

Appendix A – LEP Content Comparison Summary

This document summarises the findings arising from a comparison of content extracted from a version of the Standard Instrument – Principal Local Environmental Plan (SI or Standard Instrument) 2006, the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012. Relevant LEP Content Comparison Tables are included within Appendix B and C. Information regarding the new ARLEP Map Set is included in Appendix D.

Summary Table 1 organises the ADLEP 2012 content based on four change categories:

1. No change required or proposed to ADLEP 2012;
2. No change proposed to ADLEP 2012 but update required to reflect the ARLEP version of the legislation when the relevant ADLEP 2012 amendment is finalised;
3. Change Required to ADLEP 2012 to create the ARLEP; and
4. Change Proposed to ADLEP 2012 to create the ARLEP.

Summary Table 2 lists the proposed amendments to the ADLEP 2012 as detailed in Appendices B and C and provides the associated justification for each amendment.

Table 1: LEP Content by Change Status

Content	Clause Reference		App. Ref.
1. No change required or proposed to ADLEP 2012			
Status Information	(except as noted below)		B01
Contents	(except as noted below)		B02
Part 1	(except as required, as referenced below)		B03
Part 2	-	Land Use Table	B04
		Except as required / proposed, as referenced below and as follows:	
		Zone: RU3 Forestry	C02
		Zone: RU4 Primary Production Small Lots	C03
		Zone: R1 General Residential	C05
		Zone: R2 Low Density Residential	C06
		Zone: B5 Business Development	C11
		Zone: B7 Business Park	C12
		Zone: IN2 Light Industrial	C14
		Zone: SP2 Infrastructure	C15
		Zone: E1 National Parks and Nature Reserves	C18
		Zone: E3 Environmental Management	C19
		Zone: E4 Environmental Living	C20
Part 3	-	-	B05
Part 4	(except as required or proposed, as referenced below)		B06
Part 5	(except as required or proposed, as referenced below)		B07
Part 6	(except as proposed, as referenced below)		B08
Schedules	(except as proposed, as referenced below)		B09
Dictionary	(except as required or proposed, as referenced below)		B10
Historical Notes	(except as required, as referenced below)		B11
2. No change proposed to ADLEP 2012 but update required to reflect the ARLEP version of the legislation when the relevant ADLEP 2012 amendment is finalised			
Status Information	-	-	B01
Contents	-	-	B02

3. Change Required to ADLEP 2012 to create the ARLEP*				
Part 1	1.1	Name of Plan	B03	
	1.2	Aims of Plan		
	1.8	Repeal of planning instruments applying to land		
	-	Maps	B12 and D	
Part 2	-	Land Use Table	(B04)	
		Zone: B3 Commercial Core	C09	
Part 4	4.1A	Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones	B06	
Part 5	5.10	Heritage Conservation	B07	
Dictionary	-	(select definitions only)	B10	
Historical Notes	-	Table of amending instruments	B11	
	-	Table of amendments		
4. Change Proposed to ADLEP 2012 to create the ARLEP*				
Part 2	2.1	Land use zones	B04	
	2.8	Temporary use of land		
	-	Land Use Table		
			Zone: RU1 Primary Production	C01
			Zone: RU5 Village	C04
			Zone: R5 Large Lot Residential	C07
			Zone: B2 Local Centre	C08
			Zone: B4 Mixed Use	C10
			Zone: IN1 General Industrial	C13
			Zone: RE1 Public Recreation	C16
			Zone: RE2 Private Recreation	C17
		Zone: E2 Environmental Conservation	C21	
Part 4	4.1	Minimum subdivision size	B06	
	4.1AA	Minimum subdivision lot size for community title schemes		
	4.1A	Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones		
	4.1D	Minimum lot sizes for certain split zones		
	4.1E	Exceptions to minimum subdivision lot size for boundary adjustments		
	4.2A	Erection of dwelling houses or dual occupancies in certain rural, residential and environment protection zones		
Part 5	5.4	Controls relating to miscellaneous permissible uses; specifically, sub-clause (5) Farm stay accommodation	B07	
	5.10	Heritage conservation		
Part 6	6.6	Essential services	B08	
	6.8	Remediation of land at former gasworks site and adjoining land, Armidale		
	6.9	Development on land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale		
	6.10	Development on land at 118 and 120 Niagara Street, Armidale		
Schedules	Schedule 1	Additional permitted uses (part only)	B09 and B13	
	Schedule 2	Exempt development (part only)		
	Schedule 4	Classification and reclassification of public land (part only)		
	Schedule 5	Environmental heritage		
Dictionary	-	(select definitions only)	B10	

*Note:

Where a change is required or proposed to be made to the ADLEP 2012, the Content Comparison tables, as referenced above, also indicate the nature of the change in the form of a "proposed amendment(s)". These amendments are examples only to illustrate the intended outcome and may not be incorporated within the final consolidated LEP as proposed. The final wording of / drafting for all LEP clauses is subject to legal opinion.

Table 2: Proposed LEP Amendment Summary

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
Status Information: (refer Appendix B01)		
No amendments are proposed; ADLEP 2012 Status Information will be updated to reflect the ARLEP version of the legislation when the amendment the subject of this Planning Proposal is finalised.		
Contents: (refer Appendix B02)		
ADLEP 2012 Contents will be updated to reflect the ARLEP version of the legislation when the amendment the subject of this Planning Proposal is finalised.		
Part 1: (refer Appendix B03)		
1.1 Name of Plan	Amend ADLEP 2012 clause 1.1 Name of Plan, by replacing the words “Armidale Dumaresq Local Environmental Plan 2012” with the words “Armidale Regional Local Environmental Plan [Year]”.	Change required to reference the ARLEP.
1.2 Aims of Plan	Amend ADLEP 2012 clause 1.2 Aims of Plan, sub-clause (1) by replacing the words “Armidale Dumaresq” with the words “Armidale Regional”.	Change required to reference the AR local government area.
1.8 Repeal of planning instruments applying to land	Amend the Note following ADLEP 2012 clause 1.8 Repeal of planning instruments applying to land, to state: “The following local environmental plan is repealed under this provision—Guyra Local Environmental Plan 2012 in so far as it applies to the Armidale Regional local government area”.	Change required to reference the GLEP 2012 in part.
Part 2: (refer Appendix B04)		
2.1 Land use zones	Amend ADLEP 2012 clause 2.1 Land use zones, by inserting the words “E2 Environmental Conservation” in sequence.	Change proposed to include the E2 Environmental Conservation Zone.
2.8 Temporary use of land	Amend ADLEP 2012 clause 2.8 Temporary use of land, sub-section (2), by replacing the number “28” with the number “52”.	Change proposed to align maximum period at 52 days as per the Standard Instrument.
Land Use Table	Amend the ADLEP 2012 Land Use Table, by inserting content for “Zone E2 Environmental Conservation” in sequence.	Change proposed to include the E2 Environmental Conservation Zone.
	For information regarding proposed Land Use Table amendments, refer to Appendix C (and the amendment summary below).	
Part 3: (Refer Appendix B05)		
No amendments are proposed.		
Part 4: (Refer Appendix B06)		
4.1 Minimum subdivision lot size	Amend ADLEP 2012 clause 4.1 Minimum subdivision lot size, sub-clause (1), by inserting GLEP 2012 sub-clauses (1) (a) and (b) as sub-clauses (1) (d) and (e).	Change proposed to insert the additional GLEP 2012 objectives in the ARLEP.
	Amend ADLEP 2012 clause 4.1 Minimum subdivision lot size, sub-clause (4A), by replacing the words “1 hectare,” with the words “ - (a) 1 hectare, where permissible under Armidale Dumaresq Local Environmental Plan 2012, or (b)	Change proposed to maintain the difference between the reduced minimum

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
	4,000 square metres where permissible under Guyra Local Environmental Plan 2012, immediately before this plan commenced,”.	Zone R5 lot size in the ADLEP 2012 (1ha) and in the GLEP 2012 (4,000sqm).
Note: The Consultation Map at Attachment A1.1 shows the former Armidale Dumaresq / Guyra LGA boundary within the current Armidale Regional Council LGA.		
4.1AA Minimum subdivision lot size for community title schemes	<p>Amend ADLEP 2012 clause 4.1AA Minimum subdivision lot size for community title schemes, sub-clause 1(a) by replacing the words “additional dwelling entitlements” with the words “the opportunity for additional dwellings”.</p> <p>Amend ADLEP 2012 clause 4.1AA Minimum subdivision lot size for community title schemes, sub-clause 2 by inserting the words “Zone E2 Environmental Conservation” in sequence.</p>	<p>Change proposed to adopt the GLEP 2012 objective wording relating to additional dwellings.</p> <p>Change proposed to recognise the inclusion of Zone E2.</p>
4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones	<p>Amend ADLEP 2012 clause 4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones, sub-clause (2)(c), to state: “Zone R5 Large Lot Residential”.</p> <p>Amend ADLEP 2012 clause 4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones, sub-clause (2), by inserting the words “Zone E2 Environmental Conservation” in sequence.</p>	<p>Change required to correct Zone R5 name.</p> <p>Change proposed to recognise the inclusion of Zone E2.</p>
4.1D Minimum lot sizes for certain split zones	<p>Amend ADLEP clause 4.1D Minimum lot sizes for certain split zones, sub-clause (2) (b), by inserting the words “Zone E2 Environmental Conservation” in sequence.</p> <p>Amend ADLEP clause 4.1D Minimum lot sizes for certain split zones, sub-clause (3) (a)(ii), by inserting the words “Zone E2 Environmental Conservation” in sequence.</p>	Change proposed to recognise the inclusion of Zone E2.
4.1E Exceptions to minimum subdivision lot size for boundary adjustments	Amend ADLEP 2012 clause 4.1E Exceptions to minimum subdivision lot size for boundary adjustments, sub-clause (4) (g) by inserting the words “, heritage vistas or landscapes” after the words “environmental values”.	Change proposed to reference heritage considerations.
4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones	<p>Amend ADLEP 2012 clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones, sub-clause (2), by inserting the words “ Zone E2 Environmental Conservation” in sequence.</p> <p>Amend ADLEP 2012 clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones, meaning of “2004 holding”, by inserting the words “under Armidale Dumaresq Local Environmental Plan 2012 immediately before this plan commenced”, after the words “on 1 July 2004”.</p>	<p>Change proposed to recognise the inclusion of Zone E2</p> <p>Change proposed to maintain the difference between the existing holding dates in the ADLEP 2012 (14/06/85) and in the GLEP 2012 (27/11/70) and in</p>

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
	<p>Amend ADLEP 2012 clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones, meaning of “existing holding”, by inserting the words “under Armidale Dumaresq Local Environmental Plan 2012 or on 27 November 1979 under Guyra Local Environmental Plan 2012 immediately before this plan commenced” after the words “on 14 June 1985”.</p> <p>Amend ADLEP 2012 clause 4.2A Erection of dwelling houses or dual occupancies on land in certain rural, residential and environment protection zones, meaning of “existing holding”, by inserting the words “or since 27 November 1970 as the case may be” after the words “since 14 June 1985”.</p>	terms of the 2004 holding requirement.
<p>Note: The Consultation Map at Attachment A1.1 shows the former Armidale Dumaresq / Guyra LGA boundary within the current Armidale Regional Council LGA.</p>		
<p>Part 5: (Refer Appendix B07)</p>		
5.4 Controls relating to miscellaneous permissible uses	<p>(5) Farm Stay Accommodation Amend ADLEP 2012 clause 5.4 Controls relating to miscellaneous permissible uses, sub-clause (5) Farm stay accommodation, by replacing the number “4” with the number “6”.</p>	Change proposed to align the maximum number of bedrooms at 6 as per the GLEP 2012.
5.10 Heritage conservation	Amend ADLEP 2012 clause 5.10 Heritage conservation, sub-clause (1)(a) by replacing the words “Armidale Dumaresq” with the words “Armidale Regional”.	Change required to reference the AR local government area.
<p>Part 6: (Refer Appendix B08)</p>		
6.6 Essential services	Amend ADLEP 2012 clause 6.6 Essential services, by inserting a sub-clause (f), which states: “suitable vehicular access”.	Change proposed to reference vehicular access considerations.
6.8 Remediation of land at former gasworks site and adjoining land, Armidale	<p>Amend ADLEP clause 6.8 Remediation of land at former gasworks site and adjoining land, Armidale, sub-clause (1), by inserting the words “, and identified as “Item 1 (clause 6.8)” on the Clause Application Map” after the words “(the former gasworks site)”.</p> <p>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 the Clause Application Map.</p>	Change proposed to identify the land on the new Clause Application Map.
6.9 Development on land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale	<p>Amend ADLEP 2012 clause 6.9 Development on land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale, sub-clause (1), by inserting the words “, and identified as “Item 2 (clause 6.9)” on the Clause Application Map” after the words “Zone B4 Mixed Use”.</p> <p>Identify land bounded by Queen Elizabeth Drive, Golgotha Street, Niagara Street and Tancredi Street, Armidale, that</p>	Change proposed to identify the land on the new Clause Application Map.

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
	is in Zone B4 Mixed Use, as “Item 2 (clause 6.9)” on the Clause Application Map.	
6.10 Development on land at 118 and 120 Niagara Street, Armidale	<p>Amend ADLEP 2012 clause 6.10 Development on land at 118 and 120 Niagara Street, Armidale, sub-clause (1), by inserting the words “, identified as “Item 3 (clause 6.10)” on the Clause Application Map” after the final DP reference number.</p> <p>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 the Clause Application Map.</p>	Change proposed to identify the land on the new Clause Application Map.
Schedules: (refer Appendix B09)		
Schedule 1 Additional permitted uses	<p>1 Use of certain land at 201 Canambe Street, Armidale Amend ADLEP 2012 Schedule 1, Item 1 Use of certain land at 201 Canambe Street, Armidale, sub-clause (1), by inserting the words “, identified as “Item 1” on the Additional Permitted Uses Map” after the DP reference number; and</p> <p>Amend the ADLEP / ARLEP Additional Permitted Uses Map to identify land at 201 Canambe Street, Armidale, being Lot 9 on DP 862908 as “Item 1”.</p>	Change proposed to identify the land on the Additional Permitted Uses Map.
	<p>2 Use of certain land at 11087–11097 New England Highway, Armidale Amend ADLEP 2012 Schedule 1, Item 2 Use of certain land at 11087-11097 New England Highway, Armidale, sub-clause (1), by inserting the words “, identified as “Item 2” on the Additional Permitted Uses Map” after the DP reference number; and</p> <p>Amend the ADLEP / ARLEP Additional Permitted Uses Map to identify land at 11087-11097 New England Highway, Armidale, being Lot 2, DP 1129942 as “Item 2”.</p>	Change proposed to identify the land on the Additional Permitted Uses Map.
	<p>3 Use of certain land at 2–4 Stephen Street, Armidale Amend ADLEP 2012 Schedule 1, Item 3 Use of certain land at 2–4 Stephen Street, Armidale, sub-clause (1), by inserting the words “, identified as “Item 3” on the Additional Permitted Uses Map” after the DP reference number; and</p> <p>Amend the ADLEP / ARLEP Additional Permitted Uses Map to identify land at 2–4 Stephen Street, Armidale, being Lot 3, DP 520645 as “Item 3”.</p>	Change proposed to identify the land on the Additional Permitted Uses Map.
	<p>Use of certain land at 35 Malpas Street, Guyra Amend ADLEP 2012 Schedule 1, to include relevant content from the GLEP 2012 as Item “7 Use of certain land at 35 Malpas Street, Guyra” and to insert the following sub-clauses “(1) This clause applies to land at 35 Malpas Street, Guyra being Part of Lot 80, DP 1059692, identified as “Item 7” on the Additional Permitted Uses Map. (2) Development for the purposes of cellar door premises, a restaurant or cafe and viticulture is permitted with development consent.”</p>	Change proposed to identify the land in the ARLEP and on the Additional Permitted Uses Map.

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
	Amend the ADLEP / ARLEP Additional Permitted Uses Map to identify land at 35 Malpas Street, Guyra, being Part of Lot 80, DP 1059692 as "Item 7".	
Schedule 2 Exempt development	Cemeteries and burial grounds (other than those to which clause 5.10 applies) Amend ADLEP 2012 Schedule 2, to include the GLEP 2012 provisions (i.e. clauses (1) - (3) and Note) under the title "Cemeteries and burial grounds (other than those to which clause 5.10 applies)".	Change proposed to include the GLEP 2012 content.
	Lighting (external) Amend ADLEP 2012 Schedule 2, to include the GLEP 2012 provisions (i.e. clauses (1) + (2)) under the title "Lighting (external)".	Change proposed to include the GLEP 2012 content.
	Signage—general requirements Amend ADLEP 2012 Schedule 2, to include GLEP 2012 sub-clause (e), as sub-clause (10), under the title "Signage – general requirements".	Change proposed to include GLEP 2012 sub-clause (e).
	Signage—A-framed signs on private land Amend ADLEP 2012 Schedule 2, to include the GLEP 2012 provisions under the title "Signage – A-framed signs on private land".	Change proposed to include the GLEP 2012 content.
Schedule 4 Classification and reclassification of public land	Part 1 Land classified, or reclassified, as operational land—no interests changed Amend ADLEP 2012 Schedule 4, Part 1 to include the GLEP 2012 entries relating to 11-27 Lochaber Crescent, Guyra under Column 1 and Column 2.	Change proposed to include the GLEP 2012 content
Schedule 5 Environmental heritage	Part 4 Aboriginal objects and places of heritage significance Amend ADLEP 2012 Schedule 5 Environmental heritage, by inserting GLEP 2012 Part 4 Aboriginal objects and places of heritage significance.	Change proposed to include the GLEP Part 4 content.
	For information regarding proposed ARLEP Schedule 5 amendments, refer to Appendix B13.	
Dictionary: (refer Appendix B10)		
Dictionary	Amend the ADLEP 2012 Dictionary, by inserting the following definition in sequence: "Clause Application Map means the Armidale Regional Local Environmental Plan [Year] Clause Application Map."	Change proposed to recognise the inclusion of a Clause Application Map.
	Additional Permitted Uses Map Amend the ADLEP 2012 Dictionary definition of "Additional Permitted Uses Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
	Airport Buffer Map Amend the ADLEP 2012 Dictionary definition of "Airport Buffer Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
	Council Amend the ADLEP 2012 definition of "Council" by replacing the words "Armidale Dumaresq Council" with the words "Armidale Regional Council".	Change required to reference the AR Council.

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
	Floor Space Ratio Map Amend the ADLEP 2012 Dictionary definition of "Floor Space Ratio Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
	Height of Buildings Map Amend the ADLEP 2012 Dictionary definition of "Height of Buildings Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
	Heritage Map Amend the ADLEP 2012 Dictionary definition of "Heritage Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
	Land Application Map Amend the ADLEP 2012 Dictionary definition of "Land Application Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
	Land Reservation Acquisition Map Amend the ADLEP 2012 Dictionary definition of "Land Reservation Acquisition Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
	Land Zoning Map Amend the ADLEP 2012 Dictionary definition of "Land Zoning Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
	Lot Size Map Amend the ADLEP 2012 Dictionary Definition of "Lot Size Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
	Sewage Treatment Plant Buffer Map Amend the ADLEP 2012 Dictionary Definition of "Sewage Treatment Plant Buffer Map" by replacing the words "Armidale Dumaresq Local Environmental Plan 2012" with the words "Armidale Regional Local Environmental Plan [Year]".	Change required to reference the ARLEP.
Historical Notes: (refer Appendix B11)		
ADLEP 2012 Historical Notes will be updated to reflect the ARLEP version of the legislation when the amendment the subject of this Planning Proposal is finalised.		
Table of amending instruments	2013 Amend ADLEP 2012 Table of amending instruments, 2013 entries, to include: No 47 Statute Law (Miscellaneous Provisions) Act 2013 as it relates to the GLEP 2012.	Change required to integrate relevant GLEP 2012 content where applicable to the Armidale Regional local government area.
	2014	Change required to integrate relevant

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
	Amend ADLEP 2012 Table of amending instruments, 2014 entries, to include: (361) Guyra LEP 2012 (Amendment No 2); and (628) Guyra LEP 2012 (Amendment No 1).	GLEP 2012 content where applicable to the Armidale Regional local government area.
	2015 Amend ADLEP 2012 Table of amending instruments, 2015 entries, to include: (825) Guyra LEP 2012 (Amendment No 3).	Change required to integrate relevant GLEP 2012 content where applicable to the Armidale Regional local government area.
	2020 Amend ADLEP 2012 Table of amending instruments, 2020 entries, to include: (291) Guyra LEP 2012 (Amendment No 4).	Change required to integrate relevant GLEP 2012 content where applicable to the Armidale Regional local government area.
Table of amendments	Amend ADLEP 2012 Table of amendments, to integrate discrete Guyra LEP 2012 amendments where applicable to the Armidale Regional local government area.	Change required to integrate relevant GLEP 2012 content where applicable to the Armidale Regional local government area.
Maps: (refer Appendix B12)		
For information regarding proposed ARLEP Map Set Amendments, refer to Table 4 within Appendix B12.		
Land Use Table: (refer Appendix C) PwoC = Permitted without consent / PwC = Permitted with consent / Pro = Prohibited.		
Zone: RU1 Primary Production (refer Appendix C01)	Home-based child care Amend the ADLEP 2012 Land Use Table, Zone RU1 Primary Production, 3 Permitted with consent, by inserting the definition: "Home-based child care" in sequence.	Change proposed to permit with consent. Note: ADLEP = Pro. GLEP = PwoC.
	Agriculture Amend the ADLEP 2012 Land Use Table, Zone RU1 Primary Production, 3 Permitted with consent, by inserting the definition: "Agriculture" in sequence.	Change proposed to include "Agriculture" in the Land Use Table
	Caravan parks Amend the ADLEP 2012 Land Use Table, Zone RU1 Primary Production, 3 Permitted with consent, by inserting the definition: "Caravan parks" in sequence.	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
	Mortuaries Amend the ADLEP 2012 Land Use Table, Zone RU1 Primary Production, 3 Permitted with consent, by inserting the definition: "Mortuaries" in sequence.	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
	Research stations Amend the ADLEP 2012 Land Use Table, Zone RU1 Primary Production, 3 Permitted with consent, by inserting the definition: "Research stations" in sequence.	Change proposed to permit with consent as per the GLEP. Note:

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
		ADLEP = Pro.
Zone: RU3 Forestry (refer Appendix C02)	No amendments are proposed.	
Zone: RU4 Primary Production Small Lots (refer Appendix C03)	No amendments are proposed.	
Zone: RU5 Village (refer Appendix C04)	Environmental protection works Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 2 Permitted without consent, by inserting the definition: "Environmental protection works". Amend the ADLEP 2012 Land Use Table, Zone RU Village, 3 Permitted with consent, by deleting the definition: "Environmental protection works".	Change proposed to permit without consent as per the GLEP. Note: ADLEP = PwC.
	Home-based child care Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 3 Permitted with consent, by inserting the definition: "Home-based child care".	Change proposed to permit with consent. Note: GLEP = PwoC. ADLEP = Pro.
	Sewerage systems / sewage reticulation system Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 3 Permitted with consent, by including the definition: "Sewage reticulation system".	Change proposed to permit "sewage reticulation system" with consent as per the GLEP. Note: ADLEP = Pro.
	Sewage treatment plants Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 3 Permitted with consent, by deleting the definition: "Sewage treatment plants".	Change proposed to prohibit as per the GLEP. Note: ADLEP = PwC.
	Truck depots Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 3 Permitted with consent, by inserting the definition: "Truck depots".	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
Zone: R1 General Residential (refer Appendix C05)	No amendments are proposed.	
Zone: R2 Low Density Residential (refer Appendix C06)	No amendments are proposed.	
Zone: R5 Large Lot Residential (refer Appendix C07)	Environmental protection works Amend the ADLEP 2012 Land Use Table, Zone R5 Large Lot Residential, 2 Permitted without consent, by inserting the definition: "Environmental protection works".	Change proposed to permit without consent as per the GLEP. Note: ADLEP = PwC.
	Sewage treatment plants Amend the ADLEP 2012 Land Use Table, Zone R5 Large Lot Residential, 3 Permitted with consent, by deleting the definition: "Sewage treatment plants".	Change proposed to prohibit as per the GLEP. Note: ADLEP = PwC.

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
	Amend the ADLEP 2012 Land Use Table, Zone R5 Large Lot Residential, 4 Prohibited, by inserting the definition: "Sewage treatment plants".	
Zone: B2 Local Centre (refer Appendix C08)	Objectives of Zone Amend ADLEP 2012 Land Use Table, Zone B2 Local Centre, 1 Objectives of zone, 4 th dot point, by replacing the words "existing town centres" with the words "the existing Guyra town centre".	Change proposed to adopt and amend the GLEP objective: as per Standard Instrument Direction 1.
	Attached dwellings Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by inserting the definition: "Attached dwellings".	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
	Residential care facilities Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by inserting the definition: "Residential care facilities".	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
	Residential flat buildings Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by inserting the definition: "Residential flat buildings".	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
	Secondary dwellings Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by inserting the definition: "Secondary dwellings".	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
	Waste or resource transfer stations Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by deleting the definition: "Waste or resource transfer stations".	Change proposed to prohibit as per the GLEP. Note: ADLEP = PwC.
	Camping grounds Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 4 Prohibited, by inserting the definition: "Camping grounds".	Change proposed to prohibit as per the GLEP. Note: ADLEP = PwC.
	Entertainment facilities Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 4 Prohibited, by deleting the definition: "Entertainment facilities".	Change required to remove duplication. Note: SI / ADLEP / GLEP = PwC.
	Research stations Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 4 Prohibited, by inserting the definition: "Research stations".	Change proposed to prohibit as per the GLEP. Note: ADLEP = PwC.
	Wholesale supplies Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 4 Prohibited, by deleting the definition: "Wholesale supplies".	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
Zone: B3 Commercial Centre (refer Appendix C09)	Objectives of Zone Amend the ADLEP 2012 Land Use Table, Zone B3 Commercial Core, 1 Objectives of zone, 5 th dot point, by replacing the words "Armidale Dumaresq" with the words "Armidale City".	Change required to reference Armidale City.
Zone: B4 Mixed Use (refer Appendix C10)	Waste or resource transfer stations Amend the ADLEP 2012 Land Use Table, Zone B4 Mixed Use, 3 Permitted with consent, by deleting the definition: "Waste or resource transfer stations".	Change proposed to prohibit as per the GLEP. Note: ADLEP = PwC.
	Home industries Amend the ADLEP Land Use Table, Zone B4 Mixed Use, 4 Prohibited, by deleting the definition: "Home industries".	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
	Recreational facilities (outdoor) Amend the ADLEP Land Use Table, Zone B4 Mixed Use, 4 Prohibited, by inserting the definition: "Recreation facilities (outdoor)".	Change proposed to prohibit as per the GLEP. Note: ADLEP = PwC.
Zone: B5 Business Development (refer Appendix C11)	No amendments are proposed.	
Zone: B7 Business Park (refer Appendix C12)	No amendments are proposed.	
Zone: IN1 General Industrial (refer Appendix C13)	Home-based child care Amend the ADLEP Land Use Table, Zone IN1 General Industrial, 4 prohibited, by deleting the definition: "Home-based child care".	Change proposed to permit with consent. Note: GLEP = PwoC. ADLEP = Pro.
	Bee keeping Amend the ADLEP Land Use Table, Zone IN1 General Industrial, 3 Permitted with consent, by deleting the definition: "Bee keeping".	Change proposed to permit without consent as per the GLEP. Note: ADLEP = PwC.
	Dairies (pasture-based) Amend the ADLEP Land Use Table, Zone IN1 General Industrial, 3 Permitted with consent, by inserting the definition: "Dairies (pasture-based)".	Change proposed to permit with consent. Note: ADLEP = PwoC. GLEP = Pro.
	Home businesses Amend the ADLEP Land Use Table, Zone IN1 General Industrial, 4 Prohibited, by deleting the definition: "Home businesses".	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
Zone: IN2 Light Industrial (refer Appendix C14)	No amendments are proposed.	
Zone: SP2 Infrastructure (refer Appendix C15)	No amendments are proposed.	
Zone: RE1 Public Recreation	Environmental protection works	Change proposed to permit without

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
(refer Appendix C16)	Amend the ADLEP 2012 Land Use Table, Zone RE1 Public Recreation, 2 Permitted without consent, by inserting the definition: "Environmental protection works".	consent as per the GLEP. Note: ADLEP = PwC.
	Amend the ADLEP 2012 Land Use Table, Zone RE1 Public Recreation, 3 Permitted with consent, by deleting the definition: "Environmental protection works".	
	Charter and tourism boating facilities Amend the ADLEP 2012 Land Use Table, Zone RE1 Public Recreation, 3 Permitted with consent, by inserting the definition: "Charter and tourism boating facilities".	Change proposed to permit with consent as per the GLEP. Note: ADLEP = Pro.
Zone: RE2 Private Recreation (refer Appendix C17)	Environmental protection works Amend the ADLEP Land Use Table, Zone RE2 Private Recreation, 2 Permitted without consent, by inserting the definition: "Environmental protection works".	Change proposed to permit without consent as per the GLEP. Note: ADLEP = PwC.
	Amend the ADLEP Land Use Table, Zone RE2 Private Recreation, 3 Permitted with consent, by deleting the definition: "Environmental protection works".	
	Extensive agriculture Amend the ADLEP Land Use Table, Zone RE2 Private Recreation, 2 Permitted without consent, by deleting the definition: "Extensive agriculture".	Change proposed to prohibit as per the GLEP. Note: ADLEP = PwoC.
	Charter and tourism boating facilities Amend the ADLEP Land Use Table, Zone RE2 Private Recreation, 3 Permitted with consent, by inserting the definition: "Charter and tourism boating facilities".	Change proposed to permit with consent as per the GLEP Note: ADLEP = Pro.
Zone: E1 National Parks and Nature Reserves (refer Appendix C18)	No amendments are proposed.	
Zone: E3 Environmental Management (refer Appendix C19)	No amendments are proposed.	
Zone: E4 Environmental Living (refer Appendix C20)	No amendments are proposed.	
Zone: E2 Environmental Conservation (refer Appendix C21)	Objectives of Zone Amend the ADLEP 2012 Land Use Table, by inserting the following content for "Zone E2 Environmental Conservation": "1 Objectives of zone <ul style="list-style-type: none"> To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. To prevent development that could destroy, damage or otherwise have an adverse effect on those values." 	Change proposed to align with the Standard Instrument.
	Extensive agriculture Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent,	

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
	by inserting the definition: "Extensive agriculture" in sequence.	
	Flood mitigation works Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: "Flood mitigation works" in sequence.	Change proposed to permit with consent.
	Roads Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: "Roads" in sequence.	Change proposed to permit with consent.
	Recreation areas Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: "Recreation areas" in sequence.	Change proposed to include in the Land Use Table.
	Environmental facilities Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: "Environmental facilities" in sequence.	Change proposed to align with the GLEP 2012.
	Environmental protection works Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 2 Permitted without consent, by inserting the definition: "Environmental protection works" in sequence.	Change proposed to permit without consent / as per the Standard Instrument.
	Oyster aquaculture Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: "Oyster aquaculture" in sequence.	Change proposed to align with the GLEP 2012 / as per the Standard Instrument.
	Pond-based aquaculture Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Pond-based aquaculture" in sequence.	Change proposed to align with the Standard Instrument.
	Research stations Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: "Research stations" in sequence.	Change proposed to align with the GLEP 2012.
	Tank-based aquaculture Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Tank-based aquaculture" in sequence.	Change proposed to align with the Standard Instrument.
	Business Premises Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Business premises" in sequence.	Change proposed to align with the Standard Instrument.
	Dairies (pasture-based) Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Dairies (pasture-based)" in sequence.	Change proposed to align with the GLEP 2012.
	Hotel or motel accommodation Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting	Change proposed to align with the Standard Instrument.

Clause Ref	Proposed amendment to ADLEP 2012 (example only)	Justification
	the definition: "Hotel or motel accommodation" in sequence.	
	Industries Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Industries" in sequence.	Change proposed to align with the GLEP 2012 / as per the Standard Instrument.
	Multi dwelling housing Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Multi dwelling housing" in sequence.	Change proposed to align with the GLEP 2012 / as per the Standard Instrument.
	Recreation facilities (major) Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Recreation facilities (major)" in sequence.	Change proposed to align with the Standard Instrument.
	Residential flat buildings Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Residential flat buildings" in sequence.	Change proposed to align with the GLEP 2012 / as per the Standard Instrument.
	Restricted premises Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Restricted premises" in sequence.	Change proposed to align with the Standard Instrument.
	Retail premises Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Retail premises" in sequence.	Change proposed to align with the GLEP 2012 / as per the Standard Instrument.
	Seniors housing Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Seniors housing" in sequence.	Change proposed to align with the GLEP 2012 / as per the Standard Instrument.
	Service stations Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Service stations" in sequence.	Change proposed to align with the GLEP 2012 / as per the Standard Instrument.
	Warehouse or distribution centres Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: "Warehouse or distribution centres" in sequence.	Change proposed to align with the GLEP 2012 / as per the Standard Instrument.
	Any other development not specified in item 2 or 3 Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the words: "Any other development not specified in item 2 or 3" as the last item.	Change proposed to align with the GLEP 2012 / as per the Standard Instrument.

Attachment A1.1: Consultation Map

