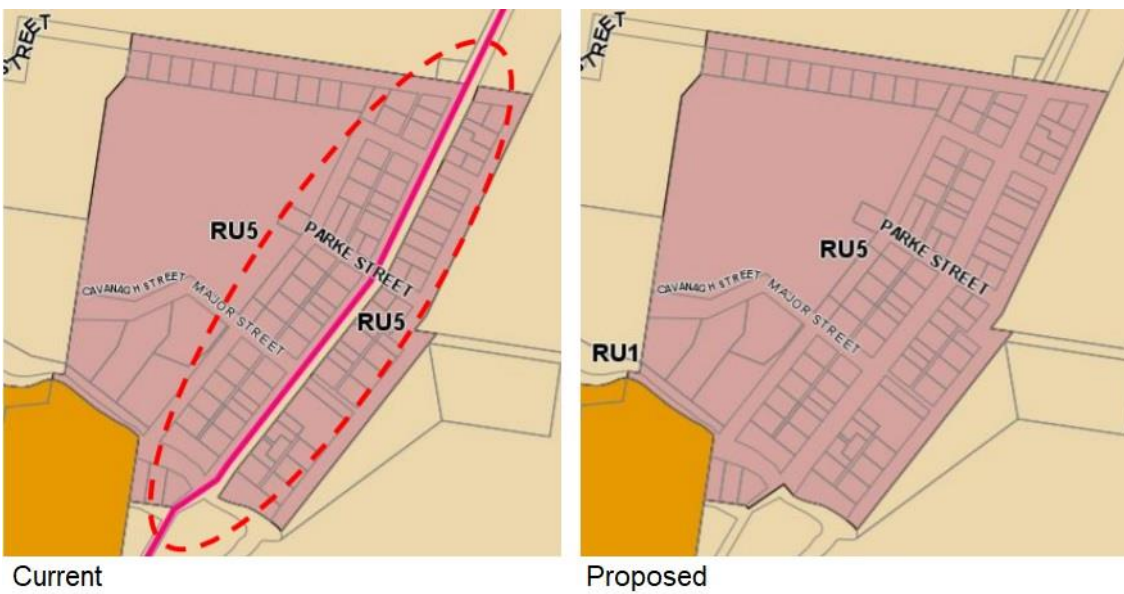
Map	Proposed	Relevant Figure
Clause Application Map	Identify land bound by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale that is in Zone B4 Mixed Use as “Item 2 (clause 6.9)” on a new Clause Application Map.	Figure 20
Clause Application Map	Identify land at 118 and 120 Niagara Street, Armidale being Lot 1, DP 799191 and Lot 19, DP 1076915 as “Item 3 (clause 6.10)” on a new Clause Application Map.	Figure 20
Additional Permitted Uses Map	Amend the Additional Permitted Uses Map to identify land at 201 Canambe Street, Armidale, being Lot 9 on DP 862908 as “Item 1”.	Figure 21
Additional Permitted Uses Map	Amend the Additional Permitted Uses Map to identify land at 11087-11097 New England Highway, Armidale being Lot 2, DP 1129942 as “Item 2”.	Figure 22
Additional Permitted Uses Map	Amend the Additional Permitted Uses Map to identify land at 2-4 Stephen Street, Armidale being Lot 3, DP 520645 as “Item 3”.	Figure 23



Current



Proposed

Figure 8 – New England National Park**Figure 9 – Warra National Park****Figure 10 – Waterfall Way through Ebor Village**

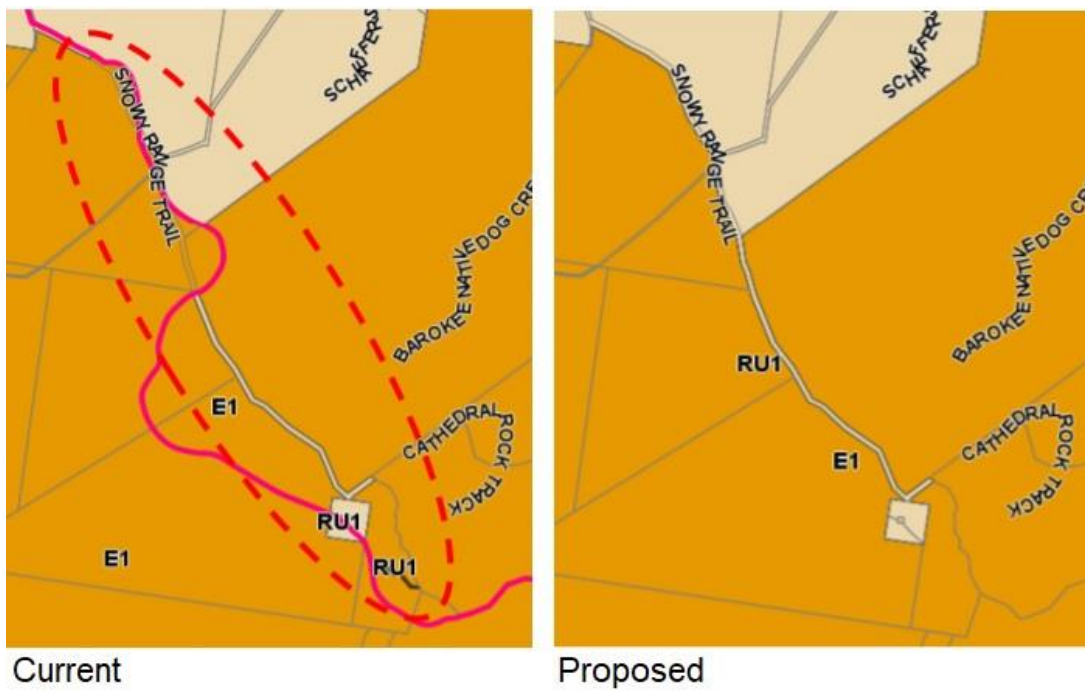


Figure 11 – Cathedral Rock National Park Boundary in the vicinity of Round Mountain

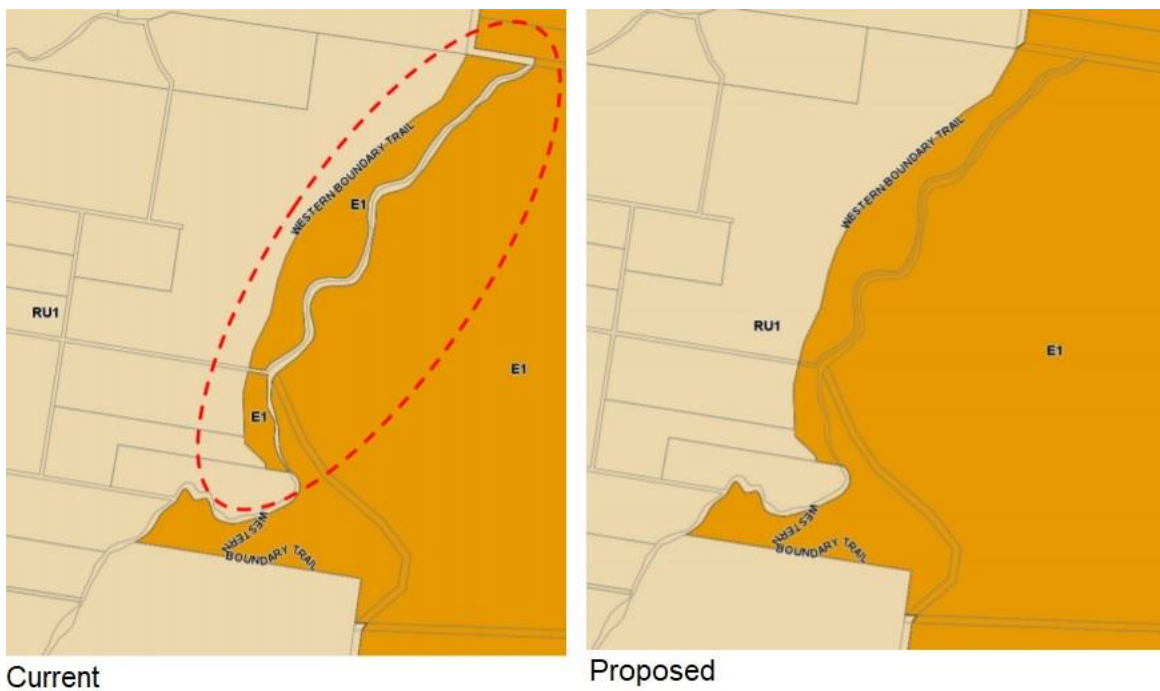


Figure 12 – Cathedral Rock National Park Boundary in the vicinity of Round Mountain

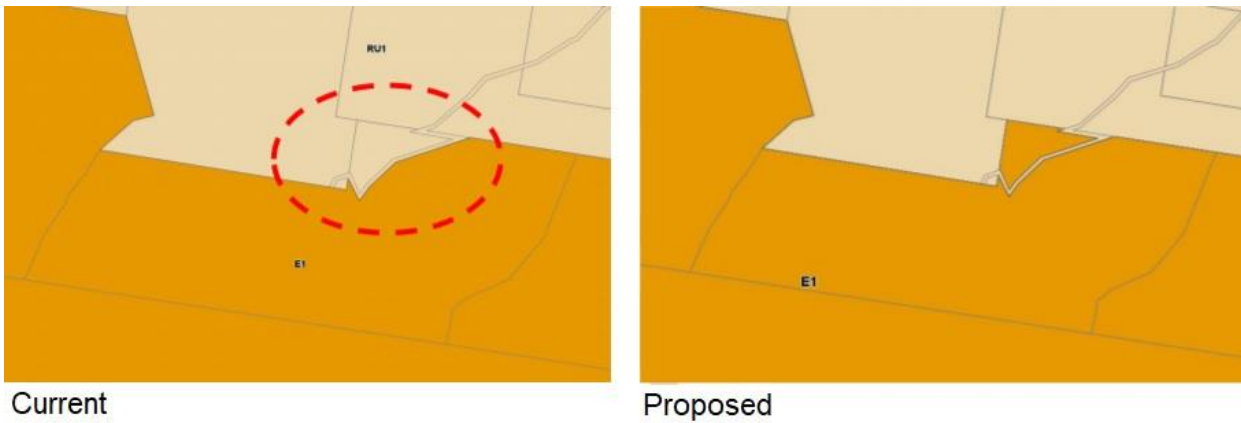


Figure 13 – Zoning anomaly within existing Carrai National Park boundary.



Figure 14 – Myrtle Drive, Armidale

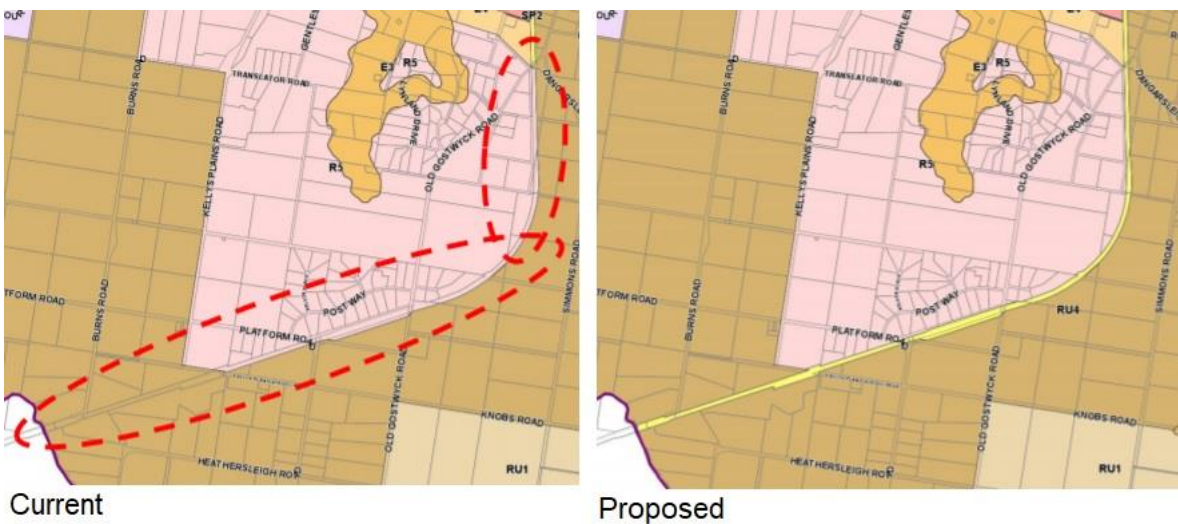
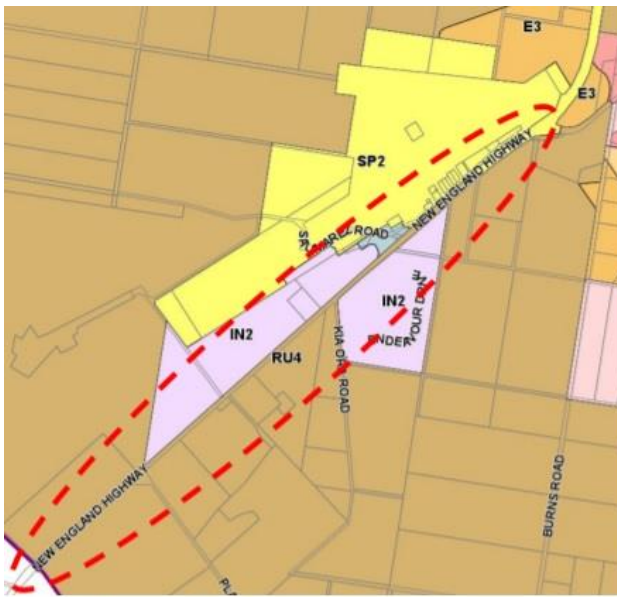
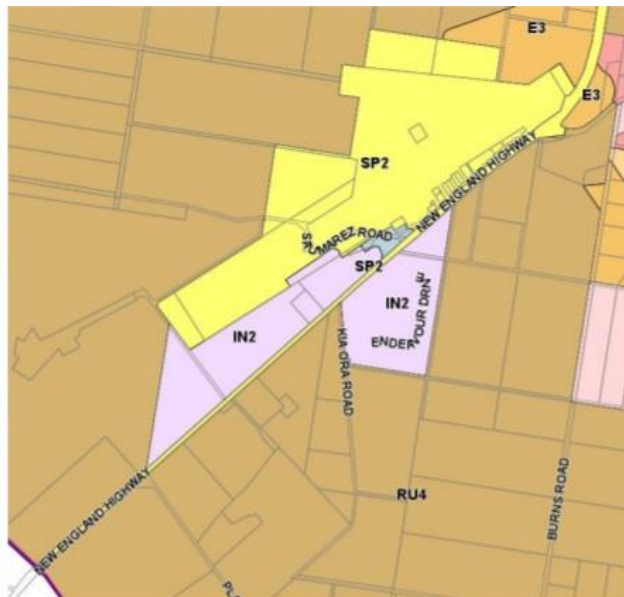


Figure 15 – Rail reserve south from Armidale City



Current



Proposed

Figure 16 – Highway reserve south-west from Armidale City

Current



Proposed

Figure 17 – Melba Place, Armidale



Figure 18 – Grandview Crescent, Armidale

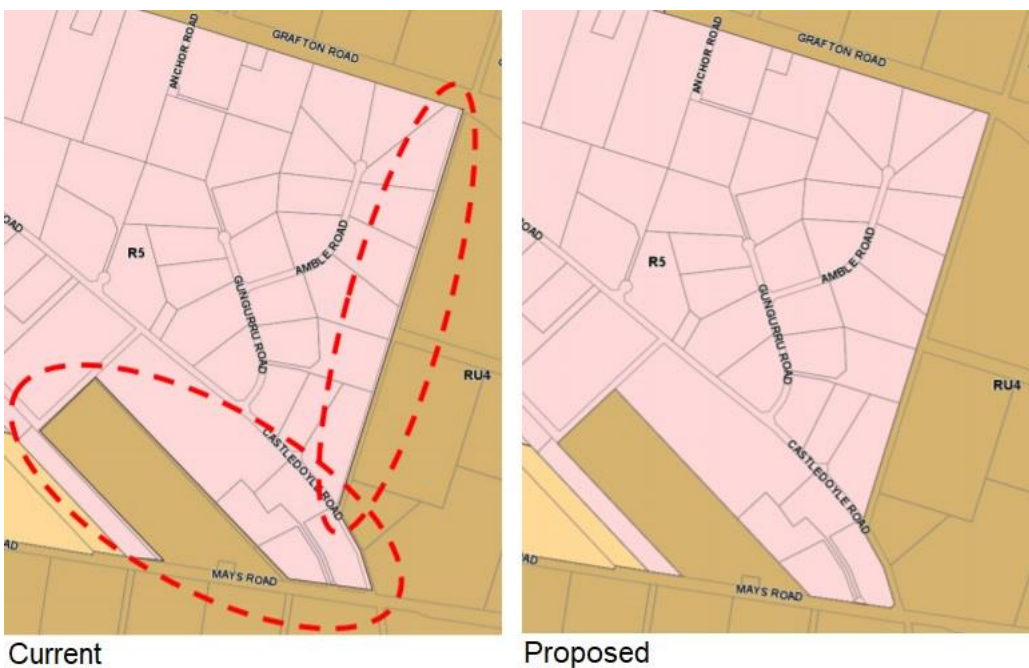


Figure 19 – Align zoning with relevant property boundaries for Castledoye Road



Figure 20 – “Items 1, 2 and 3” on the Clause Application Map (Proposed Map Sheet



Figure 21 – “Item 1” on the Additional Permitted Uses Map (Proposed Map Sheet APU_004CA)

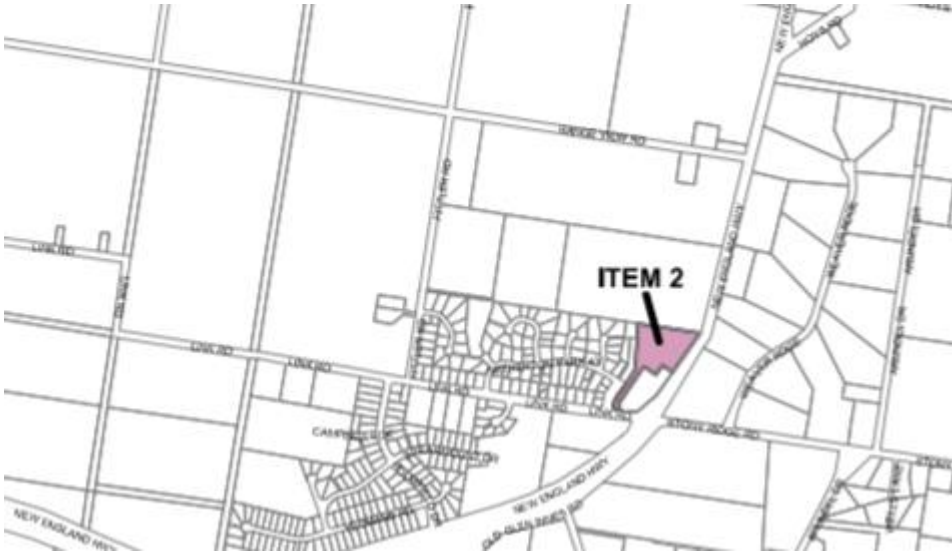


Figure 22 – “Item 2” on the Additional Permitted Uses Map (Proposed Map Sheet APU_004C)

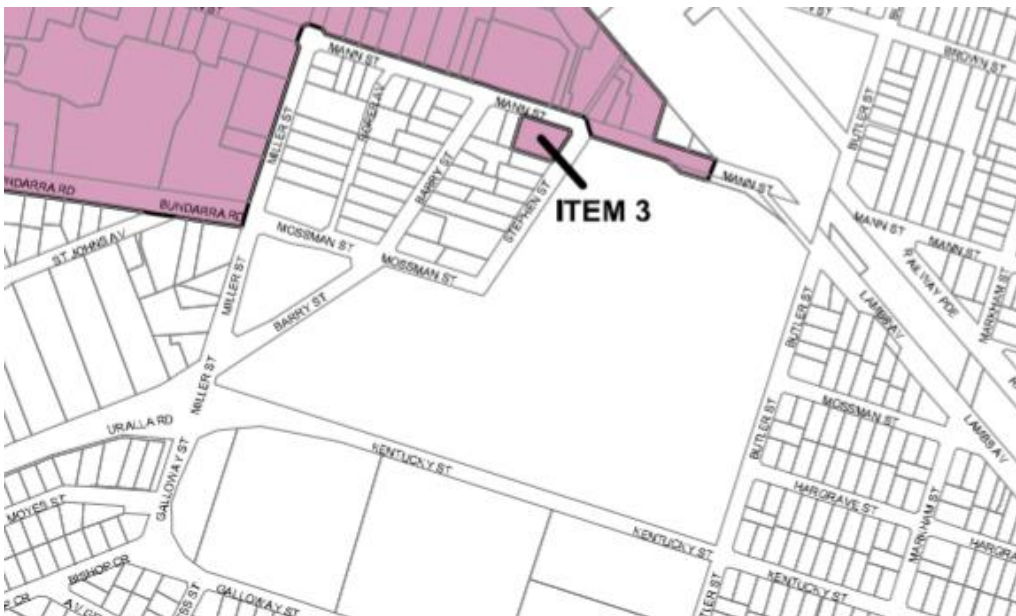


Figure 23 – “Item 3” on the Additional Permitted Uses Map (Proposed Map Sheet APU_004CA)