

## Appendix C - LEP Content Comparison - Part 2 - Zones

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## Planning Proposal Appendix C00: LEP Content Comparison - Notes

### Overview

This document provides notes supporting the LEP Content Comparison tables (refer Appendices C01 – C21). In particular, it provides an explanation of the terms used to describe the “Amendments to ADLEP 2012 to create the ARLEP” as included in the fourth column of Table 2 and Table 3.

<b>Term</b>	<b>Meaning</b>
<b>Nil: same / as per SI.</b>	That no amendment is required or proposed to be made to the ADLEP 2012 as the ADLEP content is the same as the GLEP content and the same as or consistent with the SI content.
<b>Nil: same.</b>	That no amendment is required or proposed to be made to the ADLEP 2012 as the ADLEP content is the same as the GLEP content and there is no corresponding SI content.
<b>Nil: same / as per SI Direction 1.</b>	That no amendment is required or proposed to be made to the ADLEP 2012 as the ADLEP content is the same as the GLEP content and while there is no corresponding SI content the ADLEP / GLEP content is consistent with SI Direction 1.
<b>Nil: as per SI.</b>	That no amendment is required or proposed to be made to the ADLEP 2012 as the ADLEP content is the same as or consistent with the SI content and there is no corresponding GLEP content.
<b>Nil.</b>	That no amendment is required or proposed to be made to the ADLEP 2012 as there is no corresponding GLEP content nor any corresponding SI content.
<b>Change required ...*</b>	That an amendment is required to be made to the ADLEP 2012 to reflect the creation of the Armidale Regional local government area and/or the ARLEP, or to correct an error / anomaly.
<b>Change proposed ...*</b>	That an amendment is proposed to be made to the ADLEP 2012 to address a difference between the ADLEP content and the GLEP content and/or the SI content, or to introduce new content.
<b>No change proposed.</b>	That while a difference exists between the ADLEP content and the GLEP content and/or the SI content, the ADLEP content is preferred and no amendment is proposed to be made to the ADLEP 2012.
<b>No change proposed: as per SI.</b>	That while a difference exists between the ADLEP content and the GLEP content, the ADLEP content is the same as or consistent with the SI content and no amendment is proposed to be made to the ADLEP 2012.

**\*Note:**

Where a change is required or proposed to be made to the ADLEP 2012, the Content Comparison tables 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.

## Planning Proposal Appendix C01: LEP Content Comparison - Zone: RU1 Primary Production

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

Amendments are proposed to the ADLEP 2012 in relation to the following definitions:

- 1) Home-based child care;
- 2) Agriculture;
- 3) Caravan Parks;
- 4) Mortuaries; and
- 5) Research stations.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	Nil: same / as per SI.
• To encourage diversity in primary industry enterprises and systems appropriate for the area.	• To encourage diversity in primary industry enterprises and systems appropriate for the area.	• To encourage diversity in primary industry enterprises and systems appropriate for the area.	Nil: same / as per SI.
• To minimise the fragmentation and alienation of resource lands.	• To minimise the fragmentation and alienation of resource lands.	• To minimise the fragmentation and alienation of resource lands.	Nil: same / as per SI.
• To minimise conflict between land uses within this zone and land uses within adjoining zones.	• To minimise conflict between land uses within this zone and land uses within adjoining zones.	• To minimise conflict between land uses within this zone and land uses within adjoining zones.	Nil: same / as per SI.
-	• To allow for non-agricultural land uses that will not restrict the use of other land in the locality for agricultural purposes.	• To allow for non-agricultural land uses that will not restrict the use of other land in the locality for agricultural purposes.	Nil: same / as per SI Direction 1.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
Direction	2 Permitted without consent (PwoC)			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Environmental protection works* Farm buildings*	-	Airstrips	Airstrips	Nil: same.
	*	Environmental protection works*	Environmental protection works*	Nil: same / as per SI.
	Extensive agriculture	Extensive agriculture	Extensive agriculture	Nil: same / as per SI.
	-	Forestry	Forestry	Nil: same.
	-	Helipads	Helipads	Nil: same.
	-	-	Home-based child care	Change proposed to permit with consent (refer below). Note: ADLEP = Pro.
	Proposed amendment (example only):			

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
Intensive livestock agriculture* Intensive plant agriculture* Roads* Roadside stalls*	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.			
	Home occupations	Home occupations	Home occupations	Nil: same / as per SI.
	-	Home occupations (sex services)	Home occupations (sex services)	Nil: same.
	*	Intensive plant agriculture*	Intensive plant agriculture*	Nil: same / as per SI.
	*	Roads*	Roads*	Nil: same / as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	-	-	-	Change proposed to include “Agriculture” in the land use table (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RU1 Primary Production, 3 Permitted with consent, by inserting the definition: “Agriculture” in sequence.			
	-	Air transport facilities	Air transport facilities	Nil: same.
	-	Animal boarding or training establishments	Animal boarding or training establishments	Nil: same.
	Aquaculture	Aquaculture	Aquaculture	Nil: same / as per SI.
	-	Boat launching ramps	Boat launching ramps	Nil: same.
	-	Boat sheds	Boat sheds	Nil: same.
	-	Building identification signs	-	No change proposed. Note: GLEP = PwC (refer Table 4).
	-	Business identification signs	-	No change proposed. Note: GLEP = PwC (refer Table 4).
	-	Camping grounds	Camping grounds	Nil: same.
	-	-	Caravan parks	Change proposed to permit with consent (refer below). Note: ADLEP = Pro.
	Proposed amendment (example only):			

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	Amend the ADLEP 2012 Land Use Table, Zone RU1 Primary Production, 3 Permitted with consent, by inserting the definition: “Caravan parks” in sequence.		
	-	Cellar door premises	Cellar door premises
	-	Cemeteries	Cemeteries
	-	Charter and tourism boating facilities	Charter and tourism boating facilities
	-	Community facilities	Community facilities
	-	Correctional centres	Correctional centres
	-	Crematoria	Crematoria
	-	Depots	Depots
	-	Dual occupancies	Dual occupancies
	Dwelling houses	Dwelling houses	Dwelling houses
	-	Eco-tourist facilities	Eco-tourist facilities
	-	Educational establishments	Educational establishments
	-	Environmental facilities	Environmental facilities
	Extractive industries	Extractive industries	Extractive industries
	*	Farm buildings*	Farm buildings*
	-	Flood mitigation works	Flood mitigation works
	-	Function centres	Function centres
	-	Home businesses	Home businesses
	-	Home industries	Home industries
	-	Industrial training facilities	Industrial training facilities
	-	Information and education facilities	Information and education facilities
	*	Intensive livestock agriculture*	Intensive livestock agriculture*
	-	Jetties	Jetties
	-	Landscaping material supplies	Landscaping material supplies
	-	Marinas	Marinas
	-	Mooring pens	Mooring pens
	-	Moorings	Moorings
	-	-	Mortuaries
			Change proposed to permit with consent (refer below). Note: ADLEP = Pro.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP	
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RU1 Primary Production, 3 Permitted with consent, by inserting the definition: “Mortuaries” in sequence.				
	-	Neighbourhood shops	-	No change proposed. Note: GLEP = Pro.	
	Open cut mining	Open cut mining	Open cut mining	Nil: same / as per SI.	
	-	Places of public worship	Places of public worship	Nil: same.	
	-	Plant nurseries	Plant nurseries	Nil: same.	
	-	Recreation areas	Recreation areas	Nil: same.	
	-	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Nil: same.	
	-	-	Research stations	Change proposed to permit with consent (refer below). Note: ADLEP = Pro.	
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RU1 Primary Production, 3 Permitted with consent, by inserting the definition: “Research stations” in sequence.				
	*	Roadside stalls*	Roadside stalls*	Nil: same / as per SI.	
	-	Rural industries	Rural industries	Nil: same.	
	-	Rural supplies	Rural supplies	Nil: same.	
	-	Rural workers’ dwellings	Rural workers’ dwellings	Nil: same.	
	-	Service stations	Service stations	Nil: same.	
	-	-	Signage	No change proposed (refer Table 4).	
	-	Tourist and visitor accommodation	Tourist and visitor accommodation	Nil: same.	
	-	Transport depots	Transport depots	Nil: same.	
	-	Truck depots	Truck depots	Nil: same.	
	-	Turf farming	Turf farming	Nil: same.	
	-	Veterinary hospitals	Veterinary hospitals	Nil: same.	
	-	Water recreation structures	Water recreation structures	Nil: same.	
	-	Water supply systems	Water supply systems	Nil: same.	
	4 Prohibited (Pro)				

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	-	Advertising structures	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Hotel or motel accommodation	Hotel or motel accommodation	Nil: same.
	-	Serviced apartments	Serviced apartments	Nil: same.
	-	Any other development not specified in item 2 or 3	Any other development not specified in item 2 or 3	Nil: same.

**Table 4: Select Definition Analysis\***

Definition	ADLEP 2012	GLEP 2012	Amendments to ARLEP 2012 to create ARLEP
<b>Signage</b>	(Pro.)	PwC.	No change proposed (refer below).
(a) Advertising structure	(Pro.)	Pro.	Nil: same.
(b) Building identification sign	PwC.	(PwC.)	Nil: same.
(c) Business identification sign	PwC.	(PwC.)	Nil: same.
<b>Any other development ...</b>	Pro.	Pro.	Note.

\* Refer Land Use Matrix (Appendix C22).



## Planning Proposal Appendix C02:

### LEP Content Comparison - Zone: RU3 Forestry

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

#### Amendment Summary

As the only difference relates to an omission from the GLEP 2012 (regarding “roads”) and as the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To enable development for forestry purposes.	• To enable development for forestry purposes.	• To enable development for forestry purposes.	Nil: same / as per SI.
• To enable other development that is compatible with forestry land uses.	• To enable other development that is compatible with forestry land uses.	• To enable other development that is compatible with forestry land uses.	Nil: same / as per SI.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	*	Roads*	-	No change proposed: as per SI. Note: GLEP = Pro.
	Uses authorised under the Forestry Act 2012 or under Part 5B (Private native forestry) of the Local Land Services Act 2013	Uses authorised under the Forestry Act 2012 or under Part 5B (Private native forestry) of the Local Land Services Act 2013	Uses authorised under the Forestry Act 2012 or under Part 5B (Private native forestry) of the Local Land Services Act 2013	Nil: same / as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	Aquaculture	Aquaculture	Aquaculture	Nil: same / as per SI.
	<b>4 Prohibited (Pro)</b>			
	-	Any development not specified in item 2 or 3	Any development not specified in item 2 or 3	Nil: same.

## Planning Proposal Appendix C03:

### LEP Content Comparison - Zone: RU4 Primary Production Small Lots

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). However, in this case, the relevant Zone is not included in the GLEP 2012. Where any differences exist between the content from each of the two balance LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

#### Amendment Summary

As the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
<b>Standard Instrument—Principal Local Environmental Plan (2006)</b>	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
<b>Armidale Dumaresq Local Environmental Plan 2012</b>	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
<b>Guyra Local Environmental Plan 2012</b>	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
• To enable sustainable primary industry and other compatible land uses.	• To enable sustainable primary industry and other compatible land uses.	-	Nil: as per SI.
• To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.	• To encourage and promote diversity and employment opportunities in relation to primary industry enterprises; particularly those that require smaller lots or that are more intensive in nature.	-	Nil: as per SI.
• To minimise conflict between land uses within this zone and land uses within adjoining zones.	• To minimise conflict between land uses within this zone and land uses within adjoining zones.	-	Nil: as per SI.

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwOC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Extensive agriculture* Farm buildings* Intensive plant agriculture* Roads* Roadside stalls*	-	Environmental protection works	-	Nil.
	*	Extensive agriculture*	-	Nil: as per SI.
	-	Forestry	-	Nil.
	Home occupations	Home occupations	-	Nil: as per SI.
	-	Home occupations (sex services)	-	Nil.
	*	Roads*	-	Nil: as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	-	Airstrips	-	Nil.
	-	Animal boarding or training establishments	-	Nil.
	Aquaculture	Aquaculture	-	Nil: as per SI.
	-	Boat launching ramps	-	Nil.
	-	Boat sheds	-	Nil.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Building identification signs	-	Nil.
	-	Business identification signs	-	Nil.
	-	Cellar door premises	-	Nil.
	-	Cemeteries	-	Nil.
	-	Charter and tourism boating facilities	-	Nil.
	-	Community facilities	-	Nil.
	-	Crematoria	-	Nil.
	-	Depots	-	Nil.
	-	Dual occupancies	-	Nil.
	Dwelling houses	Dwelling houses	-	Nil: as per SI.
	-	Eco-tourist facilities	-	Nil.
	-	Environmental facilities	-	Nil.
	-	Extractive industries	-	Nil.
	*	Farm buildings*	-	Nil: as per SI.
	-	Flood mitigation works	-	Nil.
	-	Function centres	-	Nil.
	-	Funeral homes	-	Nil.
	-	Helipads	-	Nil.
	-	Heliports	-	Nil.
	-	Home businesses	-	Nil.
	-	Home industries	-	Nil.
	-	Industrial training facilities	-	Nil.
	-	Information and education facilities	-	Nil.
	*	Intensive plant agriculture*	-	Nil: as per SI.
	-	Jetties	-	Nil.
	-	Landscaping material supplies	-	Nil.
	-	Marinas	-	Nil.
	-	Mooring pens	-	Nil.
	-	Moorings	-	Nil.
	-	Mortuaries	-	Nil.
	-	Neighbourhood shops	-	Nil.
	-	Open cut mining	-	Nil.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Places of public worship	-	Nil.
	Plant nurseries	Plant nurseries	-	Nil: as per SI.
	-	Recreation areas	-	Nil.
	-	Recreation facilities (outdoor)	-	Nil.
	*	Roadside stalls*	-	Nil: as per SI.
	-	Rural industries	-	Nil.
	-	Rural supplies	-	Nil.
	-	Rural workers' dwellings	-	Nil.
	-	Service stations	-	Nil.
	-	Tourist and visitor accommodation	-	Nil.
	-	Transport depots	-	Nil.
	-	Truck depots	-	Nil.
	-	Veterinary hospitals	-	Nil.
	-	Water recreation structures	-	Nil.
	-	Water supply systems	-	Nil.
<b>4 Prohibited (Pro)</b>				
	-	Hotel or motel accommodation	-	Nil.
	-	Livestock processing industries	-	Nil.
	-	Serviced apartments	-	Nil.
	-	Any other development not specified in item 2 or 3	-	Nil.

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

## Planning Proposal Appendix C04: LEP Content Comparison - Zone: RU5 Village

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

Amendments are proposed to the ADLEP 2012 in relation to the following definitions:

- 1) Environmental protection works;
- 2) Home-based child care;
- 3) Sewerage systems / sewage reticulation system;
- 4) Sewage treatment plants; and
- 5) Truck depots.

### Note

The Zone includes land associated with the villages of: Ben Lomond, Black Mountain, Ebor, Hillgrove, Llangothlin, and Wollomombi.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To provide for a range of land uses, services and facilities that are associated with a rural village.	• To provide for a range of land uses, services and facilities that are associated with a rural village.	• To provide for a range of land uses, services and facilities that are associated with a rural village.	Nil: same / as per SI.
-	• To promote businesses and neighbourhood activities that serve the needs of the local community.	• To promote businesses and neighbourhood activities that serve the needs of the local community.	Nil: same / as per SI Direction 1.
-	• To enhance the village character and amenity.	• To enhance the village character and amenity.	Nil: same / as per SI Direction 1.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (Pwoc)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	-	-	Environmental protection works	Change proposed to permit without consent (refer below). Note: ADLEP = PwC.
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 2 Permitted without consent, by inserting the definition: “Environmental protection works”.			
	-	Extensive agriculture	Extensive agriculture	Nil: same.
	-	-	Home-based child care	Change proposed to permit with consent (refer below). Note: ADLEP = Pro.
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 3 Permitted with consent, by inserting the definition: “Home-based child care”.			
	Home occupations	Home occupations	Home occupations	Nil: same / as per SI.
	-	-	Home occupations (sex services)	No change proposed.



Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
			Note: ADLEP = PwC (refer below).
*	Roads*	Roads*	Nil: same / as per SI.
<b>3 Permitted with consent (PwC)</b>			
-	Agricultural produce industries	Agricultural produce industries	Nil: same.
-	Amusement centres	Amusement centres	Nil: same.
-	Biosolids treatment facilities	-	No change proposed. Note: GLEP = PwC (refer Table 4).
-	Boat building and repair facilities	Boat building and repair facilities	Nil: same.
-	Boat launching ramps	Boat launching ramps	Nil: same.
-	Boat sheds	Boat sheds	Nil: same.
-	Camping grounds	Camping grounds	Nil: same.
-	Car parks	Car parks	Nil: same.
-	Caravan parks	Caravan parks	Nil: same.
-	Cemeteries	Cemeteries	Nil: same.
Centre-based child care facilities	Centre-based child care facilities	Centre based child care facilities	Nil: same / as per SI.
-	Charter and tourism boating facilities	Charter and tourism boating facilities	Nil: same.
-	Commercial premises	Commercial premises	Nil: same.
Community facilities	Community facilities	Community facilities	Nil: same / as per SI.
-	Crematoria	Crematoria	Nil: same.
-	Depots	Depots	Nil: same.
Dwelling houses	Dwelling houses	Dwelling houses	Nil: same / as per SI.
-	Eco-tourist facilities	Eco-tourist facilities	Nil: same.
-	Entertainment facilities	Entertainment facilities	Nil: same.
-	Environmental facilities	Environmental facilities	Nil: same.
-	Environmental protection works	-	Change proposed to permit without consent (refer above and below). Note: GLEP = PwoC
Proposed amendment (example only):			

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	Amend the ADLEP 2012 Land Use Table, Zone RU Village, 3 Permitted with consent, by deleting the definition: “Environmental protection works”.		
-	Exhibition homes	Exhibition homes	Nil: same.
-	Exhibition villages	Exhibition villages	Nil: same.
-	-	Extractive industries	No change proposed. Note: ADLEP = Pro.
-	Flood mitigation works	Flood mitigation works	Nil: same.
-	-	Freight transport facilities	No change proposed. Note: ADLEP = Pro.
-	Function centres	Function centres	Nil: same.
-	-	General industries	No change proposed. Note: ADLEP = Pro.
-	Helipads	Helipads	Nil: same.
-	Home businesses	Home businesses	Nil: same.
-	Home occupations (sex services)	-	No change proposed. Note: GLEP = PwoC.
-	Horticulture	Horticulture	Nil: same.
-	Industrial retail outlets	Industrial retail outlets	Nil: same.
-	Industrial training facilities	Industrial training facilities	Nil: same.
-	Information and education facilities	Information and education facilities	Nil: same.
-	Jetties	Jetties	Nil: same.
-	-	Landscaping material supplies	No change proposed. Note: ADLEP = PwC.
-	Light industries	Light industries	Nil: same.
-	Liquid fuel depots	Liquid fuel depots	Nil: same.
-	Marinas	Marinas	Nil: same.
-	Mooring pens	Mooring pens	Nil: same.
-	Moorings	Moorings	Nil: same.
-	Mortuaries	Mortuaries	Nil: same.
Neighbourhood shops	Neighbourhood shops	Neighbourhood shops	Nil: same / as per SI.
-	Open cut mining	Open cut mining	Nil: same.
Oyster aquaculture	Oyster aquaculture	Oyster aquaculture	Nil: same / as per SI.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Passenger transport facilities	Passenger transport facilities	Nil: same.
	Places of public worship	Places of public worship	Places of public worship	Nil: same / as per SI.
	-	Public administration buildings	Public administration buildings	Nil: same.
	Recreation areas	Recreation areas	Recreation areas	Nil: same / as per SI.
	Recreation facilities (indoor)	Recreation facilities (indoor)	Recreation facilities (indoor)	Nil: same / as per SI.
	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Nil: same / as per SI.
	-	Registered clubs	Registered clubs	Nil: same.
	-	Residential accommodation	Residential accommodation	Nil: same.
	Respite day care centres	Respite day care centres	Respite day care centres	Nil: same / as per SI.
	Schools	Schools	Schools	Nil: same / as per SI.
	-	Service stations	Service stations	Nil: same.
	-	-	Sewerage systems	Change proposed to permit “sewage reticulation system” with consent (refer below and Table 4).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 3 Permitted with consent, by including the definition: “Sewage reticulation system”.			
	-	Sewage treatment plants	-	Change proposed to prohibit (refer below). Note: GLEP = Pro (refer Table 4).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 3 Permitted with consent, by deleting the definition: “Sewage treatment plants”.			
	-	Signage	Signage	Nil: same.
	-	Storage premises	Storage premises	Nil: same.
	Tank-based aquaculture	Tank-based aquaculture	Tank-based aquaculture	Nil: same / as per SI.
	-	Tourist and visitor accommodation	Tourist and visitor accommodation	Nil: same.
	-	Transport depots	Transport depots	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
-	-	Truck depots	Change proposed to permit with consent (refer below). Note: ADLEP = Pro.
Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RU5 Village, 3 Permitted with consent, by inserting the definition: “Truck depots”.			
-	Vehicle body repair workshops	Vehicle body repair workshops	Nil: same.
-	Vehicle repair stations	Vehicle repair stations	Nil: same.
-	Veterinary hospitals	Veterinary hospitals	Nil: same.
-	Viticulture	Viticulture	Nil: same.
-	Water recreation structures	Water recreation structures	Nil: same.
-	Water recycling facilities	-	No change proposed. Note: GLEP = PwC (refer Table 4).
-	Water supply systems	Water supply systems	Nil: same.
<b>4 Prohibited (Pro)</b>			
-	Bee keeping	Bee keeping	Nil: same.
-	Dairies (pasture-based)	Dairies (pasture-based)	Nil: same.
-	Farm stay accommodation	Farm stay accommodation	Nil: same.
Pond-based aquaculture	Pond-based aquaculture	Pond-based aquaculture	Nil: same.
-	Rural workers’ dwellings	Rural workers’ dwellings	Nil: same.
-	-	Sewage treatment plants	Change proposed to prohibit (refer above). Note: ADLEP = PwC (refer Table 4).
-	Specialised retail premises	Specialised retail premises	Nil: same.
-	Any other development not specified in item 2 or 3	Any other development not specified in item 2 or 3	Nil: same.

**Table 4: Select Definition Analysis\***

Definition	ADLEP 2012	GLEP 2012	Amendments to ADLEP 2012 to create ARLEP
<b>Sewerage System</b>	(Pro.)	PwC.	No change proposed (refer below).
(a) Biosolids treatment facility	PwC.	(PwC.)	Nil: same.
(b) Sewage reticulation system	(Pro.)	(PwC.)	Change Proposed – use GLEP.
(c) Sewage treatment plant	PwC.	Pro.	Change proposed – use GLEP.
(d) Water recycling facility	PwC.	PwC.	Nil: same.
<b>Any other development ...</b>	Pro.	Pro.	Note.

\* Refer Land Use Matrix (Appendix C22).

## Planning Proposal Appendix C05: LEP Content Comparison - Zone: R1 General Residential

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

Following review no amendments are proposed to the ADLEP 2012.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To provide for the housing needs of the community.	• To provide for the housing needs of the community.	• To provide for the housing needs of the community.	Nil: same / as per SI.
• To provide for a variety of housing types and densities.	• To provide for a variety of housing types and densities.	• To provide for a variety of housing types and densities.	Nil: same / as per SI.
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Nil: same / as per SI.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwOC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads	-	-	Home-based child care	No change proposed. Note: ADLEP = PwC.
	Home occupations	Home occupations	Home occupations	Nil: same / as per SI.
	-	-	Home occupations (sex services)	No change proposed. Note: ADLEP = PwC.
	*	Roads*	Roads*	Nil: same / as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	Attached dwellings	Attached dwellings	Attached dwellings	Nil: same / as per SI.
	Boarding houses	Boarding houses	Boarding houses	Nil: same / as per SI.
	-	Building identification signs	-	No change proposed. Note: GLEP = PwC (refer Table 4).
	-	Business identification signs	-	No change proposed. Note: GLEP = PwC (refer Table 4).
	Centre-based child care facilities	Centre-based child care facilities	Centre-based child care facilities	Nil: same / as per SI.
	Community facilities	Community facilities	Community facilities	Nil: same / as per SI.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	Dwelling houses	Dwelling houses	Dwelling houses	Nil: same / as per SI.
	Group homes	Group homes	Group homes	Nil: same / as per SI.
	-	Home industries	Home industries	Nil: same.
	Hostels	Hostels	Hostels	Nil: same / as per SI.
	Multi dwelling housing	Multi dwelling housing	Multi dwelling housing	Nil: same / as per SI.
	Neighbourhood shops	Neighbourhood shops	Neighbourhood shops	Nil: same / as per SI.
	Oyster aquaculture	Oyster aquaculture	Oyster aquaculture	Nil: same / as per SI.
	Places of public worship	Places of public worship	Places of public worship	Nil: same / as per SI.
	-	Plant nurseries	Plant nurseries	Nil: same.
	Pond-based aquaculture	Pond-based aquaculture	Pond-based aquaculture	Nil: same / as per SI.
	Residential flat buildings	Residential flat buildings	Residential flat buildings	Nil: same / as per SI.
	Respite day care centres	Respite day care centres	Respite day care centres	Nil: same / as per SI.
	Semi-detached dwellings	Semi-detached dwellings	Semi-detached dwellings	Nil: same / as per SI.
	Seniors housing	Seniors housing	Seniors housing	Nil: same / as per SI.
	-	Sewage reticulation systems	-	No change proposed. Note: GLEP = PwC (refer Table 4).
	Shop top housing	Shop top housing	Shop top housing	Nil: same / as per SI.
	Tank-based aquaculture	Tank-based aquaculture	Tank-based aquaculture	Nil: same / as per SI.
	-	Water reticulation systems	Water reticulation systems	Nil: same.
	-	Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	Nil: same.
	<b>4 Prohibited (Pro)</b>			
	-	-	Advertising structures	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Agriculture	Agriculture	Nil: same.
	-	Air transport facilities	Air transport facilities	Nil: same.
	-	Airstrips	Airstrips	Nil: same.
	-	Amusement centres	Amusement centres	Nil: same.
	-	Animal boarding or training establishments	Animal boarding or training establishments	Nil: same.



Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Backpackers' accommodation	Backpackers' accommodation	Nil: same.
	-	-	Biosolids treatment facilities	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Boat building and repair facilities	Boat building and repair facilities	Nil: same.
	-	Boat launching ramps	Boat launching ramps	Nil: same.
	-	Boat sheds	Boat sheds	Nil: same.
	-	-	Camping grounds	No change proposed. Note: ADLEP = PwC.
	-	Car parks	Car parks	Nil: same.
	-	-	Caravan parks	No change proposed. Note: ADLEP = PwC.
	-	Cemeteries	Cemeteries	Nil: same.
	-	Charter and tourism boating facilities	Charter and tourism boating facilities	Nil: same.
	-	Commercial premises	Commercial premises	Nil: same.
	-	Correctional centres	Correctional centres	Nil: same.
	-	Crematoria	Crematoria	Nil: same.
	-	Depots	Depots	Nil: same.
	-	Eco-tourist facilities	Eco-tourist facilities	Nil: same.
	-	Electricity generating works	Electricity generating works	Nil: same.
	-	Entertainment facilities	Entertainment facilities	Nil: same.
	-	Environmental facilities	Environmental facilities	Nil: same.
	-	Extractive industries	Extractive industries	Nil: same.
	-	Farm buildings	Farm buildings	Nil: same.
	-	Farm stay accommodation	Farm stay accommodation	Nil: same.
	-	Forestry	Forestry	Nil: same.
	-	Freight transport facilities	Freight transport facilities	Nil: same.
	-	Function centres	Function centres	Nil: same.
	-	Heavy industrial storage establishments	Heavy industrial storage establishments	Nil: same.
	-	Helipads	Helipads	Nil: same.
	-	Highway service centres	Highway service centres	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Industrial retail outlets	Industrial retail outlets	Nil: same.
	-	Industrial training facilities	Industrial training facilities	Nil: same.
	-	Industries	Industries	Nil: same.
	-	Jetties	Jetties	Nil: same.
	-	Marinas	Marinas	Nil: same.
	-	Mooring pens	Mooring pens	Nil: same.
	-	Moorings	Moorings	Nil: same.
	-	Mortuaries	Mortuaries	Nil: same.
	-	Open cut mining	Open cut mining	Nil: same.
	-	Passenger transport facilities	Passenger transport facilities	Nil: same.
	-	Public administration buildings	Public administration buildings	Nil: same.
	-	Recreation areas	Recreation areas	Nil: same.
	-	Recreation facilities (indoor)	Recreation facilities (indoor)	Nil: same.
	-	Recreation facilities (major)	Recreation facilities (major)	Nil: same.
	-	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Nil: same.
	-	Registered clubs	Registered clubs	Nil: same.
	-	Research stations	Research stations	Nil: same.
	-	Restricted premises	Restricted premises	Nil: same.
	-	Rural industries	Rural industries	Nil: same.
	-	Rural workers' dwellings	Rural workers' dwellings	Nil: same.
	-	Service stations	Service stations	Nil: same.
	-	Sewerage systems	-	No change proposed (refer Table 4).
	-	-	Sewage treatment plants	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Sex services premises	Sex services premises	Nil: same.
	-	Signage	-	No change proposed (refer Table 4).
	-	Storage premises	Storage premises	Nil: same.
	-	Transport depots	Transport depots	Nil: same.
	-	Truck depots	Truck depots	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Vehicle body repair workshops	Vehicle body repair workshops	Nil: same.
	-	Vehicle repair stations	Vehicle repair stations	Nil: same.
	-	Veterinary hospitals	Veterinary hospitals	Nil: same.
	-	Warehouse or distribution centres	Warehouse or distribution centres	Nil: same.
	-	Waste or resource management facilities	Waste or resource management facilities	Nil: same.
	-	Water recreation structures	Water recreation structures	Nil: same.
	-	-	Water recycling facilities	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Water supply systems	Water supply systems	Nil: same.
	-	Wharf or boating facilities	Wharf or boating facilities	Nil: same.
	-	Wholesale supplies	Wholesale supplies	Nil: same.

**Table 4: Select Definition Analysis\***

Definition	ADLEP 2012	GLEP 2012	Amendments to ADLEP 2012 to create ARLEP
<b>Sewerage System</b>	Pro.	(PwC.)	No change proposed (refer below).
(a) Biosolids treatment facility	(Pro.)	Pro.	Nil: same.
(b) Sewage reticulation system	PwC.	(PwC.)	Nil: same.
(c) Sewage treatment plant	(Pro.)	Pro.	Nil: same.
(d) Water recycling facility	(Pro.)	Pro.	Nil: same.
<b>Signage</b>	Pro.	(PwC.)	No change proposed (refer below).
(a) Advertising structure	(Pro.)	Pro.	Nil: same.
(b) Building identification sign	PwC.	(PwC.)	Nil: same.
(c) Business identification sign	PwC.	(PwC.)	Nil: same.
<b>Any other development ...</b>	PwC.	PwC.	Note.

\* Refer Land Use Matrix (Appendix C22).

## Planning Proposal Appendix C06:

### LEP Content Comparison - Zone: R2 Low Density Residential

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). However, in this case the relevant Zone is not included in the GLEP 2012. Where any differences exist between the content from each of the two balance LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

#### Amendment Summary

As the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
<b>Standard Instrument—Principal Local Environmental Plan (2006)</b>	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
<b>Armidale Dumaresq Local Environmental Plan 2012</b>	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
<b>Guyra Local Environmental Plan 2012</b>	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
• To provide for the housing needs of the community within a low density residential environment.	• To provide for the housing needs of the community within a low density residential environment.	-	Nil: as per SI.
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	-	Nil: as per SI.

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	Home occupations	Home occupations	-	Nil: as per SI.
	*	Roads*	-	Nil: as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	-	Bed and breakfast accommodation	-	Nil.
	Boarding houses	Boarding houses	-	Nil: as per SI.
	-	Building identification signs	-	Nil.
	-	Business identification signs	-	Nil.
	Centre-based child care facilities	Centre-based child care facilities	-	Nil: as per SI.
	-	Community facilities	-	Nil.
	Dwelling houses	Dwelling houses	-	Nil: as per SI.
	-	Emergency services facilities	-	Nil.
	-	Environmental protection works	-	Nil.
	-	Exhibition homes	-	Nil.
	-	Exhibition villages	-	Nil.
	-	Flood mitigation works	-	Nil.
	Group homes	Group homes	-	Nil: as per SI.
	-	Health consulting rooms	-	Nil.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Home businesses	-	Nil.
	-	Home industries	-	Nil.
	-	Home occupations (sex services)	-	Nil.
	-	Information and education facilities	-	Nil.
	-	Neighbourhood shops	-	Nil.
	Oyster aquaculture	Oyster aquaculture	-	Nil: as per SI.
	-	Places of public worship	-	Nil.
	-	Plant nurseries	-	Nil.
	Pond-based aquaculture	Pond-based aquaculture	-	Nil: as per SI.
	-	Residential accommodation	-	Nil.
	Respite day care centres	Respite day care centres	-	Nil: as per SI.
	Tank-based aquaculture	Tank-based aquaculture	-	Nil: as per SI.
	-	Water reticulation systems	-	Nil.
	<b>4 Prohibited (Pro)</b>			
	-	Attached dwellings	-	Nil.
	-	Hostels	-	Nil.
	-	Multi dwelling housing	-	Nil.
	-	Residential flat buildings	-	Nil.
	-	Rural workers' dwellings	-	Nil.
	-	Seniors housing	-	Nil.
	-	Shop top housing	-	Nil.
	-	Any other development not specified in item 2 or 3	-	Nil.

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

## Planning Proposal Appendix C07:

### LEP Content Comparison - Zone: R5 Large Lot Residential

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

#### Amendment Summary

Amendments are proposed to the ADLEP 2012 in relation to the following definitions:

- 1) Environmental protection works; and
- 2) Sewage treatment plants.

#### Note

The Zone includes land surrounding Guyra, adjacent to Black Mountain, and to the north, south and south-east of Armidale.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.	• To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.	• To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.	Nil: same / as per SI.
• To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.	• To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.	• To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.	Nil: same /as per SI.
• To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.	• To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.	• To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.	Nil: same /as per SI.
• To minimise conflict between land uses within this zone and land uses within adjoining zones.	• To minimise conflict between land uses within this zone and land uses within adjoining zones.	• To minimise conflict between land uses within this zone and land uses within adjoining zones.	Nil: same / as per SI.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwOC)</b>		
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	-	-	<b>Environmental protection works</b>
	<b>Proposed amendment (example only):</b> Amend the ADLEP 2012 Land Use Table, Zone R5 Large Lot Residential, 2 Permitted without consent, by inserting the definition: “Environmental protection works”.		
	-	Extensive agriculture	Extensive agriculture
	-	-	<b>Home-based child care</b>
	Home occupations	Home occupations	Home occupations
			Change proposed to permit without consent (refer below). Note: ADLEP = PwC.
			Nil: same.
			No change proposed. Note: ADLEP = PwC.
			No change: as per SI.



Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	-	Home occupations (sex services)	No change proposed. Note: ADLEP = PwC.
	*	Roads*	Roads*	Nil: same / as per SI.
	-	Water reticulation systems	-	No change proposed. Note: GLEP = PwC.
<b>3 Permitted with consent (PwC)</b>				
	-	Building identification signs	-	No change proposed. Note: GLEP = PwC (refer Table 4).
	-	Business identification signs	-	No change proposed. Note: GLEP = PwC (refer Table 4).
	-	Cellar door premises	Cellar door premises	Nil: same.
	-	-	Dual occupancies	No change proposed. Note: ADLEP = PwC (refer Table 4).
	Dwelling houses	Dwelling houses	Dwelling houses	Nil: same / as per SI.
	-	-	Group homes	No change proposed. Note: ADLEP = PwC (refer Table 4).
	-	Home industries	Home industries	Nil: same.
	-	Neighbourhood shops	Neighbourhood shops	Nil: same.
	Oyster aquaculture	Oyster aquaculture	Oyster aquaculture	Nil: same / as per SI.
	-	Plant nurseries	Plant nurseries	Nil: same.
	Pond-based aquaculture	Pond-based aquaculture	Pond-based aquaculture	Nil: same / as per SI.
	-	Roadside stalls	Roadside stalls	Nil: same.
	-	Rural supplies	Rural supplies	Nil: same.
	-	-	Secondary dwellings	No change proposed. Note: ADLEP = PwC (refer Table 4).
	-	Sewage reticulation systems	-	No change proposed.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
				Note: GLEP = PwC (refer Table 4).
	-	Sewage treatment plants	-	Change proposed to prohibit (refer below). Note: GLEP = Pro (refer Table 4).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone R5 Large Lot Residential, 3 Permitted with consent, by deleting the definition: "Sewage treatment plants".			
	Tank-based aquaculture	Tank-based aquaculture	Tank-based aquaculture	Nil: same / as per SI.
	-	Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	Nil: same.
	<b>4 Prohibited (Pro)</b>			
	-	-	Advertising structures	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Air transport facilities	Air transport facilities	Nil: same.
	-	Airstrips	Airstrips	Nil: same.
	-	Amusement centres	Amusement centres	Nil: same.
	-	Animal boarding or training establishments	-	No change proposed. Note: GLEP = PwC.
	-	Backpackers' accommodation	Backpackers' accommodation	Nil: same.
	-	Bee keeping	Bee keeping	Nil: same.
	-	-	Biosolids treatment facilities	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Boarding houses	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	Boat building and repair facilities	Boat building and repair facilities	Nil: same.
	-	Boat launching ramps	Boat launching ramps	Nil: same.
	-	Boat sheds	Boat sheds	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Camping grounds	Camping grounds	Nil: same.
	-	Car parks	Car parks	Nil: same.
	-	Caravan parks	Caravan parks	Nil: same.
	-	Charter and tourism boating facilities	Charter and tourism boating facilities	Nil: same.
	-	Commercial premises	Commercial premises	Nil: same.
	-	Correctional centres	Correctional centres	Nil: same.
	-	Crematoria	Crematoria	Nil: same.
	-	Dairies (pasture-based)	Dairies (pasture-based)	Nil: same.
	-	Eco-tourist facilities	Eco-tourist facilities	Nil: same.
	-	Electricity generating works	Electricity generating works	Nil: same.
	-	Entertainment facilities	Entertainment facilities	Nil: same.
	-	Exhibition villages	Exhibition villages	Nil: same.
	-	Extractive industries	-	No change proposed. Note: GLEP = PwC.
	-	Forestry	Forestry	Nil: same.
	-	Freight transport facilities	Freight transport facilities	Nil: same.
	-	Function centres	Function centres	Nil: same.
	-	Heavy industrial storage establishments	Heavy industrial storage establishments	Nil: same.
	-	Highway service centres	Highway service centres	Nil: same.
	-	Hostels	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	Hotel or motel accommodation	Hotel or motel accommodation	Nil: same.
	-	Industrial retail outlets	Industrial retail outlets	Nil: same.
	-	Industrial training facilities	Industrial training facilities	Nil: same.
	-	Industries	Industries	Nil: same.
	-	Intensive livestock agriculture	Intensive livestock agriculture	Nil: same.
	-	Jetties	Jetties	Nil: same.
	-	Marinas	Marinas	Nil: same.
	-	Mooring pens	Mooring pens	Nil: same.
	-	Moorings	Moorings	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Mortuaries	Mortuaries	Nil: same.
	-	Multi dwelling housing	Multi dwelling housing	Nil: same.
	-	Passenger transport facilities	Passenger transport facilities	Nil: same.
	-	Public administration buildings	Public administration buildings	Nil: same.
	-	Recreation areas	Recreation areas	Nil: same.
	-	Recreation facilities (indoor)	Recreation facilities (indoor)	Nil: same.
	-	Recreation facilities (major)	Recreation facilities (major)	Nil: same.
	-	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Nil: same.
	-	Registered clubs	Registered clubs	Nil: same.
	-	-	Residential accommodation	No change proposed (refer Table 4).
	-	Residential flat buildings	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	Restricted premises	Restricted premises	Nil: same.
	-	Rural industries	Rural industries	Nil: same.
	-	Rural workers' dwellings	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	Semi-detached dwellings	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	Seniors housing	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	Service stations	Service stations	Nil: same.
	-	Serviced apartments	Serviced apartments	Nil: same.
	-	-	Sewage treatment plants	Change proposed to prohibit (refer above and below). Note: ADLEP = PwC (refer Table 4).

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone R5 Large Lot Residential, 4 Prohibited, by inserting the definition: “Sewage treatment plants”.		
	-	Sewerage systems	-
	-	Sex services premises	Sex services premises
	-	Shop top housing	-
	-	Signage	-
	-	Storage premises	Storage premises
	-	Transport depots	Transport depots
	-	Truck depots	Truck depots
	-	Turf farming	Turf farming
	-	Vehicle body repair workshops	Vehicle body repair workshops
	-	Vehicle repair stations	Vehicle repair stations
	-	Warehouse or distribution centres	Warehouse or distribution centres
	-	Waste or resource management facilities	Waste or resource management facilities
	-	Water recreation structures	Water recreation structures
	-	-	Water recycling facilities
	-	Water treatment facilities	Water treatment facilities
	-	Wharf or boating facilities	Wharf or boating facilities
	-	Wholesale supplies	Wholesale supplies

**Table 4: Select Definition Analysis\***

Definition	ADLEP 2012	GLEP 2012	Amendments to ADLEP 2012 to create ARLEP
<b>Sewerage System</b>	Pro.	(PwC.)	No change proposed (refer below).
(a) Biosolids treatment facility	(Pro.)	Pro.	Nil: same.
(b) Sewage reticulation system	PwC.	(PwC.)	Nil: same.
(c) Sewage treatment plant	PwC.	Pro.	Change proposed: use GLEP.
(d) Water recycling facility	(Pro.)	Pro.	Nil: same.
<b>Signage</b>	Pro.	(PwC.)	No change proposed (refer below).
(a) Advertising structure	(Pro.)	Pro.	Nil: same.
(b) Building identification sign	PwC.	(PwC.)	Nil: same.
(c) Business identification sign	PwC.	(PwC.)	Nil: same.
<b>Residential Accommodation</b>	(PwC.)	Pro.	No change proposed (refer below).
(a) Attached dwellings	(PwC.)	(Pro.)	No change proposed.
(b) Boarding houses	Pro.	(Pro.)	Nil: same.
(c) Dual occupancies	(PwC.)	PwC.	Nil: same.
(d) Dwelling houses	PwC.	PwC.	Nil: same.
(e) Group homes	(PwC.)	PwC.	Nil: same.
(f) Hostels	Pro.	(Pro.)	Nil: same.
(g) Multi dwelling housing	Pro.	Pro.	Nil: same.
(h) Residential flat buildings	Pro.	(Pro.)	Nil: same.
(i) Rural workers' dwellings	Pro.	(Pro.)	Nil: same.
(j) Secondary dwellings	(PwC.)	PwC.	Nil: same.
(k) Semi-detached dwellings	Pro.	(Pro.)	Nil: same.
(l) Seniors housing	Pro.	(Pro.)	Nil: same.
(m) Shop top housing	Pro.	(Pro.)	Nil: same.
<b>Any other development ...</b>	PwC.	PwC.	Note.

\* Refer Land Use Matrix (Appendix C22).

## **Planning Proposal Appendix C08:**

### **LEP Content Comparison - Zone: B2 Local Centre**

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

#### Amendment Summary

An amendment is proposed to the ADLEP 2012 in relation to the fourth Zone objective. Amendments are also proposed in relation to the following definitions:

- 1) Attached dwellings;
- 2) Residential care facilities;
- 3) Residential flat buildings;
- 4) Secondary dwellings;
- 5) Waste or resource transfer stations;
- 6) Camping grounds;
- 7) Entertainment facilities;
- 8) Research stations; and
- 9) Wholesale supplies.

#### Note

The definition of Entertainment facilities is duplicated in the ADLEP 2012.

The Zone includes land in the centre of Guyra, and fronting Niagara Street, between Solomon Avenue and Rusden Street in Armidale (refer ADLEP 2012 clause 6.10).

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<ul style="list-style-type: none"> <li>To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</li> </ul>	<ul style="list-style-type: none"> <li>To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</li> </ul>	<ul style="list-style-type: none"> <li>To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</li> </ul>	Nil: same / as per SI.
<ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul>	<ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul>	<ul style="list-style-type: none"> <li>To encourage employment opportunities in accessible locations.</li> </ul>	Nil: same / as per SI.
<ul style="list-style-type: none"> <li>To maximise public transport patronage and encourage walking and cycling.</li> </ul>	<ul style="list-style-type: none"> <li>To maximise public transport patronage and encourage walking and cycling.</li> </ul>	<ul style="list-style-type: none"> <li>To maximise public transport patronage and encourage walking and cycling.</li> </ul>	Nil: same / as per SI.
-	<ul style="list-style-type: none"> <li>To encourage development in existing town centres that reflects or enhances their character.</li> </ul>	<ul style="list-style-type: none"> <li>To encourage development in the existing town centre that reflects or enhances its character.</li> </ul>	Change proposed to adopt and amend the GLEP 2012 objective: as per SI Direction 1.
<p>Proposed amendment (example only):                      Amend ADLEP 2012 Land Use Table, Zone B2 Local Centre, 1 Objectives of zone, 4<sup>th</sup> dot point, by replacing the words “existing town centres” with the words “the existing Guyra town centre”.</p>			



**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	-	Environmental protection works	Environmental protection works	Nil: same.
	-	Home-based child care	Home-based child care	Nil: same.
	-	Home occupations	Home occupations	Nil: same.
	-	-	Home occupations (sex services)	No change proposed. Note: ADLEP = PwC.
	*	Roads*	Roads*	Nil: same / as per SI.
	-	Water reticulation systems	-	No change proposed. Note: GLEP = PwC.
	<b>3 Permitted with consent (PwC)</b>			
	-	-	Attached dwellings	Change proposed to permit with consent (refer below). Note: ADLEP = Pro (refer Table 4).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by inserting the definition: “Attached dwellings”.			
	Boarding houses	Boarding houses	Boarding houses	Nil: same / as per SI.
	Centre-based child care facilities	Centre-based child care facilities	Centre-based child care facilities	Nil: same / as per SI.
	Commercial premises	Commercial premises	Commercial premises	Nil: same / as per SI.
	Community facilities	Community facilities	Community facilities	Nil: same / as per SI.
	Educational establishments	Educational establishments	Educational establishments	Nil: same / as per SI.
	Entertainment facilities	Entertainment facilities	Entertainment facilities	Nil: same / as per SI (refer duplication below).
	Function centres	Function centres	Function centres	Nil: same / as per SI.
	-	High technology industries	High technology industries	Nil: same.
	-	Hostels	Hostels	Nil: same.
	Information and education facilities	Information and education facilities	Information and education facilities	Nil: same / as per SI.
	Medical centres	Medical centres	Medical centres	Nil: same / as per SI.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	Oyster aquaculture	Oyster aquaculture	Oyster aquaculture	Nil: same / as per SI.
	Passenger transport facilities	Passenger transport facilities	Passenger transport facilities	Nil: same / as per SI.
	Recreation facilities (indoor)	Recreation facilities (indoor)	Recreation facilities (indoor)	Nil: same / as per SI.
	Registered clubs	Registered clubs	Registered clubs	Nil: same / as per SI.
	-	-	Residential care facilities	Change proposed to permit with consent (refer below). Note: ADLEP = Pro.
Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by inserting the definition: “Residential care facilities”.				
	-	-	Residential flat buildings	Change proposed to permit with consent (refer below). Note: ADLEP = Pro (refer Table 4).
Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by inserting the definition: “Residential flat buildings”.				
	Respite day care centres	Respite day care centres	Respite day care centres	Nil: same / as per SI.
	Restricted premises	Restricted premises	Restricted premises	Nil: same / as per SI.
	-	-	Secondary dwellings	Change proposed to permit with consent (refer below). Note: ADLEP = Pro (refer Table 4).
Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by inserting the definition: “Secondary dwellings”.				
	Service stations	Service stations	Service stations	Nil: same / as per SI.
	-	Sewage reticulation systems	-	No change proposed. Note: GLEP = PwC (refer Table 4).
	Shop top housing	Shop top housing	Shop top housing	Nil: same / as per SI.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	Tank-based aquaculture	Tank-based aquaculture	Tank-based aquaculture	Nil: same / as per SI.
	Tourist and visitor accommodation	Tourist and visitor accommodation	Tourist and visitor accommodation	Nil: same / as per SI.
	-	Waste or resource transfer stations	-	Change proposed to prohibit (refer below). Note: GLEP = Pro (refer Table 4).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 3 Permitted with consent, by deleting the definition: “Waste or resource transfer stations”.			
	-	-	Water reticulation systems	No change proposed. Note: ADLEP = PwOC.
	-	Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	Nil: same.
	<b>4 Prohibited (Pro)</b>			
	-	Agriculture	Agriculture	Nil: same.
	-	Air transport facilities	Air transport facilities	Nil: same.
	-	Airstrips	Airstrips	Nil: same.
	-	Animal boarding or training establishments	Animal boarding or training establishments	Nil: same.
	-	-	Biosolids treatment facilities	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Boat building and repair facilities	Boat building and repair facilities	Nil: same.
	-	Boat launching ramps	Boat launching ramps	Nil: same.
	-	Boat sheds	Boat sheds	Nil: same.
	-	-	Camping grounds	Change proposed to prohibit (refer below). Note: ADLEP = PwC.
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 4 Prohibited, by inserting the definition: “Camping grounds”.			
	-	Caravan parks	Caravan parks	Nil: same.
	-	Cemeteries	Cemeteries	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Charter and tourism boating facilities	Charter and tourism boating facilities	Nil: same.
	-	Correctional centres	Correctional centres	Nil: same.
	-	Crematoria	Crematoria	Nil: same.
	-	Depots	Depots	Nil: same.
	-	Eco-tourist facilities	Eco-tourist facilities	Nil: same.
	-	Electricity generating works	Electricity generating works	Nil: same.
	-	Entertainment facilities	-	Change required to remove duplication (refer above and below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 4 Prohibited, by deleting the definition: “Entertainment facilities”.			
	-	Environmental facilities	Environmental facilities	Nil: same.
	-	Exhibition homes	Exhibition homes	Nil: same.
	-	Exhibition villages	Exhibition villages	Nil: same.
	-	Extractive industries	Extractive industries	Nil: same.
	-	Farm buildings	Farm buildings	Nil: same.
	-	Forestry	Forestry	Nil: same.
	-	Freight transport facilities	Freight transport facilities	Nil: same.
	-	Heavy industrial storage establishments	Heavy industrial storage establishments	Nil: same.
	-	Helipads	Helipads	Nil: same.
	-	Highway service centres	Highway service centres	Nil: same.
	-	Industries	Industries	Nil: same.
	-	Jetties	Jetties	Nil: same.
	-	Marinas	Marinas	Nil: same.
	-	Mooring pens	Mooring pens	Nil: same.
	-	Moorings	Moorings	Nil: same.
	-	Open cut mining	Open cut mining	Nil: same.
	Pond-based aquaculture	Pond-based aquaculture	Pond-based aquaculture	Nil: same / as per SI.
	-	Recreation facilities (major)	Recreation facilities (major)	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
-	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Nil: same.
-	-	Research stations	Change proposed to prohibit (refer below). Note: ADLEP = PwC.
Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 4 Prohibited, by inserting the definition: "Research stations".			
-	Residential accommodation	Residential accommodation	Nil: same (refer Table 4).
-	Rural industries	Rural industries	Nil: same.
-	-	Sewage treatment plants	No change proposed. Note: ADLEP = Pro (refer Table 4).
-	Sewerage systems	-	No change proposed (refer Table 4).
-	Sex services premises	Sex services premises	Nil: same.
-	Storage premises	Storage premises	Nil: same.
-	Transport depots	Transport depots	Nil: same.
-	Truck depots	Truck depots	Nil: same.
-	Vehicle body repair workshops	Vehicle body repair workshops	Nil: same.
-	Warehouse or distribution centres	Warehouse or distribution centres	Nil: same.
-	Waste or resource management facilities	Waste or resource management facilities	No change. Refer Table 4.
-	Water recreation structures	Water recreation structures	Nil: same.
-	-	Water recycling facilities	No change proposed. Note: ADLEP = Pro (refer Table 4).
-	Water supply systems	Water supply systems	Nil: same.
-	Wharf or boating facilities	Wharf or boating facilities	Nil: same.
-	Wholesale supplies	-	Change proposed to permit with consent (refer below). Note: GLEP = PwC.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B2 Local Centre, 4 Prohibited, by deleting the definition: “Wholesale supplies”.		

**Table 4: Select Definition Analysis\***

Definition	ADLEP 2012	GLEP 2012	Amendments to ADLEP 2012 to create ARLEP
<b>Sewerage System</b>	Pro.	(PwC.)	No change proposed (refer below).
(a) Biosolids treatment facility	(Pro.)	Pro.	Nil: same.
(b) Sewage reticulation system	PwC.	(PwC.)	Nil: same.
(c) Sewage treatment plant	(Pro.)	Pro.	Nil: same.
(d) Water recycling facility	(Pro.)	Pro.	Nil: same.
<b>Residential Accommodation</b>	Pro.	Pro.	Nil: same.
(a) Attached dwellings	(Pro.)	PwC.	Change proposed – use GLEP.
(b) Boarding houses	PwC.	PwC.	Nil: same.
(c) Dual occupancies	(Pro.)	(Pro.)	Nil: same.
(d) Dwelling houses	(Pro.)	(Pro.)	Nil: same.
(e) Group homes	(Pro.)	(Pro.)	Nil: same.
(f) Hostels	(Pro.)	(Pro.)	Nil: same.
(g) Multi dwelling housing	(Pro.)	(Pro.)	Nil: same.
(h) Residential flat buildings	(Pro.)	PwC.	Change proposed – use GLEP.
(i) Rural workers’ dwellings	(Pro.)	(Pro.)	Nil: same.
(j) Secondary dwellings	(Pro.)	PwC.	Change proposed – use GLEP.
(k) Semi-detached dwellings	(Pro.)	(Pro.)	Nil: same.
(l) Seniors housing	(Pro.)	(Pro.)	Nil: same.
(m) Shop top housing	PwC.	PwC.	Nil: same.
<b>Waste or resource management facility</b>	Pro.	Pro.	Nil: same.
(a) Resource recovery facility	(Pro.)	(Pro.)	Nil: same.
(b) Waste disposal facility	(Pro.)	(Pro.)	Nil: same.
(c) Waste or resource transfer station	PwC.	(Pro.)	Change proposed – use GLEP.
<b>Any other development ...</b>	PwC.	PwC.	Note.

\* Refer Land Use Matrix (Appendix C22).

## Planning Proposal Appendix C09: LEP Content Comparison - Zone: B3 Commercial Core

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). However, in this case the relevant Zone is not included in the GLEP 2012. Where any differences exist between the content from each of the two balance LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

An amendment is proposed to the ADLEP 2012 in relation to the fifth Zone objective. As the ADLEP 2012 is consistent with the SI, no other amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
<b>Standard Instrument—Principal Local Environmental Plan (2006)</b>	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
<b>Armidale Dumaresq Local Environmental Plan 2012</b>	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
<b>Guyra Local Environmental Plan 2012</b>	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
• To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.	• To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.	-	Nil: as per SI.
• To encourage appropriate employment opportunities in accessible locations.	• To encourage appropriate employment opportunities in accessible locations.	-	Nil: as per SI.
• To maximise public transport patronage and encourage walking and cycling.	• To maximise public transport patronage and encourage walking and cycling.	-	Nil: as per SI.
-	• To provide for residential uses, but only as part of a mixed use development.	-	Nil: as per SI Direction 1.
-	• To encourage residential accommodation over commercial uses to bring a higher level of vibrancy to the centre of <b>Armidale Dumaresq</b> .	-	Change required to reference Armidale City (refer below).
Proposed Amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone B3 Commercial Core, 1 Objectives of zone, 5 <sup>th</sup> dot point, by replacing the words “Armidale Dumaresq” with the words “Armidale City”.			

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone—	-	Environmental protection works	-	Nil.
	-	Home occupations	-	Nil.
	*	Roads*	-	Nil: as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	Centre-based child care facilities	Centre-based child care facilities	-	Nil: as per SI.
	Commercial premises	Commercial premises	-	Nil: as per SI.



Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
Roads*	Community facilities	Community facilities	-	Nil: as per SI.
	Educational establishments	Educational establishments	-	Nil: as per SI.
	Entertainment facilities	Entertainment facilities	-	Nil: as per SI.
	Function centres	Function centres	-	Nil: as per SI.
	-	High technology industries	-	Nil.
	-	Hostels	-	Nil.
	Hotel or motel accommodation	Hotel or motel accommodation	-	Nil: as per SI.
	Information and education facilities	Information and education facilities	-	Nil: as per SI.
	Medical centres	Medical centres	-	Nil: as per SI.
	-	Multi dwelling housing	-	Nil.
	Oyster aquaculture	Oyster aquaculture	-	Nil: as per SI.
	Passenger transport facilities	Passenger transport facilities	-	Nil: as per SI.
	Recreation facilities (indoor)	Recreation facilities (indoor)	-	Nil: as per SI.
	Registered clubs	Registered clubs	-	Nil: as per SI.
	-	Residential flat buildings	-	Nil.
	Respite day care centres	Respite day care centres	-	Nil: as per SI.
	Restricted premises	Restricted premises	-	Nil: as per SI.
	-	Seniors housing	-	Nil.
	-	Sewage reticulation systems	-	Nil.
	-	Shop top housing	-	Nil.
	Tank-based aquaculture	Tank-based aquaculture	-	Nil: as per SI.
	-	Waste or resource transfer Stations	-	Nil.
	-	Water reticulation systems	-	Nil.
	-	Any other development not specified in item 2 or 4	-	Nil.
	<b>4 Prohibited (Pro)</b>			
	-	Agriculture	-	Nil.
	-	Air transport facilities	-	Nil.
	-	Airstrips	-	Nil.
	-	Animal boarding or training establishments	-	Nil.

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Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Boat building and repair facilities	-	Nil.
	-	Boat launching ramps	-	Nil.
	-	Boat sheds	-	Nil.
	-	Camping grounds	-	Nil.
	-	Caravan parks	-	Nil.
	-	Cemeteries	-	Nil.
	-	Charter and tourism boating facilities	-	Nil.
	-	Correctional centres	-	Nil.
	-	Crematoria	-	Nil.
	-	Depots	-	Nil.
	-	Eco-tourist facilities	-	Nil.
	-	Electricity generating works	-	Nil.
	-	Environmental facilities	-	Nil.
	-	Exhibition homes	-	Nil.
	-	Exhibition villages	-	Nil.
	-	Extractive industries	-	Nil.
	-	Farm buildings	-	Nil.
	-	Farm stay accommodation	-	Nil.
	-	Forestry	-	Nil.
	-	Freight transport facilities	-	Nil.
	-	Heavy industrial storage establishments	-	Nil.
	-	Helipads	-	Nil.
	-	Highway service centres	-	Nil.
	-	Industries	-	Nil.
	-	Jetties	-	Nil.
	-	Marinas	-	Nil.
	-	Mooring pens	-	Nil.
	-	Moorings	-	Nil.
	-	Open cut mining	-	Nil.
	Pond-based aquaculture	Pond-based aquaculture	-	Nil: as per SI.

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Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Recreation facilities (major)	-	Nil.
	-	Recreation facilities (outdoor)	-	Nil.
	-	Residential accommodation	-	Nil.
	-	Rural industries	-	Nil.
	-	Sewerage systems	-	Nil.
	-	Storage premises	-	Nil.
	-	Transport depots	-	Nil.
	-	Truck depots	-	Nil.
	-	Vehicle body repair workshops	-	Nil.
	-	Warehouse or distribution centres	-	Nil.
	-	Waste or resource management facilities	-	Nil.
	-	Water recreation structures	-	Nil.
	-	Water supply systems	-	Nil.
	-	Wharf or boating facilities	-	Nil.

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

## Planning Proposal Appendix C10: LEP Content Comparison - Zone: B4 Mixed Use

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

Amendments are proposed to the ADLEP 2012 in relation to the following definitions:

- 1) Waste or resource transfer stations;
- 2) Home industries; and
- 3) Recreational facilities (outdoor).

### Note

The Zone includes land at the southern end of the Guyra town centre, surrounding the Armidale City Centre and at the Girraween shopping centre in Armidale.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
<b>Standard Instrument—Principal Local Environmental Plan (2006)</b>	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
<b>Armidale Dumaresq Local Environmental Plan 2012</b>	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
<b>Guyra Local Environmental Plan 2012</b>	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To provide a mixture of compatible land uses.	• To provide a mixture of compatible land uses.	• To provide a mixture of compatible land uses.	Nil: same / as per SI.
• To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	• To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	• To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	Nil: same / as per SI.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (Pwoc)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	-	Environmental protection works	Environmental protection works	Nil: same.
	-	-	Home-based child care	No change proposed. Note: ADLEP = PwC.
	-	Home occupations	Home occupations	Nil: same.
	-	-	Home occupations (sex services)	No change proposed. Note: ADLEP = PwC.
	*	Roads*	Roads*	Nil: same / as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	-	-	Attached dwellings	No change proposed. Note: ADLEP = PwC (refer Table 4).
	Boarding houses	Boarding houses	Boarding houses	Nil: same / as per SI.
	Centre-based child care facilities	Centre-based child care facilities	Centre-based child care facilities	Nil: same / as per SI.
	Commercial premises	Commercial premises	Commercial premises	Nil: same / as per SI.
	Community facilities	Community facilities	Community facilities	Nil: same / as per SI.
	Educational establishments	Educational establishments	Educational establishments	Nil: same / as per SI.
	Entertainment facilities	Entertainment facilities	Entertainment facilities	Nil: same / as per SI.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	Function centres	Function centres	Function centres	Nil: same / as per SI.
	-	-	Hostels	No change proposed. Note: ADLEP = PwC (refer Table 4).
	Hotel or motel accommodation	Hotel or motel accommodation	Hotel or motel accommodation	Nil: same / as per SI.
	Information and education facilities	Information and education facilities	Information and education facilities	Nil: same / as per SI.
	-	Light industries	Light industries	No change (refer Table 4).
	Medical centres	Medical centres	Medical centres	Nil: same / as per SI.
	Oyster aquaculture	Oyster aquaculture	Oyster aquaculture	Nil: same / as per SI.
	Passenger transport facilities	Passenger transport facilities	Passenger transport facilities	Nil: same / as per SI.
	Recreation facilities (indoor)	Recreation facilities (indoor)	Recreation facilities (indoor)	Nil: same / as per SI.
	Registered clubs	Registered clubs	Registered clubs	Nil: same / as per SI.
	-	-	Residential flat buildings	No change proposed. Note: ADLEP = PwC (refer Table 4).
	Respite day care centres	Respite day care centres	Respite day care centres	Nil: same / as per SI.
	Restricted premises	Restricted premises	Restricted premises	Nil: same / as per SI.
	-	-	Secondary dwellings	No change proposed. Note: ADLEP = PwC (refer Table 4).
	-	Self-storage units	Self-storage units	Nil: same.
	Seniors housing	Seniors housing	Seniors housing	Nil: same / as per SI.
	-	Sewage reticulation systems	-	No change proposed. Note: GLEP = PwC (refer Table 4).
	Shop top housing	Shop top housing	Shop top housing	Nil: same / as per SI.
	Tank-based aquaculture	Tank-based aquaculture	Tank-based aquaculture	Nil: same / as per SI.
	-	Waste or resource transfer stations	-	Change proposed to prohibit. Note: GLEP = Pro.
Proposed amendment (example only):				

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	Amend the ADLEP 2012 Land Use Table, Zone B4 Mixed Use, 3 Permitted with consent, by deleting the definition: “Waste or resource transfer stations”.			
	-	Water reticulation systems	Water reticulation systems	Nil: same.
	-	Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	Nil: same.
	<b>4 Prohibited (Pro)</b>			
	-	Agriculture	Agriculture	Nil: same.
	-	Air transport facilities	Air transport facilities	Nil: same.
	-	Airstrips	Airstrips	Nil: same.
	-	Animal boarding or training establishments	Animal boarding or training establishments	Nil: same.
	-	-	Biosolids treatment facilities	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Boat building and repair facilities	Boat building and repair facilities	Nil: same.
	-	Boat launching ramps	Boat launching ramps	Nil: same.
	-	Boat sheds	Boat sheds	Nil: same.
	-	Camping grounds	Camping grounds	Nil: same.
	-	Caravan parks	Caravan parks	Nil: same.
	-	Cemeteries	Cemeteries	Nil: same.
	-	Charter and tourism boating facilities	Charter and tourism boating facilities	Nil: same.
	-	Correctional centres	-	No change proposed. Note: GLEP = PwC.
	-	Crematoria	Crematoria	Nil: same.
	-	Depots	Depots	Nil: same.
	-	Eco-tourist facilities	Eco-tourist facilities	Nil: same.
	-	Electricity generating works	Electricity generating works	Nil: same.
	-	Environmental facilities	Environmental facilities	Nil: same.
	-	Exhibition homes	Exhibition homes	Nil: same.
	-	Exhibition villages	Exhibition villages	Nil: same.
	-	Extractive industries	Extractive industries	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Farm buildings	Farm buildings	Nil: same.
	-	Farm stay accommodation	Farm stay accommodation	Nil: same.
	-	Forestry	Forestry	Nil: same.
	-	Freight transport facilities	Freight transport facilities	Nil: same.
	-	Heavy industrial storage establishments	Heavy industrial storage establishments	Nil: same.
	-	Helipads	Helipads	Nil: same.
	-	Highway service centres	Highway service centres	Nil: same.
	-	Home industries	-	Change proposed to permit with consent (refer below). Note: GLEP = PwC (refer Table 4).
	Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone B4 Mixed Use, 4 Prohibited, by deleting the definition: “Home industries”.			
	-	Industries	Industries	Nil: same.
	-	Jetties	Jetties	Nil: same.
	-	Marinas	Marinas	Nil: same.
	-	Mooring pens	Mooring pens	Nil: same.
	-	Moorings	Moorings	Nil: same.
	-	Open cut mining	Open cut mining	Nil: same.
	Pond-based aquaculture	Pond-based aquaculture	Pond-based aquaculture	Nil: same / as per SI.
	-	Recreation facilities (major)	Recreation facilities (major)	Nil: same.
	-	-	Recreation facilities (outdoor)	Change proposed to prohibit (refer below). Note: ADLEP = PwC.
	Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone B4 Mixed Use, 4 Prohibited, by inserting the definition: “Recreation facilities (outdoor)”.			
	-	-	Research stations	No change proposed. Note: ADLEP = PwC.
	-	-	Residential accommodation	No change proposed (refer Table 4).



Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Rural industries	Rural industries	Nil: same.
	-	Rural workers' dwellings	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	-	Sewage treatment plants	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Sewerage systems	-	No change proposed (refer Table 4).
	-	-	Sex services premises	No change proposed. Note: ADLEP = PwC.
	-	Storage premises	Storage premises	Nil: same.
	-	Transport depots	Transport depots	Nil: same.
	-	Truck depots	Truck depots	Nil: same.
	-	Vehicle body repair workshops	-	No change proposed. Note: GLEP = PwC.
	-	Warehouse or distribution centres	Warehouse or distribution centres	Nil: same.
	-	Waste or resource management facilities	Waste or resource management facilities	No change proposed (refer Table 4).
	-	Water recreation structures	Water recreation structures	Nil: same.
	-	-	Water recycling facilities	No change proposed. Note: ADLEP = Pro (refer Table 4).
	-	Water supply systems	Water supply systems	Nil: same.
	-	Wharf or boating facilities	Wharf or boating facilities	Nil: same.

**Table 4: Select Definition Analysis\***

Definition	ADLEP 2012	GLEP 2012	Amendments to ADLEP 2012 to create ARLEP
<b>Light industry</b>	PwC.	PwC.	No change proposed (refer below).
(a) High technology industry	(PwC.)	(PwC.)	Nil: same.
(b) Home industry	Pro.	(PwC.)	Change proposed: use GLEP.
(c) Artisan food and drink industry	(PwC.)	(PwC.)	Nil: same.
<b>Sewerage System</b>	Pro.	(PwC.)	No change proposed (refer below).
(a) Biosolids treatment facility	(Pro.)	Pro.	Nil: same.
(b) Sewage reticulation system	PwC.	(PwC.)	Nil: same.
(c) Sewage treatment plant	(Pro.)	Pro.	Nil: same.
(d) Water recycling facility	(Pro.)	Pro.	Nil: same.
<b>Residential Accommodation</b>	(PwC.)	Pro.	No change proposed (refer below).
(a) Attached dwellings	(PwC.)	PwC.	Nil: same.
(b) Boarding houses	PwC.	PwC.	Nil: same.
(c) Dual occupancies	(PwC.)	(Pro.)	No change proposed.
(d) Dwelling houses	(PwC.)	(Pro.)	No change proposed.
(e) Group homes	(PwC.)	(Pro.)	No change proposed.
(f) Hostels	(PwC.)	PwC.	Nil: same.
(g) Multi dwelling housing	(PwC.)	(Pro.)	No change proposed.
(h) Residential flat buildings	(PwC.)	PwC.	Nil: same.
(i) Rural workers' dwellings	Pro.	(Pro.)	Nil: same.
(j) Secondary dwellings	(PwC.)	PwC.	Nil: same.
(k) Semi-detached dwellings	(PwC.)	(Pro.)	No change proposed.
(l) Seniors housing	PwC.	PwC.	Nil: same.
(m) Shop top housing	PwC.	PwC.	Nil: same.
<b>Waste or resource management facility</b>	Pro.	Pro.	No change proposed (refer below).
(a) Resource recovery facility	(Pro.)	(Pro.)	Nil: same.
(b) Waste disposal facility	(Pro.)	(Pro.)	Nil: same.
(c) Waste or resource transfer station	PwC.	(Pro.)	Change proposed: use GLEP.
<b>Any other development ...</b>	PwC.	PwC.	Note.

\* Refer Land Use Matrix (Appendix C22).

## Planning Proposal Appendix C11:

### LEP Content Comparison - Zone: B5 Business Development

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). However, in this case, the relevant Zone is not included in the GLEP 2012. Where any differences exist between the content from each of the two balance LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

#### Amendment Summary

As the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
<b>Standard Instrument—Principal Local Environmental Plan (2006)</b>	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
<b>Armidale Dumaresq Local Environmental Plan 2012</b>	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
<b>Guyra Local Environmental Plan 2012</b>	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
<ul style="list-style-type: none"> <li>To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.</li> </ul>	<ul style="list-style-type: none"> <li>To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.</li> </ul>	-	Nil: as per SI.

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	-	Environmental protection works	-	Nil.
	*	Roads*	-	Nil: as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	Centre-based child care facilities	Centre-based child care facilities	-	Nil: as per SI.
	Garden centres	Garden centres	-	Nil: as per SI.
	Hardware and building supplies	Hardware and building supplies	-	Nil: as per SI.
	-	Kiosks	-	Nil.
	Landscaping material supplies	Landscaping material supplies	-	Nil: as per SI.
	-	Light industries	-	Nil.
	Oyster aquaculture	Oyster aquaculture	-	Nil: as per SI.
	Passenger transport facilities	Passenger transport facilities	-	Nil: as per SI.
	-	Plant nurseries	-	Nil.
	Respite day care centres	Respite day care centres	-	Nil: as per SI.
	-	Rural supplies	-	Nil.
	-	Self-storage units	-	Nil.
	-	Sewage reticulation systems	-	Nil.
	Specialised retail premises	Specialised retail premises	-	Nil: as per SI.
	-	Take away food and drink premises	-	Nil.

Standard Instrument – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	Tank-based aquaculture	Tank-based aquaculture	-	Nil: as per Sl.
	-	Timber yards	-	Nil.
	-	Vehicle sales or hire premises	-	Nil.
	Warehouse or distribution centres	Warehouse or distribution centres	-	Nil: as per Sl.
	-	Waste or resource transfer stations	-	Nil.
	-	Water reticulation systems	-	Nil.
	-	Any other development not specified in item 2 or 4	-	Nil.
	<b>4 Prohibited (Pro)</b>			
	-	Agriculture	-	Nil.
	-	Air transport facilities	-	Nil.
	-	Airstrips	-	Nil.
	-	Amusement centres	-	Nil.
	-	Animal boarding or training establishments	-	Nil.
	-	Boat building and repair facilities	-	Nil.
	-	Boat launching ramps	-	Nil.
	-	Boat sheds	-	Nil.
	-	Camping grounds	-	Nil.
	-	Caravan parks	-	Nil.
	-	Cemeteries	-	Nil.
	-	Charter and tourism boating facilities	-	Nil.
	-	Commercial premises	-	Nil.
	-	Correctional centres	-	Nil.
	-	Crematoria	-	Nil.
	-	Depots	-	Nil.
	-	Eco-tourist facilities	-	Nil.
	-	Electricity generating works	-	Nil.
	-	Entertainment facilities	-	Nil.
	-	Environmental facilities	-	Nil.

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Standard Instrument – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Exhibition homes	-	Nil.
	-	Exhibition villages	-	Nil.
	-	Extractive industries	-	Nil.
	-	Farm buildings	-	Nil.
	-	Forestry	-	Nil.
	-	Function centres	-	Nil.
	-	Heavy industrial storage establishments	-	Nil.
	-	Helipads	-	Nil.
	-	Highway service centres	-	Nil.
	-	Home-based child care	-	Nil.
	-	Home businesses	-	Nil.
	-	Home industries	-	Nil.
	-	Industries	-	Nil.
	-	Information and education facilities	-	Nil.
	-	Jetties	-	Nil.
	-	Marinas	-	Nil.
	-	Mooring pens	-	Nil.
	-	Moorings	-	Nil.
	-	Mortuaries	-	Nil.
	-	Open cut mining	-	Nil.
	-	Places of public worship	-	Nil.
	Pond-based aquaculture	Pond-based aquaculture	-	Nil: as per Sl.
	-	Recreation areas	-	Nil.
	-	Recreation facilities (major)	-	Nil.
	-	Recreation facilities (outdoor)	-	Nil.
	-	Registered clubs	-	Nil.
	-	Research stations	-	Nil.
	-	Residential accommodation	-	Nil.
	-	Restricted premises	-	Nil.
	-	Rural industries	-	Nil.
	-	Sewerage systems	-	Nil.

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Standard Instrument – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Sex services premises	-	Nil.
	-	Storage premises	-	Nil.
	-	Tourist and visitor accommodation	-	Nil.
	-	Transport depots	-	Nil.
	-	Truck depots	-	Nil.
	-	Veterinary hospitals	-	Nil.
	-	Waste or resource management facilities	-	Nil.
	-	Water recreation structures	-	Nil.
	-	Water supply systems	-	Nil.
	-	Wharf or boating facilities	-	Nil.
	-	Wholesale supplies	-	Nil.

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

## Planning Proposal Appendix C12:

### LEP Content Comparison - Zone: B7 Business Park

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). However, in this case, the relevant Zone is not included in the GLEP 2012. Where any differences exist between the content from each of the two balance LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Table 2).

#### Amendment Summary

As the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
<b>Standard Instrument—Principal Local Environmental Plan (2006)</b>	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
<b>Armidale Dumaresq Local Environmental Plan 2012</b>	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
<b>Guyra Local Environmental Plan 2012</b>	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences between LEP documents.



**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
• To provide a range of office and light industrial uses.	• To provide a range of office and light industrial uses.	-	Nil: as per SI.
• To encourage employment opportunities.	• To encourage employment opportunities.	-	Nil: as per SI.
• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	-	Nil: as per SI.
-	• To provide for high technology industry and research and other compatible employment activities, provided the activities are not of a nature that would be offensive or hazardous in the locality.	-	Nil: as per SI Direction1.

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	-	Environmental protection works	-	Nil.
	*	Roads*	-	Nil: as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	Centre-based child care facilities	Centre-based child care facilities	-	Nil: as per SI.
	Garden centres	Garden centres	-	Nil: as per SI.
	Hardware and building supplies	Hardware and building supplies	-	Nil: as per SI.
	-	Kiosks	-	Nil.
	Light industries	Light industries	-	Nil: as per SI.
	Neighbourhood shops	Neighbourhood shops	-	Nil: as per SI.
	Office premises	Office premises	-	Nil: as per SI.
	Oyster aquaculture	Oyster aquaculture	-	Nil: as per SI.
	Passenger transport facilities	Passenger transport facilities	-	Nil: as per SI.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	Respite day care centres	Respite day care centres	-	Nil: as per SI.
	-	Sewage reticulation systems	-	Nil.
	-	Take away food and drink premises	-	Nil.
	Tank-based aquaculture	Tank-based aquaculture	-	Nil.
	Warehouse or distribution centres	Warehouse or distribution centres	-	Nil: as per SI.
	-	Any other development not specified in item 2 or 4	-	Nil.
	<b>4 Prohibited (Pro)</b>			
	-	Agriculture	-	Nil.
	-	Air transport facilities	-	Nil.
	-	Airstrips	-	Nil.
	-	Amusement centres	-	Nil.
	-	Animal boarding or training establishments	-	Nil.
	-	Boat building and repair facilities	-	Nil.
	-	Boat launching ramps	-	Nil.
	-	Boat sheds	-	Nil.
	-	Camping grounds	-	Nil.
	-	Caravan parks	-	Nil.
	-	Cemeteries	-	Nil.
	-	Charter and tourism boating facilities	-	Nil.
	-	Commercial premises	-	Nil.
	-	Correctional centres	-	Nil.
	-	Crematoria	-	Nil.
	-	Depots	-	Nil.
	-	Eco-tourist facilities	-	Nil.
	-	Electricity generating works	-	Nil.
	-	Entertainment facilities	-	Nil.
	-	Environmental facilities	-	Nil.
	-	Exhibition homes	-	Nil.
	-	Exhibition villages	-	Nil.
	-	Extractive industries	-	Nil.

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Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Farm buildings	-	Nil.
	-	Forestry	-	Nil.
	-	Freight transport facilities	-	Nil.
	-	Function centres	-	Nil.
	-	Heavy industrial storage establishments	-	Nil.
	-	Highway service centres	-	Nil.
	-	Home-based child care	-	Nil.
	-	Home businesses	-	Nil.
	-	Industrial retail outlets	-	Nil.
	-	Industries	-	Nil.
	-	Jetties	-	Nil.
	-	Marinas	-	Nil.
	-	Mooring pens	-	Nil.
	-	Moorings	-	Nil.
	-	Mortuaries	-	Nil.
	-	Open cut mining	-	Nil.
	-	Places of public worship	-	Nil.
	Pond-based aquaculture	Pond-based aquaculture	-	Nil: as per SI.
	-	Recreation facilities (indoor)	-	Nil.
	-	Recreation facilities (major)	-	Nil.
	-	Recreation facilities (outdoor)	-	Nil.
	-	Registered clubs	-	Nil.
	-	Residential accommodation	-	Nil.
	-	Restricted premises	-	Nil.
	-	Rural industries	-	Nil.
	-	Service stations	-	Nil.
	-	Sewerage systems	-	Nil.
	-	Sex services premises	-	Nil.
	-	Storage premises	-	Nil.
	-	Tourist and visitor accommodation	-	Nil.
	-	Transport depots	-	Nil.

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Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Truck depots	-	Nil.
	-	Vehicle body repair workshops	-	Nil.
	-	Vehicle repair stations	-	Nil.
	-	Waste or resource management facilities	-	Nil.
	-	Water recreation structures	-	Nil.
	-	Water treatment facilities	-	Nil.
	-	Wharf or boating facilities	-	Nil.
	-	Wholesale supplies	-	Nil.

\*Note: Zone not included in the Guyra Local Environmental Plan 2012.

## Planning Proposal Appendix C13: LEP Content Comparison - Zone: IN1 General Industrial

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

Amendments are proposed to the ADLEP 2012 in relation to the following definitions:

- 1) Home-based child care;
- 2) Bee keeping;
- 3) Dairies (pasture-based); and
- 4) Home businesses.

### Note

The definition of Depots is duplicated in the GLEP 2012.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
<b>Standard Instrument—Principal Local Environmental Plan (2006)</b>	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
<b>Armidale Dumaresq Local Environmental Plan 2012</b>	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
<b>Guyra Local Environmental Plan 2012</b>	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To provide a wide range of industrial and warehouse land uses.	• To provide a wide range of industrial and warehouse land uses.	• To provide a wide range of industrial and warehouse land uses.	Nil: same / as per SI.
• To encourage employment opportunities.	• To encourage employment opportunities.	• To encourage employment opportunities.	Nil: same / as per SI.
• To minimise any adverse effect of industry on other land uses.	• To minimise any adverse effect of industry on other land uses.	• To minimise any adverse effect of industry on other land uses.	Nil: same / as per SI.
• To support and protect industrial land for industrial uses.	• To support and protect industrial land for industrial uses.	• To support and protect industrial land for industrial uses.	Nil: same / as per SI.
-	• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	Nil: same / as per SI Direction 1.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	-	Environmental protection works	Environmental protection works	Nil: same.
	-	Extensive agriculture	Extensive agriculture	Nil: same (refer Table 4).
	-	-	Home-based child care	Change proposed to permit with consent (refer below). Note: ADLEP = Pro.
	-	Home occupations	Home occupations	Nil: same.
	-	Home occupations (sex services)	Home occupations (sex services)	Nil: same.
	*	Roads*	Roads*	Nil: same / as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	-	Bee keeping	-	Change proposed to permit without consent (refer below).

Standard Instrument (SI) – Principal Local Environmental Plan	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
			Note: GLEP = PwoC (refer Table 4).
Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone IN1 General Industrial, 3 Permitted with consent, by deleting the definition: “Bee keeping”.			
Depots	Depots	Depots	Nil: same / as per SI (refer duplication below).
Freight transport facilities	Freight transport facilities	Freight transport facilities	Nil: same / as per SI.
Garden centres	Garden centres	Garden centres	Nil: same / as per SI.
General industries	General industries	General industries	Nil: same / as per SI.
Hardware and building supplies	Hardware and building supplies	Hardware and building supplies	Nil: same / as per SI.
-	Heliports	Heliports	Nil: same.
Industrial training facilities	Industrial training facilities	Industrial training facilities	Nil: same / as per SI.
-	-	Intensive plant agriculture	No change proposed (refer Table 4).
-	Kiosks	Kiosks	Nil: same.
-	Landscaping material supplies	Landscaping material supplies	Nil: same.
Light industries	Light industries	Light industries	Nil: same / as per SI.
-	Liquid fuel depots	Liquid fuel depots	Nil: same.
Neighbourhood shops	Neighbourhood shops	Neighbourhood shops	Nil: same / as per SI.
Oyster aquaculture	Oyster aquaculture	Oyster aquaculture	Nil: same / as per SI.
Places of public worship	Places of public worship	Places of public worship	Nil: same / as per SI.
-	Plant nurseries	Plant nurseries	Nil: same.
-	Rural supplies	Rural supplies	Nil: same.
-	Take away food and drink premises	Take away food and drink premises	Nil: same.
Tank-based aquaculture	Tank-based aquaculture	Tank-based aquaculture	Nil: same / as per SI.
-	Timber yards	Timber yards	Nil: same.
-	Vehicle sales or hire premises	Vehicle sales or hire premises	Nil: same.
Warehouse or distribution centres	Warehouse or distribution centres	Warehouse or distribution centres	Nil: same / as per SI.
-	Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	Nil: same.
<b>4 Prohibited (Pro)</b>			

Standard Instrument (SI) – Principal Local Environmental Plan		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Agriculture	Agriculture	Nil: same.
	-	Air transport facilities	Air transport facilities	Nil: same.
	-	Airstrips	Airstrips	Nil: same.
	-	Amusement centres	Amusement centres	Nil: same.
	-	Boat launching ramps	Boat launching ramps	Nil: same.
	-	Boat sheds	Boat sheds	Nil: same.
	-	Camping grounds	Camping grounds	Nil: same.
	-	Caravan parks	Caravan parks	Nil: same.
	-	Cemeteries	Cemeteries	Nil: same.
	-	Centre-based child care facilities	Centre-based child care facilities	Nil: same.
	-	Charter and tourism boating facilities	Charter and tourism boating facilities	Nil: same.
	-	Commercial premises	Commercial premises	Nil: same.
	-	Community facilities	Community facilities	Nil: same.
	-	Correctional centres	Correctional centres	Nil: same.
	-	-	Dairies (pasture-based)	Change proposed to permit with consent (refer below). Note: ADLEP = PwoC (refer Table 4).
	Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone IN1 General Industrial, 3 Permitted with consent, by inserting the definition: “Dairies (pasture-based)”.			
	-	-	Depots	No change proposed (refer above).
	-	Eco-tourist facilities	Eco-tourist facilities	Nil: same.
	-	Educational establishments	Educational establishments	Nil: same.
	-	Entertainment facilities	Entertainment facilities	Nil: same.
	-	Environmental facilities	Environmental facilities	Nil: same.
	-	Exhibition homes	Exhibition homes	Nil: same.
	-	Exhibition villages	Exhibition villages	Nil: same.
	-	Extractive industries	-	No change proposed.



Standard Instrument (SI) – Principal Local Environmental Plan		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
				Note: GLEP = PwC.
	-	Farm buildings	Farm buildings	Nil: same.
	-	Forestry	Forestry	Nil: same.
	-	Function centres	Function centres	Nil: same.
	-	Hazardous industries	Hazardous industries	Nil: same.
	-	Health services facilities	Health services facilities	Nil: same.
	-	Heavy industrial storage establishments	Heavy industrial storage establishments	Nil: same.
	-	Home-based child care	-	Change proposed to permit with consent (refer above and below). Note: GLEP = PwC.
	Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone IN1 General Industrial, 4 prohibited, by deleting the definition: “Home-based child care”.			
	-	Home businesses	-	Change proposed to permit with consent (refer below). Note: GLEP = PwC.
	Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone IN1 General Industrial, 4 Prohibited, by deleting the definition: “Home businesses”.			
	-	Information and education facilities	Information and education facilities	Nil: same.
	-	Jetties	Jetties	Nil: same.
	-	Marinas	Marinas	Nil: same.
	-	Mooring pens	Mooring pens	Nil: same.
	-	Moorings	Moorings	Nil: same.
	-	Offensive industries	Offensive industries	Nil: same.
	Pond-based aquaculture	Pond-based aquaculture	Pond-based aquaculture	Nil: same / as per SI.
	-	Public administration buildings	Public administration buildings	Nil: same.
	-	Recreation areas	Recreation areas	Nil: same.
	-	Recreation facilities (major)	Recreation facilities (major)	Nil: same.
	-	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Registered clubs	Registered clubs	Nil: same.
	-	Residential accommodation	Residential accommodation	Nil: same.
	-	Respite day care centres	Respite day care centres	Nil: same.
	-	Tourist and visitor accommodation	Tourist and visitor accommodation	Nil: same.
	-	-	Viticulture	No change proposed. Note: ADLEP = PwC (refer Table 4).
	-	Water recreation structures	Water recreation structures	Nil: same.
	-	Wharf or boating facilities	Wharf or boating facilities	Nil: same.

**Table 4: Select Definition Analysis\***

Definition	ADLEP 2012	GLEP 2012	Amendments to ADLEP 2012 to create ARLEP
<b>Agriculture</b>	Pro.	Pro.	No change proposed (refer below).
<b>Extensive agriculture</b>	PwoC.	PwoC.	No change proposed (refer below).
(a) Production of crops or fodder ...	(PwoC.)	(PwoC.)	Nil: same.
(b) Grazing of livestock ...	(PwoC.)	(PwoC.)	Nil: same.
(c) Bee keeping	PwC.	(PwoC.)	Change proposed: use GLEP.
(d) Dairy (pasture-based) ...	(PwoC.)	Pro.	Change proposed.
<b>Intensive plant agriculture</b>	(Pro.)	PwC.	No change proposed (refer below).
(a) Cultivation of irrigated crops ...	(Pro.)	(PwC.)	No change proposed.
(b) Horticulture	(Pro.)	(PwC.)	No change proposed.
(c) Turf farming	(Pro.)	(PwC.)	No change proposed.
(d) Viticulture	(Pro.)	Pro.	Nil: same.
<b>Any other development ...</b>	PwC.	PwC.	Note.

\* Refer Land Use Matrix (Appendix C22).

## Planning Proposal Appendix C14: LEP Content Comparison - Zone: IN2 Light Industrial

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). However, in this case, no land is included within the Zone in the GLEP 2012. Where any differences exist between the content from each of the two balance LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

As the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
<b>Standard Instrument—Principal Local Environmental Plan (2006)</b>	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
<b>Armidale Dumaresq Local Environmental Plan 2012</b>	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
<b>Guyra Local Environmental Plan 2012</b>	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
• To provide a wide range of light industrial, warehouse and related land uses.	• To provide a wide range of light industrial, warehouse and related land uses.	• To provide a wide range of light industrial, warehouse and related land uses.	Nil: as per SI.
• To encourage employment opportunities and to support the viability of centres.	• To encourage employment opportunities and to support the viability of centres.	• To encourage employment opportunities and to support the viability of centres.	Nil: as per SI.
• To minimise any adverse effect of industry on other land uses.	• To minimise any adverse effect of industry on other land uses.	• To minimise any adverse effect of industry on other land uses.	Nil: as per SI.
• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	Nil: as per SI.
• To support and protect industrial land for industrial uses.	• To support and protect industrial land for industrial uses.	• To support and protect industrial land for industrial uses.	Nil: as per SI.

\*Note: While the Zone is included in the Guyra Local Environmental Plan 2012, no land is included within the Zone.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
Direction	2 Permitted without consent (PwOC)			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Roads*	-	Environmental protection works	Environmental protection works	Nil.
	-	Extensive agriculture	Extensive agriculture	Nil.
	-	-	Flood mitigation works	Nil.
	-	-	Home-based child care	Nil.
	-	Home occupations	Home occupations	Nil.
	-	Home occupations (sex services)	Home occupations (sex services)	Nil.
	*	Roads*	Roads*	Nil: as per SI.
	3 Permitted with consent (PwC)			
	-	-	Agricultural produce industries	Nil.
	-	Bee keeping	-	Nil.
	Depots	Depots	Depots	Nil: as per SI.
	Garden centres	Garden centres	Garden centres	Nil: as per SI.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
-	-	General industries	Nil.
Hardware and building supplies	Hardware and building supplies	Hardware and building supplies	Nil: as per SI.
-	Heliports	-	Nil.
Industrial training facilities	Industrial training facilities	Industrial training facilities	Nil: as per SI.
-	Kiosks	Kiosks	Nil.
-	Landscaping material supplies	Landscaping material supplies	Nil.
Light industries	Light industries	Light industries	Nil: as per SI.
-	Liquid fuel depots	-	Nil.
Neighbourhood shops	Neighbourhood shops	Neighbourhood shops	Nil: as per SI.
Oyster aquaculture	Oyster aquaculture	Oyster aquaculture	Nil: as per SI.
Places of public worship	Places of public worship	Places of public worship	Nil: as per SI.
-	Plant nurseries	Plant nurseries	Nil.
-	Rural supplies	Rural supplies	Nil.
-	Sewage reticulation systems	-	Nil.
-	Take away food and drink premises	Take away food and drink premises	Nil.
Tank-based aquaculture	Tank-based aquaculture	Tank-based aquaculture	Nil: as per SI.
-	Timber yards	Timber yards	Nil.
-	-	Turf farming	Nil.
-	Vehicle sales or hire premises	Vehicle sales or hire premises	Nil.
Warehouse or distribution centres	Warehouse or distribution centres	Warehouse or distribution centres	Nil: as per SI.
-	Waste or resource transfer stations	-	Nil.
-	Water recycling facilities	-	Nil.
-	Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	Nil.
<b>4 Prohibited (Pro)</b>			
-	Agriculture	Agriculture	Nil.
-	Air transport facilities	Air transport facilities	Nil.
-	Airstrips	Airstrips	Nil.
-	Amusement centres	Amusement centres	Nil.
-	-	Biosolids treatment facilities	Nil.
-	Boat launching ramps	Boat launching ramps	Nil.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Boat sheds	Boat sheds	Nil.
	-	Camping grounds	Camping grounds	Nil.
	-	Caravan parks	Caravan parks	Nil.
	-	Cemeteries	Cemeteries	Nil.
	-	Centre-based child care facilities	Centre-based child care facilities	Nil.
	-	Charter and tourism boating facilities	Charter and tourism boating facilities	Nil.
	-	Commercial premises	Commercial premises	Nil.
	-	Community facilities	Community facilities	Nil.
	-	Correctional centres	Correctional centres	Nil.
	-	-	Crematoria	Nil.
	-	Dairies (pasture-based)	Dairies (pasture-based)	Nil.
	-	-	Depots	Nil.
	-	Eco-tourist facilities	Eco-tourist facilities	Nil.
	-	Educational establishments	Educational establishments	Nil.
	-	Entertainment facilities	Entertainment facilities	Nil.
	-	Environmental facilities	Environmental facilities	Nil.
	-	Exhibition homes	Exhibition homes	Nil.
	-	Exhibition villages	Exhibition villages	Nil.
	-	Extractive industries	-	Nil.
	-	Farm buildings	Farm buildings	Nil.
	-	Forestry	Forestry	Nil.
	-	-	Freight transport facilities	Nil.
	-	Function centres	Function centres	Nil.
	-	Health services facilities	Health services facilities	Nil.
	-	Heavy industrial storage establishments	Heavy industrial storage establishments	Nil.
	-	Heavy industries	-	Nil.
	-	-	Highway service centres	Nil.
	-	Home-based child care	-	Nil.
	-	Home businesses	-	Nil.
	-	-	Industries	Nil.

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 App.C14 - LEP Content Comparison - Zone: IN2 Light Industrial - Consultation Version 09/09/2021 mark up

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	-	Information and education facilities	Information and education facilities	Nil.
	-	Jetties	Jetties	Nil.
	-	Marinas	Marinas	Nil.
	-	Mooring pens	Mooring pens	Nil.
	-	Moorings	Moorings	Nil.
	Pond-based aquaculture	Pond-based aquaculture	Pond-based aquaculture	Nil: as per SI.
	-	Public administration buildings	Public administration buildings	Nil.
	-	Recreation areas	Recreation areas	Nil.
	-	Recreation facilities (major)	Recreation facilities (major)	Nil.
	-	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Nil.
	-	Registered clubs	Registered clubs	Nil.
	-	Residential accommodation	Residential accommodation	Nil.
	-	-	Resource recovery facilities	Nil.
	-	Respite day care centres	Respite day care centres	Nil.
	-	Sewerage systems	-	Nil.
	-	-	Sewage treatment plants	Nil.
	-	-	Rural industries	Nil.
	-	Tourist and visitor accommodation	Tourist and visitor accommodation	Nil.
	-	Waste disposal facilities	Waste disposal facilities	Nil.
	-	Water recreation structures	Water recreation structures	Nil.
	-	-	Water recycling facilities	Nil.
	-	Water treatment facilities	-	Nil.
	-	Wharf or boating facilities	Wharf or boating facilities	Nil.

\*Note: While the Zone is included in the Guyra Local Environmental Plan 2012, no land is included within the Zone.

## Planning Proposal Appendix C15: LEP Content Comparison - Zone: SP2 Infrastructure

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

As no differences exist and as the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.



**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To provide for infrastructure and related uses.	• To provide for infrastructure and related uses.	• To provide for infrastructure and related uses.	Nil: same / as per SI.
• To prevent development that is not compatible with or that may detract from the provision of infrastructure.	• To prevent development that is not compatible with or that may detract from the provision of infrastructure.	• To prevent development that is not compatible with or that may detract from the provision of infrastructure.	Nil: same / as per SI.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Aquaculture* Roads*	*	Roads*	Roads*	Nil: same / as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	*	Aquaculture*	Aquaculture*	Nil: same / as per SI.
	The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose	The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose	The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose	Nil: same / as per SI.
	<b>4 Prohibited (Pro)</b>			
	-	Any development not specified in item 2 or 3	Any development not specified in item 2 or 3	Nil: same.

## Planning Proposal Appendix C16: LEP Content Comparison - Zone: RE1 Public Recreation

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

Amendments are proposed to the ADLEP 2012 in relation to the following definitions:

- 1) Environmental protection works; and
- 2) Charter and tourism boating facilities.

### Note

The Zone includes land comprising the primary public open space and recreation areas in Armidale and Guyra.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To enable land to be used for public open space or recreational purposes.	• To enable land to be used for public open space or recreational purposes.	• To enable land to be used for public open space or recreational purposes.	Nil: same / as per SI.
• To provide a range of recreational settings and activities and compatible land uses.	• To provide a range of recreational settings and activities and compatible land uses.	• To provide a range of recreational settings and activities and compatible land uses.	Nil: same / as per SI.
• To protect and enhance the natural environment for recreational purposes.	• To protect and enhance the natural environment for recreational purposes.	• To protect and enhance the natural environment for recreational purposes.	Nil: same / as per SI.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Environmental facilities* Environmental protection works* Roads*	*	Environmental facilities*	Environmental facilities*	Nil: same / as per SI.
	*	-	Environmental protection works*	Change proposed to permit without consent (refer below). Note: ADLEP = PwC.
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RE1 Public Recreation, 2 Permitted without consent, by inserting the definition: “Environmental protection works”.			
	-	-	Moorings	No change proposed (refer below). Note: ADLEP = PwC.
	*	Roads*	Roads*	Nil: same / as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	Aquaculture	Aquaculture	Aquaculture	Nil: same / as per SI.
	-	Boat launching ramps	Boat launching ramps	Nil: same.
	-	Boat sheds	Boat sheds	Nil: same.
	-	Building identification signs	Building identification signs	Nil: same.
	-	Business identification signs	Business identification signs	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Camping grounds	-	No change proposed. Note: GLEP = Pro.
	-	Car parks	Car parks	Nil: same.
	-	Caravan parks	-	No change proposed. Note: GLEP = Pro.
	-	Cemeteries	-	No change proposed. Note: GLEP = Pro.
	-	-	Charter and tourism boating facilities	Change proposed to permit with consent (refer below). Note: ADLEP = Pro.
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RE1 Public Recreation, 3 Permitted with consent, by inserting the definition: “Charter and tourism boating facilities”.			
	-	Community facilities	Community facilities	Nil: same.
	-	Emergency services facilities	Emergency services facilities	Nil: same.
	*	Environmental protection works*	-	Change proposed to permit without consent (refer above and below). Note: GLEP = PwoC.
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone RE1 Public Recreation, 3 Permitted with consent, by deleting the definition: “Environmental protection works”.			
	-	Extensive agriculture	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	Flood mitigation works	Flood mitigation works	Nil: same.
	-	Food and drink premises	-	No change proposed (refer Table 4).
	-	Heliports	Heliports	Nil: same.
	-	Information and education facilities	Information and education facilities	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Jetties	Jetties	Nil: same.
	Kiosks	Kiosks	Kiosks	Nil: same / as per SI.
	-	Markets	Markets	Nil: same.
	-	Moorings	-	No change proposed (refer above). Note: GLEP = PwoC.
	-	Passenger transport facilities	Passenger transport facilities	Nil: same.
	-	Public administration buildings	-	No change proposed. Note: GLEP = Pro.
	Recreation areas	Recreation areas	Recreation areas	Nil: same / as per SI.
	-	Recreation facilities (indoor)	Recreation facilities (indoor)	Nil: same.
	-	Recreation facilities (major)	Recreation facilities (major)	Nil: same.
	-	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Nil: same.
	-	Research stations	-	No change proposed. Note: GLEP = Pro.
	-	Sewerage systems	-	No change proposed. Note: GLEP = Pro.
	-	Water recreation structures	Water recreation structures	Nil: same.
	-	Water supply systems	Water supply systems	Nil: same.
	<b>4 Prohibited (Pro)</b>			
	-	Bee keeping	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	Dairies (pasture-based)	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	-	Pubs	-	No change proposed. Note: GLEP = Pro (refer Table 4).
	Any development not specified in item 2 or 3	Any other development not specified in item 2 or 3	Any development not specified in item 2 or 3	Nil: similar / generally as per SI.

**Table 4: Select Definition Analysis\***

Definition	ADLEP 2012	GLEP 2012	Amendments to ADLEP 2012 to create ARLEP
<b>Agriculture</b>	(Pro.)	(Pro.)	No change proposed (refer below).
<b>Extensive agriculture</b>	PwC.	(Pro.)	No change proposed (refer below).
(a) Production of crops or fodder ...	(PwC.)	(Pro.)	No change proposed.
(b) Grazing of livestock ...	(PwC.)	(Pro.)	No change proposed.
(c) Bee keeping	Pro.	(Pro.)	Nil: same.
(d) Dairy (pasture-based) ...	Pro.	(Pro.)	Nil: same.
<b>Food and drink premises</b>	PwC.	(Pro.)	No change proposed (refer below).
(a) Restaurant or café	(PwC.)	(Pro.)	No change proposed: use ADLEP.
(b) Take away food and drink premises	(PwC.)	(Pro.)	No change proposed: use ADLEP.
(c) Pub	Pro.	(Pro.)	Nil: same.
(d) Small bar	(PwC.)	(Pro.)	No change proposed: use ADLEP.
<b>Any other development ...</b>	Pro.	Pro.	Note.

\* Refer Land Use Matrix (Appendix C22)

## Planning Proposal Appendix C17:

### LEP Content Comparison - Zone: RE2 Private Recreation

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

#### Amendment Summary

Amendments are proposed to the ADLEP 2012 in relation to the following definitions:

- 1) Environmental protection works;
- 2) Extensive agriculture; and
- 3) Charter and tourism boating facilities.

#### Note

The Zone includes land comprising golf courses in Guyra and Armidale, in addition to Doody Park and part of Harris Park in Armidale.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To enable land to be used for private open space or recreational purposes.	• To enable land to be used for private open space or recreational purposes.	• To enable land to be used for private open space or recreational purposes.	Nil: same / as per SI.
• To provide a range of recreational settings and activities and compatible land uses.	• To provide a range of recreational settings and activities and compatible land uses.	• To provide a range of recreational settings and activities and compatible land uses.	Nil: same / as per SI.
• To protect and enhance the natural environment for recreational purposes.	• To protect and enhance the natural environment for recreational purposes.	• To protect and enhance the natural environment for recreational purposes.	Nil: same / as per SI.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Environmental facilities* Environmental protection works* Roads*	*	Environmental facilities*	Environmental facilities*	Nil: same as per SI.
	*	-	Environmental protection works*	Change proposed to permit without consent (refer below). Note: ADLEP = PwC.
	Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone RE2 Private Recreation, 2 Permitted without consent, by inserting the definition: “Environmental protection works”.			
	-	Extensive agriculture	-	Change proposed to prohibit (refer below). Note: GLEP = Pro.
	Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone RE2 Private Recreation, 2 Permitted without consent, by deleting the definition: “Extensive agriculture”.			
	*	Roads*	Roads*	Nil: same / as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	Aquaculture	Aquaculture	Aquaculture	Nil: same / as per SI.
	-	-	Biosolids treatment facilities	No change proposed.



Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
				Note: ADLEP = PwC (refer Table 4).
	-	Boat launching ramps	Boat launching ramps	Nil: same.
	-	Boat sheds	Boat sheds	Nil: same.
	-	Building identification signs	Building identification signs	Nil: same.
	-	Business identification signs	Business identification signs	Nil: same.
	-	Camping grounds	Camping grounds	Nil: same.
	-	Car parks	Car parks	Nil: same.
	-	Caravan parks	Caravan parks	Nil: same.
	-	Centre-based child care facilities	Centre-based child care facilities	Nil: same.
	-	-	Charter and tourism boating facilities	Change proposed to permit with consent (refer below). Note: ADLEP = Pro.
	Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone RE2 Private Recreation, 3 Permitted with consent, by inserting the definition: “Charter and tourism boating facilities”.			
	Community facilities	Community facilities	Community facilities	Nil: same / as per SI.
	-	Eco-tourist facilities	Ecotourist facilities	Nil: same.
	-	Emergency services facilities	Emergency services facilities	Nil: same.
	-	Entertainment facilities	Entertainment facilities	Nil: same.
	*	Environmental protection works*	-	Change proposed to permit without consent (refer above + below). Note: GLEP = PwoC.
	Proposed amendment (example only): Amend the ADLEP Land Use Table, Zone RE2 Private Recreation, 3 Permitted with consent, by deleting the definition: “Environmental protection works”.			
	-	Flood mitigation works	Flood mitigation works	Nil: same.
	-	Function centres	Function centres	Nil: same.
	-	Helipads	Helipads	Nil: same.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
	-	Information and education facilities	Information and education facilities	Nil: same.
	-	Jetties	Jetties	Nil: same.
	Kiosks	Kiosks	Kiosks	Nil: same / as per SI.
	-	Markets	Markets	Nil: same.
	-	Moorings	-	No change proposed. Note: GLEP = Pro.
	Recreation areas	Recreation areas	Recreation areas	Nil: same / as per SI.
	Recreation facilities (indoor)	Recreation facilities (indoor)	Recreation facilities (indoor)	Nil: same / as per SI.
	-	Recreation facilities (major)	Recreation facilities (major)	Nil: same.
	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Recreation facilities (outdoor)	Nil: same / as per SI.
	-	Registered clubs	Registered clubs	Nil: same.
	-	-	Research stations	No change proposed. Note: ADLEP = Pro.
	-	Respite day care centres	Respite day care centres	Nil: same.
	-	Sewerage systems	-	No change proposed (refer Table 4).
	-	-	Sewage treatment plants	No change proposed. Note: ADLEP = PwC (refer Table 4).
	-	Water recreation structures	Water recreation structures	Nil: same.
	-	Water supply systems	-	No change proposed. Note: GLEP = Pro.
	-	-	Water recycling facilities	No change proposed. Note: ADLEP = PwC (refer Table 4).
<b>4 Prohibited (Pro)</b>				
	-	Any development not specified in item 2 or 3	Any development not specified in item 2 or 3	Nil: same.

**Table 4: Select Definition Analysis\***

Definition	ADLEP 2012	GLEP 2012	Amendments to ADLEP 2012 to create ARLEP
<b>Sewerage System</b>	PwC.	(Pro.)	No change proposed (refer below).
(a) Biosolids treatment facility	(PwC.)	PwC.	Nil: same.
(b) Sewage reticulation system	(PwC.)	(Pro.)	No change proposed.
(c) Sewage treatment plant	(PwC.)	PwC.	Nil: same.
(d) Water recycling facility	(PwC.)	PwC.	Nil: same.
<b>Any development ...</b>	Pro.	Pro.	Note.

\* Refer Land Use Matrix (Appendix C22)

## Planning Proposal Appendix C18:

### LEP Content Comparison - Zone: E1 National Parks and Nature Reserves

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). Where any differences exist between the content from each of the three LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

#### Amendment Summary

As no differences exist and as the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents,

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
• To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.	• To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.	• To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.	Nil: same / as per SI.
• To enable uses authorised under the National Parks and Wildlife Act 1974.	• To enable uses authorised under the National Parks and Wildlife Act 1974.	• To enable uses authorised under the National Parks and Wildlife Act 1974.	Nil: same / as per SI.
• To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.	• To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.	• To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.	Nil: same / as per SI.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>			
-	Uses authorised under the National Parks and Wildlife Act 1974	Uses authorised under the National Parks and Wildlife Act 1974	Uses authorised under the National Parks and Wildlife Act 1974	Nil: same / as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	Nil	Nil	Nil	Nil: same / as per SI.
	<b>4 Prohibited (Pro)</b>			
	Any development not specified in item 2 or 3	Any development not specified in item 2 or 3	Any development not specified in item 2 or 3	Nil: same / as per SI.

## Planning Proposal Appendix C19: LEP Content Comparison - Zone: E3 Environmental Management

### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). However, in this case, land included in the GLEP 2012 Zone E3 is proposed to be included in the ARLEP Zone E2 (refer Appendices B12 and C21). Where any differences exist between the content from each of the two balance LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

### Amendment Summary

As the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
<b>Standard Instrument—Principal Local Environmental Plan (2006)</b>	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
<b>Armidale Dumaresq Local Environmental Plan 2012</b>	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
<b>Guyra Local Environmental Plan 2012</b>	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
• To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.	• To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.	• To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.	Nil: as per SI.
• To provide for a limited range of development that does not have an adverse effect on those values.	• To provide for a limited range of development that does not have an adverse effect on those values.	• To provide for a limited range of development that does not have an adverse effect on those values.	Nil: as per SI.

\* Note: Land included in the Zone in the Guyra Local Environmental Plan 2012, is proposed to be included in the Armidale Regional Local Environmental Plan Zone E2 (refer Appendix C21).

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
Direction	2 Permitted without consent (PwoC)			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Environmental protection works* Roads*  Home industries*, kiosks*, cellar door premises*, neighbourhood shops* and roadside stalls* may (but need not) be	-	-	Extensive agriculture	Nil.
	-	-	Flood mitigation works	Nil.
	-	-	Home-based child care	Nil.
	Home occupations	Home occupations	Home occupations	Nil: as per SI.
	-	-	Home occupations (sex services)	Nil.
	*	Roads*	Roads*	Nil: as per SI.
	3 Permitted with consent (PwC)			
	-	Animal boarding or training establishments	-	Nil.
	-	Backpackers’ accommodation	-	Nil.
	-	Bed and breakfast accommodation	Bed and breakfast accommodation	Nil.
	-	Boat launching ramps	-	Nil.
	-	Boat sheds	-	Nil.
	-	Building identification signs	Building identification signs	Nil.
	-	Business identification signs	Business identification signs	Nil.
	*	Cellar door premises*	-	Nil: as per SI.
	-	Cemeteries	-	Nil.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
included as permitted with consent.	-	Community facilities	-	Nil.
	-	Dual occupancies	-	Nil.
	Dwelling houses	Dwelling houses	Dwelling houses	Nil: as per SI.
	-	Eco-tourist facilities	Eco-tourist facilities	Nil.
	-	Emergency services facilities	Emergency services facilities	Nil.
	-	Environmental facilities	Environmental facilities	Nil.
	*	Environmental protection works*	Environmental protection works*	Nil: as per SI.
	-	Extensive agriculture	-	Nil.
	-	Farm buildings	Farm buildings	Nil.
	-	Farm stay accommodation	Farm stay accommodation	Nil.
	-	Flood mitigation works	-	Nil.
	-	Health consulting rooms	-	Nil.
	-	Home businesses	Home businesses	Nil.
	*	Home industries*	Home industries*	Nil: as per SI.
	-	Home occupations (sex services)	-	Nil.
	-	Information and education facilities	-	Nil.
	Oyster aquaculture	Oyster aquaculture	Oyster aquaculture	Nil: as per SI.
	Pond-based aquaculture	Pond-based aquaculture	Pond-based aquaculture	Nil: as per SI.
	-	Jetties	-	Nil.
	-	Recreation areas	-	Nil.
	-	Research stations	Research stations	Nil.
	*	Roadside stalls*	-	Nil: as per SI.
	-	Rural workers' dwellings	-	Nil.
	-	Sewage reticulation systems	-	Nil.
	Tank-based aquaculture	Tank-based aquaculture	Tank-based aquaculture	Nil: as per SI.
	-	Veterinary hospitals	-	Nil.
	-	Water recycling facilities	-	Nil.
	-	Water supply systems	Water supply systems	Nil.
	<b>4 Prohibited (Pro)</b>			
	-	-	Dairies (pasture-based)	Nil.
	Industries	Industries	Industries	Nil: as per SI.
	Multi dwelling housing	Multi dwelling housing	Multi dwelling housing	Nil: as per SI.



Armidale Regional Council  
 Armidale Regional Local Environmental Plan Merge Project  
 App.C19 - LEP Content Comparison - Zone: E3 Environmental Management - Consultation Version 09/09/2021

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	Residential flat buildings	Residential flat buildings	Residential flat buildings	Nil: as per SI.
	Retail premises	Retail premises	Retail premises	Nil: as per SI.
	Seniors housing	Seniors housing	Seniors housing	Nil: as per SI.
	Service stations	Service stations	Service stations	Nil: as per SI.
	Warehouse or distribution centres	Warehouse or distribution centres	Warehouse or distribution centres	Nil: as per SI.
	-	-	Water treatment facilities	Nil.
	Any other development not specified in item 2 or 3	Any other development not specified in item 2 or 3	Any other development not specified in item 2 or 3	Nil: as per SI.

\* Note: Land included in the Zone in the Guyra Local Environmental Plan 2012, is proposed to be included in the Armidale Regional Local Environmental Plan Zone E2 (refer Appendix C21).

## Planning Proposal Appendix C20:

### LEP Content Comparison - Zone: E4 Environmental Living

#### Overview

This document details the findings arising from a comparison of content<sup>1</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). However, in this case, the relevant Zone is not included in the GLEP 2012. Where any differences exist between the content from each of the two balance LEP documents a review process has been undertaken to determine whether an amendment should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) and if so, the nature of that amendment (refer Tables 2 and 3).

#### Amendment Summary

As the ADLEP 2012 is consistent with the SI, no amendments are proposed.

**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

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<sup>1</sup> Yellow highlighting has been used to identify differences in content between the LEP documents.

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
• To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.	• To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.	-	Nil: as per SI.
• To ensure that residential development does not have an adverse effect on those values.	• To ensure that residential development does not have an adverse effect on those values.	-	Nil: as per SI.
-	• To provide for a limited range of uses that does not adversely affect the special environmental values or residential amenity of the area.	-	Nil: as per SI Direction 1.

Note: Zone not included in the Guyra Local Environmental Plan 2012.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwOC)</b>			
The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone— Environmental protection works* Roads*  Home industries* may (but need not) be	Home occupations	Home occupations	-	Nil: as per SI.
	*	Roads*	-	Nil: as per SI.
	<b>3 Permitted with consent (PwC)</b>			
	-	Backpackers’ accommodation	-	Nil.
	-	Bed and breakfast accommodation	-	Nil.
	-	Building identification signs	-	Nil.
	-	Business identification signs	-	Nil.
	-	Cellar door premises	-	Nil.
	-	Cemeteries	-	Nil.
	-	Centre-based child care facilities	-	Nil.
	-	Community facilities	-	Nil.
	-	Dual occupancies	-	Nil.

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
included as permitted with consent.	Dwelling houses	Dwelling houses	-	Nil: as per SI.
	-	Eco-tourist facilities	-	Nil.
	-	Emergency services facilities	-	Nil.
	-	Environmental facilities	-	Nil.
	*	Environmental protection works*	-	Nil: as per SI.
	-	Extensive agriculture	-	Nil.
	-	Farm buildings	-	Nil.
	-	Flood mitigation works	-	Nil.
	-	Group homes	-	Nil.
	-	Health consulting rooms	-	Nil.
	-	Home businesses	-	Nil.
	*	Home industries*	-	Nil: as per SI.
	-	Home occupations (sex services)	-	Nil.
	-	Information and education facilities	-	Nil.
	-	Intensive plant agriculture	-	Nil.
	-	Neighbourhood shops	-	Nil.
	Oyster aquaculture	Oyster aquaculture	-	Nil: as per SI.
	-	Plant nurseries	-	Nil.
	Pond-based aquaculture	Pond-based aquaculture	-	Nil: as per SI.
	-	Recreation areas	-	Nil.
	-	Respite day care centres	-	Nil.
	-	Roadside stalls	-	Nil.
	-	Seniors housing	-	Nil.
	-	Sewage reticulation systems	-	Nil.
	-	Sewage treatment plants	-	Nil.
	Tank-based aquaculture	Tank-based aquaculture	-	Nil: as per SI.
	-	Veterinary hospitals	-	Nil.
	-	Water recycling facilities	-	Nil.
	-	Water reticulation systems	-	Nil.
	<b>4 Prohibited (Pro)</b>			
	-	Bee keeping	-	Nil.
	-	Dairies (pasture-based)	-	Nil.

Armidale Regional Council  
 Armidale Regional Local Environmental Plan Merge Project  
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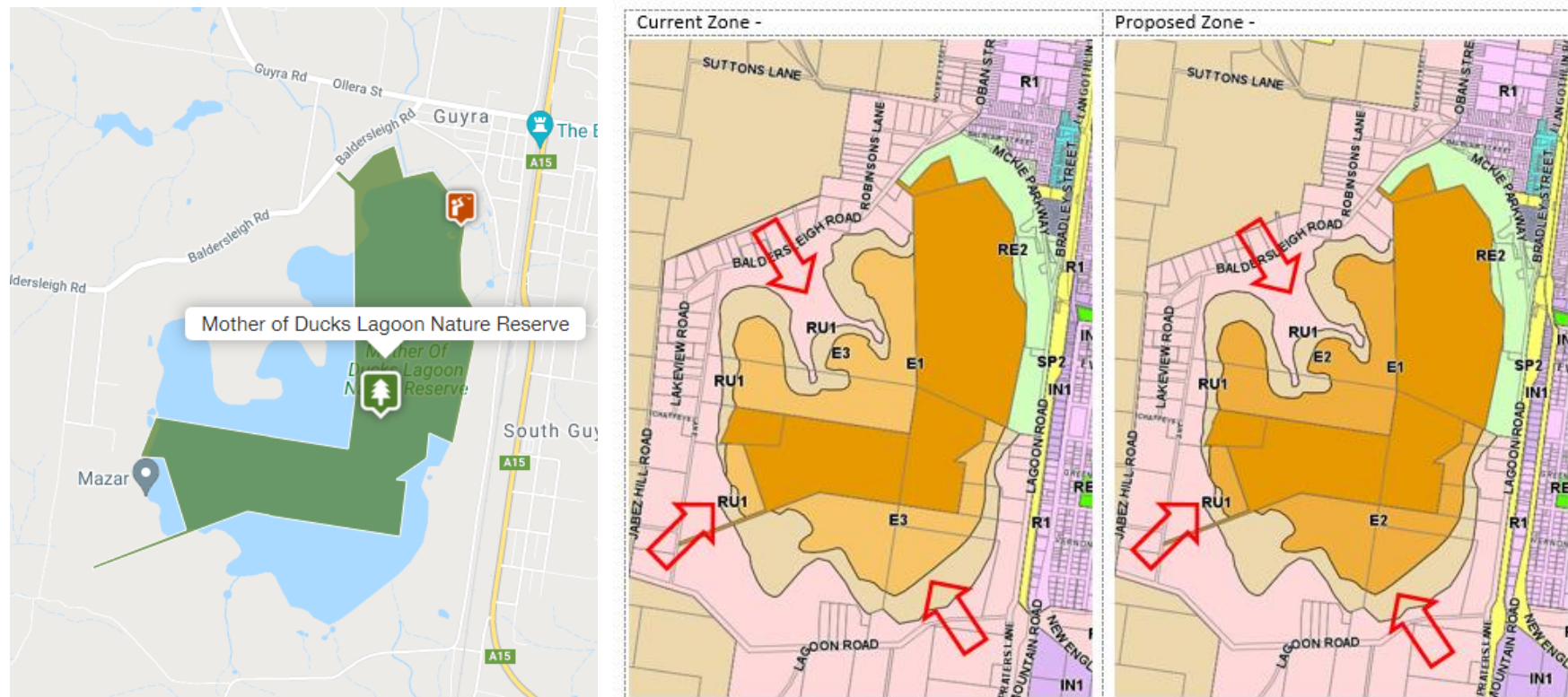
Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012	Guyra Local Environmental Plan (GLEP) 2012*	Amendments to ADLEP 2012 to create the ARLEP
	Industries	Industries	-	Nil: as per SI.
	Service stations	Service stations	-	Nil: as per SI.
	-	Turf farming	-	Nil.
	Warehouse or distribution centres	Warehouse or distribution centres	-	Nil: as per SI.
	Any other development not specified in item 2 or 3	Any other development not specified in item 2 or 3	-	Nil: as per SI.

Note: Zone not included in the Guyra Local Environmental Plan 2012.

## Planning Proposal Appendix C21: LEP Content Comparison - Zone: E2 Environmental Conservation

### Background

Appendix B12 introduces the proposal to change the zoning of relevant land at the Mother of Ducks Lagoon, Guyra from Zone E3 to Zone E2. The primary reason for the proposed amendment is to allow differentiation between land in Zone E3 under the ADLEP 2012 and the GLEP 2012, as well as to facilitate protection of relevant environmental attributes. Attachment B12.18 includes Land Zoning Map extracts which illustrate the current and proposed zoning pattern<sup>1</sup> as follows:



<sup>1</sup> The red arrows indicate the general location of the proposed change.

The Mother of Ducks Lagoon Nature Reserve Plan of Management (June 2020) identifies that the Reserve covers 195 hectares and is part of a larger lagoon basin covering approximately 340 hectares. The Plan of Management also states that the Nature Reserve is significant for the following reasons:

**Biological values**

- *The lagoon is one of 58 natural freshwater wetlands on the New England Tableland and one of only three in NSW national parks estate.*
- *The reserve contains two threatened ecological communities: Upland Wetlands of the Drainage Divide, and a small area of Ribbon Gum – Mountain Gum – Snowy Gum Grassy Forest/Woodland listed on the Biodiversity Conservation Act 2016. The Upland Wetlands community is also listed as an endangered ecological community under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 as Upland Wetlands of the New England Tablelands and the Monaro Plateau.*
- *The reserve provides habitat for three bird species listed as endangered (including one listed as critically endangered at the national level) and nine bird species listed as vulnerable under the Biodiversity Conservation Act.*
- *Seven bird species listed under international migratory bird agreements have been recorded in the reserve.*

**Geological, landscape and hydrological values**

- *The bed of the lagoon has an unusually deep (up to 500 millimetres) formation of peaty soil that lies in a saucer-shaped, basalt-lined depression.*
- *The lagoon provides a significant scenic backdrop to the township of Guyra, particularly when it is full of water.*
- *The hydrology of the wetland supports upland wetland threatened ecological communities.*

**Research and educational values**

- *The reserve has research and educational value for its unusual hydrological features, which are both natural and modified. It is also a significant site for resident, endemic and international migratory bird populations.*

While the Nature Reserve itself is included in Zone E1, the adjoining land which forms part of the larger lagoon basin, is more appropriately included in Zone E2.

Overview

This document details the findings arising from a comparison of content<sup>2</sup> extracted from a version of the Standard Instrument (SI) – Principal Local Environmental Plan (2006), the Armidale Dumaresq Local Environmental Plan (ADLEP) 2012, and the Guyra Local Environmental Plan (GLEP) 2012 (refer Table 1). However, while the relevant Zone is not included in the ADLEP 2012, nor in the GLEP 2012, in this case all land currently included in the GLEP 2012 Zone E3 is proposed to be included in the ARLEP Zone

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<sup>2</sup> Yellow highlighting has been used to identify differences between the LEP documents.

E2. Therefore, where any differences exist between the content from the SI (Zone E2) and from the GLEP (Zone E3) a review process has been undertaken to determine the nature of the amendment that should be undertaken to the ADLEP 2012 content to create the Armidale Regional Local Environmental Plan (ARLEP) (refer Tables 2 and 3). The review process also considered the appropriateness of the proposed land uses relative to the Zone E2 objectives.

#### Amendment Summary

Amendments are proposed to the ADLEP 2012 in relation to the Zone objectives. Amendments are also proposed in relation to the following definitions:

- 1) Extensive agriculture;
- 2) Flood mitigation works;
- 3) Roads;
- 4) Recreation areas;
- 5) Environmental facilities;
- 6) Environmental protection works;
- 7) Oyster aquaculture;
- 8) Pond-based aquaculture;
- 9) Research stations;
- 10) Tank-based aquaculture;
- 11) Business premises;
- 12) Dairies (pasture-based);
- 13) Hotel or motel accommodation;
- 14) Industries;
- 15) Multi-dwelling housing;
- 16) Recreation facilities (major);
- 17) Residential flat buildings;
- 18) Restricted premises;
- 19) Retail premises;
- 20) Seniors housing;
- 21) Service stations; and
- 22) Warehouse or distribution centres.



**Table 1: LEP Comparison Documents**

Document	Currency of Version
Standard Instrument—Principal Local Environmental Plan (2006)	Current version for 1 February 2021 to date (accessed 3 March 2021 at 15:36)
Armidale Dumaresq Local Environmental Plan 2012	Current version for 12 February 2021 to date (accessed 26 February 2021 at 15:50)
Guyra Local Environmental Plan 2012	Current version for 1 February 2021 to date (accessed 26 February 2021 at 15:52)

**Table 2: LEP Content Comparison - Objectives of Zone**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012*	Guyra Local Environmental Plan (GLEP) 2012 – Zone: E3**	Amendments to ADLEP 2012 to create the ARLEP
<ul style="list-style-type: none"><li>• To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</li></ul>	-	<ul style="list-style-type: none"><li>• To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li></ul>	Change proposed to align with the SI (refer below).
<ul style="list-style-type: none"><li>• To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li></ul>	-	<ul style="list-style-type: none"><li>• To provide for a limited range of development that does not have an adverse effect on those values.</li></ul>	
<p>Proposed amendment (example only):</p> <p>Amend the ADLEP 2012 Land Use Table, by inserting the following content for “Zone E2 Environmental Conservation”:</p> <p>“1 Objectives of zone</p> <ul style="list-style-type: none"><li>• To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</li><li>• To prevent development that could destroy, damage or otherwise have an adverse effect on those values.”</li></ul>			

\* Note: Zone not included in the Armidale Dumaresq Local Environmental Plan 2012.

\*\* Note: While the Zone is not included in the Guyra Local Environmental Plan 2012, a comparison has been undertaken against Zone E3 content.

**Table 3: LEP Content Comparison - Land Use Table**

Standard Instrument (SI) – Principal Local Environmental Plan (2006)	Armidale Dumaresq Local Environmental Plan (ADLEP) 2012*	Guyra Local Environmental Plan (GLEP) 2012 – Zone: E3**	Amendments to ADLEP 2012 to create the ARLEP
<b>Direction</b>	<b>2 Permitted without consent (PwoC)</b>		
The following must be included	-	-	<p><b>Extensive agriculture</b></p> <p>Change proposed to permit with consent (refer below).</p>

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012*	Guyra Local Environmental Plan (GLEP) 2012 – Zone: E3**	Amendments to ADLEP 2012 to create the ARLEP
as either “Permitted without consent” or “Permitted with consent” for this zone— Environmental protection works*	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: “Extensive agriculture” in sequence.			
	-	-	Flood mitigation works	Change proposed to permit with consent (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: “Flood mitigation works” in sequence.			
	-	-	Home-based child care	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Home occupations	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Home occupations (sex services)	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Roads	Change proposed to permit with consent (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: “Roads” in sequence.			
	<b>3 Permitted with consent (PwC)</b>			
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: “Recreation areas” in sequence.			
	-	-	Bed and breakfast accommodation	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012*	Guyra Local Environmental Plan (GLEP) 2012 – Zone: E3**	Amendments to ADLEP 2012 to create the ARLEP
	-	-	Building identification signs	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Business identification signs	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Dwelling houses	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Eco-tourist facilities	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Emergency services facilities	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Environmental facilities	Change proposed to align with the GLEP 2012 (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: “Environmental facilities” in sequence.			
	*	-	Environmental protection works*	Change proposed to permit without consent / as per the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 2 Permitted without consent, by inserting the definition: “Environmental protection works” in sequence.			
	-	-	Farm buildings	Change proposed to prohibit (refer below).

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012*	Guyra Local Environmental Plan (GLEP) 2012 – Zone: E3**	Amendments to ADLEP 2012 to create the ARLEP
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Farm stay accommodation	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Home businesses	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	-	-	Home industries	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			
	Oyster aquaculture	-	Oyster aquaculture	Change proposed to align with the GLEP 2012 / as per the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: “Oyster aquaculture” in sequence.			
	-	-	Pond-based aquaculture	Change proposed to align with the SI (refer below).
	-	-	Research stations	Change proposed to align with the GLEP 2012 (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 3 Permitted with consent, by inserting the definition: “Research stations” in sequence.			
	-	-	Tank-based aquaculture	Change proposed to align with the SI (refer below).
	-	-	Water supply systems	Change proposed to prohibit (refer below).
	Proposed amendment: No amendment necessary as will fall within the “any other development” clause.			

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012*	Guyra Local Environmental Plan (GLEP) 2012 – Zone: E3**	Amendments to ADLEP 2012 to create the ARLEP
	<b>4 Prohibited (Pro)</b>			
	Business premises	-	-	Change proposed to align with the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Business premises” in sequence.			
	-	-	Dairies (pasture-based)	Change proposed to align with the GLEP 2012 (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Dairies (pasture-based)” in sequence.			
	Hotel or motel accommodation	-	-	Change proposed to align with the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Hotel or motel accommodation” in sequence.			
	Industries	-	Industries	Change proposed to align with the GLEP 2012 / as per the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Industries” in sequence.			
	Multi dwelling housing	-	Multi dwelling housing	Change proposed to align with the GLEP 2012 / as per the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Multi dwelling housing” in sequence.			
	Pond-based aquaculture	-	-	Change proposed to align with the SI (refer above and below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Pond-based aquaculture” in sequence.			

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012*	Guyra Local Environmental Plan (GLEP) 2012 – Zone: E3**	Amendments to ADLEP 2012 to create the ARLEP
	Recreation facilities (major)	-	-	Change proposed to align with the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Recreation facilities (major)” in sequence.			
	Residential flat buildings	-	Residential flat buildings	Change proposed to align with the GLEP 2012 / as per the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Residential flat buildings” in sequence.			
	Restricted premises	-	-	Change proposed to align with the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Restricted premises” in sequence.			
	Retail premises	-	Retail premises	Change proposed to align with the GLEP 2012 / as per the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Retail premises” in sequence.			
	Seniors housing	-	Seniors housing	Change proposed to align with the GLEP 2012 / as per the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Seniors housing” in sequence.			
	Service stations	-	Service stations	Change proposed to align with the GLEP 2012 / as per the SI (refer below).
	Proposed amendment (example only):			

Standard Instrument (SI) – Principal Local Environmental Plan (2006)		Armidale Dumaresq Local Environmental Plan (ADLEP) 2012*	Guyra Local Environmental Plan (GLEP) 2012 – Zone: E3**	Amendments to ADLEP 2012 to create the ARLEP
	Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Service stations” in sequence.			
	Tank-based aquaculture	-	-	Change proposed to align with the SI (refer above and below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Tank-based aquaculture” in sequence.			
	Warehouse or distribution centres	-	Warehouse or distribution centres	Change proposed to align with the GLEP 2012 / as per the SI (refer below).
	Proposed amendment (example only): Amend the ADLEP 2012 Land Use Table, Zone E2 Environmental Conservation, 4 Prohibited, by inserting the definition: “Warehouse or distribution centres” in sequence.			
	-	-	Water treatment facilities	As per “Water supply systems” (refer above).
	Any other development not specified in item 2 or 3	-	Any other development not specified in item 2 or 3	Change proposed to align with the GLEP 2012 / as per the SI (refer below).
	Proposed amendment (example only): 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.			

\* Note: Zone not included in the Armidale Dumaresq Local Environmental Plan 2012.

\*\* Note: While the Zone is not included in the Guyra Local Environmental Plan 2012, a comparison has been undertaken against Zone E3 content.

## **Planning Proposal Appendix C22:**

### **LEP Content Comparison – Land Use Matrix**

#### Background

The Land Use Matrix<sup>1</sup> is an Excel spreadsheet that identifies standard land use terms, standard zones and permissibilities. It has been prepared by the Department of Planning, Industry and Environment to assist councils with the preparation of local environmental plans consistent with the *Standard Instrument (Local Environmental Plans) Order 2006*. The Matrix also includes permissible land uses under a number of state environmental planning policies. Councils can complete the Matrix of intended permitted and prohibited land uses to assist in discussions with the Department about their draft plan.

#### Overview

This document contains a version of the Land Use Matrix (DPIE version 4.2 dated August 2020) that has been modified for the purposes of the ARLEP Merge Project. Two columns have been inserted in the Matrix for each relevant zone to allow entry of permissibility data from the ADLEP 2012 and from the GLEP 2012 (refer Appendices C01 – C21). A further column has been inserted to highlight where amendments are proposed to the ADLEP 2012 to create the ARLEP.

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<sup>1</sup> Refer: <https://www.planning.nsw.gov.au/plans-for-your-area/local-planning-and-zoning/resources>